

INVITATION TO BID
ANC 23-26C
Anchorage Pioneer Home 3rd Floor Resident Renovations

Issued: June 12, 2023

ADDENDUM NO. 2

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.

This addendum consists of:

1. Addendum No. 2 document consisting of 9 pages.
2. Contractor Questions
3. Attachments:
 - ANC 23-26C Addendum No. 2
 - Shaft Wall Detail
 - Revised Bid Schedule
 - Contractors Pre-Bid Sign-in Sheet
4. **** NOTICE**** LAST DAY TO SUBMIT BID QUESTIONS IS June 14, 2023

Contractor Questions

Questions from Roger Hickel Contracting

Question 1. Are we relocating existing patient lift systems or providing new patient lifts for both tub rooms?

Response: There are currently no patient lifts in either of the existing tub rooms (rooms 324 and 338). See sheet A2.2, Keynote N027, Room 324, is the only room to receive a patient lift (new).

Question 2. Please confirm there's a patient lift in room 338.

Response: See sheet A2.2, only room 324 is to receive Patient Lift.

Question 3. Are the FSD36's sized to fit the existing openings or will cutting/infilling concrete be required?

Response: From the 4th floor experience, there was some amount of cutting and infill required to accommodate the duct size.

Question 4. The flooring demo extents on A2.0 exceed the new flooring shown on the Floor Finish Plan on A11.1. Please specify which takes precedence. If we are to figure flooring demo per A2.0, please confirm additional abatement will not be required.

Response: Did you note that the "white" spaces are to receive resilient sheet flooring or Chilewich tile as noted on the Floor Finish Legend? The Bathrooms left "white" on the plan are those that remain as they are with no new tile work.

Question 5. If we are installing new flooring in all the guestrooms, please confirm APH will remove and store existing furnishings prior to the start of construction for reinstallation by APH.

Response: The Home will move all existing furnishings off the floor.

Question 6. Please verify if abatement will be required in Bath 313.1, similar in scope to Room 315.1, which requires more abatement according to H1.0.

Response: Yes, the hatching in Bath 313.1 should have been bold, similar to 315.1. The quantities of GWB w/ACM JC and Sheet Vinyl on sheet H0.1 are revised to:

7020 SQUARE FEET OF GYPSUM WALLBOARD WITH ASBESTOS-CONTAINING JOINT COMPOUND, INCLUDING 2 BATHROOMS WHERE GWB IS COVERED WITH CERAMIC TILE.

290 SQUARE FEET OF ASBESTOS-CONTAINING SHEET VINYL AND MASTIC.

Question 7. Will there be any abatement/patching from the second floor for installation of the FSDs? If so, what should we figure for bidding purposes?

Response: There may need to be some access cut in the GWB with ACM Joint compound ceiling in some bathrooms on the 2nd floor to accommodate the new floor drain work, if that work cannot be accomplished from the 3rd floor. The bathrooms in the Phase I area originally had exposed concrete ceilings, and should not have asbestos-containing joint compound, if GWB is present. The bathrooms in the Phase II areas should be assumed to have asbestos-containing joint compound and treated accordingly.

Question 8. On sheet H1.0, sheet note 2 mentions plumbing working includes 2 risers being installed in chases near grid C-4 and C-11 from the 3rd to 1st floor. Please provide more information as this does not appear to be covered in the mechanical drawings.

Response: No work is required for the risers. That scope of work was deleted. Delete the following from Sheet Note 2: "PLUMBING WORK INCLUDES 2 RISERS BEING INSTALLED IN CHASES NEAR GRIDS C-4 AND C-11 FROM THE 3RD FLOOR TO THE 1ST FLOOR."

Question 9. In general, is the existing floor elevation datum at 21'-10 1/8"?

Response: Yes.

Question 10. Where details 1 and 2/A2.04 are called out on sheet A2.2, is the intent to provide the sloped floor transition at the doors but then raise the elevation of the floor in the guestroom to either 21'-11" or 21'-5/8"?

