



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Meeting Agenda - Final

### City Council

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Tuesday, July 16, 2019

6:00 PM

Council Chambers

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#### Work Session (Kelsey Dock Phase II Design Recap)

#### WORK SESSION AGENDA - 6:00 pm

1. [Work Session: Kelsey Dock Phase II Design Recap](#)



## Legislation Text

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**File #:** 19-0290, **Version:** 1

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**ITEM TITLE:**

Work Session: Kelsey Dock Phase II Design Recap

**SUBMITTED BY:** Nathan Duval, Capital Facilities Director

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Receive and File.

**SUMMARY STATEMENT:**

Capital Facilities will provide Council with an update and refresher on the Kelsey Dock Phase II project. Scopes entail the removal of the north and south ends of Yellow Building Warehouse, leaving the museum annex intact and operational, the creation of storage space at the Building and Parks Maintenance lot on West Egan Drive through the utilization of the existing pole barn structure, and the addition of a new conditioned space.

Items to be discussed:

- Project background
- How scope was established
- Current status
- Milestones and timelines
- Budget

Excerpts from the construction documents are attached for reference.

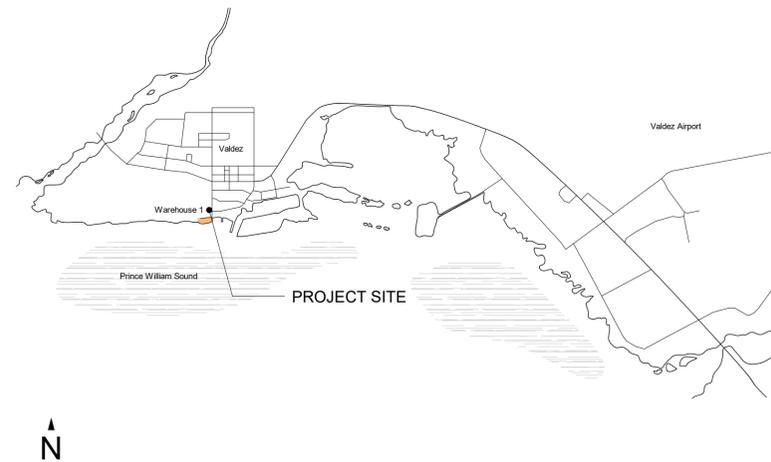


RENDERING FOR REFERENCE ONLY

LOCATION MAP



VICINITY MAP



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E3.02	PLAN - POWER/SIGNAL
E4.01	DIAGRAMS, DETAILS, AND SCHEDULES

<b>Owner</b> City of Valdez 212 Chenga Ave Valdez, AK 99686 p 907.835.5478 www.valdezak.gov	<b>Architecture + Interiors</b> ECI/Hyer, Inc. 3909 Arctic Blvd., Suite 103 Anchorage, AK 99503 p 907.561.5543 www.ecialaska.com	<b>Civil, Structural, Mechanical &amp; Electrical</b> PDC Engineers, Inc. 2700 Gambell St., Ste. 500 Anchorage, AK 99503 p 907.743.3200 www.pdceng.com	<b>Landscape Architecture</b> Corvus Design 119 Seward St., Unit 15 Juneau 99801 p 907.988.9000 www.corvus-design.com
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COVER SHEET

**ECI** 3909 ARCTIC BOULEVARD, SUITE 103  
ANCHORAGE, ALASKA 99503 907.561.5543  
PROJECT NO. 17-0009.01

**CITY OF VALDEZ**  
**VALDEZ WAREHOUSE 1** ©2019 ECI/Hyer, Inc.

ISSUE DATE: 05.31.2019  
CONSTRUCTION DOCUMENTS

**PACKAGE B**

## ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLW	BELOW
BO	BOTTOM OF
BOF	BOTTOM OF FINISH
CIP	CAST IN PLACE
CF	CUBIC FOOT
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED
CL	CENTERLINE
CONC	CONCRETE
CONT	CONTINUOUS
CTR	CENTER
DIA	DIAMETER
DIM	DIMENSION
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
FAF	FLUID APPLIED FLOORING
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FRT	FIRE RETARDANT TREATED
FT	FOOT, FEET
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
GYP	GYPSUM WALL BOARD
HR	HOUR
HT	HEIGHT
ID	INSIDE DIAMETER
INCL	INCLUDE, INCLUDED
INSUL	INSULATION
INT	INTERIOR
LH	LEFT HAND
MAX	MAXIMUM
MFR	MANUFACTURER
MKBD	MARKERBOARD
MIN	MINIMUM
MIR	MIRROR
MTL	METAL
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD
PERF	PERFORATED
PLAM	PRESSURE TREATED LAMINATE
PLY	PLYWOOD
PT	PAINT
RCP	REFLECTED CEILING PLAN
REBAR/RB	REINFORCING BARS
REF	REFERENCE
REQD	REQUIRED
SECT	SECTION
SCHED	SCHEDULE
SIM	SIMILAR
SPEC	SPECIFICATION
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
TBD	TO BE DETERMINED
TOP	TOP OF BEAM
TCC	TOP OF CONCRETE
TOS	TOP OF STEEL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY CERTIFIED
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WD	WOOD

## MATERIALS

	CONCRETE (SECTION)
	EARTH (SECTION)
	FINISH CARPENTRY (SECTION)
	GYPSUM BOARD (SECTION)
	INSULATION, BATT (PLAN & SECTION)
	INSULATION, RIGID (PLAN & SECTION)
	MINERAL WOOD INSULATION (PLAN & SECTION)
	METAL (SECTION)
	FILL (SECTION)
	PLYWOOD (SECTION)
	WOOD, CONTINUOUS (SECTION)
	WOOD, BLOCKING (SECTION)
	STONE (PLAN)

