



**TO:** ALL PLANHOLDER OF RECORD  
**RE:** ITB 26T-DV-102 Airport Heights Senior Housing – Civil Construction  
**FROM:** Rashaad Esters, Procurement Manager  
**PAGE(S):** 2, including this cover sheet  
**DATE:** April 2, 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

## Invitation to Bid 26T-DV-102, 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:** Airport Heights Senior Housing – Civil Construction

**FOR:** Cook Inlet Housing Authority

The following corrections, clarifications, additions, and/or deletions to the ITB 26T-DV-102 are hereby made a part of said document(s). All other terms and conditions remain the same.

### This Addendum Shall:

1. Respond to all questions submitted.

Questions	Answers
1. Please confirm that Civil bid scope does not include concrete, paving and leveling course, and related?	Confirmed. Paving, site concrete and leveling course are part of the vertical contractor's scope of work.
2. Please verify Civil scope for this package. Note indicates up to subgrade. Assume all concrete, paving and leveling course to be provided under Vertical contract? No specific drawings, other than permit drawings, were available in the documents on your website for vertical construction.	See response to question #1.
3. Can you please disclose the source of funding for this project? (federal/private)	This project is federally funded with Awarded Congressional Directed Spending (CDS) funds.
4. Can you confirm that funding has been secured for this project?	Yes, funding has been secured.
5. On page 74 of 135 within insurance requirements (Section 6 – Subcontractors), it	Yes, the contract amounts in this section for the umbrella/excess liability pertain to subcontracts

<p>lists contract amounts for subcontractors related to umbrella liability limits. Can you please confirm that the contract amounts shown are for subcontract amounts awarded by the Contractor and not the total contract amount with CIHA? See snip</p> <table border="1" data-bbox="224 409 737 472"> <thead> <tr> <th><u>Contract Amount</u></th> <th><u>Required Umbrella/Excess Liability Limit</u></th> </tr> </thead> <tbody> <tr> <td>Under \$1,000,000</td> <td>\$1,000,000</td> </tr> <tr> <td>Over \$1,000,000</td> <td>\$3,000,000</td> </tr> </tbody> </table>	<u>Contract Amount</u>	<u>Required Umbrella/Excess Liability Limit</u>	Under \$1,000,000	\$1,000,000	Over \$1,000,000	\$3,000,000	<p>and lower-tier subcontracts awarded by the General Contractor.</p>
<u>Contract Amount</u>	<u>Required Umbrella/Excess Liability Limit</u>						
Under \$1,000,000	\$1,000,000						
Over \$1,000,000	\$3,000,000						
<p>6. Can you please confirm that all subcontractors are required to have umbrella/excess liability insurance that meet the limits listed? For example, if a subcontractor for over \$1M, they are required to have a \$3M umbrella policy?</p>	<p>Yes, that is correct.</p>						
<p>7. Is the Contractor required to provide paving as part of his/her bid?</p>	<p>No</p>						
<p>8. Is the Contractor required to provide concrete services as part of his/her bid?</p>	<p>No</p>						
<p>9. Clearing &amp; Grubbing: Please confirm whether the Contractor is required to perform clearing and grubbing for the entire parcel or only within the limits of work identified as parking lot and building footprints.</p>	<p>Clearing and grubbing of the entire parcel is to be included in the base bid of this solicitation. Refer to sheet C2.0 for clearing limits.</p>						
<p>10. Right of way permits: Please clarify responsibility for obtaining right of way permits:          -MOA right of way permit for work along Columbine Court          -AKDOT right away permit for work along Debarr Road.          Specifically, confirm whether these permits will be obtained by the Owner or are the Contractor's responsibility.</p>	<p>The owner has applied for the ADOT Right of Way permit for Debarr Road. The contractor will be responsible for the MOA Right of Way permits along Columbine Court.</p>						
<p>11. Temporary Fencing, please confirm whether temporary construction fencing is required to:          -Enclose only the active construction area, or          -Encompass the entire parcel.</p>	<p>Temporary fencing shall be installed by the contractor around all working areas for the duration of construction activities.</p>						

<p>12. Is the building excavation and import of Type IIA material for the building footprint under the ITB 26T-DV-102, or is it to be included in the Vertical Construction bid 26T-DV-103?</p>	<p>Building excavation and all Type IIA material is to be included in this solicitation.</p>
<p>13. Clearing limits are indicated to the extent of the property. Please confirm if the entire site is to be cleared within this contracts scope?</p>	<p>See response to question #9.</p>
<p>14. Please confirm if grubbing is to be removed from the entire site as well or only within the phase area?</p>	<p>All grubbing is to be removed and disposed of by the contractor for the entire site.</p>
<p>15. Can you confirm asphalt, leveling course, and concrete are not included in this contract per note 3 sheet c4.0.</p>	<p>See response to question #1.</p>

**END OF ADDENDUM**