



TO: ALL PLANHOLDERS OF RECORD
RE: ITB 26T-DV-110 Kenaitze Pointe New Roof Upgrade
FROM: Rashaad Esters, Procurement Manager
PAGE(S): 9, including this cover sheet
DATE: May 12, 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-DV-110 Kenaitze Pointe New Roof Upgrade

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: Kenaitze Pointe New Roof Upgrade

FOR: Cook Inlet Housing Authority

The following corrections, clarifications, additions, and/or deletions to the ITB 26T-DV-110 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 Due Date of May 7, 2026, 2:00PM
2. Add the below attachment with clarifications and drawings.

Clarifications to be included in Addendum #1 for Kenaitze Pointe – New Roof Upgrades

1. Replace the following sentence in the Base Bid description:

“The Base Bid shall include the installation of new self-adhered 60-mil EPDM roofing membrane, pipe boots, conduits, flashing, and all applicable accessories at all low-slope roof areas over the existing coverboard.”

With:

“The Base Bid shall include the installation of new fully adhered 60-mil EPDM Roofing membrane, pipe boots, conduits, flashing, and all applicable accessories at all low-slope roof areas over the existing coverboard.”

2. The center roof section, as highlighted on the attached roof plan, sits at a lower elevation than the two adjacent roof sections and currently has PVC membrane in place. This section shall receive new 60-mil PVC roofing membrane in lieu of EPDM and shall be included in the Base Bid.
3. The Base Bid is to include the removal and replacement of the “curb to curb expansion joint flashing” shown on detail 5 of Sheet A8.12 of the 2002 Record Drawings (attached) that runs along Gridline E.

KENAITZE POINTE ROOFING UPGRADE QUESTIONS AND ANSWERS

#	QUESTION	ANSWER
1	Please confirm a Bid Bond will be required to accompany the bid form.	Yes. A 5% Bid Bond is required.
2	Is BABA (Build America, Buy America) requirements applicable to the Kenaitze Point -New-Roof Upgrade project?	Yes
3	Please confirm what the existing cover board material is.	This information is not available
4	It was noted at the site visit that the middle section between grid lines E and G has a fully adhered PVC roofing membrane. When the membrane is removed, we feel the existing cover board will be damaged. The scope of work in the ITB calls for new EPDM membrane to be adhered to the existing cover board. For this area, should the scope of work also include replacement of the existing cover board?	No. Base bid is membrane only.
5	I cannot find anywhere in the ITB specifications that a EPDM manufacturer's warranty is requested. Will a warranty be required for the new EPDM membrane roof? If so, please advise warranty duration.	A 20 year manufacturer's warranty is required for all new roofing membrane installed
6	The ITB states that the existing roof drains will be removed and reinstalled as necessary. If it is determined that the existing roof drains need to be replaced, how will the Contractor be compensated for the roof drain replacement? Will a change order be issued to cover the cost of new roof drains?	The removal and reinstallation of existing roof drains is included in the Contractor's base bid scope. The Contractor should document existing drain conditions upon removal and notify the Owner immediately if replacement is required prior to proceeding with any additional work.
7	Will the existing roof hatch be replaced or is to remain?	Roof hatch is to remain
8	Is there a basis of design for the steel guardrails shown in the drawings?	No basis of design but guard rails must be galvanized and must be OSHA compliant
9	The specifications call for the existing shingles on the pitched roofs to be removed down to existing plywood. New synthetic underlayment anti-moss asphalt shingles are to be installed at pitched roofs. MOA code requires pitched roofs with these slopes to have ice and water shield underlayment installed over the entire substrate. Please confirm the Contractor will be required to install full ice and water shield to roof decks in lieu of synthetic underlayment to meet code. Does CIHA have a preference in shingle manufacturer and shingle type?	Contractor is required to install ice and water shield under the new shingles. CIHA has no preference in shingle manufacturer
10	Sheet note 01 on plan page A1.04 states the insulation and cover board are to remain, and the Contractor is to include an allowance of 15% of rigid insulation replacement. What is the insulation type? Is the roof deck structurally sloped, and we are just replacing 6" flat insulation or is tapered insulation over the 6" to create the ¼" sloped required in the ITB? If more than 15% of the insulation needs to be replaced, how will the Contractor be compensated for additional insulation replacement?	All insulation and coverboard is to remain. Coverboard that needs to be replaced with be done so on a square foot basis per Alternate #2.
11	Sheet note 01 on plan page A1.04 states the following: "NOTE: GC TO REVIEW STRUCTURAL WIND UPLIFT MAP AND ASSOCIATED CALCULATED WIND LOADS. GC TO CONFIRM EXISTING SALVAGED ASSEMBLY TO REMAIN, MEETS MINIMUM PERFORMANCE CRITERIA AND PULL-OUT RESISTANCE FOR INSTALLATION OF NEW MECHANICALLY ATTACHED COVERBOARD AND ROOF MEMBRANE. GC TO INCLUDE EXAMINATION OF ALL EXISTING MECHANICAL FASTENERS. ENSURE ANY CORROSION WILL NOT IMPACT FASTENER INTEGRITY. REPLACE ANY COMPROMISED FASTENERS WITH NEW."	See response to question #12

