



Issue Date: November 22, 2024

ATTN: Vendors

RE: Project Name: LCCC Boiler Replacement
Project Number: 240002937-1
Project Location: Lemon Creek Correctional Center (LCCC), Juneau, Alaska
ITB Deadline: **November 27, 2024 @ 2:00 p.m., Local Time**

Addendum # Four (4)

The Department of Corrections is issuing this addendum to the Invitation to Bid (ITB) for the above project.

1. Delete the Original ITB, Contract Form, page 29 and replace with: See attached Contract Form (2 pages).
2. Delete the Original ITB, Bid Schedule, page 20 and replace with: See attached Bid Schedule (2 pages).
3. Add Liquidated Damages to the contract to reads as follows:

LIQUIDATED DAMAGES:

- **Five Thousand Dollars** (\$5,000.00) per day for each calendar day elapsing between the time stipulated for the sub-completion date and in accordance with the terms hereof; such deduction to be made, or sum to be recovered, not as a penalty but as liquidated damages.
 - **One Hundred Fifteen Dollars & Zero Cents** (\$115.00) per day for each calendar day elapsing between the time stipulated for the final completion date and in accordance with the terms hereof; such deduction to be made, or sum to be recovered, not as a penalty but as liquidated damages.
4. On page 115, Under Scope of Work, of the Original ITB, change Base Bid to read as follows:

SCOPE OF WORK:

The Alaska Department of Corrections, Lemon Creek Correctional Center, is requiring a contractor to provide all labor, materials, equipment and travel / lodging cost to remove existing boilers units and installing three (3) new Weil-McClain 1594 boilers as specified or state approved equivalent. The intent is to install the new boilers in the current locations of the existing boilers.

Major Deliverables:

- The project will deliver three (3) new boilers and install.

Base Bid:

- Remove 2 old boilers from facility.
- Provide and install 3 new Weil-McClain 1594 boilers as specified or state approved equivalent.

- Demo and install new oil lines as needed
- All appurtenances required to complete installation shall be provided by contractor.
- Test and run new boilers for functional inspection and provide 4-hours of on-site training for operation, trouble shooting, preventive maintenance and replacement parts repair and sourcing.
- Boiler replacement work to be performed in existing remote maintenance building. Contractor must maintain minimum 68-degree temperature in Main Administration/Housing building. Coordination of demolition and installation of new lines are contractors' responsibility. No loss of heat below 68 degrees in main building acceptable. No loss of domestic hot water for more than 72 hours acceptable. Contractor must coordinate any domestic hot water outage 48 hours in advance.
- Contractor must provide a cutover plan approved by DOC to ensure 72-hour hot water compliance.
- Provide 1 year warranty for parts and labor. Provide equipment manufacturers O&M warranty. Provide redlined drawings prior to final completion for approval.

Additive Alternate 1:

- Remove & Replace existing Day Tank.

Project Plan and work scope:

- Provide work sequence plan.
- Provide project schedule.
- Provide schedule of values.

Compliance and Safety:

- Adhere to all relevant OSHA safety regulations and standards.
- Ensure minimal disruption to the facility's operations during the project.
- Contractor onsite supervisor shall be OSHA 30 hour certified. Must be present all times work is being performed.

Contractor Responsibilities:

- Contractor shall install new boilers and all appurtenances.
- Contractor is responsible for all patching, painting, and cleaning.
- Contractor to demo oil lines as necessary.
- Contractor is responsible for all water flow balancing associated with the boiler replacement to ensuring that the water flow rates are properly adjusted throughout the system to achieve optimal performance and efficiency of the new boiler.
- Contractor shall provide start-up, commissioning, adjusting, testing and operator training by manufacturers representative.
- Contractor shall provide O&M manuals, as-built drawings, and warranties.
- Contractor to work closely with manufacturer representative for final approval and acceptance of new work.
- All work to be done in accordance with engineer's design and specifications.

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

1. On M-01 Under Additive Alternate 2 it reference complete asbestos abatement in the Boiler Room per existing 1995 Asbestos Report. I do not see the report in the documents. Is it available?

A: Additive Alternate 2 is deleted to the scope of work. DOC will be responsible for abatement of the asbestos.

This addendum is considered part of the Invitation to Bid (ITB) and is to be acknowledged on your quote form.

Please contact me if you have any questions at michael.lim@alaska.gov or 907-465-6014.

Sincerely,

Michael Lim

Michael Lim
Procurement Manager

cc: Shawn Ratliff, Facilities Manager I, DOC
William Merchant, Facilities Manager II, DOC

End of Addendum



STATE OF ALASKA
DEPARTMENT OF CORRECTIONS

CONSTRUCTION CONTRACT

LCCC Boiler Replacement
Lemon Creek Correctional Center, Juneau, Alaska
Project Numbers: 240002937-1

This CONTRACT, between the STATE OF ALASKA, DEPARTMENT OF CORRECTIONS, herein called the Department, acting by and through its Contracting Officer, and

Company Name

Company Address (Street or PO Box, City, State, Zip)

a/an Individual Partnership Joint Venture Sole Proprietorship Corporation incorporated under the laws of the State of Alaska, its successors and assigns, herein called the Contractor, is effective the date of the signature of the Contracting Officer on this document.

