



Reindeer Project Construction Services, Savoonga
EDA Project Number 07 79 07873

Addendum #1

06/24/2024

Summary of items included in this addendum:

1. Pre-bid meeting agenda / notes, attendee list and site photos
 - pg. 2 – 11
2. List of questions received during solicitation period and answers
 - pg. 12
3. Specification Section 00 41 13 (Bid Form – Stipulated Sum (Single-Prime Contract)) has been revised.
 - pg. 13 - 16
4. Sheet A-601 has been revised to include clarifications to the room finish schedule and finish schedule abbreviations.
 - pg. 17
5. Sheet C-200 has been revised to clarify responsibility of utilidor construction.
 - pg. 18



Reindeer Project Construction Services, Savoonga

Pre-Bid Meeting Agenda / Minutes

June 21, 2024 – 10:00 AM AK Time

The original RFP / solicitation is posted on Kawerak's website, and all formal addendums will be posted there.

- <https://kawerak.org/rfp-reindeer-project-construction-services-savoonga/>

Virtual Sign-in Sheet:

- Attendees - enter name, email address, and company you represent in the chat.
 - John Bioff – Kawerak, Inc.
 - Josh Bogs - jbogdanski@stgincorporated.com – STG Inc.
 - Jeremy Busby - jbusby@tbi-construction.com – TBI Construction
 - Kristian DeKruif - kdekruif@tbi-construction.com – TBI Construction
 - Carey Bliss – carey@blissconstructionak.com - Bliss Construction, Inc.
 - Thrushal Kargi (TK) – Thrushal.Kargi@UICCS.com - UIC Construction
 - Cody Lee – UIC Construction

Project Owners:

- Savoonga Reindeer Commercial Company (SRCC)
- Kawerak, Inc.

Owner's Representative:

- Coffman Engineers

US Economic Development Administration (EDA):

- Review EDA's role in this project.
- Refer to Appendix A of the project specifications "US Economic Development Administration (EDA) Contracting Provisions for Construction Projects."

Project Description:

- Kawerak, Inc., (Kawerak), a tribal consortium and non-profit corporation in Nome, Alaska, is soliciting bids from qualified General Contractors for the Savoonga Reindeer Commercial Company ("SRCC") Reindeer Project ("Reindeer Project") in Savoonga Alaska. The entity shall provide all material, labor, equipment, supplies, transportation, handling and storage and performing all operations in connection with the construction of a Reindeer Processing Facility. Scope is further defined as the construction of water and sewer mainline extension; water, sewer and electric service connections, building pad,

and foundation systems. Pre-fabricated units and support building will be placed on gravel pad with foundations. The existing reindeer main corral located ~35 miles east of Savoonga will be replaced to include a neck, pens, and fawn filters. A storage shed will be constructed at the main corral.

Project Location Overview:

- See attached pages at end of this document.

Bid Submittal and Opening:

- Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the instructions to Bidders issued by Owner, and delivered as follows:
 - Bid Date: July 12, 2024
 - Bid Time: 12:00 PM AKDT local time
 - Bid Location: Coffman Engineers, Attention Ed Leonetti. Responses may be emailed to ed.leonetti@coffman.com or alternatively, hand deliveries may be made in person to Coffman Engineers at 301 W. Northern Lights Blvd., Anchorage, AK 99053

Bid Questions Received to-date:

1. Will you be issuing a schedule for section 087100 on this project?
2. Okay so what I did not see to be able to quote properly is the Hardware schedule for the doors and frames and if you will not have one then I would need the general idea below:
3. The bid document asks for a subcontractor in section 004113 - 2 for masonry work however, there is no work under this scope. Therefore, what masonry work is anticipated for this project?
4. For section 01 10 00 – 1.8A, where is the manufacturer delivering the prefabricated modular processing facility? Will they be delivered to Anchorage or is it the responsibility of the contractor to ship the modules from the manufacturer to Savoonga?
5. Where are the containerized incinerators going to be placed on the project location as this is not shown on the plans? Also, are the piles on which they sit going to be on a gravel pad?
6. Please provide modular connection details. (Structural, roofing and siding details)
7. Please confirm if the Water & Sewer Mains utilidor will be supplied and installed by others. See sheet C-200, detail 2
8. On the Room Finish Schedule on A-601, please confirm that FRP panels are to be installed for the flooring in the bathroom.
9. Are there any liquidated damages if the project is not finished at the final completion date? And if so, how much?
10. Does the owner have professional liability insurance?

