



TO: ALL PLANHOLDER OF RECORD
RE: ITB 26T-DV-103 Airport Heights Senior Housing Phase I – Vertical Construction
FROM: Rashaad Esters, Procurement Manager
PAGE(S): 10, including this cover sheet
DATE: April 10, 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.

Company's Name

Company's Representative

Date

Invitation to Bid 26T-DV-103, 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 Phase I - Vertical Construction

FOR: Cook Inlet Housing Authority

The following corrections, clarifications, additions, and/or deletions to the ITB 26T-DV-103 are hereby made a part of said document(s). All other terms and conditions remain the same.

This Addendum Shall:

1. Remove all of Build America, Buy America (BABA) Clauses from the following sections of the ITB. We have determined that BABA does not apply to this project.

- a. Advertisement for Invitation to Bid (page 3)
- b. Invitation to Bid (page 6)
- c. Bid Form (page 10)
- d. AIA Draft Contract (page 38, § 17.3)
- e. BABA Requirements (page 45)

2. Include the Following:

- a. Updated Drawings – Airport Heights PH I, Dated March 31, 2026 (72 pages)
- b. Attachment A – Trash Chute Drawings from a Previous CIHA Project (19 pages), referenced in response to Question #22.

3. CIHA's Clarifications:

CLARIFICATION/CHANGES	SHEET NO.
Change horizontal assembly references on G-210 to sheet G-301	G-210 G-301
List under slab insulation thickness and PSI in floor assembly.	G-210 G-211

Install wall under stairs in S02, fire rated access panel to be included.	A-702
Switch interior office operable windows to fixed pane.	A-510 I-500
Ramp handrail reference needs to match ALL references of wood.	A-720
Delete rent drop box in parcel/mail.	I-500 I-311
Change bathroom vanities to sink bases with removable base.	I-507 I-508 I-321
Show blocking for structural drag strapping and note to nail/screw down entire length of strap(s).	S5.10
Add ADA push buttons to both sides of entry + vestibule, laundry room, community rooms, etc.... (every room that has an ADA button except for refuse rooms.	A-111A A-114B A-120 A-121 A-501 A-700 A-705
Verify that all recessed boxes in fire rated walls are fire rated.	G-200 G-201 A-100 A-103 A-131 A-134
A-500 Unit interior doors change from solid to hollow core.	A-500
Add non-combustible material to canopy detail.	G-301
A-640/4 Change steel angle to galvanized steel angle	A-640
Updated finish schedules and drawings per Owner finish selections.	I-100
I-312/8 Add sealant to top of shower surround detail.	I-312
I-504 & 506 Remove reference to baseboard.	I-504 I-506
E-3.04 Added receptacle for fire sprinkler auto dialer.	E3.04
E-3.01 Add power and data for monitor on west lobby wall adjacent to fire alarm panel.	E3.01

Delete head bolt heaters.	E1.01
Move electrical panels to behind the door in bedrooms of C Units. Place coat hooks in space vacated by electrical panels.	E3.04
Add surge protection in electrical panels.	E5.01
Delete data in bedrooms - only one data in corner of living room.	E3.04
Show switch location for UFAS range hood control.	E3.04
Change fence to vinyl coated "black". Delete privacy mesh/slatting. Ensure top rail is noted.	L2.0 L3.1
Delete wall protection I-100.	I-100 I-101 I-102 I-103
ADO, CR and camera location changes per Owner review.	E3.01 E3.02 E3.03