12	A structural wind uplift map or associated wind loads were not provided with the ITB documents. Please provide.	Contractors shall refer to the Municipality of Anchorage Wind Zones Map for applicable wind zone designation and design accordingly. Any additional engineering required is the Contractor's responsibility. The Contractor will also be responsible for any permitting required.
13	Is the Contractor to engage and pay for the engineering services to confirm the salvaged assembly to remain meets minimum performance criteria and pull-out resistance for installation of the new mechanically attached cover board and roof membrane?	The roofing system shall be fully adhered, not mechanically fastened.
14	The ITB states the existing cover board is to remain and note 01 on plan page A1.04 insinuates that the cover board is to be new. Are we to bid with new ½" Dens Deck cover board or will the existing cover board remain? Please clarify.	Existing coverboard is to remain
15	Sheet notes 01 on A1.04 states the GC is to exam all existing mechanical fasteners and replace any compromised fasteners with new. The integrity of the existing fasteners is an unforeseen condition. How will the Contractor be compensated for replacing compromised fasteners?	See response to question #13



CERTIFICATE OF AUTHORIZATION NO. SPARK DESIGN, LLC #AECL1394

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COOK INLET HOUSING AUTHORITY
 KENAITZE POINTE RENOVATIONS
 ANCHORAGE, ALASKA

ROOF PLAN: SHEET NOTES

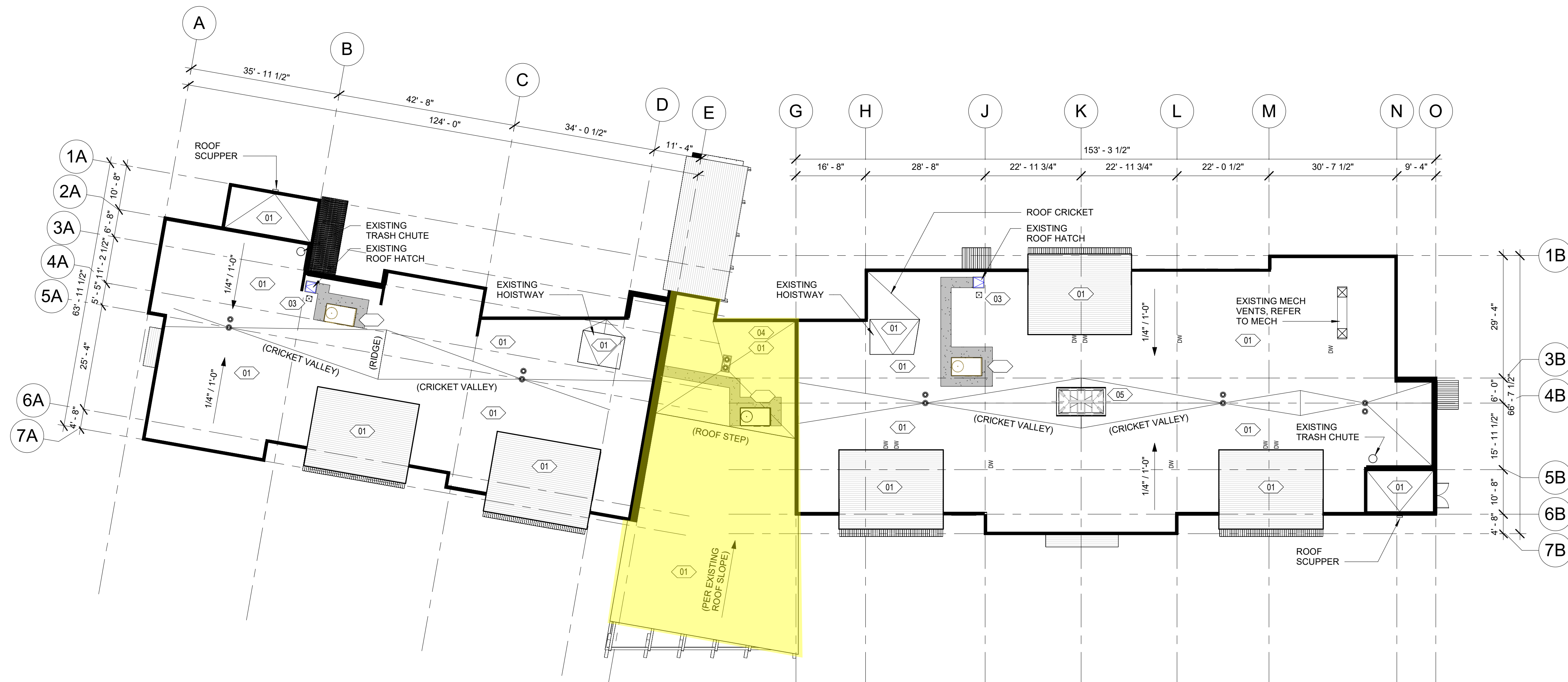
- 01 REMOVE EXISTING ROOFING MEMBRANE, PIPE / VENT BOOTS, ASSOCIATED FLASHING, EXISTING COVER BOARD AND ANY ADDITIONAL ROOFING ACCESSORIES REQUIRED, DOWN TO EXISTING RIGID INSULATION. EXISTING RIGID INSULATION TO REMAIN. CONTRACTOR TO CARRY ALLOWANCE FOR UP TO 15% OF RIGID INSULATION REPLACEMENT, UNLESS OTHERWISE DIRECTED BY THE OWNER.
