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**CITY OF FAIRBANKS SENIOR CENTER KITCHEN AND DINING AREAS ADDITION
PROJECT NO. RFP-22-01
ADDENDUM NO. 3**

March 24, 2022

Request for Proposal No.: RFP-22-01
Proposal Submittal Date and Time: 2:00 P.M., March 29, 2022

The following changes, clarifications, and or additions are hereby made to the CITY OF FAIRBANKS SENIOR CENTER KITCHEN AND DINING AREAS ADDITION, PROJECT NO. RFP-22-01

1. Section 1, 1.1 2nd Paragraph, per Addendum 2 states: The project includes 100% turn-key construction of new additions, steel frame structures (per Addendum 2). **Change /Clarification – Delete “steel frame structures.” Add “of best material per design”.**
2. Section 1, 1.8 a. Superstructure states: Provide superstructure of steel frame construction to meet current codes and requirements. **Change /Clarification – Delete “steel frame structures.” Add “best material per design”**
3. Section 1, 1.11 g2, Interior Construction, Artificial Lighting states: Provide motion activated light fixtures at all exterior locations **Addition / Clarification - Add - of the new building additions.**
4. Additional Information / Clarification – Questions Submitted with COF responses.

1. Section 1, 1.1 states the addition to be wood framed structure., Section 1, 1.8 states the addition is to be a steel frame construct. Please clarify if a steel superstructure is required? We would recommend this determination be made by the design team. – **Steel Frame Structures, See Addendum 2, Item 1.**

2. Our interpretation is that the successful contractor is to perform a hazardous material survey to determine the about of hazardous material abatement that will be required. Abatement cost will then be accounted for under a change of conditions. Is that correct? - **See Addendum 2, Item 2c.**

3. Section 6 Evaluation Criteria, Item 9 references manhours. Can you please clarify what your expectation is as far as manhours in our proposal? Are you wanting to see a

breakdown of estimated total man hours or possibly per work feature? - See Addendum 2, Item 6

4. Would emailed PDF versions of our proposal be acceptable in lieu of hard copies? – No, Per Section 1, 1.3, Part A, 5 copies (hard copies) are required for the evaluation by the City's selection team.

5. Does the City have a ROM or approximate budget they can share with us? - See Addendum 2, Item 7.

6. Please clarify the hours/days of operation for the kitchen, the total number of meals on wheels style units served on a daily basis, and the desired occupancy and capacity for serving meals in the dining room assuming both the base bid and the alternate are awarded. - See Addendum 2, Item 8.

7. The RFP does not call for mechanical cooling. Currently the trees on the south side provide significant shading. There may be no trees on the west side of the kitchen. We recommend removing windows from the west side or paying for mechanical cooling (A/C unit). Can the windows be removed along the west side of the kitchen? - See Addendum 2, Item 5.

8. Please clarify the requirements for building pads at all building entrances and parking areas as listed under section 1.5 Site Work of the RFP, Is new or additional parking lot paving required? Are all existing and new doors required to have new pads? What is the minimum size of building entrance pads? - See Addendum 2, Item 3. Pad sizes per codes or ADA Standards if applicable.

9. Please provide photos of existing roof. Per 1.9.e Roofing section of RFP the new roof is intended to match the existing roof covering. If the existing roof is not EPDM, is the new roof acceptable to be an EPDM roof assuming the proposed design is compatible with the existing roof? - See Addendum 2, Item 9.

10. Section 1.9.c Roofing calls for Gutters and Downspouts, however the existing roof to be matched has internal drains and overflow drains according to the as-built drawings. Which is the desired approach for water management from the roof of the addition. – Best design proposal or alternate solution.

11. The RFP lists EFIS as the preferred siding approach for the addition, while the existing building appears to have plywood siding with batten strips. Are alternate siding materials allowed as long as they provide an assembly with the Code required minimum Continuous Insulation? – Per Section 1, 1.12 b. EIFS (exterior insulation finishing system) or approved equal.

12. It is recommended that a wood framed building addition be constructed in lieu of a steel frame building. The existing structure is wood framed. Combining an existing lumber framed building with a structural steel building addition requires tying two dissimilar systems together; this complicates the seismic and gravity systems. Constructing two dissimilar building types this way may also force a seismic joint between the two dissimilar systems, adding cost. Lumber has a cost and material availability advantage to steel. In our experience lumber framing is the appropriate system for this addition. **Best Material per Design, See Addendum 3, Item 1 and Item 2.**

13. The additional area of kitchen and dining space requested in the RFP will increase the code minimum required quantity of bathroom fixtures above what is currently provided. Is renovation of the existing bathrooms and/or the creation of new unisex ADA bathroom facilities within the addition the preferred approach? Is it acceptable that the required rooms for additional bathroom fixtures be part of the overall minimum additional area of the base bid and add alternate additions? **To be determined by design.**

14. The additional area dining space requested in the RFP will increase the code minimum required quantity of parking spaces above what appears to be currently provided while the addition of the kitchen as shown in the RFP reduces the amount of paved parking area available onsite. While our team acknowledges that many users of the facility arrive by means other than a personal vehicle there is no exception in the current code for this condition. What is the preferred approach to adding parking spaces, ADA parking spaces, and code require pedestrian access to the front door from the parking and sidewalk? **To be determined by design.**

