



Issue Date: August 25, 2026

ATTN: Vendors

RE: Project Name: BAAF 47431 Hangar 4 Roof and Envelope Project
Project Number: 02A7026004
Project Location: JBER, 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.

Please see the following Questions and Answers:

1. Q: Can better drawings be provided as a separate PDF? The text is very hard to read and at a minimum we need to know the what the roof and wall assembly materials and thicknesses are. Maybe 11x17 print/scan vs the 8x11?
A: The original plans will be made available during the walk through.
2. Q: Scope on pg1 indicates "envelope and siding" as well as roofing. Is the intent to replace all the exterior siding?
A: Sherwin-Williams Coil Coating System 437R645 Fluropon SR Mansard Brown (Main color) – Kingspan Rock Tan 433C704 (trim).
3. Q: If the siding is intended to be replaced, is it just the metal siding to be removed and the insulation and air barrier beyond to remain in place?
A: Yes, Unless we find insulation or barrier need replaced on a case by case Change Order.
4. Q: Is there is a color match specified for the siding?
A: Yes, see question 2.
5. Q: Is the Government open to recladding over the existing siding? This would include fastening back to structure, providing foam closures between the existing and new siding, and flashed returns at all windows and doors.
A: No, Remove and replace.
6. Q: Siding – existing siding is corrugated. Is the new siding to be corrugated?
A: Yes.
7. Q: Concrete Wainscot – the existing wall base is painted CMU. Can we assume that is existing to remain and no work is required in those areas?
A: painted to the new color.
8. Q: Hangar Door – does the siding on the Hangar Door need to be replaced as well? Usually, this is fairly integrated into the door assembly and designed with certain weight limits.
A: painted the specified color. No modifications to the doors will be authorized.
9. Q: RFP PDF pg6, note 1.02.02-D "install insulation equal or better than existing." Is the intent to replace the existing (5") of polyiso with equal 5" of polysio? If a different type of insulation (EPS or XPS) is used, should we assume that it will require a thermal barrier between insulation and metal deck?
A: Yes.
10. Q: 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 its listed in the UFC as approved then Yes.
11. Q: RFP PDF pg6, note 1.02.07 Warranty indicates "a minimum 2-year warranty." Is that for all work on the project or just roof?
A: All work under this project will carry and full 2-year repair warranty.
12. Q: Roof Warranty – should the roof be provided with a 20 year manufacturer's warranty?
A:Yes.
13. Q: Roof Drains – do existing roof drains need to be replaced?
A:No, unless they are previously damaged.
14. Q: Scuppers – do existing scupper flashings need to be replaced?
A:Yes.
15. Q: Roof Flashing – all roof flashing to be replaced?
A:Yes.
16. Q: Metal Roofing – is there any existing metal roofing? Maybe over hangar door extensions or canopies? And does that need to be replaced?
A:
17. Q: Existing Utility – existing utility and M&E connections appear to be surface mount. Can these remain in place and the new siding abut utilities and larger gas piping/conduit with a prefinished J-trim?
A:Yes.
18. Q: Light Fixtures – similar question for surface mount light fixtures?
A:No, Remove, install siding then replace light fixture.
19. Q: RFP PDF pg 8 indicates "windows and doors shall be blast rated pursuant to UFC 4-010-01."
A:Yes.
20. Q: RFP PDF pg 8 indicates "remove and replace all doors." The intent is just to replace swinging man doors and not Hangar Doors or coiling doors, correct?
A:Correct.
21. Q: RFP PDF pg 8 indicates "Contractor must perform hazmat survey per the terms as stated under 1.02.10." There doesn't seem to be a section 1.02.10. Are sections missing?
A:Corrected on Addendum #2.
22. Q: The asbestos survey only lists haz. Mat testing of white window glazing on the exterior of the building. Does the states have records of testing locations at roofing building or other exterior locations?
A:No.
23. Q: If no exterior locations have been tested with respect to the project scope of work. How are bidding contractors advised to accurately price the project?
A: Contractor will pay for testing. Any abatement will be through change order.
24. Q: Will hazardous testing be a project requirement?
A:yes.
25. Q: If discovered will a change order be giving for abatement?
A:Yes.
26. Q: If change order consideration is to be given for discovery of hazardous materials, are contracts to assume full abatement with their base bid price?
A:No.
27. Q: RFP PDF pg11, 1.08-A Delay Damages indicates "All work must be complete by September 15th, 2026." Assume this is incorrect. Please provide corrected date.
A: date corrected September 15, 2027 in addendum #2.
28. Q: RFP PDF pg14 appears to be cut off. It ends with "The contractor..." Is there missing information from this page?
A: "The Contractor" has been removed on addendum #2.
29. Q: Windows – the photos show at least 18+15=33 windows
A: The contractor is responsible for counting the number of windows.
30. Q: Doors – the photos show at least 10 doors, 2 of which are double doors. The plans show 13 doors.
A: The contractor is responsible for counting the number of doors.
31. Q: Hangar Door man doors – are the man doors in the Hangar Door to remain in place?
A: Yes.
32. Q: Windows appear to be Vinyl – are vinyl windows acceptable as replacement?
A: Window specifications are listed in the UFC outlined in the scope of work.
33. Q: Flightline – are there requirements for QC policing of demo and areas of work since this building is in proximity to the flightline?
A: Yes, zero tolerance for trash or debris outside the construction zone.
34. Q: If contractor is required to dedicate personnel to police grounds for construction debris, will this be a 24/7 requirement or only during construction working hours?
A: It will be up to the contractor to determine the manpower needed to accomplish this requirement.
35. Q: Does this personnel have to be dedicated to policing the grounds or can they have other construction working tasks?

