



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

DATE: October 30, 2025

Transmitted herewith is Addendum No. 1. If the Addendum is **not** received in full, please contact the Sourcing and Contract Compliance 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. 1



ADDENDUM NO. 1
October 30, 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 Three (3) pages.

ADDENDUM NO. 1

EXTENSION OF QUESTIONS DUE DATE AND TIME:

The due date and time for submission of questions is extended to November 5 at 4:00 p.m.

EXTENSION OF PROPOSALS DUE DATE AND TIME:

The due date and time for submission of Proposals is extended to November 12 at 4:00 p.m.

QUESTIONS/CLARIFICATIONS ON THE SUMMARY OF WORK:

QUESTION 1:	What grade/Class?
ANSWER:	See section 2.1 materials in Div 01010 Summary of work.
QUESTIONS 2:	Clean outs should be 2" / 2.5".
ANSWER	Correct, the 4" was a thought to been corrected but was not saved. Plan on 2" and 2.5". There are also 4" as well.

CLARIFICATIONS ON THE SUMMARY OF WORK:

1.1 General Conditions:

- It is intended the Summary of Work is for all waste lines in the crawlspace and unit floor/wall spaces:
- Where it mentioned “Ketchikan”, please delete its entirety to replace “Wrangell”.
- Base Bid 1 and Base Bid 2: Where it mentioned “Existing DWV pipes to be cut 6” below the subfloor decking of crawlspace”.
 - **Clarification:** There is no decking, just dirt and vapor barrier. Existing DWV pipes to be cut 6” below sub floor in the crawlspace area.
- Base Bid 1 and Base Bid 2: Where it mentioned “Clean outs to the main trunk line are to be installed to the 4” main sewer line”.
 - **Clarification:** The intention is to replace everything that contractor can gain access to.
- Base Bid 1 and Base Bid 2: Where it mentioned “Vertical drains which are 4” copper piping appear to be intact, however lateral lines from units are in disrepair. If they are deemed impassible, we will address the vertical lines via Change Order to the award contractor”.
 - **Clarification:** The intention is to replace all existing cleanouts and fittings and this task will be address via Change Order.
- Base Bid 1 and Base Bid 2: Where it mentioned “Removal, disposal and replacement of minimum 6’ Ground Vapor Barrier in all crawlspace (720/730 Zimovia) attached with an acoustical sealant on clean concrete footing/foundation walls. One foot overlap on seams with appropriate tape to ensure one continuous barrier throughout the crawlspace. See DIV 07190 attached”.
 - **Clarification:** The intention is to include all mentioned above with the correction of the footing/foundation walls are actually pilings with cross bracing and the barrier needs to extend up the crawlspace walls and be sealed at the top.

ADDITIONALS TO THE SUMMARY OF WORK:

Replacement of Closet Flanges or Floor Drains. These are also Cast Iron and failing. The time to do the replacements is when the ceilings are opened up. There are 16 units at 720 Zimovia

(upper level units), and 16 units at 730 Zimovia (townhouse style with upstairs bathrooms) that would require opening the ceilings to replace the flanges and drains. There are no drains in the lower units at 730 Zimovia, but there are flanges in the other 16 units that can be accessed in the crawl space (lower level units). 720 Zimovia has 4 single story units with toilet flanges (no floor drains) that can be accessed in the crawlspace. All toilets and floor drain covers will obviously need to be removed, so access to all apartments will be necessary for removal of toilets and drain covers. The top of all toilet flanges at 720 Zimovia are currently below floor level, so will need to be installed at the correct height (this happened during a remodel when they added underlayment and new flooring). And will all need new wax and hardware.

ATTACHMENTS:

- A102 Site Plan;
- KPB-E3.0 985030; and
- KPB-M1 985030

END OF ADDENDUM NO. 1

LEGEND

EXISTING TO REMAIN

EXISTING TO REMOVE

NEW CONSTRUCTION

NEW PARTITION
2X4'S @ 16" O.C.
UNLESS OTHERWISE NOTED

NEW DOOR

ASBESTOS ABATEMENT
WITHIN WALL

DETAIL REFERENCE

INTERIOR ELEVATION

3

A802

1

4

501

2

3

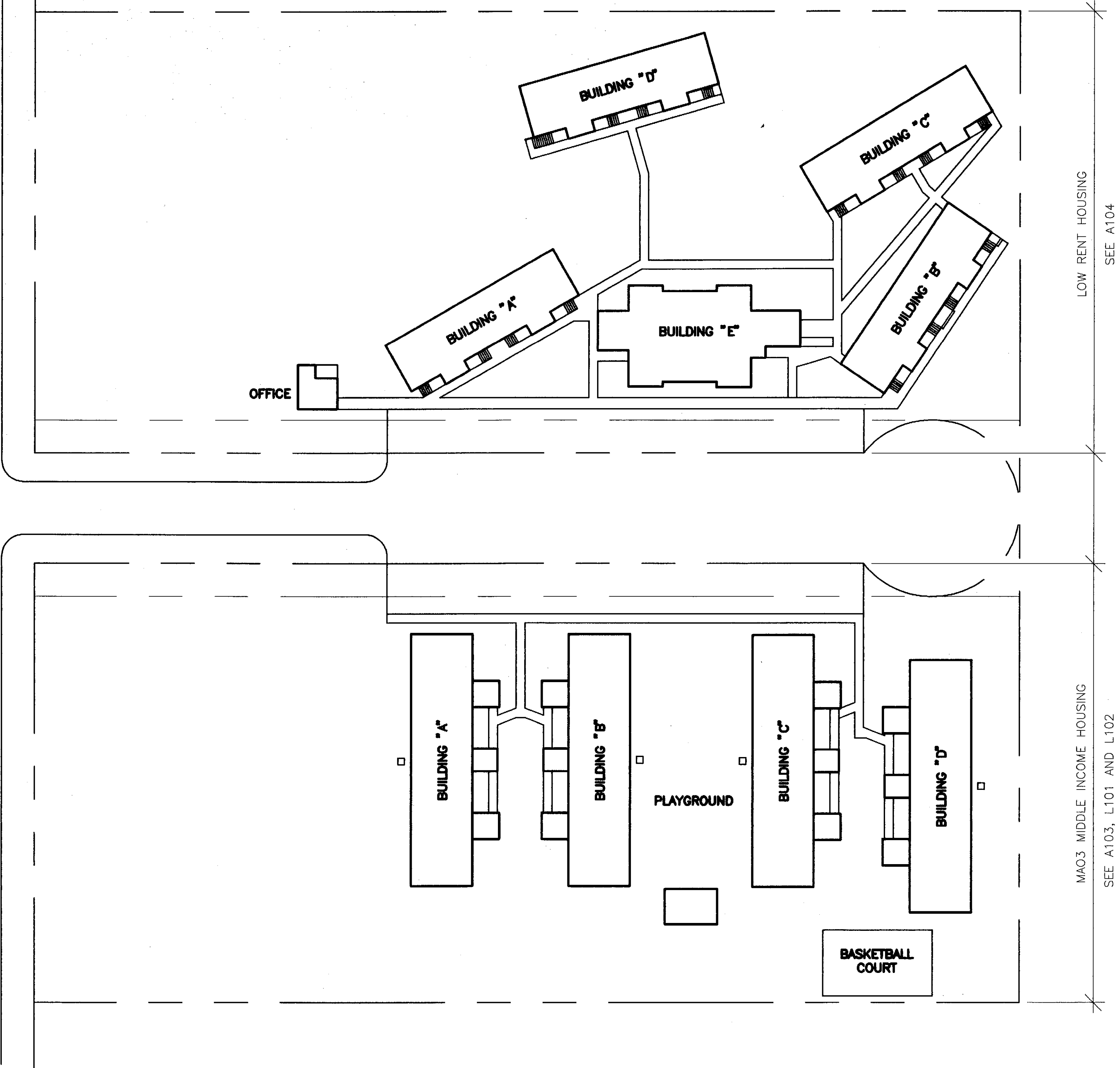
DETAIL NUMBER

SHEET NUMBER

ELEVATION NUMBER

SHEET NUMBER

ZIMOVIA HIGHWAY



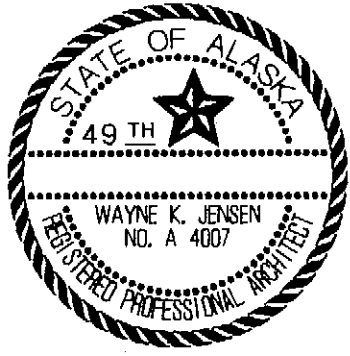
SITE PLAN

Scale: 0 10' 30' 60'



MICROFILMED
9/99

Jensen Douglas
Architects, Inc.
522 West 10th St
Juneau, AK 99801
907 586-1070
FAX 907 586-3959



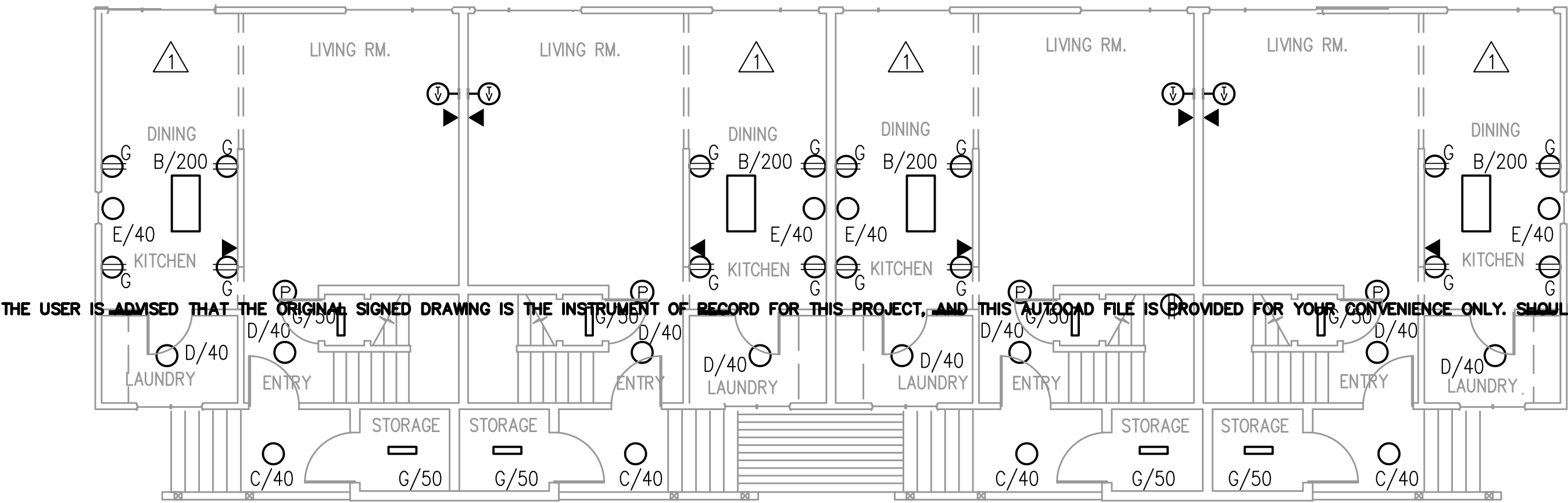
Alaska Housing Finance Corporation
RENOVATION OF
ETOLIN HEIGHTS HOUSING COMPLEX
#94-ADM-013 PHASE III
Wrangell, Alaska