WITNESSETH: That the Contractor, for and in consideration of the payment or payments herein specified and agreed to by the Department, hereby covenants and agrees to furnish and deliver all the materials and to do and perform all the work and labor required in the construction of the above-referenced project at the prices bid by the Contractor for the respective estimated quantities aggregating **not to exceed** the sum of \$ _____ and such other items as are mentioned in the original Bid, which Bid and prices named, together with the Contract Documents are made a part of this Contract and accepted as such.

It is distinctly understood and agreed that no claim for additional work or materials, done or furnished by the Contractor and not specifically herein provided for, will be allowed by the Department, nor shall the Contractor do any work or furnish any material not covered by this Contract, unless such work is ordered in writing by the Department. In no event shall the Department be liable for any materials furnished or used, or for any work or labor done, unless the materials, work, or labor are required by the Contract or on written order furnished by the Department. Any such work or materials which may be done or furnished by the Contractor without written order first being given shall be at the Contractor's own risk, cost, and expense and the Contractor hereby covenants and agrees to make no claim for compensation for work or materials done or furnished without such written order.

The Contractor further covenants and agrees that all materials shall be furnished and delivered, and all labor shall be done and performed, in every respect, to the satisfaction of the Department, on or before: **August 1, 2025 for Substantial Completion Date and September 30, 2025 for the Final Completion Date**. It is expressly understood and agreed that in case of the failure on the part of the Contractor, for any reason, except with the written consent of the Department, to complete the furnishing and delivery of materials and the doing and performance of the work before the aforesaid date, the Department shall have the right to deduct from any money due or which may become due the Contractor, or if no money shall be due, the Department shall have the right to recover the following amounts:

LIQUIDATED DAMAGES:

- **Five Thousand Dollars and Zero Cents (5,000.00)** per day for each calendar day elapsing between the time stipulated for the sub-completion date and in accordance with the terms hereof; such deduction to be made, or sum to be recovered, not as a penalty but as liquidated damages.
- **One Hundred Fifteen dollars and Zero Cents (\$115.00)** per day for each calendar day elapsing between the time stipulated for the final completion date and in accordance with the term hereof; such deduction to be made, or sum to be recovered, not as a penalty but as liquidated damages.

IN WITNESS WHEREOF, the parties hereto have executed this Contract and hereby agree to its terms and conditions.

CONTRACTOR

Company Name

Signature of Authorized Company Representative

Typed Name and Title

Date

(Corporate Seal)

**STATE OF ALASKA
DEPARTMENT OF CORRECTIONS**

Signature of Contracting Officer

Michael Lim

Typed Name

Date

Re: Project # 240002937-1, LCCC Boiler Replacement



STATE OF ALASKA
DEPARTMENT OF CORRECTIONS

BID SCHEDULE (revised)

Project: LCCC Boiler Replacement

ITB Dated: November 22, 2024

Location: Lemon Creek Correctional Center (LCCC), Juneau, Alaska, 99801

DOC Project No.: 240002937-1

Company Name: _____

Bidders Please Note: Before preparing this bid schedule, read carefully, "Information to Bidders", "Supplementary Information to Bidders", and the following:

The Bidder shall insert a fixed price in figures opposite each pay item that appears in the bid schedule. No price is to be entered or tendered for any item not appearing in the bid schedule. Write out the dollar amount in the space below the figure.

Conditioned or qualified bids will be considered non-responsive.

NOTICE: In order to establish a clear and definitive basis of award, the State has established a budgeted project amount from which the order of bidders will be determined. The amount will be announced just prior to opening bids. The low bid will be determined by considering the Basic Bid and Additive Alternate(s) as adjusted for Alaska Bidders Preference (col. b), Alaska Veteran's Preference (col.c) and Alaska Products Preference (col.d) in the order listed up to a total not to exceed budgeted Award amount less the low bidder's preferences. The basis of Award does not obligate the State to Award either the Basic Bid or any Alternate(s). The state reserves the right to reject all bids. The state also reserves the right to award the contract in excess of the budgeted amount to the low bidder based on any combination of alternates or not alternates, providing that the low bidder remains unchanged. After the low Bidder has been determined, the final contract award will be for the unadjusted amount(s).

Description	(a) Bid Amount (figures)	(b) Alaska Bidder Preference 5% of Column (a)	(c) Veterans Preference (5% of (col a) not to exceed \$5,000	(d) Alaska Products Preference (figures)	(e) Adjusted Bid Amount (figures): (a) - (b) - (c) - (d)
Basic Bid: All work required as described in Section 01000, 1.03.A and the Contract Documents. Contractor must show and submit breakdown of the total bid amount					
Additive Alternate #1: All work required as described in Section 01000, 1.10 and the Contract Documents.					
Total Basic Bid plus Additive Alternate #1: (to be used in determining the low bidder).					

*Contractor shall hold the Basic Bid and additive alternates price for 90 days. Bidder must supply a dollar amount for each line item on the Bid Schedule. Failure to supply an amount for each line item will cause the bid to be considered non-responsive and rejected.

Contractor's Signature

Date