



TO: ALL PLANHOLDERS OF RECORD

RE: ITB 25T-DV-122 – 3600 Spenard Heat Conversion Project

FROM: Rashaad Esters, Procurement Manager

PAGE(S): 5, including this cover sheet

DATE: July 1, 2025

Transmitted herewith is an Addendum to the solicitation listed above. If the Addendum is **not** received in full, please contact the Procurement Office at (907) 793-3000. If all pages of the Addendum are received, please sign this sheet and email it back to CIHA's Procurement Department at Procurement@cookinlethousing.org.

Company's Name

Company's Representative

Date

ITB 25T-DV-122 – Spenard Heat Conversion Project Addendum No. 2

This document forms a part of and modifies the solicitation as noted below. Respondents must acknowledge receipt of this addendum. Failure to acknowledge receipt of this addendum may subject Respondent to disqualification.

PROJECT: 3600 Spenard Heat Conversion

FOR: Cook Inlet Housing Authority

The following corrections, clarifications, additions, and/or deletions to the ITB 25T-DV-122 are hereby made a part of said documents. All other terms and conditions remain the same.

This Addendum Shall:

1. Acknowledge and answer the questions that were submitted by the June 23 deadline:
2. Provide original construction drawings.

Question	Answer
Is the estimated amount of refrigerant in the system available?	There is approximately 192 lbs of 410a refrigerant in the system.
Will there be available space for a lay down (area in parking lot for staging materials, connex, dumpster, etc)?	PND Engineers owns a vacant lot along Spenard immediately to the east of 3600 Spenard. They will allow a connex and dumpster to be placed on the lot.
Will CIHA allow inside space for secure storage?	There is no inside space for secure storage.
The contract requires 10% retainage be withheld, but also requires performance and payment bonds. Can the requirement for retainage be removed considering that risk is covered with the performance and payment bonds?	The 10% retainage requirement will be eliminated.
Basic piping plan (reference M11 detail 3) shows supply and return piping risers installed in each closet of tenant spaces. Is it the intention to leave these pipes exposed? If exposed, confirm that no PVC jacketing or painting is required.	Exposed insulation with PVC jacketing.

Confirm that all tenant spaces will be occupied during the work. We understand that relocating the tenants during this project is not an option, but will the tenants be required to vacate during normal working hours to allow for complete access and eliminate any safety risks with tenants being present near construction activities?	The work that takes place in the 1st floor retail space will need to be done at night. All other work can be done during normal working hours.
What is the intended working hours for the first phase (1st floor level)? Will that work be required to be completed during evenings and weekends?	The work that takes place in the 1st floor retail space will need to be done at night. All other work can be done during normal working hours.
The existing controls appear to be LG communicating thermostats. These thermostats will not work with the new fan coil units. Is it the intent to re-use existing wiring or will new thermostat wiring be required?	If the existing wiring has the right amount of conductors it can be reused. Contractor to verify in the field.
Please clarify the type of glycol being used in the GSGR and GSGS system.	It's a 50/50 blend of glycol and water.
It was mentioned at the walkthrough that CIHA could cover ceiling tile removal and sheet rock patching and painting. Please confirm the details related to this. Will there be an allowance or a base anticipated amount?	CIHA can remove/replace ceiling tiles as well as cutting and patching sheetrock. CIHA will work with the contractor to coordinate this work in advance of needing access to certain areas.
Are replacement ceiling tiles available?	CIHA does not have replacement ceiling tiles.
Confirm Automated Logic is the DDC control contractor for the building, and confirm that Automated Logic will not be required to control individual fan coil units.	Yes Automated Logic is the control contractor for the building, but their work will be limited to the work in the mechanical room.
Please consider organizing another site visit where bidders can access at least one space and see a typical fan coil unit. Or send photos.	Per addendum #1, this was held on 6/20/25 @ 10am for access into vacant unit 303.
Please identify fire rated assemblies (floors and walls) so that we can factor proper fire caulking and sealing.	See Attachment A – Original construction drawings
Are MOA plan reviews completed, building permits ready?	The contractor shall secure and pay for all required permits (see Summary of Work document).
Are liquidated damages part of the	There are no liquidated damages for

contract?	this project.
Confirm no certified payroll required for this project.	No certified payroll is required for the project.
Confirm that the thermostats serving the existing common area baseboards are to be demoed and replaced with new.	The T-stat's that control the baseboard heat can remain as is.
<p>We are concerned about the anticipated schedule. Phase one is to begin in early July with a completion date of end of August. However, the project bids July 2nd. We anticipate a period for award and execution of contract, and preconstruction items such as submittals, etc. Lead time of equipment is currently unknown, but even if it is readily available on the shelf, the equipment likely would not arrive in Anchorage until early to mid August (if the award and preconstruction phase goes quickly). Further, the progress on the job will be slowed due to working in existing and occupied environments. We understand the urgency of getting the initial phase done prior to cold temperatures, but we feel a realistic schedule is likely completing phase 1 end of October, depending on availability of equipment. In addition, phase 2 of the work is expected to begin spring of 2026 and complete end of June. Assuming spring is April, this gives 2 months to complete. This schedule is also aggressive considering the amount of work to complete. We anticipate this to be a similar completion date of October if allowed to begin in April when consistent heat is not needed. Please advise if this schedule can be extended, and if CIHA has any means for temporary heat during swing months to keep occupied spaces at a comfortable temperature.</p>	<p>This proposed schedule is acceptable. CIHA will work with the contractor to come up with a mutually acceptable schedule.</p>

Are mechanical and electrical as-built drawings available for the building?	See Attachment A – Original construction drawings
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END OF ADDENDUM