City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda

City Council

Tuesday, August 5, 2025 | **7:00 PM** | **Council Chambers**

Regular Meeting

WORK SESSION AGENDA - 6:00 pm

Transcribed minutes are not taken for Work Sessions. Audio is available upon request.

1. Budget Parameters

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES

1. Approval of Minutes for Regular Council Meeting of July 15, 2025

2. Approval of Minutes for Regular Council Meeting of July 1, 2025

V. PUBLIC BUSINESS FROM THE FLOOR

VI. CONSENT AGENDA

1. Proclamation: Safe and Sound Week 2025

2. Approval of Executive Session to Discuss the Personal Qualifications and Characteristics of Individuals who have Submitted Letters of Interest in Filling the City Council Vacancy

VII. UNFINISHED BUSINESS

1. Approval of Memorandum of Understanding with Valdez Avalanche Center

VIII. NEW BUSINESS

1. Appointment of Vacant City Council Seat

2. Appointments to Beautification Commission - Applicants: Magdalena McCay, Libby Connor, Paula McCann and T.C. Greene

3. Approval of Professional Services Agreement with DOWL, LLC for Rural Roads Repairs Design Phase 1 in the Amount of $170,357.00

4. Approval of Contract with Orion Construction, Inc for the Valdez City Schools District Offices Tenant Improvements in the Guaranteed Maximum Price Amount of $2,357,316.31

IX. ORDINANCES

1. #25-10 - Authorizing an Amendment to the Zoning Map to Effect a Change to Lot 2, Tract 3, USS 3538, Plat 2003-7 to Neighborhood Mixed Use. Second Reading. Adoption.

X. RESOLUTIONS

XI. REPORTS

1. Report: Issuance of Temporary Land Use Permit 25-05 to the Fireweed 400, Inc. for An Approximately 5.6-Acre Portion of 3100 Richardson Highway, Tract D 79-116 owned by the City of Valdez

2. Report: Issuance of Temporary Land Use Permit #25-08 for Central Environmental, Inc. for a 2-acre portion of USS 439 (Pipeyard) Owned by the City of Valdez for a Six-Month Term

XII. CITY MANAGER / CITY CLERK / CITY ATTORNEY / MAYOR REPORTS

1. City Manager Report

    1. City Manager Report

2. City Clerk Report

3. City Attorney Report

4. City Mayor Report

XIII. COUNCIL BUSINESS FROM THE FLOOR

XIV. EXECUTIVE SESSION

XV. RETURN FROM EXECUTIVE SESSION

XVI. ADJOURNMENT

XVII. APPENDIX

1. August 2025 Council Calendar

File #: 25-0337, **Version:** 1

ITEM TITLE:
Budget Parameters
SUBMITTED BY: Jordan Nelson, Finance Director

FISCAL NOTES:

Expenditure Required: none
Unencumbered Balance: n/a
Funding Source: n/a

RECOMMENDATION:

Review and provide direction to City Management

SUMMARY STATEMENT:

City Council expressed a desire to draft the 2026 Budget Parameters Resolution prior to adoption by resolution. At the end of this work session staff will edit the document according to council consensus and bring for approval on August 19th

The attachments explained

- Powerpoint slides - the slides are the agenda for the meeting to guide the conversation
- 2026 Budget Parameters (draft) - This document is made available for council edits and suggestions, and will be the basis for the entire conversation
- 2024 and 2025 Budget Parameters - These documents are for reference

CITY OF VALDEZ ALASKA

Budget Parameters

2026 Budget

Background

- A Budget is…
  - Policy Document
  - Financial Plan
  - Operations Guide
  - Communication Device

- Annually, the City Council adopts by resolution "Budget Parameters" to inform staff as they draft respective department budgets

Budget Parameters Resolution

- Objective
  - Complete a draft 2026 Budget Parameters Resolution
    - 2024 and 2025 BPRs included in packet for reference

- Tactic
  - Review Draft 2026 BPR submitted in packet
    1. Revenues <10 min>
    2. Expenses <25 min>
    3. Transfers (Projects, Reserves) <10 min>
    4. Intro/Summary/Conclusion <10 min>

Revenues <10 min>

- Revenues
  - Property Tax
    - Mill Rate
  - Permanent Fund
    - 1.5% Permanent Fund Appropriation
- Other Revenue
  - Special Revenue Funds
    - Utility, Ports and Harbor
  - Other rates and fees
    - Recreation
    - Dumpsters
    - Leases
    - Bed tax
    - etc

Expenses <25 min>

- Personnel
  - Cost of Living Adjustment
- Other Expenses
  - Other Personnel
  - Other Operating
  - Contracts
  - Utilities
  - City Events
- Education
  - Valdez City Schools
  - Prince William Sound College
- Legal
- Community Service Organizations (CSOs)
  - Sponsored Events

Transfers <10 min>

- Capital Projects (CIP, Major Maintenance)
- Reserve Funds

Intro/Summary/Conclusion <10 min>

- Broad-based direction from City Council to stakeholders

Attachment A: Council Priorities for the 2026 Operating Budget

INTRODUCTION

Valdez City Council held its annual strategic planning retreat June 20-21st, 2025 to discuss organizational strengths, weaknesses, opportunities, and threats as well as a review and status update of previous priorities, and forward-looking top priorities. The top priorities of the City Council are as follows:

- Housing
  - Increase housing stock by Fall 2027, utilizing the housing needs survey
- Childcare
  - Complete an operating, active, licensed childcare facility by Fall 2026
- Maintenance
  - Annually appropriate funds toward deferred maintenance on critical infrastructure
- Expand: Outdoor Recreation, Tourism, Maritime & Community
  - Annually modernize aging infrastructure, while leveraging natural and transportation assets, to expand: Outdoor recreation, Tourism, Maritime & Community

Further, a public workshop was held by the City Council on August 5th to further develop this document which represents preliminary Council direction, summarized below, for development of the 2026 Operating and Capital Budget.

SUMMARY

Management has presented the City Council with written Department Operations Reports for all staffed departments. The Council requested additional information from specific departments to consider before making final appropriations in the 2026 Budgets, all other staffed departments were instructed to abide by the parameters set forth in this document. Revenues that allow the City of Valdez to provide services to residents are primarily driven by Property Tax revenue, and the 2025 Budget and current fiscal year reflect the end of a multi-party agreement on TAPS valuation. As the City Council continues to evaluate its legal strategy around taxation of oil & gas property, guidance in this document may be subject to change especially as it relates to the 2026 Budget.

REVENUES

Property Tax – Ad Valorem Tax, i.e. property tax, continues to be the City's primary revenue source, comprising 90% of General Fund revenues based on a twenty-mill levy. The 2026 preliminary budget will be developed based on a continued twenty-mill levy using the most-recent TAPS and related infrastructure valuation as a revenue forecast and will include revenue projections pursuant to VMC 3.30.

Permanent Fund – For the 2026 budget, the City Council will appropriate for expenditure 1.5% from the permanent fund, as mandated by the charter's Section 6.7(a). The funds will be utilized for bonded infrastructure debt, while ensuring that the remaining amount continues to be held in trust for the benefit of present and future generations of Valdez residents, as per the City's Charter.

Other Revenues – All Other Revenues in the 2026 Budget will reflect historic levels of activity. This assumption will be presented in the General Fund, for items such as Parks and Recreation program

participation, leases, and hotel occupancy tax. Interest earnings on accumulated fund balances will reflect current market rates on allowable investment instruments.

Special Revenue Funds – The City operates four Special Revenue funds, Utility Fund for water and sewer charges, and Airport, Port, and Harbor funds, for facilities fees, leases, and fees related to commerce volume. Port and Harbor funds are tasked with targeting rates at a level at which revenues and expenses are budget neutral and do not require operational subsidies from the City's General Fund with the exception of major maintenance related to existing infrastructure. Further Council direction related to Airport and Utility Fund can be found in the **Special Revenue Funds and Fee Subsidies** portion of this document.

EXPENSES

Personnel – Full-Time Equivalents (FTE) is captured in "FTE Personnel", an expense category containing the combined costs of salary, wages, and benefits for all approved positions. Management will continue the convention of budgeting for full employment, so as to reflect the full committed costs of all approved positions. Position vacancies during the budget year will result in actual expenses below budgeted amounts. Management is encouraged to use position vacancies as an opportunity to re-examine staffing levels for changing priorities and reallocation of overall staffing levels. Due entirely to this practice, as a budget category, FTE Personnel has an estimated citywide increase of 3.9%. However, where no staffing reallocation has taken place, the benchmark is 7.6% for departments with a status quo personnel picture.

The staffing reallocation notwithstanding, the following factors remain cost drivers:

> **Cost of Living Adjustment (COLA)** – Salary and Wage rates will reflect a 2.3% Cost of Living Adjustment (COLA). This figure is based on Alaska/Anchorage official First-Half Consumer Price Index (CPI) figure and is supported by the City Council to be included in the 2026 Budget.
>
> **Benefits** – Additional benefits costs are associated with every marginal increase in wages such as the two examples above. Additionally, the combination of substantial increases to reinsurance carrier markets and a small, self-funded healthcare pool comprise the primary drivers behind a conservative estimated increase of 13.2% to employee benefits costs for the upcoming budget year.

Other Expenses – Management is also directed to present and quantify all expense categories, including FTE Personnel, versus inflationary growth over a 5-year time horizon and with year over year inflationary metrics. Council desires this objective to be on an individual department basis and serve as a foundation for Council's consideration and analysis relative to their articulated program and service priorities. Departments under 5-year inflationary growth and year over year inflationary growth will most likely require little dialogue during 2026 Budget Workshops in October.

Education – Council reaffirms its commitment to funding Valdez Schools to the maximum permitted by statutory formula, and requests that Valdez City Schools give a budget overview presentation prior to the adoption of the school's budget by the City in the second quarter of the upcoming fiscal year. Management will also present College and dual-credit funding requests as-received for Council

consideration. These three expenses reside in the City's "Education" department within the General Fund, and will be scheduled for coordinated presentation and discussion during regular October budget workshops.

Legal – At the direction of the City Council, City Administration will present the Legal expenditures in the General Fund distinguishing between legal operating expenditures associated with normal City business and special projects as directed by the City Council.

Community Service Organizations (CSOs) – The City Council desires to keep overall Community Service Organization (CSO) funding consistent with established Council priorities and has provided guidance to staff on a few minor CSO application changes and expectations. Requirements for the 2026 CSO Program include:

- Continuance of the Biannual progress report for each CSO receiving funding
- Overall funding target is not more than 50% of the Valdez Program Budget for each organization
- Financial statements be presented side-by-side with prior fiscal year and current fiscal year
- CSO aggregate funding target NTE 2% of overall City operating budget

These parameters notwithstanding, CSO requests will be compiled by staff and forwarded to Council as-received. CSO applications will be discussed during a standalone workshop during the 2026 budget process, though approval during this workshop is not a final budget decision. Furthermore, any funding requests approved but not unanimously supported by the Council, or any in which further discussion is needed, will be revisited at a subsequent meeting prior to the adoption of the 2026 Budget.

INTER-FUND TRANSFERS

Capital Projects (CIP) Funds – The Long-Range Capital Plan and Capital (CIP) Budget will continue to be folded into the Operating Budget process reflecting the full commitment to Operating and Capital expenditures in the 2026 Adopted Budget. The CIP program will be funded by established convention, where prior year expenditures under-budget and revenues over-budget are appropriated and held in a CIP Planning Reserve in late first quarter of each fiscal year. Projects are then prioritized, and funds appropriated to specific projects by the City Council during Budget Workshops in October.

Reserve Funds - Reserve Funds are established via transfers from General Fund, and reflect costs-items that span multiple years, are unpredictable in nature, and/or serve to mitigate drastic annual variances. Examples include maintenance and capital projects as mentioned above, liquidation of accrued leave-time, and purchase of major equipment items, respectively. Management will continue with conventional reserve-fund levels to ensure adequate coverage of related expenses and liabilities.

> **Energy Assistance** – Among the Reserve Funds is a specific appropriation for the Energy Assistance program. The program consists of a $595 energy credit per qualifying residential customer. Management estimates the cost for the program to be approximately $750,000.

Special Revenue Funds and Fee Subsidies – Council has historically approved fee-levels that are less than full cost-recovery levels, so as to provide reduced cost of living and enhanced quality of life for the benefit of residents. The imbalance of revenues and costs for related services are reflected in transfers from

General Fund to impacted funds, specifically Airport and Utilities. Council has expressed a desire to evaluate the level of subsidies to special revenue funds on an annual basis and explore ways to inform the public about these subsidies. Management will present preliminary 2026 budget transfers accordingly.

CONCLUSION

The directives and parameters articulated in this document represent a starting point for the 2026 budget and the dynamic long range financial plan. The final adopted operating budget may ultimately reflect revised priorities and parameters following a review of preliminary budgets during related work sessions in October. The preliminary budget will reflect Capital Project needs, composing a full picture of the City's Operational and Capital Budget as a work plan for the upcoming fiscal year.

Council continues to strive to evaluate budget requests within a multi-year context, within the framework of the mission of the City of Valdez – "To cultivate an environment of opportunity, sustained prosperity, and well-being for all people of Valdez" – while in pursuit of articulated programming within the framework of the City's Comprehensive Plan.

Attachment A: Council Priorities for the 2025 Operating Budget

INTRODUCTION

Valdez City Council held its annual strategic planning retreat June 20-21st, 2024 to discuss financial outlook, vision, and top priorities. During this meeting management also presented revised pro-forma budget summaries for 2025, as well as five-year forecasts through 2029. During the strategic planning retreat, the City Council developed Budget Parameters for the upcoming Fiscal Year, completed vision statement pre-work and identified next steps, received status updates on Comprehensive Plan goals, revisited established goal qualifiers, and refined priorities for the 2025 Budget. The various data and information were then factored into preliminary Council direction, summarized below, for development of the 2025 Operating and Capital Budget.

SUMMARY

Management presented preliminary budget figures and five-year forecasts illustrating a long-range financial plan for the City. Calculations reflect added oil and gas tax revenue assumptions, along with the continuation of a Repayment Reserve to capture the "worst-case" repayment of ongoing oil and gas revenue currently in jeopardy. Preliminary calculations otherwise reflected status-quo funding of Citywide levels of service, growth in personnel costs based on recent history, and inflationary growth in other expense categories averaged over 5 preceding years. Management further presented scenarios with large "levers" or decision-points for council to consider, each with varying degrees of impact to the City's financial picture. Levers included the upcoming conclusion of the current 5-Year agreement with Trans-Alaska Pipeline System (TAPS) owners most recently renewed in Fiscal Year 2020 which represents roughly 80% of General Fund revenue. Current forecasted trends of revenue and expenditure based on history and historic TAPS valuation, reflect cautious optimism of a balanced budget through fiscal year 2028.

REVENUES

Property Tax – Ad Valorem Tax, i.e. property tax, continues to be the City's primary revenue source, comprising 90% of General Fund revenues based on a twenty-mill levy. The 2025 preliminary budget will be developed based on a continued twenty-mill levy.

Permanent Fund – For the 2025 budget, the City Council will appropriate for expenditure 1.5% from the permanent fund, as mandated by the charter's Section 6.7(a). The funds will be utilized for bonded infrastructure debt, while ensuring that the remaining amount continues to be held in trust for the benefit of present and future generations of Valdez residents, as per the City's Charter.

Other Revenues – All Other Revenues in the 2024 Budget will reflect historic levels of activity. This assumption will be presented in the General Fund, for items such as Parks and Recreation program participation and hotel occupancy tax, the Utility Fund for water and sewer charges, and in Ports and Harbor funds, for facilities fees, leases, and shipping volume. Interest earnings on accumulated fund balances will reflect current market rates on allowable investment instruments.

EXPENSES

Personnel - "FTE Personnel", an expense category containing the combined costs of salary, wages, and benefits for all approved positions. Management will continue the convention of budgeting for full employment, so as to reflect the full committed costs of all approved positions. Position vacancies during the budget year will result in actual expenses below budgeted amounts. Management is encouraged to use position vacancies as an occasion to re-examine staffing levels for changing priorities and reallocation of overall staffing levels. The City Council will evaluate specific feedback from the City Manager as to positions and services needed on a case-by-case basis, keeping goal qualifiers first and foremost as a backdrop for balancing levels of service to the community.

As a budget category, FTE Personnel has a baseline increase of 6.5% driven by the following three factors:

> **Cost of Living Adjustment (COLA)** – Salary and Wage rates will reflect a 2.5% Cost of Living Adjustment (COLA). This figure is based on Alaska/Anchorage official First-Half Consumer Price Index (CPI) figure. Council has indicated support to include this adjustment for consideration during the 2025 Budget Workshops in October.
>
> **Merit/Longevity Increases** – Personnel costs will also reflect Finance and Human Resources best-estimates of scheduled raises pursuant to personnel regulations and current staffing data. Preliminary estimates reflect approximately a 0.9% increase.
>
> **Benefits** – Additional benefits costs are associated with every marginal increase in wages such as the two examples above, however, the combination of substantial increases to reinsurance carrier markets and a small, self-funded healthcare pool comprise the primary drivers behind an estimated 11.3% increase to employee benefits costs for the upcoming budget year.

Other Expenses – Management is also directed to present and quantify all expense categories, including FTE Personnel, versus inflationary growth over a 5-year time horizon and with year over year inflationary metrics. Council desires this objective to be on an individual department basis and serve as a foundation for Council's consideration and analysis relative to their articulated program and service priorities. Departments under 5-year inflationary growth and year over year inflationary growth will most likely require little dialogue during 2025 Budget Workshops in October.

Education – Council reaffirms its commitment to funding Valdez Schools to the maximum permitted by statutory formula, and requests that Valdez City Schools give a budget overview presentation prior to the adoption of the school's budget by the City in the second quarter of the upcoming fiscal year. Management will also present College and dual-credit funding requests as-received for Council consideration. These three expenses reside in the City's "Education" department within the General Fund, and will be scheduled for coordinated presentation and discussion during regular October budget workshops.

Community Service Organizations (CSOs) – The City Council desires to keep overall Community Service Organization (CSO) funding consistent with established Council priorities and has provided guidance to staff on a few minor CSO application changes and expectations. Changes for the 2025 CSO Program include:

- Biannual progress report for each CSO receiving funding
- Overall funding target is not more than 75% of the Valdez Program Budget for each organization
- Financial statements be presented side-by-side with prior year and current year.

Council wishes to acknowledge that future iterations of the set of guidelines may include an overall funding target of not more than 50% of the Valdez Program Budget for each organization and a requirement for local representation with respect to the expenditure of City of Valdez funds. These parameters notwithstanding, CSO requests will be compiled by staff and forwarded to Council as-received. CSO applications will be discussed during a standalone workshop during the 2025 budget process, though approval during this workshop is not a final budget decision. Furthermore, any funding requests approved but not unanimously supported by the Council, or any in which further discussion is needed, will be revisited at a subsequent meeting prior to the adoption of the 2025 Budget.

INTER-FUND TRANSFERS

Capital Projects (CIP) Funds – For the first time in recent history, the Long-Range Capital Plan and Capital (CIP) Budget will be folded into the Operating Budget process. This change was driven by numerous factors and will allow a view to the full commitment to Operating and Capital expenditures in the 2025 Adopted Budget. The CIP program will continue to be funded by established convention, where prior year expenditures under-budget and revenues over-budget are appropriated and held in a CIP Planning Reserve in late first quarter of each fiscal year. Projects are then prioritized, and funds appropriated to specific projects by the City Council during Budget Workshops in October.

Reserve Funds - Reserve Funds are established via transfers from General Fund, and reflect costs-items that span multiple years, are unpredictable in nature, and/or serve to mitigate drastic annual variances. Examples include maintenance and capital projects as mentioned above, liquidation of accrued leave-time, and purchase of major equipment items, respectively. Management will continue with conventional reserve-fund levels to ensure adequate coverage of related expenses and liabilities.

> **Energy Assistance** – Among the Reserve Funds is a specific appropriation for the Energy Assistance program. The program consists of a $550 energy credit per qualifying residential customer. Management estimates the cost for the program to be approximately $675,000.

Special Revenue Funds and Fee Subsidies – Council has historically approved fee-levels that are less than full cost-recovery levels, so as to provide reduced cost of living and enhanced quality of life for the benefit of residents. The imbalance of revenues and costs for related services are reflected in transfers from General Fund to impacted funds, specifically Airport and Utilities. Council has expressed a desire to evaluate the level of subsidies to special revenue funds on an annual basis and explore ways to inform the public about these subsidies. Management will present preliminary 2025 budget transfers accordingly.

CONCLUSION

The directives and parameters articulated in this document represent a starting point for the 2025 budget and the dynamic long range financial plan. The final adopted operating budget may ultimately reflect revised priorities and parameters following a review of preliminary budgets during related work sessions in October. The preliminary budget will reflect Capital Project needs, composing a full picture of the City's Operational and Capital Budget as a work plan for the upcoming fiscal year.

Council continues to strive to evaluate budget requests within a multi-year context, within the framework of the mission of the City of Valdez – "To cultivate an environment of opportunity, sustained prosperity, and well-being for all people of Valdez" – while in pursuit of articulated programming evaluated within the framework of the City's Comprehensive Plan.

Attachment A: Council Priorities for the 2024 Operating Budget

INTRODUCTION

Valdez City Council held its annual strategic planning retreat July 28-29th, 2023 to discuss programming, service levels, and project priorities. During this meeting management also presented revised pro-forma budget summaries for 2024, as well as five and ten-year forecasts through 2028 and 2034, respectively.

During the strategic planning retreat, the City Council meticulously developed "Goal Qualifiers" that serve as vital benchmarks for evaluating their future initiatives. These Goal Qualifiers encompass a comprehensive range of factors to assess the effectiveness and feasibility of their goals. Goal Qualifiers include but are not limited to: the number of people impacted, the sustainability and financial burden associated with maintenance, construction costs, the influence on high-need service areas, and the potential economic impact. By implementing these Goal Qualifiers, the City Council aims to ensure that their decisions align with their strategic vision, benefit the community at large, and foster long-term sustainability and growth.

The various data and information were then factored into preliminary Council direction, summarized below, for development of the 2024 Operating Budget.

SUMMARY

Management presented preliminary budget figures and five-year forecasts. The calculations reflect added oil and gas tax revenue assumptions, along with the continuation of a repayment liability reserve to capture the “worst-case” repayment of ongoing oil and gas revenue currently in jeopardy. Calculations otherwise reflected status-quo funding of Citywide Service Levels, slight growth in personnel costs, and no growth in other expense categories. The resulting calculations yield an estimated deficit of $1.0MM-$3MM, and five-year aggregate deficit of $14.2MM. Further, results from a ten-year iterative model were employed to illustrate possible outcomes over a ten-year time horizon. Key takeaways from the ten-year simulation include the end of the current 5-Year Settlement with TAPS owners and the impact to savings of a new agreement starting in the 2026 budget-year at various valuations.

REVENUES

Property Tax – Ad Valorem Tax, i.e. property tax, continues to be the City’s primary revenue source, comprising 90% of General Fund revenues based on a twenty-mill levy. The 2024 preliminary budget will be developed based on a continued twenty-mill levy.

Permanent Fund – For the 2024 budget, the City Council will appropriate for expenditure 1.5% from the permanent fund, as mandated by the charter's Section 6.7(a). The funds will be utilized for bonded infrastructure debt, while ensuring that the remaining amount continues to be held in trust for the benefit of present and future generations of Valdez residents, as per the charter's provisions.

Other Revenues – All Other Revenues in the 2024 Budget will reflect historic levels of activity. This assumption will be presented in the General Fund, for items such as Parks and Recreation program participation and hotel occupancy tax, and in Ports and Harbor funds, for facilities fees, leases, and shipping volume. Interest earnings on accumulated fund balances will reflect current market rates on

allowable investment instruments. In the Utilities Fund, historic levels of commercial water and sewer charges will be taken into consideration and a moderate inflation adjustment will be presented to City Council for approval.

EXPENSES

Personnel - The City's largest expense category is "FTE Personnel", which is the combined costs of salary, wages, and benefits for all approved positions. Management will continue the convention of budgeting for full employment, so as to reflect the full committed costs of all approved positions. Position vacancies during the budget year will result in actual expenses below budgeted amounts. The resulting "savings" are then carried forward to the next budget-year, when they are typically appropriated to approved maintenance and capital projects. Though not reflected in the preliminary budget, management is encouraged to use position vacancies as an occasion to re-examine staffing levels for potential reductions in overall staffing. Above all, an emphasis on maintaining current Service Level Objectives for the city while accounting inflation is desired. The City Council will evaluate specific feedback from the City Manager as to positions and services needed on a case by case basis.

Cost of Living Adjustment (COLA) – Salary and Wage rates will reflect a 2.2% Cost of Living Adjustment (COLA). This figure is based on Alaska/Anchorage official First-Half Consumer Price Index (CPI) figure. Council has indicated support to include this adjustment for consideration during the 2024 Budget Workshops in October.

Merit/Longevity Increases – Personnel costs will also reflect Finance and Human Resources best-estimates of scheduled raises pursuant to personnel regulations and current staffing data. Preliminary estimates reflect approximately a 0.9% increase.

Other Expenses – Management will attempt to present other expense categories with no growth over adopted 2023 budget levels. This objective is targeted to a citywide aggregate, which allows for variance among individual departments to meet Service Level Objectives and increased staffing levels. Wherever department expense categories reflect increases, management is encouraged to present a range of offsetting expenses and enhanced revenues for Council consideration. Management is also directed to present and quantify expense figures in terms of Service Level Objectives whenever possible to facilitate Council's consideration and analysis relative to their articulated program and service priorities.

Education – Council reaffirms its commitment to funding Valdez Schools to the maximum permitted by statutory formula. Management will also present College and dual-credit funding requests as-received for Council consideration. These three expenses reside in the City's "Education" department within the General Fund, and will be scheduled for coordinated presentation and discussion during regular October budget workshops.

Community Service Organizations (CSOs) – City Council desires to keep overall CSO funding consistent with established Council priorities. Council also requests enhanced programming narratives and metrics so as to enable multi-year review and analysis of City-provided funds. These parameters notwithstanding, CSO requests will be compiled by staff and forwarded to Council as-received. CSO applications will be discussed on a standalone workshop during the 2024 budget process, though approval during this

workshop is not a final budget decision. Furthermore, any funding requests approved but not unanimously supported by the Council, or any in which further discussing is needed, will be revisited at a subsequent meeting prior to the adoption of the 2024 Budget.

INTER-FUND TRANSFERS

Reserve Funds - Reserve Funds are established via transfers from General Fund, and reflect costs-items that span multiple years, are unpredictable in nature, and/or serve to mitigate drastic annual variances. Examples include maintenance and capital projects, liquidation of accrued leave-time, and purchase of major equipment items, respectively. Management will continue with conventional reserve-fund levels to ensure adequate coverage of related expenses and liabilities. Maintenance and Capital Project appropriations will be set in the Spring of 2024 per established convention.

Energy Assistance – Among the Reserve Funds is a specific appropriation for the Energy Assistance program. Historically the program has been $550 per residential and commercial customer. City Council evaluates the Energy Assistance program on an annual basis, and in the 2024 Budget, Council's direction to staff is to present options for re-directing appropriations previously allocated to commercial customers totaling $55,000 to a certain Economic Development initiative. Management estimates the cost for a "residential only" program to be approximately $750,000.

Special Revenue Funds and Fee Subsidies – Council has historically approved fee-levels that are less than full cost-recovery levels, so as to provide reduced cost of living and enhanced quality of life for the benefit of residents. The imbalance of revenues and costs for related services are reflected in transfers from General Fund to impacted funds, specifically Airport, Harbor, and Utilities. Council has expressed a desire to evaluate the level of subsidies to special revenue funds Utility/Port/Harbor/Airport on an annual basis, and explore ways to inform the public about these subsidies. Management will present preliminary 2024 budget transfers accordingly.

CONCLUSION

The directives and parameters articulated in this document represent a starting-point for the 2024 budget and the emerging long range financial plan. The final adopted operating budget may ultimately reflect revised priorities and parameters following a review of preliminary budgets during related work sessions in October. Council acknowledges a preliminary 2024 Operating Budget deficit, and the necessity of appropriating funds from accumulated savings to balance the shortfall. It is the intent of City Council that this deficit does not exceed the amount being appropriated to the Repayment Reserve. Council has established a preliminary plan to fund Major Maintenance project priorities in the Spring of 2023, using a combination of the 2023 "Carry-Forward" funds, and re-purposed funds previously appropriated. Council further acknowledges that the preliminary budget does not reflect Capital Project needs, and that these costs will be considered as deductions from accumulated savings and/or funded via issuance of additional debt, which will impact future operating budgets.

Council continues to strive to evaluate budget requests within a multi-year context, within the framework of the mission of the City of Valdez – "To cultivate an environment of opportunity, sustained prosperity, and well-being for all people of Valdez" – while in pursuit of articulated programming and service-level priorities.

File #: 25-0330, **Version:** 1

ITEM TITLE:
Approval of Minutes for Regular Council Meeting of July 15, 2025

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: n/a
Unencumbered Balance: n/a
Funding Source: n/a

RECOMMENDATION:

Review and approve minutes.

SUMMARY STATEMENT:

The minutes from the Regular Meeting held on July 15, 2025 are attached for review and approval.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686

DRAFT- Meeting Minutes

Tuesday, July 15, 2025

7:00 PM

Regular Meeting

Council Chambers

City Council

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

Mayor Fleming called the meeting to order at 7:02 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present:	5 -	Mayor Dennis Fleming
		Council Member Austin Love
		Council Member Jimmy Devens
		Council Member Joseph Lally
		Council Member Joy Witte
Absent:	2 -	Council Member Dom Lumba
		Council Member Olivia Foster
Also Present:		City Manager Nathan Duval
		City Clerk Sheri Pierce
		Deputy City Clerk Elise Sorum-Birk

IV. APPROVAL OF MINUTES

1. Approval of Minutes for Regular Council Meeting of March 5, 2024

The regular meeting minutes of March 5, 2024, were approved by consent.

V. PUBLIC APPEARANCES

1. Public Appearance: Valdez Adventure Alliance

Valdez Adventure Alliance Executive Director Lanette Oliver provided an update on the organization’s activities related to the Worthington Glacier and the Shoup Bay trail.

VI. PUBLIC BUSINESS FROM THE FLOOR

Faith Revel, Valdez Museum, thanked the City Council and City of Valdez for all the support during her 14-year tenure as the educator at the museum and expressed gratitude for her years in Valdez.

VII. CONSENT AGENDA

1. Proclamation: Coast Guard Day

2. Proclamation: Recognizing July 2025 as National Parks and Recreation Month

3. Appointment to Beautification Commission - Applicant: Kathy Nielsen

MOTION: Lally moved, seconded by Devens, to approve the consent agenda.

VOTE ON MOTION:
Yays: 5 - Fleming, Love, Devens, Lally and Witte
Absent: 2 - Foster and Lumba
MOTION CARRIED.

VII. NEW BUSINESS

1. Accept Resignation from City Council Member Dom Lumba

MOTION: Love moved, seconded by Lally, to accept the resignation of Council Member Lumba.

City Clerk Sheri Pierce outlined ways in which Council had filled vacant seats previously. Council gave direction to the Clerk to solicit letters of interest from the public in order to fill the vacancy.

VOTE ON MOTION:
Yays: 5 - Fleming, Love, Devens, Lally and Witte
Absent: 2 - Foster and Lumba
MOTION CARRIED.

2. Discussion Item: Department Operations Reports

City Manager Duval and Finance Director Jordan Nelson reviewed the department operations report included in the packet and received feedback on which departments

City Council wished to hear more from during the annual budget process.

Council Member Foster joined the meeting remotely at 7:28 p.m.

Departments and topics identified for further review were:

- Community Development – Additional details on budget request for the comprehensive plan refresh, mobile home replacement code and platting grant program.
- Economic Development – Budget requests, overall department trajectory and implementation of the economic strategic plan.
- Harbor – Revenue and budgeting strategies.
- HR – Cost drivers related to personnel shifts, cost increases of benefits and employee recruitment and retention metrics.
- Law Enforcement – Nuisance abatement and code enforcement efforts and update on efficacy of snow removal fines.
- Port – Direction and scope of waterfront master plan revision.
- Utility Fund – Operating subsidy and rates.
- Streets and Shop – Budget request for additional mechanic, snow removal and overview of equipment.

Council Member Love voiced appreciation of the new strategy but noted that additional details related to operations and performance would be beneficial for decision making. He suggested that the percentage of the budget spent in the third quarter by department and service level metrics be included.

Mayor Fleming asked for additional information related to the use of overtime hours.

City Manager Duval encouraged Council Members to reach out with specific questions related to the departmental budget process and thanked Council for the feedback.

3. Approval of Memorandum of Understanding with Valdez Avalanche Center

MOTION: Lally moved, seconded by Love to approve the Memorandum of Understanding with the Valdez Avalanche Center.

Council Member Love inquired whether the agreement already existed or was new. City Manager Duval noted that it was intended to formalize processes that had been informally carried out prior.

Love asked about if parameters could be put in place through the agreement requiring the Valdez Avalanche Center (VAC) to collect certain types of weather data.

Duval explained that the agreement was more specific to facility maintenance consideration and suggested that a better understanding of Council's expectations and additional conversation with VAC would be needed if more detailed requirements were to be outlined.

Duval further noted that the VAC might request funding to offset the cost of collecting weather data through the Community Service Organization process and additional parameters could be placed on data collection by the City Council during that review process. Finance Director Jordan Nelson added detail.

Love suggested a discussion with VAC prior to adopting the MOU to ensure that the needs of both organizations were addressed proactively.

Council Member Lally asked about the level of information provided by the VAC historically and costs associated with requesting additional information or data collection.

MOTION TO POSTPONE: Love moved, seconded by Lally, to postpone consideration of the Memorandum of Understanding with the Valdez Avalanche Center to the next regular meeting.

Council Member Love noted an additional desire to discuss location of data collection and the need to have useful weather information for the city.

City Clerk Sheri Pierce asked about the scope of the MOU and City Manager Duval noted that, as drafted, it was specific to the facility and not the operations.

Duval touched on other local weather data collection efforts and noted that the existing facility had been inherited from the National Weather Service. He asked for and received clarification from Love as to what information was being sought related to postponement of the MOU.

City Clerk Pierce asked if Council Member Love's intent was to broaden the MOU to include operational requirements and sought confirmation that the original goal of the agreement was related to facility upkeep. Finance Director Nelson confirmed that the scope of the agreement was initially limited to facility considerations but could be broadened if Council desired.

VOTE ON MOTION TO POSTPONE:
Yays: 5 - Fleming, Love, Foster, Lally and Witte
Nays: 1 - Devens
Vacant: 1
MOTION CARRIED.

4. Approval to Purchase 2025 Ford F550 Mini Rear Load Truck in the Amount of $181,459.10

MOTION: Lally moved, seconded by Love, to approve the purchase of 2025 Ford F550 Mini Rearload Truck an amount of $181,459.10.

VOTE ON MOTION:
Yays: 6 - Fleming, Love, Devens, Foster, Lally and Witte
Vacant: 1
MOTION CARRIED

IX. ORDINANCES

1. #25-07- Amending Chapter 2.24 of the Valdez Municipal Code Titled Code of Ethics. Second Reading. Adoption.

MOTION: Devens moved, seconded by Witte, to approve Ordinance 25-07 in second reading for adoption.

VOTE ON MOTION:
Yays: 6 - Fleming, Love, Devens, Foster, Lally and Witte
Vacant: 1
MOTION CARRIED.

2. #25-08 - Repealing Chapter 10.20 of the Valdez Municipal Code Titled Recreational Vehicle Parks and Tent Campgrounds and Enacting Chapter 12.14 of the Valdez Municipal Code Entitled Recreational Vehicles and Tent Camping. Second Reading. Adoption.

MOTION: Lally moved, seconded by Love, to approve Ordinance 25-08 in second reading for adoption.

Magdalena McCay, Valdez resident, shared concerns about the overall increase of overnight camping in undesignated areas.

VOTE ON MOTION:
Yays: 6 - Fleming, Love, Devens, Foster, Lally and Witte
Vacant: 1
MOTION CARRIED.

3. #25-09 - Amending Chapter 3.30 Titled Oil and Gas Exploration, Production, Pipeline Transportation and Spill Prevention and Response Property Tax. Second Reading. Adoption.

Gavel passed to Mayor Pro Tem Love

MOTION: Devens moved, seconded by Witte, to approve Ordinance 25-09 in second reading for adoption.

VOTE ON MOTION:
Yays: 5 - Love, Devens, Foster, Lally and Witte
Abstained: 1 - Fleming
Vacant: 1
MOTION CARRIED.

4. #25-10 - Authorizing an Amendment to the Zoning Map to Effect a Change to Lot 2, Tract 3, USS 3538, Plat 2003-7 to Neighborhood Mixed Use. First Reading. Public Hearing.

MOTION: Love moved, seconded by Lally, to approve Ordinance 25-10 in first reading for public hearing.

Council Member Devens asked about why the property was not already classified as neighborhood mixed use. Community Development Director Huber noted that she was not familiar with the history of why the lot had initially been zoned as commercial, noting that there were a variety of zoning types in the area. City Manager Duval highlighted that properties had not been required to change zoning types when the code update took place. Devens suggested that the Community Development Department reach out to the owners of the other commercial property in the same area.

Council Member Witte asked about the plan for snow storage moving forward and Community Development Director Huber detailed the future subdivision process and confirmed that a future conversation was needed on the topic.

Council Member Love wished the property owners luck and complimented the

alignment of the proposal with the comprehensive plan.

VOTE ON MOTION
Yays: 6 - Fleming, Love, Devens, Foster, Lally and Witte
Vacant: 1
MOTION CARRIED.

X. RESOLUTIONS

1. #25-31 - Releasing Public Access Interest in a 60-Foot-Wide Easement That Extends North/South Along the Entire Western Side of Lot 5A Sleepy Hollow Addition No.4

MOTION: Love moved, seconded by Witte, to approve Resolution 25-31.

VOTE ON MOTION:
Yays: 6 - Fleming, Love, Devens, Foster, Lally and Witte
Vacant: 1
MOTION CARRIED.

2. #25-32 - Authorizing the Submission of a 2025 Rasmuson Foundation Tier One Grant Application for the Multi-Phase Wayfinding Project

MOTION: Lally moved, seconded by Witte, to approve Resolution 25-32.

Council Member Love asked about the concept of disposable murals and received clarification that the goal was to create art pieces that would have a natural life span and not be replaced.

VOTE ON MOTION:
Yays: 6 - Fleming, Love, Devens, Foster, Lally and Witte
Vacant: 1
MOTION CARRIED.

3. #25-33 - Opposing Proposed Changes to the Definition of Local Contributions Under Title 4 Chapter 9 of Alaska Administrative Code

MOTION: Devens moved, seconded by Witte, to approve Resolution 25-33.

City Manager Duval provided context on the proposed change in the Alaska Department of Education and Early Development regulations to the definition of “local contributions”

and explained the direct financial impact to local schools and in-kind services that would be considered as contributions if the change were adopted.

Council Member Love asked about the public comment process and timeline for the state school board.

Valdez City Schools Superintendent Jason Weber provided additional details about the state school board's consideration process and the far-reaching negative impacts that the regulatory change would have on the school district and community partnerships.

Mayor Fleming noted that, while there wasn't a legal remedy, there was a need for ongoing city engagement on the topic as the proposal progressed.

City Manager Duval highlighted the need for future legislative efforts.

VOTE ON MOTION:
Yays: 6 - Fleming, Love, Devens, Foster, Lally and Witte
Vacant: 1
MOTION CARRIED.

XI. REPORTS

1. Auction Report: 2011 Bobcat S100 Skid Steer

2. 2025 Valdez Visitor Report & 2025 Valdez Business Climate Survey

Council Member Love noted appreciation for the report being completed.

3. Community Service Organization Committee Report

Pros and cons of target funding levels for organizations remaining at 75% of Valdez program cost versus reducing the target to 50% were discussed and consensus was reached for reducing the target to 50% noting that case-by-case exceptions could be considered. The City Council also consented to have the Community Service Organization Committee weigh in on city sponsored events in the future.

4. Verbal Report: Monthly Projects Update

Acting Capital Facilities Director Scott Benda provided an update on the progress of ongoing city capital projects and fielded questions from council members.

XII. CITY MANAGER / CITY CLERK / CITY ATTORNEY / MAYOR REPORTS

1. City Manager Report

City Manager Nate Duval added to his written report by thanking Faith Revel for her service at the Museum and complimenting Parks, Recreation and Cultural Services staff on their work. Duval detailed a conversation with the college and noted that the construction program was looking for a home to renovate. He also touched on the outcomes of the Director's Retreat and highlighted a plan to streamline processes. Duval thanked property owners who were going through planning and zoning processes for their patience and reported concerns about a bear in the Alpine Woods neighborhood.

Council Member Love asked for and received an update on Ravn operations and the Essential Air Service order from the U.S. Department of Transportation.

2. City Clerk Report

City Clerk Sheri Pierce encouraged members of the public to apply for the two vacancies on the Beautification Commission. Pierce also noted that the planned state and federal summer policy maker visit would not take place in 2025 due to scheduling conflicts and the legislature's August special session.

3. City Attorney Report

City Attorney Jake Staser provided Council with legal updates on:

- The Valdez Marine Terminal Contingency Plan renewal.
- VMC 3.30 appeals in the Superior Court and before the Board of Equalization.
- Implications of the Supreme Court ruling in *City of Valdez vs. Regulatory Commission of Alaska* and efforts related to accessing Hilcorp's financial information.
- Ongoing cases on escaped property issues.
- A wrongful termination suit filed by a former city employee.

4. City Mayor Report

Mayor Fleming commented on the successful Fourth of July festivities and thanked city staff for their efforts, specifically noting the hard work of the Parks, Recreation and Cultural Services staff.

XII. COUNCIL BUSINESS FROM THE FLOOR

Several council members complimented the efforts of city staff in organizing the Fourth of July celebration and acknowledged Faith Revel's many years of service to the museum and the community as an educator.

Council Member Love complimented the organizers of the Fireweed 200 and thanked them for working with the city on permits.

Council Member Lally thanked Community Development Director Huber and the consultants from Agnew Beck for the Housing Needs Assessment presentation.

Council Member Witte encouraged the public to submit letters of interest to fill the City Council vacancy.

XIV. ADJOURNMENT

Mayor Fleming adjourned the meeting at 9:15 p.m.

File #: 25-0331, **Version:** 1

ITEM TITLE:
Approval of Minutes for Regular Council Meeting of July 1, 2025

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: n/a
Unencumbered Balance: n/a
Funding Source: n/a

RECOMMENDATION:

Review and approve minutes.

SUMMARY STATEMENT:

The minutes from the Regular Meeting held on July 1, 2025 are attached for review and approval.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686

DRAFT MEETING MINUTES

Tuesday, July 1, 2025

7:00 PM

Regular Meeting

Council Chambers

City Council

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

Mayor Fleming called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: 6 - Mayor Dennis Fleming
Mayor Pro Tempore Austin Love
Council Member Jimmy Devens
Council Member Olivia Foster
Council Member Joseph Lally
Council Member Joy Witte
Absent: 1 - Council Member Dominic Lumba
Also Present: City Manager Nathan Duval
City Clerk Sheri Pierce
Deputy City Clerk Elise Sorum-Birk

IV. PUBLIC BUSINESS FROM THE FLOOR

V. CONSENT AGENDA

1. Appointment to Prince William Sound Economic Development District Board of Directors- Nominee: Martha Barberio

2. Approval to Go Into Executive Session Re: VMC 3.30 Litigation Strategy

City Attorney Staser noted that the executive session was no longer needed, and the item was removed from the agenda.

MOTION: Devens moved, seconded by Lally, to approve the consent agenda.
Yays: 7 - Fleming, Love, Devens, Foster, Lally, and Witte
Absent: 1 - Lumba
MOTION CARRIED.

VI. NEW BUSINESS

1. Discussion Item: Rural Roads Assessment - Phasing Plan and Cost Estimates

City Manager Duval presented the completed assessment of all gravel roads in town and outlined the first phase of the plan encompassing maintenance work on gravel roads to be completed by city staff and future paving improvements that would require a contractor.

Council Member Love inquired about the history behind the Corbin Creek Subdivision and whether the neighborhood had been constructed with the intent to pave the streets. Duval clarified that the subdivision had been created as an unimproved neighborhood, but that adding asphalt was justifiable from a future maintenance cost perspective.

Love asked about setting a precedent and whether paving other areas would be equally beneficial. Duval highlighted the varied characteristics of Valdez neighborhoods and noted that infrastructure incorporated during the initial construction process made the streets in Corbin Creek easier and less expensive to pave than other subdivisions.

Love sought and received further clarification about how annual budget would impact the outcomes of work and about road conditions in the Robe Lake neighborhood.

Duval explained that limited available funding would reduce the possible scope of improvements and necessitate project prioritization, highlighting that initial funds would only cover design cost for the Corbin Creek area.

Council Member Devens expressed concerns about whether improving Corbin Creek would be equitable for tax payers and noted that a small number of individuals would receive a large benefit from improvements. Devens voiced support for the best service level possible for residents but warned that large expenditures on improvements of rural neighborhoods might not be viewed favorably by the broader population.

Duval confirmed that improvements near existing infrastructure were more cost effective and encouraged Council to consider their goal qualifier in making decisions.

Mayor Fleming asked that the pavement options be seriously considered for Corbin Creek and other areas, highlighting the limited services provided by the city in outlying subdivisions. Fleming touched on challenges with neighborhoods inherited from the state, including concerns about emergency services vehicles not being able to access homes in Robe Lake and Corbin Loop Subdivisions and lower quality roads overall.

Duval highlighted that the assessment included asphalt estimates for each road and that Council would need to approach project costs as a policy decision then fielded additional questions on cost estimates. He sought consensus from Council on bringing back a contract for the first phase of design work in Corbin Creek.

Council Member Witte inquired about how rural road projects would impact existing pavement projects. Duval advocated for continuing to prioritize existing pavement management projects. Witte asked about snow removal implications of paving rural roads.

City Clerk Sheri Pierce provided a historic note that Robe River Subdivision roads had been paved as a special assessment district and that subdivision residents had initially covered the cost of paving roads for that area.

Council Member Foster expressed appreciation for the assessment having been completed and voiced a desire to provide better services to outlying areas where it was possible and cost effective. Foster echoed concerns about lack of ambulance accessibility in certain areas. She also expressed hope that having design work completed would help with future grant funding opportunities.

VII. ORDINANCES

1. #25-07- Amending Chapter 2.24 of the Valdez Municipal Code Titled Code of Ethics. Second Reading. Adoption.

MOTION: Love moved, seconded by Lally, to approve Ordinance 25-07 in first reading for public hearing.

VOTE ON MOTION
Yays: 6 - Fleming, Love, Devens, Foster, Lally and Witte
Absent: 1 - Lumba
MOTION CARRIED.

2. #25-08 - Repealing Chapter 10.20 of the Valdez Municipal Code Titled Recreational Vehicle Parks and Tent Campgrounds and Enacting Chapter 12.14 of the Valdez Municipal Code Entitled Recreational Vehicles and Tent Camping. Second Reading. Adoption.

MOTION: Love moved, seconded Witte, to approve Ordinance 25-08 in first reading for public hearing.

Council Member Love expressed support for overall updates to the ordinance, specifically, the added definition of “temporary occupancy” but questioned the inclusion of specific number limits for recreational vehicles parked in commercial areas and at private clubs.

MOTION TO AMEND: Love moved, seconded by Devens, to amend the ordinance by striking "one" in subsection 12.14.030(D) and strike "three" in subsection 12.14.030(E).

Council Member Lally asked what issues might arise if numbers were removed. City Manager Duval noted he was unsure of what impact not including a limit would have and that if there wasn’t a specific number there wasn’t a specific enforcement mechanism.

Council Member Foster inquired about the meaning of “self-contained” and noted that provisions related to a private club would be difficult to enforce regardless of number.

Council Member Witte expressed personal support for the inclusion of numbers and noted instances of problematic behavior but stated that she intended to take the public comments received into account and would vote to remove restrictions where possible.

Love noted that he would support numbers if they were established for a logical reason, but that it was unclear why the specific numbers imbedded in the ordinance were used.

Council Member Devens commented that lot size could be a consideration for establishing future number limits and echoed concerns about provisions related to private club membership being difficult to enforce. Devens added that it was common for RV users to rent rather than own a vehicle.

MOTION TO AMEND THE AMENDMENT: Devens moved, seconded by Love, to amend the amendment by also striking Subsection 12.14.030(E)(4).

Mayor Fleming shared his view that the ongoing detailed discussions might not be needed since the current version of the rule had been in place for decades and had never caused problems.

City Manager Duval interjected with additional context related to the numbers, noting that the definition of “recreational vehicle park or campground” in Title 17 referred to “two or more” vehicles and that this definition informed the numbers in the existing code.

VOTE ON SECONDARY AMENDMENT:
Yays: 2 - Devens and Love
Nays: 4 - Fleming, Foster, Lally and Witte
Absent: 1 - Lumba
MOTION FAILED.

City Clerk Pierce asked for confirmation that removal of number limits would create a contradiction in the code, due to the definition of “recreational vehicle park or campground.” City Attorney Staser agreed that there was a need for alignment in number limits.

Council Member Devens inquired about the definition in relation to the existing allowance of three vehicles at private lodges. City Attorney noted that this section was an exception. Devens asked further questions about whether adjustments could be made to the numbers based on whether money was exchanged. Staser noted that the current definition did not refer to payment.

Council Member Love noted that it was now clear what the basis for the numbers was and requested to withdraw the amendment.

Council Member Devens asked for conversation to continue and opined that the recreational vehicle park definition might merit a future update. City Manager Duval noted that it was a zoning definition related to land use and that in the case of a private club, parking recreational vehicles was not the primary land use. Devens noted that he was still in favor of removing specific numbers and requested to vote on the amendment.

VOTE ON MOTION TO AMEND:
Yays: 1 - Devens
Nays: 5 - Fleming, Love, Foster, Lally and Witte
Absent: 1 - Lumba
MOTION FAILED.

Council Member Love discussed whether the quarter mile distance provision in the section related to tent camping was excessive or enforceable.

City Manager Duval noted that there had been issues related to camping in public parks and adjacent to roads, and that the provision as currently written allowed for enforcement as needed.

Council Member Devens shared his support for exploring shortening the distance from a road or trail.

Council Member Love expressed a desire to gain a better understanding of what distances looked like on a map before suggesting a change.

VOTE ON MAIN MOTION:
Yays: 6 - Fleming, Love, Devens, Foster, Lally and Witte
Absent: 1 - Lumba
MOTION CARRIED.

3. #25-09 - Amending Chapter 3.30 Titled Oil and Gas Exploration, Production, Pipeline Transportation and Spill Prevention and Response Property Tax. Second Reading. Adoption.

Mayor Fleming turned the gavel over to Mayor Pro Tem Love due to a conflict of interest related to his employment.

MOTION: Devens moved, seconded by Foster, to approve Ordinance 25-09 in first reading for public hearing.

VOTE ON MOTION
Yays: 5 - Love, Devens, Foster, Lally and Witte
Abstained: 1 - Fleming
Absent: 1 - Lumba
MOTION CARRIED.

VIII. RESOLUTIONS

1. #25-30 - Amending the Tax Calendar for the 2025 Tax Year and Repealing Resolution #25-12

MOTION: Foster moved, seconded Devens, to approve Resolution 25-30.

VOTE ON MOTION
Yays: 5 - Love, Devens, Foster, Lally and Witte
Abstained: 1 - Fleming
Absent: 1 - Lumba
MOTION CARRIED.

Mayor Pro Tem Love returned the gavel to Mayor Fleming.

IX. REPORTS

1. Monthly Treasury Report: April 2025

2. Quarterly Financial Summary Reports: March 31, 2025

3. Report: Issuance of Temporary Land Use Permit 25-04 for the Roadside Potatohead, LLC for Six Months on 369 Square Feet of Public Right-of-Way Immediately Adjacent to Lot 12, Block 40, Harbor Subdivision

4. Report: Issuance of Temporary Land Use Permit 25-07 for Valdez Softball Association for An Approximately 4-Acre Portion of 3100 Richardson Highway, Tract D 79-116 owned by the City of Valdez

X. CITY MANAGER / CITY CLERK / CITY ATTORNEY / MAYOR REPORTS

1. City Manager Report

City Manager Nate Duval noted that he had included a written report in the packet. He highlighted the following additional items:

- Welcoming incoming Communications Manager Sarah Jorgenson Owen.
- Ongoing conversations with Ravn related to reduced flight schedules.
- Distribution of Department Operations Reports to Council by email.
- Completion of Sewer Force Main drilling.
- Public education around the new “Valdez Alerts” emergency notification platform.
- Comments provided at the state school board meeting related to proposed regulations on “outside of cap” school funding.
- Meeting with Alyeska leadership and opportunities for a future City Council tour of the terminal.
- Upcoming Directors Retreat.

Duval responded to questions from Council on the forthcoming Essential Air Service order from the U.S. Department of Transportation and Ravn ceasing operations.

2. City Clerk Report

City Clerk Sheri Pierce wished everyone a happy Fourth of July.

3. City Attorney Report

City Attorney Jake Staser shared details about:

- Ongoing legal proceedings with Alaska Ventures related to VMC 3.30 personal property tax issues.
- Efforts to seek payment of attorney's fees for the redistricting case.
- Recent communications with the state regarding the contingency plan renewal.
- Wrongful termination lawsuit filed by a former city employee.

4. City Mayor Report

Mayor Fleming expressed appreciation for the productivity of the recent strategic planning session and wished everyone a happy Fourth of July.

XI. COUNCIL BUSINESS FROM THE FLOOR

Council members acknowledged the Independence Day Holiday.

Council Member Witte complimented Parks, Recreation and Cultural Services staff for clean up efforts at Valdez Glacier Lake.

Council Member Lally expressed appreciation to Council and staff members for the work that went into the strategic planning session and thanked Finance Director Jordan Nelson for the fund balance presentation during the work session.

XII. ADJOURNMENT

Mayor Fleming adjourned the meeting at 8:22 p.m.

File #: 25-0329, **Version:** 1

ITEM TITLE:
Proclamation: Safe and Sound Week 2025

SUBMITTED BY: Rhea Cragun, Human Resources Director

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

Approve.

SUMMARY STATEMENT:

A proclamation naming August 11- 15, 2025 as “Safe and Sound Week” and encouraging all citizens to join with the Occupational Safety and Health Administration, city administration and the City Employee Safety Committee to increase awareness of the value of following safe practices and staying safe at work while helping enhance their workplace safety efforts is attached.

PROCLAMATION

WHEREAS, the City of Valdez values safe and healthy workplaces for all our employees and citizens while recognizing that safe workplaces are sound businesses; and

WHEREAS, the majority of workplace injuries and fatalities are preventable, yet more than 5,000 U.S. workers die each year from job-related injuries, and millions more suffer occupational injuries and illnesses; and

WHEREAS, businesses spend $170 billion a year on costs tied to occupational injuries, illnesses and healthcare, as well as facing intangible costs of losing a loved one, friend or coworker; and

WHEREAS, by fostering a culture of safety, where every employee truly believes they have not only a right to a safe and healthy workplace, but a responsibility for their own safety, as well as the safety of others, we can protect our workers, reduce workplace risks, and enhance productivity; and

WHEREAS, the Occupational Safety and Health Administration and association partners representing thousands of businesses will mobilize throughout the United States to increase public awareness of the value of following safe practices and staying safe at work while helping companies and organizations enhance their workplace safety efforts; and

WHEREAS, during the week of August 11th to 15th, 2025, the City of Valdez Administration and Employee Safety Committee will celebrate with the City employees to increase awareness of the value of following safe practices and staying safe at work while helping enhance their workplace safety efforts; and

NOW, THEREFORE, I, Dennis Fleming, Mayor of the City of Valdez, do hereby announce and proclaim, August 11th through 15th, 2025, as

Safe + Sound Week 2025

in Valdez, and encouraging all organizations, community leaders, employers and employees to support activities designed to increase awareness of the importance of safe workplaces for all.

CITY OF VALDEZ, ALASKA

_____

Dennis Fleming, Mayor

ATTEST:

_____

Sheri L. Pierce, MMC, City Clerk

File #: 25-0338, **Version:** 1

ITEM TITLE:
Approval of Executive Session to Discuss the Personal Qualifications and Characteristics of Individuals who have Submitted Letters of Interest in Filling the City Council Vacancy

SUBMITTED BY: Sheri Pierce, MMC/Jake Staser City Attorney

FISCAL NOTES:

Expenditure Required: na
Unencumbered Balance: na
Funding Source: na

RECOMMENDATION:

Click here to enter text.

SUMMARY STATEMENT:

Alaska Statute AS 44.62.310 provides an exception to the Alaska Open Meetings law (AS 44.62.310) which allows the City Council to meet in executive session for the purpose of discussion related to:

1. Matters which involve litigation and where matters of which the immediate knowledge would clearly have an adverse effect upon the finances of the City.

2. Matters which by law, municipal charter, or ordinance are required to be confidential.

3. Subjects that tend to prejudice the reputation and character of any person, provided the person may request a public discussion.

Any formal action related to the discussion requiring a motion and vote of the governing body must be done in open session.

File #: 25-0343, **Version:** 1

ITEM TITLE:
Approval of Memorandum of Understanding with Valdez Avalanche Center

SUBMITTED BY: Jordan Nelson, Assistant City Manager / Finance Director

FISCAL NOTES:

Expenditure Required: $0, in-kind services only
Unencumbered Balance: n/a
Funding Source: n/a

RECOMMENDATION:

Approve Memorandum of Understanding with Valdez Avalanche Center

SUMMARY STATEMENT:

The following MOU formalizes operations and provides clarity on points of contact for daily weather information collection currently taking place at the Blueberry Weather Plot located at City of Valdez Wellhouse #4.

Until 2016 such weather observations were made by the National Weather Service. Valdez Avalanche Center has maintained the integrity of the dataset by recording weather observations since 2016.

This MOU formalizes and lists the operational duties associated with site access and maintenance and ensures operations can take place successfully and has been approved by legal.

This item was postponed at the July 15, 2025 meeting to gather additional information about weather data collection by the VAC (attached here).

Memorandum of Understanding

Valdez Avalanche Center

This Memorandum of Understanding ("MOU") between Valdez Avalanche Center ("VAC"} and the City of Valdez ("COV"), is dated _____, 2025.

WHEREAS, the National Weather Service discontinued daily weather observation operations in the Valdez area in 2016; and

WHEREAS, daily weather data is crucial to the Valdez community in many respects as it is used for daily operational decisions, ground truthing remote weather station data, weather and avalanche forecasting and modeling, and climate data; and

WHEREAS, COV is charged with the facilitation of a community group to record weather observations.

NOW THEREFORE, the VAC will be referred to as the "Operator" of the Blueberry Weather Observation Plot located at City of Valdez Wellhouse #4, and the Parties agree to the following responsibilities in addition to all other applicable laws and regulations:

1. RESPONSIBILITIES OF THE PARTIES:

1.0. The City of Valdez will:

1.0.1. Park Maintenance
- Plot Maintenance and annual brushing

1.0.2. Public Works
- Assist with site access and building
- Assist with plot maintenance including brushing when availability allows
- Continue winter access snow removal pursuant to normal route and City operations
- Retain priority access and control of facility for any needs related to City Water/Sewer Utility infrastructure

1.0.3. Information Technology
- Maintain and monitor Wi-Fi connectivity

The Operator will:

1.0.4 When requesting brushing or maintenance: clearly mark the area to avoid damage to sensitive equipment

1.0.5 The following shall be submitted to the City Finance

department simultaneously with the due date of Community Service Organization Grant Application or the last business day in August whichever is earlier:

1.0.5.1 A roster of members of VAC seeking permission to access the weather observation site

1.0.5.2 An operational plan as it relates to the weather observation site and public communication

1.0.5.3 Intentions of renewal of the MOU for additional terms

1.0.6 Record and post Weather Observations in a way that is accessible and understandable to the public.

1.0.7 Shall notify the City immediately of any accidents involving personal injury. Written incident forms must be completed and submitted to the city within 24 hours of notification. Forms will be provided by the city.

2.0 REVIEW OF AGREEMENT: This MOU will be reviewed on or around the anniversary of its effective date in its entirety.

3.0. MODIFICATION OF AGREEMENT: This MOU may only be modified by the written agreement of the Parties, duly signed by their authorized representatives.

4.0. TERMINATION OF AGREEMENT: This MOU may be terminated by either Party giving at least 30 days' written notice to the other Party. The MOU may also be terminated at any time upon the mutual written consent of the Parties

5.0 EFFECTIVE/EXPIRATION DATE:

The term of this MOU is one (1) year beginning on _____ and expiring _____. Provided the Operator has, in the judgment of the City, provided satisfactory services, the Operator may apply for an additional one (1) year term. The term of this MOU shall not exceed five (5) years.

VALDEZ AVALANCHE CENTER
APPROVED:

BY: _____

DATE: _____

TITLE: _____

FEDERAL ID #: _____

_____
Mailing Address

_____
City, State, Zip Code

_____
Signature of Company Secretary or Attest

Date: _____

CITY OF VALDEZ, ALASKA
APPROVED:

BY:_____
Dennis Fleming, Mayor

DATE:_____

ATTEST:

_____
Sheri L. Pierce, MMC, City Clerk

DATE:_____

APPROVED AS TO FORM:

Brena, Bell & Walker, P.C.

_____
Jake W. Staser

Blueberry Weather Observations COV Egan Wellhouse #4

- Observations are completed between 7-8am every day
- Enter data into logbook, National Weather Service WxCoder site, and google spreadsheet. On Monday mornings, email the weekly totals to the email list.
- Look at prior numbers. Make sure all numbers make sense.

Use the ***Weather Record Parameters*** sheet (below) to enter Excel data

Record: (refer to SWAG pp.6-20 for more detailed instructions)

- Date: the international science standard is (year month day) shortened by dropping millennium and century. Christmas 2018 = 181225
- Time: 24 hour clock
- Sky Condition - X (obscured), OVC (overcast), BKN (broken, >50%), SCT (scattered, <50%), FEW (<25%), CLR (clear)
- Precipitation occurring at observation: NO, RV (very light rain), RL (light rain), RM (moderate rain), RH (heavy rain), S-1 (very light snowfall - <1cm/hour), S1 (light snowfall - 1cm/hr), S2 (moderate snowfall - 2cm/hr), S5 (heavy snowfall, 5cm/hr), S10 (very heavy snowfall, 10cm/hr), RS (mixed rain and snow)
- Temperatures: Maximum temperature - hold recall to have the max/min alternate, Minimum temperature - hold recall to have the max/min alternate. *hold reset until Ecode comes up to reset max/min
- 24 hour rain: bucket
- 24 hour snow: HN24 is the height of new snow in last 24 hours measure on HN24 board with ruler, clear after measuring every day and replace snowboard at the surface of the snowpack
- HN24W bring in precipitation bucket, melt snow, pour into column, measure with big measure stick. Also measure HN24W of snow with small tube, spatula, and scale - record in separate column for verification of melted method
- Weekly water and snowfall are for KCHU and KVAK.
- Month inches calculated in WxCoder at the bottom of the Monthly page. SWE = snow water equivalent
- Seasonal snowfall and snow water equivalent is for the public avalanche forecast and for publication in the KVAK newsletter. Keep a running total of the annual rainfall and snow water equivalent.

- HST: height of storm snow is measured every day and only cleared after the storm when it has stopped snowing. HSTW is measured with the tube and you may have to cut steps

when deeper than 8-10 inches. Farm the HST board clockwise from the nearest left corner. Deploy a second HST board on second day of storm and every subsequent second day

- HS: height of snow on the ground. If a settlement cone forms, please use a bamboo to level out carefully
- Foot Penetration: measure inches. Of one weighted leg measured at the instep out in undisturbed snow. Place bamboo to mark where stepped along track
- Core Sample: measured when a significant storm has deposited a foot or more of snow in 24 hours or there's been a significant rain-on-snow event
- Wind Direction and Wind Speed is taken from the Marine Ferry Terminal (VDZA2 on Mesowest) http://mesowest.utah.edu/cgi-bin/droman/meso_base.cgi?stn=VDZA2&time=GMT
- Barometric pressure and trend is taken from the Marine Ferry Terminal (change units to Millibars by clicking Metric units). RR rising rapidly, R rising, S steady, F falling, FR falling rapidly.

Housekeeping:

- Shovel door stoop and shovel/smooth/maintain plot trails

Walk the perimeter of the path to age-harden the snow. Use the shovel to dig out snowboards if they are buried deeply or frozen in. Replace the snow in the hole, pat down, and place the cleared snowboard flush with the surface. Drag the shovel backward after clearing the snowboards to maintain the path and age-harden.

Keep track of your time: 1 hour for each observation, have your timesheet updated and submitted 1st and 15th of the month, so you can be paid. Sarah can approve extra time for annual maintenance projects like painting the boards, cleaning up the plot, formatting the spreadsheet

Weather Record Parameters

A	Date
B	Time
C	Sky
D	Precipitation
E	Maximum temperature
F	Minimum temperature
G	Present temperature
H	24 hour rainfall
I	24 hour snowfall
J	24 hour snow water equivalent (melted from bucket)
K	24 hour snow water equivalent (weighed using tube)
L	Weekly water
M	Weekly snow
N	Monthly snow
O	Monthly snow water equivalent
P	Season inches of snow
Q	Season snow water equivalent
R	Annual inches of water
S	Height of storm snow
T	Storm snow water equivalent
U	Height (depth) of snowpack on ground
V	Foot penetration
W	Core (inches of water of the entire snowpack)
X	Wind direction
Y	Wind speed
Z	Barometer (millibars)
AA	Barometer trend

File #: 25-0333, **Version:** 1

ITEM TITLE:
Appointment of Vacant City Council Seat

SUBMITTED BY: Sheri Pierce, City Clerk, MMC

FISCAL NOTES:

Expenditure Required: n/a
Unencumbered Balance: n/a
Funding Source: n/a

RECOMMENDATION:

Following review and consideration of submissions, vote to appoint one of the applicants to fill the vacancy.

SUMMARY STATEMENT:

On July 15, 2025, the resignation of Council Member Dom Lumba created a vacancy on the Valdez City Council. Valdez City Charter, Section 2.14, requires that the City Council fill the vacancy by appointment within 30 days.

Appointee must be a registered voter in the City of Valdez and have resided within Valdez City limits for at least one year.

To meet this requirement the City Council solicited letters of interest from the public.

7 letters were received by the deadline from the following community members (in the order received):

- Nick Crump
- David Bradley
- Lester Greene
- Magdalena McCay
- Elgin Strickland
- Jason Tippetts

- Michael Jay Stevens

The newly appointed member will be sworn into office and take their seat at the next regular city council meeting on August 19th.

From: Nicholas Crump
To: Sheri Pierce
Subject: City Council Appointment
Date: Tuesday, July 22, 2025 7:26:18 PM

Dear Sheri Pierce,

My name is Nicholas Crump, I am a long time resident of Valdez, and I would like to be considered as an appointee to fill the empty seat on the city council. It would be a great honor and opportunity to learn more about my city and actively participate in its governance. The dates seem to work out perfectly for me to be fully engaged in the city's business during the off season of my commercial fishing career.

I have experience on other boards and committees as well. I am currently on the board of directors for the Prince William Sound Aquaculture Corporation (PWSAC) and have served on various committees including the executive committee. PWSAC also appointed me to be their representative on the Prince William Sound Regional Citizens' Advisory Council (PWSRCAC) and I serve on their board of directors as well. I've also been the chairperson of the Valdez Fish and Game Advisory Committee and have actively participated in many Board of Fish meetings throughout the state. Many years ago I was also elected student body president of Valdez High School and was the student representative at all the school board meetings during that time.

As far as knowledge and skills go, I have a bachelor's degree in business management, a master's degree in business administration, a lifetime of experience in the commercial fishing industry, and a firm grasp of the history of this community.

Thank you for your consideration and I hope to hear from you soon.

Respectfully,

Nicholas Crump

July 28, 2025

Attention: Sheri Pierce
Valdez City Clerk
Subject: City Council Appointment – Letter of Interest

This is to serve as my Letter of Interest to serve on the vacant seat of the Valdez City Council. I have lived in Valdez, since 1991 & feel very fortunate to call this place home. During that time I have been active in the community, working, raising a family & now retired. Listed below is my relevant community activity, work experience & education, which I believe would be helpful in serving as a member of the Valdez City Council.

Relevant Civic Experience:

- Member of Valdez Library Board (Nov 2022 – Current)
  - Support use & expansion of Library Resources
  - Better understand the & serve the needs of the community
- Member of Valdez Planning & Zoning Commission (6 years)
  - Support COV Planning & Zoning requirements
  - Support Economic Development needs & opportunities
  - Attended P&Z training with other AK communities
- Member of Valdez Elk's Lodge #2537 (1991 – Current)
  - Past Exalted Ruler/President (1997/1998)
  - Treasurer for over 25 years (1999 – Current)
- Member of Valdez Eagles Aerie #1971 (1997 – Current)
  - Supported past joint Elks/Eagles Activities
- Junior Achievement Volunteer at HHES (Over 20 years)
  - Taught students about business, finance, supply chain etc.

Work Experience & Education:

- 33 years working on TAPS for Alyeska & Price/Ahtna (June 1991 - Oct 2023)
  - Maintenance & Project Management as a Planner/Supervisor/Manager
  - Experience with budgets, contracts, audits, problem resolution, team building
  - ICS/Emergency Response Drills & Actual Events
- B.S. Degree in Construction Management, California State University Chico 1990

If selected, I will do my best to understand the issues the community faces & worked to resolve these concerns. Valdez has been a great place for me & my family to live, work & recreate. I want to ensure that current & future generations have this same opportunity.

Thank you,

Lester Greene

907-831-1204

July 22, 2025

David R. Bradley
PO Box 1283
Valdez, AK 99686
Cellular Telephone: (907) 831-6024
Email: davidroybradley@hotmail.com

City of Valdez – City Council Appointment
Attn: Valdez City Clerk Sheri Pierce
PO Box 307
Valdez, AK 99686

Subject: Letter of Intent to Serve on the Valdez City Council

Dear Valdez City Clerk Sheri Pierce,

This letter is to formally express my interest in serving on the Valdez City Council. I am writing to you to express my intent to be considered for appointment to fill the vacancy left by Mr. Dom Lumba.

I am available to meet with the Valdez City Council at your convenience to discuss my qualifications further. I am also happy to answer any questions you may have.

Sincerely,

David R. Bradley

Why I want to serve:

A. My involvement with government, civic, or fraternal organizations:

Lifetime member American Legion - Post #27
Lifetime member Veterans of Foreign Wars - Post #10682
Former United States Coast Guard Auxiliary - District 17, Division 02, Flotilla 03
Former Auxiliary Chaplain Support – USCG District 17
Eagle Scout Association with the Boy Scouts of America
Former certified rifle/pistol instructor with the National Rifle Association
Former member Association of the US Navy
Former member Military Chaplain Association of the US
Former member National Naval Officers Association
Former member National Education Association
Former member Association of Christian Schools International

B. My experience serving on boards, commissions, task forces, committees, or working groups:

Alaska Baptist Convention's Executive Board
Alaska Baptist Convention's Budget and Finance Committee
Alaska Baptist Convention's Executive Director Search Committee
Hatcher Pass Baptist Association Leadership Committee
Pastor of First Baptist Church in Valdez
Volunteer Alaska Baptist Convention's Disaster Relief Team
Former commissioned officer in the US Navy (served with Navy, Marines, Coast Guard)
Former international missionary with the Southern Baptist Convention in Brazil and Chile

c. The knowledge and skills I will bring to the City Council:

Andersonville Theological Seminary, Camilla, GA	(DMIN - currently doctoral student)	
Navy Officer Indoctrination School & Chaplain School, Newport, RI		2006
Instituto de Lengua Espanola, San Jose, COSTA RICA		1997
Southwestern Baptist Theological Seminary, Ft. Worth, TX	MARE	1993
Oklahoma State University, Stillwater, OK	BS	1989
Seminole State College, Seminole, OK	AS	1986
Shawnee High School, Shawnee, OK		1984

d. My interests in and motivations for serving on the Valdez City Council.

I desire to serve on the Valdez City Council, which acts as the legislative body of Valdez, enacting ordinances and resolutions, review and approve Valdez's annual budget, and provide administrative oversight with regards to our city's departments.

Magdalena McCay
455 9th Street PO Box 1293 Valdez, AK 99686
magdalenamccay@gmail.com 907.255.5515

July 22, 2025

City Council
City of Valdez
212 Chenega Avenue
Valdez, AK 99686

Re: Letter of Intent to Serve on the Valdez City Council

Dear Mayor and Members of the Valdez City Council,

My name is Magdalena McCay, and I am writing to formally express my interest in serving on the Valdez City Council for the term beginning August 19, 2025 and ending May 19, 2026.

I have proudly called Valdez my home since March 2000. During my 16-year tenure with the City of Valdez Finance Department, I held various positions - starting as Accounts Payable and culminating as Comptroller. For 11 of those years, I managed the City's annual budget process and worked closely with departments and administration, which gave me deep familiarity with City operations, financial policies, and procedures.

In addition to my municipal experience, I have continued my community involvement by serving on the Beautification Commission for the past two years. Previously, I was also a board member of the Valdez Convention and Visitors Bureau (VCVB). I currently operate several small businesses in Valdez, including storage, transportation, equipment rental, and tourism services. These ventures give me a strong understanding of the challenges and opportunities facing local businesses and entrepreneurs in our unique community.

What motivates me to serve on the Council is a genuine desire to contribute to the well-being and growth of the place I live and play. I see this as a valuable learning opportunity and a chance to engage more deeply with the processes that shape our city's future. My key areas of interest include:
- Improving quality of life in Valdez, particularly during the winter months
- Supporting efforts to diversify the City's revenue streams
- Providing a voice for small businesses and local economic development

If chosen, I will bring both practical experience and heartfelt dedication to the Council. I appreciate your consideration and would be honored to serve the community in this capacity.

Sincerely,

Magdalena McCay

From: Elgin Strickland
To: Sheri Pierce
Subject: "City Council Appointment"
Date: Tuesday, July 29, 2025 8:53:44 AM

Clayton Elgin Strickland
PO Box 2712
Valdez, AK 99686
stricky.cs@gmail.com
(907) 200-1045

July 29, 2025

Sheri Pierce
City Clerk
City of Valdez
PO Box 307
Valdez, AK 99686

RE: Letter of Interest – Valdez City Council Appointment

Dear Ms. Pierce,

I respectfully submit my letter of interest for consideration to fill the vacant seat on the Valdez City Council for the term beginning August 19, 2025, and ending May 19, 2026, following the recent resignation of Council Member Dom Lumba.

As a registered voter and lifelong resident of Valdez, I bring with me over two decades of hands-on experience in public service, infrastructure, and community engagement. My role as a Journeyman Operator with the Alaska Department of Transportation, coupled with past leadership as a General Foreman and oil spill responder for the Trans-Alaska Pipeline's Ship Escort Response Vessel System (SERVS), has provided me with critical insight into the logistical, environmental, and operational needs of our city.

I've proudly served with Labor's Local 71 and Laborers' Local 341, advocating for working Alaskans and ensuring safe, effective operations throughout our state. I was also honored to represent Valdez on the Alaska Gasline Port Authority Board of Directors until its dissolution in 2023, where I worked closely with stakeholders on issues of regional development and sustainability.

My experience with civic and fraternal organizations, including the Eagles Lodge Auxiliary 1971, has deepened my understanding of our residents' needs. I am motivated by a firm commitment to responsible governance, operational excellence, and a deep-rooted love for our community.

If appointed, I will bring a practical perspective, a dedication to transparency, and a solutions-focused mindset to City Council deliberations. I believe in a future for Valdez built on smart infrastructure, fiscal responsibility, and meaningful engagement with the people we serve.

Thank you for your time and consideration. I welcome the opportunity to contribute to our

city’s continued strength and prosperity.

Respectfully,

Clayton Elgin Strickland
Sans Mal

Attn: City Clerk Sheri Pierce,

PO Box 307,

Valdez, AK 99686

To whom it may concern:

I, Michael Jay Stevens, am requesting to be considered as a candidate to fill the vacancy on the Valdez City Council by appointment.

I have called Valdez home since 1996, when my family moved here just as I was beginning elementary school. Over three decades, I've watched this remarkable city grow and transform in countless ways. The only time I've been away for any length of time was during the mid-2010s, when I earned my Bachelor's degree in Geological Engineering from the University of Alaska Fairbanks. After graduating, I returned to Valdez and began working at Prince William Sound College (PWSC), where I've proudly held a full-time position for nearly 10 years.

Throughout my time at PWSC, I've had the pleasure of helping coordinate the Valdez Theatre Conference. This has reinforced, time and again, how truly unique and vibrant our community is. The Conference attracts hundreds of visitors each year, all of whom echo the sentiment that Valdez offers something special. The partnership between the college and the city has fostered countless community courses, events, and activities. I have served on several committees within the college and university system during my time here.

I joined the Library Board at the behest of board members who saw the Board's roster dwindle during Covid. In the 3 years I've served, I've worked alongside other dedicated board members to grow the board and reinvigorate the community's support for our local library, reviving the annual Book Basket auction, and affirming the support of the library's great youth and young adult programming. This experience has taught me valuable lessons about governance and the duties of public service.

As a long-time resident, I am deeply invested in our city's future. I am eager to contribute to the continued growth of our community, including supporting further housing development, more childcare programs and opportunities, and fostering economic diversification.

Thank you for considering my letter. I look forward to the possibility of serving the city that has been my home for so many years.

Best wishes,

Michael Jay Stevens

PO Box 2527

Valdez, Alaska, 99686

Sheri Pierce

From: Jason and Amanda <jandatippetts@gmail.com>
Sent: Wednesday, July 30, 2025 12:24 PM
To: Sheri Pierce
Subject: City Council Appointment

Subject: Letter of interest – Valdez City Council Seat

Dear Council Members,

I am writing to express my interest in serving with the Valdez City Council. I am eager to contribute to our community's growth and well-being, and I believe my unique background and perspectives would be an asset to the council.

My commitment to our community is deeply personal. With children attending Hermon Hutchens Elementary School, Gilson Middle School, and Valdez High School, I have a direct stake in the quality of our education system and have firsthand insight into the needs and concerns of families across different stages of our school system. I am invested in the overall environment of our community and how it shapes the lives of our youth.

Having lived in several states, and internationally, I have had the opportunity to observe and understand diverse approaches to local governance and public service. While living abroad in China I especially came to appreciate and value civic participation. Furthermore, my academic background in political science has equipped me with a strong foundation in governmental processes and public policy. I understand legislative frameworks and am adept at fostering constructive dialogue.

I like to take on projects, and this has helped me develop a broad variety of experiences. Some relevant examples include serving on the board of directors for an athletic conference, receiving training to lead civil first responder activities as the community point of contact for professional emergency response teams, organizing a community cycling club, and volunteering as an instructor to lead church adult and youth discussion groups.

Examples of my prior civic participation include involvement in community initiatives around varied topics such as new bike lanes, traffic control for a community party, a freeway exit design change, and community water contamination concerns around ski resort construction. Although seemingly unrelated, these issues represent my effort to be aware of current issues and to be involved. In each case, I learned the importance of dialogue, understanding political systems, advocacy, and critical thinking. In each case I improved my ability to hold constructive dialogue, problem-solve, and build coalitions.

I confirm that I meet the required qualifications to fill this vacancy, that I can attend the regular council meetings, and I am aware of the council policies and procedures as amended October 17, 2023. Thank you for considering me to fill this vacancy.

Sincerely,

Jason Tippetts
411 W. Oumalik Street, Valdez
385-865-6800
jandatippetts@gmail.com

File #: 25-0334, **Version:** 1

ITEM TITLE:
Appointments to Beautification Commission - Applicants: Magdalena McCay, Libby Connor, Paula McCann and T.C. Greene

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: n/a
Unencumbered Balance: n/a
Funding Source: n/a

RECOMMENDATION:

Review and appoint two applicants.

SUMMARY STATEMENT:

The City Clerk's Office has advertised the remaining two vacancies on the Beautification Commission due to normal term expiration.

The following applications have been received:

- Magdalena McCay (2 year term preferred)
- Libby Connor
- Paula McCann
- T.C. Greene

Two applicants will be appointed - One to serve to serve a three-year term ending July 31, 2028, and one to serve a two-year term ending July 31, 2027

Application materials are attached.

Application Form

Profile

Magdalena
First Name

McCay
Last Name

Email Address

Valdez Mailing Address (PO BOX # or HCI BOX #)

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Alternate Phone

Robe River LLC
Employer

Manager/Owner
Occupation

Which Boards would you like to apply for?

Beautification Commission: Submitted

How did you learn about this vacancy?

☑ I am a Current Board/Committee/Commission Member

Interests & Experience

Why are you interested in serving on a City of Valdez board or commission?

see attached letter

Please outline your education, work, and volunteer experience which will assist you in serving on a City of Valdez board/commission.

see attached letter

Question applies to Beautification Commission

How do you think the community of Valdez could improve upon the aesthetics of its built environment?

see attached letter

Letter_of_Interest_Beautification_Commission.pdf

Upload a Resume or Letter of Interest

Magdalena McCay

Magdalena McCay

[redacted]

July 16, 2025

To Beautification Commission,

I am writing to reapply to join the Beautification Commission.

As a resident of Valdez for the past 25 years with experience in accounting, operating small businesses since 2015, an avid outdoor enthusiast and community supporter. I have over 20 years of experience in accounting/budgeting and have gained valuable insights into the business community of Valdez. Additionally, I am very passionate about Valdez, small businesses, improving things and connecting the dots to make us a better community for locals and visitors.

I am passionate about the Commission's mission and vision and am committed to using my skills and experience to help advance its goals.

I would be honored to serve on the Commission again and contribute my time and energy to its important work. Thank you for considering my application.

Sincerely,

Magdalena McCay

Application Form

Profile

Libby
First Name

Connor
Last Name

Email Address

Valdez Mailing Address (PO BOX # or HCI BOX #)

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Alternate Phone

Discover Valdez Visitor Center
Employer

Operations Manager
Occupation

Which Boards would you like to apply for?

Beautification Commission: Submitted

How did you learn about this vacancy?

- [x] Flier Posted Around Town

Interests & Experience

Why are you interested in serving on a City of Valdez board or commission?

I served on the Beautification Committee in high school as a student representative. I enjoyed that process of being involved in the improvement of our town's aesthetics and appeal, and I still enjoy it to this day! I take great pride in being from Valdez and hope to contribute to our community now, as an adult, in various ways - serving as a City volunteer one of them.

Please outline your education, work, and volunteer experience which will assist you in serving on a City of Valdez board/commission.

I have worked most of my career in the public sector in education, and have a variety of volunteering experience including coaching YMCA basketball, building homes for impoverished families in South American with Un Techo Para Chile, helping socialize and provide attention to orphaned dogs at the Valdez Animal Shelter, and joining the Valdez Prevention Coalition last year. My education includes a Master's Degree in Curriculum, Instruction and Leadership and a Master's Degree in Clinical Mental Health.

Question applies to Beautification Commission

How do you think the community of Valdez could improve upon the aesthetics of its built environment?

From my observations the last year being home in Valdez, I think the community could improve upon its aesthetics with building deferred maintenance projects and building improvement projects. Examples might include roofline repair/replacement in the business district, building paint and window replacements, funds for permanent and seasonal flower boxes, hanging baskets and pots, decorative signs outside of business district buildings stating what the building is and perhaps it's history, and coming up with plans to create "pocket parks" in our vacant snow lots during summer.

Upload a Resume or Letter of Interest

Application Form

Profile

Paula Ann
First Name

McCann
Last Name

Email Address

Valdez Mailing Address (PO BOX # or HCI BOX #)

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Alternate Phone

Retired
Employer

Retired
Occupation

Which Boards would you like to apply for?

Beautification Commission: Submitted

How did you learn about this vacancy?

None Selected

Interests & Experience

Why are you interested in serving on a City of Valdez board or commission?

Love Valdez

Please outline your education, work, and volunteer experience which will assist you in serving on a City of Valdez board/commission.

I was a member of the mayors beautification task force under Mayor Cobb

Question applies to Beautification Commission

How do you think the community of Valdez could improve upon the aesthetics of its built environment?

Yes!

Upload a Resume or Letter of Interest

Paula Ann McCann

Elise Sorum-Birk

From: Sheri Pierce
Sent: Wednesday, July 30, 2025 1:44 PM
To: Elise Sorum-Birk
Subject: FW: Paula Ann McCann

-----Original Message-----
From: Paula Ann McCann [redacted]
Sent: Wednesday, July 30, 2025 1:27 PM
To: Sheri Pierce <SPierce@ValdezAK.Gov>
Subject: Paula Ann McCann

Worked for Alyeska for 11 years starting in 1991 Owned and operated The Inside-scoop ice cream, tanning, espresso and internet shop Owners and operated the scoop mobile ice cream truck Worked for the Valdez visitors center Board member of the Valdez museum Member of the Mayors beautification task force We own rental property in Valdez Moved back to Valdez in 2024 Sent from my iPad

Application Form

Profile

T.C. Theresa
First Name

Corbin Greene
Last Name

Email Address

Valdez Mailing Address (PO BOX # or HCI BOX #)

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Alternate Phone

Retired
Employer

Retired
Occupation

Which Boards would you like to apply for?

Beautification Commission: Submitted

How did you learn about this vacancy?

- [x] Word of Mouth

Interests & Experience

Why are you interested in serving on a City of Valdez board or commission?

Now that I'm retired after 20 years as an employee of Valdez City Schools working at VHS I have the time that I can volunteer consistently towards a cause that has always interested me. I feel I would be able to contribute good ideas and collaborate with a team that has to same vision, to better improve on a place that is already naturally beautiful but could use some man made contributions that would benefit local people as well as visitors.

Please outline your education, work, and volunteer experience which will assist you in serving on a City of Valdez board/commission.

Wasilla High School graduate 1979 20 years at VHS working in Behavioral Management, office support, classroom subbing for teachers, and the last 2 years as a paraprofessional in the SPED department. I have continued to sub at VHS for the last 5 years 25 years working on APSC FISHING VESSEL PROGRAM as a crew member Volunteer work: 23 years as an Valdez Elks volunteer within the lodge. 6 years running the Valdez Elks Tournament. Gold Rush volunteer. Valdez Fish Derby Volunteer.

Question applies to Beautification Commission

How do you think the community of Valdez could improve upon the aesthetics of its built environment?

Residential and commercial properties in Valdez are either maintained or not, some fall somewhere in the middle. I would like to see more consistency just in the basic maintenance of some of these properties, it's such a mixture of those who care and those who don't. I have empathy for residents and commercial owners who have to live or do business next to properties that are not maintained even to an acceptable degree as a common curtsy to your neighbor. I would like to help with programs or ideas to get people to get on board and to develope town pride. I don't believe in putting lip stick on a pig. I feel we need to start with cleaning up the areas we can and to try to get people involved and to participate in the maintenance of their investments. I see so much potential in Valdez, it just needs to be cleaned up in certain areas. I feel this would go a long way making Valdez not look so shabby to the people who live here and to those who come to work and visit.

Upload a Resume or Letter of Interest

File #: 25-0339, **Version:** 1

ITEM TITLE:
Approval of Professional Services Agreement with DOWL, LLC for Rural Roads Repairs Design Phase 1 in the amount of $170,357.00
SUBMITTED BY: Brad Sontag Capital Facilities Project Manager

FISCAL NOTES:

Expenditure Required: $170,357.00
Unencumbered Balance: $1,202,335.99
Funding Source: 350-0310-55000.2402

RECOMMENDATION:

Approve the Professional Services Agreement with DOWL, LLC for Rural Roads Repairs Design Phase 1 in the amount of $170,357.00

SUMMARY STATEMENT:

Project Description: Based on the Valdez Rural Roads Assessment (written by DOWL and dated March 27, 2025), the City of Valdez wants to pursue repair work to Corbin Creek Neighborhood, Sawmill Drive, Mills Street, and 9th Street. Corbin Creek Neighborhood is a residential neighborhood that currently has gravel roads with shallow ditches. The project design will include the following:

- The neighborhood roads will be re-graded to address drainage issues. Ditches will be cleaned out and regraded as necessary.
- The majority, if not all, of the driveway culverts will need to be replaced.
- Approximately six snow storage sites exist in the neighborhood. We will evaluate the topographic survey and address drainage issues at the snow storage sites and provide asphalt pavement up to the storage areas.
- Paving of Corbin Creek Neighborhood will be shown as an Additive Alternate; while the Base Bid will include road and ditch grading, culverts, and gravel surface.

Sawmill Drive, Mills Street, and 9th Street are in an industrial area. These roads are topped with gravel and currently there is limited to nonexistent drainage facilities. The roads will be regraded as needed and include ditches or storm drainpipes to address the drainage issues. These roads will remain gravel.

The scope of work is more specifically described in the attached proposal dated July 18, 2025.

Project Schedule: DOWL will provide an Engineer's Estimate and 100% Bid ready documents to the City in early January 2026. The City's project manager will then proceed with the bidding process and

for construction to start in the spring of 2026 if funding has been made available.

City of Valdez
Agreement for Professional Services

THIS AGREEMENT between the CITY OF VALDEZ, ALASKA, ("City") and DOWL, LLC ("Consultant") is effective on the ___day of July, 2025

All work under this agreement shall be referred to by the following:

Project: Rural Roads Repairs – Design Phase 1
Project No: 25-350-2402
Contract No.: 2396
Cost Code: 350-0310-55000.2402

Consultant's project manager under this agreement is LaQuita Chmielowski.

Consultant's project manager may not be changed without the written consent of the City.

City's project manager is Brad Sontag.

ARTICLE 1. Scope of Work

1.1 The scope of work to be performed hereunder is more completely described in Appendix A which is incorporated herein by reference.

ARTICLE 2. Compensation

2.1 Compensation shall be paid in accordance with the Basis of Compensation Schedule attached hereto as Appendix B and incorporated herein by reference in an amount not to exceed $170,357.00.

ARTICLE 3. Period of Performance

3.1 The Consultant agrees to commence work under this agreement only as authorized by and in accordance with written notice to proceed and to complete the work in accordance with the Scope of Work (Appendix A).

3.2 The period of performance under this agreement shall end and Consultant shall have completed all work under this agreement within 465 days of the written Notice to Proceed. Work shall proceed in accordance with the schedule set forth in Appendix A.

ARTICLE 4. Subconsultants

4.1 The Consultant shall be responsible for the performance of all services required under this agreement.

ARTICLE 5. Insurance

5.1 In accordance with the provision contained in the General Conditions (Appendix C), the following minimum limits of insurance coverage are required:

Type of Insurance	Limits of Liability	
	Each Occurrence	Aggregate
Workers' Compensation	Statutory	Statutory
Employers' General	$ 100,000	$ 300,000
Commercial General Liability*	$1,000,000	$2,000,000
Comprehensive Automobile Liability	$ 100,000	$ 300,000
Professional Liability*	$1,000,000	$2,000,000

*(including Broad Form Property Damage Coverage and Completed Operations Coverage)

ARTICLE 6. Appendices

6.1 The following appendices are attached to this agreement and incorporated herein:

Appendix	Title
A	Scope of Work
B	Basis of Compensation
C	General Conditions

IN WITNESS WHEREOF, the parties to this presence have executed this CONTRACT in two (2) counterparts, each of which shall be deemed an original, in the year and day first mentioned above.

DOWL, LLC

_____
Authorized Signature

_____
Printed name

Date: _____

Title: _____

FEDERAL ID #: _____

_____
Mailing Address

_____
City, State, Zip Code

_____
Signature of Company Secretary or Attest

Date: _____

CITY OF VALDEZ, ALASKA
APPROVED:

_____
Dennis Fleming, Mayor

Date: _____

ATTEST:

_____
Sheri L. Pierce, MMC, City Clerk

Date: _____

_____
Nathan Duval, City Manager

Date: _____

RECOMMENDED:

_____
Scott Benda, Capital Facilities Director

Date: _____

APPROVED AS TO FORM:
Brena, Bell & Walker, P.C.

_____
Jon S. Wakeland

Date: _____

Appendix A
Scope of Work

BASIC SERVICES

Provide all professional services necessary to provide the City of Valdez:

The scope of work is more specifically described in the attached proposal dated July 18, 2025, which is incorporated herein by reference. Where any provisions of the attached proposal conflict with the provisions of the General Conditions under Appendix C, the latter shall govern this agreement.

Appendix B
Basis of Compensation

On completion of work and submission of invoices, the City shall pay to Consultant the compensation as follows:

> Payment shall be made based on the proposed fee and shall not exceed $170,357.00 per the proposal attached to Appendix A of this Agreement, without prior authorization by the City as required in Section V of the General Conditions (Appendix C).

Appendix C
General Conditions

I. Definitions:

Basic Services: The identified work elements set forth in this Agreement for which the Consultant will receive prime compensation.

Change: An addition to, or reduction of, or other revision in the scope, complexity, character, or duration of the services or other provisions of this Agreement.

City's Project Manager: City's representative in charge of the project(s) and the consultant's primary point of contact for notice(s) to proceed, invoices, correspondence and interface with the City.

Consultant's Project Manager: The Consultant's representative in charge of the project(s) who is directly responsible and engaged in performing the required services.

Extra Services: Any services or actions required of the Consultant above and beyond provisions of this Agreement.

Funding Agency(s): The agency(s) of the federal, state or municipal government which furnishes funds for the Consultant's compensation under this Agreement.

Optional Services: Identifiable and/or indeterminate work elements set forth in this Agreement, which are separate and distinct from those covered by the prime compensation, which the City has the option to authorize.

Prime Compensation: The dollar amount paid to the Consultant for basic services set forth in this Agreement. Prime compensation does not include payment for any optional or extra services.

Scope of Work: Basic and optional services required of the Consultant by provisions of this Agreement.

Subconsultant: Any person, firm, corporation, joint venture, partnership or other entity engaged through or by Consultant.

II. Information and Services from Others:

Provisions of information, data, budget, standards, and other materials by the City do not warrant their accuracy or quality nor provide approval of omissions or oversights or of any non-compliance with applicable regulation.

The City may, at its election, or in response to a request from the Consultant, furnish information or services from other Consultants. If, in the Consultant's opinion, such information or services are inadequate, the Consultant must notify the City of the specific service or material deemed inadequate and the extent of the inadequacy prior to use in the performance of this Agreement. Unless so notified by the Consultant, the City may assume the information or services provided are adequate.

III. Indemnification

To the fullest extent permitted by law, the Consultant shall indemnify, defend, and hold harmless the City from and against any claim of, or damages, losses, expenses and liability (including but not limited to fees and charges of engineers, architects, attorneys, and other professionals, and court, mediation and/or arbitration costs) for negligent acts, errors, and omissions of the Consultant, Subconsultant, persons or organizations directly or indirectly employed or engaged by Consultant or Subconsultant under this Agreement. The Consultant is not required to indemnify, defend, or hold harmless the City for a claim of, or liability for the independent negligent acts, errors, and omissions of the City. If there is a claim of, or liability for a joint negligent act, error, or omission of the Consultant and the City, the indemnification, defense, and hold harmless obligation of this provision shall be apportioned on a comparative fault basis. In this provision, "Consultant" and "City" include the employees, agents, and contractors who are directly responsible, respectively, to each. In this provision, "independent negligent acts, errors, and omissions" means negligence other than in the City's selection, administration, monitoring, or controlling of the Consultant, or in approving or accepting the Consultant's work.

IV. Insurance:

All of the insurance coverages listed in Article 5 shall be purchased by the Consultant. The City shall be made an additional insured on the Consultants Commercial General Liability policy in connection with the activities related to this contract. The Consultant shall purchase and maintain the Article 5 insurance coverages with limits not less than those specified for the duration of the Agreement. The professional liability insurance shall be maintained in force for one year following the date of final payment for the work performed herein. The amount of the contract may be renegotiated if the insurance premiums for the following year are raised over those in force when the contract was let. Should the professional liability insurance become unavailable during the one-year period following the date of final payment, the insurance coverage may be renegotiated between the owner and the Consultant.

Insurance coverage shall provide for negligent acts, errors or omissions which the Consultant, employees of the Consultant or Subconsultant may make which produce loss or liability to the Owner and for the protection against loss which results from reliance on the Consultant's products, reports or a combination thereof. Failure to comply with the provision for maintaining the insurance in effect for one year following the date of final payment may be cause for the Owner to refrain from dealing with the Consultant in the future.

V. Payments:

The City shall pay to the Consultant the amount of any changes in the cost of insurance that are attributable to the Scope of Work created by change orders.

Payments shall be made in accordance with Appendix B. Consultant shall submit progress invoices to City in duplicate showing the itemized services performed during the invoice period and the charges therefore.

All progress invoices shall be prepared as a percentage of the work is completed except contracts performed on "time and expenses" basis which invoiced amounts shall not exceed the actual charges to the invoice date.

Under no circumstances will City pay for charges in excess of any lump-sum or not-to-exceed contract amount incurred prior to written authorization by City for an increase in the contract amount. Written request for an increase in the contract amount shall be given to City with sufficient notice to allow City to issue formal approval prior to the incurring of excess charges without delay to the work.

On "time and expenses" contract amounts, compensation for work included in the Scope of Work shall be for direct labor costs and the actual cost of reimbursable expenses. Direct labor costs shall be as shown on the current Standard Labor Rates for the Consultant, a copy of which is attached as Appendix D, times a factor of n/a, for services rendered by principals and employees of the firm. Reimbursable expenses mean the actual expenses incurred directly or indirectly in connection with the Project for: transportation and subsistence incidental thereto; obtaining bids or proposals from contractor(s); furnishing and maintaining field office facilities; toll telephone calls and telegrams; reproduction of reports, drawings, specifications, and similar project-related items and, if authorized in advance by City, overtime work requiring higher than regular rates. Reimbursable expenses shall also include the amount billed to Consultant by Subconsultant employed by consultant for such Subconsultants' services and reimbursable expenses times a factor of 1.05.