Response: Yes, the floor is to rise to 21'-10 5/8" and slope down to the sleeping area. These details were added upon request from the MOA plan reviewers, we were concerned they would be confusing and it looks like they are.

Question 11. Sheet note D1 on A2.1 says that the base bid includes the removal and reinstallation of existing plumbing fixtures and that Unit Price A includes the removal of existing fixtures and installation of new plumbing fixtures. Please confirm the new P-2(N) sink shown on M2.4-M2.6 are to be included in the Unit Price A price.

Response: Yes, P-2 (N) Formica Group 1513 is to be installed as an undercounter integral lavatory in the Unit Price.

Question 12: Where we are reslope the guestroom floors, will we have to modify the undercuts of the sliding closet doors?

Response: Trimming the bottom of the closet doors will be required in most cases where the floor elevation is 21'-11". Where the floor is 21'-10 5/8", the doors might be high enough to clear.

Question 13. How many cabinet locks should we assume for the base bid and Unit price A?

Response: There are no drawer or cabinet door locks in this project.

Question 14. Where D47 is called out on A2.0, it seems the typical renovation detail for these locations is 3/A2.4 which says "Match (E) bathroom floor elevation (No Slope)". Are the floors inside the bathrooms at a higher elevation compared to the guestroom meaning we'll have to raise the floor elevation in the entire guestroom?

Response: The entry floor is to be sloped up at the entry doors and down at the lavatory to meet 21'-10 1/8" near the sleeping area. The bathroom floor is 5/8" – 3/4" higher than 21'-10 1/8".

Question 15. On H1.0, there's a note that the wall and soffit at the sinks are to be removed in all rooms for new work. However, the soffit demo is included in Unit Price A according to the new work legend on sheet A2.3. Please confirm the soffit demo/abatement should be included in Unit Price A, not the base bid.

Response: The soffit removal is to be part of the base bid as shown on H1.0 and is miss-stated on A2.3.

Question 16. Detail 3/A2.3 seems to indicate the existing closet doors are painted. If correct, are we to paint the existing bathroom doors as well?

Response: Only the closet doors are to be painted as a part of the contractor's work.

Question 17. There's a note in the mechanical drawings to powder coat the existing fintube covers in all of the quest rooms. Can these covers be painted onsite versus taking them to a shop offsite?

Response: Please delete the reference to powder coating the convector covers.

Question 18. Detail 8 on A3.1 shows new finishes in Women's 343 but no abatement/demo indicated on the plans or new finishes on the finish schedule. Please clarify the renovation work intended for Women's 343 and verify if a similar arrangement will apply in Men's 344.

Response: There is no work in either of the public toilet rooms. Detail 8, 9 and 10 were hold-overs from an earlier design that was removed due to cost. These details should have been removed.

Question 19. Please provide a wall section detail for the new shaft wall construction in the guestrooms. Specification 09 21 16 calls for 2-1/2" CH studs with a 1" liner and 1 layer of 5/8" GWB. Is the intent to support the existing wall mounted sinks (or new wall mounted vanities and sinks in Unit Price A) from the 2-1/2" CH studs?

Response: See attached Gypsum Association diagram. Yes, the intent is for the CH studs at 24" o.c. with attachment backing to support the lavatories.

Question 20. Will acoustic insulation be required for the new shaft walls?

Response: No insulation is required in the shaft wall assembly.

Question 21. According to the demo RCP on A9.1, we are to remove and reinstall the ceiling track in the tub rooms per keynote D40. However, N10 is called out in the reno RCP which calls for new shower curtains. Please verify if we are reinstalling the existing curtain and track or are we keeping the existing track and just installing new curtains?

Response: See specification section 10 28 00, 2.1D. The Tub room Privacy Curtains are to be new using the specified fabrics but the existing tracks are to be salvaged as noted in D40.

Question 22. According to the notes on A11.1, the contractor is to paint new walls only and that the existing walls will be painted by the owner. Does new walls mean newly framed walls only or should we also include touchup such as the existing walls in the closet where the

shelving/casework's being replaced? For the base bid where the soffits above the vanities remain, are we to include painting the existing soffits?

