



STATE OF ALASKA

DEPARTMENT OF MILITARY AND VETERANS AFFAIRS (DMVA)

Invitation for Bids (ITB) No. 09-002-25

AMYA Roof, Siding, and Drainage Repair

Addendum 3

Date of Issue: February 3, 2025

Addendum 3 is being issued to answer questions from interested offerors and extend the deadline from February 6, 2025, to **February 13, 2025**, at **2:00 p.m. AKST**. This Addendum 3 is hereby made part of the ITB and is a total of 3 pages.

1. **Q: Roofing Panel Replacement:** Due to the inability to access the roof during the site visit, could you provide an estimate of the percentage of roofing panels that should be assumed to require replacement?
 - a. I would plan for the worst-case scenario and say all panels are due replacement. That would be better answered once the project has started or when roof access can be made.
2. **Q: Insulation Concerns:** The photos in the ITB suggest concerns regarding water-damaged insulation, yet the Statement of Work (SOW) does not address insulation replacement. Could you specify the square footage of insulation that needs replacement if it is the intent of the owner?
 - a. Not all the insulation would need to be replaced, my best estimate would be less than 500 square feet. This is only an estimate.

3. **Q: Furniture Handling and Space Clearance:** Is it required for the contractor to plan for the movement and handling of furniture, and are there specific areas that need to be cleared for repairs?
 - a. The owner of the building would be responsible to ensure the contractor has access to requested areas of the warehouse, which means we would move any furniture or other items prior to the project start date/time.
4. **Q: Drainage System Repair:** The ITB is unclear regarding the specific drainage systems requiring repairs (e.g., floor drains, sewer, roof drainage system, asphalt grading). Could you clarify whether the intent is to repair all the mentioned systems, or primarily the roof and exterior water-shedding elements?
 - a. There are no drains in the warehouse. Roof drainage might have to include gutters and/or down spouts. Asphalt grading should be required as the current asphalt slopes towards the building and not away.
5. **Q: Rain Gutter System Installation:** Is installing a rain gutter system considered sufficient for managing roof drainage under the current project scope?
 - a. Yes, if it will help keep water from entering the building, either through the roof/walls or by assisting with water-shedding and keeping water from coming under the walls.
6. **Q: Siding Panel Replacement:** Is the intention to fully replace damaged siding panels, or can damaged panels be repaired using sealant? Please provide an estimate of the number of panels expected to require full replacement.
 - a. I would estimate no more than 10 panels would need to be replaced. Some might be able to be repaired, that would need to be determined by the contractor and owner.
7. **Q: Sealing Walls and Asphalt:** Does the project involve spot repairs to the connections between the structure and the slab? Would the removal of 1 foot of asphalt around the perimeter of the building, followed by the installation of a continuous vapor skirt to seal the connection and replace the removed asphalt to create a slope diverting water away from the structure, be an acceptable method?
 - a. The suggested removal of 1 feet of asphalt, with the installation of a vapor skirt should be sufficient to keep water from entering the building.
8. **Q: Siding Repair Detail:** For the replacement of damaged siding panels mentioned in the SOW, could you specify the types or brands of siding panels that are to be used for replacements to ensure compatibility with existing materials?
 - a. I have no data on the type and/or brand of the siding currently on the warehouse. Discussion with facilities and they are unsure of the exact product/brand. Owner suggests the contractor use a compatible product.

9. **Q: Alignment Verification:** What are the criteria or standards for verifying the proper alignment of siding and roofing panels?
- a. Industry tools and standards. Align panels with existing panels as close as possible.
10. **Q: Drainage System Repair Techniques:** For sealing large gaps between walls and asphalt, what materials or sealing methods does the owner prefer?
- a. The owner would like the contractor to use whatever product the contractor suggests providing the product is safe for all personnel and conforms to normal current industry standards.
11. **Q: Water Flow Optimization:** Could you provide more details on the expected methods or interventions to optimize water flow and prevent flooding as part of the drainage system repairs?
- a. Suggest at least a 1-foot trench be dug around the building to allow for all water to drain away from the building, possibly in the adjoining fields, back and side of building.
12. **Q: Performance Metrics:** How will proper alignment, watertightness, and drainage efficiency be measured or assessed?
- a. Alignment would be measured/assessed by Facilities Maintenance Office personnel on the final inspection and during the phase of maintenance. Watertightness & drainage may not be able to be measured or assessed until there is a natural storm, rain, wind, etc., unless the contractor knows of another way.

Issued by:

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-END OF ADDENDUM 3-