



Issue Date: September 10, 2026

ATTN: Vendors

RE: **Project Name:** BAAF – 47427 Hangar 6 – Roof and Envelope Replacement
 Project Number: 02A7026001
 Project Location(s): Bryant Airfield, Joint Base Elmendorf-Richardson, Alaska

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.

The following administrative changes have been made to this ITB:

1. This addendum is being issued to extend the deadline for receipt of bids from September 15, 2026, 1:00pm Alaska Time, to September 30, 2026, 1:00pm Alaska Time.

Questions and Answers:

1. The hazardous materials survey confirms that the hot mop roofing was found to contain asbestos. Confirm that the existing roofing assembly is to be abated as part of base bid scope.
 - A. Contractor will perform hazmat survey to confirm validity of the original report. If new survey tests positive for hazardous materials, contract will provide the survey to the project manager along with a quote for a potential change order.
2. Please confirm that exterior siding and metal flashings are existing to remain and shall be re-painted as part of base bid scope.
 - A. Exterior siding and metal flashings are to be replaced as part of the base bid.
3. Are exterior signs existing to remain?
 - A. Exterior signs are to be replaced as part of the base bid.
4. 1.02.02/B states that contractor is to repair / replace any damaged roof decking. Due to the competitive bidding process how are contractors to accurately price this as the roof decking is a concealed condition. Contractor recommends to treat this on a case by case change order basis.
 - A. Damaged roof decking found will be considered for a potential Change Order.
5. Are electronic as-built files available for contractors to scale plans for quantities?
 - A. Due to file size, PDF's will separately be uploaded to the Online Public Notice.



6. Addendum 2, Question 1 indicated that the Hangar “must have a minimum 50% usability at all times.” Does this mean that the building will remain occupied throughout construction? What about the Office areas?
 - A. Correct. Contractor must maintain a 50% usability for entire facility during the duration of this project.
7. Addendum 2 shortened the project schedule. Alt. 6 – Replace Air Handler Units (5) will likely require significant lead time to get approval for and procure replacement Air Handling Units. Can an extension of the schedule be made for the AHUs and install?
 - A. All long lead item materials may be subject to the extension of the completion date by approval of the project manager. All other work must be substantially completed by September 30, 2027.
8. Can better drawings be provided as a separate PDF? Maybe 11x17 print/scan so they could be scaled vs the 8x11 that can’t be scaled?
 - A. Due to file size, PDF’s will separately be uploaded to the Online Public Notice.
9. Can overall dimensions for the building be provided? Or are the original As-Builts available?
 - A. Due to file size, PDF’s will separately be uploaded to the Online Public Notice.
10. Are building elevations available? Or are the original As-Builts available?
 - A. Due to file size, PDF’s will separately be uploaded to the Online Public Notice.
11. Siding – existing siding is corrugated. Is the new siding to be corrugated?
 - A. Correct.
12. RFP PDF pg6, note 1.02.02-B “Contractor shall paint roof decking per 6-4.2 of UFC 3-110-03 which establishes approved paints.” The UFC lists Rust-Oleum High Performance Epoxy 9100 System Coating, Sherwin Williams Rust-Inhibitive Steel Deck Coating: DTM Acrylic Primer/Finish, Ameron Protective Coatings Amerlock 400 High Solids Epoxy Coating mixed with equal amount Amerlock resin, and ZRC Cold Galvanizing Compound. Are all of those products acceptable for this project?
 - A. If listed in the UFC, then it will be acceptable. Please note: only roof decking that is replaced by contractor or shows wear will be required to be repainted.
13. Existing Utility – existing utility and M&E connections appear to be surface mount. Can these remain in place and the new siding abutt utilities and larger gas piping/conduit with a prefinished J-trim?
 - A. Yes.
14. Are there adjacent projects that might limit timing for access to the site? Or limit the usable laydown area? The JBR050 Hangar project is just a few lots over, will there be any road access or utility work related to that?
 - A. There are other projects near this facility but should not impact or interfere with this project.