REVISIONS
1/6/98 AS-BUILT

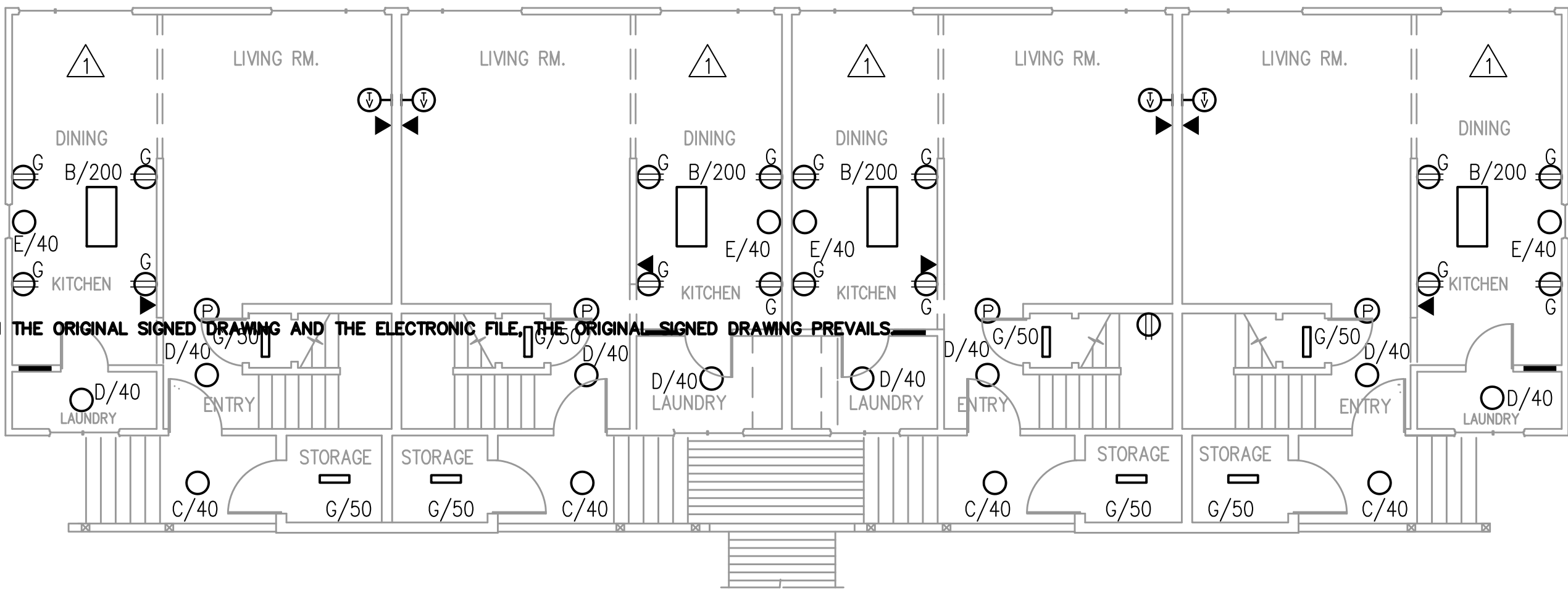
SHEET TITLE
SITE PLAN

DATE: NOVEMBER 1995
FILE: 812\A102

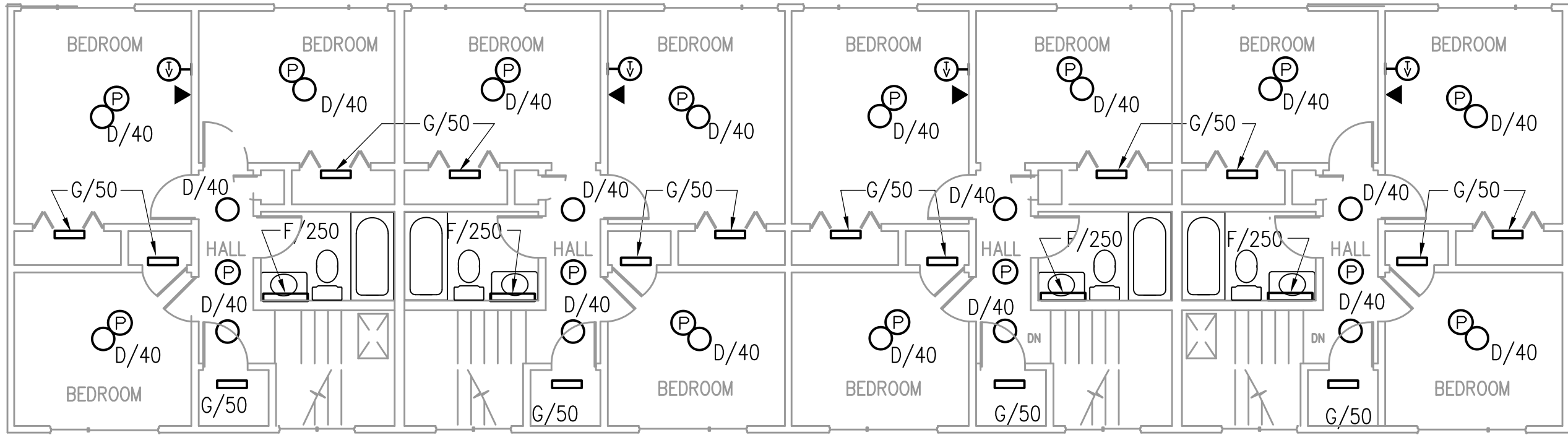
A-2
A102



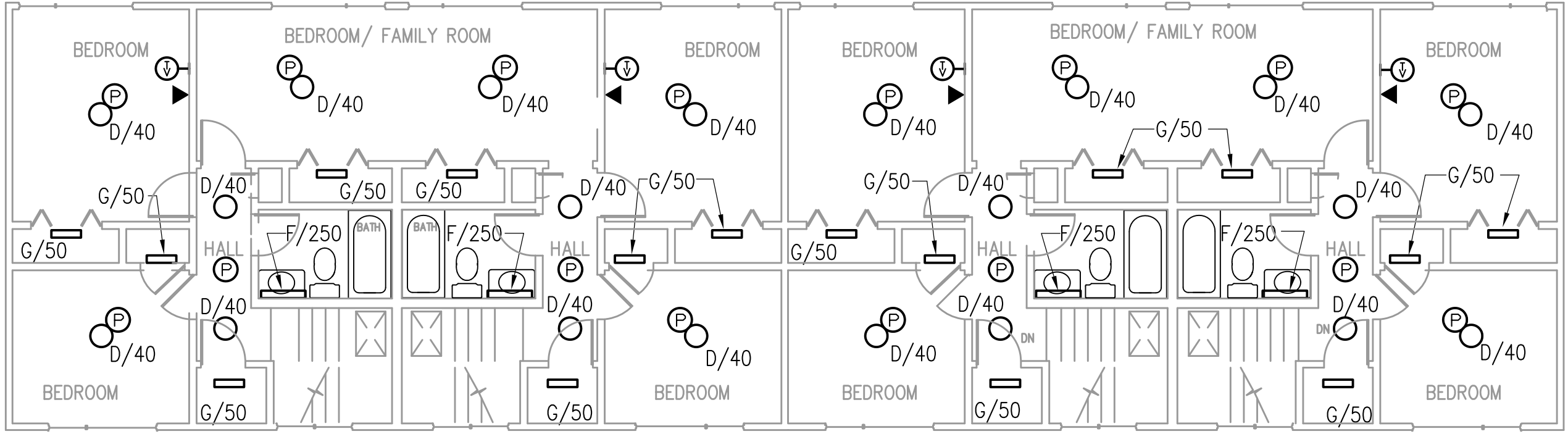
1 FIRST FLOOR PLAN – BUILDINGS A, B, AND C
E3.0 NOT TO SCALE



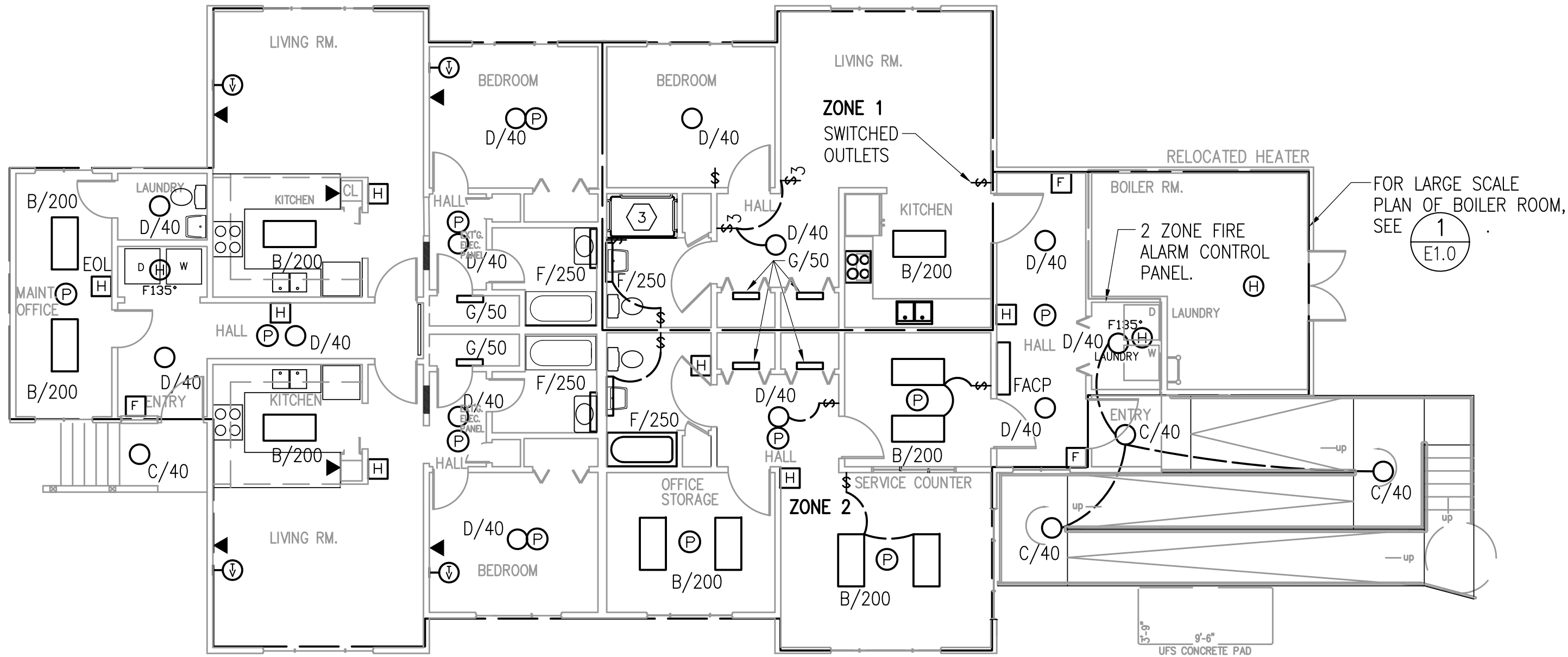
2 FIRST FLOOR PLAN – BUILDING D
E3.0 NOT TO SCALE



3 SECOND FLOOR PLAN – BUILDINGS A AND B
E3.0 NOT TO SCALE



4 SECOND FLOOR PLAN – BUILDING C AND D
E3.0 NOT TO SCALE



5 FLOOR PLAN – BUILDING E
E3.0 NOT TO SCALE

1. ALL PHOTOELECTRIC SMOKE DETECTORS SHALL BE 120 V. WITH 9 V. BATTERY BACKUP. EACH DETECTOR SHALL BE TANDEM CONNECTED TO THE OTHER DETECTORS IN THE UNIT AND SHALL ALL ALARM TOGETHER. PHOTOELECTRIC SMOKE DETECTORS IN BUILDINGS 'A', 'B', 'C' AND 'D' SHALL BE GENTEX #9120 OR APPROVED EQUAL.
2. FIRE ALARM SYSTEM FOR BUILDING 'E': PHOTOELECTRIC SMOKE DETECTORS SHALL BE GENTEX #9120 OR APPROVED EQUAL IN ALL AREAS EXCEPT ADA UNIT. ALL HORN/STROBES WILL BE ACTIVATED IF SMOKE IS DETECTED IN ANY COMMON AREA OR A PULL STATION IS PULLED. IN THE 2 UNITS IN BUILDING 'E' THAT ARE NOT ADA, THE PHOTOELECTRIC DETECTORS (GENTEX #9120 OR APPROVED EQUAL) SHALL BE TANDEM CONNECTED AND ONLY ALARM IN THE UNIT. THE SYSTEM TO BE CONNECTED IN SUCH A WAY THAT AN ALARM IN COMMON AREAS WOULD TRIGGER ALL ALARMS IN THE BUILDING, WHEREAS AN ALARM IN A SINGLE UNIT WOULD ONLY TRIGGER ALARMS IN THAT UNIT.
3. ADA SHOWER FITTED WITH INTERNAL DOWNLIGHT. EXTEND POWER TO UNIT AND CONNECT.

