



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

**Department of Military and
Veterans' Affairs**

Alaska Army National Guard

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Issue Date: July 7th, 2026

ATTN: Vendors

Email: greg.walker@alaska.gov

RE: Project Name: Fairbanks Armory – Fire Damage Repair Project
Project Number: 02B0526017
Project Location: 202 Wien Avenue, Fairbanks Alaska 99701

ADDENDUM #2

Contractors' Questions and Answers:

Question #1: There are four differing completion/liquidated damage date referenced in the ITB. What are the required dates for substantial completion and start of liquidated damages?

Answer: The Substantial completion date is September 30th, 2026. However, there are long lead items that will require contract extension requests, such as boilers, day tanks and perhaps permitting approval and stamped designed documents. DMVA will extend the substantial completion date with any long lead items to justify the extension. Building structures such as walls, ceilings, and roofs shall be in place and closed-in by September 30th, 2026.

Question #2: Replacement equipment has lead times ranging from 8-14 weeks. Designing, acquiring, and installing this equipment by 9/30/2026 is not feasible. Can the substantial completion date be appropriately extended?

Answer: Please refer to the answer in question #1

Question #3: The ITB does not indicate design requirements. Is there any design parameter that must be adhered to?

Answer: AME and ISO.



Question #4: It is understood this project is funded via an insurance claim. Will payment be contingent upon resolution of the Claim with the insurance adjustor?

Answer: No. Insurance claims have been promptly paid.

Question #5: Please confirm the successful low bid contractor is responsible for providing stamped structural, electrical, mechanical and life safety drawings for approval for all 4 disciplines?

Answer: Yes, contractor is responsible for providing stamped structural, electrical, mechanical and life safety drawings.

Question #6: Please confirm whether a City of Fairbanks Building, Electrical, and Mechanical permit will be required?

Answer: Yes. The contractor is responsible for all applicable building, electrical and mechanical permits.

Question #7: Given the long lead time of materials, especially the boilers, it is not possible to meet the posted substantial completion date of 9/30/2026. Please confirm a construction schedule based upon current lead times and construction activities will be negotiated between owner and the successful low bidder. If not acceptable, is a completion date in January 2027 acceptable?

Answer: Please refer to response in question #1.

Question #8: Can a copy of the Engineers structural report be made available to the bidders?

Answer: Yes. Please see **attachment 1 – Structural Engineer Report** of this document.



Question #9: please confirm the Contractor is expected to perform a Hazardous Material Survey before work begins as directed by Part – 3 #4 & #5?

a) If hazardous material is found above action limit, removal and disposal will be handled through RFP/ Contract Modification?

Answer: Yes. A Hazardous Material Survey is required and if mediation is required it will be handled through the RFP/Contract Change Order modification.

Question #10: If this project is a design build, with the requirement for the contractor to hire engineers to provide stamped drawings for Owner and City approval prior to construction. The completion date of 30 September 2026 is not possible. Is January 2027 acceptable.

Answer: Please refer to the Answer in Question #1.

Question #11: The building exterior insulated wall panels are no longer in production.

- a) Is an insulated panel in a similar but different color acceptable?
- b) Is a flat panel from a local supplier acceptable?
 - i) can it be a non-insulated panel?

Answer:

- a) Yes, an insulated panel in a similar but different color is acceptable. The DMVA project manager shall approve the color through the submittal process.
- b) The intention of the project is to replace like-for-like, matching what is currently on the building addition. Approval of a flat panel substitution could only be approved through the submittal process and review of the intended product.
 - i) The intention of the project is to replace like-for-like. The insulated panels should be replaced with insulated panels.

Question #12: What gauge siding/panel is required?

Answer: The intention of the project is to replace like-for-like. If the thickness of the existing siding cannot be determined, DMVA will require a minimum gauge thickness of 24ga.



Question #13: During the site walk it was mentioned that the goal is like for like to the greatest extent possible. Please confirm this understanding?

Answer: Yes. We are making every effort to rebuild the structure as it was prior to the explosion and fire. This project is being funded through an Insurance Claim and building modifications or upgrades will not be allowed unless original products are no longer available.

Question #14: There is no mention of the controls system in the RFP docs. During the site walk it was discovered that the controls system is a Siemens APOGEE system. Parts are still available for this system currently that will enable integration to the existing to remain controls. Please confirm that it is the DMVA's intent to do like for like in regard to the controls.

Answer: Yes. Like-for-like.

Question #15: It is our understanding that this facility had mechanical modification and other updates in about 2014 to 2015 our records show that the RFP/ITB for the project was "ITB – 80015 & 80018 DMVA Fairbanks Armory and OMS Renovation" link to the ITB is <https://aws.state.ak.us/OnlinePublicNotices/Notices/View.aspx?id-172764> – Please provide the as-built documentation from this past project for incorporation into this project.

Answer: Greatly, appreciate the information provided by SIEMENS to the link above. However, the link didn't work, please refer to **attachment #2 mechanical drawings** for some additional control information. Please note it is the contractor's responsibility to rebuild and restore all systems that were isolated due to the fire damage.

Question #16: During the site walk the exact condition of the DDC controls system could not be determined due to the removal of power transformers powering the systems. Electronic controllers that are existing to remain might have been damaged electrically during the incident. Because the exact limits of the damage are unknown. Please consider an investigative CLIN to determine the exact damage at the start of the project.

Answer: Existing electronic controllers (those controls that are in the Armory and that are outside of the systems that were bypassed and or isolated due to the fire damage in rooms 138A, 138B, 140 and room 141. Will be replaced through the RFI/change order process. All controllers, power transformers and powering systems located in the boiler room (138A, 138B, 140,141) are to be included in the base bid.



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Question #17: No mechanical as-built drawings are provided in the RFP at this time, please consider extending the bid date to incorporate record documents.

Answer: Existing but limited As-builts were provided with the original solicitation as an attachment. DMVA has provided all mechanical As-built drawings currently on file. (OPN) Extending the bid date to provide additional mechanical drawings will not assist with reconstruction of the mechanical, electrical, or life safety systems. Extensive pre-fire pictures provided should assist with some reconstruction aspects of the project. The contractor is responsible for design and restoration of all systems affected.

Question #18: During the Original site walk it was mentioned that the insurance company will be funding the repairs. In the RFP there are several terms and condition to indicate federal funding such as Buy American Act and the Buy America compliance docs. Please indicate if this is federally funded if not please revisit the federal terms included in the RFP?

Answer: The federal funding requirements do apply to this project.

Question #19: The ITB contains multiple and differing requirements related to Buy American and Buy America, therefore we are uncertain which specific provisions must be complied with.

Answer: The project requires replacement on a like-for-like basis.

Question #20: In the ITB docs it does not indicate that this project is a design build solicitation. Based on what is being asked of the contractor is in an essence a design build as the contractor is responsible for hiring a professional design engineer, developing the full engineered drawings, getting the construction drawing approved by the local authorities having jurisdiction, and subsequently construction. All of this as a single contract. Please confirm our understanding that this is a Design build contract.

Answer: The contractor is responsible for providing pricing to restore the building to pre-fire conditions which include permits, drawings and design.

Submitted By:

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