



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Corrections
DIVISION OF ADMINISTRATIVE SERVICES
Anchorage Procurement Office

550 W. 7th Ave., Suite 1800
Anchorage, Alaska 99501-3569
Main: 907.269-7349
Fax: 907.269-7345
Email: evan.patterson@alaska.gov

Issue Date: September 17, 2018

ATTN: Vendors

RE: Project Name: Statewide Roof Replacement Design & Contract Services
Project Number: 20-19-02
Project Location: Statewide
RFP Opening Date and Time: September 27, 2018 @ 2:00 PM local time

Addendum # ONE (1)

This addendum forms a part of the contract documents and modifies the original drawings and/or specifications for the subject work. In case of conflicts between this addendum and previously issued documents, this addendum shall take precedence.

The following changes are required:

1. The department is removing project site Hiland Mountain Correctional Center from the scope of work. Offeror's should not submit proposals that include Hiland Mountain Correctional Center.

The following are questions from interested parties and the department's response:

1. Vendor: Criteria C1 and C2: The three project sites and works scopes listed in Appendix B Article B2 each have different roof systems as well as geographic locations. One site requires new vertical construction. Is it the intent to bid and contract all three sites as one bid package? Please also review comments regarding work schedule in Article B2 below.

Department: The department intends to bid each project site separately. The department requires separate bid packages for each project site.

2. Vendor: Criteria C1 and C2: The WCC roof is a 10,400 SF low slope existing roof.
 - a. Are there any existing structural drawings for this building?
 - b. Has the existing roof assembly been tested for ACM? Do we need to include an ACM consultant in the proposal?
 - c. What is the occupancy and age of this building? Will a structural review be required to address snow drifting loads and changes to roof thermal performance upgrades (reduced snow melt) and any significant interior suspended equipment loads that have been added to the building since construction?
 - d. Does this roof have any existing ladder access? If not what on site resources are

available for accessing the roof?

Department: To clarify, the WCC roof is 21,808 SF.

- a. Yes. The drawings are 1950 military drawings.
 - b. WCC Bldg. 10 has not been tested but another building (bldg. 8) with the same roof assembly and age was tested and was clean of ACM. DOC will not require additional testing.
 - c. This is an inmate housing, medical, and kitchen. Building was constructed in 1950's. No additional equipment has been added since original construction. See attached for a roof investigation report for bldg. 8.
 - d. Interior roof access via ladders available.
3. Vendor: Criteria C1 and C2: The PMCF scope includes a new free standing roof structure over a modular trailer. Permitting will require survey verification of the structure location and the design will require verification of any adjacent buried utilities and septic fields. Is this information available?

Department: Eng. will need to perform a structural survey. DOC will provide utility locates once PSA is awarded along with roof pictures in snow is on the roof.

4. Vendor: Criteria C 4. Proposed Staff: Please confirm the "Lead Engineer" discipline(s) that DOC wants information provided.

Department: Need lead architect and lead structure engineer only.

5. Vendor: The 90 day design period appears reasonable for the scope of work. However, it is likely that a contract will not be awarded for several weeks after receipt of proposals. That means a fee agreement and NTP around November first or later. Gathering the required photos for construction bidders without snow cover after November 1 is problematical for WCC and HMCC. Gathering accurate data on all existing roof penetrations and roof transitions and slopes with snow cover will also be difficult to verify for accurate and complete design documentation. IF there snow or ice covering it will not be feasible for safety reasons to accessing the HMCC pitched roofs for inspection and penetration documentation.

Potential remedy for DOC consideration: Have the HMCC and WCC roofs photo/IFR surveyed via Drone for accurate photometric and IFR moisture surveys ASAP prior to snow fall via a separate contract. Our experience is the contract price is usually under \$3,000/site in Anchorage, depending on available proximity access for the FAA certified drone operator. The documentation is thorough and very useful for the design team and construction bidders. I have attached an example report from AK Areal Media for your consideration. Other vendors are also available in Anchorage.

Department: Pictures are removed from Article B2 Scope of Service, Phase 1 – Design and Specification Development. The department will provide adequate pictures. The department investigated hiring a drone survey company but WCC is within the Kenai Airport flight path. At this time the department will not pursue the drone option.

6. Vendor: Does the project require an AK-licensed architect, or would an AK-licensed professional engineer with experience in building envelope design satisfy the requirements of the project?

Department: The department prefers an Architect to perform design services. An Engineer may be able to perform design service if allowable per RFP Appendix B, Article B1, 1.6 General Standards. However the department may deduct evaluation points in accordance with RFP Part C Evaluation Criteria. The department's response isn't excluding the licensing requirements set forth in RFP Part D.

