

Date: March 7, 2016

Project: FedEx Hangar Mechanical and
Electrical Upgrade Design-build

Solicitation No.: 16120

Addendum No. Four

TO ALL PLANHOLDERS:

The enclosed addendum amends the proposal documents for the above referenced Project.

Acknowledgment of this addendum is required on the Proposal Submittal. Failure to do so may subject the proposer to disqualification.

Sincerely,

Rich Wooten, CDT, CPSM
Contract Compliance Specialist

ADDENDUM TO THE DESIGN/BUILD DOCUMENTS	Page Number 1	No. of Pages 2
Addendum No. FOUR	Date Addendum Issued: March 7, 2016	
Issuing Office Rich Wooten, CDT, CPSM Alaska Industrial Development Export Authority 813 W Northern Lights Blvd Anchorage, AK 99503 Phone: (907) 771-3019 Fax: (907) 771-3044	Previous Addenda Issued Addendum One, February 24, 2016 Addendum Two, February 26, 2016 Addendum Three, March 1, 2016	
Project: FedEx Hangar Mechanical and Electrical Upgrade Design-build Solicitation No.: 16120	Date and Hour Quotes Due: March 15, 2016 at 4:00 p.m., prevailing Anchorage time.	

NOTICE TO PROPOSERS:

Proposers must acknowledge receipt of this addendum prior to the hour and date set for proposal due date by one of the following methods:

- (a) By acknowledging receipt of this addendum on the proposal form submitted.
- (b) By email or telefacsimile which includes a reference to the project and addendum number.

The proposal documents require acknowledgment individually of all addenda to the drawings and/or specifications. This is a mandatory requirement and any proposal received without acknowledgment of receipt of addenda may be classified as not being a responsive proposal. If, by virtue of this addendum it is desired to modify a proposal already submitted, such modification may be made by email or telefacsimile provided such an email or telefacsimile makes reference to this addendum and is received prior to the opening hour and date specified above.

 The Design/Build documents for the above project are amended as follows (All other terms and conditions remain unchanged):

GENERAL – QUESTIONS & ANSWERS

1) **Q:** Specification section 010160 includes specific design packages, review times, etc. Based on our scheduling we do not think it is feasible to proceed with these packages and still allow for the desired June construction dates. Paragraph 1.07 references a possible option for accelerated/split design upon approval. If we implemented this accelerated/split design option in our proposal would we be considered non-responsive?

A: AIDEA recognizes that the design schedule proposed is time constrained and that an accelerated/split design approach could be utilized by proposers which is why 01 01 60, 1.07 Accelerated / Split Design lists the option. If a proposer wishes to utilize the accelerated / split design they must insure it is in line with all applicable specifications sections and included in your proposal when addressing Evaluation Criteria items; “3. Project Schedule and Management Plan,” and “4. Deviations from Design-build Bridge Drawings and Specifications.”

2) **Q:** The substantial completion date is listed as Aug. 19th assuming an anticipated NTP of April 7th. Upon reviewing some of the initial equipment lead times presented to us and necessary reviews prior to ordering equipment we see a possibility of not being able to meet the listed substantial completion date. If we present a schedule that is beyond the substantial completion date but is a realistic schedule would we be considered non-responsive.

A: Please note deviations from the AIDEA proposed substantial completion date of 8/19/2016 by addressing your proposed schedule in Evaluation Criteria item: “3. Project Schedule and Management Plan.” AIDEA would consider extending the Substantial Completion date to reflect the schedule plan submitted by the most responsible and responsive offeror.

3) **Q:** Will fire pumps be allowed to be shut down after June 30th for replacement or must all fire pump work be completed before that time?

A: Fire pumps may be shut down, one at a time most any time. Shut down ow the system must on a

limited basis and be coordinated with FedEx.

4) **Q:** Is the pressure relief valve on the fire pump discharge to be replaced?

A: Not required.

5) **Q:** Is the last annual fire pump inspection report available?

A: Checking with FedEx, if they are available we issue it in an upcoming addendum.

6) **Q:** Will a sign in sheet for list of attendees be provided from the walk through?

A: Yes, attached (Attachment One).

7) **Q:** In reviewing the control system specifications, Johnson Controls is listed as the only vendor. There are technologies available to integrate disparate manufacturers of control systems. Is there an opportunity to provide a competitive bid for this project?

A: No substitutions are allowed on controls systems. Johnson Controls Submittal Drawings can be found on our FTP,

<ftp://ftp.aidea.org/FedEx%20Hangar%20Mechanical%20and%20Electrical%20Upgrade%20Design-build/>

8) **Q:** Can we get all of the mechanical as-built drawings?

