

DEPARTMENT OF FAMILY and COMMUNITY SERVICES  
ALASKA VETERANS & PIONEERS HOME  
RESIDENT RESTROOM RENOVATIONS  
PROJECT NO.: ANC 23-22C

November 10, 2022

**ADDENDUM NO. 2**

TO: ALL PLAN HOLDERS

FROM: Jason Collins, Architect  
Mark Moon, DFCS Project Manager

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

**Note to Bidders:** Bidders are required to acknowledge this addendum on the proposal form. The following additions, corrections, and changes are hereby made to the subject invitation to bid.

**ITEM 1: Bid due date has been extended to November 22, 2022 @ 2:00PM**

**ITEM 2: Clarifications**

1. *November 17, 2022, End of question period – 5 days before Bid Close.*
2. *Schedule and logistics of access to rooms – Room availability is limited and is to be coordinated with AVPH Staff, specifically Craig Tallman. The AVPH is currently fully occupied. Craig will work on coordinating availability of four rooms at a time. The idea would be to start abating on 2 rooms, move on to the other two, then start demo in the first. Abatement can be 2 rooms ahead as the process moves forward.*
3. *Contact info for Craig Tallman, AVPH – 907-232-6333*
4. *Owner's DIV 1 Specs, section 01126 project title is mislabeled and should read: Alaska Veterans & Pioneers Home, Resident Restroom Renovations, Project # ANC 23-22C*
5. *Owner's DIV I Specs, section 01700 project title is mislabeled and should read: Alaska Veterans & Pioneers Home, Resident Restroom Renovations, Project # ANC 23-22C*
6. *Owner's DIV 1 Specs, Section 01540 Security has been removed as it not required for this project.*
7. *Specification 01 35 45 header is mislabeled and should read: CONSTRUCTION DOCUMENTS – 10/17/2022, Project No. ANC 23-22C, ALASKA VETERANS & PIONEERS HOME – RESIDENT BATHROOM RENOVATIONS*
8. *Specification Divisions 21,22,23 are mislabeled and should read: CONSTRUCTION DOCUMENTS – 10/17/2022, Project No. ANC 23-22C, ALASKA VETERANS & PIONEERS HOME – RESIDENT BATHROOM RENOVATIONS*
9. *Overall Scope - Intent of project drawings and specifications is to identify the scope of work. Summary of Work and Alternates is indicated on A1.0. Intent of the walk-thru was to identify any questions that contractors might have on existing conditions and the scope. Areas of potential*

*abatement that are found during the process of the work (that are not indicated in the documents) shall be presented to the owner for review. Independent testing will be provided by the owner for evaluation of the areas in question. Abatement of discovered and identified work will be determined by Owner for contractor, or independent contractor, removal.*

*Any additional abatement cost shall be identified and presented to the owner for approval prior to proceeding with the work.*

10. *Owner's DIV 0 Bid Schedule revised to include square foot unit pricing for unidentified abatement areas*

### **ITEM 3: ATTACHMENTS:**

1. **Addendum 2 dated 11/10/22**
2. **ANC 23-22C REV SPEC.pdf. See Clarifications and Responses for any revisions. Section 02 81 00 Appendix A-C added.**
3. **ANC 23-22C REV DRAWINGS.pdf. Drawing Set, revisions indicated clouded. Architectural Sheets – A1.7 added.**

### **ITEM 4: Questions & Responses**

1. Is a City of Palmer Building Permit required for the project? (Spec Sec 01005.1.04.A)
  - a. *Yes, a permit is required.*
2. Have the plans been submitted to the City of Palmer? (Spec Sec 01005.1.04.A)
  - a. *No, the plans have not been submitted to the City yet.*
3. Has the city of Palmer priced the permit, why is the state not paying for the permit directly? (Spec Sec 01005.1.04.A)
  - a. *No, the City has not priced the Permit. The State of Alaska does not pay for permits directly. Contractors should include the cost of the permit in their bid.*
4. Has a hazardous material survey been done for the project, did not see any listing on the plans.
  - a. *Yes, see attachment in Specification Section 02 26 00 pg 3 is the start of the Hazmat Materials Assessment.*
5. Is all the sheet vinyl and sheetrock removal considered to be hazardous, if no survey has been done, and all sheet vinyl and sheetrock removal will have to be done by abatement contractor? (sheet notes A5)
  - a. *See attachment in Specification Section 02 26 00 pg 3 is the start of the Hazmat Materials Assessment.*
6. Is slab required to be removed at showers?
  - a. *Shower selection should be low profile and allow ADA threshold. Some slab removal may be required to set drain and shower pan.*
7. No shower model, size, or manufacturer is listed in the contract documents that we can find, unit listed as one piece, will one piece unit fit through the doorways required?
  - a. *See revised M0.1 Plumbing Fixture Schedule. Provide and install a 3'x5' shower pan and surround, phenolic seat, grab bar, hand held shower spray. Final Basis of Design shall be based on Owner approval.*