RECORD DRAWING

THIS RECORD DRAWING HAS BEEN PREPARED FROM CONTRACTOR FURNISHED INFORMATION. PDC, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, WITH REGARDS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION NOW RECORDED IN THIS DRAWING. PDC, INC. WILL NOT ASSUME ANY LIABILITY THAT MAY OCCUR DUE TO THE RE-USE OF THIS INFORMATION. AUGUST 14, 2001

Planning Design Construction

PDC INC.

CONSTRUCTION MANAGEMENT

ALASKA HOUSING FINANCE CORPORATION
746 4th AVENUE SUITE 400 ANCHORAGE, ALASKA 99501
(800) 574-7448 FAX (807) 574-7407 INCORPORATED

ETOLIN HEIGHTS HOUSING BOILER ROOM UPGRADE

ALASKA HOUSING FINANCE CORPORATION

WRANGELL, ALASKA

REVISIONS	
12-10-98	REMOVE H/200 FIXTURES

FULL SIZE SHEET IS 34" X 22"
HALF SIZE SHEET IS 17" X 11"
[DRAWING SCALES NOTED ARE FOR FULL SIZE SHEET]

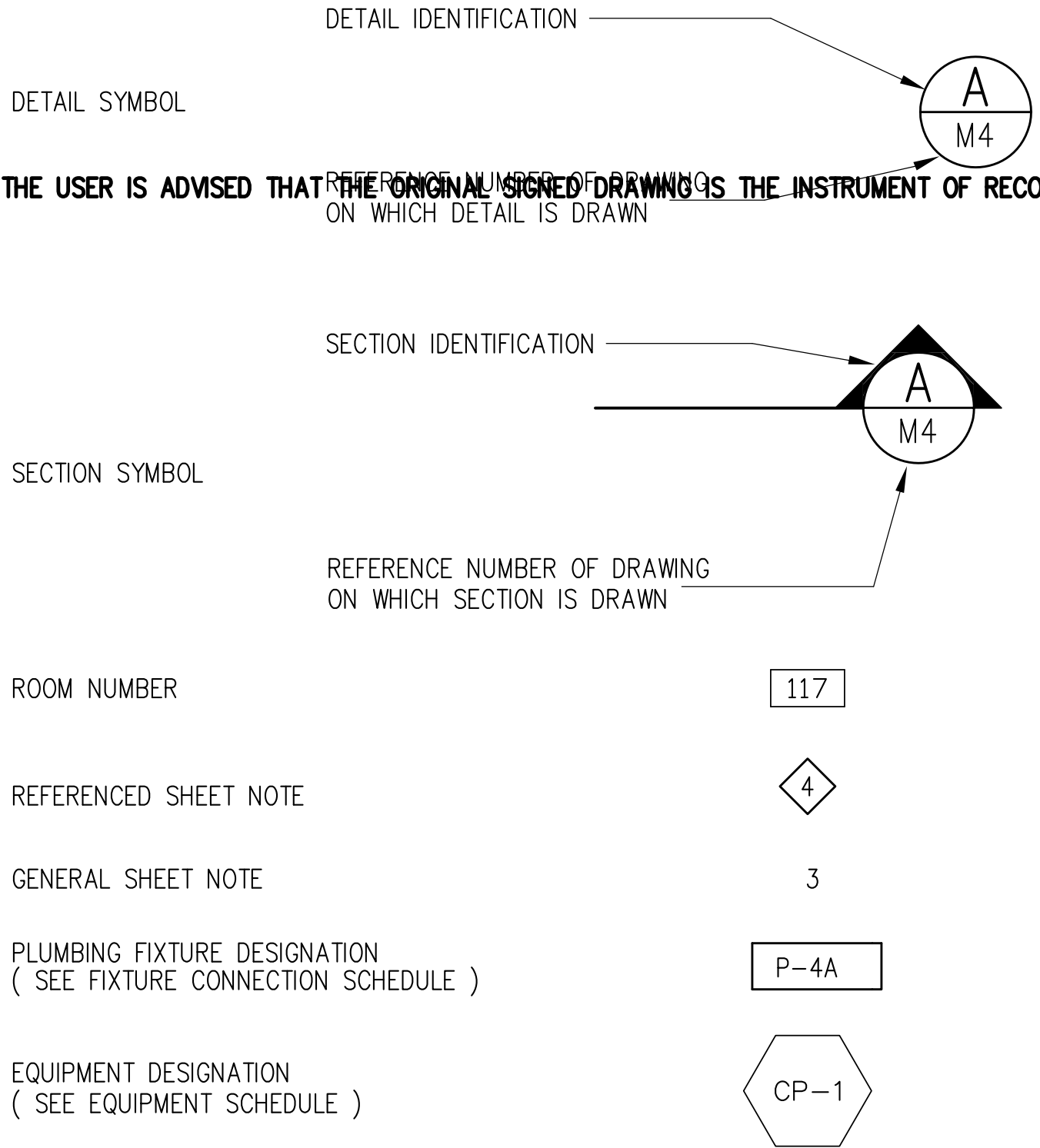
JOB NO.	985030
DATE	12/07/98
DRAWN	BJR/FCM
REVIEWED	JRP