New Questions:

1. Is there a gravel source for the pad?
2. Is there any housing in SVA or will the GC have to bring housing to the island?

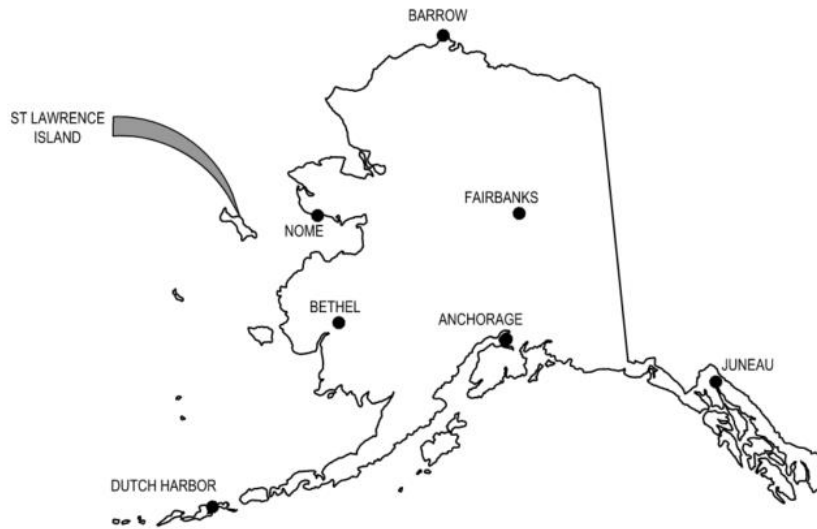
3. Are there any pumping services for porta-potties?
4. Access to corral site: Can a barge get there or is it a heli-ops?
5. How did they get the existing infrastructure out to the Corral site?
6. What permits are required to travel outside of town proper?
7. Can you confirm that the storage building will be the last alternate?
8. Is EDA going to be onsite and will they be involved with payments?
9. Would it be possible to provide a one-week extension to the bid date?
10. Can you post the budget?
11. Is it possible to the Geotech report shared?
12. Why was the base bid broken out into the four items?
13. Is there a possibility that some of the base bid items will not be awarded?

All questions will be formally responded to via addendum.

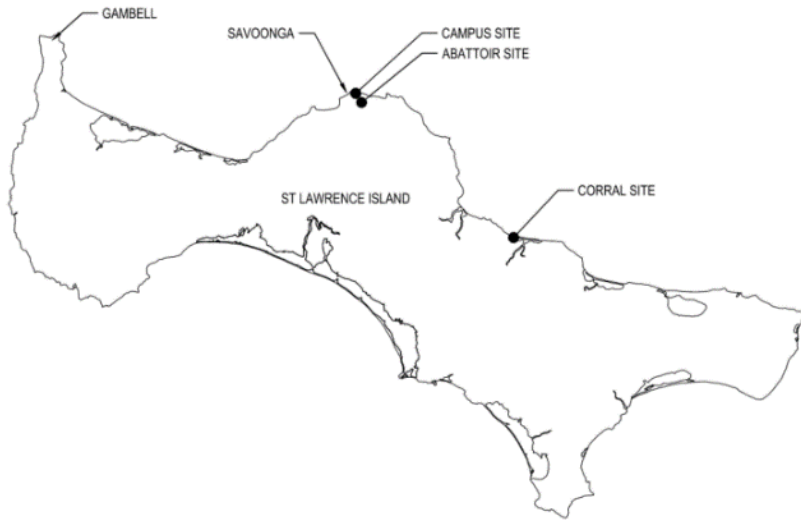
Close Date for new Questions:

1. July 1, 2024 – 12:00 PM AKDT local time

Project Location Map:



Project Vicinity Map:



Site Photos (Reindeer Processing Facility):









Site Photos (Corral Site):