7. Vendor: Regarding the requirements of Article B2 Phase 2 Task 2. Please clarify if the design team will be responsible for providing CAD formatted as built to DOC.

Department: The contractor shall provide as built in PDF format.

8. Vendor: *(During the pre-proposal conference a vendor asked the department to identify the project sites on Google Earth printouts.)*

Department: Please see attached images that identify project sites.

9. Vendor: RFP did not list cost estimates as any deliverable. My question was if we needed to include a cost estimator on the design team.

Department: The department prefers the use of only required personnel to manage project costs. See RFP Appendix B, Article B1, 1.25 Engineer Estimate for further information.

End of Addendum #1

Sincerely,



Evan Patterson
Procurement Officer

cc: Scott Nichols, Project Manager, DOC
Dan Aicher, Facilities Manager, DOC

Attachments:

1. WCC Roof Investigation Report
2. PMCF and WCC aerial pictures

**ROOF INVESTIGATION REPORT
WILDWOOD CORRECTIONAL CENTER
BUILDING 8 ROOF REPLACEMENT**

Kenai, Alaska



SHARED VISION. UNIFIED APPROACH.

January 2014

Prepared for:

State of Alaska DOT&PF
Statewide Facilities
2200 East 42nd Avenue
Anchorage, Alaska 99508

Prepared by:

USKH Inc.
544 4th Avenue, Suite 102
Fairbanks, AK 99701-4714
Phone (907) 452-2128
Fax (907) 452-4225

USKH WO# 1318805



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APPENDICES

Appendix A Field Report
Appendix B Cost Estimate
Appendix C Drawings



1 SUMMARY

USKH Inc (USKH) was contracted by the Department of Transportation and Public Facilities, Statewide Public Facilities (DOT&PF) to investigate the existing roof at Building 8 of the Wildwood Correctional Center. Building 8 was originally constructed in 1953, and based on site investigations, has received several additions of asphalt roofing plies to extend to life of the roof. In addition to replacing the roof system, the Department of Corrections (DOC) would like to consider adding a canopy over the loading dock of Building 8.

This report contains USKH's findings and recommendations, which have been based on our site investigations, review of existing as-builts, structural analysis, construction cost estimate, and roofing system constructability.

2 EXISTING ROOF CONDITIONS

USKH's Mark Bennett, CDT, performed the field investigations on December 11, 2013, accompanied by Scott Nichols and Dan Aicher of DOC. The field investigation process involved taking as-built measurements, visually inspecting the parapets and roof drains to verify the roofing system, and interviewing maintenance personnel regarding snow handling and building performance. Rain Proof Roofing assisted by performing cuts of the roof assembly to verify roofing system composition and visually inspected the condition of the materials.

2.1 Existing Roof System

Based on visual verification of the roof cuts, the roofing system has been identified as follows, in order from top to bottom:

- BUR Assembly, multiple plies, up to 1-1/2" thick in areas
- 2" cork insulation
- BUR Vapor retarder
- 6" concrete roof deck

The materials comprising the roofing system at Building 8 indicate that the assembly is likely original construction, with multiple additional plies added over the years to achieve what is now a 50 year performance life. The roofing materials tested negative for asbestos. Both the primary Roof A, and the smaller Roof B are constructed in the same manner.

2.2 Existing Drainage System

The Building 8 Roof A is drained internally. This means the roof drains are approximately located mid span of the structure. The concrete roof deck is flat and there are no tapers or crickets in the insulation to direct water toward the drains. There are two primary roof drains, however, there are no overflow drains or scuppers, which are now required by code.

The internal rain leaders and conductors appear to have been replaced relatively recently, as they are constructed of ABS. Each of the two rain leaders elbow toward the nearest internal building column and then elbow again down to run through the floor slab. Per the as-builts, the ceiling system is composed of cement asbestos board.



necessary to provide overflow roof drains within proximity to each existing roof drain. These drains will be run separately until they can tie into a vertical rain conductor. Additionally, all roof drains and rain leaders should be wrapped in pipe insulation with an integral vapor retarder to control condensation on the pipes.

June 20, 2012



Mr. Ronald A. Searcy, P.E.
Contract Manager
State of Alaska
Department of Transportation & Public Facilities
2200 East 42nd Avenue
Anchorage, AK 99508

Subject: Wildwood Correctional Center Building 5, 6, 7, 8, 10 and 13 assessment and design

Dear Mr. Searcy:

USKH Inc. (USKH) is pleased to continue our involvement at the Department of Correction's (DOC) Wildwood Correctional Center campus of buildings. As requested in your e-mail of May 4, 2012, we are submitting a scope of work and cost proposal to provide investigation and assessment services for building 5, 6, 7, 8, 10 and 13. USKH will be supported in this effort by subconsultant Estimations Inc. for cost estimating and by Consolidated Enterprises for roofing exploration assistance.