The sum of payments shall not exceed the allowable compensation stated in this Agreement. In the event items on an invoice are disputed, payment on those items will be withheld until the dispute is resolved.

The Consultant shall submit a final invoice and required documentation for services authorized by each Notice to Proceed within Ninety (90) days after final acceptance by the City. The City will not be held liable for payment of invoices submitted after this time unless prior written approval has been given.

VI. Changes:

Changes in the Scope of Work or of services may only be made by written amendment signed by both City and Consultant.

If at any time the City through its authorized representatives, either orally or in writing, requests or issues instructions for extra services or otherwise directs actions that conflict with any provisions of this Agreement, the Consultant shall, within ten (10) days of receipt and prior to pursuing such instructions, notify the City in writing, and to the extent possible, describe the scope and estimated cost of any extra services. Unless so notified by the Consultant, the City may assume such instructions have not changed any provisions of this Agreement nor require additional compensation. No additional payments shall be made to the Consultant without such notice.

VII. Audits and Records:

The Consultant shall maintain records of all performances, communications, documents, and correspondence pertinent to this Agreement, and the City of its authorized representatives shall have the right to examine such records and accounting procedures and practices.

The materials described in the Article shall be made available at the business office of the Consultant, at all reasonable times, for inspection, audit or reproduction by City or any funding agency, for a minimum of three years from the date (a) of final payment under this Agreement (b) final payment upon claims or disputes, and for such longer period, if any, as may be required by applicable statute or other provisions of this Agreement.

VIII. Inspections:

The City, or any funding agency, has the right to inspect, in the manner and at reasonable times it considers appropriate during the period of this Agreement, all facilities, materials and activities of the Consultant in the performance of this Agreement.

IX. Termination or Suspension:

This Agreement may be terminated by either party upon ten (10) days' written notice if the other party fails substantially to perform in accordance with its terms through no fault of the party initiating the termination (default termination). If the City terminates this

Agreement, the City will pay the Consultant a sum equal to the percentage of work completed that can be substantiated by the Consultant and the City. If the City becomes aware of any fault or defect in the work of the Consultant or nonconformance with this Agreement, the City will give prompt written notice thereof to the Consultant. Should the Consultant's services remain in nonconformance with this Agreement, the percentage of total compensation attributable to the nonconforming work may be withheld.

The City at any time may terminate (convenience termination) or suspend this Agreement for its own needs or convenience. In the event of a convenience termination or suspension for more than three months, the Consultant will be compensated for authorized services and authorized expenditures performed to the date of receipt of written notice of termination plus reasonable termination expenses. NO fee or other compensation for the uncompleted portion of the services will be paid, except for already incurred indirect costs which the Consultant can establish and which would have been compensated for over the life of this Agreement, but because of the convenience termination would have to be absorbed by the Consultant without further compensation.

If state or federal funds support this Agreement, settlement in the event of default or convenience termination must be approved by the City and any appropriate state or federal agency.

X. Officials Not to Benefit:

No member of or delegate to Congress, United States Commissioner or other officials of federal, state or local government shall be admitted to any share or part of this Agreement or any benefit to arise therefrom. The Consultant warrants that it has not employed or retained any organization or person, other than a bona fide employee working for the Consultant, to solicit or secure this Agreement and that it has not paid or agreed to pay any consideration contingent upon or resulting from this Agreement.

XI. Independent Consultant:

Except in those instances specifically provided for herein, the Consultant and any of its agents and employees shall act in an independent capacity and not as agents of the City in the performance of the Agreement.

XII. Ownership of Work Products:

Work products produced under this Agreement, except items that have preexisting copyrights, are the property of the City. Payments to the Consultant for services hereunder include full compensation for all work products, field notes, interim work, reports, and other materials produced by the Consultant and its Subconsultants pertaining to this Agreement. Any re-use the City might make of these work products shall be at the City's own risk and the

Consultant shall not incur any liability for the City's re-use of the work products on any project for which they were not intended.

XIII. Subconsultants, Successors and Assigns:

The City must concur in the selection of all Subconsultants for professional services to be engaged in performance of this Agreement.

As soon as practicable after the award of the contract, the Consultant shall furnish to the City in writing the names of the proposed Subconsultants for each of the principal portions of the work. The City shall promptly notify the Consultant if it has reasonable objection to any of the proposed Subconsultants. Failure of the City to give prompt notification shall constitute notice of no reasonable objection. The Consultant shall not contract with any Subconsultant to whom the City has made reasonable objection.

If this Agreement includes named firms or individuals, then such firms or individuals shall be employed for the designated services, unless the Agreement is changed by amendment.

The Consultant shall not assign, sublet or transfer any interest in this Agreement without the prior written consent of the City.

The Consultant binds itself, its partners, its Subconsultants, assigns and legal representatives to this Agreement and to the successors, assigns and legal representatives of the City with respect to all covenants of this Agreement.

The Consultant shall include provisions appropriate to effectuate the purposes of this Appendix C in all subcontracts executed to perform services under this Agreement in which subcontract amount exceeds $40,000.

XIV. Claims and Disputes:

If the Consultant becomes aware, or reasonably should have become aware of any act or occurrence which may form the basis of a claim, the consultant shall immediately inform the City's Project Manager. If the matter cannot be resolved within seven (7) days, the Consultant shall within the next fourteen (14) days submit written notice of the facts which may form the basis of the claim.

In addition, all claims by the Consultant for additional compensation or an extension of the time for performance of any dispute regarding a question of fact or interpretation of this Agreement shall be presented in writing by the Consultant to the City's Project Manager within the next sixty (60) days unless the Project Manager agrees in writing to an extension of time for good cause shown. Good cause shown includes time for the Consultant to prepare the claim, and the City's Project Manager will grant an extension of not more than

sixty (60) days for preparation of the claim. The Consultant agrees that unless these written notices are provided, the Consultant shall not be entitled to additional time or compensation for such act, event or condition. The Consultant shall in any case continue diligent performance under this Agreement. The Consultant shall in any case continue to expeditiously accomplish disputed services pending future resolution of the Consultant's claim unless notified by the City to stop work on the disputed matter.

In presenting any claim, the Consultant shall specifically include, to the extent then possible, the following:

- The provisions of this Agreement that apply to the claim and under which it is made.

- The specific relief requested including any additional compensation claimed and the basis upon which it was calculated and/or the additional time requested and the basis upon which it was calculated.

- The claim will be acknowledged in writing by the City's Project Manager. If the claim is not disposed of within sixty (60) days of acknowledgement, provided additional time is not granted in writing by the City's Contract Officer, the claim will be decided by the City's Contract Officer. The Contract Officer reserves the right to make a written request to the Consultant at any time for additional information that the Consultant may possess to support the claims(s). The Consultant agrees to provide the City such additional information within thirty (30) days of receipt for such a request. The City's Contract Officer will allow a reasonable time extension for good cause if presented in writing prior to the expiration of the thirty (30) days. Failure to furnish such additional information constitutes a waiver of claim.

- The Consultant will be furnished a written, signed copy of the Contract Officer's decision within ninety (90) days of receipt of all necessary information from the Contractor upon which to base the decision. The Contract Officer's decision is final and conclusive unless, within thirty (30) days of receipt of the decision, the Consultant delivers a notice of appeal to the City Manager. The notice of appeal shall include specific exceptions to the City's decision including specific provision of this Agreement which the Consultant intends to rely upon on appeal. General assertions that the City's decision is contrary to law or to fact are not sufficient.

- The decision of the City Manager will be rendered within 120 days of notice of appeal and the decision constitutes the exhaustion of contractual and administrative remedies.

All of the insurance coverages listed in Article 5 shall be purchased by the Consultant. The City shall be made an additional insured on the Consultants Commercial General Liability policy in connection with the activities related to this contract. The Consultant shall purchase and maintain the Article 5 insurance coverages with limits not less than those specified for the duration of the Agreement. The professional liability insurance shall be maintained in force for one year following the date of final payment for the work performed herein. The amount of the contract may be renegotiated if the insurance premiums for the following year are raised over those in force when the contract was let. Should the professional liability insurance become unavailable during the one year period following the date of final payment, the insurance coverage may be renegotiated between the owner and the Consultant. Insurance coverage shall provide for negligent acts, errors or omissions which the Consultant, employees of the Consultant or Subconsultant may make which produce loss or liability to the Owner and for the protection against loss which results from reliance on the Consultant's products, reports or a combination thereof. Failure to comply with the provision for maintaining the insurance in effect for one year following the date of final payment may be cause for the Owner to refrain from dealing with the Consultant in the future.

XV. Extent of Agreement:

This Agreement, including appendices, represents the entire and integrated Agreement between the City and the Consultant and supersedes all prior negotiations, representations or agreements, either written or oral.

Nothing contained herein may be deemed to create any contractual relationship between the City and any Subconsultants or material suppliers; nor may anything contained herein be deemed to give any third party a claim or right of action against the City or the Consultant that does not otherwise exist without regard to this Agreement.

This Agreement may be changed only by written amendment executed by both the City and the Consultant.

All communications that affect this Agreement must be made or confirmed in writing.

The Consultant receiving final payment will execute a release, if required, relinquishing in full all claims against the City arising out of or by reason of the services and work products furnished under this Agreement.

The Consultant shall pay all federal, state and local taxes incurred by the Consultant and shall require payment of such taxes by any Subconsultant or any other persons in the performance of this Agreement.

XVI. Governing Laws:

This Agreement is governed by the laws of the State of Alaska and such federal and local laws and ordinances as are applicable to work performed. Any litigation arising out of the terms of this Agreement shall be brought in the Third Judicial District, Superior or District Court at Valdez.

XVII. Minimum Wages:

Minimum wages as determined by the Department of Labor shall be paid to all persons performing work on this Contract.

City of Valdez
Contract Release Page 1 of 2

The undersigned, _____for itself, its owners, partners, successors in interest, assigns trustees, administrators, subcontractors, suppliers, and laborers do hereby release and forever discharge the CITY OF VALDEZ, ALASKA a municipal corporation, as set forth herein related to or arising out of the following described contract ("Contract"):

Project: Rural Roads Repairs – Design Phase 1
Project Number: 25-350-2402 / Contract Number: 2396

The undersigned hereby acknowledges receipt of the amount of $_____as full and final payment in consideration for all services, materials and labors rendered in connection with the Contract.

The undersigned hereby waives and releases any right or claim of lien, any state or federal statutory bond right, any private bond right, any claim for payment under the Contract, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for itself, its owners, directors, officers, its successors in interest, assigns, agents, attorneys, trustees, administrators, subcontractors, suppliers, and laborers.

The undersigned certifies that no amounts payable under the Contract have been assigned to anyone.

The undersigned agrees that this Release is not executed as a result of financial disadvantage. No promise or inducement has been offered or made except as set forth in the above Contract. Accordingly, the undersigned voluntarily waives any and all rights to void this Release or any of its provisions, due to economic or business distress and/or compulsion. The undersigned represents that it is familiar with and has had the opportunity for its attorneys to explain the meaning of decisions of the Alaska Supreme Court applicable to this Release including, but not limited to, *Petroleum Sales, Ltd. v. Mapco of Alaska, Inc.,* 687 P.2d 923 (Alaska 1984); *Totem Marine T. & B. v. Alyeska Pipeline, et. al.,* 584 P.2d 15 (Alaska 1978); and *Witt v. Watkins,* 579 P.2d 1065 (Alaska 1978).

The undersigned hereby declares that the terms of this Release have been completely read and are fully understood, and said terms are voluntarily accepted for the purpose of making a full and final release of any and all payment claims, disputed or otherwise, arising under or by virtue of the Contract. The undersigned represents and warrants that it has the full and complete legal authority to enter into this Release, that the individuals executing this Release have the legal authority to do so, and that this Release shall be binding and enforceable upon it and its representatives, successors, and assigns, in accordance with its terms upon execution. The signature of the undersigned is an acknowledgement that the person signing has the authority to bind the party to this Release.

City of Valdez
Contract Release Page 2 of 2

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____day of _____, 20__.

_____
COMPANY

_____
SIGNATURE

_____
TITLE

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this _____ day of _____, 20_____, before me, Notary Public in and for the State of Alaska, personally appeared _____of _____, known to me to be its _____and acknowledged to me that he has read this foregoing RELEASE and knew contents thereof to be true and correct to the best of his knowledge and belief, and that he signed the same freely and voluntarily for the uses and purposes therein mentioned, and that he was duly authorized to execute the foregoing document according to the Bylaws or by Resolutions of said corporation.

WITNESS my hand and notarial seal this _____ day of _____, 20_____.

_____
Notary Public in and for Alaska

My Commission expires: _____

DOWL Project No.: TBD

STANDARD AGREEMENT FOR PROFESSIONAL SERVICES

THIS IS AN AGREEMENT effective as of July 18, 2025 and shall expire September 30, 2026 between **City of Valdez, 300 Airport Road, Suite 201, Valdez, AK 99686 (Client)** and **DOWL, 5015 Business Park Boulevard, Suite 4000, Anchorage, AK 99503 (DOWL).** Client and DOWL agree that DOWL will perform the professional services identified in Exhibit A associated with:

Paving and drainage repairs in Corbin Creek Neighborhood, along with gravel surface and drainage repair for Sawmill Drive, Mills Street, and 9th Street.

Representatives: **CLIENT:** Brad Sontag

DOWL: LaQuita Chmielowski, PE, LEED AP

SCOPE OF SERVICES:

See EXHIBIT A - SCOPE OF SERVICES

COMPENSATION by CLIENT to DOWL:

Reimbursement shall be on a **Fixed Price Lump Sum Basis,** (with a not-to-exceed total of $170,357). DOWL shall invoice no more often than monthly for services performed in the previous month in accordance with the unit rates set forth in EXHIBIT B. To be consistent with services actually rendered, DOWL may alter the distribution of compensation between individual phases/tasks of the work noted herein but, shall not exceed the total estimated compensation without CLIENT'S prior approval.

Phase	Fee
Survey……..	$24,600
50% Design……..	$56,474
Construction Documents……...	$50,800
Bidding Services……..	$4,955
Permitting……	$13,327
Public Involvement……..	$20,200
Total:	**$170,357**

The following are hereby made a part of this AGREEMENT by attachment:

Terms and Conditions (3 pages)
Exhibit A - Scope of Services
Exhibit B - Fee Estimate

Services covered by this Agreement will be performed in accordance with the attached Terms and Conditions and any Exhibits, Attachments, and/or Special Conditions. This Agreement supersedes all prior agreements and understandings and may only be changed by written amendment executed by both parties.

IN WITNESS WHEREOF: Persons authorized to commit the resources of the Parties have executed this Agreement: and this agreement may be signed in any number of counterparts, each of which is an original, and all of which taken together constitute one single document:

Accepted for **Client:**		Accepted for **DOWL:**	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
		Tax ID No or SSN:	92-0166301

DOWL STANDARD CONTRACT TERMS AND CONDITIONS

SECTION 1 - SERVICES OF DOWL

A. *Basic Services*
DOWL shall provide Client the services as described in this Agreement within the periods stipulated herein. Services will be paid for by Client as indicated herein.

B. *Schedule*
DOWL's services and compensation under this Agreement have been agreed to in anticipation of the orderly and continuous progress of the Project through completion. Unless specific periods of time are specified in this Agreement, DOWL's obligation to render services hereunder will be for a period that may reasonably be required for the completion of said services.

C. *Authorization to Proceed*
Execution of this Agreement by Client will be authorization for DOWL to proceed with the Work as scheduled, unless otherwise provided for in this Agreement.

D. *Delay*
If in this Agreement, specific periods of time for rendering services are set forth, or specific dates by which services are to be completed, are provided, and if such periods of time or dates are changed through no fault of DOWL, the rates and amounts of compensation and time for completion provided herein shall be subject to equitable adjustment

E. *Changes/Additional Services*
The Scope of Services set forth in this Agreement is based on facts known at the time of execution of this Agreement, including, if applicable, information supplied by the Client. For some projects, the scope may not be fully definable during the initial stages and/or the Client may at any time during the term of this Agreement make changes within the general scope of the Agreement. If such facts discovered as the Project progresses, or changes that are requested by the Client, change the cost of, or time for, performing the services hereunder, DOWL will promptly provide Client with an amendment to this Agreement to recognize such changes.

SECTION 2 - TERMS OF PAYMENT

A. *Invoicing*
DOWL will submit invoices to Client for services rendered and reimbursable expenses incurred each month. Invoices will be prepared in accordance with DOWL's standard invoicing practices. Such invoices will represent the value of the completed Work and will be in accordance with the terms for payment in this Agreement.

B. *Progress Payments*
Invoices are due and payable within 30 calendar days of the date of the invoice. If Client fails to pay undisputed invoices when due, the amounts due will be increased at the rate of 1.0% per month from said 30th day. In addition, DOWL may at any time, without waiving any other claim against the Client, and without thereby incurring any liability to the Client, suspend or terminate performing work hereunder in accordance with Section 5.C of this Agreement. Payments will be credited first to interest and then to principal. In the event of a disputed or contested invoice, only that portion so contested may be withheld from payment, and the undisputed portion will be paid.

SECTION 3 - OBLIGATIONS OF CLIENT

A. *Furnish Data*
Client shall provide all criteria and full information as to Client's requirements for the Project and furnish all available information pertinent to the Project, including reports and data relative to previous designs or investigations at or adjacent to the site. Client shall provide such legal, independent cost estimating, and insurance counseling services as may be required for the Project.

B. *Representative*
Client will designate a person to act with authority on Client's behalf in respect of all aspects of the Project.

C. *Timely Review*
Client will examine DOWL's studies, reports, drawings and other project-related work products and render decisions required in a timely manner.

D. *Prompt Notice*
Client will give prompt written notice to DOWL whenever Client observes or otherwise becomes aware of hazardous environmental conditions or of any development that affects the scope or timing of DOWL's Scope of Services or any defect in the Services of DOWL or the work of any Contractor.

E. *Site Access*
Client will arrange for safe access to and make provisions for DOWL and DOWL's sub consultants to enter upon public or private property as required for DOWL to perform the Services under this Agreement.

SECTION 4 - OBLIGATIONS OF DOWL

A. *Independent Contractor*
DOWL is an independent contractor and will maintain complete control of and responsibility for its employees, subcontractors and sub consultants. DOWL shall also be solely responsible for the means and methods for carrying out the Scope of Services and for the safety of its employees.

B. *Performance*
DOWL will perform its Services using that degree of care and skill ordinarily exercised under the same conditions by Design Professionals practicing in the same field at the same time in the same or similar locality. Professional services are not subject to, and DOWL cannot provide any warranty or guarantee, express or implied, including warranties or guarantees contained in any uniform commercial code. Any such warranty or guarantee contained in any purchase order, requisition or notice to proceed issued by the Client are specifically objected to.

C. *Publicity*
DOWL will not disclose the nature of its Scope of Services on the Project or engage in any publicity or public media disclosures with respect to this Project without the prior written consent of Client.

D. *Insurance*
DOWL will maintain the liability insurance coverages listed below for Professional, Commercial General, Automobile, as well as, Worker's Compensation and Employer's Liability.

1. Workers' Compensation Insurance for all employees of DOWL engaged in work under this contract as required

by the laws of the state where the work is to be performed. This coverage will include statutory coverage and employer's liability protection of $1,000,000 per person, $1,000,000 per occurrence.

2. Commercial General Liability Insurance with limits of $1,000,000 per occurrence and $2,000,000 aggregate. This policy shall include the Client as an additional insured, with respect to the work done by or on behalf of DOWL and arising out of the Scope of Services under this agreement.
3. Automobile Liability Insurance with limits of $1,000,000 per occurrence and combined single limit. This policy shall include the Client as and additional insured, with respect to the work done by or on behalf of DOWL and arising out of the Scope of Services under this agreement.
4. Professional Liability Insurance with limits of $1,000,000 per claim and $1,000,000 aggregate, written on claims made basis.

Certificates evidencing such coverage will be provided, upon request, to Client upon request once the contract is fully executed.

E. ***Compliance with Laws***

DOWL will use reasonable care in accordance with 4.B to comply with applicable laws in effect at the time the Services are performed hereunder, which to the best of its knowledge information and belief, apply to its obligations under this Agreement.

F. ***No responsibility for Contractor Performance***

DOWL will not be responsible for the quality of work for any person or entity (not including DOWL, its employees, representatives, and Consultants) performing or supporting construction activities relating to the Project (Contractor), or for any Contractor's failure to furnish or perform its work in accordance with the contract documents.

G. ***No responsibility for Site Safety***

Construction Contractors shall be solely responsible for the supervision, directions and control of their work; means, methods, techniques, sequences and procedures of construction; safety precautions and programs; and compliance with applicable laws and regulations

H. ***Equal Opportunity Employment***

DOWL is committed to the principles of equal opportunity and affirmative action in employment and procurement. DOWL does not discriminate against applicants, employees, or suppliers on the basis of factors protected by federal or applicable state laws.

I. ***Services Not Included:***

DOWL's services and Additional Services do not include:

1. Serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission;
2. Advising Client, or any municipal entity or other person or entity, regarding municipal financial products or issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances;
3. Providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or bonding requirements; or
4. Providing legal advice or representation.

SECTION 5 - GENERAL CONSIDERATIONS

A. ***Reuse of Documents***

1. All documents are instruments of service in respect to this Project, and DOWL shall retain an ownership and property interest therein (including the right of reuse at the discretion of DOWL) whether or not the Project is completed. Client may make and retain copies for information and reference in connection with the use and occupancy of the Project. Such documents are not intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other project. Any reuse without written verification of DOWL will be at Client's sole risk. Client shall indemnify and hold harmless DOWL and DOWL's Consultants from all claims, damages, losses, and expenses, including attorney fees arising out of or resulting therefore.
2. Copies of documents that may be relied upon by Client are limited to the original printed copies (also known as hard copies) that are signed or sealed by DOWL.
3. Because data stored in electronic media format can deteriorate or be modified, inadvertently or otherwise, without authorization of DOWL, the party receiving the electronic files agrees to perform acceptance tests or procedures within 60 days, after which the receiving party shall have deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by DOWL. DOWL will not be responsible to maintain documents stored in electronic media format after acceptance by Client.
4. DOWL makes no representations as to long term compatibility, usability, or readability of documents resulting from use of software application packages, operating system, or computer hardware differing from those used by DOWL at the beginning of this Project.

B. ***Indemnification***

1. DOWL agrees, to the fullest extent allowed by law, to indemnify and hold harmless Client from and against any liability, damages and costs (including reimbursement of reasonable attorney's fees and costs of defense) arising out of the death or bodily injury to any person or the destruction or damage to any property, arising during the performance of professional services under this Agreement, but only to the extent caused by the negligent act, or omission of DOWL or anyone for whom DOWL is legally responsible. DOWL's defense obligations under this indemnity paragraph means only the reimbursement of reasonable defense costs to the proportionate extent of DOWL's actual liability obligation hereunder.
2. Client agrees to indemnify and hold harmless DOWL from any liability, damages and costs, (including reasonable attorney's fees and costs of defense) but only to the extent caused by the negligent acts, errors, and

omissions of the Client, Clients contractors, consultants, and anyone for whom Client is legally responsible.

3. A party's total liability to the other party and anyone claiming by, through or under the other party for any claim, cost, loss or damage (including reasonable attorney fees and cost of defense) caused in part by the negligence of the party and in part by the negligence of the other party or any other negligent entity or individual, shall not exceed the percentage share the party's actual negligence bears to the total of all negligence of Client, DOWL and all other negligent entities and individuals.

C. *Termination / Suspension*

1. Client may terminate this Agreement for convenience. In such event, DOWL will be entitled to compensation for Services performed up to the date of termination, including profit related thereto, plus any expenses of termination.
2. The obligation to provide further Services under this Agreement may be suspended by either party upon 7 days written notice or terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof (including Client's obligation to make payments required hereunder) through no fault of the suspending or terminating party, and defaulting party does not commence correction of such nonperformance within five (5) days of written notice and diligently completes the correction thereafter.

D. *Mutual Waiver*

To the fullest extent permitted by Laws and Regulations, DOWL and Client waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, from any cause or causes.

E. *Limits of Agreement*

This instrument contains the entire Agreement between the parties, and no statement, promise or inducements made by either party that are not contained in this written Agreement shall be valid or binding. This Agreement upon execution by both parties hereto, can only be amended by written instrument signed by both parties.

F. *Severability and Survival*

The various terms, provisions and covenants herein contained shall be deemed to be separate and severable, and the invalidity of unenforceability of any of them shall not affect or impair the validity or enforceability of the remainder.

G. *Waiver*

No waiver by either party of any default by the other party in the performance of any particular section of this Agreement shall invalidate any other section of this Agreement or operate as a waiver of any future default, whether like or different in character.

H. *Choice of Law and Venue*

The parties agree that any action at law or judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Alaska, and it is mutually agreed that this Agreement shall be governed by the laws of the State of Alaska, both as to interpretation and performance.

I. *Material Adverse Effect*

This Agreement may be amended if an event, change or effect creates a material adverse effect upon the operation of DOWL. Such material adverse effect may be created by, or be the effects of Acts of God (including fire, flood, earthquake, storm, or other natural disaster), war (whether declared or not declared), terrorist activities, labor dispute, strike, lockout or interruption or failure of electricity or telephone service which materially impairs DOWL's ability to operate business in accordance with the provisions of this Agreement.

J. *No Third-Party Beneficiaries*

Nothing contained in this Agreement nor the performance of the parties hereunder, is intended to benefit, nor shall inure to the benefit of, any third party, including Client's contractors, if any.

K. *Successor, Assigns, and Beneficiaries*

Neither Client nor DOWL may assign, sublet, or transfer any rights under or interest (including but without limitation, moneys that are due or may become due during or post-contract performance) in this Agreement without the written consent of the other, except as mandated or restricted by law. No assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

L. *Statutes of Limitation*

To the fullest extent permitted by law, parties agree that, except for claims for indemnification, the time period for bringing claims under this Agreement shall expire one year after Project completion.

M. *Authority*

The person signing this Agreement warrants that they have the authority to sign as, or on behalf of, the party for whom they are signing.

(Remainder of page is blank)

Exhibit A to Standard Agreement for Professional Services
Scope of Services

Scope

Based on the Valdez Rural Roads Assessment (written by DOWL and dated March 27, 2025), the City of Valdez wants to pursue repair work to Corbin Creek Neighborhood, Sawmill Drive, Mills Street, and 9th Street. Corbin Creek Neighborhood is a residential neighborhood that currently has gravel roads with shallow ditches. The project design will include the following:

- The neighborhood roads will be re-graded to address drainage issues and paved with asphalt. The ditches will be cleaned out and regraded as necessary.
- The majority, if not all, of the driveway culverts will need to be replaced.
- Approximately six snow storage sites exist in the neighborhood. We will evaluate the topographic survey and address drainage issues at the snow storage sites and provide asphalt pavement up to the storage areas.
- Paving of Corbin Creek Neighborhood will be shown as an Additive Alternate; while the Base Bid will include road and ditch grading, culverts, and gravel surface.

Sawmill Drive, Mills Street, and 9th Street are in an industrial area. These roads are topped with gravel and currently there is limited to nonexistent drainage facilities. The roads will be regraded as needed and include ditches or storm drainpipes to address the drainage issues. These roads will remain gravel.

Survey

DOWL will conduct a topographic survey of Corbin Creek Neighborhood, Sawmill Drive, Mills Street, and 9th Street. A surveyed basemap of these roads is required to adequately assess the drainage problems and provide grading corrections. The survey basemap will include ROW and property lines, ground based topography, and utilities that are located during the field work. We will call for locates before the survey crew arrives as at the site. An existing conditions basemap will be created in AutoCAD format from the surveyed information. The survey will extend approximately 15-ft beyond the ROW to aid in assessing the drainage patterns and design work.

Construction Documents

We will prepare signed construction documents for Corbin Creek Neighborhood that show regrading, ditches, culverts, driveway aprons to the extent needed, and paving.
We will prepare signed construction documents for Sawmill Drive, Mills Street, and 9th Street that show regrading and gravel surfacing, along with drainage improvements.
A 50% set of design drawings will be provided for review and commenting by COV. We will discuss any review comments and revise the plans and proceed to a 95% set of plans for review and commenting by COV. Once the 95% set of plans have been accepted, we will finalize and sign the construction documents.
The two work areas will be shown in separate plan sets. We estimate the Corbin Creek Neighborhood plan set will be approximately 40 sheets, and the Sawmill Drive, Mills Street, and 9th Street plan set will be approximately 20 sheets. The plans will consist of a cover sheet, survey control, demolition and existing conditions, site layout, grading and stormwater information, road cross sections, and details. The paving or gravel surfacing of the roads will not require significant regrading and will not require profiles of the roads. We will capture the grading information with plan view sheets of the area.

CA Services

These services for work described above will be provided under a separate proposal.

Engineer's Estimate

We will prepare an engineer's estimate for the 50%, and 95%, and final submittals. City of Valez has provided us with bid tab information for the latest projects that in the city. We will base the unit prices off of this bid tab data

Bidding Services

Bidding assistance will include being available to respond to Contractors' questions during the bidding phase. We will attend a pre-bid conference via Teams and prepare material for addenda items necessary to clarify our work.

Permitting

An Approach Road Permit and Storm Drain Connection Permit will be required for the work occurring within the Richardson Highway Right of Way for both work areas. We will prepare the documents and submittal package for these permits, respond to comments, and coordinate with AKDOT&PF to obtain the ROW permits.

Public Involvement

Our public involvement team will prepare mailers and send them to all addresses in Valdez that will show the phasing plan for design and construction of the Rural Road Repair work.
They will create a new page on the ValdezPavementRehab.com website to display information about this work and include periodic updates, along with creating new graphics and content about this project for the City of Valdez website.
Flyers will be sent out for Phase 1 design and construction showing the Corbin Creek Neighborhood. Additional flyers will be sent out as the other phases are designed and if construction funding is available. The City of Valdez will distribute the flyers.
The public involvement team will also assist the city in preparing content for radio ads and coordination with the local radio stations. The city will pay for the radio ads directly.

Assumptions

- Design for new or relocated water, sewer, gas, electric, and communication utility design is not included.
- Wetlands permitting is not required.
- Floodplain mapping is not required.
- We will base the pavement and gravel road sections on the Valdez Rural Roads Assessment. No additional geotechnical work is included.
- We will reference COV standard specifications. Separate specifications will not be provided.
- AKDOT&PF permitting for two Approach Road Permits, and two Storm Drain Connection Permits are included.
- The disturbance area for Corbin Creek Neighborhood is approximately 15 acres; and Sawmill Drive, Mills Street, and 9th Street disturbance area is approximately 6 acres. Both sites will require a SWPPP. The contractor will prepare the SWPPP.
- Topographic surveys for both project sites can be completed at the same time with one mobilization to Valdez by the survey crew. The survey will be conducted when the site is free of ice and snow. Construction staking is not included.
- COV will review and provide comments on the 50% and 95% set of plans. We will schedule a review meeting to discuss and address the comments. Each review meeting will be approximately 1-hour via Teams.
- An Engineer's Estimate will be provided at the 50%, 95%, and final submittals. The unit prices will

be based off the City of Valdez provided bid tabs.

- Depending on the level of detail needed to capture the stormwater improvements, we are expecting to produce approximately 40 sheets for the Corbin Creek Neighborhood plan set; and approximately 20 sheets for the Sawmill Drive, Mills Street, and 9th Street plan set.
- Grading of the roads is limited to reshaping and improving for proper drainage. The alignment and width of the roads will remain unchanged.
- Mailers will be sent out once during the project to all addresses in Valdez. The printing and mailing costs are not included in our fees. DOWL will pay the costs and include them on our monthly invoice to be reimbursed by the City of Valdez, with a 10% markup, unless otherwise directed.
- DOWL will add a new page to the existing ValdezPavementRehab.com website and create new graphics and content about this project for the City of Valdez website. The webpage will receive periodic updates during design, monthly summer construction updates, and any additional updates to notify residents of restricted access.
- Flyer design will be crafted by DOWL and sent to the City of Valdez for printing and distribution. Printing and distribution are not included in our fees.
- Up to six additional flyers will be created for other phases of the project as they are designed and construction funding becomes available.
- We will assist with developing the language for a radio advertisement and coordinating with the radio station. The City of Valdez will pay for the advertisement to air.
- No permitting fees, or printing and distribution costs are included in this proposal except where explicitly stated. At the direction of the City of Valdez, DOWL will cover fees and costs associated with the project and will include them on the monthly invoices. These reimbursements are outside of the fees outlined in this proposal. All fees and costs paid for by DOWL are subject to a 10% processing fee.

DOWL Project No.: TBD

Exhibit B to Standard Agreement for Professional Services
Fee Summary

DOWL

Project: Valdez Rural Road Repair
Client: City of Valdez
Project or Contract #: TBD
7/18/2025

Prepared By:
N. Conway
Reviewed By:
L. Chmielowski

Summary

Phase Name		Task	Labor Subtotal Hours	Labor Subtotal Cost	Direct Expenses Subtotal	Subconsultants	Project Totals
Phase 1 - Survey	1	Topographic Survey and CAD Basemap	-	$ -	$ 24,600.00	$ -	$ 24,600.00
	2		-	$ -	$ -	$ -	$ -
	3		-	$ -	$ -	$ -	$ -
	☐ T&M ☑ Lump Sum ☐ Other _____	***Subtotal***	**-**	**$ -**	**$ 24,600.00**	$ -	**$ 24,600.00**
Phase 2 - 50% Design	1	Project Management	6	$ 1,448.00	$ -	$ -	$ 1,448.00
	2	Design Drawings	-	$ -	$ -	$ -	$ -
	3	Site Plan Model	30	$ 5,442.00	$ -	$ -	$ 5,442.00
	4	Grading Model	42	$ 7,686.00	$ -	$ -	$ 7,686.00
	5	Stormwater Model	30	$ 5,610.00	$ -	$ -	$ 5,610.00
	6	Cover Sheet	4	$ 692.00	$ -	$ -	$ 692.00
	7	Survey Control Sheet	4	$ 692.00	$ -	$ -	$ 692.00
	8	Demolition/Existing Condition Sheet	16	$ 2,936.00	$ -	$ -	$ 2,936.00
	9	Site Plan Sheet	26	$ 4,582.00	$ -	$ -	$ 4,582.00
	10	Grading and Stormwater Sheet	38	$ 6,826.00	$ -	$ -	$ 6,826.00
	11	Sections and Details Sheet	16	$ 2,936.00	$ -	$ -	$ 2,936.00
	12	Engineer's Estimate	-	$ -	$ -	$ -	$ -
	13	Quantity Calculations	22	$ 4,058.00	$ -	$ -	$ 4,058.00
	14	Compiling Bid Tabs	12	$ 2,244.00	$ -	$ -	$ 2,244.00
	15	Document formatting	12	$ 2,244.00	$ -	$ -	$ 2,244.00
	16	Internal QA/QC	38	$ 8,396.00	$ -	$ -	$ 8,396.00
	17	COV Review Meeting	3	$ 682.00	$ -	$ -	$ 682.00
	☐ T&M ☑ Lump Sum ☐ Other _____	***Subtotal***	**299**	**$ 56,474.00**	**$ -**	$ -	**$ 56,474.00**
Phase 3 - Construction Docs	1	Project Management	6	$ 1,448.00	$ -	$ -	$ 1,448.00
	2	Address Comments from COV 50% Design Review	12	$ 2,244.00	$ -	$ -	$ 2,244.00
	3	Design Drawings	-	$ -	$ -	$ -	$ -
	4	Site Plan Model	20	$ 3,628.00	$ -	$ -	$ 3,628.00
	5	Grading Model	34	$ 6,134.00	$ -	$ -	$ 6,134.00
	6	Stormwater Model	24	$ 4,320.00	$ -	$ -	$ 4,320.00
	7	Cover Sheet	2	$ 346.00	$ -	$ -	$ 346.00
	8	Survey Control Sheet	2	$ 346.00	$ -	$ -	$ 346.00
	9	Demolition/Existing Condition Sheet	14	$ 2,590.00	$ -	$ -	$ 2,590.00
	10	Site Plan Sheet	20	$ 3,544.00	$ -	$ -	$ 3,544.00
	11	Grading and Stormwater Sheet	26	$ 4,582.00	$ -	$ -	$ 4,582.00
	12	Sections and Details Sheet	6	$ 1,122.00	$ -	$ -	$ 1,122.00
	13	Engineer's Estimate	-	$ -	$ -	$ -	$ -
	14	Quantity Calculations	18	$ 3,366.00	$ -	$ -	$ 3,366.00
	15	Compiling Bid Tabs	8	$ 1,552.00	$ -	$ -	$ 1,552.00
	16	Document formatting	8	$ 1,552.00	$ -	$ -	$ 1,552.00

DOWL

Project: Valdez Rural Road Repair
Client: City of Valdez
Project or Contract #: TBD
7/18/2025

Prepared By:
N. Conway
Reviewed By:
L. Chmielowski

Summary

Phase Name	Task		Labor Subtotal Hours	Labor Subtotal Cost	Direct Expenses Subtotal	Subconsultants	Project Totals
	17	Internal QA/QC	32	$ 6,914.00	$ -	$ -	$ 6,914.00
	18	95% COV Review Meeting	3	$ 682.00	$ -	$ -	$ 682.00
	19	Address COV 95% Comments	10	$ 1,898.00	$ -	$ -	$ 1,898.00
	20	Revise Engineer's Estimate	14	$ 2,674.00	$ -	$ -	$ 2,674.00
	21	Internal QA/QC	8	$ 1,858.00	$ -	$ -	$ 1,858.00
	☐ T&M ☑ Lump Sum ☐ Other _____	***Subtotal***	**267**	**$ 50,800.00**	**$ -**	$ -	**$ 50,800.00**
Phase 4 - Bidding Services	1	Project Management	2	$ 509.00	$ -	$ -	$ 509.00
	2	Pre-Bid Conference	2	$ 388.00	$ -	$ -	$ 388.00
	3	Respond to Contractor's Questions	12	$ 2,244.00	$ -	$ -	$ 2,244.00
	4	Issue Addenda	10	$ 1,814.00	$ -	$ -	$ 1,814.00
	☐ T&M ☑ Lump Sum ☐ Other _____	***Subtotal***	**26**	**$ 4,955.00**	**$ -**	$ -	**$ 4,955.00**
Phase 5 - Permitting	1	Project Management	**3**	$ 724.00	$ -	$ -	$ 724.00
	2	AKDOT&PF Pre-Application Coordination	**8**	$ 1,468.00	$ -	$ -	$ 1,468.00
	3	Preparing Intake Forms	**22**	$ 4,058.00	$ -	$ -	$ 4,058.00
	4	Preparing Submittal Packages	**22**	$ 4,058.00	$ -	$ -	$ 4,058.00
	5	Respond to Comments	**16**	$ 3,020.00	$ -	$ -	$ 3,020.00
	☐ T&M ☑ Lump Sum ☐ Other _____	***Subtotal***	**71**	**$ 13,328.00**	**$ -**	$ -	**$ 13,328.00**
Phase 6 - Public Involvement	1	Project Management	**10**	$ 2,100.00	$ -	$ -	$ 2,100.00
	2	Mailers	**30**	$ 5,014.00	$ -	$ -	$ 5,014.00
	3	Website Updates	**30**	$ 5,014.00	$ -	$ -	$ 5,014.00
	4	Flyers	**30**	$ 5,014.00	$ -	$ -	$ 5,014.00
	5	Radio Advertisements	**18**	$ 3,058.00	$ -	$ -	$ 3,058.00
	☐ T&M ☑ Lump Sum ☐ Other _____	***Subtotal***	**118**	**$ 20,200.00**	**$ -**	$ -	**$ 20,200.00**
		TOTAL	**781**	**$ 145,757.00**	**$ 24,600.00**	**$ -**	**$ 170,357.00**

Legislation Text

File #: 25-0340, **Version:** 1

ITEM TITLE:
Approval of Contract with Orion Construction, Inc for the VCS District Offices Tenant Improvements in the Guaranteed Maximum Price Amount of $2,357,316.31.
SUBMITTED BY: Lindy Vititow, Project Manager II

FISCAL NOTES:

Expenditure Required: $2,357,316.31
Unencumbered Balance: $2,489,691.00
Funding Source: 310-3340-58000

RECOMMENDATION:

Approve contract with Orion Construction, Inc for the VCS District Offices Tenant Improvements in the Guaranteed Maximum Price Amount of $2,357,316.31.

SUMMARY STATEMENT:

The “VCS District Office and Tenant Improvements” project involves the renovation of approximately 5,000 square feet within Hermon Hutchens Elementary School to accommodate the relocation of Valdez City Schools (VCS) administrative offices. The work is designed to create a dedicated office area for VCS and to reconfigure a portion of the existing school administrative space to better support students and staff. Project scope includes but is not limited to; selective demolition of existing construction, including limited demolition of exterior walls, and Hazmat remediation. New construction will consist of interior partitions, exterior and interior windows & doors, new flooring and ceiling finishes, new paint, limited site civil, mechanical and electrical upgrades to support the newly renovated spaces.

The project will convert the area of the East racquetball court into the new district office. The teacher’s lounge and IT office will be relocated to accommodate a new HHES front office. The current front office will be converted to accommodate the additional district staff and teacher work areas.

The design was coordinated by the City Project Manager with Valdez City Schools Superintendent, Facilities Director, and other District staff with the design team of Bettisworth North Architects and Orion Construction.

On May 9, 2025, the City of Valdez solicited a Request for Proposals Package to Qualified Firms interested in providing CM-GC Services for the VCS District Offices Tenant Improvements Project. Five proposals were received and reviewed by the Valdez Selection Committee for this project. The top three proposers were interviewed with Orion Construction, Inc being selected as the finalist for award based on their qualifications, previous experience with school projects, performance on CM-

GC service contracts, and their proposed Pre-Construction Services Fee which deemed Orion Construction, Inc to be the best overall value to the City of Valdez for this project.

The GMP (Guaranteed Maximum Price) total requested within this contract approval includes all work for Additive Alternates 1-5, and a 3% “Owner’s Contingency” for any unforeseen conditions during the project. Any unused “Owner’s Contingency” funds will be returned to the City at closeout of this project.

CITY OF VALDEZ
ALASKA

CM/GC CONTRACT DOCUMENTS

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340
Contract Number: 2400
Cost Code: 310-3340-58000

Issued for Construction
Date: TBD

City of Valdez
Capital Facilities and Engineering
300 Airport Road, Suite 201
P.O. Box 307
Valdez, Alaska 99686

Project Manager:
Lindy Vititow

Construction Plan Set Completed By:
Bettisworth North, Inc
2550 Denali St. Suite 1300
Anchorage, Alaska 99503

City of Valdez
CM/GC Contract Documents

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

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Drawings and Specifications "VCS District Office Tenant Improvements @HHES" Attached

City of Valdez
Articles

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

ARTICLE 1 GENERAL

1.1 RELATIONSHIP OF PARTIES

Contractor accepts the Construction Manager relationship of trust and confidence established with the Owner by the Contract, and covenants with the Owner to furnish the Contractor's reasonable skill and judgment and to cooperate with the Architect and the Project Manager (defined in Section 3.2) in furthering the interests of the Owner. The Contractor shall furnish Pre-Construction and Construction Phase construction services, cost tracking and scheduling and other similar services and use the Contractor's best efforts to perform the Work in an expeditious and economical manner consistent with the interests of the Owner. The Owner shall endeavor to promote cooperation among the Architect, the Project Manager, the Contractor and other persons or entities employed by the Owner for the Project.

1.2 GENERAL

For the Construction Phase (including any portion of the Construction Phase that proceeds concurrently with the Preconstruction Phase), the General Provisions of this Contract shall be the standard City of Valdez General Provisions, Division 10 ("General Provisions"), which are attached and incorporated herein by reference as (Exhibit B). These may be modified by the Special Provisions (Exhibit C).

ARTICLE 2 CONTRACTOR'S RESPONSIBILITIES

The Contractor shall perform the services and construct the Work as designed in the Contract Documents. The services specified in Sections 2.1 are to be provided in the Preconstruction Phase. The Work specified in Section 2.3 is to be provided in the Construction Phase. If the Owner and the Contractor agree, the Construction Phase may commence before the Preconstruction Phase is completed, in which case both Phases will proceed concurrently.

2.1 PRECONSTRUCTION PHASE

2.1.1 **PRELIMINARY EVALUATION**

The Contractor shall provide a preliminary evaluation of the Owner's Work budget and schedule requirements, each in terms of the other.

City of Valdez
Articles

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

2.1.2 **CONSULTATION**

The Contractor, the Project Manager and the Architect shall jointly schedule and attend regular meetings with the Owner. The Contractor shall consult with the Owner and Architect regarding site use and improvements and the selection of materials, building systems and equipment. The Contractor shall provide recommendations on construction feasibility, actions designed to minimize adverse effects of labor or material shortages or harsh weather conditions, time requirements for procurement, installation and construction completion, and factors related to construction cost, including estimates of alternative designs or materials, preliminary budgets and possible economies.

2.1.3 **PRELIMINARY WORK SCHEDULE**

When Work requirements described in Section 3.1 have been sufficiently identified, the Contractor shall prepare, and periodically update, a preliminary Work construction schedule for the Architect's review and the Owner's approval. The Contractor shall (a) obtain the Architect's approval of the portion of the preliminary Work construction schedule relating to performance of the Architect's services and (b) coordinate and integrate the preliminary Work construction schedule with the other Project services and activities. As design proceeds, the preliminary Work construction schedule shall be updated to indicate proposed activity sequences and durations, milestone dates for receipt and approval of pertinent information, submittal of a Guaranteed Maximum Price and Schedule of Values (defined in Section 2.2.4.6) proposal, preparation and processing of shop drawings and samples, delivery of materials or equipment requiring long-lead-time procurement, Owner's occupancy requirements showing portions of the Work having occupancy priority, and proposed date of Substantial Completion. If preliminary Work schedule updates indicate that previously approved schedules may not be met, the Contractor shall make appropriate recommendations to the Owner and Architect.

2.1.4 **PHASED CONSTRUCTION**

The Contractor shall make recommendations to the Owner and Architect regarding the phased issuance of Construction Documents to facilitate phased construction of the Work, if such phased construction is appropriate for the Work, taking into consideration such factors as economies, time of performance, availability of labor and materials, harsh weather conditions, ability to finish required work as scheduled, and provisions for temporary facilities.

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2.1.5 **PRELIMINARY COST ESTIMATES**

During the preparation of the Construction Documents for the Work, the Contractor shall update and refine the construction cost estimate at appropriate intervals agreed to by the Project Manager, Architect and Contractor.

2.1.6 **SUBCONTRACTORS AND SUPPLIERS**

The Contractor shall seek to develop interest by subcontractors (each subcontractor a "Subcontractor"; a subcontractor of a Subcontractor also a "Subcontractor") and suppliers (each supplier a "Supplier"; a supplier of a Supplier also a "Supplier") for the Work, including those Subcontractors and Suppliers specified in Section 2.1.10, and shall furnish upon request to the Owner and Architect for their information a list of possible Subcontractors and Suppliers who are to furnish work, materials or equipment fabricated to a special design, from which bids or proposals will be requested for principal portions of the Work. The Owner will promptly reply in writing to the Contractor if the Owner has any objection to any such Subcontractor or Supplier. The receipt of such list shall not require the Owner to investigate the qualifications of proposed Subcontractors or Suppliers; nor shall it waive the right of the Owner later to object to or reject any proposed Subcontractor or Supplier and/or to require competitive bidding or proposals for Subcontractor or Supplier selection by the Contractor.

2.1.7 **LONG-LEAD-TIME ITEMS**

The Contractor shall recommend to the Owner and Architect a schedule for procurement of long-lead-time items which will constitute part of the Work as required to meet the Work schedule. If such long-lead-time items are procured by the Owner, they shall be procured on terms and conditions acceptable to both the Owner and the Contractor. Upon the Owner's acceptance of the Contractor's Guaranteed Maximum Price and Schedule of Values proposal, all contracts for such items shall be assigned by the Owner to the Contractor and assumed by the Contractor, and the Contractor shall accept responsibility for such items as if procured by the Contractor. The Contractor shall expedite the delivery of long-lead-time items.

2.1.8 **EXTENT OF RESPONSIBILITY**

The Contractor does not warrant or guarantee estimates and schedules except as may be included as a condition to or in the Guaranteed Maximum Price, the Schedule of Values, any Change Orders, any amendment to this Contract, or any Subcontract, Supply Contract or Work authorized pursuant to Section 2.3.1.1(b). The recommendations and advice of the Contractor concerning design alternatives, construction feasibility, costing and scheduling, and other required construction management services shall be subject to

the review and approval of the Owner, the Architect, and the Owner's other professional consultants. It is not the Contractor's responsibility to ascertain that the Contract Documents (including the Construction Documents) are in accordance with applicable laws, statutes, ordinances, building codes, rules and regulations. However, if the Contractor claims that portions of them are at variance therewith, the Contractor shall promptly notify the Architect and the Owner in writing, specifying the particulars of such variances. Because the Contractor is participating in the design phase of the Work, it shall be deemed to have waived all future claims against the Owner that the Work is not constructible, in whole or in part, based upon the Contract Documents (including the Construction Documents). However, the Contractor shall not be deemed to have waived any future claim that any specific part of the Contract Documents (including the Construction Documents) contains an error which has caused the Contractor to suffer increased Costs of Work, losses, damages or delays.

2.1.9 **EQUAL EMPLOYMENT OPPORTUNITY, AFFIRMATIVE ACTION & MINIMUM WAGES**

The Contractor shall comply with (a) all applicable laws, regulations and special requirements of the Contract Documents regarding equal employment opportunity and affirmative action programs, (b) any minimum wage requirements of Federal and/or State law, and (c) any special requirements that may be required by any of the Owner's funding sources for the Work. Owner shall advise Contractor of all such special requirements by the Owner's funding sources. Alaska prevailing wage requirements are in Article 6.15 of the General Provisions.

2.1.10 **REQUIRED PERSONNEL**

Contractor shall assign and provide a list of specific personnel to be primarily in charge of and responsible for Contractor's Construction Phase services. Contractor shall not re-assign or substitute for such equivalent personnel without the Owner's prior written consent, which shall not be unreasonably withheld.

2.2 GUARANTEED MAXIMUM PRICE PROPOSAL AND CONTRACT TIME

2.2.1 **"GMP" COST PROPOSAL**

When the Construction Documents are sufficiently complete in the opinion of both the Owner and Contractor, within 30 days thereafter the Contractor shall propose an updated Guaranteed Maximum Price, which shall be the sum of the estimated Cost of the Work (including Contractor's Contingency defined in Section 2.2.3.2) (including the Owner's Contingency defined in Section 2.2.3.1) and the Contractor's Fixed Fee (defined in Section 4.1.1) for construction of the Work in accordance with the Contract Documents (including the Construction Documents).

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2.2.2 CHANGES TO THE "GMP" COST PROPOSAL

If the Construction Documents are not finished and approved by the Owner at the time the Guaranteed Maximum Price and Schedule of Values proposal is made, the Contractor shall base the Guaranteed Maximum Price on the then existing Construction Documents by the Architect that includes such things as changes in scope or substantial changes in systems, kinds and quality of materials, finishes, or equipment shall entitle the Contractor and/or the Owner to a Change Order that adjusts the Guaranteed Maximum Price based upon such change as set forth in the General Provisions. Otherwise, neither the Contractor nor the Owner shall be entitled to any Change Order or other adjustment to the Guaranteed Maximum Price or Schedule of Values as a result of any such change.

2.2.3 THE GUARANTEED MAXIMUM PRICE

The Guaranteed Maximum Price proposal shall include all costs which are properly reimbursable as a Cost of the Work and include a separate "Owner's Contingency" fund: 1) an Owner's Contingency fund, which may also be identified as a Scope & Unforeseen Conditions Contingency; The value of this fund shall be set by the Owner as part of the Guaranteed Maximum Price cost and be included within the reconciliation process. A request to utilize these funds shall be made in the form of a Contingency Authorization Request to be reviewed by the Owner's Representative.

With prior Owner approval, "Owner's Contingency" may be used to account for errors and omissions in the Construction Documents, or for unknown conditions. Unused amounts in the Owner's Contingency will be returned to the Owner at the Completion of the Work.

2.2.3.1 OWNER'S CONTINGENCY

Owner's Contingency: To the extent that the Drawings and Specifications are anticipated to require further development and complete the design, the Construction Manager shall provide in the Guaranteed Maximum Price for such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include such things as material changes in scope, systems, kinds and quality of materials, finishes or equipment, all of which, if required shall be funded, at the Owner's sole discretion, through the Owner's Contingency. A request to access the Owner's Contingency will not be warranted if the Work in question was reasonably inferable from or contemplated by, or a prudent contractor should have realized that the

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Work was necessary and appropriate under the Contract Documents referenced in the Guaranteed Maximum Price proposal.

2.2.3.2 **CONTINGENCY AUTHORIZATION REQUEST**

Contingency Authorization Request: The Construction Manager must give the Owner notice and supporting cost backup when applying to use the Owner's Contingency. The Construction Manager shall use the Owner's Contingency only with the Owner's prior written consent which shall be granted at the Owner's sole discretion. Use of the Contingency shall be tracked in the Schedule of Values submitted with the Application for Payment. Any balance remaining in the Owner's Contingency shall be returned to the Owner at the end of the Project.

2.2.4 **BASIS OF GUARANTEED MAXIMUM PRICE**

The Contractor shall include with the Guaranteed Maximum Price proposal a written statement of its basis, which shall include:

1. A list of all of the Contract Documents (including the Drawings and Specifications), which are the basis for, and included within, the Guaranteed Maximum Price proposal.

2. A list of all allowances assumed by the Contractor in its Guaranteed Maximum Price proposal and a statement of their basis.

3. A list of the clarifications and assumptions made by the Contractor in the preparation of the Guaranteed Maximum Price proposal to supplement the information contained in such Construction Documents and other Contract Documents.

4. The proposed Guaranteed Maximum Price.

5. A time schedule for performing the Work covered by the Guaranteed Maximum Price, which includes (a) the Date of Substantial Completion for such Work upon which the proposed Guaranteed Maximum Price is based and (b) the required permitting issuance dates (if any) upon which the date of Substantial Completion is based.

6. A schedule of values ("Schedule of Values") for all of the Work covered by the Guaranteed Maximum Price. The Schedule of Values shall allocate the Guaranteed Maximum Price among the various portions of the Work by CSI

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7. Specifications, showing the Contractor's Fee and Owner's Contingency as separate items.

2.2.5 **"GMP" SUBMITTAL**

The Contractor shall submit to the Owner and Architect the Guaranteed Maximum Price and Schedule of Values proposal, including the written statement of its basis. In the event that the Owner or Architect discovers any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Contractor, who shall make appropriate adjustments to the Guaranteed Maximum Price proposal, its basis, or both.

2.2.6 **"GMP" SUBMITTAL REVIEW TIMEFRAME**

The Owner shall have 30 days to review and accept the Guaranteed Maximum Price and Schedule of Values proposal in writing. Unless the Owner timely accepts the proposal by notifying the Contractor, the Guaranteed Maximum Price and Schedule of Values proposal shall not be effective without written acceptance by the Contractor.

2.2.7 **PRIOR TO "GMP" ACCEPTANCE**

Prior to the Owner's acceptance of the Contractor's Guaranteed Maximum Price and Schedule of Values proposal and issuance of a Notice to Proceed with the Work, the Contractor shall not incur any cost to be reimbursed as part of the Cost of the Work, except as the Owner may specifically authorize in writing. However, the Owner shall have the right to issue (a) a Notice to Proceed to the Contractor for specific early portions of the Work prior to agreement on the Guaranteed Maximum Price if the price and other terms for such specific portions of the Work are agreed upon in writing by the Contractor and the Owner or (b) absent such agreement, a Construction Change Directive(s) for such specific portions of the Work may be issued by the Owner.

2.2.8 **"GMP" ACCEPTANCE**

Upon acceptance by the Owner of the Guaranteed Maximum Price and Schedule of Values proposal, the Guaranteed Maximum Price and Schedule of Values shall be set forth in the Contract Documents that is executed by the Owner and Contractor. This Contract including the General Provisions, the Construction Documents, and documents specified by the Contract pursuant to Section 2, shall thereafter constitute the "Contract Documents." The Guaranteed Maximum Price and Schedule of Values shall be subject to additions and deductions by changes in the Work as provided in the Contract Documents, and the Date of Substantial Completion shall be subject to adjustment as provided in the Contract Documents.

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2.2.9 REVISION OF CONSTRUCTION DOCUMENTS

The Owner shall authorize and cause the Architect to revise the Construction Documents to the extent necessary to reflect the agreed-upon assumptions and clarifications contained in any amendment to this Contract referred to in Section 2.2.8. Such revised Construction Documents shall include any revised Work or Substantial Completion schedule agreed to by the Owner, Architect and Contractor. The Contractor shall promptly notify the Architect and Owner if such revised Construction Documents are inconsistent with or contrary to the agreed-upon assumptions and clarifications.

2.2.10 APPLICABLE SALES AND USE TAXES

The Guaranteed Maximum Price shall include in the Cost of the Work only those applicable sales and use taxes which are enacted at the time the Guaranteed Maximum Price established. Any applicable sales, use or similar taxes that are first enacted after the Guaranteed Maximum Price is agreed to entitle Contractor to a Change Order equitably adjusting the Guaranteed Maximum Price. However, no income tax or increase therein applicable to the Contractor shall entitle it to any such Change Order.

2.3 CONSTRUCTION PHASE

2.3.1 GENERAL

The Construction Phase shall commence on the earlier of: (a) the Owner's acceptance of the Contractor's Guaranteed Maximum Price and Schedule of Values proposal and issuance of a Notice to Proceed, or (b) the Owner's first authorization to the Contractor to: (i) award a Subcontract or Supply Contract or (ii) undertake construction Work with the Contractor's own forces: provided, however, that in the case of the authorizations referred to in Section 2.2.7 the Construction Phase shall apply only to such Subcontract, Supply Contract or Work, (ii) the Construction Phase for the remaining part of the Work shall not begin until the Guaranteed Maximum Price and Schedule of Values are agreed to by the Contractor and the Owner in writing, and (iii) the price of all such Subcontract, Supply Contract and Work shall be included in the Guaranteed Maximum Price and Schedule of Values if and when they are agreed to by the Contractor and the Owner in writing.

2.3.2 ADMINISTRATION

Those portions of the Work that the Contractor does not customarily perform with the Contractor's own personnel shall be performed by Subcontractors under subcontracts ("Subcontracts") or by Suppliers under supply contracts ("Supply Contracts") with the Contractor. The Contractor shall obtain bids or proposals from Subcontractors (as required by the Owner), and Suppliers of materials or equipment fabricated to a special

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design for the Work, from the list previously approved by the Owner and, after analyzing such bids or proposals, shall deliver such bids or proposals to the Owner. The Owner will then determine, with the advice of the Contractor, which bids or proposals will be accepted. The Owner may designate specific persons or entities from which the Contractor shall obtain bids or proposals. The Owner reserves the right to require the Contractor to obtain competitive bids or proposals for any Subcontract or Supply Contract which has a cost to the Contractor of $10,000 or more. If a non-competitive or competitive proposal method for such a Subcontract or Supply Contract would result in significant cost savings to Owner, Contractor shall propose such method to Owner for its consideration and decision. If the Guaranteed Maximum Price has been established, the Owner may not prohibit the Contractor from obtaining bids or proposals from other qualified Subcontractor or Supplier bidders or proposers. The Contractor shall not be required to contract with any Subcontractor or Supplier to which the Contractor has reasonable objection; and the Contractor shall not contract with any Subcontractor or Supplier to which the Owner has reasonable objection.

If the Guaranteed Maximum Price has been established and a specific bidder or proposer among those whose bids or proposals are delivered by the Contractor to the Owner (a) is recommended to the Owner by the Contractor, (b) is qualified to perform that portion of the Work, and (c) has submitted a bid or proposal which conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requires that another bid or proposal be accepted, then the Contractor may require that a change in the Work be issued to equitably adjust the Contract Time and the Guaranteed Maximum Price and Schedule of Values or other change in the Contract Documents based thereon.

Subcontracts with Subcontractors and Supply Contracts with Suppliers furnishing materials or equipment fabricated to a special design shall conform to the payment provisions of Sections 6.

The Contractor shall schedule and conduct periodic meetings at which the Owner, Project Manager, Contractor and appropriate Subcontractors and Suppliers to discuss the status of the Work. The Project Manager shall prepare and promptly distribute accurate meeting minutes.

Promptly after the Owner's acceptance of the Guaranteed Maximum Price and Schedule of Values proposal, the Contractor shall prepare a Construction Schedule in accordance with Article 5.22 of the General Provisions.

The Contractor shall provide monthly written reports to the Owner and Project Manager on the progress of the Work. The Contractor shall maintain an accurate and complete daily log containing a record of weather, Subcontractors working on the site, number of workers working on the Work site, Work accomplished, problems encountered and other

similar relevant data as the Owner may reasonably require. The log shall be available to the Owner for its inspection and copying.

The Contractor shall develop a system of control for the Cost of Work acceptable to the Owner, including regular monitoring of actual Costs of Work for activities in progress and estimates for uncompleted tasks and proposed changes. The Contractor shall identify variances between actual and estimated Costs of Work and report the variances to the Owner on at least a monthly basis. At the request of the Owner, the Contractor shall provide copies of job records or reports on a scheduled or as-requested basis. The cost of preparing these copies will be an eligible Cost of the Work.

2.4 PROFESSIONAL SERVICES

The Contractor shall not be required to provide professional services which constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences and procedures. The Contractor shall not be required to provide professional services in violation of applicable law. If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of the Contractor by the Contract Documents, the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall cause such services or certifications to be provided by a properly licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings and other submittals prepared by such professional. Shop Drawings and other submittals related to the Work designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Owner. The Owner shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications or approvals performed by such design professionals, provided the Architect specified to the Contractor all performance and design criteria that such services must satisfy. The Architect will review, approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Contractor shall not be responsible for the adequacy of the performance or design criteria required by the Contract Documents.

2.5 HAZARDOUS MATERIALS

2.5.1 **PRECAUTIONS**

If reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a hazardous or toxic material or substance, including, but not limited to, asbestos or polychlorinated biphenyl (PCB), encountered at the Work site by

the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and report the condition to the Project Manager in writing.

2.5.2 **TESTING**

The Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the hazardous or toxic material or substance reported by the Contractor and, in the event any such hazardous or toxic material or substance is found to be present in dangerous amounts, to verify that it has been rendered harmless. Unless otherwise required by the Contract Documents, the Project Manager shall furnish in writing to the Contractor the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of such hazardous or toxic material or substance or who are to perform the task of removal or safe containment of such hazardous or toxic material or substance. The Contractor will promptly reply to the Project Manager in writing stating whether or not either has reasonable objection to the persons proposed by the Project Manager. If the Contractor has an objection to a person proposed by the Project Manager, the Project Manager shall propose another to whom the Contractor has no reasonable objection. When the hazardous or toxic material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. The Contract Time shall be extended appropriately and the Contract Sum shall be increased in the amount of the Contractor's reasonable additional costs of shut-down, delay and start-up.

2.6 REQUIRED PERSONNEL

For the Construction Phase services the Contractor shall provide a list of names to the Owner of all of the Contractor's personnel, their titles and the roles they will hold during the Construction Phase. Contractor shall not reassign or substitute such personnel without the Owner's consent, which shall not be unreasonably withheld.

2.7 FINANCIAL ARRANGEMENTS

In addition to the Performance and Payment Bond requirements in Article 3.5 of the General Provisions, the Contractor shall, at the written request of the Owner, prior to commencement of the Construction Phase and thereafter whenever required by the Owner, furnish to the Owner reasonable evidence that adequate financial arrangements have been made to fulfill the Contractor's obligations under the Contract. Furnishing of adequate evidence shall be a condition precedent to the Contractor's right to commence and continue the Work. After such evidence has been furnished, the Contractor shall not materially vary such financial arrangements without prior notice to Owner.

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ARTICLE 3 OWNER'S RESPONSIBILITIES

3.1 INFORMATION OF SERVICES

For the Preconstruction Phase, the Owner shall provide information in a timely manner regarding its requirements for the Work which sets forth the Owner's objectives, constraints, criteria, space requirements and relationships, flexibility and expandability requirements, special equipment and systems, and site requirements.

The Owner shall establish and update an overall budget for the Work, based on consultation with the Contractor, which shall include contingencies for changes in the Work and other costs which are the responsibility of the Owner.

3.1.2 STRUCTURAL AND ENVIRONMENTAL TESTS, SURVEYS & REPORTS

In the Preconstruction Phase, Owner shall furnish to the Contractor with reasonable promptness, at the Owner's expense, the following, except to the extent that the Contractor knows or should know of any inaccuracy, the Contractor shall be entitled to rely upon the accuracy of any such information, reports, surveys, drawings and tests, but shall exercise customary precautions in doing so:

Reports, surveys, drawings and tests concerning the physical conditions of the site which are required by law.

Surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data pertaining to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All information on the survey shall be referenced to a Project benchmark.

To the extent reasonably required and when requested by the Contractor, the services of a professional geotechnical engineer for test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, ground corrosion and resistivity tests, including necessary operations for anticipating subsoil conditions, with reports and appropriate professional recommendations.

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Structural, mechanical, chemical, air and water pollution tests, tests for hazardous materials, and other laboratory and environmental tests, inspections and reports which are required by law.

The services of other consultants when such services are reasonably required for the Work are requested by the Contractor and are customarily provided by other owners in similar circumstances.

3.2 OWNER'S PROJECT MANAGER

The Owner shall designate in writing a representative ("Project Manager") who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization, Such Project Manager shall have the authority to make day to day decisions on behalf of the Owner related to the administration of the Work and will coordinate Owner approvals concerning estimates and schedules, construction budgets, and changes in the Work as required. The Project Manager shall render decisions promptly and furnish information expeditiously, so as to avoid unreasonable delay in the Work of the Contractor. The Project Manager for all such matters is Lindy Vititow.

3.3 ARCHITECT

The Owner shall retain an architect and/or other qualified professionals to provide Design Services, including normal architectural, civil, landscape, structural, mechanical, electrical engineering and cost estimating services (in addition to those cost estimating services required of the Contractor) for the Work. The Owner has retained ECI to provide the Basic Design Services for the Work. Such services shall be provided in accordance with time schedules agreed to by the Owner and Contractor.

3.4 LEGAL REQUIREMENTS

The Owner shall determine and advise the Contractor of any special legal requirements relating specifically to the Work which are known to the Owner and differ from those generally applicable to construction of the Work in Alaska.

ARTICLE 4 COMPENSATION

For the Contractor's performance of the Work as described in Section 2.3, the Owner shall pay the Contractor in current funds the Contract Sum consisting of the Cost of the Work as defined in Article 5 and the Contractor's Fee determined as follows:

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4.1 COMPENSATION

For the Contractor's performance of the Work as described in Section 2.3, the Owner shall pay the Contractor in current funds the Contract Sum consisting of the Cost of the Work as defined in Article 5 and the Contractor's Fee determined as follows:

4.1.1. CM/GC Contractor **"GMP" Fee: $ 2,357,316.31 (Two Million Three Hundred Fifty-Seven Thousand Three Hundred and Sixteen dollars and Thirty-One cents)**

- Cost of Construction (Includes Alts. 1-5) - $ 2,091,168.91
- Contractor Fee Lump Sum - $ 197,487.70
- Owner Contingency 3% - $ 68,659.70

Grand Total of GMP = $ 2,357,316.31 (Two Million Three Hundred Fifty-Seven Thousand Three Hundred and Sixteen dollars and Thirty-One cents)

4.2 GUARANTEED MAXIMUM PRICE

The sum of the maximum Cost of the Work agreed to in writing by the Contractor and the Owner and the Contractor's Fixed Fees based thereon are guaranteed by the Contractor not to exceed the amount provided in the amendment to this Contract referred to in Section 2.2.8, subject to additions and deductions by changes in the Work by Change Order or Construction Change Directive as provided in the Contract Documents. Such maximum sum as adjusted by approved changes in the Work is referred to in this Contract and the other Contract Documents as the Guaranteed Maximum Price. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Contractor without reimbursement by the Owner.

4.3 CHANGES IN THE WORK

4.3.1 **ADJUSTMENTS TO "GMP"**

Adjustments to the Guaranteed Maximum Price on account of changes in the Work subsequent to the execution of the amendment to this Contract referred to in Section 2.2.8 may be determined by any of the methods listed in Article 5.20 of the General Provisions.

In no event shall the aggregate profit and general, administrative and overhead charges of (a) Contractor exceed 3% of any Change Order or Construction Change Directive allowable direct costs, (b) any Subcontractor exceed 12% of any Change Order or Construction Change Directive allowable direct costs, or (c) any Supplier exceed 8% of any Change Order or Construction Change Directive allowable direct costs. In no event shall the total of all such profit, general, administrative and overhead percentages exceed 23%, regardless of whether there are multiple tiers of Subcontractors and/or Suppliers.

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4.3.2 **UNUSED FUNDS OF "GMP"**

Any unused funds from the final associated "GMP" costs for each package shall be returned to the Owner. All savings from the Subcontractor Bid Package buy-out and value engineering will be returned to the project GMP to be aggregated in the contingency.

ARTICLE 5 COST OF WORK PHASE TO BE REIMBURSED

The term "Cost of the Work" shall mean costs reasonably, necessarily and ordinarily incurred by the Contractor in the proper performance of the Work. Such costs shall be at rates not higher than those customarily paid at the place of the Project, except with prior consent of the Owner (which may in its discretion be withheld). The Cost of the Work shall include only the items set forth in this Article 5.

5.1 LABOR COSTS

Wages of construction workers directly employed by the Contractor to perform the construction of the Work at the site or, with the Owner's agreement, at off-site workshops.

Wages or salaries (but not performance bonuses or the equivalent) of the Contractor's supervisory and administrative personnel when, and to the extent, stationed at the site.

Wages and salaries (but not performance bonuses or the equivalent) of the Contractor's supervisory or administrative personnel engaged at factories, workshops or on the road in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

Costs paid or incurred by the Contractor for sales, use and similar taxes, insurance, contributions, assessments and benefits required by law or collective bargaining agreements, and, for personnel not covered by such agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided that such costs are based on wages and salaries included in the, Cost of the Work, current Davis-Bacon wage rates shall be applied for the Work under this contract. Reference Alaska Department of Labor and Workforce Development Wage Rates information.

5.2 SUBCONTRACT AND SUPPLIER COSTS

Payments made by the Contractor to Subcontractors and Suppliers in accordance with the requirements of the applicable Subcontracts and Supply Contracts and the Contract Documents.

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5.3 COSTS OF MATERIALS AND EQUIPMENT INCORPORATED IN THE COMPLETED CONSTRUCTION

Costs, including transportation, of materials and equipment incorporated or to be incorporated in the completed construction.

Costs of materials in excess of those actually installed but required to provide reasonable allowance for waste and for spoilage. Unused, excess materials, if any, shall be turned over to the Owner at the completion of the Work.

5.4 COSTS OF OTHER MATERIALS AND EQUIPMENT, TEMPORARY FACILITIES AND RELATED ITEMS

Costs, including transportation, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery, equipment, and hand tools not customarily owned by the construction workers, which are provided by the Contractor at the site and fully consumed in the performance of the Work; and cost less salvage value on such items if not fully consumed, whether sold to others or retained by the Contractor. Cost for items previously used by the Contractor shall mean fair market value.

Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by the construction workers, which are provided by the Contractor at the site, whether rented from the Contractor or others, and costs of transportation, installation, minor repairs and replacements, dismantling and removal thereof. Rates and quantities of equipment rented shall be subject to the Owner's prior approval.

Costs of removal of debris from the site.

Reproduction costs, facsimile transmissions and long-distance telephone calls, postage and express delivery charges, telephone at the site and reasonable petty cash expenses of the site office.

That portion of the reasonable travel and subsistence expenses of the Contractor's personnel incurred while traveling in discharge of duties connected with the Work.

5.5 MISCELLANEOUS COSTS

That portion directly attributable to this Contract of premiums for insurance and bonds specifically required by the General Provisions. (If charges for self- insurance are to be included, specify the basis of reimbursement.)

Sales, use or similar taxes imposed by a governmental authority which are related to the Work and for which the Contractor is liable.

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Royalties and license fees paid for the use of a particular design, process or product required by the Contract Documents; the cost of defending suits or claims for infringement of patent or other intellectual property rights arising from such requirement by the Contract Documents; payments made in accordance with legal judgments against the Contractor resulting from such suits or claims and payments of settlements made with the Owner's express prior written consent; provided, however, that such costs of legal defenses, judgment and settlements shall not be included in the calculation of the Contractor's Fee or the Guaranteed Maximum Price and provided that such royalties, fees and costs are not excluded by other provisions of the Contract Documents.

Data processing costs related to the Work.

Deposits lost for causes other than the fault of Contractor or its Subcontractors or their failure to fulfill a specific responsibility to the Owner set forth in this Contract.

Legal, mediation and arbitration costs, other than those arising from disputes between the Owner and Contractor, to the extent they are not caused by the Contractor's fault and are reasonably incurred by the Contractor in the performance of the Work, provided the Owner gives its prior written permission, which permission shall not be unreasonably withheld.

Expenses incurred in accordance with Contractor's standard personnel policy for relocation and temporary living allowances of personnel required for the Work, in case it is necessary to relocate such personnel from distant locations.

5.6 OTHER COSTS

Other costs incurred in the performance of the Work if and to the extent approved in advance in writing by the Owner.

Completion Cost —The Contractor will establish a Contract Completion line item in the Schedule of Values with an amount equal to 0.5% of the Cost of the Work. Once the Owner issues a notice of Substantial Completion as outlined in the General Provisions, the Contractor may request payment of the completion cost line item, less 1.5 times the Cost of the Work remaining to be completed, but not before then.

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5.7 EMERGENCIES AND REPAIRS TO DAMAGED OR NONCONFORMING WORK

The Cost of the Work shall also include costs described in Section 5.1 which are incurred by the Contractor:

To the extent not caused by the fault of the Contractor, its Subcontractors, Suppliers, or any person for which any of them is legally responsible, in taking action to prevent threatened damage, injury or loss in case of an emergency affecting the safety of persons and property.

In repairing or correcting damaged or nonconforming Work executed by the Contractor or any of its Subcontractors or replacing non-conforming materials provided by any of its Suppliers, provided that such damaged or nonconforming Work or materials was not caused by the failure of the Contractor or any of its Subcontractors or Suppliers to fulfill a specific responsibility set forth in this Contract, any Subcontract or any Supply Contract or the fault of the Contractor or any of its Subcontractors or Suppliers, and only to the extent that the cost of repair, correction or replacement is not recoverable by the Contractor from insurance.

The costs described in Sections 5.1 through 5.7 shall be included in the Cost of the Work notwithstanding any provision of the General Provisions which may require the Contractor to pay such costs, unless such costs are excluded.

5.8 ACCOUNTING RECORDS

The Contractor shall keep accurate, full and detailed accounts and utilize such accounting and control systems as may be necessary for proper financial management under this Contract and are acceptable to the Owner and its funding sources. The Owner and the Owner's accountants and attorneys shall be afforded full access during normal business hours for inspection and copying all of the Contractor's records, books, correspondence, instructions, drawings, receipts, Subcontracts, Supply Contracts, purchase orders, vouchers, memoranda and other data relating to the Work, and the Contractor shall preserve these for a period of five years after final payment, or for such longer period as may be required by funding sources or State law.

ARTICLE 6 CONSTRUCTION PHASE

6.1 PROGRESS PAYMENTS

Based upon Applications for Payment submitted to the Architect, itemized based upon the CSI Specification Divisions listed in the Schedule of Values, and Certificates for Payment issued by the Architect and the Project Manager the Owner shall make progress payments to the Contractor as provided below and elsewhere in the Contract Documents.

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6.1.2 **PAYMENT PERIOD**

The period covered by each Application for Payment shall be one calendar month ending on the last day of the month.

6.1.3 **PAYMENT SUBMISSION TERMS**

Provided an Application for Payment for the preceding month is received by the Project Manager by the 10th day of the next succeeding month, the Architect shall issue a Certificate of Payment based upon the percentage of completion of the Work through the period covered by such Application for Payment that is computed in accordance with the requirements of Section 6.1.6 and agreed upon by the Contractor and the Project Manager or, failing such agreement, the percentage of completion determined by the Project Manager. The Owner shall make payment to the Contractor of the amount specified in such Certificate of Payment not later than 30 days after the Project Manager's receipt of such Application for Payment. If and to the extent that an Application for Payment is received by the Project Manager after the 10th day of the next succeeding month, such Certificate of Payment and payment deadlines shall be correspondingly extended.

6.1.4 **PAYMENT FORMAT**

Upon Owner's request, the Contractor shall make available an accounting in an electronic format, together with all supporting payrolls, petty cash accounts, invoices, and any other backup for the Application of Payment required by Owner.

6.1.5 **PAYMENT SUPPORTING DOCUMENTATION**

Each Application for Payment shall (a) be based upon and allocate the Cost of the Work for which payment is sought therein among the various Work items (on both a per Application and cumulative basis) shown on the Schedule of Values; and (b) be prepared in such form and supported by such data to substantiate its accuracy and completeness as the Project Manager may require. The Schedule of Values shall be used as a basis for the Project Manager's review of the Contractor's Applications for Payment.

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6.1.6 **PAYMENT PERCENTAGE COMPLETION**

Each Application for Payment shall show the percentage completion for each portion of the Work shown in the Schedule of Values, as well as all of the Work, as of the end of the period covered by the Application. The percentage completion for each such purpose shall be the lesser of

(a) the percentage of the subject Work which has actually been completed, or

(b) the percentage obtained by dividing

(c) the allowable Cost of Work which has actually been incurred by the Contractor on account of the subject Work for which the Contractor has made payment, by the share of the Guaranteed Maximum Price allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work shown in the Schedule of Values by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the Schedule of Values.

6.1.7 **PAYMENT COMPUTATION**

1. Take that portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work shown in the Schedule of Values by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the Schedule of Values. In determining the share of the Guaranteed Maximum Price properly allocable to completed Work, the Contractor shall have the right to allocate Contractor's Contingency among the other Work items shown in the Schedule of Values in its discretion. Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute may be included, even though the Guaranteed Maximum Price has not yet been adjusted by Change Order.

2. Add that portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation into the Work or, if approved in advance by the Owner, suitably Stored off the site at a location agreed upon in writing, provided that good, marketable and unencumbered title to such materials and equipment passes to the Owner before or upon payment of such portion of the Guaranteed Maximum Price.

3. Add the Contractor's Fee attributable to the Cost of the Work for which payment is sought in such Application for Payment. The Contractor's Fee shall be computed on a pro rata amount based upon the Cost of the Work for the period covered by the

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Application of Payment of the CM/GC Contractor fixed fee stated in Section 4.1.1.a. Subtract the aggregate of previous payments made by the Owner. Subtract amounts, if any, for which the Architect has withheld or nullified a payment.

6.1.8 **PAYMENT RECONCILIATION**

Upon receipt of the backup materials referred to in Section 6.1.4, the Owner shall compare (a) the aggregate Cost of Work through the end of the period covered by the Application for Payment to which. they apply with (b) the Guaranteed Maximum Price multiplied by the percentage of completion of all of the Work which is the lesser of the percentages of compensation for all of the Work computed pursuant to Sections 6.1.6(a) and (b). If the amount in Section 6.1.8(a) varies from the amount in Section 6.1.8(b) by plus or minus 5% or more, at the discretion of the Owner it may require the Contractor to provide a written reconciliation of such aggregate Cost of Work within 10 days. Such written reconciliation shall explain in detail why such variation exists. In the event of an aggregate Cost of Work under run, such reconciliation shall estimate the portion of the Guaranteed Maximum Price that the Contractor then believes will remain unspent by the Owner after the Final Payment to the Contractor to allow the Owner to plan for use in other Project priorities. In the case of an aggregate Cost of Work overrun, such reconciliation shall provide a detailed written plan for the Contractor to complete the Work for a total Cost of Work not to exceed the Guaranteed Maximum Price.

6.1.9 **ADVANCED PAYMENTS**

Except with the Owner's express prior written approval, which may be withheld at the Owner's discretion, the Contractor shall not make advance payments to Subcontractors or Suppliers for Work, materials or equipment which have not been delivered and stored at the site.

6.1.10 **AUDITS OF PAYMENTS**

In taking action on the Contractor's Applications for Payment, the Owner and the Architect shall be entitled to rely on the accuracy and completeness of the accounting, backup and other information furnished by the Contractor and shall not be deemed to represent that they have made a detailed examination, audit or arithmetic verification of such accounting, backup or other information, that they have made exhaustive or continuous on-site inspections, or that they have made examinations to ascertain how or for what purposes the Contractor has used amounts previously paid on account of the Contract. Such examinations, audits and verifications, if required by the Owner, will be performed by the Architect or Owner's accountants or attorneys acting in the sole interest of the Owner.

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6.1.11 WITHHOLDING PAYMENTS

The Owner may withhold a payment in whole or in part to the extent reasonably necessary to protect the Owner due to the Owner's determination that the Work has not progressed to the point indicated in the Application for Payment or that the quality of Work is not in accordance with the Construction Documents. The Owner may also withhold a payment or, because of subsequently discovered evidence, may nullify the whole or a part of an Application Payment previously issued to such extent as may be necessary to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts or omissions. The Owner may withhold up to 5% of each progress payment until the progress Work is substantially complete.

6.2 FINAL PAYMENT

Based upon Applications for Payment submitted to the Architect, itemized based upon the CSI Specification Divisions listed in the Schedule of Values, and Certificates for Payment issued by the Architect, the Owner shall make progress payments to the Contractor as provided below and elsewhere in the Contract Documents.

6.2.1 FINAL PAYMENT TERMS

Final Payment shall be made by the Owner to the Contractor when (1) the Contract has been fully performed by the Contractor except for the Contractor's responsibility to correct nonconforming Work, as provided in the Standard General Provisions, or to satisfy other requirements, if any, which necessarily survive final payment; (2) a notarized Certificate of Compliance has been filed per Standard General Provisions Article 7.7, (3) a final Application for Payment and a final accounting for the Cost of the Work, together with such backup and other information as the Architect and Owner may require, have been submitted by the Contractor and reviewed by the Architect and Owner; and (4) a final Certificate for Payment has then been issued by the Architect and the Owner. Such final payment shall be made by the Owner not more than 30 days after the issuance of the final Certificate for Payment.

6.2.2 FINAL PAYMENT CALCULATIONS

The amount of the Final Payment shall be calculated as follows:

1. Take the sum of the Cost of the Work substantiated by the Contractor's final accounting and the Contractor's Fee, but not more than the Guaranteed Maximum Price after all required Change Orders, Construction Change Directives and other proper adjustments (if any) are taken into account.

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2. Subtract amounts, if any, for which the Architect withholds, in whole or in part, in a final Certificate for Payment as provided in the General Provisions or other provisions of the Contract Documents.

3. Subtract the aggregate of previous payments made by the Owner.

If the aggregate of previous payments made by the Owner exceeds the amount due the Contractor, the Contractor shall reimburse the difference to the Owner, with interest at the Contract Rate.

6.2.3 **FINAL ACCOUNTING**

The Owner will review and report in writing on the Contractor's final accounting within 30 days after delivery of the final accounting to the Architect by the Contractor. Based upon such Cost of the Work as the Owner reports to be substantiated by the Contractor's final accounting, together with such backup and other information as the Owner may require, and provided the other conditions of Section 6.2.1 have been met, the Architect will, within seven days after completion of its written report, either issue to the Owner a final Certificate for Payment with a copy to the Contractor or notify the Contractor and the Owner in writing of its reasons for withholding such Certificate as provided in the General Provisions. The time periods stated in this Section 6.2 supersede those stated in other contract documents.

6.2.4 **FINAL PAYMENT DISPUTES**

If the Architect reports the Cost of the Work as substantiated by the Contractor's final accounting to be less than claimed by the Contractor, the Contractor shall be entitled to proceed in accordance with Article 8 without a further decision of the Architect. Unless agreed to otherwise, a demand for mediation of the disputed amount shall be made by the Contractor within 60 days after the Contractor's receipt of a copy of the final Certificate for Payment. Failure to make such demand within this 60-day period shall result in the substantiated amount reported by the Architect becoming binding on the Contractor. Pending a final resolution of the disputed amount, the Owner shall pay the Contractor the amount certified in the final Certificate for Payment by the Architect.

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ARTICLE 7 INSURANCE AND BONDS

7.1 INSURANCE REQUIRED OF THE CONTRACTOR

The CM/GC Contractor shall provide at a minimum with the following types and amounts of insurance as in accordance with the requirements set forth in Article 6.9 of the General Provisions. The City of Valdez, and their respective related persons or entities (to be determined by the City of Valdez) shall be named as an additional insured on all insurance policies except professional liability contracts.

Each policy of insurance required by this section shall provide for no less than thirty (30) days advance notice to the City of Valdez prior to cancellation or material modification. Failure to provide evidence of adequate coverage is a material breach and grounds for termination of the contract.

The premium cost of the insurance required is a Cost of the Work if and to the extent that it is expressly endorsed to apply only to the Work. Absent any such endorsement, only such premium cost multiplied by the ratio that the Guaranteed Maximum Cost bears to the aggregate contract prices for Contractor's work for all clients during each premium period may be included within the Cost of the Work.

7.2 PERFORMANCE BONDS

The CM/GC Contractor shall provide Performance and Payments Bonds in accordance with the requirements set forth in Article 3.5 of the General Provisions. City of Valdez forms for Performance Bond and Labor and Material Payment Bond are attached to this contract.

ARTICLE 8 MISCELLANEOUS PROVISIONS

8.1 RESOLUTIONS FOR DISPUTES

8.1.1 **RESOLUTIONS**

During both the Preconstruction and Construction Phases, Claims, disputes or other matters in question between the parties to this Contract shall be resolved as provided in the General Provisions.

8.2 OTHER PROVISIONS

8.2.1 **TERMS**

Unless otherwise noted, the terms used in this Contract shall have the same meaning as those in the General Provisions. "Architect" is the same as "Engineer".

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8.2.2 **EXTENT OF CONTRACT**

The Contract Documents, which include this Contract and the other documents incorporated herein by reference, represent the entire and integrated agreement between the Owner and the Contractor and supersede all prior negotiations, representations, warranties, covenants, promises and agreements, either written or oral, with respect to the subject matter thereof. The Contract Documents may be amended only by written instrument signed by both the Owner and Contractor. If anything in any document incorporated into this Contract is inconsistent with this Contract, this Contract shall govern. No oral communications or course of dealing or performance between Contractor, Architect, Project Manager and/or Owner shall be taken into account to determine whether any amendment to the Contract Documents has occurred.

8.2.3 **ASSIGNMENT**

The provisions for Assignment of the Contract are included in Article 1 of the General Provisions.

8.2.4 **OWNERSHIP OF DOCUMENTS**

All project documents developed during delivery of this Contract shall become property of the Owner.

ARTICLE 10 SUSPENSION OR TERMINATION

10.1 SUSPENSION

The Owner may suspend this Contract at any time pursuant to Article 5.24 of the General Provisions.

10.2 TERMINATION

The Owner may suspend this Contract at any time pursuant to Article 5.24 of the General Provisions.

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Project: VCS District Offices Tenant Improvements – GC Services
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SCOPE OF WORK

Contractor to provide all services per the Contract Documents, Construction Drawings, Specifications, and Alternates 1-5 which includes, but are not necessarily limited to, the following:

The Work includes but is not necessarily limited to: provisions for all supplies, tools, equipment, scaffolding, transportation, utilities, services, superintendence, labor, furnishing of all materials, items, and accessories needed for the total construction of the project in the strict conformance with the Contract Documents. The Contractor is to deliver to Owner a complete, operating facility suitable for occupancy, and use as a public school and administrative building.

All Civil, Landscape, Structural, Architectural, Mechanical, and Electrical work required to complete the District Offices Tenant Improvements project for the Valdez City Schools and the City of Valdez. The Work also requires the coordination/cooperation with other contractors/ owner's agents.

See attached Construction Drawings titled, "Valdez District Office Tenant Improvements @ HHES" and Specifications Issued by Bettisworth North Architects for a more detailed scope of project work.

City of Valdez
Agreement Page 1 of 2

Project: VCS District Offices Tenant Improvements – GC Services
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This agreement is made on the _____ day of _____, 2025, by and between the City of Valdez, Alaska, hereinafter called the Owner, acting through its Mayor, and Orion Construction, Inc, doing business as a corporation located in Wasilla, Alaska, hereinafter called the Contractor.

The Contractor agrees to this Contract known as:

Project: VCS District Offices Tenant Improvements – GC Services
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Furthermore the Contractor agrees to accept as full and complete payment for all work to be done in this Contract for the Guaranteed Maximum Price inclusive of Contractor and Owner Contingencies and per unit prices as set forth in the Contract Documents for this project. The total amount of this Contract shall not exceed:

Grand Total of GMP = $ 2,357,316.31 (Two Million Three Hundred Fifty-Seven Thousand Three Hundred and Sixteen dollars and Thirty-One cents)

The Contractor hereby agrees to commence work on this project within ten (10) working days after the date of the written Notice to Proceed and to complete all work in accordance with the contract documents by **January 31, 2026**. Said contract documents are listed in the Table of Contents herein. All documents listed therein are by this reference made a part hereof.

The Owner agrees to pay the Contractor for the performance of the Contract, subject to additions and deductions, as provided in the City of Valdez Standard Specifications Section 10 Standard General Provisions of this of this Contract, and to make payments on account thereof as provided in the City of Valdez Standard Specifications Section 10 Standard General Provisions and City of Valdez City Code.

City of Valdez
Agreement Page 2 of 2

Project: VCS District Offices Tenant Improvements – GC Services
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IN WITNESS WHEREOF, the parties to this presence have executed this Contract in two (2) counterparts, each of which shall be deemed as original, in the year and day first mentioned above.

Orion Construction, Inc.

Signature

Name

Title

Date

Mailing Address

City, State, Zip Code

Federal I.D. or S.S.N.

Corporate Secretary

Attest: _____
Corporate Secretary

City of Valdez, Alaska, Authorized

Dennis Fleming, Mayor

Date

Attested:

Sheri L. Pierce, MMC, City Clerk

Date

Recommended:

Nathan Duval, City Manager

Date

Scott Benda,
Interim Capital Facilities Director

Date

Approved as to Form:
Brena, Bell & Walker, P.C.

Jon S. Wakeland

Date

City of Valdez
Corporate Acknowledgement

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

(To be filled in when Contract is executed in behalf of Corporation)

UNITED STATES OF AMERICA)
)SS.
STATE OF ALASKA)

The foregoing instrument was acknowledged before me this ___ day of _____, 2025.

_____ _____
(Name of Officer) (Title of Officer)

_____
(Name of Corporation)

_____ Corporation, on behalf of said Corporation.
(State of Incorporation)

_____
Notary Public

My Commission Expires: _____

City of Valdez
Non-Collusion Affidavit

Project: VCS District Offices Tenant Improvements – GC Services
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(to be executed prior to award)

UNITED STATES OF AMERICA)
)SS.
STATE OF ALASKA)

I, _____, of _____, being duly sworn, do depose and state:

I, or the firm, association of corporation of which I am a member, a bidder on the Contract to be awarded, by the City of Valdez, Alaska, for the construction of that certain construction project designated as:

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

Located at Valdez, in the State of Alaska, have not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with such Contract.

_____
Signature

Subscribed and sworn to this _____ day of _____, 2025.

_____
Notary Public

My Commission Expires:_____

City of Valdez
Labor and Material Payment Bond

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

Know all men by these presents that:

Orion Construction, Inc
3038 N. Caribou Street
Wasilla, Alaska 99654

as Principal, hereinafter called Principal, and,

(Here insert full name and address or legal title of Surety)

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

City of Valdez
P.O. Box 307
Valdez, Alaska 99686

as Obligee, hereinafter called Owner, for the use and benefit of claimants as herein below defined, in the amount of

Dollars ($_____),
(Here insert a sum equal to the contract amount)

for the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

Principal has by written agreement dated _____, 2025, entered into a contract with Owner for

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

in accordance with Drawings and Specifications prepared by

Bettisworth North
2550 Denali St. Suite 1300
Anchorage, Alaska 99503

which contract is be reference made a part hereof, and is hereinafter referred to as the Contract.

City of Valdez
Labor and Material Payment Bond

Project: VCS District Offices Tenant Improvements – GC Services
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NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if Principal shall promptly make payment to all claimants as hereinafter defined, for all labor and material used or reasonably required for use in the performance of the Contract, then this obligation shall be void; otherwise it shall remain in full force and effect, subject, however, to the following conditions:

1. A claimant is defined as one having a direct contract with the Principal or with a Subcontractor of the Principal for labor, material, or both, used or reasonably required for use in the performance of the Contract, labor and material being construed to include that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental of equipment directly applicable to the Contract.

2. The above named Principal and Surety hereby jointly and severally agree with the Owner that every claimant as herein defined, who has not been paid in full before the expirations of a period of ninety (90) days after the date on which the last of such claimant's work or labor was done or performed or materials were furnished by such claimant, may sue on this bond for the use of such claimant, prosecute the suit to final judgment for such sum or sums as may be justly due claimant, and have execution thereon. The Owner shall not be liable for the payment of any costs or expenses of any such suit.

3. No suit or action shall be commenced hereunder by any claimant:

a) Unless claimant, other than one having a direct contract with the Principal, shall have given written notice to any two of the following: the Principal, the Owner, or the Surety above named, within ninety (90) days after such claimant did or performed the last of the work or labor, or furnished the last of the materials for which said claim is made, stating with substantial accuracy the amount claimed and the name of the party to whom the materials are furnished, or for whom the work or labor was done or performed. Such notice shall be served by mailing the same by registered mail or certified mail, postage prepaid, in an envelope addressed to the Principal, Owner or Surety, at any place where an office is regularly maintained for the transaction of business. Or served in any manner in which legal process may be served in the state in which aforesaid project is located, save that such service need not be made by a public officer.

b) After the expiration of one (1) year following the date on which Principal ceased Work on said Contract, it being understood, however, that if any limitation embodied in this bond is prohibited by any law controlling the construction hereof such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law.

c) Other than in a state court of competent jurisdiction in and for the county of other political subdivision of the state in which the Project, or any part thereof is situated, or in the United States District Court for the district in which the Project, or any part thereof, is situated, and not elsewhere.

4. The amount of this bond shall be reduced by and to the extent of any payment of payments made in good faith hereunder, inclusive of the payment by Surety or mechanic's liens which may be filed of record against said improvement, whether or not claim for the amount of such lien be presented under and against the bond

Signed and Sealed this _____, day of _____, 2025.

_____	_____
(Witness)	(Principal) (Seal)
	_____
	(Title)
_____	_____
(Witness)	(Surety) (Seal)
	_____
	(Title)

City of Valdez
Performance Bond

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

KNOW ALL MEN BY THESE PRESENTS: that

Orion Construction, Inc
3038 N. Caribou Street
Wasilla, Alaska 99654

as Principal, hereinafter called Contractor, and ,

(Here insert full name and address or legal title Surety)

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

City of Valdez
P.O. Box 307
Valdez, AK 99686

as Obligee, hereinafter called Owner, in the amount of

Dollars ($)

for the payment whereof Contractor and Surety bind themselves, their heirs, executor, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS,

Contractor has by written agreement dated _____2025, entered into a contract with Owner for

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

in accordance with Drawings and Specifications prepared by

Bettisworth North
2550 Denali St. Suite 1300
Anchorage, Alaska 99503

which contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

City of Valdez
Performance Bond

Project: VCS District Offices Tenant Improvements – GC Services
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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 comply with one of the following:

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 bidder, arrange for contract between such bidder and Owner, and make available as Work progresses (even though there should be a default or a succession of defaults under the contract or contracts of 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 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 two (2) 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 _____, 2025.

_____ _____
(Witness) (Principal) (Seal)

_____
(Title)

_____ _____
(Witness) (Surety) (Seal)

_____
(Title)

City of Valdez
Contractor Certificate of Substantial Completion

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

CONTRACTOR: _____

This is to certify that I, _____, am a duly authorized official of the said CONTRACTOR working in the capacity of_____, and in my official capacity representing said CONTRACTOR do hereby certify as follows:

1. The work of the subject Contract above has been performed, and materials used and installed in accordance with and in conformity to, the Contract Drawings, Contract Specifications, City of Valdez Standard Specifications and Details.

2. The Contract work is now substantially complete in all parts and requirements.

3. I understand that neither the determination by the Engineer--Architect that the work is substantially complete nor the acceptance thereof by the Owner shall operate as a bar to claim against the Contractor under the terms of the guarantee provisions of the Contract Documents.

4. The work to which this Certificate applies has been properly inspected and that work is hereby declared to be substantially complete in accordance with the Contract Documents.

5. The date of Substantial Completion is the date upon which all guarantees and warranties begin.

6. The Owner accepts the Project or specified area as described under "REMARKS," of the Project as substantially complete and will assume full possession of the Project or specified area of the Project at _____(time) on _____day,_____, 202__.

	CITY OF VALDEZ
ORION CONSTRUCTION, INC.	OWNER
_____	_____
(Signature)	Capital Facilities Director
_____	_____
(Title)	Date
_____	
Date	

REMARKS:_____

_____

City of Valdez
Contract Release Page 1 of 2

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

The undersigned, _____
for itself, its successors in interest, assigns trustees, administrators, subcontractors, suppliers, and laborers do hereby release and forever discharge the CITY OF VALDEZ, ALASKA a municipal corporation, from all actions, causes of actions, suits, controversies, claims, damages and demands of every kind and nature, mature or to mature in the future, for and by reason of any matter, thing or claim arising out of the following Contract:

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

The undersigned also intends hereby to discharge the City of Valdez from all liability for any and all damages or injuries presently undiscovered or unanticipated. The undersigned's intention hereby is to waive any right it may subsequently have to set aside this release under the doctrine of Witt v. Watkins, 579 P.2d 1065 (Alaska 1978).

