



TO: ALL PLANHOLDERS OF RECORD

RE: ITB 26T-CN-113 – Baxter Family Housing Phase II Electrical

FROM: Rashaad Esters, Procurement Manager

PAGE(S): 6, including this cover sheet

DATE: May 4, 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

ITB 26T-CN-113 Baxter Family Housing II - Electrical

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: Baxter Family Housing II - Electrical

FOR: Cook Inlet Housing Authority

The following corrections, clarifications, additions, and/or deletions to the ITB 26T-CN-113 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 question submittal deadline date of 05/04/2026, 2:00PM

Questions	Answers
1. Within the bid packet there isn't a bid bond requirement, is this accurate?	Yes. A bid bond is not required for this solicitation as currently issued. CIHA only requires bid bonds for certain construction or facility improvement contracts that exceed CIHA's applicable dollar threshold for formal procurement. Based on the current estimated value of this RFQ, a bid bond was not included. If quotes come in higher than expected and the procurement exceeds that threshold, CIHA reserves the right to revise the bonding requirements, prior to award.
2. All that was provided was a lighting layout. Are there power, data/comm, mechanical/plumbing electrical requirements, panel schedule, distribution one-line, grounding/bonding one-line, and any other drawings associated with the ITB.	A: The bid package includes a lighting layout only. No additional electrical drawings are provided. The Electrical Scope of Work included in the bid packet describes the electrical systems required for the project and is intended to guide bidder pricing and coordination where detailed electrical drawings are not provided. The drawings included in the bid set are for general layout and reference only. As outlined in the Electrical Scope of Work, the Electrical Contractor is expected to provide a complete and code-compliant electrical installation, including required load calculations; electrical services and metering; distribution systems; panelboards and panel schedules; power and control wiring for mechanical and boiler systems; and the specified low-voltage communications infrastructure, all in accordance with

	applicable codes, utility requirements, and AHJ requirements.
<p>3. Are there any specialty devices such as dimmers, udb receptacles, humidistats for bathroom exhaust fans, media center enclosures, recessed media wall plate with receptacle, etc.</p>	<p>A: Other than standard code-required devices, no specialty electrical devices are included in the base scope of work. The project includes standard receptacles, switches, lighting devices, and controls necessary to meet applicable code requirements. Specialty devices such as dimmers, humidistats for bathroom exhaust fans, media center enclosures, recessed media wall plates with receptacles, structured wiring panels, or similar devices are not included unless specifically required by code or added by written modification to the Contract. Bathroom exhaust fans shall be wired and controlled as described in the Electrical Scope of Work. No humidistats or additional specialty fan controls are required. "UDB receptacles," where referenced, are standard dwelling-unit receptacles served from the individual unit panelboard and are not specialty devices. The common-area electrical panel serves building systems and common loads, including boiler and mechanical equipment, common area lighting, exterior lighting, and standard code-required receptacles located in the boiler room. All dwelling unit receptacles are served from the individual unit panels. Low-voltage communications cabling is limited to CAT 6, RG-6, or approved equivalent cabling meeting applicable industry standards, as described in the Electrical Scope of Work. Cabling from each dwelling unit shall be home-run to a centralized interior termination location within the building, located in the boiler room, and shall terminate at labeled passive low-voltage wall boxes, enclosures, or backboards. A single shared pathway shall be provided from this location to the building exterior for connection by the telecommunications service provider. No active equipment, powered devices, or dedicated low-voltage panels are included. Where low-voltage cabling or terminations occur in rated wall assemblies, required</p>

	fire-resistance and firestopping assemblies shall be maintained.
4. Is the power to be assumed installed to code minimum standard.	A: All power and electrical systems shall be provided in accordance with applicable adopted codes and standards. The Electrical Scope of Work outlines the required distribution, systems, and capacities, and bidders should assume installations to code-compliant standards consistent with the described scope. No additional enhancements beyond those described are intended.
5. Who is responsible for electrical engineering and their fees. It is typical for CIHA to provide this as well as MOA permit fees. Verify.	A: CIHA will provide the Municipality of Anchorage (MOA) building permit and required building inspections. All other required permits are to be secured and paid for by the Electrical Contractor. Electrical engineering, if required for means and methods, load calculations, shop drawings, or coordination with the utility or Authority Having Jurisdiction, as well as any related engineering fees, are the responsibility of the Electrical Contractor. The Electrical Contractor is also responsible for obtaining and passing all required electrical inspections and approvals needed to complete the Work
6. Since only floor plans are provided for types D & H are we to fill in the bid solicitation or identify which plans work for the other 5 bldgs mentioned so we can fill in all 5 locations.	A: Plan D is being built 3 times (D, E, and F). Plan H is being built 2 times (G, and H).
7. Parking lot heaters are excluded unless added later. MOA will require a dedicated HBH outlet for each unit. These usually are located by the garage OHDs but no garages are shown. Building mounted HBH devices create cord tripping hazards where crossing walkways, etc.	A: Vehicle block heater (HBH) receptacles are not included in the scope of work and are not required by the MOA at this time.
8. Site lighting will require a site plan. The docs mention running conduits to where and how many locations? Provide site plan showing locations and gtys. Verify that light poles are provided by others.	A: Site plan is attached via PDF to this addendum.

