



Issue Date: August 11, 2025

ATTN: Vendors

RE: Project Name: CC - 57226 Barracks Remodel
Project Number: 02A7823017
Project Location(s): Camp Carroll, Joint Base Elmendorf-Richardson, Alaska

Mandatory Return 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. This addendum MUST be submitted with the contractors' bid package.

The following administrative changes have been made to this ITB:

1. This addendum is being issued to correct the heating system requirements for existing system:
 - Building 57226 contains an in floor heating system. Contractor shall demo flooring to allow for reconfiguration to the in floor heating system. There will be two (2) zones that both occupy half of the total area where work is being performed to allow for adequate heat distribution across the facility. One (1) sensor shall be installed in each zone. Thermostat(s) shall be installed in mechanical room and must allow for control of each zone. Zone valves shall also be tied into the mechanical room.

Questions and Answers:

1. Could the government please confirm the order for the bid documents to be submitted? On page 5 of 151, there is a provided order of required documents, items 1 through 6. However, on page 16 of 151, the documents are requested in a different order.
 - A. There is no specific order. Documents listed under Bidders Checklist on pg. 5 and the Required Documents under pg. 16 shall be submitted with contractors' bid package.
2. On page 5 of 151, it stated that bidders are to submit direct questions concerning bidding procedures to Gavin Fairbanks. Is there a date and time by which all questions are due?
 - A. Answer was provided on Addendum 2. To reiterate, no later than 48 hours prior to the deadline for receipt of bids to allow for sufficient time to provide answers to questions asked and issue the addendum.
3. In the ITB on page 9 of 10, it says "When applicable, the contractor must perform a documented hazardous material survey...". Is a hazmat survey applicable for this project? And will a change order be issued if hazmat is discovered by the survey?
 - A. Yes, a survey will be applicable, and a change order may be forthcoming. Results shall be submitted to the project manager for review and further direction.



4. As 60606 and 57226 Barracks remodel projects are similar, do I need to send a separate email to request the same answer, or is it okay if I ask the question for both locations under one email?
 - A. As both projects are technically separate, emails will need to be provided in separate emails.
5. Can MC cable be used?
 - A. Yes, MC cable is acceptable as long as it's installed to NEC requirements and in a workmanship like manner. There shall not be any exposed electrical.
6. Is there builds on the portion of the building we are remodeling? The ones sent are from the addition.
 - A. The as-builts provided in Addendum 1 are the only available as-builts for this facility.
7. Is there a specs for the electrical install?
 - A. No, but electrical must be installed to meet NEC requirements and in a workmanship like manner. There shall not be any exposed electrical.
8. Additionally, I would appreciate clarification on the process for obtaining base access for the site visit, including any forms, identification, or lead time required.
 - A. You must have ONE of the following to obtain your pass from the visitor center: 1.) Real ID (drivers license if you are driving), 2.) Birth Certificate and Social Security (along with drivers license if you are driving), 3.) Passport or Passport Card (along with drivers license if you are driving). Names provided to the project manager will
9. BABAA – can you please confirm that only Buy American applies and not Build America, Buy America Act (BABAA)?
 - A. Only Buy American applies to this project.
10. Permit Review – will permit review go through the State Fire Marshal? And is the contractor responsible for paying for permit fee?
 - A. All permits shall be filed accordingly with all applicable entities prior to the start of work. Approved permits will be provided to the project manager for record keeping purposes.
11. Hazmat – is there an existing hazmat report for the buildings?
 - A. There is not an existing hazmat report for building 57226. Please understand, that a general survey was conducted between 1996 and 2000 across multiple facilities on Camp Carroll, which found that similar buildings were discovered to have Asbestos Containing Materials (ACM).
12. Design Deliverables – Is anything more than Permit / Construction Drawings deliverables required? i.e. Does a 65% or 95% Design review set need to be provided?
 - A. That will be to the contractor's discretion. As an example, 50%, 75%, 100%. Not required but advisable.
13. Specs – can material and equipment specification just be provided on the sheets (and not be provided in Book Format)?
 - A. This will be left to the contractors discretion as along as the proper information is adequately provided to the project manager.



14. Windows - Windows at exterior walls appear to be in conflict with the new proposed plan. Is it the intent that the Utility and Washrooms would not have windows and the Bedrooms will have windows?
 - A. If it is required by local, state or federal building codes, then yes, windows will be provided in Utility/Washrooms. Bedrooms will require windows.
15. Windows – where windows aren’t in conflict with the use of the new proposed plan, are they to remain in place?
 - A. All windows need to be replaced.
16. Exiting – dead end corridor or exit into an open Barracks room?
 - A. The exit door that leads to the open bay barracks will be left as is.
17. New Framing – wood or metal stud?
 - A. This will be left to the contractor’s discretion. All materials used must meet all applicable local, state and federal building codes and requirements.
18. Acoustic batt required at new shared walls? Corridor walls?
 - A. Yes. Acoustic batt insulation or similar should be used to help absorb sound and reduce noise between rooms and corridors.
19. Door Hardware – should the contractor provide closers and smoke gaskets at Sleeping Room doors as required by code?
 - A. Yes. The contractor needs to ensure the new build meets all applicable building and safety code.
20. Doors – should doors be 20min rated to meet code fire rating?
 - A. If this is required by local, state or federal regulations or requirements, then yes.
21. Doors – are all doors to be replaced or only the interior doors in the areas of new work?
 - A. Interior doors, excluding any door(s) that enter the open bay barracks addition.
22. Comm – does the Comm room need an exhaust fan or split AC system?
 - A. This is not required, as long as contractor can adhere to the requirements outlined under 1.02.06 Communications Room of the scope of work.
23. Existing Doors – if doors aren’t having to be moved, can the existing be re-used or left in place?
 - A. No. All interior doors, excluding any door(s) that enter the open bay barracks addition, must be replaced.
24. Plumbing – can existing plumbing fixtures be re-used?
 - A. No. All plumbing fixtures shall be replaced.
25. Washroom Tile – please confirm that all new washrooms should have tile floors and walls similar to existing.
 - A. Correct. Bathrooms/washrooms shall have tiles to match existing.
26. Ceilings - What is the intent for the new ceilings system: GWB hard lid, ACT or OTS? What is the current ceiling system in place?
 - A. The current ceiling system is drywall. The new ceiling system shall remain the same as current.
27. To confirm, the passes will be available for pickup at the FT Rich Visitor Center on August 19, 2025—correct?
 - A. Correct. Passes will be available for pickup when the visitor center opens at 9:00am on August 19, 2025.



28. Is the government open to an alternative design that would be more cost effective?
A. No. Bidding has to be done based on the drawing provided.
29. What is the bid Cover Bid page?
A. The Bid Cover Page is the first page attached to the ITB document. The Bid Cover page does indicate such on footer.
30. How many zone valves currently exist in 57226?
A. There are currently 6 zone valves.

Please contact me if you have any questions.

Sincerely,

Gavin M. Fairbanks
Building Management Specialist
(907) 428-7187

Name of Company: _____

Signature: _____

Date: _____