 - 02 INSTALL NEW 30" WIDE FLEXIBLE WALKWAY PADS TO AND AROUND ALL ROOF-TOP EQUIPMENT, B.O.D. QUICKSEAM BY HOLCIM ELEVATE, OR AS PER ROOFING MANUFACTURER RECOMMENDATION.
 - 03 PROVIDE RIGID POST SINGLE POINT ANCHOR FALL ARREST SYSTEM, B.O.D. BY DIVERSIFIED, OR EQUAL. REFER TO STRUCTURAL FOR ANCHORAGE DETAILS.
 - 04 REMOVE ANY EXISTING SIDING ON BACKSIDE OF PARAPET AND ON CLEARSTORY ROOF(S) AND ELEVATOR HOISTWAY(S). EXTEND MEMBRANE ROOFING UP AND OVER PER SHEET NOTE 01.
 - 05 EXISTING SKYLIGHT TO REMAIN. CONTRACTOR TO COMMERCIAL CLEAN WITH MILD SOAP AND WATER. CONTRACTOR TO INSPECT ALL SEALS, FRAMES AND FLASHING FOR CRACKS, DAMAGE, AND CLOGGED DRAINAGE CHANNELS.
- PROTECT AND PREPARE EXISTING RIGID INSULATION AS REQUIRED TO PROPERLY ACCEPT INSTALLATION OF NEW MECHANICALLY ATTACHED COVER BOARD AND EPDM ROOFING MEMBRANE. REMOVE EXISTING METAL PARAPET CAP. REMOVE AND REINSTALL ROOF DRAINS AND OVERFLOW DRAINS AS REQUIRED FOR ROOF MEMBRANE INSTALLATION.
- NOTE: GC TO REVIEW STRUCTURAL WIND UPLIFT MAP AND ASSOCIATED CALCULATED WIND LOADS. GC TO CONFIRM EXISTING SALVAGED ASSEMBLY TO REMAIN, MEETS MINIMUM PERFORMANCE CRITERIA AND PULL-OUT RESISTANCE FOR INSTALLATION OF NEW MECHANICALLY ATTACHED COVER BOARD AND ROOF MEMBRANE. GC TO INCLUDE EXAMINATION OF ALL EXISTING MECHANICAL FASTENERS. ENSURE ANY CORROSION WILL NOT IMPACT FASTENER INTEGRITY. REPLACE ANY COMPROMISED FASTENERS WITH NEW.
- INSTALL NEW MECHANICALLY ATTACHED 60 MIL EPDM MEMBRANE ROOFING, PIPE BOOTS, CONDUITS, FLASHING, COVER BOARD AND APPLICABLE ACCESSORIES AT ALL LOW SLOPE ROOFS. EXTEND MEMBRANE ROOFING UP AND OVER PARAPETS AS SHOWN ON DETAIL 8/A6.00, AND UP AND OVER EXISTING BOILER FLUE CURB. EXTEND MEMBRANE ROOFING UP EXISTING RTU AND EXHAUST CURBS; INSTALL NEW FLASHING AT TOP OF CURBS FOR POSITIVE DRAINAGE.
- ROOFING BOD: ELEVATE RUBBERGARD PT.
 - COVER BOARD BOD: 1/2" DENSDECK ROOF BOARD.
- INSTALL NEW METAL PARAPET CAP, COLOR TO BE APPROVED BY ARCHITECT.

