



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

## **Addendum #5** 7/19/2024

Summary of items included in this addendum:

- 1. (Updated) List of questions received during solicitation period and answers
  - pg. 2-4
- 2. (Updated) Architectural Sheet A-601
  - pg. 5
- 3. (Updated) Structural Sheets S-101, S-102, and S-501
  - pg. 6-8

Question Number	Question	Response		
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.		
		The prefabricated modular processing facility units will be complete and available for pickup at the manufacturer's facility (address below).		
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?	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)	Refer to updated structural sheet(s), issued as part of addendum #5, for structural connection details. Refer to Exhibit A, issued as part of addendum #4, for General Contractor's involvement in roofing installation. Module exteriors are prefinished by the manufacturer and do not require siding to be installed.		
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 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 L Standards – Contract Work Hours and Safety Standards Act for not paying 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?	Yes. Kawerak does have professional liability insurance as a general matter to do not believe it will be applicable to this project.		
11	Is there a gravel source for the pad?	Yes, a gravel source is available in Savoonga however equipment is not operational. Please contact Brian Rookok Jr. for additional information. (907) 984-2151		
12	Is there any housing in SVA or will the GC have to bring housing to the island?	It is the contractor's responsibility to provide appropriate housing for their employees working on the project. The Native Village of Savoonga and the City of Savoonga have rooms for rent. Please reach out to the Village at tc.sva@kawerak.org and the City at 907-984-6614 for room availability and rates.		
13	Are there any pumping services for porta-potties?	Unknown.		
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?	Unknown.		
16	What permits are required to travel outside of town proper?	A permit may be required for travel outside the city limits. More information can be provided at the preconstruction meeting.		
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?	Yes, the bid date has been extended to July 19. Another extension is not expected. The bid due date has been extended to July 24 at 5:00PM AKST.		
20 21	Can you post the budget?  Is it possible to the Geotech report shared?	The construction budget cannot be provided.  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		
	Can the substantial completion date be extended from September 15, 2025,	included in the contractor's scope of work.		
26	to sometime in November of 2025?	Yes. The date of substantial completion is extended to October 31, 2025.		
27	Can the <b>final completion</b> date be extended <b>from October 31, 2025</b> , to December 31, 2025?	Yes. The date of final completion is extended to November 21, 2025.		
28	On E-100 in the electrical plans, the power poles are marked AVEC. Is AVEC providing and installing the power poles and the transformer on the one power pole as well as the lines up to the transformer?	Yes, AVEC is providing and installing all electrical related service equipment up to the weather head. Please see the demarcation point between AVEC and Contractor scope of work on E-500. Also refer to AVEC Service Standards for Overhead Services Larger than 200A.  See attached AVEC Co-OP Distribution Assembly Guide Drawing Service Entrance Inspection Form - CT Metering, Larger than 200A		
29	Instead of a 20' container, would it be acceptable to house the incinerator in a shed instead?	Yes, a shed would be acceptable, as long as a proper and stable foundation could be built, and the finished shed is air tight. The final solution must be operable in arctic conditions and built such that the incinerator is be able to be operated safely as intended by both the herders and the incinerator manufacturer for the life of the incinerator. The shed needs to be air tight and not allow blown snow or sand inside the building.		
30	On the addendum bid forms, I wanted to confirm that installation of the processing modules is on Base Bid – 4, while shipping the processing modules is on Base Bid – 5.	Confirmed		
31	Correct me if I am wrong, but I do not believe we need to do anything in regard to this [addendum #1] as everything is out of [incinerator] scope and site related.	Correct, the 1st addendum didn't change the scope of work for the incinerator.		
32	I have another question about the hall roof. Are the eaves for the hall roof the same as the eaves for the support building? Or are they different?	The project is removing the hall connecting the modules to the support building from the scope of the work. The wall type as shown for the support building. Wall type A will be used to infill the support building wall where the hall was removed.		
33	I have a question regarding the wall assembly. On A-101 of the plans, the wall tags show the wall assembly, but they do not specify the wall thickness. Therefore, please confirm the wall thickness for each wall assembly.	All interior partition walls will be type B in either 4" or 6" stud sizes. REVISE wall tags per attached sheet A-101. Wall type "A" are all 6" nominal SIPs per A-002. DELETE wall type "C" on sheet A-002.		
34	We know this question was asked during the bid meeting. But as we are working on the logistics for this project, we would like to ask for a week extension, pushing the bid deadline out to July 19.	Yes, the bid date has been extended to July 19. Another extension is not expected.		
35	Sheet C-101 references "Module Access. See Note 4". Note 4 is not provided on the drawings. Please advise.	Note 4 was an erroneous reference and has been removed.		
36	Sheet C-200 calls out to connect to the existing utilidor, however, there are no details of what that connection should be or what size of pipe is in the existing utilidor.  Can you please provide these details?	According to record drawings provided by ANTHC for the construction of the Water Treatment Plant and piped utility system (dated April 1996), the water supply and return pipe are 6" HDPE and the sewer pipe is 6" HDPE schedule 40 Contractor to verify.		
37	Is there a date when the gravel pad, pilings, water, and sewer must be complete and ready to accept the modules?	Yes, the gravel pad, pilings, water, and sewer must be complete and ready to accept the modules by August 1, 2025.		
38	What are the dimensions and weights of the modules?	See responses to questions #51 and #52		
39	Please clarify the General Contractor's requirements for installation of the processing modules.	See Exhibit A as part of Addendum #4		
40	When are the modules required to arrive in Savoonga?	Friday, August 1, 2025		
41	What is the desired fuel burn rate for the incinerator?	The maximum fuel burn rate for the incinerator shall not exceed 9 gallons per hour.		
42	Please summarize the utilities that must be provided by the GC to the processing modules.	Refer to drawings and specifications.		
43	Door Schedule does not say what type of materials for the doors but 08 11 10 specify them as Insulated Metal and Hollow Metal. However, the door details in A 502 shows "fiberglass" doors. Therefore, what material are the doors and frames supposed to be made of?			
44	What is the R-value they want for the sound batt insulation and thickness?	4" nominal thickness and R-13.		
45	For the R-40 and R-50 Batt insulation they make a R-38 and R-49 will this work?	Yes, R-38 and R-49 are acceptable		
46	1-1/2" rigid insulation I did not see it listed in the specs. Is XPS 250 board acceptable? Meets a R-7.5	Yes, 1 ½" XPS insulation is acceptable.		
47	On C101B, it shows a 1000-gallon fuel tank connected to the incinerator whereas on the E-100B it shows a 500 gallon fuel tank. Is the fuel tank supposed to hold 1000 gallons or 50[0] gallons?	The fuel tank for the incinerator is 1,000 gallons.		
48 49	Please confirm that there is no insulation in the type B wall assembly.  Please confirm that the interior wall framing is 16" OC.	Provide sound batt insulation in all Type B partition walls.  Yes, 16" OC typical for non-structural stud walls.		
50	Please provide shop drawings for the (4) modules.  If they aren't available yet, please provide direction how the modules are to be picked.	Shop drawings for the modules are not available at this time. See response to question #54 regarding lifting.		
	We are receiving questions regarding lifting points/pick pockets, locations, etc.	All form modulos and the server all		
51	Confirm the dimensions of each module that will be shipped from the Kometos factory to Savoonga by the GC.	All four modules are the same dimensions. The dimensions of each module are as follows: 13,400mm x W. 3,200mm x H. 3,300mm (L. 43.96' x W. 10.83' x H. 10.83').		

