



SCF Contracts Department
7033 East Tudor Road
Anchorage, AK 99507

To: Prospective Bidders
Date: July 22, 2022

RE: Addendum No. 1
VNPCC Parking Lot Improvements
RFP # SCF22-1079

Issue Date: July 22, 2022

This document forms a part of the Contract Documents and modifies the original Procurement Documents dated June 27, 2022. Acknowledge receipt of this Addendum in the provided on the Bid Form. Failure to acknowledge receipt of this addendum may subject Proposers to disqualification.

This Addendum consists of 26 pages.

1. Responses to Questions:

See attached responses to questions and VNPCC Soils Report dated September 6, 2003.



RFP SCF22-1079 VNPCC Parking Lot Improvements

Comment Log

Item No.	Date Received	Comment or Question Provided by Bidder	SCF Response
1	21-Jul	Project scope requirements discussed at the pre-proposal meeting on 7/18 do not match RFP Exhibit A: Scope of Work requirements. Please confirm that there is no renovation/demolition of the existing parking lot adjacent to the current VNPCC as stated in Exhibit A, paragraph 2.	SCF doesn't anticipate demo of the existing parking lot. However, SCF would like to access this new parking stalls from the existing parking lot. Contractor to determine if additional renovation/demolition of the existing parking area is required for this access.
2	21-Jul	Project scope of work discussed at the pre-proposal meeting on 7/18 consisted of a new parking area on the existing gravel pad to the north of the building and entrance driveway. Please confirm area of new parking lot and the extent of the new project.	The project scope includes 100 parking stalls to be placed in the area of the gravel pad to the north of the building. Contractor to meet all permitting requirements for the development of 100 parking stalls. The amount of area will be affected by the local permitting requirements and 100 parking stalls which may exceed the gravel pad. Contractor to determine area required to meet the scope.
3	21-Jul	Is it safe to assume that the subsurface conditions at the new parking area are comparable to the existing parking lot areas? Please provide geotechnical report from original VNPCC project showing subsurface recommendations and pavement sections.	Please see the report dated 9/6/2003 for additional information. Contractor to make their own determination on expected subsurface conditions.
4	21-Jul	Shall the new parking area contain site features such as curb/gutters, concrete sidewalks, parking islands, etc. to match existing parking on VNPCC campus? Will the designers be required to tie in new sidewalks to existing pedestrian circulation patterns?	Contractor to design and construct according to local permitting requirements. Additional amenities that are not required by local permitting requirements may be proposed as alternates during design for SCF to consider.
5	21-Jul	Is site lighting required for the new parking area? If so, please confirm design requirements.	Lighting shall be required to the same extent as the existing parking lot and local permitting requirements.
6	21-Jul	Is SCF willing to extend the bid due date by 10-14 days?	No.
7	22-Jul	Does SCF anticipate that the pad site where the parking lot will be placed is sufficient to support the improvements? Or will fill need to be added?	Please see the report dated 9/6/2003 for additional information. Contractor to make their own determination on expected subsurface conditions.
8	22-Jul	It is not mandatory to install curb and gutter, is it the owners desire to have curb and gutter?	Contractor to design and construct according to local permitting requirements. Additional amenities that are not required by local permitting requirements may be proposed as alternates during design for SCF to consider.
9	22-Jul	Are there any spare conduits leaving the building from the electrical room that could be used for the site lighting conduit to tie into?	SCF looking into this. Will post answer by Wednesday, 7/27.

Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska

WASILLA, ALASKA

SOILS REPORT

September 6, 2003

KND ENGINEERING, Inc.

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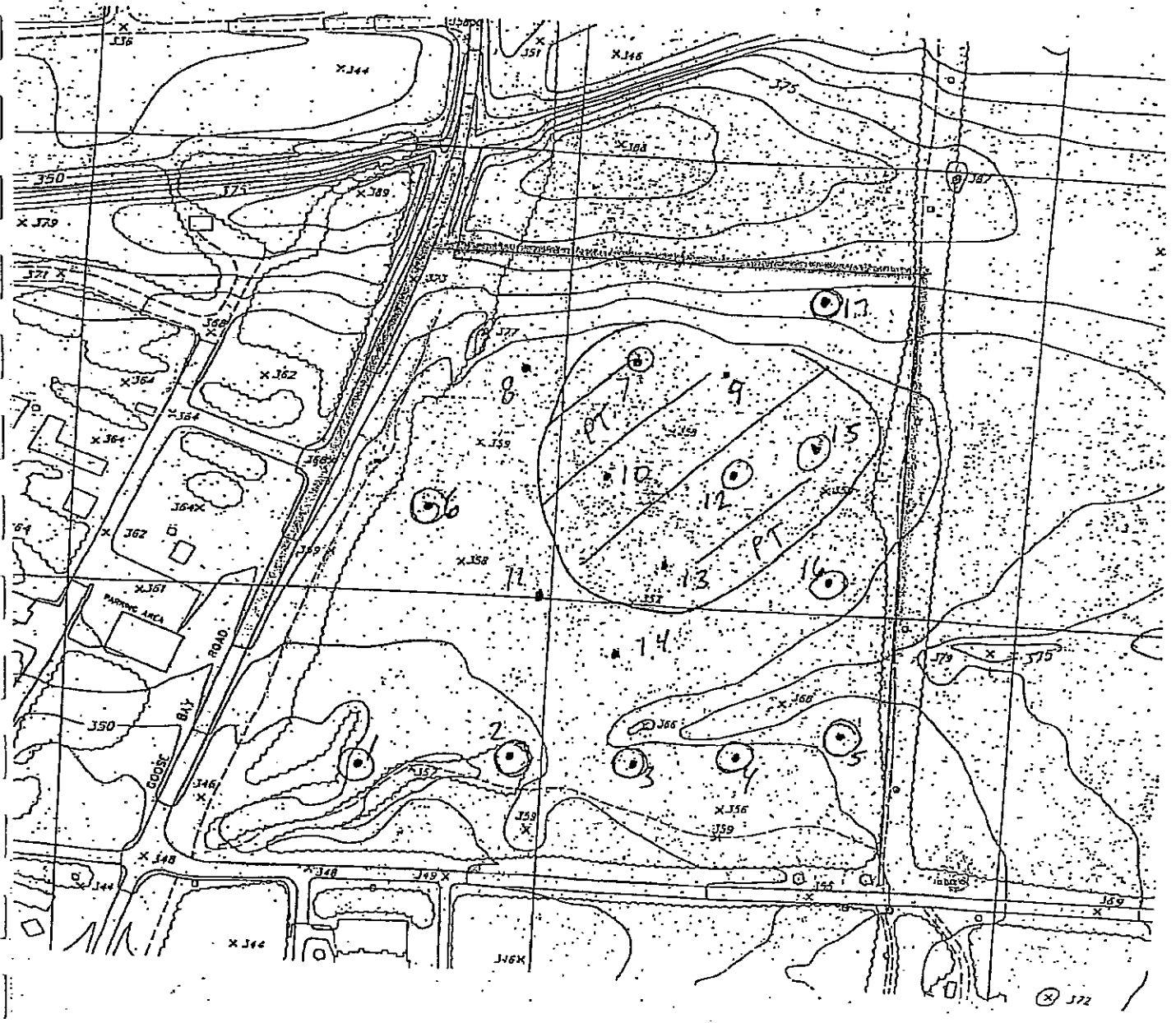
(907)696-6111/FAX (907)696-8111