A: It will be up to the contractor to determine the manpower needed to accomplish this requirement.

36. Q: 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 but should not impact work being done at hangar 4.

37. Q: What are the intended limits of the site for laydown areas and access?

A: Laydown areas and access will be covered during the walk through.

38. Q: Is a site construction fence required?

A: Yes

39. Q: Is a field office required for the project?

A: No.

40. Q: 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: Access will be needed 24 hours/ 7 days a week due to mission requirements.

41. Q: Confirm that Buy America is a project requirement for all materials.

A: Yes, Buy America is a project requirement.

42. Q: Is there a recycling requirement for this project?

A: No.

43. Q: Is rooftop mechanical equipment present?

A: Yes.

44. Q: Please confirm that all mechanical and electrical equipment is exiting to remain.

A: Yes, equipment will remain.

45. Q: Is the winning contractor expected to provide CADD as-builts of the building or mark up the existing as-builts?

A: New stamped drawings need to be provided by the contractor.

46. Q: Is the contractor provided set of engineered drawings referenced in section 1.02 B. required to be stamped by a licensed architect or engineer?

A: Yes.

47. Q: What type of window material is to be priced for replacing the windows for Bid Alt#1?

A: Window specifications are outlined in the scope of work UFC reference.

48. Q: How many windows are to be changed?

A: All windows will be changed if the Add-Alt is awarded.

49. Q: What doors are to be changed? All man doors on the exterior of the building?

A: All man doors on the exterior is the Add-Alt is awarded.

50. Q: There is no mention of PCB testing, the current regulations require PCB testing on all disposed construction materials. Should we budget for testing for PCB's?

A: Yes.

51. Q: If PCB's are found will that be dealt with as a change in conditions?

A: Yes, a Change Order will

52. Q: The provided as-built door schedule is not legible. Would it be possible to get a clear copy?

A: Yes, will be provided during the walk through.

53. Q: Please confirm the deadline for submission of bidder questions.

A: Cut off for questions will be 4pm Alaska standard time September 7th, 2026 to give time to issues a new addendum to cover the additional questions.

54. Q: Please confirm the date and time of bid submissions. The ITB and project solicitation page state different dates.

A: 1:00 PM Alaska standard time September 8th, 2026.

55. Q: Section 1.08 identifies liquidated damages as one-tenth of one percent (0.1%) of the unperformed portion of the work per calendar day, with a maximum deduction of 10% of the contract amount. Section 00800 instead identifies liquidated damages of \$150/day for failure to meet Substantial Completion and \$50/day for failure to meet Final Completion. Please confirm the applicable liquidated damages provisions.

A: Corrected in addendum #2.

56. Q: Section 1.02.01 states that the Contractor is to remove roofing, envelope, and siding and replace all materials with new. Please clearly identify the limits of siding and exterior envelope replacement included in the Base Bid. Is all existing exterior siding on Hangar 47431 to be removed and replaced?

A: Yes, All siding will be replaced.

57. Q: Is the intent of the project to remove all layers of existing siding, framing, insulation and flashings in the

base bid?

