

**CONTRACT DOCUMENTS AND SPECIFICATIONS
FOR CONSTRUCTION OF**

CITY OF UNALASKA

LEAR ROAD DUPLEXES KITCHEN AND BATH RENOVATIONS

DPW Project No. 18201



FOR BID
03-08-19

City of Unalaska
Department of Public Works
P.O. Box 610
Unalaska, Alaska 99685
907-581-1260

March 8, 2019

CITY OF UNALASKA - REQUEST FOR PROPOSALS

DEPARTMENT OF PUBLIC WORKS

LEAR ROAD DUPLEXES KITCHEN AND BATH RENOVATIONS

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I. REQUEST FOR PROPOSALS

The City of Unalaska (the City), Department of Public Works is requesting Bid Proposals for the **LEAR ROAD DUPLEXES KITCHEN AND BATH RENOVATIONS** (the Work). Sealed Proposals addressed to the City of Unalaska, will be received at the following location:

City of Unalaska
Office of the City Clerk
P.O. Box 610
43 Raven Way
Unalaska, Alaska 99685
Tel. 907-581-1251
Fax 907-581-1417

Sealed Bid Proposals will be received until 2:00 p.m., local time on **April 9, 2019**, and then publicly opened and read. Any bids received after the time and date specified may not be considered.

The Work includes interior renovations for kitchens and bathrooms for three or four existing housing units (2-duplexes) owned by the City of Unalaska.

1. Project Location: Lear Road, Unalaska, Alaska.
2. Owner: City of Unalaska, Department of Public Works.

The Work includes the removal/demolition of existing fixtures, casework, flooring, appliances and limited electrical configuration with the provision and installation of new items as shown and identified in these documents, including but not limited to:

1. Kitchen Casework: Upper and lower cabinets and countertops;
2. Stove exhaust vent (not previously vented), including ductwork concealed in architectural boxed chase or within upper cabinets as indicated;
3. Exterior wall penetration and arctic vent;
4. New range, refrigerator, microwave/vent, dishwasher, sink and faucet for kitchen;
5. New tub and wall surround, vanity, toilet, recessed medicine cabinet, faucet and bathroom accessories;
6. Resilient flooring in kitchen and bathroom;
7. Lighting fixtures in bath and kitchen including undercabinet lighting and wall track lighting;
8. Reconfiguration and upgrade to existing electrical outlets;
9. Painting of walls in kitchen and bathroom;
10. New accordion doors at existing opening locations.

The project includes the renovation of four full bathrooms and two half bathrooms total. One of the unit's kitchen and/or bath(s) may or may not be constructed, depending on Contract award by the City. A minimum of three full units will be awarded.

Actual Construction Work is limited to a 60-day period, with all Work requiring completion no later than October 31, 2019.

II. INSTRUCTIONS

A. Examination of Contract Documents

1. Before submitting a Proposal:
 - a. Thoroughly examine the Request for Proposals;
 - b. Visit the Site, conduct a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied with the general, local, and Site conditions that may affect cost, progress, and performance of the Work. The Owner will arrange for a pre-bid walkthrough but Units 73 and 85 may not be available for viewing. Bidders shall not disturb the existing tenants and shall not enter the property without permission from the City Engineer at the City of Unalaska Department of Public Works (DPW);
 - c. Consider federal, state, and local laws and regulations that may affect cost, progress, performance, or furnishing of the Work;
 - d. Promptly notify the City of all conflicts, errors, ambiguities or discrepancies discovered in the Request for Proposals; and
 - e. Review applicability of City sales tax to any purchases of materials or services related to the Work.
2. The terms Bids, Proposals, Bid Proposals, and Price Proposals are used for the Bid Form. Similarly, the terms Bidder and Proposer are used to designate the individual, firm, corporation, or joint venture submitting a Bid or Price Proposal for the described Work. These terms are used interchangeably and have the same intents or meanings as indicated.
3. The successful Bidder shall hold such Contractors and Business Licenses as required by State Statutes and City of Unalaska Municipal Code Section 9.04. The right is reserved to reject any or all Bids, to waive informalities or irregularities in the bidding, and to accept bids that are considered to be in the best interest of the City of Unalaska. The successful bidder will be required to furnish the necessary additional bond(s) for the faithful performance of the Contract, as prescribed in the Bidding Documents.
4. The submission of a Proposal will constitute an incontrovertible representation of understanding of this Request for Proposals; that, without exception, the Proposal is premised upon performing and furnishing the Work required therein; that written notice of all conflicts, errors, ambiguities, and discrepancies discovered in the Request for Proposals and the written resolution thereof by the City is acceptable; and that the

Request for Proposals is generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work.

B. Interpretations and Addenda

1. All questions about the meaning or intent of the Request for Proposals are to be directed to the City. Interpretations or clarifications considered necessary by the City in response to such questions will be issued by Addenda emailed or delivered to all parties recorded by the City as having received the Request for Proposals and also posted on the City Website.

<http://ci.unalaska.ak.us/rfps>

Questions received less than 5 business days prior to the due date for Proposals may not be answered. Only questions answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

Direct all questions and requests for Site visits to:

City of Unalaska – Department of Public Works
Tom Cohenour, Director of Public Works
tcohenour@ci.unalaska.ak.us
P.O. Box 610, Unalaska, Alaska 99685
Tel. 907-581-1260

C. Price Proposal Form

1. All blanks on the Price Proposal Form included in **Attachment A** must be completed.
2. Bid Security is required as indicated below.

D. Bid Security

1. Each Bid must be accompanied by Bid security made payable to Owner for 5 percent of Bidder's Total Bid price and in the form of a certified bank check or a Bid Bond on form attached, issued by an acceptable Surety that guarantees the bond amount.
2. The Bid security of a successful bidder will be retained until such Bidder has executed the Agreement, furnished the required Contract security, and met the other conditions of the Notice of Award, whereupon the Bid security will be returned. If the successful Bidder fails to execute and deliver the Agreement and furnish the required Contract security within 15 days after the Notice of Award, Owner may annul the Notice of Award and the Bid security of that Bidder will be forfeited. The bid security of the Bidders whom Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of the 7th day after the Effective Date of the agreement or the 90th day after the Bid opening, whereupon Bid security furnished by such Bidders will be returned. Bid security submitted with bids which are not competitive will be returned within 15 days after the Bid opening.

E. Submission of Price Proposals

1. Price Proposals shall be submitted not later than the time prescribed, at the place, and in the manner set forth in the Request for Proposals and shall be enclosed in an opaque sealed envelope, marked with the project title (and, if applicable, the designated portion of the project for which the Bid is submitted) and name and address of Bidder and accompanied by the other required documents. If the Bid is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with the notation "**BID ENCLOSED**" on the face of it.
2. Only one Bid from any individual, firm, partnership, or corporation, under the same or different names, will be considered. Should it appear to the City that any Bidder is interested in more than one Bid for work contemplated, all Bids in which such Bidder is interested will be rejected.
3. Each Bid must be submitted on the prescribed form and accompanied by bid security as prescribed in the Instruction to Bidders, payable to the City of Unalaska, Alaska, in an amount not less than 5 (five) percent of the Total Bid amount.
4. Attachments.

Bidder shall complete and submit the following forms with its Bid:

Price Proposal Form
Addenda Acknowledgment
Bid Bond
Alaska Business and Contractor's License

F. Modifications and Withdrawal of Proposals

1. Prior to the time and date designated for receipt of Bids or Price Proposals, any Bid submitted may be withdrawn by notice to the party receiving Bids at the place designated for receipt of Bids. Such notice shall be in writing over the signature of the Bidder or by facsimile. If by facsimile, the modification received shall be over the signature of the Bidder and shall be received before the date and time set for receipt of Bids. Facsimile messages shall be worded as to not reveal the amount of the original or modified Bid. Facsimile telephone number is:

City of Unalaska (907) 581-1417

Bid modifications must be sent to the office to which the original proposal is delivered or sent.

G. Opening of Bids/Price Proposals

1. Bids/Price Proposals will be opened and read aloud publicly at the place where Bids are to be submitted.

H. Price Proposals to Remain Subject to Acceptance

1. Bids/Price Proposals remain subject to acceptance for 90 days after the day of the Price Proposal due date.

I. Award of Contract

1. The City reserves the right to reject any or all Price Proposals, including without limitation the rights to reject any or all nonconforming, non-responsive, unbalanced or conditional Price Proposals, and to reject any Price Proposal the City believes would not be in the best interest of the City to accept, whether because the Price Proposal is not responsive or the Proposer is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by the City. The City also reserves the right to waive all informalities not involving price, time, or changes in the material specifications and to negotiate Contract terms with the successful Proposer. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum. Discrepancies between words and figures will be resolved in favor of the words.
2. In evaluating Price Proposals, the City will consider the qualifications of the Proposers and whether or not the Price Proposals comply with the Request for Proposals.
3. In the event of failure of the most responsive Proposer to execute the Contract, the Owner may award the Contract to the next most responsive Proposer. Such award, if made, will be made within 90 days after the opening of Price Proposals.
4. If, at the time this Contract is to be awarded, the total of the lowest acceptable Price Proposal exceeds the funds then estimated by the City as available, the City may reject all Price Proposals or take such other action as best serves the City's interests.
5. If the Contract is to be awarded, it will be awarded to lowest responsive, responsible Proposer, whose evaluation by the City indicates to the City that the award will be in the best interests of the City.

J. Signing of Contract

When the City gives a Notice of Award to the successful Proposer, it will be accompanied by the unsigned counterparts of the Contract. Within 10 business days thereafter, the Contractor must sign and deliver the required number of counterparts of the Contract to the City with the required documents.

1. Contract. The Contract a successful Proposer will be required to execute is included as **Attachment C - Contract for Construction of a Small Project**. Proposers are advised that the Contract contains additional specifications and terms that apply to how the Work must be performed. Responses to this Request for Proposals must be based on the Contract requirements in addition to those requirements set out in this Request for Proposals.
2. Payment and Performance Bonds (if Contract exceeds \$50,000). The Contractor must provide Performance and Payment Bonds for 100% of the value of the Work with necessary power of attorney forms if the Proposal exceeds \$50,000.

3. Insurance Certificates. The Contractor awarded the Work will be required to provide the certificates of insurance specified in the Contract.
4. Licensing. Contractors responding to this Request for Proposals must be licensed to do business in the State of Alaska and have the appropriate administrators assigned. Evidence of subcontractor's compliance with the above must also be submitted to the City prior to the subcontractor beginning work. The Contractor and their subcontractors must also obtain a City Business License.
5. Wages: All workers must be paid prevailing wage rates as described in the State of Alaska LABORERS' AND MECHANICS' MINIMUM RATES OF PAY, Title 36, Public Contracts, AS 36.05 & AS 35.10 Wage and Hour Administration Pamphlet No. 600 – Latest revision.

Within 10 business days thereafter, the City will deliver one fully signed counterpart to Contractor followed by a purchase order which serves as the Notice to Proceed.

**ATTACHMENT A
PRICE PROPOSAL FORM**

ATTACHMENT A – PRICE PROPOSAL FORM
CITY OF UNALASKA – LEAR ROAD DUPLEXES KITCHEN AND BATH RENOVATIONS

Item No.	DESCRIPTION	PAYMENT UNIT	ESTIMATED QUANTITY	PRICE PER UNIT \$	TOTAL PRICE \$
1	Mobilization/ Demobilization	Lump Sum	All		
2	Kitchen, Unit 69	Lump Sum	All		
3	Kitchen, Unit 73	Lump Sum	All		
4	Kitchen, Unit 81	Lump Sum	All		
5	Kitchen, Unit 85	Lump Sum	All		
6	1.5-Baths, Unit 69	Lump Sum	All		
7	1.5-Baths, Unit 73	Lump Sum	All		
8	1-Bath, Unit 81	Lump Sum	All		
9	1-Bath, Unit 85	Lump Sum	All		
10	Storage Container	Each	4		
11	7-Day Early Completion Bonus	Each	3	\$2,000.00	\$6,000.00
12	Weekly Walkthrough	Each	9	\$500.00	\$4,500.00

Total Price Proposal: \$ _____

Total Price Proposal: _____
(In Words)

Proposing Company: _____

Authorized Agent: _____

Signature: _____

Date: _____

State of Alaska Contractor's License No.: _____

Acknowledge Addenda _____ through _____ inclusive

Proposer certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in providing this Price Proposal.

BID BOND

KNOW ALL MEN BY THESE PRESENTS: that

(Name of Contractor)

(Address of Contractor)

as Principal, hereinafter called Principal, and

(Name of Surety)

(Address of Surety)

a corporation duly organized under the laws of the State of Alaska as Surety, hereinafter called Surety, are held and firmly bound unto

City of Unalaska _____
(Name of Owner)

PO Box 610, Unalaska, Alaska 99685 _____
(Address of Owner)

as Obligee, hereinafter called Obligee, in the sum of _____ Dollars, (\$ _____) for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for the City of Unalaska **LEAR ROAD DUPLEXES KITCHEN AND BATH RENOVATIONS** located in Unalaska, Alaska.

NOW THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and Sealed this _____ day of _____ 2019

(Principal) Seal

(Witness)

(Title) Seal

(Surety) Seal

(Witness)

(Title) Seal

ATTACHMENT B
CONTRACT FOR CONSTRUCTION OF A SMALL PROJECT

CONTRACT FOR CONSTRUCTION OF A SMALL PROJECT

This Contract is by and between City of Unalaska (Owner) and _____ (Contractor).

Owner and Contractor hereby agree as follows:

ARTICLE 1 - THE WORK

1.01 Work

- A. Work includes all labor, tools, equipment, and materials necessary to construct the Project defined herein.
- B. The Contractor shall complete all Work as specified or indicated in the Contract Documents. The Project is generally described as follows:

LEAR ROAD DUPLEXES KITCHEN AND BATH RENOVATION. The Work includes performing all operations in connection with interior renovations for kitchens and bathrooms for four existing housing units (2-duplexes) owned by the City of Unalaska as described in Attachment D.

ARTICLE 2 - CONTRACT DOCUMENTS

2.01 Intent of Contract Documents

- A. It is the intent of the Contract Documents to describe a functionally complete project. The Contract Documents do not indicate or describe all of the Work required to complete the Project. Additional details required for the correct installation of selected products are to be provided by the Contractor and coordinated with the Owner and Engineer. This Contract supersedes prior negotiations, representations, and agreements, whether written or oral. The Contract Documents are complementary; what is required by one part of the Contract Documents is as binding as if required by other parts of the Contract Documents.
- B. During the performance of the Work and until final payment, Contractor and Owner shall submit all matters in question concerning the requirements of the Contract Documents, or relating to the acceptability of the Work under the Contract Documents to the Engineer. Engineer will be the initial interpreter of the requirements of the Contract Documents and judge of the acceptability of the Work thereunder.
- C. Engineer will render a written clarification, interpretation, or decision on the issue submitted, or initiate a modification to the Contract Documents.
- D. Contractor, and its subcontractors and suppliers, shall not have or acquire any title to or ownership rights to any of the Drawings, Specifications, or other documents (including copies or electronic media editions) prepared by Engineer or its consultants.