FIGURE 1

APPROXIMATE TESTHOLE LOCATIONS

HIGHLIGHTED AREA - ESTIMATED PEAT EXTENT

TESTHOLE MONITORING TUBES ARE CIRCLED



KND ENGINEERING, Inc.

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Site Plan / Testhole Logs

TH03-1 - TH03-17

KND ENGINEERING, Inc.**SOILS REPORT
PARCEL #2
WASILLA, ALASKA****1.0 PURPOSE AND SCOPE**

This report presents the results of the subsurface explorations for KND Investments, Ltd. The proposed development is a commercial project. The purpose of the field explorations was to determine the soil and ground water conditions for use in the design of the commercial buildings, parking, and utilities. To develop these criteria, seventeen test holes were excavated at the site. The report includes descriptions of the site and an interpretation of the subsurface conditions.

2.0 SITE AND PROJECT DESCRIPTION

The proposed construction site is Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska. Access to the property is from South Knik-Goose Bay Road and the newly constructed East Palmer-Wasilla Highway. The lot is heavily vegetated with brush, spruce and birch. The general slope of the lot is flat (1-5%) with small portions consisting of slopes varying in range between 5-15%.

3.0 FIELD EXPLORATIONS

17 testholes were excavated on August 28, 2003 to define subsurface conditions. The approximate locations of the test holes are shown in Figure 1.

The owner excavated the testhole using a Hitachi EX200. An engineer from KND Engineering, Inc was on site continuously during excavation to locate the test hole, observe excavation, log subsurface conditions, and monitor any ground water encountered.

The testholes were excavated to a depth of 11 to 15.5 feet below ground surface. The testholes were back filled with existing soils after investigation. Monitoring tubes were placed in 11 testholes to monitor potential groundwater. The testhole locations shown in Figure 1 were determined using a handheld Garmin eTrex Legend GPS and should be considered approximate.

4.0 SUBSURFACE CONDITIONS

Soils: The subsurface conditions at the site are depicted in detail on the testhole logs in the Appendix. The testholes encountered a layer of silty sand and gravel overlaid by native organics, peat and loam.

Groundwater: During excavation, ground water was encountered in 7 of the testholes. After monitoring, groundwater was present between 3.5' and 9' in all the testholes that were monitored, with the exception of TH03-17, which was dry.

SOILS REPORT, Parcel #2, Wasilla, Alaska
September 6, 2003
Page 2 of 3

5.0 RECOMMENDATIONS

Engineering Recommendations:

1. Site Preparation

All vegetation should be removed from within the building footprint and parking area. This includes any previous fill that may have been placed over the insitu material. Prior to placement of any structural fill or foundations, the remaining clean soils should be scarified, proofrolled and compacted to a minimum 95% of the modified proctor density. Details regarding foundation and fill placement are presented in the following sections.

2. Foundation Type/Soil Capacity

Elements of any foundation design in this area need to take into account freezing soils, bearing capacity of the soils and the degree of settlement that will be expected. The soils conditions underneath the organic layer indicate that they are medium dense to dense materials and are capable of supporting conventional spread footings for a foundation. Based on our field observations we recommend that the buildings be designed for an allowable soil bearing pressure of 3,000 pounds per square foot. It is assumed that the foundation will be founded on natural insitu materials below any organic or fill material. If soils are encountered which deviate from these conditions then the owner should notify us immediately so that a new analysis can be conducted. Placement of the foundation should be at least 3.5' below the top of ground to protect against freezing. We feel that the 3,000 lbs/SF is a conservative number and that this number can be increased if necessary for other loading considerations. (i.e. winds, seismic, snow, etc....)

3. Settlements

We do not anticipate significant settlements in these soils due to the underlying density of the materials. Any settlement that should occur should be uniform and increase with loading so that it does not create significant differential settlement.

4. Drainage

To minimize any potential for water entering the foundation, the ground surrounding the structure should be properly sloped away from the structure and the footings should be placed sufficiently high enough to provide positive drainage. Subdrains and sump pumps should be considered during construction of open spaces at a lower elevation than the existing ground and in areas where high groundwater is present. If subdrains are used, then they should be placed at the bottom of the footing and around the entire perimeter of the building and backfilled with porous granular material. The footing drain should outfall away from the structure and into a proper drainage course.

5. Backfill and Compaction

It's important that when backfilling adjacent to the structure that care be taken in the placement and compaction. Soils should be placed and compacted in one-foot lifts. The contractor should avoid using heavy equipment adjacent to the structure as it may cause increased lateral pressure to the adjacent walls which may exceed their design strength thus causing damage. All footing excavations should include proper density

SOILS REPORT, Parcel #2, Wasilla, Alaska
September 6, 2003
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testing to insure a 95% compacted density based on the maximum density as determined by the Modified Proctor compaction procedure (ASTM D-1557).

