

CITY OF VALDEZ
ALASKA

CONTRACT DOCUMENTS

Project: Senior Center/City Hall Elevator Controls

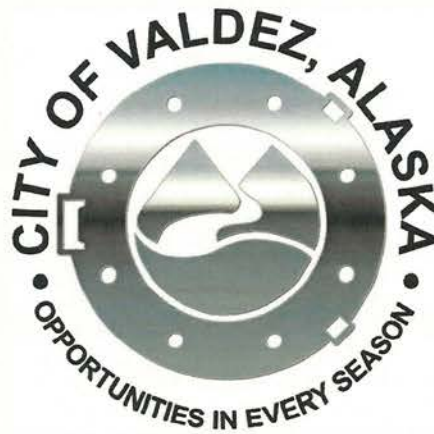
Project Number: 17-350-1612

Contract Number: 1331

Cost Code: 350-0310-55000.1612

Issued for Construction

Date: November 22, 2017



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

Project Manager:
Codi Allen



**City of Valdez
Contract Documents**

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612 / Contract Number: 1331**

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**City of Valdez
Invitation to Bid**

Date: November 22, 2017

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612 / Contract Number: 1331**

This project includes, but is not necessarily limited to:

Completion of modernization to the City Hall and Senior Center elevators which will include, but not limited to a new tank, pump unit, new controls systems, new car door equipment, car fixtures, hoist way equipment/wiring, and completion of new inspections. The contractor is also responsible for any and all subcontracting to include but not limited to electrical connections, and fire protection systems. Elevators must be 100% in code compliance and ready for use upon completion of this project.

Current minimum prevailing wage rates as published by the Alaska Department of Labor must be paid if required by law.

Requirements of the Alaska Employment Preference (AS 36.10) must be met.

The City of Valdez "Standard Specifications and Standard Details" shall be used. An electronic copy is available from the City of Valdez website at <http://www.ci.valdez.ak.us> under "standards and specifications" located on the "quick links" portion of the Capital Facilities Department page.



**City of Valdez
Instructions to Bidders**

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612 / Contract Number: 1331**

1. Required Documents for Award of the Contract

The following documents must be executed prior to award of the contract and the initiation of work. Contractors are urged to expedite the completion of these documents. This will allow the contract award and notice to proceed to be issued expeditiously. These documents must be submitted within ten (10) working days after the date of notice of intent to award.

- A. Contract Bond (Payment Bond: See Bonding Requirements below)
- B. Contract Bond (Performance Bond: See Bonding Requirements below)
- C. Certificate of Insurance naming City of Valdez as an "Additional Insured"
- D. Certificate of good standing for a Corporation or LLC
- E. Non-collusion Affidavit
- F. Agreement (2 signed copies)
- G. City of Valdez Business Registration
- H. Executed W-9 Form

2. Bonding Requirements

A. Contract Payment Bond

A Contract Payment Bond is not required if the total dollar amount of the contract is less than One Hundred Thousand Dollars (\$100,000).

A Contract Payment Bond is required if the total dollar amount of the contract is equal to or greater than One Hundred Thousand Dollars (\$100,000). Contract Payment Bond will be in the amount of One Hundred Percent (100%) of the Bid amount.

Contract Payment Bond shall be prepared on the Payment Bond Form that is attached. The Bond must be executed by the Contractor as principal and executed by a surety company authorized to transact business in the State of Alaska. The Owner must approve the surety company.

B. Contract Performance Bond

A Contract Performance Bond is not required if the total dollar amount of the contract is less than One Hundred Thousand Dollars (\$100,000).

A Contract Performance Bond is required if the total dollar amount of the contract is equal to or greater than One Hundred Thousand Dollars (\$100,000). Contract



Performance Bond) will be in the amount of One Hundred Percent (100%) of the Bid amount.

Contract Performance Bond shall be prepared on the Performance Bond Form that is attached. The Bond must execute by the Contractor as principal and executed by a surety company authorized to transact business in the State of Alaska. The Owner must approve the surety company.

Section 2.80.080 of Valdez City Code provides for a modified contractor bond. Bidders shall familiarize themselves with exemptions allowed and the requirements for exemptions.

3. Bidder Qualifications

Before a bid is considered for award, the apparent low bidder may be requested to submit a statement of facts or proof in detail as to his previous experience in performing similar or comparable work, technical abilities, equipment, size, manpower and financial resources to complete and perform the work as outlined in the contract documents, plans and specifications.