ROOF PLAN: GENERAL NOTES

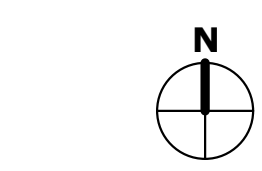
1. ALL ROOFS SHALL SLOPE AT 1/4" PER FOOT MINIMUM, UNLESS OTHERWISE NOTED.
2. PROVIDE CRICKETS AT ROOF MOUNTED MECHANICAL EQUIPMENT AND ROOF HATCH WHERE NECESSARY. SLOPE AT 1/4" PER FOOT MINIMUM AT THE CROSS-AXIS OF THE CRICKET. SLOPE ALL CRICKETS TOWARDS THE ROOF DRAINS.
3. WALKWAYS AND ROOF MOUNTED EQUIPMENT SHALL BE LOCATED A MINIMUM 10'-0" FROM ALL ROOF EDGES.

ROOF PLAN: LEGEND

- EXISTING ROOF DRAIN
- EXISTING OVERFLOW DRAIN
- NEW PARAPET FLASHING
- FLEXIBLE WALKWAY MAT
- NEW ROOF SCUPPER AT LOW ROOF, REFER TO ROOF PLAN



1 ROOF OVERALL
 1/16" = 1'-0"

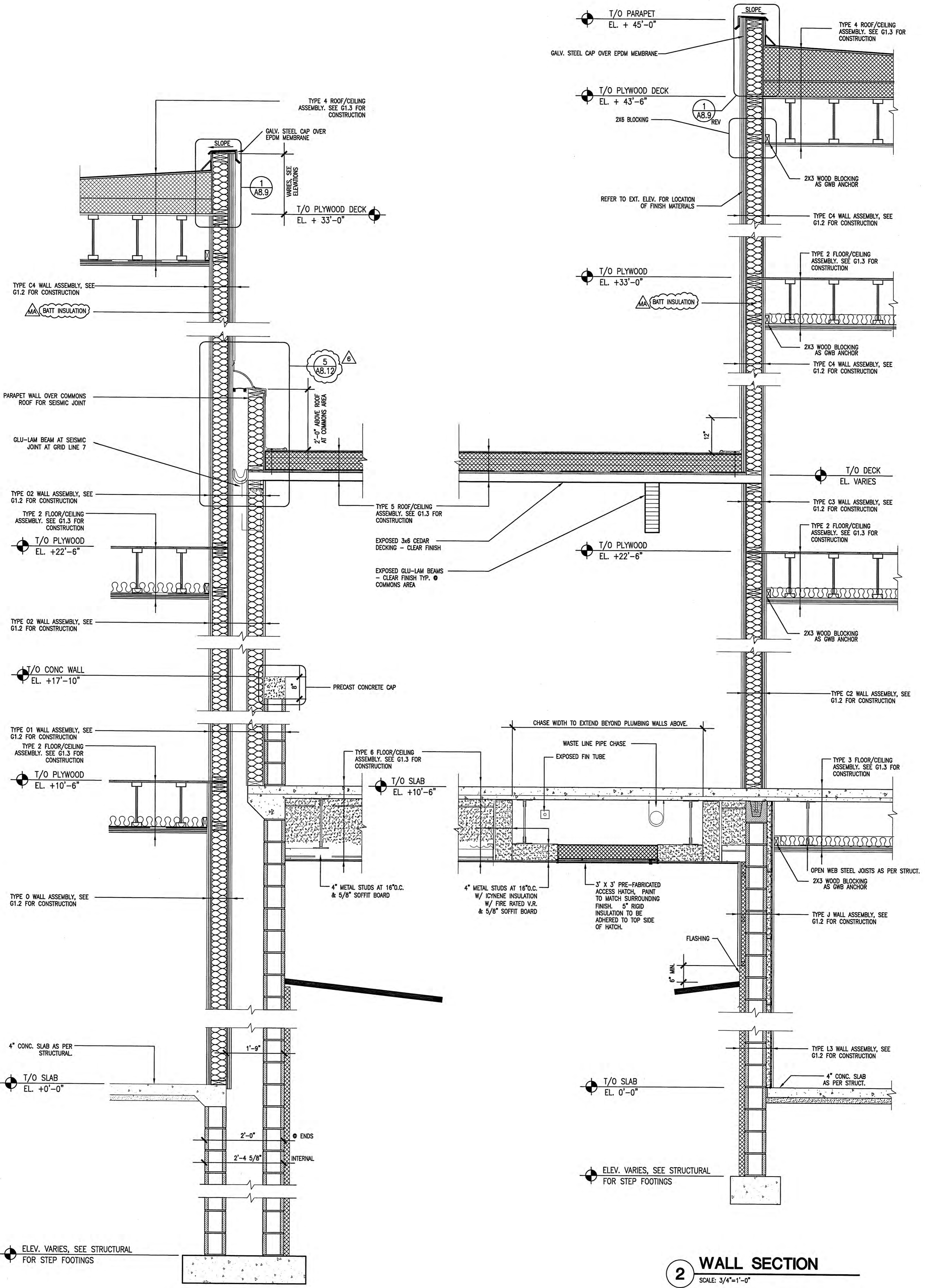


REVISION SCHEDULE		
#	DESCRIPTION	DATE

JOB NO.	Project Number
DATE	JANUARY 16, 2026
DRAWN	Aditya
REVIEWED	DTW

SHEET NAME
 FLOOR PLAN - ROOF PLAN
 OVERALL

SHEET NO.
A1.04



1 WALL SECTION
SCALE: 3/4"=1'-0"

2 WALL SECTION
SCALE: 3/4"=1'-0"

SHEET NO. A6.9	WALL SECTIONS	DATE NOVEMBER 1, 2001	REVISIONS 4 APPENDIX #4 OCTOBER 16, 2001 5 APPENDIX #5 NOVEMBER 1, 2001 6 APPENDIX #6 NOVEMBER 6, 2001 7 APPENDIX #7 NOVEMBER 13, 2001 8 APPENDIX #8 NOVEMBER 20, 2001 9 APPENDIX #9 NOVEMBER 27, 2001 10 APPENDIX #10 DECEMBER 4, 2001 11 APPENDIX #11 DECEMBER 11, 2001 12 APPENDIX #12 DECEMBER 18, 2001 13 APPENDIX #13 DECEMBER 25, 2001 14 APPENDIX #14 JANUARY 1, 2002 15 APPENDIX #15 JANUARY 8, 2002 16 APPENDIX #16 JANUARY 15, 2002 17 APPENDIX #17 JANUARY 22, 2002 18 APPENDIX #18 JANUARY 29, 2002 19 APPENDIX #19 FEBRUARY 5, 2002 20 APPENDIX #20 FEBRUARY 12, 2002 21 APPENDIX #21 FEBRUARY 19, 2002 22 APPENDIX #22 FEBRUARY 26, 2002 23 APPENDIX #23 MARCH 5, 2002 24 APPENDIX #24 MARCH 12, 2002 25 APPENDIX #25 MARCH 19, 2002 26 APPENDIX #26 MARCH 26, 2002 27 APPENDIX #27 APRIL 2, 2002 28 APPENDIX #28 APRIL 9, 2002 29 APPENDIX #29 APRIL 16, 2002 30 APPENDIX #30 APRIL 23, 2002 31 APPENDIX #31 APRIL 30, 2002 32 APPENDIX #32 MAY 7, 2002 33 APPENDIX #33 MAY 14, 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15, 2008 391 APPENDIX #391 DECEMBER 22, 2008 392 APPENDIX #392 DECEMBER 29, 2008 393 APPENDIX #393 JANUARY 5, 2009 394 APPENDIX #394 JANUARY 12, 2009 395 APPENDIX #395 JANUARY 19, 2009 396 APPENDIX #396 JANUARY 26, 2009 397 APPENDIX #397 FEBRUARY 2, 2009 398 APPENDIX #398 FEBRUARY 9, 2009 399 APPENDIX #399 FEBRUARY 16, 2009 400 APPENDIX #400 FEBRUARY 23, 2009 401
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Incorporated