2.02 Contract Documents Defined

- A. The Contract Documents consist of the following documents:
 - 1. Request for Proposals
 - 2. This Contract.
 - 3. Performance and Payment Bonds
 - 4. Plans, Specifications and Other Supplemental Information.
 - 5. Addenda _____ through _____ inclusive.

6. Price Proposal.
7. The following which may be delivered or issued on or after the Effective Date of the Contract:
 - a. Work Change Directives.
 - b. Change Orders.
 - c. Field Orders.

ARTICLE 3 - ENGINEER

3.01 Engineer

- A. The Engineer for this Project is **City of Unalaska Department of Public Works or their designee.**

ARTICLE 4 - CONTRACT TIMES

4.01 Contract Times

- A. The Work will be substantially completed on or before **October 15, 2019** and completed and ready for final payment on or before **October 31, 2019**. The actual construction period is limited to 60-days from the start of construction until Final Completion. Submittals, submittal review, materials procurement and staging should be completed prior to the start of construction and the 60-day construction period. Storage containers shall be set 30-days prior to the start of construction work.

4.02 Liquidated Damages

- A. Contractor and Owner recognize that time is of the essence in the performance of the Contract, and that Owner will incur damages if Contractor does not complete the Work according to the requirements of Paragraph 4.01. Because such damages for delay would be difficult and costly to determine, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner **\$250** for each day that expires after the Contract Time for substantial completion.

4.03 Delays in Contractor's Progress

- A. The right of the Contractor to proceed shall not be terminated nor the Contractor charged with liquidated or actual damages because of any delays to the completion of the Work due to unforeseeable causes beyond the control and without the fault or negligence of the Contractor including, but not restricted to the following: acts of God or of the public enemy, acts of the Owner in contractual capacity, acts of another contractor in the performance of a contract with the Owner, floods, fires, epidemics, quarantine restrictions, strikes, freight embargoes, unusually severe weather and delays of Subcontractors or Suppliers due to such causes. Any delay in receipt of materials on the site, caused by other than one of the specifically mentioned occurrences above, does not of itself justify a time extension. Provided, that the Contractor shall within twenty-four (24) hours from the beginning of any such delay (unless the Engineer shall grant a further period of the time prior to the date of final settlement of the Contract), notify the Engineer in writing of the cause of delay. The Engineer shall ascertain the facts and the extent of the delay and extend the time for completing the Work when the findings of fact justify such an extension.

- B. Normal weather in Unalaska shall not be cause for time extension and the Contractor shall allow ample time in his schedule to accommodate normal weather delays.

4.04 Progress Schedules

- A. Contractor shall develop a progress schedule and submit to the Engineer for review and comment before starting Work on the Site. The Contractor shall modify the schedule in accordance with the comments provided by the Engineer.
- B. The Contractor shall update and submit the progress schedule to the Engineer each month. The Owner may withhold payment if the Contractor fails to submit the schedule.

ARTICLE 5 - CONTRACT PRICE

5.01 Payment

- A. The Owner shall pay the Contractor for completion of the Work, in accordance with this Contract, an amount equal to the sum of the established unit prices for each separately identified item of Work multiplied by the measured quantity of actual work completed plus the sum of the lump sum prices for each separately identified and selected lump sum item on the Price Proposal. Actual quantities installed will be determined by the Engineer. The Contract Sum of **\$(Contract Price)** is based upon the Price Proposal Items set forth in this Contract which are hereby accepted by the Owner.

ARTICLE 6 - INSURANCE

6.01 Insurance

- A. Contractor shall provide insurance coverage for not less than the following amounts, or greater where required by Laws and Regulations:
 - 1. **Commercial General Liability Insurance:** \$1,000,000 per occurrence with a \$2,000,000 aggregate, including completed products and operations and personal liability insurance.
 - 2. **Automobile Liability Insurance:** \$1,000,000 Combined Single Limit Including owned, hired, and non-owned coverage.
 - 3. **Statutory Workers' Compensation and Employer's Liability Insurance:** \$1,000,000 Each Accident/Each Employee/Policy Limit.
 - 4. **A Waiver of Subrogation on the Commercial General Liability Insurance, Automobile Liability Insurance, Statutory Workers Compensation and Employers Liability Insurance, Insurance:** Contractor will hold the city harmless and provide a Waiver of Subrogation in favor of the Owner.
- B. Additional Coverages are required if they are within the scope of the Work:
 - 1. **Property:** For New Construction or Installation Projects All risk coverage using an Installation Floater or Builders Risk form with a total value of the construction cost. Name the city as Loss Payee. Provide Transit coverage in the amount of the value of the load. Property at Temporary Location in the amount of property at the temporary location, if applicable.
- C. The Contractor is required to provide the Owner with a Certificate of Insurance naming the Owner as Additional Insured prior to the commencement of any Work or use of Owner facilities. The failure to object to contents of the Certificate of Insurance or the absence of same shall not be deemed a waiver of any and all rights held by the Owner. Additional Insured

status on the Commercial General Liability shall be through ISO Additional Insured Endorsement CG2010 11/04 or equivalent.

- D. In the event the Contractor utilizes a Subcontractor for any portion of the services outlined within the scope of its activities, the Subcontractor shall provide insurance of the same type or types and to the same extent of coverage as that provided by the Contractor. All insurance required of the Subcontractor shall also name the Owner as an Additional Insured for all those activities performed within its contracted activities for the contract executed.
- E. The Contractor acknowledges that failure to obtain such insurance on behalf of the City constitutes a material breach of Contract and subjects it to liability for damages, indemnification, and all other legal remedies available to the Owner.

ARTICLE 7 - CONTRACTOR'S RESPONSIBILITIES

7.01 Supervision and Superintendence

- A. Contractor shall supervise and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents. Contractor shall be solely responsible for the means, methods, techniques, sequences, safety, and procedures of construction.
- B. Contractor shall assign a competent resident superintendent who is to be present at all times during the execution of the Work. This resident superintendent shall not be replaced without written notice to and approval by the Owner and Engineer except under extraordinary circumstances.
- C. Contractor shall at all times maintain good discipline and order at the Site.

7.02 Other Work at the Site

- A. In addition to and apart from the Work of the Contractor, other work may occur at or adjacent to the Site. Contractor shall take reasonable and customary measures to avoid damaging, delaying, disrupting, or interfering with the work of Owner, any other contractor, or any utility owner performing other work at or adjacent to the Site.

7.03 Services, Materials, and Equipment

- A. Unless otherwise specified in the Contract Documents, Contractor shall provide and assume full responsibility for all services, materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary facilities, temporary facilities, and all other facilities and incidentals necessary for the performance, testing, start up, and completion of the Work, whether or not such items are specifically called for in the Contract Documents. **The Owner will provide and pay for electrical, heating fuel oil, water and sewer utilities during the construction period.**
- B. All materials and equipment incorporated into the Work shall be new, of good quality and shall be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable supplier, except as otherwise provided in the Contract Documents.

7.04 Subcontractors and Suppliers

- A. Contractor may retain subcontractors and suppliers for the performance of parts of the Work. Such subcontractors and suppliers must be acceptable to Owner.

- 7.05 Quality Management
- A. Contractor is fully responsible for the managing quality to ensure Work is completed in accordance with the Contract Documents.
- 7.06 Licenses, Fees and Permits
- A. Contractor shall pay all license fees and royalties and assume all costs incident to performing the Work or the incorporation in the Work of any invention, design, process, product, or device which is the subject of patent rights or copyrights held by others.
 - B. Contractor shall obtain and pay for all construction permits and licenses unless otherwise provided in the Contract Documents.
- 7.07 Laws and Regulations; Taxes
- A. Contractor shall give all notices required by and shall comply with all local, state, and federal Laws and Regulations applicable to the performance of the Work. Except where otherwise expressly required by applicable Laws and Regulations, neither Owner nor Engineer shall be responsible for monitoring Contractor's compliance with any Laws or Regulations.
 - B. Contractor shall bear all resulting costs and losses, and shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them from and against all claims, costs, losses, and damages if Contractor performs any Work or takes any other action knowing or having reason to know that it is contrary to Laws or Regulations.
 - C. Contractor shall pay all applicable sales, consumer, use, and other similar taxes Contractor is required to pay in accordance with Laws and Regulations.
- 7.08 Record Documents
- A. Contractor shall maintain one printed record copy of all Drawings, Specifications, Addenda, Change Orders, Work Change Directives, Field Orders, written interpretations and clarifications, and approved shop drawings in a safe place at the Site. Contractor shall annotate them to show changes made during construction. Contractor shall deliver these record documents to Engineer prior to final payment for the Work.
- 7.09 Safety and Protection
- A. Contractor shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work in accordance with Federal and State Departments of Labor Occupational Safety and Health Act (OSHA) and other local, state, and federal regulations.
 - B. Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to:
 - 1. All persons on the Site or adjacent to the Site who may be affected by the Work;
 - 2. All the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and
 - 3. Other property at the Site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, other work in progress, utilities, and underground facilities not designated for removal, relocation, or replacement in the course of construction.
 - C. All damage, injury, or loss to any property caused, directly or indirectly, in whole or in part, by Contractor, or anyone for whose acts the Contractor may be liable, shall be remedied by

Contractor at its expense (except damage or loss attributable to the fault of Contract Documents or to the acts or omissions of Owner or Engineer and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of Contractor).

- D. Contractor shall be responsible for coordinating any exchange of material safety data sheets or other hazard communication information required to be made available to or exchanged between or among employers at the Site in accordance with Laws or Regulations.
- E. In emergencies affecting the safety or protection of persons or the Work or property at the Site or adjacent thereto, Contractor shall act to prevent threatened damage, injury, or loss. Contractor shall give Engineer prompt written notice if Contractor believes that any significant changes in the Work or variations from the Contract Documents have been caused thereby or are required as a result thereof. If Engineer determines that a change in the Contract Documents is required because of the action taken by Contractor in response to such an emergency, a Work Change Directive or Change Order will be issued.

7.10 Warranties and Guarantees

- A. Contractor warrants and guarantees to Owner that all Work will be in accordance with the Contract Documents and will not be defective. Engineer and its officers, directors, members, partners, employees, agents, consultants, and subcontractors shall be entitled to rely on Contractor's warranty and guarantee.

7.11 Correction Period

- A. If within one year after the date of substantial completion, any Work is found to be defective, or if the repair of any damages to the Site, adjacent areas that Contractor has arranged to use through construction easements or otherwise, and other adjacent areas used by Contractor as permitted by Laws and Regulations, is found to be defective, then Contractor shall promptly and without cost to Owner, correct such defective Work.

7.12 Indemnification

- A. To the fullest extent permitted by Laws and Regulations, and in addition to any other obligations of Contractor under the Contract or otherwise, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to the performance of the Work, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of Contractor, any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work or anyone for whose acts they may be liable.

ARTICLE 8 - OWNER'S RESPONSIBILITIES

8.01 Owner's Responsibilities

- A. Except as otherwise provided in the Contract Documents, Owner shall issue all communications to Contractor through Engineer.

- B. Owner shall make payments to Contractor as provided in this Contract.
- C. Owner shall provide Site and easements required to construct the Project.
- D. If Owner intends to contract with others for the performance of other work at or adjacent to the Site, unless stated elsewhere in the Contract Documents, Owner shall have sole authority and responsibility for such coordination.
- E. The Owner shall be responsible for performing inspections and tests required by applicable codes.
- F. The Owner shall not supervise, direct, or have control or authority over, nor be responsible for, Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs, or for any failure of Contractor to comply with Laws and Regulations and Codes applicable to the performance of the Work. Owner will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.
- G. While at the Site, Owner's employees and representatives shall comply with the specific applicable requirements of Contractor's safety programs of which Owner has been informed.
- H. Owner shall furnish copies of any applicable Owner safety programs to Contractor.

ARTICLE 9 - ENGINEER'S STATUS DURING CONSTRUCTION

9.01 Engineer's Status

- A. Engineer will be Owner's representative during construction. The duties and responsibilities and the limitations of authority of Engineer as Owner's representative during construction are set forth in this Contract.
- B. Neither Engineer's authority or responsibility under this Article 9 or under any other provision of the Contract, nor any decision made by Engineer in good faith either to exercise or not exercise such authority or responsibility or the undertaking, exercise, or performance of any authority or responsibility by Engineer, shall create, impose, or give rise to any duty in contract, tort, or otherwise owed by Engineer to Contractor, any subcontractor, any supplier, any other individual or entity, or to any surety for or employee or agent of any of them.
- C. Engineer will make visits to the Site at intervals appropriate to the various stages of construction. Engineer will not be required to make exhaustive or continuous inspections on the Site to check the quality or quantity of the Work.
- D. Engineer has the authority to reject Work if Contractor fails to perform Work in accordance with the Contract Documents.
- E. Engineer will render decisions regarding the requirements of the Contract Documents, and judge the acceptability of the Work.
- F. Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Engineer will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.

ARTICLE 10 - CHANGES IN THE WORK

10.01 Authority to Change the Work

- A. Without invalidating the Contract and without notice to any surety, Owner may, at any time or from time to time, order additions, deletions, or revisions in the Work.

10.02 Change Orders

- A. Owner and Contractor shall execute appropriate Change Orders covering:
 - 1. Changes in the Contract Price or Contract Times which are agreed to by the parties, including any undisputed sum or amount of time for Work actually performed in accordance with a Work Change Directive;
 - 2. Changes in the Work which are: (a) ordered by Owner or (b) agreed to by the parties or (c) resulting from the Engineer's decision, subject to the need for Engineer's recommendation if the change in the Work involves the design (as set forth in the Drawings, Specifications, or otherwise), or other engineering or technical matters; and
 - 3. Changes in the Contract Price or Contract Times or other changes which embody the substance of any final binding results under Article 12.
- B. If the provisions of any bond require notice to be given to a surety of any change affecting the general scope of the Work or the provisions of the Contract Documents (including, but not limited to, Contract Price or Contract Times), the giving of any such notice will be Contractor's responsibility. The amount of each applicable bond will be adjusted to reflect the effect of any such change.

