



## KENAI PENINSULA BOROUGH

Purchasing & Contracting  
47140 E Poppy Lane • Soldotna, Alaska 99669-7520  
Phone: (907) 714-2260 • Fax: (907) 714-2373  
www.kpb.us/purchasing

MIKE NAVARRE  
BOROUGH MAYOR

### ADDENDUM NO. 4

**This addendum consists of 10 pages**

**TO:** All Bid Packet Holders  
**FROM:** Kenai Peninsula Borough – Purchasing & Contracting  
**DATE:** March 13, 2017  
**SUBJECT:** Invitation to Bid – ITB17-016 Homer Medical Center Expansion

**REVISED DUE DATE:** **March 21, 2017, by no later than 2:00 PM**

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**Bidders must acknowledge receipt of this Addendum in the appropriate place on the Bid Form. Failure to do so may result in the disqualification or rejection of the bid.**

As specified in Addendum No. 2, we have agreed to answer written questions received through March 1, 2017. Attached are formal responses to all the questions that we have received to date.

**We look forward to receiving your bid by no later than 2:00 PM on March 21, 2017.**

Note: Information in this addendum takes precedence over original information. All other provisions of the document remain unchanged.

<u>ITEM NO.</u>	<u>REFERENCE</u>	<u>DESCRIPTION</u>
04-01	Plan Holder Question	Q: Please attach the Pre-Bid Conference notes and attendees of the meeting. <b>A: See response in Addenda 02-13.</b>
04-02	Plan Holder Question	Q: Please confirm location and size of additional staging area that was mentioned in the Pre-Bid meeting. <b>A: See attached Map. Approximate area 14'x40'.</b>
04-03	Plan Holder Question	Q: Please confirm clinic hours of business. <b>A: Monday – Friday 8:30am-5:00pm Tuesday and Thursday extended walk-in hours 5:30pm-8:00pm; Saturday 10:00am-5:00pm</b>

- 04-04 Plan Holder Question  
Q: Please confirm that areas requiring soil over excavation are as shown on Dwg. C1.1, Note 6. There was some mention in the pre-bid conference of leaving soils in the existing parking area and just grubbing.  
A: **See response in Addenda 03-02 & 03-34 & 03-57.**
- 04-05 Plan Holder Question  
Q: Please confirm submittal turnaround time by the architect and engineers.  
A: **5 Business Days. Contractor shall coordinate with Owner and A/E team to make sure submittals are coming in by order of priority and not in excessive numbers, i.e. dropping off 50 submittals at one time and expecting them back in 5 days is not realistic. Submittals shall be complete, partial submittals will be rejected. Any variance from requirements shall be clearly indicated by Contractor.**
- 04-06 Plan Holder Question  
Q: Is Builders Risk Insurance required?  
A: **General Conditions Section 7 stipulates the insurance coverage required by the Contractor. The Contractor may at his own discretion provide additional insurance coverage.**
- 04-07 Plan Holder Question  
Q: Please clarify inspection responsibilities. Will the architect, engineer and owner be responsible for any inspections other than what is noted in the specifications. Special inspections?  
A: **Owner shall contract and pay for a 3<sup>rd</sup> party Testing Service. All Special Inspections indicated on the Structural drawings shall be covered by Owner. Compaction testing under all concrete and asphalt shall be by Owner. Contractor must coordinate their schedule with Testing Service and Owner. Inspectors will be called out a minimum of 24 hours in advance, they will arrive, inspect and leave. Inspectors will not be contracted to stay on site all day. This must be coordinated with Site Civil contractor as it may affect their work sequence.**
- 04-08 Plan Holder Question  
Q: Please clarify roof overhang demolition and reframing. There does not appear to be any detail for the cutting of truss or engineered roof members.  
A: **See sheet A100 and keyed note 10, see sheet A311 detail 3, see sheet S600 detail 1. Once area is uncovered Engineer may provide additional detail if**