## SYMBOLS

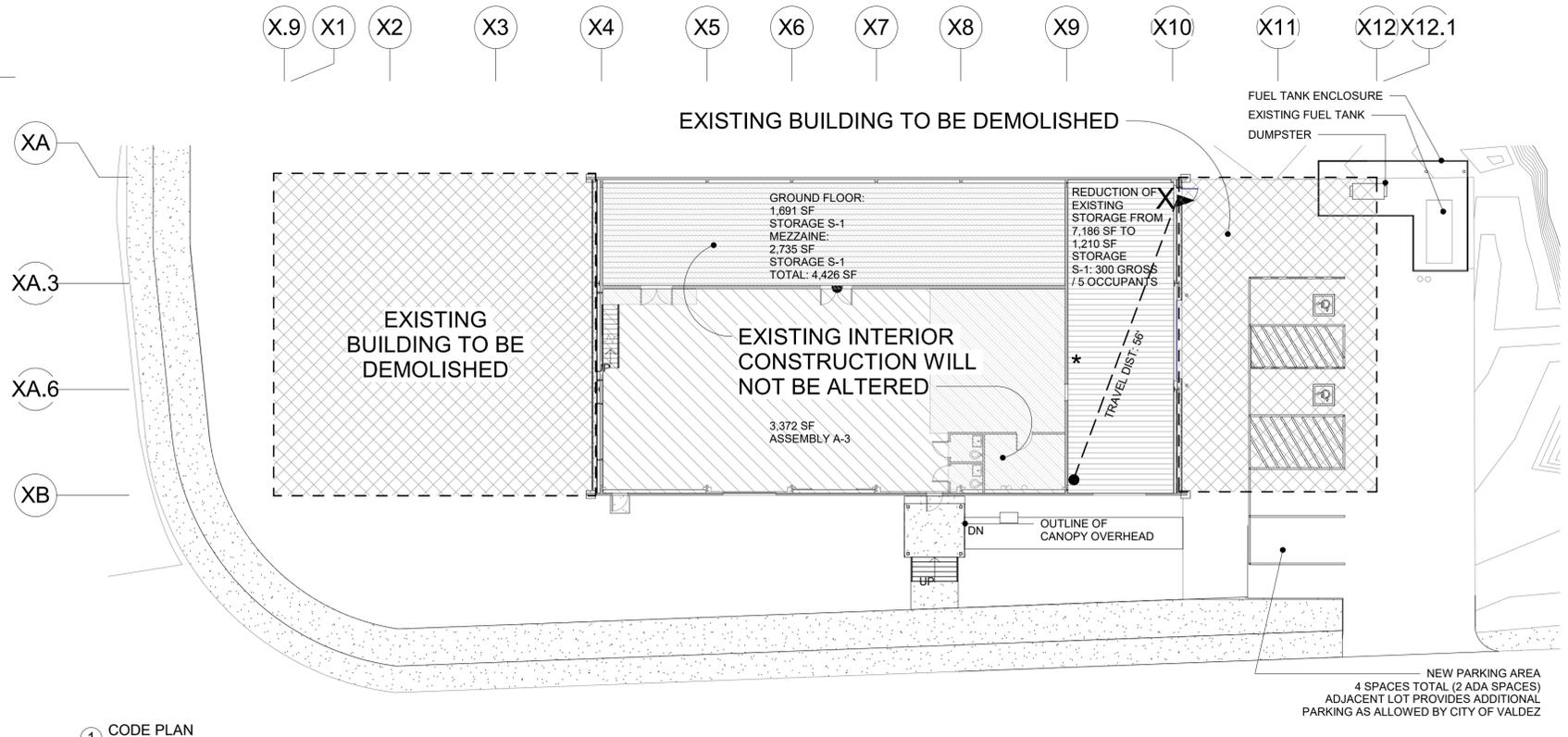
	<b>GRID LINE INDICATION</b>
	<b>ROOM IDENTIFICATION</b>
	ROOM NAME
	ROOM NUMBER
	AREA
	<b>INTERIOR / EXTERIOR ELEVATION</b>
	DASH INDICATES NO ELEVATION
	<b>BUILDING SECTION</b>
	SECTION NUMBER
	SECTION SHEET
	<b>WALL SECTION</b>
	SECTION NUMBER
	SECTION SHEET
	<b>DETAIL</b>
	DETAIL NUMBER
	DETAIL SHEET
	<b>DOOR NUMBER</b>
	REFER TO DOOR SCHEDULE
	<b>WINDOW TYPE</b>
	REFER TO WINDOW SCHEDULE
	<b>KEYNOTE</b>
	REFER TO NOTES LISTED ON SHEET
	<b>WALL TYPE INDICATOR</b>
	REFER TO WALL LEGEND
	<b>FLOOR, CEILING, ROOF TYPE INDICATOR</b>
	REFER TO FLOOR, CEILING, ROOF LEGEND
	<b>WORK POINT</b>
	(CONTROL or DATUM POINT)

## ASSEMBLIES

	<b>INSULATED METAL PANEL WALL</b>
	2 1/2" INSULATED METAL PANEL GIRT PER STRUCTURAL

## GENERAL NOTES

- CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL LOCAL, STATE, & FEDERAL BUILDING CODES.
- THE CITY OF VALDEZ STANDARD GENERAL PROVISIONS, DIVISION 107 APPLY TO THE PROJECT.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES TO AS-BUILT CONDITIONS.
- FIELD VERIFY ALL DIMENSIONS AND EQUIPMENT LOCATIONS. NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN THE DOCUMENTS AND FIELD CONDITIONS.
- CONTRACTOR TO PROTECT ALL EXISTING BUILDINGS, STRUCTURES, FURNITURE, FINISHES, AND EQUIPMENT.
- ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.