A: They have been uploaded to our FTP,

<ftp://ftp.aidea.org/FedEx%20Hangar%20Mechanical%20and%20Electrical%20Upgrade%20Design-build/>

PROPOSAL AND CONTRACT REQUIREMENTS

9) **Section 00 02 20 DB Evaluation Criteria:** Remove and replace in its entirety with updated Section 00 02 20 (Attachment Two, three (3) pages).

10) **Section 00 31 20 Bid Schedule:** Remove and replace in its entirety with updated Section 00 31 20 (Attachment Three, two (2) pages).

11) For Project Scope Item P32: Ignore reference to Option One Package Boiler. Proposers shall only provide a price for P32, Option Two Package boilers listed. Proposers may suggest deviations but they must be approved prior to submission of proposals and also addressed under "4. Deviations From Design-build Bridge Drawings and Specifications" described in the Division 00 specifications section 00 02 20, Design Build Evaluation Criteria.

END OF ADDENDUM

March 1, 2016 1:00 p.m.

Pre-proposal meeting

FedEx Hangar Mechanical and Electrical Upgrade Design-build

Please update your info and sign under your name.

Name	Firm	Telephone/Fax	Email
Steve Nazaroff	Weldin Construction	907-753-3046	snazaroff@ciriservices.com
Edward Carlson	MBA Consulting Engineers		
Bradley Sordahl	MBA Consulting Engineers		
Ernest Belanger	Mechanical Solutions ,Inc.	907-334-9322	Ernie.belanger@msi-ak.com
Timothy Thomas	Cool Air Mechanical, Inc.		
Jesse Young	Cool Air Mechanical, Inc.		
Corey Houston	HK Sheetmetal Fab., Inc.		
Augustino Bacher	HK Sheetmetal Fab., Inc.		
Harold Froehle Jr.	UNIT COMPANY	907-777-5707	hfroehle@unitcompany.com
Bob Parsons	Quality Electric	907-727-2002	bob@qealaska.com
David Bathke	Norcoast Mechanical, Inc.	907-562-2125	daveb@norcoastmechanical.com
Stephen Cox	Norcoast Mechanical, Inc.		

Trent Larson	UNIT COMPANY		
Calvin Hay	HZA Engineering, LLC		calvin@hza-eng.com
Brett Bingham	HZA Engineering, LLC		
Steven Wayne Shoun	Mechanical Specialists Inc.		
Joseph Daniel Clougherty	Mechanical Specialists Inc.		
Todd Charles Olson	Mechanical Specialists Inc.		
Brian Lloyd Schmidt	Mechanical Specialists Inc.		
Scott Benjamin Dunlap	Roger Hickel Contracting	907-336-4221	sdunlap@rhcak.com
Brian Paul Vance	Weldin Construction		
Jim Strandberg	Electric Power Constructors, Inc.		
Tom Finch	Electric Power Constructors, Inc.		
Russell Goss	Electric Power Constructors, Inc.		
Craig Hately	Weldin Construction	907-753-3050	chately@ciriservices.com
Richard Wooten	AIDEA		
Lori Stender	AIDEA		
Kent Crandall	Arcadis		

Matt Yeomans	Arcadis		
James Woosley	Weldin Construction		
Jeff Wilcheck	Mechanical Specialists, Inc		
Matthew Narus	AIDEA		
Jack Heesch	GMW Fire Protection, Inc.		theesch@gmwfire.com
Jimmie Luke	GMW Fire Protection, Inc.		
Dena Strait	Bauer Construction, Inc.		
David March	Bauer Construction, Inc.		
William McNeal	Coffman Engineers, Inc.		
Frederick Bloomquist	Metal Creek Mechanical, LLC	907-382-2322	fred@metalcreekmechanical.com
Matthew Peterkin	General Mechanical Inc.	907-522-5959	mpeterkin@gmialaska.com
Brian Miller	LONG	907-550-2122	bmiller@long.com
Andrew J. Weiss	CMH Consultants	907-743-3410	aweiss@frbcmh.com
Paul Nagl	Cool Air Mechanical, Inc.		
Nicholas Mendez	Superior Plumbing and Heating	907-267-1189	nmendez@superiorpnh.com
Tom Lake	Alaska Boiler and Burner	907-240-2642	tlake@akboiler.com
John Hood	Bauer Construction		
Pat Noblett	Bauer Construction, Inc.		
John Malone	Bauer Construction, Inc.		
Mike Klebs	Bauer Construction, Inc.		
Randy Switzer	Bauer Construction, Inc.		

