



TO: ALL PLANHOLDERS OF RECORD.

RE: Invitation to Bid (ITB) 26T05-001 – Etolin Heights Sewer Line Replacement

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

PAGE(S): Six (6), including this cover sheet.

DATE: November 12, 2025

Transmitted herewith is Addendum No. 2. If the Addendum is **not** received in full, please contact the Procurement Office via email at submittals@ahfc.us . 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



ADDENDUM NO. 2
November 12, 2025

Invitation to Bid (ITB) 26T05-001 – Etolin Heights Sewer Line Replacement

This document forms a part of and modifies the ITB as noted below. Offerors should acknowledge their receipt of this Addendum to the street address or email address listed below. Failure to do so may subject Offerors to disqualification.

FOR: Alaska Housing Finance Corporation
Front Desk
4300 Boniface Parkway
Anchorage, Alaska 99504
Attention: Procurement Department
Email: submittals@ahfc.us

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

This addendum consists of five (5) pages.

ADDENDUM NO. 2

EXTENSION OF PROSOSALS DUE DATE AND TIME:

The due date and time for submission of Proposals is extended to November 19 at 4:00 p.m.

QUESTIONS RECEIVED BY AHFC FOR CLARIFICATION:

QUESTION 1:	Since the joint between cast and copper is not visible in the crawlspace, a joint will need to be made in the wall for the bathroom lines. Do we want the joint to be made at the point above the flood line (suggested 36" which would put it above the bathroom sink)?
ANSWER:	This connection can be made at the current location of cast and copper. It does not need to be made above a flood line.
QUESTION 2:	Are we able to keep a unit open for tenant use during times water is off during the day, and in case they are unable to get the system back online overnight or other?
ANSWER:	This is acceptable, Site staff will need to maintain cleanliness of the areas used.

QUESTIONS 3:	Who is responsible to replace any missing ridged and fiberglass insulation in crawlspace walls which will get covered with vapor barrier?
ANSWER	This won't be an issue due to the vapor barrier change. Insulation will not be part of the job
QUESTION 4:	After patching, is paint required to just cover the patch with matching paint then feather in, or paint a whole section, eg. the wall or ceiling that was repaired.
ANSWER:	Paint will be corner to corner (wall to wall) on all repairs except two areas at 213 (720 Zimovia): 1) living room ceiling, which is ok to feather due to tenant furniture will be in the way, and the ceiling extends into the entry hall. 2) stairwell wall, which is a 2-story wall, is ok to feather.
QUESTION 5:	Will there be a scheduled walk-through?
ANSWER:	A walk thru can be scheduled independently by contacting AHFC personnel listed in the ITB.
QUESTIONS 6:	(quote from bid: "Existing DWV pipes to be cut 6" below the subfloor decking of crawlspace. Replacement of new piping shall be installed as practicable with connecting components "like sizes and types for like sizes and types" (i.e., T's, Y's, couplers, extensions, etc.) at the 6" line to ensure positive slope requirements to city drain/waste line at final termination point of the building to city sewer line.") This wording is unclear and makes it sound like the contractor should dig 6" down where the pipe goes into the ground? There is a fernco fitting at the existing cast iron drains to the main just above ground level. Since there is already a joint, and there is a chance to do more damage by creating a joint at the 6" line, can the connection be made at the closest point above ground?
ANSWER	The connection will be made at the closest mechanical connection point to the ground if Cast Iron. Where 4" outlets have been changed to PVC, existing PVC will be inspected. If in good condition, mechanical fittings will be changed to new gasket or glue-on fittings. Any sections of PVC above ground that are not to code or cannot be reused will be replaced.

QUESTION 7:	Can existing hangers be reused if they are in good condition?
ANSWER:	Existing hangers may be reused if secure and operable. Replace any hangers that have rusted or are non-operable. If needed, resecure any hangers that are operable and rust-free.
QUESTION 8:	RE Vapor barrier: Instead of going all the way up the crawlspace walls, can the vapor barrier be attached a couple feet up the wall, adding backing where it might be missing? The concern is trapping ground moisture behind the vapor barrier against insulation and wood (walls are not concrete).
ANSWER:	Vapor barrier will extend up to the point of the bottom plate of the skirting wall, or like backing. Where plywood has been installed over the bottom of ridged insulation, vapor barrier may be attached at the bottom of those areas.
QUESTIONS 9:	Can building E be excluded from full vapor barrier installation due to it being converted into maintenance storage with multiple shelves, supplies, tables, equipment, etc. Vapor barrier to be installed at exposed areas, eg. walking lanes, areas not converted, etc. New Vapor would be sealed to old vapor.
ANSWER	This will be remedied by not going all the way up the walls.
QUESTION 10:	What kind of receptacles are available in the crawlspaces for power?
ANSWER:	Contractors will need extension cords and socket plugs to access electrical from lighting for some areas. Other areas have receptacles.
QUESTION 11:	360 (730 Zimovia) property, building C has a “new” 4” PVC run from the center of the building where there used to be a cast iron outlet. Where does the connection need to be made on that building?
ANSWER:	Please refer to Question no. 6
QUESTIONS 12:	360 (730 Zimovia): Suggestion to add to the job: adding access panels to the bathroom ceiling of lower level apartments (4 each building) above the tub while doing sheetrock repair. Or could this be a change order?

