

TO: ALL PLANHOLDERS OF RECORD.

RE: Invitation to Bid (ITB) 26T05-003 – Hazardous Waste Management

FROM: Andrew Morton, Administrative Services Manager, Procurement

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

DATE: February 20, 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

ADDENDUM NO. 1

ADDENDUM NO. 1
February 20, 2026

Invitation to Bid (ITB) 26T05-003 – Hazardous Waste Management

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

QUESTIONS RECEIVED BY AHFC FOR CLARIFICATION:

QUESTION 1:	Section 01010 on page 1 of 7 under 1.1 General Description it states contractor is to hazardous materials training. a. What training is required for contractor to provide to AHFC? b. That is not listed on the bid sheet. Where should this be included?
ANSWER:	Training will be provided by the successful bidder. Training topics may include any of the activities, substances, reporting etc. included in the contract terms. Training engagements will be added to the contract via the Request for Proposal / Bid / Change Order process. There is no evaluation metric for this contract item. Education engagements will be awarded on a case-by-case basis. Costs will be negotiated with the successful bidder based on the specific training need. Bidders must be able to provide these services to be considered a 'responsive bidder'. Contract award is not a guarantee of award for training engagements, AHFC reserves the right to contract with other entities as determined in the best interest of the corporation, property, and project.
QUESTIONS 2:	Section 01010 on page 1 of 7 under 1.1 General Description it states

	<p>contractor is to provide abatement of Radon, Microbial Growth, Crystalline Silica, VOC's, Phalates, and BPA.</p> <ol style="list-style-type: none"> These are not listed on the bid sheet. Where should they be included? Are all of these listed items intended for both testing and abatement, or are they limited to one or the other? Where are costs for these items to be included, if not on the bid sheet? If mercury/heavy metals are to be tested, can this be expanded on to include which specific metals? Costs may vary depending on the analyte. If mold is to be tested, is this to be limited to air sampling? Are tape lift samples expected? If other drugs of abuse are to be tested, can this be expanded on to include which specific drugs?
ANSWER	<p>The primary use of this contract is anticipated to primarily concern Methamphetamine Testing, Lead Testing, Asbestos Testing <i>and</i> Removal, and Biohazard removal. The other items listed as eligible under the contract are not typical work items and are therefore not included in the bid evaluation. Items not specifically called out for bid response may be added to the contract via the Request For Proposal / Bid / Change Order Process.</p>
QUESTION 3:	<p>Section 01010 on page 1 of 7 under 1.1 General Description it states “ not a pest removal contract..... but may involve cleaning up effects of infestations”</p> <ol style="list-style-type: none"> Is this part of Bid form #6 Bio Hazard waste removal per CY?
ANSWER:	<p>Bio hazard removal may include removal of pest control products (traps, volcanos, etc) and dead pests; biohazard removal does not include work involving active infestations (living pests). Projects requiring work on an active infestation will be negotiated between AHFC and the successful bidder.</p>
QUESTION 4:	<p>Section 01010 on page 1 of 7 under 1.1 General Description it states Lead Testing per Sample XRF, Swab, and Dust</p> <ol style="list-style-type: none"> The bid sheet only contains Lead XRF testing per sample. Will the bid sheet be amended for swab and dust samples as well? We do not have a “per sample” cost for XRF testing, as the testing mechanism is different than physical sample collection/analysis. Can we give this cost in terms of cost per room(s), or similar? Can you clarify what is meant by “swab sample” for lead testing? Should we assume standard turnaround times on all laboratory analyses?

