

REQUEST FOR PROPOSALS
ANC 21-06C
Anchorage Pioneer Home Resident Renovations

ADDENDUM NO. 3

Information in this addendum takes precedence over original information. All other provisions of the document remain unchanged.

Note to Bidders: Bidders are required to acknowledge this addendum on the bid form.

Item 1

Proposers shall prepare two submittal packages (electronic PDF files). Both packages are to be sent (emailed) to Amy Burke, Contracting Officer amy.burke@alaska.gov. One package is to contain technical proposals and another package is to contain the price proposals as described in the bid documents.

Technical proposals shall be provided in a PDF document. The document shall be titled listing the proposer's name, project name and project number. The technical proposal shall include Contractor's Technical Proposal (Section 00313), with criteria responses.

The price proposal shall be provided in a separate PDF document. The document shall be titled listing the proposer's name, project name and project number. The price proposal shall include the following:

- Price Proposal (Section 00310)
- Bid Schedule (Section 00312)
- Bid Security (Section 00410 or other permissible form of Security)
- Bid Modification (Section 00420)
- Alaska Bidder Preference Certification (00411)
- Alaska Veteran's Preference Certification (Section 00415)
- Alaska Products Preference Certification (Section 00311)

Item 2

Proposer's questions will be received by email until 3:00 PM AST, December 31, 2020. No questions will be considered after that time.

Item 3

Fire Extinguishers and Fire Extinguisher Cabinets

The existing fire extinguisher cabinets (FEC) are shown on the 4th Floor Code Plan. Remove existing oversized FECs, provide 5/8" GWB surround to continue 1 hour fire rated wall and provide new 10 pound ABC extinguishers and new recessed cabinets.

Fire Extinguishers: Ten pound dry powder ABC stored pressure type equipped with a pressure gauge and printed instruction for repair, maintenance and recharging, and bearing the Underwriters' Laboratory Label with a 4-A; 60-B:C rating.

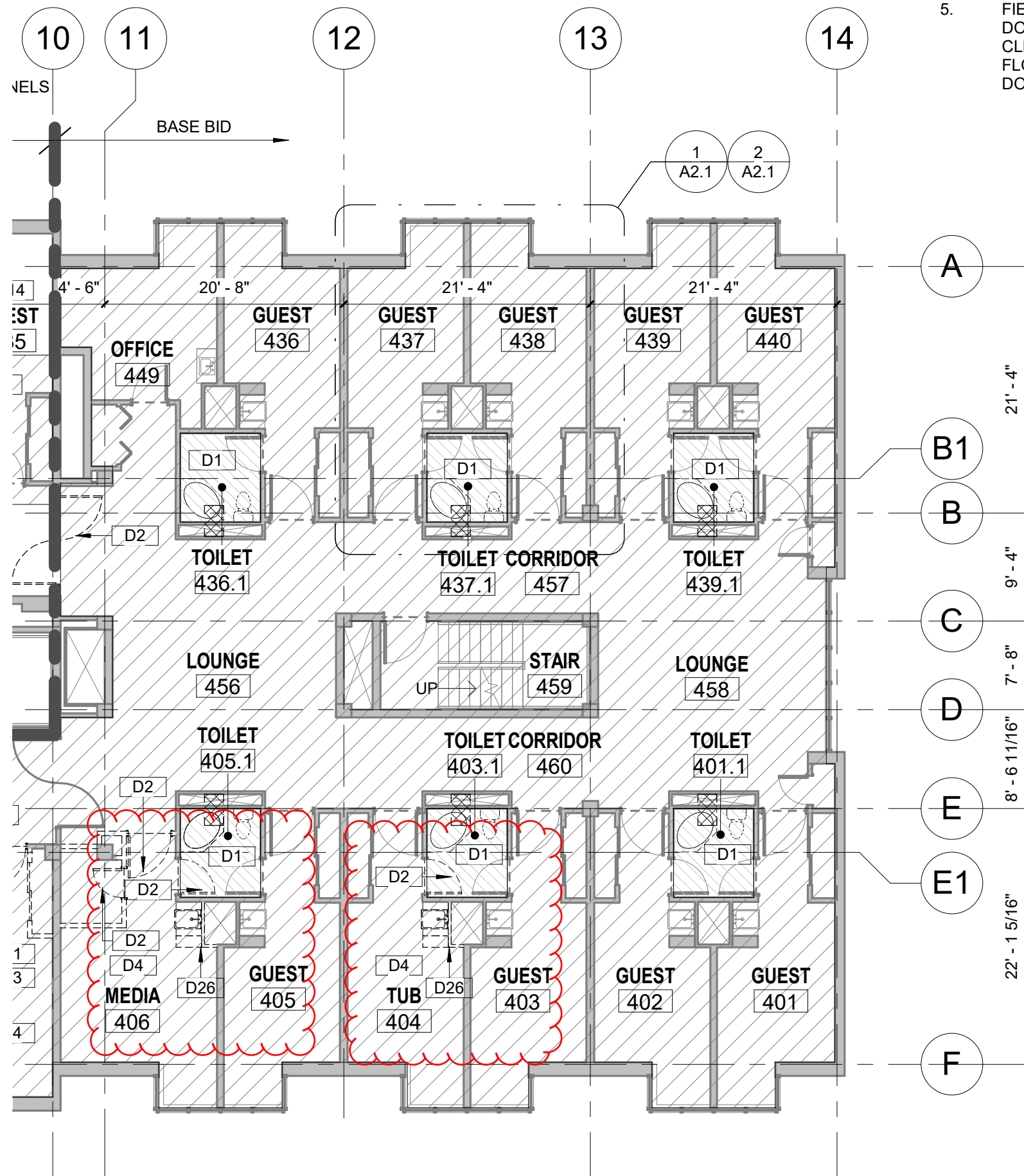
Fire Extinguisher Cabinets: Two-piece recessed type with white enamel finished steel tub, return trim stainless steel door, break-away full glazed clear acrylic panel and cylinder lock, and bearing the Underwriters' Laboratory Label. Size cabinets for extinguishers furnished. Furnish four (4) keys per cylinder.