ARTICLE 11 - DIFFERING SUBSURFACE OR PHYSICAL CONDITIONS

11.01 Differing Conditions Process

- A. If Contractor believes that any subsurface or physical condition including but not limited to utilities or other underground facilities that are uncovered or revealed at the Site either differs materially from that shown or indicated in the Contract Documents or is of an unusual nature, and differs materially from conditions ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract Documents then Contractor shall, promptly after becoming aware thereof and before further disturbing the subsurface or physical conditions or performing any Work in connection therewith (except in an emergency), notify Owner and Engineer in writing about such condition. Contractor shall not further disturb such condition or perform any Work in connection therewith (except with respect to an emergency) until receipt of a written statement permitting Contractor to do so.
- B. After receipt of written notice, Engineer will promptly:
 - 1. Review the subsurface or physical condition in question;
 - 2. Determine necessity for Owner obtaining additional exploration or tests with respect to the condition;
 - 3. Determine whether the condition falls within the differing site condition as stated herein;
 - 4. Obtain any pertinent cost or schedule information from Contractor;
 - 5. Prepare recommendations to Owner regarding the Contractor's resumption of Work in connection with the subsurface or physical condition in question and the need for any change in the Drawings or Specifications; and
 - 6. Advise Owner in writing of Engineer's findings, conclusions, and recommendations.

- C. After receipt of Engineer's written findings, conclusions, and recommendations, Owner shall issue a written statement to Contractor regarding the subsurface or physical condition in question, addressing the resumption of Work in connection with such condition, indicating whether any change in the Drawings or Specifications will be made, and adopting or rejecting Engineer's written findings, conclusions, and recommendations, in whole or in part.

ARTICLE 12 - CLAIMS AND DISPUTE RESOLUTION

12.01 Claims Process

- A. The party submitting a claim shall deliver it directly to the other party to the Contract and the Engineer promptly (but in no event later than 10 days) after the start of the event giving rise thereto.
- B. The party receiving a claim shall review it thoroughly, giving full consideration to its merits. The two parties shall seek to resolve the claim through the exchange of information and direct negotiations. All actions taken on a claim shall be stated in writing and submitted to the other party.
- C. If efforts to resolve a claim are not successful, the party receiving the claim may deny it by giving written notice of denial to the other party. If the receiving party does not take action on the claim within 45 days, the claim is deemed denied.
- D. Within 30 days of (i) receipt of denial of a claim or (ii) expiration of the 45-day period described in subsection C, above, the party submitting the claim may deliver a notice of appeal to the City Manager, together with references to the Contract and any additional materials the party would have considered. The City Manager will render a written decision within 120 days.
- E. Any party may appeal from the decision of the City Manager by filing a notice of appeal in the Superior Court at Unalaska.

TESTS AND INSPECTIONS; CORRECTION OF DEFECTIVE WORK

12.02 Tests and Inspections

- A. Owner and Engineer will have access to the Site and the Work at reasonable times for their observation, inspection, and testing. Contractor shall provide them proper and safe conditions for such access.
- B. Contractor shall give Engineer timely notice of readiness of the Work for all required inspections and tests, and shall cooperate with inspection and testing personnel to facilitate required inspections and tests.
- C. If any Work that is to be inspected, tested, or approved is covered by Contractor without written concurrence of Engineer, Contractor shall, if requested by Engineer, uncover such Work for observation. Such uncovering shall be at Contractor's expense.

12.03 Defective Work

- A. Contractor shall ensure that the Work is not defective.
- B. Engineer has the authority to determine whether Work is defective, and to reject defective Work.
- C. Prompt notice of all defective Work of which Owner or Engineer has actual knowledge will be given to Contractor.
- D. The Contractor shall promptly correct all such defective Work.

- E. When correcting defective Work, Contractor shall take no action that would void or otherwise impair Owner's special warranty and guarantee, if any, on said Work.
- F. If the Work is defective or Contractor fails to supply sufficient skilled workers or suitable materials or equipment, or fails to perform the Work in such a way that the completed Work will conform to the Contract Documents, then Owner may order Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated.

ARTICLE 13 - PAYMENTS TO CONTRACTOR

13.01 Progress Payments

- A. The Contractor shall prepare a schedule of values that will serve as the basis for progress payments. The schedule of values will be in a form of application for payment provided by the Owner. The unit price breakdown submitted with the Price Proposal will be used for unit price work. Break lump sum items into units that will allow for measurement of Work in progress.

13.02 Applications for Payments:

- A. Contractor shall submit an application for payment in a form provided by the Engineer, no more frequently than monthly, to Engineer. Applications for payment will be prepared and signed by Contractor. Contractor shall provide supporting documentation required by the Contract Documents. Payment will be paid for Work completed as of the date of the application for payment.
- B. Beginning with the second application for payment, each application shall include an affidavit of Contractor stating that all previous progress payments received on account of the Work have been applied on account to discharge Contractor's legitimate obligations associated with prior applications for payment.
- C. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below less any withholdings.
 - 1. Prior to Substantial Completion, in an amount sufficient to increase total payments to CONTRACTOR to 90 percent of the Contract Price, less such amounts as the OWNER shall determine, or the OWNER may withhold, in accordance with the Contract Documents.
 - 2. Upon Substantial Completion, in an amount sufficient to increase total payments to CONTRACTOR to 95 percent of the Contract Price, less such amounts as the OWNER shall determine, or the OWNER may withhold, in accordance with the Contract Documents.

13.03 Retainage

- A. The Owner may retain up to 10% of progress payments until the Work is substantially complete.
- B. All retainage shall bear interest at the rate required by AS 36.90.250 if applicable under AS 36.90.265.

13.04 Review of Applications for Payment

- A. Within 10 days after receipt of each application for payment, the Engineer will either indicate in writing a recommendation for payment and present the application for payment to Owner or return the application for payment to Contractor indicating in writing Engineer's reasons for refusing to recommend payment. The Contractor will make the necessary corrections and resubmit the application for payment.

- B. Engineer will recommend reductions in payment (set-offs) which, in the opinion of the Engineer, are necessary to protect Owner from loss because the Work is defective and requires correction or replacement.
- C. The Owner is entitled to impose set-offs against payment based on any claims that have been made against Owner on account of Contractor's conduct in the performance of the Work, incurred costs, losses, or damages on account of Contractor's conduct in the performance of the Work, or liquidated damages that have accrued as a result of Contractor's failure to complete the Work.

13.05 Contractor's Warranty of Title

- A. Contractor warrants and guarantees that title to all Work, materials, and equipment furnished under the Contract will pass to Owner free and clear of (1) all liens and other title defects, and (2) all patent, licensing, copyright, or royalty obligations, no later than seven days after the time of payment by Owner.

13.06 Substantial Completion

- A. The Contractor shall notify Owner and Engineer in writing that the Work is substantially complete and request the Engineer issue a certificate of substantial completion when Contractor considers the Work ready for its intended use. Contractor shall at the same time submit to Owner and Engineer an initial draft of punch list items to be completed or corrected before final payment.
- B. Engineer will make an inspection of the Work with the Owner and Contractor to determine the status of completion. If Engineer does not consider the Work substantially complete, Engineer will notify Contractor and Owner in writing giving the reasons therefor.
- C. If Engineer considers the Work substantially complete or upon resolution of all reasons for non-issuance of a certificate identified in 14.06.B, Engineer will deliver to Owner a certificate of substantial completion which shall fix the date of substantial completion and include a punch list of items to be completed or corrected before final payment.

13.07 Final Inspection

- A. Upon written notice from Contractor that the entire Work is complete, Engineer will promptly make a final inspection with Owner and Contractor and will notify Contractor in writing of all particulars in which this inspection reveals that the Work, or agreed portion thereof, is incomplete or defective. Contractor shall immediately take such measures as are necessary to complete such Work or remedy such deficiencies.

13.08 Final Payment

- A. Contractor may make application for final payment after Contractor has satisfactorily completed all Work defined in the Contract, including providing all maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance, certificates of inspection, annotated record documents and other documents.
- B. The final application for payment shall be accompanied (except as previously delivered) by:
 - 1. All documentation called for in the Contract Documents;
 - 2. Consent of the surety to final payment;
 - 3. Satisfactory evidence that all title issues have been resolved such that title to all Work, materials, and equipment has passed to Owner free and clear of any liens or other title defects, or will so pass upon final payment;

4. A list of all disputes that Contractor believes are unsettled; and
 5. Complete and legally effective releases or waivers (satisfactory to Owner) of all lien rights arising out of the Work, and of liens filed in connection with the Work.
- C. The Work is complete (subject to surviving obligations) when it is ready for final payment as established by the Engineer's written recommendation of final payment.

13.09 Waiver of Claims

- A. The making of final payment will not constitute a waiver by Owner of claims or rights against Contractor.
- B. The acceptance of final payment by Contractor will constitute a waiver by Contractor of all claims and rights against Owner other than those pending matters that have been duly submitted.

ARTICLE 14 - SUSPENSION OF WORK AND TERMINATION

14.01 Owner May Suspend Work

- A. At any time and without cause, Owner may suspend the Work or any portion thereof for a period of not more than 60 consecutive days by written notice to Contractor and Engineer. Such notice will fix the date on which Work will be resumed. Contractor shall resume the Work on the date so fixed. Contractor shall be entitled to an adjustment in the Contract Price or an extension of the Contract Times, or both, directly attributable to any such suspension.

14.02 Owner May Terminate for Cause

- A. Contractor's failure to perform the Work in accordance with the Contract Documents or other failure to comply with a material term of the Contract Documents will constitute a default by Contractor and justify termination for cause.
- B. If Contractor defaults in its obligations, then after giving Contractor and any surety ten days written notice that Owner is considering a declaration that Contractor is in default and termination of the Contract, Owner may proceed to:
 1. Declare Contractor to be in default, and give Contractor and any surety notice that the Contract is terminated; and
 2. Enforce the rights available to Owner under any applicable performance bond.
- C. Owner may not proceed with termination of the Contract under Paragraph 15.02.B if Contractor within seven days of receipt of notice of intent to terminate begins to correct its failure to perform and proceeds diligently to cure such failure.
- D. Subject to the terms and operation of any applicable performance bond, if Owner has terminated the Contract for cause, Owner may exclude Contractor from the Site, take possession of the Work, incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere, and complete the Work as Owner may deem expedient.
- E. In the case of a termination for cause, if the cost to complete the Work, including related claims, costs, losses, and damages, exceeds the unpaid contract balance, Contractor shall pay the difference to Owner.

14.03 Owner May Terminate for Convenience

- A. Upon seven days written notice to Contractor, Owner may, without cause and without prejudice to any other right or remedy of Owner, terminate the Contract. In such case, Contractor shall be paid for, without duplication of any items:
 - 1. Completed and acceptable Work executed in accordance with the Contract Documents prior to the effective date of termination, including fair and reasonable sums for overhead and profit on such Work;
 - 2. Expenses sustained prior to the effective date of termination in performing services and furnishing labor, materials, or equipment as required by the Contract Documents in connection with uncompleted Work, plus fair and reasonable sums for overhead and profit on such expenses; and
 - 3. Other reasonable expenses directly attributable to termination, including costs incurred to prepare a termination for convenience cost proposal.
- B. Contractor shall not be paid on account of loss of anticipated overhead, profits, or revenue, or other economic loss arising out of or resulting from such termination.

14.04 Contractor May Stop Work or Terminate

- A. If, through no act or fault of Contractor, (1) the Work is suspended for more than 90 consecutive days by Owner or under an order of court or other public authority, or (2) Owner fails for 30 days to pay Contractor any sum finally determined to be due, then Contractor may, upon seven days written notice to Owner, and provided Owner does not remedy such suspension or failure within that time, either stop the Work until payment is received, or terminate the Contract and recover payment from the Owner.

ARTICLE 15 - CONTRACTOR'S REPRESENTATIONS

15.01 Contractor Representations

- A. Contractor makes the following representations when entering into this Contract:
 - 1. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.
 - 2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - 3. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
 - 4. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on:
 - a. The cost, progress, and performance of the Work;
 - b. The means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and
 - c. Contractor's safety precautions and programs.
 - 5. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies,

or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

6. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
7. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
8. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
9. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that, without exception, all prices in the Contract are premised upon performing and furnishing the Work required by the Contract Documents.

ARTICLE 16 - MISCELLANEOUS

16.01 Cumulative Remedies

- A. The duties and obligations imposed by this Contract and the rights and remedies available hereunder to the parties hereto are in addition to, and are not to be construed in any way as a limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by Laws or Regulations, by special warranty or guarantee, or by other provisions of the Contract. The provisions of this paragraph will be as effective as if repeated specifically in the Contract Documents in connection with each particular duty, obligation, right, and remedy to which they apply.

16.02 Limitation of Damages

- A. Neither Owner, Engineer, nor any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, shall be liable to Contractor for any claims, costs, losses, or damages sustained by Contractor on or in connection with any other project or anticipated project.

16.03 No Waiver

- A. A party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Contract.

16.04 Survival of Obligations

- A. All representations, indemnifications, warranties, and guarantees made in, required by, or given in accordance with the Contract, as well as all continuing obligations indicated in the Contract, will survive final payment, completion, and acceptance of the Work or termination or completion of the Contract or termination of the services of Contractor.

16.05 Contractor's Certifications

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract.

16.06 Controlling Law

- A. This Contract is to be governed by the laws of the State of Alaska.

CONTRACTOR.:

CITY OF UNALASKA.:

BY: _____

BY: _____

STATE OF ALASKA)

STATE OF ALASKA)

) ss.

) ss.

THIRD JUDICIAL DISTRICT)

THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me on the ___ day of _____, 20___, by _____, the _____ of _____, on behalf of the corporation.

The foregoing instrument was acknowledged before me on the ___ day of _____, 20___, by _____, the _____ of the City of Unalaska, Alaska, a First Class Alaska Municipal Corporation, on behalf of the CITY.

Notary Public, State of _____

Notary Public, State of Alaska

My Commission Expires: _____

My Commission Expires: _____

ATTACHMENT C
PAYMENT AND PERFORMANCE BONDS

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS: that

(Name of Contractor)

(Address of Contractor)

as Principal, hereinafter called Principal, and

(Name of Surety)

(Address of Surety)

as Surety, hereinafter called Surety, are held and firmly bound unto

City of Unalaska
(Name of Owner)

PO Box 610, Unalaska, Alaska 99685
(Address of Owner)

as Obligee, hereinafter called Obligee, in the sum of _____

_____ Dollars, (\$ _____) for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Contractor has a written agreement dated _____ day of _____ 20 ____, entered into a Contract with Owner for the

**CITY OF UNALASKA
LEAR ROAD DUPLEXES KITCHEN AND BATH RENOVATIONS**

in accordance with the Specifications prepared by the **ECI Architecture Design Strategy**, which Contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if Contractor shall promptly and faithfully perform said Contract, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The Surety hereby waives notice of any alteration or extension of time made by the Owner.