4. Respond to all questions submitted.

Questions	Answers						
1. Can you please disclose the source of funding for this project? (federal/private)	This project is being funded with Federal, State and private funding.						
2. Can you please confirm that funding has been secured for this project?	Yes, funding has been secured.						
3. On page 69 of 136 within insurance requirements (section 6 – Subcontractors) it lists contract amounts for subcontractors related to umbrella liability limits. Can you confirm that the contract amounts shown are for subcontract amounts awarded by the Contractor and not the total contract amount with CIHA? See snip: <table border="0" style="margin-left: 20px;"> <tr> <td><u>Contract Amount</u></td> <td><u>Required Umbrella/Excess Liability Limit</u></td> </tr> <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> </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	Yes, the contract amounts in this section for the umbrella/excess liability pertain to subcontracts and lower-tier subcontracts awarded by the General Contractor.
<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>4. Can you please confirm that all subcontractors are required to have umbrella/excess liability insurance that meets the limits listed? For example, if a subcontractor has a subcontract for over \$1M they are required to have a \$3M umbrella policy?</p>	<p>Yes, that is correct.</p>
<p>5. Please confirm if all materials on this job need to be BABA compliant</p>	<p>No, they do not. The BABA Requirements will be DELETED in this addendum.</p>
<p>6. Is there a construction waste/recycling requirement on this project?</p>	<p>No.</p>
<p>7. Will CIHA perform general site snow removal</p>	<p>No.</p>
<p>8. Will other elevator manufacturers with comparable elevator models be acceptable</p>	<p>Other comparable elevator manufacturers will be considered. Any additional design and engineering other than what is already provided or required to install would be the sole responsibility of the contractor.</p>
<p>9. Will temp fencing be provided by CIHA for job site security</p>	<p>Temporary fencing is the responsibility of the contractor.</p>
<p>10. Due to the tight project schedule, the roof installation will likely need to occur during the winter months. To help reduce overall project costs associated with temporary heat and weather protection, can the roof assembly- specifically the cover board and insulation- be mechanically fastened in lieu of adhered installed?</p>	<p>No, the roof system is to be bid as fully adhered</p>
<p>11. TK Elevator is requesting approval of a comparable elevator model for this project. Attached are the design-specific drawings for TK's comparable 3,500-lb machine-room-less elevator. Additionally, the mainline and cab-light disconnects are standard and included with our equipment. Please advise (Link to attachment)</p> <p>3.28.26 3500 HMRLprelim dwg.CIHA Airport.pdf</p>	<p>See response to question #8.</p>

<p>12. For the roofing assembly, can .060" EPDM be used in lieu of .060" TPO as we are a heating state not a cooling state?</p>	<p>Yes, either EPDM or TPO membranes can be used.</p>
<p>13. Are project specifications available for this project?</p>	<p>All specifications are located in the design drawings.</p>
<p>14. Invitation to bid 26T-DV-103 refers to the project as Airport Heights Senior Housing Phase I – Vertical Construction. The permit plans provided on the CIHA website refer to the project as Airport Heights Multifamily Housing. Please confirm the permit plans provided are intended for ITB 26T-DV-103 Airport Heights Senior Housing</p>	<p>That is correct; multi-family housing and senior housing are used interchangeably in this solicitation.</p>
<p>15. For bidding purposes are we to include Federal or Alaska prevailing wages?</p>	<p>Federal wages.</p>
<p>16. Please confirm the roof warranty duration and wind speed if applicable.</p>	<p>25 year warranty with ultimate wind speed of 145 mph.</p>
<p>17. Will it be acceptable to mechanically attach the insulation & insulation cover board and fully adhere the TPO roof membrane? Please clarify methods of attachment.</p>	<p>See response to question #10.</p>
<p>18. Details 1, 2, and 3 on plan page A401 call for dampproofing and 2" EPS rigid insulation to be installed at the exterior vertical foundation walls. Detail 4 on Plan Page A 640 calls for fluid applied waterproofing and 2" XPS rigid insulation to be installed at the exterior vertical foundation walls. Are we to use fluid applied dampproofing or fluid applied waterproofing at the exterior vertical foundation walls? Are we to install 2" EPS insulation or 2" XPS insulation at the exterior vertical foundation walls?</p>	<p>4" XPS 25PSI insulation from top of slab to top of footing and extend 12" minimum horizontally. Provide fluid applied damp proofing per sheet A-401.</p>
<p>19. Please confirm that CPT1/CPT4 are no longer included in the project. They are not in the material legend, but are still on the finish schedule (example attached)</p>	<p>The only carpet that remains in this project is the walk-off carpet.</p>

<p>20. During our review of the roof plan, it appears that a wall may be missing from the layout. As a result of the current roof framing configuration, the insulation layout will not align as intended, and the roof drain in that area is no longer in line with the assembly. Please advice on the correct wall and drain configuration. (Picture submitted)</p>	<p>The intent is for this roof to be continuous with the main roof.</p>
<p>21. Fire Protection specification M0.06 state that “Plastic Piping Is Not Allowed”. The allowance of CPVC piping will be a benefit to the costs associated with design and installation of the fire sprinkler system. The use of CPVC piping is an industry standard for these types of projects and has been utilized on other CIHA projects.</p> <p>Note: it is understood that the CPVC product will need to meet BABA Act requirements. Will the use of CPVC Piping for the wet pipe sprinkler system be acceptable?</p>	<p>CPVC listed for sprinkler system applications will be allowed outside the mechanical room. Sprinkler piping in the mechanical room will be metallic.</p> <p>BABA does not apply to this project.</p>
<p>22. Fire Protection specifications M0.06 state to provide a dry pipe system for the trash chute. Can a submittal for the trash chute be provided for review?</p>	<p>Submittals and shop drawings for this project will be submitted by the general contractor. The basis of design is listed in the design documents.</p> <p>Fire protection will need to coordinate with the general contractor’s approved trash chute.</p> <p>See Attachment A for “sample” shop drawings used on a previous CIHA project.</p>
<p>23. Will room 100R also be required to be protected with dry pipe sprinkler protection?</p>	<p>Yes. Extend the dry pipe system into Refuse Room 100R.</p>
<p>24. For the exterior canopy’s that will require sprinkler protection, will it be acceptable to use dry horizontal sprinkler heads?</p>	<p>Yes, a dry system will be required.</p>
<p>25. The contract documents require compliance with BEES (IECC 2018 + AHFC amendments) and a 5+ Star rating, but do not define requirements specific to storefront, curtain wall, or glazing systems.</p>	<p>Refer to the BEES Report. This report is an attachment of the original ITB and implemented in the design documents.</p>