52	Confirm the weights of each module that will be shipped from the Kometos factory to Savoonga by the GC.  Clarify how roofing, roof framing (including other ancillary materials used to "stitch" the building together), and internal equipment / furnishings will be	Weight of the modules vary depending on what equipment and materials are inside. Below you can find an estimation for the weights based on other similar projects. Final weights can vary slightly, but these should be fairly close.  Module 1 9,000kg (19,841.6 lbs)  Module 2 11,000kg (24,250.9 lbs)  Module 3 9,800kg (21,605.3 lbs)  Module 4 12,200kg (26,896.4 lbs)
53	shipped from Kometos factory to Savoonga. Are these materials placed inside the modular units and shipped inside or will they be shipped separately (a separate conex box)? Please provide more information on this.	All accessories and equipment are packed inside the modules. Weight of those are included in the estimations above.
54	Please explain how the modules are designed to be lifted.	The file "2410_Lifting instructions.pdf" is included as part of addendum #3 to show better how the lifting is performed.
55	Please clarify the floor finish in the bathroom of the support building.	See revised sheet A-601, which is included in Addendum #5.
56	Are exterior stairs or ramps required at exterior door locations shown on the module facility floorplan?	Yes, but only at the the exterior doors connected to rooms 401, 503, and 504. The GC shall include a total of 2 stair cases and 1 ramp in their estimate as part of base bid item 0004 (Installation of Processing Modules).  1 stair case shall be out of rooms 401, another out of room 503, and a ramp out of Room 504. Stair cases shall be adjustable (to account for seasonal ground movement), and be International Building Code (IBC) compliant. Stair systems (prefabricated or constructed on site) to be set adjacent to exterior doorway identified on the approved modular facility plans. Stairs shall be constructed out of pressure treated wood or coated metal (aluminum or galvanized), grating shall match the support building stair system, stair and landings shall be supported by piles and have a minimum 5x5' landing at the top of the stairs/ramp. The minimum clear area for stair width shall be 48". Ramp shall be a minimum of 60" width and be compliant with IBC and ADA.  Note, the staircases or ramp will not be attached to the module units, but will be "freestanding". Staircases, ramp and landings shall be rated for 1,000 lbs, riser height shall be 6", tread width shall be 12", with appropriate hand railings. Basis of design is Titan code compliant modular access system or approved equal. The GC shall submit shop drawings of staircase(s), pile locations, ramp, and sleepers (at base of stairs and ramp) including all fasteners, for approval prior to purchasing material. Provide finished floor elevation above finished gravel pad elevation with shop drawings. For estimating purposes, assume finish floor elevation of module facility is 30" above finished grade of the gravel pad.