Whenever Contractor shall be, and declared by Owner to be in default under the Contract, the Owner having performed Owner's obligations thereunder, the Surety may promptly remedy the default, or shall promptly

1) Complete the Contract in accordance with its terms and conditions, or

2) Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and upon determination by Surety of the lowest responsible bidder, or, if the Owner elects, upon determination by the Owner and the Surety jointly of the lowest responsible bidder, arrange for a contract between such bidder and Owner, and make available as the Work progresses (even though there should be a default or a succession of defaults under the contract or contracts completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the Contract price", as used in this paragraph, shall mean the total amount payable by Owner to the Contractor under the Contract and any amendments thereto, less the amount properly paid by Owner to Contractor.

Any suit under this bond must be instituted before the expiration of six (6) years from the date on which final payment under the Contract falls due.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Owner named herein or the heirs, executors, administrators, or successors of the Owner.

Signed and Sealed this _____ day of _____ 20__.

(Principal)

Seal

(Witness)

(Title)

Seal

(Surety)

Seal

(Witness)

(Title)

Seal

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS,

That _____ as Contractor, and _____ as Surety, are held and firmly bound unto City of Unalaska hereinafter called "OWNER", in the sum of _____ dollars, for the payment of which sum, well and truly made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, said CONTRACTOR has been awarded and is about to enter into the annexed Agreement with said OWNER to perform the WORK as specified or indicated in the Contract Documents entitled

**CITY OF UNALASKA
LEAR ROAD DUPLEXES KITCHEN AND BATH RENOVATIONS**

NOW THEREFORE, if said CONTRACTOR, or subcontractor, fails to pay for any materials, equipment, or other supplies, or for rental of same, used in connection with the performance of work contracted to be done, or for amounts due under applicable State law for any work or labor thereon, said Surety will pay for the same in an amount not exceeding the sum specified above, and, in the event suit is brought upon this bond, a reasonable attorney's fee to be fixed by the court. This bond shall inure to the benefit of any persons, companies, or corporations entitled to file claims under applicable State law.

PROVIDED, that any alterations in the WORK to be done or the materials to be furnished, or changes in the time of completion, which may be made pursuant to the terms of said Contract Documents, shall not in any way release said CONTRACTOR or said surety thereunder, nor shall any extensions of time granted under the provisions of said Contract Documents release either said CONTRACTOR or said Surety thereunder, nor shall any extensions of time granted under the provisions of said Contract Documents release either said CONTRACTOR or said Surety, and notice of such alterations or extensions of the Agreement is hereby waived by said Surety.

SIGNED AND SEALED, this _____ day of _____, 20____.

(SEAL)

(CONTRACTOR)

(Surety)

By: _____
(Signature)

By: _____
(Signature)

(SEAL AND NOTARIAL ACKNOWLEDGMENT OF SURETY)

**ATTACHMENT D
PLANS, SPECIFICATIONS AND OTHER SUPPLEMENTAL INFORMATION**

Specifications:

Section 01010	Summary of Work
Section 01025	Measurement and Payment
Section 01300	Submittals

Plan Sheets (dated September 24, 2018):

	COVER SHEET
A0.1	GENERAL PROJECT INFORMATION
A0.2	EXISTING CONDITIONS
A2.1	FLOOR PLANS
A4.1	INTERIOR ELEVATIONS AND DETAILS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract apply to this Section.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

- A. The work will include, but not be limited to, furnishing all labor, tools, equipment, and materials and performing all operations in connection with the **LEAR ROAD DUPLEXES KITCHEN AND BATH RENOVATION**. The Work includes interior renovations for kitchens and bathrooms for three or four existing housing units (2-duplexes) owned by the City of Unalaska.

1. Project Location: Lear Road, Unalaska, Alaska.
2. Owner: City of Unalaska, Department of Public Works.

- B. The Work includes the removal/demolition of existing fixtures, casework, flooring, appliances and limited electrical configuration with the provision and installation of new items as shown and identified in these documents, including but not limited to:

1. Kitchen Casework: Upper and lower cabinets and countertops;
2. Stove exhaust vent (not previously vented), including ductwork concealed in architectural boxed chase or within upper cabinets as indicated;
3. Exterior wall penetration and arctic vent;
4. New range, refrigerator, microwave/vent, dishwasher, sink and faucet for kitchen;
5. New tub and wall surround, vanity, toilet, recessed medicine cabinet, faucet and bathroom accessories;
6. Resilient flooring in kitchen and bathroom;
7. Lighting fixtures in bath and kitchen including undercabinet lighting and wall track lighting;
8. Reconfiguration and upgrade to existing electrical outlets;
9. Painting of walls in kitchen and bathroom;
10. New accordion doors at existing opening locations.

The project includes the renovation of four full bathrooms and two half bathrooms total. Figure 1 identifies the unit numbers.

- C. The Work will be constructed under a single prime contract. Payment will be made on a Lump Sum and Unit Price basis as provided on the bid form and described in the Contract.

1.3 WORK PLAN

- A. The Contractor shall submit a work plan for approval a minimum 4-weeks prior to the start of any construction. The Work plan shall include requirements and restrictions identified in the Contract Documents. All selected units will be made available concurrently. See measurement and Payment specification for additional information. At a minimum, the Work Plan shall contain the following:
1. A schedule with a delineation of the different work areas with work sequence, duration and phasing.
 2. Timing for critical work areas with a demonstrated coordination with tenants.

1.4 MEETINGS

- A. The Contractor and relevant subcontractors shall attend and participate in scheduled progress meetings. Meetings will be held as frequently as once per week or as otherwise agreed to by the City. Meeting agenda and minutes will be prepared and organized by the Owners representative. At each meeting, the agenda shall include but not be limited to the following:
1. Review of outstanding action items and determination of disposition.
 2. Review of status of project data submittals.
 3. Discussion of upcoming work
 4. Discussion of impacts of construction work on tenants and operation of existing facilities.
 5. Discussion of work quality and progress.
 6. Review of outstanding Contract Change issues.
 7. Discussion of other issues, as appropriate.

At the Owner's option, the Weekly Walkthrough's may serve to satisfy meeting requirements.

1.5 CONTRACTOR USE OF PREMISES

- A. General: During the construction period the Contractor shall have use of the gravel yard space beyond units 81 and 85 for a laydown area. See Figure 1. This includes space for CONEX storage containers described herein. The site and facilities cannot be used for anything other than the described Work.
- B. Use of the Sites: Limit use of the project sites to work in areas indicated. Confine operations to areas within City owned or controlled property. Do not disturb portions of the site beyond the areas in which the Work is indicated.

1. Driveways and Entrances: Keep driveways and entrances serving all areas clear and available to the tenants and emergency vehicles at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

1.6 GENERAL WORK PROVISIONS

- A. All work shall be accomplished in a clean, neat, skillful and workmanlike manner using industry standards for the Work being accomplished.
- B. All submittals shall be submitted, reviewed and approved prior to the start of Work. Reference Specification 01300 for submittal requirements.
- C. Conduct a pre-construction walkthrough of each unit with the Owner. Identify any existing damage or stains prior to taking possession for construction. Photo document all defects noted at the preconstruction walkthrough. After construction, a final walkthrough will be conducted by the Owner to develop a punch list for outstanding or unacceptable Work items. The Contractor shall repair any damage not originally identified in the pre-construction walkthrough to the satisfaction of the Owner.
- D. Work in the Units has the following restrictions:
 1. Construction in Unit 69 is limited to Monday thru Friday between 9 AM and 5 PM. Work in other Units is limited to between 8 AM and 8 PM Monday thru Saturday unless otherwise approved. Excessive noise shall be minimized to the extent possible.
 2. Cover all carpets and furniture with plastic during the construction period. Provide a professional cleaner and clean all Units at the completion of Work before the tenants resume occupancy.
 3. Secure all Contractor controlled facilities at the end of each workday. Install temporary locksets on each Unit during the construction period. Replace original locksets at the completion of construction.
 4. Respect privacy of tenants. Do not enter units before approved construction window without permission from the Owner. With the possible exception of one unit, tenants will be fully moved out during the construction period.
- E. The Contractor shall provide and pay for a Porta-Potty and/or make their own provisions for sanitary facilities. Use of facilities in the duplex units is prohibited.
- F. The Contractor shall provide 20' steel CONEX containers for storage of the personal belongings of tenants and store them in the designated laydown area on site as needed during construction. In addition, Contractor shall provide the following:

1. Portable heat sources to maintain the temperature in the containers above 55-degrees Fahrenheit.
 2. Portable dehumidifiers to maintain relative humidity in the containers >10% below the dew point.
 3. 8-manhours of assistance per unit to move kitchen wares, furnishings, bathroom accessories, and other household items from the housing Units to the storage container(s) and vice versa. See Measurement and Payment specification for additional details.
 4. The Contractor is not responsible to box or pack the materials. That will be accomplished by the tenants.
- G. The Contractor is responsible for all demolition required to accomplish the Work. All removed and demolished cabinets, flooring, appliances, and construction debris become the property of the Contractor. The Contractor shall provide and pay for a dumpster unit for all construction waste. Use of the housing dumpster is prohibited. The Contractor shall pay all solid waste disposal fees, including City Landfill tipping fees. The dumpster unit shall be located in the designated laydown area.
- H. Electrical, mechanical and plumbing Work shall be conducted to comply with industry standards and meet all applicable codes and regulations. The Contractor shall design the work to meet the current versions of the International Plumbing Code (IPC) and the National Electrical Code (NEC) adopted by the State of Alaska. Work is diagrammatic and does not show all routing, offsets, fittings, supports or details. The Work shall be performed to provide complete, functioning and finished products erected in a neat and workmanlike manner, aligned, leveled, cleaned and adjusted for satisfactory operations, installed in accordance with the recommendations of the manufacturers and best standard practices. All electrical and plumbing work shall be conducted by licensed workers working under current State approved Administrator licenses.
- I. The Contractor shall provide the City with daily reports during the construction period. Reports shall contain the information identified in Specification 01300 Submittals.
- J. Pay Government Fees and legally required Consumer and City Sales taxes.

1.7 UTILITIES

- A. The Owner will provide and pay for Electrical, Water and Sewer Utilities in the affected units during the construction period. The Contractor shall provide distribution systems for temporary utilities as necessary. The Owner will also provide and pay for fuel oil that is used to heat the units during the construction period. The Contractor is responsible for

solid waste disposal and fees as described above. The existing bathrooms shall not be used as temporary sanitary facilities.

1.8 SCHEDULE AND INCENTIVES

- A. All on site work inside the units shall be conducted within a period of 60-days. Of that, the contractor is allowed 53-days from the start of work until the work is considered to be substantially complete. Substantial Completion is defined as the time when the Work can be utilized for the purposes for which it was intended. The Contractor will have an additional 7-days to achieve Final Completion. Final Completion is defined as the time when all work is complete as determined by the Owner and the Contractor is eligible for final payment. Reference the Contract for details regarding Substantial and Final Completion and notification requirements.
- B. Final Completion is required within 60-days days from the start of field work. A Contingent Sum was built into the Bid Form to provide a \$2,000 bonus for having all work complete at least one Calendar Week early. The bonus is limited to three weeks total. Liquidated damages will be assessed if all Work is not completed by the end of the 60-day construction window or by October 31, 2019, whichever occurs first.
- C. The 60-day construction window is allowed any time after July 1, 2019. The Contractor can mobilize and store materials and equipment on site in the designated area prior to the start of the 60-day construction window. The storage containers should be mobilized to the site at least 30-days prior to the start of Work. The Contractor shall provide a written 15-day notice prior to setting storage containers on site. The Contractor shall also provide a written 30-day notice in advance of the start of the field construction so the City can provide adequate notice to the existing tenants so they can vacate the units. The storage containers should be on site during the tenant move-out period.
- D. A Weekly walkthrough shall be conducted by the Contractor and the Owner. The walkthrough is to review progress, work quality, schedule and other issues. A Contingent Sum was built into the Bid Form to pay the Contractor \$500 for each walkthrough, regardless of the number of Units being reviewed.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01010

Lear Road Housing



100 ft



The City of Unalaska uses the most current and complete data available. However, GIS data and product accuracy may vary. GIS data and products may be developed from sources of differing accuracy, accurate only at certain scales, based on modeling or interpretation, incomplete while being created or revised, etc. The City of Unalaska reserves the right to correct, update, modify, or replace, GIS products without notification. The City of Unalaska cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. Using GIS data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may neither assert any proprietary rights to this information nor represent it to anyone as other than City Government-produced information. The City of Unalaska shall not be liable for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.



PART 1 - GENERAL

1.1 SCOPE

- A. Payment for the various items of the Bid Schedule, as further specified herein, shall include full compensation to be received by the CONTRACTOR for furnishing all tools, equipment, supplies, and manufactured articles, and for all materials, labor, operations, and incidentals appurtenant to the items of work being described, as necessary to complete the various items of the WORK in accordance with the requirements of the Contract Documents, including all appurtenances thereto, and including all costs of permits and cost of compliance with the regulations of public agencies having jurisdiction, including Safety and Health Requirements of the Occupational Safety and Health Administration of the U.S. Department of Labor (OSHA). No separate payment will be made for any item that is not specifically set forth in the Bid Schedule, and all costs therefore shall be included in the prices named in the Bid Schedule for the various appurtenant items of WORK.

1.2 PAY ITEMS

- A. Pay items indicated in the Bid Form are for bidding and contract purposes only. For Lump Sum bid items, required quantities and measurements supplied or placed in the WORK shall be the full responsibility of the CONTRACTOR.

1.3 PAYMENT

- A. Payment includes full compensation for furnishing all required labor, materials, products, tools, equipment, plant, transportation, services, incidentals, erection, application, or installation of all items of the WORK described or required, and all other costs for the items to necessary to provide complete functional systems in place.
- B. Pay Applications shall be prepared on City supplied forms and submitted monthly or as approved by the City.

1.4 NON-PAYMENT FOR REJECTED ITEMS

- A. Payment will not be made for any of the following:
 - 1. Products wasted or disposed of in a manner that is not acceptable.
 - 2. Products determined as unacceptable before or after placement.
 - 3. Products placed beyond the lines and grades of the required WORK.
 - 4. Products remaining on hand at the completion of the WORK.
 - 5. Loading, hauling, and disposing of rejected products.

