



Issue Date: February 27, 2026

ATTN: Vendors

RE: Project Name: SCCC APS Kitchen Drain Floor Repairs
Project Number: 260003135
Project Location: Seward, Alaska

ORIGINAL RFP OPENING DATE AND TIME: March 12, 2026 @ 2:00 p.m. local time

Addendum # One (1)

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 additions are required:

1. Bid opening time has been extended until **April 1, 2026 @ 2:00 P.M. local time.**
2. Delete the Original RFP Substantial Completion date of August 31, 2026 and its entirety. Replace with **Substantial Completion date of September 30, 2026.**
3. Delete the Original RFP Final Completion date of September 30, 2026 and its entirety. Replace with **Final Completion date of October 30, 2026.**
4. Add Section 01000 GENERAL REQUIREMENTS to the RFP. See attached General Requirements.

This addendum is considered part of the Request for Proposal (RFP) and is to be acknowledged on your bid proposal.

Please contact me if you have any questions.

Sincerely,

Michael Lim

Michael Lim
Procurement Manager

cc: John Gard, Facilities Manager I, DOC
William Merchant, Facilities Manager II, DOC

End of Addendum

SECTION 01000
GENERAL REQUIREMENTS

PART 1 GENERAL

1.01 REQUIREMENTS INCLUDED

- 1.02 Related Documents
- 1.03 Work Covered by Contract Documents
- 1.04 Building Permits and Inspections
- 1.05 Substantial/Final Completion
- 1.06 Contractor Use of Premises
- 1.07 Department of Corrections Occupancy
- 1.08 Department Furnished Products
- 1.09 Alternates
- 1.10 Applications for Payment
- 1.11 Reference Standards
- 1.12 Pre-Bid Site Visit
- 1.13 Progress Meetings
- 1.14 Submittals
- 1.15 Shop Drawings
- 1.16 Product Data
- 1.17 Electricity, Lighting
- 1.18 Heat, Ventilation
- 1.19 Water
- 1.20 Sanitary Facilities
- 1.21 Enclosures/Barriers
- 1.22 Protection of Installed Work
- 1.23 Cleaning During Construction
- 1.24 Removal
- 1.25 Contract Closeout Procedures
- 1.26 Project Record Documents
- 1.27 Operation and Maintenance Data
- 1.28 Warranties
- 1.29 Spare Parts and Maintenance Materials

1.02 RELATED DOCUMENTS

- A. Drawings specification and general provisions of the contract, including Supplementary conditions and all applicable.

1.03 WORK COVERED BY CONTRACT DOCUMENTS

- A. This project will include all labor, materials, equipment, and any applicable travel to Seward, Alaska to repair and replacement of the underground waste and drain piping in the ASP Kitchen Building at the Spring Cree Correctional Center (SCCC). Contractor is to refer to the Scope of Work as described below. Work is located at Spring Cree Correctional Center (SCCC), 3600 Bette Cato Avenue, Seward, Alaska 99664.

SCOPE OF WORK

The Alaska Department of Corrections is seeking a turn-key solution for repairs and replacement of the underground waste and drain piping in the APS Kitchen Building. Located at Spring Creek Correctional Center (SCCC) in Seward, Alaska.

Work under this contract includes all engineering, materials, equipment, labor, travel and accommodations to replace damaged underground waste and drain piping where it enters and exits the APS Kitchen, including floor drains, trench drains, cleanouts, mop sinks and any other related waste and drain related kitchen plumbing and fixtures that have failed and to restore said plumbing system to a useable and code compliant system.

Bidders are invited to submit a proposal consisting of a technical proposal in a single copy for furnishing all labor, equipment, materials, design, construction management, licensing and fees for the project described above.

Project Requirements:

Construction will need to be accomplished in a manner to accommodate kitchen operations and meals preparation for approximately 300 inmates. All kitchen equipment removal and relocation and re-installation is the responsibility of the Contractor.

- Temporary construction barrier/wall with HEPA air filtration is required during all phases of demolition and construction.
- Contractor will be responsible for moving kitchen equipment.
- Contractor will be responsible for mitigation efforts for controlling dust and prevention of food contamination.
- Construction hours of operation will be from 5pm to 4am, 7days a week. Daytime work can be scheduled for certain activities with 24 hours notification to SCCC onsite coordinator.
- All tool cleanup to be done outside and disposal of waste and construction debris is the responsibility of the contractor.
- Indoor secure storage will be provided in the back dock sally port and cage in the laundry area. An enclosed trailer secured with a padlock may be backed up to the loading dock with a key provided to SCCC security staff.
- Contractor will allow time for weekly progress meetings.