The undersigned further agrees to defend, indemnify and hold harmless the City of Valdez against any claims, liens, or causes of action arising under or by virtue of this Contract, including, but not limited to, any claim that the undersigned, any successor in interest, assignee, trustee, administrator, subcontractor, supplier or laborer of the undersigned or any other person might make or claim that he could possibly make against the City of Valdez.

The undersigned certifies that he has not assigned any amounts payable under this Contract to anyone.

The undersigned hereby acknowledges receipt of the amount of $_____ as full of final payment in consideration for all services, materials and labors rendered in connection with this Contract.

The undersigned hereby declares that the terms of this RELEASE have been completely read and are fully understood, and said terms are voluntarily accepted for the purpose of making a full and final release of any and all claims, disputed or otherwise, arising under or by virtue of this Contract.

City of Valdez
Contract Release Page 2 of 2

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____day of _____, 2026.

_____
COMPANY

_____
SIGNATURE

_____
TITLE

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this _____ day of _____, 2026, before me, Notary Public in and for the State of Alaska, personally appeared _____of _____, known to me to be its _____and acknowledged to me that he has read this foregoing RELEASE and knew contents thereof to be true and correct to the best of his knowledge and belief, and that he signed the same freely and voluntarily for the uses and purposes therein mentioned, and that he was duly authorized to execute the foregoing document according to the Bylaws or by Resolutions of said corporation.

WITNESS my hand and notarial seal this _____ day of _____, 2026.

_____
Notary Public in and for Alaska
My Commission expires: _____

City of Valdez
Special Provisions

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

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City of Valdez
Special Provisions

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

SP 01 General Statement

The Special Provisions set forth conditions and requirements unique to this Project and are supplemental to, and supersede, the City of Valdez "Standard Specifications/ Standard General Provisions and Standard Details."

SP 02 Special Site Conditions

Develop construction phasing plans for work VCS District Offices Tenant Improvements project. The phasing plans must allow access and accommodate the operations of Hermon Hutchens Elementary School, including appropriate safe access for the public, pedestrian traffic, students, employees, and emergency services vehicles at all times.

Condition of Existing Buildings: Maintain portions of existing buildings affected by the construction operations in a weather tight condition throughout construction period. Repair damage caused by construction operations. Where work of this contract affects the condition of existing interior spaces, such areas shall be patched and repaired to the level encountered before work activities began.

The Contractor will be responsible for the disposal of all refuse and debris generated by the project. The City has, on a limited 'first come first served' basis, dumpsters for use free of charge on City projects if available. Dump fees will be waived. The Contractor will be responsible for hauling demolished materials and construction waste out to the City Baler facility on South Sawmill Drive. The Baler is located approximately 5 miles out of town. Please contact the Baler ahead of time to make arrangements for the disposal of such materials. The Baler's number is 907-835-2356. The project name and contract number will be required on all Baler disposal forms and when calling to reserve or empty dumpsters.

The Staging area location at Hermon Hutchens Elementary School for all work on site included within the GMP package will be determined by the Owner's Project Manager, VCS Superintendent, and the Contractor prior to the start of work.

City of Valdez
Special Provisions

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

The Contractor will be responsible for moving equipment and other items necessary to complete the work.

The Contractor is responsible for setting up detours or barricades if their work is in a public area and will interfere with normal traffic flow.

Special attention to the safety of all students, school staff, and the public is required by the Contractor throughout the duration of project work to maintain clear unobstructed pathways at all times located within Hermon Hutchens Elementary School and School Property Site. Proper signage, fencing, and barricades must be maintained to ensure safe access to the school and parking lot.

The Contractor must at all times ensure all on-site construction personnel, sub-contractors, and its agents are in compliance with the following VCS School Board Policies throughout the duration of the project construction work:

Per Valdez City Schools – School Board Policy – BP 3515.5 Restrictions on Sex Offenders on Campus

Contractors
Any outside contractor with whom the district contracts, and whose employees or agents may have contact with students, is prohibited from sending any employee or agent who is a sex offender/ child kidnapper to any district property when students are present. The contractor shall certify in writing the contractor's knowledge and understanding of this policy.

Legal References:

ALASKA STATUTES

12.63.010-.020 Registration of sex offenders and related requirements; Duration of sex offender or child kidnapper duty to register

12.63.100(5) Registration of sex offenders – Definitions

Site Limitations:
All school facilities will remain open for business during construction. The Contractor will need to provide signage and detours to route patrons away from dangerous work areas and into safe entrances.

City of Valdez
Special Provisions

Project: VCS District Offices Tenant Improvements – GC Services
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The work on this project takes place on and around public buildings and a playground. Workers will need to be professional and courteous while on the job site. Loud, obnoxious behavior and cursing within earshot of the public and staff will not be tolerated.

The School District property is a smoke free zone. Smoking is prohibited.

The Contractor must pay special attention to noise control during school operating hours by scheduling and phasing all loud construction work outside of the school's hours of operation. Any construction work taking place during school hours of operation must be kept to the required decibel allowance for construction noise and will be responsible for not causing disruptions to the school's daily activities.

The Contractor will need to provide port-a-potties for their workers. The restrooms inside the school are not available for use.

The Contractor will be responsible for the disposal of all refuse and debris generated by the project. The city has on a limited 'first come first served' basis, dumpsters for use free of charge on City projects if available.

SP 03 Hazardous Waste Generation

Every effort to minimize or eliminate the generations of hazardous waste shall be used by the Contractor in the performance of the work of this Contract. Unless there is no substitute, no hazardous material shall be used in the performance of the work of this Contract.

SP 04 Coordination and Schedule

The Contractor shall, within ten (10) working days of the date of the Notice to Proceed, submit to the Project Manager and Architect a schedule as required in Section 10.5, Control of Work, Article 5.3. The schedule shall be updated every week. An updated schedule shall be submitted with each of the Contractor's Periodic Payment Requests. Failure to provide an updated schedule will be cause to withhold partial payment.

SP 05 Site Preservation, Restoration, Cleanup and Environmental Reporting

The Contractor shall be solely responsible for damage to public or private property caused by construction operations. The Contractor shall take all precautions necessary to control dust. The Contractor shall notify the City of any claims of damage, and shall clean and restore any property so damaged at the sole expense of the Contractor. All spills or releases of any hazardous substance shall be reported to the appropriate governmental agency as well as notice to the City. Contractor shall be responsible for all associated cleanup costs and fines.

City of Valdez
Special Provisions

Project: VCS District Offices Tenant Improvements – GC Services
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At all times during the work, keep the premises clean and orderly. Upon completion of the work, repair all damage caused by equipment and leave the Project free of rubbish and excess materials of any kind.

SP 06 Permits

The Contractor shall obtain all licenses and permits that are required to do the work, except the City will obtain the building permits from the State Fire Marshal. The City of Valdez building permit fees will be waived for city projects but the contractor must apply for the permits.

SP 07 Payment

Payments shall be in accordance with Section 10.07, Measurement and Payment of the CVSS. All invoices for payment must be submitted on a City of Valdez *Periodic Payment Request Form.* An electronic copy of this form (Excel Spreadsheet) will be made available for the Contractor's use.

Disbursement of money to a person, firm or corporation will be made only after all the various receivable accounts of the general government and any municipal utility or enterprise have been reviewed for outstanding balances owed, and the disbursement will be reduced by setting off the amount of any delinquent indebtedness due the city from such person, firm or corporation.

All contracts to which the city is a party which will or may involve the disbursement of city funds shall contain the following clause, or its substantial equivalent: "Disbursement of money by the City of Valdez hereunder shall subject to set-off pursuant to the provisions of the Valdez City Code." Such contracts include, but are not limited to, oral contracts, employment contracts, construction contracts, purchasing contracts and contracts of any municipal utility or enterprise, including customer's deposits.

SP 08 References to City of Valdez Standard Specifications (CVSS)

The City of Valdez Standard Specifications & Standard Details, Streets-Drainage-Utilities-Parks, dated April 2003, hereafter referred to as CVSS, are incorporated in and become a part of the Contract Documents for the work, The Standard Specifications are available for purchase from the Engineer's Office of the City of Valdez, P.O. Box 307, Valdez, Alaska 99686. All work under this Contract shall comply with the latest edition and addenda to all applicable codes, ordinances, and standards.

It shall be the responsibility of the Contractor to prepare his "GMP" Cost Proposal so all materials and/or different arrangements of connections or fittings shall harmoniously conform with the intent of the Contract Drawings, CVSS, and the Special Provisions.

City of Valdez
Special Provisions

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

SP 09 Construction Specifications

The Specifications for construction of the work of this Project are incorporated into the design and on the future drawings. These drawings are by reference to "Valdez District Office Tenant Improvements @ HHES" by Bettisworth North Architects.

SP 10 Resident Project Representative

The Owner shall designate a person authorized to act as Resident Project Representative, having the same authority and limitations described for the Engineer in Section 10.05, Article 5.1 of the CVSS. The Resident Project Representative will be responsible for daily coordination with the Contractor and for furnishing instruction to the Contractor's field Superintendent during the performance of field Work. The Resident Project Representative may be assisted by inspectors, surveyors, or technical support staff.

SP 11 Contractor Daily Reports

By the end of each day's work, the Contractor's Superintendent shall complete a daily report describing the general conditions and activities at the site, including but not limited to: Weather; number of workers and description of activities for general contractor, subcontractor and specialty/sub-subcontractors; testing and inspections; instructions, extra work, or additional testing from Architect, Owner representatives; remarks about site visitors, preconstruction conferences, new work activities, special site meetings, exceptions to anticipated progress; site surveys, as-built entries. This report in digital format shall be furnished to the Resident Representative before noon on the following day accompanied by subcontractor's daily reports and sufficient color photographs to document the relevant activities and progress that day

SP 12 Definitions

ALLOWANCES shall mean the establishment of cash allowances in the GMP for portions of the work that cannot be specified with sufficient particularity to estimate at the time of contracting. This includes primarily items that have not yet been designed, chosen, or other specific characteristics have not been determined. When the actual costs of allowance items are known, the differences from the specified allowances should be adjusted by means of a change order. If the net cost (including shipping and taxes) exceeds the allowance, the excess is to be charged to the owner by an additive change order or, when it is less, by a deductive change order.

CONTRACTOR CONTINGENCY shall mean an amount included in the construction budget to cover the cost of unforeseen factors related to construction. The contractor shall have full control of the contingency and shall be able to use it as needed. Contractor shall keep the owner informed of how much of the contingency has been used and for what purpose. Any remaining contingency will revert to the owner and will be adjusted by means of a deductive change order prior to final payment.

City of Valdez
Special Provisions

Project: VCS District Offices Tenant Improvements – GC Services
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FIELD LABOR shall mean, in addition to items as defined in the general conditions, standard rates cover costs related to safety, quality control, small tools, and overhead applicable to the self-performance by the General Contractors crews.

SP 13 Owner

Owner will provide information so that the Contractor can confirm the funding for the project has been secured.

Owner will provide all permits and provide a refund to the Contractor all Fire Marshal Plan check fees. Owner will provide all Special Inspections and pay for all inspection and testing costs.

When unforeseen conditions or work outside the scope upon which the GMP has been established are discovered, the Contractor will notify the Owner and present a cost proposal to the Owner for review and approval.

SP 14 Time of Completion

All work shall be completed in accordance with the Contract Documents, no later than January 31, 2026, with a Substantial Completion deadline date of December 31, 2025.

Substantial Completion: Substantial Completion shall be defined as the stage in the progress of the work when the work is sufficiently complete in accordance with the Contract Documents so the Owner (City) can occupy or use the structure or that which is the subject of the contract, for its' intended use.

Liquidated damages will be assessed in the sum of two hundred dollars ($ 200.00) for each calendar day after the final completion date of January 31, 2026, during which the Project remains incomplete.

SP 15 Insurance

At the date and approval by the Owner (City) that substantial completion has been met the Owner's General Liability Policy will replace the Contractor's Builder's Risk Insurance.

SP 16 Warranty

The Contractor will provide a minimum one year warranty from the date of substantial completion on all Contractor and Subcontractor supplied materials, labor and services provided.

City of Valdez
Special Provisions

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

SP 17 Closeout

The Contractor will provide a minimum one year warranty from the date of substantial completion on all Contractor and Subcontractor supplied materials, labor and services provided.

Tax Clearances
Upon completion of the project, the Contractor shall grant permission to the Alaska Department of Labor and Workforce Development to provide the Owner with clearance that all Payroll Taxes have been paid by the Contractor and all Subcontractors that have worked on the project.

In addition, the Contractor shall grant permission to the Alaska Department of Revenue to provide the Owner with clearance that all Corporate Taxes have been paid by the Contractor.

Certified Payroll
The Contractor shall provide the Owner with an approved Notice of Completion from the Alaska Department of Labor and Workforce Development upon completion of the project.

Per ADOLWD directive, a portion of the final payment shall be retained by the Owner until such time as an approved Notice of Completion is received. This standard shall also be applied to include the Payroll and Corporate tax clearances.

Release of Liens
Following final payment of the contract, the Contractor shall provide the Owner with a Release of Liens removing all claims the Owner.

Consent of Surety
Following final payment of the contract where Payment and Performance bonds have been issued, the Contractor shall in addition provide the Owner with a Consent of Surety.

Maintenance, Operation, Ownership of the Completed Project
The Contractor shall provide project documentation required to establish an effective facility management and preventative maintenance program that satisfies the requirements of AS 14.11.011(b)(4).

City of Valdez
Modifications and Additions to the Standard Specifications

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

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City of Valdez
Modifications and Additions to the Standard Specifications

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

Division 10 Standard General Provisions

SECTION 10.01 DEFINITIONS

Add the following:

ARCHITECT – The ARCHITECT shall be further defined as:

Bettisworth North, Inc
2550 Denali St. Suite 1300
Anchorage, Alaska 99503
Tel. (907) 561-5780

SECTION 10.05 CONTROL OF WORK

Article 5.5 Shop Drawings

A. General
Insert the following to this Section:

Contractor is encouraged to submit shop drawings in PDF format in lieu of hard copies.

D. Review Period
Insert the following to this Section:

Architect may return submittals in PDF format in lieu of hardcopies.

Article 5.6 Product Data

Add the following:

Contractor is encouraged to provide submittals in PDF format in lieu of hard copies.

SECTION 10.06 LEGAL RELATIONS AND RESPONSIBILITIES

Article 6.9 Insurance

Add the following:

Include the following parties or entities as additional insured:
A. City of Valdez, 212 Chenega Ave., Valdez, Alaska, 99686.
B. Bettisworth North, Inc. 2550 Denali St. Suite 1300 Anchorage, Alaska 99503.

City of Valdez
Modifications and Additions to the Standard Specifications

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

SECTION 10.07 MEASUREMENT AND PAYMENT

Article 7.5 Progress Payments

Add the following:

Any request for payments for work accomplished within the calendar fiscal year (January 1st to December 31st) must be received by the city no later than January 31st of the following year. Failure to provide a request for payment by Jan. 31st for work accomplished the previous year will delay payment. Failure to provide a request for payment by January 31st for work accomplished the previous year will be subject to a penalty. Penalty may be assessed at a minimum of $1000 and up to 5% of the invoice not to exceed $10,000.

Article 7.7 Final Payments

Add the following:

Any request for final payment for work accomplished within the calendar fiscal year (January 1st to December 31st) must be received by the city no later than January 31st of the following year. Failure to provide a request for final payment by January 31st for work accomplished the previous year will delay payment. Failure to provide a request for payment by January 31st for work accomplished the previous year will be subject to a penalty. Penalty may be assessed at a minimum of $1000 and up to 5% of the invoice not to exceed $10,000.

Add the following New Section to this Division:

SECTION 10.09 MOBILIZATION AND DEMOBILIZATION

Article 9.1 Description

Description:

A. Move personnel, equipment, supplies, and incidentals to the project site
B. Establish offices, buildings, and other facilities
C. Perform other work and operations and pay costs incurred, before beginning construction
D. Complete similar demobilization activities; and
E. Furnish required submittals such as as-builts, certificates, payrolls, and others specified in the contract documents.

General Requirements:

A. Ensure subcontractors comply with the Federal and State DOLWD requirements.
B. Mobilization shall include the obtaining all Permits; moving onto the site of all

City of Valdez
Modifications and Additions to the Standard Specifications

Project: VCS District Offices Tenant Improvements – GC Services
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C. personnel and equipment; furnishing and installing temporary buildings and other construction facilities; all as required for the proper performance and completion of the Work.

Article 9.2 Measurement

A. The Contractor's attention is directed to the condition that no payment for Mobilization, or any part thereof will be approved for payment under the contract until all Mobilization items listed above have been completed as specified.
B. When 2% of the original contract amount from other bid items is earned, 50% of the amount bid for mobilization and demobilization, or 2% of the original contract amount, whichever is less will be paid.
C. The remaining balance of the amount bid for Mobilization and Demobilization will be paid after all contract work is completed and approved and submittals required under the Contract are received and approved.

Article 9.3 Basis of Payment

Payment shall be made on the following basis:

ITEM	Unit
Mobilization and Demobilization	Lump Sum

Add the following New Section to this Division:

SECTION 10.10 DOCUMENT MANAGEMENT

Contractor shall maintain a submittal register of all required submittals and their submissions and approvals. Contractor shall periodically coordinate with Owner and Architect to ensure accuracy of submittals and other relevant contract documents. Final transmission from contractor to Owner shall include 3 Sets of Bound in Binder O&M manuals, Red-Lines for Final As-Builts Drawings and other required closeout documents.

City of Valdez
Minimum Prevailing Wage Rates

Project: VCS District Offices Tenant Improvements – GC Services
Project Number: 24-310-3340 / Contract Number: 2400

Minimum Prevailing Wage Rates and Title 36 Public Contracts Follows
See attached Links:

http://labor.state.ak.us/lss/pamp600.htm
http://labor.alaska.gov/lss/forms/Pam400.pdf

In accordance with the requirements of AS 36.05.070 and AS 36.05.080, the following provisions are included where applicable:

(1) The Contractor or subcontractors of the Contractor shall pay all employees unconditionally and not less than once a week;

(2) wages may not be less than those stated in the advertised specifications, regardless of the contractual relationship between the Contractor or subcontractors and laborers, mechanics, or field surveyors;

(3) the scale of wages to be paid shall be posted by the Contractor in a prominent and easily accessible place at the site of the work;

(4) Owner shall withhold so much of the accrued payments as is necessary to pay to laborers, mechanics, or field surveyors employed by the Contractor or subcontractors the difference between

(A) the rates of wages required by the contract to be paid laborers, mechanics, or field surveyors on the work; and

(B) the rates of wages in fact received by laborers, mechanics, or field surveyors.

(5) If it is found that a laborer, mechanic, or field surveyor employed by the Contractor or subcontractor has been or is being paid a rate of wages less than the rate of wages required by the contract to be paid, the Owner may, by written notice to the Contractor, terminate the Contractor's right to proceed with the work or the part of the work for which there is a failure to pay the required wages and to prosecute the work to completion by contract or otherwise, and the Contractor and the Contractor's sureties are liable to Owner for excess costs for completing the work.

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES
1" ACTUAL

CITY OF VALDEZ

VALDEZ CITY SCHOOL DISTRICT OFFICES TENANT IMPROVEMENTS @ HHES

1009 W KLUTINA STREET, VALDEZ, ALASKA, 99686

PERMIT DOCUMENTS
JULY 28, 2025

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G101	BUILDING CODE ANALYSIS	A811	INTERIOR DETAILS - OPENINGS & PARTITIONS	M103	VENITLATION DEMOLITION FAN ROOM
		A831	CASEWORK LEGEND & DETAILS	M201	PLUMBING RENOVATION
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A001	ABBREVIATIONS, SYMBOLS, ASSEMBLIES	A911	FINISH SCHEDULE & LEGEND	M401	VENTILIATION RENOVATION
A002	SHEET SPECIFICATIONS	A921	SIGNAGE LEGEND & SCHEDULE	M402	HVAC REMODEL FAN ROOM
A003	SHEET SPECIFICATIONS	A922	SIGNAGE PLAN	M501	MECHANICAL DETAILS
A004	SHEET SPECIFICATIONS			M502	MECHANICAL DETAILS
A005	SHEET SPECIFICATIONS	STRUCTURAL			
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A020	DEMOLITION REFLECTED CEILING PLAN	MECHANICAL		E002	ELECTRICAL SPECIFICATIONS
A070	DEMOLITION ELEVATIONS	M001	LEGEND, SCHEDULES, AND ABBREVIATIONS	E003	ELECTRICAL SPECIFICATIONS
A071	DEMOLITION ELEVATIONS	M002	MECHANICAL SCHEDULES AND SPECIFICATIONS	E101	LIGHTING DEMOLITION PLANS
A110	RENOVATION FLOOR PLAN	M003	MECHANICAL SPECIFICATIONS	E102	POWER & SIGNAL DEMOLITION PLANS
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		M100	UNDERFLOOR PLUMBING DEMOLITION	E401	ELECTRICAL DETAILS
				E402	PANEL SCHEDULES

GENERAL PROJECT NOTES

PROJECT DESCRIPTION: THE PROJECT IS A REMODEL OF SELECT AREAS IN AN EXISTING ELEMENTARY SCHOOL. THE SCHOOL IS A ONE STORY BUILDING WITH AN ACCESSORY MECHANICAL LEVEL. THE EXISTING BUILDING IS SLAB ON GRADE CONSTRUCTION WITH PRECAST CONCRETE WALL PANELS AND METAL STUD PARTITIONS. THE AREA IN SCOPE IS APPROXIMATELY 6,750SF AND THE INTENDED USE IS OFFICE AND STORAGE SPACE.

REFERENCE CODES: ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, STANDARDS, REGULATIONS, AND OTHER SUPPLEMENTAL AMENDMENTS PER THE AUTHORITY HAVING JURISDICTION.

VERIFY CONDITIONS: THE CONTRACTOR SHALL VERIFY ALL PROJECT-RELATED NEW AND/OR EXISTING CONDITIONS, INCLUDING DIMENSIONS PRIOR TO THE COMMENCEMENT OF WORK. PROMPTLY NOTIFY THE ARCHITECT/OWNER'S REPRESENTATIVE IN WRITING OF ALL DISCREPANCIES AND/OR UNKNOWN CONDITIONS OBSERVED.

DRAWING FORMAT: THESE CONSTRUCTION DOCUMENTS HAVE BEEN PRODUCED AT DRAWING SCALES THAT RELATE TO THEIR FULL-SIZE FORMAT 22X34. ANY DEVIATIONS TO THIS FORMAT SIZE WILL PRODUCE DRAWINGS OUTSIDE OF THE SCALE LIMITS INDICATED. DRAWING REPRODUCTIONS AT ANY FORMAT SHOULD NOT BE SCALED FOR DIMENSIONAL ACCURACY. USE GRAPHIC SCALES ACCORDINGLY.

SITE SAFETY: CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT RELATED SAFETY MEASURES ON-SITE, DURING THE PROJECTS CONSTRUCTION PERIOD. NOTIFY THE GENERAL CONTRACTOR, AND/OR THE DESIGNATED "SAFETY OFFICER" AT ONCE SHOULD ANY SAFETY RELATED CONCERNS BE OBSERVED.

ELECTRONIC MEDIA: THE DESIGN DOCUMENTS HAVE BEEN PREPARED UTILIZING ELECTRONIC DRAFTING FORMATS OF AUTOCAD AND/OR REVIT. THE AVAILABILITY OF ELECTRONIC BASE FLOOR PLANS, AND/OR ANY OTHER RELATED DOCUMENT FOR USE BY THE GENERAL CONTRACTOR FOR USE ON THIS SPECIFIC PROJECT IS CONDITIONALLY GRANTED THROUGH PERMISSION OF THE A/E DESIGNER OF RECORD.

NOTIFICATION OF CHILD OCCUPIED FACILITY: PORTIONS OF THIS BUILDING ARE CLASSIFIED AS A CHILD OCCUPIED FACILITY IN ACCORDANCE WITH 40 CFR 745 AND LEAD-BASED PAINTS MAY BE PRESENT ON COMPONENTS TO BE DISTURBED IN THOSE AREAS. PERSONNEL PERFORMING WORK IN THESE AREAS MUST COMPLY WITH THE REQUIREMENTS OF 40 CFR 745, INCLUDING TRAINING, WORK PRACTICES AND CLEANING OF THE WORK AREA. REFER TO HAZ-MAT REPORT PROVIDED UNDER SEPARATE COVER BY OWNER, FOR SPECIFIC INFORMATION CONCERNING DISTURBING, REMOVING AND DISPOSING OF LEAD MATERIALS AND THE INSTALLATION OF NEW MATERIALS OR COMPONENTS. THIS NOTIFICATION IS PROVIDED IN ACCORDANCE WITH EPA AND OSHA REQUIREMENTS.

NOTIFICATION OF POTENTIAL HAZARDS: ASBESTOS, LEAD, AND OTHER HAZARDOUS MATERIALS ARE PRESENT IN THE BUILDING AND MAY IMPACT THE WORK OF ALL TRADES. REGULATED AIR CONTAMINATES, INCLUDING ASBESTOS AND LEAD, ARE ALSO PRESENT IN SETTLED AND CONCEALED DUST IN AND ON ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL COMPONENTS OR SYSTEMS THROUGHOUT THE BUILDING. ALL TRADES SHALL COORDINATE WITH OTHER TRADES AND CONDUCT THEIR WORK TO PREVENT WORKER EXPOSURE OR SITE CONTAMINATION. REFER TO HAZ-MAT REPORT PROVIDED UNDER SEPARATE COVER BY OWNER, FOR SPECIFIC INFORMATION CONCERNING DISTURBING, REMOVING, AND DISPOSING OF THESE MATERIALS AND THE INSTALLATION OF NEW MATERIALS OR COMPONENTS. THIS NOTIFICATION IS PROVIDED IN ACCORDANCE WITH EPA AND OSHA REQUIREMENTS.

PROJECT TEAM

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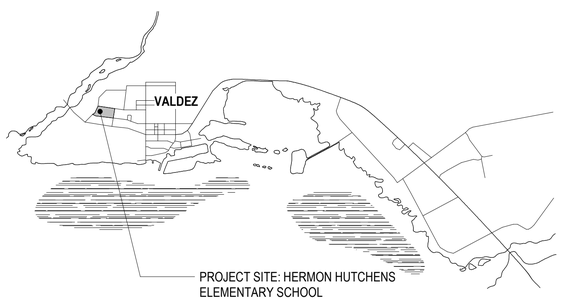
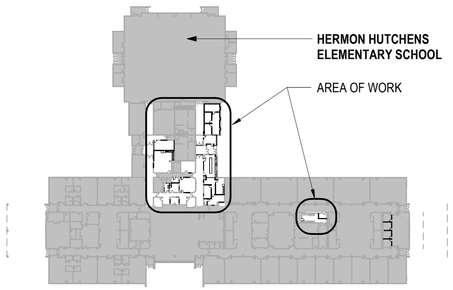
LOCATION MAP

VICINITY MAP



PROJECT LOCATION



BETTISWORTH NORTH

STATE OF ALASKA 49TH DAVID P. POPIEL No. 10684 REGISTERED ARCHITECT 07.28.2025

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	RHR, DPP
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

PROJECT TITLE, PROJECT TEAM, SHEET INDEX, GENERAL NOTES

G001

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

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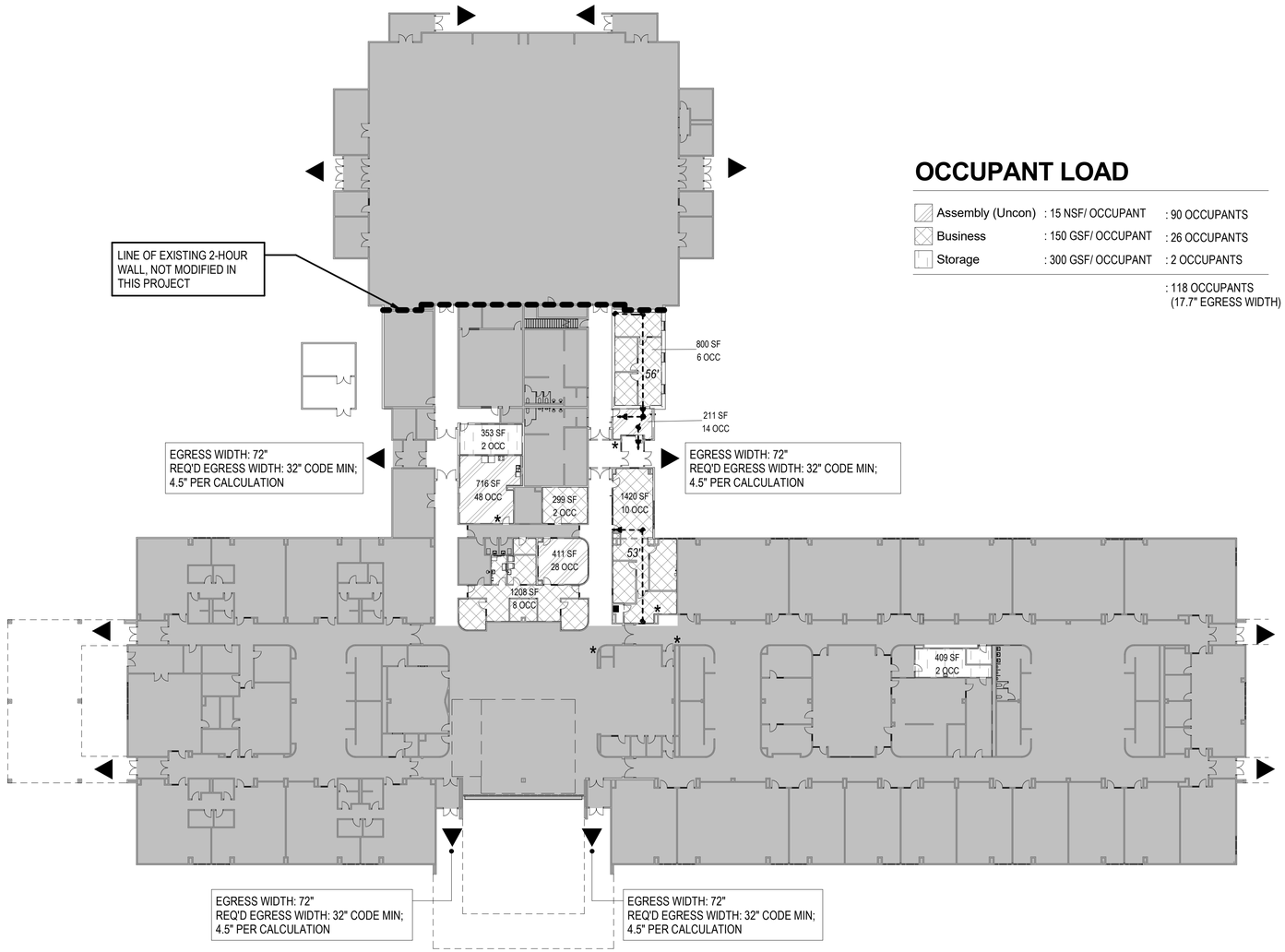
1" ACTUAL

LIFE SAFETY LEGEND

- NON RATED PARTITION
- SMOKE PARTITION
- 1-HOUR
- 2-HOUR
- PATH OF EGRESS TRAVEL / TRAVEL DISTANCE (100')
- BUILDING EXIT
- FIRE EXTINGUISHER (*)
- CODE RELATED NOTE

RENOVATION LEGEND

- EXISTING ELEMENTS
- NEW CONSTRUCTION ELEMENTS
- AREA NOT IN SCOPE
- OFCI
- NIC



1 / G101 FIRST FLOOR - LIFE SAFETY PLAN

1" = 30'-0"

0' 15' 30' 60' 120'

NORTH

OCCUPANT LOAD

Assembly (Uncon)	: 15 NSF/ OCCUPANT	: 90 OCCUPANTS
Business	: 150 GSF/ OCCUPANT	: 26 OCCUPANTS
Storage	: 300 GSF/ OCCUPANT	: 2 OCCUPANTS
		: 118 OCCUPANTS (17.7" EGRESS WIDTH)

PROJECT SUMMARY

PROJECT SUMMARY

NAME OF PROJECT:	VCS OFFICE RELOCATION AT HERMON HUTCHENS ELEMENTARY SCHOOL
ADDRESS:	1009 W. KLUTINA STREET, VALDEZ, AK, 99686
PROPOSED USE:	EDUCATION (NO CHANGE OF USE)
AUTHORITY HAVING JURISDICTION:	STATE OF ALASKA FIRE MARSHALL
OWNER:	CITY OF VALDEZ
PROJECT DESCRIPTION:	THE PROJECT IS A REMODEL OF SELECT AREAS IN AN EXISTING ELEMENTARY SCHOOL. THE SCHOOL IS A ONE STORY BUILDING WITH AN ACCESSORY MECHANICAL LEVEL. THE EXISTING BUILDING IS SLAB ON GRADE CONSTRUCTION WITH PRECAST CONCRETE WALL PANELS AND METAL STUD PARTITIONS. THE AREA IN SCOPE IS APPROXIMATELY 6,750 SF AND THE INTENDED USE IS OFFICE AND STORAGE SPACE THAT SUPPORT THE PRIMARY OCCUPANCY.
LEGAL DESCRIPTION	LT 7, EVERGREEN VISTA, PLAT # 80-12
ARCHITECT'S FILE #	24-121

CODE ANALYSIS

APPLICABLE CODES
- INTERNATIONAL BUILDING CODE 2021
- INTERNATIONAL EXISTING BUILDING CODE 2021
- INTERNATIONAL MECHANICAL CODE 2021
- UNIFORM PLUMBING CODE 2018
- 2017 NATIONAL ELECTRICAL CODE
- 2020 NFPA 70
- 2021 INTERNATIONAL FIRE CODE

CODE STUDY FROM ORIGINAL DOCUMENTS

- 1976 UNIFORM BUILDING CODE
- CONSTRUCTION: TYPE III 1 HOUR SPRINKLERED AND TYPE IV NON RATED, SPRINKLERED
- OCCUPANCY: E1 AND A2.1 AT GYM
- FIRE ZONE III
- SINGLE STORY (EXCEPT MECH ROOM AT SECOND LEVEL)
- AREA: 95,200 SF

NOTE: TWO HOUR SEPARATION WALL BETWEEN AREA "E" (TYPE IV NON RATED, FULLY SPRINKLERED) AND AREA "D" (TYPE III, 1 HOUR, FULLY SPRINKLERED) AT GRIDLINE N-241.0
- ALL WORK IN PROJECT OCCURS IN AREA D

INTERNATIONAL EXISTING BUILDING CODE ANALYSIS 2021 CODE STUDY

CHAPTER 6: CLASSIFICATION OF WORK
- 603.1 SCOPE: LEVEL 2 ALTERATION APPLIES TO PROJECT

CHAPTER 8: ALTERATIONS - LEVEL 2
- 801.4: COMPLIANCE - NEW CONSTRUCTION ELEMENTS SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE.
- 803.4.1.1: GROUP E - EXISTING FIRE ALARM SYSTEM TO BE RECONFIGURED AT RENOVATED AREA.

INTERNATIONAL BUILDING CODE 2021 ANALYSIS

CHAPTER 3: OCCUPANCY CLASSIFICATION AND USE
- NO PROPOSED CHANGE OF OCCUPANCY CLASSIFICATION
- ORIGINAL OCCUPANCY CLASSIFICATION - GROUP E: EDUCATIONAL

CHAPTER 5: GENERAL BUILDING HEIGHT AND AREA
- NO PROPOSED CHANGE TO BUILDING HEIGHT OR AREA

CHAPTER 6: TYPE OF CONSTRUCTION
- NO PROPOSED CHANGE OF CONSTRUCTION TYPE.
- ORIGINAL CONSTRUCTION PERMITTED UNDER 1976 UBC: TYPE III
  1. NON-COMBUSTIBLE EXTERIOR WALLS, 1-HR RATED STRUCTURAL FRAME, FLOOR AND ROOF ASSEMBLIES
- PROPOSED CONSTRUCTION MAINTAINS ORIGINAL CONSTRUCTION TYPE: PER 2021 IBC: EXISTING CONSTRUCTION IS EQUIVALENT TO TYPE IIIA, REFER TO TABLE 601
  1. NON-COMBUSTIBLE EXTERIOR WALLS, 1-HR RATED STRUCTURAL FRAME, FLOOR AND ROOF ASSEMBLIES

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES
- PROJECT IS NON-RATED, NON-LOADING BEARING INTERIOR CONSTRUCTION, NO REQUIRED RATINGS PER TABLE 601

CHAPTER 8: INTERIOR FINISHES
- PROPOSED INTERIOR FINISHES ARE CLASS A OR CLASS B (REFER TO TABLE 803.13 FOR E-OCCUPANCY)

CHAPTER 10: MEANS OF EGRESS
- PROPOSED RENOVATION DOES **NOT** INCLUDE A CHANGE OF OCCUPANCY, THERE IS **NO** INCREASE IN OCCUPANT LOAD BEYOND EXISTING EGRESS CAPACITY, AND EXISTING EGRESS WIDTH IS **NOT** BEING REDUCED.
- EGRESS FROM PROJECT WORK AREA COMPLIES WITH CURRENT CODE REQUIREMENTS. REFER TO CODE PLAN FOR OCCUPANT LOAD, COMMON PATH OF TRAVEL, AND EXIT ACCESS DISTANCE FROM RENOVATED AREA

CHAPTER 11: ACCESSIBILITY
- ALL RENOVATED SPACES COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS OF THE IBC AND ADA

BETTISWORTH NORTH

STATE OF ALASKA 49TH DAVID P. POPPEL No. 106084 REGISTERED ARCHITECT 07.28.2025

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	DPP, HK, RHR
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

BUILDING CODE ANALYSIS

G101

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

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STANDARD ARCHITECTURAL ABBREVIATIONS

AB	AIR BARRIER
ACT	ACOUSTIC CEILING TILE
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARGYP	ABUSE RESISTANT GYPSUM
AWC	ACCESSIBLE WATER CLOSET
AWI	ARCHITECTURAL WOODWORK INSTITUTE
AWP	ACOUSTICAL WALL PANEL
BAF	ACOUSTIC BAFFLES
BCS	BABY CHANGING STATION
BUR	BUILT UP ROOFING
BS	BACKSPLASH
CBU	CEMENTITIOUS BACKER UNIT
CG	CORNER GUARD
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CR	CARD READER
CT	CERAMIC TILE
CUH	CABINET UNIT HEATER
DBL	DOUBLE
DEMO	DEMOLISH/DEMOLITION
DF	DRINKING FOUNTAIN
DGF	DECORATIVE GLASS FILM
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DTL	DETAIL
DW	DISHWASHER
EA	EACH
EF	EPOXY FLOOR
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION / ELEVATOR
EM	ENTRY MAT
EPDM	ETHYLENE PROPYLENE DIENE MONOMER MEMBRANE
EQ	EQUAL
EXIST	EXISTING
(E)	EXISTING
EXPAN	EXPANSION
EXT	EXTERIOR
FB	FIRE BLANKET
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FFE	FURNITURE, FIXTURES, & EQUIPMENT
FLR	FLOOR
FIN	FINISH
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FRL	FIBERGLASS REINFORCED LAMINATE
FRP	FIBERGLASS REINFORCED PLASTIC PANEL
FRT	FIRE RETARDANT TREATED
FT	FOOT / FEET
FTG	FOOTING
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GLB	GLULAM BEAM
GT	GLASS TILE
GYP	GYPSUM BOARD
HB	HOSE BIB
HD	HAND DRYER
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HRAL	HAND RAIL
HW-X	HARDWARE (IF PROVIDED, X INDICATES DOOR HARDWARE GROUP #)
ICB	INTEGRALLY COVED BASE
ID	INSIDE DIAMETER
IHM	INSULATED HOLLOW METAL
INSUL	INSULATION
INT	INTERIOR
IRGYP	IMPACT RESISTANT GYPSUM BOARD
LAV	LAVATORY
LMC	LINEAR METAL CEILING
LVT	LUXURY VINYL TILE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MB	MARKER BOARD
MRGYP	MOISTURE-RESISTANT GYPSUM BOARD
MTD	MOUNTED
MTL	METAL
MW	MICROWAVE
NA	NOT APPLICABLE
NFS	NON-FROST SUSCEPTIBLE
NIC	NOT IN CONTRACT
OC	ON CENTER
OFCI	OWNER FURNISHED / CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED / OWNER INSTALLED
OH	OVERHEAD
OPP	OPPOSITE
OTS	OPEN TO STRUCTURE
PL	PLASTIC LAMINATE
PLYWD	PLYWOOD
PR	PAIR
PT	PAINT
PTB	PORCELAIN TILE BASE
PTD	PAPER TOWEL DISPENSER
PTDR	PAPER TOWEL DISPENSER AND RECEPTACLE
PVC	POLYVINYL CHLORIDE
P	PAINT
QT	QUARRY TILE
RAD	RADIUS
RB	RESILIENT BASE
REF	REFRIGERATOR
REQ	REQUIRED
REV	REVISED / REVISION
RF	RESILIENT FLOORING
RFEC	RECESSED FIRE EXTINGUISHER CABINET
RM	ROOM
RNG	RANGE
RO	ROUGH OPENING
RS	ROLLER SHADE
RFT	RESILIENT FLOORING TRANSITION
SALV	SALVAGE
SC	SOLID CORE
SD	SOAP DISPENSER
SDT	STATIC DISSIPATIVE TILE
SECT	SECTION
SF	SQUARE FEET
SHC	SHOWER CURTAIN
SHCR	SHOWER CURTAIN ROD
SHWR	SHOWER
SIM	SIMILAR
SLDS	SOLID SURFACE
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SPEC	SPECIFICATIONS
SR	SHEET RUBBER
SSTL	STAINLESS STEEL
SS	SHOWER SEAT
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SWI	SLOPE WITH INSULATION
SWS	SLOPE WITH STRUCTURE
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TB	TACK BOARD
TOC	TOP OF CONCRETE
TOD	TOP OF DECKING
TO PLT	TOP OF PLATE
TOS	TOP OF SLAB
TO STL	TOP OF STEEL
TO SUB	TOP OF SUBFLOOR
TP	TOILET PARTITION
TPD	TOILET PAPER DISPENSER
TRTD	TREATED
TSCD	TOILET SEAT COVER DISPENSER
TSTAT	THERMOSTAT
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
VR	VAPOR RETARDER
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
WB	WEATHER BARRIER
WC	WATER CLOSET
WCV	WALL COVERING
WD	WOOD
W/D	WASHER / DRYER
WG	WALL GUARD
WM	WALK OFF MAT
WP	WATER PROOF
WPT	WOOD PRESERVATIVE TREATED
WR	WASTE RECEPTACLE
WSCT	WAINSCOT

SYMBOL LEGEND

BUILDING SECTION — 1 / A303

WALL SECTION — 1 / A401; 1 / A401

PARTIAL/ENLARGED PLAN OR DETAIL — 1 / A501

INTERIOR ELEVATION — 1 / 4 A701 2 / 3

DOOR NUMBER / RELITE NUMBER — 121A / R1

WINDOW NUMBER / LOUVER NUMBER — A / L1

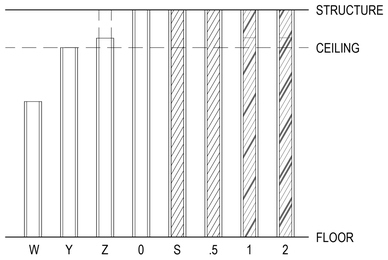
ROOM NAME / ROOM NUMBER — ROOM NAME 100

ASSEMBLY TYPE — CA.4

INTERIOR PARTITION — 11A / 4 1

CEILING HEIGHT — **8'-0" AFF**

RATING/PARTITION HEIGHT KEY



FIRE RATING/PARTITION HEIGHTS

W = NON-RATED, PARTIAL HEIGHT

Y = NON-RATED, CEILING HEIGHT

Z = NON-RATED, ABOVE CEILING HEIGHT

0 = NON-FIRE-RATED

S = SMOKE PARTITION

.5 = 1/2-HR RATED

1 = 1-HR RATED

2 = 2-HR RATED

MATERIAL LEGEND

BATT INSULATION

GYPSUM BOARD

SOIL

MASONRY

RIGID INSULATION

PLYWOOD

CONCRETE

BLOCKING

CONTINUOUS BLOCKING

INTERIOR PARTITION KEY

11A / 4 1

- ASSEMBLY TYPE (SEE KEY)
- "A" INDICATES ACOUSTIC WALL
- FIRE/HEIGHT RATING (SEE KEY)
- PRIMARY FRAMING MEMBER SIZE (SEE KEY)

ASSEMBLY TYPE KEY

TYPE	DESCRIPTION
11 THRU 99	INTERIOR PARTITIONS
CA, CB, CC, ETC.	CEILINGS
FA, FB, FC, ETC.	FLOORS
RA, RB, RC, ETC.	ROOFS
EA, EB, EC,ETC.	EXTERIOR WALLS

PRIMARY FRAMING KEY

#	METAL	WOOD	CONC
1	= 7/8"	1x1	NA
2	= 2 1/2"	2x2	NA
3	= 3 5/8"	2x3	NA
4	= 4"	2x4	4"
6	= 6"	2x6	6"
8	= 8"	2x8	8"
E	= EXISTING STUD FRAMING		

ACOUSTIC WALL NOTES

SIMILAR TO ASSEMBLY TYPE WITH THE ADDITION OF FIBERGLASS BATT INSULATION TO FULL WIDTH AND DEPTH OF STUD CAVITY

BATT RETAINERS SHALL BE USED WHERE GYPSUM BOARD IS NOT PRESENT

SEE ASSEMBLY NOTES AND SPECIFICATIONS FOR FURTHER INFORMATION ON ACOUSTIC TREATMENT

INTERIOR PARTITON — ASSEMBLY TYPE **21**

- GYP
- FRAMING
- VAPOR RETARDER WHERE NOTED
- ACOUSTIC BATT INSUL WHERE INDICATED

INTERIOR PARTITION — RATED OR UNRATED — ASSEMBLY TYPE **11**

WHERE INDICATED PER TAGS
FIRE:1-HR, PER UL TEST U419
STC: 49 MIN, PER SA-870717 ASSUMES 3" SAFB IN CAVITY

- GYP
- FRAMING
- ACOUSTIC BATT INSUL WHERE INDICATED
- GYP

INTERIOR PARTITION — RATED OR UNRATED — ASSEMBLY TYPE **12**

WHERE INDICATED PER TAGS
FIRE: 1-HR, PER UL TEST U448
STC: 50 MIN, PER SA-800504 ASSUMES 1-1/2" SAFB IN CAVITY

- (2) GYP
- FRAMING
- ACOUSTIC BATT INSUL WHERE INDICATED
- GYP

CEILING ASSEMBLY — GYP CEILING ON METAL FRAMING — ASSEMBLY TYPE **CB**

- SUSPENSION SYSTEM, SUPPORTED FROM STRUCT ABOVE
- ACT TEE GRID
- ACT REFER TO FINISH SCHEDULE

CEILING — GYP CEILING ON LIGHT GAUGE METAL FRAMING — ASSEMBLY TYPE **CA**

- ACOUSTIC BATT INSUL WHERE INDICATED
- FRAMING
- GYP

BETTISWORTH NORTH

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH — DAVID P. POPPEL — No. 106084 — REGISTERED ARCHITECT — 07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	RHR
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

ABBREVIATIONS, SYMBOLS, ASSEMBLIES

A001

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

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DIVISION 01 - GENERAL REQUIREMENTS

SECTION 01 25 00
SUBSTITUTION PROCEDURES

PART 1 GENERAL

1.01 DEFINITIONS

A. Substitutions: Changes from Contract Documents requirements proposed by Contractor to materials, products, assemblies, and equipment.
   1. Substitutions for Cause: Proposed due to changed Project circumstances beyond Contractor's control.
      a. Unavailability.
      b. Regulatory changes.
   2. Substitutions for Convenience: Proposed due to possibility of offering substantial advantage to the Project.
      a. Substitution requests offering advantages solely to the Contractor will not be considered.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 GENERAL REQUIREMENTS

A. A Substitution Request for products, assemblies, materials, and equipment constitutes a representation that the submitter:
   1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product, equipment, assembly, or system.
   2. Agrees to provide the same warranty for the substitution as for the specified product.
   3. Agrees to coordinate installation and make changes to other work that may be required for the work to be complete, with no additional cost to Owner.
   4. Waives claims for additional costs or time extension that may subsequently become apparent.

B. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents. Burden of proof is on proposer.

C. Content: Include information necessary for tracking the status of each Substitution Request, and information necessary to provide an actionable response.
   1. No specific form is required. Contractor's Substitution Request documentation must include the following:
      a. Project Information:
         1) Official project name and number, and any additional required identifiers established in Contract Documents.
         2) Owner's, Architect's, and Contractor's names.
      b. Substitution Request Information:
         1) Discrete and consecutive Substitution Request number, and descriptive subject/title.
         2) Issue date.
         3) Reference to particular Contract Document(s) specification section number, title, and article/paragraph(s).
         4) Description of Substitution.
         5) Reason why the specified item cannot be provided.
         6) Differences between proposed substitution and specified item.
      c. Attached Comparative Data: Provide point-by-point, side-by-side comparison addressing essential attributes specified, as appropriate and relevant for the item:
      d. Impact of Substitution:

D. Limit each request to a single proposed substitution item.

3.02 SUBSTITUTION PROCEDURES DURING CONSTRUCTION

A. Submit request for Substitution for Cause within 14 days of discovery of need for substitution, but not later than 14 days prior to time required for review and approval by Architect, in order to stay on approved project schedule.

B. Submit request for Substitution for Convenience within 14 days of discovery of its potential advantage to the project, but not later than 14 days prior to time required for review and approval by Architect, in order to stay on approved project schedule.
   1. In addition to meeting general documentation requirements, document how the requested substitution benefits the Owner through cost savings, time savings, greater energy conservation, or in other specific ways.
   2. Document means of coordinating of substitution item with other portions of the work, including work by affected subcontractors.
   3. Bear the costs engendered by proposed substitution of:
      a. Owner's compensation to the Architect for any required redesign, time spent processing and evaluating the request.

C. Substitutions will not be considered under one or more of the following circumstances:
   1. When they are indicated or implied on shop drawing or product data submittals, without having received prior approval.
   2. Without a separate written request.
   3. When acceptance will require revisions to Contract Documents.

3.03 RESOLUTION

A. Architect may request additional information and documentation prior to rendering a decision. Provide this data in an expeditious manner.

B. Architect will notify Contractor in writing of decision to accept or reject request.

3.04 ACCEPTANCE

A. Accepted substitutions change the work of the Project. They will be documented and incorporated into work of the project by Change Order, Construction Change Directive, Architectural Supplementary Instructions, or similar instruments provided for in the Conditions of the Contract.

3.05 CLOSEOUT ACTIVITIES

A. See Section 01 78 00 - Closeout Submittals, for closeout submittals.

END OF SECTION

SECTION 01 30 00
ADMINISTRATIVE REQUIREMENTS

PART 1 GENERAL

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 WEB-BASED PROJECT SOFTWARE SERVICE

A. Web-Based Project Software Service: Provide, administer, and use web-based project software to host and manage project communication and documentation.
   1. Cost: Pay cost of service. Include the cost of the service in the contract sum.
   2. Provide user licenses for use by Owner, Architect, Architect's consultants, and other entities involved in the project.
   3. Comply with the software service's current published licensing agreements.
   4. Training: Provide one-hour, web-based training session for users of software service. Further training is the responsibility of the user.
      a. Representatives of Owner are scheduled and included in this training.
   5. Project Closeout: Architect determines when to terminate the software service for the project and is responsible for obtaining archive copies of files for Owner.
   6. Web-Based Project Software Services: Use one of the following:
      a. Submittal Exchange: www.submittalexchange.com.
      b. Procore: www.procore.com.
      c. Approved equal as selected by Owner

3.02 ELECTRONIC DOCUMENT SUBMITTAL SERVICE

A. All documents transmitted for purposes of administration of the contract are to be in electronic (PDF or MS Excel) format, as appropriate to the document, and transmitted via an Internet-based submittal service that receives, logs and stores documents, provides electronic stamping and signatures, and notifies addressees via email.
   1. Besides submittals for review, information, and closeout, this procedure applies to Requests for Interpretation (RFIs), progress documentation, contract modification documents (e.g. supplementary instructions, change proposals, change orders), applications for payment, field reports and meeting minutes, Contractor's correction punchlist, and any other document any participant wishes to make part of the project record.
   2. Contractor and Architect are required to use this service.
   3. It is Contractor's responsibility to submit documents in allowable format.
   4. Subcontractors, suppliers, and Architect's consultants will be permitted to use the service at no extra charge.
   5. Users of the service need an email address, internet access, and PDF review software that includes ability to mark up and apply electronic stamps (such as Adobe Acrobat, www.adobe.com, or Bluebeam PDF Revu, www.bluebeam.com), unless such software capability is provided by the service provider.
   6. Paper document transmittals will not be reviewed; emailed electronic documents will not be reviewed.
   7. All other specified submittal and document transmission procedures apply, except that electronic document requirements do not apply to samples or color selection charts.

B. Submittal Service: The selected service is:

C. Training: One, one-hour, web-based training session will be arranged for all participants, with representatives of Architect and Contractor participating; further training is the responsibility of the user of the service.

D. Project Closeout: Architect will determine when to terminate the service for the project and is responsible for obtaining archive copies of files for Owner.

3.03 PROGRESS MEETINGS

A. Schedule and administer meetings throughout progress of the work at maximum bi-monthly intervals.

B. Make arrangements for meetings, prepare agenda with copies for participants, preside at meetings.

C. Attendance Required:
   1. Contractor.
   2. Owner.
   3. Architect.
   4. Contractor's superintendent.
   5. Major subcontractors.

D. Record minutes and distribute copies within two days after meeting to participants, with two copies to Architect, Owner, participants, and those affected by decisions made.

3.04 CONSTRUCTION PROGRESS SCHEDULE

A. Within 10 days after date of the Agreement, submit preliminary schedule defining planned operations for the first 60 days of work, with a general outline for remainder of work.

B. If preliminary schedule requires revision after review, submit revised schedule within 10 days.

C. Within 20 days after review of preliminary schedule, submit draft of proposed complete schedule for review.
   1. Include written certification that major contractors have reviewed and accepted proposed schedule.

D. Within 10 days after joint review, submit complete schedule.

E. Submit updated schedule with each Application for Payment.

3.05 WEEKLY CONSTRUCTION REPORTS

A. Include only factual information. Do not include personal remarks or opinions regarding operations and/or personnel.

B. In addition to transmitting electronically a copy to Owner and Architect, submit _____ printed copies at weekly intervals.
   1. Submit in format acceptable to Owner.

3.06 REQUESTS FOR INTERPRETATION (RFI)

A. Definition: A request seeking one of the following:
   1. An interpretation, amplification, or clarification of some requirement of Contract Documents arising from inability to determine from them the exact material, process, or system to be installed; or when the elements of construction are required to occupy the same space (interference); or when an item of work is described differently at more than one place in Contract Documents.

B. Preparation: Prepare an RFI immediately upon discovery of a need for interpretation of Contract Documents. Failure to submit a RFI in a timely manner is not a legitimate cause for claiming additional costs or delays in execution of the work.
   1. Prepare a separate RFI for each specific item.
   2. Prepare using software provided by the Electronic Document Submittal Service.

C. Content: Include identifiers necessary for tracking the status of each RFI, and information necessary to provide an actionable response.
   1. Official Project name and number, and any additional required identifiers established in Contract Documents.
   2. Owner's, Architect's, and Contractor's names.
   3. Discrete and consecutive RFI number, and descriptive subject/title.
   4. Issue date, and requested reply date.
   5. Contractor's suggested resolution: A written and/or a graphic solution, to scale, is required in cases where clarification of coordination issues is involved, for example; routing, clearances, and/or specific locations of work shown diagrammatically in Contract Documents. If applicable, state the likely impact of the suggested resolution on Contract Time or the Contract Sum.

D. Attachments: Include sketches, coordination drawings, descriptions, photos, submittals, and other information necessary to substantiate the reason for the request.

E. Review Time: Architect will respond and return RFIs to Contractor within seven calendar days of receipt. For the purpose of establishing the start of the mandated response period, RFIs received after 12:00 noon will be considered as having been received on the following regular working day.

F. Responses: Content of answered RFIs will not constitute in any manner a directive or authorization to perform extra work or delay the project. If in Contractor's belief it is likely to lead to a change to Contract Sum or Contract Time, promptly issue a notice to this effect, and follow up with an appropriate Change Order request to Owner.

3.07 SUBMITTAL SCHEDULE

A. Submit to Architect for review a schedule for submittals in tabular format.
   1. Submit at the same time as the preliminary schedule.
   2. Coordinate with Contractor's construction schedule and schedule of values.

3.08 SUBMITTALS FOR REVIEW

A. When the following are specified in individual sections, submit them for review:
   1. Product data.
   2. Shop drawings.
   3. Samples for selection.
   4. Samples for verification.

B. Submit to Architect for review for the limited purpose of checking for compliance with information given and the design concept expressed in Contract Documents.

C. Samples will be reviewed for aesthetic, color, or finish selection.

D. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 01 78 00 - Closeout Submittals.

3.09 SUBMITTALS FOR INFORMATION

A. When the following are specified in individual sections, submit them for information:
   1. Design data.
   2. Certificates.
   3. Test reports.
   4. Inspection reports.
   5. Manufacturer's instructions.
   6. Manufacturer's field reports.
   7. Other types indicated.

B. Submit for Architect's knowledge as contract administrator or for Owner.

3.10 SUBMITTALS FOR PROJECT CLOSEOUT

A. Submit Correction Punch List for Substantial Completion.

B. Submit Final Correction Punch List for Substantial Completion.

C. When the following are specified in individual sections, submit them at project closeout in compliance with requirements of Section 01 78 00 - Closeout Submittals:
   1. Project record documents.
   2. Operation and maintenance data.
   3. Warranties.
   4. Bonds.
   5. Other types as indicated.

D. Submit for Owner's benefit during and after project completion.

3.11 NUMBER OF COPIES OF SUBMITTALS

A. Electronic Documents: Submit one electronic copy in PDF format; an electronically-marked up file will be returned. Create PDFs at native size and right-side up; illegible files will be rejected.

B. Samples: Submit the number specified in individual specification sections; one of which will be retained by Architect.
   1. After review, produce duplicates.
   2. Retained samples will not be returned to Contractor unless specifically so stated.

3.12 SUBMITTAL PROCEDURES

A. General Requirements:
   1. Use a separate transmittal for each item.
   2. Submit separate packages of submittals for review and submittals for information, when included in the same specification section.
   3. Sequentially identify each item. For revised submittals use original number and a sequential numerical suffix.
   4. Identify: Project; Contractor; subcontractor or supplier; pertinent drawing and detail number; and specification section number and article/paragraph, as appropriate on each copy.
   5. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of products required, field dimensions, adjacent construction work, and coordination of information is in accordance with the requirements of the work and Contract Documents.
   6. Identify variations from Contract Documents and product or system limitations that may be detrimental to successful performance of the completed work.
   7. Provide space for Contractor and Architect review stamps.
   8. When revised for resubmission, identify all changes made since previous submission.
   9. Incomplete submittals will not be reviewed, unless they are partial submittals for distinct portion(s) of the work, and have received prior approval for their use.

B. Product Data Procedures:
   1. Submit only information required by individual specification sections.
   2. Collect required information into a single submittal.
   3. Do not submit (Material) Safety Data Sheets for materials or products.

C. Shop Drawing Procedures:
   1. Prepare accurate, drawn-to-scale, original shop drawing documentation by interpreting Contract Documents and coordinating related work.
   2. Generic, non-project-specific information submitted as shop drawings do not meet the requirements for shop drawings.

D. Samples Procedures:
   1. Transmit related items together as single package.
   2. Identify each item to allow review for applicability in relation to shop drawings showing installation locations.

3.13 SUBMITTAL REVIEW

A. Submittals for Review: Architect will review each submittal, and approve, or take other appropriate action.

B. Submittals for Information: Architect will acknowledge receipt and review. See below for actions to be taken.

C. Architect's actions will be reflected by marking each returned submittal using virtual stamp on electronic submittals.

D. Architect's and consultants' actions on items submitted for review:
   1. Authorizing purchasing, fabrication, delivery, and installation:
      a. "Approved", or language with same legal meaning.
      b. "Approved as Noted, Resubmission not required", or language with same legal meaning.
         1) At Contractor's option, submit corrected item, with review notations acknowledged and incorporated.
      c. "Approved as Noted, Resubmit for Record", or language with same legal meaning.
   2. Not Authorizing fabrication, delivery, and installation:

E. Architect's and consultants' actions on items submitted for information:
   1. Items for which no action was taken:
      a. "Received" - to notify the Contractor that the submittal has been received for record only.
   2. Items for which action was taken:
      a. "Reviewed" - no further action is required from Contractor.

END OF SECTION

SECTION 01 40 00
QUALITY REQUIREMENTS

PART 1 GENERAL

1.01 DEFINITIONS

A. Contractor's Quality Control Plan: Contractor's management plan for executing the Contract for Construction.

B. Contractor's Professional Design Services: Design of some aspect or portion of the project by party other than the design professional of record. Provide these services as part of the Contract for Construction.

1.02 CONTRACTOR'S CONSTRUCTION-RELATED PROFESSIONAL DESIGN SERVICES

A. Provide such engineering design services as may be necessary to plan and safely conduct certain construction operations, pertaining to, but not limited to the following:
   1. Temporary sheeting, shoring, or supports.
   2. Temporary scaffolding.
   3. Temporary bracing.

1.03 CONTRACTOR'S DESIGN-RELATED PROFESSIONAL DESIGN SERVICES

A. Base design on performance and/or design criteria indicated in individual specification sections.

B. Scope of Contractor's Professional Design Services: Provide for the following items of work:

1.04 SUBMITTALS

A. Designer's Qualification Statement: Submit for Architect's knowledge as contract administrator, or for Owner's information.
   1. Include information for each individual professional responsible for producing, or supervising production of, design-related professional services provided by Contractor.
      a. Full name.
      b. Professional licensure information.
      c. Statement addressing extent and depth of experience specifically relevant to design of items assigned to Contractor.

B. Design Data: Submit for Architect's knowledge as contract administrator for the limited purpose of assessing compliance with information given and the design concept expressed in the Contract Documents, or for Owner's information.

C. Test Reports: After each test/inspection, promptly submit two copies of report to Architect and to Contractor.

D. Certificates: When specified in individual specification sections, submit certification by the manufacturer and Contractor or installation/application subcontractor to Architect, in quantities specified for Product Data.
   1. Indicate material or product complies with or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.

E. Manufacturer's Instructions: When specified in individual specification sections, submit printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, for the Owner's information. Indicate special procedures, perimeter conditions requiring special attention, and special environmental criteria required for application or installation.

1.05 QUALITY ASSURANCE

A. Testing Agency Qualifications:
   1. Prior to start of work, submit agency name, address, and telephone number, and names of full time registered Engineer and responsible officer.

B. Designer Qualifications: Where professional engineering design services and design data submittals are specifically required of Contractor by Contract Documents, provide services of a Professional Engineer experienced in design of this type of work and licensed in the State in which the Project is located.

C. Contractor's Quality Control (CQC) Plan:
   1. Prior to start of work, submit a comprehensive plan describing how contract deliverables will be produced. Tailor CQC plan to specific requirements of the project. Include the following information:

1.06 REFERENCES AND STANDARDS

A. For products and workmanship specified by reference to a document or documents not included in the Project Manual, also referred to as reference standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.

B. Comply with reference standard of date of issue current on date of Contract Documents, except where a specific date is established by applicable code.

C. Should specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding.

D. Neither the contractual relationships, duties, or responsibilities of the parties in Contract nor those of Architect shall be altered from Contract Documents by mention or inference otherwise in any reference document.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 CONTROL OF INSTALLATION

A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.

B. Comply with manufacturers' instructions, including each step in sequence.

C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.

D. Comply with specified standards as minimum quality for the work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

E. Have work performed by persons qualified to produce required and specified quality.

F. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.

G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.

3.02 DEFECT ASSESSMENT

A. Replace Work or portions of the Work not complying with specified requirements.

END OF SECTION

SECTION 01 50 00
TEMPORARY FACILITIES AND CONTROLS

PART 1 GENERAL

1.01 TEMPORARY UTILITIES - SEE SECTION 01 51 00

A. Owner will provide the following:
   1. Electrical power and metering, consisting of connection to existing facilities.
   2. Water supply, consisting of connection to existing facilities.

B. Existing facilities may be used.

1.02 TELECOMMUNICATIONS SERVICES

A. Provide, maintain, and pay for telecommunications services to field office at time of project mobilization.

1.03 BARRIERS

A. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities and adjacent properties from damage from construction operations and demolition.

1.04 FENCING

A. Provide 6 foot high fence around construction site; equip with vehicular and pedestrian gates with locks.

1.05 EXTERIOR ENCLOSURES

A. Provide temporary insulated weather tight closure of exterior openings to accommodate acceptable working conditions and protection for Products, to allow for temporary heating and maintenance of required ambient temperatures identified in individual specification sections, and to prevent entry of unauthorized persons. Provide access doors with self-closing hardware and locks.

1.06 SECURITY

A. Provide security and facilities to protect Work, existing facilities, and Owner's operations from unauthorized entry, vandalism, or theft.

1.07 VEHICULAR ACCESS AND PARKING

A. Coordinate access and haul routes with governing authorities and Owner.

B. Provide and maintain access to fire hydrants, free of obstructions.

1.08 WASTE REMOVAL

A. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.

B. Provide containers with lids. Remove trash from site periodically.

1.09 PROJECT IDENTIFICATION

A. Provide project identification sign of design and construction indicated on drawings.

B. Erect on site at location indicated.

1.10 FIELD OFFICES

A. Office: Weathertight, with lighting, electrical outlets, heating, cooling equipment, and equipped with sturdy furniture, drawing rack, and drawing display table.

B. Provide space for Project meetings, with table and chairs to accommodate 6 persons.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 60 00
PRODUCT REQUIREMENTS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data Submittals: Submit manufacturer's standard published data. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project.

B. Shop Drawing Submittals: Prepared specifically for this Project; indicate utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.

C. Sample Submittals: Illustrate functional and aesthetic characteristics of the product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.

PART 2 PRODUCTS

2.01 EXISTING PRODUCTS

A. Do not use materials and equipment removed from existing premises unless specifically required or permitted by Contract Documents.

BETTISWORTH NORTH
CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH
DAVID P. POPPEL
No. 106084
REGISTERED ARCHITECT
07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	DPP
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

SHEET SPECIFICATIONS

A002

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

1" ACTUAL
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

B. Unforeseen historic items encountered remain the property of the Owner; notify Owner promptly upon discovery; protect, remove, handle, and store as directed by Owner.
C. Existing materials and equipment indicated to be removed, but not to be re-used, relocated, reinstalled, delivered to the Owner, or otherwise indicated as to remain the property of the Owner, become the property of the Contractor; remove from site.

2.02 NEW PRODUCTS

A. Provide new products unless specifically required or permitted by Contract Documents.

2.03 PRODUCT OPTIONS

A. Products Specified by Reference Standards or by Description Only: Use any product meeting those standards or description.
B. Products Specified by Naming One or More Manufacturers: Use a product of one of the manufacturers named and meeting specifications, no options or substitutions allowed.
C. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not named.

PART 3 EXECUTION

3.01 SUBSTITUTION LIMITATIONS

A. See Section 01 25 00 - Substitution Procedures.

END OF SECTION

SECTION 01 70 00
EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 GENERAL

1.01 SUBMITTALS

A. Cutting and Patching: Submit written request in advance of cutting or alteration that affects:
1. Structural integrity of any element of Project.
2. Integrity of weather exposed or moisture resistant element.
3. Efficiency, maintenance, or safety of any operational element.

1.02 QUALIFICATIONS

A. For design of temporary shoring and bracing, employ a Professional Engineer experienced in design of this type of work and licensed in the State in which the Project is located.

1.03 PROJECT CONDITIONS

A. Ventilate enclosed areas to assist cure of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases.
B. Dust Control: Execute work by methods to minimize raising dust from construction operations. Provide positive means to prevent air-borne dust from dispersing into atmosphere and over adjacent property.
C. Noise Control: Provide methods, means, and facilities to minimize noise produced by construction operations.

PART 2 PRODUCTS

2.01 PATCHING MATERIALS

A. New Materials: As specified in product sections; match existing products and work for patching and extending work.
B. Type and Quality of Existing Products: Determine by inspecting and testing products where necessary, referring to existing work as a standard.

PART 3 EXECUTION

3.01 GENERAL INSTALLATION REQUIREMENTS

A. Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and so as to avoid waste due to necessity for replacement.
B. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.
C. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.
D. Make consistent texture on surfaces, with seamless transitions, unless otherwise indicated.
E. Make neat transitions between different surfaces, maintaining texture and appearance.

3.02 CUTTING AND PATCHING

A. Whenever possible, execute the work by methods that avoid cutting or patching.
B. Perform whatever cutting and patching is necessary to:
1. Complete the work.
2. Fit products together to integrate with other work.
3. Provide openings for penetration of mechanical, electrical, and other services.
4. Match work that has been cut to adjacent work.
5. Repair areas adjacent to cuts to required condition.
6. Repair new work damaged by subsequent work.
7. Remove samples of installed work for testing when requested.
8. Remove and replace defective and non-complying work.
C. Execute work by methods that avoid damage to other work and that will provide appropriate surfaces to receive patching and finishing. In existing work, minimize damage and restore to original condition.
D. Patching:
1. Finish patched surfaces to match finish that existed prior to patching. On continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.

3.03 PROGRESS CLEANING

A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.

3.04 PROTECTION OF INSTALLED WORK

A. Protect installed work from damage by construction operations.
B. Provide special protection where specified in individual specification sections.
C. Remove protective coverings when no longer needed; reuse or recycle coverings if possible.

3.05 FINAL CLEANING

A. Use cleaning materials that are nonhazardous.
B. Clean interior and exterior glass, surfaces exposed to view; remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.
C. Remove all labels that are not permanent. Do not paint or otherwise cover fire test labels or nameplates on mechanical and electrical equipment.
D. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.

3.06 CLOSEOUT PROCEDURES

A. Make submittals that are required by governing or other authorities.
B. Notify Architect when work is considered ready for Architect's Substantial Completion inspection.
C. Submit written certification containing Contractor's Correction Punch List, that Contract Documents have been reviewed, work has been inspected, and that work is complete in accordance with Contract Documents and ready for Architect's Substantial Completion inspection.
D. Notify Architect when work is considered finally complete and ready for Architect's Substantial Completion final inspection.
E. Complete items of work determined by Architect listed in executed Certificate of Substantial Completion.

END OF SECTION

SECTION 01 78 00
CLOSEOUT SUBMITTALS

PART 1 GENERAL

1.01 SUBMITTALS

A. Project Record Documents: Submit documents to Architect with claim for final Application for Payment.
B. Operation and Maintenance Data:
C. Warranties and Bonds:
1. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents within 10 days after acceptance.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 PROJECT RECORD DOCUMENTS

A. Maintain on site one set of the following record documents; record actual revisions to the Work:
1. Drawings.
2. Addenda.
3. Change Orders and other modifications to the Contract.

3.02 OPERATION AND MAINTENANCE DATA

A. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.
B. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use Project Record Documents as maintenance drawings.

3.03 OPERATION AND MAINTENANCE DATA FOR MATERIALS AND FINISHES

A. Instructions for Care and Maintenance: Manufacturer's recommendations for cleaning agents and methods, precautions against detrimental cleaning agents and methods, and recommended schedule for cleaning and maintenance.

3.04 OPERATION AND MAINTENANCE DATA FOR EQUIPMENT AND SYSTEMS

A. Operating Procedures: Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shut-down, and emergency instructions. Include summer, winter, and any special operating instructions.
B. Maintenance Requirements: Include routine procedures and guide for preventative maintenance and trouble shooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.

3.05 ASSEMBLY OF OPERATION AND MAINTENANCE MANUALS

A. Assemble operation and maintenance data into durable manuals for Owner's personnel use, with data arranged in the same sequence as, and identified by, the specification sections.
B. Where systems involve more than one specification section, provide separate tabbed divider for each system.
C. Binders: Commercial quality, 8-1/2 by 11 inch three D side ring binders with durable plastic covers; 2 inch maximum ring size. When multiple binders are used, correlate data into related consistent groupings.
D. Cover: Identify each binder with typed or printed title OPERATION AND MAINTENANCE INSTRUCTIONS; identify title of Project; identify subject matter of contents.

3.06 WARRANTIES AND BONDS

A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within 10 days after completion of the applicable item of work. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until Date of Substantial completion is determined.

END OF SECTION

DIVISION 02 - EXISTING CONDITIONS

SECTION 02 41 00
DEMOLITION

PART 1 GENERAL

1.01 SUBMITTALS

A. Site Plan: Indicate:
B. Demolition Plan: Submit demolition plan as required by OSHA and local AHJs.
C. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.

PART 3 EXECUTION

2.01 GENERAL PROCEDURES AND PROJECT CONDITIONS

A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
1. Obtain required permits.
2. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
3. Provide, erect, and maintain temporary barriers and security devices.
B. Hazardous Materials:
1. Hazardous Materials: Comply with 29 CFR 1926 and state and local regulations.
2. Refer to hazardous materials report provided by Owner.

2.02 EXISTING UTILITIES

A. Coordinate work with utility companies. Notify utilities before starting work, comply with their requirements, and obtain required permits.
B. Protect existing utilities to remain from damage.

2.03 SELECTIVE DEMOLITION FOR ALTERATIONS

A. Existing construction and utilities indicated on drawings are based on casual field observation and existing record documents only.
B. Maintain weatherproof exterior building enclosure, except for interruptions required for replacement or modifications; prevent water and humidity damage.
C. Remove existing work as indicated and required to accomplish new work.
D. Services including, but not limited to, HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications: Remove existing systems and equipment as indicated.
E. Protect existing work to remain.

2.04 DEBRIS AND WASTE REMOVAL

A. Remove debris, junk, and trash from site.

END OF SECTION

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

SECTION 06 10 53
MISCELLANEOUS ROUGH CARPENTRY

PART 1 GENERAL

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.
1. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements.
2. Grading Agency: Grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee (www.alsc.org) and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.

2.02 DIMENSION LUMBER FOR CONCEALED APPLICATIONS

A. Sizes: Nominal sizes as indicated on drawings, S4S.
B. Moisture Content: S-dry or MC19.
C. Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring:
1. Lumber: S4S, No.2 or Standard Grade.
2. Boards: Standard or No.3.

2.03 CONSTRUCTION PANELS

A. Communications and Electrical Room Mounting Boards: PS 1, A-D plywood, or medium density fiberboard; 3/4 inch thick; flame spread index of 25 or less, smoke developed index of 450 or less, when tested in accordance with ASTM E84.

2.04 ACCESSORIES

A. Fasteners and Anchors:
1. Metal and Finish: Hot-dipped galvanized steel complying with ASTM A153/A153M for high humidity and preservative-treated wood locations, unfinished steel elsewhere.

PART 3 EXECUTION

3.01 INSTALLATION - GENERAL

A. Select material sizes to minimize waste.

3.02 INSTALLATION OF CONSTRUCTION PANELS

END OF SECTION

SECTION 06 20 00
FINISH CARPENTRY

PART 1 GENERAL

1.01 SUBMITTALS

A. Shop Drawings: Indicate materials, component profiles, fastening methods, jointing details, and accessories.
B. Samples: Submit two samples of wood trim 24 inch long.

1.02 QUALITY ASSURANCE

PART 2 PRODUCTS

2.01 FINISH CARPENTRY ITEMS

A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS), unless noted otherwise.
B. Surface Burning Characteristics: Provide materials having fire and smoke properties as required by applicable code.

2.02 LUMBER MATERIALS

A. Softwood Lumber: Select Structural Douglas Fir-Larch, No. 2 or better, or SPF, kiln-dried species, Quarter-sawn sawn, maximum moisture content of 6 percent; with vertical grain, of quality suitable for transparent finish.
B. Hardwood Lumber: Maple, Birch, or Oak, clean, kiln-dried, free of defects, for exposed work; other hardwoods acceptable for concealed components species, Quarter-sawn sawn, maximum moisture content of 6 percent ; with vertical grain , of quality suitable for transparent finish.

2.03 SHEET MATERIALS

A. Softwood Plywood, Not Exposed to View: Any face species, veneer core; PS 1 Grade A-B, glue type as recommended for application.
B. Hardwood Plywood: Face species as indicated, plain sawn, book matched, veneer core; HPVA HP-1 Front Face Grade AA, Back Face Grade 1, glue type as recommended for application.

2.04 PLASTIC LAMINATE MATERIALS

A. Plastic Laminate: Types as specified in Section 06 41 00 - Architectural Wood Casework.

2.05 ACCESSORIES

A. Adhesive: Type recommended by AWI/AWMAC to suit application.
B. Plastic Edge Trim: Extruded flat shaped; smooth finish; of width to match component thickness; color as selected.
1. Design intent is for laminate panel edges to be finished with edge band as manufactured by scheduled plastic laminate manufacturer for truest match to scheduled laminate pattern and color.
C. Aluminum Edge Trim: Extruded flat shape; smooth surface finish; self locking serrated tongue; of width to match component thickness; clear anodized finish.
D. Primer: Alkyd primer sealer.
E. Wood Filler: Solvent base, tinted to match surface finish color.

2.06 HARDWARE

A. Hardware: Comply with BHMA A156.9.

2.07 WOOD TREATMENT

A. Factory-Treated Lumber: Comply with requirements of AWPA U1 - Use Category System for pressure impregnated wood treatments determined by use categories, expected service conditions, and specific applications.

2.08 FABRICATION

A. Shop assemble work for delivery to site, permitting passage through building openings.
B. Apply plastic laminate finish in full uninterrupted sheets consistent with manufactured sizes. Fit corners and joints hairline; secure with concealed fasteners. Slightly bevel arises.
C. Apply laminate backing sheet to reverse face of plastic laminate finished surfaces.

2.09 SHOP FINISHING

A. Sand work smooth and set exposed nails and screws.
B. Apply wood filler in exposed nail and screw indentations.
C. Finish work in accordance with AWI/AWMAC/WI (AWS), Section 5 - Finishing for grade specified and as follows:

PART 3 EXECUTION

3.01 INSTALLATION

A. Install custom fabrications in accordance with AWI/AWMAC/WI (AWS) requirements for grade indicated.
B. Set and secure materials and components in place, plumb and level.
C. Carefully scribe work abutting other components, with maximum gaps of 1/32 inch. Do not use additional overlay trim to conceal larger gaps.

END OF SECTION

SECTION 06 41 00
ARCHITECTURAL WOOD CASEWORK

PART 1 GENERAL

1.01 SUBMITTALS

A. Shop Drawings: Indicate materials, component profiles, fastening methods, jointing details, and accessories.
B. Samples: Submit actual samples of architectural cabinet construction, minimum 12 inches square, illustrating proposed cabinet and shelf unit substrate and finish.
C. Third-party certified Health Product Declaration and/or Environmental Product Declaration and/or Declare® Label(s) for each product indicated, if available.

1.02 QUALITY ASSURANCE

PART 2 PRODUCTS

2.01 CABINETS

A. Aesthetic Performance Grade: Custom Grade, in accordance with ANSI/AWI Standards, unless noted otherwise.
B. Structural Performance Grade: Duty Level 3, in accordance with ANSI/AWI Standards, unless noted otherwise.
C. Plastic Laminate Faced Cabinets: Custom grade.
D. Cabinets:
1. Finish - Exposed Exterior Surfaces: Decorative laminate.
2. Finish - Exposed Interior Surfaces: Decorative laminate.
3. Finish - Semi-Exposed Surfaces: Decorative laminate
4. Finish - Concealed Surfaces: Manufacturer's option.
5. Door and Drawer Front Edge Profiles: Square edge with thick applied band.
6. Door and Drawer Front Retention Profiles: Fixed panel.
7. Casework Construction Type: Type A - Frameless.
8. Interface Style for Cabinet and Door: Style 1 - Overlay; flush overlay.
9. Grained Face Layout for Cabinet and Door Fronts: Flush panel.
a. Custom Grade: Doors, drawer fronts and false fronts wood grain to run and match vertically within each cabinet unit.
10. Cabinet Design Series: As indicated on drawings.
11. Drawer Construction Technique: As recommended by fabricator and meeting the duty rating specified.

2.02 WOOD-BASED COMPONENTS

A. Wood fabricated from old growth timber is not permitted.

2.03 LAMINATE MATERIALS

A. High Pressure Decorative Laminate (HPDL): NEMA LD 3, types as recommended for specific applications.
B. Provide specific types as indicated.
1. Horizontal Surfaces: HGS, 0.048 inch nominal thickness, colors as indicated, finish as indicated.
2. Cabinet Liner: CLS, 0.020 inch nominal thickness, through color, color as selected, textured low gloss finish.
3. Laminate Backer: BKL, 0.020 inch nominal thickness, undecorated; for application to concealed backside of panels faced with high pressure decorative laminate.
4. Phenolic Cabinet Construction: CSL or CCSL, thickness as indicated, black or through-color core as indicated, colors as indicated, finish as indicated.

2.04 COUNTERTOPS

A. Countertops: See Section 12 36 00.

2.05 ACCESSORIES

A. Adhesive: Type recommended by fabricator to suit application.
B. Bolts, Nuts, Washers, Lags, Pins, and Screws: Of size and type to suit application; chrome-plated finish in concealed locations and stainless steel or chrome-plated finish in exposed locations.
C. Grommets: Standard plastic grommets for cut-outs, in color to match adjacent surface.
D. Bumpers:
1. Wall Bumpers: Clear, plastc, self-adhesive bumper, approximately 1/2" x 1/2" x 3/16", applied to adjacent perpendicular wall where, when cabinet door is opened, specifed pull makes contact with wall finish. Provide one bumper per door pull where wall contact occurs.

2.06 HARDWARE

A. Cabinet Hardware: Comply with BHMA A156.9 for hardware types and grades indicated below:
B. Adjustable Shelf Supports: Standard side-mounted system using multiple holes for pin supports and coordinated self rests, polished chrome finish, for nominal 1 inch spacing adjustments.
C. Drawer and Door Pulls, Typical: "U" shaped wire pull, steel with chrome finish, 4 inch centers.
D. Cabinet Locks, Typical: Keyed cylinder, two keys per lock, master keyed, steel with satin finish.
E. Cabinet Catches:
F. Drawer Slides:
1. Type: Full extension with overtravel.
2. Static Load Capacity: Heavy duty grade unless noted otherwise.
3. Mounting: Side or bottom mounted.
G. Soft-Close, Door and Drawer Adjustable Dampers:
H. Hinges: European style concealed self-closing type, steel with satin finish.

2.07 FABRICATION

A. Assembly: Shop assemble cabinets for delivery to site in units easily handled and to permit passage through building openings.
B. Edging: Fit shelves, doors, and exposed edges with specified edging. Do not use more than one piece for any single length.
C. Fitting: When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide matching trim for scribing and site cutting.
D. Plastic Laminate: Apply plastic laminate finish in full uninterrupted sheets consistent with manufactured sizes. Fit corners and joints hairline; secure with concealed fasteners. Slightly bevel arises.
1. Apply laminate backing sheet to reverse side of plastic laminate finished surfaces.
2. Cap exposed plastic laminate finish edges with plastic trim.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install work in accordance with ANSI/AWI requirements for grade indicated.
B. Coordinate the work with plumbing rough-in, electrical rough-in, and installation of associated and adjace.
C. Sequence installation to ensure utility connections are achieved in an orderly and expeditious manner.

3.02 INSTALLATION

A. Install work in accordance with ANSI/AWI requirements for grade indicated.
B. Set and secure custom cabinets in place, assuring that they are rigid, plumb, and level.
C. Use concealed joint fasteners to align and secure adjoining cabinet units.

END OF SECTION

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

SECTION 07 92 00
JOINT SEALANTS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Submit manufacturer's technical datasheets for each product to be used; include the following:
1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
2. List of backing materials approved for use with the specific product.
3. Backing material recommended by sealant manufacturer.
4. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
5. Substrates the product should not be used on.
B. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools.
C. Color Cards for Selection: Where sealant color is not specified, submit manufacturer's color cards showing standard colors available for selection.

1.02 WARRANTY

A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.
B. Manufacturer Warranty: Provide 2-year manufacturer warranty for installed sealants and accessories that fail to achieve a watertight seal, exhibit loss of adhesion or cohesion, or do not cure. Complete forms in Owner's name and register with manufacturer.

PART 2 PRODUCTS

2.01 JOINT SEALANT APPLICATIONS

A. Scope:
1. Exterior Joints:
2. Interior Joints:

2.02 JOINT SEALANTS - GENERAL

BETTISWORTH NORTH
CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH DAVID P. POPPEL No. 106084 REGISTERED ARCHITECT 07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	DPP
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

SHEET SPECIFICATIONS

A003

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

1" ACTUAL
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

A. Sealants and Primers: Provide products having lower volatile organic compound (VOC) content than indicated in SCAQMD 1168.

B. Colors: As indicated on drawings.

2.03 ACCESSORIES

A. Sealant Backing Materials, General: Materials placed in joint before applying sealants; assists sealant performance and service life by developing optimum sealant profile and preventing three-sided adhesion; type and size recommended by sealant manufacturer for compatibility with sealant, substrate, and application.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install this work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.

B. Provide joint sealant installations complying with ASTM C1193.

C. Install bond breaker backing tape where backer rod cannot be used.

D. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.

E. Nonsag Sealants: Tool surface concave, unless otherwise indicated; remove masking tape immediately after tooling sealant surface.

END OF SECTION

DIVISION 08 - OPENINGS

SECTION 08 11 13
HOLLOW METAL DOORS AND FRAMES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Materials and details of design and construction, hardware locations, reinforcement type and locations, anchorage and fastening methods, and finishes.

B. Shop Drawings: Details of each opening, showing elevations, glazing, frame profiles, and any indicated finish requirements.

1.02 DELIVERY, STORAGE, AND HANDLING

A. Comply with NAAMM HMMA 840 or ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.

PART 2 PRODUCTS

2.01 PERFORMANCE REQUIREMENTS

A. Requirements for Hollow Metal Doors and Frames:
1. Steel Sheet: Comply with one or more of the following requirements; galvannealed steel complying with ASTM A653/A653M, cold-rolled steel complying with ASTM A1008/A1008M, or hot-rolled pickled and oiled (HRPO) steel complying with ASTM A1011/A1011M, commercial steel (CS) Type B, for each.
2. Accessibility: Comply with ICC A117.1 and ADA Standards.
3. Door Edge Profile: Beveled, both sides.
4. Typical Door Face Sheets: Flush.
5. Glazed Lights: Non-removable stops on non-secure side; sizes and configurations as indicated on drawings. Style: Manufacturer's standard.
6. Hardware Preparations, Selections and Locations: Comply with NAAMM HMMA 830 and NAAMM HMMA 831 or BHMA A156.115 and ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.

B. Combined Requirements: If a particular door and frame unit is indicated to comply with more than one type of requirement, comply with the specified requirements for each type; for instance, an exterior door that is also indicated as being sound-rated must comply with the requirements specified for exterior doors and for sound-rated doors; where two requirements conflict, comply with the most stringent.

2.02 HOLLOW METAL DOORS

A. Door Finish: Factory primed and field finished.

B. Interior Doors, Non-Fire-Rated:
1. Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
   a. Level 3 - Extra Heavy-duty.
   b. Physical Performance Level A 1 000 000 cycles; in accordance with ANSI/SDI A250.4.
   c. Model 1 - Full Flush.
   d. Door Face Metal Thickness: 16 gauge, 0.053 inch, minimum.
2. Door Core Material: Manufacturers standard core material/construction and in compliance with requirements.
3. Door Thickness: 1-3/4 inches, nominal.

2.03 HOLLOW METAL FRAMES

A. Comply with standards and/or custom guidelines as indicated for corresponding door in accordance with applicable door frame requirements.

B. Frame Finish: Factory primed and field finished.

C. Interior Door Frames, Non-Fire Rated: Full profile/continuously welded type.
1. Frame Metal Thickness: 16 gauge, 0.053 inch, minimum.

D. Frames for Wood Doors: Comply with frame requirements in accordance with corresponding door.

E. Borrowed Lites Glazing Frames: Construction and face dimensions to match door frames, and as indicated on drawings.

F. Frames Wider than 48 inches: Reinforce with steel channel fitted tightly into frame head, flush with top.

2.04 FINISHES

A. Primer: Rust-inhibiting, complying with ANSI/SDI A250.10, door manufacturer's standard.

2.05 ACCESSORIES

A. Silencers: Resilient rubber, fitted into drilled hole; provide three on strike side of single door, three on center mullion of pairs, and two on head of pairs without center mullions.

B. Temporary Frame Spreaders: Provide for factory- or shop-assembled frames.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install doors and frames in accordance with manufacturer's instructions and related requirements of specified door and frame standards or custom guidelines indicated.

B. Coordinate frame anchor placement with wall construction.

END OF SECTION

SECTION 08 14 16
FLUSH WOOD DOORS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Indicate door core materials and construction; veneer species, type and characteristics.

B. Third-party certified Health Product Declaration and/or Environmental Product Declaration and/or Declare® Label(s) for each product indicated, if available.

C. Shop Drawings: Show doors and frames, elevations, sizes, types, swings, undercuts, beveling, blocking for hardware, factory machining, factory finishing, cutouts for glazing and other details.

D. Samples: Submit two samples of door veneer, 12 by 12 inches in size illustrating wood grain, stain color, and sheen.

1.02 QUALITY ASSURANCE

1.03 WARRANTY

A. Manufacturer Warranty: Provide manufacturer's warranty on interior doors for the life of the installation. Complete forms in Owner's name and register with manufacturer.

1. Include coverage for delamination of veneer, warping beyond specified installation tolerances, defective materials, and telegraphing core construction.

PART 2 PRODUCTS

2.01 DOORS

A. Doors: See drawings for locations and additional requirements.
1. Quality Standard: Premium Grade, Extra Heavy Duty performance, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.

B. Interior Doors: 1-3/4 inches thick unless otherwise indicated; flush construction.
1. Provide solid core doors at each location.

2.02 DOOR AND PANEL CORES

A. Non-Rated Solid Core and 20 Minute Rated Doors: Type particleboard core (PC), plies and faces as indicated.

2.03 DOOR FACINGS

A. Veneer Facing for Transparent Finish: _____, HPVA Grade A, plain sliced (flat cut), with book match between leaves of veneer, balance match of spliced veneer leaves assembled on door or panel face.
1. Vertical Edges: Same species as face veneer.

2.04 DOOR CONSTRUCTION

A. Fabricate doors in accordance with door quality standard specified.

B. Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.

C. Factory fit doors for frame opening dimensions identified on shop drawings, with edge clearances in accordance with specified quality standard.

2.05 FINISHES - WOOD VENEER DOORS

A. Finish work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 5 - Finishing for grade specified and as follows:
1. Transparent:
   a. System - 11, Polyurethane, Catalyzed.
   b. Sheen: Satin.

2.06 ACCESSORIES

A. Glazing Stops: Wood, of same species as door facing, mitered corners; prepared for countersink style tamper proof screws.

B. Door Hardware: See Section 08 71 00.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install doors in accordance with manufacturer's instructions and specified quality standard.

B. Coordinate installation of doors with installation of frames and hardware.

END OF SECTION

SECTION 08 31 00
ACCESS DOORS AND PANELS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide sizes, types, finishes, hardware, scheduled locations, and details of adjoining work.

B. Shop Drawings: Indicate exact position of each access door and/or panel unit.

PART 2 PRODUCTS

2.01 ACCESS DOORS AND PANELS ASSEMBLIES

A. Wall-Mounted Units:
1. Location: As indicated on drawings. Coordinate with Mechanical.
2. Size: Refer to drawings

B. Ceiling-Mounted Units:
1. Location: As indicated on drawings. Coordinate with Mechanical.
2. Size: Refer to drawings

2.02 WALL- AND CEILING-MOUNTED ACCESS UNITS

A. Wall- and Ceiling-Mounted Units: Factory-fabricated door and frame, fully assembled units with corner joints welded, filled and ground flush; square and without rack or warp; coordinate requirements with type of installation assembly being used for each unit.
1. Material: Steel.
2. Door Style: Single thickness with rolled or turned in edges.
3. Frames: 16-gauge, 0.0598-inch minimum thickness.
4. Single Steel Sheet Door Panels: 16-gauge, 0,0625-inch minimum thickness.
5. Steel Finish: Primed.
6. Primed and Factory Finish: Polyester powder coat; color white.
7. Hardware:
   a. Hinges for Non-Fire-Rated Units: Concealed, constant force closure spring type.
   b. Latch/Lock: Tamperproof tool-operated cam latch.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install units in accordance with manufacturer's instructions.

B. Install frames plumb and level in openings, and secure units rigidly in place.

END OF SECTION

SECTION 08 53 13
VINYL WINDOWS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide component dimensions, anchors, fasteners, glass, and internal drainage.

B. Shop Drawings: Indicate opening dimensions, framed opening tolerances, affected related work, and installation requirements.

C. Grade Substantiation: Prior to submitting shop drawings or starting fabrication, submit one of the following showing compliance with specified grade:
1. Evidence of AAMA Certification.
2. Evidence of WDMA Certification.
3. Evidence of CSA Certification.
4. Test report(s) by independent testing agency itemizing compliance and acceptable to authorities having jurisdiction.

D. Specimen warranty.

1.02 WARRANTY

A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.

B. Manufactuer Warranty: Provide 20 year manufacturer warranty covering laminated foil finish, including degradation or failure due to chemical contact. Complete forms in Owner's name and register with manufacturer.

PART 2 PRODUCTS

2.01 DESCRIPTION

A. Vinyl Windows: Factory-fabricated frame and sash members of extruded, hollow, ultraviolet-resistant, glass-fiber reinforced polyvinyl chloride (PVC) with integral color; with factory-installed glazing, hardware, related flashings, anchorage and attachment devices.
1. Configuration: As indicated on drawings.
   a. Product Type: FW - Fixed window in accordance with AAMA/WDMA/CSA 101/I.S.2/A440.
2. Interior Color: As selected by Architect from manufacturer's full line of colors.
3. Exterior Color: As selected by Architect from manufacturer's full line of colors.
4. System Internal Drainage: Drain to exterior side by means of weep drainage network any water entering joints, condensation within glazing channel, or other migrating moisture within system.
5. Glazing Stops, Trim, Flashings, and Accessory Pieces: Formed of rigid PVC, fitting tightly into frame assembly.

2.02 PERFORMANCE REQUIREMENTS

A. Grade: AAMA/WDMA/CSA 101/I.S.2/A440 requirements for specific window type:
1. Performance Class (PC): CW.

2.03 COMPONENTS

A. Glazing: Insulated double pane, annealed glass, clear, low-E coated, manufacturer's standard fill, with thermoplastic warm-edge spacer, with glass thicknesses as recommended by manufacturer for specified wind conditions.

B. Frame Depth: Manufacturer's standard.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install window unit assemblies in accordance with manufacturers instructions and applicable building codes.

B. Attach window frame and shims to perimeter opening to accommodate construction tolerances and other irregularities as necessary.

C. Align window plumb and level, free of warp or twist, and maintain dimensional tolerances and alignment with adjacent work.

END OF SECTION

SECTION 08 80 00
GLAZING

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data on Glazing Unit Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.

B. Product Data on Glazing Compounds and Accessories: Provide chemical, functional, and environmental characteristics, limitations, special application requirements, and identify available colors.

C. Third-party certified Health Product Declaration and/or Environmental Product Declaration and/or Declare® Label(s) for each product indicated, if available.

D. Glazing Schedule: List glass types and thicknesses for each size opening and location. Use same designations indicated on Drawings.
1. Schedule is to identify compliance with Safety Glazing Provisions identified in interior and exterior glazing paragraphs. Coordinate with submittals for glazed Aluminum Storefronts and Hollow Metal Doors and Frames.

1.02 QUALITY ASSURANCE

A. Perform Work in accordance with GANA (GM), GANA (SM), GANA (LGRM), and IGMA TM-3000 for glazing installation methods. Maintain one copy on site.

1.03 WARRANTY

A. Insulating Glass Units: Provide a ten (10) year manufacturer warranty to include coverage for seal failure, interpane dusting or misting, including providing products to replace failed units.

PART 2 PRODUCTS

2.01 MANUFACTURERS

2.02 GLASS MATERIALS

A. Float Glass: Provide float glass based glazing unless otherwise indicated.
1. Kind HS - Heat-Strengthened Type: Complies with ASTM C1048.
2. Kind FT - Fully Tempered Type: Complies with ASTM C1048.
3. Fully Tempered Safety Glass: Complies with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.

2.03 GLAZING UNITS

A. Monolithic Safety Glazing: Non-fire-rated.
1. Applications:
   a. Glazed lites in doors, except fire doors.
   b. Glazed sidelights to doors, except in fire-rated walls and partitions.
   c. Other locations required by applicable federal, state, and local codes and regulations.
   d. Other locations indicated on drawings.
2. Glass Type: Fully tempered safety glass as specified.
3. Tint: Clear.
4. Thickness: 1/4 inch, nominal.

2.04 ACCESSORIES

A. Setting Blocks: Silicone, with 80 to 90 Shore A durometer hardness; ASTM C864 Option II. Length of 0.1 inch for each square foot of glazing or minimum 4 inch by width of glazing rabbet space minus 1/16 inch by height to suit glazing method and pane weight and area.