4. Withdrawal of Bids

Bids may be withdrawn by written request received from the bidder prior to the bid opening time. Errors on the part of the bidder in preparing the bid, confers no right for the withdrawal of the bid after the bid has been opened.

5. Bidders Interested in More than One Bid

If any one party, by or in name of his or their agent, partner or other person, offers more than one bid, all such bids will be rejected. A party who quoted prices to a bidder is not disqualified from quoting prices to other bidders or from a bid directly for the work.

6. Rejection of Bids

The Owner reserves the right to reject any and all bids, when such rejection is in the interest of the Owner; to reject the bid of a bidder who previously failed to perform properly or to complete on time; and to reject the bid of a bidder who is not, in the opinion of the Owner in, in a position to perform the contract; or to waive any irregularities or informalities in a bid.

7. Hiring of Local Labor

The Owner encourages that every Contractor and Subcontractor, employ to the maximum extent practical and allowed by law, qualified people who regularly reside in the project area.

8. Local Bidder Preference

The Valdez City Code provides for a local bidder preference as follows:

Section 2.80.020 Definitions

“Local bidder” means a business who:



1. For a period of eighteen consecutive months immediately prior to the opening of a competitive city bid for which the bidder wishes to utilize the local bidder preference:
 - a. Has owned, rented or leased real property within the city limits from which the business operates as verified by appropriate documentation;
 - b. Has advertised a local mailing or street address and local phone number for the business in a manner reasonably accessible to city residents;
 - c. Has current state business licenses and city business registrations;
 - d. Has maintained year-round employment of one or more city resident(s);
2. Is not delinquent in the payment of any taxes, fees, assessments, or other charges owing the city.

Section 2.80.060D Competitive Procurement Procedure

Except where prohibited by state or federal grant requirements, a local bidder, as defined in Section 2.80.020, may be given consideration as low bidder where the offer is the lesser of ten percent or fifty thousand dollars in excess of the lowest offer received from a bidder having its place of business located outside the city. The city may split the award between two or more suppliers in any manner the city deems to be in its best interest.

9. Award of Bid

The bid, if awarded, will be awarded to the lowest responsive responsible bidder as determined by the terms of the City Code and this document.

10. Pre-Award Conference

Before the award of the contract a Pre-Award Conference may be held between the Engineer or Project Manager and the apparent low bidder.



**City of Valdez
Bid Schedule
Page 1 of 1**

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612 / Contract Number: 1331**

<u>Item No.</u>	<u>Item Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Item Price</u>
1	Mobilization and Demobilization	1	LS	N/A	\$7,000.00
2	Modernization of City Hall Elevator	1	LS	N/A	\$74,069.00
3	Modernization of Senior Center Elevator	1	LS	N/A	\$90,456.00
4	Field engineering, submittals, shop & record drawings, operating instructions, O&M manuals, and close-out punchlist	1	LS	N/A	\$12,350.00



City of Valdez

Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612 / Contract Number: 1331

Total Base Bid Amount:

One hundred eighty three eight hundred seventy five Dollars Cents
(\$ 183,875)

I, Rusty Kline, hereinafter called Bidder, an individual doing business as Kline Construction, LLC, (strike out inapplicable words:) a ~~partnership, a corporation incorporated in the State of Alaska, a joint venture~~, hereby submits this bid and agrees: to hold this bid open for forty five (45) days, to accept the provisions of the Instruction to Bidders, to accomplish the work in accordance with the contract documents, plans, specifications, for the lump sum and unit price amounts as set forth in this bid schedule.

Respectfully submitted this 28 day of November, 2017

BIDDER:

Kline Construction, LLC
Company Name

9511 Carlson Rd.
Address

Anchorage, AK 99507
City, State, Zip Code

907-440-9119
Telephone Number

81-2385716
Federal I.D. or S.S.N.

Rusty Kline
Authorizing Name

Member
Title

Rusty Kline
Signature

Kline-Construction@hotmail.com
Email Address

CORPORATE SEAL

ATTEST:
Rusty Kline
Signature of Corporate Sec.

