

CHUGACH ELECTRIC ASSOCIATION, INC.  
Anchorage, Alaska

August 7, 2025

ADDENDUM #1

E2414269  
Three Bears Cooper Landing UGLE

The following changes and additions have been made to the contract documents. Incorporate these changes and additions in your bid, sign the acknowledgement, and attach a signed copy of this addendum to your bid when submitted.

1. Addendum #1 (attached).

ACKNOWLEDGEMENT

The undersigned bidder hereby certifies that the revisions herein set forth have been incorporated in this bid and form a part of the contract documents.

\_\_\_\_\_  
Bidder

\_\_\_\_\_  
Address

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**APPROVED FOR DISTRIBUTION:** *Darvin Thornton*  
Darvin Thornton, Manager, Distribution & Construction

**CHUGACH ELECTRIC ASSOCIATION, INC.**  
**Anchorage, Alaska**

**E2414269 – Three Bears Cooper Landing UGLE**

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**Description of Project**

This project includes the installation of a new three-phase primary feed and two three-phase services for the Three Bears development in Cooper Landing. The new feed will originate from pole 8916 and run west into the Three Bears property, supplying two transformers. One transformer will serve an 800-amp service for the RV parking area, and the other will support a 600-amp service for the store.

The three-phase feed will utilize 25kV 1/0 CONC conductors, installed in underground conduit. The system will also include underground splicing vaults and pads as part of the installation.

**Property Stakeholders**

The primary landholder involved with this project:

1. Three Bears Alaska
2. Residential Property Owners
3. Chugach Electric Members

**Bid Requirements**

1. Bid Bond – 10% of bid (include with bid)
2. Standard Certification of Insurance (CEA needs on file prior to bidding see OELCC exhibit BB for example and limits)
3. Construction Schedule (include with bid)
4. Work plan (include with bid)

**Pre-NTP Requirements**

1. Performance Bond – Amount of construction contract (needed prior to NTP)
2. Builders Risk – to ensure material (needed prior to NTP)
  - a. E2414269 OFM cost: \$144,871.94
3. Project Specific HSE Plan (needed prior to NTP)
4. Approved Traffic Control Plans (needed prior to NTP)
5. Up to date Construction Schedule (needed prior to NTP)
6. Communication Plan (needed prior to NTP)

**Access**

Contractor is required to plan its own lane closures, driveway closures, coordination with businesses along the route of the project and to conform to the rules, standards and safety procedures on open

trenches, traffic control, flagging and all other project activities. The Contractor is responsible for all Traffic Control Plans, permits, signage, flagging and safe pedestrian detours and access along the project route.

Blocking access to businesses can only be done during non-business hours and emergency access to buildings must be maintained.

If the Contractor elects to utilize Solid Waste Transfer site for setting up for boring they will need to coordinate with Solid Waste Services and TCP's will be required. KPB Land Use Permit Requirements at Transfer Station:

5.1 Traffic Safety Plan. Permittee, or its contractor, shall submit a traffic safety plan for approval, coordinate, and receive approval prior to entry for staging and operation in work areas outside of easements. The traffic safety plan shall be designed to 1) minimize obstruction to normal solid waste traffic flows due to permit activities; 2) provide for safe traffic flow lanes into, out of, and within the site for normal solid waste disposal and container use and management; 3) include a diagram and indication of the kind and manner of traffic signals and controls to achieve safe traffic flow with minimized obstruction.

Traffic safety plan shall be submitted to and coordinated with:

- Aaron Hughes, KPB Land Management Officer, AaronHughes@kpb.us
- Tim Crumrine, KPB Solid Waste Acting Director, tcrumrine@kpb.us

Approval of a safety plan will be in writing by KPB to the submittal contact and Permittee Notice contact.

### **Permitting**

Contractors should note that the Notice to Proceed (NTP) on this project **will not be issued** until all required permits are fully executed.