<u>Question Number</u>	<u>Question</u>	<u>Response</u>
1	Will you be issuing a schedule for section 087100 on this project?	Yes, the door and frame schedule is on sheet A601. Sheet A-601 has been revised to include clarifications to the room finish schedule and finish schedule abbreviations. The revised A-601 sheet is included in addendum #1.
2	Okay so what I did not see to be able to quote properly is the Hardware schedule for the doors and frames and if you will not have one then I would need the general idea below:	The hardware schedule is in the spec and should address your questions. Refer to Spec section 08 71 10 paragraph 3.8.
3	The bid document asks for a subcontractor in section 004113 - 2 for masonry work however, there is no work under this scope. Therefore, what masonry work is anticipated for this project?	Masonry work is not required as part of this project. Spec Section 00 41 13 has been updated and is included as part of addendum #1.
4	For section 01 10 00 – 1.8A, where is the manufacturer delivering the prefabricated modular processing facility? Will they be delivered to Anchorage or is it the responsibility of the contractor to ship the modules from the manufacturer to Savoonga?	The prefabricated modular processing facility units will be complete and available for pickup at the manufacturer's facility (address below). Kometos Oy, Keskustie 24, FIN-61850 Kauhajoki, Finland The contractor will be responsible to receive the modules at the address above and deliver them to the project site (Refer to the revised Bid Form / Specification Section 00 41 13, which is included in addendum #1).
5	Where are the containerized incinerators going to be placed on the project location as this is not shown on the plans? Also, are the piles on which they sit going to be on a gravel pad?	It is anticipated that the incinerator will be on the same gravel pad as the modules. The site plan will be revised and published in a future addendum, prior to bid date.
6	Please provide modular connection details. (Structural, roofing and siding details)	Pending
7	Please confirm if the Water & Sewer Mains utilidor will be supplied and installed by others. See sheet C-200, detail 2	All water and sewer main utilidors shall be furnished and installed by the general contractor. C-200 has been updated to remove "by others" and is included in addendum #1.
8	On the Room Finish Schedule on A-601, please confirm that FRP panels are to be installed for the flooring in the bathroom.	Sheet A-601 has been revised to include clarifications to the room finish schedule and finish schedule abbreviations. The revised A-601 sheet is included in addendum #1.
9	Are there any liquidated damages if the project is not finished at the final completion date? And if so, how much?	The only liquidated damages required in the contract by the Economic Development Administration requirements are those referenced under the Labor Standards – Contract Work Hours and Safety Standards Act for not paying a laborer or mechanic appropriately for overtime per Section 16 of the EDA Contracting Provisions for Construction Projects.
10	Does the owner have professional liability insurance?	Pending
11	Is there a gravel source for the pad?	Pending
12	Is there any housing in SVA or will the GC have to bring housing to the island?	Pending
13	Are there any pumping services for porta-potties?	Pending
14	Access to corral site: Can a barge get there or is it a heli-ops?	The answer to this question will depend on the contractor's means and methods. It is recommended that contractors work with shipping companies to determine the best approach.
15	How did they get the existing infrastructure out to the Corral site?	Pending
16	What permits are required to travel outside of town proper?	Pending
17	Can you confirm that the storage building will be the last alternate?	Correct, Bid Alternate number 003 is "Construct Campus Storage building, foundations, complete." The bid alternates will be awarded in the order they are listed.
18	Is EDA going to be onsite and will they be involved with payments?	EDA will be on site periodically to complete their inspections, and they will be involved in review and approval of payment applications.
19	Would it be possible to provide a one-week extension to the bid date?	Pending
20	Can you post the budget?	The construction budget cannot be provided.
21	Is it possible to the Geotech report shared?	A geotech report is not available at this time.
22	Why was the base bid broken out into the four items?	The base bid items were broken out based on the owner and design team's collaborative efforts during the design phase.
23	Is there a possibility that some of the base bid items will not be awarded?	The EDA grant requires the owner to deliver a "complete" project. Items listed in the base bid are all required elements of a complete project.
24	What will they be laundering?	Washer and dryer machines will be owner-furnished / owner-installed and are not included in the contractor's scope of work.
25	How many pounds per day will they be laundering?	Washer and dryer machines will be owner-furnished / owner-installed and are not included in the contractor's scope of work.

**SECTION 00 41 13
BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)**

BID INFORMATION

- A. Bidder: _____.
- B. Project Name: Savoonga Reindeer Processing Facility
- C. Project Location: Savoonga, Alaska
- D. Owner: SSRC & Kawerak Inc.
- E. Owner Project Number: 07 79 07873
- F. Architect: MCG Explore Design

CERTIFICATIONS AND BASE BID

G. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by MCG Explore Design and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

1. _____ Dollars
(\$_____).

