

ADDENDUM NO.3, March 29, 2022

RE: Primary Care Clinic – PCC II West Expansion & Renovation
Project No.

FROM: KPB Architects
500 L Street, Suite 400
Anchorage, Alaska 99501

TO: Prospective Bidders

ISSUE DATE: March 29, 2022

This document forms a part of the Contract Documents and modifies the original Procurement Documents dated March 29, 2022. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to acknowledge receipt of this addendum may subject Proposers to disqualification.

This addendum consists of **10 page(s)**

QUESTIONS/COMMENTS AND MODIFICATIONS TO CONTRACT DOCUMENTS:

See PCC II Bidding Addenda 03 Log

ATTACHMENTS:

- PCC II Bidding Addenda 03 Log
- Specification Section 00 4513 Bidder Qualifications

Other than the changes contained in the Addendum and any previous addenda, all other terms and conditions of the ITB remain unchanged and valid

END OF ADDENDUM

PCC II Bidding Addenda 03 Log



Item No.	Question/ Description	Response	Reference Documents	Attachment(s)
1	_SCF Dashboard	-		
2	ADDENDUM 03	-		
3	PCC II West - Expansion & Renovation	ITB No. SCF22-1068 (issued 3/11/22)		
4	All Bidder questions are due by Close of Business (COB) Alaska Standard Time (AST), Monday March 28, 2022	Bid Proposal Due by 4pm AST Monday, April 25, 2022		
5				
6				
7	Questions	Responses		
001	We are looking at this project and I noticed on Sheet A001 there are note call-outs on the plan of D2, D6 and D14 that are not shown in the associated legend. Can you please clarify what these notes indicate?	D2: REMOVE CASEWORK/FURNITURE ELEMENT AND ANY ASSOCIATED PLUMBING/POWER/DATA D6: PNEUMATIC TUBE STATION (PTS) TO REMAIN. REMOVE PLAM COUNTERTOP, SHELVING, AND SIDE PANELS. PROVIDE TEMPORARY SUPPORT TO PTS AS NEEDED D14: PROTECT IN PLACE SUSPENDED WOODEN KAYAK ABOVE		
002	Is all of the furniture or non-mounted furniture and other owner items going to be moved by the owner or should the contractor factor this in?	SCF WILL REMOVE UNMOUNTED FURNITURE AND ARRANGE FOR STORAGE, AS NEEDED		
003	At the walkthrough, the Architect suggested that the phasing plan was a concept and that there could be adjustments made that would be negotiated with the contractor and the owner. The contractor would prefer to do all the phases together. Would that be possible? If not could the contractor perform phases 1 and 2 together, and then finish with 3?	IF THE CONTRACTOR HAS A DIFFERENT PHASING PLAN THEY CAN PROPOSE THE PLAN. THE PHARMACY HAS TO BE FULLY OPERATIONAL THROUGHOUT THE DURATION OF THE PROJECT.		
004	Another question. Please see attached drawing. Sheet S100 indicates there are several "bold" outlined areas that are removed portions of slab for the new build-out. There are other areas that are similar but are not called out as being removed slab. Can you please advise as to what the un-noted bold portions on this sheet are referring to?	The note for bold portions is a TYPICAL note. Per the General Notes, not all instances of TYP details are noted on the plans. The un-noted bold areas are also covered by the same note, "SAWCUT (E) SLAB FOR UNDERFLOOR PIPING, PATCH BACK PER 2/S401, TYP"		
005	Can the Architect provide a Reflected Ceiling Demo Plan that shows the extent of ceiling demo?	SEE ATTACHED PDF SHOWING THE EXTENTS OF CEILING DEMO IN GRAY REGION FOR LEVEL 1 AND LEVEL2		
006	There is discrepancy in regard to the Acoustic Stretched Fabric Systems (spec section 09 84 14) specs and drawings. For instance, in the spec and the finish schedule calls for AP3 to be used in talking rooms 155, 153 and 135 but the drawings call out for AP8 to be used in these locations. Additionally, the spec calls for AP7 to be used in rooms 155 and 153 which again show on the drawings to use AP8 and the spec and finish legend call for AP3.	SEE ADDENDUM 01		
007	Admin 133 shows for AP8 to be used but AP3 is called out in the finish schedule	AP8 WILL BE USED IN ADMIN 133		
008	Please refer to the attached. Most of the interior rooms around the perimeter of the construction area look to have furred or partial wall but nothing is called out on the drawings. Please advise	THE LINEWORK THAT IS BEING POINTED OUT IS NOT A FURRED OUT WALL BUT THE FINETUBE PER MECHANICAL		
009	Is the owner acceptable to adding a material and equipment price escalation clause to the contract?	NO		
010	In addition to the information provided in spec section 10 1400, please provide a signage schedule, locations, and details.	TO BE PROVIDED IN ADDENDA		
011	FP101 General Note A-states to demolish the existing sprinkler piping throughout the remodel area. General Note C says to coordinate demo and replacement during remodel to ensure FP system remains operational. Is the demo and replacement to include all sprinkler mains and lines or just the existing sprinkler drops in Phase 1, 2 & 3.	DESIGN INTENT IS TO REPLACE ALL SPRINKLER MAINS, LINES, AND DROPS IN PHASE 1, 2 AND 3		
012	Is it the intent to have all of the fire sprinkler system in hashed areas on FP101 removed and replaced with new, in its entirety?	THE DESIGN INTENT IS TO REPLACE THE SPRINKLER SYSTEM IN IT ENTIRETY IN THE HATCHED PROJECT SCOPE AREAS		
013	If system is to be replaced in its entirety, is the intent to have the system in all remodel areas placed in service at the end of each work day?	THE SYSTEM MUST BE OPERATIONAL ANYTIME THE AREA IS UNOCCUPIED. IF THE SPRINKLER SYSTEM IS OUT OF SERVICE AT THE END OF THE DAY A FIRE WATCH MUST BE IMPLEMENTED		
014	As an alternative to removing the system and replacing, would it be acceptable to just remove all sprinkler drops, install temporary upright heads for sprinkler protection in remodel areas and then install new flex drops and heads into new ceilings?	TEMPORARY UPRIGHT HEADS ARE ACCEPTABLE FOR TEMPORARY PROTECTION OF THE CONSTRUCTION AREA. ALL SPRINKLER PIPING MUST BE REPLACED AT SOME POINT DURING THE PROJECT DURATION		
015	Who is responsible for relocation of furniture, electronics, personal belongings, and other items from the existing spaces which need to be moved for construction?	SCF WILL MAKE ARRANGEMENTS TO HAVE FURNITURE, ELECTRONICS, PERSONAL BELONGINGS, AND OTHER ITEMS IN EXISTING SPACES TO BE MOVED PRIOR TO CONSTRUCTION		