***needed.***

- 04-09 Plan Holder Question Q: To what extent is the contractor responsible for reverse screwing the floor of the existing building? Does the repair shown on S300 mean all of the existing building? Please confirm.  
A: ***Owner's expectation for this is very minimal. For bidding purposes Contractor shall include 4 man hours of labor and any needed materials to address floor squeaks within the existing clinic floor. In the event a greater effort becomes necessary it will proceed on a time and material basis. Owner must be present when this work takes place.***
- 04-10 Plan Holder Question Q: Is there any known hazardous materials such as asbestos?  
A: ***No known hazardous materials. Original building was constructed in 1985, after typical time frames for commonly encountered asbestos and lead containing materials.***
- 04-11 Plan Holder Question Q: As discussed in the pre-bid conference the 200 day duration does not considering the following conditions:  
a) A portion of the 200 days is consumed with submittal approval before material purchase.  
b) The project is multi-phased and limits access to the existing building renovations. The new addition must be completed before renovations can begin.  
c) Site work is congested and will require non-normal business hours.  
d) The site is small and limits accessibility, care for patient safety is important.  
e) There is no allowance for reasonable weather delays.  
f) This project has all phases of construction which requires multi disciplines to work on top of each other.  
g) Utility relocates will consume a portion of the construction period.  
A: ***See response in Addenda 03-01.***
- 04-12 Plan Holder Question Q: My recommendation is to extend the contract to 230 days instead of 200.  
A: ***See response in Addenda 03-01.***
- 04-13 Plan Holder Q: Two times now there have been questions asked about

- Question the nurse call and it's still not clear. Question 03-55 did not give a clear answer. It appears that a nurse call system is not required. It sounds like you want pull cords or push buttons in certain rooms that just turn a light/sounder on the outside the room that has the call station. In this case there is no central system with a central annunciation point that shows all the nurse call stations status. If I understand this correctly these are standalone devices that just annunciate when the room is activating. If there is no system as in this case, then expansion is unlimited because these are all standalone rooms. Is this assumption correct?  
**A: Remove all references regarding Nurse Call from the Construction Documents. Owner will seek alternatives outside of this Contract.**
- 04-14 Plan Holder Question Q: What is the existing model and manufacturer of the fire alarm system?  
**A: See response in Addenda 02-01.**
- 04-15 Plan Holder Question Q: Can an insulated concrete form be used instead of CMU for construction of the foundation?  
**A: Yes, Owner would accept a poured in place foundation with ICF. Contractor must coordinate and include in their bid the cost to achieve the intended exterior finishes as indicated in the documents and address during submittal any variance the use of ICFs may cause. Contractor will be responsible for any such cost of variance.**
- 04-16 Plan Holder Question Q: Pre-bid meeting discussion severely limited daytime hours available to Civil contractors for site work and ended with uncertainty as to the number of daytime hours' Civil contractors would be able to work. Please define with clarity daytime hours available for site development activities  
**A: Civil work may take place from 7:30am-7:30pm, 7 days a week. Work will require coordination with Owner and clinic staff. Measures must be taken to prevent disruption of utilities. Contractor will coordinate with City of Homer in the event use of Danview Ave or Fairview Ave is requested. Initial feedback from City suggested they would be open to this, however it may require a driveway permit**
- 04-17 Plan Holder Question Q: Please confirm and clarify Pre-bid meeting information that KPB will pay for costs of all utility disconnect and

new service relocations and that these costs are outside of this contract.

**A: Confirmed for HEA and Enstar. For Sewer and Water, Owner shall pay costs related to City permits, however the City requires the Contractor to make the connections and those costs are included with this Contract. It should also be noted there will likely be some temporary gas connections needed, which will be treated on a time and material basis. Gas meter will need to be moved for excavation of new addition but must remain operational. Once the new expansion is up the meter can be reinstalled in its permanent location. This will require roughly 60' of steel pipe running exposed up the exterior wall and over the roof for the temporary connection, similar to as it is currently installed. When the gas meter is installed in its permanent location gas piping will be run on the interior of building as indicated within the construction documents.**

04-18 Plan Holder Question

Q: Section 11 31 00 Appliances  
 a. Please confirm that Kitchen appliances are the only appliances supplied under this contract.  
 b. 2.01 C shows a countertop microwave but the specs are for an over the range model. Please clarify.