Item No.	Description	Quantity	Unit	Unit Price	Amount
0001	Construct water & sewer mainline extensions, complete*	1	Job	-	\$_____
0002	Pad Development, pile foundation for processing modules, all utility connections to processing modules, as shown on C-101 complete,	1	Job	-	\$_____

1	0003	Containerized Incinerator, shipping, installation, testing and training complete	1	Job	-	\$ _____
	0004	Installation of Processing Modules	1	Job	-	\$ _____
	0005	Shipping of Processing Modules	1	Job	-	\$ _____
Total of Base Items 0001 thru 0005						\$ _____

BID GUARANTEE

H. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within **10** days after a written Notice of Award, if offered within **90** days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the Base Bid amount above:

1. _____ Dollars
(\$_____).

I. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

1

SUBCONTRACTORS AND SUPPLIERS

J. The following companies shall execute subcontracts for the portions of the Work indicated:

1. Concrete Work: _____.
2. Roofing Work: _____.
3. Plumbing Work: _____.
4. HVAC Work: _____.
5. Electrical Work: _____.

TIME OF COMPLETION

K. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Owner and shall fully complete the Work by October 31st, 2025.

ACKNOWLEDGEMENT OF ADDENDA

L. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated _____.
2. Addendum No. 2, dated _____.
3. Addendum No. 3, dated _____.
4. Addendum No. 4, dated _____.

BID SUPPLEMENTS

M. The following supplements are a part of this Bid Form and are attached hereto.

1. Bid Form Supplement – Alternates.
2. Bid Form Supplement - Bid Bond Form (AIA Document A310-2010).

CONTRACTOR'S LICENSE

N. The undersigned further states that it is a duly licensed contractor for the type of work proposed, in Alaska, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

SUBMISSION OF BID

O. Respectfully submitted this ____ day of _____, 2024.

P. Submitted By: _____
(Name of bidding firm or corporation)

Q. Authorized Signature: _____
(Handwritten signature)

R. Signed By: _____
(Type or print name)

S. Title: _____
(Owner/Partner/President/Vice President)

T. Witnessed By: _____
(Handwritten signature)

U. Attest: _____
(Handwritten signature)

V. By: _____
(Type or print name)

W. Title: _____
(Corporate Secretary or Assistant Secretary)

X. Street Address: _____

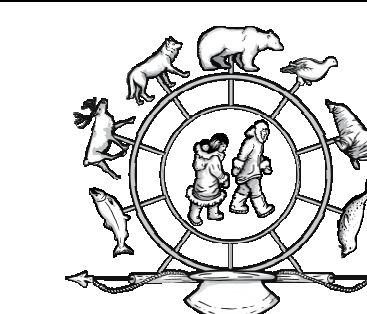
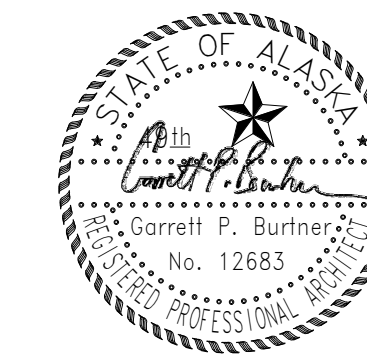
Y. City, State, Zip: _____

Z. Phone: _____

AA. License No.: _____

BB. Federal ID No.: _____
(Affix Corporate Seal Here)

END OF SECTION 00 41 13



SAVOONGA REINDEER
PROCESSING FACILITY

PERMIT DOCUMENTS

REV	DATE	DESCRIPTION
1	6/25/24	Addendum 001

PROJ. NO. 2023021.01
DRAWN Author
CHECKED Checker
DATE 3/19/23

© COFFMAN ENGINEERS

SHEET TITLE:
SCHEDULES

SHEET NO:

A-601

SHEET OF

GENERAL NOTES

- FOR SPECIFIC FINISH LOCATIONS, PATTERNS AND EXTENTS - REFER TO THE FLOOR PLANS, REFLECTED CEILING PLANS AND INTERIOR ELEVATIONS
- REFER TO THE DIVISION 09 SPECIFICATIONS FOR DETAILED INFORMATION ABOUT FINISH MATERIALS AND INSTALLATION
- WALL FINISHES INDICATED ARE TO BE INSTALLED OVER SIP PANELS, GYPSUM WALL BOARD OR CEMENT BOARD AS INDICATED BY WALL ASSEMBLY TYPES AND IN THE SPECIFICATIONS
- REFER TO SPEC SECTION 08710 FOR DOOR HARDWARE SETS