PART 2 - PRODUCTS (Not Used)

PART 3- MEASUREMENT AND PAYMENT

3.1 Incidental Work

A. Several items of work not specifically covered in the Contract Documents will be considered incidental to the cost of the contract. These items include, but are not limited to the following:

1. None identified.

These items are not associated with pay items and are considered incidental to other work performed under this contract. No separate payment will be made. The following items are not in any order of precedence.

3.2 Mobilization/Demobilization

A. Measurement: No measurement of quantities will be made. Mobilization and Demobilization includes costs of transporting, mobilizing, and demobilizing all materials, construction equipment, and personnel necessary to complete this project, bonds, insurance temporary utilities, solid waste disposal, and other items not specified elsewhere. Mobilization includes common items that are not included with other bid items. No measurement of quantities will be made. The measurement will be split so that 50% of the payment is made with mobilization and 50% is made with Demobilization. Demobilization will be paid for after the project is complete, the site is cleaned up and fully restored, and closeout documentation is submitted.

B. Basis of Payment: Payment for this work shall include full payment for all work described. Payment will be made under the following Units:

<u>ITEM No.</u>	<u>DESCRIPTION</u>	<u>UNIT</u>
1	Mobilization/Demobilization	lump sum

3.3 Kitchen Remodel

A. Measurement: No measurement of quantities will be made. Work includes demolition, cabinets, countertops, exhaust vents, appliances, sinks, faucets, plumbing, ducting, resilient flooring, lighting, electrical, painting, cleaning and all work described in the contract documents resulting in complete, functioning facilities.

- B. Basis of Payment: Payment for this work shall include full payment for all work described. Payment will be made under the following Units:

<u>ITEM Nos.</u>	<u>DESCRIPTION</u>	<u>UNIT</u>
2-5	Kitchen, Unit X	lump sum

3.4 Bath Remodel

- A. Measurement: No measurement of quantities will be made. Work includes demolition, toilet, sink counter and base cabinet, tub, shower, flooring, faucets, plumbing, resilient flooring, medicine cabinet, lighting, painting, cleaning and all work described in the contract documents resulting in complete, functioning facilities.
- B. Basis of Payment: Payment for this work shall include full payment for all work described. Payment will be made under the following Units:

<u>ITEM Nos.</u>	<u>DESCRIPTION</u>	<u>UNIT</u>
6-7	1.5-Baths, Unit X	lump sum
8-9	1-Bath, Unit X	lump sum

3.5 Storage Container

- A. Measurement: Measurement will be per each to deliver, setup, and remove storage containers used for temporary storage of tenant possessions. Containers should be lockable standard 8’x8’x20’ steel Connex containers. Work includes setting up and maintaining temporary heat and dehumidification inside the units. Also included is contractor labor to assist with moving tenant possessions into the containers prior to the start of construction and returning the possessions back to the units at completion of construction. Tenants will be responsible to package and box possessions as appropriate. Allow 8-hours for transporting possessions into and out of the containers per container or unit.
- B. Basis of Payment: Payment for this work shall include full payment for all work described. Payment will be made under the following Units:

<u>ITEM Nos.</u>	<u>DESCRIPTION</u>	<u>UNIT</u>
10	Storage Container	each

3.6 Early Completion Bonus

- A. Measurement: Measurement will be made for each 7-calendar day period that all work is complete prior to the Final Completion date based on the 60-day construction window

established by the Contractor’s furnished schedule. The Early Completion Bonus is limited to a total of three 7-day periods, or 21-days. No payment will be made for pro-rata portions of the 7-day period.

- B. Basis of Payment: Payment for this work shall include full payment for all work described. Payment will be made under the following Units:

<u>ITEM No.</u>	<u>DESCRIPTION</u>	<u>UNIT</u>
11	7-day Early Completion Bonus	each

3.7 Weekly Walkthrough

- A. Measurement: Measurement will be made for each regularly scheduled weekly walkthrough made during the 60-day construction window. Walkthroughs made for taking as-built measurements, substantial completion, final completion, or unscheduled walkthroughs made for convenience of the Owner or their representative will not be eligible for separate measurement or payment.

- B. Basis of Payment: Payment for this work shall include full payment for all work described. Payment will be made under the following Units:

<u>ITEM No.</u>	<u>DESCRIPTION</u>	<u>UNIT</u>
12	Weekly Walkthrough	each

END OF SECTION 01325

PART 1 - GENERAL

1.1 DESCRIPTION

This section describes procedures for Contractor furnished submittals required by the Contract.

PART 2 - CONTRACTOR'S RESPONSIBILITIES

2.1 COORDINATION

- A. The Contractor shall coordinate submittals with the work so that work will not be delayed. Submittals shall be sufficiently timely to allow normal processing time. The Architect and Owner are under no obligation to expedite processing due to the Contractor's failure to anticipate submittal preparation and submittal time in his schedule.
- B. The Contractor shall coordinate and schedule different categories of submittals, so that one will not be delayed for lack of coordination with another. No extension of time will be allowed because of failure to properly schedule submittals. The Contractor shall not proceed with work related to a submittal until the submittal process is complete. This requires that submittals for review and comment shall be returned to the Contractor stamped "No Exceptions Taken" or "Make Corrections Noted".
- C. The Contractor shall measure as-built conditions prior to preparation of submittals/shop drawings. The Owner will provide and coordinate access to the units for taking measurements. The Contractor is responsible to coordinate the Work and materials to assure that the supplied components fit in available space.
- D. The Contractor shall certify on each submittal document that he has reviewed the submittal, verified field conditions, and complied with the Contract Documents. Submittals provided to the Architect that are not stamped as being reviewed by the Contractor will be returned without review.

2.2 TRANSMITTAL PROCEDURES

- A. Unless otherwise specified, submittals shall be accompanied by transmittal forms provided by Contractor. A separate form shall be used for each specific item, class of material, equipment, and items specified in separate, discrete sections, for which the submittal is required.
- B. Submittals shall be annotated or highlighted to show relevant products and options. Highlighted areas on hardcopy or pdf submittals shall not use yellow. Green or orange highlight is preferred.

- C. All submittals, whether pdf or hardcopy, shall be tabbed or bookmarked into relevant sections or product information, shop drawings, test reports, warranties, etc.
- D. A unique number, sequentially assigned, shall be noted on the transmittal form accompanying each item submitted. Original submittal numbers shall have the following format: "XXX," where "XXX" is the sequential number assigned by the Contractor. Resubmittals shall have the following format: "XXX-Y," where "XXX" is the originally assigned submittal number and "Y" is a sequential letter assigned for resubmittals, i.e., A, B, or C being the 1st, 2nd, and 3rd resubmittals, respectively. Submittal 25B, for example, is the second resubmittal of submittal 25.
- E. Deviation from Contract: If the Contractor proposes to provide material, equipment, or method of work which deviates from the contract documents, he shall indicate so under "deviations" on the transmittal form accompanying the submittal copies.
- F. Submittal Completeness: Submittals which do not have all the information required to be submitted, including deviations, are not acceptable and will be returned without review.
- G. Resubmittals shall include all pertinent information from prior submittal and indicate with clouded area or highlight what new information has been included.

2.3 REVIEW PROCEDURE

- A. The review procedure is based on the Contractor's guarantee that all features and characteristics not requiring submittals conform as specified. Review shall not extend to means, methods, techniques, sequences or procedures of construction, or to verifying quantities, dimensions, weights or gauges, or fabrication processes (except where specifically indicated or required by the Contract Documents) or to safety precautions or programs incident thereto. Review of a separate item, as such, will not indicate approval of the assembly in which the item functions.
- B. When the Contract Documents require a submittal, it shall be submitted to the Architect in the format and quantity specified in the Specifications. Submittals are required for all products indicated in the drawings, specifications or elsewhere in the Contract Documents. Shop drawings are required for any product or system that has multiple components or requires on-site assembly. This includes but is not limited to casework, electrical work, flooring layouts, lighting layouts, duct routing and exterior arctic vent. The Architect will compile review comments by the Owner and Subconsultants before returning submittal comments to the Contractor. Building Official reviews will be provided separately from the Architect's review comments.
- C. The Contractor should allow 14 calendar days for each submittal or resubmittal review. Processing time may be extended in the case of more complicated submittals.

- D. The Architect shall review and comment on submittals and return comments to the Contractor in electronic form (pdf file), unless physical paper size or submittal type prohibits legible scanning and reprinting. The Contractor shall be responsible for making any copies for his own use at his own expense.

2.4 CLARIFICATIONS

- A. During the performance of the Work and until final payment, Contractor shall submit all matters in question concerning the requirements of the Contract Documents, or relating to the acceptability of the Work under the Contract Documents to the Architect. All questions shall be submitted as Requests for Information (RFI's) on a form provided by or approved by the Architect. Though attempts will be made to respond as soon as possible, the Contractor shall allow 7-calendar days for the response by the Architect.

PART 3 - REVIEW PROCEDURE

3.1 SUBMITTAL FORMAT AND PROCEDURES

- A. Submittals shall contain all information for each item or system including Contractor coordination drawings showing relationship to existing conditions. Partial submittals will be rejected.
- B. Submittals may be transmitted electronically through email or other means provided they are in a commonly accepted file format (Adobe pdf) and no larger than 11 x 17. File sizes that are too large to be sent by email shall be transmitted another way. It shall be up to the Contractor to determine another means of transmitting such files.
- C. Submittals transmitted electronically will be logged the day received if sent during normal business hours. If electronic submission takes place after hours, or over the weekend, the submittal will be logged the next business day.
- D. Submittals intended to be transmitted electronically shall be reviewed by the Contractor prior to sending to the Architect. Submission of product data straight from the manufacture's website or online catalog, with no notation of selected model, options or accessories will be returned, unreviewed by the Architect. Contractor review can be noted by digital stamp or scan of a red-line mark up.
- E. Large format submittals (physical paper size greater than 11"x17") or bound product documentation not readily scanned shall have four (4) hardcopies submitted to the Architect. The Architect will review and return two (2) hardcopies to the Contractor in the same time duration as above. The submittal will be logged the day it is received by the Architect.

3.2 SUBMITTAL ACTION

- A. The returned submittal shall indicate one of the following actions:
1. If the review indicates that the material, equipment or work method complies with the project manual, submittal copies will be marked "No Exceptions Taken." In this event, the Contractor may begin to implement the work method or incorporate the material or equipment covered by the submittal.
 2. If the review indicates limited corrections are required, copies will be marked "Make Corrections Noted." The Contractor may begin implementing the work method or incorporating the material and equipment covered by the submittal in accordance with the noted corrections. Where submittal information will be incorporated in O&M data, a final corrected copy shall be provided by the Contractor.
 3. If the review reveals that the submittal is insufficient or contains incorrect data, copies will be marked "Revise and Resubmit. The Contractor shall not undertake work covered by the submittal until it has been revised, resubmitted and returned marked either "No Exceptions Taken" or "Make Corrections Noted."
 4. Informational submittals not subject to submittal review procedures shall be returned marked "Reference Only".
 5. Submittals received by the Architect that are not required by the Specifications or have no bearing on the project will be marked "Submittal Not Required – No Action Taken" and returned without review by the Architect.

3.3 EFFECT OF REVIEW OF CONTRACTOR'S SUBMITTALS

- A. The review by the Architect of Shop Drawings, Project Data, and/or Samples is only for conformance with the general design concept of the project, and does not extend to consideration of specific dimensions, structural integrity, safety, detailed installation and construction requirements, or any other obligation of the Contractor. Any action shown is subject to the requirements of the Contract Documents. The review of project data by the Architect shall not relieve the Contractor from his/her obligation to perform fully all contract requirements, nor shall such review give rise to any right of action or suit in favor of the Contractor or third persons against the Architect or the Owner.
- B. Review of shop drawings, methods of work, or information regarding materials or equipment the Contractor proposes to provide, shall not relieve the Contractor of his responsibility for errors therein and shall not be regarded as an assumption of risks or liability by the Architect or the Owner, or by any officer or employee thereof, and the Contractor shall have no claim under the contract on account of the failure, or partial failure, of the method of work, material, or equipment so reviewed. A mark of "No Exceptions Taken" or "Make Corrections Noted" shall mean that the Owner has no objection

to the Contractor, upon his own responsibility, using the plan or method of work proposed, or providing the materials or equipment proposed.

3.4 SUBMITTAL LOG

A. The Architect shall maintain a matrix-format Submittal Log which indicates the status of all submittals. Resubmittals shall be logged as separate entries on the log. The log shall be distributed to the Owner and Contractor weekly with the following information:

1. Date of submittal.
2. Date received by the Architect.
3. Date received by the Owner (if applicable)
4. For submittals requiring review by a Subconsultant or the Building Official:
 - a. Date transmitted by Architect to Subconsultant or Building Official
 - b. Identification of reviewing Subconsultant or Building Official
 - c. Date of receipt of review comments by Architect
5. Date compiled review comments transmitted to Owner for comment.
6. Date of transmittal of review comments to Contractor by Architect or Owner.
7. Action taken (No Exceptions Taken, Rejected, etc.)
8. Status (Processing Complete, Action by Architect Pending, etc.)

3.5 COMPILED SUBMITTALS

A. Upon final approval of all submittals, the Contractor shall provide the Owner with one, bound hardcopy set and one electronic copy of all approved submittals. The submittal compilation shall be organized by specification section number with a table of contents, section tabs, etc. The electronic copy shall be a cohesive Adobe "pdf" document that is bookmarked.

END OF SECTION 01300

LEAR ROAD DUPLEXES KITCHEN AND BATH RENOVATION

City of Unalaska

DPW PROJECT No. 18201



CONSTRUCTION DOCUMENTS

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE INTERIOR RENOVATIONS FOR KITCHENS AND BATHROOMS OF FOUR EXISTING HOUSING UNITS (2 DUPLEXES) OWNED BY THE CITY OF UNALASKA.

