



**TO:** ALL PLANHOLDERS OF RECORD  
**RE:** RFP 26T-CN-229 Framing Term Service  
**FROM:** Rashaad Esters, Procurement Manager  
**PAGE(S):** 7, including this cover sheet  
**DATE:** April 21, 2026

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](mailto:Procurement@cookinlethousing.org).

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Company's Name

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Company's Representative

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Date

RFP 26T-CN-229 Framing Term Service

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: Framing Term Service

FOR: Cook Inlet Housing Authority

The following corrections, clarifications, additions, and/or deletions to the RFP 26T-CN-229 are hereby made a part of said documents. All other terms and conditions remain the same.

**This Addendum Shall:**

1. Answer questions submitted by the deadline date of April 17, 2:00PM
2. Provide a revised Proposal Price Form
3. Extend the Proposal due date to April 28, 2:00PM

1.	On page 7 under the title "Contractor Responsibilities" starting on page 6, the terms specify that the Contractor must remove all " <b>crew generated debris</b> " daily. Can you expand on this? What type of debris are you referring to? Just obvious common-sense trash and personal waste like food waste, boxes, bags, etc., or are you referring to <i>construction debris</i> as well such as plywood scraps, lumber cut offs, etc.? I can just foresee a lot of gray area in this regard if we are talking about construction debris and I see no incentive for CIHA to provide us a dumpster if we're agreeing to dispose of all debris.	The expectation is that all subcontractors will remove the debris generated by them from the building and adjacent exterior areas and dispose of it in a CIHA provided dumpster on site. CIHA will coordinate and pay for the haul off of the dumpster as needed throughout the project. The subcontractor, through coordination with the Construction Senior Superintendent will save useable pieces of material and stack them in an agreed upon area.
2	Are you considering composite decking (Trex, Timbertech, etc.), hidden fasteners, and/or specialty railing (glass, cable, composite, or steel) on any upcoming projects? The contract appears to state that framers are responsible for all decking installation and railing installation, but these specific line items fall into a very different price category than does standard wood decking and railing.	All decking shall be composite decking (Trex, Timbertech, Fiberon, etc.) with no hidden fasteners. Term service framers scope of work only includes the horizontal decking. CIHA will install all railings if required by code.
3	Follow-up question on the above, would it be acceptable for us to submit a list of upgrade prices for non-standard framing items?	If a bidder wishes to include a list of upgrades, please do so on a separate sheet of paper attached to the Proposal Pricing Form.

4	<p>In attachment A. Section 11. Clean Air and Water Certification, could you please clarify what this line actually means in laymen's terms? When might this apply to a framing contractor? It would seem to me that this would be the responsibility of the General Contractor and that any such occurrence would take place well before framing commenced.</p>	<p>Essentially what this section is saying is that "we are not breaking environmental laws, and we won't break them while working on this HUD project". This particular form is required to be filled out due to the Federal Funding for our projects.</p>
5	<p>In attachment A. Section 12. Previous Participation Certificate. This seems like a pretty HUD specific form. Is there a specific reason you want this filled out if this is a non-HUD project? I guess I have a similar question for other HUD forms...</p>	<p>Our projects are funded predominately by Federal Funds which require certain forms filled out by the subcontractors we contract with. The Previous Participation form is one of the required forms.</p>
6	<p>Are you just using HUD forms for efficiency reasons? It just seems that there are some things in these forms that have little to no reason for being included if the project is not using HUD funds.</p>	<p>See answer to question 5.</p>
7	<p>In attachment C. Section 2. Scope of Services, under Wood Framing Services, it says we will be responsible for installing blocking for stair rails, cabinets, grab bars, and bath hardware; Additionally we are supposed to build interior soffits. In our experience, these things will typically not be called out in the framing plans and can vary wildly. How and when do you plan to specify these items? And do you envision these items would happen on one single return trip or do you expect us to supply a potentially endless number of return trips for these items?</p>	<p>The subcontractor's hourly rate will be used for these items. CIHA will identify locations of these items, and the framing subcontractor can do this work in a single trip, provided the scope of the work can be completed in one day.</p>
8	<p>Feels like a silly one that I must just be overlooking or not understanding from context, but when would the 2 year contract term start? I don't see a timeframe anywhere in the documentation.</p>	<p>Contract term will start within 60 days from the bid date provided the subcontractor provided all required documentation.</p>
9	<p>In attachment D. Tribally Designated Wages. Do you have any definitions for the various categories? For example:</p> <ul style="list-style-type: none"> <li>. What are the definitions for "Carpenter/Rehab Craftsman", "Laborer", and "Lead Carpenter"?</li> <li>. Which of the labor rates apply to Framing? I have employees of many skill levels that would be</li> </ul>	<p>The subcontractor determines what labor classification its employees are. An employee has to be paid for the type of work they are doing. For example: if an employee that is classified as a Laborer and then operates a forklift, he or she would need to be paid as an equipment operator for the time they were operating the forklift. If they are classified as a laborer and then</p>