COOK INLET HOUSING AUTHORITY
53 ELDERLY HOUSING UNITS
ANCHORAGE, ALASKA

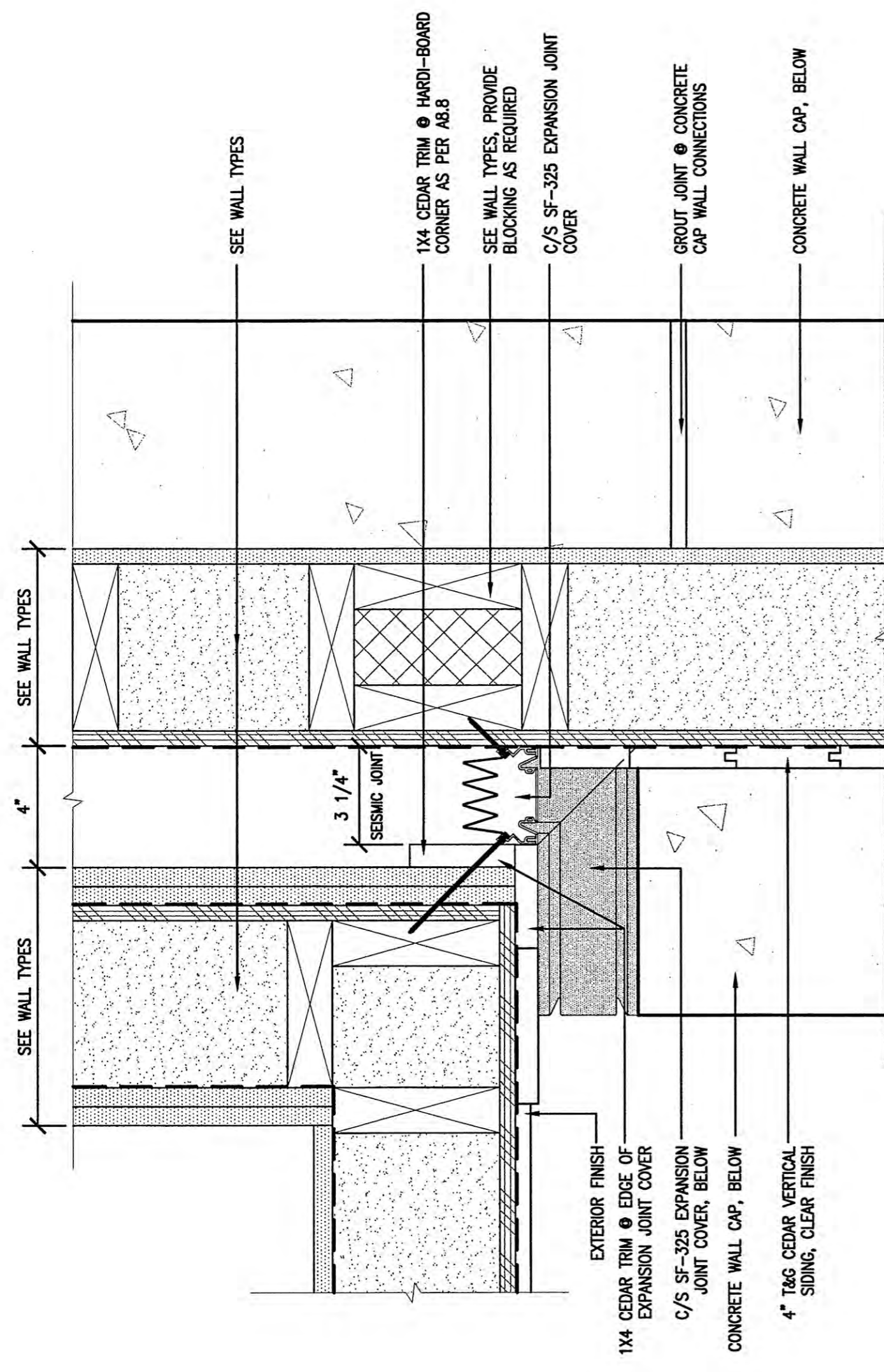
REVISIONS

4	ADDENDUM #4 OCTOBER 15, 2001
6	ADDENDUM #6 NOVEMBER 1, 2001
8	ADDENDUM #8 CONTRACTOR'S SEISMIC CONVERSION PERMITS JANUARY 4, 2002
AAA	MCN REVIEW COMMENTS MARCH 6, 2002
9	DCAS #6007 MARCH 15, 2002

