



Issue Date: September 24, 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 # 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 Addendum is being issued to extend the deadline for receipt of bids from September 30, 2026, at 1:00pm Alaska Time, to October 6, 2026, at 1:00pm Alaska Time.

Questions and Answers:

1. Can you provide the specifications for the exterior lights that need replacement. Please provide the following:
  - Voltage
  - Wattage
  - Required Lumens
  - Color Temperature
  - CRI
  - Beam Angle or Light Distribution Requirements
  - Any Dimming or Smart Controls Requirements
  - Any Preferred Manufacturers or Models
  - A. Contractor will be required to replace to match size/output as originals. To be pre-approved by project manager.
2. During the walkthrough, some of the exterior doors were confirmed to be made of wood like material. Will these need to be upgraded through bid alt 2?
  - A. Contractor will be required to replace all wood material type doors with metal doors, to include assembly, matching other doors existing as part of base bid (approximately two doors).



3. Please clarify the required wind design criteria for the replacement roofing system, including any minimum wind uplift rating or performance requirements. There is substantial cost variance between roofing assemblies based on the required wind uplift resistance. To ensure bidders are pricing the project on a consistent basis, please confirm the required wind uplift rating and design criteria.
- A. Design criteria for this based on wind loads will be calculated based on ASCE 7 and UFC 3-301-01. Facility will be classified as Risk Category IV. Contractor will be required to ensure roofing system is built per all applicable federal and state building codes and regulations.

### Wind

#### Results:

|              |          |
|--------------|----------|
| Wind Speed   | 139 Vmph |
| 10-year MRI  | 89 Vmph  |
| 25-year MRI  | 98 Vmph  |
| 50-year MRI  | 103 Vmph |
| 100-year MRI | 109 Vmph |

Data Source: ASCE/SEI 7-16, Fig. 26.5-1D and Figs. CC.2-1–CC.2-4, and Section 26.5.2

Date Accessed: Mon Nov 13 2023

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-16 Standard. Wind speeds correspond to approximately a 1.6% probability of exceedance in 50 years (annual exceedance probability = 0.00033, MRI = 3,000 years).

Site is not in a hurricane-prone region as defined in ASCE/SEI 7-16 Section 26.2.

### WIND LOAD

EXP. CAT: C RISK CAT: IV

$V_{ult} = 139 \text{ MPH}$

Wind Loads Vary Per Element, See Calculations

4. Section 1.02.07, Paragraph B states that the contractor will be required to replace any damaged insulation encountered during the work. Because the condition and extent of damaged insulation are concealed and cannot be accurately quantified during bidding, please advise how contractors are expected to uniformly carry this scope in order to maintain a fair and competitive bid environment. The contractor recommends that replacement of damaged insulation be treated as a concealed condition and addressed on a case-by-case basis through the change order process, based on actual quantities identified during construction. Please confirm if this approach is acceptable, or provide a defined quantity/allowance for bidding purposes.
- A. Replacement of any damaged insulation that is concealed may be considered as a Change Order on a case by case basis.



5. Bid Alt. 6 states to provide veneer wainscot around the entire facility. Contractor is seeking clarification as to if this is applicable to office area of building where existing exterior walls are CMU or if the intent is to provide 4-ft of wainscot around the hanger portion of the building only?
  - A. The 4ft of wainscot will include the office portion of the facility. Contractor must also provide some type of kickout flashing to top of the wainscot veneer to prevent water buildup.
6. At the site visit it was observed that there were a number of fan units on the lower roof (office section) of the building. Are these existing fan units controlled by DDC?
  - A. There is a Siemens DDC in the facility, but it only controls the boiler and a large air handler unit in a room behind the boiler room.
7. Attachment 3 shows the roof drain re-route as part of the Base Bid, tying into the storm drain located on the west side of the building. Please confirm if the contractor is required to include all associated underground work on the west side of the building as part of the Base Bid, including excavation, landscaping restoration, and asphalt/concrete removal and replacement or if existing infrastructure is in place connecting the building to the existing storm drain on the west end.
  - A. No. This work has already been performed.
8. Please confirm that Alternate 3 is limited solely to the underground work required to connect the roof system to the existing storm drain on the east side of the building
  - A. Correct.
9. 1.02.02 Office Roof & 1.02.03 Hangar Roof are the two areas to be replaced under base bid. Total roof replacement area of base bid is ~43,000 SF. Please confirm.
  - A. Correct. Total roof equals approximately 43,000sqft.
10. The As-Builts provided in ADD. 3 show a maintenance building roof. Is this considered part of the contract for roofing and siding replacement?
  - A. No. The maintenance building roof will not be covered under this project.
11. 1.02.02, Paragraph H: The specifications require the parapets and exterior wall panels (currently painted a color similar to OU Crimson Red) to be painted Mansard Brown. The contractor is seeking clarification regarding the intended extent of this work. Please confirm whether the intent is for only the parapet caps to be painted Mansard Brown, or if the new wall panels are also intended to include an approximately 3-foot-tall horizontal color band around the perimeter of the building painted Mansard Brown, consistent with the existing color break configuration. Should bidders include painting the wall panel color band in addition to the parapet coping, or is the Mansard Brown finish limited solely to the parapet caps?
  - A. Contractor will be required to paint the wall panel (the color band) as well as the parapets the Mansard Brown.
12. Addendum 4, question 13. Adds new heat trace to the roof drains to the scope. How far would the government like the roof drain heat trace to extend down into the conditioned space? Can the government provide a spec on the desired heat trace? With this being new heat trace it will require running new circuitry to feed it. Is there a specific panel location that the heat trace should be fed from? Is electrical engineering required for the new heat trace?
  - A. Pending State input. Question will be answered in a later addendum.



13. Based on previous projects at JBER, the owner's preference has often been to utilize BEST hardware for door assemblies. Please clarify whether contractors should include pricing to furnish and install BEST door hardware for the new door assemblies included in this project, or if contractors should base their bids on the most competitive manufacturer that meets the specified performance and quality requirements. If BEST hardware is required, please confirm that requirement and identify any specific product series or standards to be used.
  - A. BEST hardware will be required for this project if add alt. 2 is awarded, or if there are doors required to be replaced under base bid.
14. Based on observations at the site visit, it appears that most of the conduit for the exterior lights along north side of the building was run on the surface of the block at the top then boxed in by the parapet cap. Is the intention to install the new conduit in the same fashion prior to the installation of the new parapet cap?
  - A. Contractor will need to install in the same fashion as conduit is currently installed.
15. There are rotating beacons on the east and west ends of the building that activate when the hangar doors are in operation. Are these beacons to be salvaged and reinstalled or replaced with new beacons like the existing?
  - A. Contractor will be required to replace beacons to match same size/output as originals. Due to safety concerns, beacons must be operable at all times unless otherwise locked out. East and West side hangar doors can NOT be locked out at the same time.
16. Per Detailed SOW Paragraph B: "The Contractor shall also paint roof decking per 6-4.2 of UFC 3-110-03 which establishes approved paints." Please clarify if the intent is for the contractor to paint the entire existing steel decking system or if this is only applicable to new decking that is replaced.
  - A. Only roof decking that is being replaced.

Please contact me if you have any questions.

Sincerely,

Gavin M. Fairbanks  
Building Management Specialist  
(907) 428-7187

End of Addendum 5