15. What are the intended limits of the site for laydown areas and access?

- A. Contractor will be required to securely tie down any unsecured material, equipment, etc. to prevent natural (storms, etc.) or artificial (helicopters, etc.) gusts of wind from displacing items and scattering them across the airfield. Gate access on the west side of the facility may be utilized after coordination with the project manager. Contractor will assume full liability in the event damage to property occurs. Snip-it of approved (general) laydown area can be seen below:



16. Is a site construction fence required?

- A. Correct.

17. Does the Government need to maintain access to the building during construction or can it be assumed that the full building will be turned over during this work?

- A. Contractor will be required to allow for 50% usability of the facility for the entire duration of the project.

18. Per the 2003 As-Built Drawings, the Roof Assembly appears to be 60mil EPDM Roofing, 1/2" Sheathing, 5.5" Type II EPS Insulation (2 layers 2.75"), 5/8" Dens-deck, 10mil Vapor retarder, and Metal deck (existing to remain). The RFP indicates to replace the existing. Can you confirm that the replacement roof assembly should match the existing and the metal deck is existing to remain?

- A. Excluding the 60mil EPDM roofing, the rest of the roof assembly should be built in a fashion to support new roof to meet all applicable building codes and regulations. If items mentioned suffice for new roof, contractor can match existing. Contractor will be required to replace any damaged roof decking. Existing and undamaged roof decking can remain.

19. UFC 3-110 Roofing indicates that minimum thickness for EPDM is to be minimum 90mil. RFP states 75mil minimum. Please confirm that RFP is correct.

- A. Minimum 90mil EPDM roof will be required for this project.

20. RFP PDF pg195, Attachment 8 shows the Alaska Army National Guard lettering. It also shows yellow safety paint on the Hangar Door. Can you confirm that the safety paint is not part of the Scope of Work?

- A. Correct. Attachment 8 of this ITB is used as an example for lettering ONLY.

21. Signage – RFP PDF pg10 indicates a number of required signs but does not indicate size. Can rough heights or general sizes be provided for these signs?

- A. Question will be answered in a later addendum.



22. Logo Signage – will a logo file be available for the signage?
A. Pending Federal input. Question will be answered in a later addendum.
23. Design – for Design, are there a required # of submissions? Is 65% and 100% acceptable?
A. Yes.
24. What is the Standoff Distance (ft) for the blast doors and frames?
A. Pending Federal input. Question will be answered in a later addendum.
25. What is the Explosive Weight (ft) for the blast doors and frames?
A. Pending Federal input. Question will be answered in a later addendum.
26. Do you want blast resistant inboards for IGU's at exterior?
A. Pending Federal input. Question will be answered in a later addendum.
27. Do you want a blast rated opening or just blast rated glass?
A. Pending Federal input. Question will be answered in a later addendum.
28. Will these be field finished or to be painted by manufacture?
A. Contractor can determine whether doors be field finished or painted by the manufacturer.
29. Can you please provide more info and details for the doors and hardware?
A. Pending Federal input. Question will be answered in a later addendum. Please note: current door hardware (crash bars, handles, etc.) are Best.
30. Which doors should be blast rated and what is the blast rating required?
A. Pending Federal input. Question will be answered in a later addendum.
31. Are the windows in the hangar doors to be included in the Bid Alt #1 Exterior Windows?
A. Correct.
32. Can the bid submission date be moved to 9/29/2026?
A. The bid due date has extended from September 15, 2026 at 1:00pm Alaska Time to September 30, 2026 at 1:00pm Alaska Time.
33. Please clarify quantity of air handling units to be replaced on the lower roof. ITB Bid Alt 04 scope indicates five, during the walk through we counted four existing Hastings gas fired units and no additional roof mounted air handling units.
A. There are only 4 units located at 47427.
34. Please clarify that abandoned 8" B-vent on upper Hangar roof can be demolished as part of roof replacement work.
A. Pending State input. Question will be answered in a later addendum.
35. Please clarify which wall mounted antennas require reinstallation after siding/painting work. Multiple antennas on the wall between the lower and upper roof (north side of hangar) appear to be abandoned, wiring is not connected to the antennas.
A. Contractor shall reinstall ALL antennas in the event they'll be re-purposed in the future.