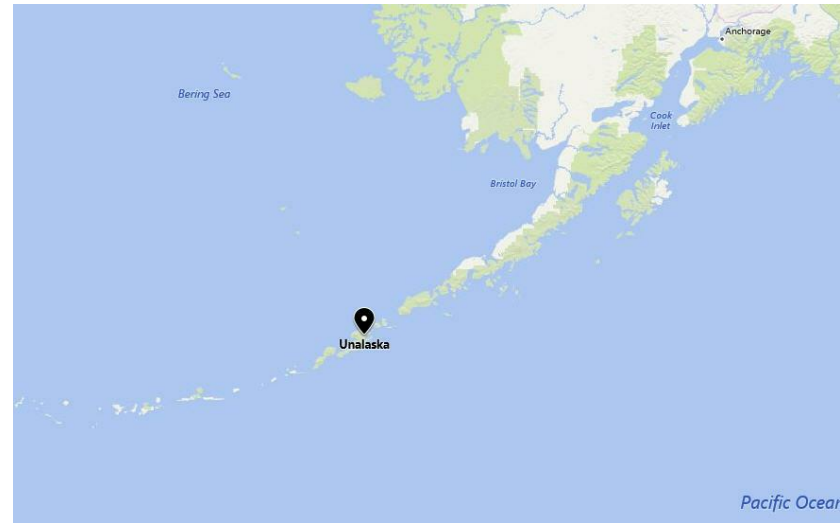
THE BUILDING CONSTRUCTION TYPE IS ASSUMED TYPE V-B RESIDENTIAL BUILDINGS OF 3 UNITS OR LESS ARE EXEMPT FROM ALASKA STATE FIRE MARSHAL PLAN REVIEW. ALL APPLICABLE CODES SHALL STILL BE ADHERED TO IN EVERY CIRCUMSTANCE.

THE WORK INCLUDES THE REMOVAL/DEMOLITION OF EXISTING FIXTURES, CASEWORK, FLOORING, APPLIANCES AND LIMITED ELECTRICAL RECONFIGURATION WITH THE PROVISION AND INSTALLATION OF NEW ITEMS AS SHOWN AND IDENTIFIED IN THESE DOCUMENTS INCLUDING BUT NOT LIMITED TO:

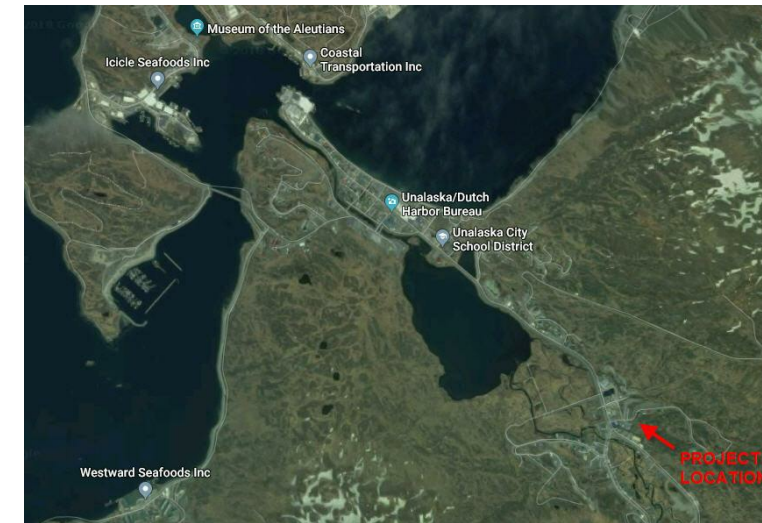
1. KITCHEN CASEWORK: UPPER AND LOWER CABINETS AND COUNTERTOPS
2. STOVE EXHAUST VENT (NOT PREVIOUSLY VENTED) INCLUDING DUCTWORK CONCEALED IN ARCHITECTURAL BOXED CHASE OR WITHIN UPPER CABINETS AS INDICATED
3. EXTERIOR WALL PENETRATION AND ARCTIC VENT
4. NEW RANGE, REFRIGERATOR, MICROWAVE/VENT, DISHWASHER, SINK AND FAUCET FOR KITCHEN
5. NEW TUB WITH WALL SURROUND, VANITY, TOILET, RECESSED MEDICINE CABINET, FAUCETS AND BATHROOM ACCESSORIES
6. RESILIENT FLOORING IN KITCHEN AND BATHROOM
7. LIGHTING FIXTURES IN BATH AND KITCHEN INCLUDING UNDERCABINET LIGHTING AND WALL TRACK LIGHTING
8. RECONFIGURATION AND UPGRADE TO EXISTING ELECTRICAL OUTLETS
9. PAINTING OF WALLS IN KITCHEN AND BATHROOM. NOTE KITCHEN WALLS ARE EXISTING WOOD PANELING AND WILL REQUIRE ADDITIONAL PRIME PAINTING
10. NEW ACCORDION DOORS AT EXISTING OPENING LOCATIONS
11. THE PROJECT INCLUDES THE RENOVATION OF FOUR FULL BATHROOMS AND TWO HALF BATHROOMS TOTAL

GENERAL PROJECT NOTES

1. CONSTRUCTION IS TO BE COMPLIANT WITH ALL LOCAL & FEDERAL BUILDING CODES, INCLUDING IBC 2012, THE CURRENTLY ADOPTED NEC, AND CURRENT PLUMBING CODE ADOPTED BY THE STATE OF ALASKA.
2. CONTRACTOR, SUBCONTRACTOR AND PERSONS RESPONSIBLE FOR PERFORMING THE WORK OF THIS PROJECT SHALL HAVE NO LESS THAN THREE YEARS EXPERIENCE IN THE TRADE THEY ARE PERFORMING WORK IN, BE CERTIFIED FOR PERFORMING THE WORK IF REQUIRED BY CODE OR SPECIFICATION, AND HAVE HAD THE EXPERIENCE OF AT LEAST THREE SUCCESSFUL PROJECTS OF SIMILAR SCOPE IN THE PAST 5 YEARS.
3. THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS AND CONDITIONS PRIOR TO ORDERING MATERIALS OR PERFORMING WORK. ANY UNUSUAL CONDITIONS OR CONFLICTING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
4. THE LOCATION OF EXISTING UTILITIES AND FEATURES GRAPHICALLY SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF THE WORK.
5. PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL SUBMIT A QUALITY CONTROL PLAN OUTLINING WHO WILL BE THE ON-SITE REPRESENTATIVE FOR THE DURATION OF THE PROJECT AND HOW QUALITY ASSURANCE/CONTROL WILL BE MAINTAINED.
6. CONTRACTOR TO PROVIDE CODE COMPLIANT PLUMBING AND ELECTRICAL SERVICES AND UPGRADES TO AREA OF WORK. ELECTRICAL AND PLUMBING DESIGN IS SHOWN FOR GENERAL INTENT ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK & TO PROVIDE DESIGN/ENGINEERING SERVICES FOR ALL SYSTEMS.
7. ELECTRICAL OUTLETS, SWITCHES AND DATA ARE SHOWN IN APPROXIMATE LOCATION OF EXISTING. CONTRACTOR WILL NEED TO DETERMINE WHAT ADDITIONAL OUTLETS ARE NEEDED TO PROVIDE POWER TO APPLIANCES AND CODE REQUIRED COUNTERTOP CONVENIENCE OUTLETS.
8. MAINTAIN POWER & UTILITIES AT ALL TIMES TO ADJACENT TENANTS DURING WORK EXCEPT AS NOTED BELOW.
9. NOTIFY PROJECT MANAGER 48 HOURS PRIOR TO SHUT DOWN OF SYSTEMS AFFECTING ADJACENT TENANTS.
10. EXISTING CONDITIONS DEPICTED ARE BASED ON LIMITED EXISTING DRAWING INFORMATION AND LIMITED FIELD OBSERVATION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
11. ALL DEMOLITION WORK TO BE PERFORMED WITHIN STANDARDS OUTLINED IN NFPA 241, 2013 AND 29 CFR 1926 US OCCUPATIONAL SAFETY AND HEALTH STANDARDS, CURRENT EDITION
12. CONTRACTOR TO SUBMIT DEMOLITION PLAN INCLUDING HOURS OF OPERATION, ANTICIPATED SEQUENCE, DISPOSAL CONTAINERS AND ROUTES AND IDENTIFICATION OF ITEMS FOR SALVAGE AND THEIR STORAGE LOCATIONS.
13. ALL ITEMS TO BE DEMOLISHED OR REMOVED THAT ARE NOT IDENTIFIED FOR SALVAGE BY THE OWNER SHALL BE DISPOSED OF BY THE CONTRACTOR.
14. DEMOLITION WORK NECESSARY TO INSTALL NEW FIXTURES, CASEWORK, FINISHES AND DOORS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
 - REMOVAL OF EXISTING CASEWORK BASE CABINETS, COUNTERS AND OVERHEAD CABINETS.
 - REMOVAL OF EXISTING SINK, FAUCET, P-TRAP AND OTHER PLUMBING ACCESSORIES.
 - REMOVAL OF EXISTING RANGE, HOOD, REFRIGERATOR, DISHWASHER.
 - REMOVAL OF EXISTING FLOORING IN AREAS OF NEW WORK.
 - REMOVAL OF EXISTING DOORS IN AREAS OF NEW WORK AS INDICATED.
 - REMOVAL OF EXISTING LIGHTING FIXTURES IN LOCATIONS DESIGNATED WITH NEW FIXTURES.
 - REMOVAL AND SALVAGE OR PROTECTION OF ANY WALL MOUNTED ITEMS TO REMAIN IN PREPARATION OF NEW WALL FINISHES.
 - REMOVAL/RELOCATION OF ELECTRICAL OUTLETS TO BE COVERED BY NEW CASEWORK.
 - REMOVAL OF EXISTING BATHROOM FIXTURES AND ACCESSORIES INCLUDING TUB SURROUND, TUB, TOILET, SINK AND OTHER ITEMS IDENTIFIED FOR REPLACEMENT.
15. PROVIDE, ERECT AND MAINTAIN TEMPORARY DUSTPROOF BARRIERS BETWEEN AREAS OF WORK AND AREAS NOT INTENDED FOR RENOVATION.
16. REMOVE ALL DEBRIS, TRASH, AND JUNK FROM SITE AT END OF DEMOLITION LEAVING WORK AREA AND SITE IN CLEAN CONDITION READY FOR NEW WORK.
17. MINIMIZE DUST, NOISE, & INTERRUPTION TO ADJACENT TENANTS.
18. FLOORING IDENTIFIED TO BE DEMOLISHED INCLUDES EXISTING RESILIENT FLOORING. REMOVE ALL LAYERS AND MASTIC DOWN TO SUBFLOOR. FILL, SAND AND PREPARE FOR NEW FINISHES PER NEW FLOORING MANUFACTURERS RECOMMENDATIONS.
19. PATCH, PAINT, REPAIR & RESTORE EXISTING FINISHES TO LIKE NEW CONDITION. PATCH/REFINISH WALLS WHERE ELECTRICAL & COMMUNICATIONS AND ANY OTHER WALL MOUNTED ITEMS HAVE BEEN REMOVED OR INSTALLED TO LIKE NEW CONDITION. PATCH ALL OTHER HOLES/DAMAGE TO EXISTING WALLS.
20. NEW PARTITION CONSTRUCTION TO ALIGN WITH EXISTING. WHERE NEW CONSTRUCTION IS CONTIGUOUS WITH EXISTING, FINISH JOINT TO BE SEAMLESS & SMOOTH.
21. CONCEAL ALL POWER OR OTHER SERVICE CONNECTIONS IN WALLS, CEILINGS, BOXED TRIM CHASES OR DOOR FRAMES; EXPOSED CONDUITS OR CONDUCTORS WILL NOT BE ACCEPTED.
22. DIMENSIONS ARE SHOWN FROM FACE OF FINISH UNLESS NOTED OTHERWISE. MAINTAIN CLEARANCES AS SHOWN ON DRAWINGS.
23. DO NOT SCALE DRAWINGS. USE NUMERIC INFORMATION PROVIDED OR ASK THE ARCHITECT FOR CLARIFICATION OF ANY DIMENSIONS NOT SHOWN.
24. CONTRACTOR TO COORDINATE ALL ASPECTS OF THE WORK INCLUDING CASEWORK, LIGHTING, ELECTRICAL, MECHANICAL, PLUMBING AND PROVISIONS FOR OWNER IDENTIFIED ITEMS.
25. ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS UNLESS NOTED OTHERWISE.
26. SUBMITTAL INFORMATION IS REQUIRED FOR APPROVAL ON ALL PRODUCTS AND SYSTEMS IDENTIFIED PRIOR TO INCORPORATION. ADDITIONALLY, SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING: ALL CASEWORK, TRIM, CARPENTRY AND SHELVING; TUB ENCLOSURE; RECESSED MIRROR, FLOOR COVERINGS, TRANSITIONS, BASE; ACCORDION DOORS; LIGHTING; OUTLET LOCATIONS, RELOCATED THERMOSTATS AND LIGHT SWITCHES; RANGE EXHAUST VENT ROUTE AND DETAILS ON LOCATION FABRICATION OF ARCTIC VENT INCLUDING DETAILS OF EXTERIOR PENETRATION.
27. SUBMITTALS SHALL BE IN PDF FORMAT, TEXT SEARCHABLE AND BOOKMARKED.
28. FLOORING TRANSITIONS TO REMAIN AT EXISTING LOCATIONS BETWEEN DIFFERENT FLOOR TYPES UNLESS INDICATED OTHERWISE.
29. CONTRACTOR TO PROVIDE BACKING FOR ALL IDENTIFIED ITEMS INCLUDING UPPER CABINETS AND LIGHTING.
30. SEAL ALL PENETRATIONS IN EXISTING AND NEW WALLS WITH FIRE RESISTANT LOW VOC SPRAY FOAM INSULATION TO PRESERVE ACOUSTIC PERFORMANCE OF PARTITIONS.
31. REMOVE, SALVAGE, PROTECT AND REINSTALL ANY EXISTING WINDOW TREATMENTS.
32. NOTE: IN THE CASE OF CONFLICT WITHIN THE DOCUMENTS, THE CONTRACTOR SHALL ASSUME THE GREATER VALUE OF SUCH CIRCUMSTANCE. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BRING SUCH ITEMS TO THE ATTENTION OF THE ARCHITECT WHEN THEY ARE DISCOVERED.
33. IT IS THE DUTY OF THE CONTRACTOR TO PROTECT COMPLETED WORK FROM SUBSEQUENT CONSTRUCTION OPERATIONS. ANY ITEMS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO LIKE NEW CONDITION.
34. AT THE TIME OF SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL PROVIDE THE OWNER A PDF REFERENCE BINDER OF ALL PRODUCT INFORMATION, WARRANTIES, INSTALLATION AND REPAIR MANUALS, AND CLEANING INSTRUCTIONS FOR ALL COMPONENTS, SYSTEMS AND PRODUCT INCORPORATED INTO THE WORK. THE PDF SHALL HAVE A TABLE OF CONTENTS AND BE BOOKMARKED ACCORDINGLY.
35. SUBSTITUTIONS FOR PRODUCTS IDENTIFIED AS BASIS OF DESIGN WILL BE APPROVED AT THE DISCRETION OF THE ARCHITECT AND ONLY WHEN A SIDE BY SIDE COMPARISON OF THE BASIS OF DESIGN PRODUCT AND PROPOSED SUBSTITUTION IS PROVIDED BY THE CONTRACTOR FOR REVIEW WITH THE SUBSTITUTION REQUEST.