<p>9. Plans show no bldg.. Mounted exterior lights located or types. Are there to be house power controlled lights on these buildings or unit switched by exterior doors? Will the future site lights be the only ones on the house panels?</p>	<p>A: There will be a wall mounted sconce on the front and rear exterior of each dwelling unit located by the exterior doors.</p>
<p>10. Is there to be a powered sight sign similar to other CIHA projects? Where would this be fed/controlled from?</p>	<p>A: No sight sign will be used on this project.</p>
<p>11. Page 6 of the ITB states that the parking lot lighting (bases, light poles, light fixtures) are to be furnished and installed by the civil contractor, and conduit & wiring is by the electrical contractor. Please confirm. Typically we supply and install the light poles as part of the lighting package.</p>	<p>A: Yes, the site lighting is furnished by the civil contractor.</p>
<p>12. What type of control is desired for the parking lot lights? Will this be separate from the light fixture or a photocell included as a component in the light fixture (supplied by others)?</p>	<p>A: The site lighting will be controlled by a photocell.</p>
<p>13. There's no site plan supplied with the electrical ITB. Please provide a site plan with light pole counts and layouts.</p>	<p>A: See answer to question #8.</p>
<p>14. Building D, E, F, sheet A4- unit labeled d1, please confirm if first floor bathroom vanity is 36" or 24" like adjacent units. (Colored blue which is 36" but other first floor units are shown as 24" on first floor).</p>	<p>A: Buildings D,E &F, sheet A4, bathrooms D1-105, D2-104 & D3-103 shall have a 24" bar light over vanity. D4-105 shall have a 36" bar light over vanity.</p>
<p>15. Shall we include for electrical engineering?</p>	<p>A: Electrical engineering services are not anticipated for this four-plex residential project, nor are they required by the Municipality of Anchorage. Electrical systems are typical of residential construction and will be designed and installed by the electrical contractor in accordance with applicable codes and utility requirements.</p>
<p>16. Is there a laundry room/washer dryer in every unit? (The middle two units appear to have a utility closet/possibly stacked washer/dryer but it is not labeled so looking for confirmation).</p>	<p>A: Yes, each unit has its own electrical washer/dryer.</p>

<p>17. Please provide mechanical design narrative for coordination.</p>	<p>A: Heat and Hot Water: Each building will be served by a centralized mechanical room containing one Lochinvar WHB285, or approved equal, wall-hung high-efficiency sealed-combustion boiler paired with one HTP SuperStor Ultra 80-gallon indirect-fired water heater. The boiler and water heater will serve all four dwelling units within the building. Heat will be delivered via hydronic baseboard . Each two-story dwelling unit will have two heating zones, and the one-story unit will have one heating zone, all controlled by programmable thermostats. Electrical requirements for mechanical equipment shall be coordinated by the electrical contractor based on manufacturer requirements and applicable codes. The mechanical room is located within conditioned space and maintained year-round.</p> <p>Mechanical Ventilation: A range hood will be located above each cooktop. Panasonic bath exhaust fans will be installed in each bathroom location. Electrical power, controls, and switching for mechanical ventilation equipment are defined in the electrical scope of work.</p> <p>Appliances: All cooking ranges and clothes dryers shall be electric. Electrical contractor shall provide required branch circuits and connections.</p>
<p>18. Will these buildings have a crawlspace below each unit?</p>	<p>A: Yes, each unit will have a standard height crawl space that has been backfilled to the top of the footer. The floor joists are inset to the foundation wall, not sitting on top of the sill plate.</p>