



Issue Date: December 18, 2025

ATTN: Vendors

RE: **Project Name:** Valdez Armory – Remodel Restoration Project
 Project Number: 02D8026007
 Project Location: City of Valdez

Addendum # Five (5)

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 administrative changes have been made to this ITB:

1. This change is being made to correct the original Bid Schedule. Please see page 7 and 8 of the Addendum.

Questions and Answers for this project:

1. The “detailed SOW” for the base bid provided in the general requirements attachment is rather vague. At the site visit the government listed room by room what their expectations were. For bidding purposes can this information be provided in the addendum?

Answer: SOW is provided room by room.

2. Can the government elaborate on SOW 1.02.02 HVAC Replacement? Is the entire HVAC system to be replaced?

Answer: Pneumatic controls, and actuators in the base bid, Both boilers to be replaced in the Add Alternatives.

3. At the site visit it was mentioned that the intent is to demo/remove the pneumatic controls, but it was unclear exactly what to replace them with. Can the government please clarify?

Answer: Replace all the existing pneumatic controls and devices with new electronic equipment. This involves new sensors and actuators for the physical components, such as dampers and valves.

4. At the site visit it was mentioned that 2 of the rooms will be converted into sleeping rooms. This may require modification of the fire alarm system. Can the government provide as-builts of the fire alarm system?

Answer: The fire alarm system will be a separate project. The SOW calls for an egress window in each of the squad rooms.

5. If the two rooms are converted to dormitory/sleeping rooms, it will require the addition of AFCI protection for the circuits feeding those rooms. Please confirm the intent of these rooms.
[Answer: AFCI protection for both squad rooms will be required.](#)
6. With all of the walls being painted, is it the government's intention to replace all of the electrical devices at that time or leave them installed and have the painters mask/paint around them?
[Answer: All face plates will be removed, and contractor will paint around outlets and switches. Face plates/covers will then be replaced with new plates/covers.](#)
7. At the site visit it was mentioned that the hand dryers in the shower area are to be relocated to the sink area. Are the existing hand dryers to be reinstalled or replaced with new?
[Answer: The hand dryers in the men's shower drying area are to be re-used and re-located to the bathroom sink area.](#)
8. At the site visit it was mentioned that the Fire Alarm system was to be upgraded under a separate contract and that there was to be no fire alarm work on this contract, however with the replacement of all of the ceiling tiles and painting, a significant amount of devices will need to be removed and then reinstalled. Can the government confirm that is the intention?
[Answer: Yes, any device removed will need to be reinstalled. The fire alarm system is a separate project.](#)
9. It should be noted that the FACP was observed to have troubles on at least 3 of the zones as well as a power trouble. Is it the government's intention to have this resolved prior to the contractor starting this project?
[Answer: The fire alarm system schedule has not yet been established. For this project the contractor shall assume that all fire alarm system work will be done after this project is completed.](#)
10. At the site visit it was mentioned that retro fixtures would not be acceptable. Is it the government's intent to open up all of the exterior soffits and interior hard lids to replace the existing can lights?
[Answer: It is the successful contractor's responsibility to replace all exterior building fixtures. All fixtures must be replaced with LED light fixtures that provide the same or better lumens. If the lid and soffits need to be opened to accomplish this task, it is the contractor's responsibility.](#)
11. For Bid Alt #8 Can the government clarify the size penetration needed for a cable passthrough next to the garage door?
[Answer: The pass through shall be 6" in diameter and must be able to be closed and locked when not being used.](#)
12. At the site visit it was mentioned that all of the unit heaters in the drill hall are to remain. Please confirm.
[Answer: Yes, all unit heaters will remain in the drill hall.](#)
13. Please confirm that all surface mounted raceway are to remain and be painted in place.
[Answer: All surface mounted raceways will remain and be painted in place. Any fire system related raceways will need to be painted red.](#)

14. At the site visit it was mentioned that the exit signs are not to be included in this scope. Please confirm.
[Answer: Exit Signs will be part of the fire alarm system project.](#)
15. At the site visit it was observed that all of the emergency lighting is by wall mounted bug eye fixtures. Can the government confirm that none of the overhead lighting will need to contain emergency drivers?
[Answer: No overhead lighting will need emergency drivers.](#)
16. At the site visit it was mentioned that the wall mounted bug eyes are not to be replaced. Please confirm.
[Answer: Wall mounted Emergency lighting will not be replaced in this scope of work.](#)
17. Are the wall mounted bug eye fixtures to be removed and then reinstalled or remain in place and be masked off for paint?
[Answer: The wall mounted bug eye fixtures will be removed and then reinstalled after painting.](#)
18. The SOW calls for the replacement of the OWS. The existing system does not appear to have any monitoring or alarms. Please confirm that this is acceptable for the new OWS?
[Answer: The new Oil Water Separator will need to comply with the Alaska Department of Environmental Conservation regulations.](#)
19. At the site visit it was discussed that the lighting replacement was to be on a 1 for 1 basis. Please confirm that there are no dimming requirements for the new fixtures.
[Answer: The SOW for lighting requires that existing light fixtures will be replaced with LED light fixtures, and the emitting light must be equal to or exceed the rooms current light or lumens. Additional light fixtures may be required to meet the specifications.](#)
20. Bid Alt #6 calls for the removal and disposal of structures. Can the government confirm if these structures contain power?
[Answer: There are four \(4\) items being removed, there is no electrical power to the items being removed.](#)
21. Can the government confirm that the intention is to relocate the location of the existing pole lights but not to re-use the existing pole lights, instead install new LED pole lights at the new locations?
[Answer: The intention is to relocate the general location of the existing light poles; however, the existing light poles will not be reused. The contractor is required to install new LED pole lights at these new locations. The specific style and design will be determined and provided by the project manager.](#)
22. The existing pole light foundation appears to be deteriorating poured concrete foundations. Is it the intent to replicate this for the new ones or instead install driven pile foundations with concrete collars?
[Answer: We can confirm the existing deteriorating poured concrete foundations are not to be replicated. The project intent is to install driven pile foundations with concrete collars for the new light pole lights.](#)

