

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

Issued November 18, 2022

ADDENDUM NO. 3

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.

Bid Deadline remains 11/22/22 @ 2:00PM

ITEM 1: Bidder Questions & Responses

1. Is there another alternate coming out?
 - a. SHEET NOTE 7 on M2.1 in addendum lists "ALTERNATE #3"
 - b. Plans that came out in ADDENDUM 2 -architectural plans A1.10 have work listed as alternate #3 and #2
 - a. *On A1.10, items listed in the drawing titles as Alternate #2 should read Alternate 1. Items listed in the drawing titles as Alternate #3 should read Alternate 2.*
2. Could the architect please provide a reflective ceiling plan. Some bathrooms have gypsum ceilings and some have exposed wood decking as finish ceilings.
 - a. We were not able to go into every room on the walk through, so it is necessary have a reflective ceiling plan, stating what the existing finish ceiling material is constructed out of.
 - b. Unless with the bidding documents, it is stating that there is no work in the ceilings for the contractor,
 - c. It is our believe that the contractor will have work in the bathroom ceilings
 - a. *Reflected ceiling plans have not been provided. The work at the ceilings, in general, is fairly limited. In most of the rooms, it consists of replacement light fixtures. In Raven and Cordova Wings (A1.7), the ceilings are high sloped T&G wood and the work is limited to light fixture replacement. In Fireweed Wing (A1.8), the ceiling above the shower/tub should be demo'd and replaced with a finished drywall ceiling to match the adjacent. On Sunny Loop (A1.9) and Homestead Trail, no ceiling work is intended to be part of the*

scope. If fixtures or items are relocated, then the associated patch and repair shall be provided in the surrounding surfaces.

3. Electrical note 1 on E2.4 states to extend to new location. Demo plans for Homestead Trail just state "Demolish lighting in room". Detail 3C/A1.10 states "New Fixture". No Demolition work is shown to be associated with this alternate. Is the contractor to just install new light fixture in existing electrical box?
 - a. Please confirm that there is no relocation for these new light fixtures and that there is no demolition of wall/ceiling surfaces or repairing of wall/ceiling finishes associated with the alternate #2
 - a. *Replace the fixture with new LED fixture in same location as existing fixture. Either fixture A or V2 can be used for the new fixture depending on existing fixture location (ceiling or wall). No demolition of wall/ceiling surfaces.*
4. Same question but pertaining to bathroom of room S26; Electrical note 1 on E2.4 states to extend to new location. Demo plans and Enlarged Floor Plan for Sunny Loop Do not show any work in bathroom of S26. Is the contractor to just install new light fixture in existing electrical box?
 - a. Please confirm that there is no relocation for these new light fixtures and that there is no demolition of wall/ceiling surfaces or repairing of wall/ceiling finishes associated with the alternate #2
 - a. *Replace the fixture with new LED fixture in same location as existing fixture. New fixture V2 will replace the existing fixture. No demolition of wall/ceiling surfaces.*
5. We can not locate any clarification on the note on finish schedule. Could you tell us where that clarification is for the note
 - a. *On A6.0 in the Comments column, the reference to ENHANCEMENT #2 should be replaced with ALTERNATE #1.*
6. Bid Alternate #2 indicates renovation to four (4) single occupancy restrooms in the Raven Wing. The drawings show 3 restrooms in the dotted line scope of work for Alternate 2.
 - a. *The 3 single occupancy restrooms in Raven Wing indicated on the drawings are the scope of work.*
7. No locations are shown for paper towel dispenser, liquid soap dispenser, or robe hooks on the drawings.
 - a. *Accessories vary by restroom type. Restrooms with sinks should have paper towel dispenser and liquid soap dispensers. Restrooms with showers should have robe hooks. Confirm all locations, in each type of restroom, with Craig Tallman at AVPH prior to installation. Paper towel dispensers should be located to the side of the mirror, above the grab bar. Liquid soap dispensers should be installed in the sink. Robe hooks should be installed on the wall adjacent to the shower. Mounting heights and requirements are indicated on sheet G1.2.*

8. ADA requires an 18" vertical grab bar along with the 42" and 36" typical grab bars. You do not show any. Please confirm that the ADA vertical grab bar is not required for the project.
 - a. *ADA does not require an 18" vertical grab bar. Vertical grab bars at the toilet are not required for this project.*