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR		N WALL FINISH	E WALL FINISH	S WALL FINISH	W WALL FINISH	CEILING FIN.	COMMENTS
		FIN.	BASE						
101	STORAGE	PTC+GFL	PTC	GWB + FRP	GWB + FRP	GWB + FRP	GWB + FRP	GWB	(2) (3)
101A	HALL	PTC+GFL	PTC	GWB + FRP	GWB + FRP	GWB + FRP	GWB + FRP	EXP	(2) (3)
102	OFFICE	RES	RB	GWB	GWB	GWB	GWB	GWB	
103	ELEC	RES	RB	GWB	GWB	GWB	GWB	GWB	
104	TOILET	FRP	SCB	GWB + FRP	GWB + FRP	GWB + FRP	GWB + FRP	GWB	(1)
105	MECH	RES	RB	GWB	GWB	GWB	GWB	GWB	
201	CORRAL SHED	T. PLY	RB	GWB	GWB	GWB	GWB	EXP	
FR1	FREEZER	PTC	PTC	FF	FF	FF	FF	FF	(5)

FINISH SCHEDULE ABBREVIATIONS

- (1) NOTE; REFER TO FINISH SCHEDULE NOTES ON THIS SHEET
- EXP EXPOSED STRUCTURE; PAINT AS INDICATED
- FF FACTORY FINISH
- FRP FIBERGLASS REINFORCED PLASTIC PANELING
- GFL GARAGE FLOOR TILES - INTERLOCKING, OPEN RIB, SELF-DRAINING PLASTIC GARAGE FLOOR TILES. RACEDECK OR APPROVED EQUAL.
- GWB GYPSUM BOARD; PAINT AS INDICATED
- N NONE/NOT APPLICABLE
- PLY PLYWOOD
- PTC PTC PEDESTRIAN TRAFFIC COATING FLOOR AND BASE; REFER TO SPECIFICATION SECTION 071813
- P1 PAINT; COLOR INDICATED BY NUMBER; REFER TO SPECIFICATION SECTION 099100
- RB 4" RUBBER WALL BASE
- RES RESILIENT SHEET LINOLEUM FLOORING PER SECTION 096500
- T. PLY TREATED PLYWOOD

FINISH SCHEDULE NOTES

- INSTALL WALL FINISH AS WAINSCOT TO HEIGHT INDICATED ON INTERIOR ELEVATIONS; PAINTED GYPSUM BOARD ABOVE
- 8' FRP WAINSCOT ABOVE WALL BASE; PAINT WALL ABOVE
- INSTALL INTERLOCKING, OPEN RIB, SELF-DRAINING PLASTIC GARAGE FLOOR TILES OVER PTC FLOOR; BIG FLOOR RACEDECK OR APPROVED EQUAL.
- WALK-IN FREEZER HAS INTEGRATED FLOOR PANELS THAT WILL INSTALL OVER THE PTC.
- WALK-IN FREEZER HAS INTEGRATED WALL, FLOOR AND CEILING FINISHES. INSTALL OVER ADJACENT CONSTRUCTION AND TRIM TO FINISH AT BUILDING WALL INTERSECTIONS.

DOOR SCHEDULE

DOOR #	ROOM NAME	WIDTH LEAF 1	HEIGHT	DOOR FINISH	DOOR TYPE	FRAME TYPE	RATING	DETAILS			NOTES
								HEAD	JAMB	SILL	
101	STORAGE	3' - 6"	7' - 0"		B	IM-1		6/A-502	6/A-502	7/A-502	(1)
101A	HALL	3' - 6"	7' - 0"		B	IM-1					(1)
101B	STORAGE OVERHEAD	8' - 0"	7' - 0"		D	IM-1					(1)
102	OFFICE	3' - 0"	7' - 0"		B	HM-1					(1)
103	ELEC	3' - 0"	7' - 0"		A	HM-1	-				(1)
104	TOILET	3' - 0"	7' - 0"		A	HM-1	-				(1)
105	MECH	3' - 0"	7' - 0"		A	HM-1	-				(1)
201	STORAGE	3' - 6"	7' - 0"		A	HM-1	-	6/A-502	6/A-502	7/A-502	(1)