B. Spacer Shims: Neoprene, 50 to 60 Shore A durometer hardness; ASTM C864 Option II. Continuous by one half the height of the glazing stop by thickness to suit application, self adhesive on one face.

C. Glazing Tape, Back Bedding Mastic Type: Preformed, butyl-based, 100 percent solids compound with integral resilient spacer rod applicable to application indicated; 5 to 30 cured Shore A durometer hardness; coiled on release paper; black color.

PART 3 EXECUTION

END OF SECTION

DIVISION 09 - FINISHES

SECTION 09 05 61
COMMON WORK RESULTS FOR FLOORING PREPARATION

PART 1 GENERAL

1.01 SUBMITTALS

A. Floor Covering and Adhesive Manufacturers' Product Literature: For each specific combination of substrate, floor covering, and adhesive to be used; showing:

B. Adhesive Bond and Compatibility Test Report.

PART 2 PRODUCTS

2.01 MATERIALS

A. Patching Compound: Floor covering manufacturer's recommended product, suitable for conditions, and compatible with adhesive and floor covering. In the absence of any recommendation from flooring manufacturer, provide a product with the following characteristics:
1. Cementitious moisture-, mildew-, and alkali-resistant compound, compatible with floor, floor covering, and floor covering adhesive, and capable of being feathered to nothing at edges.
2. Compressive Strength: 3000 psi, minimum, after 28 days, when tested in accordance with ASTM C109/C109M or ASTM C472, whichever is appropriate.

B. Alternate Flooring Adhesive: Floor covering manufacturer's recommended product, suitable for the moisture and pH conditions present; low-VOC. In the absence of any recommendation from flooring manufacturer, provide a product recommended by adhesive manufacturer as suitable for substrate and floor covering and for conditions present.

PART 3 EXECUTION

3.01 CONCRETE SLAB PREPARATION

A. Perform following operations in the order indicated:
1. Existing concrete slabs (on-grade and elevated) with existing floor coverings:
   a. Visual observation of existing floor covering, for adhesion, water damage, alkaline deposits, and other defects.
   b. Removal of existing floor covering.
2. Existing concrete slabs with coatings or penetrating sealers/hardeners/dustproofers:
   a. Do not attempt to remove coating or penetrating material.
   b. Do not abrade surface.
3. Preliminary cleaning.
4. Specified remediation, if required.
5. Patching, smoothing, and leveling, as required.
6. Other preparation specified.
7. Adhesive bond and compatibility test.
8. Protection.

B. Remediations:
1. Active Water Leaks or Continuing Moisture Migration to Surface of Slab: Correct this condition before doing any other remediation; re-test after correction.
2. Excessive Moisture Emission or Relative Humidity: If an adhesive that is resistant to the level of moisture present is available and acceptable to flooring manufacturer, use that adhesive for installation of the flooring; if not, apply remedial floor coating or remedial sheet membrane over entire suspect floor area.
3. Excessive Alkalinity (pH): If remedial floor coating is necessary to address excessive moisture, no additional remediation is required; if not, if an adhesive that is resistant to the level present is available and acceptable to the flooring manufacturer, use that adhesive for installation of the flooring; otherwise, apply a skim coat of specified patching compound over entire suspect floor area.

3.02 ADHESIVE BOND AND COMPATIBILITY TESTING

A. Comply with requirements and recommendations of floor covering manufacturer.

3.03 APPLICATION OF REMEDIAL FLOOR COATING

A. Comply with requirements and recommendations of coating manufacturer.

END OF SECTION

SECTION 09 21 16
GYPSUM BOARD ASSEMBLIES

PART 1 GENERAL

1.01 SUBMITTALS

A. Shop Drawings: Indicate special details associated with fireproofing and acoustic seals.

B. Product Data: Provide data on gypsum board, glass mat faced gypsum board, accessories, and joint finishing system.

C. Product Data: Provide manufacturer's data on partition head to structure connectors, showing compliance with requirements.

D. Third-party certified Health Product Declaration and/or Environmental Product Declaration and/or Declare® Label(s) for each product indicated, if available.

PART 2 PRODUCTS

2.01 GYPSUM BOARD ASSEMBLIES

A. Provide completed assemblies complying with ASTM C840 and GA-216.

B. Interior PartitionsIndicated as Sound-Rated: Provide completed assemblies with the following characteristics:
1. Acoustic Attenuation: STC as indicated calculated in accordance with ASTM E413, based on tests conducted in accordance with ASTM E90.

C. Fire-Resistance-Rated Assemblies: Provide completed assemblies in accordance with the citations on the Drawings.
1. UL Assembly Numbers: Provide construction equivalent to that listed for the particular assembly in the current UL (FRD).

2.02 BOARD MATERIALS

A. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
1. Application: Use for vertical surfaces and ceilings, unless otherwise indicated.
2. Glass mat faced gypsum panels, as defined in ASTM C1658/C1658M, suitable for paint finish, of the same core type and thickness may be substituted for paper-faced board.
3. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
4. At Assemblies Indicated with Fire-Resistance Rating: Use type required by indicated tested assembly; if no tested assembly is indicated, use Type X board, UL or WH listed.
5. Thickness:
   a. Vertical Surfaces: 5/8 inch.
   b. Ceilings: 5/8 inch.
   c. Multi-Layer Assemblies: Thicknesses as indicated on drawings.

B. Backing Board For Wet Areas: One of the following products:
1. Application: Surfaces behind tile in wet areas including shower ceilings.
   a. Provide Cement-Based Board behind tile at shower and tub surrounds.
2. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
3. ANSI Cement-Based Board: Non-gypsum-based; aggregated Portland cement panels with glass fiber mesh embedded in front and back surfaces complying with ANSI A118.9 or ASTM C1325.
4. Glass Mat Faced Board: Coated glass mat water-resistant gypsum backing panel as defined in ASTM C1178/C1178M.

C. Ceiling Board: Special sag resistant gypsum ceiling board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
1. Application: Ceilings, unless otherwise indicated.
2. Thickness: 5/8 inch.
3. Edges: Tapered.

2.03 GYPSUM BOARD ACCESSORIES

A. Acoustic Insulation: ASTM C665; preformed glass fiber, friction fit type, unfaced. Thickness as indicated in Drawings.

B. Beads, Joint Accessories, and Other Trim: ASTM C1047, rolled zinc, unless noted otherwise.
1. Corner Beads: Low profile, for 90 degree outside corners.
2. Architectural Reveal Beads:
   a. Reveal Depth: 1/4 inch.
   b. Reveal Width: 1/4 inch.
   c. Shapes: As indicated on drawings.
3. Wall Mounted Deflection Beads: Flexible gasket and bead with 1-1/8 inch flange.
4. Expansion Joints:

C. Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for project conditions.
1. Fiberglass Tape: 2 inch wide, coated glass fiber tape for joints and cornersat glass mat faced gypsum board and cementitious backer board.
2. Paper Tape: 2 inch wide, creased paper tape for joints and corners, except as otherwise indicated.
3. Joint Compound: Drying type, vinyl-based, ready-mixed.
4. Joint Compound: Setting type, field-mixed.

D. High Build Drywall Surfacer: Vinyl acrylic latex-based coating for spray application, designed to take the place of skim coating and separate paint primer in achieving Level 5 finish.

E. Screws for Fastening of Gypsum Panel Products to Steel Members from 0.033 to 0.112 inch in Thickness: ASTM C954; steel drill screws, corrosion-resistant.

F. Anchorage to Substrate: Tie wire, nails, screws, and other metal supports, of type and size to suit application; to rigidly secure materials in place.

PART 3 EXECUTION

3.01 ACOUSTIC ACCESSORIES INSTALLATION

A. Acoustic Insulation: Place tightly within spaces, around cut openings, behind and around electrical and mechanical items within partitions, and tight to items passing through partitions.

3.02 BOARD INSTALLATION

A. Comply with ASTM C840, GA-216, and manufacturer's instructions. Install to minimize butt end joints, especially in highly visible locations.

B. Fire-Resistance-Rated Construction: Install gypsum board in strict compliance with requirements of assembly listing.

C. Exposed Gypsum Board in Interior Wet Areas: Seal joints, cut edges, and holes with water-resistant sealant.

BETTISWORTH NORTH
CORPORATE NO. AECCC19 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH
DAVID P. POPPEL
No. 106084
REGISTERED ARCHITECT
07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	DPP
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

SHEET SPECIFICATIONS

A004

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

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D. Cementitious Backing Board: Install over steel framing members and plywood substrate where indicated, in accordance with ANSI A108.11 and manufacturer's instructions.
E. Installation on Metal Framing: Use screws for attachment of gypsum board.

3.03 JOINT TREATMENT

A. Glass Mat Faced Gypsum Board and Exterior Glass Mat Faced Sheathing: Use fiberglass joint tape, embed and finish with setting type joint compound.
B. Paper Faced Gypsum Board: Use paper joint tape, embed with drying type joint compound and finish with drying type joint compound.
C. Finish gypsum board in accordance with levels defined in ASTM C840, as follows:
1. Level 4: Walls and ceilings to receive paint finish or wall coverings, unless otherwise indicated.
2. Level 3: Walls to receive textured wall finish.
3. Level 2: In utility areas, behind cabinetry, and on backing board to receive tile finish.
4. Level 1: Fire-resistance-rated wall areas above finished ceilings, whether or not accessible in the completed construction, plenum spaces.
5. Level 0: Temporary partitions.

END OF SECTION

SECTION 09 51 00
ACOUSTICAL CEILINGS

PART 1 GENERAL

1.01 SUBMITTALS

A. Shop Drawings: Indicate grid layout and related dimensioning, junctions with other ceiling finishes, and mechanical and electrical items installed in the ceiling.
B. Product Data: Provide data on suspension system components and acoustical units.
C. Samples: Submit two samples 6 by 6 inch in size illustrating material and finish of acoustical units.

1.02 QUALITY ASSURANCE

1.03 FIELD CONDITIONS

A. Maintain uniform temperature of minimum 60 degrees F, and maximum humidity of 40 percent prior to, during, and after acoustical unit installation.

PART 2 PRODUCTS

2.01 PERFORMANCE REQUIREMENTS

A. Seismic Performance: Ceiling systems designed to withstand the effects of earthquake motions determined according to ASCE 7 for Seismic Design Category E and complying with the following:
1. Local authorities having jurisdiction.

2.02 ACOUSTICAL UNITS

A. Acoustical Units - General: ASTM E1264, Class A.
1. VOC Content: Certified as Low Emission by one of the following:
a. Product listing in UL (GGG).
B. Acoustical Panels: Painted mineral fiber, with the following characteristics:
1. Classification: ASTM E1264 Type III.
a. Form: 2, water felted.
b. Pattern: "C" - perforated, small holes; "E" - lightly textured.
2. Size: 24 by 48 inches unless otherwise indicated.
3. Thickness: 5/8 inch.
4. Light Reflectance: minimium 85 percent, determined in accordance with ASTM E1264.
5. NRC Range: 0.50 to 0.70, determined in accordance with ASTM E1264.
6. Ceiling Attenuation Class (CAC): minimum 30, determined in accordance with ASTM E1264.
7. Panel Edge: Square.
8. Color: As indicated on drawings.
9. Suspension System: Exposed grid.

2.03 SUSPENSION SYSTEM(S)

A. Metal Suspension Systems - General: Complying with ASTM C635/C635M; die cut and interlocking components, with perimeter moldings, hold down clips, stabilizer bars, clips, and splices as required.

2.04 ACCESSORIES

A. Support Channels and Hangers: Galvanized steel; size and type to suit application, seismic requirements, and ceiling system flatness requirement specified.
B. Hanger Wire: 12 gauge, 0.08 inch galvanized steel wire.
C. Hold-Down Clips: Manufacturer's standard clips to suit application.
D. Seismic Clips: Manufacturer's standard clips for seismic conditions and to suit application.
E. Perimeter Moldings: Same metal and finish as grid.
1. Size: As required for installation conditions and specified Seismic Design Category.
F. Metal Edge Trim for Suspension Systems: Steel or extruded aluminum; provide attachment clips, splice plates, and preformed corner pieces for complete trim system.
1. Trim Height: 6 inch.

PART 3 EXECUTION

3.01 PREPARATION

A. Install after major above-ceiling work is complete.
B. Coordinate the location of hangers with other work.

3.02 INSTALLATION - SUSPENSION SYSTEM

A. Install suspension system in accordance with ASTM E580/E580M and manufacturer's instructions and as supplemented in this section.

3.03 INSTALLATION - ACOUSTICAL UNITS

A. Install acoustical units in accordance with manufacturer's instructions.
B. Fit acoustical units in place, free from damaged edges or other defects detrimental to appearance and function.

END OF SECTION

SECTION 09 65 00
RESILIENT FLOORING

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes, patterns and colors available; and installation instructions.
B. Shop Drawings: Indicate seaming plans and floor patterns.
C. Verification Samples: Submit two samples, ___ by ___ inch in size illustrating color and pattern for each resilient flooring product specified.

PART 2 PRODUCTS

2.01 SHEET FLOORING

A. Rubber Sheet Flooring - Refer to drawings; finish schedule: 100 percent rubber composition, color and pattern through total thickness.
1. Minimum Requirements: Comply with ASTM F1859, Type 1, without backing.
2. Thickness: 0.125 inch minimum.
3. Color: As indicated on drawings.

2.02 RESILIENT BASE

A. Resilient Base - Refer to drawings; finish schedule: ASTM F1861, Type TS, rubber, vulcanized thermoset; style as scheduled.
1. Height: 4 inches.
2. Thickness: 0.125 inch.
3. Finish: Satin.
4. Color: As indicated on drawings.

PART 3 EXECUTION

3.01 INSTALLATION - GENERAL

A. Starting installation constitutes acceptance of subfloor conditions.
B. Install in accordance with manufacturer's written instructions.

3.02 INSTALLATION - SHEET FLOORING

A. Lay flooring with joints and seams parallel to longer room dimensions, to produce minimum number of seams. Lay out seams to avoid widths less than 1/3 of roll width; match patterns at seams.

3.03 INSTALLATION - RESILIENT BASE

A. Fit joints tightly and make vertical. Maintain minimum dimension of 18 inches between joints.

END OF SECTION

SECTION 09 68 13
TILE CARPETING

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data on specified products, describing physical and performance characteristics; sizes, patterns, colors available, and method of installation.
B. Shop Drawings: Indicate layout of joints.
C. Samples: Submit two carpet tiles illustrating color and pattern design for each carpet color selected.
D. Manufacturer's Installation Instructions: Indicate special procedures and perimeter conditions requiring special attention.
E. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
1. See Section 01 60 00 - Product Requirements, for additional provisions.
2. Extra Carpet Tiles: Quantity equal to 5 percent of total installed of each color and pattern installed.

PART 2 PRODUCTS

2.01 MATERIALS

A. Tile Carpeting: Tufted, manufactured in one color dye lot.
1. Refer to drawings; finish schedule

PART 3 EXECUTION

3.01 INSTALLATION

A. Blend carpet from different cartons to ensure minimal variation in color match.
B. Cut carpet tile clean. Fit carpet tight to intersection with vertical surfaces without gaps.
C. Lay carpet tile in square pattern, with pile direction parallel to next unit, set parallel to building lines.

END OF SECTION

SECTION 09 84 30
SOUND-ABSORBING WALL AND CEILING UNITS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Manufacturer's printed data sheets for products specified.
B. Shop Drawings: Fabrication and installation details, panel layout, fabric orientation, and wood grain orientation.
C. Verification Samples: Fabricated samples of each type of panel specified; 12 by 12 inch, showing construction, edge details, and fabric covering.

PART 2 PRODUCTS

2.01 FABRIC-COVERED SOUND-ABSORBING UNITS

A. General:
1. Prefinished, factory assembled fabric-covered panels.
2. Surface Burning Characteristics: Flame spread index of 25 or less and smoke developed index of 450 or less, when tested in accordance with ASTM E84.
B. Fabric-Covered Acoustical Panels for Walls and Ceilings: Refer to finish schedule.
1. Panel Core: Manufacturer's standard rigid or semi-rigid fiberglass core.

2.02 FABRICATION

A. Fabric Wrapped, General: Fabricate panels to sizes and configurations as indicated, with fabric facing installed without sagging, wrinkles, blisters, or visible seams.
1. For panels suspended from ceiling, provide fabric covering both sides, with seams only at panel edges.

2.03 ACCESSORIES

A. Ceiling-Suspended Accessories: Manufacturer's standard accessories at locations as indicated on each acoustical unit, sized appropriately for weight of acoustical unit.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install acoustical units in locations as indicated, following manufacturer's installation instructions.
B. Install suspension system in accordance with ASTM C636/C636M, ASTM E580/E580M, and manufacturer's instructions and as supplemented in this section.
C. Install mounting accessories and supports in accordance with shop drawings.
D. Suspend ceiling baffles at locations and heights as indicated.

END OF SECTION

SECTION 09 91 23
INTERIOR PAINTING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Scope: Finish interior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
B. Do Not Paint or Finish the Following Items:
1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
2. Items indicated to receive other finishes.
3. Items indicated to remain unfinished.
4. Fire rating labels, equipment serial number and capacity labels, bar code labels, and operating parts of equipment.
5. Floors, unless specifically indicated.
6. Glass.
7. Concealed pipes, ducts, and conduits.

1.02 SUBMITTALS

A. Product Data: Provide complete list of products to be used, with the following information for each:
1. Manufacturer's name, product name and/or catalog number, and general product category (e.g., "alkyd enamel").
2. MPI product number (e.g., MPI #47).
3. Cross-reference to specified paint system products to be used in project; include description of each system.
B. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches in size, illustrating range of colors available for each finishing product specified.
1. Where sheen is specified, submit samples in only that sheen.
C. Samples: Submit two paper chip samples, 12x12 inch in size illustrating range of colors and textures available for each surface finishing product scheduled.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Provide paints and finishes used in any individual system from the same manufacturer; no exceptions.

2.02 PAINT SYSTEMS - INTERIOR

A. Paint I-OP - Interior Surfaces to be Painted, Unless Otherwise Indicated: Including gypsum board, concrete, wood, and shop primed steel.
1. Two top coats and one coat primer.
B. Paint I-OP-MD-DT - Medium Duty Door/Trim: For surfaces subject to frequent contact by occupants, including metals and wood:
1. Two top coats and one coat primer.

PART 3 EXECUTION

3.01 EXAMINATION

A. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces is below the following maximums:
1. Gypsum Wallboard: 12 percent.
2. Masonry, Concrete, and Concrete Masonry Units: 12 percent.
3. Interior Wood: 15 percent, measured in accordance with ASTM D4442.

3.02 PREPARATION

A. Clean surfaces thoroughly and correct defects prior to application.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.03 APPLICATION

A. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".
B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.

END OF SECTION

DIVISION 10 - SPECIALTIES

SECTION 10 14 23
PANEL SIGNAGE

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Manufacturer's product literature for each type of panel sign, indicating styles, font, foreground and background colors, locations, and overall dimensions of each sign.
B. Shop Drawings:
1. Include dimensions, locations, elevations, materials, text and graphic layout, attachment details, and schedules.
C. Verification Samples: Submit samples showing colors, materials, and finishes specified.

PART 2 PRODUCTS

2.01 REGULATORY REQUIREMENTS

A. Accessibility Requirements: Comply with ADA Standards and ICC A117.1 and applicable building codes, unless otherwise indicated; in the event of conflicting requirements, comply with the most restrictive requirements.

2.02 PANEL SIGNAGE

A. Panel Signage: Refer to drawings for signage plan, schedule, and types.

2.03 ACCESSORIES

A. Tape Adhesive: Double-sided tape, permanent adhesive.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.
B. Install with horizontal edges level.

END OF SECTION

SECTION 10 26 00
WALL AND DOOR PROTECTION

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Indicate physical dimensions, features, wall mounting brackets with mounted measurements, anchorage details, and rough-in measurements.
B. Shop Drawings: Include plans, elevation, sections, and attachment details. Show design and spacing of supports for protective corridor handrails, required to withstand structural loads. Provide seaming diagrams for protective wall coverings.
C. Samples: Submit samples illustrating component design, configurations, joinery, color and finish.
1. Submit two sections of corner guards, 24 inches long.
2. Submit two samples of protective wall covering, 6 by 6 inches square.
D. Maintenance Materials: Furnish the following for Owner's use in maintenance of project:
1. Extra Stock Materials: One package(s) of minimum 96 inches long unit of each kind of covers for corner guards.
2. Extra Stock Materials: 32 square feet of each kind of protective wall covering.

1.02 WARRANTY

A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.
B. Manufacturer Warranty: Provide 5-year manufacturer warranty for metal crash rails. Complete forms in Owner's name and register with manufacturer.
1. Failures include, but are not limited to, the following:
a. Structural failures or internal connection failures.
b. Deterioration of materials beyond that expected of normal use, as intended by manufacturer.

PART 2 PRODUCTS

2.01 PERFORMANCE CRITERIA

A. Impact Strength: Unless otherwise noted, provide protection products and assemblies that have been successfully tested for compliance with applicable provisions of ASTM D256 and/or ASTM F476.
B. Chemical and Stain Resistance: Unless otherwise noted, provide protection products and assemblies with chemical and stain resistance complying with applicable provisions of ASTM D543.
C. Fungal Resistance: Unless otherwise noted, provide protection products and assemblies which pass ASTM G21 testing.

2.02 PRODUCT TYPES

A. Corner Guards - Refer to finish schedule.
1. Preformed end caps.
B. Protective Wall Covering (HIP): Refer to finish schedule.
1. Color: As indicated on drawings.
C. Adhesives and Primers: As recommended by manufacturer.
D. Mounting Brackets and Attachment Hardware: Appropriate to component and substrate.

2.03 FABRICATION

A. Fabricate components with tight joints, corners and seams.
B. Pre-drill holes for attachment.
C. Form end trim closure by capping and finishing smooth.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install components in accordance with manufacturer's instructions, level and plumb, secured rigidly in position to supporting construction.

END OF SECTION

SECTION 10 28 00
TOILET, BATH, AND LAUNDRY ACCESSORIES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Submit data on accessories describing size, finish, details of function, and attachment methods.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Refer to drawings for manufacturers and products.

2.02 MATERIALS

A. Accessories - General: Shop assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install accessories in accordance with manufacturers' instructions in locations indicated on drawings.
B. Install plumb and level, securely and rigidly anchored to substrate.
C. Mounting Heights: As required by accessibility regulations, unless otherwise indicated.

END OF SECTION

SECTION 10 44 00
FIRE PROTECTION SPECIALTIES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide extinguisher operational features, extinguisher ratings and classifications, color and finish, anchorage details, and installation instructions.
B. Shop Drawings: Indicate locations of cabinets, locations of individual fire extinquishers, and accessories required for complete installation.

PART 2 PRODUCTS

2.01 FIRE EXTINGUISHERS

A. Fire Extinguishers - General: Comply with product requirements of NFPA 10 and applicable codes, whichever is more stringent.
1. Provide extinguishers labeled by UL (DIR) or FM (AG) for purpose specified and as indicated.
B. Multipurpose Dry Chemical Type Fire Extinguishers: Carbon steel tank, with pressure gauge.
1. Class: A:B:C type.
2. Size: 5 pound.
3. Temperature range: Minus 40 degrees F to 120 degrees F.
C. Dry Chemical Type Fire Extinguishers: Stainless steel tank, with pressure gauge.
1. Class: K type.
2. Size: 1.6 gallons.
3. Temperature range: Minus 20 degrees F to 120 degrees F.

2.02 FIRE EXTINGUISHER CABINETS

A. Cabinet Configuration: Semi-recessed type.
B. Door: 0.036 inch metal thickness, reinforced for flatness and rigidity with roller type catch. Hinge doors for 180 degree opening with continuous piano hinge.
C. Door Glazing: Acrylic plastic, clear, 1/8 inch thick, flat shape and set in resilient channel glazing gasket.
D. Cabinet Mounting Hardware: Appropriate to cabinet, with pre-drilled holes for placement of anchors.
E. Finish of Cabinet Exterior Trim and Door: No.4 - Brushed stainless steel.

2.03 ACCESSORIES

A. Extinguisher Brackets: Formed steel, chrome-plated.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.
B. Install cabinets plumb and level in wall openings, 48 inches from finished floor to top of cabinet.
C. Secure rigidly in place.
D. Place extinguishers in cabinets and on wall brackets.

END OF SECTION

DIVISION 12 - FURNISHINGS

SECTION 12 24 00
WINDOW SHADES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide manufacturer's standard catalog pages and data sheets, including materials, finishes, fabrication details, dimensions, profiles, mounting requirements, and accessories.
B. Shop Drawings: Include shade schedule indicating size, location and keys to details, head, jamb and sill details, mounting dimension requirements for each product and condition, and operation direction.
C. Selection Samples: Include fabric samples in full range of available colors and patterns.
D. Verification Samples: Minimum size 6 inches square, representing actual materials, color and pattern.

PART 2 PRODUCTS

2.01 ROLLER SHADES

A. General:
1. Provide shade system components that are easy to remove or adjust without removal of mounted shade brackets.
2. Provide shade system that operates smoothly when shades are raised or lowered.
B. Roller Shades: Refer to drawings for shade locations, manufacturers, and products.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions and approved shop drawings, using mounting devices as indicated.
B. Adjust level, projection, and shade centering from mounting bracket. Verify there is no telescoping of shade fabric. Ensure smooth shade operation.

END OF SECTION

SECTION 12 36 00
COUNTERTOPS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Manufacturer's data sheets on each product to be used, including:
1. Preparation instructions and recommendations.
2. Storage and handling requirements and recommendations.
3. Specimen warranty.
B. Third-party certified Health Product Declaration and/or Environmental Product Declaration and/or Declare® Label(s) for each product indicated, if available.
C. Shop Drawings: Complete details of materials and installation ; combine with shop drawings of cabinets and casework specified in other sections.

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BETTISWORTH NORTH
CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH DAVID P. POPPEL No. 106084 REGISTERED ARCHITECT 07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	DPP
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

SHEET SPECIFICATIONS

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D. Verification Samples: For each finish product specified, minimum size 6 inches square, representing actual product, color, and patterns.

E. Sustainable Design Submittal: Documentation for sustainably harvested wood-based components.

PART 2 PRODUCTS

2.01 BASIS OF DESIGN

A. Basis of Design Product: Subject to compliance with the requirements, provide product indicated in Interior Finish Schedule or approved substitution. Product manufacturer's designations indicate the basis for quality and aesthetic selection (pattern, color, and overall compatibility with interior finish scheme).

2.02 COUNTERTOPS

A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS), unless noted otherwise.

B. Quality Standard: SEFA 3 for laboratory worksurfaces.

C. Plastic Laminate Countertops: High-pressure decorative laminate (HPDL) sheet bonded to substrate.
   1. Laminate Sheet: NEMA LD 3, Grade HGS, 0.048 inch nominal thickness.
      a. Surface Burning Characteristics: Flame spread index of 25, maximum; smoke developed index of 450, maximum; when tested in accordance with ASTM E84.
      b. NSF approved for food contact.
      c. Wear Resistance: In addition to specified grade, comply with NEMA LD 3 High Wear Grade requirements for wear resistance.
      d. Finish: As indicated on drawings.
      e. Surface Color and Pattern: As indicated on drawings.
   2. Exposed Edge Treatment: Molded vinyl edge, minimum 3mm thick, flat with square edges, sized to completely cover edge of panel.
      a. Color: As selected by Architect from manufacturer's full range of standard and premium options and coordinated patterns and colors.
         1) Design intent is for edges to be finished with edge band as manufactured by scheduled plastic laminate manufacturer for truest match to scheduled laminate pattern and color.
   3. Back and End Splashes: Same material, same construction.

D. Solid Surfacing Countertops: Solid surfacing sheet or plastic resin casting over continuous substrate.
   1. Flat Sheet Thickness: 1/2 inch, minimum.
   2. Solid Surfacing Sheet and Plastic Resin Castings: Complying with ISFA 2-01 and NEMA LD 3; acrylic or polyester resin, mineral filler, and pigments; homogenous, non-porous and capable of being worked and repaired using standard woodworking tools; no surface coating; color and pattern consistent throughout thickness.
      a. Surface Burning Characteristics: Flame spread index of 25, maximum; smoke developed index of 450, maximum; when tested in accordance with ASTM E84.
      b. NSF approved for food contact.
      c. Sinks and Bowls: Integral castings; minimum 3/4 inch wall thickness; comply with IAPMO Z124.
      d. Finish on Exposed Surfaces: Matte, gloss rating of 5 to 20.
      e. Color and Pattern: As indicated on drawings.
   3. Other Components Thickness: 1/2 inch, minimum.
   4. Exposed Edge Treatment: Built up to minimum 1-1/4 inch thick; square edge.
   5. Back and End Splashes: Same sheet material, square top; minimum 4 inches high unless noted otherwise.
   6. Skirts: As indicated on drawings.

2.03 MATERIALS

A. Plywood for Supporting Substrate: PS 1 Exterior Grade, A-C veneer grade, minimum 5-ply; minimum 3/4 inch thick; join lengths using metal splines.

B. Adhesives: Chemical resistant waterproof adhesive as recommended by manufacturer of materials being joined.

2.04 FABRICATION

A. Fabricate tops and splashes in the largest sections practicable, with top surface of joints flush.

B. Provide back/end splash wherever counter edge abuts vertical surface unless otherwise indicated.

C. Solid Surfacing: Fabricate tops up to 144 inches long in one piece; join pieces with adhesive sealant in accordance with manufacturer's recommendations and instructions.
   1. Integral sinks: Shop-mount securely to countertop with adhesives, using flush configuration, as per manufacturer's instructions.

D. Wall-Mounted Counters: Provide skirts, aprons, brackets, and braces as indicated on drawings.

PART 3 EXECUTION

3.01 INSTALLATION

A. Securely attach countertops to cabinets using concealed fasteners. Make flat surfaces level; shim where required.

B. Attach plastic laminate countertops using screws with minimum penetration into substrate board of 5/8 inch.

C. Seal joint between back/end splashes and vertical surfaces.

END OF SECTION

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BETTISWORTH NORTH
CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH
DAVID P. POPPEL
No. 106064
REGISTERED ARCHITECT
07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	DPP
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

SHEET SPECIFICATIONS

A006

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

1" ACTUAL
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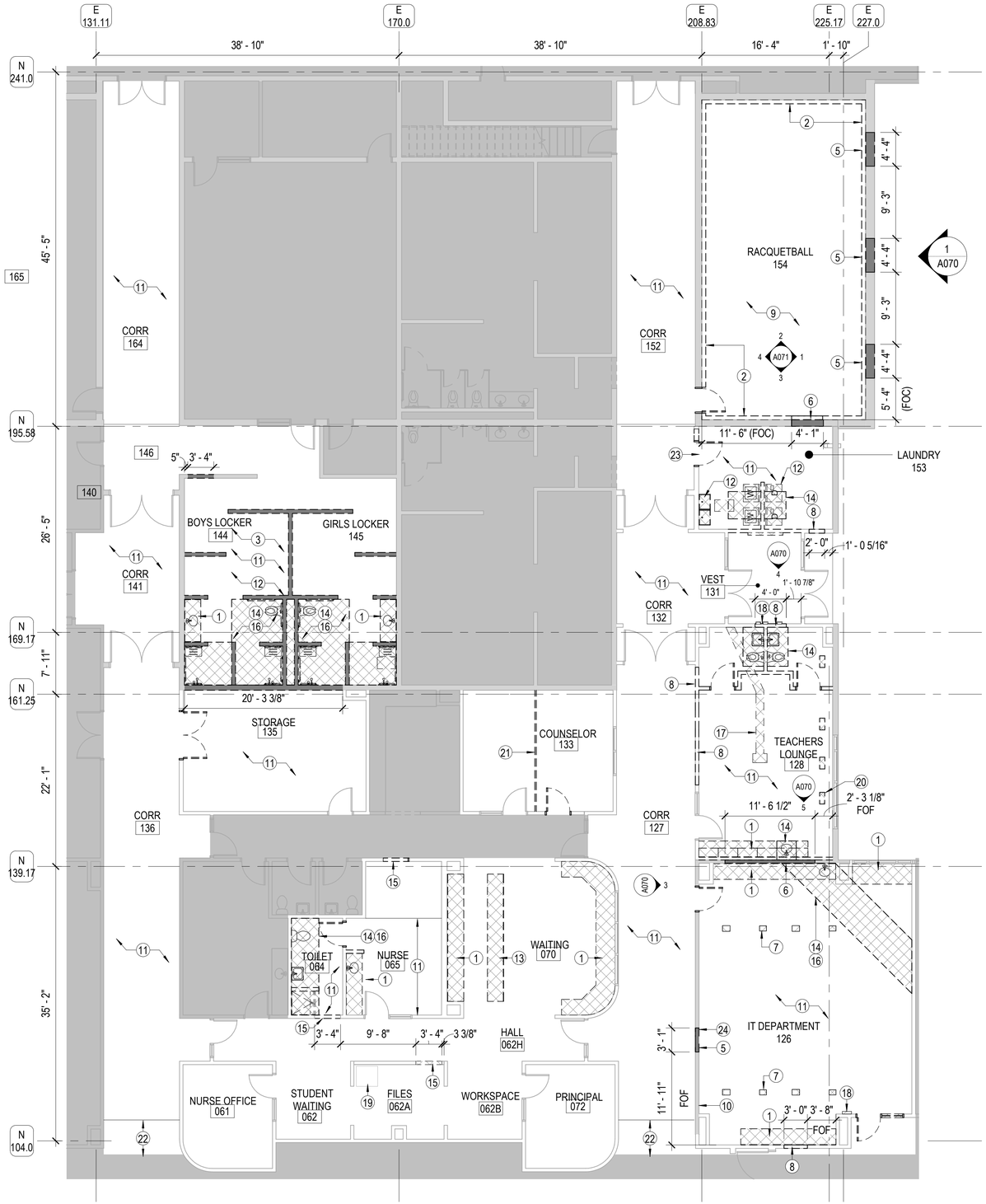
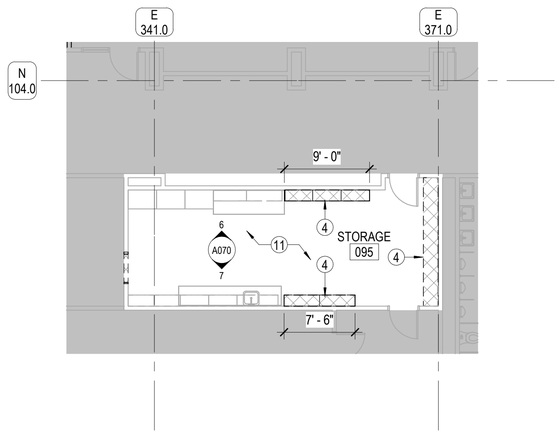


1 A010 DEMOLITION - AREA A
1/8" = 1'-0"

0' 4' 8' 16' 32'



2 A010 DEMOLITION - AREA B
1/8" = 1'-0"

SHEET KEYNOTES

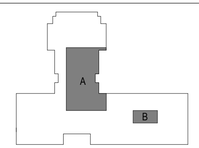
1. DEMOLISH BASE AND UPPER CABINETS, COUNTERTOPS, AND SINK WHERE OCCURS.
2. DEMOLISH EXISTING INTERIOR WALL PANELS TO ACCOMMODATE NEW CONSTRUCTION. REFER TO DEMO ELEVATIONS FOR HEIGHT OF DEMO.
3. DEMOLISH EXISTING CMU WALLS AT LOCKER ROOM AND SHOWERS.
4. REMOVE AND SALVAGE WALL-MOUNTED SHELVING, COORDINATE WITH OWNER FOR STORAGE.
5. DEMOLISH PRECAST CONCRETE WALL AND FURRING WALL WHERE OCCURS TO ACCOMMODATE NEW WINDOW - REFER DEMO ELEVATION, REFER TO STRUCTURAL FOR OPENING DETAILING.
6. DEMOLISH PRECAST CONCRETE WALL AND FURRING WALL AS REQUIRED FOR FINISHED OPENING - REFER TO DEMO ELEVATION, REFER TO STRUCTURAL FOR OPENING DETAILING.
7. DEMOLISH EXISTING CEILING POWER POLES, REFER TO ELECTRICAL.
8. DEMOLISH WALL TO ACCOMMODATE NEW WINDOW, REFER TO DEMO ELEVATION.
9. EXISTING WOOD FLOORING TO REMAIN.
10. EXISTING COMM RACK TO REMAIN.
11. EXISTING FLOOR FINISH TO BE REMOVED TO SUBSTRATE, PREP SUBSTRATE TO RECEIVE NEW FLOORING.
12. COORDINATE WITH OWNER FOR REMOVAL, STORING AND/OR DISPOSAL OF EQUIPMENT, REFER TO GENERAL NOTES.
13. REMOVE AND SALVAGE EXISTING RECEPTION DESK.
14. SLAB DEMOLITION AS REQUIRED TO CAP EXISTING PLUMBING, TYP. AT ALL DEMO'D PLUMBING FIXTURES, REFER TO STRUCTURAL AND MECHANICAL DRAWINGS.
15. DEMOLISH PORTION OF WALL AS REQUIRED TO ACCOMMODATE NEW DOOR INSTALLATION.
16. SLAB DEMOLITION AS REQUIRED TO ACCOMMODATE NEW PLUMBING, REFER TO MECHANICAL.
17. SLAB DEMOLITION AS REQUIRED TO ACCOMMODATE UNDERSLAB ELECTRICAL ROUTING AND NEW FLOOR BOX, REFER TO ELECTRICAL.
18. REMOVE AND RELOCATE EXISTING ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL.
19. EXISTING PA RACK TO REMAIN
20. FLOORING AND SLAB DEMOLITION AS REQUIRED TO CAP DEMO'D EXISTING FLOOR REGISTER. REFERENCE MECH.
21. DEMOLISH EXISTING MOVEABLE PARTITION
22. EXISTING RESILIENT FLOORING AND TRANSITION STRIP TO REMAIN.
23. SALVAGE EXISTING DOOR AND FRAME FOR RELOCATION PER PLAN.
24. NEW OPENING TO BE 12" MIN FROM EXISTING CONCRETE PANEL JOINT, VIF.

OVERALL DEMOLITION PLAN LEGEND

- EXISTING ELEMENTS TO REMAIN
- EXISTING ELEMENTS TO BE DEMOLISHED
- CONCRETE AND CMU WALLS TO BE DEMOLISHED
- AREA NOT IN PROJECT SCOPE

DEMOLITION GENERAL NOTES

A. FIELD VERIFICATION: CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION. REPORT DISCREPANCIES TO ARCHITECT AND OWNER'S REP/PROJECT MANAGER.
B. SCOPE OF DEMOLITION: REMOVE WALLS, DOORS, WINDOWS, FIXTURES, FLOORING, CONCRETE SLAB, CASEWORK, EQUIPMENT, AND ACCESSORIES AS SHOWN.
C. UTILITY SERVICES: COORDINATE DISCONNECTION, CAPPING, OR RELOCATION OF UTILITIES WITH MEP DRAWINGS. ENSURE SERVICES ARE SAFELY TERMINATED.
D. HAZARDOUS MATERIALS: COORDINATE ALL DEMOLITION ACTIVITIES WITH OWNER-PROVIDED HAZ-MAT REPORT.
E. PROTECTION & REPAIR: PROTECT EXISTING ITEMS TO REMAIN; REPAIR DAMAGE CAUSED DURING DEMOLITION TO LIKE NEW CONDITION, PATCH SURFACES TO MATCH EXISTING ADJACENT CONDITIONS.
F. TEMPORARY SUPPORT: PROVIDE TEMPORARY SUPPORT/BRACING AS NEEDED TO MAINTAIN STRUCTURAL INTEGRITY AND SAFETY.
G. COORDINATION: COORDINATE WORK WITH ARCHITECTURAL, STRUCTURAL, MEP, AND FIRE PROTECTION DOCUMENTS. REPORT CONFLICTS TO ARCHITECT AND OWNER'S REP/PROJECT MANAGER.
H. SAFETY & DUST CONTROL: IMPLEMENT DUST CONTROL MEASURES; MAINTAIN PUBLIC SAFETY AND SITE CLEANLINESS.
I. ACCESS & FIRE SAFETY: MAINTAIN CLEAR BUILDING ACCESS, EXIT ROUTES, AND REQUIRED FIRE SAFETY SYSTEMS DURING DEMOLITION OPERATIONS.
J. EXISTING EQUIPMENT & SALVAGE: PROTECT EXISTING EQUIPMENT TO REMAIN. CAREFULLY REMOVE, CLEAN, TAG, AND STORE OR DELIVER SALVAGED ITEMS TO OWNER AS DIRECTED. SALVAGE WALL-MOUNTED ACCESSORIES, EQUIPMENT, AND FIXTURES UNO.
K. ALL CEDAR SIDING AND DIMENSIONAL WOOD FURRING IN SERVICEABLE CONDITION IS TO BE SALVAGED FOR REUSE AS REPLACEMENT FOR DAMAGED ON THIS PROJECT.
L. DEMO'D MATERIAL: COORDINATE WITH OWNER FOR REMOVAL, STORING AND/OR TURN-OVER OF DEMO'D USABLE MATERIALS NOT REQUIRED FOR REMODEL, I.E. DOORS, DOOR FRAMES & HARDWARE, TOILET ACCESSORIES, EQUIPMENT, ETC.
M. MATERIAL DISPOSAL: PROMPTLY REMOVE DEMOLITION DEBRIS FROM SITE AND DISPOSE LEGALLY.
N. WORK HOURS & NOISE: COMPLY WITH OWNER REQUIREMENTS AND LOCAL REGULATIONS REGARDING NOISE CONTROL AND APPROVED WORK HOURS.
O. DIMENSIONS ON DEMO PLANS ARE FROM FACE OF FINISH UNO.



NORTH

BETTISWORTH NORTH

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH DAVID P. POPIEL No. 106084 07.28.2025 REGISTERED ARCHITECT

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	RHR, PLG
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

DEMOLITION PLAN

A010

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

1" ACTUAL
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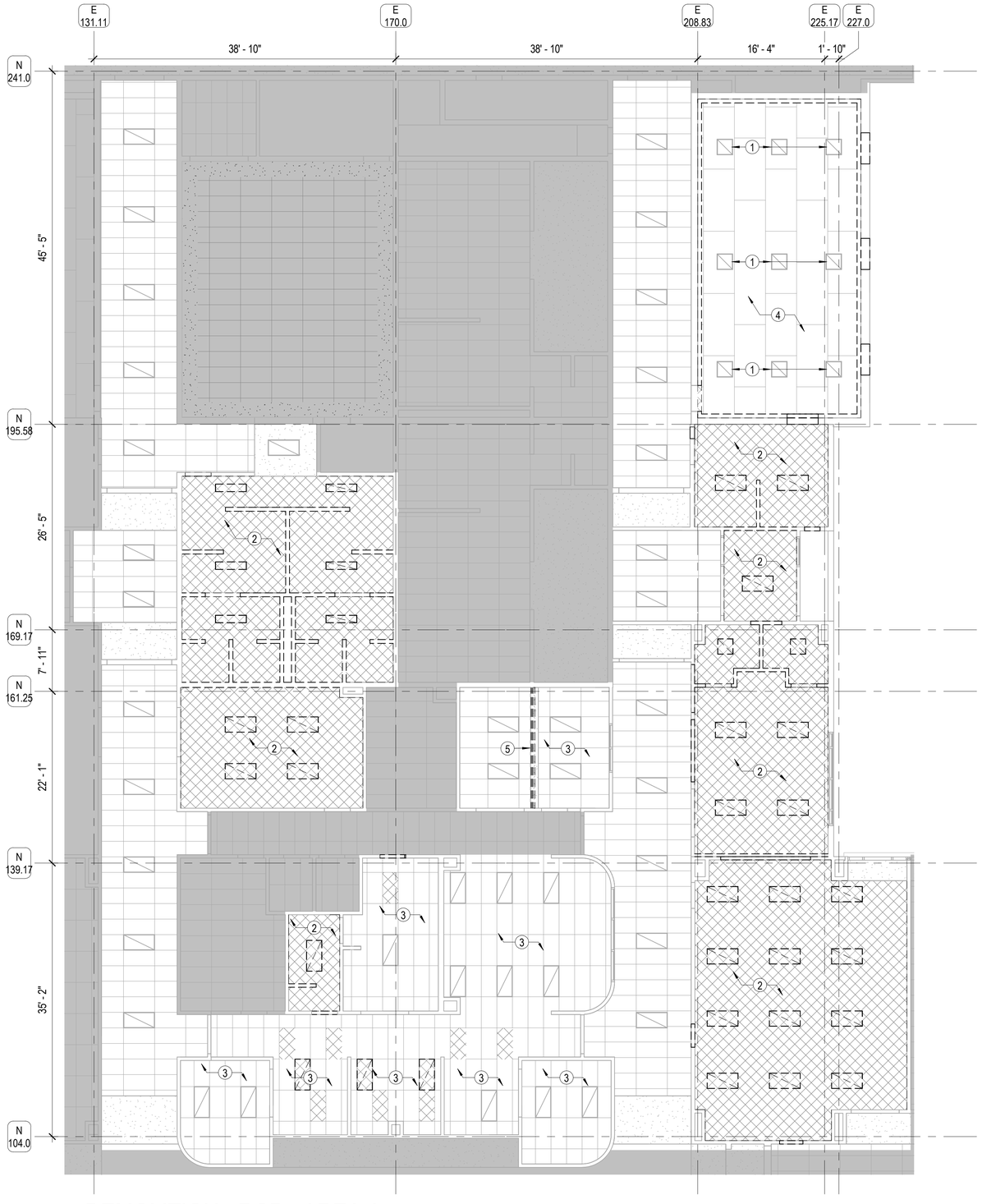
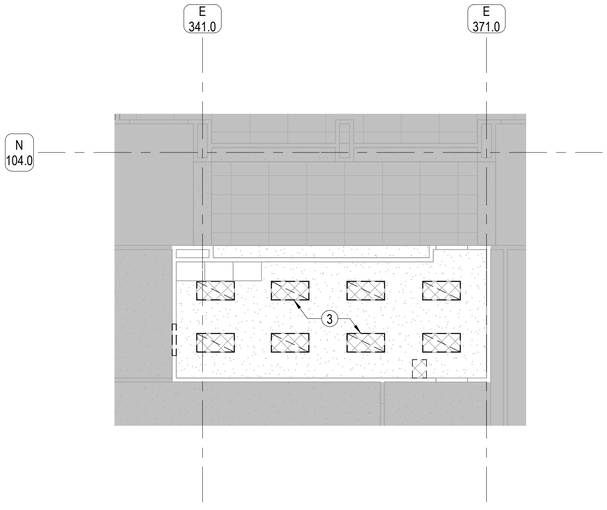


1 A020 DEMOLITION - RCP - AREA A
1/8" = 1'-0"

0' 4' 8' 16' 32'



2 A020 DEMOLITION - RCP - AREA B
1/8" = 1'-0"

DEMOLITION LEGEND

EXISTING ELEMENTS TO REMAIN

EXISTING ELEMENTS TO BE DEMOLISHED

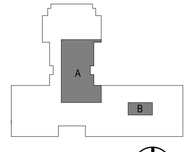
AREA NOT IN PROJECT SCOPE

CEILING DEMOLITION GENERAL NOTES

A. FIELD VERIFICATION: CONTRACTOR SHALL VERIFY EXISTING CEILING CONDITIONS PRIOR TO DEMOLITION; NOTIFY ARCHITECT OF DISCREPANCIES IMMEDIATELY.
B. FIXTURE/EQUIPMENT REMOVAL: REMOVE LIGHT FIXTURES, CEILING-MOUNTED EQUIPMENT, AND ASSOCIATED ITEMS INDICATED FOR DEMOLITION. COORDINATE WITH ELECTRICAL DRAWINGS.
C. PROTECTION OF EXISTING SURFACES: PREVENT DAMAGE TO CEILINGS, WALLS, OR ADJACENT SURFACES TO REMAIN.
D. PATCH & REPAIR: PATCH AND REPAIR EXISTING CEILINGS WHERE FIXTURES ARE REMOVED TO MATCH ADJACENT SURFACES IN MATERIAL, TEXTURE, COLOR, AND FINISH. PREPARE FOR NEW FINISH AS REQUIRED.
E. HANGERS & SUPPORTS: REMOVE UNUSED HANGERS, WIRES, OR SUPPORTS ABOVE CEILING RELATED TO DEMOLISHED ITEMS.
F. DISPOSAL OF MATERIALS: PROMPTLY REMOVE ALL DEMOLISHED MATERIALS FROM SITE AND DISPOSE OF LEGALLY.
G. COORDINATION: COORDINATE WORK WITH ARCHITECTURAL, STRUCTURAL, MEP, AND FIRE PROTECTION DOCUMENTS; NOTIFY ARCHITECT AND OWNER'S REP/PROJECT MANAGER OF CONFLICTS.
H. SAFETY & DUST CONTROL: IMPLEMENT SAFETY AND DUST CONTROL MEASURES TO PROTECT ADJACENT OCCUPIED SPACES AND PERSONNEL.
I. UTILITIES: VERIFY ALL UTILITIES CONNECTED TO DEMOLISHED FIXTURES ARE SAFELY DISCONNECTED OR CAPPED PRIOR TO REMOVAL.
J. TEMPORARY SUPPORT: PROVIDE TEMPORARY SUPPORT OR BRACING AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY AND SAFETY DURING DEMOLITION.

SHEET KEYNOTES

1. EXISTING LIGHTING FIXTURES TO REMAIN, POWER FIXTURES TO BE REMOVED, REFER TO ELECTRICAL.
2. DEMOLISH EXISTING CEILING TO ACCOMMODATE RENOVATIONS.
3. EXISTING CEILING TO REMAIN. DEMOLISH EXISTING LIGHT FIXTURES, PATCH AND REPAIR FINISH. REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION.
4. DEMOLISH PORTIONS OF EXISTING CEILING TO ACCOMMODATE MECHANICAL, ELECTRICAL, AND SPRINKLER RENOVATIONS.
5. DEMOLISH EXISTING MOVEABLE PARTITION.



NORTH

BETTISWORTH NORTH
CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH
DAVID P. POPIEL
No. 136084
07.28.2025
REGISTERED ARCHITECT

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	RHR, PLG
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

DEMOLITION REFLECTED CEILING PLAN

A020

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

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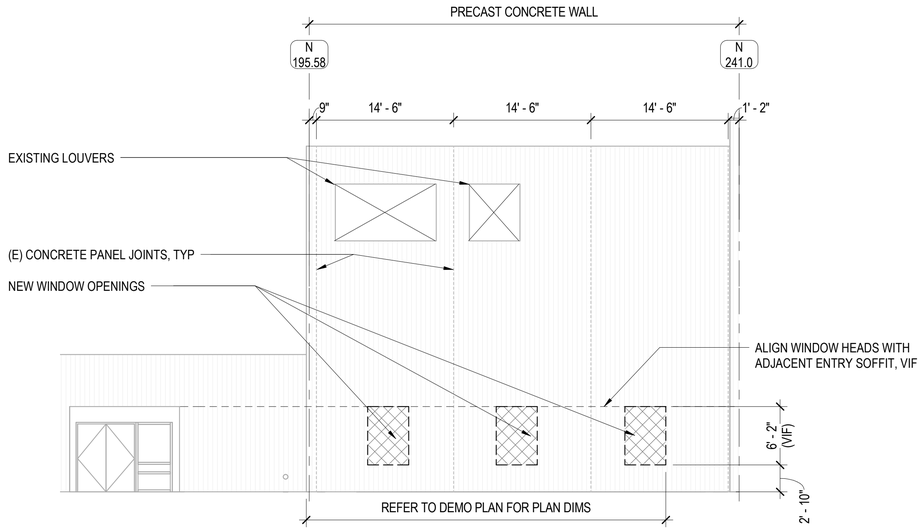
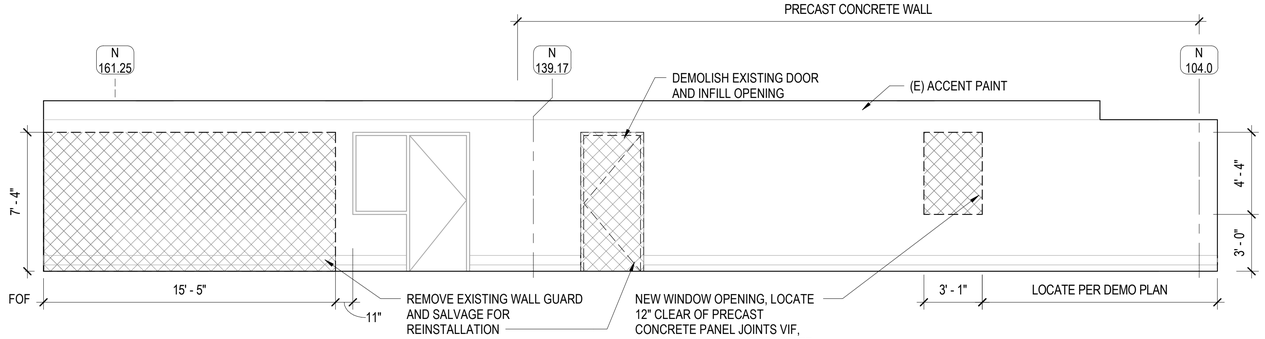
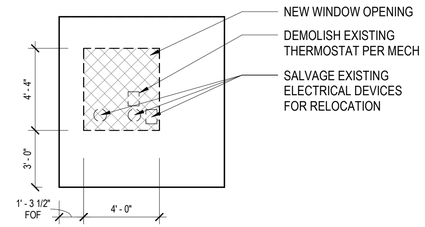
1" ACTUAL



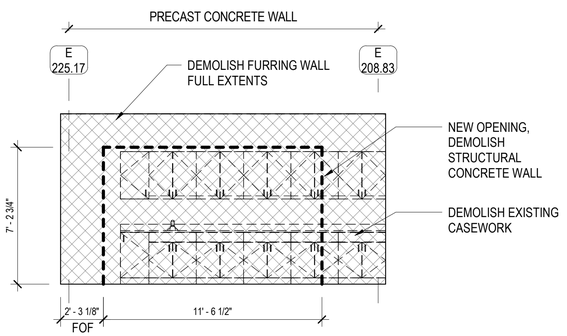
1 A070 EAST EXTERIOR DEMOLITION
1/8" = 1'-0"



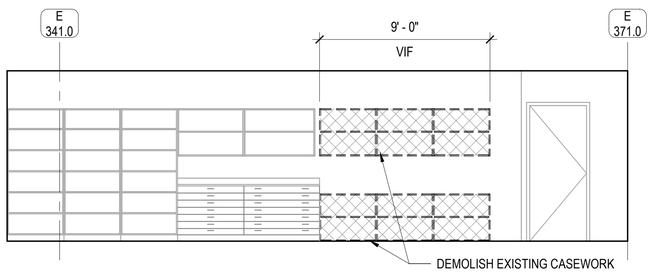
3 A070 INTERIOR DEMOLITION - 127 E
1/4" = 1'-0"



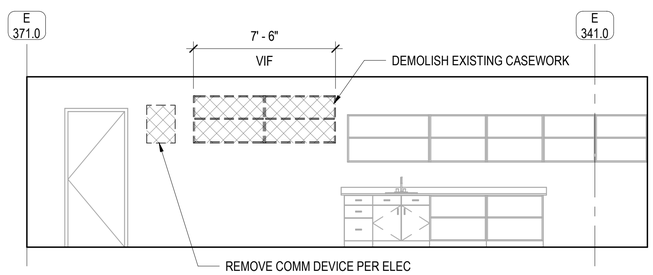
4 A070 INTERIOR DEMOLITION - 131 S
1/4" = 1'-0"



5 A070 INTERIOR DEMOLITION - 128 S
1/4" = 1'-0"



6 A070 INTERIOR DEMOLITION - 095 N
1/4" = 1'-0"



7 A070 INTERIOR DEMOLITION - 095 S
1/4" = 1'-0"

DEMOLITION LEGEND

- EXISTING ELEMENTS TO REMAIN
- EXISTING ELEMENTS TO BE DEMOLISHED
- AREA NOT IN PROJECT SCOPE

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M. MATERIAL DISPOSAL: PROMPTLY REMOVE DEMOLITION DEBRIS FROM SITE AND DISPOSE LEGALLY.
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O. DIMENSIONS ON DEMO PLANS ARE FROM FACE OF FINISH UNO.

BETTISWORTH NORTH
CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH DAVID P. POPPEL No. 106084 REGISTERED ARCHITECT 07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	RHR, PLG
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

DEMOLITION ELEVATIONS

A070

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

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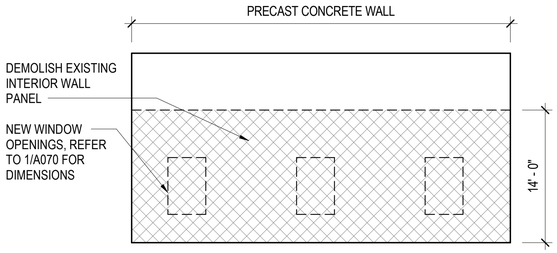
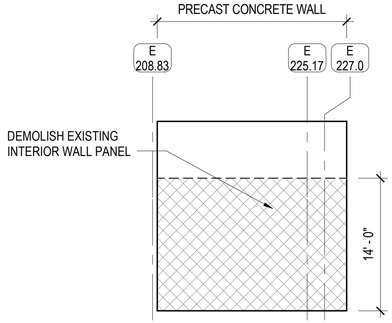
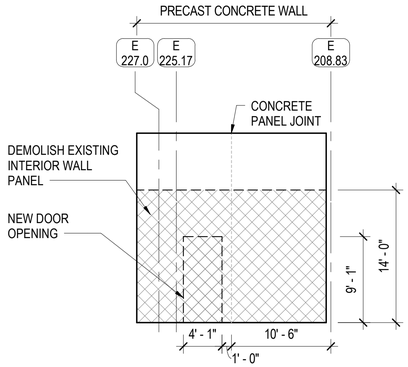


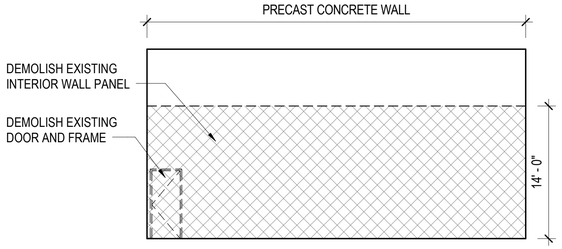
1 A071 INTERIOR DEMOLITION - 157 E
1/8" = 1'-0"



2 A071 INTERIOR DEMOLITION - 157 N
1/8" = 1'-0"

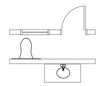


3 A071 INTERIOR DEMOLITION - 157 S
1/8" = 1'-0"

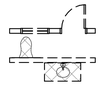


4 A071 INTERIOR DEMOLITION - 157 W
1/8" = 1'-0"

DEMOLITION LEGEND



EXISTING ELEMENTS TO REMAIN



EXISTING ELEMENTS TO BE DEMOLISHED

AREA NOT IN PROJECT SCOPE

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BETTISWORTH NORTH
CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH DAVID P. POPPEL No. 106084 REGISTERED ARCHITECT 07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	RHR, PLG
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

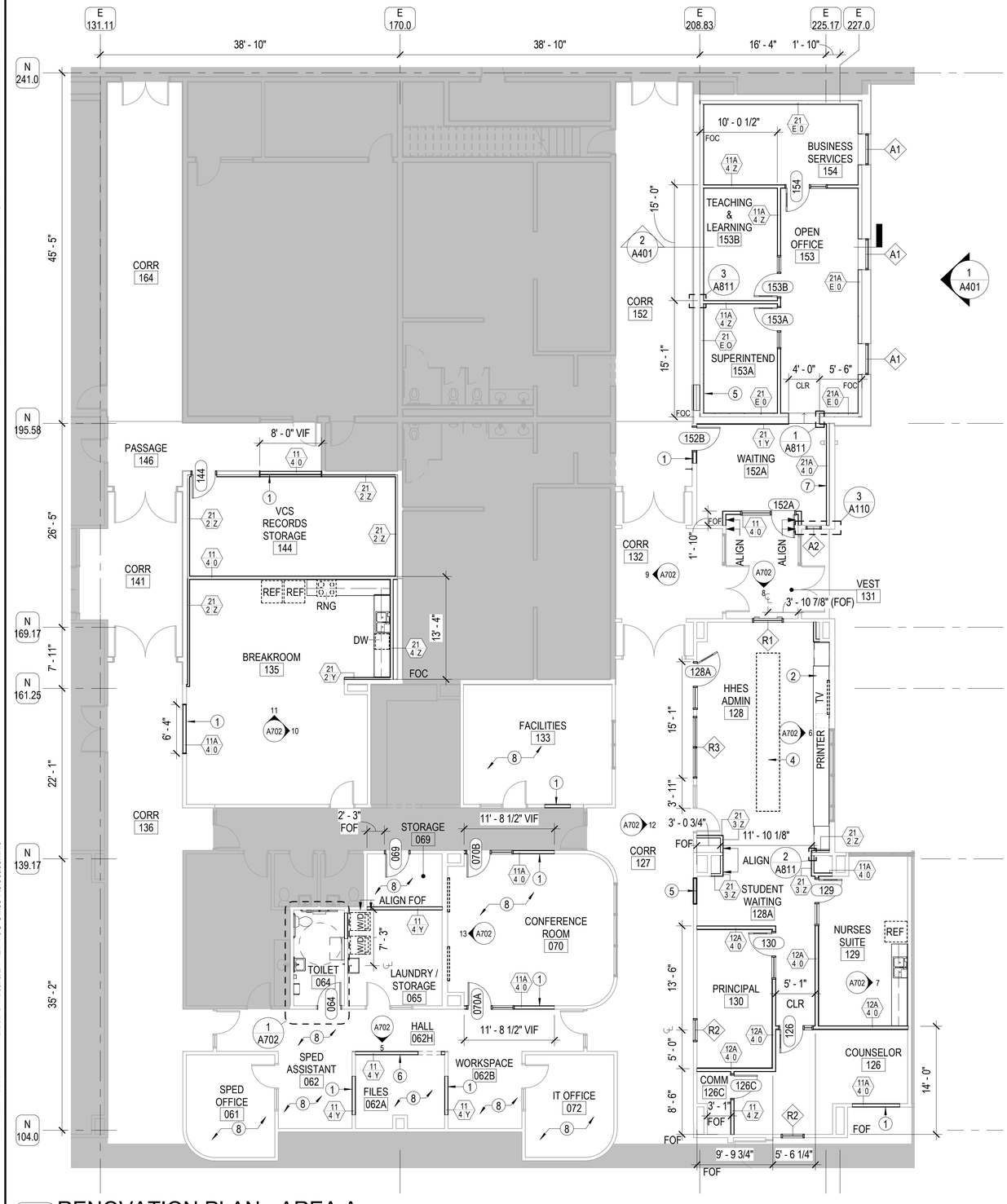
DEMOLITION ELEVATIONS

A071

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED. AFFECTING ALL LABELED SCALES

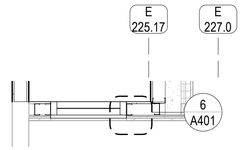
1" ACTUAL



0' 4' 8' 16' 32'

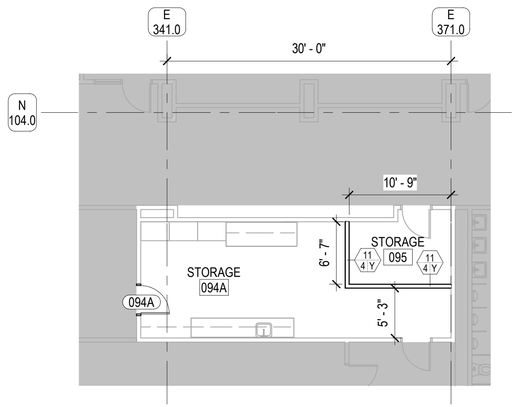
1 A110 RENOVATION PLAN - AREA A

1/8" = 1'-0"



3 A110 NEW WINDOW - WAITING

1/2" = 1'-0"



2 A110 RENOVATION PLAN - AREA B

1/8" = 1'-0"

SHEET KEYNOTES

1. INFILL EXISTING OPENING, MATCH ADJACENT FINISHES. NEW CONSTRUCTION WALL FINISH TO BE FLUSH WITH ADJACENT EXISTING CONSTRUCTION WALL FINISH.
2. NEW CASEWORK: BASE CABINETS & COUNTERTOP, ACCOMMODATE AIRFLOW FROM FINTUBE BELOW. SEE INTERIOR ELEVATIONS AND CASEWORK LEGEND.
3. NEW CASEWORK: BASE CABINETS, COUNTERTOPS, AND WALL CABINETS
4. OFCI NEW SCHOOL RECEPTION DESK, COORDINATE WITH OWNER'S REP/PROJECT MANAGER.
5. INFILL EXISTING OPENING IN PRECAST CONCRETE WALL. USE STUD FRAMING TO MATCH ASSEMBLY DEPTH. MATCH ADJACENT FINISHES. NEW CONSTRUCTION WALL FINISH TO BE FLUSH WITH ADJACENT EXISTING CONSTRUCTION WALL FINISH.
6. INFILL OPENING ABOVE EXISTING PONY WALL TO CEILING ELEVATION, MATCH ADJACENT FINISHES. NEW CONSTRUCTION WALL FINISH TO BE FLUSH WITH ADJACENT EXISTING CONSTRUCTION WALL FINISH.
7. PROVIDE VAPOR RETARDER @ EXTERIOR FURRING WALL, REFER TO PARTITION TYPES
8. EXISTING CARPET TO REMAIN, PATCH AND REPAIR AS REQUIRED. SEE FINISH SCHEDULE.

RENOVATION LEGEND

- EXISTING ELEMENTS
- NEW CONSTRUCTION ELEMENTS
- AREA NOT IN SCOPE
- OFCI
- NIC

GENERAL FLOOR PLAN NOTES

A. FIELD VERIFICATION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION; NOTIFY ARCHITECT AND OWNER'S REP/PROJECT MANAGER OF DISCREPANCIES.

B. DIMENSIONS: DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY, OR CENTERLINE OF OPENINGS UNLESS OTHERWISE NOTED.

C. COORDINATION OF WORK: COORDINATE ALL WORK WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS.

D. FIRE-RATED ASSEMBLIES: ALL FIRE-RATED WALLS, PARTITIONS, AND ASSEMBLIES SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH UL OR GA LISTINGS AND CODE REQUIREMENTS. PROVIDE IDENTIFICATION ABOVE CEILING.

E. WALL CONSTRUCTION: REFER TO PARTITION TAGS AND SCHEDULES FOR WALL CONSTRUCTION AND WALL HEIGHTS. SEAL PENETRATIONS PER CODE.

F. DOOR AND WINDOWS: REFER TO DOOR AND WINDOWS SCHEDULE FOR ADDITIONAL INFORMATION.

G. FINISHES & MATERIALS: REFER TO FINISH LEGEND, FINISH SCHEDULE FOR FINISH MATERIALS SPECIFICATIONS AND LOCATIONS. FORTHCOMING FINISH PLANS AND INTERIOR ELEVATIONS WILL PROVIDE ADDITIONAL FINISH INFORMATION.

H. MOUNTING HEIGHTS: REFER TO INTERIOR ELEVATION SHEETS FOR TYPICAL MOUNTING HEIGHTS.

I. ACCESSIBILITY: ALL NEW WORK SHALL COMPLY WITH APPLICABLE ACCESSIBILITY STANDARDS, INCLUDING CLEARANCES, FIXTURE HEIGHTS, AND DOOR SWINGS.

J. DOORS & HARDWARE: REFER TO DOOR SCHEDULE FOR DOOR TYPES, FRAMES, HARDWARE, AND RATINGS.

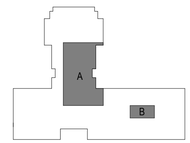
K. CEILING HEIGHTS: CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR (AFF), UNLESS OTHERWISE NOTED.

L. FLOOR TRANSITIONS: PROVIDE SMOOTH AND LEVEL TRANSITIONS BETWEEN NEW AND EXISTING FLOOR MATERIALS; USE APPROPRIATE TRANSITION STRIPS OR THRESHOLDS AS REQUIRED.

M. MECHANICAL & ELECTRICAL COORDINATION: COORDINATE LOCATION OF ELECTRICAL OUTLETS, LIGHT SWITCHES, THERMOSTATS, FIRE ALARMS, AND MECHANICAL DEVICES WITH ARCHITECTURAL LAYOUTS.

N. CLEANUP & PROTECTION: CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE DAILY, PROTECTING EXISTING AND NEWLY INSTALLED MATERIALS THROUGHOUT CONSTRUCTION.

O. TEMPORARY FACILITIES & SERVICES: PROVIDE TEMPORARY UTILITIES, LIGHTING, AND SAFETY BARRICADES AS REQUIRED DURING CONSTRUCTION.



NORTH

BETTISWORTH NORTH

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH DAVID P. POPPEL No. 136084 REGISTERED ARCHITECT 07.28.2025

CITY OF VALDEZ

VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES

VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	RHR
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

RENOVATION FLOOR PLAN

A110

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

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1" ACTUAL
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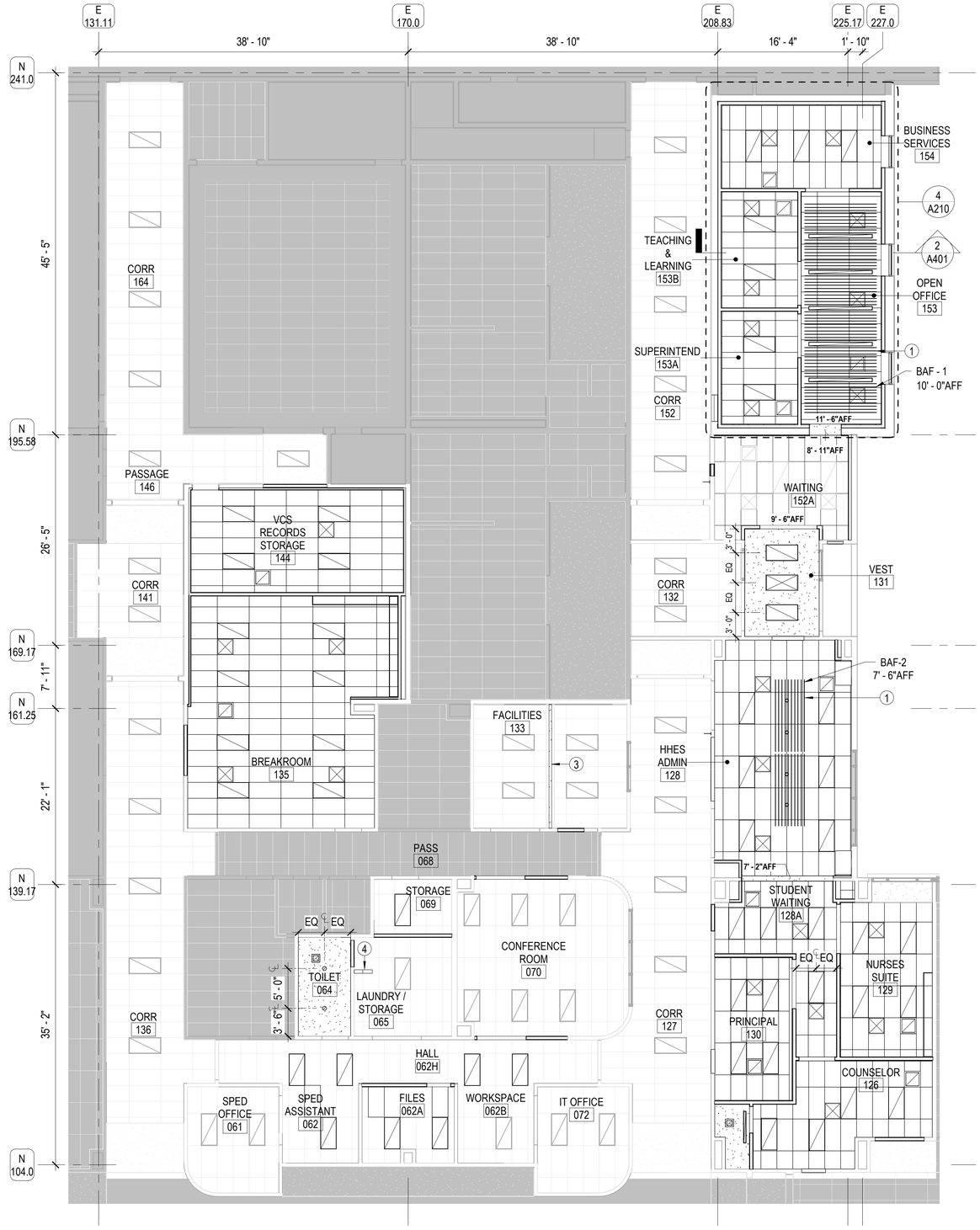
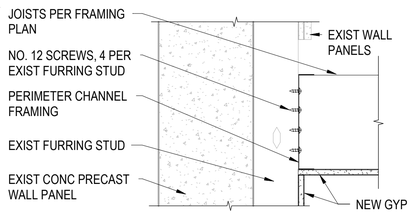
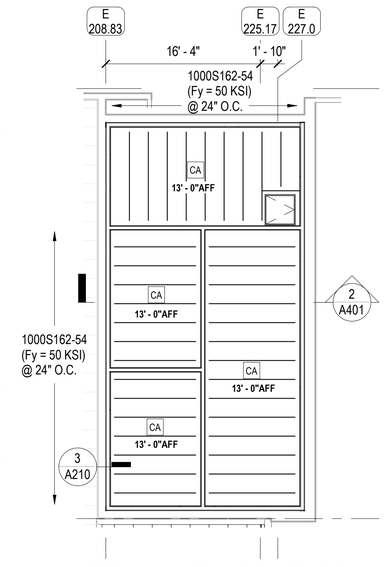


1 A210 REFLECTED CEILING PLAN - AREA A
1/8" = 1'-0"

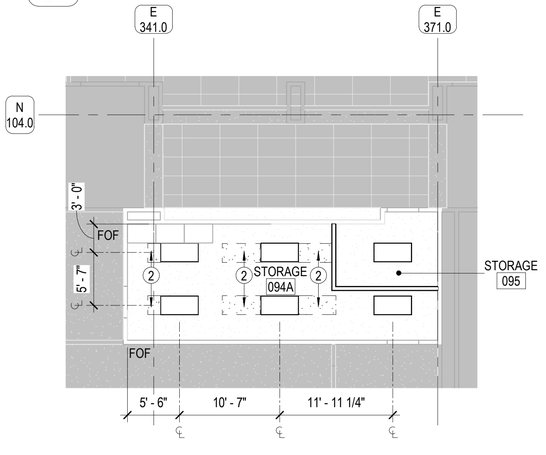
0' 4' 8' 16' 32'



3 A210 PERIMETER CHANNEL
1 1/2" = 1'-0"



4 A210 FRAMING ABOVE GRID



2 A210 REFLECTED CEILING PLAN - AREA B
1/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- ACT CEILING, REFER TO FINISH SCHEDULE
- GYP BOARD CEILING, REFER TO FINISH SCHEDULE
- 2'x4' FIXTURE, SEE ELEC
- 1'x4' FIXTURE, SEE ELEC
- LINEAR FIXTURE, SEE ELEC
- SURFACE MOUNT FIXTURE, SEE ELEC
- RECESSED FIXTURE, SEE ELEC
- WALL MOUNTED FIXTURE, SEE ELEC
- WALL MOUNTED FIXTURE, SEE ELEC
- PENDANT LIGHT
- CEILING MOUNTED MECH ITEMS, SEE MECH
- ACCESS DOOR

KEYNOTES

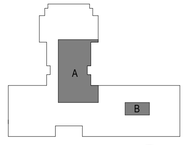
1. ACOUSTIC BAFFLE SYSTEM, REFER TO FINISH LEGEND.
2. WHERE EXISTING LIGHTING FIXTURES HAVE BEEN DEMO'D, REPAIR AND PATCH CEILING
3. WHERE MOVEABLE PARTITION TRACK HAS BEEN DEMO'D, REPAIR AND PATCH CEILING.
4. WHERE PARTITION HAS BEEN DEMO'D, REPAIR AND PATCH CEILING GRID AND REPLACE PANELS AS REQUIRED.

RENOVATION LEGEND

- EXISTING ELEMENTS
- NEW CONSTRUCTION ELEMENTS
- AREA NOT IN SCOPE
- OFCI
- NIC

GENERAL REFLECTED CEILING PLAN NOTES

A. FIELD VERIFICATION: CONTRACTOR SHALL VERIFY ALL EXISTING CEILING CONDITIONS AND DIMENSIONS IN THE FIELD; REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING.
B. CEILING HEIGHTS: CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR (AFF), UNLESS OTHERWISE NOTED.
C. CEILING HEIGHTS: CEILING @ 9'-0" AFF UNLESS NOTED OTHERWISE
D. PARTITION TYPES: REFER TO FLOOR PLAN AND PARTITION TAGS AND PARTITION SCHEDULE FOR WALL COMPOSITION AND HEIGHT
E. COORDINATION WITH TRADES: COORDINATE CEILING WORK WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND STRUCTURAL DRAWINGS.
F. CEILING MATERIALS & FINISHES: REFER TO FINISH SCHEDULE FOR MATERIALS, COLORS, AND TEXTURES OF CEILING SYSTEMS AND COMPONENTS.
G. FIXTURES & DEVICES: LOCATE LIGHT FIXTURES, DIFFUSERS, SPEAKERS, FIRE ALARMS, SPRINKLERS, AND OTHER CEILING-MOUNTED DEVICES AS SHOWN. CONFIRM FINAL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
H. ACCESS PANELS: PROVIDE ACCESS PANELS IN CEILINGS AS REQUIRED FOR MECHANICAL, ELECTRICAL, OR PLUMBING EQUIPMENT AND CONTROLS. COORDINATE EXACT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
I. SUSPENDED CEILING SYSTEMS: INSTALL ALL SUSPENDED CEILING SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, LOCAL BUILDING CODES, AND APPLICABLE STANDARDS FOR SEISMIC BRACING (ASTM E580)
J. EXISTING CEILINGS: PATCH, REPAIR, AND PREPARE EXISTING CEILINGS TO REMAIN OR TO BE MODIFIED TO MATCH ADJACENT CONDITIONS AND RECEIVE NEW FINISHES.
K. FIRE SPRINKLERS: ALL SPRINKLER HEADS @ ACT TO BE LOCATED IN CENTER OF TILE UNLESS NOTED OTHERWISE
L. FIRE-RATED ASSEMBLIES: MAINTAIN FIRE RATINGS OF EXISTING CEILING ASSEMBLIES WHERE APPLICABLE; SEAL ALL PENETRATIONS IN ACCORDANCE WITH CODE REQUIREMENTS.
M. UTILITIES & SUPPORT:COORDINATE LOCATION OF CEILING SUPPORTS, HANGERS, AND ABOVE-CEILING UTILITY ROUTING TO AVOID CONFLICTS AND ENSURE PROPER ACCESS CLEARANCES.
N. PROTECTION & CLEANING: PROTECT FINISHED CEILINGS FROM DAMAGE DURING CONSTRUCTION. CLEAN ALL CEILING SURFACES PRIOR TO FINAL ACCEPTANCE.
O. TEMPORARY SUPPORT & SAFETY: PROVIDE NECESSARY TEMPORARY BRACING AND SUPPORT DURING INSTALLATION OF CEILINGS TO ENSURE SAFETY AND STRUCTURAL INTEGRITY.



NORTH

BETTISWORTH NORTH

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH DAVID P. POPPEL No. 106064 REGISTERED ARCHITECT 07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	RHR
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

RENOVATION REFLECTED CEILING PLAN

A210

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

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1" ACTUAL
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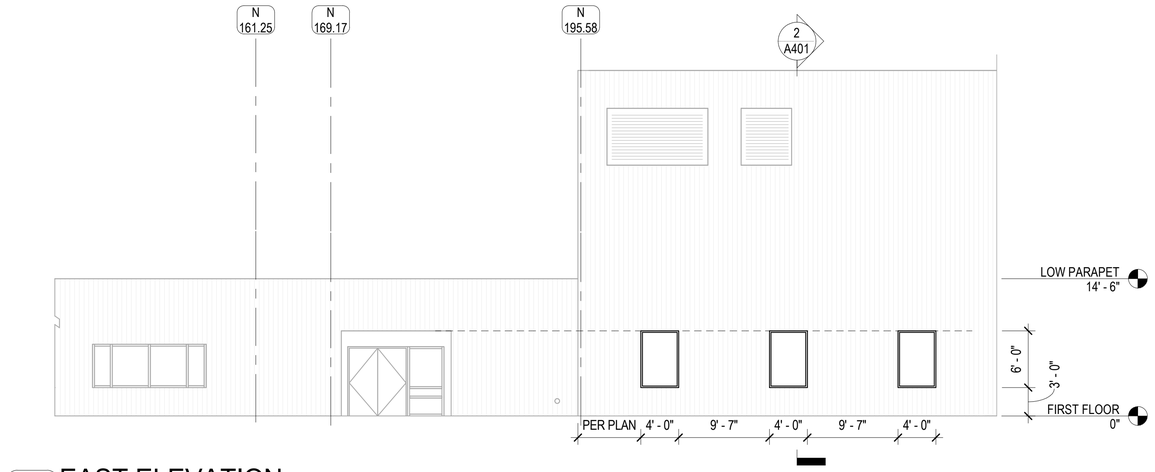
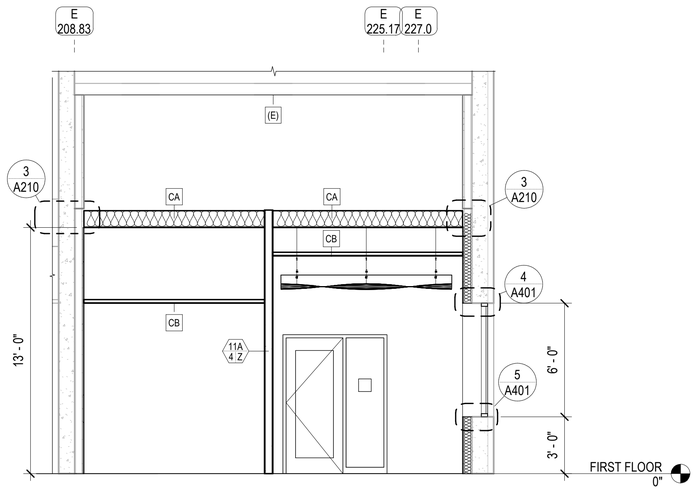
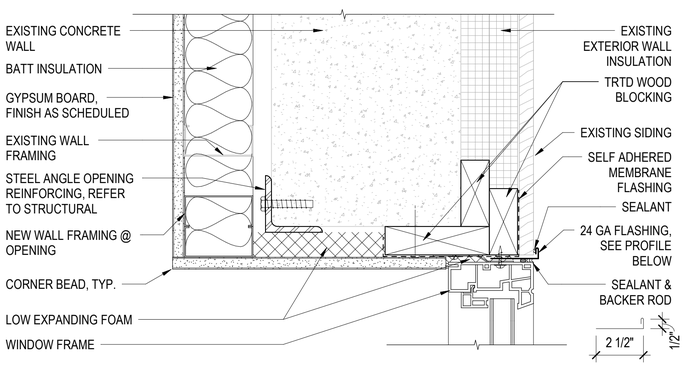


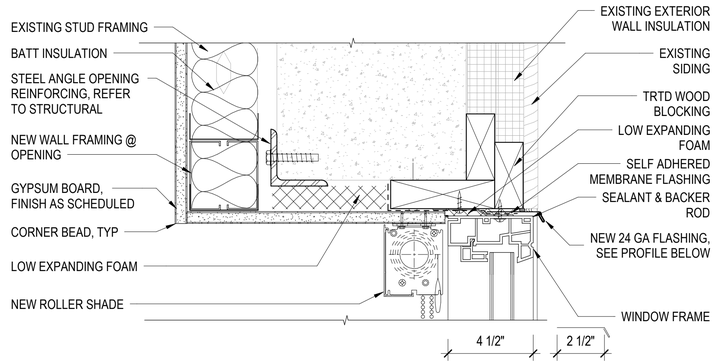
1 A401 EAST ELEVATION
1/8" = 1'-0"



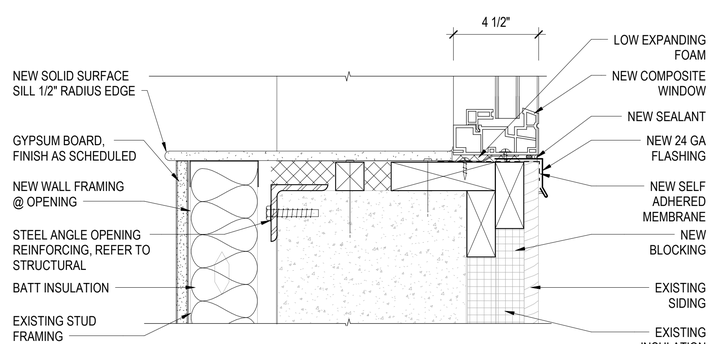
2 A401 WALL SECTION - VCS OFFICES
1/4" = 1'-0"



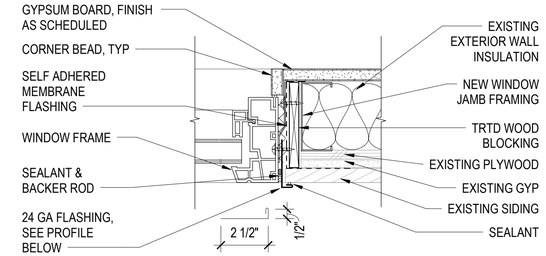
3 A401 WINDOW JAMB @ CONCRETE WALL
3" = 1'-0"



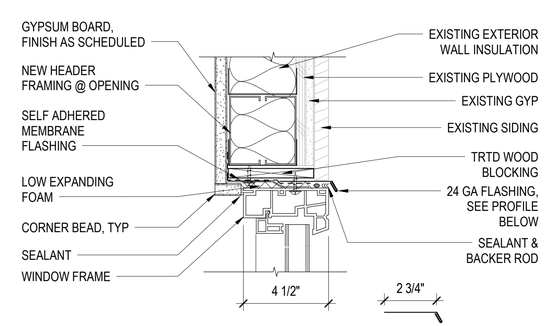
4 A401 WINDOW HEAD @ CONCRETE WALL
3" = 1'-0"



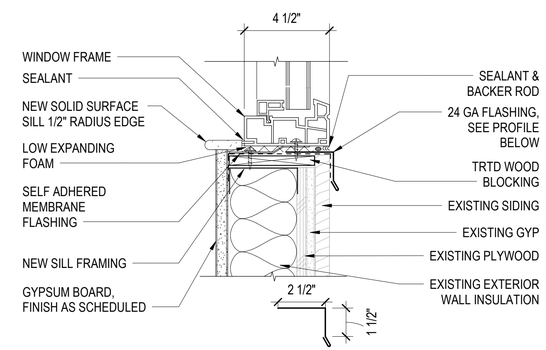
5 A401 WINDOW SILL @ CONCRETE WALL
3" = 1'-0"



6 A401 WINDOW JAMB @ EXTERIOR STUD WALL
3" = 1'-0"



7 A401 WINDOW HEAD @ EXTERIOR STUD WALL
3" = 1'-0"



8 A401 WINDOW SILL @ EXTERIOR STUD WALL
3" = 1'-0"

BETTISWORTH NORTH
CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH DAVID P. POPPEL No. 106084 REGISTERED ARCHITECT 07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	RHR
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

EXTERIOR ELEVATION, WALL SECTIONS, AND DETAILS

A401

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

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1" ACTUAL

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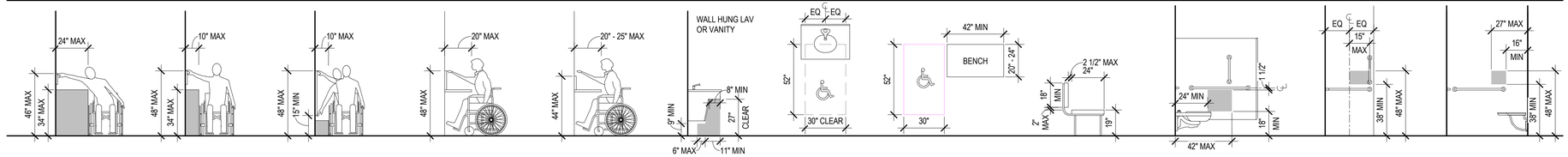
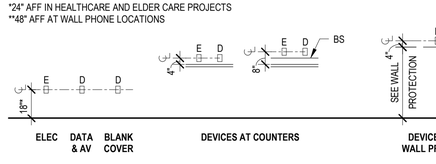
ACCESSIBILITY CLEARANCES (IIC A117.1 AND ADAAG)



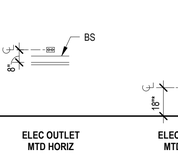
MOUNTING HEIGHT OVER OBSTRUCTION | UNOBSTRUCTED SIDE REACH | UNOBSTRUCTED FORWARD REACH | KNEE & TOE CLEARANCE AT LAVATORY | VANITY COUNTER | BENCH SIZE AND CLEAR FLOOR SPACE | BENCH BACK SUPPORT AND SEAT HEIGHT | PROTRUDING DISPENSER BELOW GRAB BAR | CONTROL AND HANDSET LOCATION TRANSFER TYPE SHOWER | CONTROL LOCATION ROLL-IN TYPE CONTROLS

LIFE SAFETY



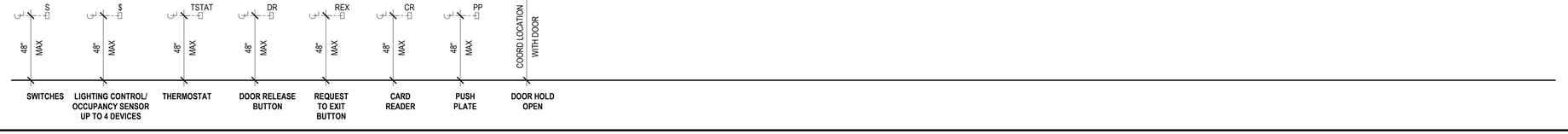
FIRE EXTINGUISHER CABINET | DEFIBRILLATOR CABINET | FIRE EXTINGUISHER | FIRE ALARM PULL STATION

WALL PROTECTION



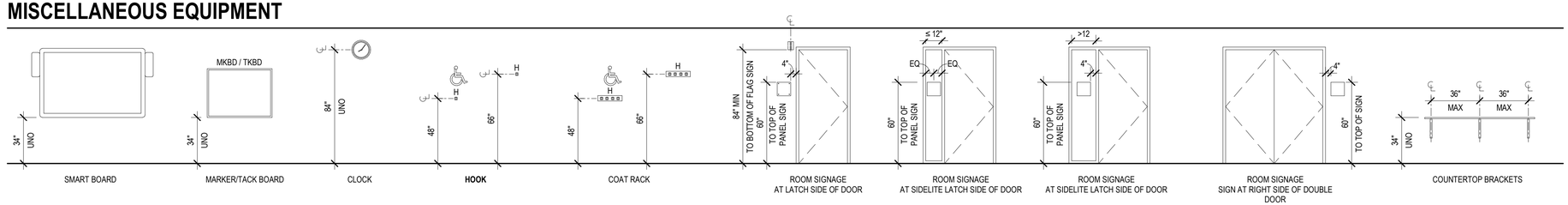
CORNER GUARDS

PLUMBING AND TOILET ACCESSORIES



VANITY | WASTE RECEPTACLE | HAND WASH | TOILET ACCESSORIES | BABY CHANGE STATION | WHEELCHAIR ACCESSIBLE TOILET

MISCELLANEOUS EQUIPMENT



SMART BOARD | MARKER/TACK BOARD | CLOCK | HOOK | COAT RACK | ROOM SIGNAGE AT LATCH SIDE OF DOOR | ROOM SIGNAGE AT SIDELITE LATCH SIDE OF DOOR | ROOM SIGNAGE AT SIDELITE LATCH SIDE OF DOOR | ROOM SIGNAGE SIGN AT RIGHT SIDE OF DOUBLE DOOR | COUNTERTOP BRACKETS

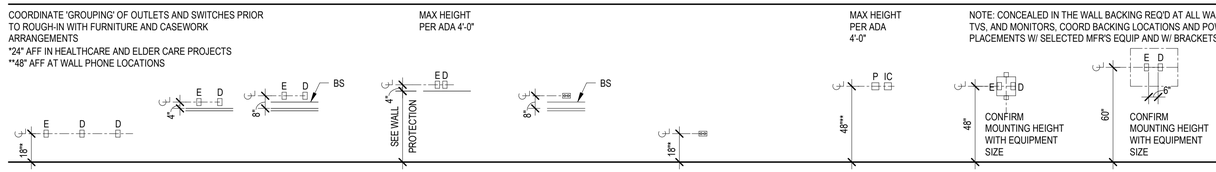
ELECTRICAL AND DATA

COORDINATE 'GROUPING' OF OUTLETS AND SWITCHES PRIOR TO ROUGH-IN WITH FURNITURE AND CASEWORK ARRANGEMENTS
*24" AFF IN HEALTHCARE AND ELDER CARE PROJECTS
**48" AFF AT WALL PHONE LOCATIONS

MAX HEIGHT PER ADA 4'-0"

MAX HEIGHT PER ADA 4'-0"

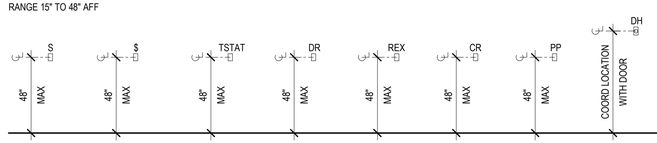
NOTE: CONCEALED IN THE WALL BACKING REQ'D AT ALL WALL MTD COMPUTERS, TVS, AND MONITORS, COORD BACKING LOCATIONS AND POWER/DATA/VIDEO DEVICE PLACEMENTS W/ SELECTED MFR'S EQUIP AND W/ BRACKETS/SUPPORTS



ELEC | DATA & AV | BLANK COVER | DEVICES AT COUNTERS | DEVICES ABOVE WALL PROTECTION | ELEC OUTLET MTD HORIZ | ELEC OUTLET MTD HORIZ | PHONE & INTERCOM WALL JACK | WALL MTD MONITOR | FLAT SCREEN PANEL/ TELEVISION MONITOR

CONTROLS / SIGNALS

PROJECT SPECIFIC FINAL ELEVATION MOUNTING HEIGHT RANGE 15" TO 48" AFF



SWITCHES | LIGHTING CONTROL/ OCCUPANCY SENSOR UP TO 4 DEVICES | THERMOSTAT | DOOR RELEASE BUTTON | REQUEST TO EXIT BUTTON | CARD READER | PUSH PLATE | DOOR HOLD OPEN

GENERAL MOUNTING HEIGHTS NOTES

A. ALL DEVICES WILL BE MOUNTED AS NOTED, OR AS PER APPLICABLE BUILDING CODE, UNLESS OTHERWISE DIMENSIONED.
B. NOTIFY ARCHITECT IN ADVANCE OF INSTALLATION, IF MOUNTING HEIGHTS ON ELEVATIONS OR IF FIELD CONDITIONS PRESENT CONFLICTS WITH THE REQUIRED MOUNTING HEIGHTS.
C. THE DETAIL SHOWN MAY NOT MATCH SPECIFIED OR SCHEDULED HARDWARE AND/ OR DEVICES.
D. THE DIMENSIONS CALLED OUT SHALL BE TO THE CENTERLINE OF THE DEVICE FACE PLATE AS SHOWN, UNO.
E. VERTICAL DIMENSIONS SHOWN ON INTERIOR ELEVATIONS INDICATE A DEVIATION FROM TYPICAL MOUNTING HEIGHTS SHOWN HERE.
F. COORDINATE GROUPING OF OUTLETS AND SWITCHES PRIOR TO ROUGH-IN WHERE MOUNTING HEIGHTS ARE THE SAME FOR (2) OR MORE DEVICES IN THE SAME LOCATION.
G. IF MULTIPLE DEVICES WITH DIFFERENT MOUNTING HEIGHTS ARE LOCATED WITHIN CLOSE PROXIMITY, STACK DEVICES SO THAT CENTERLINES ALIGN.
H. DEVICES LOCATED PER THESE DOCUMENTS TAKE PRECEDENCE OVER FRAMING AND STUD SPACING. FRAMING SHALL BE MODIFIED TO ACCOMMODATE THE PRECISE LOCATION. CONTRACTOR TO COORDINATE THE APPROPRIATE TRADES.
I. CONTRACTOR TO COORDINATE DEVICES LOCATED IN FINISH PANELS (EXAMPLE: SECONDARY INSTALLATIONS SUCH AS FABRIC PANELS, WOOD PANELING.)
J. NOTIFY THE ARCHITECT SHOULD ANY INDICATED MOUNTING DETAILS BE IN CONFLICT WITH MANUFACTURER REQUIREMENTS.
K. ELECTRICAL RECEPTACLES, COMMUNICATION OUTLETS ARE SHOWN ON THE ARCHITECTURAL ELEVATIONS FOR LOCATIONS AND COORDINATION WITH OTHER WORK. SEE ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
L. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURAL MOUNTING HEIGHTS AND ELECTRICAL. PLUMBING OR MECHANICAL DRAWINGS.

INDICATES ADA/ANSI 117.1 COMPLIANCE WHERE TWO DEVICES AND HEIGHT ARE SHOWN.