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DESIGN BUILD EVALUATION CRITERIA

Design Build (DB) - Competitive Sealed Proposals – 3 AAC 100.340(5)

1. Prime Contractor

1. Weight: 10

Response must describe the history and experience of the firm and the current principals. How long has the firm been in business? How long under the current management? Describe the firm's **experience with Design Build projects** on which the prime contractor performed a lead role. Discuss other ongoing work which may have relevance to this project. How much work does the firm perform on an annual basis? How long has the firm been established in Alaska?

Address the design-builder's safety record, to include safety and drug-testing policies and programs. Address quality control and quality assurance policies and programs to be employed on this project.

Identify any **distinct and substantive qualifications** for undertaking the proposed contract such as the availability of specialized equipment, technical resources and information technology, as well as unique approaches or concepts relevant to the project.

Address capacity to bond the entirety of the Contract. Address any arrangements you have made to finance the work. Has the firm ever failed to complete a contract due to insufficient resources?

2. Design Build Team (Prime and Subcontractors)

2. Weight: 10

Response must name all the firms to participate in the contract and define areas of responsibility that apply including, but not limited to, the following:

- | | |
|----------------------------------|---|
| a) General Contractor | f) Electrical Engineering* |
| b) Architecture* | g) Mechanical Subcontractor |
| c) Civil/Structural Engineering* | h) Electrical Subcontractor |
| d) Mechanical Engineering* | i) Other Major Suppliers/Subcontractors |
| e) Project Manager | |

*Response must name all individuals to be "in responsible charge" for performance of Architecture, Engineering and Construction plus any other key functions, and other key individuals you deem essential to perform the contract. Caution – all individuals "in responsible charge" must be identified (See Section 000200 Notice 16).

Describe the work to be performed by the individuals you name and detail their specific qualifications and substantive **experience directly related to the proposed contract**. A response prepared specifically for this proposal is required. Provide a detailed narrative that demonstrates specific knowledge and or experience with projects on the Air Operations Areas (AOA) of the Ted Stevens Anchorage International Airport and project development path. Marketing resumes often include non-relevant information which may detract from the evaluation of proposals and should be limited to one page per team member. Lists of projects are not useful. Focus on individual's specific duties and responsibilities and how project experience is relevant to the proposed contract.

For each person named, identify their: employer, professional discipline or job classification, professional registration number if applicable, and state of residency. List at least 3 professional references (contact persons and telephone numbers) for each person.

Discuss any prior work relationships among the firms - in particular, Design Build projects. Discuss each firm's particular responsibilities for prior contracts that were similar to the work proposed in the RFP. Indicate which of the firms were involved in such contracts. For each contract, list the contracting entity and a reference (contact person and a telephone number).

Specifically for the Project Manager, address the following:

- 1) Response must name the one individual "in responsible charge" to perform daily project management (single point-of-contact directly engaged in contract performance).
- 2) Experience in Management of design/build projects of the type described in the RFP.
- 3) Knowledge of the Contracting Agency's construction management, engineering, and inspection policies and procedures.

- 4) List recent projects managed including employer, project name, location, client/owner, project value, and proposed **Project Manager's role** on the management team for each project. Provide a reference name and phone number.

3. Project Schedule and Management Plan

3. Weight: 15

The Contracting Agency anticipates this work starting in June. During the month of June, the design-builder will have consistent access to the project to complete work. Access after the month of June may be limited as the lease holder's use of the facility takes priority. The design-builder will need to coordinate with the lease holder at all times. Address your team's projected workload during the scheduled time for this project. Provide a Project Schedule which shows how your team will achieve (or beat) this schedule and address major project components including:

- a) Design, Approvals and Permitting
- b) Materials procurement and delivery
- c) Site preparation and construction
- d) Phasing of Construction
- e) Building will be occupied during construction, address coordination issues
- f) Inspections by design professionals
- g) Substantial and Final Completion

The most specific schedule is desired (dates in lieu of time blocks, time blocks in lieu of ranges etc.)

Discuss your proposed management plan and indicate the following:

- a) Organization structure, chain of command, decision authority, and communications.
- b) Construction approach including: logistics, use of local labor, etc.
- c) Procedure for solving problems on the project.