	<p>working on these projects, some of which that I would personally refer to as laborers but that would also be doing full framing/carpenter tasks at any given point as well.</p> <ul style="list-style-type: none"> <li>. How many Lead Carpenters are necessary?</li> <li>. Does a "Lead Carpenter" always need to be present on the jobsite? For example: In our standard daily practice, I may personally line out any combination of laborers, apprentices, and/or journeymen, all of whom are completing similar tasks, and then I may leave the job for a while leaving one person in charge. Say I leave the crew with a very simple task such as nailing off some sheathing. If the highest-ranking person I leave behind is an apprentice, would he then become a lead carpenter? Would I be out of line for doing so? Or would that be considered acceptable?</li> </ul>	<p>does some framing throughout the day they would need to be paid as a carpenter for the time they were framing.</p> <p>The number of Lead Carpenters is up to the subcontractor to determine based on the scope of work.</p> <p>As stated in the Scope of Work section, the subcontractor must "provide adequate crew supervision to ensure workmanship, code compliance, and adhere to construction documents". It's the subcontractor's responsibility to provide adequate crew supervision on site. How they do that, is up to them.</p>
10	<p>In attachment E. Proposal Price Form. There is no place to put a Standard framing labor rate, only a place for Journeymen framing labor rate. How would you expect that I bill for apprentice or general labor?</p>	<p>Bidders can include an attachment to the Proposal Pricing Form for other labor classifications.</p>
11	<p>Just to be clear, the framing contractor is not responsible for any siding or exterior trim installation other than T1-11 in some cases. Is that correct? There seems to be some ambiguous wording in several places. In one place on Page 5 for example it says "Multiple siding and trim materials and textures", and on the The Proposal Price Form (Attachment E) for example refers to "...a lump sum <b>FIXED PRICE</b> for new construction <b>siding installation...</b>" To further confuse matters, I saw that CIHA had also put out a request for siding installation term service, so it seems that siding is being dealt with separately.</p>	<p>Siding and trim installation is not part of the scope of work for the Framing Term Services. See also revised Proposal Pricing Form. If the home is an OSB lap siding and T-1-11 home, the fascia board will be 5/4"X8". If it is a vinyl siding home, the fascia will be 2"X6". CIHA does not soffit the OSB/T-1-11 homes. Window flashing to be the responsibility of the framing contractor along with house wrap if it is behind the T-1-11. If the home has OSB and will be sided, the bottom of the window Vykor will be the responsibility of the framing contractor.</p>

