



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

Department of Corrections
DIVISION OF ADMINISTRATIVE SERVICES
Anchorage Procurement Section

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February 7, 2019

ATTN: All Contractors

RE: ITB #180006299 – FCC - EPDM Roof Replacement

Addendum #1

The following questions have been addressed as follows regarding this project.

1. Will you be sending the Bid Schedule for this project seems to be missing?

A- Bid Schedule is attached to this addendum.

2. Would the design team consider using retrofit drains (I have attached the data sheet for your review) and new thru wall scuppers rather than the proposed new roof drains and overflow drains to minimize the project impact to the occupants and interior finishes of the building?

A - No. The retrofit drains will reduce the 3" drain size to 2 ½" and will not meet the minimum size requirement for the City of Fairbanks. During design, the mechanical engineer had a conversation with the city's plumbing inspector about the use of retrofit drains and possibly leaving the roof with over flow scuppers. It was determined that the city would require every effort be made to make this facility code compliant.

3. Can a photo of the space between the ceiling and the roof deck be provided above roof 6B to see how new drains can be installed in this area?

A - There is a main hallway running from the Control Room to the Gym, referred to as Unit 2 Hallway. Nearer the East end of the hall, on the North side is a janitor's closet shown in IMG2284.jpg. Beyond the entry door of the Janitor's closet is an access door to a pipe chase. Within the pipe chase is the roof drain (IMG2286 - 88. jpg)

4. Can additional plans be provided to show the ceiling construction below roof deck 5A to see how the new overflow piping and heat trace will be installed in this area?

A - None are available at this time.

5. Will after-hours access be granted to the back loading dock area so trash dumpsters can be removed and new empty units placed prior to demolition starting the following morning?

A - Yes

6. Please confirm that the work hours/work days can be requested to be extended. Given the nature of the project, if inclement weather is encountered where roofing activities are delayed, extended work hours and or work days may be requested.

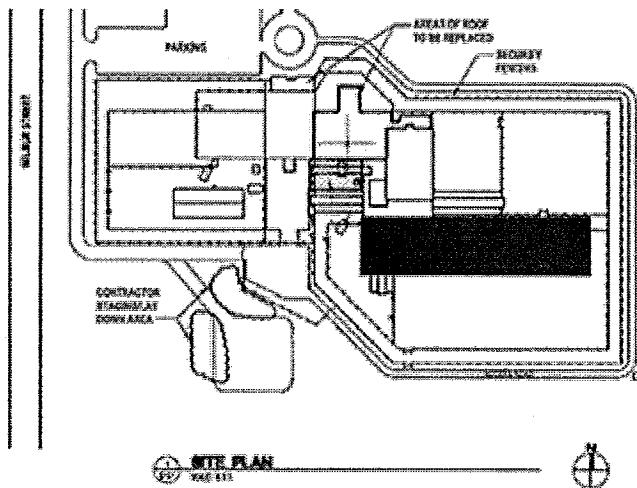
A - Yes

7. Please reference AD100, AD101, AD100 & AD101; Demo Plan Notes 5 & Renovation Plan Notes 2. Does the reinstalled concertina wire need to be "reinstalled" daily during re-roofing activities?

A - No, it just needs to be reinstalled upon completion of the work.

8. Please see the below copied in detail of the Site Plan, 1/G101 of the Contract Drawings. Can the hatched out area be used to stage a demolition dumpster as well as used for a "daily" staging area for materials? This should minimize the amount of gate activity.

A - Yes



9. In regards to the existing Primary Roof Drain replacement and new Overflow Roof Drain installation:
Given the amount of "hard lid" ceiling areas in Area "B", and that the roof drain location near Grids E/27 is in the newly constructed shower area off the gymnasium. Can the use of Retro-Fit roof drains be considered for this project?