BETTISWORTH NORTH

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH DAVID P. POPPEL No. 106084 REGISTERED ARCHITECT 07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	PLG
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

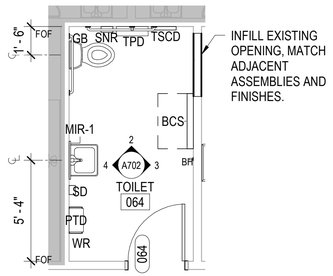
TYPICAL MOUNTING HEIGHTS

A701

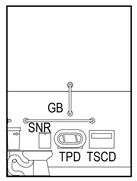
BETTISWORTH NORTH ARCHITECTS & PLANNERS©

7/28/2025 4:37:45 PM Autodesk Docs://24-121 Valdez Childcare/24-121 VCS Office Relocation.rvt

1" ACTUAL
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED. AFFECTING ALL LABELED SCALES



1 A702 ENLARGED PLAN - TOILET 064
1/4" = 1'-0"



2 A702 064 TOILET - N
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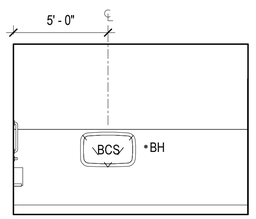

3 A702 064 TOILET - E
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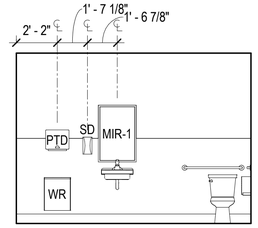

4 A702 064 TOILET - W
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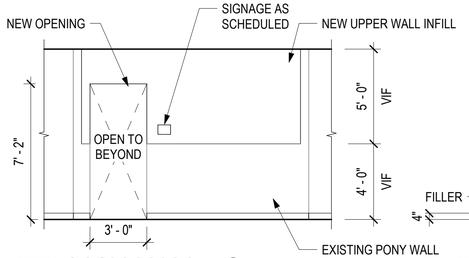

5 A702 062H HALL - S
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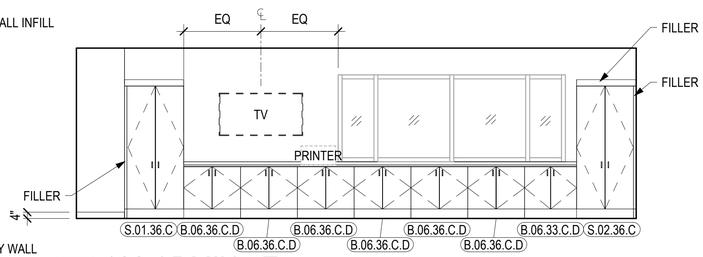
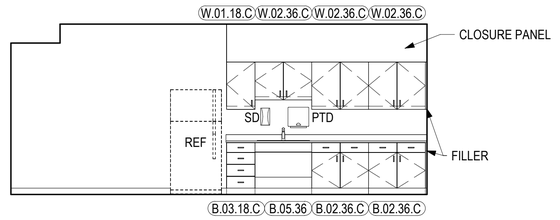


6 A702 128 ADMIN - E
1/4" = 1'-0"



7 A702 129 - NURSES SUITE - E
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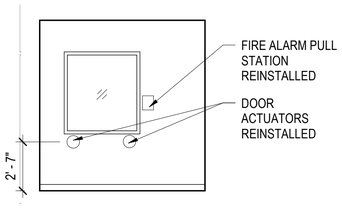

8 A702 131 - VEST - S
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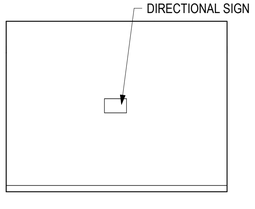

9 A702 132 CORRIDOR - W
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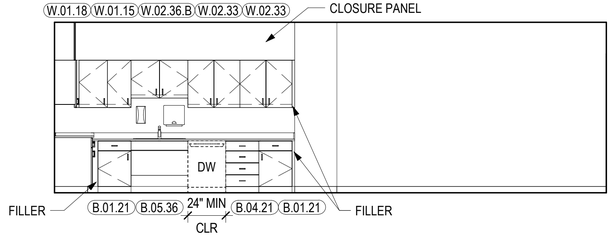
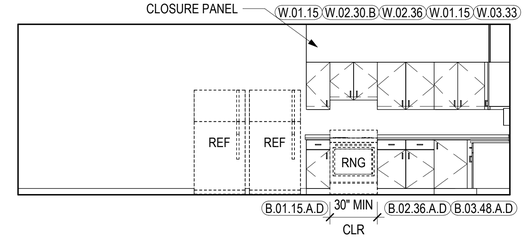


10 A702 135 BREAKROOM - E
1/4" = 1'-0"



11 A702 135 BREAKROOM - N
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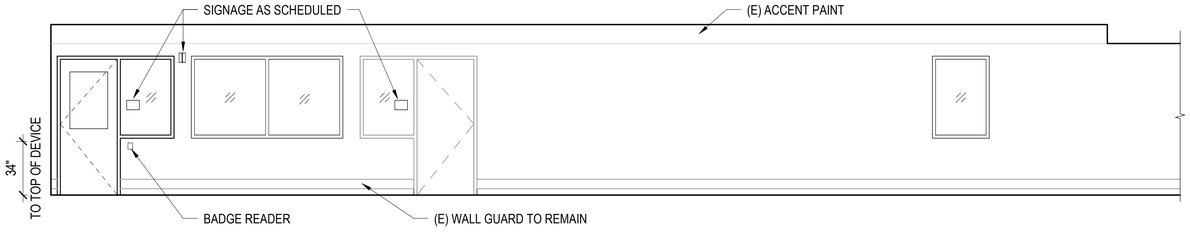
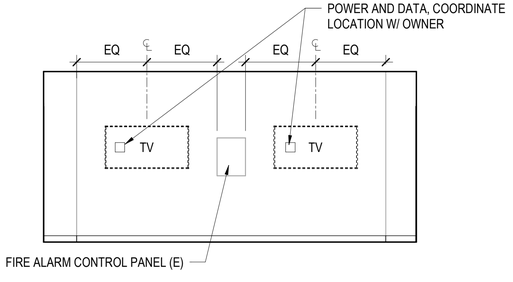


12 A702 127 CORR - E
1/4" = 1'-0"



13 A702 070 CONFERENCE ROOM - W
1/4" = 1'-0"

RENOVATION LEGEND

- EXISTING ELEMENTS
- NEW CONSTRUCTION ELEMENTS
- AREA NOT IN SCOPE
- OFCI
- NIC

GENERAL FLOOR PLAN NOTES

A. FIELD VERIFICATION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION; NOTIFY ARCHITECT AND OWNER'S REP/PROJECT MANAGER OF DISCREPANCIES.
B. DIMENSIONS: DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY, OR CENTERLINE OF OPENINGS UNLESS OTHERWISE NOTED.
C. COORDINATION OF WORK: COORDINATE ALL WORK WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS.
D. FIRE-RATED ASSEMBLIES: ALL FIRE-RATED WALLS, PARTITIONS, AND ASSEMBLIES SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH UL OR GA LISTINGS AND CODE REQUIREMENTS. PROVIDE IDENTIFICATION ABOVE CEILING.
E. WALL CONSTRUCTION: REFER TO PARTITION TAGS AND SCHEDULES FOR WALL CONSTRUCTION AND WALL HEIGHTS. SEAL PENETRATIONS PER CODE.
F. DOOR AND WINDOWS: REFER TO DOOR AND WINDOWS SCHEDULE FOR ADDITIONAL INFORMATION.
G. FINISHES & MATERIALS: REFER TO FINISH LEGEND, FINISH SCHEDULE FOR FINISH MATERIALS SPECIFICATIONS AND LOCATIONS. FORTHCOMING FINISH PLANS AND INTERIOR ELEVATIONS WILL PROVIDE ADDITIONAL FINISH INFORMATION.
H. MOUNTING HEIGHTS: REFER TO INTERIOR ELEVATION SHEETS FOR TYPICAL MOUNTING HEIGHTS.
I. ACCESSIBILITY: ALL NEW WORK SHALL COMPLY WITH APPLICABLE ACCESSIBILITY STANDARDS, INCLUDING CLEARANCES, FIXTURE HEIGHTS, AND DOOR SWINGS.
J. DOORS & HARDWARE: REFER TO DOOR SCHEDULE FOR DOOR TYPES, FRAMES, HARDWARE, AND RATINGS.
K. CEILING HEIGHTS: CEILING HEIGHTS INDICATED ARE FROM FINISHED FLOOR (AFF), UNLESS OTHERWISE NOTED.
L. FLOOR TRANSITIONS: PROVIDE SMOOTH AND LEVEL TRANSITIONS BETWEEN NEW AND EXISTING FLOOR MATERIALS; USE APPROPRIATE TRANSITION STRIPS OR THRESHOLDS AS REQUIRED.
M. MECHANICAL & ELECTRICAL COORDINATION: COORDINATE LOCATION OF ELECTRICAL OUTLETS, LIGHT SWITCHES, THERMOSTATS, FIRE ALARMS, AND MECHANICAL DEVICES WITH ARCHITECTURAL LAYOUTS.
N. CLEANUP & PROTECTION: CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE DAILY, PROTECTING EXISTING AND NEWLY INSTALLED MATERIALS THROUGHOUT CONSTRUCTION.
O. TEMPORARY FACILITIES & SERVICES: PROVIDE TEMPORARY UTILITIES, LIGHTING, AND SAFETY BARRICADES AS REQUIRED DURING CONSTRUCTION.

GENERAL INTERIOR ELEVATION NOTES

A. SEE SHEET, A911, FOR FINISH LEGEND.
B. SEE SHEET, A701, FOR TYPICAL MOUNTING HEIGHTS.
C. SEE SHEETS, A831, FOR CASEWORK LEGEND AND DETAILS.

0 1 2 3 4 5 10

BETTISWORTH NORTH

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH DAVID P. POPPEL No. 106064 REGISTERED ARCHITECT 07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	RHR, PLG
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

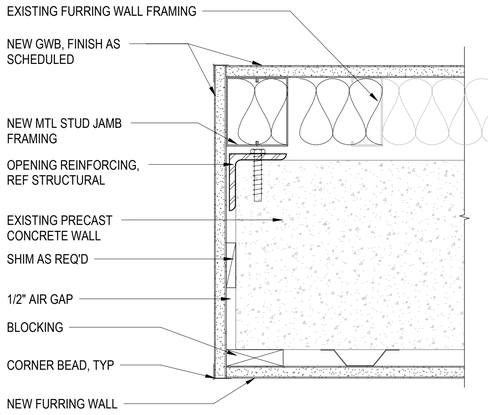
ENLARGED PLAN & INTERIOR ELEVATIONS

A702

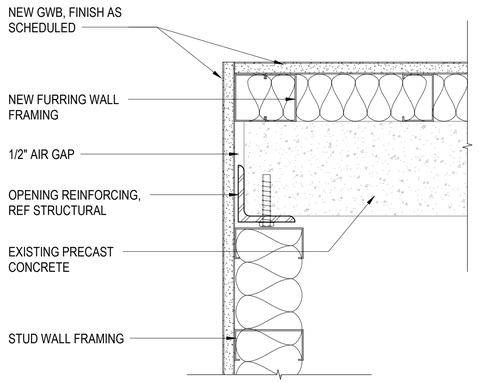
BETTISWORTH NORTH ARCHITECTS & PLANNERS©

7/28/2025 4:37:46 PM Autodesk Docs://24-121 Valdez Childcare/24-121 VCS Office Relocation.rvt

1" ACTUAL
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED. AFFECTING ALL LABELED SCALES



1 A811 CASED JAMB @ PRECAST CONC WALL
3" = 1'-0"



2 A811 CASED OPENING @ STUDENT WTNG - E JAMB
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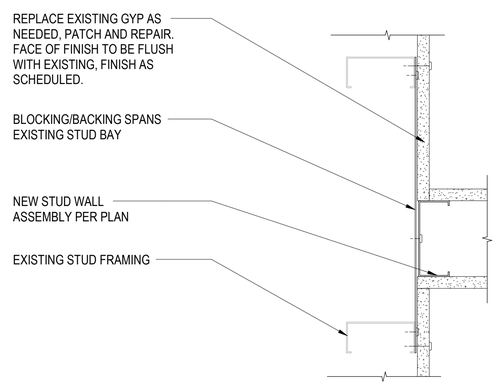
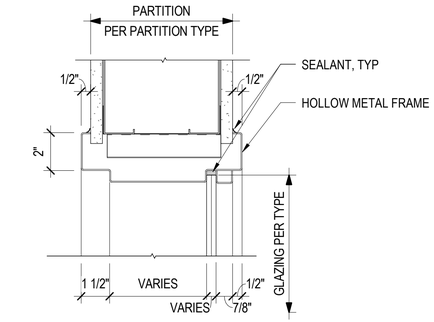
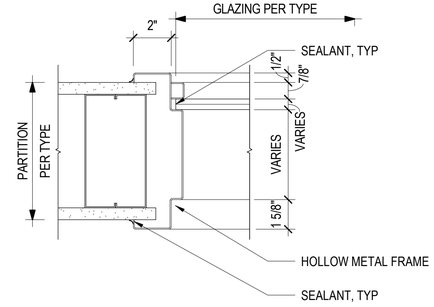


3 A811 NEW PARTITION TO EXIST. FRAMING, TYP
3" = 1'-0"



4 A811 HM RELITE - HEAD
3" = 1'-0"



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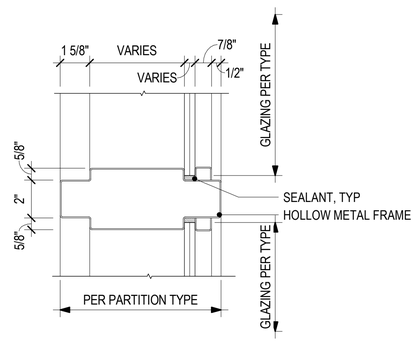

6 A811 HM RELITE - MULLION
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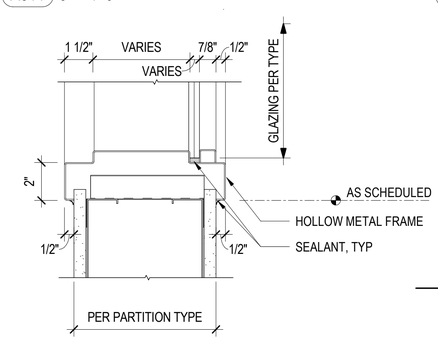
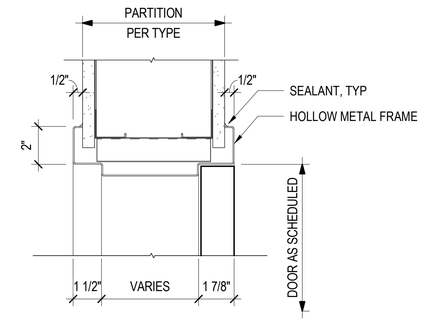


7 A811 HM RELITE -SILL
3" = 1'-0"



8 A811 HM DOOR - HEAD
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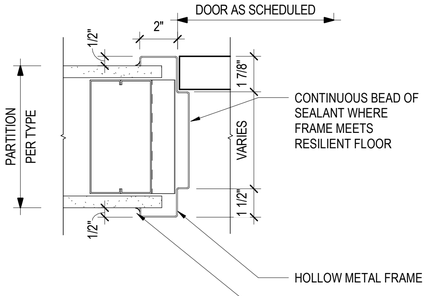

9 A811 HM DOOR - JAMB
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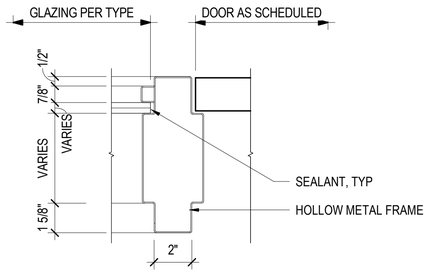

10 A811 HM RELITE - DOOR JAMB
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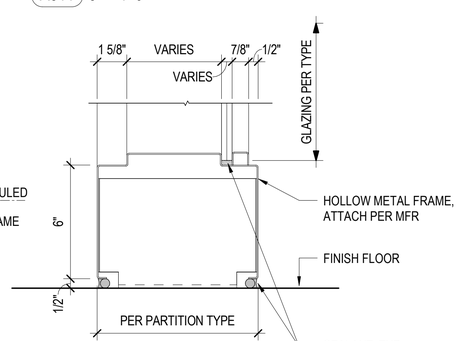
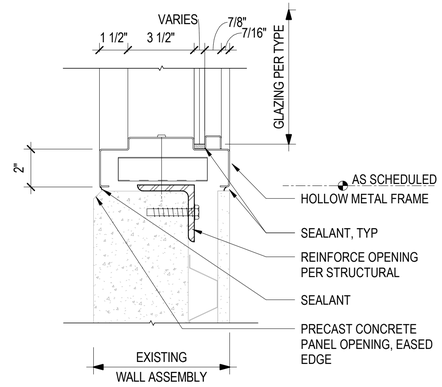


11 A811 HM RELITE - SILL
3" = 1'-0"



12 A811 HM RELITE SILL @ PRECAST CONC
3" = 1'-0"

BETTISWORTH NORTH

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH DAVID P. POPPEL No. 106084 REGISTERED ARCHITECT 07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	DPP, RHR
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

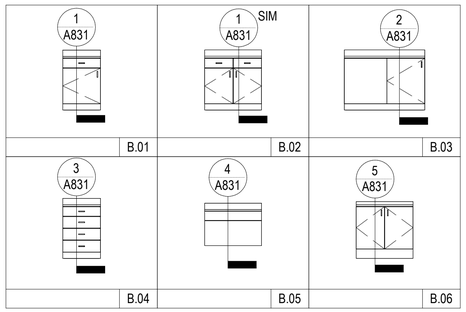
INTERIOR DETAILS - OPENINGS & PARTITIONS

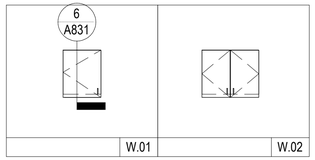
A811

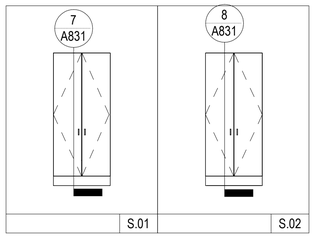
BETTISWORTH NORTH ARCHITECTS & PLANNERS©

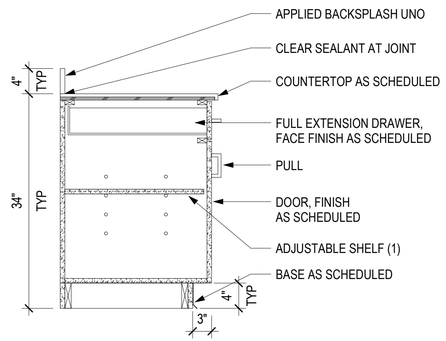
1" ACTUAL
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED. AFFECTING ALL LABELED SCALES

CASEWORK LEGEND

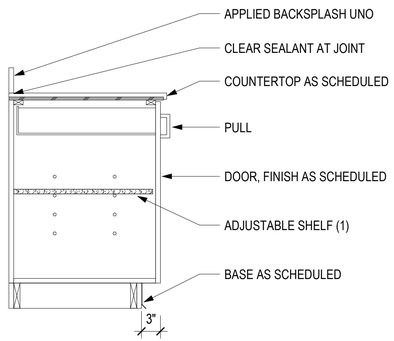








1 A831 BASE - DOOR DWR
1" = 1'-0"



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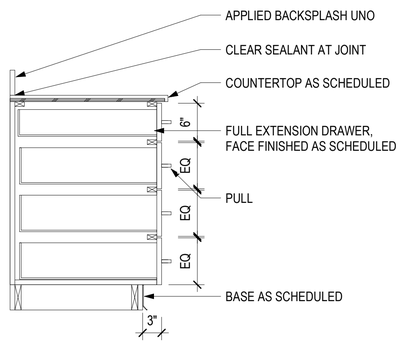

3 A831 BASE - 4 DWR
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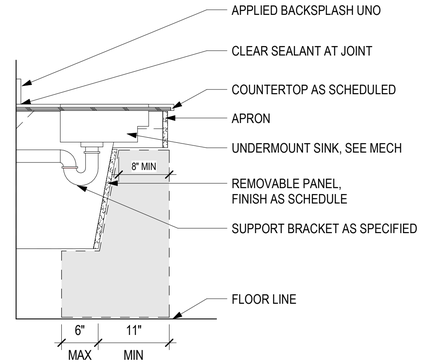

4 A831 BASE - APRON
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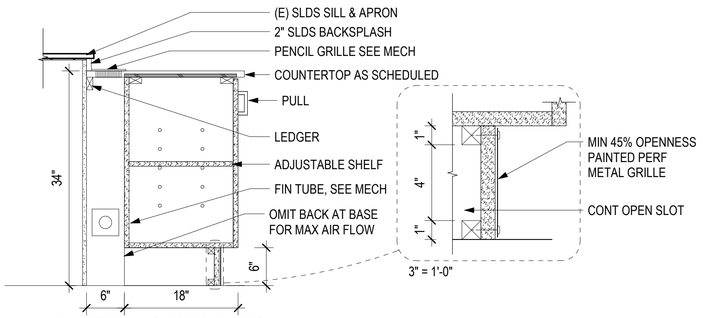

5 A831 BASE - SHELVES
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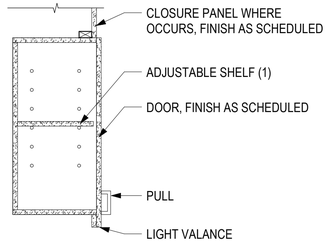
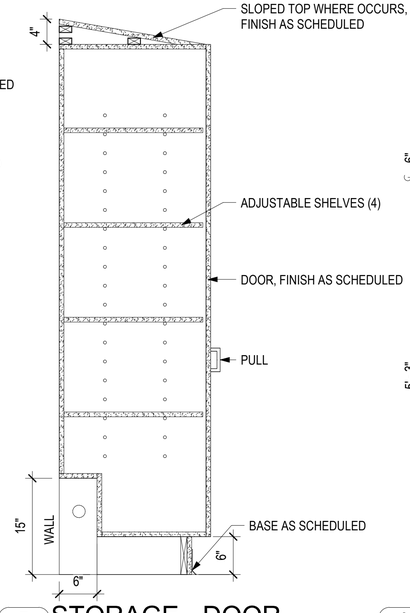


6 A831 WALL - DOOR
1" = 1'-0"



7 A831 STORAGE - DOOR
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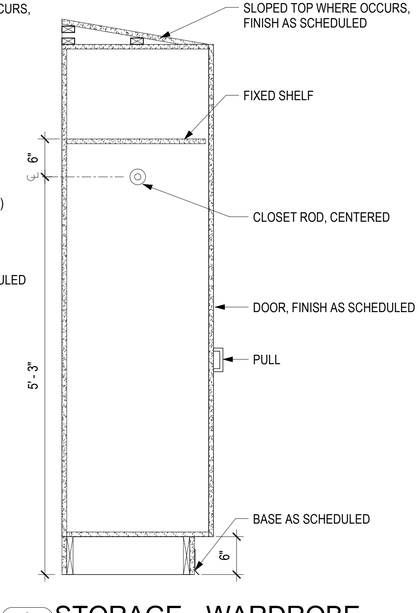


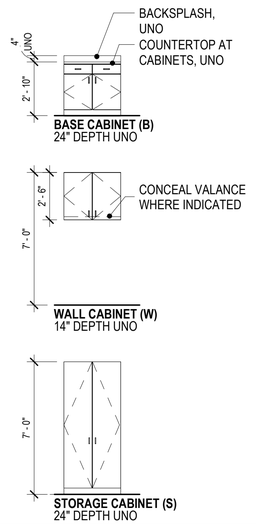
8 A831 STORAGE - WARDROBE
1" = 1'-0"

CASEWORK LEGEND NOTES

A. THE 'CASEWORK CODE' SYMBOLS SPECIFYING THE PARTICULAR MODULES ARE SHOWN ON INTERIOR ELEVATIONS.
B. PROVIDE CASEWORK IN STANDARD MODULES OF 3" INCREMENTS UNO.
C. SINGLE DOOR 12"- 24" W, DOUBLE DOOR 30"-36" W, UNO.
D. FOR SPECIAL CASEWORK CONFIGURATIONS REFER TO THE INTERIOR ELEVATIONS AS TARGETED ON THE FLOOR PLANS.
E. VERIFY MOUNTING HEIGHTS AND CLEARANCES AT ALL LOCATIONS; NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH THE CONTRACT DRAWINGS.
F. INSTALL ALL SINKS CENTER OF CABINET, UNO.
G. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
H. REFER TO SPECIFICATIONS FOR ADDITIONAL CONSTRUCTION, INSTALLATION, HARDWARE, FINISH AND/OR OTHER REQUIREMENTS
I. PROVIDE ALL REQUIRED AND/OR NECESSARY BACKING, BLOCKING AND OTHER STRUCTURAL SUPPORT.
J. PROVIDE FINISHED END PANEL TO MATCH ADJACENT EXPOSED SURFACES AT ALL EXPOSED END UNITS.
K. PROVIDE FINISH FILLER, 1"-2" WIDE & SCRIBED NEATLY TO ADJACENT SURFACE, AT CABINETS ABUTTING OTHER CONSTRUCTION.
L. COLORS AND/OR SPECIFIC FINISHES TO BE FINALIZED BY THE ARCHITECT DURING CONSTRUCTION.
M. MODIFY SIDE PANELS AT WALL CABINETS FOR CONTINUOUS UNINTERRUPTED ROUTING OF UNDER CABINET LIGHTS.
N. PROVIDE 1 LABEL HOLDER FOR EACH DOOR AND DRAWER WHERE INDICATED IN CASEWORK CODE SPECIAL CONDITIONS.
O. PROVIDE SCHEDULED RESILIENT BASE AT TOE KICK UNO.
P. PROVIDE BACK AND SIDE SPLASHES WHERE COUNTERTOPS ABUT ADJACENT WALL CONSTRUCTION. SPLASH FINISH WILL MATCH COUNTERTOP FINISH UNO.

CASEWORK LEGEND NOTES

SEE TYPICAL CABINET ELEVATIONS THIS SHEET



CASEWORK CODE

SEE FINISH SCHEDULE FOR CASEWORK FINISHES

MATERIAL DESIGNATION

B.01.36.X

- SPECIAL CONDITION
  A: 36" HT
  B: 24" HT
  C: LOCKING, KEYED
  D: 2" SPLASH
- DIMENSION WIDTH
- TYPE WITHIN CABINET GROUP
- CABINET GROUP; B, W, S

BETTISWORTH NORTH

STATE OF ALASKA 49TH
DAVID P. POPPEL
No. 106064
REGISTERED ARCHITECT
07.28.2025

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	PLG
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

CASEWORK LEGEND & DETAILS

A831

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

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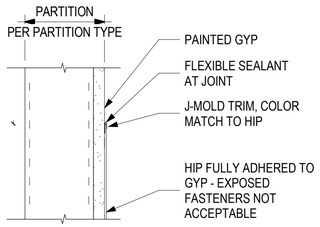
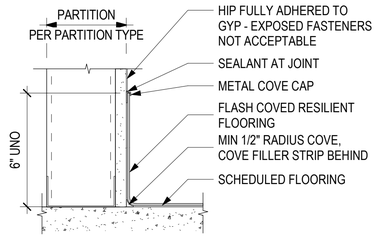
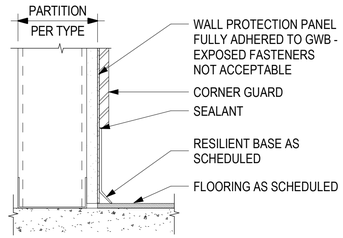
1" ACTUAL
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES



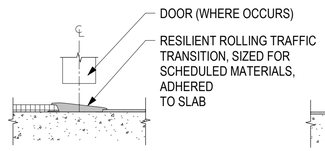
1 A833 HIP @ TOP
3" = 1'-0"



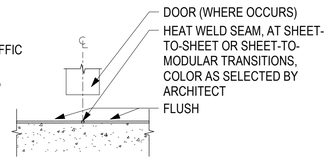
2 A833 HIP @ ICB
3" = 1'-0"



3 A833 CORNER GUARD @ RB
3" = 1'-0"



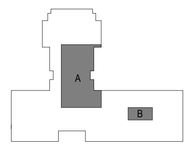
A
CARPET/WALKOFF TO RESILIENT



B
RESILIENT TO RESILIENT

TYPICAL FLOORING TRANSITION NOTES:
1. SEE FINISH LEGEND FOR SPECIFIC PROFILES
2. SEE FINISH SCHEDULE FOR ROOM-SPECIFIC FLOORING FINISH
3. SEE DOOR SCHEDULE FOR THRESHOLDS SPECIFIED IN HARDWARE GROUPS
4. COORDINATE SPECIFIED DOOR UNDERCUT WITH SCHEDULED FLOORING

4 A833 FLOOR TRANSISTION - TYPICAL
3" = 1'-0"



BETTISWORTH NORTH
CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA
49TH
DAVID P. POPPEL
No. 106084
REGISTERED ARCHITECT
07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA
CHECK SET

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-05-23
DRAWN BY:	PLG
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

INTERIOR DETAILS

A833

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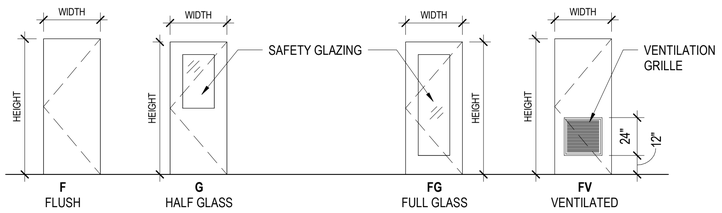
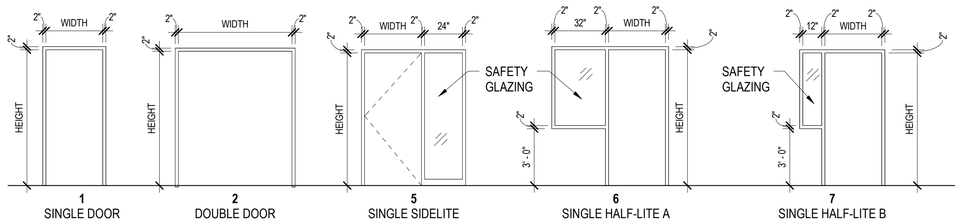
1" ACTUAL

DOOR SCHEDULE

DOOR NO.	PANEL						FRAME			FIRE RATING	HARDWARE	COMMENTS
	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	TYPE	MATERIAL	FINISH			
064	F	3' - 0"	7' - 2"	1 3/4"	WD	FF	1	HM	P-2		HW-4	
069	F	3' - 0"	7' - 2"	1 3/4"	WD	FF	1	HM	P-2		HW-1	
070A	F	3' - 0"	7' - 2"	1 3/4"	WD	FF	6	HM	P-2		HW-2	
070B	F	3' - 0"	7' - 2"	1 3/4"	WD	FF	6	HM	P-2		HW-2	
094A	F	3' - 0"	7' - 2"	1 3/4"	WD	FF	1	HM	P-2		HW-1	
126	G	3' - 0"	7' - 2"	1 3/4"	WD	FF	7	HM	P-2		HW-2	
126C	FV	3' - 0"	7' - 2"	1 3/4"	WD	FF	1	HM	P-2		HW-1	24" X 24" VENTILATION GRILLE
128A	G	3' - 0"	7' - 2"	1 3/4"	WD	FF	6	HM	P-2		HW-3	
129	G	3' - 0"	7' - 2"	1 3/4"	WD	FF	6	HM	P-2		HW-2	
130	G	3' - 0"	7' - 2"	1 3/4"	WD	FF	6	HM	P-2		HW-2	
144	F	3' - 0"	7' - 2"	1 3/4"	WD	FF	1	HM	P-2		HW-5	
152A	FG	3' - 0"	7' - 2"	1 3/4"	HM	P-6	6	HM	P-6		HW-3	
152B	F	3' - 0"	7' - 2"	1 3/4"	WD	EXIST	1	HM	P-2		EXIST	SALVAGED DOOR AND FRAME
153A	FG	3' - 0"	7' - 2"	1 3/4"	WD	FF	5	HM	P-2		HW-2	
153B	FG	3' - 0"	7' - 2"	1 3/4"	WD	FF	5	HM	P-2		HW-2	
154	FG	3' - 0"	7' - 2"	1 3/4"	WD	FF	5	HM	P-2		HW-2	



DOOR PANEL TYPES



DOOR FRAME TYPES

GENERAL DOOR NOTES

ALL NOTES ARE GENERAL, AS APPLICABLE. THOSE SPECIFICALLY NOTED ON SCHEDULE APPLY ONLY TO DOORS SO NOTED.

UNLABELED DOORS: ARE EXISTING TO REMAIN AND ARE NOT INCLUDED ON THE DOOR SCHEDULE. PAINT (E) FRAMES WITHIN SCOPE OF WORK THAT ARE TO REMAIN.

LABELED EXISTING DOORS: ARE TO REMAIN. PAINT FRAME, MODIFY HARDWARE AS NOTED.

KEYING: CONTRACTOR TO COORDINATE KEYING SCHEDULE WITH OWNER.

HARDWARE FINISH: NEW HARDWARE FINISH TO BE SATIN STAINLESS STEEL (630) OR SATIN CHROMIUM PLATED (626).

ACCESS CONTROL: VERIFY ACCESS CONTROL TYPES AND LOCATIONS WITH OWNER

DOOR JAMBS: 6" FROM NEAREST CORNER, UNO.

DOOR SWING: THE DOOR SWING INDICATED ON THE FLOOR PLAN INDICATES THE HAND OF THE DOOR ONLY. DOORS SHALL SWING TO THE MAXIMUM EXTENT (BEYOND 90 DEGREES) WHERE NOT OBSTRUCTED BY ADJACENT WALLS.

DOOR FRAMES: SHALL BE PAINTED, UNLESS NOTED OTHERWISE

DOOR HARDWARE GROUPS: BASIS OF DESIGN

HW-1	**STOREROOM:** STOREROOM LOCKSET, CORBIN RUSSWIN LEVER SET, BEST LARGE FORMAT CORES, STANDARD HINGE, WALL DOOR STOP, DOOR SILENCERS
HW-2	**ENTRANCE/OFFICE:** ENTRANCE LOCKSET, CORBIN RUSSWIN LEVER SET, BEST LARGE FORMAT CORES, STANDARD HINGE, DOOR SILENCERS, WALL DOOR STOP
HW-3	**ELECTRIFIED ENTRANCE/OFFICE:** ENTRANCE LOCKSET, CORBIN RUSSWIN LEVER SET, BEST LARGE FORMAT CORES, CLOSER, MOP PLATE, CARD READER, DOOR SILENCERS, WALL DOOR STOP
HW-4	**TOILET/PRIVACY:** PRIVACY LOCKSET, CORBIN RUSSWIN LEVER SET, BEST LARGE FORMAT CORES, WALL DOOR STOP, SOUND GASKET
HW-5	**ELECTRIFIED STOREROOM:** STOREROOM LOCKSET, CORBIN RUSSWIN LEVER SET, BEST LARGE FORMAT CORES, STANDARD HINGE, CARD READER, WALL DOOR STOP, DOOR SILENCERS

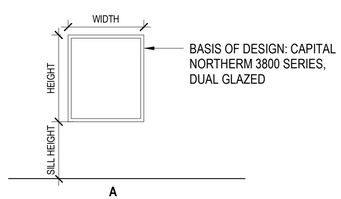
WINDOW SCHEDULES

EXTERIOR WINDOWS

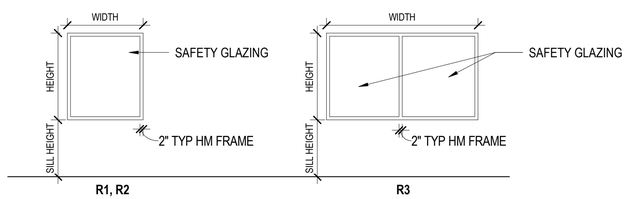
WINDOW TYPE	SILL HEIGHT	HEIGHT	WIDTH	COUNT	COMMENTS
A1	3' - 0"	6' - 0"	4' - 0"	3	
A2	3' - 0"	4' - 4"	2' - 0"	1	

INTERIOR WINDOWS

WINDOW TYPE	SILL HEIGHT	HEIGHT	WIDTH	FIRE RATING	COUNT	COMMENTS
R1	3' - 0"	4' - 4"	4' - 0"	-	1	HOLLOW METAL WINDOW FRAME
R2	3' - 0"	4' - 4"	3' - 0"	-	2	HOLLOW METAL WINDOW FRAME
R3	3' - 0"	4' - 4"	8' - 0"	-	1	HOLLOW METAL WINDOW FRAME



EXTERIOR WINDOW TYPES



INTERIOR WINDOW TYPES

BETTISWORTH NORTH
CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH DAVID P. POPPEL No. 106084 REGISTERED ARCHITECT 07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	RHR
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

DOOR SCHEDULE, WINDOW SCHEDULE

A901

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

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1" ACTUAL
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FINISH SCHEDULE

NUMBER	ROOM NAME	FLOOR		BASE		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		WAINSCOT		CASEWORK		CEILING		ACCESSORY GROUP
		SUBSTRATE	FINISH	FINISH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	HEIGHT	CABINETS	COUNTER	MATERIAL	FINISH	
061	SPED OFFICE	(E) CONC	(E) CPT | CPT-1	RB-1	4"	(E) GYP	P-1	(E) GYP	P-1	(E) GYP	P-1	(E) GYP	P-1					(E) ACT	FF	
062	SPED ASSISTANT	(E) CONC	(E) CPT | CPT-1	RB-1	4"	(E) GYP	P-1	GYP | (E) GYP	P-1	(E) GYP	P-1	(E) GYP	P-1					(E) ACT	FF	
062A	FILES	(E) CONC	(E) CPT | CPT-1	RB-1	4"	GYP | (E) GYP	P-1	GYP | (E) GYP	P-1	(E) GYP	P-1	GYP | (E) GYP	P-1					(E) ACT	FF	
062B	WORKSPACE	(E) CONC	(E) CPT | CPT-1	RB-1	4"	(E) GYP	P-1	(E) GYP	P-1	(E) GYP	P-1	GYP | (E) GYP	P-1					(E) ACT	FF	
062H	HALL	(E) CONC	(E) CPT | CPT-1	RB-1	4"	GYP | (E) GYP	P-1	(E) GYP	P-1	GYP | (E) GYP	P-1	(E) GYP	P-1					(E) ACT	FF	
064	TOILET	(E) CONC	SR-1	ICB	6"	(E) GYP	P-1	GYP | (E) GYP	P-1	(E) GYP	P-1	(E) GYP	P-1	HIP-1	54"			MRGYP	P-1	AG-2
065	LAUNDRY / STORAGE	(E) CONC	SR-1	RB-1	4"	(E) GYP	P-1	(E) GYP	P-1	(E) GYP	P-1	GYP | (E) GYP	P-1					(E) ACT	FF	AG-1
069	STORAGE	(E) CONC	CPT-1	RB-1	4"	(E) GYP	P-1	(E) GYP	P-1	GYP	P-1	(E) GYP	P-1					(E) ACT	FF	
070	CONFERENCE ROOM	(E) CONC	(E) CPT | CPT-1	RB-1	4"	GYP | (E) GYP	P-1	(E) GYP	P-1	GYP | (E) GYP	P-1	(E) GYP	P-4					(E) ACT	FF	
072	IT OFFICE	(E) CONC	(E) CPT | CPT-1	RB-1	4"	(E) GYP	P-1	(E) GYP	P-1	(E) GYP	P-1	(E) GYP	P-1					(E) ACT	FF	
094A	STORAGE	(E) CONC	(E)	RB-1	4"	GYP | (E) GYP	P-1	GYP | (E) GYP	P-1	(E) GYP	P-1	(E) GYP	P-1					(E) GYP	P-1	
095	STORAGE	(E) CONC	(E)	RB-1	4"	(E) GYP	P-1	(E) GYP	P-1	GYP	P-1	GYP	P-1					(E) GYP	P-1	
126	COUNSELOR	(E) CONC	CPT-1	RB-1	4"	GYP	P-1	(E) GYP	P-1, 5	(E) GYP	P-1	GYP	P-1					ACT-1	FF	
126C	COMM	(E) CONC	CPT-1	RB-1	4"	GYP	P-1	GYP	P-1	(E) GYP	P-1	(E) GYP	P-1					ACT-1	FF	
127	CORR	(E) CONC	WM-1	RB-1	4"	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)					(E) ACT	FF	
128	HHES ADMIN	(E) CONC	CPT-1	RB-1	4"	(E) GYP	P-1	IRGYP | (E) GYP	P-1	IRGYP	P-1	IRGYP | (E) GYP	P-1			PL-3	PL-4	ACT-1 | BAF-2	FF | FF	
128A	STUDENT WAITING	(E) CONC	CPT-1	RB-1	4"	GYP | (E) GYP	P-1	GYP	P-1	GYP	P-1	GYP | (E) GYP	P-1					ACT-1	FF	
128B	HALL	(E) CONC	CPT-1	RB-1	4"	-	-	GYP	P-1	GYP	P-1	GYP	P-1					ACT-1	FF	
129	NURSES SUITE	(E) CONC	SR-1	RB-1	4"	(E) GYP	P-1	(E) GYP	P-1	GYP	P-1	GYP	P-1			PL-1	PL-2	ACT-1	FF	AG-1
130	PRINCIPAL	(E) CONC	CPT-1	RB-1	4"	GYP	P-1	GYP	P-1	GYP	P-5	(E) GYP	P-1					ACT-1	FF	
131	VEST	(E) CONC	WM-1	RB-1	4"	MRGYP	P-1	MRGYP | (E) GYP	P-1	(E) GYP	P-1	MRGYP | (E) GYP	P-1					MRGYP	P-1	
132	CORR	(E) CONC	WM-1	RB-1	4"	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)					(E) ACT	FF	
133	FACILITIES	(E) CONC	CPT-1	RB-1	4"	(E) GYP	P-1	(E) GYP	P-1	GYP | (E) GYP	P-1	(E) GYP	P-4					(E) ACT	FF	
135	BREAKROOM	(E) CONC	SR-1	RB-1	4"	GYP	P-1	GYP | (E) GYP	P-1	(E) GYP	P-4	(E) GYP	P-1			PL-1	PL-2	ACT-1	FF	AG-1
136	CORR	(E) CONC	WM-1	RB-1	4"	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)					(E) ACT	FF	
141	CORR	(E) CONC	WM-1	RB-1	4"	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)					(E) ACT	FF	
144	VCS RECORDS STORAGE	(E) CONC	CPT-1	RB-1	4"	GYP	P-1	GYP	P-1	GYP	P-1	GYP	P-1					ACT-1	FF	
146	PASSAGE	(E) CONC	WM-1	RB-1	4"	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)					(E) ACT	FF	
152	CORR	(E) CONC	WM-1	RB-1	4"	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)					(E) ACT	FF	
152A	WAITING	(E) CONC	CPT-1	RB-1	4"	GYP	P-1	GYP	P-1	GYP | (E) GYP	P-1	(E) GYP	P-1					ACT-1	FF	
153	OPEN OFFICE	(E)	CPT-1	RB-1	4"	GYP	P-1	GYP	P-1	GYP	P-1	GYP	P-1					ACT-1 | BAF-1	FF | FF	
153A	SUPERINTEND	(E)	CPT-1	RB-1	4"	GYP	P-1	GYP	P-1	GYP	P-5	GYP	P-1					ACT-1	FF	
153B	TEACHING & LEARNING	(E)	CPT-1	RB-1	4"	GYP	P-5	GYP	P-1	GYP	P-1	GYP	P-1					ACT-1	FF	
154	BUSINESS SERVICES	(E)	CPT-1	RB-1	4"	GYP	P-1	GYP	P-1	GYP	P-1	GYP	P-5					ACT-1	FF	
164	CORR	(E) CONC	WM-1	RB-1	4"	(E)	(E)	(E)	(E)	(E)	(E)	(E)	(E)					(E) ACT	FF	

FINISH LEGEND

FLOORING

WALK-OFF MAT
WM-1 SHAW CONTRACT | ALL ACCESS | SWIFT 5T414 | 24x24 | 0.270 IN | TROT 14500 CONSTRUCTION | ECOSOLUTION Q100® NYLON | PERFORMANCE TREATMENTS | 28 OZ/YD² | ECOWORX® TILE | MONOLITHIC

CARPET TILE
CPT-1 MOHAWK GROUP | TAKING STEPS | ADOPT A PLAN | 24x24 | 855 RAMON CONSTRUCTION | FIBER CONTENT | PERFORMANCE TREATMENTS | YARD WEIGHT | BACKING SYSTEM QUARTER TURN
NOTES: CPT-1 TO MATCH EXISTING CARPET IN CURRENT LOCATION FROM A PREVIOUS RENOVATION.

RESILIENT SHEET FLOORING
SR-1 SHEET RUBBER | AMERICAN BILTRITE | AB PURE | 60" x 50' | 3MM | ABS 34 GLACIER
NOTES: COLD WELDED SEAMS FOR RUBBER SHEET UNO. INTEGRALLY COVED BASE WHERE INDICATED, 6"H WITH ALUMINUM CAP UNO. SR-1 TO MATCH SHEET RUBBER IN OTHER LOCATIONS OF THE BUILDING FROM A PREVIOUS RENOVATION.

WALL BASE & ACCESSORIES

RESILIENT BASE
RB-1 COVED TOE | 4" | JOHNSONITE | TYPE TS | BEDROCK
NOTES: SEE FLOORING FOR FLASH-COVED RESILIENT SHEET

RESILIENT FLOORING TRANSITIONS & ACCESSORIES
RFT-1 CPT/WM TO (E) CPT | ROLLING TRAFFIC TRANSITION | JOHNSONITE | TYPE XX | MODEL 28 MEDIUM GREY
RFT-2 REDUCER | JOHNSONITE | TYPE XX | MODEL | 28 MEDIUM GREY
RFT-3 CPT/(E) CPT TO RS | ROLLING TRAFFIC TRANSITION | JOHNSONITE | TYPE XX | MODEL 28 MEDIUM GREY
NOTES: SIZED AS REQUIRED FOR MATERIALS TRANSITIONED

METAL TRANSITIONS & ACCESSORIES
MT-1 CRANE COMPOSITES | CAP CP | ALUMINUM | CLEAR ANODIZED | SATIN
MT-2 COVE CAP | ALUMINUM | CLEAR ANODIZED | SATIN
NOTES: SIZED AS REQUIRED FOR MATERIALS TRANSITIONED
MITERED CORNERS ARE NOT ACCEPTABLE AT BULL NOSE AND SQUARE CORNER TRIMS; PROVIDE METAL CORNERS FOR BULL NOSE AND SQUARE CORNER TRIMS UNO

WALLS

PAINT SYSTEMS
TYPICAL 1 COAT PRIMER | 2 COATS LOW-VOC ARCHITECTURAL ACRYLIC LATEX | EGGSHELL
TOILETS/JAN 1 COAT PRIMER | 2 COATS LOW-VOC WATERBORNE EPOXY | SEMI-GLOSS
METALS 1 COAT PRIMER | 2 COATS LOW-VOC LIGHT-INDUSTRIAL ACRYLIC | SEMI-GLOSS

PAINT COLORS
P-1 GENERAL WHITE | SHERWIN WILLIAMS | SW 7004 | SNOWBOUND (LRV 83)
P-2 HM DOORS/FRAMES/RELITE | MATCH EXISTING, UNO
P-3 MISC METALS | SHERWIN WILLIAMS | SW7076 | CITYSCAPE (LRV 22)
P-4 ACCENTS | SHERWIN WILLIAMS | SW6509 | GEORGIAN BAY (LRV 11)
P-5 ACCENTS | SHERWIN WILLIAMS | SW6801 | REGALE BLUE (LRV 42)
P-6 HM DOOR/FRAMES/RELITE | MATCH EXISTING BLUE DOORS IN VESTIBULE 131
NOTES: MATCH EXISTING FOR P-1, 2, 3, 6. CONFIRM WITH OWNER

WALL COVERING: (RIGID, HIGH-IMPACT PLASTIC PANELS)
HIP-1 INPRO RIGID SHEET | 0.060" | LEGACY 2402 | VELVET TEXTURE
NOTES: OMIT TRIM AT TOP AND IN-PLANE VERTICAL JOINTS; PROVIDE COLOR-MATCHED SEALANT MATCHING TRIM AT INSIDE CORNERS | CORNER GUARDS AT OUTSIDE CORNERS.

WALL PROTECTION
CG-1 CORNER GUARD | RESILIENT | INPRO CORP | 48" | 1" | RIGID VINYL | FEATHER 0238 | MFR STD TEXTURE | SURFACE-MOUNT ALUMINUM RETAINER WITH RIGID VINYL COVER
NOTES: FINAL COLOR MATCH TO EXISTING WHITE PAINT.

ACOUSTICAL TREATMENTS
BAF-1 OPEN OFFICE | PET BAFFLES | SOELBERG | GESTO | 108" L | SEE PLAN FOR LAYOUT | QUAKING ASPEN
BAF-2 ADMIN | PET BAFFLES | SOELBERG | GESTO | 108" L | SEE PLAN FOR LAYOUT | JUNIPER

CEILINGS

SUSPENSION SYSTEMS FOR ACOUSTIC CEILING TILE (ACT)
GRID-1 TYPICAL | ARMSTRONG | 15/16" PRELUDE XL EXPOSED TEE | WHITE
NOTES: PROVIDE GRID-1 UNLESS INDICATED OTHERWISE

ACOUSTICAL CEILING TILES
ACT-1 24 x 48 | ARMSTRONG | 565 CIRRUS HIGH NRC SQUARE LAY-IN | WHITE
NRC MIN 0.70 | CAC MIN 30 | LRV MIN 0.85 | CLASS A

CASEWORK, MILLWORK & DOORS
SOLID SURFACE
SLDS-1 WINDOWSILLS | POLYMER | CORIAN | CAMEO WHITE

PLASTIC LAMINATE
PL-1 CASEWORK | WILSONART | UPTOWN WALNUT | 7971K-12 | SOFT GRAIN FINISH
PL-2 COUNTERTOP | WILSONART | WHITE CASCADE | 5003-38 | FINE VELVET FINISH
PL-3 ADMIN CASEWORK | WILSONART | MAGNOLIA | 5012K-19 | LENO WEAVE FINISH
PL-4 ADMIN COUNTERTOP | FORMICA | WIDE PLANKED WALNUT | 9479-NG | NATURAL GRAIN TEXTURE

INTERIOR DOORS
WD MATCH EXISTING

EQUIPMENT & ACCESSORIES

WINDOW TREATMENT
RS-1 EXTERIOR | SINGLE SHADE | MANUAL | DRAPER | CLUTCH OPERATED FLEXSHADE | MATCH EXISTING SHADE CLOTH | E SCREEN 7703 | 3% OPENNESS | NRC 0.15 | SAA 0.17 | MATCH EXISTING COLOR, CONFIRM WITH CLIENT
RS-2 INTERIOR | SINGLE SHADE | MANUAL | DRAPER | CLUTCH OPERATED FLEXSHADE SHADE CLOTH | E SCREEN 7501 | 3% OPENNESS, CLIENT TO CONFIRM | NRC 0.15 | SAA 0.17 | COLOR TBD

RESIDENTIAL APPLIANCES
RNG RANGE | TBD | OFCI
REF REFIGERATOR | TBD | OFCI
DW DISHWASHER | TBD | OFCI
MICRO MICROWAVE | TBD | OFCI
HOOD RANGE HOOD | SEE MECHANICAL | CFCI

TOILET ACCESSORIES - TO BE CONFIRM BY OWNER
PTD-1 AUTOMATED | SURFACE-MOUNT | GP PRO | EN MOTION | IMPULSE 8 | BATTERY | 59437 WHITE | OFCI
WR-1 SURFACE-MOUNT | BOBRICK | CONTURA | B-277 W/ LINER MATE | SSTL
SD-1 AUTOMATED SOAP | FOAM | GOJO LTX-12 | BATTERY | 1980-01 | WHITE | OFCI
MIR-1 24x36 | BOBRICK | WELDED CHANNEL-FRAMED MIRROR | B-165 2436
TPD-1 SURFACE-MOUNT | JUMBO ROLL | GP PRO | DOUBLE | 59210 | BLACK
TSCD SURFACE-MOUNT | BOBRICK | CONTURA | B-4221 | SSTL
SNR SURFACE-MOUNT | BOBRICK | CONTURA | B-270 | SSTL
GB GRAB BAR – WHEELCHAIR COMPARTMENT | BOBRICK | B-6806 SERIES
BCS BABY CHANGING STATION | BOBRICK | KOALA KARE | SURFACE-MOUNT | KB300 | SSTL
BH BABY CHANGING STATION BAG HOOK | KOALA KARE | SURFACE-MOUNT | 310-54-KIT | SSTL
H-1 SINGLE | BOBRICK | B-233 | SSTL

ACCESSORY GROUPS <AG-X>
NOTES: ACCESSORY GROUPS DEFINE ACCESSORY TYPES WHICH OCCUR TOGETHER IN A ROOM. FOR EACH ACCESSORY INCLUDED WITHIN A GROUP, PROVIDE 1 EACH UNO. PROVIDE 1 EACH PER TOILET, LAVATORY, OR SINK AS INDICATED IN ELEVATIONS AND TYPICAL MOUNTING HEIGHTS, SEE TYPICAL MOUNTING HEIGHTS AND INTERIOR ELEVATIONS FOR INSTALLATION LOCATIONS AND CONFIGURATIONS.

AG-1 HANDWASHING: SD-1, PTD-1
AG-2 TOILET ACCESSIBLE: SD-1, PTD-1, TPD-1, PTD-1, WR-1, TSCD, SNR, GB, BCS, BH, H-1

GENERAL FINISH NOTES

A. FINISHES SELECTED ARE BASIS OF DESIGN INTENDED FOR CONSTRUCTION PRICING. FINISHES WILL BE REVIEWED AND CONFIRMED WITH OWNER PRIOR TO COMPLETION OF CONSTRUCTION DOCUMENTS.
B. PRODUCT MANUFACTURER DESIGNATIONS INDICATE THE BASIS FOR QUALITY, PATTERN AND COLOR SELECTION.
C. SEE INTERIOR ELEVATIONS AND FINISH FLOOR PLAN FOR LOCATIONS OF ACCENT/ FEATURE WALL FINISHES.
D. SEE FINISH FLOOR PLAN, FOR EXTENT AND INSTALLATION PATTERN OF FLOORING AND/OR EXTENT OF ACCENT/ FEATURE FINISHES.
E. PROVIDE MOISTURE-RESISTANT GYPSUM WALLBOARD (MRGYP) AT WALLS WITHIN 48" OF ALL PLUMBING FIXTURES.
F. WHERE IRGYP AND/OR ARGYP ARE INDICATED, PROVIDE SPECIAL PURPOSE GYPSUM BOARD TO +48" AFF AND TYPE-X GYPSUM BOARD ABOVE UNO.
G. PROVIDE A PRIME COAT AT WALLS IN UNEXPOSED AREAS CONCEALED BY CASEWORK, PANELING, WALL COVERINGS, AND OTHER FIXED ARCHITECTURAL ELEMENTS UNO.
H. EXTEND SCHEDULED WALL FINISHES AT AREAS EXPOSED BEHIND CASEWORK, STORAGE, PANELING, ETC, DUE TO REVEALS, JOINTS, KNEE SPACE, END CONDITIONS, UNO.
I. FINISH REVEALS AND FILLERS TO MATCH ADJACENT LIKE FEATURE (PAINT, PLASTIC LAMINATE, ETC.)
J. PROVIDE ALUMINUM J-MOLD TOP CAP AT INTEGRALLY-COVED BASE UNO.
K. PROVIDE WAINSCOT HEIGHT AS SCHEDULED MEASURED AFF TO TOP OF WAINSCOT, UNO.
L. PROVIDE RESILIENT TRANSITION ACCESSORIES AT ALL JOINTS BETWEEN DISSIMILAR FLOOR FINISHES, UNO.
M. REFER TO DOOR SCHEDULE AND HARDWARE GROUPS, AND PROVIDE THRESHOLD HARDWARE IN LIEU OF RESILIENT TRANSITIONS WHERE INDICATED.
N. PROVIDE **RS-2** AT ALL INTERIOR WINDOWS AND RELITE UNO. COORDINATE WITH OWNER WHERE EXISTING ARE TO REMAIN.
O. PROVIDE **RS-1** AT ALL EXTERIOR WINDOWS UNO. COORDINATE WITH OWNER WHERE EXISTING ARE TO REMAIN.
P. PROVIDE SOLID SURFACE, **SLDS-1** AT ALL EXTERIOR WINDOW SILLS.
Q. PAINT INTERIOR HM DOORS AND FRAMES **P-2** UNO.
R. PROVIDE SEALANT AT ALL EXPOSED JOINTS BETWEEN DISSIMILAR SURFACES AND JOINTS BETWEEN SURFACES IN DIFFERING PLANES, INCLUDING, BUT NOT LIMITED TO, RESILIENT FLOORING AT DOOR FRAMES, BACKSLASHES AT COUNTERS AND WALLS, INTEGRALLY COVED BASE AND WALL PROTECTION.
S. SEE INTERIOR DETAILS FOR FLOOR TRANSITIONS, BASE DETAILS AND CEILING TRANSITIONS.
T. PROVIDE CORNER GUARDS AT ALL UNPROTECTED OUTSIDE GYP CORNERS UNO.
U. EXTEND SPECIFIED FLOORING UNDER CASEWORK UNO.
V. FINISHES WITHIN STORAGE CLOSETS SHALL BE CONSISTENT WITH FINISHES IN THE ADJACENT ROOM UNO.
W. PROVIDE WALL BASE ON ALL WALLS AND COLUMNS UNO.
X. TYPICAL WALL FINISH: **P-1** UNO.
Y. TYPICAL BASE FINISH: **RB-1** UNO.

BETTISWORTH NORTH
CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH DAVID P. POPPEL No. 106084 REGISTERED ARCHITECT 07.28.2025

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	PLG
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

FINISH SCHEDULE & LEGEND

A911

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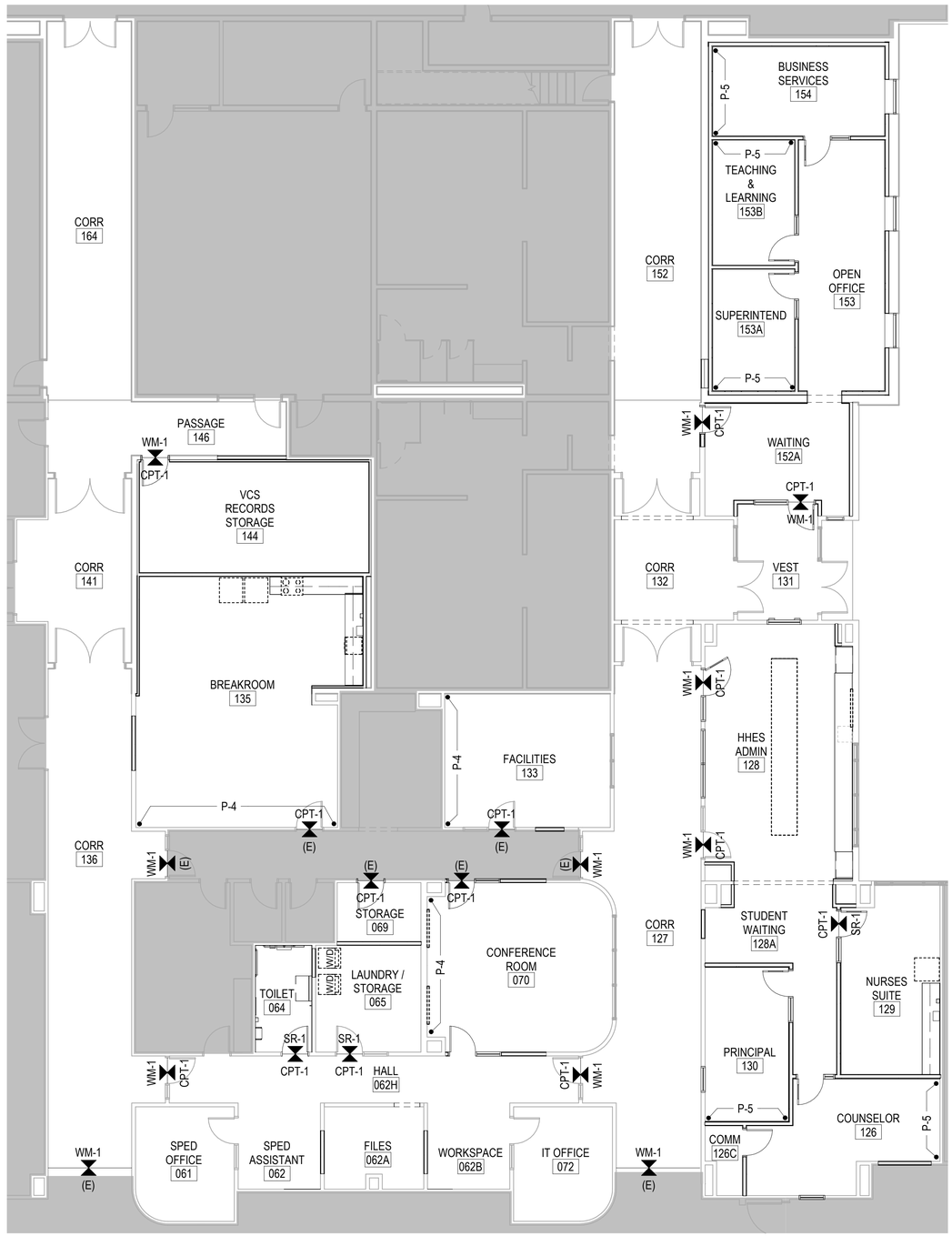
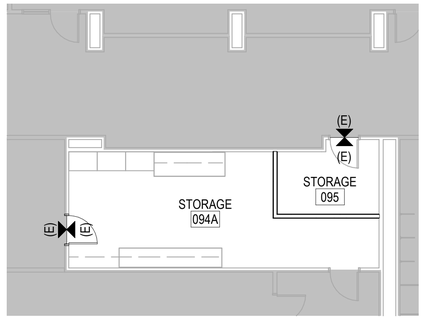
1" ACTUAL



1 A912 FINISH PLAN - AREA A

1/8" = 1'-0"

0' 4' 8' 16' 32'



2 A912 FINISH PLAN - AREA B

1/8" = 1'-0"

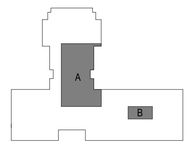
GENERAL FINISH PLAN NOTES

A. SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR ADDITIONAL FINISH INFORMATION.
B. DIMENSIONS, TARGETS, ETC. THAT ARE TYPICAL FOR MANY AREAS ARE NOTED ONLY ONCE.
C. PROVIDE A PRIME COAT AT WALLS IN UNEXPOSED AREAS CONCEALED BY CASEWORK, PANELING, WALL COVERINGS, AND OTHER FIXED ARCHITECTURAL ELEMENTS UNO.
D. EXTEND SCHEDULED WALL FINISHES AT AREAS EXPOSED BEHIND CASEWORK, STORAGE, PANELING, ETC. DUE TO REVEALS, JOINTS, KNEE SPACE, END CONDITIONS UNO.
E. PROVIDE RESILIENT TRANSITION ACCESSORIES AT ALL JOINTS BETWEEN DISSIMILAR FLOOR FINISHES, EXCEPT CARPET-TO-WALK-OFF UNO.
F. PROVIDE TROWELABLE CEMENTITIOUS UNDERLAYMENT TO TAPER FLOORING SUBSTRATES FOR ZERO THRESHOLD TRANSITIONS BETWEEN DISSIMILAR FLOOR FINISHES.
G. REFER TO DOOR SCHEDULE AND HARDWARE GROUPS, AND PROVIDE THRESHOLD HARDWARE IN LIEU OF RESILIENT TRANSITIONS WHERE INDICATED.
H. SEE INTERIOR DETAILS FOR FLOOR TRANSITIONS, BASE DETAILS AND CEILING TRANSITIONS.
I. PROVIDE CORNER GUARDS AT ALL UNPROTECTED OUTSIDE GYP CORNERS UNO.
J. EXTEND SPECIFIED FLOORING UNDER CASEWORK UNO.
K. FINISHES WITHIN STORAGE CLOSETS SHALL BE CONSISTENT WITH FINISHES IN THE ADJACENT ROOM UNO.
L. PROVIDE WALL BASE ON ALL WALLS AND COLUMNS UNO.
M. TYPICAL WALL FINISH: P-1 UNO.
N. TYPICAL BASE FINISH: RB-1 UNO.

FINISH PLAN LEGEND

P-X ACCENT PAINT

X-X FLOOR TRANSITION



NORTH

BETTISWORTH NORTH

STATE OF ALASKA 49TH
DAVID P. POPPEL
No. 106084
REGISTERED ARCHITECT
07.28.2025

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

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CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

FINISH FLOOR PLAN

A912

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

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CODE REQUIRED SIGNAGE

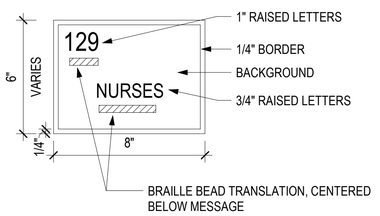
	DESCRIPTION	LOCATION	TYPE	SIGN TYPE	MOUNTING LOCATION
IBC REQ'D	TOILET ROOM DESIGNATION	PROVIDE NEAR THE ENTRANCE TO EACH TOILET FACILITY NOTE ACCESSIBLE SIGNS SHALL COMPLY WITH 1CC-A117.1	INTERIOR PANEL	SEE TYPE B	SEE SIGN LOCATION PLAN
IFC REQ'D	HAZARD IDENTIFICATION/ AUTHORIZED ACCESS ONLY	AT ENTRANCES TO LOCATIONS WHERE HAZARDOUS MATERIAL ARE HANDLED, STORED, OR USED. "HIGH VOLTAGE" AT ELECTRICAL ROOMS	INTERIOR PANEL	N/A	SEE SIGN LOCATION PLAN
	EQUIPMENT ROOMS	AT ENTRANCES TO EQUIPMENT ROOMS - I.E. MECHANICAL, ELECTRICAL, COMMUNICATIONS, SPRINKLER CONTROL, FOAM, ETC.	INTERIOR PANEL & EXTERIOR PANEL	SEE TYPE A.3	SEE SIGN LOCATION PLAN
	FIRE DEPARTMENT CONNECTION	AT ALL FIRE DEPARTMENT CONNECTIONS SERVING FIRE SPRINKLERS, STANDPIPES OR PUMP CONNECTIONS	EXTERIOR PANEL	N/A	VERIFY IN FIELD
	BUILDING IDENTIFICATION/ STREET ADDRESS	IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD	EXTERIOR PANEL OR FREE STANDING SIGN AS INDICATED	N/A	VERIFY IN FIELD
NFPA REQ'D	EXIT IDENTIFICATION	ABOVE EXIT DOORS	ELECTRICAL SIGN	SEE ELEC	CEILING OR WALL AS INDICATED
	FIRE EXTINGUISHER IDENTIFICATION	FLAG-MOUNT ABOVE FIRE EXTINGUISHER	INTERIOR FLAG-MOUNT & DECAL ADHERED TO FEC	N/A	VERIFY IN FIELD
	STAIR IDENTIFICATION	AT ENTRANCES TO STAIRS	INTERIOR PANEL	N/A	N/A
	STAIR LEVEL INDICATORS	WITH STAIRS AT EACH LEVEL	INTERIOR PANEL	N/A	N/A
	ELEVATOR EGRESS	AT ENTRANCES TO ELEVATORS	INTERIOR PANEL	N/A	N/A
	ELEVATOR HOISTWAY LEVEL INDICATORS	AT JAMB OF EACH ELEVATOR HOISTWAY OPENING	INTERIOR PANEL	N/A	N/A
	EGRESS PLANS	AT EACH ELEVATOR AND EGRESS STAIR ENTRANCE	INTERIOR PANEL	N/A	N/A
	POWERED DOOR LEAF OPERATION	ON LEAF OF POWERED DOOR	DECAL	SEE DOOR HARDWARE	SEE DOOR HARDWARE
	ACCESS CONTROLLED EGRESS DOOR ASSEMBLIES	TO BE CONFIRMED	INTERIOR PANEL OR DECAL	SEE DOOR HARDWARE	SEE DOOR HARDWARE
ABA REQ'D	PERMANENT ROOM IDENTIFICATION	ADJACENT TO DOORS ACCESSING ROOM TO BE IDENTIFIED	INTERIOR PANEL	VARIES	SEE SIGN LOCATION PLAN

SIGNAGE SCHEDULE

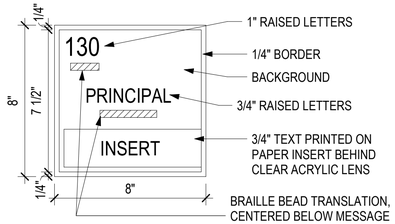
MARK	TYPE	SUBTYPE	MESSAGE NUMBER	MESSAGE TEXT	MESSAGE PICTOGRAM	REMARK
154	A	2	154	BUSINESS SERVICES	-	-
153B	A	2	153B	TEACHING & LEARNING	-	-
153A	A	2	153A	SUPERINTENDENT	-	-
152A.2	A	1	125A	VCS DISTRICT OFFICES	-	-
152A.1	A	1	152A	VCS DISTRICT OFFICES	-	-
144	A	1	144	VCS RECORDS	-	-
135	A	1	135	BREAKROOM	-	-
134	A	1	134	WORKROOM	-	-
133	A	2	133	FACILITIES	-	-
132.2	D		-	SEE SIGN LEGEND	-	-
132.1	A	1	132	HERMAN HUTCHENS ELEMENTARY SCHOOL	-	-
131	E		-	SEE SIGN LEGEND	-	-
130	A	2	130	PRINCIPAL	-	-
129	A	1	129	NURSES	-	-
128.3	C		-	HHES ADMIN OFFICE		FINAL TEXT TBD BY OWNER
128.2	A	1	128	HHES ADMIN	-	-
128.1	A	1	128	HHES ADMIN	-	-
126C	A	3	126C	-	-	-
126	A	2	126	COUNSELOR	-	-
125A.3	C		-	VCS DISTRICT OFFICES	-	FINAL TEXT TBD BY OWNER
095	A	1	095	STORAGE	-	-
094A.2	A	1	094A	STORAGE	-	-
094A.1	A	1	094A	STORAGE	-	-
072	A	2	072	IT OFFICE	-	-
070.2	A	1	070	CONFERENCE ROOM	-	-
070.1	A	1	070	CONFERENCE ROOM	-	
069	A	1	069	STORAGE	-	-
068.2	A	1	068	TBD	-	-
068.1	A	1	068	TBD	-	-
067	B		067	RESTROOM	UNISEX ADA	-
066	B		066	RESTROOM	UNISEX ADA	-
065	A	1	065	LAUNDRY	-	-
064	B		064	RESTROOM	UNISEX ADA	-
063.2	A	1	063	TBD	-	-
063.1	A	1	063	TBD	-	-
062H.2	A	1	062H	TBD	-	-
062H.1	A	1	062H	TBD	-	-
062A	A	1	062A	FILES	-	-
061	A	2	061	SPED OFFICE	-	-

SIGNAGE LEGEND

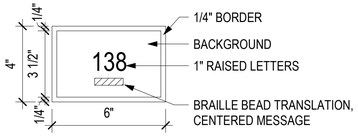
TYPE A.1
ROOM ID



TYPE A.2
ROOM ID W/ INSERT



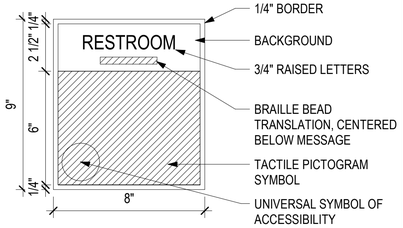
TYPE A.3
SMALL ROOM ID



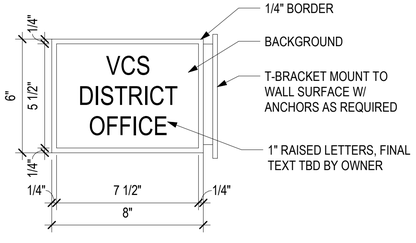
SIGNAGE FINISHES
BASIS OF DESIGN

SIGN-1	INPRO CORP | PHOENIX COLLECTION | PHOTOPOLYMER | SQUARE EDGES | FACE PLATE: SSF-1 | BACK PLATE: SSF-2 TEXT SSF-3 | FONT: HELVETICA MEDIUM | MOUNTING: SURFACE-MOUNT
SIGN-2	INPRO CORP | PHOENIX COLLECTION | PHOTOPOLYMER | SQUARE EDGES | FACE PLATE: SSF-1 | BACK PLATE: SSF-2 TEXT SSF-3 | FONT: HELVETICA MEDIUM | MOUNTING: FLAGMOUNT
SSF-1	FACE PLATE | FEATHER 0238
SSF-2	BACK PLATE | BUOYANT BLUE 0132
SSF-3	TEXT & TYPE | BLACK

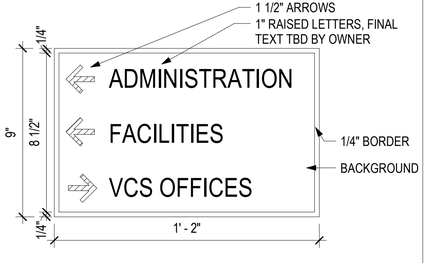
TYPE B
RESTROOM



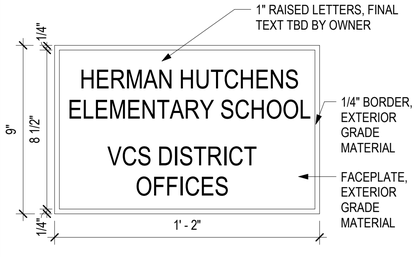
TYPE C
FLAGMOUNT SIGN



TYPE D
DIRECTIONAL



TYPE E
EXTERIOR



BETTISWORTH NORTH

STATE OF ALASKA 49TH
DAVID P. POPPEL
No. 106064
REGISTERED ARCHITECT
07.28.2025

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	PLG
CHECKED BY:	DPP

REVISION	DESCRIPTION	DATE

SIGNAGE LEGEND & SCHEDULE

A921

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

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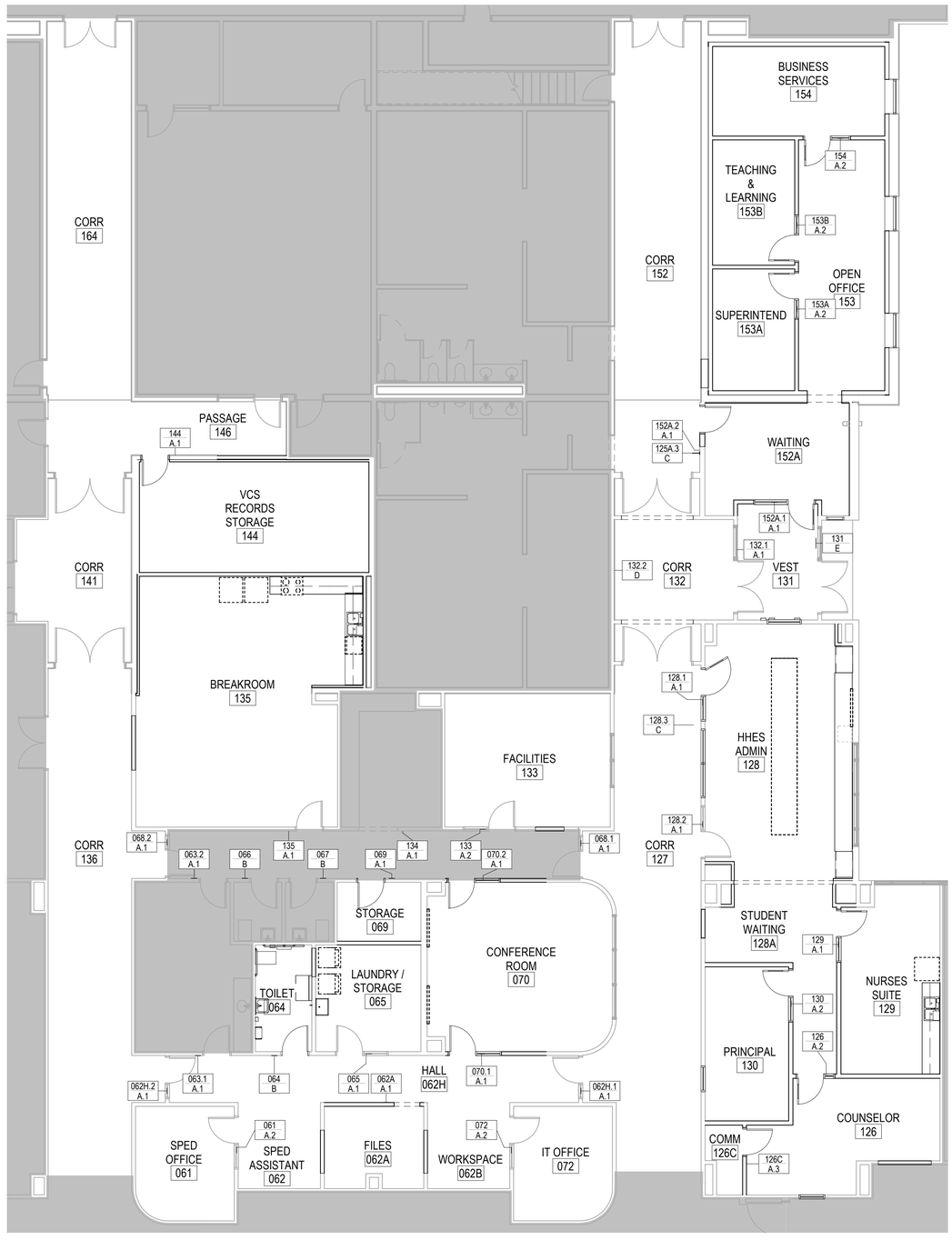
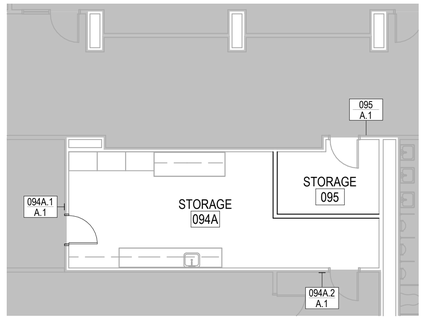


1 A922 SIGNAGE PLAN - AREA A

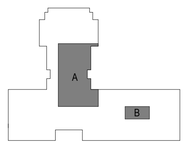
1/8" = 1'-0"

0' 4' 8' 16' 32'



2 A922 SIGNAGE PLAN - AREA B

1/8" = 1'-0"



NORTH

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REVISION	DESCRIPTION	DATE

SIGNAGE PLAN

A922

BETTISWORTH NORTH ARCHITECTS & PLANNERS©

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7/28/2025 4:37:52 PM

1" ACTUAL
IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED. AFFECTING ALL LABELED SCALES

GENERAL STRUCTURAL NOTES

GENERAL
THE CONTRACTOR MUST VERIFY AND COORDINATE ALL DIMENSIONS AMONG THE DRAWINGS BEFORE STARTING ANY WORK OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, REFERENCE STANDARDS, SITE CONDITIONS OR GOVERNING CODE, THE MORE STRINGENT REQUIREMENTS MUST GOVERN. CONTRACTOR MUST NOTIFY THE ENGINEER OF DISCREPANCIES AND OBTAIN DIRECTION PRIOR TO PROCEEDING. NOTES ON INDIVIDUAL STRUCTURAL DRAWINGS MUST TAKE PRIORITY OVER GENERAL STRUCTURAL NOTES. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED AS TYP ON THE PLANS BUT MUST APPLY AS SHOWN OR DESCRIBED IN THE DETAILS.

ALL CONSTRUCTION MUST COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE (IBC) AS AMENDED AND ADOPTED BY THE STATE OF ALASKA.

SAFETY - THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL FEDERAL, STATE AND LOCAL SAFETY STANDARDS. THE CONTRACTOR IS IN CHARGE OF ALL SAFETY MATTERS ON AND AROUND THE JOB SITE.

STRUCTURAL DESIGN DATA
STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE 2021 IBC AND 2021 IEBC AS AMENDED AND ADOPTED BY THE STATE OF ALASKA. WORK UNDER THE IEBC IS CONSIDERED A LEVEL II ALTERATION OR REPAIR. NO WORK WILL INCREASE THE STRESS DUE TO GRAVITY LOADS TO ANY EXISTING MEMBER BY MORE THAN 5% (10% DUE TO LATERAL LOADS). RISK CATEGORY IS III IN ACCORDANCE WITH IBC SECTION 1604.5.

REFER TO ARCHITECTURAL DRAWINGS FOR ELEVATIONS, SLOPES, DEPRESSIONS, NON-BEARING WALLS, FIRE-PROOFING, FASCIA, CURBS, DRAINS, RAILINGS, WATERPROOFING, FINISHES, ETC.

THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING OPERATIONAL LOADS ON THE COMPLETED STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING AND BRACING DURING CONSTRUCTION.

LIVE: INTERIOR WALLS AND PARITIONS, 5 PSF HORIZONTAL LOAD

WIND: EXTERIOR WALLS, COMPONENTS AND CLADDING WIND LOAD = 58 PSF (ULTIMATE)

EXISTING CONDITIONS
CONTRACTOR MUST VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING WORK. DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. EXISTING CONDITIONS SHOWN ON DRAWINGS ARE BASED ON EITHER SITE OBSERVATIONS, ORIGINAL DRAWINGS, OR WERE ASSUMED BASED ON EXPECTED CONDITIONS. IF EXISTING CONDITIONS DO NOT CLOSELY MATCH CONDITIONS SHOWN ON DRAWINGS, OR IF EXISTING MATERIALS ARE OF QUESTIONABLE OR SUBSTANDARD QUALITY, NOTIFY ENGINEER PRIOR TO COMMENCING WORK.

SPECIAL INSPECTION
THE OWNER MUST ENGAGE A SPECIAL INSPECTOR PER CHAPTER 17 OF THE IBC. SPECIAL INSPECTION IS REQUIRED FOR POST-INSTALLED ANCHORS. COPIES OF INSPECTION REPORTS MUST BE AVAILABLE TO THE CONSTRUCTION SITE FOR REVIEW BY THE CONTRACTING OFFICER.

STRUCTURAL OBSERVATIONS ARE NOT REQUIRED.

SUBMITTALS
THE CONTRACTOR MUST REVIEW, STAMP WITH THEIR APPROVAL, DATE AND SIGN ALL SHOP DRAWINGS AND SUBMITTALS REQUIRED BY THE CONTRACT DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER. AT THE TIME OF SUBMISSION, THE CONTRACTOR MUST INFORM THE ENGINEER IN WRITING OF ANY DEVIATION IN THE SHOP DRAWINGS FROM THE REQUIREMENTS OF THE CONTRACT DRAWINGS. DIMENSIONS AND QUANTITIES ARE THE CONTRACTOR'S RESPONSIBILITY AND WILL NOT BE REVIEWED.

POST-INSTALLED ANCHORS
INSTALLATION MUST CONFORM TO MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII) AND REQUIREMENTS OF ICC-ES REPORT. ALL POST-INSTALLED ANCHORS MUST HAVE A CURRENT ICC-ES REPORT AND BE AUTHORIZED FOR USE IN SEISMIC DESIGN CATEGORY D. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR ALL POST-INSTALLED ANCHORS, UON.

HOLES MUST BE HAMMER DRILLED. EXISTING BASE MUST BE SCANNED PRIOR TO DRILLING HOLES. EXISTING REBAR LOCATIONS MUST BE MARKED, AND NEW ANCHOR LOCATIONS REVISED TO AVOID EXISTING REINFORCING. NO REINFORCING BARS MUST BE CUT TO INSTALL ANCHORS. ALL DEFECTIVE ANCHOR HOLES MUST BE GROUTED AND A NEW HOLE DRILLED A MINIMUM OF 3 BOLT DIAMETERS AWAY.

SCREW ANCHORS IN CONCRETE MUST BE ONE OF THE FOLLOWING (OR AN APPROVED EQUIVALENT):
-HILTI "KH-EZ" (ESR-3027)
-SIMPSON "TITEN HD" (ESR-2713)
-ITW "TAPCON+" (ESR-3699)
-DEWALT "SCREW-BOLT+" (ESR-3889)

STRUCTURAL STEEL
MATERIALS:
ALL SHAPES & PLATE: ASTM A36

ALL DETAILING, FABRICATION AND ERECTIONS MUST CONFORM TO AISC SPECIFICATIONS AND CODES, LATEST EDITION. FABRICATOR MUST PARTICIPATE IN THE AISC QUALITY CERTIFICATION PROGRAM OR SPECIAL INSPECTIONS AT THE CONTRACTOR'S EXPENSE, MUST BE PROVIDED IN THE FABRICATION SHOP.

ALL WELDING MUST BE DONE BY QUALIFIED WELDERS AND MUST CONFORM TO THE AWS D1.1 AND D1.8, LATEST EDITIONS. ALL WELDING ELECTRODES MUST BE PROPERLY CONDITIONED 70 KSI MINIMUM TENSILE STRENGTH, WITH DIFFUSED HYDROGEN LEVELS OF 16ml/100g (H16) OR LESS IN ACCORDANCE WITH AWS D1.8 AND A5.20.

WELDS NOT SPECIFIED MUST BE SHOP-PERFORMED CONTINUOUS OR ALL-AROUND 3/16" FILLET WELDS.

ALL STEEL MUST BE CLEANED BY METHODS COMPLYING WITH THE STEEL STRUCTURES PAINTING COUNCIL METHOD SSPC-SP3, POWER TOOL CLEANING. REMOVE OIL, GREASE, AND SIMILAR CONTAMINANTS. EXCEPT FOR MEMBERS TO BE WELDED, APPLY STRUCTURAL STEEL PRIMER PAINT IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS TO A UNIFORM DRY FILM THICKNESS OF 2.0 MILS. AFTER FINAL STEEL INSTALLATION, WIRE BRUSH EXPOSED STEEL SURFACES AND CLEAN WITH SOLVENTS BEFORE TOUCH-UP PAINTING. TOUCH-UP PAINT MUST BE THE SAME AS SHOP PAINT. STRUCTURAL STEEL TO RECEIVE SPRAY-APPLIED FIRE-PROOFING MAY BE SUPPLIED AS BARE STEEL.

STEEL EXPOSED TO WEATHER OR INDICATED AS GALVANIZED MUST BE HOT-DIP GALVANIZED PER ASTM A123. TOUCH-UP AND REPAIR GALVANIZATION MUST CONFORM TO ASTM A780. FASTENERS MUST COMPLY WITH ASTM A153.

THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW. THESE DRAWINGS MUST BE CHECKED BY THE CONTRACTOR BEFORE SUBMITTAL AND MUST SHOW SHOP FABRICATION DETAILS, FIELD ASSEMBLY DETAILS, AND ERECTION DIAGRAMS FOR ALL STRUCTURAL STEEL. ALSO SUBMIT WELDERS' QUALIFICATIONS.

STRUCTURAL CONCRETE
ALL CONCRETE CONSTRUCTION MUST CONFORM TO ACI 301, STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE, AS MODIFIED BY IBC SECTION 1905 AND LOCAL ADOPTED AMENDMENTS.

ALL CAST-IN-PLACE CONCRETE:
1. EXPOSURE F1, S0, W0, C1 (ACI 318-14, 19.3.1.1)
2. MINIMUM 28-DAY COMPRESSIVE STRENGTH = 4,000 PSI
3. MAXIMUM AGGREGATE SIZE = 3/4"
4. MAXIMUM WATER-CEMENT RATIO = 0.45
5. MAXIMUM CHLORIDE ION CONTENT = 1.00%
6. TARGET AIR CONTENT = 6% (+/-1%), EXCEPT FOR TROWELED INTERIOR SLABS WHICH MUST NOT EXCEED 3% AIR CONTENT.

CONCRETE MUST BE PROPORTIONED TO ACHIEVE A WORKABLE MIX THAT CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER.

APPLICABLE ASTM STANDARDS:
PORTLAND CEMENT = ASTM C150
AGGREGATE = ASTM C33, NORMAL WEIGHT
WATER = ASTM C1602
WATER REDUCING ADMIXTURE = ASTM C494, TYPE A

CONCRETE PLACED DURING COLD WEATHER MUST CONFORM TO ACI 306. ALL COLD WEATHER CONCRETE AND CONCRETE EXPOSED TO WEATHER MUST CONTAIN AIR ENTRAINMENT PER ACI 318-14 TABLE 19.3.3.1.

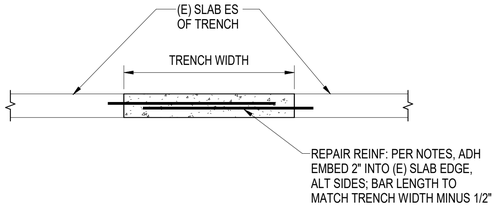
THE FOLLOWING MINIMUM CONCRETE COVER MUST BE PROVIDED FOR REINFORCEMENT FOR CAST-IN-PLACE CONCRETE:

A. CONCRETE CAST AGAINST EARTH	3-INCHES
B. CONCRETE EXPOSED TO EARTH OR WEATHER -#5 AND SMALLER	1½-INCHES
C. CONCRETE NOT EXPOSED TO EARTH OR WEATHER	3/4-INCH

ALL CONCRETE REINFORCING MUST BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 315, ACI 318, CRSI MSP-1 AND ACI SP-66. DOWELS MUST MATCH SIZE AND NUMBER OF MAIN REINFORCING.

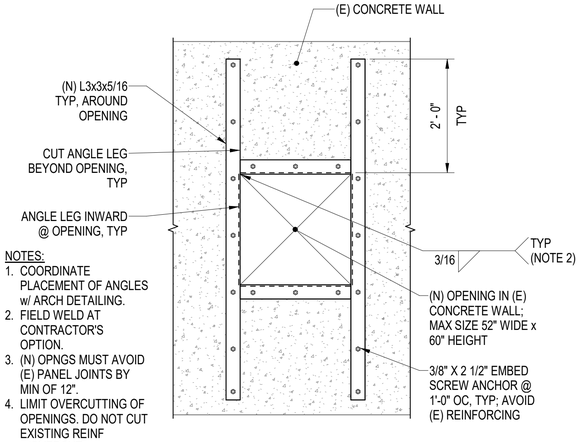
TYPICAL REINFORCING BARS MUST BE ASTM A615, GRADE 60. LAP SPLICES MUST BE CLASS B LAPS PER ACI (63 X BAR DIAMETER). LAP SPLICES MAY ALSO ACCOMPLISHED USING MECHANICAL DEVICES THAT DEVELOP 125% OF THE STRENGTH OF THE REBAR.

EMBEDDED ITEMS (CONDUIT AND SLEEVES) MUST NOT BE EMBEDDED IN OR PASS THROUGH CONCRETE WITHOUT APPROVAL. ALUMINUM ITEMS MUST NOT BE EMBEDDED IN CONCRETE. SUBMIT CONDUIT LAYOUT AND EMBEDDED ITEM PLANS FOR REVIEW PRIOR TO PLACING CONCRETE.



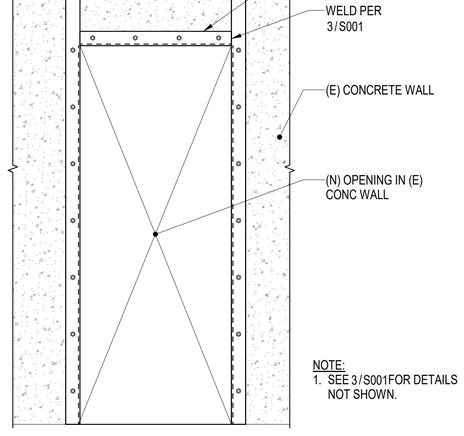
NOTES:
A. DO NOT OVERCUT CORNERS OF TRENCH. CHIP OUT CORNERS. OVERCUT CORNERS WILL BE RECUT AND REINFORCED SIMILAR TO TRENCH AT CONTRACTORS EXPENSE.
B. WHERE TRENCHES GO THROUGH 4" SLAB, SUPPORTED ENTIRELY ON SOIL, DOWELS SHALL BE: #3 BARS @ 12" ON-CENTER ON BOTH SIDES, LENGTH EQUAL TO THE WIDTH OF THE TRENCH, EPOXY EMBEDDED 2" INTO ORIGINAL SLAB, OVERLAP SHALL BE 4" LESS THAN THE TRENCH WIDTH.
C. WHERE TRENCHES GO THROUGH 6" SLAB OVER MECHANICAL VAULT OR UTILIDOR, DOWELS SHALL BE: #4 BARS @ 12" ON-CENTER ON BOTH SIDES, LENGTH EQUAL TO THE WIDTH OF THE TRENCH, EPOXY EMBEDDED 2" INTO ORIGINAL SLAB, OVERLAP SHALL BE 4" LESS THAN THE TRENCH WIDTH.
D. IF PIPE TRENCH EXTENDS THROUGH EXISTING FOOTING OR FOUNDATION WALL, CONTACT ENGINEER FOR ADDITIONAL CORING AND REPAIR DETAILS PRIOR TO DEMOLITION.

1 / S001 TYP CONC SLAB REPAIR
3/4" = 1'-0"



NOTES:
1. COORDINATE PLACEMENT OF ANGLES w/ ARCH DETAILING.
2. FIELD WELD AT CONTRACTOR'S OPTION.
3. (N) OPNGS MUST AVOID (E) PANEL JOINTS BY MIN OF 12".
4. LIMIT OVERCUTTING OF OPENINGS. DO NOT CUT EXISTING REINF w/OVERCUT.

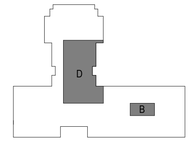
3 / S001 TYP WINDOW OPENING IN (E) CONCRETE WALL
3/4" = 1'-0"



NOTE:
1. SEE 3 / S001FOR DETAILS NOT SHOWN.

