



Anchorage  
Community  
Land Trust



**TO:** ALL PLANHOLDER OF RECORD

**RE:** Request for Proposal – 161 Klevin St. Truss Repair

**FROM:** Tony Eppe, Project Manager II, Cook Inlet Housing Authority

**PAGE(S):** 3, including this cover sheet

**DATE:** September 26, 2025

Transmitted herewith is an Addendum to the solicitation listed above. If the Addendum is **not** received in full, please contact Tony Eppe, Project Manager, at (907) 793-3730. If all pages of the Addendum are received, please sign this sheet and email it back to Tony Eppe at [Tepple@cookinlethousing.org](mailto:Tepple@cookinlethousing.org).

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Company's Name

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Company's Representative

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Date

## RFP 161 Klevin Street Truss Repair – 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:** 161 Klevin Street Truss Repair

**FOR:** Anchorage Community Land Trust

The following corrections, clarifications, additions, and/or deletions to the Request for Proposal are hereby made a part of said document(s). All other terms and conditions remain the same.

### CHANGES – Revised Specified Dates (New Proposal Due Date)

New Proposal Due Date: October 7, 2025, 2:00p.m.

### DELETIONS:

- Proposal Pricing Form, RFP dated 09.02.2025
- Proposers Checklist, RFP dated 09.02.2025
- Bid Bond Form, RFP dated 09.02.2025
- Instructions to Offerors, Page 3, No. 8. Bid Guarantee, RFP dated 09.02.2025

### ADDITIONS:

- Questions and Answers that were submitted by the September 16<sup>th</sup> due date
- Proposal Pricing Form, Revised 09.26.2025
- Proposers Checklist, Revised 09.26.2025
- Instructions to Offerors, Revised 09.26.2025

### ATTACHMENTS:

- Attachment No. 1 161 Klevin St. Truss Repair, Proposal Pricing Form (3 pages)
- Attachment No. 2 161 Klevin St. Truss Repair, Proposer's Checklist (2 pages)
- Attachment No. 3 161 Klevin St. Truss Repair, Instructions to Offerors (4 pages)
- Attachment No. 4 161 Klevin St. Truss Repair, MV Commerce Center Structural Construction Documents dated, April 21, 2006 (9 Pages)

1. <b>Question:</b> Will the space/building be occupied during construction?	<b>Answer:</b> Working spaces will not be occupied during construction.
2. <b>Question:</b> Will the furniture and equipment be removed prior to construction?	<b>Answer:</b> Furniture and equipment will be removed by owner and if there is any equipment not removed, it will be covered in plastic. Other finishes are to be covered and protected by the Contractor
3. <b>Question:</b> Will the server room be cleared of equipment.	<b>Answer:</b> Yes

<b>4. Question:</b> When was the last renovation or remodel?	<b>Answer:</b> There have been several renovations and remodels over the past 10-20 years. Last remodel is believed to have been in 2015-2016.
<b>5. Question:</b> Will there be additional drawings provided, such as Architectural, Mechanical and Architectural?	<b>Answer:</b> See attached structural drawings from 2006 improvements.
<b>6. Question:</b> Will there be space available for contractors to set up?	<b>Answer:</b> Yes. May be revolving throughout the project stages into unoccupied rooms/spaces.
<b>7. Question:</b> Will contractor be responsible for Snow Removal?	<b>Answer:</b> Yes. Through <b>Additive Alternate #1</b> on the Proposal Pricing Form at a T&M rate.
<b>8. Question:</b> Will the truss rot be addressed?	<b>Answer:</b> Yes. Through <b>Additive Alternate #2</b> on the Proposal Pricing Form at a T&M hourly unit rate.
<b>9. Question:</b> Is it acceptable to repair trusses by coming down through the roof?	<b>Answer:</b> Yes. This is a Means & Methods GC approach to be included in Contractor's Narrative and incorporated into the Total Lump Sum Proposal to include roof replacement permit and associated engineering. If accepted by Owner Contractor to match R Value with existing EDM.
<b>10. Question:</b> When was the roof last replaced?	<b>Answer:</b> The additions at the south end of the building were put on in 2006. It is assumed the roof is original
<b>11. Question:</b> How many inspections are anticipated?	<b>Answer:</b> Each truss will need a sign-off from the Inspector. Owner to pay for up to 50 MOA Inspections.
<b>12. Question:</b> How will inadequate bracing be addressed.	<b>Answer:</b> Through an addendum on the Proposal Pricing Form at a T&M rate.
<b>13. Question:</b> Where is the roof access?	<b>Answer:</b> Through the janitor's closet.
<b>14. Question:</b> At Grid 6 & N are those to be added or existing?	<b>Answer:</b> Existing.
<b>15. Question:</b> What type of flooring is throughout the space?	<b>Answer:</b> It is mostly carpet tiles, however there is wood flooring in the Foraker Group, Suite 101.
<b>16. Question:</b> Is there insulation (Blow or batt) in the truss cavity where the repairs will be conducted?	<b>Answer:</b> None that has been observed or aware of, however if any is discovered it should be replaced as is.
<b>17. Question:</b> The RFP seems to limit O&P in the base bid to 5% and on any out of scope work to 5%. Please confirm if this is correct.	<b>Answer:</b> Yes, that is correct.
<b>18. Question:</b> The potential issues that are noted on S2 as there is no way to quantify the prevalence of these conditions prior to bid, if these conditions are encountered will the repairs be considered out of scope?	<b>Answer:</b> If encountered, these conditions will be addressed on a Time & Material Basis and subject to the conditions called out in the RFP. See Additive Alternates 2 and 3.
<b>19. Question:</b> Are there access points throughout the building into the truss cavity? Or are destructive means expected to gain access?	<b>Answer:</b> The contractor will be required to gain access via destructive measures.

Other than the changes contained in this Addendum, all other terms and conditions of the RFP remain unchanged and valid.

**END OF ADDENDUM**