Alaska Housing FINANCE CORPORATION

**TO:** ALL PLANHOLDERS OF RECORD.

**RE:** Request for Quotations 26-RFQ-004 – Etolin Heights Water Heater Replacement - Wrangell

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

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

**DATE:** 01/06/2026

Transmitted herewith is Addendum No. 3. 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. 3
01/06/2026

Request for Quotations 26-RFQ-004 – Etolin Heights Water Heater Replacement - Wrangell

This document forms a part of and modifies the RFQ 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 RFQ are hereby made a part of said documents.

This addendum consists of five (5) pages.

## ADDENDUM NO. 3

**QUESTIONS RECEIVED BY AHFC FOR CLARIFICATION:**

**QUESTION 1:** The previous addendum seems to incorrectly identify the tank drain as draining the boiler loop to the indirect water heater. The tank drain drains the domestic water from the tank. The domestic water fills the tank and the boiler water enters and exits a coil which heats the domestic water.
See attached diagram from the IBC IWT manual showing a drain on the return portion of the boiler loop to and from the tank. If the tank drain drained the boiler loop this drain would not be necessary and would be shown on the domestic water inlet.

**ANSWER:** In the attached tank image, the tank drain is correctly identified as Port #6. Ports #5 and #3 are part of the boiler loop, with Port #5 being the low point. Ports #7 and #2 are the domestic water supply connections, with Port #7 serving as the domestic system low point. The IWT-119 MAX provides a dedicated drain port at Port #6, which is acceptable to us. We are fine with this low-point drain location as long as the installed drain is a quarter-turn valve with standard hose threads, not the small ¼-inch coin-vent style drain that is typically supplied. The intent is to be able to drain the tank efficiently and quickly.

We do not have a specific required drain location beyond ensuring the tank can be completely drained. In our experience, the most effective method is to install a tee at the port elevation so the boiler loop pipe drops to port height, with one side feeding the tank and the other feeding the drain valve, as shown in the attached reference photo. If an alternative configuration allows full drainage while meeting the same intent, AHFC is open to that.

To clarify further, we are not concerned with draining the entire boiler system. We only need to drain the boiler loop inside the indirect tank once system is isolated. The attached field image shows the drains installed at port elevation, which allows full tank emptying. In the contractor's provided schematic (Figure 4), the low point drain is actually shown below the boiler loop port on the tank and depending on isolation valve location would require draining down more fluid then necessary. The drain may be installed anywhere, provided it is at or below the lower boiler loop port elevation to ensure full drainage capability.

See images below.

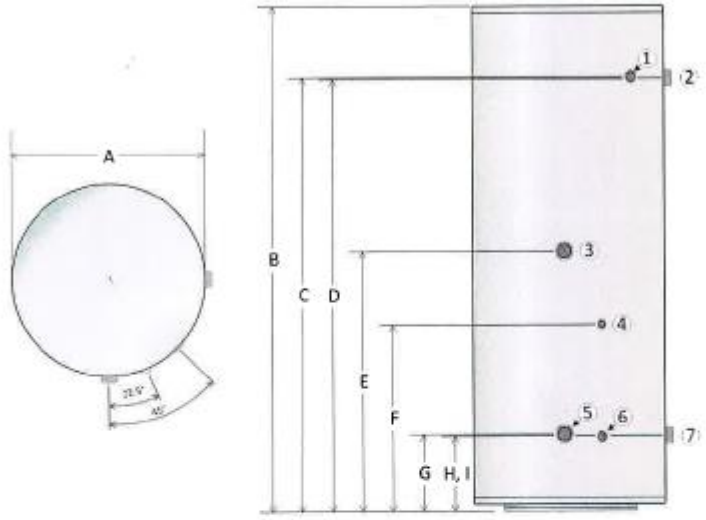


Figure 2 *Tank dimensions: IWT 80, IWT 80-Max, IWT 119, IWT 119 Max*

| | IWT 80 | IWT 80-Max • IWT 119 • IWT 119-Max |
|---|---|---|
| (1) | ¾" F NPT T&P Relief valve | 1" F NPT T&P Relief valve |
| (2) | 1" M NPT Hot water outlet | 1½" M NPT Hot water outlet |
| (3) | 1" M NPT In from boiler (boiler supply) | 1½" M NPT In from boiler (boiler supply) |
| (4) | Sensor well | Sensor well |
| (5) | 1" M NPT Out to boiler (boiler return) | 1½" M NPT Out to boiler (boiler return) |
| (6) | ½" F NPT (tank drain) | ½" F NPT (tank drain) |
| (7) | 1" M NPT Cold water inlet | 1½ M NPT Cold water inlet |

# 9.0 Diagrams

**Note**

When using the sequential load feature of the IBC boiler, you must check the operation of system components to ensure they are compatible. Many air handlers, for instance, use a thermostat connection that energizes an internal relay to operate the air handler circulator and its fan on a call for heat. Thus, these components may operate when other loads are running at a higher priority, resulting in cold air blowing, or taking heat from another load. You may need to modify the wiring to separate these functions from the thermostat control in favor of more effective control from the IBC boiler.

You can find more detailed and full-sized drawings at www.ibcboiler.com/TIPortal.

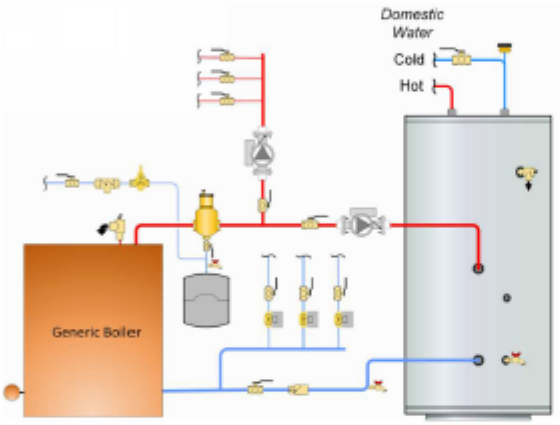


Figure 3 *Small model - generic boiler piping - Indirect tank connected to a boiler - parallel piping*

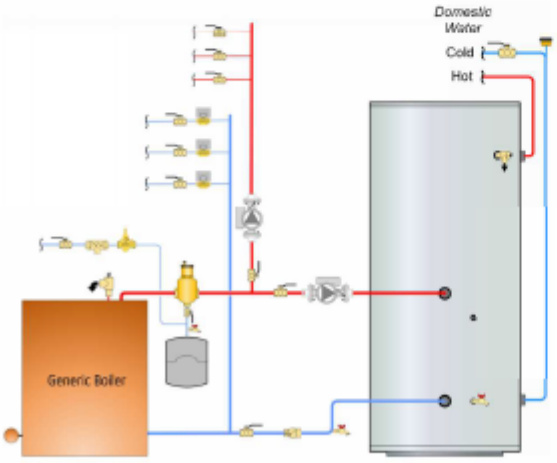


Figure 4 *Large model - Indirect tank connected to a boiler - parallel piping*


End of Addendum No. 3