4 / S001 TYP DOOR OPENING IN (E) CONCRETE WALL
3/4" = 1'-0"

@	At	BLKG	Blocking	EA	Each	INT	Interior	OH	Overhead	SIM	Similar	TYP	Typical
AB	Anchor Bolts	BM	Beam	EQ	Equal. Earthquake	LAG	Lag Screw	OPNG	Opening	SQ	Square	UON	Unless Otherwise Noted
ADH	Adhesive	BOT	Bottom	EW	Each Way	LOC	Location	PL	Plate	STL	Steel	VERT	Vertical
ARCH	Architect	BTWN	Between	EXP	Expansion	LONG	Longitudinal	PLS	Places	T&B	Top and Bottom	W/	With
AR	Anchor Rod	CL	Center-Line	FDN	Foundation	MAX	Maximum	PSF	Pounds-per-square-foot	T&G	Tongue and Groove	W/O	Without
ALT	Alternate	CLR	Clear	FF	Finished Floor	MEZZ	Mezzanine	PSI	Pounds-per-square-inch	T.O.	Top of	W	Wide-Flange, Wide
AHJ	Authority Having Jurisdiction	COL	Column	GALV	Galvanized	MIN	Minimum	REQ'D	Required	T.O.B.	Top of Beam	W/C	Water / Cement Ratio
AFF	Above Finish Floor	CONC	Concrete	GLB	Glue-Laminated Beam	MFR	Manufacturer	RO	Rough Opening	T.O.S.	Top of Steel	W.P.	Work Point
ADH	Adhesive	CONT	Continuous, Continue	HORZ	Horizontal	(N)	New	SBN	Shearwall Boundary Nailing	T.O.W.	Top of Wall	WWR	Welded Wire Reinforcement
ADD'L	Additional	DBN	Diaphragm Boundary Nailing	HSS	Hollow Structural Steel	OC	On-Center	SCH	Schedule	TRANS	Transverse		
		(E)	Existing	IBC	International Building Code								



TRUE NORTH PLAN NORTH

BETTISWORTH NORTH
CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA
49 TH
ELLEN E. HAMEL
No. T13259
REGISTERED PROFESSIONAL ENGINEER
07/28/25

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

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PROJECT NO:	24-121
DATE:	2025-07-28
DRAWN BY:	EH
CHECKED BY:	CW

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GENERAL STRUCTURAL NOTES & DETAILS

S001

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1" ACTUAL

PIPING LEGEND

- DENOTES DEMOLITION
- WASTE
- VENT PIPING
- COLD WATER
- HOT WATER
- HOT WATER RECIRCULATED
- XXX — SEE ABBREVIATIONS FOR MEDIA
- PIPE UP
- PIPE DOWN
- TEE UP
- TEE DOWN
- CAP
- UNION
- DIRECTION OF FLOW
- BALL/BUTTERFLY VALVE
- GATE VALVE
- 2-WAY CONTROL VALVE
- CHECK VALVE
- BALANCE VALVE
- FLEXIBLE PIPING CONNECTOR
- PRESSURE/TEMPERATURE RELIEF VALVE
- HOSE BIBB
- PUMP
- CLEANOUT
- FLOOR CLEANOUT

DUCTWORK LEGEND

- T — THERMOSTAT
- S — SENSOR
- SUPPLY AIR UP & DOWN
- RETURN AIR UP & DOWN
- EXHAUST AIR UP & DOWN
- ROUND DUCT UP & DOWN
- VOLUME DAMPER
- MOTORIZED CONTROL DAMPER (M)
- SOUND LINED DUCTWORK
- 12/24 — DUCT SIZE (FIRST FIGURE – SIDE SHOWN) (SECOND FIGURE – SIDE NOT SHOWN)
- INSULATED DUCTWORK
- TURNING VANES
- VAV BOX
- COIL IF REQUIRED
- FLEXIBLE DUCT

LOGIC

- POINT OF CONNECTION
- 5 / M2 — DETAIL NUMBER / SHEET LOCATED ON
- DIRECTION OF VIEW
- 5 / M2 — SECTION NUMBER / SHEET LOCATED ON
- FT-1 / 1.0 / 12" — RADIATION DESIGNATOR / LENGTH / GPM
- 1 — SHEET NOTES
- A CONNECTION — NECK SIZE
- CFM — CFM / DIFFUSER OR GRILLE TYPE

ABBREVIATIONS

ADA	AMERICAN W/ DISABILITIES ACT GUIDELINES	FD	FIRE DAMPER	TEMP	TEMPERATURE
AD	ACCESS DOOR	FSD	FIRE SMOKE DAMPER	TOD	TOP OF DUCT
AFF	ABOVE FINISHED FLOOR	GALV	GALVANIZED	TSP	TOTAL STATIC PRESSURE
AFG	ABOVE FINISHED GRADE	GPH	GALLONS PER HOUR	TYP	TYPICAL
AHAP	AS HIGH AS POSSIBLE	GAL	GALLONS	UH–X	UNIT HEATER DESIGNATOR
AHU–X	AIR HANDLING UNIT DESIGNATOR	GPM	GALLONS PER MINUTE	UPC	UNIFORM PLUMBING CODE
AL	ALUMINUM	GT–X	GLYCOL TANK DESIGNATOR	V	VENT
AMPS	AMPERES	GTD	GLYCOL TEMPERATURE DROP	VAC	VOLT–AC
APD	AIR PRESSURE DROP	HB–X	HOSE BIBB DESIGNATOR	VDC	VOLT–DC
ARCH	ARCHITECTURAL	HC–X	HEATING COIL DESIGNATOR	VEL	VELOCITY
B–X	BOILER DESIGNATOR	HD	HEAD	VF–X	VENTILATION FAN DESIGNATOR
BDD	BACKDRAFT DAMPER	HGR	HEATING GLYCOL RETURN	VTR	VENT THRU ROOF
BOD	BOTTOM OF DUCT	HGS	HEATING GLYCOL SUPPLY	WC	WATER COLUMN
BTUH	BRITISH THERMAL UNIT/HOUR	HW	HOT WATER	WG	WATER GAUGE
CAP	CAPACITY	HWC	HOT WATER CIRCULATED	WCO	WALL CLEAN OUT
CC–X	COOLING COIL DESIGNATOR	HWG–X	HOT WATER GENERATOR DESIGNATOR	WHA	WATER HAMMER ARRESTOR
C/A	COMBUSTION AIR	HP	HORSEPOWER	W	WASTE
CFM	CUBIC FEET PER MINUTE	IN	INCHES	W/	WITH
CGR	COOLING GLYCOL RETURN	LAT	LEAVING AIR TEMPERATURE	W/O	WITHOUT
CGS	COOLING GLYCOL SUPPLY	LAV	LAVATORY	WPD	WATER PRESSURE DROP
CIRC	CIRCULATING	LF	LINEAL FEET	YCO	YARD CLEAN OUT
CLG	CEILING	LGT	LEAVING GLYCOL TEMPERATURE		
C.O./CO	CLEANOUT	LWT	LEAVING WATER TEMPERATURE		
CP–X	CIRCULATION PUMP DESIGNATOR	MAX	MAXIMUM		
CUH–X	CABINET UNIT HEATER DESIGNATOR	MBH	THOUSAND BTUH		
CU	COPPER	MFGR	MANUFACTURER		
CW	COLD WATER	M/A	MAKE–UP AIR		
DIA	DIAMETER	MIN	MINIMUM		
DBF–X	DRYER BOOSTER FAN DESIGNATOR	MOD	MOTOR OPERATED DAMPER		
		NC	NOISE CRITERIA		
DEG	DEGREE	N.C.	NORMALLY CLOSED		
DN	DOWN	NO.	NUMBER		
DT–X	DAY TANK DESIGNATOR	N.O.	NORMALLY OPEN		
E/A	EXHAUST AIR	NTS	NOT TO SCALE		
EAT	ENTERING AIR TEMPERATURE	OC	ON CENTER		
EFF	EFFICIENCY	O/A	OUTSIDE AIR		
EF–X	EXHAUST FAN DESIGNATOR	OD–X	OVERFLOW DRAIN DESIGNATOR		
ET–X	EXPANSION TANK DESIGNATOR	P–X	PLUMBING FIXTURE DESIGNATOR		
EX–X	EXHAUST HOOD DESIGNATOR	PD	PRESSURE DROP		
EXH	EXHAUST	PG	PROPYLENE GLYCOL		
EWT	ENTERING WATER TEMPERATURE	PH	PHASE		
ESP	EXTERNAL STATIC PRESSURE	PSI	POUND PER SQUARE INCH		
EGT	ENTERING GLYCOL TEMPERATURE	PSIG	POUNDS PER SQUARE INCH GAUGE		
EXIST	EXISTING	R/A	RETURN AIR		
FT	FEET	RP–X	RADIANT CEILING PANEL DESIGNATOR		
FT–X	FINNED TUBE RADIATION DESIGNATOR	RPM	REVOLUTIONS PER MINUTE		
FPM	FEET PER MINUTE	RD–X	ROOF DRAIN DESIGNATOR		
FPF	FINS PER FOOT	RL	RAIN LEADER		
FC	FORWARD CURVE	S/A	SUPPLY AIR		
F	FAHRENHEIT	SCFM	STANDARD CUBIC FEET PER MINUTE		
FCO	FLOOR CLEANOUT	SD	SMOKE DAMPER		
		SP	STATIC PRESSURE		

PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE	MANUFACTURER	MODEL	CW	HW	WASTE	VENT	TRAP	COLOR/FINISH	TRIM/REMARKS
P–1	WATER CLOSET – ADA	AMERICAN STANDARD	MADERA FLOWISE	1"	--	3"	2"	--	WHITE	ELONGATED SEAT, AND SLOAN ROYAL MODEL 111 FLUSH VALVE. ADA HEIGHT.
P–2	LAVATORY – WALL	AMERICAN STANDARD	LUCERNE – 0355.012	1/2"	1/2"	1–1/2"	1–1/4"	1–1/4"	WHITE	PROVIDE WITH WALL CARRIER, DELTA FAUCET MODEL 515LF–HDF, METAL POP–UP DRAIN, & TRAP ARM, ASSE 1070 MIXING VALVE.
P–3	SINK – NURSE	ELKAY	LRAD3321PD	1/2"	1/2"	2"	2"	1–1/2"	STAINLESS	DOUBLE COMPARTMENT, PROVIDE WITH DELTA FAUCET 2171LF–WBHHDF, BLADE HANDLES, AND SWING GOOSENECK SPOUT, 1.5 GPM AERATOR.
P–4	SINK – BREAK – ADA	ELKAY	LRAD332155	1/2"	1/2"	2"	1–1/2"	1–1/2"	STAINLESS	DOUBLE COMPARTMENT, PROVIDE WITH DELTA FAUCET MODEL 470, SNAP–N–LOC BASKET STRAINER, & TRAP ARM, 1.5 GPM AERATOR, AIR GAP FITTING & DISHWASHER CONNECTION, ADA.
P–5	WASHER BOX	GUY GRAY	T200	1/2"	1/2"	2"	1–1/2"	2"	WHITE	1/4 ISOLATION VALVES AND WATER HAMMER ARRESTORS, WALL–MOUNT FLUSH RECESSED.
P–6	ICE MAKER OUTLET BOX	GUY GRAY	MIB	1/2"	--	--	--	--	WHITE	BRASS QUARTER TURN VALVE.
P–7	UTILITY SINK	MUSTEE	19CF UTILATUB	1/2"	1/2"	2"	1–1/2"	2"	WHITE	PROVIDE WITH COMBO–PACK: 6" SWING SPOUT FAUCET WITH AERATOR AND HOSE END, TWO 2" SUPPLY LINES AND SEALANT TAPE, 1–1/2" PVC P–TRAP WITH 12" TAILPIECE, DRAIN STOPPER.
DB–1	DRYER BOX	THE DRYER BOX	DB–480	--	--	--	--	--	ALUMINUM	22 GAUGE MOLDED ALUMINUM BOX.

ELECTRIC WATER HEATER SCHEDULE

			ELECTRICAL			
SYMBOL	MANUFACTURER	MODEL	POWER, WATTS	VOLTS/PH	LABEL	REMARKS
EWH–1	INSINKERATOR	H–CLASSIC–SS	750	120/1	UL	PROVIDE WITH FILTER & HOT WATER DISPENSER, NSF 61.

CABINET UNIT HEATER SCHEDULE

			CAPACITY			EWT	LWT	WPD		MOTOR DATA			
SYMBOL	MANUFACTURER	MODEL	MBH	MEDIUM	GPM	DEG F	DEG F	FT HD	CFM	AMPS	POWER	FINISH	REMARKS
CUH–1	MODINE	CW 004	25	WATER	2.5	180	160	0.5	360	1.05	120/60/1	PER ARCH	CEILING RECESSED MOUNTED, ARRANGEMENT 58.

BETTISWORTH NORTH

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA — 14TH — BRIAN P. PEKAR — ME–11249 — REGISTERED PROFESSIONAL ENGINEER

CITY OF VALDEZ

VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES

VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

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Mechanical and Electrical Consulting Engineers

670 West Fireweed Lane, Suite 200
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(907)276-0521
Corporate No.: AECC542

PROJECT NO:	M4088.10
DATE:	2025-07-28
DRAWN BY:	ARN
CHECKED BY:	BPP/DRM

REVISION	DESCRIPTION	DATE

LEGEND, SCHEDULES AND ABBREVIATIONS

M001

BETTISWORTH NORTH ARCHITECTS & PLANNERS ©

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES
1" ACTUAL

FINTUBE SCHEDULE

SYMBOL	MANUFACTURER	MODEL	# ROWS	ELEMENT	FPF	ENCLOSURE	GPM	BTU/LF	MEDIUM	EWT DEG F	LWT DEG F	EAT DEG F	REMARKS
FT-1	STERLING	C3/4-45	1	3/4" CU TUBE, 3-5/8" X 4-1/4" CU/AL	50	JVB-ARS24	PER PLANS	1378	WATER	180	160	65	SLOPED TOP, EXTRUDED ALUMINUM GRILLE. MOUNTED 4" AFF, 28" AFF TO TOP OF ENCLOSURE.
FT-2	STERLING	VERSALINE	3	3/4" CU TUBE, 4-1/4" X 4-1/4" CU/AL	50	JVB-S24	PER PLANS	2256	WATER	180	160	65	SLOPED TOP, STAMPED LOUVERS, PENCIL PROOF. MOUNTED 4" AFF, 28" AFF TO TOP OF ENCLOSURE.
FT-3	STERLING	C3/4-45	1	3/4" CU TUBE, 4-1/4" X 4-1/4" CU/AL	50	ARCHITECTURAL	PER PLANS	1006	WATER	180	160	65	BARE ELEMENT IN ENCLOSURE.

FAN SCHEDULE

						ESP		ELECTRICAL					
SYMBOL	MANUFACTURER	MODEL	TYPE	SERVICE	CFM	IN W.C.	RPM	WATTS	AMPS	VOLTS/PH	DRIVE	SONES	REMARKS
DBF-1	FANTECH	DBF 110	INLINE	DRYER EXHAUST	70	1.2	2320	58	--	120/1	DIRECT	--	PRESSURE SENSING SWITCH, UL507.
DBF-2	FANTECH	DBF 110	INLINE	DRYER EXHAUST	70	1.2	2320	58	--	120/1	DIRECT	--	PRESSURE SENSING SWITCH, UL507.
TF-1	GREENHECK	SP-A250	CEILING	TRANSFER AIR	250	0.25	999	83	--	120/1	DIRECT	2.5	PROVIDE WITH FAN SPEED CONTROLLER.
EF-5	GREENHECK	SQ-140-VG	INLINE	EXHAUST	2000	0.675	1378	550	10	120/1	DIRECT	8.5	ECM MOTOR WITH SPEED CONTROL DIAL MTD ON MOTOR, SIDE INLET, TOP OUTLET.

VAV BOX SCHEDULE

					HOT WATER HEATING COIL				EAT	LAT	APD	FLOW	EWT	LWT	WPD	
SYMBOL	MANUFACTURER	MODEL	INLET SIZE	CFM MAX/MIN	SYMBOL	CFM	MBH	ROWS	°F	°F	INWG	GPM	°F	°F	FTWC	REMARKS
VAV-101A	TITUS	DESV	10"ø	890/890	HC-101A	890	28.84	1	55	85	0.5	2.0	180	160	0.50	PROVIDE WITH HEATING COIL & MULTI-OUTLET SOUND LINED PLENUM.
VAV-105 (E)	TITUS	DESV	8"ø	240/145	HC-105	145	4.70	1	55	85	0.5	0.5	180	160	0.1	EXISTING VAV TO BE RE-USED, PROVIDE DUCT MOUNTED HEATING COIL.
VAV-115 (E)	TITUS	DESV	6"ø	240/160	HC-115	160	5.18	1	55	85	0.5	1.0	180	160	0.07	EXISTING VAV TO BE RE-USED, PROVIDE DUCT MOUNTED HEATING COIL.
VAV-115A	TITUS	DESV	6"ø	80/50	HC-115A	50	1.62	1	55	85	0.5	0.5	180	160	0.05	PROVIDE WITH HEATING COIL & MULTI-OUTLET SOUND LINED PLENUM.
VAV-115B	TITUS	DESV	6"ø	145/85	HC-115B	85	2.75	1	55	85	0.5	0.5	180	160	0.08	PROVIDE WITH HEATING COIL & MULTI-OUTLET SOUND LINED PLENUM.
VAV-172	TITUS	DESV	6"ø	115/70	HC-172	70	2.27	1	55	85	0.5	0.5	180	160	0.08	PROVIDE WITH HEATING COIL & MULTI-OUTLET SOUND LINED PLENUM.
VAV-173	TITUS	DESV	6"ø	180/110	HC-173	110	3.56	1	55	85	0.5	0.5	180	160	0.08	PROVIDE WITH HEATING COIL & MULTI-OUTLET SOUND LINED PLENUM.
VAV-174	TITUS	DESV	6"ø	60/35	HC-174	35	1.13	1	55	85	0.5	0.5	180	160	0.07	PROVIDE WITH HEATING COIL & MULTI-OUTLET SOUND LINED PLENUM.
VAV-175	TITUS	DESV	6"ø	70/40	HC-175	40	1.30	1	55	85	0.5	0.5	180	160	0.07	PROVIDE WITH HEATING COIL & MULTI-OUTLET SOUND LINED PLENUM.
VAV-176	TITUS	DESV	6"ø	120/70	HC-176	70	2.27	1	55	85	0.5	0.5	180	160	0.08	PROVIDE WITH HEATING COIL & MULTI-OUTLET SOUND LINED PLENUM.

AIR INLET/OUTLET SCHEDULE

SYMBOL	MANUFACTURER	MODEL	TYPE	USE	MATERIAL	FINISH	CFM	FACE SIZE (IN.)	NC	REMARKS
(A)	TITUS	OMNI	CEILING	SUPPLY	STEEL	PER ARCH	PER PLANS	24"x24"	<25	LAY-IN, PROVIDE WITH EARTHQUAKE TABS.
(B)	TITUS	45F	EGGCRATE	R/A & E/A	ALUMINUM	PER ARCH	PER PLANS	PER PLANS	<25	PROVIDE FRAME TYPE AS REQUIRED WITH EARTHQUAKE TABS. PROVIDE TITUS FLEXABOOT R/A SOUND BOOT FOR CEILING PLENUM R/A.
(C)	TITUS	300	WALL	TRANSFER	ALUMINUM	PER ARCH	250	14/8	<25	SURFACE MOUNT, 3/4" BLADE SPACING.
(D)	TITUS	CT-PP-0	SILL	CABINET FINTUBE	ALUMINUM	PER ARCH	--	--	<25	192" LENGTH, 6" WIDTH, PENCIL PROOF, 0 DEG DEFLECTION, FRAME FOR SILL MOUNTING.

RANGE HOOD SCHEDULE

			DIMENSIONS	DUCT SIZE			MOTOR DATA	
SYMBOL	MANUFACTURER	MODEL	L"x W"x H"	IN.	CFM	SONES	AMP/VOLT/PH	REMARKS
RH-1	BROAN	BCSEK130	30"x20"x6"	3.25"x10"	300	5.0	0.65/120/1	TWO-SPEED ROCKER SWITCH, 1-LEVEL LED LIGHT, FINISH AND COLOR PER ARCH.

SECTION 21 00 00 – FIRE SUPPRESSION

CONTRACTOR IS TO REVISE EXISTING WET AUTOMATIC FIRE SPRINKLER SYSTEM TO PROVIDE COMPLETE COVERAGE OF PROJECT AREA WHERE AFFECTED BY PARTITION CHANGES. FIRE PROTECTION SYSTEM SHALL BE IN COMPLIANCE WITH CONTRACT DOCUMENTS, APPLICABLE CODES AND STANDARDS, AS WELL AS THE AUTHORITY HAVING JURISDICTION ASA DEFINED IN NFPA 13. PROVIDE NEW SPRINKLER HEADS AS REQUIRED, NEW HEADS SHALL MATCH MAKE, MODEL, AND FINISH OF EXISTING SPRINKLERS WHILE COMPLYING WITH NFPA 13 STANDARDS. THIS PROJECT REQUIRES THE SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH FM GLOBAL STANDARDS WHERE THEY HAVE REQUIREMENTS IN EXCESS OF NFPA 13. USE OF FM GLOBAL STANDARDS ON THIS PROJECT DOES NOT PERMIT ANY INSTALLATION THAT DOES NOT FULLY COMPLY WITH NFPA 13. IN THE PERCEPTION OF A CONFLICT BETWEEN THE DOCUMENTS,

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL, DESIGNERS NICET CERTIFICATION, SHOP DRAWINGS, AND HYDRAULIC CALCULATIONS. SUBMIT FOR FM GLOBAL ACCEPTANCE AND APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, HYDRAULIC CALCULATIONS, AND SEISMIC BRACING.

B. MATERIALS:
   1. WET FIRE SPRINKLER PIPING: BLACK STEEL PIPING, ASTM A135 SCHEDULE 10 OR ASTME A795 SCHEDULE 40, UL LISTED OR FM APPROVED FOR FIRE SPRINKLER SERVICE. PIPING MAY BE ROLL-GROOVED, THREADED, FLANGED, OR WELDED FOR CONNECTION. ALL THREADED PIPING SHALL BE SCHEDULE 40. NO PLAIN-END FITTING CONNECTIONS ARE ALLOWED.
   2. FIRE SPRINKLER HEADS:
      2.1. PENDANT IN ALL AREAS WITH RECESSED LIGHTING FLUSH TO THE SUSPENDED CEILING FINISH, PROVIDE RECESSED STANDARD SPRAY PENDANT SPRINKLERS. SPRINKLERS AND ESCUTCHEONS TO BE CHROME FINISH. TYCO TY-FRB OR EQUAL.

C. INSTALLATION:
   1. INSTALL PIPING TO CONSERVE BUILDING SPACE AND ROUTE PARALLEL TO BUILDING LINES AND AROUND ACCESS PANELS AND OPENINGS.
   2. PROVIDE SEISMIC PROTECTION FOR PIPING IN ACCORDANCE WITH NFPA 13 STANDARDS.
   3. HYDROSTATICALLY TEST THE ENTIRE SYSTEM IN ACCORDANCE WITH NFPA 13 STANDARDS.
   4. TEST ALL SYSTEM ALARMS.
   5. PERFORM MAIN DRAIN TEST.

SECTION 22 05 00; 23 05 00 – COMMON WORK RESULTS FOR MECHANICAL

THE INFORMATION SHOWN ON THESE PLANS FOR EXISTING CONDITIONS IS TAKEN FROM AS-BUILT DRAWINGS AND A NON-DESTRUCTIVE INVESTIGATION OF THE FACILITY. THE INFORMATION SHOWN FOR EXISTING CONDITIONS MAY OR MAY NOT BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS SCHEDULED FOR DEMOLITION PRIOR TO START OF WORK.

PLANS – THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM. THE DRAWINGS ARE PARTLY DIAGRAMMATIC, NOT NECESSARILY SHOWING ALL OFFSETS OR EXACT LOCATIONS OF PIPING AND DUCTS UNLESS SPECIFICALLY DIMENSIONED. CONTRACTOR IS TO COORDINATE PIPING, DUCTWORK, SPRINKLER HEADS, AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL, STRUCTURAL, AND ELECTRICAL PLANS TO AVOID CONFLICTS. REVIEW THE DRAWINGS AND SPECIFICATIONS FOR EQUIPMENT FURNISHED BY OTHER CRAFTS BUT INSTALLED IN ACCORDANCE WITH THIS SECTION. BRING QUESTIONABLE OR OBSCURE ITEMS, APPARENT CONFLICTS BETWEEN PLANS AND SPECIFICATIONS, GOVERNING CODES OR UTILITY REGULATIONS TO THE ATTENTION OF THE OWNER. CODES, ORDINANCES, REGULATIONS, STANDARDS, OR MANUFACTURER'S INSTRUCTIONS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS. COORDINATE WITH PHASING PLAN TO PERFORM COORDINATED WORK IN SEQUENCE WITH OTHER TRADES. MAINTAIN CODE MINIMUM MECHANICAL SERVICE TO ALL AREAS IMPACTED BY WORK WHERE STILL OCCUPIED BY THE OWNER.

STANDARDS, CODES, AND REGULATIONS – ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL MECHANICAL CODE (IMC), INTERNATIONAL FIRE CODE (IFC), UNIFORM PLUMBING CODE (UPC), INTERNATIONAL ENERGY CONSERVATION CODE (IECC), INTERNATIONAL FUEL GAS CODE (IFGC), AND NATIONAL ELECTRIC CODE (NEC) AS AMENDED BY THE STATE OF ALASKA. SHEET METAL WORK SHALL BE DONE IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS.

ELECTRICAL WORK – ALL ELECTRICAL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN AND IN ACCORDANCE WITH NEC STANDARDS.

PERMITS – THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND FEES.

SUBMITTALS – SUBMITTALS SHALL BE IN ELECTRONIC FORM. THE DATA SHALL BE ARRANGED AND BOOKMARKED BY SPECIFICATION SECTION. SUBMIT ON ALL SCHEDULED EQUIPMENT AND ALL MATERIALS AND EQUIPMENT AS NOTED IN THE SPECIFICATIONS.

MATERIALS – ALL MATERIALS OTHER THAN OWNER SUPPLIED SHALL BE NEW AND UNUSED, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND IN THE BEST PRACTICE OF THE CRAFT. OBTAIN OWNER APPROVAL OF ALL PRODUCTS PRIOR TO ORDERING OR INSTALLING ANY PART OF ANY SYSTEM.

EQUIPMENT SUBSTITUTIONS – ALL EQUIPMENT LISTED AND SCHEDULED ARE REPRESENTATIVE OF THE STANDARD OF QUALITY AND PERFORMANCE REQUIRED. "OR EQUAL" SUBSTITUTIONS WILL BE CONSIDERED IF SUBSTITUTE DATA SHEETS ARE SUBMITTED AND ARE SHOWN TO BE OF EQUAL OR BETTER QUALITY, INCLUDING EFFICIENCY OF PERFORMANCE, AND SIZE AND WEIGHT. OWNER SHALL HAVE FIRST RIGHT OF REFUSAL FOR ALL SUBSTITUTIONS.

WORKMANSHIP – INSTALLATION OF ALL WORK SHALL BE MADE SO THAT ITS SEVERAL COMPONENT PARTS SHALL FUNCTION AS A WORKABLE SYSTEM COMPLETE WITH ALL ACCESSORIES NECESSARY FOR ITS OPERATION. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, INSTRUCTIONS AND/OR INSTALLATION DRAWINGS. MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL CONFORM WITH APPLICABLE INDUSTRY STANDARDS, AND THIRD PARTY LISTINGS WHERE APPLICABLE.

BETTISWORTH NORTH

STATE OF ALASKA – 49TH – BRIAN P. PEKAR – ME-11249 – REGISTERED PROFESSIONAL ENGINEER

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

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CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:
RSA
Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907)276-0521
Corporate No.: AECC542

PROJECT NO: M4088.10
DATE: 2025-07-28
DRAWN BY: ARN
CHECKED BY: BPP/DRM

REVISION	DESCRIPTION	DATE

MECHANICAL SCHEDULES AND SPECIFICATIONS

M002

BETTISWORTH NORTH ARCHITECTS & PLANNERS ©

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES
1" ACTUAL

SECTION 22 05 00; 23 05 00 – COMMON WORK RESULTS FOR MECHANICAL (CONT)

WARRANTY – ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM PROJECT COMPLETION AND OWNER ACCEPTANCE. ANY FAULTY MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER DURING THE WARRANTY PERIOD.

TEST AND START–UP – TEST ALL PLUMBING AND PIPING SYSTEMS WITH 60 PSIG FOR ONE HOUR BEFORE FILLING AND IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE (UPC). FILL ALL HEATING PIPING WITH TRISODIUM PHOSPHATE SOLUTION AND OPERATE FOR SEVERAL HOURS AT NORMAL OPERATING TEMPERATURE BEFORE FLUSHING AND FILLING WITH HEATING FLUID.

EQUIPMENT INSTALLATION AND ACCESS – INSTALL ALL EQUIPMENT WHERE NOTED ON THE DRAWINGS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PROVIDE MISCELLANEOUS APPURTENANCES IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS INCLUDING ACCESSORIES, SUPPORTS AND CONTROL CONNECTIONS REQUIRED FOR COMPLETE AND OPERATING SYSTEMS. MAINTAIN MANUFACTURER'S RECOMMENDED SERVICE CLEARANCES AND PROVIDE WORKABLE ACCESS TO ALL SERVICEABLE AND/OR OPERABLE EQUIPMENT.

OPERATION AND MAINTENANCE MANUAL – PROVIDE THE OWNER WITH AN OPERATING AND MAINTENANCE MANUAL. TO INCLUDE DATA CUTSHEETS MARKED WITH THE SPECIFIC ITEM USED, MANUFACTURER'S SPECIFICATIONS, OPERATING AND MAINTENANCE INSTRUCTIONS, WARRANTY INFORMATION ON EACH PIECE OF EQUIPMENT, RECORD DRAWINGS WITH INSTALLED LOCATIONS NOTED, SOURCE OF SUPPLY FOR SPARE PARTS AND SERVICE. OPERATION AND MAINTENANCE MANUAL SHALL BE IN ELECTRONIC FORM AND SHALL BE SUBMITTED FOR REVIEW. THE DATA SHALL BE ARRANGED AND BOOKMARKED BY SPECIFICATION SECTION.

RECORD DRAWINGS – PROVIDE ACCURATE PROJECT RECORD DRAWINGS, SHOWN IN RED INK ON A CLEAN SET OF PRINTS. SHOWING ALL CHANGES FROM THE ORIGINAL PLANS MADE DURING INSTALLATION OF THE WORK. SHOW THE DIMENSIONED LOCATION AND ROUTING OF ALL MECHANICAL WORK THAT IS PERMANENTLY CONCEALED. SHOW ROUTING OF WORK IN PERMANENTLY CONCEALED BLIND SPACES WITHIN THE BUILDING. SHOW COMPLETE ROUTING AND SIZING OF ANY SIGNIFICANT REVISIONS TO THE SYSTEMS SHOWN. SUBMIT ORIGINAL COPY TO OWNER AT THE COMPLETION OF WORK AND PRIOR TO SUBSTANTIAL COMPLETION INSPECTION. PROVIDE ELECTRONIC COPY OF UPDATED CONTROLS SHOP DRAWINGS INCLUDING PLANS, PANEL WIRING DIAGRAMS, AND SEQUENCES OF OPERATIONS TO ACCURATELY REFLECT INSTALLED CONDITIONS.

SEISMIC RESTRAINT – ALL PIPING, DUCTWORK, AND EQUIPMENT INSTALLED UNDER THIS PROJECT SHALL BE SEISMICALLY RATED AND RESTRAINED FOR A SEISMIC EVENT IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE IBC AND ASCE 7. THE CONTRACTOR SHALL PROVIDE A DEFERRED SUBMITTAL FOR REVIEW TO THE ENGINEER & OWNER. FOR SEISMIC RESTRAINT DESIGN WITH CALCULATIONS AND SHOP DRAWINGS. SEISMIC RESTRAINT CALCULATIONS AND SHOP DRAWINGS SHALL INCLUDE A STRUCTURAL ENGINEERS STAMP AND SIGNATURE PRIOR TO INSTALLATION. SEISMIC CATEGORY D, COMPONENT IMPORTANCE FACTOR IP–1.0.

SECTION 22 05 29; 23 05 29 – HANGERS & SUPPORTS FOR PIPING & EQUIPMENT

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. PIPE HANGERS AND SUPPORTS

1.1. HANGERS FOR PIPES 1/2" TO 1–1/2" – MALLEABLE IRON OR CARBON STEEL, ADJUSTABLE SWIVEL, SPLIT RING FOR STEEL PIPE, COPPER SWIVEL FOR COPPER PIPE.

1.2. HANGERS FOR PIPES 2" TO 4" – CARBON STEEL, ADJUSTABLE CLEVIS.

1.3. MULTIPLE OR TRAPEZE HANGERS – STEEL CHANNELS WITH WELDED SPACERS AND HANGER RODS.

1.4. WALL SUPPORTS FOR PIPES 1/2" TO 3" – CAST IRON HOOK.

2. DUCT HANGERS AND SUPPORTS:

2.1. THREADED ROD: STEEL, THREADED, ASTM A36/A36M.

2.2. CHANNEL STRUT: 12–GAUGE FORMED STEEL CHANNELS CONFORMING TO ASTM A653 G433. ASTM 675 NUTS, ASTM 307 SCREWS.

2.3. SHEET METAL STRAPS: ASTM A653/A653M GALVANIZED STEEL WITH ZINC COATING.

C. INSTALLATION

1. DESIGNED AND INSTALLED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE (UPC) FOR DOMESTIC WASTE, VENT, AND WATER PIPING
2. INSTALL HVAC PIPE HANGERS IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IMC) AND ANSI/MSS–SP–69 AND 89.
3. INSTALL DUCT HANGERS IN ACCORDANCE WITH SMACNA.
4. INSTALLED AS PER THE MANUFACTURERS' INSTRUCTIONS. PROVIDE SEISMIC SUPPORT FOR ALL PIPING AND EQUIPMENT IN ACCORDANCE WITH IBC.

SECTION 22 05 53; 23 05 53 – IDENTIFICATION FOR PIPING AND EQUIPMENT

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. COLORING SCHEME IN ACCORDANCE WITH ANSI A13.1, SETON OPTI–CODE OR EQUAL.

C. INSTALLATION:

1. LABEL ALL EQUIPMENT WITH HEAT RESISTANT LAMINATED PLASTIC LABELS HAVING ENGRAVED LETTERING 1/2" HIGH. LABEL CEILING ADJACENT TO ACCESS LOCATION FOR ALL EQUIPMENT LOCATED ABOVE CEILING.
2. IDENTIFY PIPING AND DUCTWORK TO INDICATE CONTENTS AND FLOW DIRECTION USING PIPE MARKERS OR BY A LABELED SLEEVES IN LETTERS READABLE FROM FLOOR AT LEAST ONCE IN EACH ROOM AND AT INTERVALS OF NOT MORE THAT 20' APART AND ON EACH SIDE OF PARTITION PENETRATIONS.
3. CEILING LABELS: 3/4" X 2" VINYL LABEL, 3.0 MIL SELF–ADHESIVE VINYL SIMILAR TO DURALABEL PRO. LABEL COLOR SHALL BE BLACK TEXT ON A WHITE BACKGROUND.

SECTION 23 05 93 – TESTING, ADJUSTING, AND BALANCING FOR HVAC

A. SUBMITTALS: SUBMIT QUALIFICATIONS, NEBB CERTIFICATIONS OR 5 YEARS DOCUMENTED PROJECT EXPERIENCE OF SIMILAR OR GREATER MAGNITUDE, EQUIPMENT CALIBRATIONS, PRELIMINARY AND FINAL BALANCING REPORTS.

B. MATERIALS:

1. BALANCING INSTRUMENTS AS NECESSARY TO COMPLETE WORK TO MEASURE AT LEAST THE FOLLOWING: AIR VELOCITY, STATIC PRESSURE, RPM, TEMPERATURE, AND FLOW.

C. EXECUTION:

1. THE CONTRACTOR SHALL BALANCE AIR AND HYDRONIC SYSTEMS ACCORDING TO NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB) RECOMMENDED PROCEDURES AND CONTRACT DOCUMENTS, AND TO THE SATISFACTION OF THE OWNER.
2. FLOWS ARE TO BE BALANCED TO WITHIN 10% OF INDICATED FLOWS, PER AMERICAN AIR BALANCING COUNCIL (AABC) RECOMMENDED METHODS.

SECTION 22 07 00; 23 07 00 – INSULATION

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS

1. PIPING INSULATION – GLASS FIBER, RIGID, MOLDED, NON–COMBUSTIBLE INSULATION; ANSI/ASTM C547; 'K' VALUE OF 0.24 AT 75 DEG F, RATED TO 850 DEG F, VAPOR RETARDER JACKET OF KRAFT PAPER BONDED TO ALUMINUM FOIL; JOHNS MANVILLE "MICRO–LOK" OR EQUAL. COMPLETE WITH VAPOR BARRIER JACKET AND PLASTIC COVERS FOR FITTINGS.
2. ADA PIPING INSULATION – PREFORMED CELLULAR FOAM, PREFORMED FOR P–TRAP AND HOT WATER ANGLE STOP AND SUPPLY TUBE AT HANDICAP SINKS AND LAVATORIES. COMPLIES WITH ADA, ASTM D635. TRUEBRO "LAV GUARD 2" OR APPROVED EQUAL.
3. INTERIOR DUCTWORK INSULATION – FSK DUCT WRAP: FLEXIBLE GLASS FIBER; ANSI/ASTM C553; COMMERCIAL GRADE; 'K' VALUE OF 0.27 AT 75 DEG F. JOHNS MANVILLE "800 SERIES SPIN–GLAS" OR EQUAL.
4. RIGID FIBER BOARD, INSULATION – ANSI/ASTM C612, 'K' VALUE OF 0.24 AT 75 DEG F, 3.0 LB./CU. FT. DENSITY. 0.00035 INCH FOIL SCRIM FACING. CERTAINTEED "CERTAPRO COMMERCIAL BOARD" OR EQUAL.
5. FIBER FREE DUCT LINER – CLOSE–CELL, CFC AND HCFC FREE FLEXIBLE ELASTOMERIC ACOUSTICAL INSULATION WITH SCRIM–REINFORCED ACRYLIC ADHESIVE ON ONE SIDE. ASTM C534 TYPE 2 (SHEET) GRADE 1, 'K' VALUE OF 0.25 AT 75'F; NOISE REDUCTION COEFFICIENT OF 0.5 AT 1" THICKNESS. UL LISTED ADHESIVE GALVANIZED STEEL PINS. K–FLEX USA "K–FLEX DUCT LINER GRAY" OR APPROVED EQUAL.
6. PVC JACKETING – ONE PIECE FITTING COVERS AND JACKETING MATERIALS, PRE–MOLDED TYPE. JOHNS MANVILLE "ZESTON 2000" OR APPROVED EQUAL. JOHNS MANVILLE "PERMA–WELD" SOLVENT WELDING ADHESIVE.

C. INSTALLATION

1. PIPING

1.1. INSULATE ALL HEATING, RAIN LEADER, AND DOMESTIC WATER PIPING WITH PRE–FORMED FIBERGLASS INSULATION, COMPLETE WITH FACTORY VAPOR BARRIER AND PVC JACKETING FOR FITTINGS. PVC JACKETING TO BE PROVIDED FOR ALL PIPING BELOW 10' AFF IN FINISHED SPACES OR IN MECHANICAL ROOMS.

1.1.1. INSULATE ALL DOMESTIC COLD WATER PIPING SIZE 1–1/4" AND SMALLER WITH 1/2" INSULATION, SIZE 1–1/2" AND LARGER WITH 1" INSULATION.

1.1.2. INSULATE ALL DOMESTIC HOT WATER PIPING SIZE 1–1/4" AND SMALLER WITH 1" INSULATION, SIZE 1–1/2" AND LARGER WITH 1–1/2" INSULATION.

1.1.3. INSULATE ALL HYDRONIC HEATING PIPING SIZE 1–1/4" AND SMALLER WITH 1" INSULATION, SIZE 1–1/2" AND LARGER WITH 1–1/2" INSULATION.

2. DUCTWORK

2.1. PROVIDE 1" FIBERGLASS INSULATION ON ALL EXHAUST AND RELIEF DUCTWORK WITHIN 5' OF EXTERIOR OPENINGS.

2.2. PROVIDE 1" DUCT LINER ON ALL TRANSFER AIR DUCTWORK, AND RETURN AND SUPPLY DUCTWORK AS INDICATED ON THE PLANS. DUCTWORK DIMENSIONS INDICATED ARE NET INSIDER DIMENSIONS REQUIRED FOR AIRFLOW. INCREASE DUCTWORK TO ALLOW FOR LINER THICKNESS.

2.3. PROVIDE 1" FIBERGLASS INSULATION ON ALL SUPPLY AND RETURN DUCTWORK.

2.4. PROVIDE 2" RIGID EXTERIOR FSK DUCT WRAP AND CANVAS FINISH ON ALL EXTERIOR DUCTWORK, COMBUSTION AIR DUCTWORK, AND OUTSIDE AIR DUCTWORK.

3. INSTALL ALL INSULATION MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ALL APPLICABLE BUILDING CODES AND INDUSTRY STANDARDS.

SECTION 22 10 00 – PLUMBING PIPING

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL, PIPING SYSTEM PRESSURE TEST RESULTS.

B. MATERIALS:

1. WASTE AND STORM DRAIN PIPING – CAST IRON PIPE: CISPI 301, HUBLESS, SERVICE WEIGHT. FITTINGS: CAST IRON. JOINTS: NEOPRENE GASKETS AND STAINLESS STEEL CLAMP–AND–SHIELD ASSEMBLIES.
2. DOMESTIC WATER PIPING,

2.1. POLYPROPYLENE PIPING – SDR 11, IN ACCORDANCE WITH ASTM F2389. NSF 14 & 61 LISTED. PIPE AND FITTINGS SHALL BE MANUFACTURED FROM A BETA CRYSTALLINE PP–RCT RESIN MEETING THE SHORT–TERM PROPERTIES AND LONG–TERM STRENGTH REQUIREMENTS OF ASTM F 2389 AND CSA B137.11. PIPING SHALL BE EXTRUDED WITH A MIDDLE LAYER THAT HAS GLASS FIBER CONTENT TO RESTRICT THERMAL EXPANSION. ELECTRO–FUSION FITTINGS. AQUATHERM "GREEN PIPE", NUPI NIRON "CLIMA PIPE", OR APPROVED EQUAL.

2.2. PEX TUBING – TUBING SHALL BE CROSS–LINKED HIGH–DENSITY POLYETHYLENE. TUBE SHALL BE PRODUCED USING SILANE METHOD OF CROSS–LINKING AND SHALL MEET THE DIMENSION AND PERFORMANCE SPECIFICATIONS OF ASTM F876/F877 AND CSA B137.5. TUBING SHALL ALSO COMPLY WITH ANSI/NSF 61 AS SUITABLE FOR USE WITH POTABLE WATER. TEMPERATURE AND PRESSURE RATINGS SHALL BE 160 PSI AT 73'F, 100 PSI AT 180'F, AND 80 PSI AT 200'F.

3. BALL VALVES: LEAD FREE BRONZE TWO–PIECE BODY, FULL PORT, FORGED LEAD FREE BRASS BALL, TEFLON SEATS AND ADJUSTABLE PACKING, LEVER HANDLE. SOLDER, THREADED, OR PRESS–FIT ENDS.
4. SPRING LOADED CHECK VALVES: LEAD FREE BRONZE, SPRING LOADED WITH PTFE SEAT. SOLDER, SCREWED, OR PRESS FIT ENDS.
5. DIELECTRIC CONNECTIONS – IAPMO/UPC LISTED, STEEL–TO–PLASTIC DIELECTRIC WATERWAY DESIGN. THERMOPLASTIC–LINED STEEL NIPPLE WITH EXTERNAL ELECTRICAL CONTINUITY. RATED FOR CONTINUOUS USE AT TEMPERATURES UP TO 225'F AND FOR PRESSURES UP TO 300 PSI. DIELECTRIC UNIONS ARE NOT PERMITTED.
6. WATER HAMMER ARRESTORS – BARREL–FABRICATED OF TYPE "L" HARD DRAWN COPPER WITH CAP OF COPPER OR FREE TURNING BRASS. INTERIOR PISTON MACHINED OF LOW LEAD C69300 ECO BRASS OR POLY–CARBONATE DOW CALIBRE 2061–15 MFR. O–RING SEALS OF EPDM WITH DOW–CORNING SILICONE COMPOUND #111 SEAL LUBRICANT FDA LISTED FOR USE IN POTABLE WATER SYSTEMS. TEMPERATURE RANGE: 32'F TO + 212'F. OPERATING PRESSURE: DESIGNED TO OPERATE ON ALL DOMESTIC AND COMMERCIAL SYSTEMS. NORMAL OPERATING PRESSURE 0 TO 200 P.S.I.G., MAX SPIKE PRESSURE 400 P.S.I.G. PRECISION PLUMBING PRODUCTS (PPP) MODELS 'SC–500A THROUGH SC–2000F' OR EQUAL.
7. CLEANOUTS, INTERIOR FINISHED FLOOR AREAS – CAST IRON, TWO–PIECE BODY WITH DOUBLE DRAINAGE FLANGE, WEEP HOLES, REVERSIBLE CLAMPING COLLAR, BRONZE PLUG, ADJUSTABLE ROUND NICKEL BRONZE DEPRESSED COVER. J.R. SMITH "MODEL 4021" OR APPROVED EQUAL.

C. INSTALLATION

1. ALL NEW PORTIONS OF THE DOMESTIC WATER PIPING SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH SECTION 609 OF THE UPC.
2. TEST ALL NEW PORTIONS OF PIPING IN ACCORDANCE WITH THE UPC.
3. INSTALL ALL PIPING IN CRAFTSMANLIKE MANNER, PLUMB AND PARALLEL TO BUILDING LINES. GROUP PIPING AT COMMON ELEVATIONS WHERE PRACTICAL.
4. PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS.
5. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.
6. PROVIDE PROPERLY SIZED HANDLES FOR VALVE OPERATION. HANDLES SHALL NOT BE CUT OR BENT TO MAKE FIT WHERE INSTALLED.
7. INSTALL BALL VALVES FOR SHUT–OFF TO ISOLATE EQUIPMENT.
8. PROVIDE 3/4" DRAIN VALVES AT EQUIPMENT AND PIPING LOW POINTS FOR DRAINING OF SYSTEM.
9. NO ABS PIPING SHALL BE INSTALLED OR ROUTED THROUGH PLENUMS.
10. NO POLYPROPYLENE PIPING SHALL BE INSTALLED OR ROUTED THROUGH PLENUMS.

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1" ACTUAL

SECTION 23 09 23 – DIRECT DIGITAL CONTROL SYSTEM FOR HVAC

A. SUBMITTALS: SUBMIT ON PRODUCT DATA AND CONTROLS SHOP DRAWINGS FOR APPROVAL.

B. DDC GENERAL REQUIREMENTS:

1. PROVIDE DIRECT DIGITAL CONTROL SYSTEMS COMPATIBLE WITH EXISTING AUTOMATED LOGIC CONTROLS SYSTEM TO ACCOMPLISH THE SEQUENCE OF OPERATIONS. PROVIDE ALL CONTROLLERS, TEMPERATURE SENSORS, THERMOSTATS, CONTROL VALVES, CONTROL DAMPERS, ELECTRIC ACTUATORS, TRANSFORMERS, WIRING AND ALL OTHER ASSOCIATED COMPONENTS. THE CONTRACTOR SHALL MAINTAIN THE EXISTING BAS SYSTEM AS OPERATIONAL DURING THE RENOVATION WORK. THE RENOVATED AREAS WILL BE BROUGHT ONLINE AND CONNECTED TO THE EXISTING BAS SERVER TO ALLOW MONITORING AND CONTROL OF THE SYSTEM AT THE HEAD END SERVER. THE EXSTING DDC SYSTEM SHALL BE COMPLETE WITH GRAPHICS DISPLAYING EQUIPMENT, INDICATIONS, AND ALARMS AS NOTED IN THE SEQUENCE OF OPERATIONS.

C. MATERIALS:

1. CONTROL VALVES – SELECT VALVES TO FAIL SAFE IN THE HEATING POSITION UNLESS NOTED OTHERWISE. SELECT VALVES TO HAVE EQUAL PERCENTAGE PORTS FOR MODULATING SERVICE. SIZE VALVE OPERATORS TO CLOSE VALVES AGAINST PUMP SHUT OFF HEAD. SIZE MODULATING VALVES FOR 3 TO 5 PSI DROP. FOR 2–POSITION OPEN/CLOSE SERVICE, VALVE SHALL BE LINE–SIZED.
2. MODULATING ACTUATORS – ACTUATOR TO CONVERT ELECTRONIC 1–10VDC OR 3–20MA ANALOG SIGNAL TO A LINEAR, POSITIVE PROCESSING STROKE. PROVIDE MODULATING ELECTRONIC ACTUATORS FOR MODULATING CONTROL EXCEPT AS INDICATED. BELIMO OR EQUAL.
3. AQUASTAT – FAHRENHEIT SCALE, FOR LOW LIMIT CIRCULATOR CONTROL, SURFACE MOUNT. 120V/1 PHASE RATED FOR 8A INDUCTIVE ELECTRICAL LOAD. HONEYWELL L6006C OR EQUAL.

C. INSTALLATION:

1. CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE EXTENT OF EQUIPMENT TO BE PROVIDED BY OWNER AND EXTENT OF EQUIPMENT TO BE PROVIDED BY CONTRACTOR. ANY EQUIPMENT NOT PROVIDED BY OWNER SHALL BE PROVIDED BY CONTRACTOR AS NECESSARY TO ACCOMPLISH THE SEQUENCE OF OPERATIONS.
2. THE CONTROL SYSTEM SHALL BE DESIGNED, FURNISHED, INSTALLED, TESTED, AND PLACED INTO SERVICE BY A CONTROL CONTRACTOR WHO IS REGULARLY ENGAGED IN THE INSTALLATION OF CONTROL SYSTEMS IN ALASKA. THE CONTROL CONTRACTOR SHALL MAINTAIN AN OFFICE IN ALASKA WITH PARTS AND MAINTENANCE PERSONNEL TO ENSURE PROMPT RESPONSE (24 HOUR MAXIMUM) TO AN EMERGENCY CALL DURING THE ONE YEAR CORRECTION PERIOD.
3. CONTROL CONTRACTOR SHALL PROVIDE (11X17) SCHEMATIC CONTROL DIAGRAMS IN AUTOCAD FORMAT. CLEARLY INDICATE WIRE AND TERMINAL LABELS, SET POINTS, RESET SCHEDULES, SWITCH OVER POINTS, SIGNAL RANGES, AND OTHER POINTS REQUIRED TO COMPLETELY DESCRIBE THE SYSTEM. DEPICT CIRCUITRY ON SCHEMATIC CONTROL DIAGRAMS TO ALLOW CIRCUITS TO BE TRACED FROM CONNECTION TO CONNECTION. CONTROL SYSTEM SHALL BE AUTOMATED LOGIC CONTROLS INTEGRATED WITH THE EXISTING BUILDING AUTOMATION SYSTEM.
4. INSTALL ALL WIRING IN ACCORDANCE WITH THE NEC.
5. TEST ALL SYSTEMS; VERIFY ALL SYSTEMS OPERATE AS SPECIFIED IN THE SEQUENCE OF OPERATIONS AND RECORD INITIAL SETTINGS AND OPERATING POINTS IN O&M MANUALS. PROVIDE OPERATOR INTERFACE TO ALLOW FOR LOCAL SCHEDULE ADJUSTMENT, SETPOINT ADJUSTMENT, AND SYSTEM MONITORING.
6. PROVIDE FLUSH–MOUNT OR TAMPER PROOF THERMOSTATS/TEMPERATURE SENSORS IN VESTIBULES, CORRIDORS AND RESTROOMS, PROVIDE LOCALLY ADJUSTABLE THERMOSTATS/TEMPERATURE SENSORS WITH TEMPERATURE DISPLAY IN ALL OTHER AREAS.
7. MOUNT DAMPER OPERATORS AND OTHER CONTROL DEVICES SECURED TO INSULATED PIPING OR DUCTWORK ON BRACKETS SUCH THAT THE DEVICE IS EXTERNAL OF THE INSULATION.
8. ALL CONTROLLERS, SWITCHES, RELAYS, THERMOSTATS, SENSORS, AND ACTUATORS SHALL BE PERMANENTLY TAGGED FOR IDENTIFICATION TO MATCH THE EXISTING FACILITY IDENTIFICATION SCHEME. THE TAGGING SCHEME SHALL BE REFLECTED ON THE CONTROL DRAWINGS.
9. THE CONTRACTOR WILL COMPLETELY CHECK–OUT, CALIBRATE, AND TEST ALL CONNECTED HARDWARE AND SOFTWARE TO ENSURE THAT THE SYSTEM PERFORMS IN ACCORDANCE WITH THE APPROVED SPECIFICATIONS AND SEQUENCE OF OPERATIONS.
10. TRAINING – INSTRUCT OWNERS REPRESENTATIVE(S) IN THE OPERATION, CARE, AND MAINTENANCE OF ALL SYSTEMS AND EQUIPMENT PROVIDED. PROVIDE CONTROL SYSTEMS DEMONSTRATIONS AND MINIMUM 4 HOURS OF HANDS ON TRAINING O OWNERS REPRESENTATIVE(S) PRIOR TO SUBSTANTIAL COMPLETION.

SECTION 23 21 13 – HYDRONIC PIPING

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL, PIPING SYSTEM PRESSURE TEST RESULTS.

B. MATERIALS:

1. COPPER TUBING – ASTM B88, TYPE L, HARD DRAWN. FITTINGS: ANSI/ASME B16.18 CAST BRONZE OF ASME B16.22 WROUGHT COPPER. JOINTS: ASTM B32, SOLDER, GRADE 95TA OR ANSI/AWS A5.8, BCUP SILVER BRAZE; FLUX: ASTM B813 OR VIEGA PRO PRESS SYSTEM.
2. POLYPROPYLENE PIPING – SDR 11, IN ACCORDANCE WITH ASTM F2389. NSF 14 & 61 LISTED. PIPE AND FITTINGS SHALL BE MANUFACTURED FROM A BETA CRYSTALLINE PP–RCT RESIN MEETING THE SHORT–TERM PROPERTIES AND LONG–TERM STRENGTH REQUIREMENTS OF ASTM F 2389 AND CSA B137.11. PIPING SHALL BE EXTRUDED WITH A MIDDLE LAYER THAT HAS GLASS FIBER CONTENT TO RESTRICT THERMAL EXPANSION. ELECTRO–FUSION FITTINGS. AQUATHERM "BLUE PIPE", NUPI NIRON "CLIMA PIPE", OR APPROVED EQUAL.
3. BALL VALVES:
   - 3.1. SIZES 2" AND SMALLER – BRONZE TWO–PIECE BODY, FULL PORT, FORGED BRASS, CHROME PLATED BALL, TEFLON SEATS AND STUFFING BOX RING, LEVER HANDLE. SOLDER, THREADED, OR PRESS–FIT ENDS.
   - 3.2. SIZES 2–1/2" AND LARGER – CAST STEEL TWO–PIECE BODY, FULL PORT CHROME PLATED STEEL BALL, TEFLON SEAT AND STUFFING BOX SEALS, LEVER HANDLE. FLANGED, SOLDER, THREADED, OR PRESS–FIT ENDS..
4. SWING CHECK VALVES:
   - 4.1. SIZES 2" AND SMALLER – BRONZE SWING DISC. SOLDER, SCREWED, OR PRESS FIT ENDS.
   - 4.2. SIZES 2–1/2" AND LARGER – IRON BODY, SWING DISC, RENEWABLE DISC AND SEAT, FLANGED ENDS.
5. SPRING LOADED CHECK VALVES – IRON BODY, BRONZE TRIM, STAINLESS STEEL SPRING, RENEWABLE COMPOSITION DISC. SCREWED, WAFER, OR FLANGED ENDS.
6. FLANGES, UNIONS, AND COUPLINGS – BRONZE UNIONS FOR COPPER PIPE, SOLDERED JOINTS.
7. RELIEF VALVES – BRONZE BODY, TEFLON SEAT, STAINLESS STEEL STEM AND SPRINGS, AUTOMATIC, DIRECT PRESSURE ACTUATED, CAPACITIES ASME CERTIFIED AND LABELED.

C. INSTALLATION:

1. INSTALL ALL PIPING IN CRAFTSMANLIKE MANNER, PLUMB AND PARALLEL TO BUILDING LINES. GROUP PIPING AT COMMON ELEVATIONS WHERE PRACTICAL.
2. PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS.
3. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.
4. PROVIDE PROPERLY SIZED HANDLES FOR VALVE OPERATION. HANDLES SHALL NOT BE CUT OR BENT TO MAKE FIT WHERE INSTALLED.
5. INSTALL BALL VALVES FOR SHUT–OFF TO ISOLATE EQUIPMENT.
6. PROVIDE 3/4" DRAIN VALVES AT EQUIPMENT AND PIPING LOW POINTS FOR DRAINING OF SYSTEM.
7. PRIOR TO FLUSHING SYSTEM, VERIFY SYSTEM IS COMPLETE. THOROUGHLY FLUSH AND CLEAN THE NEW PIPING IN THE SYSTEM. DRAIN ALL LOW POINTS AND REMOVE AND CLEAN ANY STRAINER BASKETS. UPON COMPLETION OF FLUSHING, FEED HEATING MEDIUM INTO SYSTEM THROUGH MAKE–UP LINE WITH PRESSURE REGULATOR WHILE VENTING HIGH POINTS. SET INITIAL FILL PRESSURE TO 5 PSIG. ADJUST PRESSURE AS NECESSARY TO ACHIEVE 12 PSIG DURING SYSTEM OPERATION.
8. NO POLYPROPYLENE PIPING SHALL BE INSTALLED OR ROUTED THROUGH PLENUMS.

SECTION 23 21 16 – HYDRONIC SPECIALTIES

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. AIR VENTS:
   - 1.1. MANUAL TYPE – DISK TYPE VENT WITH BUILT–IN CHECK VALVE FOR MANUAL OR AUTOMATIC OPERATION, DISCS REPLACEABLE WITHOUT DRAINING SYSTEM, 1/8 INCH SHANK, RATED AT 50 PSI; HOFFMAN "MODEL 508" OR APPROVED EQUAL.
   - 1.2. FLOAT TYPE: MAINTENANCE FREE SOLID BRASS CONSTRUCTION, CONTINUOUS AIR VENTING, 150 PSIG STANDARD WORKING PRESSURE, 240° F MAXIMUM TEMPERATURE, 1/2 INCH MALE THREAD AT VENT POINT FOR PRESSURE TESTING OR REMOTE VENTING, 1/2 OR 3/4 INCH FEMALE THREADED CONNECTIONS. PROVIDE WITH MINI BALL VALVE FOR ISOLATION. TACO "409 VENT", SPIROTHERM "SPIROTOP VTP" OR APPROVED EQUAL.
2. STRAINERS:
   - 2.1. SIZE 2" AND SMALLER – SCREWED BRASS OR IRON BODY FOR 175 PSIG WORKING PRESSURE, Y PATTERN WITH 1/32 INCH STAINLESS STEEL PERFORATED SCREEN.
   - 2.2. SIZES 2–1/2" TO 4" – FLANGED IRON BODY FOR 175 PSIG WORKING PRESSURE, Y–PATTERN WITH 3/64 INCH STAINLESS STEEL PERFORATED SCREEN.
3. FLOW CONTROL VALVES – BRASS OR BRONZE BODY WITH UNION ON INLET AND OUTLET, TEMPERATURE AND PRESSURE TEST PLUG ON INLET AND OUTLET, BLOWDOWN/BACKFLUSH DRAIN, OUTLET BALL VALVE. AUTOMATIC FLOW CONTROL VALVE CARTRIDGES SHALL AUTOMATICALLY CONTROL FLOW RATES WITH +/– 5% ACCURACY OVER AN OPERATING PRESSURE DIFFERENTIAL OF AT LEAST 14 TIMES THE MINIMUM REQUIRED FOR CONTROL. FOUR OPERATING PRESSURE RANGES SHALL BE AVAILABLE WITH THE MINIMUM RANGE REQUIRING LESS THAN 3 PSI TO ACTUATE THE MECHANISM. GRISWOLD CONTROLS "ISOLATOR" OR APPROVED EQUAL.

C. INSTALLATION:

1. INSTALL ALL PIPING IN CRAFTSMANLIKE MANNER, PLUMB AND PARALLEL TO BUILDING LINES. GROUP PIPING AT COMMON ELEVATIONS WHERE PRACTICAL.
2. PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS.
3. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.
4. PROVIDE PROPERLY SIZED HANDLES FOR VALVE OPERATION. HANDLES SHALL NOT BE CUT OR BENT TO MAKE FIT WHERE INSTALLED.
5. INSTALL BALL VALVES FOR SHUT–OFF TO ISOLATE EQUIPMENT.
6. PROVIDE 3/4" DRAIN VALVES AT EQUIPMENT AND PIPING LOW POINTS FOR DRAINING OF SYSTEM.

SECTION 23 31 00 – HVAC DUCTS AND CASINGS

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL

B. MATERIALS:

1. DUCTWORK:
   - 1.1. GALVANIZED STEEL – ASTM A653/A653M GALVANIZED SHEET, LOCK–FORMING QUALITY, ASTM A90/90M G90 ZINC COATING.
   - 1.2. FASTENERS – RIVETS, BOLTS, OR SHEET METAL SCREWS.
2. FLEXIBLE DUCTS:
   - 2.1. INSULATED – UL 181, CLASS 1, COATED FIBERGLASS WOVEN FABRIC SUPPORTED BY COATED HELICAL WOUND SPRING STEEL WIRE, FIBERGLASS INSULATED, ALUMINIZED POLYESTER VAPOR BARRIER FILM, THERMAL RESISTANCE OF R–4.2 16" W.G. POSITIVE AND 2.0" W.G. NEGATIVE PRESSURE RATING FOR SIZES 3"–10" DIAMETER. THERMFLEX "M–KC" OR APPROVED EQUAL.
3. SINGLE WALL, ROUND SPIRAL DUCT – UL 181, CLASS 1, ROUND SPIRAL LOCKSEAM, GALVANIZED STEEL. DUCT SIZE GAUGES PER SMACNA STANDARDS.
4. DRYER DUCT – PER IMC.

C. INSTALLATION:

1. LOW AND MEDIUM PRESSURE DUCTWORK – FABRICATE, INSTALL, AND SUPPORT IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS AND ASHRAE HANDBOOKS, EXCEPT AS INDICATED. SEAL ALL DUCT SEAMS AND JOINTS AIRTIGHT. USE TURNING VANES IN ALL SQUARE ELBOWS AND FLAT OVAL ELBOWS. INSTALL VOLUME DAMPERS AND EXTRACTORS WHERE SHOWN ON THE DRAWINGS. ALL SHEET METAL WORK TO BE CONSTRUCTED, INSTALLED, TESTED AND BALANCED IN ACCORDANCE WITH SMACNA STANDARDS. SUPPORT LOW AND MEDIUM PRESSURE DUCTWORK PER SMACNA GUIDELINES.
2. CONNECT FLEXIBLE DUCTS TO METAL DUCTS WITH ADHESIVE/DRAW BANDS/ADHESIVE AND SHEET METAL SCREWS.
3. PROVIDE SEISMIC SUPPORT AND RESTRAINT FOR ALL DUCTWORK AND EQUIPMENT IN ACCORDANCE WITH THE IBC.

SECTION 23 33 00 – AIR DUCT ACCESSORIES

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL

B. MATERIALS:

1. DAMPERS:
   - 1.1. BACKDRAFT – MULTI–BLADE, PARALLEL ACTION, GRAVITY BALANCED, 16–GAUGE GALVANIZED STEEL OR EXTRUDED ALUMINUM, CENTER PIVOTED BLADES OF 6" WIDTH MAX, VINYL BLADE SEALS, EXTERNAL LINKAGE AND TIE BAR, STEEL BALL BEARINGS. GREENHECK "EM" SERIES OR APPROVED EQUAL.
   - 1.2. MANUAL BALANCING – DIFFERENTIAL PRESSURE RATING OF 1" W.G., VELOCITY RATING OF 2,000 FPM. DAMPER FRAME AND SLEEVE SHALL BE OF ONE–PIECE DESIGN, 20 GAUGE GALVANIZED STEEL, SINGLE BLADE. GREENHECK "MBDR–50" OR APPROVED EQUAL.
   - 1.3. VOLUME CONTROL – DIFFERENTIAL PRESSURE RATING OF 4" W.G., VELOCITY RATING OF 2,000 FPM. DAMPER FRAME AND SLEEVE SHALL BE OF ONE–PIECE DESIGN, 16 GAUGE GALVANIZED STEEL, MULTI–BLADE, TRIPLE–V TYPE. PLATED STEEL AXLES, EXTERNAL BLADE–TO–BLADE LINKAGE. GREENHECK "MBD–15" OR APPROVED EQUAL.
   - 1.4. CONTROL – DIFFERENTIAL PRESSURE RATING OF 8" W.G., VELOCITY RATING OF 4,000 FPM, LEAKAGE RATING OF 3 CFM/FT2 AT 1" W.G. DIFFERENTIAL STATIC PRESSURE. DAMPER FRAME AND SLEEVE SHALL BE OF ONE–PIECE DESIGN, 16 GAUGE GALVANIZED STEEL, MULTI–BLADE, AIRFOIL TYPE, PLATED STEEL AXLES, EXTERNAL BLADE–TO–BLADE LINKAGE, TPE BLADE SEALS. GREENHECK "VCD–33" OR APPROVED EQUAL.
2. FLEXIBLE DUCT CONNECTIONS – UL AND NFPA 701 LISTED FIRE RETARDANT NEOPRENE COATED WOVEN GLASS FIBER FABRIC, MINIMUM DENSITY 30 OZ. PER SQ. YD, 3" WIDTH, CRIMPED INTO METAL EDGING STRIP. DURO–DYNE "NEOPRENE FLEXIBLE DUCT CONNECTOR" OR APPROVED EQUAL.
3. TURNING VANES – AIR FOIL, DOUBLE WIDTH, GALVANIZED, 2" INSIDE RADIUS.

C. INSTALLATION:

1. INSTALL COMPONENTS IN ACCORDANCE WITH NFPA 90A AND SMACNA DUCT CONSTRUCTION STANDARDS.
2. INSTALL 12"X12" ACCESS DOORS DOWNSTREAM OF AUTOMATIC CONTROL DAMPERS, AND DOWNSTREAM OF EACH VAV BOX. ACCESS DOORS SHALL BE INSTALLED UPSTREAM OF EACH HEATING COIL.
3. INSTALL TEMPORARY DUCT TEST HOLES AS REQUIRED FOR TESTING AND BALANCING. CAP ALL HOLES WITH NEOPRENE OR THREADED PLUGS.

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STATE OF ALASKA – 49TH – BRIAN P. PEKAR – ME–11249 – 12/31/2026 – REGISTERED PROFESSIONAL ENGINEER

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SECTION 23 52 93 – SEQUENCE OF OPERATIONS

CABINET UNIT HEATER, CUH–1:

A. ALARMS:
   1. NONE.
B. MANUAL CONTROL AND INDICATION:
   1. SPACE TEMPERATURE SETPOINT.
   2. SPACE TEMPERATURE INDICATION.
   3. ALARM SETPOINTS.
C. AUTOMATED CONTROL:
   1. LOCAL THERMOSTAT SHALL CYCLE FAN ON/OFF AND CONTROL VALVE OPEN/CLOSED TO MAINTAIN SETPOINT.

FINNED TUBE, FT–1, FT–2, FT–3

A. ALARMS:
   1. NONE.
B. MANUAL CONTROL AND INDICATION:
   1. TEMPERATURE SETPOINT.
   2. TEMPERATURE INDICATION.
C. AUTOMATED CONTROL:
   1. SENSOR SHALL MODULATE CONTROL VALVE AS NECESSARY TO MAINTAIN SPACE TEMPERATURE.

DRYER BOOSTER FANS, DBF–1, DBF–2

A. ALARMS:
   1. NONE.
B. THE DDC SHALL MONITOR THE FOLLOWING POINTS:
   1. NONE.
C. AUTOMATED CONTROL:
   1. PRESSURE SENSING SWITCH SHALL ACTIVATE FAN UPON DETECTING DRYER OPERATION. INTEGRAL DELAY–ON–BREAK TIMER IN THE SWITCH SHALL CYCLE FAN FOR INTERVALS OF 10 MINUTES UNTIL DRYER HAS STOPPED AND THE TIMER DELAY PERIOD HAS LAPSED.

TRANSFER FAN, TF–1

A. ALARMS:
   1. HIGH SPACE TEMPERATURE.
B. MANUAL CONTROL AND INDICATION:
   1. SPACE TEMPERATURE SETPOINT.
   2. H–O–A CONTROL.
   3. ON–OFF INDICATION.
   4. ALARM SETPOINTS.
C. AUTOMATED CONTROL:
   1. UNIT SHALL CYCLE TO MAINTAIN SPACE TEMPERATURE SET POINT, INITIALLY SET AT 75°F.

EXHAUST FAN, EF–5

A. ALARMS:
   1. FAN FAILURE.
B. CONTROL AND INDICATION:
   1. ON–OFF CONTROL.
   2. ON–OFF INDICATION.
   3. DAMPER OPEN/CLOSED (WHERE NOTED ON PLANS)
   4. ALARM SETPOINTS.
C. AUTOMATED CONTROL:
   1. OPERATION MODE: DAY AND UNOCCUPIED MODE OF OPERATION WILL BE CONTROLLED BY BAS SYSTEM WITH ASSOCIATED SUPPLY FAN FOR AREA SERVED.
   2. OCCUPIED MODE: FAN SHALL OPERATE CONTINUOUSLY. MOTORIZED DAMPER SHALL BE OPEN ON FANS WITH ASSOCIATED MOTORIZED DAMPERS.
   3. UNOCCUPIED MODE: FAN SHALL BE OFF. MOTORIZED DAMPER SHALL BE CLOSED ON FANS WITH ASSOCIATED MOTORIZED DAMPERS.

VARIABLE AIR VOLUME TERMINAL UNITS:

A. ALARMS:
   1. LOW SPACE TEMPERATURE
   2. HIGH SPACE TEMPERATURE
B. THE DDC SHALL MONITOR THE FOLLOWING POINTS:
   1. SPACE TEMPERATURE SETPOINT
   2. SPACE TEMPERATURE INDICATION
   3. OPERATION MODE SCHEDULE ADJUSTMENT
   4. OPERATION MODE INDICATION
   5. ACTUAL AIRFLOW (CFM) INDICATION
   6. MINIMUM AIRFLOW SETPOINT
   7. MAXIMUM AIRFLOW SETPOINT
   8. DAMPER POSITION
   9. CONTROL VALVE POSITION
   10. ALARM SETPOINTS
C. AUTOMATED CONTROL:
   1. SPACE SENSOR SHALL MODULATE DAMPER TO MAINTAIN SETPOINT.
   2. WHERE ASSOCIATED WITH A TEMPERING COIL OR SPACE RADIATION HEAT, UPON CONTINUED DROP IN AREA TEMPERATURE AFTER AIRFLOW IS AT MINIMUM POSITION, MODULATE THE CONTROL VALVE ON THE RADIATION IN PARALLEL WITH THE REHEAT COIL CONTROL VALVE TO MAINTAIN THE SPACE TEMPERATURE SETPOINT.
   3. MINIMUM AIRFLOW SETPOINT FOR ALL VAV BOXES SHALL BE 30% (INITIALLY, ADJUSTABLE).

RANGE HOOD, RH–1:

A. ALARMS:
   1. NONE.
B. AUTOMATED CONTROL:
   1. MANUAL SWITCH LOADED ON HOOD SHALL START/STOP THE EXHAUST FAN.

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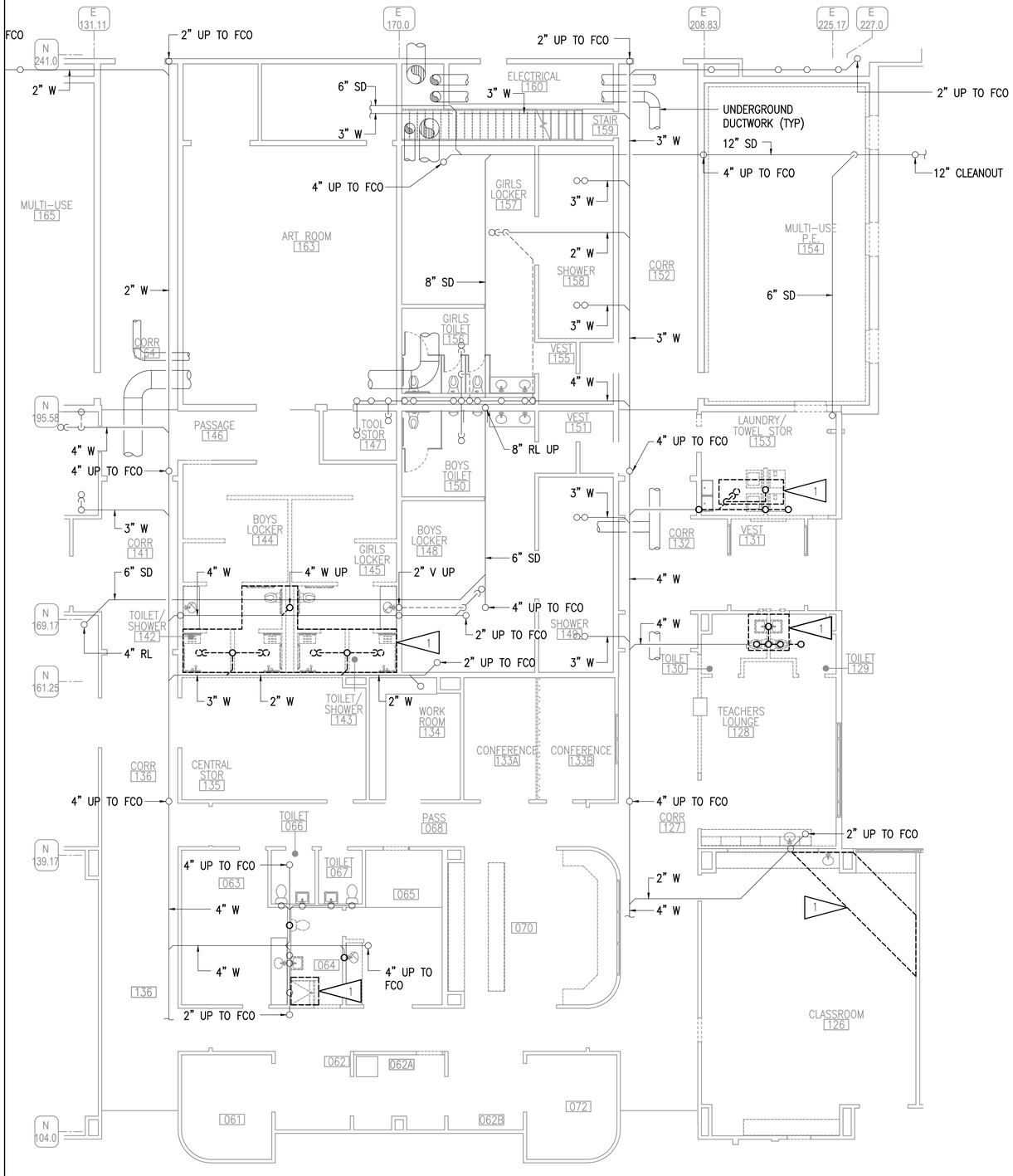
1" ACTUAL



1 UNDERFLOOR PLUMBING DEMOLITION

1/8" = 1'-0"

GENERAL NOTES:

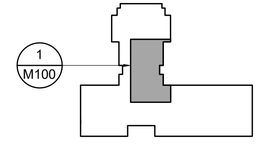
A. THE INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM AS-BUILT DRAWINGS AND A NON-DESTRUCTIVE WALK THROUGH OF THE FACILITY. THERE IS NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN HERE-IN. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS SCHEDULED FOR DEMOLITION PRIOR TO START WORK.

B. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE MATERIALS. THE CONTRACTOR SHALL DELIVER THE SALVAGED MATERIALS TO A LOCATION AS DIRECTED BY THE OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

C. DASHED OR DOTTED BOLD LINES INDICATE ITEMS TO BE REMOVED. UN-BOLDED LINES INDICATE EXISTING ITEMS TO REMAIN.

SHEET NOTES:

1. DEMOLISH SLAB AND UNDERFLOOR PIPING TO THE EXTENT REQUIRED FOR REMODEL WORK IN AREA INDICATED.



BETTISWORTH NORTH

STATE OF ALASKA
49TH
BRIAN P. PEKAR
ME-11249
REGISTERED PROFESSIONAL ENGINEER

CORPORATE NO. AECC218 BETTISWORTHNORTH.COM

190

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:
RSA
Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907)276-0521
Corporate No.: AECC542

PROJECT NO:	M4088.10
DATE:	2025-07-28
DRAWN BY:	ARN
CHECKED BY:	BPP/DRM

REVISION	DESCRIPTION	DATE

UNDERFLOOR PLUMBING DEMOLITION

M100

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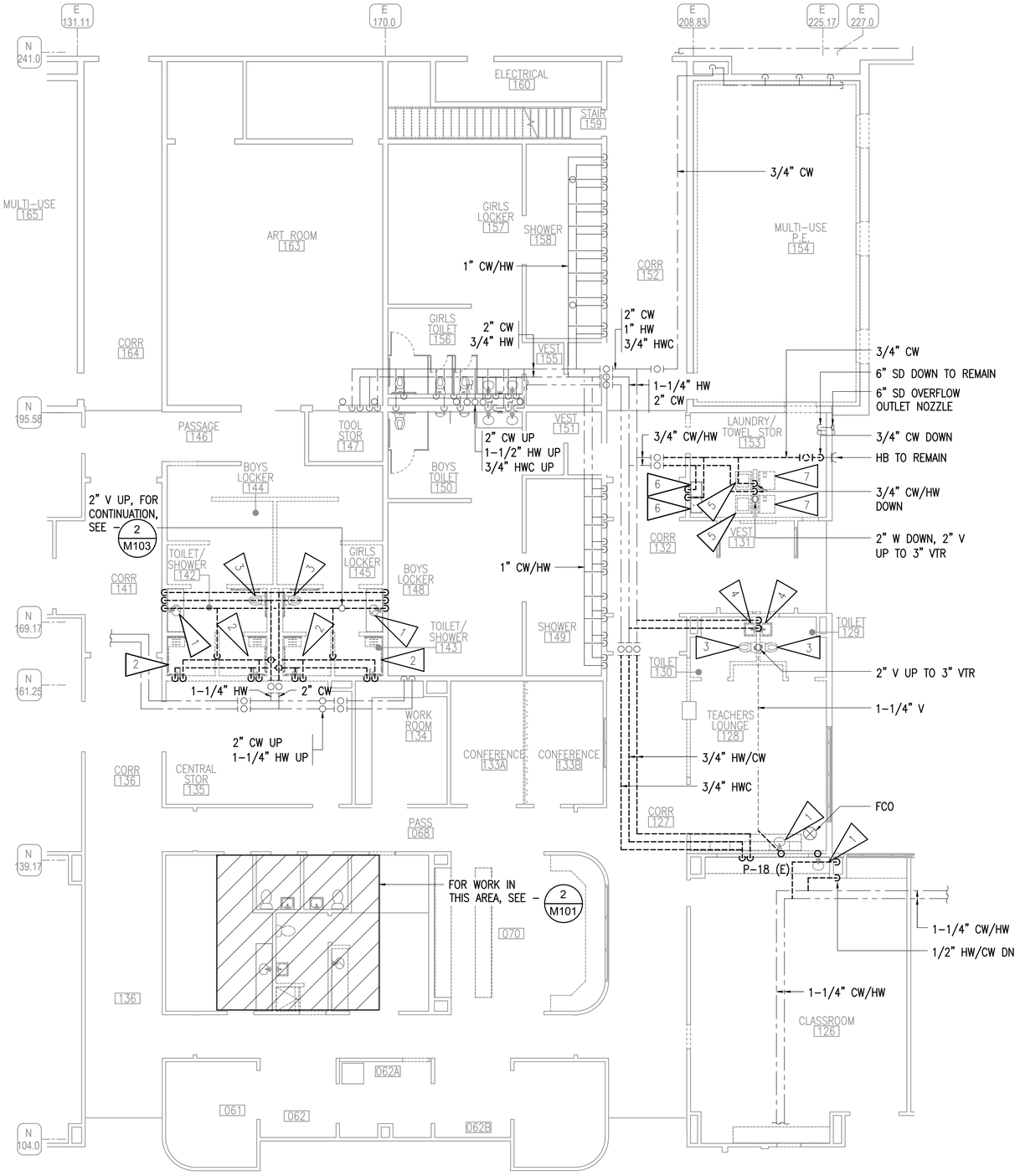
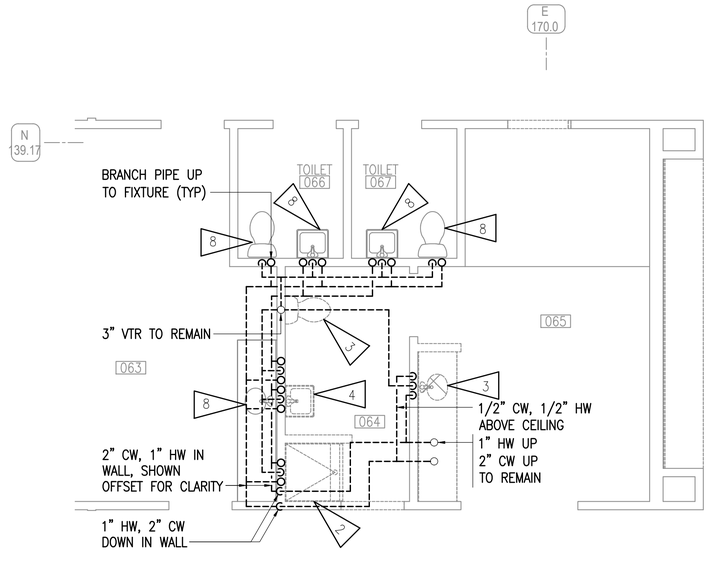
1" ACTUAL



1 PLUMBING DEMOLITION
1/8" = 1'-0"



2 PLUMBING DEMOLITION
1/4" = 1'-0"

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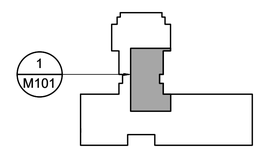
C. DASHED OR DOTTED BOLD LINES INDICATE ITEMS TO BE REMOVED. UN-BOLDED LINES INDICATE EXISTING ITEMS TO REMAIN.

D. WHERE PLUMBING FIXTURES ARE INDICATED TO BE DEMOLISHED, DEMOLISH ALL ASSOCIATED WASTE, VENT, DOMESTIC COLD AND HOT WATER PIPING BACK TO MAIN AND CAP.

SHEET NOTES:

1. DEMOLISH COUNTER MOUNTED SINK, AND ASSOCIATED PIPING AND APPURTENANCES.
2. DEMOLISH SHOWER, AND ASSOCIATED PIPING AND APPURTENANCES.
3. DEMOLISH WATER CLOSET, AND ASSOCIATED PIPING AND APPURTENANCES.
4. DEMOLISH WALL MOUNTED SINK, AND ASSOCIATED PIPING AND APPURTENANCES.
5. DEMOLISH CLOTHES WASHER, AND ASSOCIATED PIPING AND APPURTENANCES.
6. DEMOLISH LAUNDRY SINK, AND ASSOCIATED PIPING AND APPURTENANCES.
7. DEMOLISH CLOTHES DRYER, AND ASSOCIATED PIPING AND APPURTENANCES.
8. FIXTURE TO REMAIN, DEMOLISH CW/HW PIPING, WASTE/VENT AS REQUIRED FOR REMODEL WORK.



NORTH

BETTISWORTH NORTH

CORPORATE NO. AECC218 BETTISWORTHNORTH.COM

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CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

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RSA
Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
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PLUMBING DEMOLITION

M101

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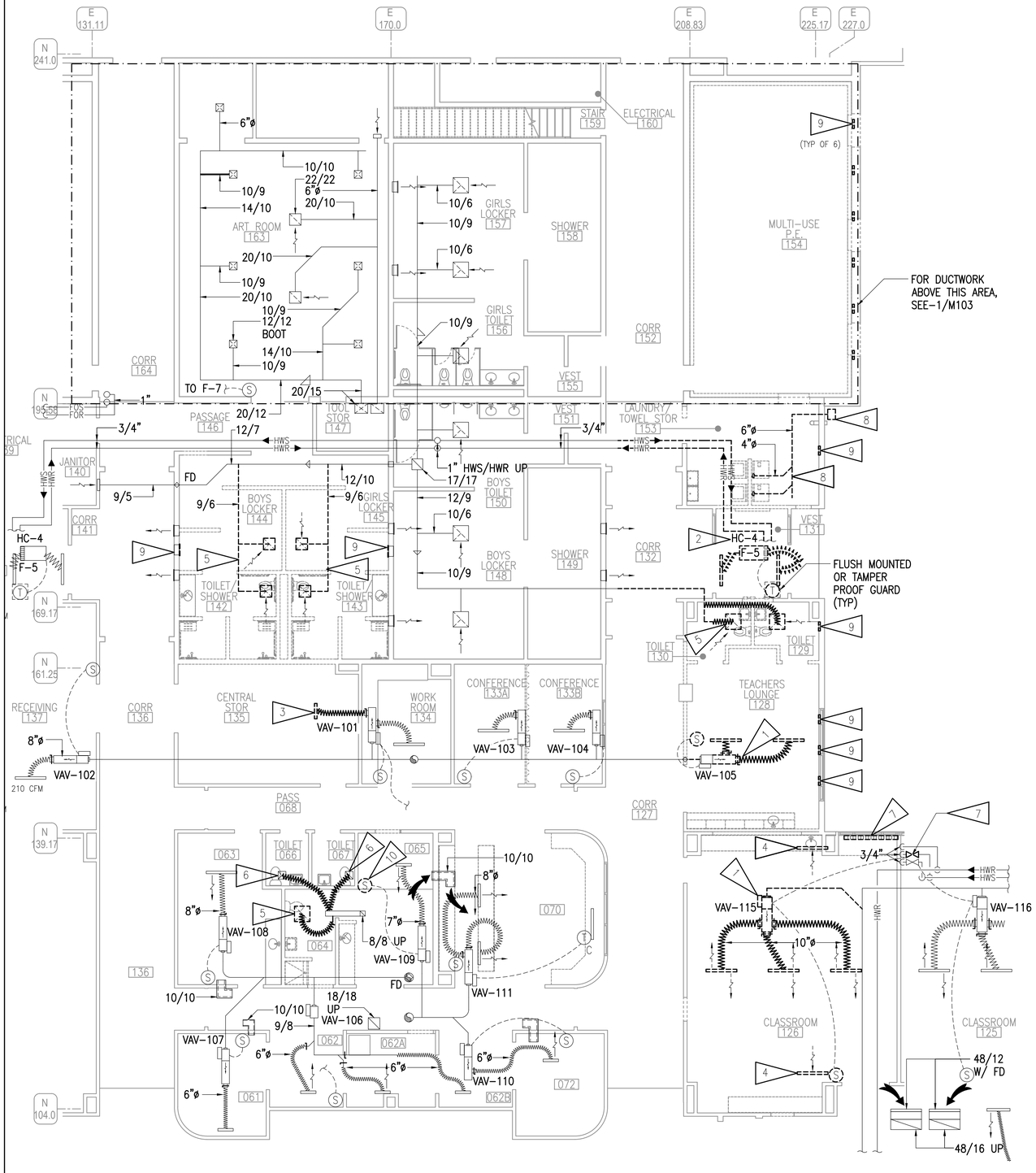
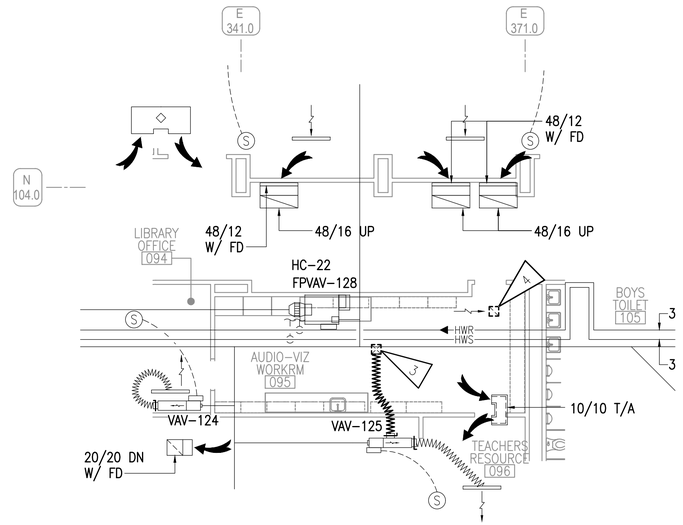


1 HVAC DEMOLITION
1/8" = 1'-0"



2 VENTILATION DEMOLITION
1/8" = 1'-0"

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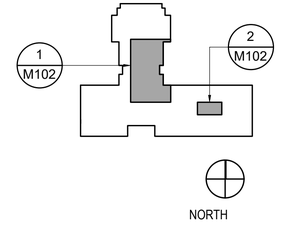
C. DASHED OR DOTTED BOLD LINES INDICATE ITEMS TO BE REMOVED. UN-BOLDED LINES INDICATE EXISTING ITEMS TO REMAIN.

SHEET NOTES: (#)

1. REMOVE VAV BOX AND SALVAGE FOR REMODEL. DEMOLISH SUPPLY DIFFUSERS AND ASSOCIATED DUCTWORK.
2. DEMOLISH VESTIBULE HEATER, HEATING COIL, HEATING PIPING, DUCTWORK AND DIFFUSERS.
3. DEMOLISH SUPPLY DIFFUSERS AND ASSOCIATED DUCTWORK
4. DEMOLISH RETURN AIR GRILLE.
5. DEMOLISH EXHAUST AIR GRILLES AND DUCTWORK TO EXTENT INDICATED.
6. DEMOLISH DUCTWORK. EXHAUST AIR GRILLE TO REMAIN.
7. DEMOLISH FINTUBE, PIPING AND VALVES.
8. DEMOLISH DRYER DUCTWORK AND EXTERIOR WALL CAP.
9. DEMOLISH WALL/FLOOR SUPPLY GRILLE, CAP AND SEAL, UNDERGROUND DUCT TO REMAIN.
10. REMOVE SENSOR AND SALVAGE FOR REINSTALLATION. DEMOLISH ASSOCIATED CONTROL WIRING.



BETTISWORTH NORTH

STATE OF ALASKA
49TH
BRIAN P. PEKAR
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CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:
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HVAC DEMOLITION

M102

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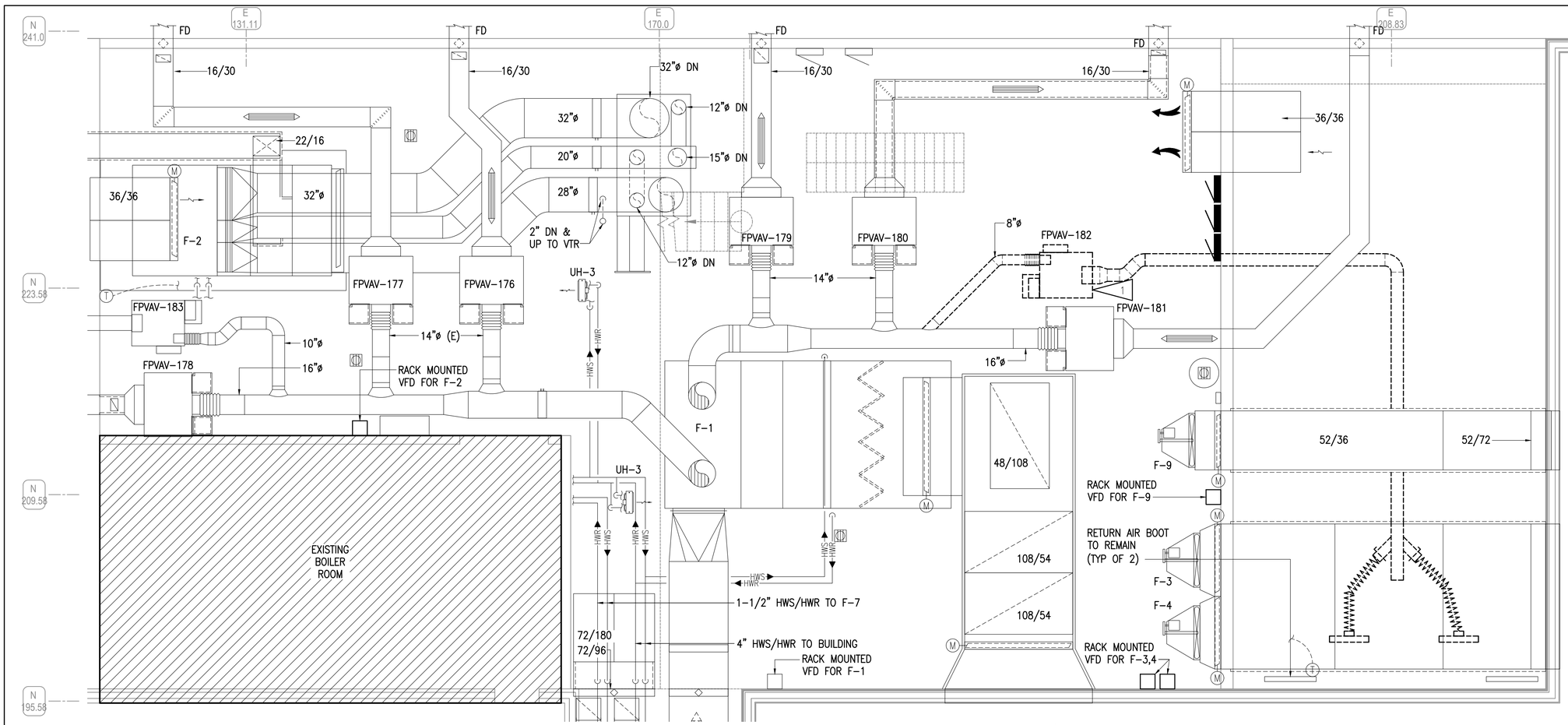
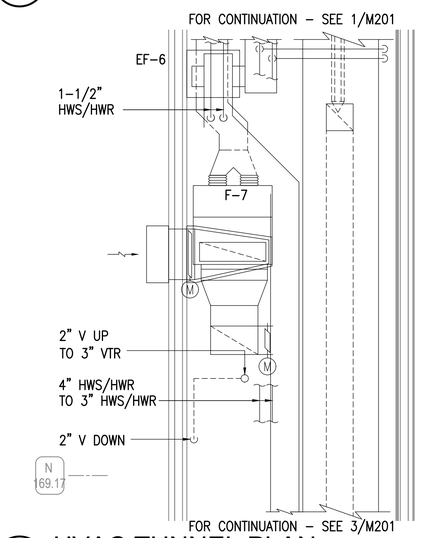
1" ACTUAL



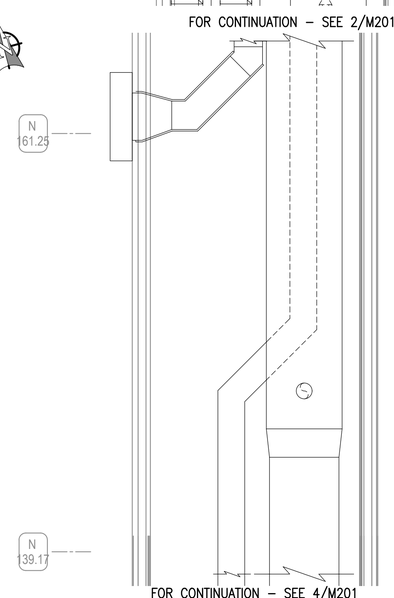
1 HVAC FLOOR PLAN PENTHOUSE

1/4"=1'-0"



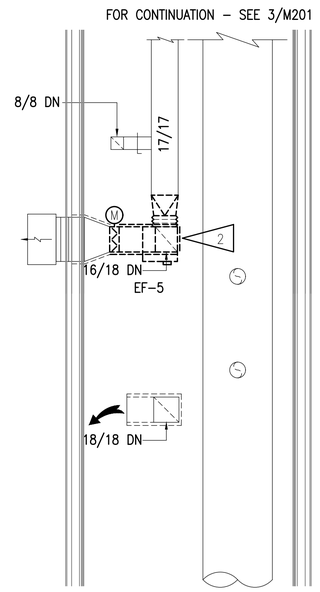
2 HVAC TUNNEL PLAN

1/4"=1'-0"



3 HVAC TUNNEL PLAN

1/4"=1'-0"



4 HVAC TUNNEL PLAN

1/4"=1'-0"

GENERAL NOTES:

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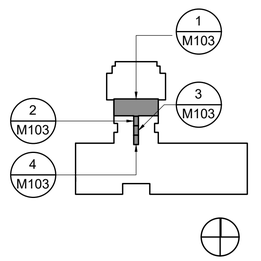
C. DASHED OR DOTTED BOLD LINES INDICATE ITEMS TO BE REMOVED. UN–BOLDED LINES INDICATE EXISTING ITEMS TO REMAIN.

SHEET NOTES:

1. DEMOLISH FAN POWERED VAV, DUCTWORK AND SUPPLY AIR DIFFUSERS.
2. DEMOLISH EXHAUST FAN, DUCTWORK AND MOTORIZED DAMPER.



BETTISWORTH NORTH

STATE OF ALASKA
BRIAN P. PEKAR
ME–11249
REGISTERED PROFESSIONAL ENGINEER

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

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VENTILATION DEMOLITION FAN ROOM

M103

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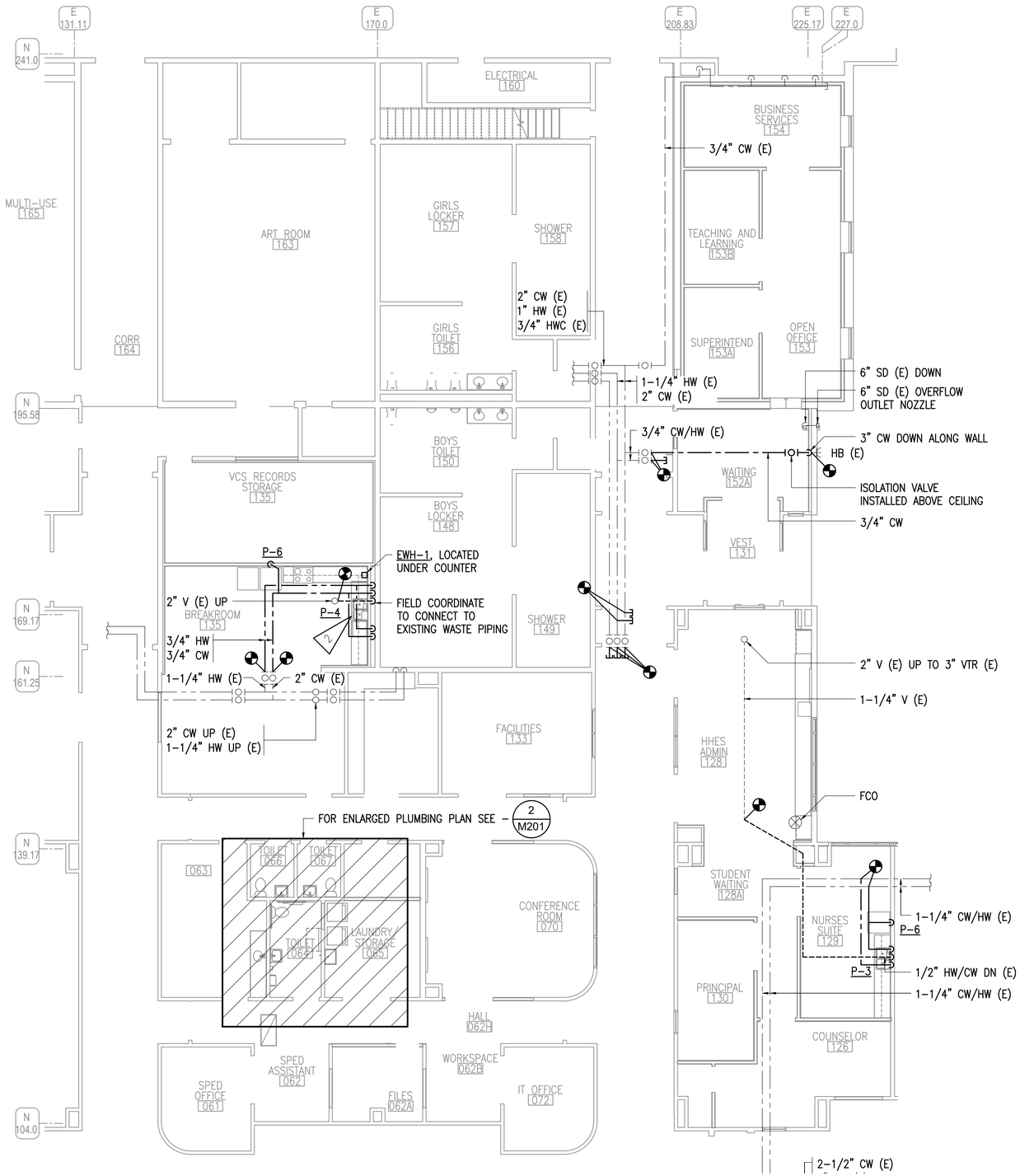
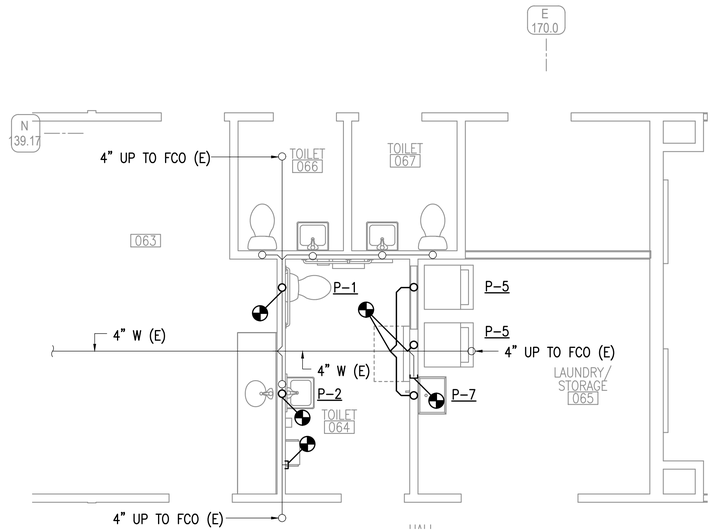
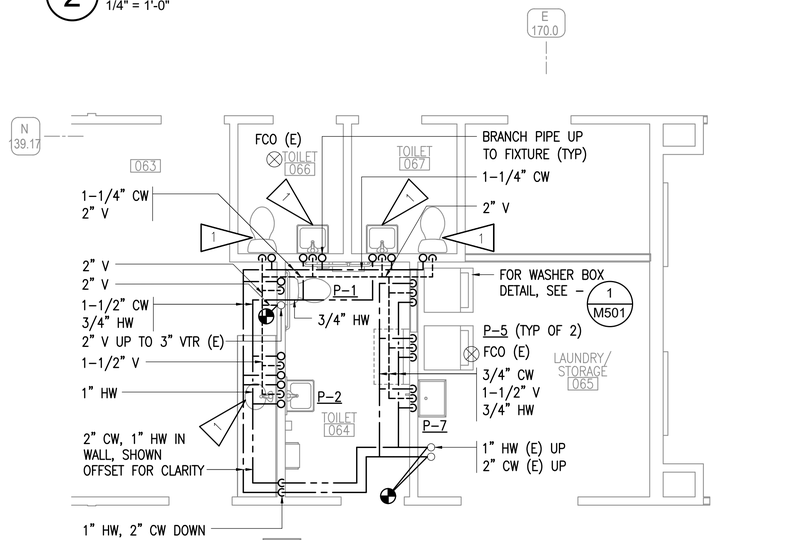


1 PLUMBING RENOVATION
1/8" = 1'-0"



2 ENLARGED PLUMBING RENOVATION - UNDER FLOOR
1/4" = 1'-0"



3 ENLARGED PLUMBING RENOVATION - ABOVE FLOOR
1/4" = 1'-0"

GENERAL NOTES:

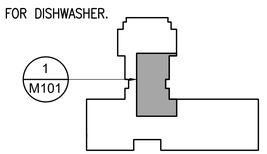
A. CAP AND SEAL ALL DEMOLISHED PIPING AT MAIN PIPING CONNECTION.