LIGHTING AND FIRE DETECTION PLAN

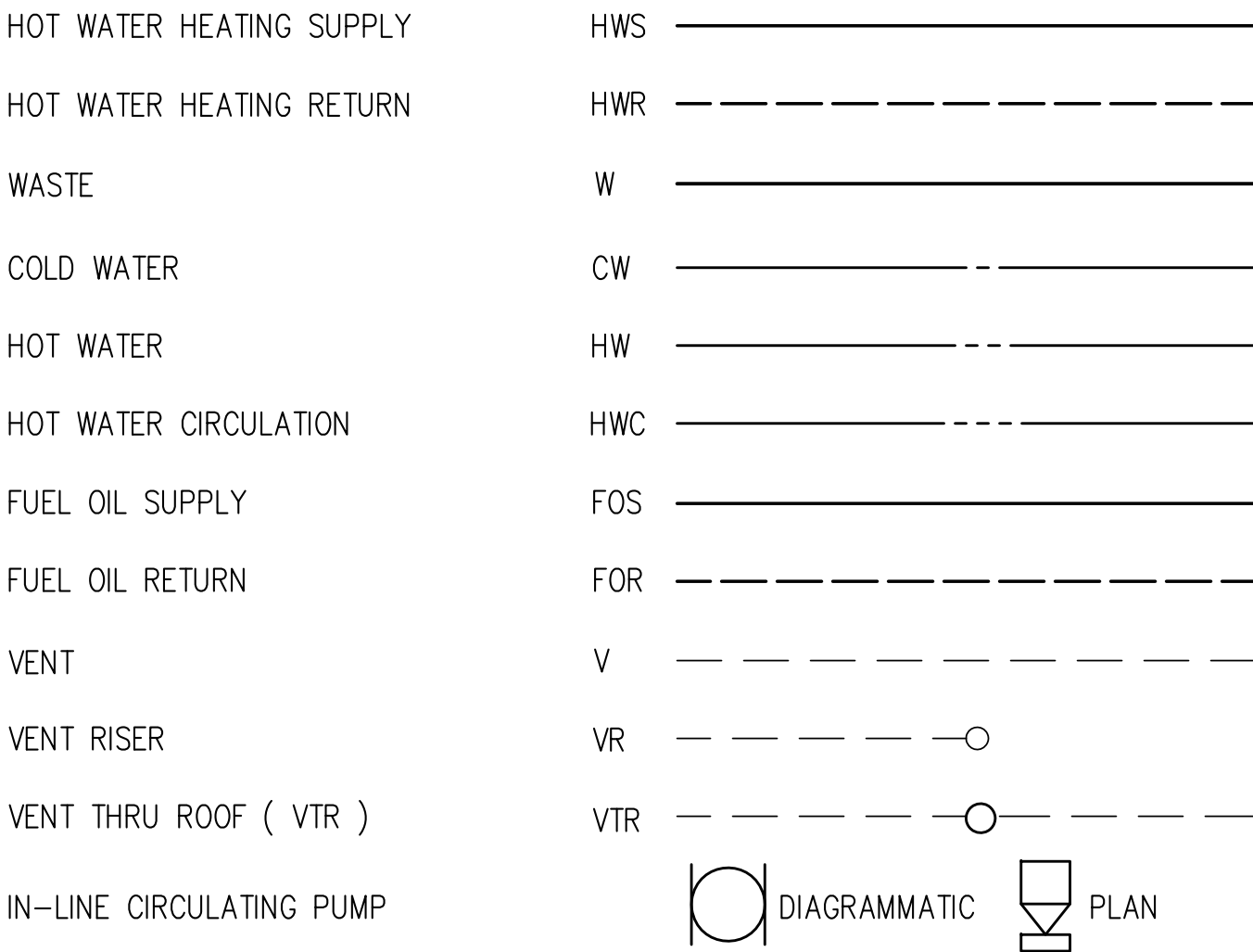
SHEET NO.	E3.0
-----------	------

MECHANICAL SYMBOL LEGEND

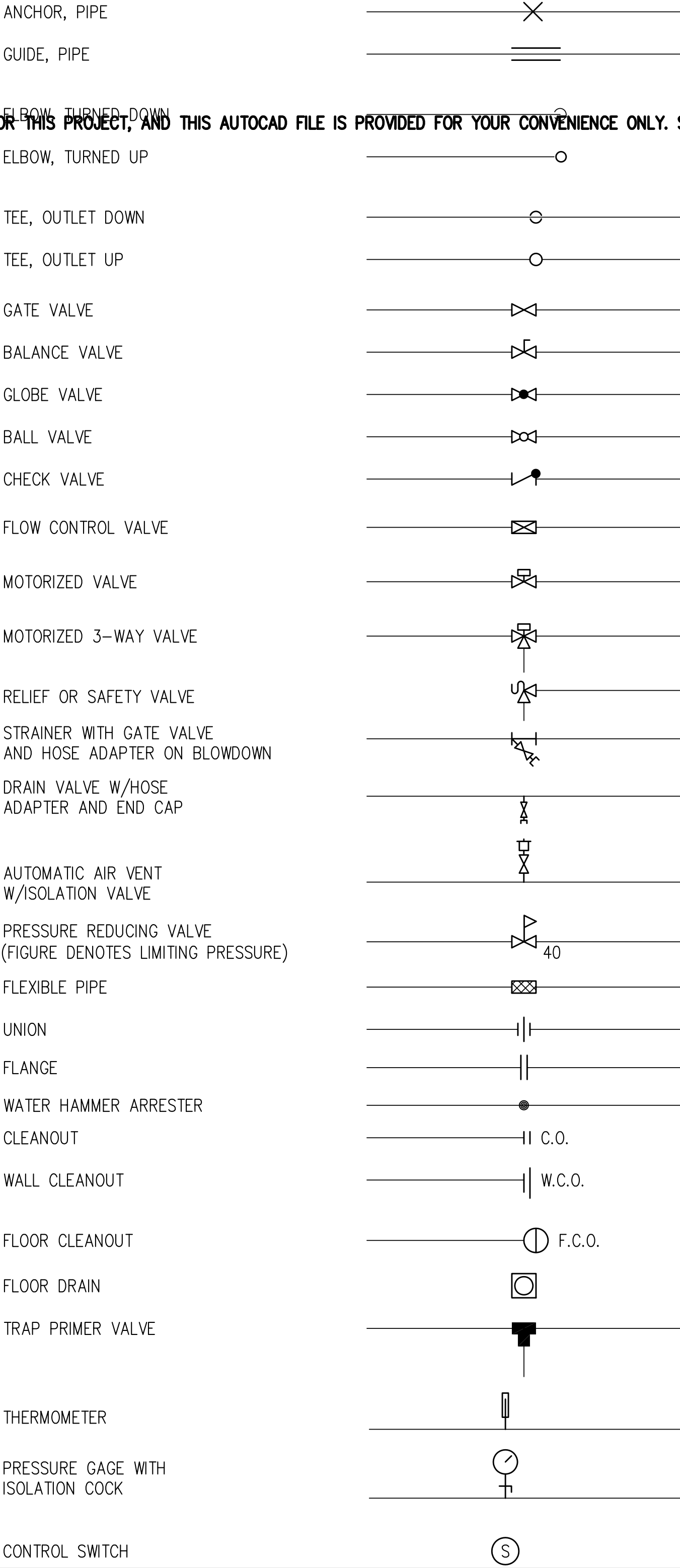
GENERAL



PLUMBING



PIPE FITTINGS AND VALVES



EQUIPMENT LIST AND SCHEDULE

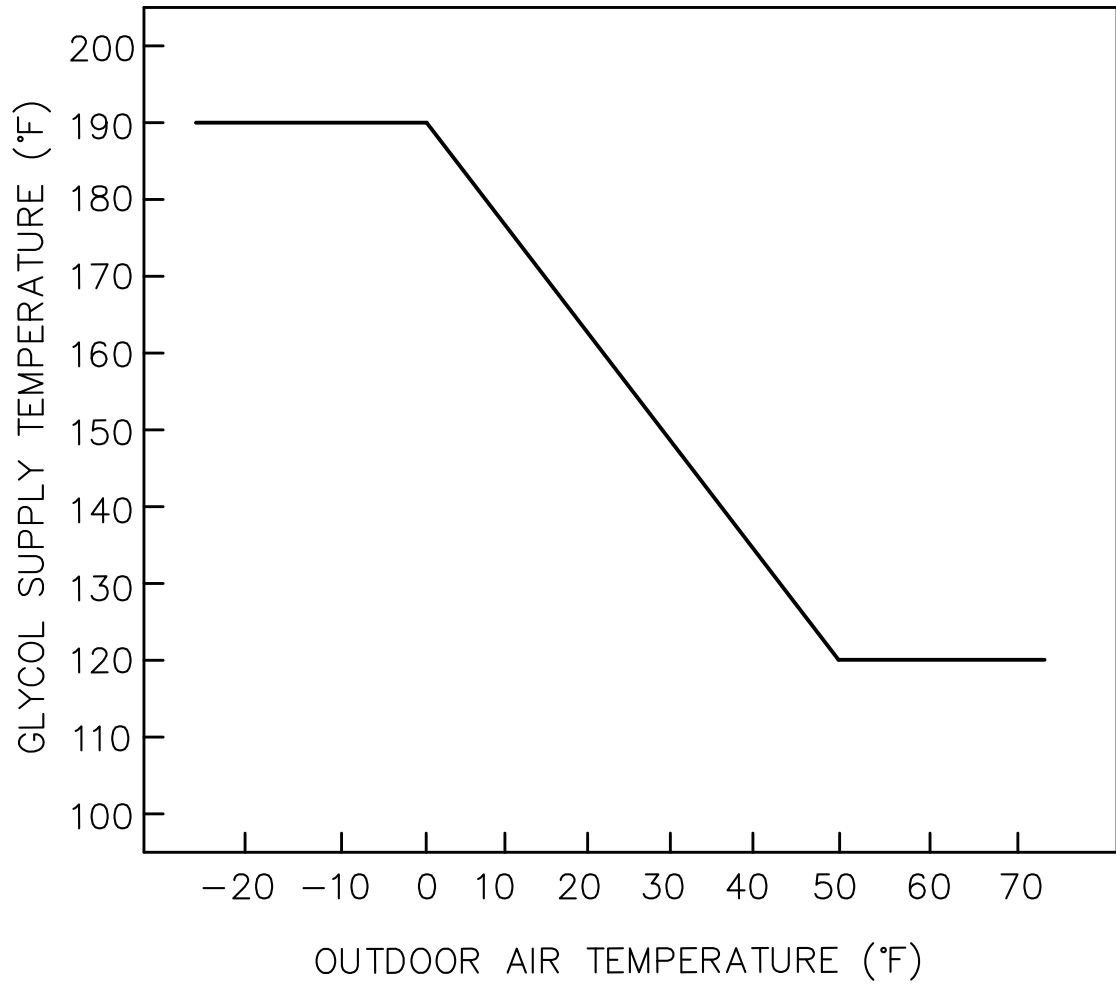
B-1 B-2	CAST IRON SECTIONAL WET BASE HYDRONIC BOILER CAPACITY: 942,600 BTU/HR NET I=B=R RATING HP: 0.5 ELECTRICAL: 120V/1Ø/60HZ PROVIDE COMPLETE WITH FACTORY CONTROLS, HI-LOW FIRE BURNER CONTROL, 9.4 GPH OIL-FIRED BURNER FOR NO. 2 FUEL OIL, A.S.M.E. SAFETY RELIEF VALVE, BOILER MOUNTED PRESSURE/TEMPERATURE GAUGE, 30 PSI ASME SAFETY RELIEF VALVE AND DUAL LOW-WATER CUT-OFF. BASIS OF DESIGN: WEIL MCLAIN, MODEL 588; BURNHAM OR EQUAL.	HWG-1 HWG-2 HWG-3	HYDRONIC HOT WATER GENERATOR CAPACITY: 168 MBH INPUT, 80 GALLON STORAGE, 252 GPH RECOVERY @ 80 DEG. F. (TEMP DIFF). PROVIDE UNIT COMPLETE W/DOUBLE WALL HEAT EXCHANGER T & P VALVE, AND IMERSION-TYPE AQUASTAT. BASIS OF DESIGN: AMTROL MODEL WH-10C-DW
ET-2	EXPANSION TANK - DOMESTIC HOT WATER TANK VOLUME: 12.5 GALLONS ACCEPTANCE VOLUME: 10.0 GALLONS MAX. WORKING PRESS: 150 PSIG MAX. WORKING TEMPERATURE: 200° F PROVIDE: PRE-CHARGED ASME, IAPMO