6. Lateral Resistance

External lateral forces from wind and seismic loading may be resisted by passive pressures against the sides of footings and exterior walls below grade. These forces will be distributed as an equivalent fluid pressure of about 200 pcf. This value includes a factor of safety of about 2 on the full passive earth pressure. To develop this value, the backfill around the footings should be compacted as structural fill to a density as defined in the above paragraph.

Lateral resistance may also be developed in friction against sliding along the base of foundations placed on grade such as footings and floor slabs. These forces may be computed using a coefficient of friction of 0.4 between the smooth concrete and the soil.

6.0 LIMITATIONS

The subsurface conditions presented in this report are based on conditions at the site as they presently exist. It is further assumed that the exploration is representative of the subsurface condition throughout the site, i.e., the subsurface conditions everywhere are not significantly different than those encountered in our exploration. If there is a substantial lapse of time between the submission of this report and the start of work at the site, or, if conditions have changed due to natural causes or construction operations at or adjacent to the site, it is recommended that this report be reviewed to determine if the data is still applicable in view of the changed conditions and time lapse.

Unanticipated soil conditions are commonly encountered and cannot fully be determined by merely taking soil samples or testholes. Such unexpected conditions frequently require additional expenditures being made to attain a properly constructed project, therefore, some contingency fund is recommended to accommodate such potential extra cost.

The analyses, conclusions, and recommendations contained in our report are based on site conditions described by other contractors at various times in the past and further assume that their report of subsurface conditions is accurate. If, during future subsurface investigations, different conditions from those used in our interpretations are encountered, we must be advised promptly so that we can review these conditions and reconsider our interpretations where necessary.

KND Engineering, Inc conducted this work in a professional manner. Readers of this report should use this information with the limitations presented in the report. No other warranty is expressed or implied. Please contact us at 696-6111 if you have any questions or would like further assistance.

Respectfully submitted,
KND Engineering, Inc.

Kenneth M. Duffus, P.E.

APPENDIX

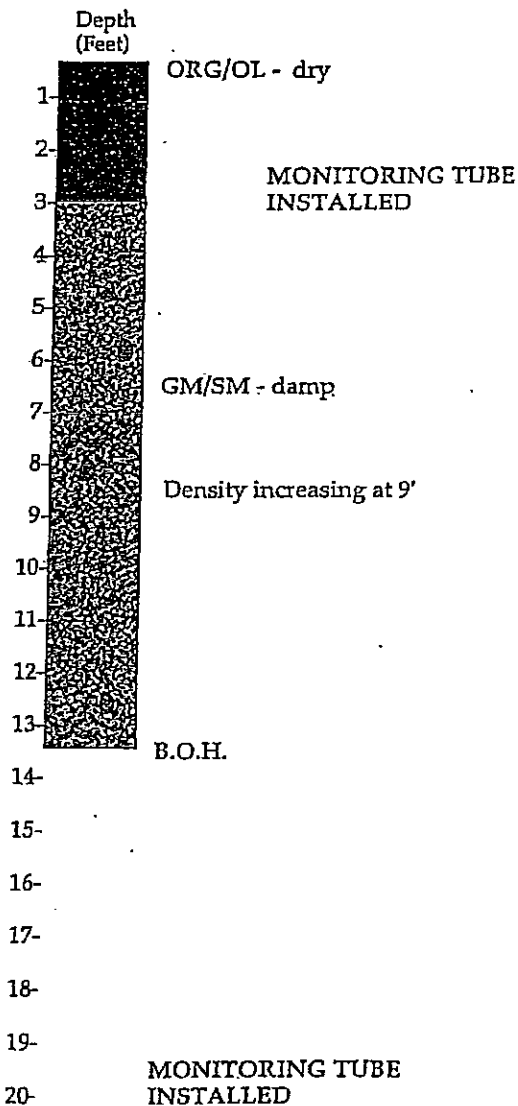
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SOILS LOG

Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-1



SEE ATTACHED SITE PLAN
FOR HOLE LOCATION

Was Ground water encountered?	NO	What depth?	NA
Depth to water after monitoring?	6.5'	Date?	9/6/03

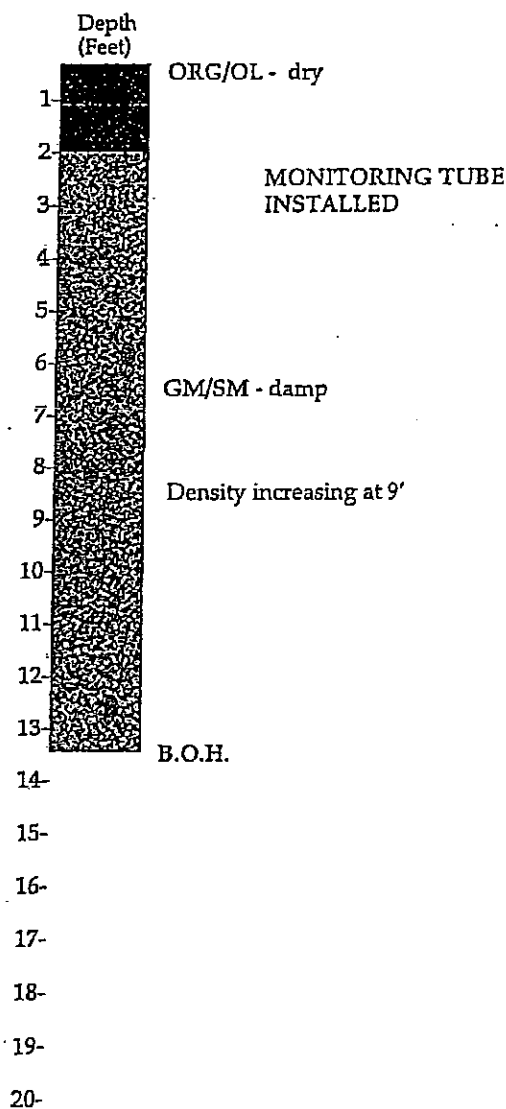
I, Kenneth M. Duffus, certify that this test was performed in accordance with all State guidelines in effect on this date.