1 CODE PLAN  
1/16" = 1'-0"

## CODE LEGEND

	COMMON PATH OF EGRESS		EXISTING CONSTRUCTION
	EXIT ACCESS TRAVEL DISTANCE		NEW CONSTRUCTION
	EXIT ACCESS STARTING/DECISION POINT		DEMOLISHED CONSTRUCTION
	FIRE EXTINGUISHER		OCCUPANCY TYPE: STORAGE (S-1)
	FIRE EXIT		OCCUPANCY TYPE: ASSEMBLY (A-3)

## CODE ANALYSIS

**PROJECT DESCRIPTION: THE EXISTING PRE-ENGINEERED METAL BUILDING IS CURRENTLY DIVIDED INTO THREE SEPARATE SPACES. THE SOUTH AREA WILL BE DEMOLISHED, THE NORTH END WILL BE REDUCED IN SIZE, AND THE CENTRAL AREA WILL REMAIN AS IS.**

### INTERNATIONAL BUILDING CODE ANALYSIS

APPLICABLE CODES:  
STATE OF ALASKA  
2012 INTERNATIONAL BUILDING CODE (WITH STATE AMENDMENTS)  
2012 INTERNATIONAL ENERGY CONSERVATION CODE (WITH STATE AMENDMENTS)  
2012 INTERNATIONAL MECHANICAL CODE (WITH STATE AMENDMENTS)  
2012 INTERNATIONAL FIRE CODE (WITH STATE AMENDMENTS)  
CITY OF VALDEZ  
2011 NATIONAL ELECTRIC CODE (WITH CITY OF VALDEZ AMENDMENTS)  
2009 UNIFORM PLUMBING CODE (WITH CITY OF VALDEZ AMENDMENTS)

IBC SECTION 3401.4 ALTERATIONS  
MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN EFFECT AT THE TIME OF THEIR ERECTION OR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE BUILDING OFFICIAL TO BE UNSAFE PER SECTION 116.

UPC TABLE 4-1  
TABLE 4-1 APPLIES TO NEW BUILDINGS, ADDITIONS TO A BUILDING, AND CHANGES OF OCCUPANCY OR TYPE OF AN EXISTING BUILDING RESULTING IN INCREASED OCCUPANT LOAD. DESIGNED ALTERATIONS DO NOT CHANGE THE USE OR INCREASE THE OCCUPANT LOAD OF THE BUILDING.

IBC SECTION 302 OCCUPANCY CLASSIFICATION: MIXED USE NON SEPARATED - A3 (ASSEMBLY) & STORAGE S-1. EXISTING S-1 STORAGE OUTSIDE OF "MUSEUM SPACE" BEING REDUCED FROM 7,186 SF TO 1,210 SF.

IBC SECTION 503 GENERAL BUILDING HEIGHT AND AREA LIMITATIONS  
TYPE VB - A-3 (S) - 1 STORY - 6,000 SF (MOST RESTRICTIVE)  
TYPE VB - S-1 (S) - 1 STORY - 9,000 SF

IBC SECTION 506.2 FRONTAGE INCREASE  
WHERE A BUILDING HAS MORE THAN 25 PERCENT OF ITS PERIMETER ON A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF NOT LESS THAN 20 FEET, THE FRONTAGE INCREASE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-2.  
 $((228 \text{ FT}/341 \text{ FT}) - 25)/30/30 = .42$   
AREA INCREASE -  $6,000 \times .42 = 2,520 \text{ SF}$

IBC SECTION 506.3 AUTOMATIC SPRINKLER SYSTEM INCREASE  
A BUILDING EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE BUILDING AREA LIMITATION IN TABLE 503 IS PERMITTED TO BE INCREASED BY AN ADDITIONAL 200%.  
AREA INCREASE -  $6,000 \times 20\% = 12,000$

TOTAL ALLOWABLE AREA: 14,520 SF  
TOTAL AREA AFTER MODIFICATIONS: 6,432 (LARGEST PLATE)  
TOTAL AREA: 9,008 SF (A-3: 3,372 SF; S-1: 5,636 SF)

IBC SECTION 508.3 NONSEPARATED OCCUPANCIES  
NONSEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 WHICH APPLY TO THE NONSEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA.

508.3.3 SEPARATION  
NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES.

IBC 601 (TABLE 601) CONSTRUCTION TYPE  
TYPE VB (WITH SPRINKLER)

IBC SECTION 803.9 INTERIOR FINISH REQUIREMENTS BASED ON GROUP  
GROUP S  
ROOMS AND ENCLOSED SPACES: CLASS C

IBC SECTION 906 PORTABLE FIRE EXTINGUISHERS (FE): MAX. TRAVEL DISTANCE TO FE: 75 FT (LIGHT (LOW HAZARD))

IBC SECTION 907.2.1 FIRE ALARM AND DETECTION SYSTEMS  
GROUP A/S (AS IT APPLIES TO THE STORAGE AREA ALTERATIONS):  
EXCEPTION: MANUAL FIRE ALARM BOXES ARE NOT REQUIRED WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.3.1.1 AND OCCUPANT NOTIFICATION APPLIANCES WILL ACTIVATE THROUGHOUT THE NOTIFICATION ZONES UPON SPRINKLER WATERFLOW.

IBC SECTION 1004 OCCUPANT LOAD (STORAGE)  
STORAGE AREAS: 1 OCCUPANT PER 300 SF  
STORAGE AREA: 1,210 SF/300 SF  
OCCUPANT LOAD: 5 OCCUPANTS

IBC SECTION 1005 MEANS OF EGRESS SIZING (STORAGE)  
MAX OCCUPANT LOAD OF EGRESS: 5  
EGRESS WIDTH AT STAIRS: OCC X 3' = N/A  
EGRESS WIDTH AT OTHER COMPONENTS: OCC X 2' = 1"  
1. EGRESS DOOR PROVIDED: 36"

IBC SECTION 1007.1 ACCESSIBLE MEANS OF EGRESS REQUIRED  
WHERE MORE THAN ONE MEANS OF EGRESS ARE REQUIRED BY SECTION 1015.1 OR 1012.1 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS.  
EXCEPTION:  
1. ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED IN ALTERATIONS TO EXISTING BUILDINGS.

IBC SECTION 1008: DOORS  
1008.1.2: DOORS SHALL SWING IN DIRECTION OF TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE.

IBC SECTION 1011: EXIT SIGNS  
EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL.

IBC SECTION 1014.3: COMMON PATH OF EGRESS  
OCCUPANCY S WITH SPRINKLER SYSTEM - 100 FT

IBC SECTION 1015.1: SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY  
OCCUPANCY S, MAXIMUM OCCUPANT LOAD OF THE SPACE FOR ONE EXIT: 29

IBC SECTION 1021.2: NUMBER OF EXITS  
ONE EXIT REQUIRED FOR S OCCUPANCY WITH 29 OR LESS OCCUPANTS/BASEMENT OR FIRST FLOOR, 29 OR LESS OCCUPANTS ON LEVEL 02, AND A MAXIMUM TRAVEL DISTANCE LESS THAN 100 FEET WITH SPRINKLER SYSTEM.