Response: New walls in this case will mean new GWB or surfaces that have been extensively patched, minor touch up will fall under the work by the facility. Surfaces where the soffits were previously installed will be "new walls" and will require painting below the new ceiling.

Question 23. The plans reference the unit pricing for the vanities as Unit Price A but the vanity scope is covered under Unit Price B on the bid form. Please clarify.

Response: The vanity is Unit Price B, the firestopping is Unit Price A.

Question 24. Under unit price B on the bid form, the ceiling modifications at the vanity are not included in the unit price but the drawings indicate the soffit demo/acoustic ceiling modifications are included in the unit price. Please clarify.

Response: Soffits are to be removed as part of the base bid. See comment #15.

Question 25. There are existing thermostats shown to remain in the mechanical drawings where mechanical chases are being demolished and reconstructed. Should we include the removal and reinstallation of existing thermostats where shown to remain on the mechanical drawings?

Response: Please locate the thermostats in the same position they currently are once the walls are constructed.

Question 26. There are more bathroom accessories on the plans for the typical bathrooms than what's indicated in the bathroom accessory schedule in spec 10 28 00. Please confirm the accessory schedule takes precedence.

Response: Please indicate what you have found to not be listed in the schedule. If items were left off they should be added to the schedule.

Question 27. Spec 10 28 00 includes a section for a Medical Security Cabinet which is OFOI but requires the contractor to install backing for a recessed cabinet. Where, and how many locations, should we assume for the recessed cabinets? Will abatement be required at these locations?

Response: Every bedroom will get a secure medicine cabinet. Earlier it was to be contractor furnished and installed and was shown on the drawings but was changed to be OFOI at the last minute. The medication cabinets are to be located inside the closets on the return wall closest to the lavatory, 1'-0" from the corner and 3'-0" AFF.

Question 28. Spec 10 28 00 section 2.1D mentions Tub (Privacy) Curtains in rooms 324 and 338, however these rooms were not included in the Bathroom Accessory Schedule. Are we to provide new privacy curtains in the tub rooms?

Response: Yes, new privacy curtains are to be provided on reinstalled curtain tracks in rooms 324 and 338, as noted on sheet A9.1 – D40 and specified in 10 28 00.

Question 29. For the newly renovated bathrooms where the existing showers are being replaced with the new P-4 sliding shower heads, how much tile should be removed/patched? The existing shower heads appear to be mounted higher (below a raised hardlid) with a separate handheld fixture on a different wall meaning there will be more patchwork required. Please indicate an approximate area for demolition so that contractors can estimate the same patchwork extents for cement board and tile.

Response: The existing renovated showers in rooms 301.1, 303.1, 305.1, 307.1, 309.1, 311.1, 317.1, 323.1, 326.1, 328.1, 334.1, 339.1 are to remain in place and the new replacement showers currently scheduled for the rooms are to be deleted from the

documents. Also, the existing showers in Tub Rooms supporting bathrooms, room 323.1 and 337.1 are to remain. So there is no tile removed in these bathrooms and no new showers.

- Question 30. For the fourth floor renovations, we found the existing 1-1/2" drain for the demolished tubs is piped to the closet wall carriers which would have required more concrete demo than what's shown in the picture below. On that project, the MOA inspector approved replacing the 1-1/2" slip joint connection with a 1-1/2" ABS trap and a 2" x 1-1/2" Mission Clay at the floor drain. Please confirm we are to assume a similar situation and concrete demolition for the third floor tub demolition.



Response: Information noted in the bidder's question illustrates the conditions and the code variance related to shower trap size accepted by AHJ for previous projects on the 3rd and 4th floors. For this project, the bidder may assume similar field conditions except no assumption is made that similar plumbing fixture trap size variance (per UPC Table 702.1) may be accepted by AHJ. The design team will work with the contractor to develop a suitable solution that is acceptable to the AHJ.

- Question 31. In the recently renovated rooms where we are to replace the existing floor drains, the pre-tensioned concrete deck must be demolished similar to what's pictured above taken from the fourth floor renovations project. Please confirm we are to assume a similar scope of work.