LISTED DIAPHRAGM-TYPE EXPANSION TANK FOR POTABLE WATER. BASIS OF DESIGN: AMTROL THERM-X-TROL ST-30V-C	VF-1	VENTILATION FAN MOTOR: 1/10 HP 120V/1Ø/60HZ CAPACITY: 900 CFM @ 0.1" TSP PROVIDE: CEILING HUNG, DRAW THROUGH, FRONT HORIZONTAL DISCHARGE UNIT W/PROPELLER FAN, INTERNAL SPRING ISOLATION, BUILT UP MIXING BOX SECTION W/LOW LEAK DAMPERS. BASIS OF DESIGN: COOK PROPELLER FAN MODEL SWD-12 OR EQUAL
BB-1	HYDRONIC BASEBOARD 3/4" TUBE WITH 2-3/4" X 2-1/2" AL FINS @ 55 FINS/FT. AWT: 180° F CAPACITY: MINIMUM 560 BTU/FT @ 1.0 GPM ENCLOSURE: 16 GA STEEL COMMERCIAL TYPE WITH FACTORY BAKED ENAMEL FINISH, FULL BACK PLATE, ADJUSTABLE HANGER WITH CLUTCH NUT AND SUPPORT, AND FULLY-MODULATING DAMPER ASSEMBLY WITH STAIN FINISH KNOB. MANUFACTURER: STERLING LB2 OR EQUAL	AS-1	AIR SEPARATOR REQUIRED CAPACITY: 100 GPM MAX. PRESSURE DROP: 5 FEET PROVIDE: STRAINER, HIGH CAPACITY AUTOMATIC AIR VENT AND DRAIN DOWN VALVE. BASIS OF DESIGN: BELL & GOSSETT ROLAIRTROL MODEL R-3
		ET-1	EXPANSION TANK - HEATING ACCEPTANCE VOLUME: 81.1 GALLONS MAX. WORKING PRESS: 125 PSIG MAX. WORKING TEMPERATURE: 240° F PROVIDE: PRE-CHARGED ASME DIAPHRAGM-TYPE EXPANSION TANK BASIS OF DESIGN: ARMSTRONG MODEL # AX-240