	ROOM FINISH SCHEDULE									
ROOM				FLOOR		E WALL	S WALL	W WALL	CEILING	
NO.	ROOM NAME		FIN.	BASE	FINISH	FINISH	FINISH	FINISH	FIN.	COMMENTS
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	$\searrow$	RES	RB <	GWB	GWB	GWB	GWB	GWB	
103	ELEC		RES	RB	GWB	GWB	GWB	GWB	GWB	
104	TOILET	>	RES	SCB	GWB + FRP	GWB + FRP	GWB + FRP	GWB + FRP	GWB	(1)
105	MECH	$\nearrow$	RES	RB <	GWB	GWB	GWB	GWB	GWB	
201	CORRAL SHED		T. PLY	RB	GWB	GWB	GWB	GWB	EXP	
FR1	FREEZER	7	PTC	PTC	FF	FF	FF	FF	FF	(5)

## FINISH SCHEDULE ABBREVIATIONS FINISH SCHEDULE NOTES

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	(1) EXP FF	NOTE; REFER TO FINISH SCHEDULE NOTES ON THIS SHEET EXPOSED STRUCTURE; PAINT AS INDICATED FACTORY FINISH	(1)	INSTALL WALL FINISH AS WAINSCOT TO HEIGHT INDICATED ON INTERIOR ELEVATIONS; PAINTED GYPSUM BOARD ABOVE
>	FRP	FIBERGLASS REINFORCED PLASTIC PANELING	(2)	8' FRP WAINSCOT ABOVE WALL BASE; PAINT WALL ABOVE
	GFL	GARAGE FLOOR TILES - INTERLOCKING, OPEN RIB, SELF- $$	<b>\</b>	
		DRAINING PLASTIC GARAGE FLOOR TILES. RACEDECK OR	(3)	INSTALL INTERLOCKING, OPEN RIB, SELF-DRAINING PLASTIC
>	CMD	APPROVED EQUAL.	/	GARAGE FLOOR TILES OVER PTC FLOOR; BIG FLOOR
	GWB	GYPSUM BOARD; PAINT AS INDICATED		RACEDECK OR APPROVED EQUAL.
	N	NONE/NOT APPLICABLE	(4)	WALK IN EDEEZED HAG INTEGDATED ELOOD DANIELO THAT
	PLY	PLYWOOD	) (4)	WALK-IN FREEZER HAS INTEGRATED FLOOR PANELS THAT
>	PTC	PTC PEDESTRIAN TRAFFIC COATING FLOOR AND BASE;	/	WILL INSTALL OVER THE PTC.
		REFER TO SPECIFICATION SECTION 071813	<i>(</i> <b>-</b> <i>)</i>	
	P1	PAINT; COLOR INDICATED BY NUMBER; REFER TO	(5)	WALK-IN FREEZER HAS INTEGRATED WALL, FLOOR AND
		SPECIFICATION SECTION 099100	)	CEILING FINISHES. INSTALL OVER ADJACENT CONSTRUCTION
>	RB	4" RUBBER WALL BASE	,	AND TRIM TO FINISH AT BUILDING WALL INTERSECTIONS.
	RES	RESILIENT SHEET LINOLEUM FLOORING PER SECTION )		
		096500		
	T. PLY	TREATED PLYWOOD	)	
7	$\sim$			