Contractor Responsibilities:

1. Identifying all damage piping.
2. Consulting with DOC and submit detailed plumbing requirements, replacement fixture submittal data, and floor finish submittal data for approvals.
3. All design, plan review and permitting as required.
4. Scheduling and coordination to minimize kitchen downtime.
5. Demolition and excavation of tile floor, concrete, and piping.
6. Disposal of old pipe and concrete.
7. Replacement of piping, backfill, bedding sand and concrete.
8. Demolition and replacement of rotten floor drains, cleanouts and traps.
9. Demolition and replacement of trench drains.
10. Demolition and replacement of two (2) grease interceptor with adequately sized grease interceptors.
11. Replacement of tile flooring and cove base in kitchen, walk-in coolers, janitors' closets and with a Urethane shock and thermal resistant flooring system including

- aggregate for skid resistance or other approved durable flooring material.
12. Replacement of tile flooring and cove base in kitchen, walk-in coolers, janitor's closets and with a Urethane shock and thermal resistant flooring system including aggregate for skid resistance or other approved durable flooring material.
 13. Flushing and cleaning waste and drain piping.
 14. Provision of detailed as built drawing and O&M manuals.

There is an expectation for a well-coordinated work plan to be submitted, detailing work phase with daily labor and subcontractor requirements to minimize downtime and keep the kitchen operational as long as possible.

SCCC is a 24/7 Correctional Facility. Security requirements required. All contractors must be able to pass a security background check prior to start working.

1.04 BUILDING PERMITS AND INSPECTIONS

- A. Contractor is responsible for all fees and permits to include inspections through the proper state and local governing authorities.

1.05 SUBSTANTIAL/FINAL COMPLETION

Project work will be accepted upon completion of all requirements specified within the construction contract. Project will be considered substantially complete when the work is ready to be used for its intended purpose. Final completion will occur when all punch list work, closeout documents, and all other remaining items are accepted as complete.

- A. Project shall be substantially completed by **September 30, 2026**, after Award of Contract or Notice to Proceed is issued. Substantial Completion defined by "work ready for its intended use by the owner."
- B. Final Completion date is **October 30, 2026**.

1.06 CONTRACTOR USE OF PREMISES

- A. Limit use of premises for Work and for construction operations, to allow for DOC occupancy and security.
- B. Site availability to Contractor is to be coordinated through the On-Site Project Manager.
- C. Contractor is hereby advised that there is no equipment, there are no tools, and there are no materials at the facility available for the use of the Contractor.

1. Project Manager is John Gard, 907-269-7391.
2. On-site Contact person, SCCC Superintendent.

1.07 DEPARTMENT OF CORRECTIONS OCCUPANCY

- A. DOC will continue to occupy the facility, and inmates and staff will require limited access in and around the construction area during the entire period of construction. Coordinate with the DOC on-site Project Manager to minimize conflict when needing to access construction area.

- 1.08 DEPARTMENT FURNISHED PRODUCTS – Not Used
- 1.10 ALTERNATES – N/A
- 1.11 APPLICATIONS FOR PAYMENT
 - A. Submit two copies of application on Application for Payment form provided by the Department or on contractor form acceptable to the Department.
 - B. Content & Format: Include contract number, period covered by the project. Identify portion of contract the invoice is for, i.e., Basic Bid and/or Change Order (if applicable).
- 1.12 REFERENCE STANDARDS
 - A. For products specified by association or trade standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.
 - B. The date of the standard is that in effect as of the Project Advertisement date, or Effective Date of the Contract when there was no advertisement, except when a specific date is specified.
 - C. Specific Required Reference Standards will be listed in each Specification Section.
- 1.13 PROGRESS MEETINGS
 - A. Contractor to allow time each week to meet with the Project Manager or his representative to review the work in progress and his proposed schedule. This will be an informal meeting on a day and time convenient to both parties.
- 1.14 SUBMITTALS (If applicable)
 - A. Deliver one (1) copy plus the number required for the Contractor's use of Project submittals as directed. Transmit each item under Department accepted format. Apply contractor's review stamp, signed or initialed certifying that review, verification of products required, field dimensions, adjacent construction work, and coordination of information is in accordance with the contract documents. Identify variations from contract documents and products or system limitations.
 - B. After DOC review of submittal, revise and resubmit as required.
- 1.15 SHOP DRAWINGS
 - A. When required by the Contract Documents, submit the number of opaque reproductions that Contractor requires, plus four copies, which will be retained by DOC.
- 1.16 PRODUCT DATA
 - A. Where required by the Contract Documents, mark each copy to identify

applicable products, models, options, and other data; supplement manufacturers' standard data to provide information unique to the Work.