8. Please provide mechanical demo and new work drawings for the Homestead Wing of the project. They don't appear to be included in the packet.
  - a. *Work in the Homestead Wing for Mechanical consists of just replacement of flush valve at the water closets. New flush valve to be per Fixture Schedule on M0.1 note 3.*
9. Please confirm that "no hard fitting pipe insulation is scheduled for disturbance" per hazardous materials assessment report. The mechanical drawings show tie-ins on the domestic water lines to happen in the utilidor (M01, detail 2 and 3). This piping doesn't appear to have been sampled in the most recent survey, but looked like it may have been suspect on the walk through.
  - a. *See 02 81 00 Appendix A-C for sampled areas. See Clarification 6 above.*
10. Drawing M01, detail 1, and notes throughout mechanical new work drawings note for new Nupi or Aquatherm piping risers and manifold. I am unaware of any drainage fittings provided by these manufacturers, nor transition fittings to existing plumbing piping. Nor are either of these manufacturers listed in the specifications. Please confirm the use of this piping material.
  - a. *See attached revised drawings. Piping and manifold have been revised to copper. Wastelines have been revised to cast iron.*
11. The bid sheet notes an Alternate 3. Please confirm what Alternate 3 is?
  - a. *Please disregard, there is no Alternate 3.*
12. Mechanical notes reference Room 16 in the Raven wing to have work done per Enhancement 2 (Alternate 2 I assume), yet this room appears to be on base bid per architectural. Please confirm
  - a. *For Room 16, disregard Note 7. There is no shower in this location.*

*Enhancement – where the term Enhancement appears in refs, replace with Alternate.*
13. Many of the existing restrooms have hydronic heaters in the spaces. Are these heaters to be removed and reinstalled to facilitate new flooring/wall treatments?
  - a. *See attached revised drawings. As necessary for the wall and floor finish remodel, remove the convector covers. Salvage during remodel, and reinstall existing covers.*
14. Spec Section 22 11 00 – Domestic Water Piping references chlorinating the water system. In phasing this project only allowing limited numbers of bathrooms at a time, chlorinating each space will be timely and expensive. Please confirm that chlorination is required, or will a good water flush of the new piping be sufficient?
  - a. *A good water flush is acceptable. Flush each unit. And thoroughly flush each wing upon completion of each wing.*
15. If new waste pipe manifold is required (per M01, detail 1) all plumbing fixtures will need to be removed from the walls. This removal/re-install work is not called out in the drawings. If this is the case, confirm that we are to reinstall removed fixtures onto existing wall carriers.
  - a. *See attached revised drawings. Remove fixtures as necessary for this installation and re-install fixtures.*
16. Please provide basis of design for P-4 shower and associated trim and accessories.
  - a. *See question 7 above. See revised M0.1 Plumbing Fixture Schedule. Provide and install a 3'x5' shower pan and surround, phenolic seat, grab bar, hand held shower spray. Final Basis of Design shall be based on Owner approval.*
17. In the drawings I am looking for three pages.
  - a. *Page A1.7. It is called out on details from page D1.0.*

*Answer: See attached A1.7.*

b. In the M's, I am not finding the demo or plan for the alternate at the Homestead Trail.

*Answer: See question 8 above.*

18. Specification 02 81 00 paragraph 1.2.A.1. states a quantity of 50 square foot of removal of tan ¼" chip pattern asbestos containing sheet vinyl in the Sunny Loop and Windy Loop wings. This material was not observed at the site visit. The restroom of S-16 was made available at the site visit and had tiled flooring with newer flooring materials in adjacent areas. Please clarify specifically where this sheet vinyl is present and anticipated quantities of removal at each location.

a. *See 02 81 00 Appendix A-C, and specifically Drawing C-1.*

19. Specification 02 81 00 paragraph 1.2.A.2. states a quantity of 325 square foot of removal of assumed asbestos containing sheet vinyl in the Fireweed Hall restrooms. The restroom available at the site visit was F-04/F-03 and had ceramic tile flooring. Detail 3B A1.8 states to "Demo existing tile flooring and wall base." The quantity of 325 square feet quantity suggest that it was expected every Fireweed Hall restroom had sheet vinyl flooring. Please clarify if other Fireweed Hall restroom have sheet vinyl flooring, and specifically which units.

a. *See 02 81 00 Appendix A-C, and specifically Drawing C-3. Fireweed Wing Washrooms have existing sheet vinyl that is to be replaced. See attached Revised 3B/A1.8.*