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SOILS LOG

Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-2



SEE ATTACHED SITE PLAN FOR HOLE LOCATION

Was Ground water encountered?	NO	What depth?	NA
Depth to water after monitoring?	6'	Date?	9/6/03

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State guidelines in effect on this date.

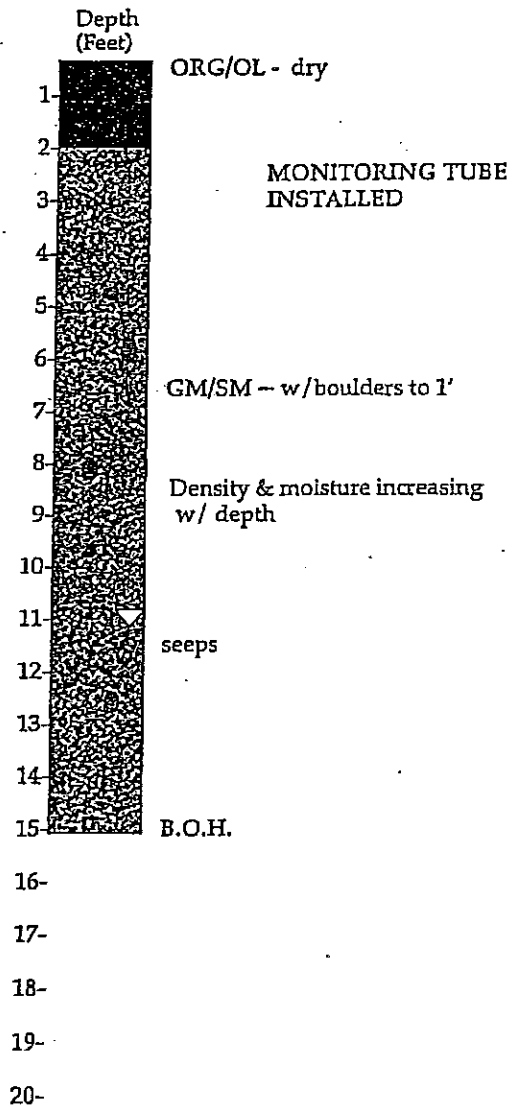
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SOILS LOG

Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-3



SEE ATTACHED SITE PLAN FOR HOLE LOCATION

Was Ground water encountered?	YES	What depth?	11'
Depth to water after monitoring?	6.5'	Date?	9/6/03

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State guidelines in effect on this date.

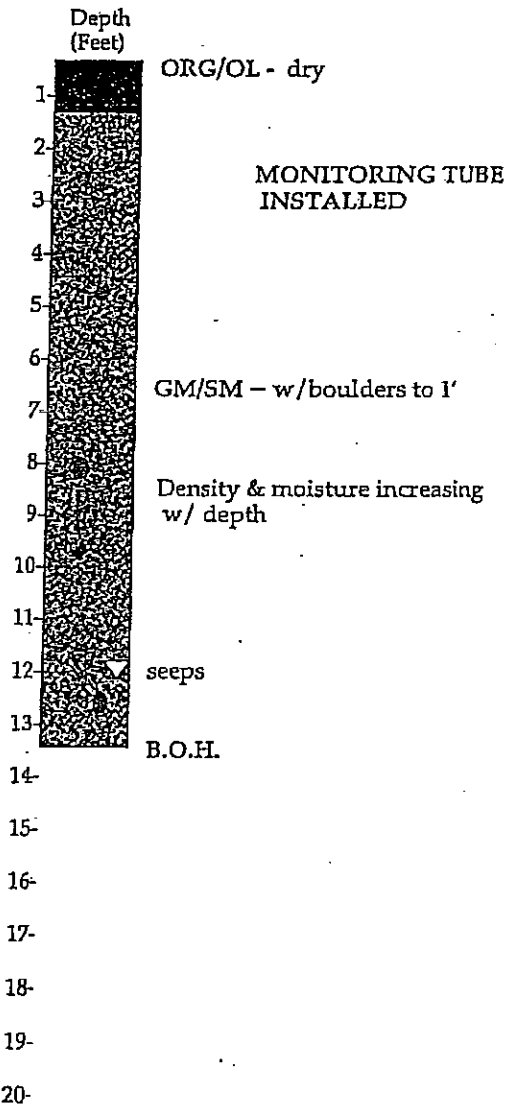
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SOILS LOG

Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-4



SEE ATTACHED SITE PLAN FOR HOLE LOCATION

Was Ground water encountered? YES	What depth? 12'
Depth to water after monitoring? 8'	Date? 9/6/03

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State guidelines in effect on this date.

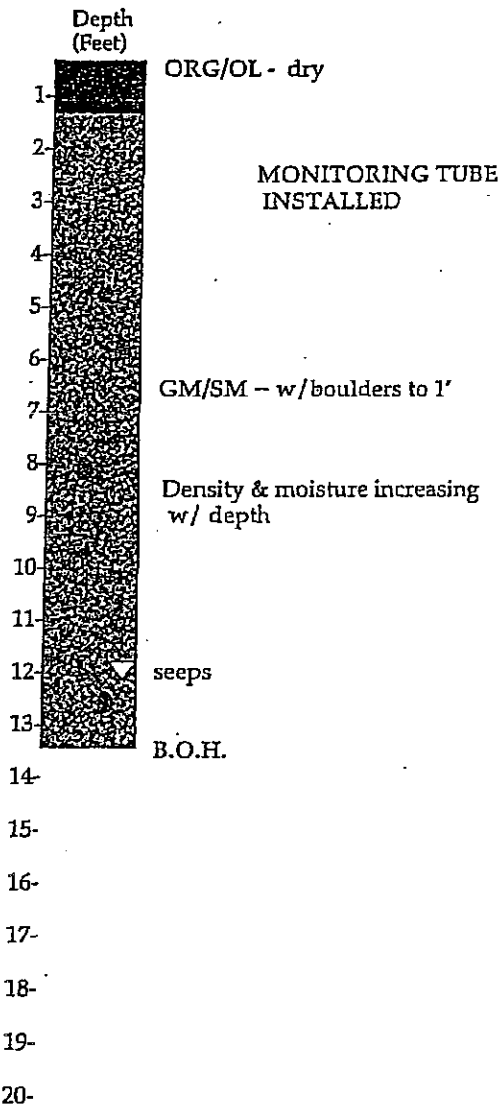
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SOILS LOG

Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-5



SEE ATTACHED SITE PLAN FOR HOLE LOCATION

Was Ground water encountered?	YES	What depth?	12'
Depth to water after monitoring?	8'	Date?	9/6/03

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State guidelines in effect on this date.

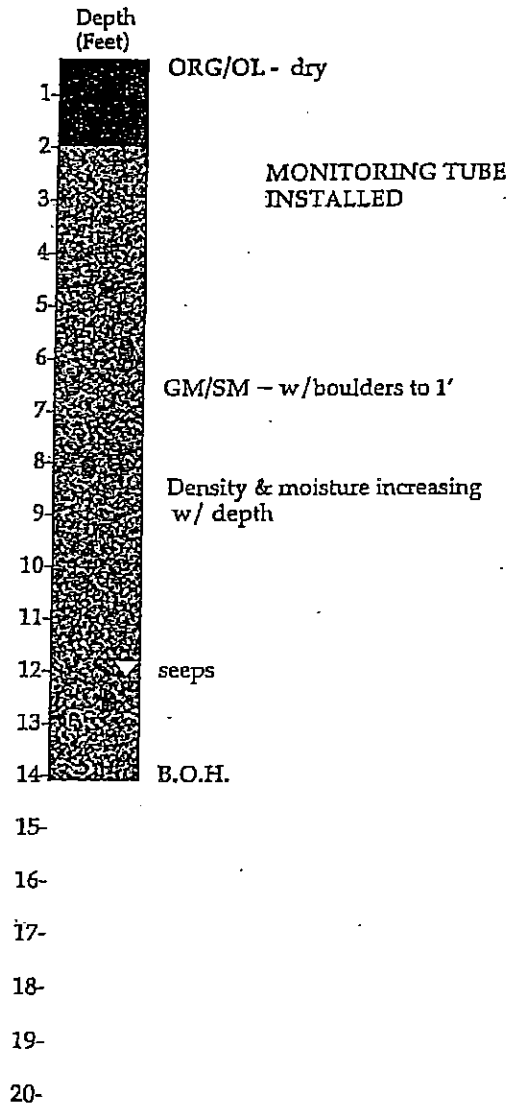
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SOILS LOG

Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-6



SEE ATTACHED SITE PLAN FOR HOLE LOCATION

Was Ground water encountered? YES	What depth? 12'
Depth to water after monitoring? 9'	Date? 9/6/03

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State guidelines in effect on this date.

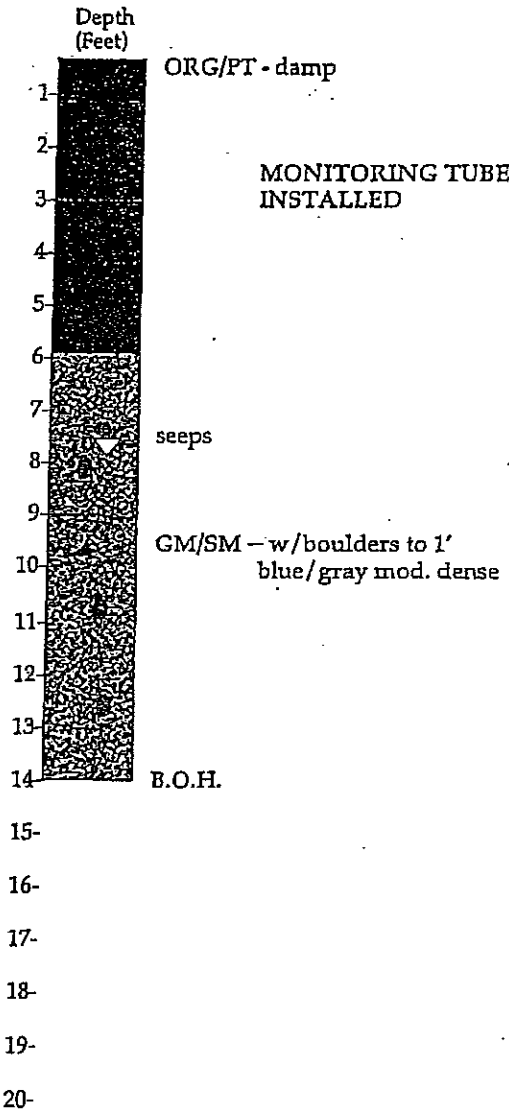
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SOILS LOG

Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-7



SEE ATTACHED SITE PLAN FOR HOLE LOCATION

Was Ground water encountered?	YES	What depth?	8'
Depth to water after monitoring?	6.5'	Date?	9/6/03