- B. Submit the number of copies that the Contractor requires, plus four copies that will be retained by the DOC.

1.17 ELECTRICITY, LIGHTING

- A. Connect to existing service; provide branch wiring and distribution boxes located to allow service and lighting by means of construction-type power cords. Department will pay costs of energy used. Take measures to conserve energy.
- B. Provide lighting for construction operations.
- C. Existing and permanent lighting may be used during construction. Maintain lighting and make routine repairs.

1.18 HEAT, VENTILATION

- A. Coordinate use of existing facilities with Department; extend and supplement with temporary units as required to maintain specified conditions for construction operations, to protect materials and finishes from damage due to temperature or humidity. Department will pay costs of energy used.
- B. Prior to operation of permanent facilities for temporary purposes, verify that installation is approved for operation, and that filters are in place. Provide and pay for operation and maintenance.
- C. Provide ventilation of enclosed areas to cure materials, to disperse humidity, and to prevent accumulations of dust, fumes, vapors, or gases.

1.19 WATER

- A. Provided by the facility, coordinate with the point of contact.

1.20 SANITARY FACILITIES

- A. Coordinate with the facility.

1.21 ENCLOSURES/BARRIERS

- A. Provide as required to prevent public entry to construction areas to provide for Department and Using Agency's use of site, and to protect existing facilities and adjacent properties from damage from construction operations.
- B. Provide barricades as required by governing authorities for public rights-of-way and for public access to existing building.
- C. Protect against vehicular traffic, stored materials, dumping, chemically injurious materials, and puddling or continuous running water, as required.

1.22 PROTECTION OF INSTALLED WORK

- A. Provide temporary protection for installed products. Control traffic, as

- required, in immediate area to minimize damage
- B. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings. Protect finished floors and stairs from traffic, movement of heavy objects, and storage.
- C. Prohibit traffic and storage on waterproofed and roofed surfaces, on lawn and landscaped area.

1.23 CLEANING DURING CONSTRUCTION

- A. Control accumulation of waste materials and rubbish, clean area and dispose of off-site.
- B. Clean interior areas prior to start of finish work, maintain areas free of dust and other contaminants during finishing operations.

1.24 REMOVAL

- A. Remove temporary materials, equipment, services, and construction prior to substantial Completion inspection.
- B. Clean and repair damage caused by installation or use of temporary facilities.

1.25 CONTRACT CLOSEOUT PROCEDURES

- A. Comply with procedure stated in the General Conditions of the Contract for issuance of Certificate of Substantial Completion.
- B. Using Agency will occupy Project for the purpose of conduct of business under provision stated in certificate of Substantial Completion.
- C. When Contractor considers work has reached Final Completion, submit written certification that Contract Documents have been reviewed, work has been inspected, and that work is complete in accordance with Contract Documents and requesting Department inspection.
- D. In addition to submittals required by the conditions of the Contract, provide submittals required by governing authorities, and submit a final statement of accounting giving total adjusted Contract Price and sum due.
- E. Department will issue a summary Change Order reflecting final adjustments to Contract price not previously made by Change Order.

1.26 PROJECT RECORD DOCUMENTS - Not Used.

1.27 OPERATION AND MAINTENANCE DATA

- A. Provide data for:
 - 1. Mechanical/Plumbing equipment and controls.
 - 2. Electrical equipment, controls, and visual / audible alarms.
- B. Operation and maintenance instructions. For each system, give names, addresses, and phone numbers of Subcontractors and Suppliers.
 - 1. Appropriate design criteria.
 - 2. List of equipment.
 - 3. Parts list.

4. Operating instructions.
5. Maintenance instructions, equipment.
6. Maintenance instructions, finishes.
7. Shop drawings and product data.
8. Warranties.

1.28 WARRANTIES

- A. Contractor shall guarantee / warranty the work, material, and labor for one (1) year from the date of project acceptance. Provide duplicate, notarized copies.
- B. Submit material prior to final application for payment. For equipment put into use with Department permission during construction, submit within 10 days after first operation. For items of work delayed materially beyond date of Substantial Completion, provide updated submittal within 10 days after acceptance, listing date of acceptance as start of warranty period.

1.29 SPARE PARTS AND MAINTENANCE MATERIALS

- A. Provide products, spare parts, and maintenance materials from excess materials remaining from that used from construction of work. Coordinate with Department deliver to Project site and obtain receipt prior to final payment.

END OF SECTION