23. Is permitting and inspections required, will contractor be covering or client?
Answer: The contractor will be responsible for all required permitting and inspection costs. Permitting shall be subject to the city of Valdez requirements.
24. Are there restrooms onsite available for construction crews?
Answer: The contractor is solely responsible for arranging and maintaining their own temporary restroom facilities for the duration of the project. These facilities must be professionally maintained and compliant with all relevant health and safety regulations.
25. What are the operational hours of the facility?
Answer: While working on the facility, the operational hours are at the discretion of the contractor.
26. What is the laydown yard area both inside and outside the building?
Answer: Inside the building when working in classrooms, squad rooms, restrooms, kitchen, and supply room, the contractor can store any supplies or equipment on the drill hall floor. When working on the drill hall floor, you can store everything in the rooms. The outside laydown area will be on the side of the building with the overhead door. The facility for the most part will be vacant during construction.
27. Sec 1.06 in RFP states: Obtain permission and pay for use of additional storage, Work or parking areas needed for construction operations. Who do we get permission from and who do we contact to see what are the costs associated?
Answer: The site and facility should be vacant during the construction project. However, material and equipment laydown for outside the building will be isolated to designated area, to be approved by the project manager. No additional cost associated with the laydown yard.
28. Will there be abatement needed for lead or asbestos?
Answer: Due to the age of the building, abatement isn't expected to be needed. However, if lead or asbestos is found, abatement shall be treated as a change order, and a contractual modification.
29. Does the kitchen get a new sink? Plumbing fixtures?
Answer: Yes, the kitchen will get a new sink. Plumbing fixtures will be replaced. All associated items will need to be pre-approved by the project manager.

30. Can a spec for the sign in alternate #9 be provided?

Answer: Here is a picture of desired sign. Sign will have approximately 4 inch in diameter posts with a concrete base. Contractor will match style and design of sign in picture.



31. Please provide the structural requirements for the new emergency egress window openings, including rough opening sizes, header reinforcement, and exterior wall repair details.

Answer: Replace existing windows in the squad room with a window that opens, allowing egress.

32. Please clarify flooring material requirements for the admin office, classroom, learning room, and entry areas not addressed in Addendum 4.

Answer: The classroom, and administration office, no flooring modifications needed. Carpet is already present. The entry area, and both squad rooms will require carpet matching that of the administration office and classroom. Specification of carpet has already been provided through email.

33. Please provide design criteria for the Oil Water Separator system, including flow rates, filtration requirements, and monitoring or alarm features. Is there a current schematic diagram for the current separator system?

Answer: Specifications were sent out to everyone who attended the walkthrough, current design can be found in the plans provided. The oil water separator must meet all ADEC regulations.

34. Please clarify construction working hours, any occupancy restrictions, and required phasing.

Answer: Inside the building working hours are at the discretion of the contractor. Outside working hours need to be in guidance with local regulations. A lease is required through DMVA for any Contractors to stay in the facility or on the premises.

35. Please clarify whether any upgrades to the existing fire alarm system are required as part of the remodel.

Answer: The fire alarm system is a separate project.

36. Please clarify whether new window installations must meet specific energy code criteria.

Answer: This question will be answered in a later Addendum.