15. The addition of kitchen and dining area listed in the RFP results in the total building exceeding the allowable area for a non-sprinklered building based on the current type of construction and use of the facility. This can be overcome by providing a sprinkler system, clearing a 30' fire lane all the way around the building, or providing fire separations within the building. What is the preferred method for overcoming this issue? **On the March 15, Mandatory Pre-Bid Onsite Review, I stated that a Fire Sprinkler System was not required per review by COF building Dept. and Fairbanks Fire Dept. officials.**

16. Section 1.7 Foundation in the RFP calls for retrofitting the perimeter foundation to a desired 8" and to provide continuous self-adhered membrane damp proofing which requires contractor to excavate the foundation as needed for the retrofit. This suggests the entire perimeter of the existing building will be excavated approximately 3'-6" deep which would disrupt the pads at all existing doors as well as all landscaping features around the perimeter of the building. Is this indeed the intention for the project and if so, is the project required to replace all pads and landscaping disrupted by this work in kind? **See Addendum 2, Item 4.**

17. Section 1.10 Building Envelope in the RFP calls for thermal resistance to be provided in accordance with code. Since the City of Fairbanks has not adopted the International Energy Conservation Code for Commercial projects, there is no applicable code

requirement for thermal performance of the building envelope. Is there a different standard that project teams should use for designing the thermal envelope? IECC 2018 and ASHRAE 90.1-2019 are common industry standards. **Use Existing City Code.**

18. Section 1.12 Exterior Cladding & Trim in the RFP calls for EIFS or approved equal. EIFS assemblies include materials which have a low vapor permeability, thereby reducing the walls' ability to dry to the exterior. If an interior air/vapor barrier is also installed, then this could lead to a classic double vapor barrier problem, where any water that enters the wall cavity (condensation from air leakage, water leakage near windows, etc.) will take a long time to dry out, creating conditions conducive to mold growth and other forms of moisture damage. According to IBC Section 1404.3.2, a Class I vapor retarder (polyethylene "vapor barrier" sheeting) is not allowed to be installed on the interior side of the wall if a certain thickness of low-perm foam plastic insulation is installed on the exterior side of the wall (R-10 for 2x4 wall, R-15 for 2x6 wall). In the absence of a specified R-value in the RFP, it would be possible to propose an EIFS wall assembly that has an interior air/vapor barrier and an allowable amount of exterior foam insulation, which would create a moisture accumulation problem. In order to avoid this, will the City require either (1) all insulation to be placed on the exterior side of the wall sheathing, avoiding condensation issues (REMOTE wall), or (2) a hygrothermal analysis to demonstrate proper moisture performance in accordance with IBC Section 1404.3? **To be determined by design.**

19. Can the City of Fairbanks authorize GVEA to provide a one-year (or more if possible) electrical maximum load demand for this facility? This information is needed for determining if the existing electrical service has sufficient capacity for the added space, mechanical/kitchen equipment, etc. which is to be installed as part of the renovation/addition effort. Existing meter number is 324419. **To be determined by design.**

20. Existing branch circuit wiring from main electrical 2-section Panel 'A' in mechanical room appears to be exposed NM, NMC, NMS type cables above/below the panelboard. Per NEC 334.10 the existing building type is a (3) Other structures (to include Type V), which requires these types of cables to be concealed within walls. The current installation appears to be a code violation. Contractor will need to provide power from this panel for new systems, so the assumption is with any changes to Panel 'A' will also trigger the electrical contractor to correct this NEC violation required to provide a code compliant installation. This would at a minimum seem to require a new chase with 15 minute fire rating to be constructed above/below the existing panel(s) to provide this concealment. **Concur, to be determined by design.**

21. Section 1.11 g. 2. Requires the project to "Provide motion activated light fixtures at all exterior locations." Confirm this requirement applicable only to NEW exterior lights and not ALL exterior lights for the facility. **See Addendum 3, Item 3.**

22. Existing Fire Alarm Control panel is a Fire-Lite MS-9200UDLS addressable panel which was operating normally at time of inspection. Section 1.16 b. states to "Furnish Fire

Alarm Control Panel and Field Devices as approved by the City of Fairbanks Fire Marshall." Is this existing Fire Alarm Control panel to be replaced as part of the work or can it be re-used? Also could not find information provided with the RFP for what the current configuration is of the Fire Alarm detection/notification devices, but from site visit only appears to be manual pull stations and horn/strobes without any other types of detection. Does the City of Fairbanks have as-built information for this existing system? **No Asbuilts, No Sprinklers. To be determined by design.**


23. Section 1.13 Comm and Data says to provide Structured Cable for associated components. Is CAT 5e type cable acceptable for this Structured Cable? **To be determined by design.**

24. We believe that the hoods must be reconfigured to meet current code so that the existing oven is under a hood and the range is under a new hood. The best configuration would be to put them under a common hood. Should we proceed with a common hood for all three appliances or only provide a new type 1 hood for the owner furnished oven? Note a type 1 hood is required if the oven is used to cook meat. **To be determined by design**

This amendment must be acknowledged by manually signing this amendment sheet and submitting it with the sealed bid documents.

All other terms, conditions, and specifications of the original Request for Proposal remain unchanged.

CITY OF FAIRBANKS



Robert Pristash, PE
City Engineer

ACKNOWLEDGMENT

Signature

Date

Company Name