PROJECT LOCATION IN ALASKA



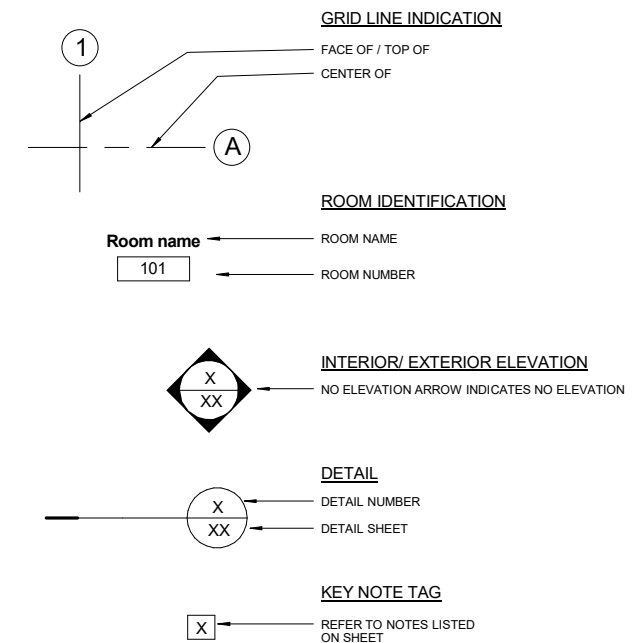
PROJECT LOCATION IN THE CITY OF UNALASKA

SHEET INDEX

- A0.1 GENERAL PROJECT INFORMATION
- A0.2 EXISTING CONDITIONS - IMAGES
- A2.1 FLOOR PLANS
- A4.1 INTERIOR ELEVATIONS AND DETAILS

DRAWING APPENDIX A: City of Unalaska Arctic Tee Details

SYMBOLS





UNIT 73



UNIT 73



UNIT 69



UNIT 81



UNIT 85



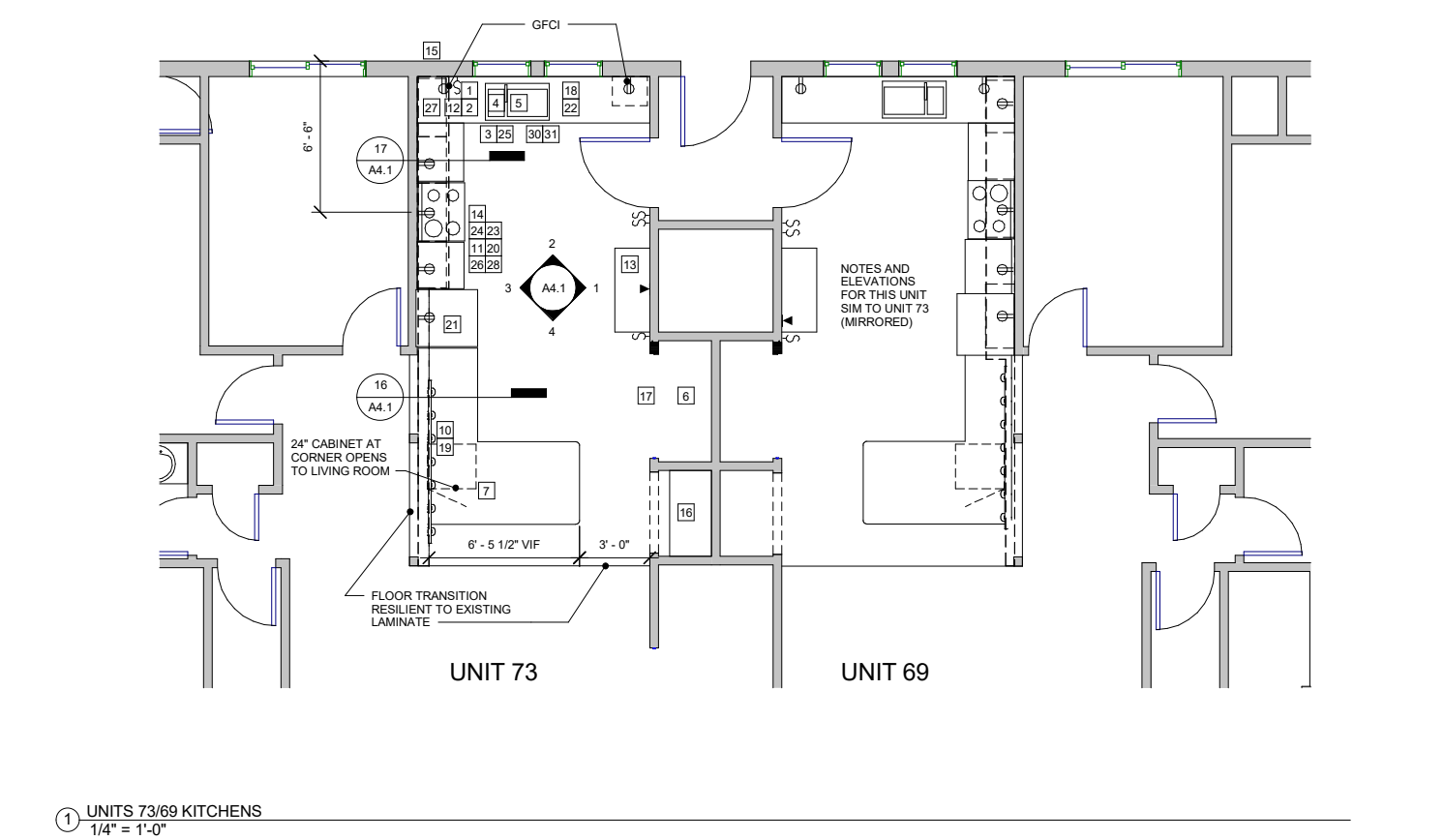
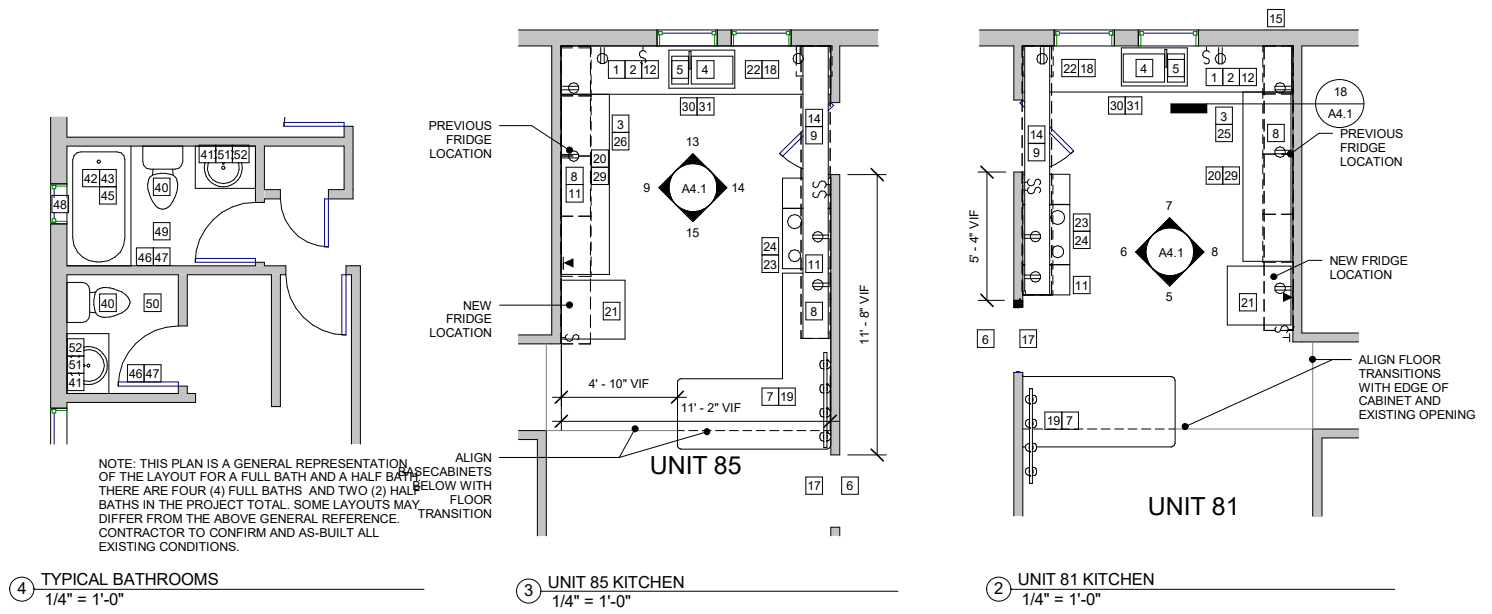
TYPICAL HALF BATH



TYPICAL FULL BATH

Additional Images of existing spaces
may be available upon request.

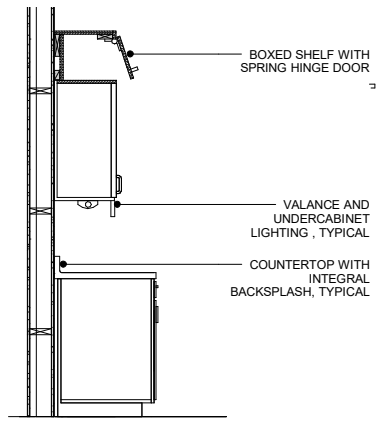
Keynote Legend	
KEYNOTE	DESCRIPTION
1	COUNTERTOP: Formica Crema Mascarello (3422). Bullnose exposed edges and integral backsplash at wall typical.
2	CABINETS: Formica White Ash (8841) 3mm Dolken woodtape edges, typical. Cabinet U shaped pull Schwinn Hardware Zamak Modern Pull 2548. White laminate interior and semi exposed surfaces. Decorative laminate for all exposed surfaces including backs and sides at island and upper cabinet sides.
3	FLOORING: Forbo Marmoleum Beton 370635 2.5mm with Coordinated color rubber wall base set in silicone sealant. Color to be verified by sample approval. LOCATIONS: KITCHEN, LAUNDRY, BATHROOMS AND ANY OTHER AREAS OF NEW WORK UNO.
4	STAINLESS STEEL SINK: Elkay Dayton 33x22 Double Basin Drop-In Kitchen Sink. DSEMR233224. Confirm side for smaller basin at each location per plans.
5	SINK FAUCET: BASIS OF DESIGN- Kohler Bellera K-560-CP.
6	LAUNDRY ROOM (NOT SHOWN) REMOVE AND PROTECT WASHER/DRYER DURING INSTALLATION OF NEW FLOORING AND PAINTING OF WALLS. REINSTALL WASHER AND DRYER.
7	COUNTER PENINSULA OVER BASE CABINETS. SUPPORT OVERHANGS WITH RAKKS BRACKETS Basis of Design EH1824. RELOCATE OUTLETS FROM PONY WALL TO BACK OF CABINETS.
8	OVERHEAD BOXED SHELVING WITH HINGED FACES ABOVE CABINETS: PAINTED MOISTURE RESISTANT MDF OR PLYWOOD-ACCENT COLOR TBD
9	OVERHEAD BOXED CHASE FOR EXHAUST VENT: PAINTED MOISTURE RESISTANT MDF OR PLYWOOD-ACCENT COLOR TBD
10	OVERHEAD TRIM CHASE FOR TRACK LIGHT MOUNTING: MATCH MATERIAL AND FINISH OF BOXED SHELVING
11	OVERHEAD CABINETS: 15" DEPTH TYPICAL. PROVIDE 3" VALANCE OF SAME MATERIAL AS CABINET AT ALL EXPOSED SIDES OF UPPER CABINETS. SEE ELEVATIONS
12	BASE CABINETS, SEE ELEVATIONS
13	OPEN SHELVING ON ARCHITECTURAL WALL STANDARDS. BASIS OF DESIGN: RAKKS 'C' Wall Standards with RAKKS Style Brackets. Shelving to match boxed chase and shelf above cabinets.
14	EXHAUST FAN DUCT TO EXTERIOR
15	EXHAUST FAN ARCTIC VENT WITH WALL COVER: Luxury Metals Wind Defender Energy Saver modified with actic tea per attached City of Unalaska Details. SEE APPENDIX DRAWING A
16	REMOVABLE OPEN SHELVING, WHITE LAMINATE.
17	ACCORDIAN DOOR: BASIS OF DESIGN Woodfold 2100 Series Acoustic Accordion Doors. Color TBD from Manufacturer full range by sample selection.
18	LIGHT FIXTURE OVER SINK: BASIS OF DESIGN - Alcon Beam 66 Architectural Linear LED 11106-8-W. INCLUDE DIMMABLE FEATURES AND CONTROLLER.
19	TRACK LIGHTING FIXTURE: SIZED PER ELEVATIONS. BASIS OF DESIGN: Halo Single Circuit Track with White 10 LED track heads (450 lumen, 3000K color temp). Dimmable.
20	UNDERCABINET LIGHTING: BASIS OF DESIGN: American Lighting LED Value Complete 2 Undercabinet light.
21	REFRIGERATOR: BASIS OF DESIGN: Whirlpool 30 inch wide Bottom-Freezer Refrigerator with SpillGuard Glass Shelves. 18.7 cu. Ft. Stainless Steel finish. CONFIRM SIZE OF REFRIGERATOR PRIOR TO CABINET FABRICATION
22	DISHWASHER: BASIS OF DESIGN: Whirlpool Fingerprint Resistant Stainless Steel Dishwasher with Sensor Cycle and stainless steel tub.
23	RANGE/OVEN: BASIS OF DESIGN: Whirlpool 5.3 cu. ft. Freestanding Electric Range with Easy Wipe Ceramic Glass Cooktop
24	OVER THE RANGE MICROWAVE/EXHAUST FAN: BASIS OF DESIGN: 2.1 cu ft. Microwave Hood Combination with Electronic Touch Controls. 2-speed, 400 CFM. BASIS OF DESIGN: Kenmore Elite 87583 CONFIRM DUCT ROUTING DISTANCE IS COMPLIANT WITH MANUFACTURER INSTRUCTIONS FOR INSTALLATION.
25	PAINTED WALL FINISH TO BOTTOM OF EXISTING TRIM BAND: Sherwin Williams White Pigmented Shellac Primer 2 coats, ProMar 200 Zero VOC Interior Latex 2 coats. Color TBD by sample. Preliminary SW6385 Dover White
26	BOXED TRIM SHELF SAME MATERIAL AND FINISH AS BOXED SHELVING, SEE ELEVATIONS.
27	DUCT RUN IN UPPER PORTION OF CABINETS, SEE DETAIL.
28	EXTENDED HEIGHT UPPER CABINETS, SEE ELEVATIONS.
29	UNDERCABINET LIGHTS TO BE HARDWIRED. COORDINATE JUNCTION BOX BEHIND CABINET WITH CUTOUT IN CABINET BACK AND BOTTOM AS NEEDED TO ROUTE POWER. DO NOT LEAVE CORD EXPOSED AT WALL.
30	CLEAN AND RECONNECT AIR REGISTERS AT WALL OR FLOOR WHERE NEW FINISHES OCCUR.
31	RECONNECT AIR REGISTERS AT BASE OF CABINET
40	NEW TOILET BASIS OF DESIGN: Kohler Santa Rosa Single Flush compact.
41	NEW VANITY SINK COUNTER AND BASE CABINET: BASIS OF DESIGN VANITY TOP: Swan Contour 31" Vanity top with Integral Sink in White and Sink Faucet: Kohler Forte Single hole faucet.
42	NEW ONE PIECE SHOWER SURROUND (see tub description)
43	NEW TUB BASIS OF DESIGN: Kohler Archer 5 foot tub with choreograph 72" Bath/Shower with wall panels in VeinCut Biscuit.
45	SHOWER HEAD, TUB FILLER, HANDLES BASIS OF DESIGN: Kohler 'Stillness' product line for volume/temp control handle. 'Forte' for shower head and tub filler
46	BATHROOM FLOORING. MATCH NEW KITCHEN FLOORING AND PROVIDE SELF COVERED INSTALLATION WITH ALUMINUM TRIM AT WALL TRANSITION.
47	PAINT BATHROOM WALLS WITH GLOSS SHEEN PAINT OF SAME COLOR AND MANUFACTURER AS THE WHITE COLOR FOR THE KITCHEN ON THREE WALLS AND ONE WALL TO MATCH ACCENT COLOR IN KITCHEN. COORDINATE WITH OWNER FOR ACCENT WALL LOCATION IN EACH BATHROOM.
48	PROVIDE WINDOW SILL SURROUND IN SOLID SURFACE MATERIAL SIMILAR TO EXISTING. CHEMICAL WELD ALL CORNERS FOR A COMPLETE WATERPROOF INSTALLATION. BASIS OF DESIGN: Wilsonart Luminous White 1/2" material.
49	TYPICAL LAYOUT AT (4) FULL BATHROOMS (MIRRORED IN SOME CASES) VERIFY DRAIN AND PLUMBING LOCATION PRIOR TO ORDERING FIXTURES.
50	TYPICAL LAYOUT AT (2) HALF BATHROOMS (MIRRORED IN SOME CASES) VERIFY PLUMBING LOCATIONS PRIOR TO ORDERING FIXTURES.
51	NEW RECESSED MIRRORED MEDICINE CABINET. CONFIRM EXISTING OPENING SIZE PRIOR TO ORDER. REFRAME AS NEEDED TO ACCOMMODATE NEW CABINET. BASIS OF DESIGN: Kohler 20x26 Aluminum single door medicine cabinet.K-CB-CLW2026SS
52	NEW VANITY LIGHT IN EXISTING LOCATION BASIS OF DESIGN: 100 watt Equivalent Polished Nickle Integrated LED Vanity Light with Tube Etched Glass - Home Decorators Collection sold by Home Depot



