



# Municipality of Anchorage

Dave Bronson, Mayor  
Purchasing Department

**September 22, 2022**

**REQUEST FOR  
PROPOSAL RFP**

**2022P029**

**Resource Recovery Center**

**ADDENDUM NO. 3**

Please make the following changes to the subject project.

- 1. CHANGE: Proposals Due: 5:00 P.M. Local Time, November 7, 2022**
- 2. REPLACE: RFP Section 3.5 Anticipated Timeline, delete the second paragraph and add the following two new paragraphs:**

*SWS anticipates that current operations at the CTS facility will be completely transferred to the new facility by April 1, 2023. Based on that timeline it is also anticipated that the facility will be available for the Contractor to start construction of the proposed site improvements on May 1, 2023. These dates are subject to change based on the actual completion of the new CTS, which is outside of the control of SWS. SWS/MOA are not responsible for any delays – or accelerations – to the anticipated schedule as stated herein.*

*It will be the responsibility and obligation of the Contractor to take occupancy of the facility and begin complete operations as required within this document within 30 days of Notice-to-Occupy or within a schedule accepted in writing by SWS. SWS will be replacing the roof of the admin/warm storage building starting after transferring to the new site. It is the responsibility of the Lessee to work alongside the Owner's contractor on the roof project or other site improvements SWS elects to perform. The Lessee shall complete construction improvements and operate the facility by October 31, 2023 or within an alternate schedule accepted in writing by SWS.*

**3. REPLACE: Attachment 1 – Technical Prospectus, Section 2.4 Capital Improvements and Equipment, REPLACE SECOND PARAGRAPH WITH THE FOLLOWING:**

*The MOA/SWS shall coordinate with the selected Contractor to confirm and concur with any capital improvements proposed by the Proposer at the RRC. The Contractor may propose improvements to the site or buildings that they deem necessary to facilitate their operations. Proposed improvements must be detailed in the Capital Improvements Proposal.*

*Any proposed improvements must be approved by SWS. No improvements, modifications, alterations, demolition, fixed installations, or construction of any type shall be allowed at the leased property without prior approval and authorization by SWS. The Contractor shall include SWS in all aspects of the improvements process including, but not limited to, planning, development, design, permitting, construction, and commissioning.*

*The Contractor shall be solely responsible for all costs related to any authorized improvements. All improvements and additions the Contractor installs at the property shall become the property of SWS upon installation.*

**4. ADD: Questions and Answers**

**Where any requirements of the Request for Proposal conflict with an item in an Addendum, the Addendum shall govern.**

**All other terms and conditions of the Request for Proposal shall remain unchanged and in full force and effect.**

This addendum and other documents related to this project are available by visiting the Purchasing office website at:

<http://www.muni.org/Departments/purchasing/Pages/bidding.aspx>

If you have previously submitted a response to this project and wish to have it returned, please email that request to [wwpur@muni.org](mailto:wwpur@muni.org)

All other terms and conditions remain unchanged.

Sincerely,

*Chris Hunter*

Chris Hunter  
Deputy Purchasing Director

**Addendum No. 3**  
**Resource Recovery Center**  
**RFP 2022P029**

**Questions and Answers:**

1. **Question:** Section 12., Taxes of the Sample Agreement requires property taxes to be paid, does the City assess property tax on its own property?

**Answer:** *Solid Waste services is responsible for property taxes on the subject property, not the Lessee.*

2. **Question:** The RFP stated the total accepted volume at the Anchorage Recycling Center in 2019 was 22,086 tons, how much of this volume, by material grade or description, does the City control?

**Answer:** *SWS only controls the volume of recyclable material that it collects from The Landfill bins and customers in the SWS service area participating in the curbside Recycle Program. See Section 1.7 of the Technical Prospectus for additional volumetric information.*

3. **Question:** Please describe the internet service (include speed testing results) that is currently available to the office, scale house and other facilities.