ANSWER:	This is acceptable, as long as the access panel is code compliant for fire and life safety and rated for a potential wet application.
QUESTION 13:	Since the vent stack material from the upper level bathroom to the outlet on the roof is unknown and assumed to be copper: If the vent stack is found to be cast iron from the top story to the outlet, can there be a change order to replace with copper?
ANSWER:	This will be addressed if need by change order
QUESTION 14:	Regarding paint, 213 (720 Zimovia) ceiling is very large and extend over the areas where tenants have to move furniture into (out of the way of contractor work). It would be difficult to paint corner to corner. Can 213 (720 Zimovia) ceilings be feathered out?
ANSWER:	Please refer to question no. 4
QUESTION 15:	Regarding paint, if there is extra cleaning work in any smoke-stained apartments or other wall damage causing extra time and/or material, will that be a change order?
ANSWER:	This project will be focusing on the area effected by the project with new sheetrock, mud, tape, texture, and paint. Feathering paint to blend to existing paint.
QUESTION 16:	RE Apt 107 renovated in 2012. Can the new waste pipes from the shower be left intact if in good condition (these are glued connections) then connected where they meet cast iron? Understanding any remaining Cast will need to be replaced including the toilet flange.
ANSWER	Yes
QUESTION 17:	Is it spelled out in the job description that toilet flanges need to be brought to proper height?
ANSWER	Flanges at 720 Zimovia townhouses are below floor level, but not sure about the E bld levels, or all of the 730 Zimovia levels. All flanges are cast and all will need to be replaced. All Flanges will need to be installed at correct height.

Question 18:	What are the building dimensions?
	Exterior W x L - 720 Zimovia Blds A-D: 24 x 88. Bld E: is 48 x 92 (with four 12x14 jogs). 730 Zimovia Blds A-D: 28 x 115.

ATTACHMENTS:

- Photos
- 360 (730 Zimovia) Floor Plans

PUBLIC BID OPENING DETAILS FOR WEDNESDAY, NOVEMBER 19, 2025 AT 4:05 P.M.:

Meeting link:

<https://ahfc.webex.com/ahfc/j.php?MTID=m8744eecacfebfd4c9434df14f1062186>

Meeting number:

2662 840 9340

Meeting password:

k3vY5pTkMW4

Join from a video system or application

Dial [26628409340@ahfc.webex.com](tel:26628409340)

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

1-650-479-3208 Toll

Access code: 26628409340

END OF ADDENDUM NO. 2



360 Building A



360 Building B – note the ferco fitting.

This is an example of the height (existing) I want our lines to feed to before angling down into the outlet.

360 Building C. The question is where to bring the new waste line (connect at mid-building or connect above ground entry). This line was ran the end of the building due to root penetration underground. It comes from mid building where the original outlet was to the end of the building. See next photo...



...360 Building C at the mid point
with another cleanout



360 Building D (1 of 2).
Replace the plastic –
it's just this short
piece. It's also
separating at the joint
(see next picture)



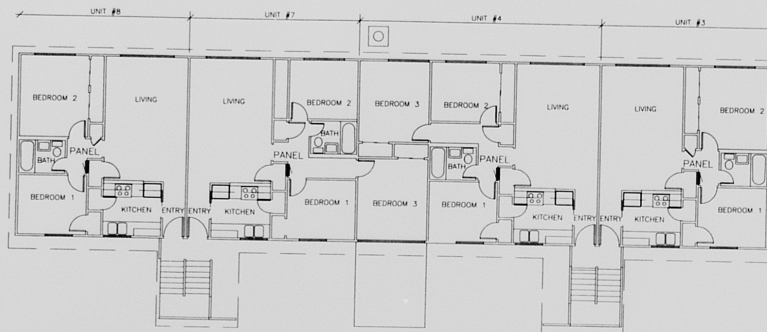
360 Building D (2 of 2).
separation at the joint