Rusty Kline
Print Name



**City of Valdez
Bid Bond**

KNOW ALL MEN BY THERE PRESENTS, that we

(Insert full name and address or legal title of Contractor)

as Principal, hereinafter called the Principal, and

(Insert full name and address or legal title of Surety)

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

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

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

Dollars (\$ _____),

For the payment of which sum well and truly to be made, the said Principal and the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Whereas, the Principal has submitted a bid for

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331**

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

Signed and sealed this _____ day or _____, 201_____

(Witness)

(Principal) (Seal)

(Title)

(Witness)

(Surety) (Seal)

(Title)



November 14, 2017

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

Contractor: Kline Construction, LLC
Anchorage, AK

Project: Senior Center / City Hall Elevator Controls (Project #17-350-1612 / Contract #1331)

Western National Mutual Insurance Company has been providing bid/performance and payment bonds for the above referenced contractor since November-2017. Currently, we have been considering projects up to \$200,000 and aggregate backlogs up to \$200,000. Western National Mutual Insurance Company is rated "A+" IX "Excellent" by A.M. Best Company and has a \$43,354,000 Treasury Listing with the U.S. Treasury Department.

Should our customer accept an award and enter into a mutually acceptable contract, it is our present intention to provide the required Performance and Payment Bonds upon presentation of contract documents and bond forms acceptable to us. It is understood and agreed that the providing of final bond(s) is at the sole discretion of Western National Mutual Insurance Company and will be based upon our view of the underwriting factors at that time.

You understand, of course, that any arrangement for the final bond(s) is a matter between our customer and ourselves, and we assume no liability to third parties, or to you, if for any reason we do not execute said bond(s).

This letter expires 60 days from the date shown above.

Sincerely,

WESTERN NATIONAL MUTUAL INSURANCE COMPANY

Christopher S. Pobieglo
Attorney-In-Fact

Surety Agent:
Business Insurance Associates (#9691)



POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Western National Mutual Insurance Company, a Minnesota mutual insurance company, does make, constitute and appoint: Christopher S. Pobieglo

Business Insurance Associates (#9691)

Its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the Company as surety, to execute and deliver and affix the seal of the Company thereto (if a seal is required) bond, undertakings recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, hazardous waste remediation bonds or black lung bonds), as follows:

All written instruments in an amount not to exceed an aggregate of Seven Million Five Hundred Thousand and 00/100 (\$7,500,000) for any single obligation, regardless of the number of instruments issued for the obligation.

and to bind Western National Mutual Insurance Company thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a meeting held on September 28, 2010. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of Western National Mutual Insurance Company on September 28, 2010:

RESOLVED that the president, any vice president, or assistant vice president in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the Company to bonds, undertakings, recognizances, and suretyship obligations of all kinds, and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the Company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, Western National Mutual Insurance Company has caused these presents to be signed by its proper officer and its corporate seal to be affixed this 16th day of December, 2015.



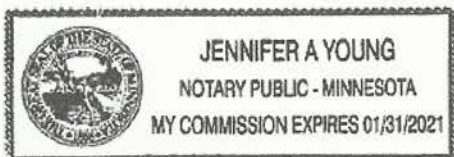
Jon R. Hebeisen, Secretary



Larry A. Byers, Sr. Vice President

STATE OF MINNESOTA, COUNTY OF DAKOTA


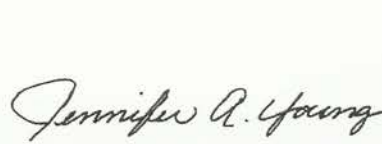
On this 16th day of December, 2015, personally came before me, Jon R. Hebeisen and Larry A. Byers and to me known to be the individuals and officers of the Western National Mutual Insurance Company who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally dispose and say; that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



Jennifer A. Young, Notary Public
My commission expires January 31, 2021

CERTIFICATE

I, the undersigned, assistant secretary of the Western National Mutual Insurance Company, a Minnesota corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.



Signed and sealed at the City of Edina, MN this 14th day of November, 2017

Jennifer A. Young, Assistant Secretary



CERTIFICATE OF LIABILITY INSURANCE

OP ID: CSP

DATE (MM/DD/YYYY)