B. PROVIDE WASTE/VENT PIPING TO CONNECT FIXTURES TO EXISTING WASTE/VENT PIPING. DEMOLISH SLAB AS REQUIRED FOR NEW FIXTURE PIPING CONNECTIONS.

SHEET NOTES:

1. FIXTURE TO REMAIN, PROVIDE NEW CW/HW PIPING FROM FIXTURE TO MAINS, WASTE/VENT AS REQUIRED FOR REMODEL WORK.

2. PROVIDE AIR GAP FOR DISHWASHER.



NORTH

BETTISWORTH NORTH

CORPORATE NO. AECC218 BETTISWORTHNORTH.COM

194

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

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PLUMBING RENOVATION

M201

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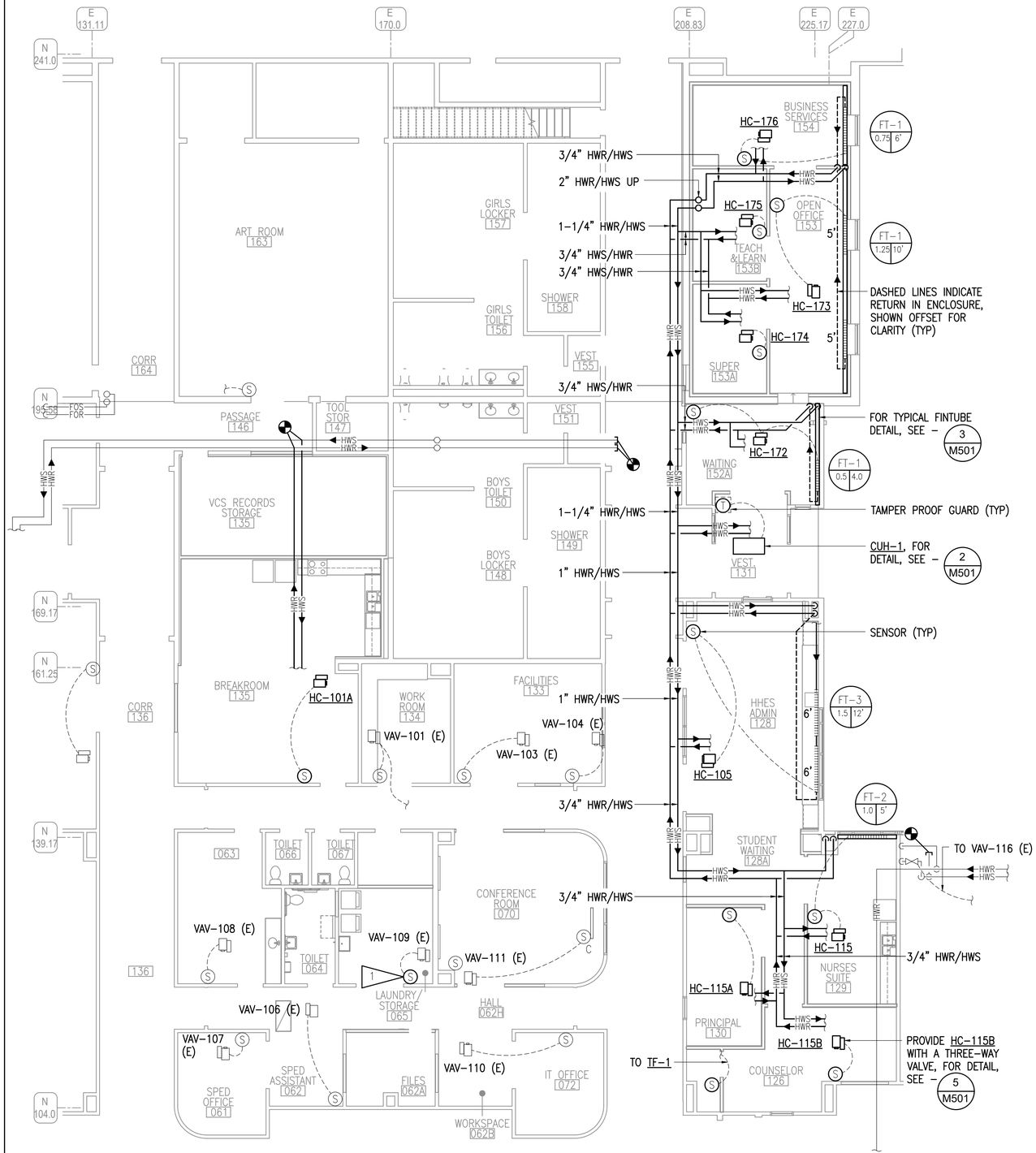
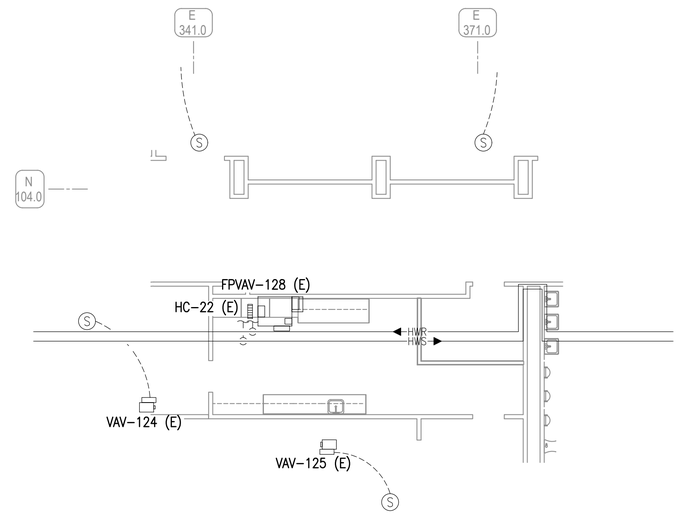


1 HEATING RENOVATION

1/8" = 1'-0"



2 HEATING REFERENCE PLAN

1/8" = 1'-0"

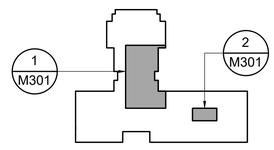
GENERAL NOTES:

A. PROVIDE 3/4" HWS/HWR BRANCH PIPING TO HEATING COIL AT ALL NEW VAV'S AND TO FINTUBE.

B. PROVIDE SUPPLY AND RETURN ISOLATION VALVES, STRAINER, CONTROL VALVE AND BALANCE VALVE FOR EACH TERMINAL HEATING UNIT.

SHEET NOTES:

1. RELOCATED SENSOR. PROVIDE NEW CONTROL WIRING.



BETTISWORTH NORTH

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CITY OF VALDEZ

VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES

VALDEZ, ALASKA

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HEATING RENOVATION

M301

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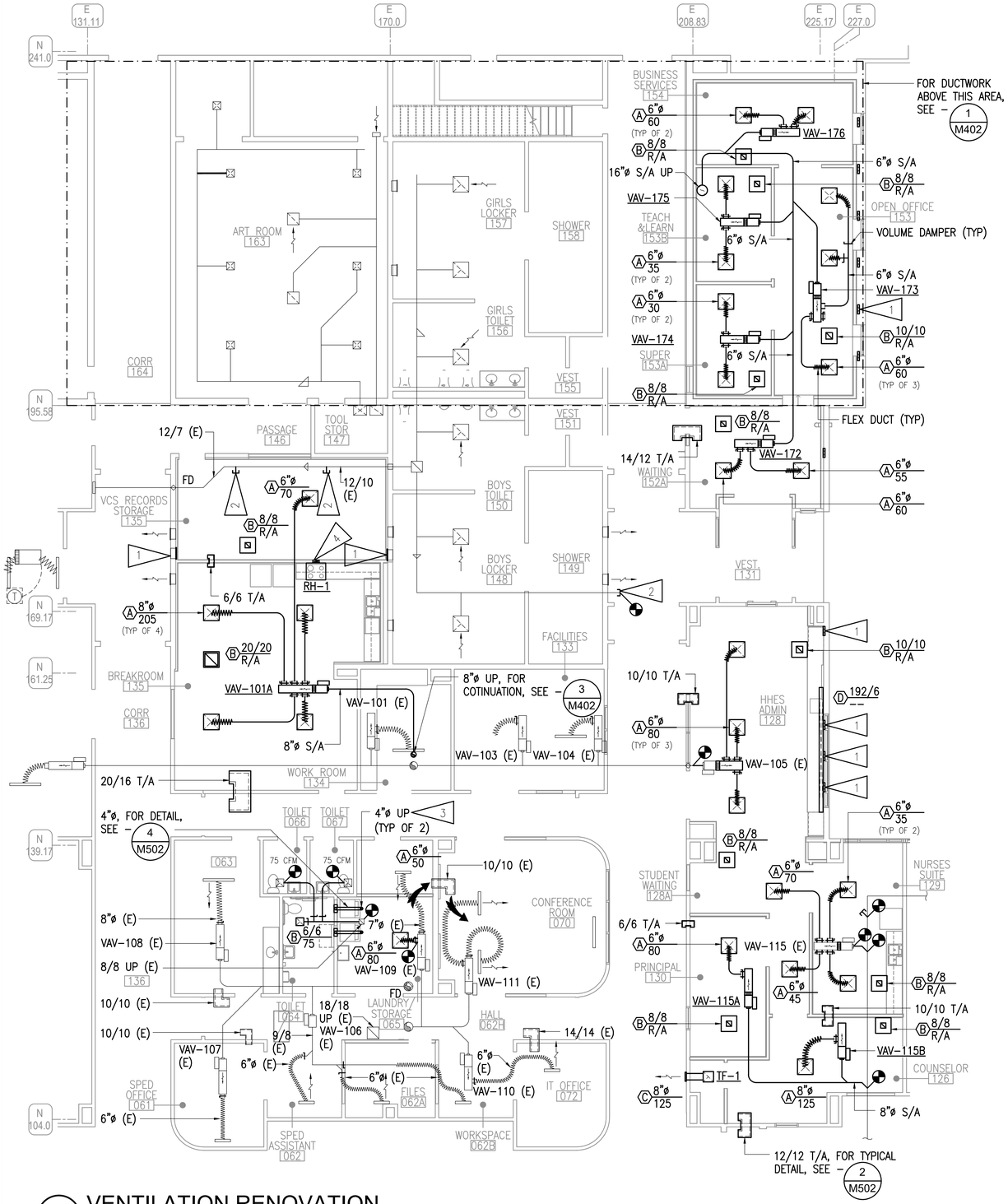
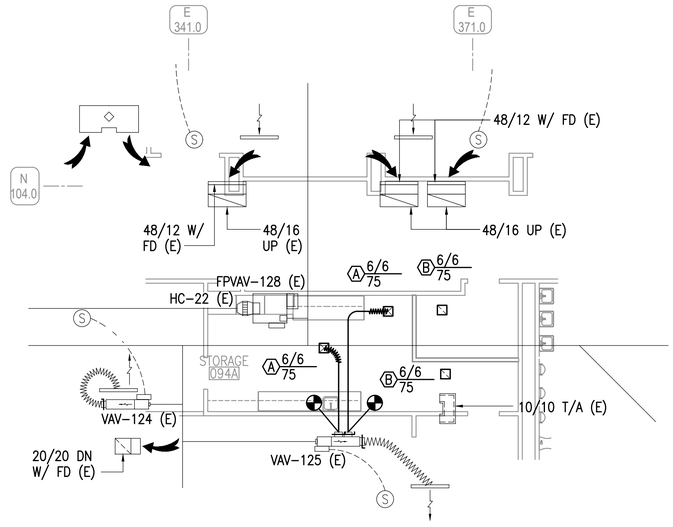
1" ACTUAL



1 VENTILATION RENOVATION

1/8" = 1'-0"



2 VENTILATION RENOVATION

1/8" = 1'-0"

GENERAL NOTES:

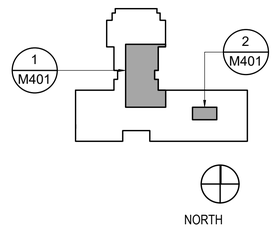
A. PROVIDE DUCTWORK UPSTREAM FROM EACH VAV TO CONNECT TO SUPPLY AIR MAIN, DUCT SIZE TO MATCH VAV INLET.

B. PROVIDE DUCTWORK DOWNSTREAM FROM EACH VAV TO SUPLY AIR DIFFUSERS WITH MAXIMUM 5' LENGHT FLEXIBLE DUCT CONNECTION TO DIFFUSERS.

C. FOR TYPICAL VAV DETAIL, SEE – 8 M502

SHEET NOTES:

1. CAP AND SEAL UNDERGROUND DUCTWORK.
2. CAP AND SEAL EXHAUST AIR DUCTWORK.
3. 4"ø DRYER DUCT UP. FOR CONTINUATION SEE – 4 M402
4. 3.25"x10" UP. FOR CONTINUATION SEE – 3 M402



BETTISWORTH NORTH

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CITY OF VALDEZ
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VALDEZ, ALASKA

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VENTILATION RENOVATION

M401

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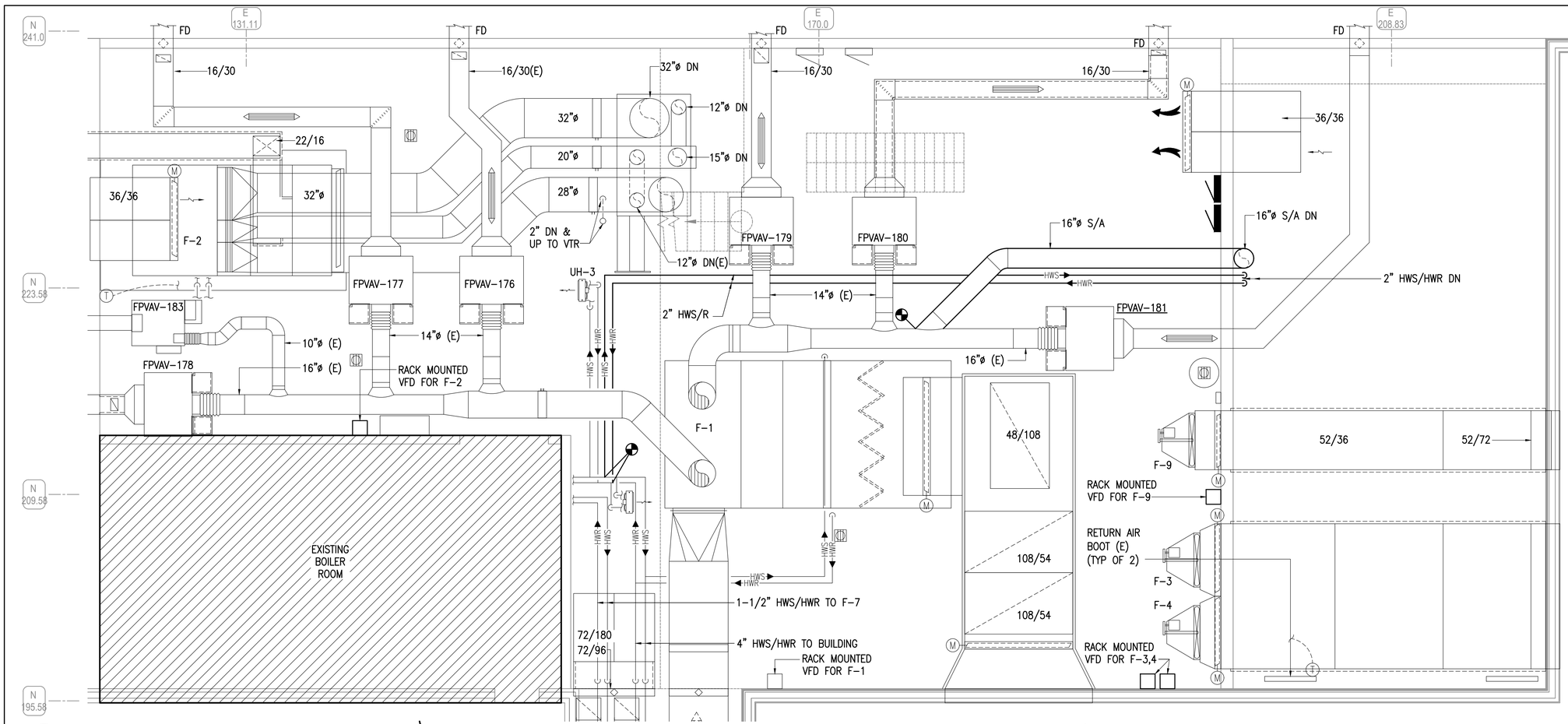
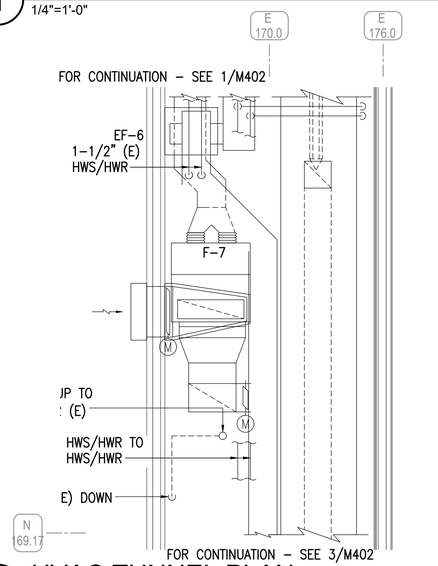
1" ACTUAL



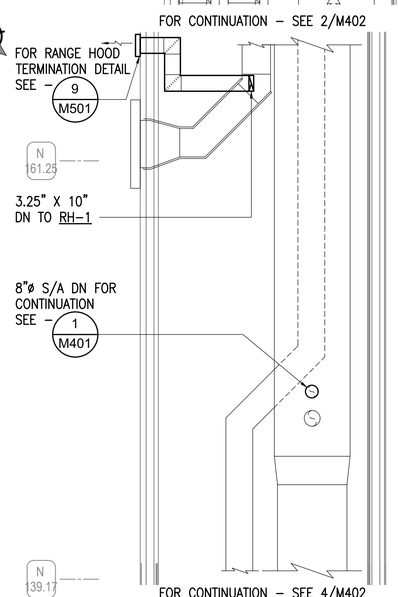
1 HVAC FLOOR PLAN PENTHOUSE

1/4"=1'-0"



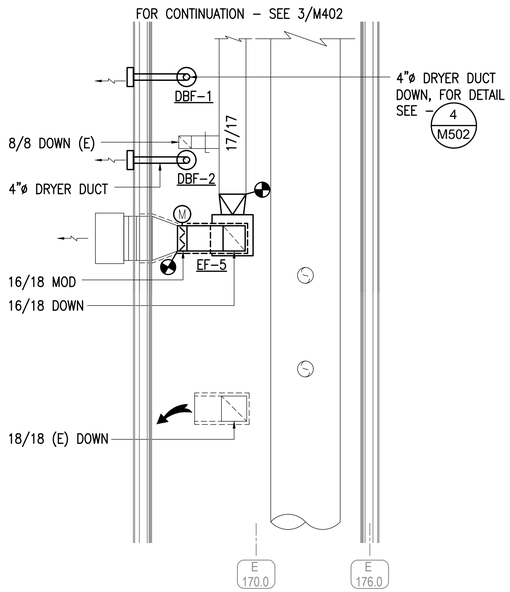
2 HVAC TUNNEL PLAN

1/4"=1'-0"



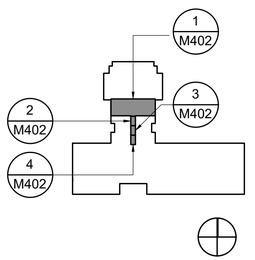
3 HVAC TUNNEL PLAN

1/4"=1'-0"



4 HVAC TUNNEL PLAN

1/4"=1'-0"



BETTISWORTH NORTH

STATE OF ALASKA
BRIAN P. PEKAR
ME–11249
REGISTERED PROFESSIONAL ENGINEER

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

CITY OF VALDEZ

VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES

VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:

RSA

Mechanical and Electrical Consulting Engineers

670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907)276-0521
Corporate No.: AECC542

PROJECT NO:	M4088.10
DATE:	2025-07-28
DRAWN BY:	ARN
CHECKED BY:	BPP/DRM

REVISION	DESCRIPTION	DATE

HVAC REMODEL FAN ROOM

M402

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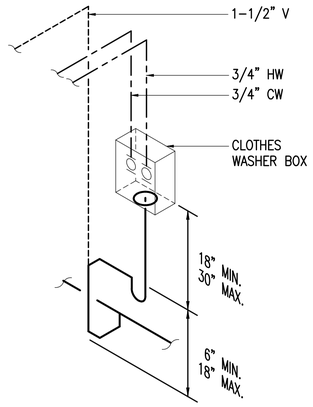
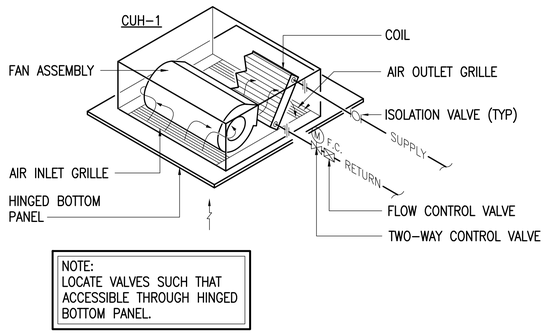
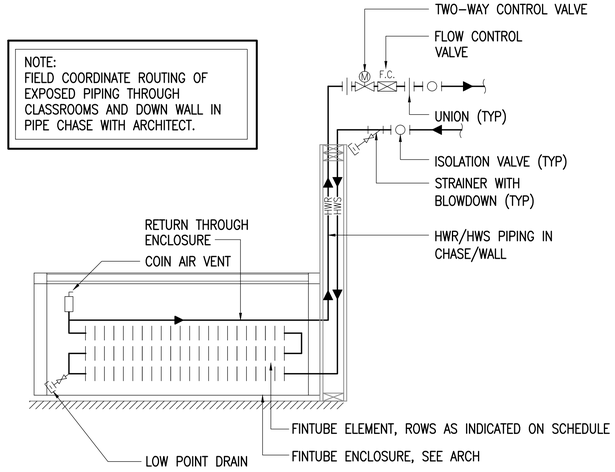
1" ACTUAL



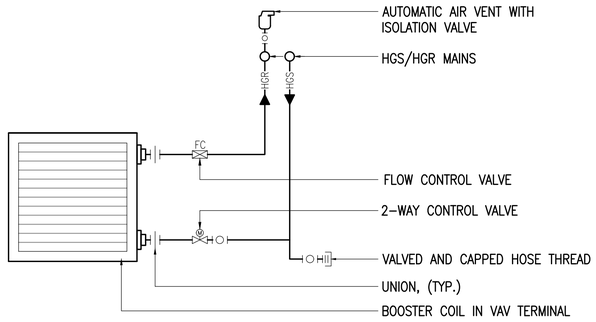
1 CLOTHES WASHER BOX DETAIL
NOT TO SCALE



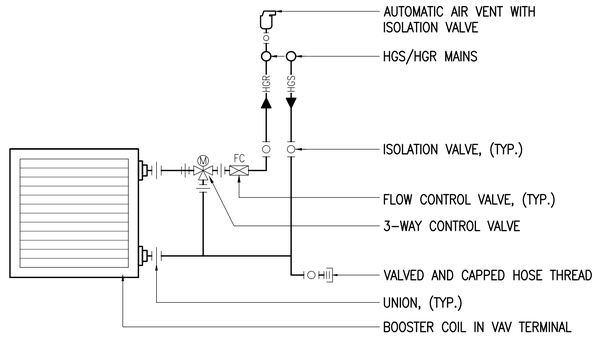
2 CEILING MOUNTED CUH DETAIL
NOT TO SCALE



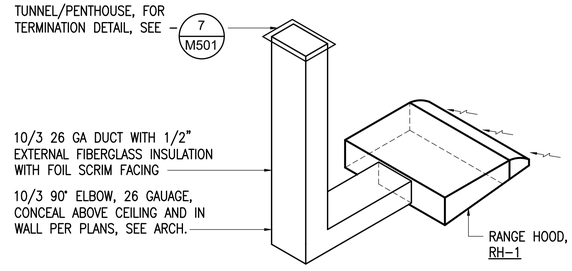
3 FINTUBE DETAIL
NO SCALE



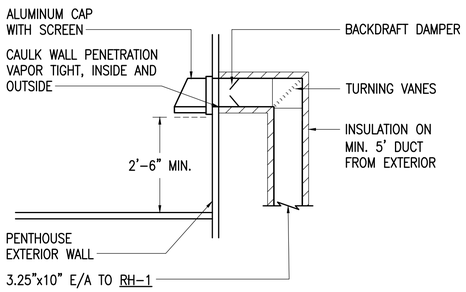
4 VAV BOOSTER COIL - 2-WAY VALVE
NO SCALE



5 VAV BOOSTER COIL - 3-WAY VALVE
NO SCALE



6 RANGE HOOD DUCT DETAIL
NOT TO SCALE



7 RANGE HOOD TERMINATION DETAIL
NOT TO SCALE

BETTISWORTH NORTH

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA 49TH BRIAN P. PEKAR ME-11249 REGISTERED PROFESSIONAL ENGINEER

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:
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Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907)276-0521
Corporate No.: AECC542

PROJECT NO:	M4088.10
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CHECKED BY:	BPP/DRM

REVISION	DESCRIPTION	DATE

MECHANICAL DETAILS

M501

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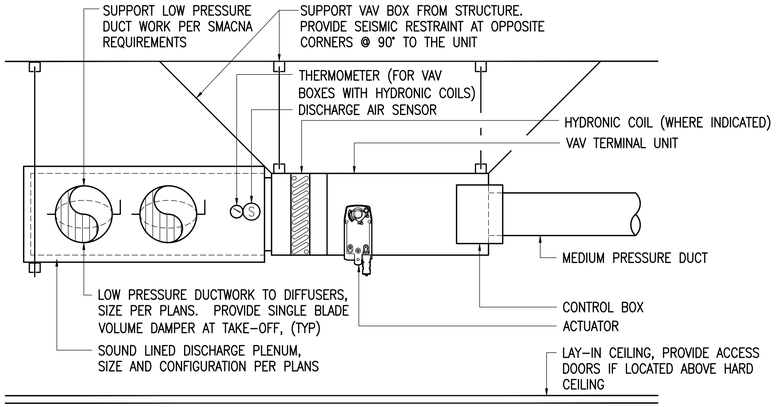
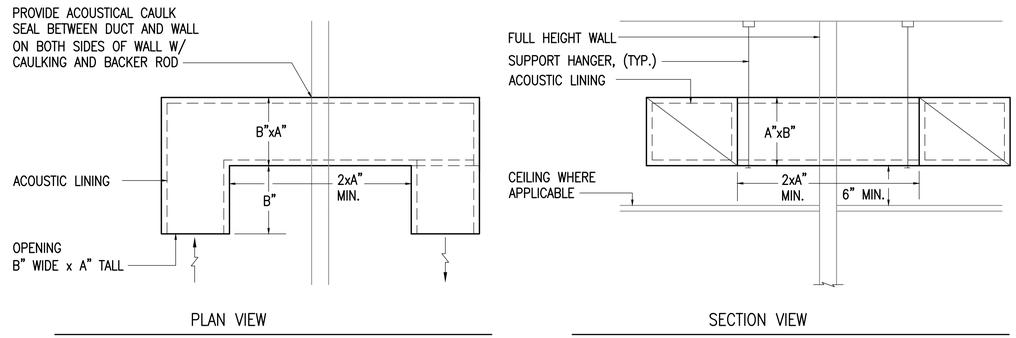
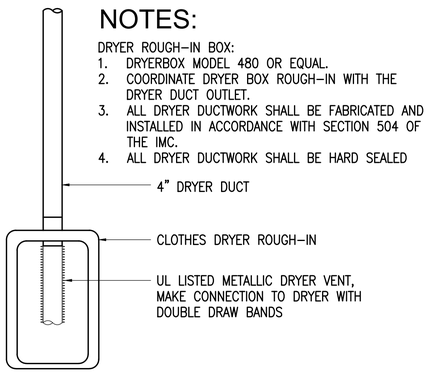


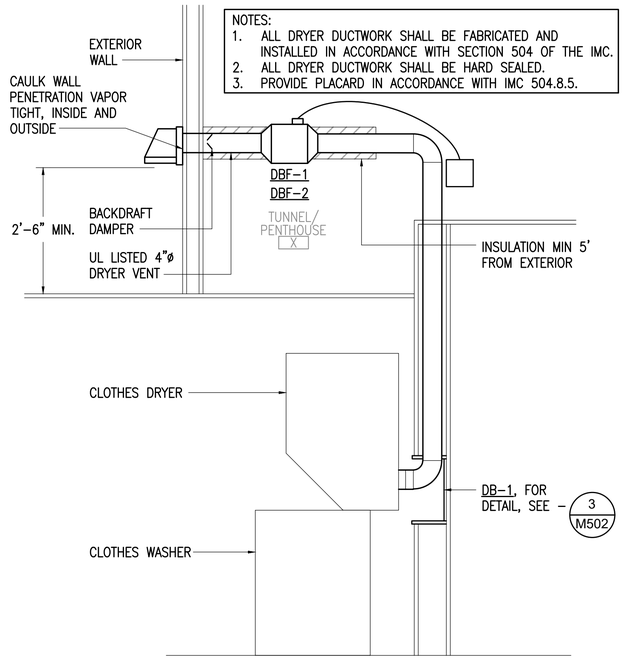
1 VAV BOX DETAIL
NOT TO SCALE



2 TRANSFER AIR BOOT
NO SCALE



3 DRYER BOX DETAIL
NO SCALE



4 DRYER DETAIL
NOT TO SCALE

BETTISWORTH NORTH

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

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STATE OF ALASKA — BRIAN P. PEKAR — ME-11249 — REGISTERED PROFESSIONAL ENGINEER

CITY OF VALDEZ

VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES

VALDEZ, ALASKA

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MECHANICAL DETAILS

M502

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1" ACTUAL

LEGEND

○, ⊙	ROUND LIGHT FIXTURE – SURFACE, PENDANT		CLOCK
⊢○	LIGHT FIXTURE – SURFACE MTD ON WALL		CLOCK/P.A. SPEAKER COMBO
◎, ◉	LIGHT FIXTURE – RECESSED DOWNLIGHT, EMERGENCY	TV	TELEVISION OUTLET
	EMERGENCY EXIT LIGHT – SURFACE MTD CLG	ACP	SECURITY ACCESS CONTROL PANEL
⊢	EMERGENCY EXIT LIGHT – SURFACE MTD WALL	DC	DOOR POSITION CONTACT
	EMERGENCY LIGHT	CR	PROXIMITY CARD READER
,	LINEAR LIGHT FIXTURE RECESS MTD, EMERGENCY	ELD	SECURITY EMERGENCY LOCKDOWN BUTTON
	LINEAR LIGHT FIXTURE – SURFACE MTD CLG	MS	SECURITY MOTION SENSOR
	LINEAR LIGHT FIXTURE – PENDANT MTD		CLOSED CIRCUIT TELEVISION CAMERA (WALL MOUNTED)
	LINEAR LIGHT FIXTURE – WALL MTD		CLOSED CIRCUIT TELEVISION CAMERA (CEILING MOUNTED)
	STRIPLIGHT – PENDANT OR SURFACE MTD CLG	FCP	FIRE ALARM CONTROL PANEL
	STRIPLIGHT – WALL MTD	FRA	FIRE ALARM REMOTE ANNUNCIATOR PANEL
A	FIXTURE TAG (LETTER INDICATES TYPE)		FIRE ALARM PULL STATION
$	SINGLE POLE SWITCH		SPRINKLER ALARM BELL
$a	SINGLE POLE SWITCH (LOWERCASE LETTER INDICATES SWITCHING)	, C	FIRE ALARM HORN (WALL, CLG MOUNTED)
$3 , $4	THREE WAY SWITCH, FOUR WAY SWITCH	, C	FIRE ALARM HORN/STROBE LIGHT (WALL, CLG MOUNTED)
$D	DIMMER SWITCH	, C	FIRE ALARM STROBE LIGHT (WALL, CLG MOUNTED)
$K	KEY OPERATED SWITCH		HEAT DETECTOR 135° & RATE OF RISE (OR FIXED °F IF NOTED)
$P	PILOT LIGHT SWITCH		PHOTOELECTRIC SMOKE DETECTOR
$	LOW VOLTAGE LIGHT SWITCH	M	MAGNETIC HOLD OPEN
$OS	OCCUPANCY SENSOR WALL SWITCH (DUALTECH)		END OF LINE DEVICE
$OS2	OCCUPANCY SENSOR WALL SWITCH DUAL LEVEL (DUALTECH)		DUPLEX RECEPTACLE TO BE REMOVED (DASHED OR DOTTED LINES INDICATE ITEMS TO BE REMOVED TYPICAL)
OS	OCCUPANCY SENSOR – CEILING MOUNTED (DUALTECH)	7	NOTE TAG (No. INDICATES NOTE)
OS U	OCCUPANCY SENSOR – CEILING MOUNTED (ULTRASONIC)	X	EQUIPMENT TAG (No. INDICATES TYPE)
OS	OCCUPANCY SENSOR – WALL MOUNTED (PIR)	AC	ABOVE COUNTER
P	PHOTOCELL	AFF	ABOVE FINISHED FLOOR
	CONDUIT, CONCEALED	AFG	ABOVE FINISHED GRADE
#10	NUMBER AND SIZE OF WIRES (NO MARKS = 3 #12)	C	CONDUIT
A–2	HOMERUN TO PANEL (PANEL AND CIRCUIT No.)	CO	CONDUIT ONLY
—OH/E—	OVERHEAD ELECTRICAL LINE (12470/7200V UON)	E	DENOTES EXISTING ITEM
—SR—	SURFACE RACEWAY	EM	DENOTES EMERGENCY POWER
	PANEL	GFCI	GROUND FAULT CIRCUIT INTERRUPTER
	DUPLEX RECEPTACLE	GRSC	GALVANIZED RIGID STEEL CONDUIT
	DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER	K	KELVIN
	QUADRAPLEX RECEPTACLE	LED	LIGHT EMITTING DIODE
	SPECIAL PURPOSE OUTLET	LM	LUMENS
,	RECEPTACLE FLOOR OUTLET – DUPLEX, QUADRAPLEX	MCB	MAIN CIRCUIT BREAKER
J	JUNCTION BOX	MLO	MAIN LUGS ONLY
	EMERGENCY PUSHBUTTON SWITCH	NEC	NATIONAL ELECTRICAL CODE
,	PUSHBUTTON	NL	NIGHTLIGHT
	MOTOR (SIZED AS NOTED)	NTS	NOT TO SCALE
$F	FRACTIONAL HORSEPOWER MOTOR STARTER	R	DENOTES EXISTING ITEM THAT HAS BEEN RELOCATED
	DISCONNECT SWITCH	TTB	TELEPHONE TERMINAL BACKBOARD
	TELEPHONE OUTLET	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
	TELECOMMUNICATIONS OUTLET (COMBINATION TELEPHONE & DATA)	TYP	TYPICAL
	TELECOMMUNICATIONS FLOOR OUTLET	UON	UNLESS OTHERWISE NOTED
	P.A. SPEAKER	WAP	WIRELESS ACCESS POINT
IC	INTERCOM STATION	WP	WEATHERPROOF

LIGHT FIXTURE SCHEDULE

TYPE	LOCATION	MANUFACTURER AND CATALOG NUMBER (OR APPROVED EQUAL)	LUMINAIRE DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	LAMPS	BALLAST/DRIVER	TOTAL INPUT WATTS
A	AS SHOWN	COLUMBIA LIGHTING #LCAT24–40LWG–EDU	RECESSED 2x4 LED TROFFER TO MATCH THE EXISTING 2X4 TROFFERS IN THE BUILDING	RECESSED	CEILING	4,307 LM 4000K	120/277V 0–10V DIMMING	36
B	AS SHOWN	LITHONIA #LL8 10000LM 80CRI 40K EPD MIN1 ZT	8FT LINEAR LED PENDANT FIXTURE	PENDANT	8'–6" AFF	10,000LM 4000K	120/277V 0–10V DIMMING	79
C	AS SHOWN	AXIS #CTPD–1.5–MB–HI–90–40K–NMP–UNV–DP–SCR–FCP–BLK–TLA(L)	DECORATIVE LED PENDANT FIXTURE	PENDANT	7'–0" AFF	1824 LM 4000K	120/277V 0–10V DIMMING	20
D	AS SHOWN	GOTHAM #EVO6–40–10–AR–LSS–MD –MVOLT–EZ1–EL	RECESSED 6" LED DOWNLIGHT WITH WHITE HOUSING. PROVIDE WITH INTEGRAL EMERGENCY DRIVER WHERE DENOTED ON THE PLANS AS EMERGENCY	RECESSED	CEILING	994 LM 4000K	120/277V 0–10V DIMMING	10
F1	AS SHOWN	KENALL #AUCLED–S–MW–20L40K–48 –120	4FT UNDER CABINET LED FIXTURE WITH WHITE HOUSING	SURFACE	UNDER CABINET	2035 LM 4000K	120/277V 0–10V DIMMING	22
F2	AS SHOWN	KENALL #AUCLED–S–MW–11L40K–24 –120	SAME AS TYPE 'F1' EXCEPT LENGTH IS 2FT	SURFACE	UNDER CABINET	1338 LM 4000K	120/277V 0–10V DIMMING	15
G	AS SHOWN	LITHONIA #2BLT4–48L–ADP–EZ1–LP840	2'x4' LED SURFACE MOUNTED TROFFER WITH WHITE HOUSING	SURFACE	CEILING	5169 LM 4000K	120/277V 0–10V DIMMING	39
H	AS SHOWN	LITHONIA #CLX–L48–5000LM–SEF–FDL–MVOLT–GZ1–40K–80CRI–WH	4FT LED STRIP LIGHT, LENSED, WITH WHITE HOUSING	SURFACE	CEILING	5000 LM 4000K	120/277V 0–10V DIMMING	32
E	AS SHOWN	LITHONIA #ELM4L	EMERGENCY LIGHTING UNIT WITH WHITE HOUSING AND INTEGRAL NICAD BATTERY	WALL	7'–6" AFF	LED	120/277V DRIVER	3
X	AS SHOWN	LITHONIA #LHQM–LED–G–HO	EXIT SIGN, WHITE HOUSING, GREEN LETTERING, TWIN LED LAMP HEADS AND INTEGRAL NICAD BATTERY	WALL, SURFACE	ABOVE DOOR, CEILING	LED	120/277V 0–10V DIMMING	1

BETTISWORTH NORTH

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

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STATE OF ALASKA 49TH
DAVIN K. BLUBAUGH
EE–13893
REGISTERED PROFESSIONAL ENGINEER

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

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ELECTRICAL LEGEND AND SCHEDULES

E001

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1" ACTUAL

ELECTRICAL SPECIFICATIONS

26 05 00 – COMMON WORK RESULTS FOR ELECTRICAL

A. SCOPE OF WORK: FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT FOR AN EXTENSION TO THE EXISTING ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.

B. STANDARDS, CODES AND REGULATIONS: COMPLY WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE, INTERNATIONAL BUILDING CODE, AND INTERNATIONAL FIRE CODE INCLUDING ALL STATE AND LOCAL AMENDMENTS TO THESE CODES. COMPLY WITH THE LATEST PUBLISHED VERSION OF THE NECA STANDARD OF INSTALLATION.

C. DRAWINGS: THE DRAWINGS ARE DIAGRAMMATIC, NOT NECESSARILY SHOWING ALL OFFSETS OR EXACT LOCATIONS OF FIXTURES, EQUIPMENT, ETC. UNLESS SPECIFICALLY DIMENSIONED. REVIEW THE DRAWINGS AND SPECIFICATIONS FOR EQUIPMENT FURNISHED BY OTHER CRAFTS BUT INSTALLED IN ACCORDANCE WITH THIS SECTION. BRING QUESTIONABLE OR OBSCURE ITEMS, APPARENT CONFLICTS BETWEEN PLANS AND SPECIFICATIONS, GOVERNING CODES OR UTILITIES REGULATIONS TO THE ATTENTION OF THE OWNER ARCHITECT/ENGINEER. CODES, ORDINANCES, REGULATIONS, MANUFACTURER'S INSTRUCTIONS OR STANDARDS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS.

D. RECORD DRAWINGS: MARK UP A CLEAN SET OF DRAWINGS AS THE WORK PROGRESSES TO SHOW THE DIMENSIONED LOCATION AND ROUTING OF ALL ELECTRICAL WORK WHICH WILL BECOME PERMANENTLY CONCEALED. SHOW ROUTING OF WORK IN PERMANENTLY CONCEALED BLIND SPACES WITHIN THE BUILDING. SHOW COMPLETE ROUTING AND SIZING OF ANY SIGNIFICANT REVISIONS TO THE SYSTEMS SHOWN.

E. WORKMANSHIP: INSTALLATION OF ALL WORK SHALL BE MADE SO THAT ITS SEVERAL COMPONENT PARTS SHALL FUNCTION AS A WORKABLE SYSTEM COMPLETE WITH ALL ACCESSORIES NECESSARY FOR ITS OPERATION. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, INSTRUCTIONS AND/OR INSTALLATION DRAWINGS AND IN ACCORDANCE WITH NECA STANDARDS. MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL CONFORM WITH APPLICABLE INDUSTRY STANDARDS, NEMA STANDARDS AND UNDERWRITERS LABORATORIES STANDARDS WHERE APPLICABLE.

F. SUBMITTALS: PROVIDE MATERIAL AND EQUIPMENT SUBMITTALS CONTAINING A COMPLETE LISTING OF MATERIAL AND EQUIPMENT SHOWN ON THE DRAWINGS. INCLUDE CATALOG NUMBERS, WIRING DIAGRAMS, ROUGH-IN DIMENSIONS AND PERFORMANCE DATA FOR ALL MATERIAL AND EQUIPMENT. SUBMITTALS SHALL BE IN ELECTRONIC .PDF FORMAT, SEPARATE FROM WORK FURNISHED UNDER OTHER DIVISIONS. INDEX AND CLEARLY IDENTIFY ALL MATERIAL AND EQUIPMENT BY ITEM, NAME OR DESIGNATION USED ON THE DRAWINGS. SUBMITTAL REVIEW IS FOR GENERAL DESIGN AND ARRANGEMENT ONLY AND DOES NOT RELIEVE THE CONTRACTOR FROM ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE SUBMITTALS ARE NOT CHECKED FOR QUANTITY, DIMENSION, OR FOR PROPER OPERATION. WHERE DEVIATIONS OF A SUBSTITUTE PRODUCT OR SYSTEM PERFORMANCE HAVE NOT BEEN SPECIFICALLY NOTED IN THE SUBMITTAL BY THE CONTRACTOR, PROVISIONS OF A COMPLETE AND SATISFACTORY WORKING INSTALLATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

G. OPERATION AND MAINTENANCE MANUALS: PROVIDE OPERATION AND MAINTENANCE MANUALS FOR TRAINING OF THE OWNER'S PERSONNEL. DESCRIBE THE PROCEDURES NECESSARY TO OPERATE THE SYSTEM INCLUDING START-UP, OPERATION, EMERGENCY OPERATION AND SHUTDOWN. PROVIDE INSTRUCTIONS AND A SCHEDULE OF PREVENTIVE MAINTENANCE IN TABULAR FORM FOR ALL ROUTINE CLEANING, INSPECTION AND LUBRICATION WITH RECOMMENDED LUBRICANTS. PROVIDE INSTRUCTIONS FOR MINOR REPAIR OR ADJUSTMENTS REQUIRED FOR PREVENTIVE MAINTENANCE ROUTINES. PROVIDE MANUFACTURER'S DESCRIPTIVE LITERATURE INCLUDING APPROVED SHOP DRAWINGS COVERING DEVICES USED IN ANY CONTRACTOR-PROVIDED EQUIPMENT OR SYSTEMS WITH ILLUSTRATION, EXPLODED VIEWS, ETC.

H. WARRANTY: THE CONTRACTOR SHALL GUARANTEE ALL WORK EXECUTED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM BENEFICIAL OCCUPANCY. ANY FAULTY MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER DURING THE GUARANTEE PERIOD.

I. PERMITS: SECURE AND PAY FOR ALL FEES, PERMITS, ETC. REQUIRED BY LOCAL AND STATE AGENCIES.

J. REFERENCE SYMBOLS: THE ELECTRICAL "LEGEND" ON THE DRAWINGS IS A STANDARDIZED VERSION, AND ALL SYMBOLS SHOWN MAY NOT BE USED. USE THE "LEGEND" AS A REFERENCE FOR THE SYMBOLS USED ON THE DRAWINGS.

K. PENETRATION OF FIRE BARRIERS: ALL ELECTRICAL PENETRATIONS THROUGH FIRE RATED BARRIERS SHALL BE SEALED IN ACCORDANCE WITH NEC ARTICLE 300.21 AND THE FOLLOWING:

1. ALL HOLES OR VOIDS CREATED TO EXTEND ELECTRICAL SYSTEMS THROUGH FIRE RATED FLOORS, WALLS OR CEILING SHALL BE SEALED WITH AN ASBESTOS-FREE INTUMESCENT FIRE STOPPING MATERIAL CAPABLE OF EXPANDING 8 TO 10 TIMES WHEN EXPOSED TO TEMPERATURES 250 DEGREES F OR HIGHER.
2. MATERIALS SHALL BE SUITABLE FOR THE FIRE STOPPING OF PENETRATIONS MADE BY STEEL, GLASS, PLASTIC AND SHALL BE CAPABLE OF MAINTAINING AN EFFECTIVE BARRIER AGAINST FLAME, SMOKE AND GASES IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM E814, UL 1479 AND THE UL FIRE RESISTANCE DIRECTORY REQUIREMENTS FOR THROUGH-PENETRATION FIRESTOP DEVICES (XHCR).
3. THE RATING OF THE FIRE STOPS SHALL BE THE SAME AS THE TIME-RATED FLOOR, WALL OR CEILING ASSEMBLY.
4. INSTALL FIRE STOPPING MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. UNLESS PROTECTED FROM POSSIBLE LOADING OR TRAFFIC, INSTALL FIRE STOPPING MATERIALS IN FLOORS HAVING VOID OPENINGS OF FOUR (4) INCHES OR MORE TO SUPPORT THE SAME FLOOR LOAD REQUIREMENTS AS THE SURROUNDING FLOOR."

26 05 05 – SELECTIVE DEMOLITION FOR ELECTRICAL

A. DEMOLITION DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DRAWINGS. REPORT DISCREPANCIES TO ARCHITECT/ENGINEER BEFORE DISTURBING THE EXISTING INSTALLATION. DISCONNECT ELECTRICAL SYSTEMS IN WALLS, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL. PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN ALL EXISTING ELECTRICAL SYSTEMS (TELEPHONE, FIRE ALARM, LIGHTING, PA, ETC.) IN SERVICE DURING CONSTRUCTION. DISABLE SYSTEMS ONLY TO MAKE SWITCHOVERS AND CONNECTIONS.

B. OBTAIN PERMISSION FROM OWNER AT LEAST 24 HOURS BEFORE PARTIALLY OR COMPLETELY DISABLING SYSTEM. MINIMIZE OUTAGE DURATION AND MAKE TEMPORARY CONNECTIONS TO MAINTAIN SERVICE IN AREAS ADJACENT TO WORK AREA. WHEN WORK MUST BE PERFORMED ON ENERGIZED EQUIPMENT OR CIRCUITS, USE PERSONNEL EXPERIENCED IN SUCH OPERATIONS.

C. REMOVE, RELOCATE AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION. REMOVE ABANDONED WIRING TO SOURCE OF SUPPLY. REMOVE EXPOSED ABANDONED CONDUIT, INCLUDING ABANDONED CONDUIT ABOVE ACCESSIBLE CEILING FINISHES. WHERE ABANDONED CONDUIT ENTERS EXISTING SURFACES TO REMAIN, CUT CONDUIT FLUSH WITH WALLS AND FLOORS, AND PATCH SURFACES. DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES. REMOVE ABANDONED OUTLETS IF CONDUIT SERVICING THEM IS ABANDONED AND REMOVED. PROVIDE BLANK COVER FOR ABANDONED OUTLETS WHICH ARE NOT REMOVED.

D. DISCONNECT AND REMOVE ELECTRICAL DEVICES AND EQUIPMENT SERVING UTILIZATION EQUIPMENT THAT HAS BEEN REMOVED. DISCONNECT AND REMOVE ABANDONED LUMINARIES. REMOVE BRACKETS, STEMS, HANGERS AND OTHER ACCESSORIES. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK. MAINTAIN ACCESS TO EXISTING ELECTRICAL INSTALLATIONS WHICH REMAIN ACTIVE.

E. CONTRACTOR TO FIELD VERIFY CONDUITS AND ELECTRICAL ITEMS IN WALLS TO BE DEMOLISHED PRIOR TO START OF WORK. DEMOLISH CONDUITS, BOXES, DEVICES, EQUIPMENT, ETC. IN WALLS THAT ARE SCHEDULED FOR DEMOLITION. WHERE CONDUITS PASS THROUGH THE WALLS OR CIRCUITS ARE SHARED WITH EQUIPMENT THAT IS EXISTING TO REMAIN, PROVIDE ALL WORK NECESSARY (INCLUDING EXTENDING AND RE-ROUTING CONDUITS) TO MAINTAIN ACCESS AND PROVIDE ELECTRICAL CONTINUITY TO EXISTING SYSTEMS AND CIRCUITRY

26 05 19 – WIRE AND CABLE

B. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

C. MATERIALS:

1. ALL CONDUCTORS SHALL BE COPPER WITH TYPE XHHW, THWN, THW OR THHN INSULATION. MINIMUM BRANCH CIRCUIT CONDUCTOR SIZE SHALL BE 12 AWG. MINIMUM CONTROL CIRCUIT CONDUCTOR SIZE SHALL BE #18 AWG.
2. CONTROL CIRCUITS SHALL BE COPPER, STRANDED CONDUCTOR, 600V INSULATION, THHN/THWN, MINIMUM SIZE 18 AWG.
3. TYPE MC CABLE: SOLID COPPER CONDUCTOR, 600 VOLT THERMOPLASTIC INSULATION, RATED 90° C, INSULATED GREEN GROUNDING CONDUCTOR, AND GALVANIZED STEEL ARMOR OVER MYLAR. MC CABLE USED FOR FIRE ALARM WIRING SHALL BE COLORED RED AND LISTED FOR FIRE ALARM USE.
4. 0-10V DIMMING/POWER MC CABLE (TYPE MC-PCS), SIZE 12 THROUGH 10 AWG WITH 16-2 CONTROL CABLES: SOLID COPPER CONDUCTOR, 600 VOLT THERMOPLASTIC INSULATION, RATED 90° C DRY, 75° WET, INSULATED GREEN GROUNDING CONDUCTOR, AND GALVANIZED STEEL OR ALUMINUM ARMOR OVER MYLAR.

C. INSTALLATION:

1. COLOR CODE WIRES BY LINE OR PHASE. COLOR CODE THE 120/208V CONDUCTORS BLACK, RED, BLUE, AND WHITE. COLOR CODE THE 277/480V CONDUCTORS BROWN, ORANGE, YELLOW AND GREY.
2. DO NOT SHARE NEUTRAL CONDUCTORS. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH BRANCH CIRCUIT THAT REQUIRES A NEUTRAL.
3. USE PROPERLY SIZED INSULATED SPRING WIRE CONNECTORS WITH PLASTIC CAPS FOR ALL CONDUCTORS #8 AWG AND SMALLER. TERMINATE #6 AWG AND LARGER CONDUCTORS WITH CRIMP OR COMPRESSION TYPE CONNECTORS INSTALLED WITH TOOL RECOMMENDED BY CONNECTION MANUFACTURER AND INSULATE WITH PROPERLY SIZED 600 VOLT RATED HEAT SHRINK TUBING.
4. INSTALLATION SCHEDULE: BUILDING WIRE IN RACEWAYS AT ALL LOCATIONS UNLESS OTHERWISE NOTED. TYPE MC CABLE MAY BE USED FOR BRANCH CIRCUIT WIRING IN DRY, INTERIOR LOCATIONS. METAL CLAD CABLE USED FOR BRANCH CIRCUIT WIRING FROM A LIGHT SWITCH OR LIGHTING CONTROL STATION TO THE LIGHT FIXTURE SHALL INCLUDE A NEUTRAL CONDUCTOR. METAL CLAD CABLE USED FOR BRANCH CIRCUIT WIRING TO LED FIXTURES THAT HAVE 0-10V DIMMING CAPABILITY SHALL BE TYPE MC-PCS.
5. AT THE CONTRACTOR'S OPTION, PORTIONS OF THE FIRE ALARM WIRING IN DRY, CONCEALED LOCATIONS MAY BE INSTALLED IN FIRE ALARM METAL CLAD CABLE.

26 05 26 – GROUNDING AND BONDING

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. INSTALLATION:

1. PROVIDE A SEPARATE, INSULATED EQUIPMENT GROUNDING CONDUCTOR IN ALL NEW BRANCH CIRCUITS AND FEEDERS. TERMINATE EACH END ON A GROUNDING LUG, BUS, OR BUSHING.
2. MECHANICAL CONNECTORS: NON-REVERSIBLE CRIMP TYPE LUGS ONLY. USE FACTORY MADE COMPRESSION LUG FOR ALL TERMINATIONS. FOR TELECOMMUNICATION SYSTEMS USE COPPER, COPPER ALLOY, OR TIN-PLATED COPPER, NON-REVERSIBLE LONG BARREL CRIMP TYPE BOLT LUGS WITH TWO BOLT TONGUES FOR 6 AWG OR LARGER CONDUCTORS. CRIMP TYPE ONE HOLE FOR CONDUCTORS SMALLER THAN 6 AWG.
3. BOND TOGETHER EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT, METAL RACEWAY SYSTEMS, GROUNDING CONDUCTOR IN RACEWAYS AND CABLES, RECEPTACLE GROUND CONNECTORS, AND PLUMBING SYSTEMS.

26 05 29 – HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIAL: SUPPORT CHANNEL SHALL BE GALVANIZED OR PAINTED STEEL. HARDWARE SHALL BE CORROSION RESISTANT.

C. INSTALLATION: EQUIPMENT WEIGHING MORE THAN 50 POUNDS SHALL BE ADEQUATELY ANCHORED TO THE BUILDING STRUCTURE TO RESIST LATERAL EARTHQUAKE FORCES. PROVIDE SAFETY CHAINS FOR LIGHT FIXTURES, SUPPORTED FROM T-BAR OR OTHER CEILING SUSPENSION SYSTEM, CAPABLE OF SUPPORTING A MINIMUM OF 200 POUNDS. ATTACH SAFETY CHAINS AT EACH CORNER OF FIXTURE CONNECTED SUCH THAT FIXTURE WILL NOT DROP BELOW A HEIGHT OF 7'-6" IN THE EVENT OF A CEILING SUSPENSION SYSTEM FAILURE.

26 05 33 – RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR FLOORBOXES.

B. MATERIALS

1. RIGID STEEL CONDUIT: ANSI C80.1. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; THREADED TYPE WITH INSULATED THROAT BUSHINGS, MATERIAL TO MATCH CONDUIT.
2. INTERMEDIATE METAL CONDUIT (IMC): GALVANIZED STEEL. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; USE FITTINGS AND CONDUIT BODIES SPECIFIED ABOVE FOR RIGID STEEL CONDUIT.
3. ELECTRICAL METALLIC TUBING CONDUIT (EMT): ANSI C80.3. GALVANIZED TUBING. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; STEEL OR MALLEABLE IRON, COMPRESSION TYPE OR SET SCREW FITTINGS WITH INSULATED THROAT BUSHINGS. DIE-CAST FITTINGS ARE NOT ACCEPTABLE. MAXIMUM SIZE SHALL BE 2". PROVIDE FACTORY ELBOWS ON SIZES 1-1/2" AND LARGER.
4. FLEXIBLE METAL CONDUIT: FS WW-C-566; STEEL, FULL WALL OR REDUCED WALL THICKNESS. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; STEEL OR MALLEABLE IRON WITH INSULATED THROAT BUSHINGS. DIE CAST FITTINGS ARE NOT ACCEPTABLE.
5. LIQUIDTIGHT FLEXIBLE CONDUIT: FLEXIBLE METAL CONDUIT WITH PVC JACKET. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; STEEL OR MALLEABLE IRON WITH INSULATED THROAT BUSHINGS. DIE CAST FITTINGS ARE NOT ACCEPTABLE.
6. PROVIDE GALVANIZED OR CADMIUM PLATED, ONE PIECE PRESSED STEEL OUTLET BOXES 4 INCH SQUARE OR OCTAGONAL, 1 1/2 INCHES DEEP MINIMUM SIZE FOR USE IN INTERIOR AREAS.
7. FOR TELECOMMUNICATIONS SYSTEMS, OUTLET BOXES SHALL BE 4 INCHES SQUARE, 2-1/4 INCHES DEEP MINIMUM.
8. PROVIDE CAST ALUMINUM OR FERALLOY TYPE BOXES WITH GASKETED COVER, THREADED HUBS AND NEMA 3R RATING FOR USE IN EXTERIOR OR WET LOCATIONS.
9. CUT-IN BOXES: MINIMUM SIZE 2" X 3" X 2-1/2" DEEP. PROVIDE CUT-IN OUTLET BOXES WHERE REQUIRED FOR INSTALLATION IN EXISTING WALLS.
10. FLOORBOXES: PROVIDE FLOORBOX SUITABLE FOR CONCRETE OR WOOD FLOOR INSTALLATION WITH UL SCRUBPROOF COVER. WIREMOLD #RFB4E-OG (OR EQUAL) 4-GANG BOX WITH ROUND, EVOLUTION COVER AND NICKEL FINISH. PROVIDE FLUSH COVER FOR TILE FLOORS (WIREMOLD #6CTNK) AND SURFACE COVER FOR CARPET FLOORS (WIREMOLD #6CTCNK). PROVIDE INTERNAL BRACKETS AS REQUIRED.

C. INSTALLATION:

1. INSTALL CONDUIT FOR ALL SYSTEMS UNLESS OTHERWISE NOTED, 1/2 INCH MINIMUM SIZE, EXCEPT CONDUIT FOR SPECIAL SYSTEMS SHALL BE 3/4" MINIMUM.
2. EXPOSED DRY INTERIOR LOCATIONS SHALL BE RIGID STEEL CONDUIT OR INTERMEDIATE METAL CONDUIT. ELECTRICAL METALLIC TUBING MAY BE USED EXPOSED WHEN INSTALLED ON THE CEILING, A MINIMUM OF TEN FEET ABOVE THE FLOOR OR WHERE NOT SUBJECT TO PHYSICAL DAMAGE. EMT MAY ALSO BE USED FOR CONCEALED, DRY, INTERIOR LOCATIONS.
3. MOTOR AND EQUIPMENT CONNECTIONS SHALL BE SHORT EXTENSIONS OF FLEXIBLE METAL CONDUIT TO ALLOW FOR VIBRATION.
4. INSTALL RACEWAY AND BOXES PER THE LATEST NECA (NATIONAL ELECTRICAL CONTRACTOR'S ASSOCIATION) STANDARDS
5. PROVIDE RACEWAYS CONCEALED IN CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE, OR WHERE INSTALLED AT SURFACE CABINETS, MOTOR AND EQUIPMENT CONNECTIONS AND IN MECHANICAL AND ELECTRICAL EQUIPMENT ROOMS. DO NOT ROUTE CONDUITS ON ROOFS, OUTSIDE OF EXTERIOR WALLS, OR ALONG THE SURFACE OF INTERIOR FINISHED WALLS UNLESS SPECIFICALLY NOTED ON THE PLANS.
6. PAINT ALL EXPOSED CONDUIT IN FINISHED AREAS TO MATCH SURFACE TO WHICH IT IS ATTACHED OR CROSSES. CLEAN GREASY OR DIRTY CONDUIT PRIOR TO PAINTING IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS.
7. INSTALL RACEWAYS LEVEL AND SQUARE TO A TOLERANCE OF 1/8 INCH PER 10 FEET. ROUTE EXPOSED RACEWAYS AND RACEWAYS ABOVE ACCESSIBLE CEILINGS PARALLEL AND PERPENDICULAR TO WALLS, CEILING, STRUCTURAL MEMBERS AND ADJACENT PIPING.
8. ALL CONDUIT FOR THE TELECOMMUNICATIONS DISTRIBUTION SYSTEM SHALL BE INSTALLED WITH NO MORE THAN THREE 90-DEGREE BENDS BETWEEN PULLBOXES. PULL BOXES SHALL NOT BE USED IN LIEU OF CONDUIT BENDS. CONDULETS (LB FITTINGS) SHALL NOT BE INSTALLED IN ANY TELECOMMUNICATIONS RACEWAY.
9. PROVIDE OUTLET BOXES AS SHOWN ON THE DRAWINGS, AND AS REQUIRED FOR SPLICES, TAPS, WIRE PULLING, EQUIPMENT CONNECTIONS, DEVICE INSTALLATION AND CODE COMPLIANCE.
10. DO NOT INSTALL BOXES BACK-TO-BACK IN WALLS. PROVIDE A MINIMUM 6 INCH SEPARATION FOR MINIMUM SOUND TRANSMISSION.
11. USE MULTIPLE-GANG BOXES WHERE MORE THAN ONE DEVICE ARE MOUNTED TOGETHER; DO NOT USE SECTIONAL BOXES.
12. SUPPORT BOXES INDEPENDENTLY OF CONDUIT.
13. COORDINATE MOUNTING HEIGHTS AND LOCATIONS OF OUTLETS MOUNTED ABOVE COUNTERS, BENCHES AND BACKSPLASHES.

26 05 53 – IDENTIFICATION FOR ELECTRICAL SYSTEMS

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIALS

1. NAMEPLATES: ENGRAVED THREE-LAYER LAMINATED PLASTIC, WHITE LETTERS ON A BLACK BACKGROUND. NAMEPLATES SHALL BE PROVIDED TO IDENTIFY ALL ELECTRICAL DISTRIBUTION AND CONTROL EQUIPMENT AND LOADS SERVED.
2. TAPE LABELS: ADHESIVE TAPE LABELS, WITH 3/16 INCH BOLD BLACK LETTERS ON CLEAR BACKGROUND MADE USING DYMO RHINOPRO 5000 OR EQUAL LABEL PRINTER.
3. WIRE AND CABLE MARKERS: CLOTH MARKERS, SPLIT SLEEVE OR TUBING TYPE.

C. INSTALLATION:

1. GEAR: PROVIDE ENGRAVED THREE-LAYER LAMINATED PLASTIC NAMEPLATES WITH WHITE LETTERS ON A BLACK BACKGROUND TO IDENTIFY ALL ELECTRICAL DISTRIBUTION, CONTROL EQUIPMENT, LOADS SERVED, AND LOW-VOLTAGE SYSTEM PANELS.
2. CONDUITS: MARK ALL CONDUITS ENTERING OR LEAVING PANELBOARDS WITH INDELIBLE BLACK MAGIC MARKER WITH THE CIRCUIT NUMBERS OF THE CIRCUITS CONTAINED INSIDE. LABEL FEEDER CONDUITS AND SPARE CONDUITS AT EACH END WITH SOURCE AND TERMINATION POINT.
3. JUNCTION BOXES: MARK ALL CIRCUIT NUMBERS OF WIRING ON ALL JUNCTION BOXES WITH SHEET STEEL COVERS. MARK WITH INDELIBLE BLACK MARKER. ON EXPOSED JUNCTION BOXES IN PUBLIC AREAS, MARK ON INSIDE OF COVER. MARK ALL FIRE ALARM SYSTEM JUNCTION BOXES WITH SHEET STEEL COVERS WITH "FA." MARK WITH INDELIBLE RED MARKER. MARK ALL OTHER SPECIAL SYSTEM JUNCTION BOXES WITH SHEET STEEL COVERS.
4. WIRE IDENTIFICATION: PROVIDE WIRE MARKERS ON EACH CONDUCTOR IN PANELBOARD GUTTERS, PULL BOXES, OUTLET AND JUNCTION BOXES, AND AT LOAD CONNECTION. MARKERS SHALL BE LOCATED WITHIN ONE INCH OF EACH CABLE END, EXCEPT AT PANELBOARDS, WHERE MARKERS FOR BRANCH CIRCUIT CONDUCTORS SHALL BE VISIBLE WITHOUT REMOVING PANEL DEADFRONT.
5. DEVICE PLATES: LABEL EACH RECEPTACLE DEVICE PLATE OR POINT OF CONNECTION DENOTING THE PANELBOARD NAME AND CIRCUIT NUMBER. INSTALL LABEL ON THE TOP OF EACH PLATE.

26 05 83 – WIRING CONNECTIONS

A. SUBMITTALS: SUBMITTALS NOT REQUIRED FOR THIS SECTION.

B. MATERIALS:

1. STRAIGHT-BLADE ATTACHMENT PLUG: NEMA WD 1.
2. LOCKING-BLADE ATTACHMENT PLUG: NEMA WD 5.
3. ATTACHMENT PLUG CONFIGURATION: MATCH RECEPTACLE CONFIGURATION AT OUTLET PROVIDED FOR EQUIPMENT.
4. CORD CONSTRUCTION: OIL-RESISTANT THERMOSET INSULATED TYPE SO MULTICONDUCTOR FLEXIBLE CORD WITH IDENTIFIED EQUIPMENT GROUNDING CONDUCTOR, SUITABLE FOR EXTRA HARD USAGE IN DAMP LOCATIONS.
5. CORD SIZE: SUITABLE FOR CONNECTED LOAD OF EQUIPMENT AND RATING OF BRANCH CIRCUIT OVERCURRENT PROTECTION.

C. INSTALLATION:

1. OBTAIN AND REVIEW SHOP DRAWINGS, PRODUCT DATA, MANUFACTURER'S WIRING DIAGRAMS, AND MANUFACTURER'S INSTRUCTIONS FOR EQUIPMENT FURNISHED UNDER OTHER SECTIONS. DETERMINE CONNECTION LOCATIONS AND REQUIREMENTS. SEQUENCE ROUGH-IN OF ELECTRICAL CONNECTIONS TO COORDINATE WITH INSTALLATION OF EQUIPMENT. SEQUENCE ELECTRICAL CONNECTIONS TO COORDINATE WITH START-UP OF EQUIPMENT
2. USE WIRE AND CABLE WITH INSULATION SUITABLE FOR TEMPERATURES ENCOUNTERED IN HEAT-PRODUCING EQUIPMENT.
3. MAKE CONDUIT CONNECTIONS TO EQUIPMENT THAT IS SUBJECT TO VIBRATION OR MOVEMENT USING FLEXIBLE CONDUIT. USE LIQUIDTIGHT FLEXIBLE CONDUIT IN DAMP OR WET LOCATIONS.
4. INSTALL PRE-FINISHED CORD SET WHERE CONNECTION WITH ATTACHMENT PLUG IS INDICATED OR SPECIFIED BY THE EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR USE ATTACHMENT PLUG WITH SUITABLE STRAIN-RELIEF CLAMPS.
5. PROVIDE SUITABLE STRAIN-RELIEF CLAMPS FOR CORD CONNECTIONS TO OUTLET BOXES AND EQUIPMENT CONNECTION BOXES.
6. MAKE WIRING CONNECTIONS IN CONTROL PANEL OR IN WIRING COMPARTMENT OF PRE-WIRED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PROVIDE INTERCONNECTING WIRING WHERE REQUIRED.
7. WHERE RECONNECTING EXISTING EQUIPMENT, EXTEND CONNECTIONS USING MATERIALS AND METHODS AS SPECIFIED.

BETTISWORTH NORTH
CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA
PERMIT DOCUMENTS

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PROJECT NO:	M4088.10
DATE:	2025-07-28
DRAWN BY:	DB
CHECKED BY:	DB

REVISION	DESCRIPTION	DATE

ELECTRICAL SPECIFICATIONS

E002

BETTISWORTH NORTH ARCHITECTS & PLANNERS ©

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES — 1" ACTUAL

ELECTRICAL SPECIFICATIONS

26 09 23 – LIGHTING CONTROL DEVICES

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. MANUFACTURERS: WATTSTOPPER, SENSOR SWITCH, HUBBELL OR EQUAL.
2. OCCUPANCY SENSOR WALL SWITCH: UL LISTED, DUAL TECHNOLOGY (PIR/ULTRASONIC OR MICROPHONICS), SELF–LEARNING, PROGRAMMABLE TIME SETTINGS, ADJUSTABLE SENSITIVITY, SUITABLE FOR INSTALLATION IN A SINGLE GANG BOX, LINE VOLTAGE OR LOW VOLTAGE, WHITE FINISH, 600W MINIMUM RATING, PROVIDE ONE OR TWO BUTTONS OR INTEGRAL DIMMER WHERE NOTED ON PLANS.
3. CEILING MOUNTED OCCUPANCY SENSOR: UL LISTED, 120/277V DUAL TECHNOLOGY (PIR/ULTRASONIC OR MICROPHONICS), SELF–LEARNING, PROGRAMMABLE TIME SETTINGS, ADJUSTABLE SENSITIVITY, LINE VOLTAGE (120/277V) OR LOW VOLTAGE (12–24VDC), WHITE FINISH, PROVIDE MINIMUM WATTAGE RATING OR ADDITIONAL POWER PACKS AS REQUIRED TO CONTROL THE LOADS INDICATED ON THE PLANS. PROVIDE ULTRASONIC OR MICROPHONIC ONLY IN RESTROOMS WITH PARTITION STALLS.
4. POWER PACKS: WHERE LOW VOLTAGE (12–24VDC) DEVICES ARE USED, PROVIDE POWER PACKS AS RECOMMENDED BY THE MANUFACTURER FOR THE LOADS SERVED.

C. INSTALLATION:

1. INSTALL WALL OCCUPANCY SENSOR SWITCHES 48 INCHES ABOVE FLOOR.
2. FIELD ADJUST OCCUPANCY SENSORS FOR PROPER OPERATION IN THE SPACE. PROVIDE MASKING ON INFRARED LENS TO RESTRICT FIELD OF VIEW IF NECESSARY TO PREVENT UNWANTED SWITCHING FROM ADJACENT SPACES SUCH AS HALLWAYS.
3. PROVIDE ALL PROGRAMMING AS REQUIRED TO CONNECT AND OPERATE ALL CONNECTED FIXTURES.
4. COORDINATE WITH OWNER FOR FINAL LIGHTING CONTROL SEQUENCES AND TIMER SETTINGS.
5. LOCATE POWER PACKS AND SIMILAR DEVICES IN CONCEALED, ACCESSIBLE AREAS.

26 24 16 – PANELBOARDS

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIAL:

1. MANUFACTURERS: MATCH EXISTING.
2. NEW BREAKERS IN EXISTING PANELS: NEMA AB 1; UL LISTED FOR USE IN THE PANEL, AMPERE RATING AND NUMBER OF POLES AS INDICATED ON PLANS. AIC RATING SHALL MATCH THE LOWEST RATED DEVICE IN THE PANEL.

C. INSTALLATION:

1. INSTALL NEW BREAKER(S) IN EXISTING PANEL(S) AND TEST FOR PROPER OPERATION. UPDATE CIRCUIT DIRECTORY TO REFLECT ALL CHANGES.

26 27 26 – WIRING DEVICES

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. WALL SWITCHES: SWITCHES FOR LIGHTING CIRCUITS SHALL BE ANSI/NEMA WD6 AND FEDERAL SPECIFICATION FS W–S–896 AC GENERAL USE SNAP SWITCH WITH TOGGLE HANDLE, RATED 20 AMPERES AND 120–277 VOLTS AC. HANDLE: WHITE NYLON.
2. RECEPTACLES: CONVENIENCE AND STRAIGHT BLADE RECEPTACLES SHALL BE NEMA AND FEDERAL SPECIFICATION FS W–C–596, TYPE 5–20R, WHITE NYLON FACE. SPECIFIC USE RECEPTACLES SHALL BE NEMA WD1 OR WD5; AS REQUIRED TO MATCH LOAD SERVED, BLACK PHENOLIC FACE. GFCI RECEPTACLES SHALL BE 20A, DUPLEX CONVENIENCE RECEPTACLE WITH INTEGRAL CLASS 'A' GROUND FAULT CURRENT INTERRUPTER AND LOCKOUT FEATURE. TAMPER–RESISTANT RECEPTACLES SHALL BE UL 489.
3. WALL DIMMERS FOR 0–10V LED CIRCUITS: UL 1472; ANSI/NEMA WD6; DECORA–STYLE, COMMERCIAL GRADE PRESET WALL DIMMER SWITCH, 0–10V CONTROL FOR LED DRIVERS WITH NO POWER PACK REQUIRED TO SWITCH LINE VOLTAGE LOAD (8 A, 120–277 V); ADJUSTABLE HIGH–END AND LOW–END TRIM. COLOR: WHITE. HANDLE: PADDLE SWITCH FOR ON/OFF OPERATION WITH SMALL, DISCRETE, CAPTIVE LINEAR SLIDE FOR DIMMER ADJUSTMENT. PROVIDE SINGLE POLE UNLESS OTHERWISE INDICATED ON PLANS. DIMMER SHALL BE FULLY COMPATIBLE WITH ALL LOADS CONNECTED FOR SMOOTH, FLICKER–FREE DIMMING OPERATION.
4. WALL PLATES: DECORATIVE COVER PLATES IN FINISHED AREAS SHALL BE 430 OR 302 STAINLESS STEEL. PROVIDE 1/2 INCH RAISED, SQUARE, GALVANIZED OR CADMIUM PLATED, PRESSED STEEL COVER PLATE SUPPORTING DEVICES INDEPENDENT OF THE OUTLET BOX FOR ALL EXPOSED WORK.

C. INSTALLATION:

1. UNLESS OTHERWISE NOTED ON THE DRAWINGS, INSTALL RECEPTACLES 18 INCHES ABOVE FINISH FLOOR, 4 INCHES ABOVE COUNTERS AND BACKSPLASHES WITH GROUNDING POLE ON BOTTOM. UNLESS OTHERWISE NOTED DIMENSIONS ARE TO CENTERLINE OF OUTLET.
2. INSTALL WALL SWITCHES AND DIMMERS 48 INCHES ABOVE FLOOR, OFF POSITION DOWN.
3. INSTALL GALVANIZED STEEL PLATES ON OUTLET BOXES AND JUNCTION BOXES IN UNFINISHED AREAS, ABOVE ACCESSIBLE CEILINGS, AND ON SURFACE–MOUNTED OUTLETS.

26 29 13 – ENCLOSED CONTROLLERS

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. MANUFACTURERS: SQUARE D, GE, EATON, OR EQUAL
2. MANUAL AND FRACTIONAL MOTOR STARTERS: NEMA ICS 2, AC GENERAL PURPOSE CLASS A, MANUALLY OPERATED UNIT WITH NUMBER OF POLES AS REQUIRED BY THE LOAD SERVED, FULL–VOLTAGE CONTROLLER FOR FRACTIONAL HORSEPOWER INDUCTION MOTORS, WITH THERMAL OVERLOAD UNIT, RED PILOT LIGHT, AND TOGGLE OPERATOR.

C. INSTALLATION

1. SELECT AND INSTALL HEATER ELEMENTS IN MOTOR STARTERS TO MATCH INSTALLED MOTOR CHARACTERISTICS.
2. AFTER FINAL CONNECTIONS ARE MADE, CHECK AND CORRECT THE ROTATION OF ALL MOTORS.
3. MOTOR STARTING EQUIPMENT SHALL BE LISTED FOR USE AND PROPERLY SIZED FOR OPERATION WITH THE MOTORS SPECIFIED BY MECHANICAL.

26 50 00 – LIGHTING FIXTURES

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

1. LUMINAIRES: PROVIDE AND INSTALL ALL LIGHTING EQUIPMENT OR APPROVED EQUAL AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE "FIXTURE SCHEDULE". PROVIDE LIGHTING EQUIPMENT COMPLETE, WIRED, ASSEMBLED, WITH PROPER FLANGES, MOUNTING SUPPORTS, HARDWARE, ETC. ALL LIGHTING EQUIPMENT INSTALLED IN LAY–IN TYPE CEILINGS SHALL BE PROVIDED WITH SAFETY CHAINS, CAPABLE OF SUPPORTING 200 POUNDS, SECURELY FASTENED TO THE LIGHT FIXTURE AND THE BUILDING STRUCTURE SO THAT NO PART OF THE FIXTURE WILL DROP BELOW A HEIGHT OF 7'–6" ABOVE THE FLOOR IN THE EVENT OF A CEILING SUSPENSION SYSTEM FAILURE.
2. LED DRIVERS: PROVIDE UL LISTED POWER SUPPLY AS RECOMMENDED BY THE LED FIXTURE MANUFACTURER FOR OPERATION OF THE SPECIFIED LED LAMPS. POWER SUPPLY SHALL BE INTEGRAL TO THE LUMINAIRE UNLESS OTHERWISE NOTED ON THE PLANS. POWER SUPPLY SHALL OPERATE AT THE SUPPLY VOLTAGE INDICATED ON THE PLANS AND SHALL BE LISTED FOR STARTING AND OPERATING THE LAMPS AT 75F AVERAGE INDOOR TEMPERATURE.
3. LED DIMMING DRIVERS: PROVIDE UL LISTED 0–10V DIMMING BALLAST AS RECOMMENDED BY THE LED FIXTURE MANUFACTURER FOR OPERATION OF THE SPECIFIED LED LAMPS, FULLY COMPATIBLE WITH THE DIMMING SYSTEM OR DIMMING SWITCH CONTROLLING THE FIXTURE. DRIVER SHALL BE INTEGRAL TO THE FIXTURE AND CAPABLE OF DIMMING THE LUMINAIRE TO 20% OUTPUT MINIMUM UNLESS OTHERWISE SCHEDULED ON THE PLANS. POWER SUPPLY SHALL BE DUAL VOLTAGE (120/277V) WHERE AVAILABLE AND OPERATE AT THE SUPPLY VOLTAGE INDICATED ON THE PLANS.
4. LED LAMPS: UNLESS OTHERWISE SCHEDULED ON THE PLANS, PROVIDE NOMINAL 4000 K, WITH MINIMUM 75CRI AND A MINIMUM L70 LAMP LIFE OF 50,000 HOURS.
5. LED EMERGENCY DRIVERS: UL LISTED, FACTORY INSTALLED, SELF–CONTAINED EMERGENCY POWER SUPPLY AS RECOMMENDED BY THE LUMINAIRE MANUFACTURER, WITH MINIMUM WATTAGE, VOLTAGE AND AMPERE RATINGS SUITABLE OF AUTOMATICALLY OPERATING THE SPECIFIED FIXTURE AT 90 MINUTES UNDER LOSS OF UTILITY POWER. 120/277V INPUT.

C. INSTALLATION:

1. PENDANT LUMINARIES SHALL BE INSTALLED PLUMB AND LEVEL.
2. INSTALL RECESSED LUMINAIRES TO PERMIT REMOVAL FROM BELOW. USE PLASTER FRAMES IN HARD CEILINGS.
3. SUPPORT LUMINARIES IN SUSPENDED CEILINGS FROM STRUCTURE ABOVE USING A MINIMUM OF (4) ANCHORS IN ACCORDANCE WITH SECTION 26 05 29.
4. PROVIDE LUMINAIRE DISCONNECTING MEANS IN BALLAST/DRIVER CHANNEL OF EACH LIGHT FIXTURE. WHERE THE LUMINAIRE IS FED FROM A MULTI–WIRE BRANCH CIRCUIT, PROVIDE MULTI–POLE DISCONNECT TO SIMULTANEOUSLY BREAK ALL SUPPLY CONDUCTORS TO THE BALLAST, INCLUDING THE GROUNDED CONDUCTOR.
5. AIM ALL LUMINAIRES AND EMERGENCY LIGHTING UNITS THAT HAVE ADJUSTABLE LAMPS OR LENSES.
6. TEST OPERATION OF ALL EMERGENCY LIGHTS BY SIMULATING A POWER OUTAGE FOR 90 MINUTES. CONFIRM THAT ALL EMERGENCY LIGHTING IS OPERATIONAL AND MEETS THE REQUIREMENTS OF NEC 700.12(A). CORRECT ALL DEFICIENCIES PRIOR TO SUBSTANTIAL COMPLETION.

27 10 00 – STRUCTURED CABLING

A. SUMMARY: THIS SECTION INCLUDES REQUIREMENTS FOR THE DESIGN AND INSTALLATION OF AN EXTENSION TO THE EXISTING TELECOMMUNICATIONS CABLING SYSTEM INCLUDING COMMUNICATIONS CABLE, TELECOMMUNICATIONS JACKS, RACEWAYS, ETC. AS REQUIRED FOR A COMPLETE AND FUNCTIONAL TELECOMMUNICATIONS CABLING SYSTEM. QUALITY ASSURANCE: ALL PRODUCTS SHALL BE OF ONE MANUFACTURER'S STRUCTURED CABLING SYSTEM. THE MANUFACTURER SHALL BE A COMPANY SPECIALIZING IN MANUFACTURING THE PRODUCTS SPECIFIED WITH A MINIMUM 5 YEARS DOCUMENTED EXPERIENCE. THE INSTALLER SHALL BE A COMPANY SPECIALIZING IN PERFORMING THIS TYPE OF WORK WITH A MINIMUM 3 YEARS DOCUMENTED EXPERIENCE AND MANUFACTURER'S CERTIFICATION TO INSTALL THE PRODUCT. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS: ANSI/TIA 568–B.1–3, ANSI/TIA 569_A, AND ANSI/TIA 607.

B. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

C. MATERIALS:

1. UTP TELECOMMUNICATION CABLE: PLENUM–RATED CL2P, CATEGORY 6, 4 PAIR, 24 AWG SOLID COPPER CONDUCTOR TELECOMMUNICATIONS CABLE. SUPERIOR ESSEX "DATAGAIN" CMP OR APPROVED EQUAL.
2. UTP TELECOMMUNICATIONS JACK: RJ–45, CATEGORY6, T568A/B, 8P8C, SINGLE, WHITE FINISH, TELECOMMUNICATIONS JACK WITH FLUSH EXIT WITH SINGLE–GANG FACEPLATES WITH FINISH TO MATCH JACK. ORTRONICS "TRACJACK CLARITY 6" #OR–TJ600 OR APPROVED EQUAL.
3. UTP MODULAR PATCH PANEL: INSTALL NEW CABLES ON EXISTING PATCH PANELS.
4. PATCH CABLES – ALL PATCH CABLES SHALL BE FACTORY MANUFACTURED TO MATCH THE APPLICABLE CABLE/CONNECTIVITY SOLUTION (I.E. THE BERK–TEK/ORTRONICS SYSTEM SHALL USE ORTRONICS MANUFACTURED PATCH CORDS, ETC.). PROVIDE 7–FOOT CATEGORY 6 PATCH CABLES WITH WHITE OR IVORY JACKET FOR CROSS–CONNECT BETWEEN THE TELEPHONE PATCH PANEL AND THE TELECOMMUNICATIONS PATCH PANELS. PROVIDE ONE PATCH CABLE FOR EACH PORT IN ALL THE TELEPHONE PATCH PANELS. PROVIDE 7–FOOT CATEGORY 6 PATCH CABLES WITH BLUE JACKET FOR INSTALLATION BETWEEN NETWORK EQUIPMENT IN THE RACK AND DEDICATED DATA PORTS IN THE TELECOMMUNICATIONS PATCH PANELS. PROVIDE ONE PATCH CABLE FOR EACH PORT IN ALL THE TELECOMMUNICATIONS PATCH PANELS. PROVIDE 9–FOOT LONG CATEGORY 6 PATCH CABLE WITH WHITE OR IVORY JACKET FOR INSTALLATION BETWEEN THE DATA JACKS IN EACH TELECOMMUNICATIONS OUTLET AND THE OWNER–PROVIDED COMPUTERS. PROVIDE ONE PATCH CABLE FOR EACH DATA JACK IN ALL THE TELECOMMUNICATIONS OUTLETS, PLUS 25% ADDITIONAL CABLES FOR FUTURE EXPANSION OR REPLACEMENT CABLES.
5. CABLE SUPPORT: ALL CABLES NOT INSTALLED IN CONDUIT SHALL BE SUPPORTED USING J–HOOKS, CADDY CABLECAT SERIES OR APPROVED EQUAL, WITH A MINIMUM J–HOOK SIZE EQUIVALENT TO CADDY #CAT32 OR APPROVED EQUAL. SIZE ALL J–HOOKS TO SUPPORT THE QUANTITY OF CABLES INSTALLED, PLUS A MINIMUM OF 25% SPARE CAPACITY.

D. INSTALLATION:

1. UNLESS OTHERWISE NOTED, ALL CABLES SHALL BE INSTALLED IN CONDUIT FROM THE TELECOMMUNICATIONS JACK TO THE SPACE ABOVE THE ACCESSIBLE CEILING AND IN CONDUIT THROUGH INACCESSIBLE AREAS. SUPPORT CABLES INSTALLED IN CEILING SPACES WITH J–HOOKS ANCHORED TO THE ROOF STRUCTURE. MAXIMUM SPACING BETWEEN SUPPORTS SHALL BE 4 FEET, MAXIMUM NUMBER OF CABLES ON EACH SUPPORT SHALL BE 25. CABLES SHALL BE ROUTED A MINIMUM OF 5 INCHES FROM POWER LINES 2 KVA OR LESS, 12 INCHES FROM FLUORESCENT OR HID BALLASTS, 36 INCHES FROM POWER LINES 5 KVA OR GREATER, 40 INCHES FROM TRANSFORMERS AND MOTORS. STORE A MAXIMUM OF 12 INCHES OF SLACK CABLE AT EACH OUTLET AND A MINIMUM OF 10 FEET OF SLACK CABLE AT EACH RACK. CABLE JACKET SHALL BE MAINTAINED TO WITHIN .5 INCH OF JACK AND TWISTS SHALL BE MAINTAINED TO WITHIN .25 INCH OF TERMINATION POINT. COMPLY WITH CABLE MANUFACTURERS MAXIMUM PULLING TENSION AND MINIMUM BEND RADIUS REQUIREMENTS. DO NOT STRETCH, STRESS, TIGHTLY COIL, BEND OR CRIMP CABLES. CABLES SHALL BE ROUTED SO THAT CABLE LENGTHS DO NOT EXCEED 90 METERS PER ANSI/TIA REQUIREMENTS. PERFORM END–TO–END TESTS OF EACH CABLE AFTER INSTALLATION AND TERMINATION TO SHOW COMPLIANCE WITH ANSI/TIA REQUIREMENTS.
2. EACH UTP CABLE SHALL BE TESTED FOR COMPLIANCE WITH ANSI/TIA 568–B.1 AND ANSI/TIA 568B.2 CATEGORY 6 STANDARDS AFTER INSTALLATION USING A FLUKE #DTX OR APPROVED EQUAL TESTER. PROVIDE TEST RESULTS FOR ALL TESTS NOTED ABOVE IN THE FORM OF PRINTOUTS FROM THE TEST EQUIPMENT AND PROVIDE AN ELECTRONIC COPY OF THE TEST DATA FOR EACH CABLE. WHERE ANY PORTION OF THE SYSTEM DOES NOT MEET THE SPECIFICATIONS, THE CONTRACTOR SHALL CORRECT THE DEVIATION AND REPEAT ANY APPLICABLE TESTING AT NO ADDITIONAL COST TO THE OWNER. ACCEPTANCE OF THE TELECOMMUNICATIONS SYSTEM SHALL BE BASED ON THE RESULTS OF THE ABOVE TESTS, FUNCTIONALITY, AND THE RECEIPT OF DOCUMENTATION.

28 46 00 – FIRE DETECTION AND ALARM

A. SUMMARY: THIS SECTION INCLUDES CONTRACTOR DESIGNED AND INSTALLED EXTENSION TO THE ADDRESSABLE FIRE ALARM AND SMOKE DETECTION SYSTEM AND RELOCATION OF EXISTING DEVICES. THIS IS A PERFORMANCE TYPE SPECIFICATION DESCRIBING THE MINIMUM ACCEPTABLE FIRE ALARM SYSTEM. THE CONTRACTOR SHALL DESIGN AND INSTALL THE FIRE ALARM AND SMOKE DETECTION SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 72 AND ADAG. THE FIRE ALARM DEVICES ON THE DRAWINGS ARE SHOWN IN SUGGESTED LOCATIONS. THE FINAL LOCATIONS OF ALL DEVICES SHALL BE SOLELY DETERMINED BY THE CONTRACTOR AND SHALL BE IN ACCORDANCE WITH NFPA 72 AND ADAG. ALL NEW DEVICES ADDED TO THE EXISTING FIRE ALARM CONTROL PANEL SHALL BE UL LISTED FOR OPERATION ON THE EXISTING PANEL.

B. SUBMITTALS: SUBMIT PRODUCT DATA AND SHOP DRAWINGS FOR APPROVAL.

C. MATERIALS:

1. MANUFACTURER: MATCH EXISTING.
2. CONTROL PANEL: UPGRADE EXISTING CONTROL PANEL AND BATTERIES AS REQUIRED TO ACCOMMODATE THE NEW AND RELOCATED DEVICES. PROVIDE ALL PROGRAMMING AND TESTING AS REQUIRED. EXISTING FIRE ALARM CONTROL PANEL IS EDWARDS EST 3.
3. FIRE ALARM SYSTEM POWER BRANCH CIRCUITS: BUILDING WIRE AS SPECIFIED IN SECTION 26 05 19.
4. NOTIFICATION APPLIANCE CIRCUITS: MINIMUM #12 AWG COPPER BUILDING WIRE, AS SPECIFIED IN SECTION 26 05 19.
5. INITIATING AND SIGNALING LINE CIRCUITS: TWISTED, SHIELDED OR UNSHIELDED FIRE ALARM CABLE AS RECOMMENDED BY THE FIRE ALARM SYSTEM MANUFACTURER. MINIMUM SIZE #16 AWG.

D. INSTALLATION:

1. THE COMPLETE FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. INSTALL MANUAL PULL STATIONS WITH THE OPERATING HANDLE 48 INCHES ABOVE THE FLOOR. INSTALL AUDIBLE AND VISUAL SIGNAL DEVICES 80 INCHES ABOVE THE FLOOR OR 6" BELOW THE CEILING, WHICHEVER IS LOWER.
3. MAKE ALL CONNECTIONS TO DOOR RELEASE DEVICES, ELEVATOR CONTROL PANELS, SPRINKLER FLOW SWITCHES, SPRINKLER VALVE TAMPER SWITCHES, SPRINKLER WATER TANK ALARM SENSORS, FIRE PUMP CONTROLLER, AND DUCT SMOKE DETECTORS.
4. INSTALL ALL SMOKE DETECTORS A MINIMUM OF THREE FEET FROM ANY AIR SUPPLY, RETURN, OR EXHAUST DIFFUSER AND A MINIMUM OF ONE FOOT FROM ANY LIGHT FIXTURE.
5. DETECTORS SHALL NOT BE INSTALLED UNTIL AFTER THE CONSTRUCTION CLEAN UP OF ALL TRADES IS COMPLETE AND FINAL. PROTECTIVE DUST COVERS SHALL BE INSTALLED ON ALL DETECTORS PRIOR TO FINAL CLEAN–UP.
6. FIELD LOCATE REMOTE VISUAL INDICATORS AND TEST/RESET STATIONS FOR DUCT DETECTORS IN AN ACCESSIBLE LOCATION.
7. TEST IN ACCORDANCE WITH NFPA 72 AND LOCAL FIRE DEPARTMENT REQUIREMENTS. PROVIDE A COMPLETED NFPA 72 INSPECTION AND TESTING FORM FOR INCLUSION IN THE OPERATION AND MAINTENANCE MANUAL AT THE COMPLETION OF TESTING AND COMMISSIONING THE FIRE ALARM SYSTEM.
8. INSTALL FIRE ALARM WIRING IN A DEDICATED RACEWAY OR CABLING SYSTEM PER SECTION 26 05 33 AND 26 05 19.

28 10 00 – ACCESS CONTROL

A. SUMMARY: THIS SECTION INCLUDES THE DESIGN AND INSTALLATION OF A PROXIMITY CARD ACCESS CONTROL SYSTEM.

B. SUBMITTALS: SUBMIT PRODUCT DATA AND DETAILED SHOP DRAWINGS FOR APPROVAL SHOWING LAYOUT OF ALL CARD READERS, DOOR CONTACT SWITCHES, POWER SUPPLIES, CONDUIT/WIRING PATHWAYS, ETC. INCLUDE RISER DIAGRAMS AND WIRING DIAGRAMS INCLUDING A DOOR CONNECTION DIAGRAM FOR EACH UNIQUE TYPE OF DOOR. COORDINATE WITH DOOR HARDWARE SUPPLIER PRIOR TO PREPARING SHOP DRAWINGS TO ENSURE THAT THE DOOR HARDWARE PROVIDED FOR THE PROJECT IS COMPATIBLE WITH THE ACCESS CONTROL SYSTEM.

C. QUALIFICATIONS: THE ACCESS CONTROL SYSTEM SHALL BE DESIGNED, ASSEMBLED AND INSTALLED BY A SECURITY SYSTEMS INTEGRATOR. THE SECURITY SYSTEMS INTEGRATOR SHALL HAVE A MINIMUM OF THREE YEARS DOCUMENTED EXPERIENCE ASSEMBLING AND INSTALLING THESE TYPES OF SYSTEMS.

D. MATERIALS:

1. PROVIDE EXTENSION TO THE EXISTING ACCESS CONTROL SYSTEM CONSISTING OF CARD READERS AT DOORS SHOWN ON PLANS, DOOR CONTACT SWITCHES, AND POWER SUPPLIES. INCLUDE ALL ACCESSORIES, CABLES AND EQUIPMENT CONNECTIONS FOR A COMPLETE AND FUNCTIONAL SYSTEM.
2. CARD READERS: UL294, PROXIMITY CARD READER WITH 2.4GHZ, 13.56 MHZ AND 125 KHZ CREDENTIAL COMPATIBILITY, 1.6"–4" READ RANGE, 12VDC, EAL 5+ CERTIFIED SECURITY ELEMENT HARDWARE, –31F TO 150F OPERATING TEMPERATURE, BLACK HOUSING, AND LED INDICATOR LIGHT. PROVIDE WITH SINGLE GANG MOUNTING UNLESS OTHERWISE NOTED. PROVIDE MULLION MOUNTING WHERE INDICATED ON PLANS. HID SIGNO 40 SERIES OR EQUAL. PROVIDE OWNER WITH 25 BLANK COMPATIBLE CARDS.
3. DOOR CONTROLLERS: INTELLIGENT SYSTEM CONTROLLER – HID MERCURY #LP1502.
4. REQUEST TO EXIT SENSOR: UL 294, PASSIVE INFRARED SENSOR, INTERIOR USE, BOSCH #DS161.
5. INTERFACE MODULE: DUAL READER INTERFACE MODULE – HID MERCURY #MR62E.
6. POWER SUPPLY AND ENCLOSURE: EXISTING LIFE SAFETY POWER #FPO150–B100C8D8PE4M TO REMAIN. PROVIDE NEW INTERFACE MODULE AS REQUIRED TO ACCOMMODATE NEW DOORS IN THIS PROJECT.
7. DOOR CONTACTS: RECESSED STEEL DOOR CONTACT WITH WIRE LEADS, 1" DIAMETER, DPDT, WHITE, INTERLOGIX #1078W–N OR EQUAL.
8. SOFTWARE: EXISTING AVIGILON ACCESS CONTROL MANAGER SERVER #AC–APP–16RET2–6 TO REMAIN.
9. WIRE AND CABLE: PLENUM RATED CABLE AS RECOMMENDED BY THE MANUFACTURER.