DOOR SCHEDULE ABBREVIATIONS

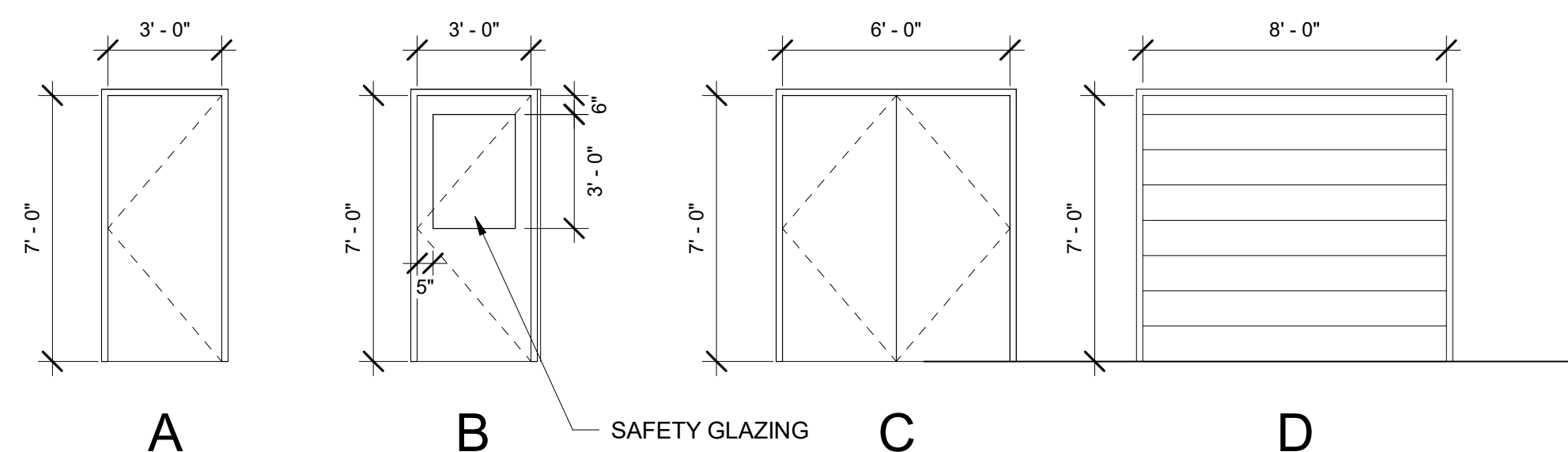
- (1) NOTE; REFER TO DOOR SCHEDULE NOTES ON THIS SHEET
- ST STEEL DOOR; REFER TO SPEC SECTION 08110
- N NONE/NOT APPLICABLE
- HM HOLLOW METAL
- IM INSULATED METAL

DOOR SCHEDULE NOTES

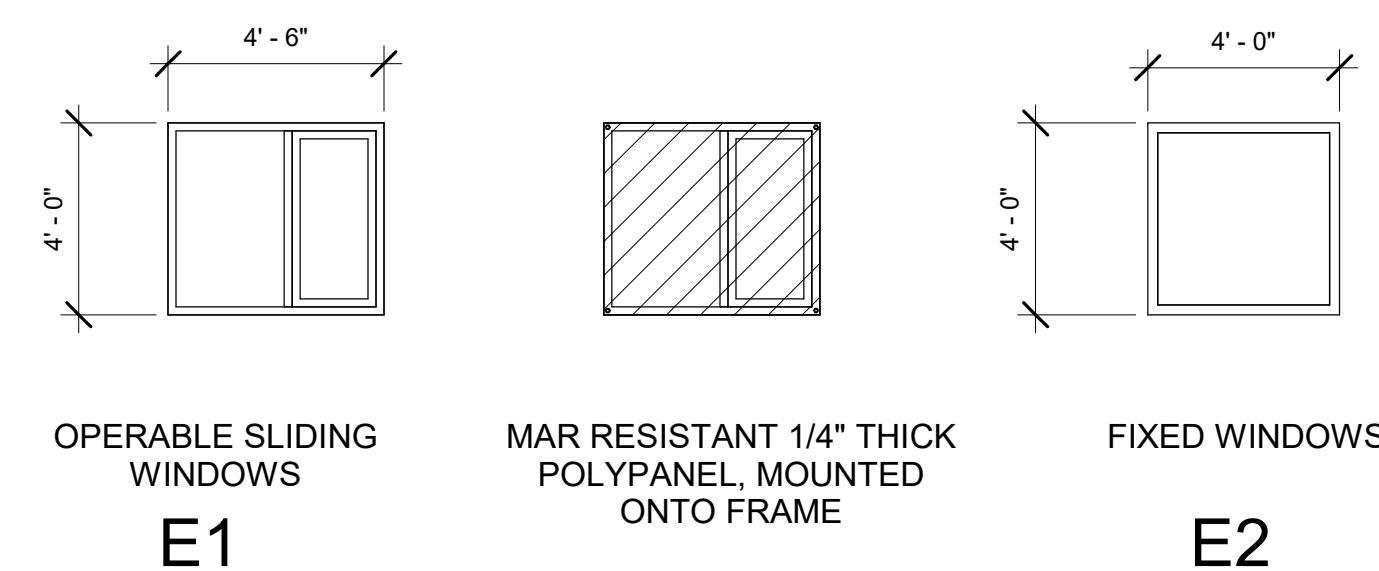
- REFER TO SPEC SECTION 08710 FOR DOOR HARDWARE SETS