Response: Information noted in the bidder's question illustrates the conditions encountered in a previous project. For this project, the bidder may assume similar field conditions. Removal of portions of the 3rd floor pre-tensioned slab to access plumbing is to be anticipated by the contractor.

Questions from Alaska Mechanical

- Question 32. During the renovation to the 4th floor we found that every sink located at the shaft required plumbing piping to be rework for damper access. Should we assume the same for the 3rd floor.

Response: Like you, we expect the conditions found on the 3rd floor will be similar to those on the 4th floor. Please expect similar replacement to be required.

- Question 33. During the renovation to the 4th floor we were limited on the amount of water shutdowns allowed. This resulted in (4) cold water freezes and (4) hot water freezes per room / restroom. Please advise on the water shut down timelines and notice required for scheduling.

Response: The Home has asked for a 1 day advanced notice for water and power shutoff. They have also asked that the services be restored before the close of business each day so the residents can use their bedroom facilities.

- Question 34. During the renovation to the 4th floor we found that the majority of sinks that were to be removed and reinstalled had brittle traps and work trap gaskets. Should we assume that these are to be replaced on reinstalled fixtures?

Response: Like you, we expect the conditions found on the 3rd floor will be similar to those on the 4th floor. Please expect similar replacement to be required.

- Question 35. Are new stops and water supplies required at the all fixture locations where they are to be removed and reinstalled?

Response: Yes, please provide/replace all fixture stops with new quarter-turn, angle-pattern, lead free fixture stop to match connections. Fixture stops be IAPMO listed to ASME112.18.1 including NSF/ANSI372, BrassCraft G2C series or equal.

Electrical Questions

Question 36. Can the fire alarm as-builds be given as part of an addendum? The plans require 1 for 1 replacements of the normal horn strobes in the bedrooms to new 520 hertz horns. The 520 hertz horns use a lot more power and additional fire alarm circuits and equipment may be required to make it work. Same applies to the additional door hold open magnets and damper valves.

Response: The existing record drawings are included with this addendum. They are thought to be inaccurate and may be misleading. Field verification is strongly recommended.

Question 37. Will the fire alarm graphic display map on the first floor need to be updated to reflect the new fire alarm device? This would be costly if so.

Response: In the last phase, the graphic display map only needed to be marked with the new zones per MOA, and this could be done with a marker or other means.

Question 38. With the significant amount of fire alarm work being done on the 3rd floor can the fire alarm for that floor only be disabled during the construction if the sprinkler system is active?

Response: In a construction zone the fire alarm can be disabled if the floor is otherwise unoccupied and the sprinkler system remains active.

Question 39. Is it acceptable to run the new circuits and fire alarm wires in wiremold on the hard lids? There is already a bunch of wiremold on the walls and ceilings.

Response: We prefer all new wiring be concealed but if the ceilings are not accessible, painted surface conduit (wiremold) will be allowed.

Question 40. If wiremold is acceptable and knowing the hallways may have hazardous materials in it, would it be acceptable to use a wiremold non-metallic raceway system with the self-adhesive on the back or will metallic be required. Non-metallic wiremold with self-adhesive would minimize penetrations in the rock and is allowable for circuits under 50 volts.

Response: Please provide metallic raceway with mechanical fasteners. The gypsum wall board in the corridors, etc. are assumed to contain asbestos in the joint compound as shown in the guest rooms. If the fastening of the new raceways can be done without creating any debris, that work would be classified as Class IV asbestos work, and can be done by workers who have current 2 hour asbestos awareness training. If the fastening will create debris, that is Class II asbestos work and required to be conducted by fully trained 40 hour asbestos worker/supervisors.

Questions from H5 Construction

Question 41. Will you be distributing the site visit sign-in sheets?

Response: Yes, see attached.

Question 42. Is there a deadline for submitting Questions?

Response: No deadline for questions was included in the bid solicitation. By this addendum, the time for contractors to submit questions will close 6 calendar days (June 14, 2023) prior to the bid date (June 20, 2023).