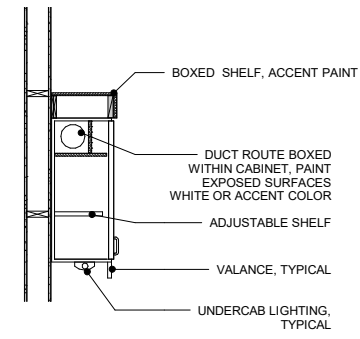
SEE GENERAL NOTES ON SHEET A0.1

NOTE: NOT ALL EXISTING OUTLETS ARE SHOWN, ADDITIONAL OUTLETS EXIST. NEW OUTLETS NECESSARY FOR APPLIANCES IN NEW LOCATIONS AND RECONFIGURED COUNTERS ARE NOT SHOWN. CONTRACTOR TO FIELD DETERMINE.

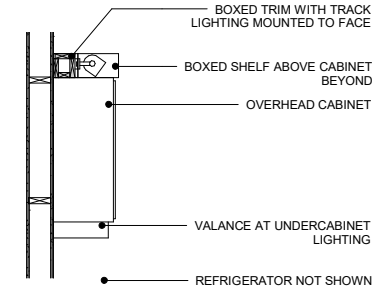
TYPICAL NOTES APPLY TO ALL UNITS UNLESS NOTED OTHERWISE



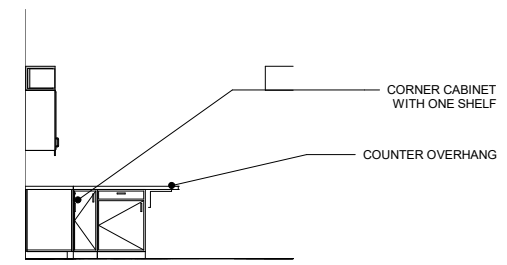
18 SECTION DETAIL TYPICAL LOWER CABINET AND UPPER BOXED UNIT
1/2" = 1'-0"



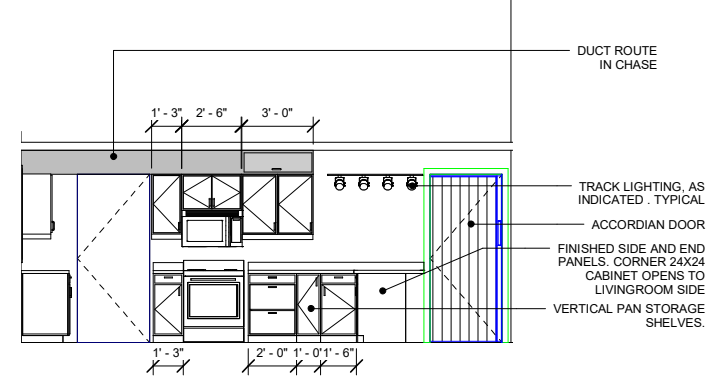
17 SECTION DETAIL AT BOXED SHELF AND DUCT ROUTE IN CABINET
1/2" = 1'-0"



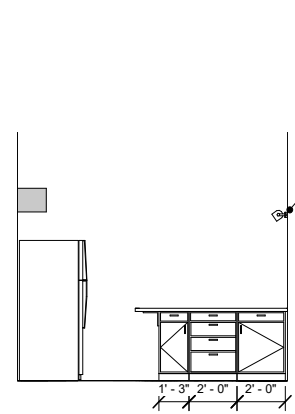
16 SECTION DETAIL AT BOXED TRIM AND TRACK LIGHTING
1/2" = 1'-0"



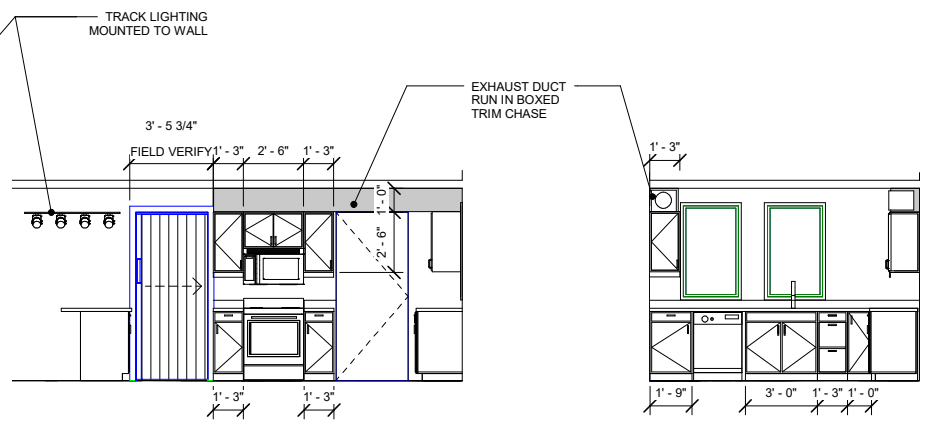
15 UNIT 85 - ELEV D
1/4" = 1'-0"



14 UNIT 85 - ELEV C
1/4" = 1'-0"

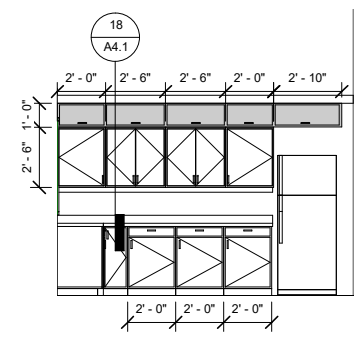


5 UNIT 81 - ELEV D
1/4" = 1'-0"

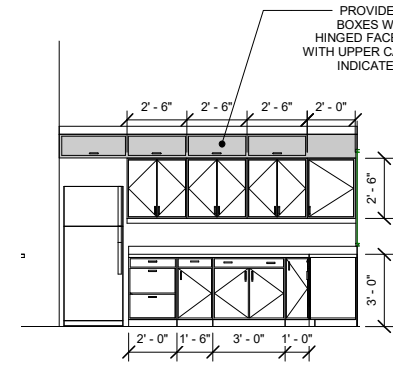


6 UNIT 81 - ELEV C
1/4" = 1'-0"

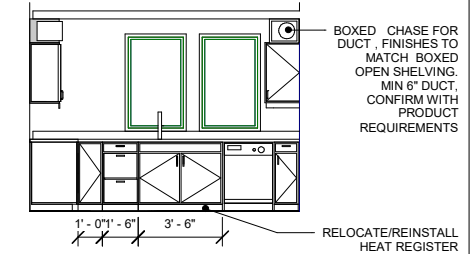
7 UNIT 81 - ELEV B
1/4" = 1'-0"



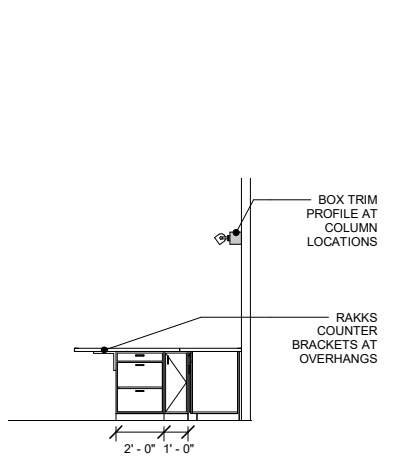
8 UNIT 81 - ELEV A
1/4" = 1'-0"



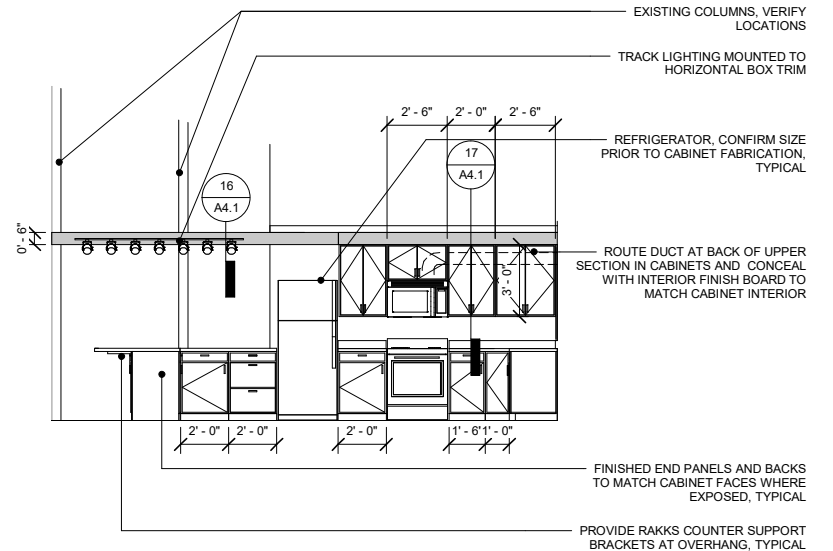
9 UNIT 85 - ELEV A
1/4" = 1'-0"



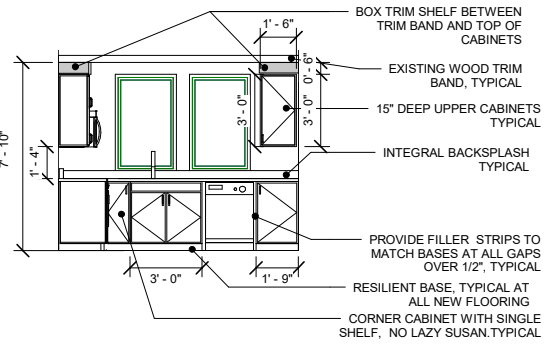
13 UNIT 85 - ELEV B
1/4" = 1'-0"



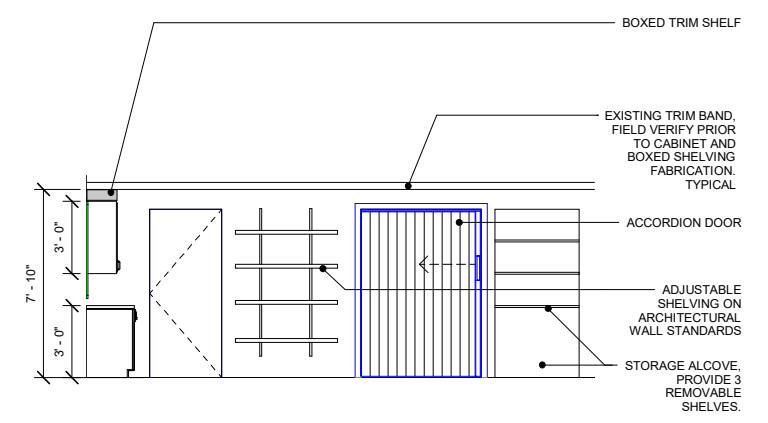
4 UNIT 73 - ELEV D
1/4" = 1'-0"



3 UNIT 73 - ELEV C
1/4" = 1'-0"



2 UNIT 73 - ELEV B
1/4" = 1'-0"



1 UNIT 73 - ELEV A
1/4" = 1'-0"

INTERIOR ELEVATIONS AND DETAILS

AUTHOR: SCKZ
REVISION: 9.24.18
CHECKED: KZ

LEAR RD. DUPLEXES KITCHEN AND BATH REMODEL

CITY OF UNALASKA

CONSTRUCTION DOCUMENTS

ECI ARCHITECTURE DESIGN STRATEGY
3909 ARCTIC BOULEVARD, SUITE 103
ANCHORAGE, ALASKA 99503 907.561.5543
PROJECT NO. 17-0016

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A4.1

FULL SIZE PRINTED ON 22 x 34