



Issue Date: April 13, 2023

ATTN: Contractors

RE: Project Name: YKCC Recreation Area Renovations
Project Number: 230001184
Project Location: Bethel, Alaska

Addendum # Three (3)

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 additions are required:

1. Delete the Original RFP **Scope of Work** and replace with: See attached detail Scope of Work (1 page).
2. Yukon Kuskokwim Correctional Center (YKCC) Site Plan and Rec Yard drawings are available upon request. All interested contractors will need to contact Michael Lim @ Michael.lim@alaska.gov to request for the drawing.

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

1. Please confirm the desired schedule/period of performance. RFP currently states 100% design by August 15, 2023. This may be difficult to achieve with Appendix B SOA Para 1.6.

RESPONSE: The 100% design completion date for bid ready construction documents will be moved to October 1, 2023.

2. Please confirm preliminary building size and budget. RFP currently identifies 6,000 SF and \$2.6M for Bethel, Ak.

RESPONSE: Building size will be approximately 3,000 SF. DOC current budget is at \$2.6M.

3. Please confirm that electronic proposals are welcomed and can be sent to erin.mssing@alaska.gov.

*RESPONSE: Please email proposals to erin.messing@alaska.gov no later than the scheduled RFP deadline of **April 28, 2023 @ 2:00 pm local time.***

This addendum is considered part of the Request for Proposal (RFP) and is to be acknowledge on your bid proposal.

Please contact me if you have any questions.

Sincerely,

Michael Lim

Michael Lim
Procurement Specialist V

Attachment:

1. Scope of Work (1 page)

cc: John Gard, Facilities Manager I, DOC
Clif Reagle Facilities Manager II, DOC

End of Addendum #3, Total pages with attachment is 3

Yukon Kuskokwim Correctional Center (YKCC) Recreation Area Renovation

The new YKCC Recreation Area Center is to be built in the area currently occupied by the Outdoor Recreation Yard. The new building will be founded on a structural system recommended by the design team's geotechnical engineer and approved by DOC. The \$2.6M project budget for the project will require innovative approaches and decisions by the design team. Currently no building code analysis has been undertaken, but it is assumed the new Recreation Building will require two means of egress. The primary access/egress route is expected to originate at the existing west building exit that currently serves as the open rec yard access. The secondary route, if required, is to originate at the existing gymnasium (dorm) exterior door and lead to the new Recreation Center.

The recreation structure is currently thought to include 20 foot clear ceilings, a half-court basketball court, a gym equipment room, two single occupant toilet rooms, a mechanical room and an officer's open workstation. The toilet rooms may not be affordable in the project budget, but space is to be allocated for the toilet rooms so they can be added later. The building is to be constructed with an insulated structural composite concrete finished floor, steel superstructure and insulated metal enclosure with interior wall hardening extending from the floor to 12 feet above the floor. Wall hardening is to provide the equivalent impact resistance of 5/8 inch thick plywood. The building roof is thought to be fully adhered 60 mil EPDM. The primary activities are expected to be basketball, walking/jogging, and some organized floor exercise. Individual workout equipment will include at least (2) two-step steel stairs and (2) pull-up bars. The building will have a new oil fired boiler and unit heaters for building heat. Mechanical ventilation is to be included in the project scope. Both fire sprinklers and fire alarm systems are expected to be required. Steel bar protected windows are to be provided at or above 15 feet above the finish floor to incorporate natural light in the space. Lighting and other exposed devices are to be protected like any high school gymnasium. Finishes will include game striping and wall pads, and where wall finishes are not factory-finished, the surfaces are to be painted. The floors are to be steel troweled with game striping.

The primary access to the new recreation building is to follow the existing exterior walkway/boardwalk and accessed from the existing sallyport on the west end of the existing prison building. The floor surface is to remain elevated at the current existing building floor elevation to the new Recreation Building. Again, the walkway foundation is to be recommended to DOC for approval. The walkway is currently thought to be made of steel structure with a composite concrete deck. Ideally, the connecting walkway will be enclosed and heated, but considering the budget, this may not be possible. Minimally, the elevated walkway is to be enclosed and roofed with 6 gauge chain link fencing.

The building's security is to include 6-12 new cameras and detention doors with electronically controlled hardware on all exterior doors. All passageway and recreation spaces are to consider clear unrestricted sight lines. Exterior wall finishes are to be comprised of half-inch thick plywood or 16 gauge expanded metal fabric behind 5/8 inch thick fiberglass faced, impact-resistant painted gypsum board.

Design services are expected to include Architecture, Geotechnical Engineering, Civil Engineering, Structural Engineering, Mechanical Engineering and Electrical Engineering, including Low Voltage Engineering and Cost Estimating. There are no known existing geotechnical engineering reports for this building.