Question 43. Refer to A2.1: Note D1 refers to Unit Price A1. Note D3 includes Unit Price – Remove Existing Casework. Note D21 includes Unit Price A1. Are these features of work to be included on the Bid Form in Total Lump Sum for the Basic Bid, or will the Bid Form be modified?

Response: D1 correctly indicates material to be removed as part of the base bid and is to be installed as a part of the base bid. Note D1 also denotes that in the Unit Price the material is removed but not reinstalled, instead the material is replaced with new.

Question 44. Refer to A2.2: New Work Legend refers to Base Bid and also Unit Price A1. Note N071 refers to Unit Price A1. Note N072 refers to Unit Price A1. Note N073 refers to Unit Price A1. Are these features of work to be included on the Bid Form in Total Lump Sum for the Basic Bid, or will the Bid Form be modified?

Response: The cost of N071, N072, N073 are all correctly identified as unit prices for the different lavatory configurations. I can see how this could be confusing and will modify the bid form to provide a line for each configuration.

Question 45. Refer to A2.3: New Work Legend refers to Base Bid and also Unit Price A1. Note N042 refers to Unit Price A1. Note N070 refers to Unit Price A1. Are these features of work to be included on the Bid Form in Total Lump Sum for the Basic Bid, or will the Bid Form be modified?

Response: Nearly all items in the Work Legend are correctly identified. The one item that is not is the exclusion of the soffit removal in the base bid. As noted in Addendum question 15 the Haz Mat documents correctly identify the removal of the soffit in the base bid.

Question 46. Refer to A2.4: New Work Legend refers to Base Bid and also Unit Price A1. Note N042 refers to Unit Price A1. Note N070 refers to Unit Price A1. Are these features of work to be included on the Bid Form in Total Lump Sum for the Basic Bid, or will the Bid Form be modified?

Response: Nearly all items in the Work Legend are correctly identified. The one item that is not is the exclusion of the soffit removal in the base bid. As noted in Addendum question 15 the Haz Mat documents correctly identify the removal of the soffit in the base bid.

Question 47. Refer to A3.1: Keynotes N035, N036, N042, N070, N071, N072, N073, N074, N076 and Details 21 & 17 all include Unit Price A1. Are these features of work to be included on the Bid Form in Total Lump Sum for the Basic Bid, or will the Bid Form be modified?

Response: N035, N036, N042, N070, N071, N072, N073, N074 and N076 correctly identify the components of the Unit Price.

Question 48. Refer to A9.1: Keynotes D21 and N035 include Unit Price A1. Are these features of work to be included on the Bid Form in Total Lump Sum for the Basic Bid, or will the Bid Form be modified?

Response: D21 is part of the base bid. There is no N035 on sheet A9.1, perhaps you meant N030, if so, see Addendum question 21.

Questions from Alaska Air Balancing

Question 49. Specification D3090 on Sheet M1.0 Calls for Testing Adjusting and Balancing (TAB) of the ventilation systems, the drawings indicate these systems serve other floors. Is the intent to balance the ventilation systems in their entirety, or only the third floor as shown in the drawings?

Response: The intent of the project for TAB is limited to the 3rd floor project only. The TAB report will validate the airflow as noted in the referenced as-built drawing M1.2. Any significant variance may indicate problem related to the central system that will be reported to the owner for resolution outside the scope of this project.

Question 50. If the systems are to be balanced in their entirety, will mechanical as-builts for the rest of the building be made available?

Response: Please see response to previous question. At the contractor's discretion, historical as-built drawings of the building systems are available in the owner's archives library.

Question 51. There are no CFMs shown for the supply and exhaust systems on the new prints, will pre-demolition readings be necessary or should the as-built CFMs be used for TAB?

Response: Please see response to previous question noting referenced as-built drawing M1.2.

NOTE: Bid deadline remains unchanged.

Attachments:

ANC 23-26C Addendum No. 2.pdf
Shaft Wall Detail.pdf
REVISED BID SCHEDULE.pdf
Pre-Bid Sign-In.pdf

End of Addendum No. 2