ANSWER:	<p>A. Dust and Swab testing is not a typical work item. Swab and/or dust testing shall be negotiated on a project-by-project basis. Please bid the XRF cost for item 2.</p> <p>B. Bid sheet will be updated to per room cost; room will be defined as 4 walls, ceiling, floor, 12'x12' floor and 8' ceilings.</p> <p>C. Example: Luxfer Lead Check Swabs, Instant Lead Testing.</p> <p>D. Yes, standard turnaround times on all laboratory analyses.</p>
QUESTIONS 5:	<p>Section 01010 on page 2 of 7 under 1.1 General Description there is reference to Popcorn ceiling</p> <p>a. Will the bid form have popcorn ceiling removal as a Item number? There is a large pricing difference between Class I (popcorn abatement) vs. Class II (GWB/JC abatement)</p>
ANSWER	<p>No. Removal of popcorn ceiling is non typical for AHFC housing and is therefore not a specific bid item. Removal of specific applications of covered materials may be added on a project-by-project basis through the Request For Proposal / Bid / Change Order Process.</p>
QUESTION 6:	<p>Section 01010 on page 2 of 7 under 1.2 Quality Assurance A. it states this contract is for as needed..... in Anchorage, Wasilla, and Seward.</p> <p>a. Will there be a line item added for logistics, housing, per diem for Seward work?</p>
ANSWER:	<p>Please bid all items without travel and lodging. No travel/lodging associated costs will be awarded for projects in Anchorage. Travel costs associated with work outside of the Anchorage bowl will be negotiated on a project-by-project basis.</p>
QUESTION 7:	<p>Section 01010 on page 3 of 7 under 1.3 Scheduling and Sequencing</p> <p>a. B. there are references to the installation of materials after removal. Does this contract require reinstallation of removed materials?</p> <p>b. If so will there be a line item added to the bid form for this?</p>
ANSWER:	<p>A. No. Reinstallation is not included in the bid basis items. Reinstallation, if needed, will be negotiated on a project-by-project basis.</p> <p>B. See A, no bid item, project-by-project negotiation.</p>
QUESTIONS 8:	<p>Section 01090 3 of 11 under 1.1 Quality Assurance</p>

	<ul style="list-style-type: none"> a. Confirming you are requesting Lead Risk Assessor/ Inspector for all XRF testing per USEPA requirements b. Will drug needles/ controlled substances/ drug paraphernalia be apart of the disposal portion?
ANSWER	<ul style="list-style-type: none"> a. Yes. Testing must comply with USEPA requirements. b. Handling of drug paraphernalia and controlled substances shall not be included in the bid basis items. Projects involving this level of need will be bid on a project-by-project basis.
QUESTION 9:	<p>Section 01120 page 3 of 4 under 3.4 Replacement of Rotten Materials</p> <ul style="list-style-type: none"> a. It states materials removed shall be replaced. Is this a part of the scope of work for this contract? b. If so will there be a line item added to the bid form for this?
ANSWER:	<ul style="list-style-type: none"> a. Replacement of removed materials will only be required if specified on the Request For Proposal. Bid basis items shall not include replacement; items should be bid for the action specified. b. No, see a.
QUESTION 10:	<p>Section 01400 page 3 of 3 under 1.8 Testing Laboratory Services B. Contractor shall use.....Submit name and three references a minimum of 21 days before services are performed.</p> <ul style="list-style-type: none"> a. Does this apply to the contract or was this left in unintentionally?
ANSWER:	<ul style="list-style-type: none"> a. Thank you. 1.8(B.) has been removed from Section 01400
QUESTIONS 11:	<p>Bid Form</p> <ul style="list-style-type: none"> a. Are you requesting we provide our pricing per sample / per SF abatement and then multiply that by weight to gather the total weighted amount for the proposal and then add up all weighted amounts to come to the Total at bottom? Please clarify the usage of weight amounts for each one? b. What type of information is required for the listing of project we are currently obligated to or for anticipation of obligation on future projects?
ANSWER	<ul style="list-style-type: none"> a. Please provide the per unit cost as requested on the bid sheet. AHFC will apply the weighting metrics to evaluate the total bid. The formula is as follows:

	Total Bid = (item 1 unit cost x 0.5) + (item 2 unit cost x 0.1) + (item 3 unit cost x 0.4) + (item 4 unit cost x 0.25) + (item 5 unit cost x 0.25) + (item 6 unit cost x 0.5)
	b: Similar projects as mentioned in this Request for Proposals.

ATTACHMENTS:

Bid Form (Revised)

PUBLIC BID OPENING DETAILS FOR WEDNESDAY, FEBRUARY 25,2026 AT 4:05 P.M.:

Meeting link:

<https://ahfc.webex.com/ahfc/j.php?MTID=m3c34e92a82d908d7ae0a3526066a9d2e>

Meeting number:

2664 271 5992

Meeting password:

rPs6V3XYJu5

Join from a video system or application

Dial [26642715992@ahfc.webex.com](tel:26642715992@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: 26642715992

END OF ADDENDUM NO. 1

BID FORM (Revised)

Project Title: Hazardous Waste Management ITB Number: 26T05-003 Project Site: Anchorage, Alaska
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Business Name:		
Address:	Bus. Phone:	
Bidder's Designated Representative:		
Phone:	Email:	
Alaska Business License:		
Alaska General Contractor's License No:	Type:	
(Example type: Electrical, Plumbing, Heating, Pest Control, Specialty, etc)		
Bidder is a: <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation in the State of : _____		
<input type="checkbox"/> Other (specify) : _____		
Proposed Subcontractors		
Subcontractor Name	Services	AK Business License No:
1.		
2.		
3.		