11/14/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Business Insurance Associates 9138 Arlon Street, Suite A-1 Anchorage, AK 99507 Geoffrey Willis		CONTACT NAME: Christopher S. Pobieglo, CRIS PHONE (A/C, No, Ext): 907-274-4142 FAX (A/C, No): 907-274-8721 E-MAIL ADDRESS: chris@businessinsuranceassociates.com PRODUCER CUSTOMER ID #: KLINE-1	
INSURED Kline Construction LLC 9511 Carlson Road Anchorage, AK 99507		INSURER(S) AFFORDING COVERAGE INSURER A: Northland Casualty Company NAIC # 24031 INSURER B: Alaska National Insurance Co 38733 INSURER C: Travelers 31194 INSURER D: INSURER E: INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			WS176357	06/12/2017	06/12/2018	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 3,000,000	
							PRODUCTS - COMPI/OP AGG \$ 3,000,000
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (PER ACCIDENT) \$
	<input type="checkbox"/> HIRED AUTOS						\$
	<input type="checkbox"/> NON-OWNED AUTOS						\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	<input type="checkbox"/> OCCUR						\$
	<input type="checkbox"/> CLAIMS-MADE						\$
	DEDUCTIBLE						\$
	RETENTION \$						\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			16L WW 96051	12/19/2016	12/19/2017	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	N/A				E.L. EACH ACCIDENT \$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 100,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Contractors Bond			106209054	03/19/2017	03/19/2018	General 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

CITYVAL

City of Valdez
PO Box 307
Valdez, AK 99686

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**City of Valdez
Agreement Page 1 of 2**

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331**

This agreement is made 5th day of December, 2017, by and between the City of Valdez, Alaska, hereinafter called the Owner and, acting through its Mayor, and Kline Construction, LLC doing business as ~~an individual, partnership, a corporation~~ (strike out inapplicable words) located in Anchorage, AK, hereinafter called the Contractor.

The Contractor agrees to this Contract known as:

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331**

Furthermore the Contractor agrees to accept as full and complete payment for all work to be done in this Contract for the lump sum and per unit prices as set forth in the Bid Form and Addendums in the Contract Documents for this project. The total amount of this Contract shall be: **one hundred eighty three thousand, eight hundred seventy five dollars and zero cents (\$183,875.00).**

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 and addendums within **one hundred and eighty (180)** calendar days of the Notice to Proceed. Said contract documents are listed in the Table of Contents herein. All documents listed therein are by this reference made a part hereof.

The Contractor further agrees to pay, as liquidated damages, the sum of one hundred dollars (\$100.00) for each calendar day in excess of the completion date specified in the written Notice to Proceed in which this project remains incomplete.

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: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331**

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.

Kline Construction, LLC

Rusty Kline
Signature

Rusty Kline
Name

Member
Title

11-28-17
Date

9511 Carlson Rd.
Mailing Address

Anderson, AK 99507
City, State, Zip Code

81-2385714
Federal I.D. or S.S.N.

Corporate Secretary

Attest: Rusty Kline
Corporate Secretary

City of Valdez, Alaska, Authorized

Ruth E. Knight, Mayor

Date

Attested:

Sheri L. Pierce, MMC, City Clerk

Date

Recommended:

Elke Doom, City Manager

Date

Nathan Duval, Capital Facilities Director

Date

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

Attorney for the City of Valdez



**City of Valdez
Corporate Acknowledgement**

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612 / Contract Number: 1331**

(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 28 day of Nov, 20 17.

Rusty Kline
(Name of Officer)

Member
(Title of Officer)

Kline Construction LLC
(Name of Corporation)

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

[Signature]
Notary Public



My Commission Expires: 6-11-19



**City of Valdez
Non-Collusion Affidavit**

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612 / Contract Number: 1331**

(to be executed prior to award)

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

I, Rusty Klone, of Klone Construction, LLC, 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: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331**

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.

Rusty Klone
Signature

Subscribed and sworn to this 28 day of Nov, 20 17.

[Signature]
Notary Public

My Commission Expires: 6-11-19





**City of Valdez
Labor and Material Payment Bond**

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331**

Know all men by these presents that:

(Insert full name and address or legal title of Contractor)

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 _____, 20____, entered into a contract with Owner for

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331**

in accordance with Qualification Packet prepared by

**FT Elevator, LLC
2440 E Tudor Rd # 322
Anchorage, Alaska 99507**

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: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331

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 _____, 201__

(Witness)

(Principal)

(Seal)

(Title)

(Witness)

(Surety)

(Seal)

(Title)



**City of Valdez
Performance Bond**

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612 / Contract Number: 1331**

KNOW ALL MEN BY THESE PRESENTS: that

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

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 _____, 20____, entered into a contract with Owner for

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331**

in accordance with the Qualifications Packet prepared by

**FT Elevator, LLC
2440 E Tudor Rd # 322
Anchorage, Alaska 99507**

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



**City of Valdez
Performance Bond**

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331**

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 _____, 20____

(Witness)

(Principal)

(Seal)

(Title)

(Witness)

(Surety)

(Seal)

(Title)



**City of Valdez
Contractor Certificate of Substantial Completion**

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331**

CONTRACTOR: Kline Construction, LLC

This is to certify that I, Rusty, am a duly authorized official of the said CONTRACTOR working in the capacity of Member, 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, _____, 201__.