37. Will work resulting from the HVAC Systems evaluation result in a change order?
Answer: Yes, if approved in writing by both parties through a formal change order process.
38. Can you clarify if the monument referred to: *Installing a new "Alaska Army National Guard" sign. Refurbishing, restoring, or relocating the Thomas Carroll monument out front of the Armory may be included in the scope in an effort to preserve military heritage.* Will sign be relocated, refurbished or replaced?
Answer: The sign will be refurbished like new. The sign will also be relocated to under the entryway enclosure adjacent to the front door. If the contractor deems it beneficial to replace the sign, the sign may be replaced with new.
39. What type of pipe is currently in the walls (cast iron, plastic, or steel)?
Answer: You can find this in the mechanical section of the As-builts that are attached to Addendum 1.
40. Are the existing water lines copper?
Answer: You can find this in the mechanical section of the As-builts that are attached to Addendum 1.
41. Can you provide specifications on new tiles?
Answer: Specifications were sent to everyone who attended the walkthrough.
42. Are unit heaters existing to remain?
Answer: All unit heaters will remain.
43. Are hand dryers existing to remain?
Answer: Hand dryers will be moved as directed during the walkthrough. They will be removed and relocated to be used next to the sinks in front of the bathroom.
44. Are sinks to be replaced or reused?
Answer: Sinks are to be replaced with new sinks that are pre-approved by the project manager.
45. Please confirm Bid Alt #4 has no asphalt paving in the scope. Bid Alt #4 is just the earthwork required to prepare the parking lot and driveway areas for future asphalt paving or Bid Alt #11 if funding is available.
Answer: Correct, Bid Alt #4 has no asphalt paving.
46. Please confirm the concrete parking stops are a part of the Bid Alt #4 scope whether asphalt paving (Bid Alt #11) occurs or not.
Answer: Yes, concrete parking stops will be installed as stated in Bid Alt #4.
47. Please confirm the earthwork required to prepare the area in Bid Alt #12 asphalt apron around building is in the Bid Alt #12 scope and not in Bid Alt #4 scope.
Answer: Yes, the earthwork required for an asphalt apron is in Bid Alt #12 of the scope of work. Bid Alt #4 is the earthwork to prepare for the parking lot and areas around the facility.

48. Are we supposed to write a base bid amount on both bid schedule pages? The way the pages are currently constructed it appears so but wanted to clarify.

[Answer: The contractor will only need to input their base bid amount on the first page of the Bid Schedule. Please see corrected and attached Bid Schedule found on page 8 and 9 of this Addendum.](#)

49. Within the Specs it says we can turn the bids in electronically using your online portal, but there doesn't appear to be any further mention of it beyond that. Can you please clarify how bids are supposed to be submitted, and if we are supposed to use your online portal, can you clarify how to access it?

[Answer: Electronic bid submission by email is accepted. Bids must be submitted to \[Jonathan.comfort@alaska.gov\]\(mailto:Jonathan.comfort@alaska.gov\) and \[mvafmocontracts@alaska.gov\]\(mailto:mvafmocontracts@alaska.gov\), and the subject line must contain the Project Title and Project Number. There is a 20-megabyte file size limit. A consolidated copy is preferred. No other additional hard-copy requirements. Please ensure bids are submitted in a timely manner prior to the deadline to account for internet/system outages.](#)

50. I would like to see if we can extend the bid date 1 week to 1/13? We are right in the middle of holidays, getting quotes from some vendors and subs is going to be difficult until after the first of the year.

[Answer: This question will be answered in a later Addendum.](#)

Please contact me if you have any questions.

Sincerely

Jonathan D. Comfort

Building Management Specialist

907-428-7697

End of Addendum 5

BID SCHEDULE

Valdez Armory - Remodel Restoration Project

02D8026007

The bidder shall insert a fixed price in figures opposite each pay item appearing in the bid schedule. No price is to be entered or tendered for any item not appearing in the bid schedule.

Conditioned or qualified bids will be considered non-responsive.

The low bid will be determined by considering the basic bid and bid option(s) listed on the bid schedule up to a total not to exceed the budgeted amount. The State reserves the right to reject all bids. The State also reserves the right to award the contract above or below the budgeted amount to the low bidder based on any combination of option(s) or no option(s), providing that the low bidder remains unchanged

PAY ITEM	DESCRIPTION OF PAY ITEM	TOTAL BID PRICE, IN FIGURES
Bid	Furnish all labor, material, equipment, supervision, and provide all work to complete the scope of work as described in Section 01 General Requirements, for the lump sum price of:	\$ _____
Bid Alt #1	Boiler Replacement	\$ _____
Bid Alt #2	Clearing of Vegetation Front Lot	\$ _____
Bid Alt #3	Front Fencing and Gates	\$ _____
Bid Alt #4	Parking Lot and Driveways	\$ _____
Bid Alt #5	Clearing of Vegetation in Rear Lot	\$ _____
Bid Alt #6	Removal and Disposal of all structures identified	\$ _____

Contractor's Name (Printed)

Contractor's Name (Signature)

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PAY ITEM	DESCRIPTION OF PAY ITEM	TOTAL BID PRICE, IN FIGURES
Bid Alt #7	Flagpole Renovation	\$ _____
Bid Alt #8	Grounding Rods & Wire Egress	\$ _____
Bid Alt #9	AKARNG Sign For the Building	\$ _____
Bid Alt #10	Perimeter Fencing & Gate	\$ _____
Bid Alt #11	Asphalt Front Parking Lot	\$ _____
Bid Alt #12	Asphalt Apron Around Building	\$ _____

Contractor's Name (Printed)

Contractor's Name (Signature)