CITY OF VALDEZ  
WAREHOUSE 1 REMODEL  
436 FERRY TERMINAL WAY,  
VALDEZ, AK 99686



CODE ANALYSIS & GENERAL INFO

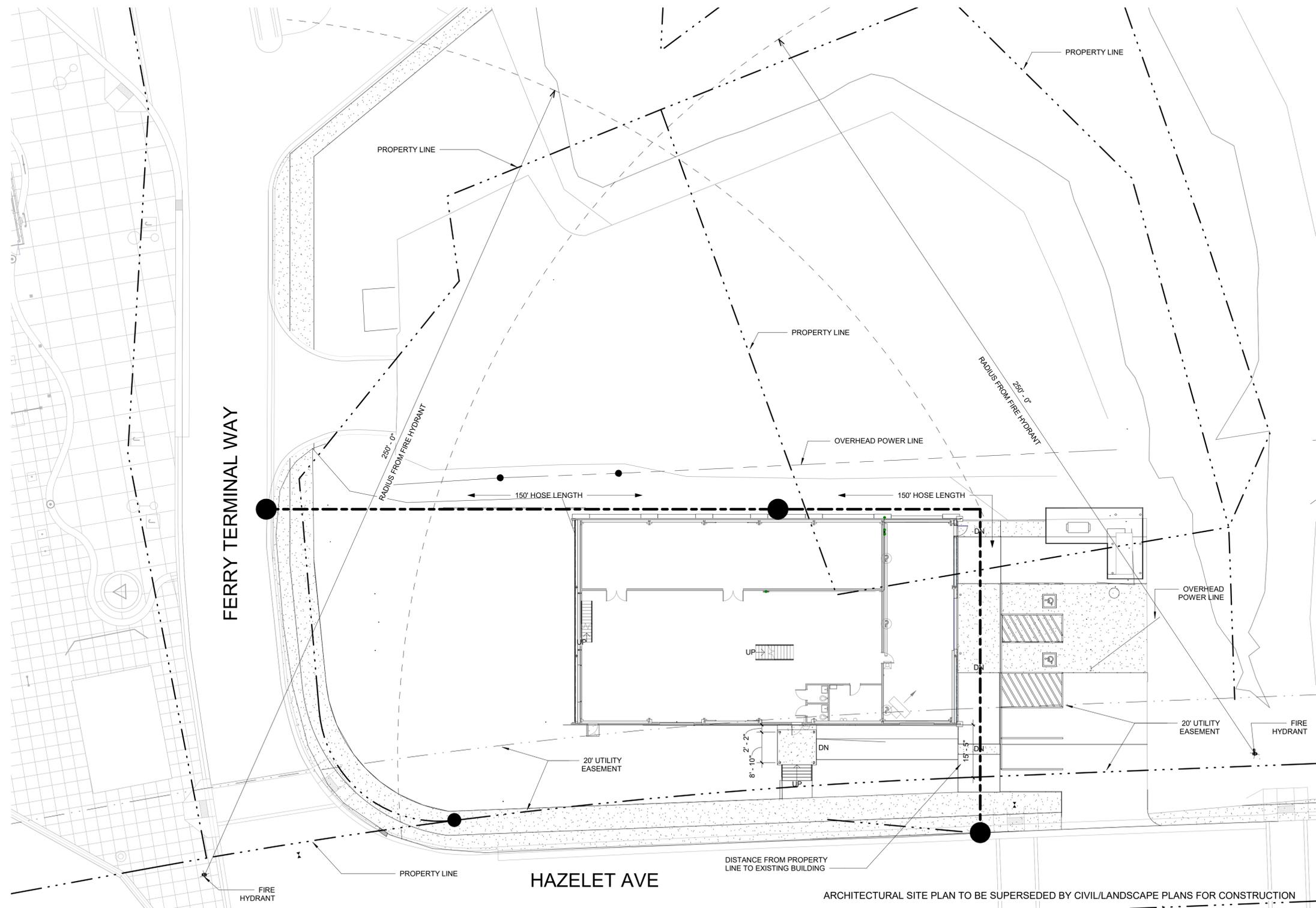
AUTHOR: JMS  
REVISION:  
ISSUE DATE: 05.31.2019

ECI ARCHITECTURE DESIGN STRATEGY  
3909 ARCTIC BOULEVARD, SUITE 103  
ANCHORAGE, ALASKA 99503 907.561.5543  
PROJECT NO. 17-0009.01

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A1.0.1

FULL SIZE PRINTED ON 22 x 34



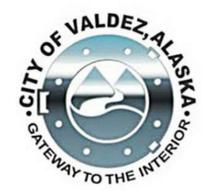
1 SITE PLAN  
1/16" = 1'-0"