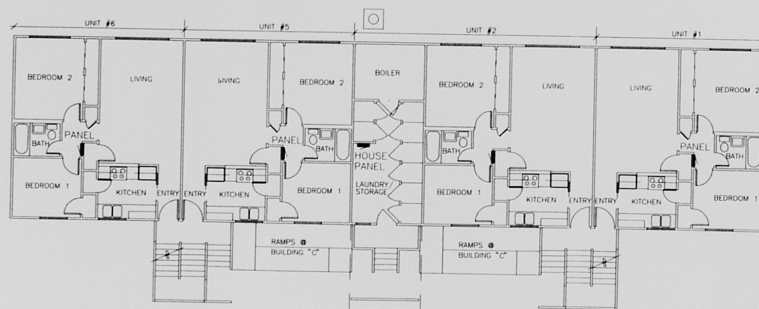


This is existing vapor barrier in one of the crawlspaces.





SECOND FLOOR PLAN



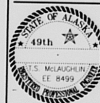
FIRST FLOOR PLAN

1 FLOOR PLANS-MA03 COMPLEX-BUILDINGS A, B & D (C Similar)

Scale: 0 2' 4' 8' 16'

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Alaska Housing Finance Corporation
**RENOVATION OF
ETOLIN HEIGHTS HOUSING COMPLEX
#94-ADM-013 PHASE III**
Wrangell, Alaska

REVISIONS
1/6/98 AS-BUILT

SHEET TITLE
**MA03
HOUSING COMPLEX
FLOOR PLANS
EXTERIOR LIGHTING**
SCALE: 1/16" = 1'-0"
DATE: OCTOBER 10, 1995
FILE: C:\CAD\100\98E3

MICROFILMED
9/99

H-23

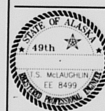
E3

ENGINEERS

ARCHITECTURE

5'

5'



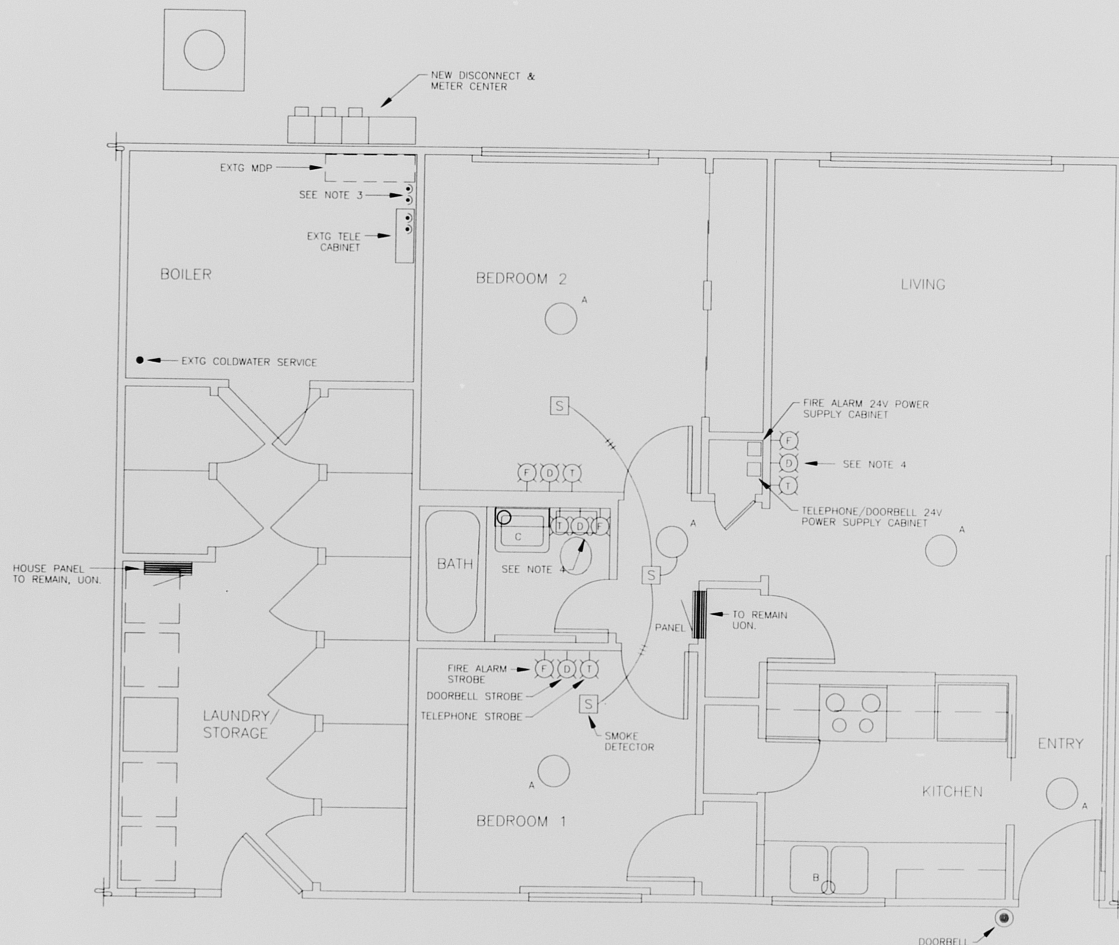
Alaska Housing Finance Corporation
RENOVATION OF
ETOLIN HEIGHTS HOUSING COMPLEX
#94-ADM-013 PHASE III
Wrangell, Alaska