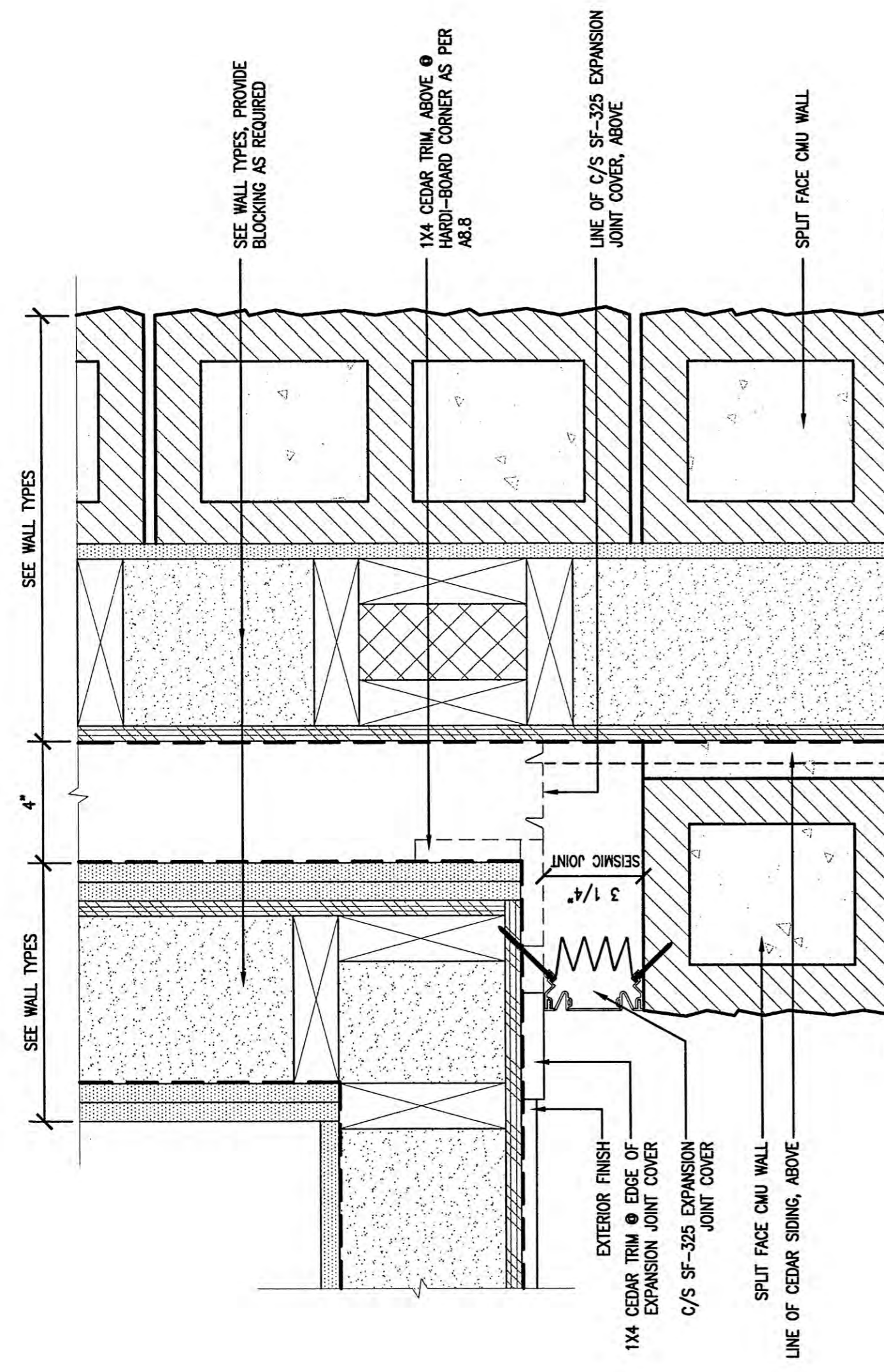
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DETAILS