36. SOW 1.02.04 and attachment 3 indicated replacement and rerouting of roof drains over office roof only. Please clarify no work required for rerouting rain leaders for the upper Hangar roof.
- A. Correct. There will be no work required for rerouting rain leaders for the upper hangar roof.
37. Not all of the building lights were illuminated during the site visit (assuming due to the daylight). Can we assume that all of the existing lighting are in working order?
- A. Correct. However, if contractor finds damage to any wiring during demo phase, it shall be replaced.
38. At the site visit, there were multiple building-mounted antennas observed that will need to be removed to replace the roof and siding. Will the government be removing and reinstalling these, or will it be the contractor's responsibility? Can these antennas be removed for an extended duration? For the antenna masts that do not have anything connected to them, can they be permanently demolished?
- A. Contractor shall remove and reinstall all antennas. Antennas masts that are not connected will be required to be reinstalled in the event they'll be re-purposed in the future.
39. At the site visit, there were FAA obstruction lights observed at the peaks of the hangar that will need to be removed for the roof/siding replacement. Can these be removed for an extended duration, or will temporary obstruction lights need to be provided?
- A. Temporary obstruction lights will need to be provided.
40. At the site visit, it was observed that there is an FAA obstruction light at the peak of the building on the west end, but not the east end. Will an obstruction light need to be added to the east end?
- A. An obstruction light will need to be installed at the east end as a permanent solution. Must meet all applicable state and federal rules and regulations, to include but not limited to: UFC 3-535-01 and FAA Advisory Circular AC 70/7460-1.
41. Are any of the doors to be replaced equipped with access control or IDS?
- A. Yes. There are currently two existing exterior doors with mag locks and card readers. Contractor shall remove as necessary and reinstall existing items to ensure they are functional.
42. Items mounted on the block walls (ducts, conduit, pipes, lights, boxes, vents, etc.), will these items need to be removed for paint, or can they be masked/painted to match?
- A. Contractor will be required to remove mounted items as allows to paint.
43. Based on the observations at the site visit, the existing building-mounted fixtures have been discontinued and are likely nearing the end of their life cycle. Replacement fixtures, parts, or alternative mounting assemblies are likely not available. Many of the existing fixtures were adapted to attach to the previous fixture-mounting assemblies. If existing fixtures are reinstalled, they will need to be installed in the same manner as before. Since the state is already paying for the labor to remove and reinstall the fixtures, would they reconsider replacing them with new fixtures and the appropriate backbox/mounting assemblies to achieve a cleaner, longer-lasting product?
- A. Contractor will be required to replace existing fixtures with new fixtures along with all appropriate materials for installation. Contractor must ensure items meet or exceed existing. To be pre-approved by project manager.



44. At the site visit, the roof drains were observed not to contain any heat trace. Are the new roof drains to be heat-traced?
A. Pending State input. Question will be answered in a later addendum.
45. Bid Alt#5 says to replace approx. 5 air handler units. Only 4 were observed on the roof, can the state confirm the number of units to be replaced or if there is one elsewhere in the building to be considered?
A. There are only 4 units located at 47427.
46. Can the government confirm if building 47427 has an existing lightning protection system?
A. Pending Federal input. Question will be answered in a later addendum.
47. Will a new lightning protection system be required as part of this scope?
A. Pending Federal input. Question will be answered in a later addendum.
48. Are we required to replace all exterior LED lights?
A. Yes, the base bid will include replacing all exterior lights with like size/output as the originals.

Please contact me if you have any questions.

Sincerely,

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End of Addendum 3