Item 4

Contractor Questions

Question 1. Mechanical shafts walls currently have ½-inch drywall and non-CH type studs which does not meet the required 1-hour rating. Is it your intent to re-work all mechanical shafts on the 4th floor to meet the depicted required 1-hr rating as per design?

Response: The gypsum wall enclosures between each of the bedrooms and bathrooms are not shafts and do not require 1 hour fire protection. This question did cause us to re-evaluate the fire protection between the non-sleeping rooms and sleeping rooms where a toilet room is located. One hour protection is required between a sleeping room and a non-sleeping room. There are two rooms of concern, the Tub Room, and the Media Room. Each of these rooms has a door way that is to be infilled. That infill and the surrounding GWB is to be constructed as a 1 hour partition. The wall on the left side of the lavatory/vanity where it intersects with the new 1 hour wall is required to be 1 hour protected. This protection is also needed where the wall passes behind the lavatory and then closes against the wall separating the Tub Room from the residential room in one case and the Media Room and a residential room in the other case. This partition is to be constructed of CH style studs with 1 hour fire protection. Existing lavatories/vanities are to be reinstalled on the new fire separation partition. See sketch.



5. FIELD VERIFY DOOR UNDER-CUTS AT ALL EXISTING DOORS TO REMAIN. VERIFY THERE IS ADEQUATE CLEARANCE FOR THE DOOR TO OPEN WITH NEW FLOOR FINISHES AND SLOPES. MODIFY EXISTING DOORS AS REQUIRED.