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

#### DOOR SCHEDULE ABBREVIATIONS

#### DOOR SCHEDULE NOTES

(1)	NOTE; REFER TO DOOR SCHEDULE NOTES ON THIS SHEET
СТ	CTEEL DOOD, DEFED TO CDEC CECTION 00440

STEEL DOOR; REFER TO SPEC SECTION 08110

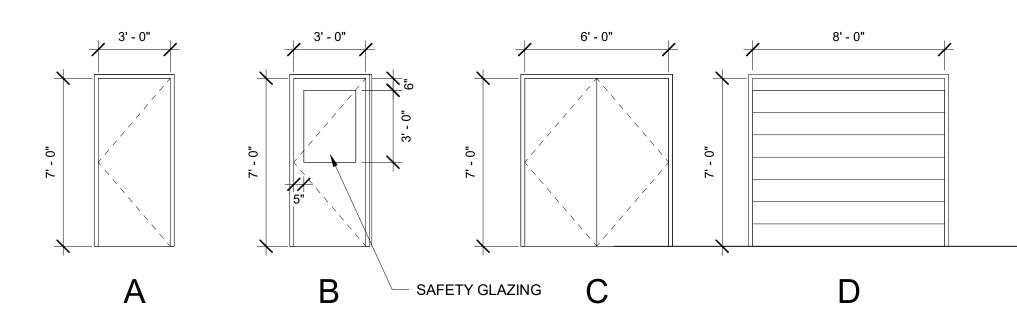
NONE/NOT APPLICABLE **HOLLOW METAL** 

(1) REFER TO SPEC SECTION 08710 FOR DOOR HARDWARE SETS

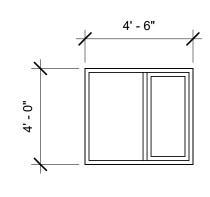
## DOOR TYPE ELEVATIONS

**INSULATED METAL** 

REFER TO DOOR AND FRAME SCHEDULE FOR MATERIAL AND DETAILS

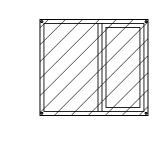


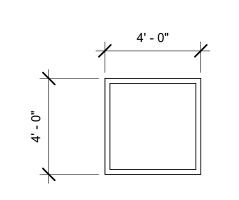
## WINDOW TYPE ELEVATIONS



OPERABLE SLIDING

WINDOWS





MAR RESISTANT 1/4" THICK POLYPANEL, MOUNTED ONTO FRAME

FIXED WINDOWS

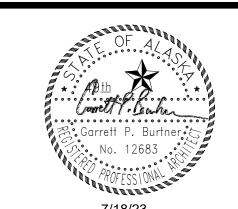
# GENERAL NOTES

- 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
- 3) WALL FINISHES INDICATED ARE TO BE INSTALLED OVER SIP PANELS, GYPSUM WALL BOARD OR CEMENT BOARD AS
  - BY WALL ASSEMBLY TYPES AND IN THE SPECIFICATIONS
- 4) REFER TO SPEC SECTION 08710 FOR DOOR HARDWARE SETS