CONTRACTOR

Rusty S. Kline
(Signature)

Member
(Title)

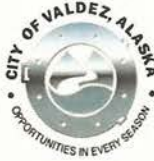
11-28-17
Date

CITY OF VALDEZ, OWNER

Capital Facilities Director

Date

REMARKS: _____



**City of Valdez
Contract Release Page 1 of 2**

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331**

The undersigned, Rusty Kline
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: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331**

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: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331

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: _____



**City of Valdez
Special Provisions**

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331**

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**City of Valdez
Special Provisions**

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331**

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 and Standard Details."

SP 02 Scope of Work

Base Bid

The Scope of Work of the Base Bid of this Contract shall include providing all labor, materials, tools, equipment, transportation, supervision and facilities necessary to:

Please see attached Qualifications Packet Titled "Senior Center/ City Hall Elevator Modernization" for a more detailed scope of work.

SP 03 Time of Completion

All work shall be completed in accordance with the Contract Documents within 180 calendar days of the date of the written Notice to Proceed.

Liquidated damages will be assessed in the sum of one hundred dollars (\$100.00) for each calendar day after the completion date during which the Project remains incomplete.

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.

SP 04 Special Site Conditions

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.

Local building permit fees are waived. The contractor will be responsible for obtaining local



building permits before the NTP is issued. The contractor will need to call the City Building Department at 907-834-3401.

Staging area will be in the East parking lot at City Hall, and the maintenance area in the basement. The staging area at the Senior Center will be determined in conjunction with Senior Center Management.

The contractor will be responsible for moving furniture and other items necessary to complete the work.

Contractor is responsible for setting up detours or barricades if their work is in a public area and will interfere with normal traffic flow.

Contractor is responsible for coordination of all subcontractors, and providing an accurate schedule listing dates of mile stones to be accomplished throughout project.

SP 05 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 06 Coordination and Schedule

The Contractor shall, within ten (10) working days of the date of the Notice to Proceed, submit to the Engineer 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 07 Site Preservation, Restoration, Cleanup and Environmental Reporting

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. 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. Contractors shall be responsible for all associated clean up costs and fines.

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 08 Permits

The Contractor shall obtain all licenses and permits that are required to do the work. A Building Permit will be required but there will be no charge.

SP 09 Order of Award of Alternative Bids

Additive Alternate and/or Deductive Alternative Bids will be awarded, if any are awarded, in any order determined to be the most advantageous combination by the owner.

SP 10 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 11 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 Bidder to prepare his bid 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.



SP 12 Construction Specifications

The Specifications for construction of the work of this Project are incorporated into the following pages and on the attached proposal titled "Senior Center/ City Hall Elevator Modernization". This document is by reference included herein.



City of Valdez
Modifications and Additions to the Standard Specifications

Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331

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City of Valdez
Modifications and Additions to the Standard Specifications

Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331

Division 10	Standard General Provisions
-------------	-----------------------------

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.



**City of Valdez
Minimum Prevailing Wage Rates**

**Project: Senior Center/City Hall Elevator Controls
Project Number: 17-350-1612/ Contract Number: 1331**

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>



FT Elevator LLC
Elevator Service, Repair & Modernization

Project: Senior Center/City Hall Elevator Modernization

Project Number: 17-350-1612

FT Elevator

FT Elevator is acting as a consultant and has provided this service as part of bid package at no additional cost. FT Elevator was formed 8 years ago with the thought of providing a non-proprietary option for elevator modernizations. At the same time, I was offered a chance to try and save a fledgling one world order local elevator company. I took on this responsibility as well, and have been working both companies for the last eight years. After having grown this company from a one-man service department, to currently four full time employees, I did feel the need to move on and concentrate on FT Elevator. I left them in December of 2016.