A: Just the siding. Insulation will be handled on a Change Order if needed.

58. Q: The Environmental Requirements state that new siding is to match the existing color and material type. Please provide the required panel profile, gauge, material, finish/coating, color, insulation thickness/R-value, and basis-of-design manufacturer, if applicable.

A: A sample will be available to view during the walk-through.

59. Q: Section 1.02.02.G directs bidders to Section 1.02.04 for roof-drain requirements; however, Section 1.02.04 addresses inspections and testing and does not contain roof-drain requirements. Please provide the intended roof drainage requirements, including the scope for existing/new roof drains, gutters, downspouts, scuppers, overflow drainage, heat trace, and discharge locations.

A: Addressed on addendum #2.

60. Q: Bid Alternate #1 requires windows to be blast rated in accordance with UFC 4-010-01. Please provide the applicable UFC edition and specific design criteria required for pricing, including applicable standoff distance, explosive weight/design load, pressure/impulse criteria, and required glazing hazard/performance condition.

A: The UFC contain all required information required for windows.

61. Q: Please provide required window frame material and finish, glazing configuration, U-factor, SHGC, low-E requirements, laminated glazing requirements, operability, screens, and any other required thermal or performance criteria.

A: The UFC contain all required information required for windows.

62. Q: Please identify any exterior doors that may require access control, card readers, electrified locks, door contacts, request-to-exit devices, or other electrical/security components and clarify the required Contractor scope for removal, replacement, programming, and reconnection.

A: This will be covered in the walk through.

63. Q: Section 1.02.10 does not appear to be included in Section 01. Please identify the requirements intended to be included in the ITB.

A: 1.02.10 was removed in addendum #2.

64. Q: Section 01 states that, when applicable, the Contractor must perform a documented hazardous-material survey, while an existing asbestos survey is included with the bid documents. Please confirm whether the Contractor must perform a new hazardous material survey and if that cost is to be included in base bid pricing or only within Bid Alternate #2 per the ITB.

A: Yes, contractors are required to perform all testing and include the costs for this in your base bid.

65. Q: Please confirm, if the contractor encounters any materials requiring abatement, their removal would be handled on a change order basis and should not be included in base contract pricing.

A: Yes, a Change Order will be issued at that time.

66. Q: Section 01 states that working hours will be determined by the Project Manager and may change without notice due to mission requirements at no cost to the State. Please provide the anticipated normal allowable working hours and any known restrictions on weekends, holidays, crane operations, roofing operations, noise, or building access.

A: This question will be answered during the walk through with the building end user.

67. Q: Please identify the areas that will be available for Contractor laydown, dumpsters, material storage, lifts, cranes, and temporary facilities, and identify any restrictions associated with aircraft operations or the active airfield.

A: This question will be answered during the walk through with the building end user.

68. Q: Should the contractors put in money for HAZMAT Testing in their bids?

A: Yes.

69. Q: The invitation to bid under general requirements 1.02.06 E. All Hazardous material waste, asbestos containing material (ACM), construction and demolition waste work must be disposed in compliance with UFGS 02 81 00, Code of Federal Regulations (CFR), State, City and local regulations. How would anyone know if we have HAZMAT without a HAZMAT report?
A: These items will be handled by a Change Order if found during the remodel.
70. Q: If HAZMAT is encountered will this be dealt with as a change in conditions since there is no HAZMAT report?
A: Yes.
71. Q: This project is of the size that it should be a design build especially if we are to provide "As Built Drawings". Is this a design build project?
A: Yes, a design build to resurface the roof and siding.
72. Q: The current "As Built Drawings are such a bad file that we cannot blow them up and read the dimensions or details. Is there another file you can send out to the bidders? Or can we come and get a legible copy from your office?
A: Better copies will be available during the walk through.
73. Q: 1.02.02 B states: Contractor will be required to replace any damaged or improperly installed roof decking. Contractor shall paint roof decking per 6-4.2 of UFC 3-110-03 which establishes approved paints. How much decking should we budget to replace or paint? Can this item be a per 100 sq ft Bi Alternate item? This would allow both parties to be fair on when we encounter this situation. Otherwise, you will be paying for the entire roof if we have to budget for this.
A: Damaged/improperly installed roof decking will be handled with a Change Order.

END

Please contact me if you have any questions.

Sincerely

Jim Manco

Building Management Specialist

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End of Addendum