10 N Post Street, Suite 500 Spokane, WA 99201

ph 509.328.2994







SAVOONGA REINDEER PROCESSING FACILITY

#### PERMIT DOCUMENTS

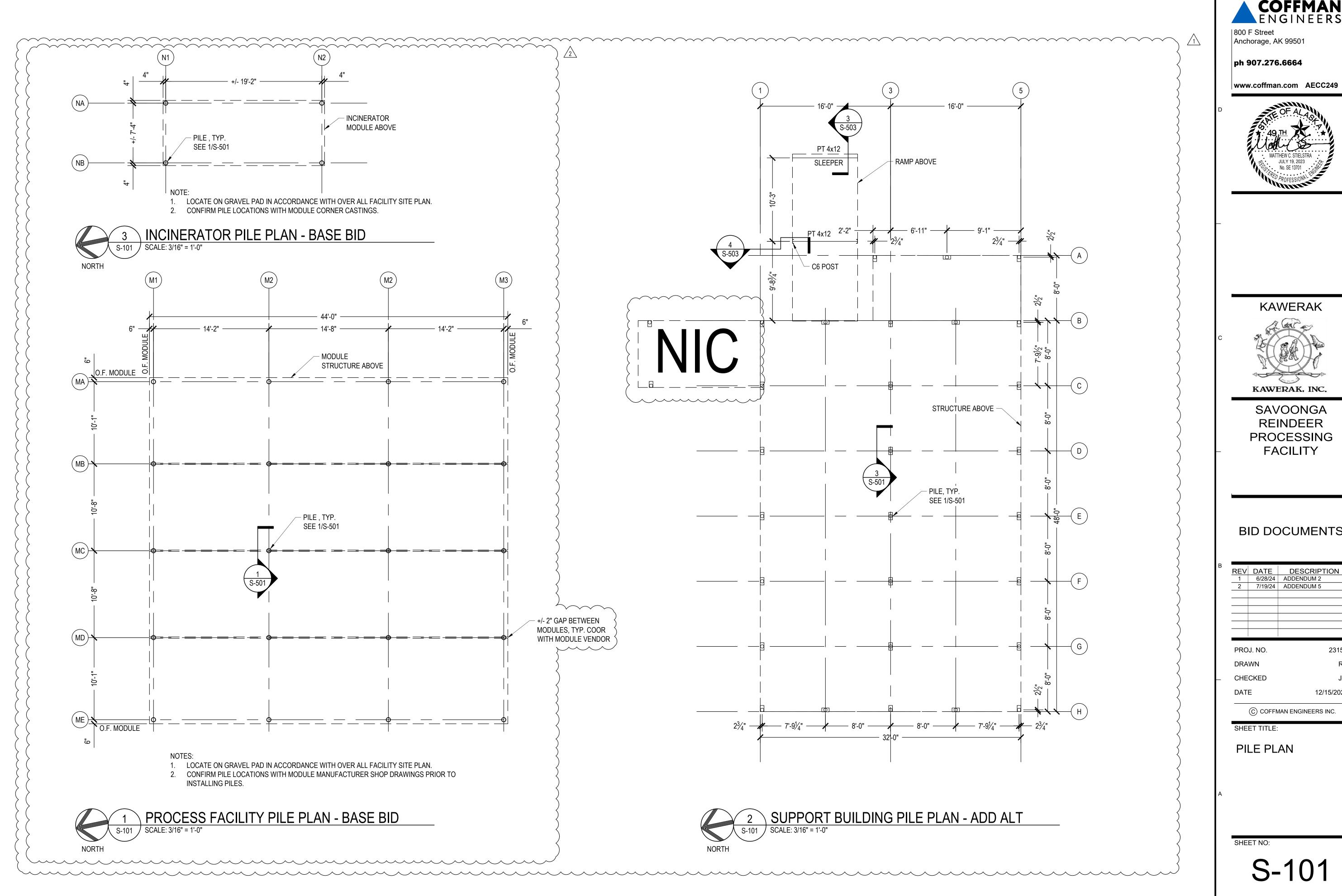
	REV	DATE	DESCRIPTION				
	1	6/25/24	Addendum 001				
3							
	-						
	PRO.	J. NO.	2023021.01				
	DRA	WN	SP				
-	CHE	CKED	GB				
	DAT	E	7/18/23				
		© COF	FMAN ENGINEERS				
	SHEET TITLE:						

SCHEDULES

SHEET NO:

SHEET OF

E2





Anchorage, AK 99501

ph 907.276.6664

www.coffman.com AECC249



KAWERAK



KAWERAK, INC.