DOOR TYPE ELEVATIONS

REFER TO DOOR AND FRAME SCHEDULE FOR MATERIAL AND DETAILS



WINDOW TYPE ELEVATIONS



SHEET NOTES:

- INSTALL VERTICAL LIFTS AS SHOWN TO MAINTAIN UTILIDOR AT A MAXIMUM 4-FOOT ABOVE EXISTING GRADE PER DETAIL 3 ON SHEET C-303 AND DETAIL 3 ON SHEET C-305.
- INSTALL CARSONITE MARKERS ALONG UTILIDOR FROM STATION 102+60 TO 104+00. ATTACH TO NORTH SIDE OF UTILIDOR AT 10-FOOT INCREMENTS.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITH SEED MIX TYPE A. SEE LANDSCAPE.



KAWERAK



KAWERAK, INC.

SAVOONGA REINDEER PROCESSING FACILITY

BID DOCUMENTS

REV	DATE	DESCRIPTION
1	6/25/2024	Addendum 001

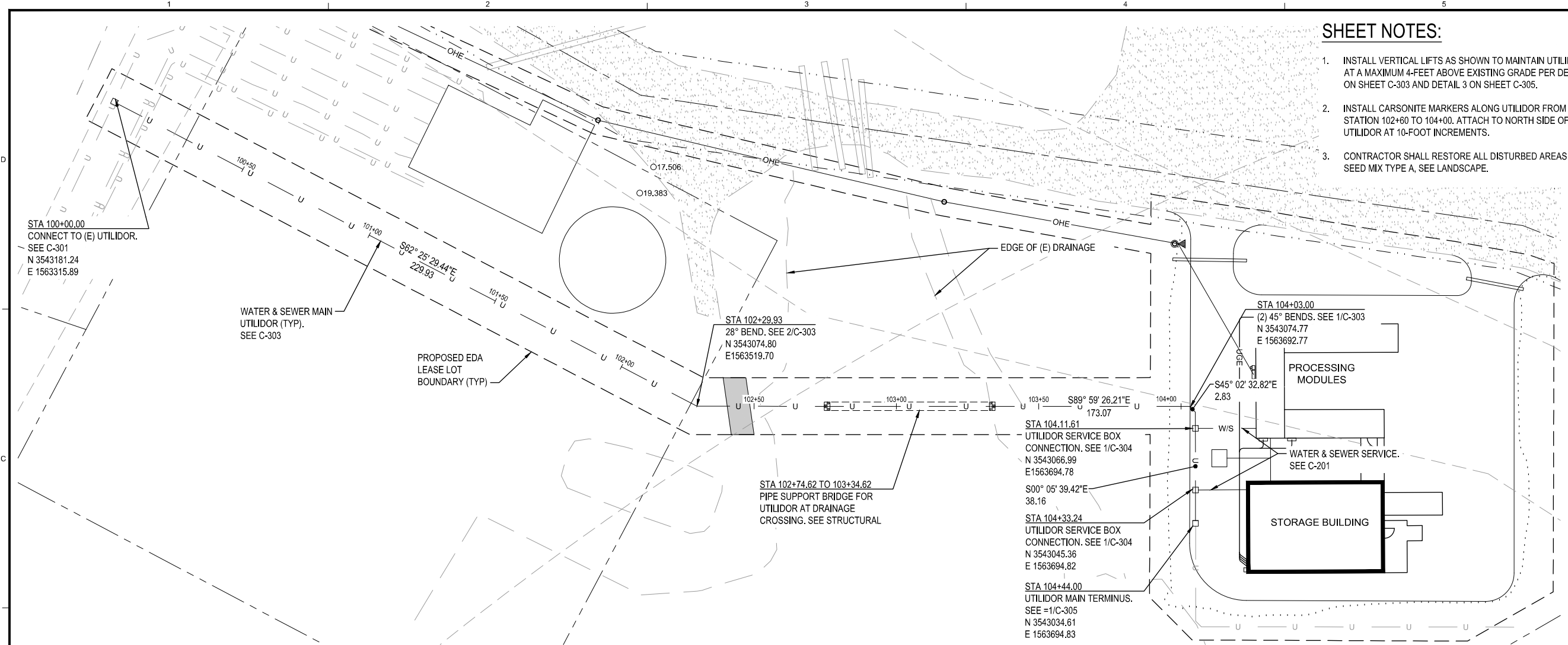
PROJ. NO. 231585
DRAWN DST
CHECKED MAF
DATE 12/15/2023