This process will take an undetermined amount of time and, as such, the Contractor should not count on receiving Notice to Proceed (NTP) immediately upon Notice of Intent to Award (NOA). Chugach Electric Association (Chugach) will work with the Contractor should permitting impose any abnormal conditions beyond what is normally required by such permits based on experience.

**All approved TCP's must be submitted to CEA prior to construction.** Contractor should note that LCP permits through the DOT take up to 60 days.

Except as otherwise provided in the Contract Documents, the Contractor shall procure all permits and licenses, pay all charges and fees, and give all notices necessary and incident to the due and lawful prosecution of the project. Copies of all permit-related correspondence and the permits are to be transmitted to Chugach.

### **Trenching/Boring/Excavation**

This project includes roughly 325 feet of boring. There is also roughly 1,530 feet of trenching.

**Bore logs are required at the completion of each bore.**

The Contractor shall secure locates and assume responsibility for damage to all overhead and underground facilities.

### **Storm Water Pollution Prevention Plan (SWPPP)**

The Contractor is responsible for Stormwater plan creation, implementation, recordkeeping, and installation and maintenance of Best Management Practices all in accordance with the 2021 Alaska Construction General (ACGP) permit and/or the Municipality of Anchorage Stormwater Treatment Plan Guidance Manual. The Contractor is responsible for determining the expected area of disturbance on the project and implementing the proper stormwater plan type as required by state and local regulations. If a Notice of Intent (NOI) is required, the Contractor and Chugach will both submit an NOI to the Alaska Department of Environmental Conservation (ADEC), and the Contractor shall pay the NOI submittal fees with the Contractor's NOI. The Contractor may not file a Notice of Termination (NOT) without written approval by the Chugach Project Manager. The cost of providing all measures required in the SWPPP must be accounted for in the SWPPP assembly unit. No additional compensation will be paid.

### **Restoration**

The Contractor will be responsible for documenting existing conditions for paving, sidewalk, curb/gutter, landscaping, trees/shrubs, fencing, slope/drainage, etc. prior to construction. All property disturbed by construction will be restored to its original condition by the Contractor and needs to be accounted for in bids (sidewalk, curb/gutter will be removed and restored "joint to joint"). Any roadway features disturbed by construction shall be restored per AKDOT&PF's Standard Specifications for Highway Construction (2020 Edition) or Municipality of Anchorage Standard Specifications (MASS). The Contractor will be responsible for any additional work if there is need for landscaping to be reseeded and/or regraded following winter season.

### **Materials**

All owner furnished material is listed under List of Owner Furnished Material in the bid package. If materials are not listed under List of Owner Furnished Material, the Contractor is responsible for providing the material as a part of the appropriate bid unit.

When loading at Chugach's warehouse, the Contractor shall be responsible for loading any poles and any material weighing more than 9,000 lbs. All other material loaded at Chugach's warehouse shall be done by Chugach.

The Contractor will be providing signs, nuts & bolts, and miscellaneous hardware. Please check List of Owner Furnished Materials (OFM) for the material requirements. OFM materials in the Contractor's possession shall be properly stored in accordance with the specification and industry standards and practices.

### **Schedule**

A construction schedule shall be provided with bid. The schedule shall note manpower loading and cash flow. The schedule shall be submitted using a Microsoft Project format. The schedule shall be saved to a baseline and submitted electronically.

The Contractor should note the requirement for substantial completion by **October 31, 2025**. Substantial completion is defined as having all the new underground facilities installed, energized and

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in service. Final completion of all items of work and punch list (including restoration) shall be completed by **November 14, 2025**.

Landscaping needs to be completed by **June 30, 2026**. Stabilization will need to be completed by **November 14, 2025**.

### **Bid Evaluation**

The bid evaluation will consider price, project schedule/duration, work plan/narrative, and responsiveness to the specifications. Chugach reserves the right to reject a bid for any justifiable reason including an incomplete bid.

The Contractor's attention is especially called to the desirability of proper balance between prices for labor and materials and between total prices for the respective Construction Units. Lack of such a balance may be grounds for rejecting the bid.