**Answer:** *Per the Municipal Office of Information Technology, the MPLS speed to 1111 E. 56<sup>th</sup> Ave is 100 Mbps. The Admin/Warm Storage Building and Scale House have internet connectivity. The Tipping Floor does not.*

4. **Question:** Please provide the maximum available electrical power (amperage from the transformer) supply to the facility and the City's anticipated demand of the power supply.

**Answer:** *According to the electrical utility, Chugach Electric, 1111 E. 56<sup>th</sup> Ave is fed from a bank of 3 transformers at 25kVA each from the east, to the Tipping Floor Building, and a 3 phase, 150 kVA 120/208V transformer from the west to the Admin/Warm Storage Building.*

5. **Question:** Please provide the current distribution of available electrical power and amperage beyond what is being used today, per building.

**Answer:** *Electrical usage may vary on a month-to-month, year-to-year basis and may be variable. SWS does not manage electrical use on a building-by-building basis. As such, figures relating to electrical usage for what may be being used at a given point in time, in a given location, are indeterminable.*

6. **Question:** Is Natural Gas available to the facilities and if yes is there a seismic shutoff valve on the incoming supply line?

**Answer:** *There is natural gas to the facility provided by Enstar Natural Gas Utility. There is not a seismic shutoff valve. Reference Attachment 4 – Existing CTS Utilities Summary of the RFP*

7. **Question:** Please provide any restrictions to the available property for cutting, digging, core drilling and excavation.

**Answer:** *There are no restrictions however, in accordance with the terms of the RFP, any proposed improvements or alterations to the buildings or site proposed by the Lessee, are subject to the approval of SWS.*

8. **Question:** Please provide recent history (prior twelve months) of all electrical and other utility billing, itemized by buildings and offices.

**Answer:** *Historical utility usage was provided in Attachment 4 – Existing CTS Utilities Summary of the RFP. Granular breakdown by office and building does not exist.*

9. **Question:** Does the facility, be specific by buildings and offices, currently have any electronic security devices in use?

**Answer:** *Yes. There is intrusion detection at the Admin/Warm Storage Building and scalehouse monitored by Guardian Security.*

10. **Question:** Will the Contractor be responsible for onsite staffing during hours of public drop off?

**Answer:** *The Contractor may set up a 24/7 un-staffed public drop-off in a secure location that does not compromise the security of the facility or grounds. The Contractor will be responsible for litter control and proper housekeeping of the site.*

11. **Question:** Will the City require any special scale house hours of operation for commercial recycling customers?

**Answer:** *It is expected that the Lessee, at a minimum, will maintain regular “business hours” for commercial customers; roughly 8:00 am – 5:00 pm, Monday through Friday or alternative hours approved by SWS.*

12. **Question:** Please describe the sprinkler system(s) in use. What are the hydraulic specifications?

**Answer:** *Comprehensive drawings and design data for the sprinkler systems for the entire facility are not available. The attached drawing titled “TIPPING FLOOR” reflects the sprinkler system installed At the Tipping Floor in approximately 2005.*

*Buildings are listed as mixed light hazard and ordinary hazard groups 1 and 2 based.*

*The system is currently supplied by a fire water service line from Anchorage Water and Wastewater Utility (AWWU). Per recent report from Fierce Fire Protection: Main drain data indicates for the CTS Admin building with a 2” Orifice - 74psi Static / 57 psi Flow / 56 Psi Residual. Tipping Floor Dry System : 2” Orifice - 50 Psi Static / 42 Psi Flow / 50 Psi Residual.*

13. **Question:** Are the current sprinkler system(s) installed with earthquake bracing?

**Answer:** *No*

14. **Question:** Please provide this information regarding fire protection; a) how is the water supplied, by public water system, pumps from the main water source or onsite tank?

**Answer:** *The current fire sprinkler and installed fire alarm system is currently monitored through Fierce Fire Protection - SWS Account holder - and Emergency 24.*

15. **Question:** Is the fire suppression system connected to a 3<sup>rd</sup> party alarm monitoring company?

**Answer:** *See above, #14.*

16. **Question:** Please provide all zoning conditions including elevation and whether or not the property is considered in a flood zone.