**SITE PLAN**

AUTHOR: JMS  
REVISION:  
ISSUE DATE: 05.31.2019

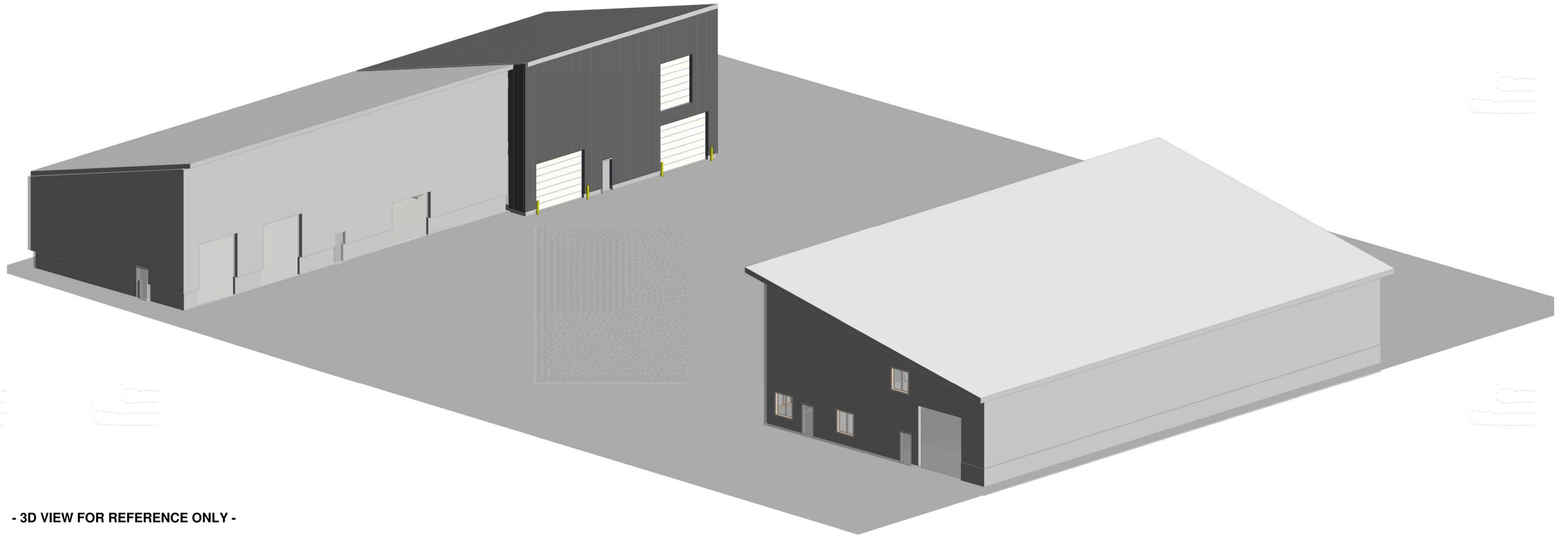
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**CITY OF VALDEZ**  
**WAREHOUSE 1 REMODEL**  
436 FERRY TERMINAL WAY,  
VALDEZ, AK 99686  
CONSTRUCTION DOCUMENTS

**ECI** ARCHITECTURE DESIGN STRATEGY  
3909 ARCTIC BOULEVARD, SUITE 103  
ANCHORAGE, ALASKA 99503 907.561.5543  
PROJECT NO. 17-0009.01

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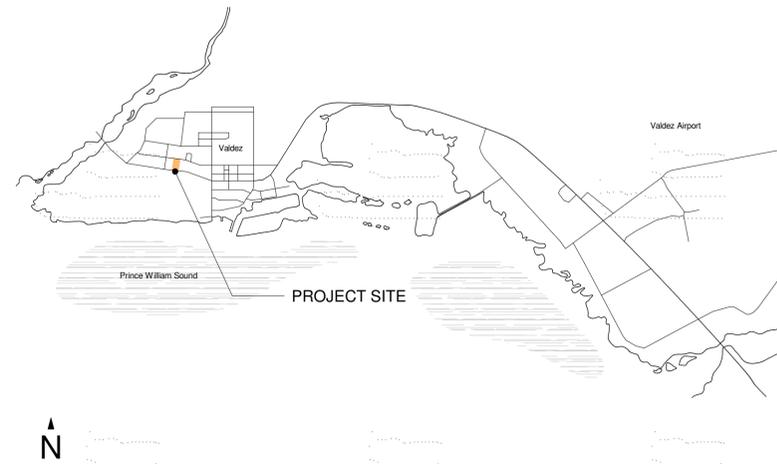


- 3D VIEW FOR REFERENCE ONLY -

LOCATION MAP



VICINITY MAP



DRAWING INDEX

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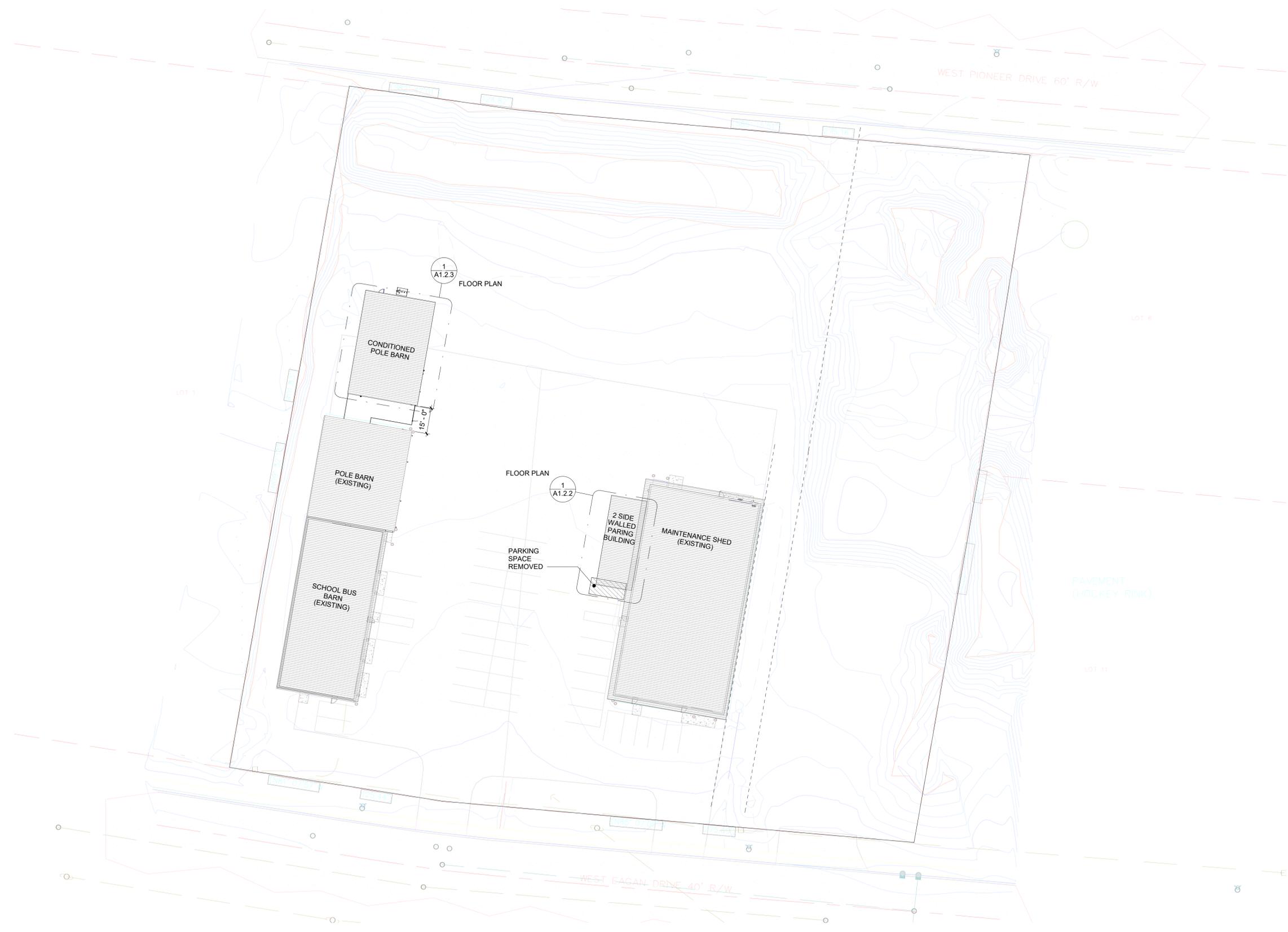
MECHANICAL

