



Issue Date: September 22<sup>nd</sup>, 2025

ATTN: Vendors

**RE:**     **Project Name:**                             Bryant Army Airfield (BAAF) 47437 Remodel Project  
          **Project Number:**                         02A7025009  
          **Project Location:**                       BAAF Building 47437, JBER, AK 99505

### **Addendum # Two (2)**

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 questions have been received, answered, and changes below are required:

1. Question: Based on the observations at the site visit and the information provided in the electrical as-builts it appears that all of the emergency lighting is by wall mounted bugeye fixtures. Can we assume that emergency lighting will not be required in any of the new overhead fixtures?

**Answer: Yes, emergency lighting will not be required in any of the new overhead fixtures.**

2. Question: Are the wall mounted emergency lights and exit signs to be replaced as part of this scope?

**Answer: The wall mounted emergency lights and exit signs are not to be replaced as part of this scope.**

3. Question: Based on the as-builts, the existing lighting does not appear to be dimming. Can we assume that dimming will not be required with the new fixtures?

**Answer: Yes, dimming will not be required with the new fixtures.**

4. Question: SOW 1.01.07.A States "The Contractor will be required to replace any damaged VCT flooring." The existing flooring appears to be in very good shape. Since the term "damaged VCT flooring" can be interpreted on many different levels. Can the government provide a target quantity for bid purpose and deal with any overage needed as a change order?

**Answer: Unfortunately, we do not have a hard count on the number of floor tiles that need to be replaced. I can give you an estimate of approximately 30-40 for bidding purposes.**

5. Question: Please confirm that existing doors, frames and hard lid ceilings do not get new paint and the wood trim or sills are to remain as is.

**Answer: Confirmed that existing doors, frames, and hard lid ceilings do not get new paint and the wood trim or sills are to remain as it.**

6. Question: SOW 1.01.07.D States "All restroom, hallway, and office wall coverings must get a new coat of paint". Some of the walls have FRP wall covering that is not damaged. Should the FRP get painted? if yes, the same color as the walls? Please note that field painting of FRP is typically not recommended.

Answer: Correct, field painting of FRP is typically not recommended so the field painting of FRP is not needed in this case.

7. Question: SOW 1.01.07.B States “Existing VCT flooring that is not damaged must be buffed and resealed by the Contractor”. Please verify that existing flooring does not need to be stripped prior to resealing.

Answer: Existing flooring that is not damaged must be stripped prior to resealing.

8. Question: The ITB states that the men’s shower upgrade must provide hot/cold water “on demand”. Is this intended to mean that an on-demand hot water heater is required to be included in the design? (SOW Item 1.02.05 A and B)

Answer: I asked our maintenance department about this, and they said, “We already have a hot water heater that should be able to accomplish this goal. We definitely still need the mixing valve, but an additional hot water heater is not required.”

9. Question: The emergency lighting in the Men’s Restroom, Women’s Restroom, Large Office, Small Office, and Hallway consists of LED ‘bugeye’ type emergency lighting units, all of which were tested and appear fully operational. Is the emergency lighting intended to be excluded from the scope? (SOW Item 1.02.06)

Answer: See Answer to Question #1 above. Emergency lights are excluded from this scope.

10. Question: The ITB states that the “contractor will propose a location” for the drinking fountain with bottle filler. Are there any clearance requirements (ADA or otherwise) that would prevent the drinking fountain from being installed in the hallway without being recessed in the wall? (Alt #1 SOW Item A and B)

Answer: The drinking fountain with bottle filler will be recessed in the wall to ensure we are complying with clearance requirements.

11. Question: Are battery operated fixtures for the sensor plumbing fixtures acceptable? Or is hardwired required?

Answer: Battery operated fixtures for the sensor plumbing fixtures are acceptable.

12. Question: Please confirm the necessary features of the drinking fountain/bottle fill combo. Is a unit with built in filter or refrigeration required?

Answer: The drinking fountain/bottle fill combo is necessary and a requirement. A unit with a built-in filter and refrigeration is also required.

13. Question: Please clarify intent of “The Contractor will be required to wire a thermostat to the largest air handler in the Large Bay so on a call for heat just the air handler turns on.” The unit in the Large Bay is a makeup unit, that provides 100% outside, to the space to make up for exhaust ventilation when required, and the coils are the temper the air. Is the intent to prioritize using the unit to heat before unit heaters? Please note that use 100% outside air to heat the space is not energy efficient. Recommend scope include verifying and repairing the controls to have the unit interlocked with EF-3, and temper the supply air out of the unit as needed.