Item No.	Question/ Description	Response	Reference Documents	Attachment(s)
23	016 Will contractor be allowed to close parking and drive lane as necessary to operate heavy equipment for the building addition?	ANY DISRUPTION TO CURRENT PARKING AND DRIVE LANES WILL NEED TO BE REVIEWED AND COORDINATED WITH SCF PRIOR TO ACTION. CONTRACTOR TO LIMIT DISRUPTION TO OPERATIONAL CLINICS		
24	017 Does this project require Davis Bacon wages, certified payroll, or Department of Labor fees?	THIS PROJECT DOES NOT REQUIRE DAVIS BACON WAGES, CERTIFIED PAYROLL, OR DEPARTMENT OF LABOR FEES		
25	018 00 4513 and 00 4516 appear to be identical documents. Please clarify which document we are to use with our bid submission. Can you provide the correct document in editable Word format?	REMOVE SECTION 00 4516 PROPOSER'S QUALIFICATIONS. ALL BIDDER'S TO USE 00 4513 BIDDER'S QUALIFICATIONS. AN EDITABLE PDF FORMAT PROVIDED		SPECIFICATION SECTION 00 4513 BIDDER'S QUALIFICATIONS
26	019 Is the contractor responsible for providing Builder's Risk insurance? If not, will the owner add the contractor as additional insured on their policy?	SEE ADDENDUM 01		
27	020 Door #108 shows up in the hardware schedule, but we don't see it on the door schedule. Is this a hardware heading for a different door?	THIS DOOR NO LONGER EXISTS		
28	021 For the aluminum window type A, B, C, and D, do any of them need to open for ventilation? If so, which ones, and how do they open (Awning, Casement, Hopper, etc.) Refer to spec section #08 5113	PER SPECIFICATION SECTION 08 5113 PART 2 PRODUCTS SECTION 2.02 PARAGRAPH B WINDOW TYPES A, B, AND C T BE FIXED, NON-OPERABLE. PER SPECIFICATIONS SECTION 08 5859 SERVICE AND TELLER WINDOW UNITS PART 2 PRODUCTS SECTION 2.02 PARAGRAPH C WINDOW TYPE D TO BE MANUAL SLIDER		
29	022 If substitutions are approved, will the new accepted materials be transmitted through an addendum so everyone can use it if they wish? I ask this because the curtain walls, storefronts, and windows in the specifications are premium systems that are not used very often due to their cost. I can almost guarantee that substitutions of lesser quality are going to be requested.	SUBSTITUTIONS WILL NOT BE CONSIDERED DURING BIDDING. UPON CONTRACTOR SELECTION SUBSTITUTIONS MAY BE CONSIDERED DURING CONSTRUCTION		
30	023 On A115 there are only a few partition type call-outs. The general plan note #3 says that "all walls are to be C3S unless noted otherwise". This means that all the offices will be sound walls with two layers of GWB on one side and one layer of GWB on the other.	PER NOTE 3 ON GENERAL PLAN NOTES ALL WALLS TO BE C3S U.N.O PARTITION CODE 'A' UNO.		
31	024 Is this the correct wall type for all unmarked walls? Seems like these should be A type partitions.	PER NOTE 3 ON GENERAL PLAN NOTES ALL WALLS TO BE C3S U.N.O PARTITION CODE 'A' UNO.		
32	025 If the note is correct, which sides get the double layer?	CONTRACTORS CHOICE AS TO WHAT SIDE OF THE PARTITION THE DOUBLE LAYER OF GYPSUM WALL BOARD WILL BE LOCATED		
33	026 The added C6S wall types added in addenda #1. Which side receives 2 layers?	CONTRACTORS CHOICE AS TO WHAT SIDE OF THE PARTITION THE DOUBLE LAYER OF GYPSUM WALL BOARD WILL BE LOCATED		