M1.0.1	LEGEND AND SCHEDULES
M1.0.2	SPECIFICATIONS
M1.1.1	SITE PLAN
M1.2.1	POLE BARN DEMOLITION AND REMODEL
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E1.1.2	MAINTENANCE BUILDING PLAN
E1.2.1	PANEL SCHEDULES

1 SITE PLAN  
1" = 30'-0"



PACKAGE C

SITE PLAN

AUTHOR: JMS  
REVISION:  
ISSUE DATE: 07.01.2019  
OWNER PROJECT NO: -  
CHECKED: N/A

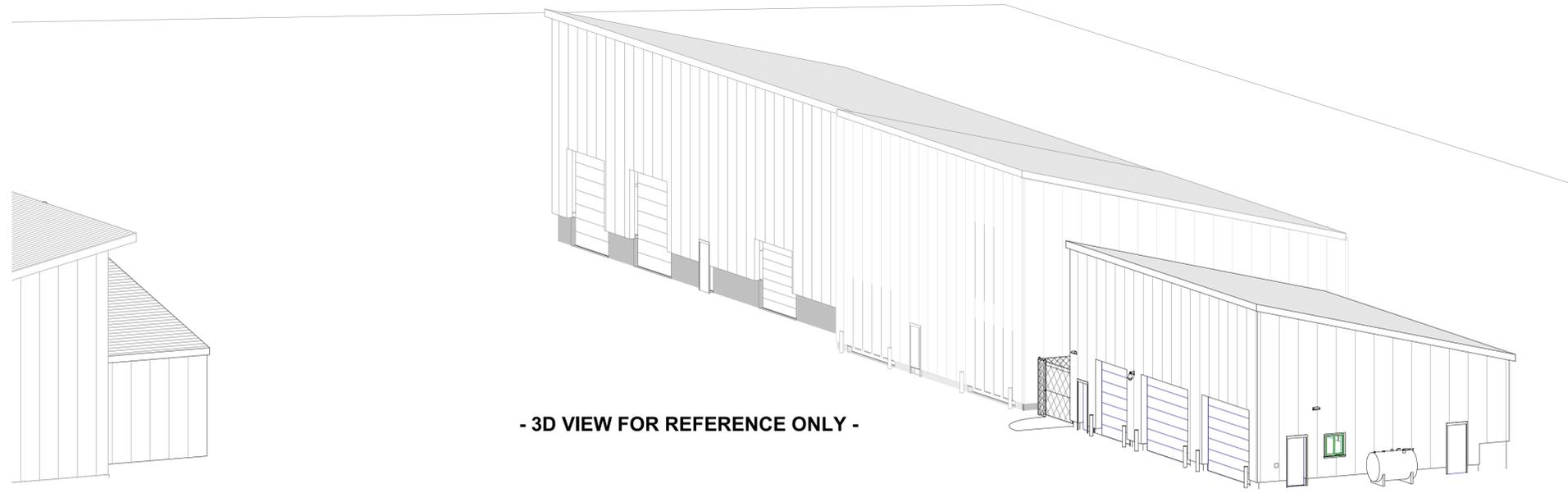
PRELIMINARY  
NOT FOR  