**A: Part a. Confirmed. Add note on sheet I103 Detail 6 OFOI (Owner furnished / Owner installed) for fridge, which will match Detail 10 for Drug Storage fridges. Part b. See sheet I102 Detail 19. Microwave will be a countertop style mounted on a casework shelf per the drawing.**

04-19 Plan Holder Question

Q: Section 01 10 00, 1.02, G. Please indicate to some degree the extent of the labor requirements to the Contractor for this assistance to KPB. Most importantly, the extent of involvement with X-ray removal and reinstallation, as well as the number of pieces of furniture, on or off site moves, will contractor be required to provide transportation, etc.

**A: See response in Addenda 03-20.**

04-20 Plan Holder Question

Q: Section 01 23 00, 1.03 A, B. Descriptions of Alternates in this section differ from information shown on Bid Form. Please coordinate.

Additionally, Add Alt #1 information shown on C1.1 and C2.0 doesn't match either this section or the Bid Form (see below). Please clarify the requirements of Add Alt

#1

- a. C1.1, note 8 has a red line struck through the words, "ADDITIVE ALTERNATE #1" but the symbol on the print shows "ADD ALT #1". Please Verify if this is or is not part of Add Alt #1.
- b. C2.0 Does not show the catch basin, drainage swale, retention pond, 15" CSP storm outlet, or flow control structure as part of Add Alt #1.

**A: See Addenda 3 revised Civil Drawings as well as responses to 03-02 & 03-03.**

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| 04-21 | Plan Holder Question | <p>Q: Section 10 14 00, 2.02, B. Are door/room signs required at existing door/rooms not receiving work?</p> <p><b>A: No.</b></p>  |
| 04-22 | Plan Holder Question | <p>Q C2.0. number of parking spaces and dimensions east of striped handicap parking area is incorrect. Please correct.</p> <p><b>A: See Addenda 3 revised Civil Drawings</b></p>   |
| 04-23 | Plan Holder Question | <p>Q C2.0 and detail B/C4.1 show sidewalk dimension at 4'-0". However, detail A/C4.1 implies sidewalk is deeper than 4'-0", Please indicate the depth of sidewalk at this curb cut detail. If deeper than 4'-0", indicate in LF the portion to be deeper than 4'-0" and how transition back to 4'-0" is to be achieved.</p> <p><b>A: See Addenda 3 revised Civil Drawings</b></p>  |
| 04-24 | Plan Holder Question | <p>Q Is there a reinforcing detail required for E/C4.1?</p> <p><b>A: No.</b></p>   |
| 04-25 | Plan Holder Question | <p>Q Section 32 13 13, 3.7 and 3.8. Please indicate which concrete finish detail(s) required, and if more then 1, please indicate their locations on C2.0.</p> <p><b>A: Concrete finish shall be 3.7B3 medium to coarse textured broom finish for all sidewalks and dumpster pad. Concrete curb adjacent to sidewalk as well as parking area island curbing shall receive 3.7B2 medium to fine texture broom finish.</b></p> |
| 04-26 | Plan Holder Question | <p>Q A101, Note 8 requires putty pads on all wall assemblies, however, A551, Note 13 indicates putty pads are required only for type C and D walls. Please clarify which interior wall types receive putty pads.</p> <p><b>A: Install throughout.</b></p>  |