20. Specification section 02 81 00 Hazardous Materials, Summary of Requirements paragraph 1.2.A.3. states a 200 square foot allowance for removal of asbestos containing joint compound on wallboard in the Fireweed Wing. Detail 3B A1.8 appears to indicate demolition of the majority of wall finishes (bold dashed lines). Given the removal of wall finishes, installation of new plumbing and other fixtures and reconfiguration of the space, all of which could be considered disturbing the asbestos materials, it would be prudent to removal all wallboard with asbestos joint compound within these bathrooms. Please clarify the scope and quantity of removal of wallboard with asbestos containing joint compound in the Fireweed Wing restrooms.

a. *See 02 81 00 Appendix A-C, and specifically Drawing C-2. 200 SF was considered the minimum area required to be disturbed to accomplish the work. The contractor can choose their means and methods to determine the most cost effective amounts of demolition/replacement.*

21. Specification 02 81 00 paragraph 3.1 C & D states that the use of negative pressure glove bags for the removal sheet vinyl and joint compound is anticipated. Please note this work practice for these materials is not feasible and OSHA Asbestos standard 29 CFR 1926.1101(g)(5)(iii) states that "Negative Pressure Glove Bag Systems. Negative pressure glove bag systems may be used to remove ACM or PACM from piping."

a. *The choice of means and methods to compliance with OSHA and EPA regulations is up to the contractor. Paragraph (g)(8) of 29 CFR 1926.1101 states: "Class II work also may be performed using a method allowed for Class I work, except that glove bags and glove boxes are allowed if they fully enclose the Class II material to be removed"*

22. Specification 02 26 00 section D.3. Lead-Containing Materials paragraph Ceramic Wall Tile and Glazing states that "Relatively high concentrations of lead were found in the glazing of tubs in the 1971 era "Raven" wing and "Cordova" wing, as well as in the tub in the "Fireweed" wing. No mention is made of the ceramic tile shower surrounds and floor tile scheduled for removal. The tubs will likely be removed intact without significant disturbance of the glazing; however, the tiled shower surrounds and flooring will likely be removed in a manner that damages the

glazing. The appendices of 02 26 00 that provide analytic results and sample locations were not attached. Please clarify if the glazing of the shower surrounds and/or the floor tile contains lead.

- a. *See 02 81 00 Appendix A-C. The choice of means and methods of demolition of ceramic materials with lead-containing glazing for compliance with OSHA and EPA regulations is up to the contractor.*

23. Does spec section 01540 pertain to this project since Johnson Youth Center is listed as contact address

- a. *This has been corrected in DIV 1 and will be reissued with the addendum.*

24. Does Spec. Sec. 01500.1.09 listing temporary enclosures apply, it states for these to be constructed from metal studs, painted GWB, 10 mil and sound insulation.

- a. In demolition of the bathrooms, we need access to both/all rooms on each side ( if there is a door) to be able to complete the work including flooring.
- b. Will the contractor have that access?

*Answer: See Clarification #2 above.*

- c. Will not the hallway walls with doors that can be locked be enough of temporary wall or does the contractor have to go in the middle of the residence rooms and build a temporary wall.

*Answer: Contractor is responsible for means and methods of controlling safety, dust, and noise. The existing doors may be used but may require protection and additional temporary gasketing or cover to limit noise and dust pollution.*

25. Please provide Fixture Data Sheets as per 2200003.8A, or at least the size of the fixture you want if not the model of basis of design. (None is indicated at end of Spec Section 22 40 00.)

- a. *See Plumbing Fixture Schedule on M0.1.*

26. Is there a schedule for the availability of the rooms?

- a. *See Clarification #2 above.*

27. Please confirm that there is no work in room N28 associated with this contract.

- a. *Room N28 does not appear in the drawing set.*

28. Please confirm that we can use electric hammers on the project and that spec section 01120.3.01.E does not pertain to this project, or do we remove ceramic tile with hammer and chisel.

- a. *Means and methods are by contractor. After review with the AVPH Staff, the use of pneumatic tools and electric hammers are permitted for this project /facility.*

29. Can you explain the difference in work areas shown from the Central area Demo Plan M1.2 and work area shown on D1.0. Is there work on both sides of the middle wall- that is not shown in enlarged plan 2/M1.

- a. *Work is limited to the one partial Washroom as shown on M1.2, D1.0 and A1.3.*

30. Specified two wall / roll in one piece shower Not available. Please provide make and model number for described shower or specify a custom built tile shower with a wall kit.

- a. *See question 7 above. See revised M0.1 Plumbing Fixture Schedule. Provide and install a 3'x5' shower pan and surround, phenolic seat, grab bar, hand held shower spray. Final Basis of Design shall be based on Owner approval.*

31. I am not sure why, but sheet A1.7 seems to be missing from the bid sheets. Can you please provide?

- a. *See attached sheet A1.7*

32. And to clarify, I see on electrical drawings that the new dividing wall has GFCI devices mounted in it, while at the same time having an OC sensor above presumably able to view both areas at the same time. Perhaps the missing A sheet will clarify the build of this section of wall, but if not, please clarify the intent of these perceived discrepancies.

*a. See attached sheet A1.7*