REVISIONS
1/6/98 AS-BUILT

SHEET TITLE
MA03
HOUSING COMPLEX
1ST FLOOR PLANS
ELECTRICAL

SCALE: 1/4" = 1'-0"
DATE: OCTOBER 11, 1995
FILE: C:\CAD\100\98E4

E4

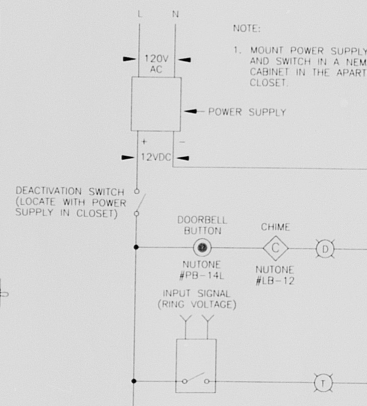


NOTES:

1. REPLACE ALL EXISTING LUMINAIRES AS SHOWN.
2. ROUTE (2) 1" CONDUITS EACH FOR TELEPHONE AND TELEVISION CABLES (BY OTHERS) FROM THE BOILER ROOM TO THE CEILING SPACE ABOVE THE BOILER FLOOR. CONDUITS SHALL BE ROUTED ON THE SURFACE IN THE BOILER ROOM AND CONCEALED IN THE WALLS OF THE SECOND FLOOR APARTMENTS. CUT AND PATCH GYPSUM BOARD WALL AS REQUIRED.
3. PROVIDE SMOKE DETECTORS AS SHOWN. CONNECT TO EXISTING LIGHTING CIRCUIT. THE SMOKE DETECTORS SHALL BE GENTREX 9120T OR EQUAL. WIRE UNIT DETECTORS IN TANDUM. ALL WIRING SHALL BE IN COMPLIANCE WITH UL 217 AND UBC/UFC STANDARDS.
4. PROVIDE ADDITIONAL VISUAL SIGNALING DEVICES AS SHOWN IN APARTMENT D1 FOR SIGHT AND HEARING IMPAIRED RESIDENTS. PROVIDE GENTREX GX-90S STROBES OR EQUAL. CONTROL WITH AUX. CONTACTS ON SMOKE DETECTOR. PROVIDE A 24V POWER SUPPLY AND LOCATE IN A CABINET IN CORRIDOR CLOSET. PROVIDE A SEPARATE 24V DC POWER SUPPLY FOR THE PHONE AND DOOR STROBES. PROVIDE ALL REQUIRED EQUIPMENT, INCLUDING CHIME, BUTTON, XFMR, ETC. SEE WIRING DIAGRAM THIS SHEET.
5. FISH NEW CABLES IN EXISTING WALLS WHEREVER POSSIBLE AND CUT AND PATCH EXISTING WALLS AND CEILINGS WHERE REQUIRED.

NOTE:

1. MOUNT POWER SUPPLY RELAY, AND SWITCH IN A NEMA 1 CABINET IN THE APARTMENT CLOSET



WIRING DIAGRAM - STROBES

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A-24

1 FLOOR PLAN-UNITS A2, B2, D2
(UNITS A1, A3, A5, A6, A8, B1, B3, B5, B6, B8, C3, C5, C6, C8, D1, D3, D5, D6, & D8 SIMILAR OR OPPOSITE)

Scale: 0 2' 4' 8'

ENGINEERS

ARCHITECTURE



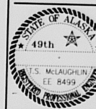
① FLOOR PLAN—UNITS A4, B4, C4 & D4
(UNITS A7, B7, C7, & D7 OPPOSITE)

Scale: 0 2 4 8'



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Alaska Housing Finance Corporation
**RENOVATION OF
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Wrangell, Alaska

REVISIONS
1/6/98 AS-BUILT

SHEET TITLE
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HOUSING COMPLEX
2ND FLOOR PLANS
ELECTRICAL**

SCALE: 1/4" = 1'-0"
DATE: OCTOBER 11, 1995
FILE: C:\CAD\100\9815

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A-25

E5

ENGINEERS

ARCHITECTURE