MINIMUM BIDDER'S QUALIFICATION

Bidders are required to meet the minimum qualifications listed below and must complete 00 45 14 Statement of Bidder's Qualifications. Bidders that do not meet these minimum qualifications should NOT submit a bid. The threshold values are listed below and represent the minimum requirements for a responsive bid. Bids from contractors who cannot document the required experience and qualifications will be returned after opening and not considered for award.

- a. A contractor must have successfully completed a minimum of three (3) projects of similar scope and size valued over \$10 million each for projects that involve tenant improvements that is occupied during the renovation. Bidder must also have completed a minimum of (3) projects that involved new construction or renovation of clinical facilities. Bidder must provide a list of the projects and client name and current phone contact for each project on the Statement of Bidder's Qualifications.

STATEMENT OF BIDDER'S QUALIFICATIONS

All questions must be answered, and the data given must be clear and comprehensive. This statement must be notarized. Attach additional pages if needed.

1. Name of bidder
2. Names of principals/owners
3. Names of authorized signatories

4. Permanent main office address
5. When organized
6. Where incorporated
7. How many years have you been engaged in the contracting business under your present name?
8. Previous names of companies in which the principals listed above (#2) have engaged in the contracting business.

9. List all active projects.

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____
- f. _____
- g. _____
- h. _____
- i. _____
- j. _____
- k. _____
- l. _____
- m. _____
- n. _____
- o. _____
- p. _____
- q. _____
- r. _____
- s. _____
- t. _____
- u. _____

V. _____
W. _____
X. _____
Y. _____
Z. _____

10. Have you ever defaulted on a contract? Yes No
If so, where and why?

11. Have you ever refused to sign a contract at your original bid? Yes No
If yes, explain

12. Names, background experience and current workload of the principal members of your firm (including the superintendent, project manager, and key lead personnel assigned to this project).

Name	Background	Years in Contracting	Current Workload	
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13. Attach list of comparable construction contracts completed, indicating contract amount, project size, location, owner, start and end date, contact person and telephone number. Please note that comparable construction must include medical and office tenant Improvement projects in an occupied building.
14. Attach a list of your primary subcontractors for this project.
 - a. Civil
 - b. Superstructure
 - c. Mechanical
 - d. Plumbing
 - e. Controls
 - f. Fire Protection
 - g. Electrical
 - h. Roofer
 - i. Exterior Envelope
 - j. Framing
 - k. Casework and Millwork
15. Furnish written evidence of amount and type of credit available.
16. Attach 2020 and 2021 year-end Financial Statements.
17. Attach proof of Alaska Native / American Indian Ownership.

18. Will you, upon request, fill out a detailed Financial Statement and furnish any other information that may be required by South Central Foundation? Yes No.

19. The undersigned hereby authorizes and requests any person, firm or corporation to furnish any information requested by South Central Foundation, in verification of the recitals comprising this Statement of Bidder's Qualification.

Dated at _____, this _____ 2022.
(place) (day) (month)

(Name of Bidder)

By:
(Signature of Bidder's Representative)

Title:

State of ALASKA)

County of)ss
)

_____, being duly sworn, deposes and says he is
(individual signing above)

he is _____ of _____
(Title) (Name of Organization)

and that the answers to the foregoing questions and all statements therein contained are true and correct.

Sworn before me this _____ day of _____, 2022.
(Date) (Month)

(Notary Public)

My Commission Expires: _____ (Date)