Answer: After talking to our maintenance department, they indicated that “We are not using the largest air handler in the Large Bay as the primary heat source. Our intention is to use it as supplemental heat when the unit heaters cannot keep up.”

14. Question: In reference to “In the Small Bay the Contractor shall open up the duct on top (outside air duct) and put a control damper on there, so we get air in there regularly and not just when the CO detector calls for it.” Please clarify what shall control the damper? When shall it be open, on occupancy schedule?

Answer: After asking our maintenance department, they said, “The damper should be controlled by the thermostat that is powering the air handler. When the building is on a call for heat, the thermostat should trip the handler/damper.”

15. Question: In reference to “The Male and Female Restrooms have radiant heat on the ceiling. The fans come on at 6:30am and run until 5:30pm (all day). Essentially, they are constantly heating a restroom that does not get frequently used. The Contractor will implement controls that improve efficiency and overall performance of existing system. Possible options include wiring a motion sensor (or switch) that only turns on when somebody walks into the restroom. It is up to the Contractor to determine the best means/methods to accomplish this goal” Is the intent to control the fans or the heating with the occupancy sensor? If fans, a large exhaust system will be required for intermittent exhaust per code than continuous exhaust during occupied hours. Radiant heaters do not respond quickly, we do not recommend occupancy control of the heat, but the temperature

controls do need repaired as over heating of the space was observed.

Answer: After talking with our maintenance department, they indicated that, "We do not want an occupancy schedule as it will get too hot. Really, we only require a thermostat to be wired (for temperature control) in the room so that the system will respond only when needed (on a call for heat).

16. Question: Existing shower fixtures are three heads per fixture, please confirm the same number of shower heads is required.

Answer: There are 3 existing fixtures total in the shower area, and we only require a one-for-one fixture replacement. The fixtures themselves can be a single head fixture as long as we get the temperature control feature per ITB requirements.

17. Question: Are asbuilts of the control system available?

Answer: All the old as-built documents I could find were attached at the end of Addendum #1. This included the old HVAC controls as-builts (page 40-48 of Addendum #1).

18. Question: What are the staffing requirements? Can we provide a single person to perform Superintendent, QCM, and SSHO roles, or should the project be covered with a 2-person team with Super/SSHO (per 6.18 Safety Representative) dual hat along with a separate person as QCM?

Answer: You can provide a single person to perform multiple roles as long as they have the proper qualifications/certifications to do the jobs listed.

19. Question: Please confirm the DALT testing is only required for any new HVAC runs over 10 feet long and does not include any of the existing HVAC lines.

Answer: Confirmed that DALT testing is only required for new HVAC runs over 10 feet long. We do require that all transverse duct joints must be properly sealed.

20. Question: SOW 1.02.09.A states "All ceiling tiles that are damaged, **discolored**, chipped, or deficient in any manner must be fully replaced." Given the age of the existing ceiling tile, all the tile could be considered "Discolored" just due to age and exposure. Is the intent of the contract to replace all ceiling tile with new?

Answer: The scope of work should be amended to read that ALL ceiling tiles need to be replaced with new.

21. Question: Did not see any mandatory return addendums on this project so far. What is needed to complete the Bidder's checklist #2 requirements?

Answer: Correct, there are no mandatory return amendments for this specific project. So, you will not need to sign the addendums themselves and return them to me with your submitted bid like on other DMVA projects. You will, however, still be required to fill out the bid form in its entirety (Form 25D-9) and properly note the addenda number, date issued, and sign/date at the bottom to demonstrate acknowledgement and be considered responsive (see page 2 of Form 25D-9).

22. Question: SOW 1.02.07.B. States "Existing VCT flooring that is not damaged must be buffed and resealed by the Contractor." The large office area and corridor are areas that will be resealed. To accomplish the resealing process, the office area will need to be empty and with out traffic for a minimum of 4 days. Two days for moving furniture in and out and two days to complete the resealing process. The corridor to the restrooms will have to be without traffic for two days. Will the government be able to accommodate coordination of this schedule with the contractor?

Answer: Yes, the government should be able to accommodate coordination of this schedule with the contractor. This will be ironed out with the successful bidder and building occupants at the pre-construction meeting.

Please contact me if you have any questions.

Sincerely,

Scott Higbee, BMS

End of Addendum