CONSTRUCTION

CITY OF VALDEZ  
BUILDING MAINTENANCE SHARED  
FACILITY PROJECT - PACKAGE C  
CONCEPTUAL DESIGN

ECI ARCHITECTURE DESIGN STRATEGY  
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ANCHORAGE, ALASKA 99503 907.561.5543  
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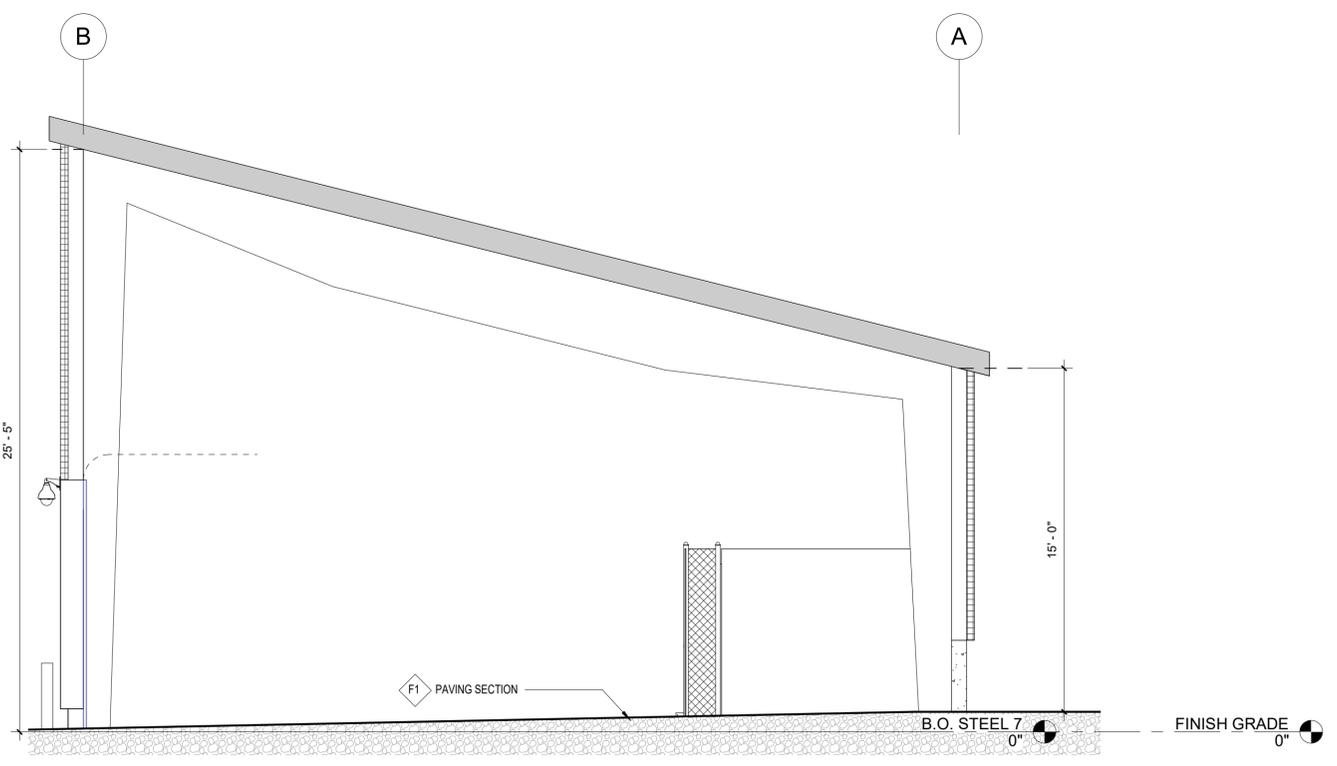
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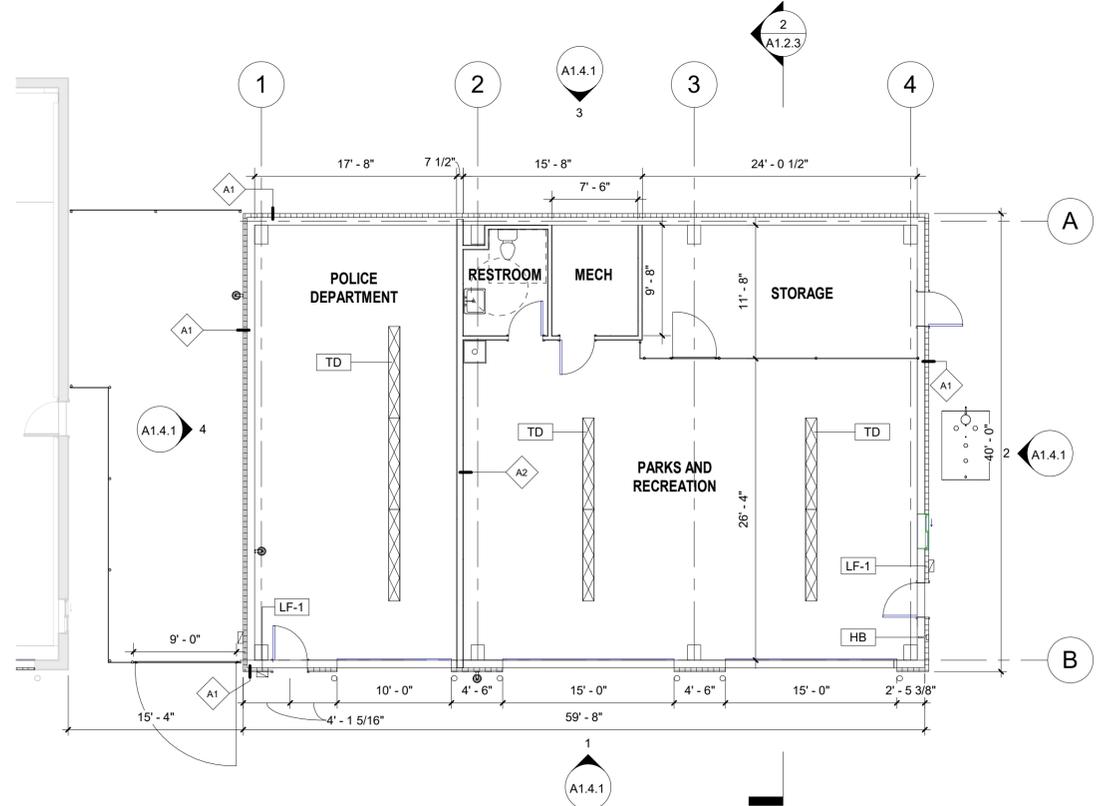


