

## **ADDENDUM 1 RE ITB 32-113B**

This addendum is issued in relation to ITB 32-113B, in which the Alaska Native Heritage Center seeks bids from general contractors for a renovation project to its main facility located in Northeast Anchorage. This addendum provides details about questions and answers for inquiries received from 1/2/24 to 1/15/24. Questions received from 1/15/24 to 1/19/24 will be addressed in a subsequent addendum.

This addendum also provides information about the bid opening meeting and the pre-proposal conference.

Attached are the following elements of this addendum:

- Questions and Answers from 1/2/24 to 1/15/24
  - o Draft AIA Bond Form
- Bid Opening Minutes

Published alongside this addendum are the recordings of the bid opening meeting and the pre-proposal conference, which can be accessed at [alaskanative.net/invitation-to-bid/](http://alaskanative.net/invitation-to-bid/).

Should there be any need for clarification or inquiry regarding these materials, individuals should get in touch with Gregory Stewart via email at [gstewart@alaskanative.net](mailto:gstewart@alaskanative.net).

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### **Questions and Responses Received 1/2/24-1/15/24**

- 1. Is there any DBE / Native preference on the project?**
  - a. There is nothing within the scoring criteria or other details within the RFP which answers this question. This project is funded through the US Economic Development Administration, whose Construction Standard Terms and Conditions indicate that the Alaska Native Heritage Center must take all necessary affirmative steps to ensure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible. We encourage all small businesses, minority business enterprises, and women's business enterprises to submit proposals. There will be no competitive preference associated with the scoring criteria, however, competitive proposals from qualified minority business applicants will be prioritized as much as is viable from the review committee.
  
- 2. Are you only inviting generals to bid or are you planning on piecemeal? I'm not a general contractor, but am AK Native, and have a few companies that do a lot of the work you're looking for.**
  - a. The Alaska Native Heritage Center has invited candidates it was able to identify that appear suitable to execute the scope of work for this project. This project anticipates providing a singular bid to a general contractor to execute the scope of work. See Section II.K.a of the Invitation to Bid for the specific language regarding the Award. If an entity feels that it can accomplish the scope of work effectively, the Alaska Native Heritage Center welcomes submission of a proposal and encourages them to consider the opportunity. If an entity feels it is capable of providing a specific element of service which is described in the scope of work, but they feel they are not able to accomplish the entire scope, they are encouraged to reach out to general contractors to seek partnerships wherein the general contractor serves as the lead applicant.
  
- 3. BID is awarded on 2/9/24 and gives the construction duration of 3 months to April 30,2024. There is a process once awarded for products to be selected, submittals approved, ordered and delivered. Will you have expedited approvals for long lead items as we see potential delays in some products selected?**
  - a. (MCG ExD) Our Design team will expedite approvals for long lead items.
  
- 4. Will the space be available for a site visit before the bid date?**
  - a. The space will be available for a site visit before the bid date. Prospective offerors are welcome to join ANHC staff for a tour of the building on January 18, 2024 at 1:00 PM.
  
- 5. If the project is delayed due to materials not available during the project ship dates, will there be any liquidated damages assessed?**
  - a. The organization anticipates leveraging liquidated damages in the event of delays caused by the actions of the general contractor or any subcontractors hired by the general contractor. If a material is delayed due to shipping that is out of the control

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of the general contractor, then the organization will not engage the liquidated damages clause.

- 6. Has the project been submitted to MOA for permitting and who is responsible for the permitting fees?**
  - a. (MCG ExD) The design team will be submitting the drawings to the MOA for permitting.
- 7. Can we access the building to do a moisture test of the existing floor before the bid date?**
  - a. A moisture test of the existing floor may be taken during the walkthrough of the building, scheduled for 1 PM on January 18, 2024.
- 8. Item D3 sheet D100 are we salvaging the wall base to reinstall in this area?**
  - a. (MCG ExD) No. The new wall base will be RB1 per A601
- 9. Item D14 sheet D100 does this encompass rooms 158 and 41?**
  - a. (MCG ExD) D14 is referring to rooms 158 and 41
- 10. There are 13 columns to receive the wraps. Can you tell us to what height these column wraps terminate?**
  - a. (MCG ExD) Full height; heights will vary between exhibit spaces to lobby.
- 11. Can you tell us what the design warp will be on the columns?**
  - a. (MCG ExD) The design warp is to mimic a birch tree
- 12. Can you tell us the radius of each column?**
  - a. (MCG ExD) Radius will need to be field verified by contractor. DIA are shown at 1'-3-9" on A501
- 13. Do you have the artwork for the vinyl wall coverings?**
  - a. (MCG ExD) Not currently, ANHC is currently working with local artists.
- 14. Can you specify the semi-transparent resin panel color for the handrail elevation 4/A402**
  - a. (MCG ExD) Yes, we will add: 3Form Aspen Rustle to the material legend as R1
- 15. Is there any structural design for the stairs? I would expect MOA to require a design.**
  - a. (MCG ExD) There is currently no structural design on the project. We will address any future comments with the MOA
- 16. Would the design team accept wood framing instead of steel and concrete since the stairs are being covered with a flooring product?**
  - a. (MCG ExD) Yes, the design team would accept wood framing.
- 17. The signage calls for stainless standoff clips. Please identify the manufacturer, size and standoff**
  - a. (MCG ExD) Take form ethos painted acrylic

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**18. Alt 1 Staircase, should the wall demo shown on D100 note D10 be in this alternate?**

- a. (MCG ExD) Yes

**19. The Floor Finish Legend on A101, A102 & A103 does not coordinate between pages. Specifically CPT-2 hatching, CPT-3 hatching RT-1 Hatching, and the Floor design/ Graphic. Also- there is no walk off carpet in the material finish legend page A601.**

- a. (MCG ExD) A102 and 103 take precedence. WOM is to match existing [Mohawkgroup](#).