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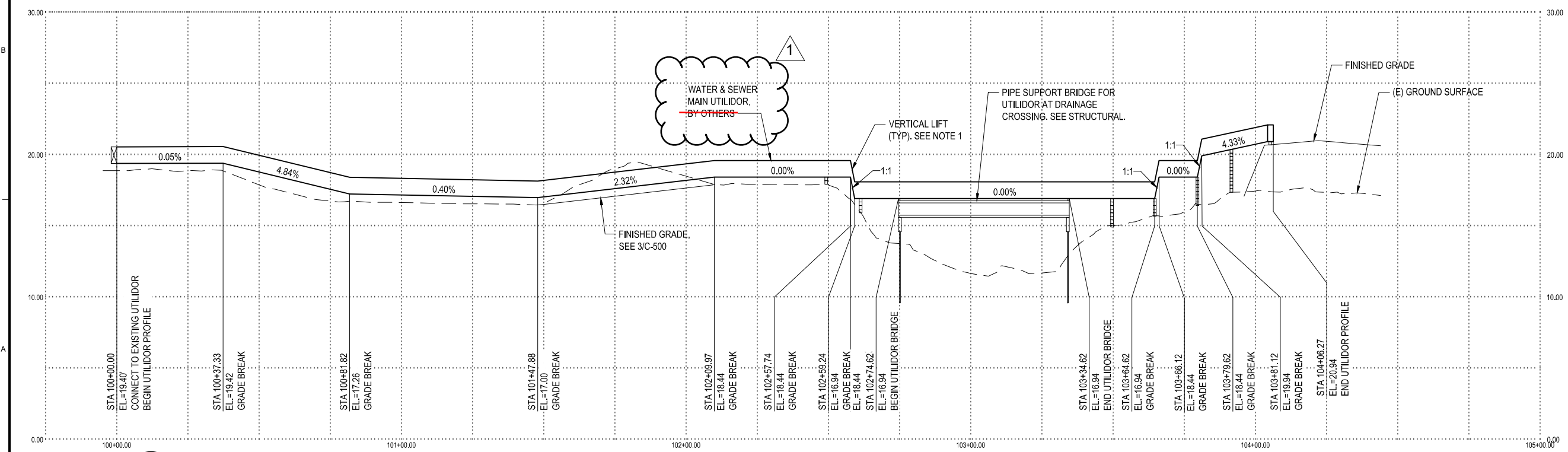
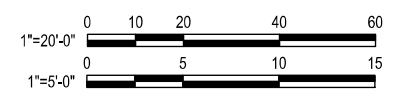
SHEET TITLE:
WATER & SEWER MAIN EXTENSION PLAN & PROFILE

SHEET NO:

C-200



1 WATER & SEWER MAIN EXTENTION PLAN
SCALE: 1" = 20'-0"



2 WATER & SEWER MAIN EXTENTION PROFILE
SCALE: 1" = 5'-0"