Bidders shall identify any exceptions to the terms and conditions in the proposed contract included in the ITB and design package. All exceptions must be submitted with questions on **August 14, 2025**. These exceptions will be reviewed and all exceptions that are acceptable to CEA will be shared with all bidders on the same day CEA answers are due back to contractors **August 19, 2025**. Contractors will be able to select from the approved exceptions to put in with their Bids. Exceptions proposed after the provided due date will not be considered.

### **Survey**

Contractor will be required to hire and provide its own project surveying, staking and production of as-built drawings per Chugach standards for all trenches, vaults, pads, and equipment. Stamped professional survey as-built drawings for final construction are required. Hardcopy as-built drawings for final construction must be stamped by an Alaska Professional Land Surveyor. Electronic files of the as-built must be provided in AutoCAD v.2023 format and must follow Chugach's CAD Standard and Survey Standard.

A Survey unit is included in this project to cover the above-mentioned Survey requirements.

### **Communication Plan**

The Contractor shall develop and submit for approval a project communication plan. The plan shall include, but not be limited to, direct communications with businesses and residential properties along the project route, hand and mail delivered notices of scheduled outages and any other communication needed to keep the public informed about the project. Website notices, roadside placard installations, and daily notices to the principally affected parties.

The Contractor shall provide a representative if Chugach elects to host a community construction kick off meeting.

### **Outages**

All work around and near energized facilities shall be coordinated with Chugach's Power Control Center. Business and residential outages will be handled using normal Chugach outage notification procedures. Parties affected by scheduled outages should be informed up to 72 hours prior but no less than 24 hours in advance.

### **Submittals**

The Contractor shall submit a general work plan. The work plan shall at a minimum, indicate:

- Anticipated General Foreman and Crew Foremen (with contact information) representing the Contractor for construction.
- Where the Contractor plans to stage materials for the project.
- Access sites to be developed.
- Planned outages and work to be accomplished during each outage.
- Equipment intended for use on the project.

Chugach Electric will provide bidders with Bid Units in Excel format. Bidders will be required to submit their bid sheets with pricing in Excel format via the Chugach website or e-mail to: [Denise\\_Elsenbast@chugachelectric.com](mailto:Denise_Elsenbast@chugachelectric.com), [Sharlene\\_Oyao@chugachelectric.com](mailto:Sharlene_Oyao@chugachelectric.com) CC: [Darvin\\_Thornton@chugachelectric.com](mailto:Darvin_Thornton@chugachelectric.com), [Jake\\_Moe@chugachelectric.com](mailto:Jake_Moe@chugachelectric.com) and [Ander\\_Knudsen@chugachelectric.com](mailto:Ander_Knudsen@chugachelectric.com) prior to **2:00 PM on August 26, 2025** (confidentiality will be maintained). Bidders are expected to review their Excel files to confirm correct rounding on numbers per unit and totals to ensure there are no variances prior to submitting.

### **Bid Questions**

All questions regarding the bid documents are to be directed to Chugach's Senior Manager of Distribution Design & Construction, via email to [Darvin\\_Thornton@chugachelectric.com](mailto:Darvin_Thornton@chugachelectric.com) CC [Jake\\_Moe@chugachelectric.com](mailto:Jake_Moe@chugachelectric.com), [Ander\\_Knudsen@chugachelectric.com](mailto:Ander_Knudsen@chugachelectric.com), [Denise\\_Elsenbast@chugachelectric.com](mailto:Denise_Elsenbast@chugachelectric.com), and [Sharlene\\_Oyao@chugachelectric.com](mailto:Sharlene_Oyao@chugachelectric.com). Questions must be submitted no later than **12:00 P.M., August 14, 2025**. Answers will be distributed to all potential bidders by C.O.B. on **August 19, 2025**.

### **Dates**

- Invitation to Bid on **August 7, 2025**
- Bid Questions and exceptions are due by **August 14, 2025, at 12:00 PM**
- CEA Chugach response to questions and accepted exceptions are due by **August 19, 2025, at 5:00 PM**
- Bids are due **August 26, 2025, prior to 2:00 PM**