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Alaska Housing FINANCE CORPORATION

TO: ALL PLANHOLDERS OF RECORD.

RE: Invitation to Bid (ITB) 27T05-003 – IDIQ Contract for Interior Cleaning Services

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

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

DATE: November 3, 2026

Transmitted herewith is Addendum No. 1. 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 Procurement Office at submittals@ahfc.us or you may fax it to (907) 330-8217.

_____
Company's Name

_____
Company's Representative

_____
Date

4300 Boniface Parkway • Anchorage, Alaska 99504 • P.O. Box 101020 • Anchorage, Alaska 99510
907-338-6100 (Anchorage) or (Toll-Free) 1-800-478-AHFC (2432) • www.ahfc.us

ADDENDUM NO. 1
November 3, 2026

Invitation to Bid (ITB) 27T05-003 – IDIQ Contract for Interior Cleaning Services

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. 1

EXTENSION OF PROPOSALS DUE DATE AND TIME:

The due date and time for submission of Proposals is extended to November 11, 2026 at 4:00 p.m.

ITEM DELETION FROM PRICING INFORMATION ONLY FROM THE ITB BID FORM:

~~Special request for office cleaning~~	~~$ _____/Hr.~~

ITEM ADDITION FOR PRICING INFORMATION ONLY ON THE ITB BID FORM:

Article or Service	Rate
Muck-out (If requested, additional work will be added to the contract through a Proposal/Bid Amount/ Change Order/ Contract Amendment process".	$ _____/Hr.
Disposal Fee (to include hazmat fee, amount may vary by weight) x 500 lbs.	$ _____/Fee.
Carpet cleaning per square footage	$ _____/Sq. Ft.

QUESTIONS RECEIVED BY AHFC FOR CLARIFICATION:

QUESTION 1:	Regarding the cleaning of common areas at the properties listed under items 7–12, we were unable to find the required cleaning frequency in the solicitation. Could you please clarify how often these areas are expected to be cleaned (daily, weekly, monthly, or as needed)? Additionally, should pricing be provided per visit or on a monthly basis?
ANSWER:	To be cleaned on an as-needed-basis only, no current schedule at this time. Pricing should be per visit.
QUESTIONS 2:	Are carpet cleaning, and vinyl floor buffing required for every turnover, or only when needed?
ANSWER	On an as-needed basis only.
QUESTION 3:	Could you provide the approximate number of apartment turnovers requests from previous years?
ANSWER:	Previous years it is estimated ranging from 20 to 50. (Approximation only)
QUESTION 4:	We did not see any prevailing wage documents associated with this proposal, is there a necessary prevailing wage determination needed when providing services under this contract? a. If there is required prevailing wage which labor rate determination is meant to be used?
ANSWER:	This is a service contract, prevailing wage rate determination does not apply. Labor rate determination must adhere by following the State of Alaska Department of Labor and Workforce Developments standards.
QUESTIONS 5:	If there is a necessary prevailing wage determination, will there be a requirement for Certified Payrolls when a project is being undertaken?
ANSWER	Certified Payroll does not apply to this contract.
QUESTION 6:	During walkthrough's of the facilities it was determined that there is a lot of carpet square footage that could potentially need cleaned below

	are the questions pertaining to carpet cleaning: a) For commercial spaces it does not mention anything pertaining to carpet extraction but we believe this could be one of the largest pieces of the commercial space requests, will there be an additional line item added for carpet cleaning in these spaces or can we provide a per square ft. price for carpet cleaning that would be in addition to the "general cleaning" price? b) For residential spaces it does state in the scope of work "carpet vacuumed and cleaned" in this is the "cleaned" referencing carpet shampooing/extraction? c) For residential spaces with carpet if carpet cleaned does represent deep cleaning will there be a line item added for carpets? As it seems as though not all units even in specific complexes always have the same amount of carpeted areas.
ANSWER:	Carpet cleaning per square feet will added via this addendum as "Pricing Information Only".
QUESTION 7:	For a lot of Residential units there are extensive items left behind and the units require a "muck-out" on top of cleaning. Below are questions posed regarding the possibility of mucking out units. a) With every unit varying in degrees of items left behind would this work fall under the "Excessive Deep Clean" rate? b) If not falling under excessive cleaning rates, will there be a line item added for muck-out of units? c) For muck outs there are waste management fees due for commercial dumping of material at the landfills, how do we quantify that amount without knowing how many belongings would need to be disposed of?
ANSWER:	Muck-Out per hour and disposal fees will be added via this addendum as "Pricing Information Only".
QUESTIONS 8:	For the commercial spaces it was noted that on occasion the general staff may need coverage of facilities, this would be a much quicker service than say a full deep clean with wall washing of those spaces. Is there consideration given to a "General Clean" price for commercial requests and then a "Deep Clean" price including wall washing, interior windows, sills/trim, possibly carpets as an additional line item?

ANSWER	For any required work that is outside the Summary of Work will be discuss and proposed in a contract amendment.
QUESTION 9:	Would it be possible to get floors plans with defined square footages for the commercial spaces so as to best provide numbers for floor cleaning services?
ANSWER:	Floor plans are not available at this time. Winning offeror may request after award has been issued.
QUESTION 10:	Item 1 of the Offerors to note the following: States "Contract award will be made to the lowest responsive and responsible Bidder in the amount of the TOTAL BID AMOUNT FOR ITEM NO.1 THROUGH 12." a) This would provide for 1 cleaning of each style unit or space at each location, so pricing listed on the line item is for only 1service? b) Is this the intention of the proposal to total only 1 service per space for bidding purposes?
ANSWER:	Yes
QUESTIONS 11:	Frequencies of services a) Is there a rough idea of how often services would be requested for the commercial spaces? If done once a year it will take a much higher level of service and longer time period to perform than say if requests are made quarterly and it is more of a maintenance level clean.
ANSWER	On an as-needed basis only. An average of couple times a year.

PUBLIC BID OPENING DETAILS FOR WEDNESDAY, NOVEMBER 11, 2026 AT 4:05 P.M.:

Meeting link:
https://ahfc.webex.com/ahfc/j.php?MTID=m78713d7d1a47b36d3699b2263065979a
Meeting number:
2663 010 9152
Meeting password:
NHmHkB4mw52
Join from a video system or application

Dial 26630109152@ahfc.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Join by phone
1-650-479-3208 Toll
Access code: 26630109152

END OF ADDENDUM NO. 1