4. Design Narratives/Drawings and Deviations

4. Weight: 25

Response must demonstrate knowledge of project requirements. Provide a design narrative showing a clear understanding of the design-build bridge documents and expected outcome. Include - but do not limit discussion to - quality of materials, durability and serviceability of equipment, etc. Design-build firms may provide related drawings

The Owner will consider deviations from the design-build bridge drawings and specifications when those deviations meet the intent of the project and represent a reduced cost to the Owner:

Deviations include modification to components or systems defined in the design-build bridge documents. The Design-Builder is encouraged to provide deviations only if they: Are commensurate with the intent of the design-build bridge drawings; Provide a reduced construction or life cycle cost; Are easier to maintain; other benefit noted by the design-builder. The Design-Builder shall provide sufficient information on proposed deviations in their technical proposal to determine quantity and quality.

Response must specifically identify and list which, if any, deviations are included in the Design-Builder's proposal and in the Total Basic Bid price. **Do not reveal pricing information in your technical responses.** All accepted deviations offered in the proposal become a part of the awarded contract.

5. Price Proposal

5. Weight: 40

Provide a Price Proposal (as instructed by the Submittal Checklist) for all design, labor, subcontracts, equipment, expenses, etc., in compliance with the RFP. Submit a completed DB Price Proposals (Section 003100), the Bid Schedule (Section 003120), and Bid Bond (Section 004100.)

The Price Proposal score will be calculated as follows:

$$\text{Criterion Score} = \frac{(\text{Lowest Total Basic Bid Price} \times \text{MPP})}{\text{Offeror's Total Basic Bid Price}}$$

Wherein: For the purpose of scoring, the Total Basic Bid Price will be the Total Adjusted Basic Bid as stated on the Bid Schedule, and:

Awarded amount will be based on Total Basic Bid.

The MPP (Maximum Possible Points) will equal (5) x (# of Evaluators) x (Weight assigned to Criterion).

If no federal funding, then per AS 36.30.250(b), total price shall be reduced for the above calculation by the following applicable percentages when the prices are from Offerors.

- ALASKA BIDDER (OFFEROR) PREFERENCE [2 AAC 12.260(d)]..... 5%

CAUTION – Funding is limited for this project. Price Proposals that exceed \$2,700,000.00 for the Total Bid (line a. on the Bid Schedule) will be considered non-responsive. Additional information can be found on the Bid Schedule.

DESIGN-BUILD (DB) BID SCHEDULE

Competitive Sealed Proposals - Design Build - 3 AAC 100.340(5)

Project: FedEx Hangar Mechanical and Electrical Upgrade Design-build

Project No. : 16-120

Offerors, please read the following carefully before preparing this bid schedule:

The Offeror shall insert a fixed price in figures opposite each pay item which appears in the bid schedule. No price is to be entered or tendered for any item not appearing in the bid schedule.

Conditioned or qualified proposals will be considered non-responsive.

The budget for this RFP is \$2,700,000 any cost proposals above the budgeted amount will be considered non-responsive. All other price proposals under the budget will be considered, if one or none are under the budget then AIDEA will remove an individual, lowest priority line item until two or more price proposals are below AIDEA's budget. It is critical to include a fixed price for each item.

NOTICE: Price Proposals will be evaluated as described in the Evaluation Criteria under "Price."

Proposal Schedule – Proposers shall provide a cost to design and construct each of the work elements listed below. Proposals will be scored based off of the Total Basic Bid. Each line item shall contain the total price for the Design, Procurement, Permitting, Construction, and all ancillary costs related to overhead, insurance, labor, materials, management, etc. Described below are the tasks included in the RFP in order of priority. The "P" identified numbers correspond to the mechanical and electrical design drawings and are further described there. The number after the P indicates where this item falls in priority, highest number equals lowest priority.

Line	Description	Lump Sum
P21	Add fire water flow loop	
P22	Replace fire pump assemblies and test piping integrity	
P23	Replace foam fire suppression manifold system	
P31	Replace air compressor	
P32	Replace / repair hanging heating system	
P33	Install redundant heat system circulation pump	
P34	Replace Boiler Room make-up air unit	
P35	Install isolation valves at all pumps	
P36	Replace U.G. effluent diverter valve	
P37	Relocate wing tank exhaust	
P38	Reverse motor control starter	
P39	Replace heat system valves	
P310	Install backup heater in Boiler room	
P311	Replace air handler heating coils	

A. Total Basic Bid, Lump Sum: \$ _____

B. Alaska Bidder Preference (5% of line A): \$ _____

C. Total Adjusted Basic Bid (Line A-B): \$ _____

Signature

Name and Title of Person Signing (Printed)

Name of Business (Printed)