<p>26. This RFI is limited to Division 08 Scope only – Provide the following: (See screenshot below)</p>	<p>There are no curtain wall systems or window systems in this project—only storefront systems.</p> <p><u>Required Performance (Storefront):</u> Maximum system U-value: Refer to glazing legend on A-510 Maximum SHGC: Per BEES rating of 0.43 Triple glazing: Not required Thermal break performance: To match BOD per storefront/curtain wall General Note #7 on A-510</p> <p><u>Basis of Design Confirmation:</u> The storefront system shall be submitted by the successful general contractor as a deferred submittal to confirm that no structural modifications are required.</p> <p><u>Compliance Method – Division 8:</u> The most restrictive requirement shall govern.</p> <p><u>Responsibility (Glazing Scope):</u> The general contractor is responsible for meeting the BEES Requirements of the building.</p>
<p>27. Spec Section 28 31 11 – Digital Fire Alarm System; 8. states <i>“The system as indicated is based on a Simplex system. Approved equals will be considered.”</i> We have previously installed and maintained many Edwards (EST) Fire Alarm Systems for other Cook Inlet Housing Authority facilities. Will Edwards (EST) be considered as an approved equal?</p>	<p>The Owner and designer of record have no objection to the proposed substitution.</p>
<p>28. I’m currently looking at the Airport Height Senior Housing Phase I Vertical Construction ITB #26T-DV-103 project and do not see any specs other than some general conditions in file <i>ITB-26T-DV-103-Airport-Heights-Senior-Housing-Phase-I-Vertical-Construction-1</i>. Can you please provide project specs.</p>	<p>See response to question #13.</p>
<p>29. Is the guardrail needed on the roof of the 1st floor common area. The equipment isn’t closer than 10’ to any edges.</p>	<p>After further review, the annual maintenance required falls within the allowance of OSHA 1910.28(b)(13)(iii)(A) and is both infrequent and temporary in nature. The guardrails have been removed. See revised sheet A-104.</p>

Question #26 Continued:

This RFI is limited to Division 08 scope only - provide the following:

- a. REQUIRED PERFORMANCE – Provide mandatory performance values for:
 - i. Storefront systems
 - ii. Curtain wall systems
 - iii. Window systems (if applicable)
- b. Include:
 - i. Maximum system U-factor (not center-of-glass)
 - ii. Maximum SHGC (if required)
 - iii. Any required triple glazing / IGU configuration
 - iv. Any required thermal break performance
- c. BASIS OF DESIGN CONFIRMATION
 - i. Confirm whether the following systems are acceptable as specified without modification:
 1. Aluminum storefront systems shown in drawings
 2. Aluminum curtain wall systems shown in drawings
 - ii. If not acceptable, identify:
 1. Required system type (e.g. thermally enhanced, triple-glazed, fiberglass, etc.)
 2. Minimum performance required for compliance
- d. COMPLIANCE METHOD – DIVISION 08
 - i. For glazing systems only:
 1. Is compliance based on:
 - a. Prescriptive IECC values, or
 - b. Performance modeling (AKWarm)?
 2. Confirm required target U-factor range used in the model for glazing systems
- e. RESPONSIBILITY (GLAZING SCOPE)
 - i. Confirm that:
 1. Glazing subcontractor is NOT responsible for designing to meet BEES
 2. Glazing scope is limited to providing systems meeting specified performance values
 - ii. Impact:
 1. Glazing system selection, pricing, and feasibility are directly impacted by BEES compliance requirements.
 2. Without defined performance criteria specific to Division 08, bids cannot be accurately prepared.

END OF ADDENDUM