KEYNOTES

- D1 REMOVE EXISTING PLUMBING FIXTURES - SEE MECHANICAL FOR ADDITIONAL DEMOLITION NOTES AND FOR WHICH FIXTURES ARE SALVAGED AND REINSTALLED
- D2 REMOVE EXISTING DOOR & FRAME.
- D3 REMOVE EXISTING CASEWORK.
- D4 REMOVE EXISTING CEILING.
- D5 REMOVE EXISTING DOOR - EXISTING FRAME TO REMAIN
- D6 REMOVE, SALVAGE AND REINSTALL EXISTING SUSPENDED CEILING AS REQUIRED TO INSTALL NEW MECHANICAL SYSTEMS, SEE MECHANICAL DRAWINGS.
- D8 REMOVE GYPSUM BOARD SOFFIT AND WALL AS REQUIRED TO MODIFY EXISTING DUCTWORK AND CONNECT IN NEW DUCTS PER MECHANICAL DRAWINGS. INSTALL NEW 1 HOUR RATED SOFFIT (SHAFTWALL STUD FRAMING) AND PATCH EXISTING WALL TO MAINTAIN EXISTING RATED WALL.
- D9 CUT AND REMOVE EXISTING CARPETING AS REQUIRED TO INSTALL NEW FLOORING - PROTECT EXISTING CARPET TO REMAIN - CLEAN AND PREPARE FLOOR SLAB AS REQUIRED FOR TAPERED TOPPING AND FLOORING
- D14 CUT AND REMOVE GYPSUM BOARD AND LIGHT GAGE FRAMING AS REQUIRED TO INSTALL ACCESS PANEL FOR FIRE /SMOKE DAMPER - SEE MECHANICAL DRAWINGS
- D22 CORE DRILL HOLE THROUGH BRICK, REMOVE GYPSUM BOARD AND INSULATION AS NECESSARY TO INSTALL EXHAUST VENT COORDINATE SIZE OF HOLE WITH MECHANICAL
- D23 SAW CUT HOLES AS REQUIRED FOR MECHANICAL DUCTS - SEE MECHANICAL AND STRUCTURAL
- D24 EXISTING PLUMBING FIXTURES HAVE BEEN PARTIALLY REMOVED - COMPLETE REMOVAL AND CLEAN AND PREPARE FOR NEW CONSTRUCTION- SEE MECHANICAL FOR ADDITIONAL DEMOLITION NOTES AND FOR WHICH FIXTURES ARE SALVAGED AND REINSTALLED
- D25 COMPLETE DEMOLITION OF CARPET AND BASE - CLEAN AND PREPARE FLOOR FOR NEW FLOORING
- D26 REMOVE EXISTING CASEWORK AND SINK (LAVATORIES/VANITIES) AS REQUIRED TO INSTALL NEW 1 HOUR SHAFTWALL. REINSTALL CASEWORK AND SINK AS INDICATED



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ANCHORAGE PIONEER HOME
ANC 21-06C RESIDENT RENOVATIONS

923 W 11TH AVE, ANCHORAGE AK 99501

SHEET TITLE:

PARTIAL
4TH
FLOOR
PLAN

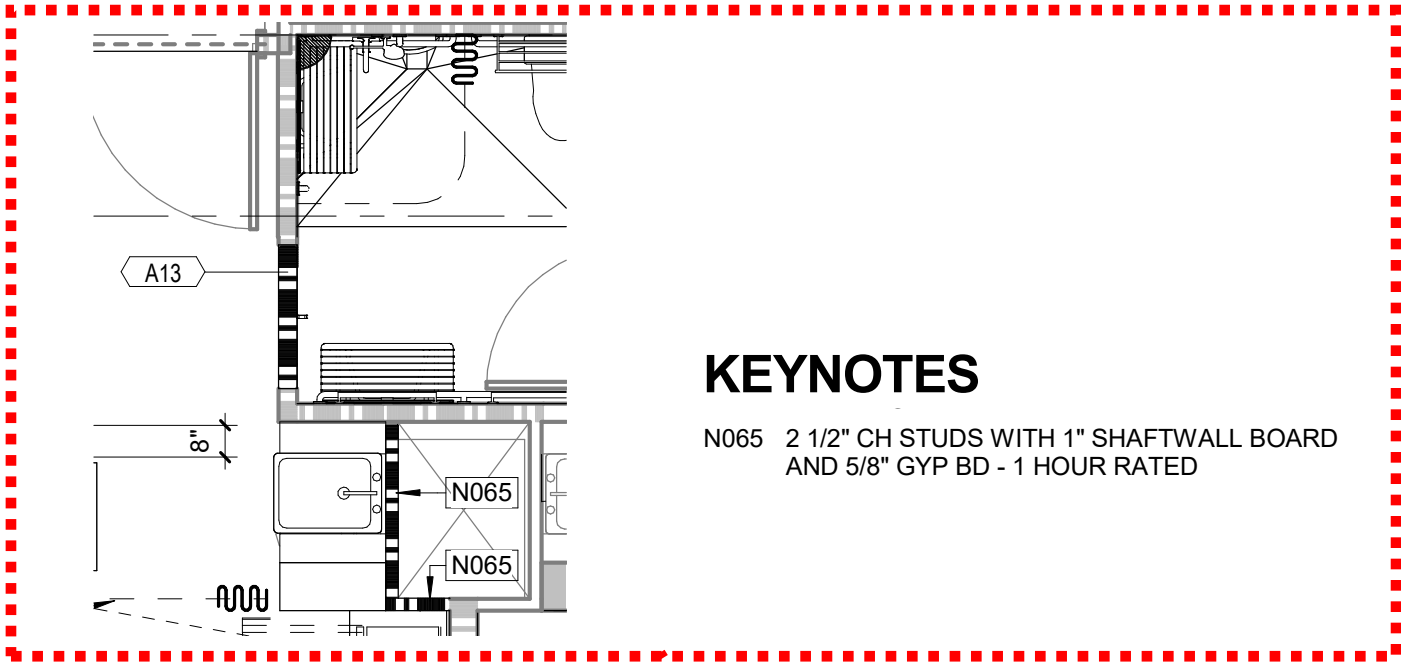
Drawn By:
SHC

Checked By:
SHC

DECEMBER 23, 2020

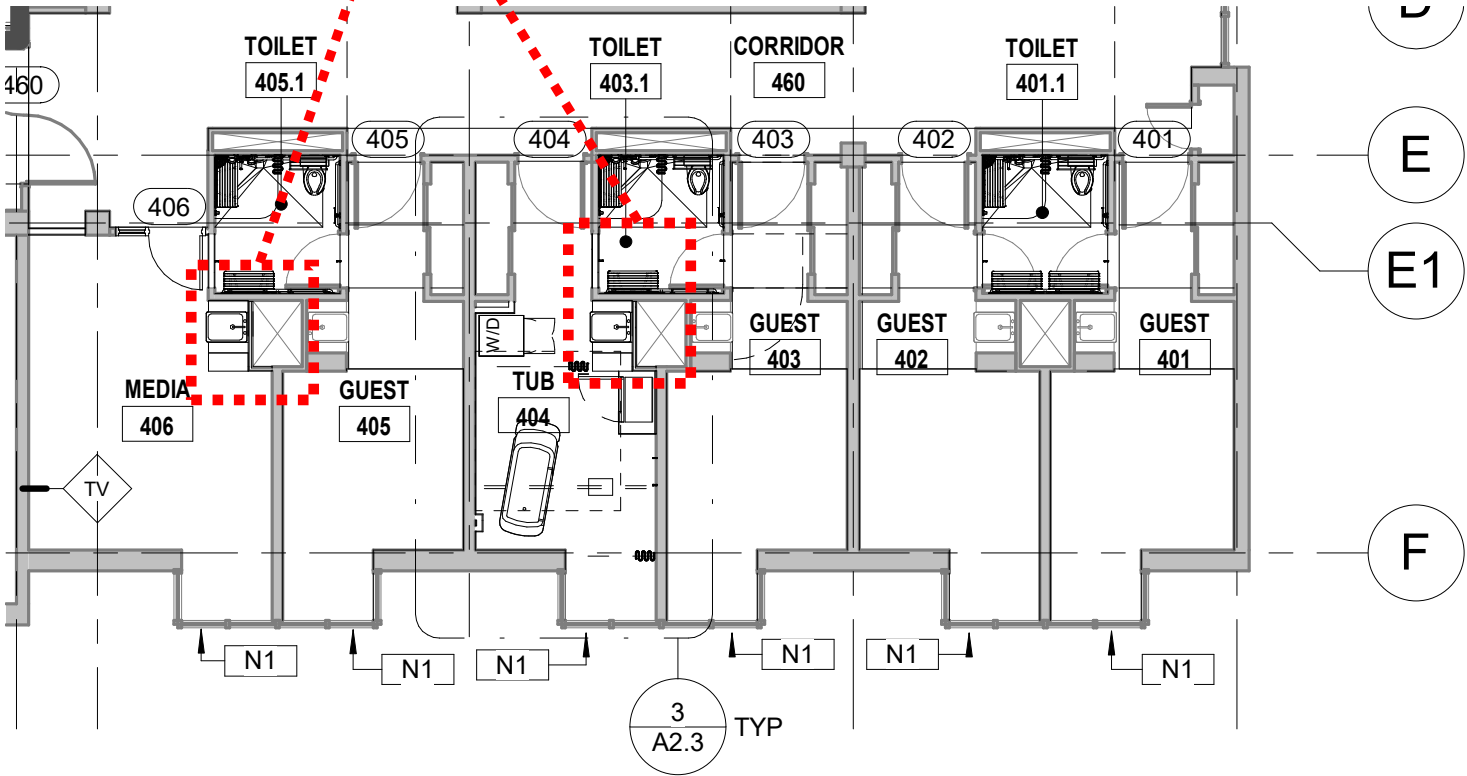
SHEET NO:

SK-01



KEYNOTES

N065 2 1/2" CH STUDS WITH 1" SHAFTWALL BOARD
AND 5/8" GYP BD - 1 HOUR RATED



Question 2. Page A-20, note D9 is a base bid to prepare the floor slab for tapered topping and flooring. However, the bathrooms are called out as enhancement #1. If enhancement #1 is not accepted, would keynote D9 change to keynote D25?

Response: The base bid includes 436.1, 437.1, 439.1, 401.1, 403.1, 405.1, 407.1 and 409.1. Enhancement includes the remaining bathrooms as shown.

Question 3. Section 10 26 13 description of work calls for corner guards to be furnished and installed where shown on the drawings. No corner guards were found on the drawings. Are there any corner guards to be installed and if so, where?

Response: Section 10 26 13, 3.2 A indicates the following: "Install corner guards on out turned corners as shown". Please delete the note "as shown" and add "corner guards at all out turned corners in public areas, as well as in the kitchen, media room and tub room."

Question 4. Section 10 11 00 states to provide chalk boards and tack boards and to install them where shown on the drawings. No chalk boards or tack boards were found on the drawings. Are there any to be installed and if so, where?

Response: Provide (2) 18" x 24" liquid chalk boards as specified in the Office 449.

Question 5. Page A2.1, keynote D20 says to see structural for cutting and patching the existing concrete. Where can the structural drawing for keynote D20 be found?

Response: There are no structural drawings. A structural engineer will be brought onto the site to provide insight when needed for floor cutting.

Question 6. Section 01 01 0-1 calls for the contractor to purchase and install the project FF&E. Please provide a current FF&E schedule that includes owner provided, contractor provided, and defined locations.

Response: Section 01 01 01, 1.03 C notes that FF&E is included in the contract. All the FF&E to be provided by the contractor is specified in the documents.

Question 7. Will on-site storage be allowed for storing existing and new FF&E?

Response: On site storage will be permitted on the 4th floor of the Pioneer Home.

Question 8. The existing shower/tub p-trap pipes are 1-1/2" in diameter. The current code call for a minimum of 2" p-trap pipes for the showers/tubs. Is it your intent to re-work all p-traps to meet the Municipality of Anchorage's code? Be advised, re-work would require access to the main sewage line under the concrete slab.

Response: The document demonstrates the intent to open the 4th floor slab to the extent necessary for access to the affected plumbing piping from above to complete the shower drain/piping installation in compliance with the plumbing code. Construction access through 3rd floor ceiling/wall is not allowed under this project. Bidder to account for means and methods accordingly to accomplish the intended work.

Question 9. What are the specifications for the tapered topping compound?

Response: Please see specification section 09 65 00, 2.3, D and 3.2, C.

Item 5

Pre-Bid Walkthrough General Contractors Attendees

Roger Vang, G2 Construction rvang@g2const.com

Ben Swann, High Point Construction ben@high-pointconst.com

Peter Bore-tide Construction peter@boretideconstruction.com

Roger Hickel Construction bsquires@rhcak.com

Note: The deadline to submit proposals remains the same as in Addendum No. 2, 3:00 PM local time January 7, 2021.

Issue Date: 12/28/20

End of Addendum 3