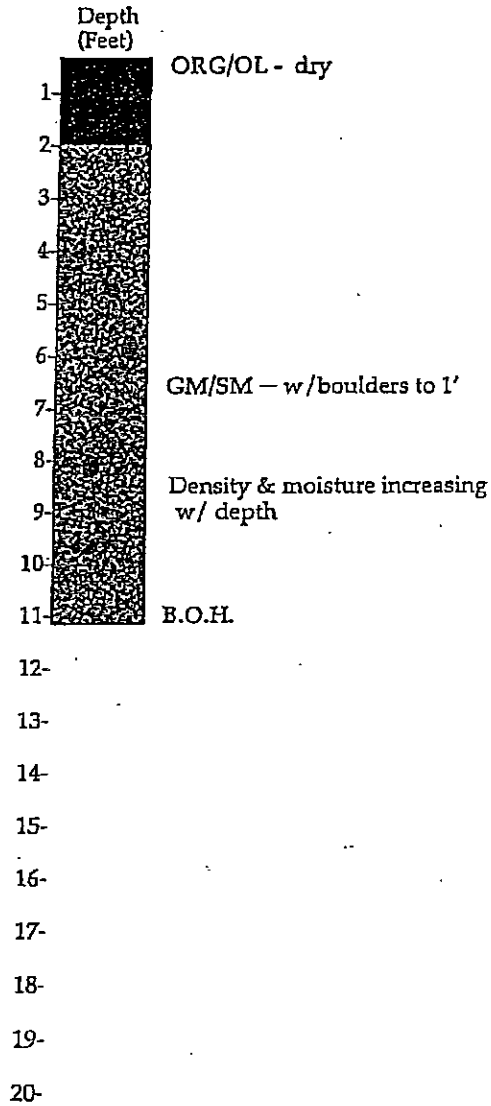
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SOILS LOG

Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-8



SEE ATTACHED SITE PLAN
FOR HOLE LOCATION

Was Ground water encountered?	NO	What depth?	NA
Depth to water after monitoring?	NA	Date?	NA

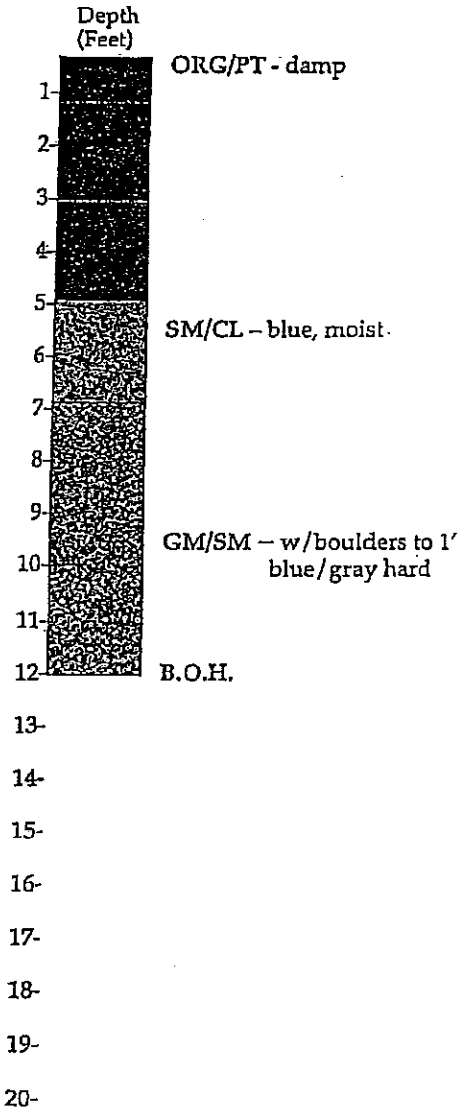
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SOILS LOG

Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-9



SEE ATTACHED SITE PLAN FOR HOLE LOCATION

Was Ground water encountered?	NO	What depth?	NA
Depth to water after monitoring?	NA	Date?	NA

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State guidelines in effect on this date.

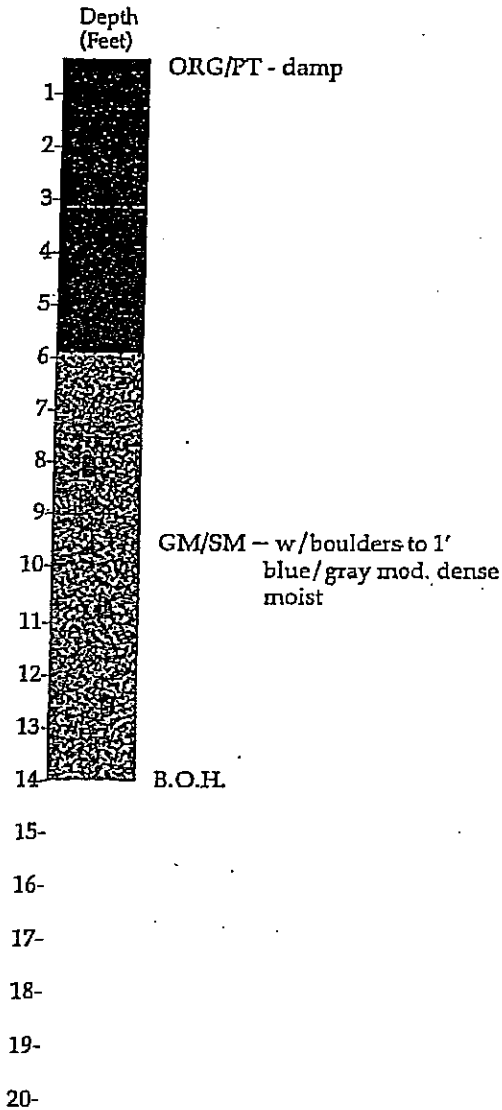
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SOILS LOG

Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-10



SEE ATTACHED SITE PLAN
FOR HOLE LOCATION

Was Ground water encountered?	NO	What depth?	NA
Depth to water after monitoring?	NA	Date?	NA

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State guidelines in effect on this date.