E. INSTALLATION:

1. INSTALL AND TEST IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL WIRING IN RACEWAY (3/4 INCH MINIMUM SIZE) IN CONCEALED OR EXPOSED AREAS. WIRING ABOVE ACCESSIBLE CEILINGS MAY BE INSTALLED IN J–HOOK PATHWAYS ON 48" CENTERS MAX.
3. WIRING SPLICES ARE TO BE AVOIDED TO THE EXTENT POSSIBLE, AND IF NEEDED THEY MUST BE MADE ONLY IN JUNCTION BOXES AND SHALL BE CRIMP CONNECTED. WIRE NUT–TYPE CONNECTIONS ARE NOT ACCEPTABLE.
4. LABELING: PROVIDE RIVETED NAMEPLATE ON ALL HEADEND EQUIPMENT. PROVIDE LABEL ON EACH SECURITY FIELD DEVICE, DENOTING DEVICE ADDRESS. INSTALL WIRE MARKER FOR EACH CABLE AT CABINETS, PULL BOXES, JUNCTION BOXES, AND EACH LOAD CONNECTION. WIRE ID NUMBER TO MATCH AT EACH END.
5. INSTALL 1–FOOT CABLE SERVICE LOOP FOR ALL SECURITY SYSTEM CABLE AT THE LAST J–HOOK NEAREST THE RACEWAY DOWN TO THE DEVICE, OR AS NEAR AS POSSIBLE TO THE DEVICE WHEN J–HOOKS ARE NOT INSTALLED.
6. DOOR CONTACTS: SECURE THE MAGNET SIDE OF RECESSED DOOR CONTACTS IN THE DOOR, USING METAL MOUNTING BRACKETS AS REQUIRED. MAGNET SHALL NOT BE MOUNTED ON A WOOD SPACER BLOCK TO MAKE IT FLUSH WITH THE TOP OF THE DOOR
7. DEMONSTRATION: DEMONSTRATE PROPER OPERATION OF ALL SECURITY FUNCTIONS, SCHEDULES AND DOOR OPERATION.
8. TRAINING: FURNISH 4 HOURS OF INSTRUCTION EACH FOR TWO PERSONS, TO BE CONDUCTED AT PROJECT SITE WITH MANUFACTURER'S REPRESENTATIVE.

BETTISWORTH NORTH

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA — 49TH — DAVIN K. BLUBAUGH — EE–13893 — REGISTERED PROFESSIONAL ENGINEER

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

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PROJECT NO:	M4088.10
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REVISION	DESCRIPTION	DATE

ELECTRICAL SPECIFICATIONS

E003

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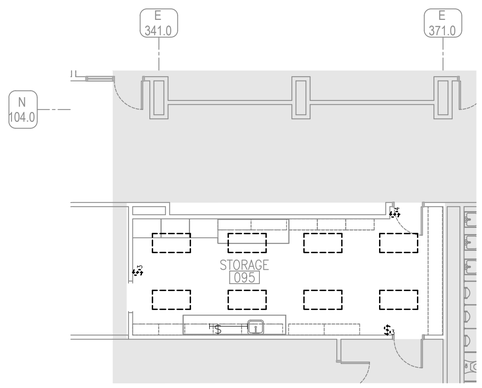
1" ACTUAL

1 LIGHTING DEMOLITION PLAN
1/8" = 1'-0"



2 LIGHTING DEMOLITION PLAN
1/8" = 1'-0"

GENERAL NOTES:

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B. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE MATERIALS. THE CONTRACTOR SHALL DELIVER SALVAGED MATERIALS TO A WAREHOUSE AS DIRECTED BY THE OWNER. THE CONTRACTOR SHALL DISPOSE OF, OFF SITE, ALL UNWANTED MATERIALS.

C. DASHED OR DOTTED LINES INDICATE ITEMS TO BE REMOVED. SOLID LINES INDICATE EXISTING ITEMS TO REMAIN.

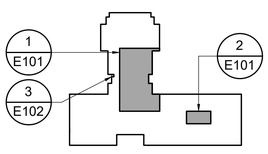
D. UNLESS OTHERWISE NOTED, DISCONNECT, REMOVE AND SALVAGE ALL 2'x4' LIGHT FIXTURES FOR RELOCATION.

E. UNLESS OTHERWISE NOTED, FOR ALL AREAS OF WORK DEMOLISH ALL CONDUIT AND WIRING BACK TO A POINT WHERE THE LIGHTING CIRCUITS CAN BE REUSED.

SHEET NOTES

1. REMOVE POWER FEED TO RACKETBALL ROOM FIXTURES AND ABANDON IN PLACE (REFERENCE NOTE 2 BELOW).

2. 5-GANG SWITCH BOX NOTED CONTAINS LIGHT SWITCHES FOR THE LAUNDRY ROOM, RACKETBALL ROOM, AND 3 HALLWAY/CORRIDOR LIGHTING CIRCUITS. DEMOLISH ALL SWITCHES. DEMOLISH THE RACKETBALL SWITCH LEG TO FURTHEST EXTENT PRACTICAL. SALVAGE THE BOX AND REMAINING CIRCUITS FOR REUSE WITH NEW SWITCHES IN SAME LOCATION.



TRUE NORTH

PLAN NORTH

BETTISWORTH NORTH

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

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STATE OF ALASKA
49TH
DAVIN K. BLUBAUGH
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REGISTERED PROFESSIONAL ENGINEER

CITY OF VALDEZ
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VALDEZ, ALASKA

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LIGHTING DEMOLITION PLANS

E101

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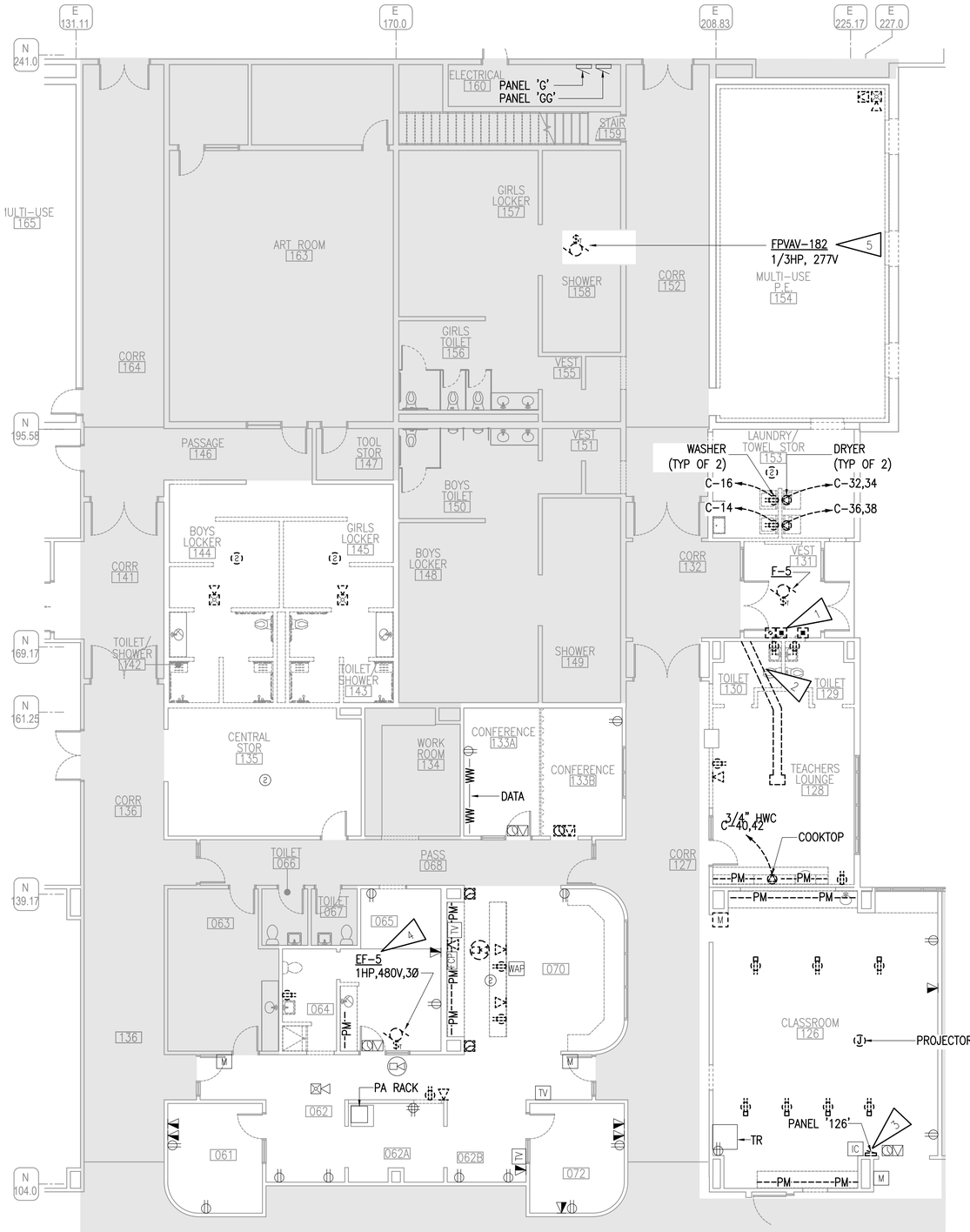
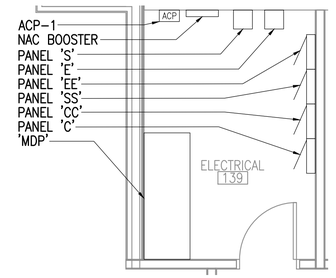
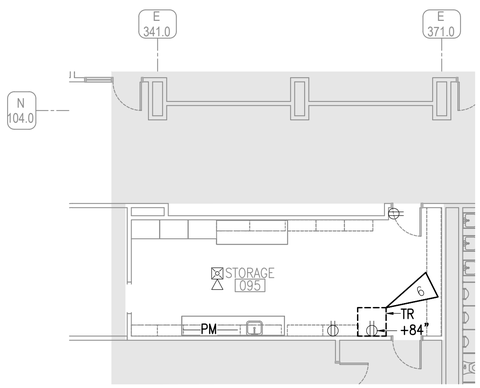


1 POWER & SIGNAL DEMOLITION PLAN
1/8" = 1'-0"



3 ELECTRICAL ROOM REFERENCE PLAN
1/4" = 1'-0"



2 POWER & SIGNAL DEMOLITION PLAN
1/8" = 1'-0"

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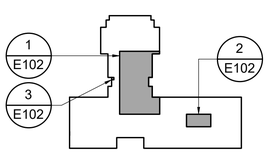
B. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE MATERIALS. THE CONTRACTOR SHALL DELIVER SALVAGED MATERIALS TO A WAREHOUSE AS DIRECTED BY THE OWNER. THE CONTRACTOR SHALL DISPOSE OF, OFF SITE, ALL UNWANTED MATERIALS.

C. DASHED OR DOTTED LINES INDICATE ITEMS TO BE REMOVED. SOLID LINES INDICATE EXISTING ITEMS TO REMAIN.

D. UNLESS OTHERWISE NOTED, SALVAGE ALL FIRE ALARM DEVICES AND PA SYSTEM DEVICES (CLOCKS/SPEAKERS/INTERCOM STATION) FOR RELOCATION.

SHEET NOTES

1. DISCONNECT, REMOVE, AND SALVAGE ADA OPERATORS AND FIRE ALARM PULL STATION WITHIN VESTIBULE FOR RELOCATION.
2. SAWCUT FLOOR IN APPROXIMATE LOCATION SHOWN FOR POWER AND DATA ACCESS.
3. PANEL NOTED TO BE RELOCATED. DISCONNECT ALL REMAINING BRANCH CIRCUITS AND FEEDER AND SALVAGE FOR REUSE/RELOCATION.
4. DISCONNECT POWER TO MECHANICAL EQUIPMENT WHICH IS BEING DEMOLISHED. REMOVE CONDUCTORS BACK TO SOURCE. RETAIN CONDUIT FOR REUSE WHERE CODE COMPLIANT AND SAVE FOR CONNECTION TO NEW EQUIPMENT. LOCATED IN HVAC TUNNEL, SEE MECHANICAL.
5. LOCATED IN HVAC TUNNEL, SEE MECHANICAL.
6. DEMOLISH ABANDONED TELECOM RACK AND EMPTY WIREMOLD UP TO CEILING. RECEPTACLE TO REMAIN.



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CITY OF VALDEZ

VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES

VALDEZ, ALASKA

PERMIT DOCUMENTS

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POWER & SIGNAL DEMOLITION PLANS

E102

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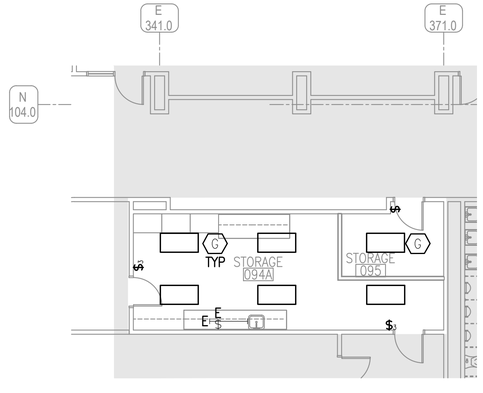
1" ACTUAL

1 LIGHTING RENOVATION PLAN
1/8" = 1'-0"



2 LIGHTING RENOVATION PLAN
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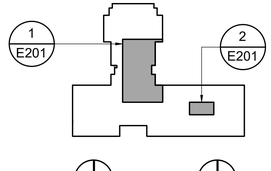
B. CLEAN ALL SALVAGED 2'x4' LIGHT FIXTURES PRIOR TO RELOCATION/INSTALLATION.

C. UNLESS OTHERWISE NOTED, UTILIZE EXISTING LOCAL LIGHTING CIRCUITS FOR ALL RELOCATED AND NEW FIXTURES. PROVIDE NEW SWITCHING AS SHOWN. LIGHTING CIRCUITING AND CONTROL WIRING NOT SHOWN FOR CLARITY, BUT SHALL BE PROVIDED FOR A COMPLETE AND OPERATIONAL SYSTEM.

D. PROVIDE AN UNSWITCHED CONDUCTOR FROM LOCAL LIGHTING CIRCUIT TO ALL EMERGENCY FIXTURES.

SHEET NOTES

1. PROVIDE NEW 5-GANG SWITCH COVER (ONE BLANK) FOR THE NEW LIGHT SWITCHES SHOWN. RECONNECT THE 3 HALLWAY/CORRIDOR LIGHTING CIRCUITS TO THE NEW KEYED SWITCHES AND CONNECT THE LOCAL ROOM LIGHTING TO THE DIMMING SWITCH.



BETTISWORTH NORTH

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LIGHTING RENOVATION PLANS

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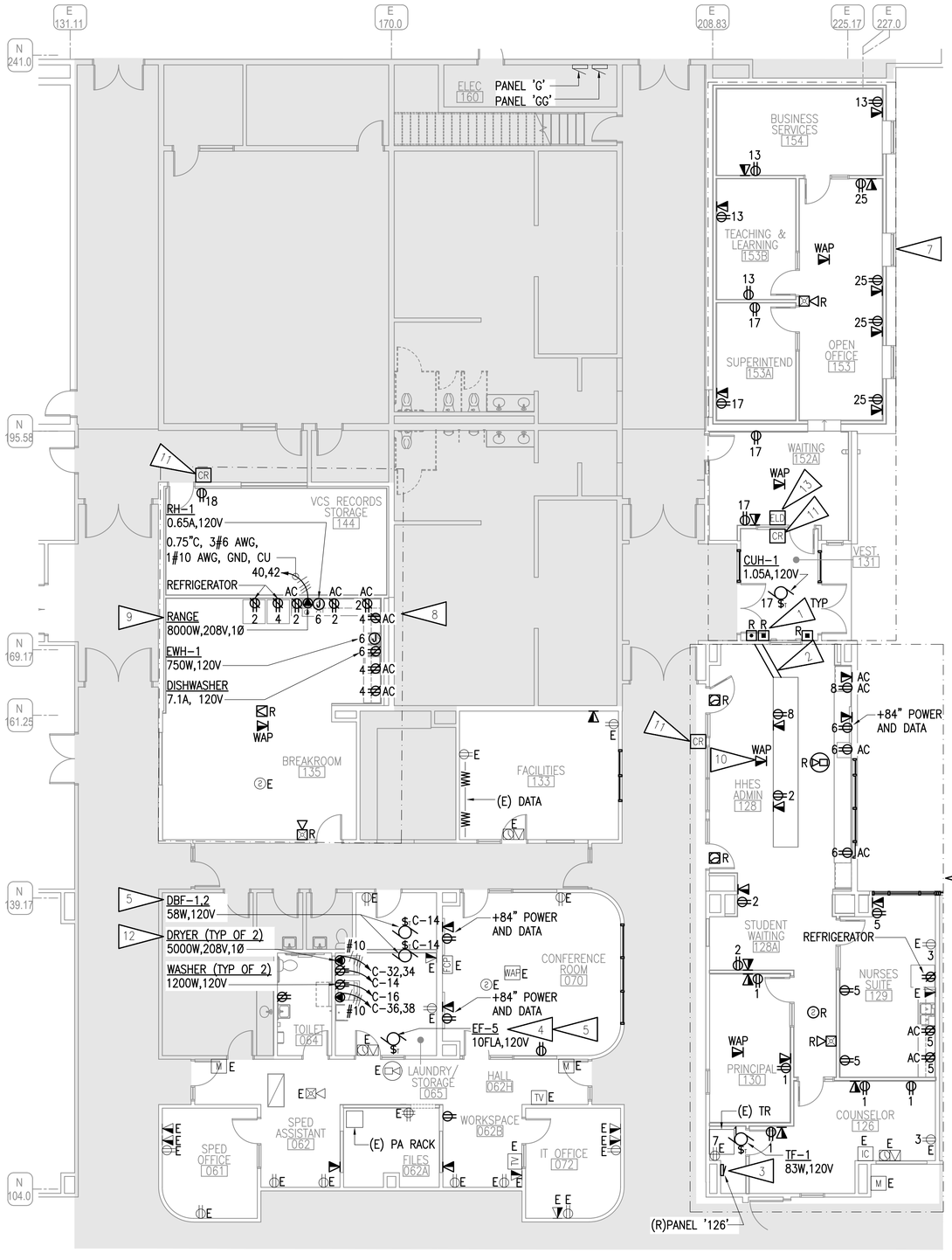

1 POWER & SIGNAL RENOVATION PLAN
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GENERAL NOTES:

A. THE INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM AS-BUILT DRAWINGS AND A NON-DESTRUCTIVE WALK THROUGH OF THE FACILITY. THERE IS NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN HERE-IN. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS PRIOR TO START OF WORK.

B. NEW RECEPTACLES THAT ARE NOT SPECIFICALLY NOTED OR SHOWN WITH CIRCUIT NUMBERS ARE TO BE FED FROM THE NEAREST LOCAL RECEPTACLE CIRCUIT WITHIN THE SAME ROOM.

C. PROVIDE (2) CAT 6 CABLES TO EACH TELECOM AND WAP DEVICE LOCATION. UNLESS OTHERWISE NOTED, ALL NEW DATA CABLING SHALL BE ROUTED BACK TO THE EXISTING MAIN TELECOM ROOM 027 ON THE WEST END OF THE SCHOOL, REFERENCE THE KEY PLAN FOR APPROXIMATE LOCATION.

D. PROVIDE TAMPERPROOF RECEPTACLES WHERE REQUIRED BY THE NEC.

E. RELOCATE FIRE ALARM AND PA SYSTEM DEVICES AS SHOWN. PROVIDE NEW WIRING TO (E) FIRE ALARM CONTROL PANEL IN CONFERENCE ROOM 070 AND (E) PA RACK IN FILES 062A, RESPECTIVELY.

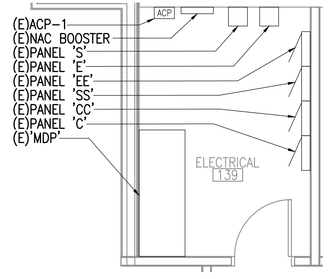
F. PROVIDE TESTING/RE-CERTIFICATION OF THE FIRE ALARM SYSTEM AS REQUIRED BY STATE AND NFPA 72 REQUIREMENTS.

G. SEE THE ACCESS CONTROL SYSTEM DETAILS ON SHEET E401.

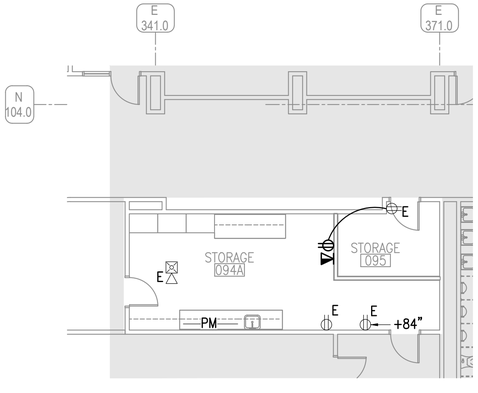
H. SEE THE PANEL SCHEDULES ON SHEET E401.

SHEET NOTES

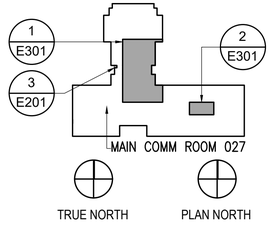
1. RELOCATE SALVAGED ADA OPERATORS AND FIRE ALARM PULL STATION WITHIN VESTIBULE TO ACCOMMODATE NEW CONSTRUCTION. PROVIDE EXTENSION OF EXISTING CONDUIT AND WIRING AS REQUIRED.
2. ROUTE NEW POWER AND DATA TO DESK/FURNITURE THROUGH SAWCUT FLOOR THEN PATCH AND REPAIR FLOOR.
3. RELOCATE PANEL AS SHOWN. PROVIDE EXTENSION OF EXISTING FEEDER AND BRANCH CIRCUIT CONDUIT AND WIRING AS REQUIRED TO CONNECT TO RELOCATED PANEL. ASSUME FEEDER SIZE IS 1.25"C, 4#2 AWG, 1#8 AWG GND, CU AND FIELD VERIFY PRIOR TO STARTING WORK.
4. EXTEND AND RECONNECT EXISTING SAVED CONDUIT TO NEW EQUIPMENT. PROVIDE ADDITIONAL CONDUIT AND JUNCTION BOXES PROVIDE NEW CONDUCTORS (SIZED AS SHOWN). UPDATE PANELBOARD CIRCUIT DIRECTORY TO REFLECT CHANGE.
5. LOCATED IN HVAC TUNNEL, SEE MECHANICAL.
6. ALL NEW RECEPTACLES IN AREA NOTED TO BE FED FROM (R) PANEL '126' IN COMM ROOM 130C. NUMBERS ADJACENT TO DEVICES CORRESPOND TO THE CIRCUIT NUMBER IN PANEL '126'. ALL NEW DATA JACKS TO CONNECT TO SPARE PATCH PANELS WITHIN (E) TELECOM RACK IN COMM ROOM 130C.
7. ALL NEW RECEPTACLES IN AREA NOTED TO BE FED FROM (E) PANEL 'G' IN ELECTRICAL ROOM 160. NUMBERS ADJACENT TO DEVICES CORRESPOND TO THE CIRCUIT NUMBER IN PANEL 'G'.
8. ALL NEW RECEPTACLES IN AREA NOTED TO BE FED FROM (E) PANEL 'C' IN ELECTRICAL ROOM 139. NUMBERS ADJACENT TO DEVICES CORRESPOND TO THE CIRCUIT NUMBER IN PANEL 'C'.
9. PROVIDE NEMA 14-50R RECEPTACLE FOR RANGE. PROVIDE NEW 50A, 2-POLE BREAKER LISTED FOR USE WITHIN (E) PANEL 'C' WHICH IS A SQAURE D TYPE NQOB PANELBOARD. COORDINATE WITH FINAL SELECTED RANGE FOR EXACT RECEPTACLE AND WIRING CONFIGURATION PRIOR TO ROUGH-IN.
10. DATA DROP FOR OWNER FURNISHED CONTRACTOR INSTALLED WIRELESS ACCESS POINT.
11. PROVIDE NEW CARD READER AND CONNECT TO EXISTING DOOR SECURITY SYSTEM ACP-1 WITHIN ELECTRICAL ROOM 139.
12. PROVIDE NEMA 14-30R RECEPTACLE FOR DRYERS AND CONNECT TO (E) 30A, 2-POLE BREAKER WITHIN (E) PANEL 'C'. COORDINATE WITH FINAL SELECTED DRYER FOR EXACT RECEPTACLE AND WIRING CONFIGURATION PRIOR TO ROUGH-IN.
13. PROVIDE NEW EMERGENCY LOCKDOWN BUTTON AT RECEPTION DESK AND CONNECT TO EXISTING DOOR SECURITY SYSTEM ACP-1 WITHIN ELECTRICAL ROOM 139.



3 ELECTRICAL ROOM REFERENCE PLAN
1/4" = 1'-0"



2 POWER & SIGNAL RENOVATION PLAN
1/8" = 1'-0"



BETTISWORTH NORTH

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

206

STATE OF ALASKA
DAVIN K. BLUBAUGH
EE-13893
REGISTERED PROFESSIONAL ENGINEER

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS @ HHES
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:
RSA
Mechanical and Electrical Consulting Engineers
670 West Fireweed Lane, Suite 200
Anchorage, AK 99503
(907)276-0521
Corporate No.: AECC542

PROJECT NO:	M4088.10
DATE:	2025-07-28
DRAWN BY:	DB
CHECKED BY:	DB

REVISION	DESCRIPTION	DATE

POWER & SIGNAL RENOVATION PLANS

E301

BETTISWORTH NORTH ARCHITECTS & PLANNERS ©

IF THIS DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING HAS BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES

1" ACTUAL

A. THE INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM AS-BUILT DRAWINGS AND A NON-DESTRUCTIVE WALK THROUGH OF THE FACILITY. THERE IS NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN HERE-IN. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS PRIOR TO START OF WORK.

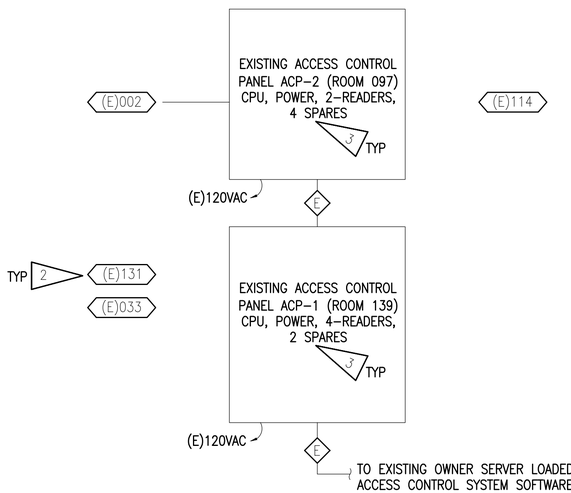
B. NEW A

SHEET NOTES

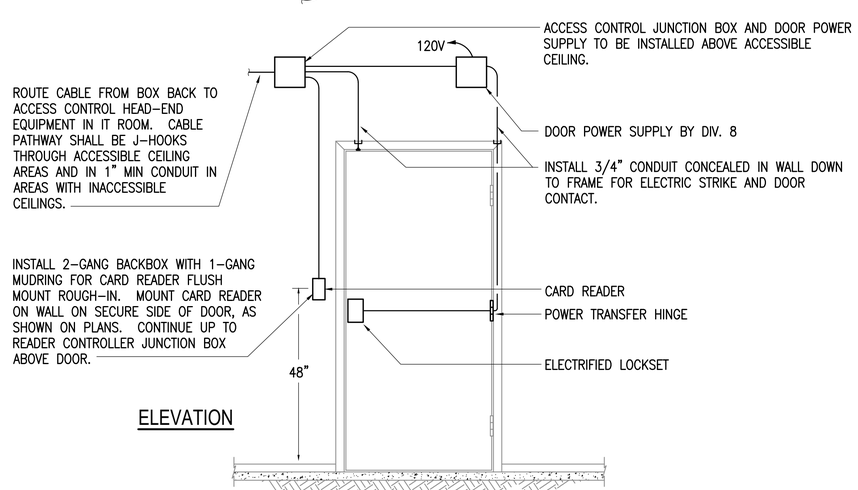
1. CABLES AND DEVICES SHOWN ARE TYPICAL FOR ALL EXISTING AND NEW DOORS.
2. SEE ARCHITECTURAL PLANS FOR DOOR NUMBERS ON ALL CONTROLLED DOORS.
3. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT SYSTEM LAYOUT, AND ALL QUANTITIES AND LOCATIONS OF ACCESS CONTROL PANELS. COORDINATE WITH OWNER FOR APPROVAL OF ALL PANEL LOCATIONS PRIOR TO START OF WORK.

ACCESS CONTROL SYSTEM CABLE SCHEDULE

CABLE NUMBER	DESCRIPTION	CABLE TYPE
A	CARD READER CABLE	3-PAIR, 22 AWG, ORANGE COLOR
B	REX CABLE	4-CONDUCTOR, 22 AWG, BLUE COLOR
C	DOOR CONTACT CABLE	2-CONDUCTOR, 22 AWG, WHITE COLOR
D	LOCK/STRIKE CABLE	4-CONDUCTOR, 18 AWG, GREY COLOR



1 ACCESS CONTROL SYSTEM RISER DIAGRAM
NO SCALE



2 TYPICAL CONTROLLED DOOR
NO SCALE

BETTISWORTH NORTH

CORPORATE NO. AECC219 BETTISWORTHNORTH.COM

STATE OF ALASKA
49TH
DAVIN K. BLUBAUGH
EE-13893
REGISTERED PROFESSIONAL ENGINEER

CITY OF VALDEZ
VCS DISTRICT OFFICES - TENANT IMPROVEMENTS
VALDEZ, ALASKA

PERMIT DOCUMENTS

CONSULTANT:
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670 West Fireweed Lane, Suite 200
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CHECKED BY:	DB

REVISION	DESCRIPTION	DATE

ELECTRICAL DETAILS

E401

BETTISWORTH NORTH ARCHITECTS & PLANNERS ©

BID SUMMARY

JOB TITLE : VCS District Offices Tenant Improvements - GC Services Project

ESTIMATOR: Patrick Merow

$ -

DIV.CODE	DESCRIPTION	MATERIAL	LABOR	EQUIP.	SUBCON.	OTHER	TOTAL	MISC. INFORMATION
1000	GENERAL CONDITIONS	$ 155,530.00	$ 152,090.00	$ -	$ 3,620.00		$ 311,240.00	
2000	SITEWORK	$ 4,375.00	$ 40,656.00	$ -	$ 90,000.00		$ 135,031.00	
3000	CONCRETE	$ 5,600.00	$ 9,152.00	$ -	$ -		$ 14,752.00	
4000	MASONRY	$ -	$ -	$ -	$ -		$ -	
5000	METALS	$ 22,478.66	$ 61,612.00	$ -	$ 8,650.00		$ 92,740.66	
6000	WOOD & PLASTIC	$ -	$ 11,616.00	$ -	$ 50,054.00		$ 61,670.00	
7000	THERMAL & MOISTURE PROT.	$ -	$ -	$ -	$ -		$ -	
8000	DOORS & WINDOWS	$ 9,440.00	$ 22,923.00	$ -	$ 45,350.00		$ 77,713.00	
9000	FINISHES	$ 975.00	$ 2,334.00	$ -	$ 324,229.52		$ 327,538.52	
10000	SPECIALTIES	$ -	$ -	$ -	$ -		$ -	
11000	EQUIPMENT	$ -	$ -	$ -	$ -		$ -	
12000	FURNISHINGS	$ -	$ -	$ -	$ -		$ -	
13000	SPECIAL CONSTRUCTION	$ -	$ -	$ -	$ -		$ -	
14000	CONVEYING SYSTEMS	$ -	$ -	$ -	$ -		$ -	
15000	MECHANICAL	$ -	$ -	$ -	$ 475,301.00		$ 475,301.00	
16000	ELECTRICAL	$ -	$ -	$ -	$ 229,500.00		$ 229,500.00	
		$ 198,398.66	$ 300,383.00	$ -	$ 1,226,704.52	$ -	$ 1,725,486.18	

Subcontract Total		$ 1,226,704.52			
Subcontract Mark-up	10.0%	$ 122,670.45			
Subcontract total		**$ 1,349,374.97**			
In House Cost		$ 498,781.66			
In House Mark-up	15.0%	$ 74,817.25			
In House Total		**$ 573,598.91**			
Base Bid		**$ 1,922,973.88**			
Bond Premium (per chart)		$ 22,729.74			
			total mark-up	***$ 197,487.70***	
BASE BID TOTAL		***$ 1,945,703.62***			
Base bid plus alt 1-5		$ 2,288,656.61	Alts 1-5 are project needs that were requested to be broken down in seperate line items by the City for budgetary consideration		
Total for all + 3% "Owner's Contingency"		$ 2,357,316.31			

ALTERNATE 1	$ 135,292.62	Abatement without hauling PCB's
ALTERNATE 2	$ 65,319.75	Kindergarden temp offices and signage
ALTERNATE 3	$ 78,190.88	Addition exit drive from parking lot Budget without Harris
ALTERNATE 4	$ 37,149.75	Additional washer dryer and appliance package
ALTERNATE 5	$ 27,000.00	3 additional card readers and a panic button

9:44 AM7/30/2025

File #: ORD 25-0010, **Version:** 1

ITEM TITLE:
#25-10 - Authorizing an Amendment to the Zoning Map to Effect a Change to Lot 2, Tract 3, USS 3538, Plat 2003-7 to Neighborhood Mixed Use. Second Reading. Adoption.

SUBMITTED BY: Kate Huber, Community Development Director

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

Approve Ordinance #25-10 - Authorizing an amendment to the zoning map to effect a change to Lot 2, Tract 3, USS 3538, Plat 2003-7 to Neighborhood Mixed Use.

SUMMARY STATEMENT:

Magdalena and James McCay submitted an application requesting to change the zoning of Lot 2, Tract 3, USS 3538, Plat 2003-7 (3281 Richardson Highway) to Neighborhood Mixed Use (NMU). The official zoning map indicates that this property is currently zoned General Commercial (G).

The Planning and Zoning Commission held a public hearing on this matter on July 9, 2025, and approved a recommendation to the city council to approve the requested rezone.

Please see the attached staff report, that was presented to the Planning and Zoning Commission, for the staff's review of the application and how it complies with the city code and the comprehensive plan.

CITY OF VALDEZ, ALASKA

ORDINANCE NO. 25-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA AUTHORIZNING AN AMENDMENT TO THE ZONING MAPS TO EFFECT A CHANGE ON LOT 2, TRACT 3, USS 3538, PLAT 2003-7 TO NEIGHBORHOOD MIXED USE

WHEREAS, Magdalena and James McCay, the property owners of the subject property, submitted an application to change the zoning district of their property; and

WHEREAS, the official zoning map indicates that the subject properties are currently zoned General Commercial; and

WHEREAS, the McCays desire to rezone said properties from General Commercial to Neighborhood Mixed Use; and

WHEREAS, the Planning & Zoning Commission found this rezone to be in accordance with the comprehensive plan and the requirements contained in VMC 17.12.080; and

WHEREAS, the Planning & Zoning Commission held a public hearing on this matter on July 9, 2025; and following discussion, approved a recommendation to the city council to approve this rezone.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that:

Section 1: The Zoning Maps of the City of Valdez, Alaska are amended to effect a change to Lot 2, Tract 3, USS 3538, Plat 2003-7 from General Commercial to Neighborhood Mixed Use.

Section 2: This ordinance shall become effective immediately upon adoption by the Valdez City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this _____ day of _____, 2025.

CITY OF VALDEZ, ALASKA

_____
Dennis Fleming, Mayor

ATTEST:

_____
Sheri L. Pierce, MMC, City Clerk

APPROVED AS TO FORM:

_____
Jake Staser, City Attorney
Brena, Bell & Walker, P.C.

First Reading:
Second Reading:
Adoption:
Yeas:
Nays:
Absent:
Abstain:

FEE: $50.00
SITE PLAN
WAIVED 2013 PER
RESOLUTION #12-72

CITY OF VALDEZ

APPLICATION FOR REZONE

APPLICATION NUMBER	**DATE** 6/16/2025
NAME OF APPLICANT MAGDALENA & JAMES MCCAY	
ADDRESS OF APPLICANT PO Box 1293 VALDEZ AK 99686	
home address: 455 9th Street	
DAYTIME PHONE 907-255-5515	
LEGAL OWNER MAGDALENA & JAMES MCCAY	
ADDRESS PO. Box 1293 VALDEZ AK 99686	
PHONE NUMBER 907-255-5515	
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS	
3281 Richardson Highway	
Lot 2, Plat # 2003-7, lot size 7.75 AC, Zone G	
CURRENT ZONING G	
PROPOSED ZONING Neighborhood Mixed USE	
DESCRIPTION OF PROPERTY, INCLUDING SQUARE FOOTAGE OR ACREAGE.	
Lot size 7.75 AC	
WHY IS THE PROPERTY MORE SUITED FOR THE PROPOSED ZONING DISTRICT THAN FOR THE PRESENT ZONING?	
See attached	
SIGNATURE [signature]	**DATE** 6/16/2025

We are submitting this request to rezone our property in Valdez, Alaska, from **General Use** to **Neighborhood Mixed Use**. This change is essential to support our long-term development vision, which includes building a **small-footprint townhouse community** with **garages specifically designed to accommodate RVs and boats**—a type of housing that reflects the unique lifestyle and needs of Valdez residents.

Our project will be implemented in **phases over the next several years**, starting with necessary groundwork and infrastructure:

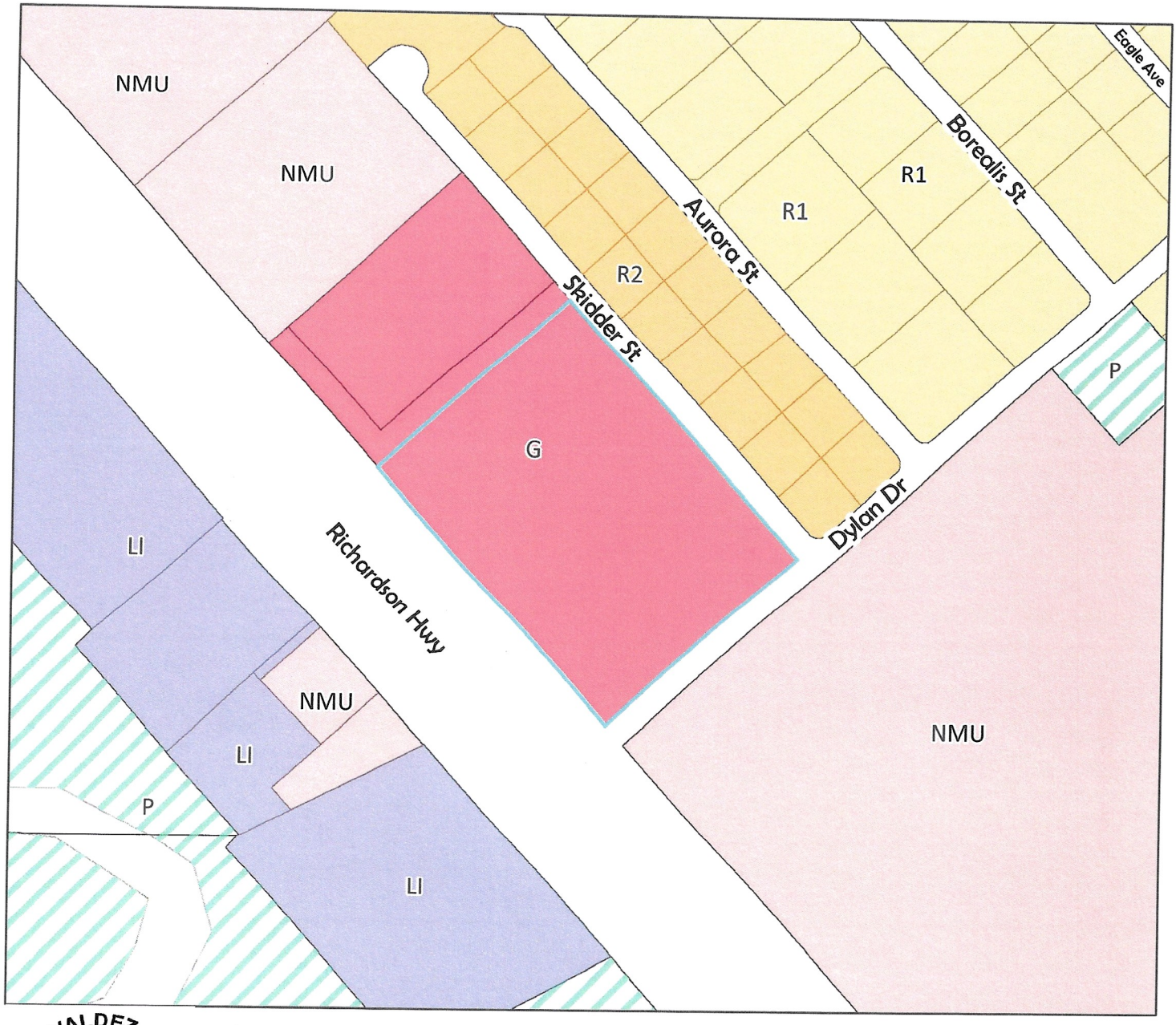
- In the **next 14 months**, we plan to:
  - Clear a portion of the land;
  - Set up a **mobile home and office space**;
  - Construct a **shop to support our existing transportation business**.
- In parallel, we intend to **subdivide the property into three parcels** by the end of **2025**, laying the foundation for the residential portion of the development.
- Over the **next five years**, we will gradually **relocate all existing connexes** from the property and focus on **designing and constructing the townhouse units**, with the intent of enhancing neighborhood character and providing valuable residential options.

Through detailed research and consultation with the **City's Community Development Department**, we have determined that the **Neighborhood Mixed Use** zoning designation is the most appropriate fit for our phased development plan. This zoning will allow us to:

- Responsibly transition the land into a mixed-use residential area;
- Support housing that integrates secure storage for recreational vehicles;
- Maintain compatibility with surrounding land use;
- Align with the City's goals for long-term community development and livability.

The current **General Use** zoning does not support this vision, limiting our ability to develop in a way that meets both our business objectives and community needs.

We are committed to thoughtful, compliant, and sustainable development and look forward to working with the City of Valdez, Planning and Zoning Commission and City Council as this project moves forward.



City of Valdez
Zoning Districts

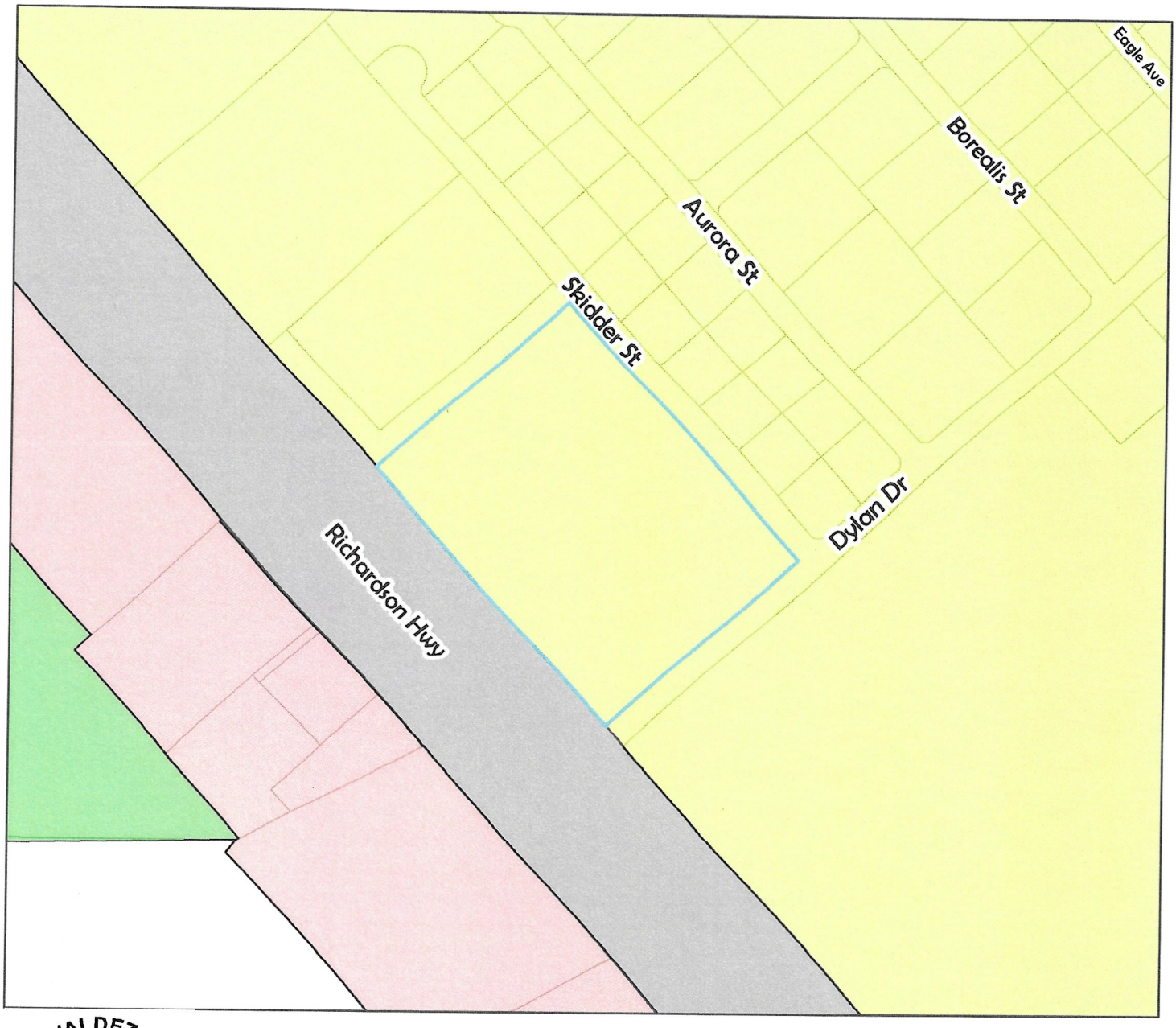
0 120 240 480 Feet

N

- Moderate Density Residential (R1)
- High Density Residential (R2)
- Neighborhood Mixed Use (NMU)
- General Commercial (G)
- Light Industrial (LI)
- Public Lands District (P)

Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

Date: 6/6/2025 Author: Community Development



City of Valdez
Future Land Use Map

0 120 240 480 Feet

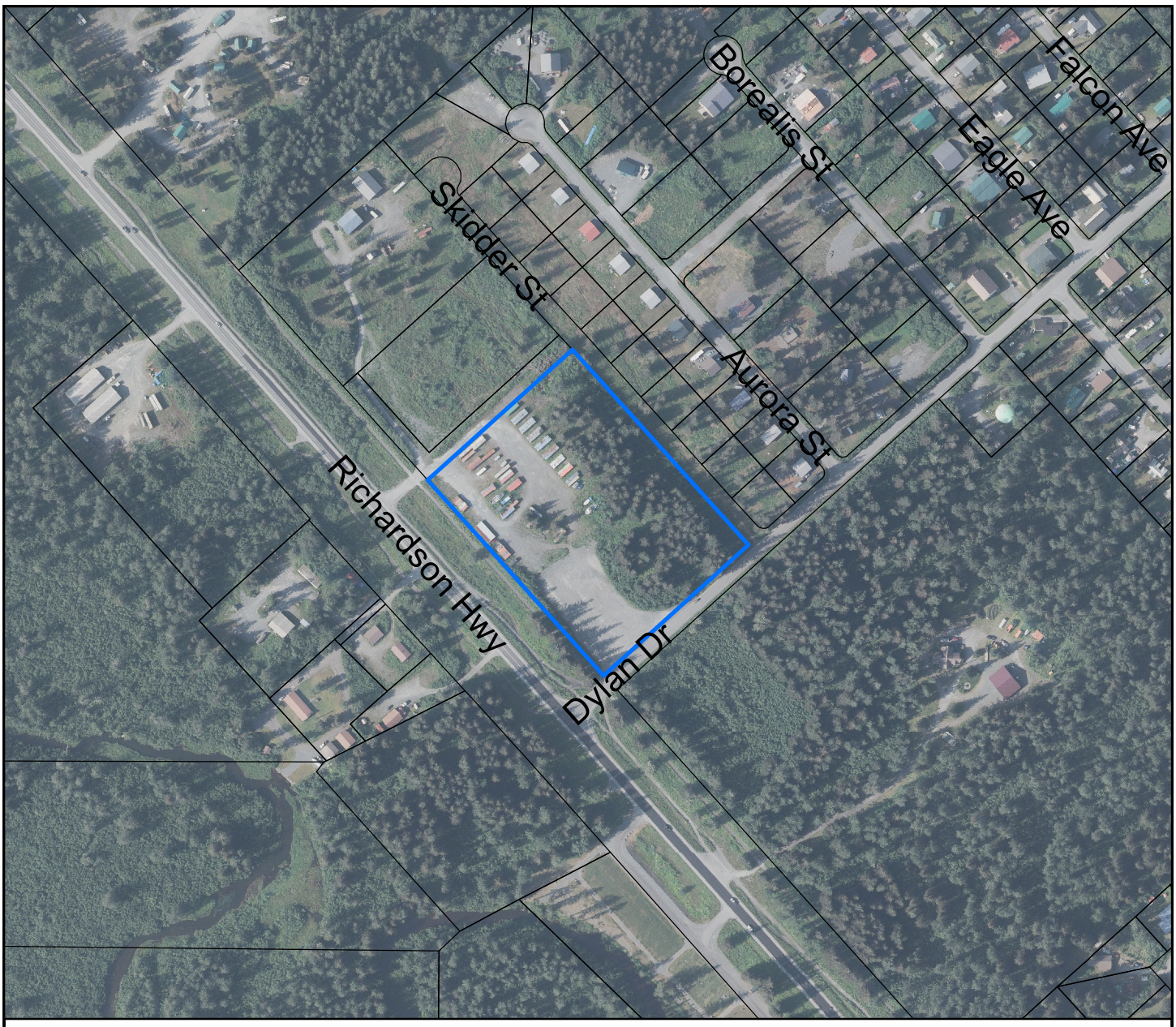
Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

Date: 6/6/2025 Author: Community Development

N

Comprehensive Plan Place Type

- Residential Neighborhood
- Mixed Use Center
- Recreation
- Gateway Corridor Overlay



CITY OF VALDEZ ALASKA

Rezone Request from General Commercial (G) to Neighborhood Mixed Use (NMU)

N

0 200 400 800 Feet

Date: 6/30/2025

Author: Community Development Department

Legend

Subject Property

Parcels

McCay Rezone – Staff Report

Date: July 10, 2025
File: Rezone 25-01
To: Planning & Zoning Commission
From: Kate Huber, Community Development Director

General Information

Applicant:	Magdalena and James McCay
Property Owner:	Magdalena and James McCay
Property Address:	3281 Richardson Highway
Legal Description:	Lot 2, Tract 3, USS 3538, Plat 2003-7
Current Zoning District:	General Commercial (G)
Proposed Zoning District:	Neighborhood Mixed Use (NMU)
Comp. Plan Place Type:	Residential Neighborhood
Vicinity Zoning:	
East:	Neighborhood Mixed Use (NMU)
West:	Neighborhood Mixed Use (NMU) and General Commercial (G)
North:	Moderate Density Residential (R2)
South:	Neighborhood Mixed Use (NMU) and Light Industrial (LI)
Access:	Richardson Highway and Dylan Drive with additional frontage on Skidder Street

VMC 17.44.010 states:

> The G district includes those areas which are heavily exposed to automobile traffic and where public utilities are available. The district is intended specifically for those areas surrounding major intersections where personal services, convenience goods and auto-related service facilities are desirable and appropriate land uses. The extension of the G district commercial uses along arterials in a “strip” fashion is discouraged.

VMC 17.36.010 states:

> The NMU district is intended primarily for areas with utilities that include residential and supporting commercial and institutional uses that serve the convenience shopping needs for local residents. Business establishments should be developed in a small and compact format to serve adjacent neighborhoods. Both vertical and horizontal mixed-use

configurations are encouraged. Some nonresidential uses are allowed as conditional uses so that their compatibility with surrounding neighborhoods can be evaluated on a case-by-case basis. All uses shall be compatible in terms of scale and design.

The differences in the allowed uses can be found in VMC 17.16.040, Table 17.16.040-1. The differences in the dimensional standards can be found in VMC 17.16.060 Table 17.16.060-1.

Application Description

Magdalena and James McCay have submitted an application requesting to change the zoning on 7.759 acres to Neighborhood Mixed Use (NMU). The official zoning map indicates that this property is currently zoned General Commercial (G).

A portion of the property is being utilized by the city for snow storage. A conditional use permit was approved on January 12, 2005 for boat storage on the property. The property is also being utilized for self-storage, which is not an approved use. The applicant intends to place a mobile or manufactured home on the property for a personal residence and construct a shop to support their existing business.

Over the next several years they intend to remove the shipping containers, that are being utilized as self-storage, from the property and begin constructing additional residences with garages designed to accommodate RVs and boats. These proposed uses are more consistent with the Neighborhood Mixed Use zoning district than the current General Commercial zoning district.

There are five parcels in the vicinity that are currently zoned Neighborhood Mixed Use.

Environmental Conditions

The property is relativly flat with the elevation between 32 feet and 34 feet. There are not any mapped Special Flood Hazard Areas on the property or mapped wetlands. The United States Army Corps of Engineers' National Levee Database depicts this property as being in a leveed area. Property protected by a levee is subject to flooding if the levee fails or is overtopped. The property is located in the mapped tsunami inundation area. Tsunami evacuation shelters are located at the airport and at the 10-mile fire station. The Alaska Anadromous Waters Catalog indicates that there is an anadromous stream located on the property that was identified in 1995. (AWC 221-60-11380-2055) There are not any streams or stream channels currently located on the property.

VMC 17.12.080(E)(6)

> The planning and zoning commission shall conduct a public hearing to review the application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, and make a formal recommendation to city council. Following the hearing, the community development department shall update its staff report to include the planning and zoning commission's recommendation.

VMC 17.12.080(E)(7)

The City Council shall retain the authority to limit its approval of amendments to the zoning code and the official zoning map to limit certain land use activities, protect public health, safety, and welfare of humans and the environment, and ensure its ability to serve properties/individuals with adequate public services.

Proposed Findings & Conclusions

1. Procedure.

a) On June 17, 2025 the Community Development Department received a rezone application from Magdalena and James McCay to change the zoning on the subject property to Neighborhood Mixed Use.
b) The Community Development Department reviewed the application and determined that it was complete, in accordance with VMC 17.12.080(E)(1).
c) A public hearing was scheduled for July 9, 2024, to consider the zoning change.
d) Notice of the meeting was published in the Copper River Record on June 26, 2025.
e) Notice of the publication was published in KVAK's e-blast newspaper on June 23, 2025 and June 30, 2025.
f) Notice of the meeting was published on the City of Valdez website on June 23, 2025, in accordance with VMC 17.12.080(E)(5) and 17.12.160(C)(1).
g) Notice of the meeting was mailed on June 23, 2025 to the 16 property owners within 300 feet of the subject property, in accordance with VMC 17.12.080(E)(5) and 17.12.160(C)(2).
h) A document holder was posted on the Richardson Highway with public notice flyers on June 23, 2025, in accordance with VMC 17.12.080(E)(5) and 17.12.160(C)(3).
i) On July 9, 2025, the Planning & Zoning Commission held a public hearing on the rezone request, hearing no public comment.
j) On July 9, 2025, the Planning & Zoning Commission voted to recommend City Council's approval of the rezone request.

2. Consistency with the Comprehensive Plan and its goals and policies. VMC 17.12.080(C)(2) and 17.12.080(E)(4)(b)

a) Goal 2.1, Action E in Plan Valdez, the comprehensive plan for the City of Valdez, is, "*Rezone parcels to align with the Future Land Use Map.*"
b) VMC 17.04.030(A) states, "*The comprehensive plan of the city of Valdez is the primary policy document to guide land use … decisions within the city.*"
c) VMC 17.04.030(B) states, "*The comprehensive plan shall provide guidance for actions including, but not limited to, rezoning as referenced herein.*"
d) The Future Land Use Map depicts the subject property within the Residential Neighborhood place type.
e) Residential uses are listed as primary and supporting uses in the Residential Neighborhood place type with commercial uses listed as incompatible land uses.
f) The Neighborhood Mixed Use zoning district allows more commercial uses than are allowed in the Rural Residential and Moderate Density Residential zoning districts.

g) The Neighborhood Mixed Use zoning district allows fewer commercial uses than are allowed in the current zoning district of General Commercial.
h) The area across the highway from the subject property is depicted on the comprehensive plan future land use map as Mixed-Use Center place type.
i) Although the subject property is displayed on the future land use map with the Residential Neighborhood place type, the proposed rezone is consistent with the place types displayed in the immediate vicinity of the subject property, across the Richardson Highway and with the current zoning of multiple parcels to the north, south, and across the Richardson Highway.
j) Although the proposed rezone to Neighborhood Mixed Use is not consistent with the Residential Neighborhood place type, Neighborhood Mixed Use zoning is more consistent than the current zoning of General Commercial district and is consistent with the place types immediately across the Richardson Highway.
k) Community Development staff consulted with the city attorney on this rezone application. The city attorney gave the opinion that the rezone request "*is consistent with the guidance provided by the Comprehensive Plan and does not require amendment of the Comprehensive Plan.*"
l) The Future Land Use Map depicts the Gateway Corridor Overlay place type along the Richardson Highway and includes the subject property and other properties adjacent to the road.
m) The Gateway Corridor Overlay place type is described as, "*Protects and improves the aesthetic and visual character of the land directly adjacent to roadway corridors." It further states, "The underlying place type continues to be a compatible use with an emphasis on creating a positive visual experience along the corridor while providing for continued safe and efficient use of the roadway.*"
n) The proposed rezone of the property will not change the visual or aesthetic character of the land.
o) Goal 2.2 in Plan Valdez is, "*Encourage redevelopment and new development*".
p) The rezone to Neighborhood Mixed Use is consistent with the goals and action items in Plan Valdez.

3. Potential impact on public services. VMC 17.12.080(C)(2) and 17.12.080(E)(4)(c)

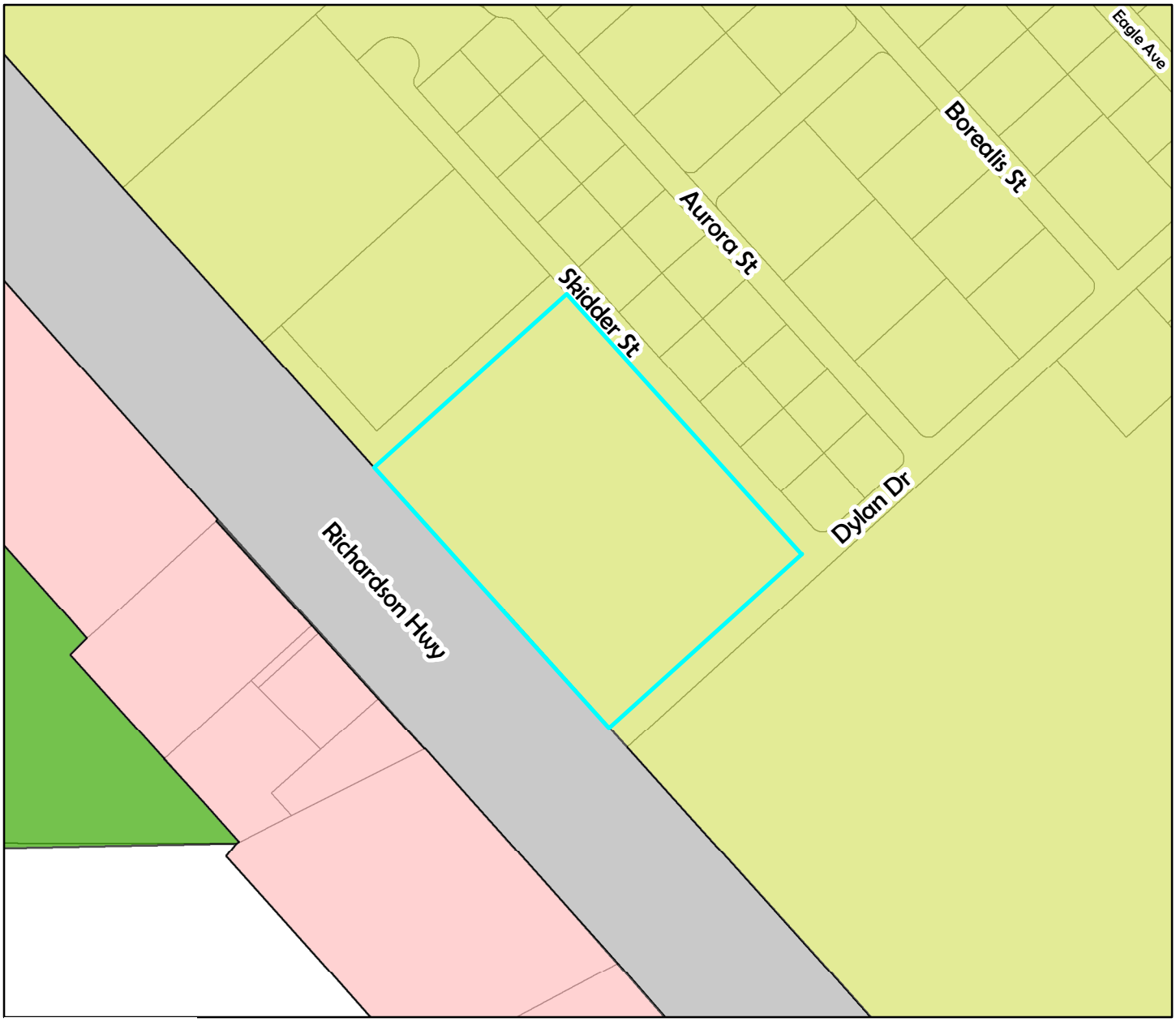
a) The property currently has a connection to city water.
b) The developer to the north is planning to extend city water and other utilities down Skidder Street, which abuts the property.
c) A new individual septic system will serve the proposed home to be relocated to the property.
d) Notice of the application was provided to the following city departments: Fire, Police, Public Works, and the Building Official.

Staff Recommendation

Staff recommends that the Planning & Zoning Commission forward Rezone 25-01 to the City Council with the recommendation of approval.

Planning & Zoning Commission Recommendation

On July 9, 2025 the Planning & Zoning Commission voted to recommend approval of the rezone.



City of Valdez
Future Land Use Map

0 120 240 480 Feet

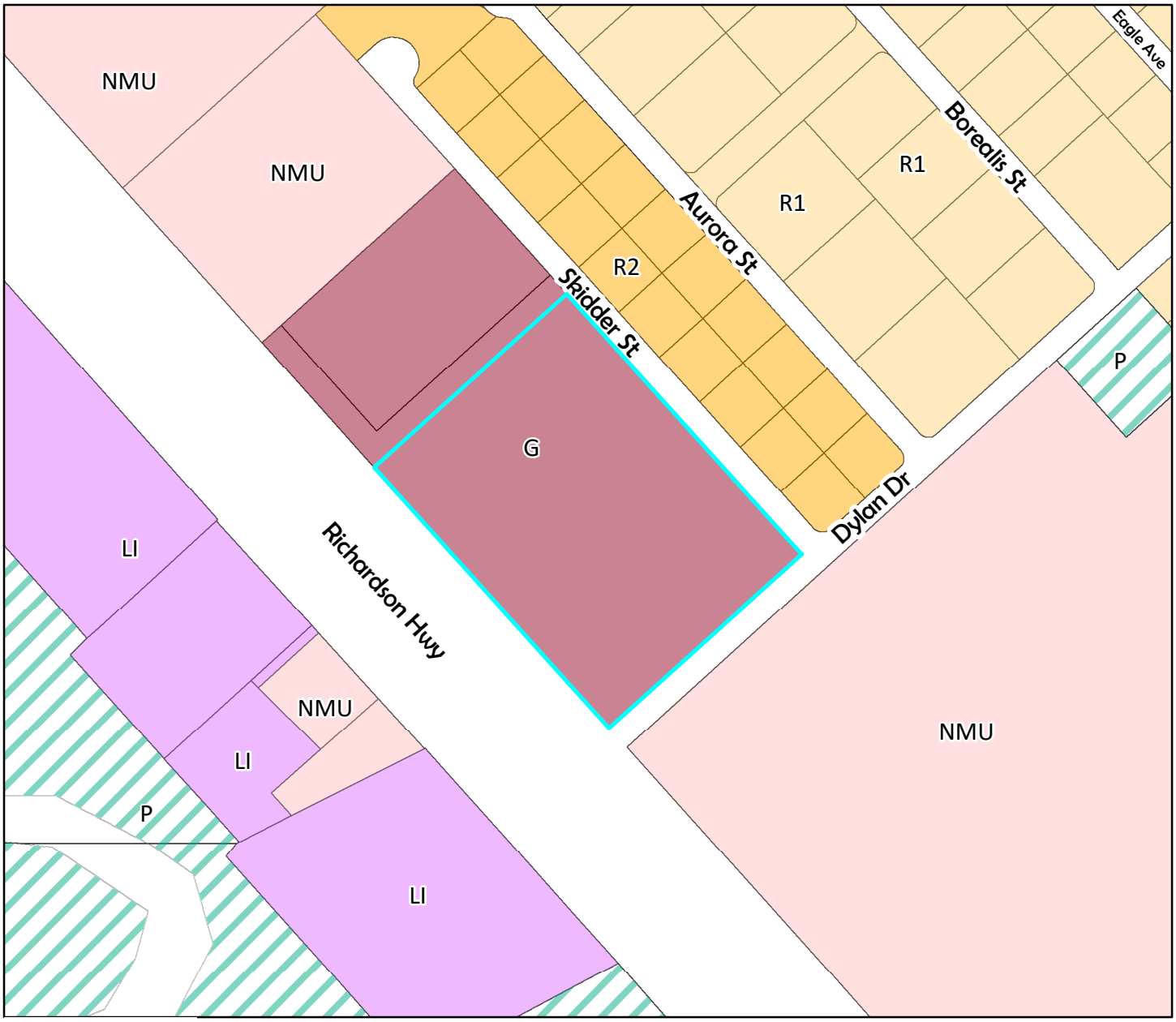
N

Comprehensive Plan Place Type

- Residential Neighborhood
- Mixed Use Center
- Recreation
- Gateway Corridor Overlay

Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

Date: 6/6/2025 Author: Community Development



City of Valdez
Zoning Districts

0 120 240 480 Feet

N

- Moderate Density Residential (R1)
- High Density Residential (R2)
- Neighborhood Mixed Use (NMU)
- General Commercial (G)
- Light Industrial (LI)
- Public Lands District (P)

Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

Date: 6/6/2025 **Author: Community Development**

File #: 25-0341, **Version:** 1

ITEM TITLE:
Report: Issuance of Temporary Land Use Permit 25-05 to the Fireweed 400, Inc. for An Approximately 5.6-Acre Portion of 3100 Richardson Highway, Tract D 79-116 owned by the City of Valdez
SUBMITTED BY: Nicole Chase, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

N/A report only

SUMMARY STATEMENT:

Fireweed 400, Inc. received temporary land use permit 25-05 for use of an approximately 5.6-acre portion of 3100 Richardson Highway, Tract D 79-116 for July 11th - July 13th , 2025 for parking, temporary camping and a beer garden for the finish line for the Fireweed 400 bike race at a portion of the Gold Fields softball complex (see attached permit and designated area shown in Exhibit A).

Chief of Police and Parks and Recreation Director were solicited for comments on the application and had no concerns.

Pursuant to Valdez Municipal Code 17.12.120 (G) Approval Criteria, staff review of the proposed temporary use request found that all 10 approval criteria were satisfied.

Per resolution #23-43, this permit was exempted from permit fees as a community celebration less than 10 days in duration.

Docusign Envelope ID: ED1740F5-9391-4033-9E24-FE7E340226B8

CITY OF VALDEZ
TEMPORARY LAND USE PERMIT AGREEMENT

Permit No. 25-05

This Temporary Land Use Permit Agreement (hereinafter referred to as Permit) is entered into this 18th **day of July, 2025** by and between the **CITY OF VALDEZ**, an Alaska municipal corporation (hereinafter referred to as "Valdez"), whose address is P.O. Box 307, Valdez, Alaska, 99686, and **THE FIREWEED 400, INC.** , (hereinafter referred to as "Permittee"), whose address is 11321 Polar Drive, Anchorage AK 99516

W I T N E S S E T H:

1. Permit. Valdez hereby grants to Permittee the right and privilege to be present upon the following described real property belonging to Valdez pursuant to the terms of this Permit Agreement:

An Approximately 5.6-Acre Portion of 3100 Richardson Highway, Tract D ASLS 79-116 Gold Fields Softball Fields (See Exhibit "A")

2. Term and Termination. Permittee may use the Property for the purposes set forth herein beginning on the **11th day of July, 2025 and continuing until the 13th day of July, 2025.** In no circumstance shall this Permit exceed six months in duration. The City of Valdez, may at its sole discretion terminate this Permit at any time for any reason with 30 days' written notice to Permittee. Permittee shall vacate the property within thirty days from receiving written notification from the City of Valdez.

3. Use. Permittee shall use the Property for parking and temporary camping, a beer garden, and a food truck area associated with the end of the Fireweed 400 bike race at a portion of the Gold Fields Softball Fields shown on Exhibit A. Operation of a beer garden under this Permit as shown in Exhibit A is conditional upon receipt of an approved AMCO permit. If AMCO permit is not received, a beer garden is not permitted at this Property. Set up and breakdown are scheduled to take place on July 12th and 13th. Use of the Property under this Permit shall not adversely impact

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$500,000 bodily injury disease policy limit

Waiver of Subrogation. For the purpose of waiver of subrogation, Permittee releases and waives all rights to claim or recover damages, costs or expenses against Valdez for any casualty of any type whatsoever in, on or about the Premises if the amount of such damage, cost or expense has been paid to such damaged party under the terms of any policy of insurance required herein.

7. Maintenance. Permittee agrees to maintain the property in a neat and orderly fashion. Upon termination of this Permit, Permittee agrees to leave the premises in a neat and clean condition.

8. Mechanic's Liens. Permittee shall pay all costs for construction done by it or caused to be done by it on the Property as permitted by this Permit. Permittee agrees not to construct any permanent structures on the property.

9. Utilities. Permittee shall be solely liable for and shall timely pay when due all expenses and fees for all utilities used or consumed with respect to the Property. The Permittee shall be required to provide and maintain sanitary facilities to include, but not be limited to, port-a-potties and garbage dumpsters.

10. Exculpation of Valdez. Valdez shall not be liable to Permittee for any damage to Permittee or Permittee's property from any cause. Permittee waives all claims against Valdez for damage to persons or property arising from any reason.

11. Indemnity. Permittee shall hold the City of Valdez harmless from and against any and all damages arising out of any damage to any persons or property occurring in, on, or about the Property.

12. Condemnation. If during the term of this Permit there is any taking by condemnation of the Property or any interest in this Permit, this Permit shall terminate on the date of taking. Any condemnation award shall belong to and be paid to The City of Valdez, and Permittee hereby assigns to the City of Valdez Permittee's interest therein.

13. No Encumbrance or Assignment Permitted. Permittee shall not voluntarily encumber its interest in this Permit or in the Property or attempt to assign all or any part of the Property, or allow any other person or entity, except its authorized representatives, to occupy or use all or any part of the Property.

14. Default. The occurrence of any of the following shall constitute a default under this Permit by Permittee:

(a) Failure to pay fees when due, if the failure continues for fifteen (15) days after written notice for payment;

Docusign Envelope ID: ED1740F5-9391-4033-9E24-FE7E340226B8

public access or Valdez operations. **No permanent structures shall be erected on the property; and no permanent alteration of the land shall occur.**

4. Permittee Not a Lessee. No legal title or leasehold interest in the Property shall be deemed or construed to have been created or vested in Permittee by anything contained herein. The purpose of this permit is to convey a non-possession interest by the City of Valdez to Permittee in that certain property (not to exceed two acres) described in paragraph 1 above. The City of Valdez shall maintain all right, title, and interest in that Property as fee simple owner thereof, and Permittee by virtue of this Permit has only the right and privilege to be present upon the Property and to make use of it for the purpose set forth in paragraph 3 above.

5. Fee. Pursuant to resolution #23-43 fees for this Agreement have been waived by Valdez City Council passed and approved August 15, 2023.

6. Insurance Requirement. The Permittee shall, at its own expense, purchase, maintain and otherwise keep in force the following insurance for the duration of this Agreement. The City shall be notified immediately prior to any termination, cancellation, or any other material change in such insurance. The Permittee shall provide the City a Certificate of Insurance prior to the commencement of any activity undertaken in connection with this Temporary Land Use Permit Agreement. Failure to provide adequate proof of insurance prior to the occupation of the Property will result in revocation of the Permit.

Event Liability Insurance: Covering the Permittee and the City for any and all claims for personal injury, bodily injury (including death) and property damage (including environmental degradation or contamination) arising from any activity occurring as a result of this Temporary Land Use Permit Agreement.

Minimum limits:
$1,000,000 Each Occurrence
$100,000 Damage to Rented Premises
$5,000 Medical Payments
$1,000,000 Personal & Adv Injury
$2,000,000 General Aggregate
$2,000,000 Products and Completed Operations Aggregate

The City of Valdez shall be included as an Additional Insured.

Workers' Compensation: Permittee shall maintain Workers' Compensation and Employer's Liability Insurance.

Minimum Limits:
1. Workers' compensation – statutory limit
2. Employer's liability:
   $100,000 bodily injury for each accident
   $100,000 bodily injury by disease for each employee

Docusign Envelope ID: ED1740F5-9391-4033-9E24-FE7E340226B8

(b) Any default in or failure to perform any term, covenant, or condition of this Permit;

(c) The cessation by Permittee of the operation of the Permittee's business located on the Property for a period of thirty (30) days;

(d) The making of any assignments for the benefit of creditors of Permittee, the appointment of a receiver for Permittee's business, the entry of an Order for Relief as to Permittee under the United States Bankruptcy Code as now in effect or hereafter amended, the insolvency of Permittee, or any similar situation.

15. Remedies. In the event of any default by Permittee under the provisions of paragraph 14 of this Permit, all of Permittee's rights hereunder shall immediately terminate; and the City of Valdez may, in addition to any rights and remedies that it may be given by statute, common law, express agreement, or otherwise, enter and take sole possession and control of the Property.

16. Valdez' Entry on Premises. The City of Valdez shall have the right to enter the Property at any time and, in view of the fact this Permit constitutes a license on real property rather than a lease, shall at all times remain in possession of the Property.

17. Notices. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by certified mail, return receipt requested, and shall be addressed to the other party at the address set forth in the introductory paragraph of this Permit. Either party may change its address by notifying the other party of the change of address. Such notices shall be deemed given when mailed irrespective of whether or not they are received.

18. Modification, Amendment, Waiver. No delay or omission in the exercise of any right or remedy of the City of Valdez on any default by Permittee shall impair such a right or remedy or be construed as a waiver. No modification, amendment, or waiver of any of the provisions of this Agreement shall be effective unless in writing, specifically referring hereto, and authorized by both parties.

19. Governing Law/Jurisdiction. This Permit shall be governed by, interpreted, and enforced in accordance with the laws of the State of Alaska and the laws of the United States, as applicable. The venue for all litigation arising out of or relating to this Agreement shall be Valdez, Alaska. The parties hereto irrevocably agree to submit to the exclusive jurisdiction of such courts in the State of Alaska and waive any defense of *forum non conveniens*.

20. Miscellaneous. Time is of the essence with respect to each provision of the Permit, and it shall be binding upon and inure to the benefit of the parties, their heirs, assigns, and successors in interest. The enforceability, invalidity, or illegality of any provisions of this Permit shall not render the other provisions of this Permit unenforceable, invalid, or illegal.

Docusign Envelope ID: ED1740F5-9391-4033-9E24-FE7E340226B8

21. Environmental Contamination. All fuel petroleum and other toxic products maintained, stored or used at the Property shall be stored no less than 100 feet away from the nearest surface waterbody, and contained and confined in a manner which prevents any spillage from entering the Property, including without limitation any surface waters. In the event of a fuel or other toxic product spill, Permittee shall immediately notify the Valdez office of the Department of Environmental Conservation of the same. Permittee shall be responsible for all costs associated with remediation in the event of spillage of toxic product on the property.

IN WITNESS WHEREOF the parties have caused this Permit to be executed by their duly authorized officers the day and year first above written.

CITY OF VALDEZ, ALASKA

Signed by: Kate Huber 6D5C663D3C1E4C8...

By: _____
Kate Huber, Community Development Director

Date: 7/10/2025 | 10:26 AM AKDT

PERMITTEE: FIREWEED 400, INC.

Signed by: Sarah Radonich B7D9DE61040A402...

By: _____
Sarah Radonich, Director

Date: 7/10/2025 | 9:01 AM AKDT

Approved as to Form:
BRENA, BELL & WALKER, P.C.
Attorneys for the City of Valdez

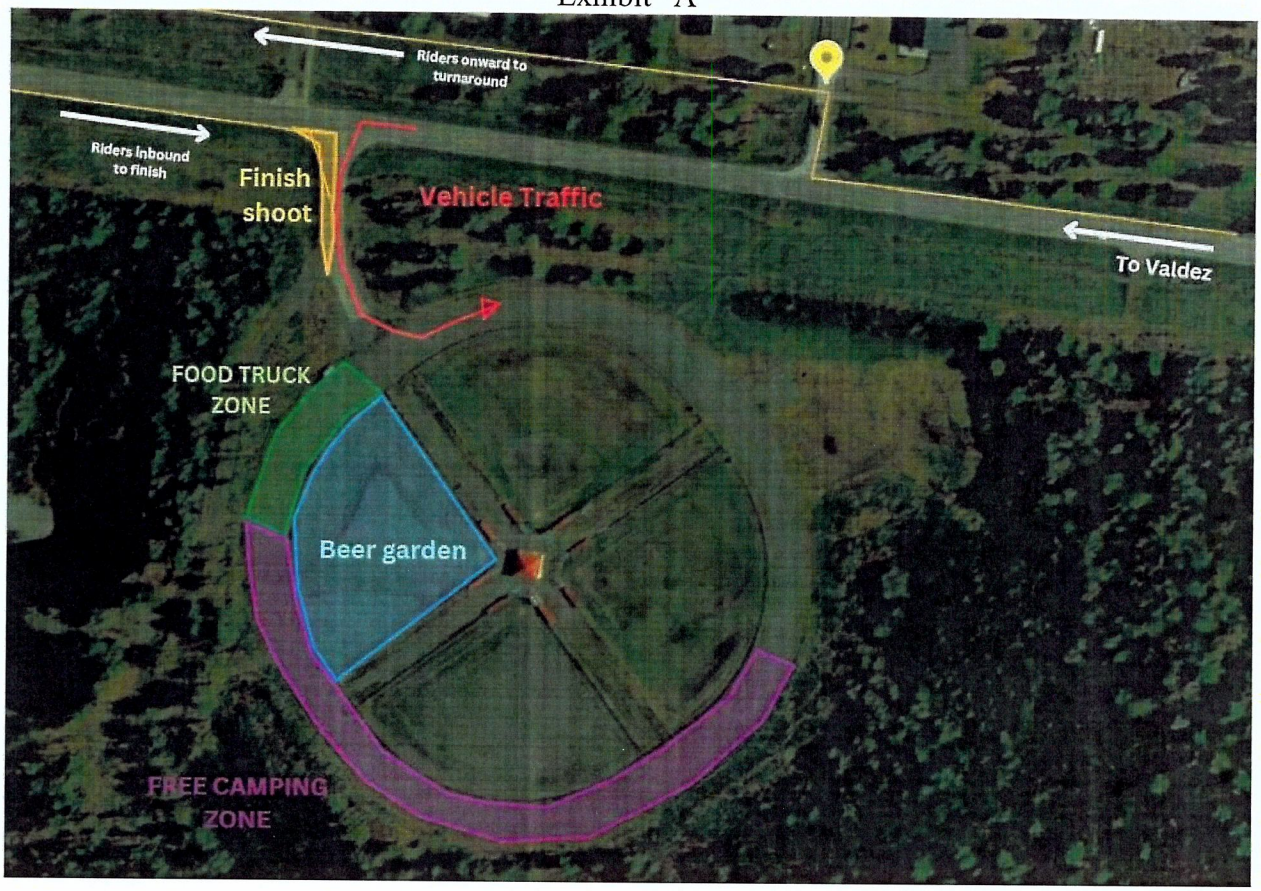
By: _____
Jon S. Wakeland

ATTEST:
By: _____
Sheri L. Pierce, MMC, City Clerk

SEAL OF THE CITY INC. 1901 VALDEZ, ALASKA

Docusign Envelope ID: ED1740F5-9391-4033-9E24-FE7E340226B8

Exhibit "A"



File #: 25-0342, **Version:** 1

ITEM TITLE:
Report: Issuance of Temporary Land Use Permit #25-08 for Central Environmental, Inc. for a 2-acre portion of USS 439 (Pipeyard) Owned by the City of Valdez for a Six-Month Term

SUBMITTED BY: Nicole Chase, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

N/A - report only

SUMMARY STATEMENT:

Community Development Department staff received a temporary land use permit application from Central Environmental, Inc. for use of a 2-acre portion of USS 439 (Pipeyard) owned by the City of Valdez.

Central Environmental, Inc. has requested use of the property for temporary staging of scrap metal awaiting shipment from the Port of Valdez (see attached application and narrative). No permanent alteration of the land shall occur, or structures are proposed as part of this use. Central Environmental Inc. has stated that they will provide soil samples and visual inspection of the property prior by a third party prior to staging scrap metal at this location. They requested to use the property for six months starting July 7th and then evaluate the potential need for a long-term lease.

Pursuant to Valdez Municipal Code 17.12.120 (G) Approval Criteria, staff review of the proposed temporary use request found that all 10 approval criteria were satisfied.

Pursuant to Valdez Municipal Code 17.12.120 (I) 5. *"Action for Long-Term Permits. The planning and zoning commission shall review the long-term temporary land use permit application, review staff comments, and take action on the application. The commission may approve, approve with conditions, or deny the application. Issuance of long-term permits shall be reported to the city council at the next regularly scheduled meeting."*

Fees for temporary land use permits of this type were established by City Council with Resolution #23-43 which states that "For temporary land use permits for areas that are less than two acres in size, the fee shall be a flat monthly rate of $311.00, or a pro-rated daily rate of $11 per day for those

periods less than one month." For the term requested the permit fee is $1,866.00.

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CITY OF VALDEZ
TEMPORARY LAND USE PERMIT AGREEMENT

Permit No. 25-08

This Temporary Land Use Permit Agreement (hereinafter referred to as Permit) is entered into this 17th **day of July, 2025** by and between the **CITY OF VALDEZ**, an Alaska municipal corporation (hereinafter referred to as "Valdez"), whose address is P.O. Box 307, Valdez, Alaska, 99686, and **CENTRAL ENVIRONMENTAL, INC.**, (hereinafter referred to as "Permittee"), whose address is **1301 Well Street, Fairbanks, Alaska 99701.**

W I T N E S S E T H:

1. Permit. Valdez hereby grants to Permittee the right and privilege to be present upon the following described real property belonging to Valdez pursuant to the terms of this Permit Agreement:

An Approximately 2-Acre Portion of USS 439 Pipeyard (See Exhibit "A")

2. Term and Termination. Permittee may use the Property for the purposes set forth herein beginning on the **7th day of July, 2025 and continuing until the 6th day of January, 2026.** In no circumstance shall this Permit exceed six months in duration. The City of Valdez, may at its sole discretion terminate this Permit at any time for any reason with 30 days' written notice to Permittee. Permittee shall vacate the property within thirty days from receiving written notification from the City of Valdez.

3. Use. Permittee shall use the Property for temporary staging of scrap metal awaiting shipment from the Port of Valdez and for no other purpose whatsoever without the prior written consent of the City of Valdez. Permittee shall complete a site inspection and soil sampling prior to occupying the area, and shall complete a second inspection and sampling when the use is concluded. The results of these inspections and samplings shall be provided to Valdez. Permittee will mark the area with flagging if scrap metal staging extends into the snowfall season. Use of the Property under this Permit shall not adversely impact public access or Valdez operations. **No permanent structures shall be erected on the property; and no permanent alteration of the**

Docusign Envelope ID: B0789543-3BE0-4190-80D1-FBB92373BE58

land shall occur.

4. Permittee Not a Lessee. No legal title or leasehold interest in the Property shall be deemed or construed to have been created or vested in Permittee by anything contained herein. The purpose of this permit is to convey a non-possession interest by the City of Valdez to Permittee in that certain property (not to exceed two acres) described in paragraph 1 above. The City of Valdez shall maintain all right, title, and interest in that Property as fee simple owner thereof, and Permittee by virtue of this Permit has only the right and privilege to be present upon the Property and to make use of it for the purpose set forth in paragraph 3 above.

5. Fee. In consideration for use of land owned by the City of Valdez, Permittee agrees to pay in advance a lump sum equal to a flat monthly fee of three hundred eleven dollars ($311.00) per month of occupancy plus a pro-rated daily rate of eleven dollars ($11.00) per day for the number of days this permit is in effect other than a full month.

6. Insurance Requirement. The Permittee shall, at its own expense, purchase, maintain and otherwise keep in force the following insurance for the duration of this Agreement. The City shall be notified immediately prior to any termination, cancellation, or any other material change in such insurance. The Permittee shall provide the City a Certificate of Insurance prior to the commencement of any activity undertaken in connection with this Temporary Land Use Permit Agreement. Failure to provide adequate proof of insurance prior to the occupation of the Property will result in revocation of the Permit.

Event Liability Insurance: Covering the Permittee and the City for any and all claims for personal injury, bodily injury (including death) and property damage (including environmental degradation or contamination) arising from any activity occurring as a result of this Temporary Land Use Permit Agreement.

Minimum limits:
$1,000,000 Each Occurrence
$100,000 Damage to Rented Premises
$5,000 Medical Payments
$1,000,000 Personal & Adv Injury
$2,000,000 General Aggregate
$2,000,000 Products and Completed Operations Aggregate

The City of Valdez shall be included as an Additional Insured.

Workers' Compensation: Permittee shall maintain Workers' Compensation and Employer's Liability Insurance.

Minimum Limits:
1. Workers' compensation – statutory limit
2. Employer's liability:
   $100,000 bodily injury for each accident
   $100,000 bodily injury by disease for each employee

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$500,000 bodily injury disease policy limit

Waiver of Subrogation. For the purpose of waiver of subrogation, Permittee releases and waives all rights to claim or recover damages, costs or expenses against Valdez for any casualty of any type whatsoever in, on or about the Premises if the amount of such damage, cost or expense has been paid to such damaged party under the terms of any policy of insurance required herein.

7. Maintenance. Permittee agrees to maintain the property in a neat and orderly fashion. Upon termination of this Permit, Permittee agrees to leave the premises in a neat and clean condition.

8. Mechanic's Liens. Permittee shall pay all costs for construction done by it or caused to be done by it on the Property as permitted by this Permit. Permittee agrees not to construct any permanent structures on the property.

9. Utilities. Permittee shall be solely liable for and shall timely pay when due all expenses and fees for all utilities used or consumed with respect to the Property. The Permittee shall be required to provide and maintain sanitary facilities to include, but not be limited to, port-a-potties and garbage dumpsters.

10. Exculpation of Valdez. Valdez shall not be liable to Permittee for any damage to Permittee or Permittee's property from any cause. Permittee waives all claims against Valdez for damage to persons or property arising from any reason.

11. Indemnity. Permittee shall hold the City of Valdez harmless from and against any and all damages arising out of any damage to any persons or property occurring in, on, or about the Property.

12. Condemnation. If during the term of this Permit there is any taking by condemnation of the Property or any interest in this Permit, this Permit shall terminate on the date of taking. Any condemnation award shall belong to and be paid to The City of Valdez, and Permittee hereby assigns to the City of Valdez Permittee's interest therein.

13. No Encumbrance or Assignment Permitted. Permittee shall not voluntarily encumber its interest in this Permit or in the Property or attempt to assign all or any part of the Property, or allow any other person or entity, except its authorized representatives, to occupy or use all or any part of the Property.

14. Default. The occurrence of any of the following shall constitute a default under this Permit by Permittee:

(a) Failure to pay fees when due, if the failure continues for fifteen (15) days after written notice for payment;

Docusign Envelope ID: B0789543-3BE0-4190-80D1-FBB92373BE58

(b) Any default in or failure to perform any term, covenant, or condition of this Permit;

(c) The cessation by Permittee of the operation of the Permittee's business located on the Property for a period of thirty (30) days;

(d) The making of any assignments for the benefit of creditors of Permittee, the appointment of a receiver for Permittee's business, the entry of an Order for Relief as to Permittee under the United States Bankruptcy Code as now in effect or hereafter amended, the insolvency of Permittee, or any similar situation.

15. Remedies. In the event of any default by Permittee under the provisions of paragraph 14 of this Permit, all of Permittee's rights hereunder shall immediately terminate; and the City of Valdez may, in addition to any rights and remedies that it may be given by statute, common law, express agreement, or otherwise, enter and take sole possession and control of the Property.

16. Valdez' Entry on Premises. The City of Valdez shall have the right to enter the Property at any time and, in view of the fact this Permit constitutes a license on real property rather than a lease, shall at all times remain in possession of the Property.

17. Notices. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by certified mail, return receipt requested, and shall be addressed to the other party at the address set forth in the introductory paragraph of this Permit. Either party may change its address by notifying the other party of the change of address. Such notices shall be deemed given when mailed irrespective of whether or not they are received.

18. Modification, Amendment, Waiver. No delay or omission in the exercise of any right or remedy of the City of Valdez on any default by Permittee shall impair such a right or remedy or be construed as a waiver. No modification, amendment, or waiver of any of the provisions of this Agreement shall be effective unless in writing, specifically referring hereto, and authorized by both parties.

19. Governing Law/Jurisdiction. This Permit shall be governed by, interpreted, and enforced in accordance with the laws of the State of Alaska and the laws of the United States, as applicable. The venue for all litigation arising out of or relating to this Agreement shall be Valdez, Alaska. The parties hereto irrevocably agree to submit to the exclusive jurisdiction of such courts in the State of Alaska and waive any defense of *forum non conveniens*.

20. Miscellaneous. Time is of the essence with respect to each provision of the Permit, and it shall be binding upon and inure to the benefit of the parties, their heirs, assigns, and successors in interest. The enforceability, invalidity, or illegality of any provisions of this Permit shall not render the other provisions of this Permit unenforceable, invalid, or illegal.

Docusign Envelope ID: B0789543-3BE0-4190-80D1-FBB92373BE58

21. Environmental Contamination. All fuel petroleum and other toxic products maintained, stored or used at the Property shall be stored no less than 100 feet away from the nearest surface waterbody, and contained and confined in a manner which prevents any spillage from entering the Property, including without limitation any surface waters. In the event of a fuel or other toxic product spill, Permittee shall immediately notify the Valdez office of the Department of Environmental Conservation of the same. Permittee shall be responsible for all costs associated with remediation in the event of spillage of toxic product on the property.

IN WITNESS WHEREOF the parties have caused this Permit to be executed by their duly authorized officers the day and year first above written.

CITY OF VALDEZ, ALASKA

Signed by: Kate Huber 6D5C663D3C1E4C8...

By: _____
Kate Huber, Community Development Director

Date: 7/17/2025 | 9:51 AM AKDT

PERMITTEE: CENTRAL ENVIRONMENTAL, INC.

Signed by: Sean Holland 1050E56653D14EF...

By: _____
Sean Holland, Project Manager

Date: 7/17/2025 | 6:41 AM AKDT

Approved as to Form:
BRENA, BELL & WALKER, P.C.
Attorneys for the City of Valdez

By: _____
Jon S. Wakeland

ATTEST:
By: _____
Sheri L. Pierce, MMC, City Clerk

SEAL OF THE CITY INC. 1901 VALDEZ, ALASKA

Docusign Envelope ID: B0789543-3BE0-4190-80D1-FBB92373BE58

Exhibit "A"

File #: 25-0335, **Version:** 1

ITEM TITLE:
City Manager Report
SUBMITTED BY: Nathan Duval, City Manager

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

Receive & File

SUMMARY STATEMENT:

Attached report outlines events since the last Council meeting. Verbal update provided in conjunction with report.

Council Priorities

- **Child Care** [Complete an operating, active, licensed childcare facility by Fall 2026]
  - 6Contract for approval for HHES District office move
  - Met with THREAD to discuss use of funds for Childcare initiatives. Will propose alternatives to Council 8/15.
    - Includes increasing local amounts for start-up and operations grants
    - Allowing programs receiving other funds to be eligible
    - Use some funds for District Office Design

- **Housing** [Increase housing stock by Fall 2027, utilizing the housing needs survey]
  - Housing Subcommittee met, and will meet every 2 weeks on Thursday evenings.
  - AHFC Has a grant program available for municipalities to construct housing for Teachers, Municipal employees, or other types of needed professionals. Will work with Schools, College, and Hospital if interested. Submitted a letter of interest on behalf of the City. Grant submission due in October

- **Maintenance** [Annually appropriate funds toward deferred maintenance on critical infrastructure]
  - Project status update on 2nd meeting of every month

- **Modernize Aging Infrastructure** [Annually modernize aging infrastructure, while leveraging natural and transportation assets, to expand: Outdoor Recreation, Tourism, Maritime, Community]

Legislative Interactions

- Awarded Community Discretionary grant for Radio upgrades project $5.5M, thanks to Senator Murkowski & Alaska DC delegation.
- Met with Anchorage State Rep Gray while he was in town vacationing to discuss some of his bills in the legislature.
- Legislative reception cancelled for 2025 due to Governor's special session and conflicts with DC delegation travel obligations.

Essential Air Service

- EAS RFP Closed. Reeve Air was the only respondent. It is anticipated they will begin offering flights as soon as possible to avoid or reduce the potential for a gap in service.
  - Order requiring RAVN to continue service through 10/31
- Communicating with other air carriers to explore options to fill the gap & respond to RFP
- Meeting with other communities to discuss similar needs/issues with air service in the absence of RAVN.

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Operations & Initiatives

- Evaluating need for snow storage along Egan. Will present a proposal at 8/19 meeting
- Department heads working on list of Process Improvements & Efficiencies and implementing solutions to free up time and eliminate extraneous efforts. Looking to utilize technology wherever possible.
- Departments are preparing their 2026 budgets.
- Scheduling a meeting with Safeway to discuss Pharmacy and other community needs
- Attended Alaska Women's Buisness Center Spotlight event
    - Congratulations to Poor Bettys, The Gift Shop, and Quad Shot on their national recognition.
- Temporarily "leasing" a trash truck to Cordova following the catastrophic failures of both of theirs. Truck arrived in Cordova via ferry.

Personnel

- I continue meeting with departments for introductions and Q&A's
- All Staff meeting 7/31/25
- Scheduling interviews for the Capital Facilities Director position.

Projects

- Meals Hill Ribbon Cutting to coincide with State Parks Conference on September 11th; will be publicly available prior.
- Paving expected to begin 2nd week of August on Pioneer
- Scrap Metal - Alaska Scrap & Recycling on site and processing metal.

File #: 25-0336, **Version:** 1

ITEM TITLE:
August 2025 Council Calendar

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: n/a
Unencumbered Balance: n/a
Funding Source: n/a

RECOMMENDATION:

n/a

SUMMARY STATEMENT:

The August 2025 City Council calendar is attached for review.

August 2025

Valdez City Council Calendar

					1	2
3	4	5 6 PM – Council Work Session – Budget Parameters Resolution 7 PM – City Council Regular Meeting	6 7 PM – Planning & Zoning Commission	7	8	9
10	11 6 PM – School Board Work Session 7 PM – School Board Meeting	12 6:30 PM – Parks & Recreation Commission **Mayor, Clerk and CM in Anchorage**	13 Noon- VCVB Board **Mayor, Clerk and CM in Anchorage**	14 Noon- VMHA Board 6 PM – Ports & Harbors Commission Work Session	15	16
17	18 5 PM – Beautification Commission Work Session	19 6 PM – Council and Ports & Harbors Joint Work Session 7 PM – City Council Regular Meeting	20 12 PM – BOE Complex Appeals VMC 3.30 7 PM – Economic Diversification Commission	21	22	23
24	25 6 PM – School Board Work Session 7 PM – School Board Meeting	26	27 7 PM – Planning & Zoning Commission	28	29	30
31						

Note 1: This calendar is subject to change. Contact the Clerk's Office for the most up-to-date information.
Note 2: Unless otherwise indicated, all meetings occur in Valdez Council Chambers.

Updated 7/31/25