



SCF Contracts Department
7033 East Tudor Road
Anchorage, AK 99507

To: Prospective Bidders
Date: January 6, 2025

RE: Addendum No. 5
VNPCC Roof Replacement
ITB # SCF2-1151

Issue Date: December 10, 2024

This document forms a part of the Contract Documents and modifies the original Procurement Documents dated December 10, 2024. 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 three (3) pages.

1. Responses to bidder questions:

Below are responses to questions and some document modifications.



ITB SCF25-115 – ADDENDUM #5, Roof Replacement Project

CHANGES TO DRAWINGS

Item No.	
1	Sheets A110 through A114, General Note 6, change note to read: “Reuse all equipment curbs U.N.O.”
2	Sheet A501, Details 1, 2, 3, and 5, change parapet assembly note “(N) Rigid Insulation” to read “(N) 2-1/2” rigid Insulation”.
3	Detail1/A502 - Roof -Cantilever Overhang NW and SW Edges – Add note “Demolish +/- 3’-0” of plywood and steel roof sheathing for installation of (N) plywood, vapor retarder, insulation, and spray applied sealant. Provide plywood and steel decking where demolished.” Delete shading on plywood roof sheathing and steel decking at demolition area.

QUESTIONS NOT CHANGING THE DOCUMENTS

Item No.	Comment or Question Provided by Bidder	SCF Response
4	Is it the intent to mechanically attach the bottom layer of insulation and adhere the rest of the insulation, coverboard and EPDM? Or is it acceptable to mechanically attach the entire system and adhere the EPDM membrane?	Per specification section 07 53 23, 3.6, 6, 2, i, rigid insulation is mechanically fastened. 07, 53 23, 3.7, A, 4 indicates the cover board is to be fully adhered.
5	A 172 between Grids 3 & 4 - What type of ceiling is in the procedure rooms?	12x12 Armstrong Cirrus acoustic tiles glues to suspended gypsum board.
6	A 103, A 104, A 105, Ref. A 503 Detail 7 shows new deck openings with curbs for future use. Are there structural requirements for this? Or does the pan decking remain in place?	See Sheet S001 in Addendum 1.
7	A 100 – A 104 General Note 7 states to re-use existing equipment and curbs U.N.O. A 110 – A 114 General Note 6 states to demolish existing equipment and curbs U.N.O.	See Item 1 in this Addendum 5.
8	M 102 Sheet Note 4 states to lift units for installation of new flashing. Are all the rooftop equipment, curbs, and associated framing meant to remain per M 102?	See Item 1 in this Addendum 5.

9	M 102 Note 4 Is it necessary to remove the rooftop equipment or can we simply re-roof up to the termination bars?	Units are to be lifted to allow flashings to install over the top of the existing curbs per details on sheet A505 except for detail 10/A505. The AHU's may be flashed below the unit. See 11/A505 and 8/A503 for flashings on the open curbs.
10	What is the current R-Value/ thickness of the current roof insulation?	R-38 overall average. We did not core this roof to determine the actual insulation layer thicknesses.
11	A 501 Detail 4 is calling for new 3" rigid insulation. On the rest of the details on A-501 is the rest of the rigid insulation scheduled to be replaced 3"?	See Item 2 in this Addendum 5.
12	A 501 Detail 4 is calling for new Z flashing we do not see how it is possible to accomplish this task without removing the flashing below the metal panels and the metal panels themselves. Please advise.	The new Z-furring is to run vertically from the steel decking to the bottom of the existing metal panel kick flashing at each stud as a support for the new plywood wall sheathing. The new counterflashing over the termination bar may be slid behind the (E) Prefinished Metal Flashing and through screwed to the plywood.
13	A 502 Detail 1 at the non-shaded area of the detail shows to installation of new fire-rated plywood and mineral wool we do not see how this task can be accomplished without the demolition of the roof above or the soffit below. Please advise.	See Item 3 in this Addendum 5.
14	Please provide the O&M manuals for the RTUs	See Addendum 2 for Drawings and Equipment Schedule.
15	Can structural drawings for the existing roof and curbs be provided?	Existing structural drawings do not address roof curbs.
16	Please confirm that the Owner will pay for all testing and Inspections; special and otherwise.	Yes confirmed.
17	Can we extend the deadline for questions to 1/2/25 to better accommodate potential bidders who may need more time due to the holiday period?	The deadline for questions is December 30, 2024.
18	Does this project have prevailing wage requirements?	No.
19	Will a laydown area be provided for material, job shacks, etc.?	Yes, Contractor and Owner to coordinate laydown area.
20	Will building power be available for contractor use?	Yes.