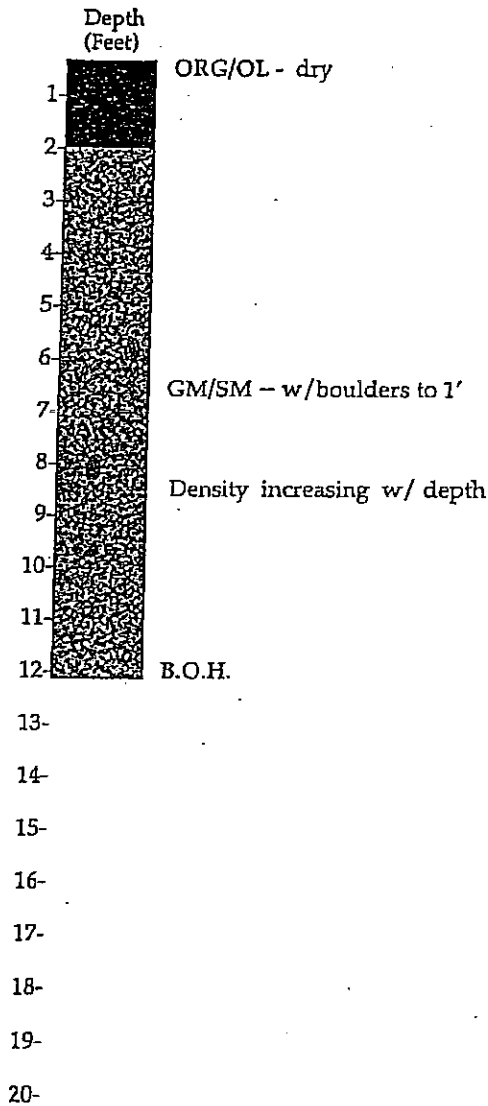
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SOILS LOG

Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-11



SEE ATTACHED SITE PLAN
FOR HOLE LOCATION

Was Ground water encountered?	NO	What depth?	NA
Depth to water after monitoring?	NA	Date?	NA

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State guidelines in effect on this date.

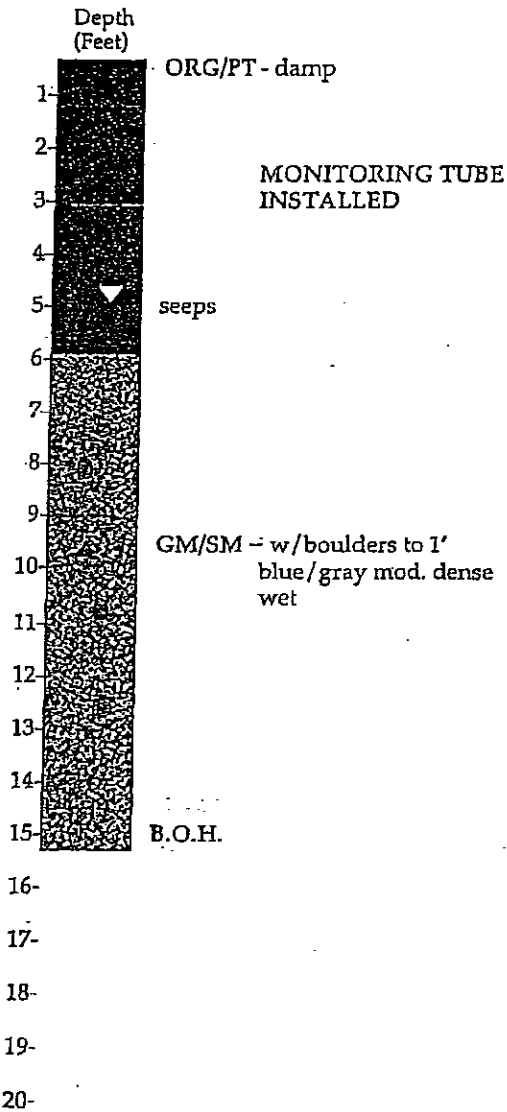
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Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-12



SEE ATTACHED SITE PLAN FOR HOLE LOCATION

Was Ground water encountered? YES	What depth? 5'
Depth to water after monitoring? 3.5'	Date? 9/6/03

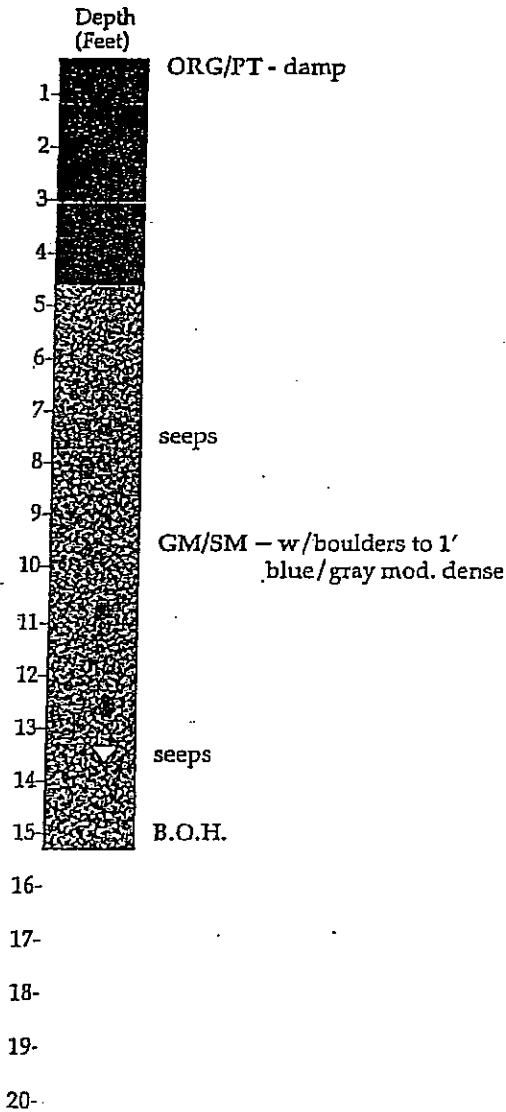
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SOILS LOG

Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-13



SEE ATTACHED SITE PLAN
FOR HOLE LOCATION

Was Ground water encountered?	YES	What depth?	14'
Depth to water after monitoring?	NA	Date?	NA

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State guidelines in effect on this date.