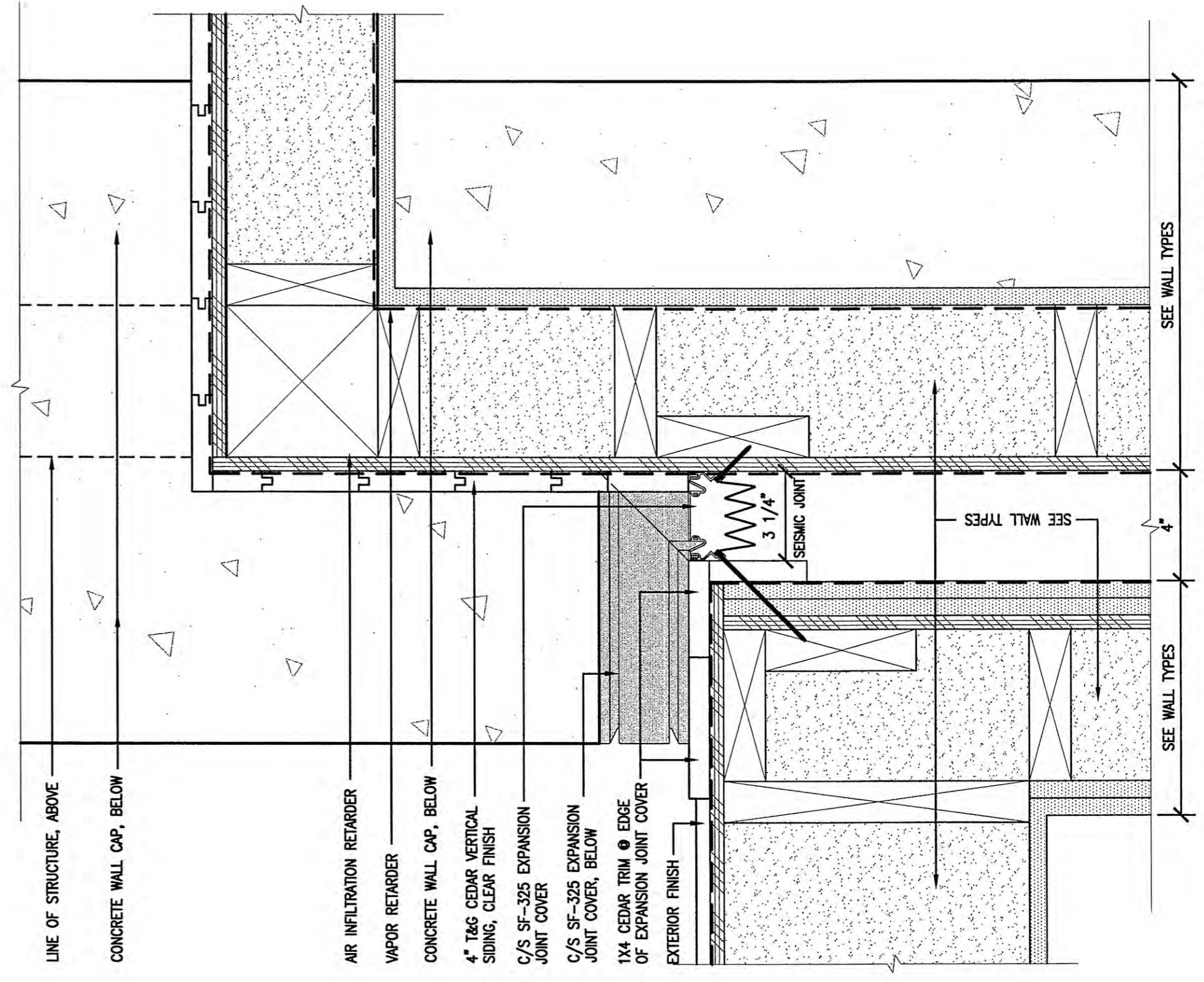
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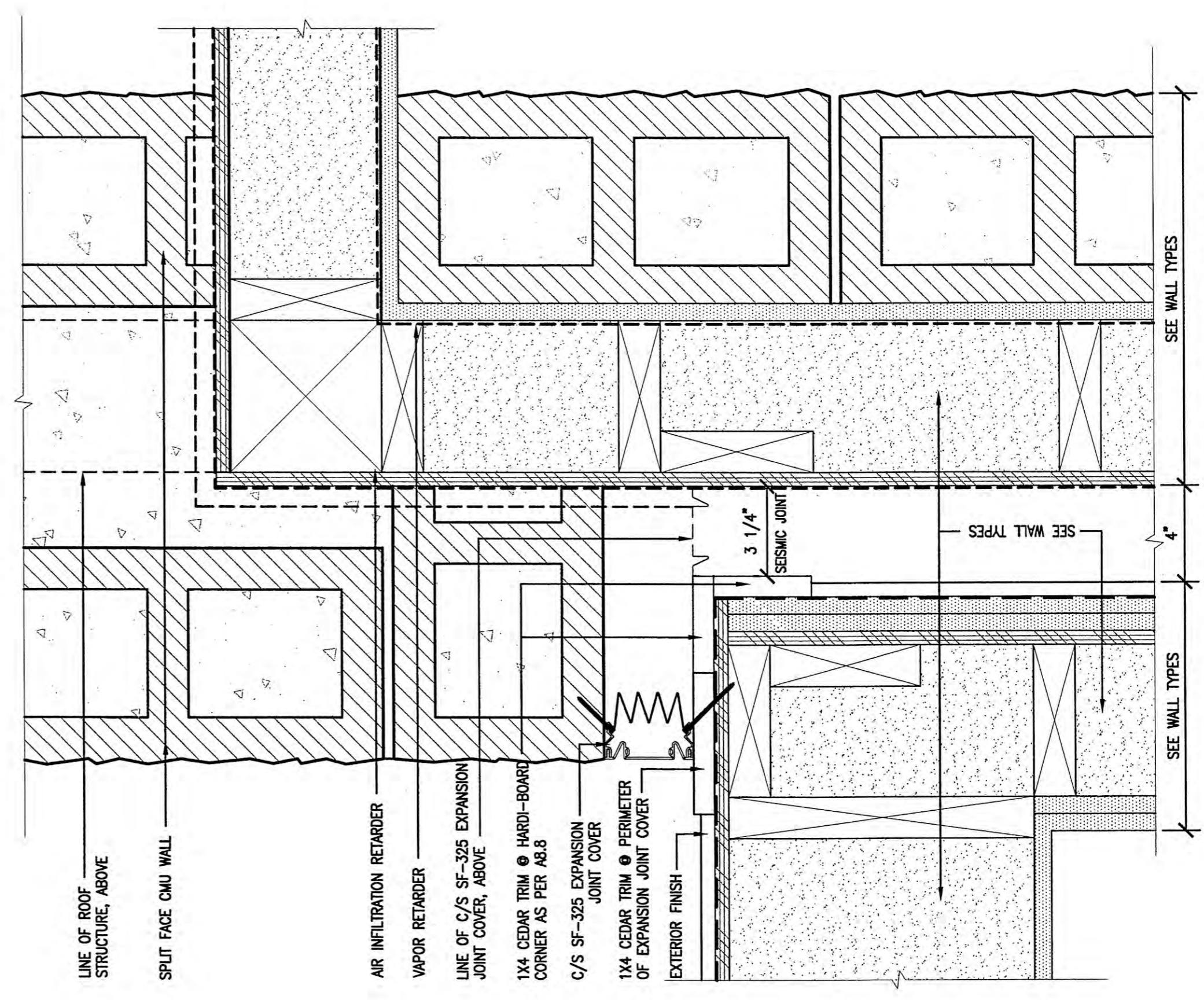
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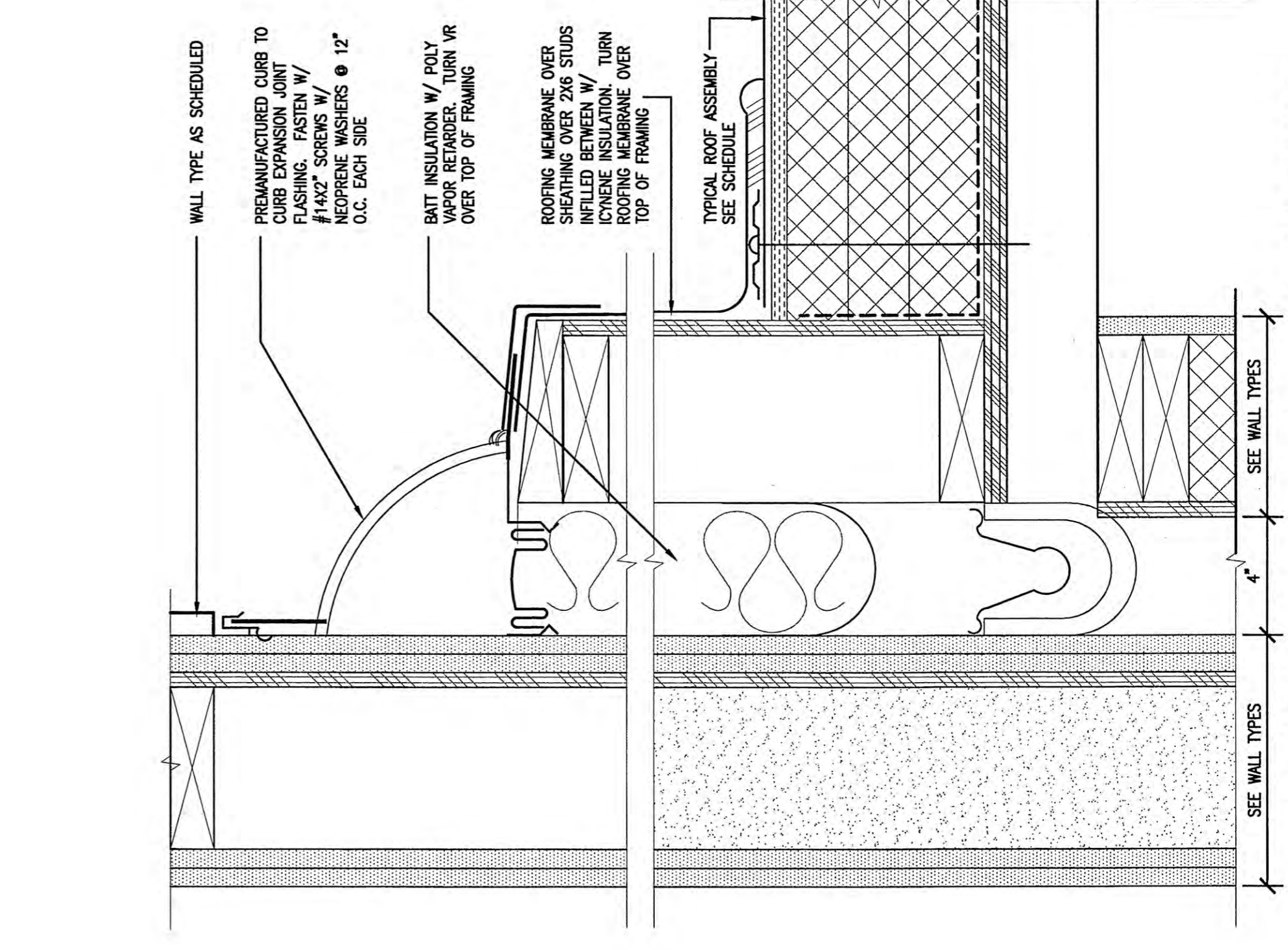
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4 SEISMIC JOINT DETAIL @ EXTERIOR
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3 SEISMIC JOINT DETAIL @ EXTERIOR
SCALE: 3"=1'-0"



5 SEISMIC JOINT DETAIL @ EXTERIOR
SCALE: 3"=1'-0"

END OF ADDENDUM