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- 04-27 Plan Holder Question Q S300 Shows crawl space access in what appears to be Room 185, however, Architectural drawings show only 1 access in Room150. Please clarify if there are 2 access points and if the access in Room 185 is to be constructed per detail 13/A552.
- A: See sheet A101, crawl space access is indicated for both Room 187 and Room 150, both indicate detail 13/A552. S300 matches this, please install per plan.**
- 04-28 Plan Holder Question Q Please confirm or correct exterior siding assumptions below:
- A. North and West exterior walls Room 144, East exterior wall Room 172, North exterior wall Room 173, South exterior wall Room 181 – Cedar ply with battens.
- B. South exterior wall Room 148 – Cedar shingles.
- A: North and West exterior walls Room 144 cedar ply with battens, confirmed. East exterior wall Room 172 cedar ply with battens, confirmed. North exterior wall Room 173 and south exterior wall Room 181 are not cedar ply with battens, they are cedar shingles. South exterior wall Room 148 cedar shingles, confirmed.**
- 04-29 Plan Holder Question Q Detail 2/A311 and 3/A552 imply that existing gypcrete layer is only ¾” thick. Has this been field verified? Typical gypcrete layer is 1-1/2”.
- A: This has not been verified throughout the clinic. Contractor shall field verify, report to Owner, and make any necessary adjustments to ensure finish floor elevations match. Cost to do so along with any necessary adjustments included. See also response to addenda 03-07.**
- 04-30 Plan Holder Question Q Section 07 72 00, 2.03 Fall Protection System.
- A. In a phone consultation with the Flexible Lifeline Systems representative he indicated that in prior communications with design team, suggestions were made to use the “energy absorbing” anchorage system which is different than that shown in 2.03, D, 1. Is this system required to use the specified anchorage system or can the “energy absorbing” anchorage be used?
- B. Note 5 A103 indicates that the old roof is to be incorporated into the fall protection system, however, this system as specified would require penetration into the existing roof system from

above as well as reinforcing framing from below. Since ceilings vary in the existing building, please indicate with more clarity where access on the old roof will be required and include roof assembly that exists on old roof.

**A: See response in Addenda 03-08.**

- 04-31 Clarification **Not all FE / FEC labels were picked up on A101. See sheet G002 detail 1 for an accurate count.**
- 04-32 Clarification **Parapet details: coping cleats are continuous, galvanized, 20 gauge min. Exposed coping fasteners shall be galvanized, gasketed screws spaced at 24”.**
- 04-33 Clarification **All new roof assemblies have the same typical components; see Sheet A311 detail 2 and Sheet A521 detail 2. Some components appear to be left out on some roof details but the typical assembly applies everywhere.**
- 04-34 Clarification **Sheet A551 detail 10 remove plywood reference.**
- 04-35 Clarification **Crawl space ladders shall be steel, similar in construction to the roof access ladder.**
- 04-36 Clarification **Sheet M300 shows the cold water service incorrectly. Four inch service is shown correctly on civil drawings.**
- 04-37 Clarification **Sheet E600 detail 5 heat trace should not enter cleanout as shown. Provide a “Y” connection with upturned leg for heat trace to enter piping. Cap and seal around heat trace.**
- 04-38 Clarification **Spec Section 07 53 00, 2.05A drainage channels are not required.**
- 04-39 Clarification **Spec Section 07 53 00, 3.03G cover board should be taped, not the insulation.**
- 04-40 Clarification **Spec Section 07 53 00, 3.04 EPDM should be seamed with 6” seam tape or as required by manufacturer to meet warranty requirements.**
- 04-41 Clarification **The location of the 150KVA transformer is not shown on the site plan. It is shown on Sheet E300.**



- 04-42 Clarification ***There is a large piece of concrete within the Contractor's staging area, approximately 4'x4'x4'. Please remove during clearing and grubbing as part of the contract. It is Possibly an old pole base.***
- 04-43 Clarification ***Addenda 03-03 referenced Unit Pricing for Civil Work. Please disregard that reference and continue to use the revised Bid Form included with Addenda 3.***
- 04-44 Clarification ***Revised Bids Due Date to March 21, 2017 at 2:00pm.***

Map centered. Center latitude: 59.6496 ° North. Center longitude: 151.5497 ° West. Visible Features: 73 features visible  
of 15. **Kenai Peninsula Borough Parcel Viewer** Search... Sign in



HMC Medical Office

Contractor Staging Areas

Degrees Minutes Seconds ▲

Lat: 59° 39' 0.68913" N  
Lon: 151° 33' 1.12381" W