**Answer:** *Property is Commercial Class with Manufacturing/Processing Land Use Classification. Zoning District is I1. Elevation is approximately 135' above sea level. The existing CTS site is not within a regulated floodplain (reference FEMA FIRM 200050761D)—site is mapped in Zone X areas to be outside the 0.2 percent annual chance floodplain.*

17. **Question:** Please provide the City's SWPPP for the proposed property and facilities, and all storm water sampling records and analysis for the most recent twelve-month period.

**Answer:** *See answer to question 21 below.*

18. **Question:** Are any Phase I and II environmental site assessment, environmental audit, or building conditions reports available for the site? If so, please provide copies of the same.

**Answer:** *There are no Environmental Assessments or building conditions reports available for the site or any buildings at the facility.*

19. **Question:** Please provide any and all asbestos surveys for the proposed property and facilities.

**Answer:** *The Admin/Warm Storage building has been surveyed. Asbestos was noted in the vinyl floor mastic in the Admin north hall. That hallway was covered in carpet in 2017. There is no survey for the Tipping Floor building.*

20. **Question:** Please provide and all arc flash assessments for the proposed property and facilities.

**Answer:** *There are no arc flash assessments for the property or facilities.*

21. **Question:** What environmental permits or authorizations have been issued to the facility (e.g., stormwater, solid waste)? Please provide copies of all environmental permits and related plans, including an SPCC plan.

**Answer:** *The site has an MSGP, SPCC Plan and a conditional use permit. These will be made available to the apparent selected proposer during negotiations.*

22. **Question:** Has the facility been the subject of any enforcement actions within the past three years, including actions relating to environmental laws, building or fire codes, zoning requirements or other? If

so, please provide the details of the same, as well as any relevant documentation describing the status of each action.

**Answer:** *The facility has not been subject to any enforcement actions within the past three years.*

23. **Question:** Have any spills or other releases of hazardous substances or oil occurred on the site? If so, please provide the details of these incidents, including a description of any cleanup activities.

**Answer:** *SWS is currently monitoring potential contamination from underground storage tanks that were previously removed. Baseline Groundwater monitoring data will be made available to the selected proposer during negotiations. SWS is currently working to close the contaminated site with ADEC. This cleanup is the responsibility of SWS.*

24. **Question:** Are any capital investment or maintenance expenditure required for compliance with any environmental, occupational safety and health laws, or building/life safety codes?

**Answer:** *No, not to the knowledge of Solid Waste Services. If there were, responsibility would be with Solid Waste Services, not the Lessee*

25. **Question:** Please provide information relating to the fire suppression system for the site, including copies of the most recent inspections of the same.

**Answer:** *See answers to questions 12-15 above.*

26. **Question:** How is the Tipping Floor heated? Is there in floor heating?

**Answer:** *The Tipping Floor is heated by four gas fired unit heaters. The inbound and outbound transfer truck loading ramp contains hydronic in-floor radiant heat. There is also heat trace in the roof gutters.*

27. **Question:** Please Provide all facilities drawings, including construction and utilities for the Warm Storage and Tipping floor buildings.

**Answer:** *Refer to drawings provided in Addendum 1.*

28. **Question:** Are vendors required to use the Solid Waste Services (SWS) Department Facility lease area identified in the RFP or are vendors allowed to propose other properties?

**Answer:** *The subject of the RFP is specifically the MOA/SWS property at 1111 E. 56<sup>th</sup> Avenue. No other properties, public or private, may be proposed.*

29. **Question:** Will the MOA/SWS recyclables coming into the awardee's Resource Recovery Center (RRC) facility be "flow controlled?"

**Answer:** *The RRC shall be open to receipt of recyclables from the public and commercial haulers and will receive any recyclables from SWS that are generated at the Landfill recycling bins and SWS curbside collections.*

*It is the responsibility of the Proposer to forecast/determine the total volume of recyclable material to which they believe they will access.*

30. **Question:** Are there additional “open market” tons that could be handled by the RRC awardee that the MOA/SWS is aware of?

**Answer:** See answer to #29.