The undersigned has familiarized himself/herself with the Contract documents, which include: Invitation for Bid; Notices; Representation, Certifications of Bidders (HUD-5369-A); Instructions to Offerors (HUD-5369-B); (Section I -HUD-5370-C); Scope of Work; Bid Form, and all required attachments; and all Addenda and Modifications. The undersigned further agrees to furnish all supervision, technical personnel, labor, materials, equipment, tools and machinery, transportation, and all other facilities, items or services necessary or required, whether temporary or permanent, to comply and perform things necessary or required for the completion of the work for the amounts stated below. The undersigned further agrees that the offer may not be withdrawn for thirty (30) days after the date of the bid opening and that a Contract between the bidder and AHFC is formed upon AHFC's acceptance of this bid set forth herein. The undersigned agrees that the AHFC may accept this bid by signing below or by sending to the bidder a Notice to Proceed within thirty (30) days of the date bids are opened.

Signature: _____	Date: _____
Name: _____	Telephone: _____
Title: _____	Fax: _____
	Email Address: _____



RECEIPT OF ADDENDA

Receipt of Addenda numbered _____ is hereby acknowledged.

OFFERORS TO NOTE THE FOLLOWING:

1. Contract award will be made to the lowest responsive and responsible Bidder in the amount of the **TOTAL WEIGHTED BID AMOUNT FOR ALL SERVICES.**
2. A current insurance certificate covering the insurance requirements listed in the Supplement to General Contract Conditions must be submitted before the Corporate will issue a Notice to Proceed.

ITEM NO.	SERVICES	TOTAL BID AMOUNT	WEIGHT	TOTAL WEIGHTED BID AMOUNT
1	Methamphetamine testing per sample	\$	0.5	\$
2	Lead XRF testing per room	\$	0.1	\$
3	Asbestos PLM testing per sample	\$	0.4	\$
4	Asbestos (ACM) drywall removal with ACM joint compound per square foot	\$	0.25	\$
5	Asbestos (ACM) flooring removal per square foot	\$	0.25	\$
6	Bio Hazard Waste removal per cubic yard	\$	0.5	\$
TOTAL WEIGHTED BID AMOUNT FOR ALL SERVICES			\$	_____

The undersigned submits, as true and correct, the following information:

1. The bidder has completed, signed and had notarized the enclosed "Affidavit of Disclosure of Interest."
2. The bidder has completed, signed and had notarized the enclosed "Affidavit of Noncollusion."
3. The bidder has attached a listing of projects to which bidder is currently obligated or anticipates being obligated to in the near future.
4. The bidder has attached a statement of similar work performed during the three (3) years prior to the date of this bid and has provided the names and telephone numbers of persons who may be contacted as references for those projects.

- 5. The bidder has paid all fees, taxes and other money due to the State of Alaska.
- 6. The bidder holds the required license(s) or permit(s) as required by federal, state and/or local law, regulation or ordinance and has attached a copy of each of the current licenses.

Bidder's Seal if Bidder is a Corporation: _____

CORPORATE CERTIFICATION

State of _____)
 _____ Judicial District) ss.
 Municipality of _____)

THIS IS TO CERTIFY that on this _____ day of _____, 20____, before me, the undersigned, a notary public in and for the State of _____, duly commissioned and sworn, personally appeared _____, and on oath stated to me that s/he was the _____ of the corporation that executed the within foregoing bid, and acknowledged the said bid to be a free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that s/he was authorized to execute said bid, and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year in this certificate first above written.

 Notary Public in and for the
 State of _____
 My Commission Expires: _____

ACCEPTANCE BY AHFC

On this day _____, AHFC hereby accepts the Total Weighted Bid Amount for All Services set forth on this Bid Form and as outlined in the Invitation to Bid and Contract documents.

ALASKA HOUSING FINANCE CORPORATION

Gregory Rochon
 Chief Procurement Officer