- 3D VIEW FOR REFERENCE ONLY -

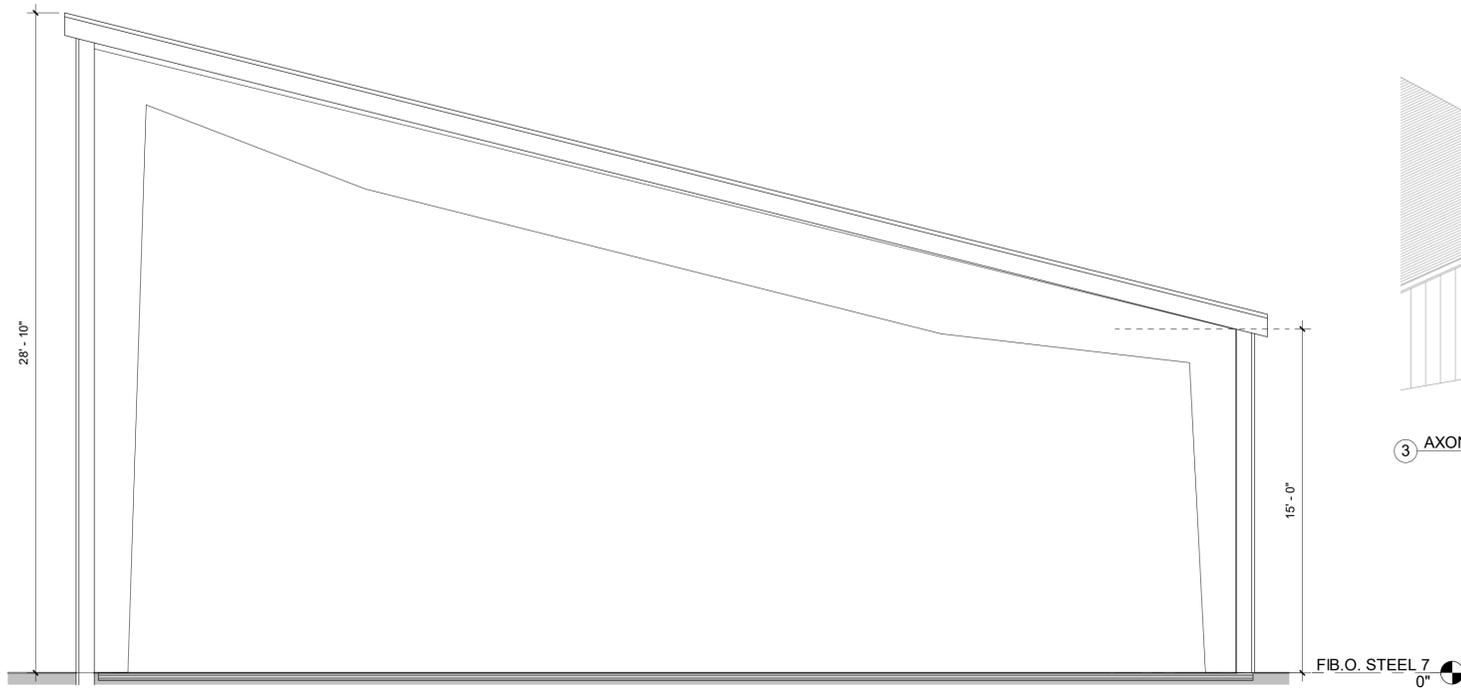
3 AXONOMETRIC VIEW - CONDITIONED POLE BARN



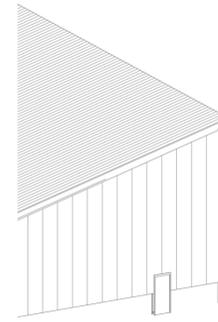
2 CONDITIONED POLE BARN SECTION  
1/4" = 1'-0"



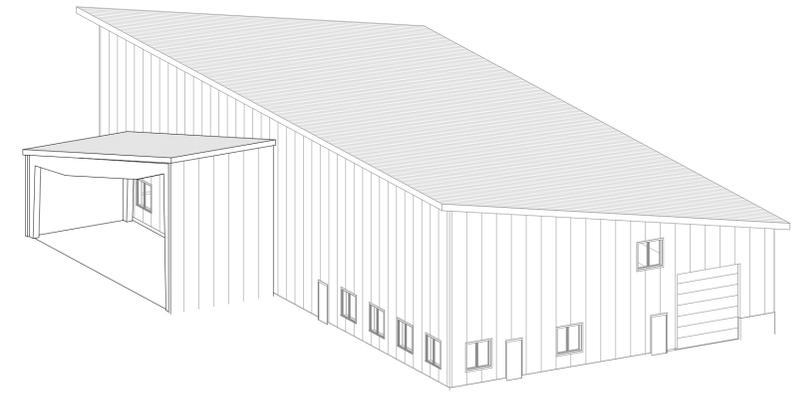
1 CONDITIONED POLE BARN FLOOR PLAN  
1/8" = 1'-0"



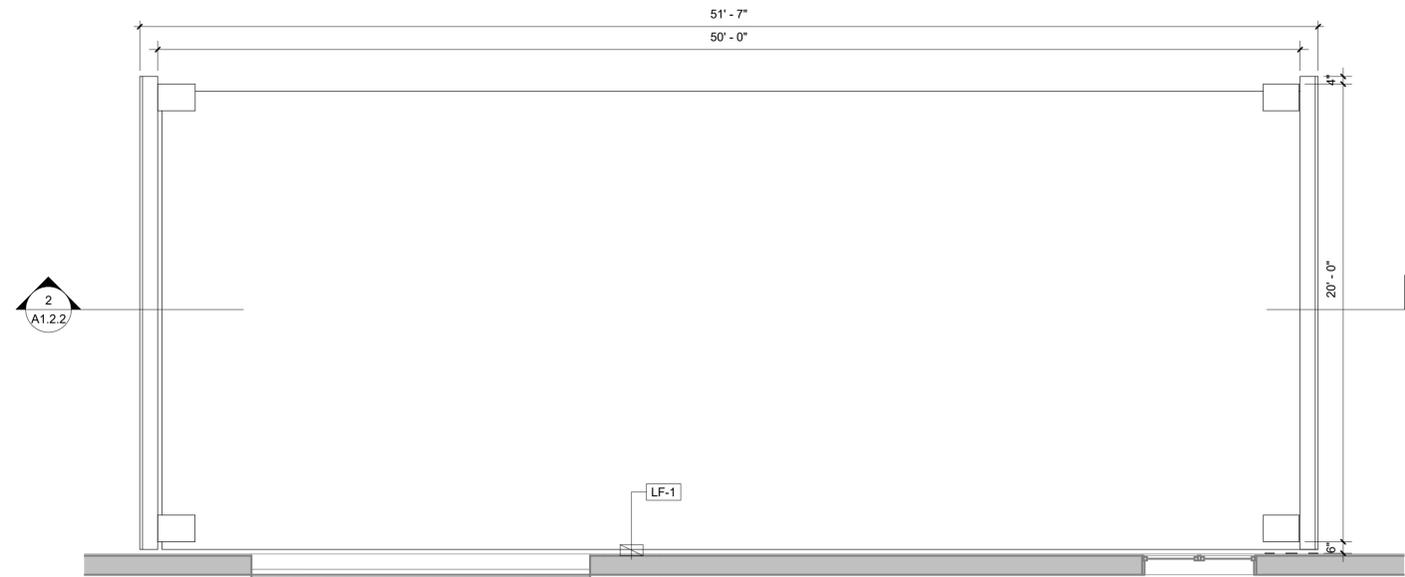
② PARKING BUILDING SECTION 2  
1/4" = 1'-0"



③ AXONOMETRIC VIEW - PARKING BUILDING



- 3D VIEW FOR REFERENCE ONLY -



① PARKING BUILDING FLOOR PLAN  
1/4" = 1'-0"