12	<p>Depending partially on your answer to the above, what happens when there is a conflict in order of operations for installing exterior decking and railing. There are many instances where some siding component (flashing, building wrap, or actual siding or exterior trim) may need to be installed before decking or railing can be installed. Are both siders and framers expected to schedule multiple trips for these instances?</p>	<p>CIHA will coordinate with both the Framing and Siding subcontractors to ensure the most efficient process for both subcontractors. Anything the framing contractor will need done to advance the job is the responsibility of the framing contractor. Effectively a common sense approach is to be applied.</p>
13	<p>The same Proposal Price Form seems to be requesting a lump sum price for framing the example project based on a square footage price, but there are some oddities. As mentioned in another question above, there is a line “(a)” for “Total Price” (based on square footage) and a line “(b)” for “Hourly Rate for Journeyman Framing Services”. Under “Total Lump Sum” we are instructed to add “(a+b)”. This doesn’t seem to make sense. If my total price based on square footage is \$50,500 and my hourly rate is \$80, are you expecting a total lump sum of \$50,580?</p>	<p>See revised Proposal Pricing Form.</p>
14	<p>How does CIHA calculate square footages for purposes of calculating framing labor? For example, our typical approach for calculating framing labor based on square footage is to count the stairwell area on <u>both</u> floors, and to count areas open to below twice. In addition, we count ALL covered areas whether it is a basement, a garage, a covered walkway, or a covered deck. And uncovered decks get counted whether they are covered or not. I just need to know whether we need to adjust our rates to account for a different calculation approach or no</p>	<p>CIHA uses the square footage that is listed on the drawings. In the case of the Wilshire Duplex, the square footage of the building is 3,305 SF and the decks are 162 SF for a total of 3,467 SF.</p>
15	<p>As with most companies we have limited resources. What happens if CIHA tells us that they have a framing project they need us to do, but we have already filled that time slot?</p>	<p>CIHA typically contracts with at least two (2) Framing Term Services subcontractors.</p>

**CONSTRUCTION TERM SERVICE – FRAMING  
COOK INLET HOUSING AUTHORITY**

**Proposal Price Form  
RFP # 26T-CN-229  
Construction Term Services- Framing**

1) The undersigned, \_\_\_\_\_ (Company Name) on this date; \_\_\_\_\_, having familiarized itself with the local conditions affecting the scope of work, and with the Specifications, including the Request for Proposal (RFP), Price Sheet, General Conditions, Form of Contract, Project Drawings, and the General Scope of Work, hereby proposes to furnish all labor, material, equipment, and services required to complete the project in accordance

**Provide pricing for new construction framing installation in accordance with the RFP and blueprints for CIHA’s Wilshire Duplex project below. Please use pricing from the price per square foot to develop the sample project price. If there is a difference between the total price and the price per square foot, your proposal will be rejected.**

**Framing Services**

Price Per Square Foot framing installation price:

\$ \_\_\_\_\_

Total Price for Wilshire - Duplex

<u>Total Square Footage</u>	<u>Total Price</u>
<u>3,467 SF</u>	\$ _____

Hourly Rate for Journeyman Framing Services: \$ \_\_\_\_\_

- 2) In submitting this proposal, it is understood that the right is reserved by CIHA to reject any and all proposals at its sole discretion and for its convenience or benefit. The proposer agrees to execute and deliver to CIHA a contract in the prescribed form within ten (10) days after the date CIHA mails or otherwise delivers to proposer CIHA’s written acceptance of the bid as the successful proposal.
- 3) The Proposal cannot be withdrawn for a period of forty-five (45) days without the express permission of CIHA.
- 4) I/We further acknowledge receipt of the following addenda:

Addendum No.: \_\_\_\_\_ Dated: \_\_\_\_\_ Addendum No.: \_\_\_\_\_ Dated: \_\_\_\_\_

Addendum No.: \_\_\_\_\_ Dated: \_\_\_\_\_ Addendum No.: \_\_\_\_\_ Dated: \_\_\_\_\_

**CONSTRUCTION TERM SERVICE – FRAMING  
COOK INLET HOUSING AUTHORITY**

- 5) Non-Collusive Affidavit: By submission of this proposal, the proposer certifies that making the foregoing proposal, that such proposal is genuine and not collusive or a sham; that said proposer has not colluded, conspired, connived or agreed, directly or indirectly, with any proposer or person, to put in a sham proposal or to refrain from proposing, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communications or conference, with any person, to fix the proposal price of affiant or any other proposer, or to fix any overhead, profit or cost element or said proposal price, or of that of any other proposer, or to secure any advantage against the Owner or any person interested in the proposed contract; and that all statements in said proposal are true.
  
- 6) I/We further understand the penalty for making false statements in offers is prescribed by federal law at 18 U.S.C. §1001.

Bid Submitted by:

**NAME OF BIDDER**

**OFFICIAL ADDRESS**

BY:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
C/S/Z