Project Scope

Based on our understandings of the project scope, we propose the following groups and phases of work.

Roof Inspection and Assessment: Building 5, 6 and 13: The relatively young age and fair conditions of these roofs do not likely warrant complete replacement. USKH understands that DOC would like an inspection to determine likely remaining useful life before replacement is necessary, and several recommended possible improvements to extend the useful life. USKH will prepare a report of our findings and recommendations including cost estimates for each recommendation. Roof cuts are not anticipated as part of the work.

Reroof and Building Addition Schematic Design: Buildings 7 and 8: The existing tool shed between buildings 7 and 8 is in need of significant reconstruction. The temporary nature of the construction has exceeded its useful life, and facility needs have evolved and have new demands on the space. After demolition of the tool shed, building 8 is to be extended to the south to link buildings 7 and 8, including the extension of the loading dock on building 8. Design documents will include schematic level drawings and narratives addressing the foundation, dock, exterior walls and roof, interior partitions and finishes, heating, plumbing and electrical design.

The approximately 6,000 sf roof on building 8 is in need of replacement. DOC desires that the existing flat roof be replaced with a 4:12 pitch metal roof similar to other facilities on the campus. Additionally, this roof is to be extended approximately 10 feet to provide weather protection on the loading dock located along the full length of the east side of the building. Roof cuts are anticipated on building 8 to verify the arrangement of the roof parapet and structure that the new pitched roof will attach to. Additionally, USKH will offer considerations for the transition between the new sloped metal roof on building 8 to the existing flat roof on building 7. USKH's structural engineering staff will proceed assuming the existing facility can handle the added snow and wind loads that will be imposed by a sloped roof. A full structural analysis will not be rendered at this time, however it may need to be provided at a later date so that any reduction in load capacity may be reflected in posted building signage or addressed with structural modifications.

Architecture Engineering Land Surveying Planning Environmental Services

t: 907.452.2128 f: 907.452.4225 1.888.706.8754 544 4th Ave., Ste. 102, Fairbanks, AK 99701 www.uskh.com
Alaska: Anchorage, Fairbanks, Juneau, Wasilla Idaho: Lewiston Washington: Ferndale, Spokane, Walla Walla

Mr. Ronald A. Searcy, P.E.
State of Alaska, Department of Transportation & Public Facilities
June 20, 2012
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USKH will develop an investigation report and prepare 35% schematic level drawings, and a cost estimate for the work, and submit to DOT&PF electronic copies of the report via e-mail.

Reroof Schematic Design: Building 10: The approximately 21,808 sf roof on building 10 is in need of replacement. USKH will perform site investigations, including roof cuts, to verify the existing roofing system and parapet arrangements. ACAD drawings will be produced of the existing roof plans and parapets, based on as-built measurements and field locates of the various roof penetrations. USKH will develop a new roof drainage scheme.

USKH will develop an investigation report summarizing the existing conditions, optional approaches, and recommended actions. Photos, drawings, and a construction cost estimate for both a built-up and EPDM roof will be developed.

Key Personnel

Key USKH personnel assigned to this project are:

Gary H. Pohl, AIA – Principal in Charge
Jared VanderWeele, AIA – Project Manager/Project Architect
Pete Jacobsen, PE, SE – Structural Engineer

Schedule

Based on the general understanding of the Department's needs, USKH proposes the following tentative schedule for services:

Week of July 9, 2012	Issue Design NTP
Week of July 23, 2012	Field Investigations, Roof Cores, As-building
Week of August 06, 2012	Submit Roof Assessment Report: Building 5, 6, 13
Week of August 13, 2012	Submit Schematic Design Report: Building 10
Week of August 20, 2012	Submit Schematic Design Report: Building 7, 8

Final Design, Bidding and Construction Administration services may be negotiated at a later date.

USKH is ready to begin immediately upon receipt of written NTP. We have also confirmed that our roofing contractor is available and ready to proceed as well.

Compensation

The attached spreadsheet breaks down our proposed compensation in terms of tasks, personnel, manhours, rates, and expenses. USKH proposes to use Consolidated Enterprises, for assistance in site investigation and roof coring, and Estimations, Inc., for preliminary cost estimating of the various roof

Pt Mac Correctional Farm



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2007

Imagery Date: 4/14/2011 61°25'02.02" N 150°04'50.75" W elev 148 ft eye alt

Wildwood Correctional Complex



Kenai Ave

2nd St

Central Ave

3rd St

Service Ave

Chugach Ave

1st St

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1996

Imagery Date: 4/17/2011 60°35'02.77" N 151°18'02.16" W elev 93 ft eye alt