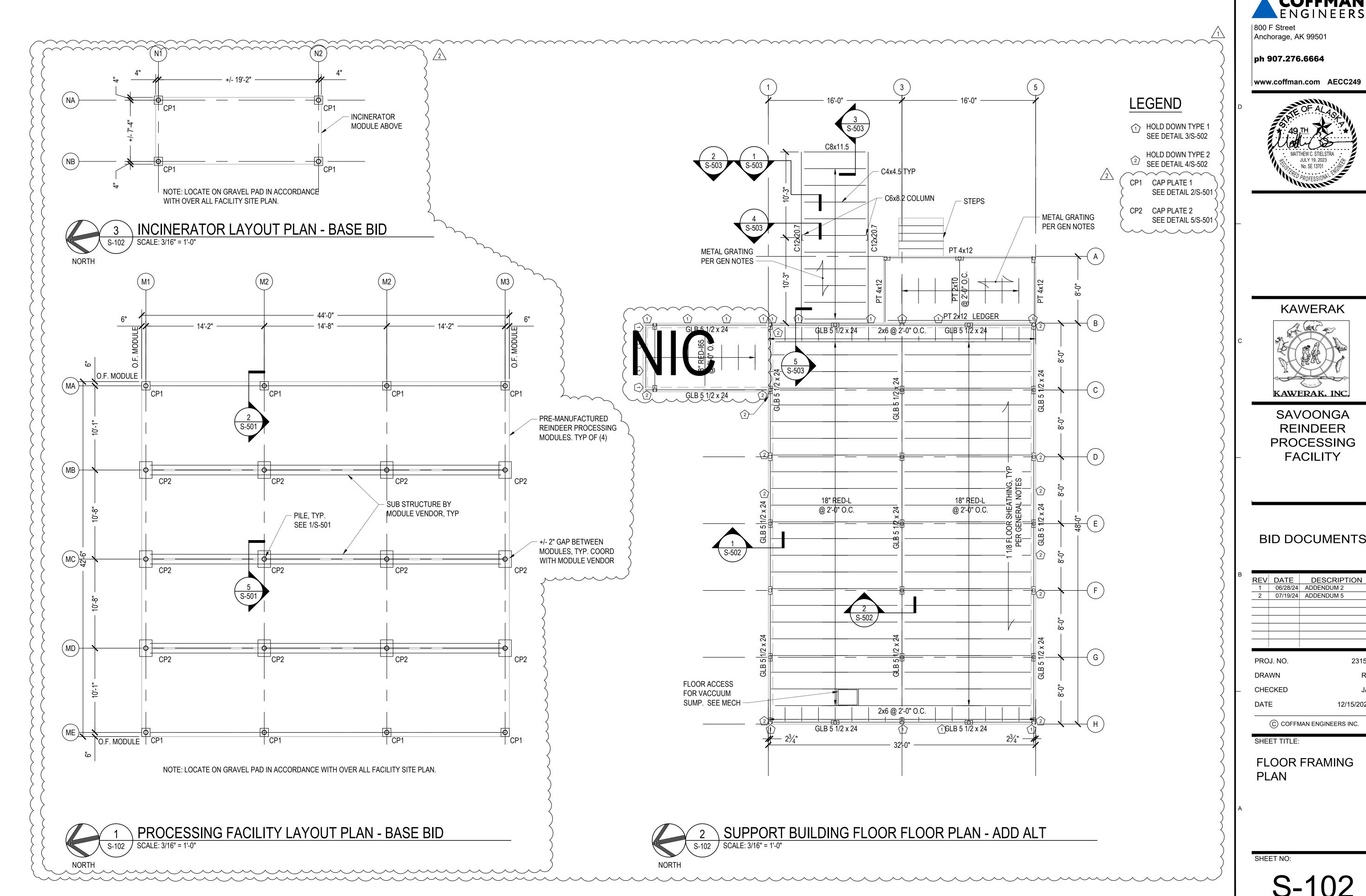
SAVOONGA REINDEER PROCESSING **FACILITY** 

**BID DOCUMENTS** 

1	6/28/24	ADDENDUM 2		
2	7/19/24	ADDENDUM 5		
PRO	J. NO.	231585		
		_0.000		
DRA	.WN	RJP		
CHE	CKED	JAC		
DAT	E	12/15/2023		
© COFFMAN ENGINEERS INC.				
C) COLLINAN ENGINEERS INC.				
SHE	ET TITLE:			

SHEET NO:

S-101



COFFMAN ENGINEERS

|800 F Street Anchorage, AK 99501

ph 907.276.6664



#### **KAWERAK**



SAVOONGA REINDEER **PROCESSING FACILITY** 

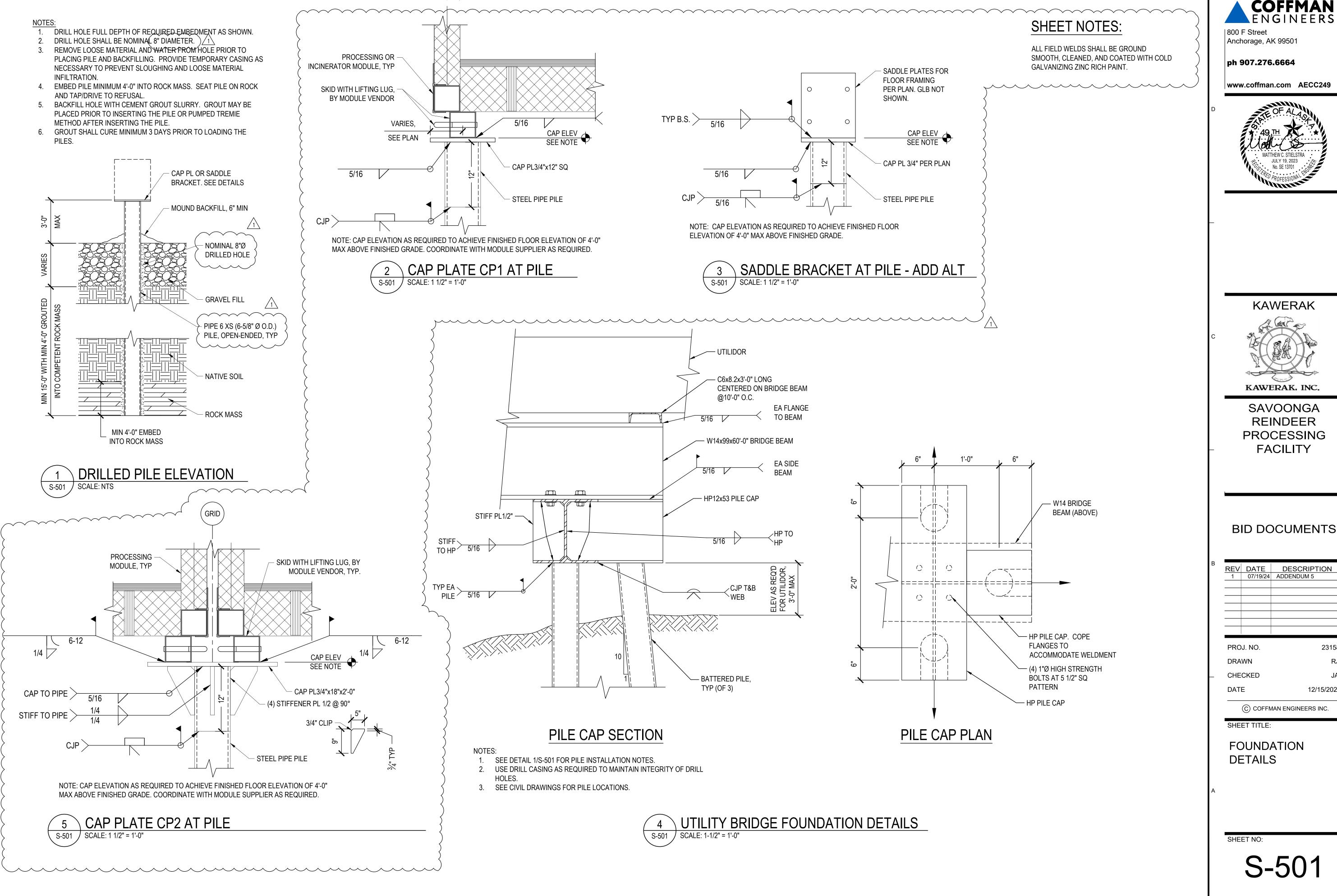
#### **BID DOCUMENTS**

	1	06/28/24	ADDENDUM 2	<u>)</u>			
	2	07/19/24	ADDENDUM 5	5			
	PRO	J. NO.		231585			
	DRA	WN		RJP			
-	CHE	CKED		JAC			
	DAT	E	12	2/15/2023			
	© COFFMAN ENGINEERS INC.						

SHEET TITLE:

FLOOR FRAMING PLAN

SHEET NO:



**COFFMAN** ENGINEERS

800 F Street Anchorage, AK 99501

ph 907.276.6664



**KAWERAK** 



KAWERAK, INC.

SAVOONGA REINDEER **PROCESSING FACILITY** 

**BID DOCUMENTS** 

PRC	J. NO.	23158
DRA	WN	RJI
CHE	CKED	JAC
DAT	E	12/15/2023
	(C) COFFN	MAN ENGINEERS INC.

SHEET TITLE:

**FOUNDATION DETAILS** 

SHEET NO:

S-501