PUMP SCHEDULE

ITEM	SERVICE	GPM	HEAD (FT)	RPM	FLUID	TYPE	ELECTRICAL DATA				BASIS OF DESIGN
							HP	V	PH	H	
P-1	BLDGS. A & D HEATING	25	9.5		HEATING WATER	IN-LINE CIRC.	1/6	120	1	60	GRUNDFOS UP43-75F
P-2	BLDGS. B & C HEATING	25	9.5		HEATING WATER	IN-LINE CIRC.	1/6	120	1	60	GRUNDFOS UP43-75F
P-3	P-1 & P-2 STANDBY	25	9.5		HEATING WATER	IN-LINE CIRC.	1/6	120	1	60	GRUNDFOS UP43-75F
P-4	BLDG. E HEATING	15	11		HEATING WATER	IN-LINE CIRC.	1/12	120	1	60	GRUNDFOS UP26-64F
P-5	HWG-1, 2 & 3 HEATING	55	12		HEATING WATER	IN-LINE CIRC.	1/2	120	1	60	GRUNDFOS UPS40-80/4
P-6	BLDGS. B & C HWC	10	12		HOT WATER (DOM)	IN-LINE CIRC.	1/12	120	1	60	GRUNDFOS UP26-96BF
P-7	BLDGS. A, D & E HWC	10	12		HOT WATER (DOM)	IN-LINE CIRC.	1/12	120	1	60	GRUNDFOS UP26-96BF
P-8	BLDG. A SECONDARY HEATING	20	10.5		HEATING WATER	IN-LINE CIRC.	1/6	120	1	60	GRUNDFOS UP43-75F
P-9	BLDG. B SECONDARY HEATING	20	10.5		HEATING WATER	IN-LINE CIRC.	1/6	120	1	60	GRUNDFOS UP43-75F
P-10	BLDG. C SECONDARY HEATING	20	20		HEATING WATER	IN-LINE CIRC.	3/4	120	1	60	GRUNDFOS UPS32-160
P-11	BLDG. D SECONDARY HEATING	20	20		HEATING WATER	IN-LINE CIRC.	3/4	120	1	60	GRUNDFOS UPS32-160

NOTE: PROVIDE NEW CIRCULATION PUMPS TO REPLACE ORIGINAL DESIGN INSTALLATION.

OSA RESET SCHEDULE



RECORD DRAWING

THIS RECORD DRAWING HAS BEEN PREPARED FROM CONTRACTOR FURNISHED INFORMATION. PDC, INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, WITH REGARDS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION NOW RECORDED IN THIS DRAWING. PDC, INC. WILL NOT ASSUME ANY LIABILITY THAT MAY OCCUR DUE TO THE RE-USE OF THIS INFORMATION. AUGUST 14, 2001

Planning Design Construction

PDC INC.

746 4th AVENUE SUITE 400 ANCHORAGE, ALASKA 99501

(807) 574-7448 FAX (807) 574-7407 INCORPORATED

ETOLIN HEIGHTS HOUSING BOILER ROOM UPGRADE

ALASKA HOUSING FINANCE CORPORATION

WRANGELL, ALASKA

REVISIONS

FULL SIZE SHEET IS 34" X 22"
HALF SIZE SHEET IS 17" X 11"
[DRAWING SCALES NOTED ARE FOR FULL SIZE SHEET]

JOB NO. 985030
DATE 12/07/98
DRAWN ERO
REVIEWED GJ

LEGEND
EQUIPMENT LIST
SCHEDULE

SHEET NO.
M1