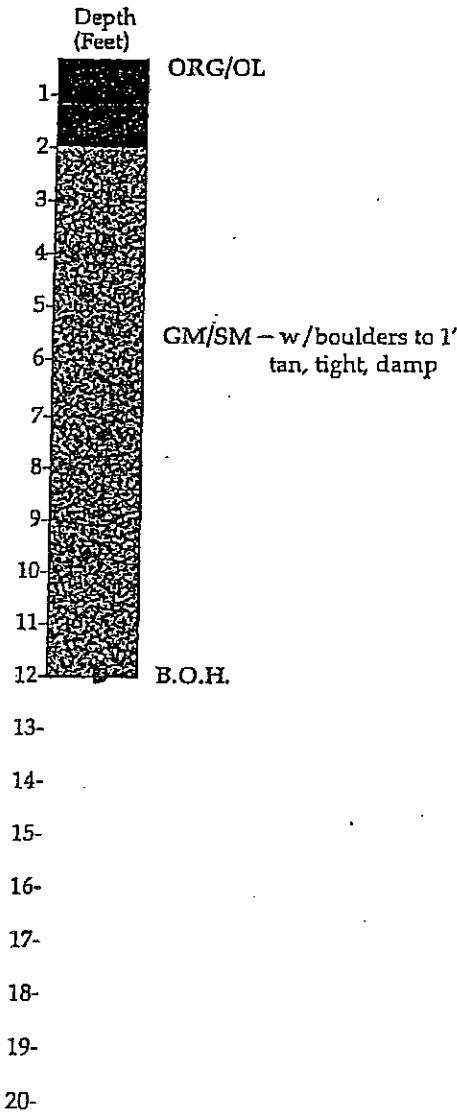
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SOILS LOG

Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-14



SEE ATTACHED SITE PLAN
FOR HOLE LOCATION

Was Ground water encountered?	NO	What depth?	NA
Depth to water after monitoring?	NA	Date?	NA

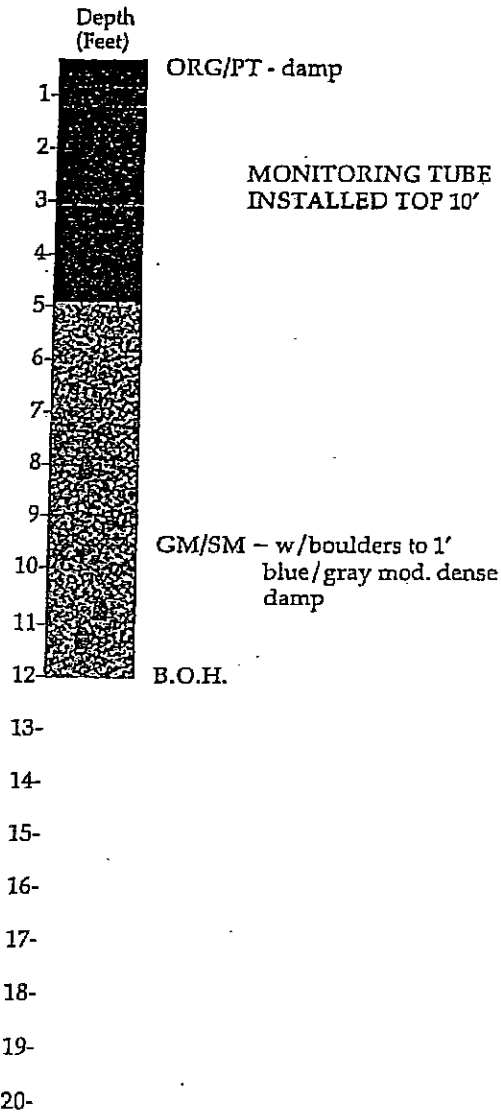
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SOILS LOG

Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-15



SEE ATTACHED SITE PLAN
FOR HOLE LOCATION

Was Ground water encountered?	NO	What depth?	NO
Depth to water after monitoring?	6'	Date?	9/6/03

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State guidelines in effect on this date.

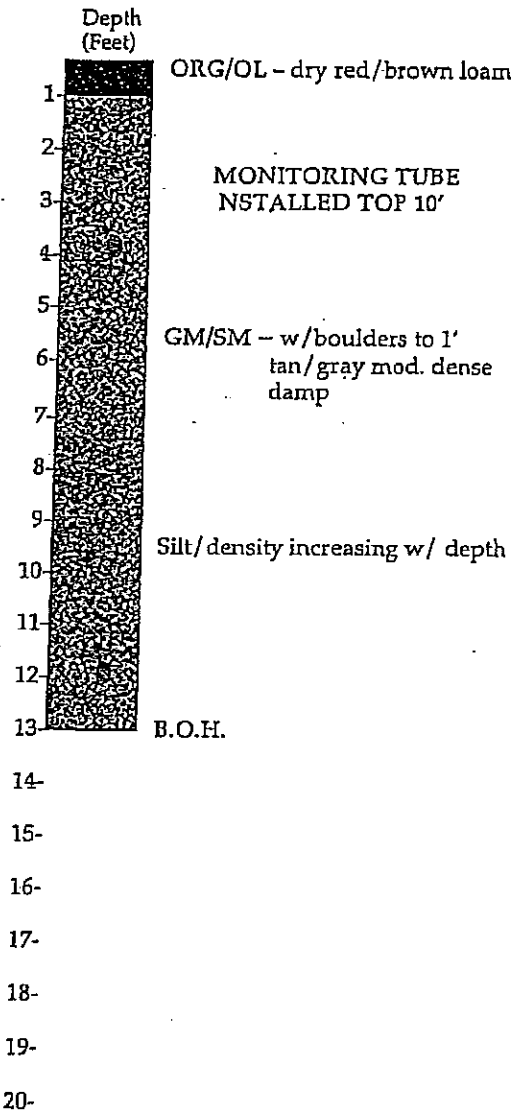
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SOILS LOG

Performed for: KND Investments, Ltd. Date Performed: 08/28/2003

Project: Parcel #2 SW1/4 Sec.10, T17N, R1W, SM, Alaska TEST HOLE # 03-17



SEE ATTACHED SITE PLAN FOR HOLE LOCATION

Was Ground water encountered?	NO	What depth?	NA
Depth to water after monitoring?	DRY	Date?	9/6/03

I, Kenneth M. Duffus, certify that this test was performed in accordance with all State guidelines in effect on this date.