TO: ALL PLANHOLDERS OF RECORD.

RE: Request for Proposals 26-PHD-002 - Security Services for Mountain View Apartments

FROM: Andrew Morton, Administrative Services Manager, Procurement DS AM

PAGE(S): Four (4), including this cover sheet.

DATE: February 10, 2026

Transmitted herewith is Addendum No. 2. If the Addendum is **not** received in full, please contact the Procurement Office at (907) 330-8239. If all pages of the Addendum are received, please sign this sheet and email it to AHFC's Sourcing and Contract Compliance Department at submittals@ahfc.us or you may fax it to (907) 330-8217.

_____
Company's Name

_____
Company's Representative

_____
Date

ADDENDUM NO. 2
February 10, 2026

Request for Proposals 26-PHD-002 - Security Services for Mountain View Apartments

This document forms a part of and modifies the RFP as noted below. Offerors should acknowledge receipt of this addendum. Failure to acknowledge receipt of this addendum may subject Offerors to disqualification.

FOR: Alaska Housing Finance Corporation
P.O. Box 101020
Anchorage, Alaska 99510
Andrew Morton (907) 330-8146

The following corrections, clarifications and/or deletions to the RFP are hereby made a part of said documents.

This addendum consists of three (3) pages.

ADDENDUM NO. 2

RFP SUBMISSION DEADLINE NEW DATE AND TIME:

Submittal deadline is changed to February 18, 2026 at 4:00 p.m.

RESPONSE FOR QUESTIONS RECEIVED BY AHFC FOR CLARIFICATION:

Question: For our proposal for this RFP, are we supposed to only fill out the forms contained in the RFP and submit them, or must other documents be written separately and attached to the RFP's forms?

Answer: Please refer to the submittal checklist on page 4 of the RFP packet. Forms on the RFP and responses to the evaluation criteria can be submitted together.

Question: Statement of work item:

1. Control public access to the facility and related premises during hours of 8pm - 5am, 6 days a week.

Security, services will provide continuous, on-site, patrols during the week on Monday, Tuesday, Wednesday, Friday, Saturday and Sunday (excluding Thursday's). The hours of patrols will be from 8 pm to 5 am. Contractor should provide for a one-hour lunch for staff (unpaid) during the coverage hours at the Contractor's convenience

While the officer is on lunch and a violation of AHFC access regulations occurs, what are the expectations of the officer if he is on lunch? Will the officer be expected to remain on site during his/her lunch break?

Answer: When the officer returns from lunch, AHFC would like the officer to deal with the situation and submit an incident report.

Question: **What visual access to points of entry will the guard have of each public/residential access point to view residents and or guests entering the building? Are access points disabled during certain hours requiring residents and guest to enter through a specific entrance during certain hours?**

Answer: There is only one access point to the building during the hours of 10 pm - 6am. This access point is the lobby area. The other doors to the building are locked down to eliminate entry, however, tenants can open these doors from the inside to get out for fire safety. AHFC also has cameras that show views of all floors and entry and exit doors.

Question: Perform inspection, detection and investigation of all security-related incidents, violations of regulations and matters of public safety and report same to appropriate authorities and to Alaska Housing Finance Corporation (AHFC) Management in Juneau:

What type of security related incidents and violations of regulation are anticipated?

Answer: Unauthorized entry to building where people off the street cause problems. Tenants causing issues that create an incident, such as being drunk, using drugs, or just causing problems. There could be a tenant with health issues in the common areas that needs assistance for help such as 911 call

Question: Direct all visitors/guests to sign in and sign out upon entering and leaving building:

What authority does the security staff have of visitors/quests fail to or refuse to sign in/out of the building?

Answer: Only guests/visitors are asked to sign in. If they refuse to sign in or out of the building, they should be asked to leave the premises. If they don't leave, report this to AHFC through your daily log/reporting requirements

Question: Remind all residents that they are responsible to escort their visitors and guests in all common areas of the building, to include entry and exit:

What authority does Security have should guests/visitors be found walking

through the building without a resident escorting them?

Answer: You are to ask the guest/visitor who they are visiting escort them to the unit they are visiting and remind tenant that guests need to be escorted in the building. Some guests may be actually visiting for over a 7-day period, if this is the case, they would have approval to walk the halls and do laundry. When approved, the tenant will have an approval form to share with you. AHFC will also provide the security guard with this information.

Question: The patrols will include the interior and exterior of the facility. An adequate number of security officers are required to meet the schedule described above. If for any reason the security officers cannot meet the required schedule, the CONTRACTOR shall notify the AHFC Administrator at least 24 hours in advance:

If the contractor is unable to staff a scheduled shift, will the use of random walk/drive through patrols be acceptable? Will notice of walk/drive through patrols be required in advance of substituting for an onsite officer?

Answer: Yes, but AHFC expects to know when an officer will not be onsite and AHFC expects to receive a daily price change for the patrols. The contract is for security to be onsite.

Question: Security officers employed by the CONTRACTOR to perform work under this CONTRACT shall: • Be able to communicate effectively in both written and oral English. • Be a legal resident of the United States of America • Have successfully completed the educational requirements and successfully passed any and all examinations/courses required by the State of Alaska for building security. • Be physically and emotionally capable of performing the assigned tasks. • Passed a background check and have no violent criminal or be on a sex offender list. • Any use of drugs and/or alcohol during or prior to worktime is strictly prohibited:

All Goldbelt Security LLC officers are required to complete a background check by a Contracted company that completes a nationwide background review prior to final approval for employment with Goldbelt Security LLC. Will assigned officers be required to submit to additional background investigation before being allowed to be assigned to this facility?

Answer: No, if Goldbelt completes background checks and has documents to prove this when needed, this is fine. There is no additional background review needed by AHFC.

END OF ADDENDUM NO. 2