**20. I was doing some research on the Turf Arbor system. Sheet A105 showing the system being installed on a slight angle. Our installer does not think this system can be installed like this. It needs to be square with the grid. This system is also designed to be on an open cell grid with no ceiling tile. See link to design application.**

[https://cdn.brandfolder.io/IHYOCI8V/as/5qxnq48kpk4qswrtr6tn8/Arbor\\_Cutsheet.pdf](https://cdn.brandfolder.io/IHYOCI8V/as/5qxnq48kpk4qswrtr6tn8/Arbor_Cutsheet.pdf)

**a. a. Can you advise what the intent is? Is it acoustics or a design element?**

- i. (MCG ExD) Intent is to have the product installed per manufacturer's recommendations. Design team with work with installer if they feel they can't install on angle. This is a design element that will help with acoustics. There is no ceiling tile at this location, it is open to structure.

**b. If they want to have the acoustics on a slight angle and keep the ceiling tile in the grid we have a different product line that will work better for this application.**

- i. (MCG ExD) there is no ceiling tile at this location to keep. Substitutions will be considered after bid award.

**21. Please check with the design team and see if 3M IJ180c media with digitally-printed graphics and over laminate would be acceptable for WC4. Please clarify if WC4 is the wall graphic in the identity galleries shown on A201 – A205? It's listed as Momentum Custom Photo in the schedule, but we typically do our in-house wall murals with 3M media. It would be the same as what we'd use for WC5/ST4.**

- a. (MCG ExD) WC4 to stay as specified, and will be the wall graphic in the identity galleries .

**22. Do you have a specific bid bond form for this project?**

- a. ANHC anticipates utilization of the AIA Bid Bond form AIA320-2010. Should an offeror want to utilize bond forms issued by a bonding agency, they are subject to the approval of ANHC.

**23. Would you be opposed to substitutions that could help the delivery schedule? [The] thought is to provide them with [the] bid packet.**

- a. Yes. Our team would welcome considerations of substitutions that could help the delivery schedule. We reserve the right to negotiate and work with the design team and the chosen offeror to identify the specific materials that get ordered and installed. This would fall under the exceptions/alternatives aspect of the proposal.

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**24. Can you extend the deadline for questions considering that the walkthrough is scheduled for the same day as the deadline?**

- a. Yes. ANHC has extended the deadline for questions until midnight on January 19<sup>th</sup>, 2024.

**25. Can you clarify the priority of the bid alternates?**

- a. The priority of the bid alternates is represented on Attachment E of the ITB. They are as follows:
  - i. Staircase
  - ii. Added signage
  - iii. Removal of upper windows in Identity Galleries
  - iv. Wood ceilings in exhibition space
  - v. Replacement of stage lighting
  - vi. Theater finishes: carpet and paint
  - vii. Replacement of humidifier to have 2 working

**26. What is the existing DDC in the building?**

- a. The DDC contractor for ANHC is Quality Controls Inc. The contact that the organization works with is Alec Schwarzburg who can be contacted at 907-868-7931.

# DRAFT AIA® Document A310™ - 2010

## Bid Bond

**CONTRACTOR:**

(Name, legal status and address)

« »  
« »

**SURETY:**

(Name, legal status and principal place of business)

« »  
« »

**OWNER:**

(Name, legal status and address)

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**BOND AMOUNT:** \$ « »

**PROJECT:**

(Name, location or address, and Project number, if any)

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The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

**ADDITIONS AND DELETIONS:** The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

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Signed and sealed this « » day of « », « »

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(Witness)

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(Contractor as Principal) (Seal)

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(Surety) (Seal)

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## **Bid Opening Meeting Minutes for ITB #113-32B**

The Alaska Native Heritage Center held a Bid Opening Meeting for the Invitation to Bid #113-32B (ITB) on January 2, 2024, at 10 AM via Teams.

The following individuals were in attendance:

- Gregory Stewart (ANHC Senior Manager of Grants)
- Emily Edenshaw (ANHC President and CEO)
- Melissa Pribyl (Principal + Interior Designer at MCG Explore Design)
- Laura Nelson
- JT Wilhelm
- Brian Wilson
- Ryan Wilson

The meeting was approximately 45 minutes long. A recording can be accessed by using the following link: [alaskanative.net/invitation-to-bid/](https://alaskanative.net/invitation-to-bid/).

Gregory Stewart spent the entire length of the meeting describing the specific terms and conditions laid out in the ITB for anyone watching. He provided some background information about the project and emphasized core details that are pertinent for potential offerors, including but not limited to, the timeline for the bids and the project, proposal submission requirements, proposal evaluation, federal requirements of the project, scope of work, construction documents, and other relevant details.

No attendees asked any questions verbally, and all attendees were notified of the expectation to submit written questions via email to Gregory Stewart, Melissa Pribyl, and Jennifer McBride (ANHC's Director of Finance).