THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Military and Veterans Affairs

FMO Design and Construction
57024 Roosevelt Rd
PO Box 5169
JBER, AK 99505

Email: scott.higbee@alaska.gov

Issue Date: October 13, 2026

ATTN: Vendors

RE: **Project Name:** BAAF – 47430 Hangar 1 – Roof and Envelope Project
Project Number: 02A7026003
Project Location: JBER, Alaska

Addendum # Six (6)

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. There were a few questions submitted in close proximity to the addition of Addendum #5, so they will be answered below. Due to these questions being answered, the question period has opened again (for a brief period of time) to allow everyone one last opportunity to submit questions if necessary. Due to my normal schedule (off at 3:00pm on Thursday for the week) and the State Holiday on Monday 10/19/26 (Alaska Day), **the cutoff for question submission will be 10/14/26 at 3:00pm** to provide me with adequate time to answer and complete another addendum if necessary.

The following questions have been received, answered, and changes below are required:

1. Question: Spec Section 1.02.02 does not clearly define the roofing scope. Please clarify the intended extent of demolition and replacement. Is the intent to remove the entire roofing assembly down to the roof deck and install a new system consisting of a vapor retarder, coverboard, R-35 insulation, cover board, and 90-mil EPDM? Or is the intent to remove only the existing EPDM and cover board, inspect the existing insulation, replace any damaged insulation as needed, and then install a new cover board and 90-mil EPDM membrane? Please clarify the expected roofing assembly and limits of demolition.

   Answer: The intent is to remove only the existing EPDM and cover board, inspect the existing insulation, replace any damaged insulation as needed, and then install a new cover board and 90-mil EPDM membrane.

2. Question: Please clarify Roof Replacement Scope. With 1.02.02 B and C, there is a requirement to install a vapor barrier, but through clarifications in Addendum 3 it was interpreted that only damaged or improperly installed insulation would be identified and then make the determination on what is needed. Without a current as-built and the removal of the 1.02.01 B, technically there is no way to determine the existence of a vapor barrier. Item C requires the installation of vapor barrier, the only way to accomplish this, is complete removal and salvage of the insulation. Is the intent to replace the EPDM Roof Covering with a new Cover Board and 90 mil EPDM, and check existing insulation, or do you also want to replace the vapor barrier?

   Answer: See the answer to question 1 above.

3. Question: Contractor understands that addendum number 3, question 16 clarifies that only damaged or improperly installed roof decking and insulation shall be replaced. Please confirm that this direction eliminates other requirements under 1.02.02 C, D & E stating that the contractor will install vapor barrier, insulation and coverboard. Furthermore, as Contractor is unable to inspect all insulation prior to roofing removal, please confirm that if the required roof analysis determines that existing roofing components are to be replaced, this cost should be included in base bid pricing or handled through Change Orders post-award.

Answer: See the answer to question 1 above. While 1.02.02 C (vapor retarder/air barrier) is not required any longer, 1.02.02 D contains some language that is still applicable (flash all roof penetrations, install reinforced EPDM or pre-molded flashings at all parapet wells, etc.) and 1.02.02 E contains some language that is still applicable (a new coverboard is required to ensure there is puncture resistance against ice, snow loads, etc.). Since the Contractor is unable to inspect all insulation prior to roofing removal, existing damaged insulation may be handled by an approved quote and change order on a case-by-case basis executed by the Project Manager post-award.

Please contact me if you have any questions.

Respectfully,

Scott M. Higbee
Building Management Specialist
907-428-7175
scott.higbee@alaska.gov

End of Addendum