A - No. The retrofit drains will reduce the 3" drain size to 2 ½" and will not meet the minimum size requirement for the City of Fairbanks. During design, the mechanical engineer had a conversation with the city's plumbing inspector about

the use of retrofit drains and possibly leaving the roof with over flow scuppers. It was determined that the city would require every effort be made to make this facility code compliant.

10. This would entail leaving the existing roof drain bowls / rain leader piping in place and inserting the retro-fit drains into the existing rain leaders.

A- See answer above.

11. This would also entail the use of the existing overflow scupper locations, modified for new roof insulation height if needed. Or new over flow scupper locations as deemed necessary.

A- See answer above.

12. This could eliminate the need for any interior work associated with the installation of new roof drains (primary and overflows); cutting/patching the existing and newly constructed "hard-lid" ceilings; heat trace installation on new overflow rain leader for overflow roof drain near grids "15.5"/G (reference 1/M103).

A - Understood, however we are required to meet the requirement of the building code as stated above. As for the heat tracing that is shown, this space should be accessible with little to no interior repair work.

13. Can pictures of the ceiling cavity be provided through the access hatch located in the "high security" area located near grids "16.5"/D?

A - There are four vertical pipe chases, each opening down into the crawl space, and running vertically up to the underside of the roof deck. Each pipe chase is accessible by this type of door (IMGP2274.jpg), this picture being one of them. The four pipe chase locations can be identified by looking at the (Note 4) locations on drawing M101 for roof 5B.

The two roof drains (M101, Note 1) for roof 5B each drain eastward between a hard ceiling and the roof deck (currently inaccessible), and then each down through the East side pipe chases (Note 4, grid 17.25C and 17.25 D). These tie into horizontal drains within the crawl space (IMGP2277.jpg). FCC was unable to get a clear picture of the roof drain through the pipe chase looking upward but confirmed that it bends to the west and out of sight before it must bend upward at the roof centerline as shown in the 5B area of M101.

14. Regarding the roof drain located within the mechanical closet located near between grids 20/E and 23/E. It was noted that asbestos was present in mechanical closet. Can it be verified whether any items pertaining the roof drain/mechanical work is asbestos containing material?

A - No asbestos sampling was done in this space, so we cannot confirm whether there is any material there.

Pictures (*attached*) of the roof drain areas in question have been provided are are part of this addendum.

ROOF 5B

There are four vertical pipe chases, each opening down into the crawl space, and running vertically up to the underside of the roof deck. Each pipe chase is accessible by this type of door (IMGP2274.jpg), this picture being one of them. The four pipe chase locations can be identified by looking at the (Note 4) locations on drawing M101 for roof 5B.

The two roof drains (M101, Note 1) for roof 5B each drain eastward between a hard ceiling and the roof deck (currently inaccessible), and then each down through the East side pipe chases (Note 4, grid 17.25C and 17.25 D). These tie into horizontal drains within the crawl space (IMGP2277.jpg). I was unable to get a clean pic of the roof drain through the pipe chase looking upward, but confirmed that it bends to the west and out of sight before it must bend upward at the roof centerline as shown in the 5B area of M101.

ROOF 6B

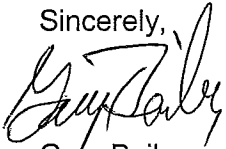
There is a main hallway running from the Control Room to the Gym, referred to as Unit 2 Hallway. Nearer the East end of the hall, on the North side is a janitor's closet shown here (IMGP2284.jpg). Beyond the entry door of the Janitor's closet is an access door to a pipe chase. Within the pipe chase is the roof drain (IMGP2286 - 88. jpg). We visited this area during the pre-bid meeting.

ROOF 6C

As a final note, the roof drain for Roof 6C can be seen (no pic) running vertically in the Gymnasium Mechanical Room from the floor up to where it bends to the North, penetrating the wall within the shower area ceiling space of the new Gym Bath Remodel. An access hatch will need to be installed to reach the underside of the drain as it is located above the hard ceiling in the approximate center of the shower area hallway.

End of Addendum # 1

Sincerely,



Gary Bailey
Procurement Officer