Over the years I have personally modernized through FT Elevator sixteen traction elevators, fifteen hydraulic elevators, four in ground jack replacements, and a new construction 3 stop hydraulic elevator in Fairbanks.

Prior to FT Elevator, I had over 16 years at US elevator through their numerous mergers to become what is now known as Thyssen Krupp. For them I modernized Alaska Regional 5 car group, BP building and numerous hydraulic elevators.

I have seen many different styles of proprietary equipment, from US Elevators Ascension product, that every 45 days would shut down unless a tech would reset it prior. Thyssen Krupp Elevator ISIS product which only the right laptop could reset TFR faults. Otis elevator with their GEN 2S which has no LED's for trouble shooting and their service tool expires and needs to be refreshed. Schindler Elevator having a flash drive that is removable, so testing by others is virtually impossible. It's all about locking you into the almighty service dollar.

This is where FT Elevator excels, by providing non-proprietary equipment. For my controllers I use both Smartrise and Elevator Controls depending on application. They have unlimited free tech support to anyone, which gives you the opportunity to go with any service provider that you prefer. Both manufacturers have been around for years and have supplied controllers even to the majors for non-proprietary applications. I tend to stay with OEM on door equipment, whether it is Otis, GAL or Dover. Fixtures are supplied by Unitec, which basically is Otis. (personal preference, great buttons that last a long time). Hydraulic power units supplied by Unitec as well. Traction machines are either Torin or Hollister Whitney. All of the equipment used here is either being currently used by the majors or has been used in the past.

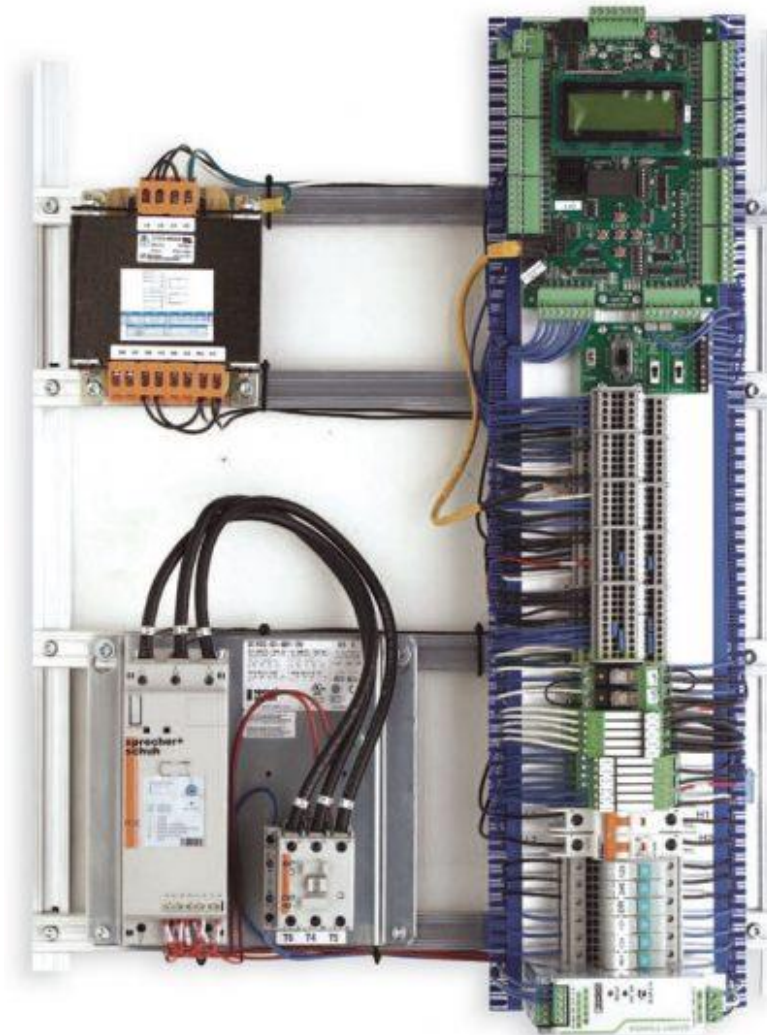
What you will find with FT Elevator is that the owner is installing the equipment and with that you have someone that is invested in your project. The finished product is his reputation. I have included a reference page that gives all of the people that have been associated with my upgrades. It is not just a cherry-picked handful of jobs that went well.

Products

Listed below are the major items that will be replaced on the elevator modernization. Please see scope of work for full component replacement

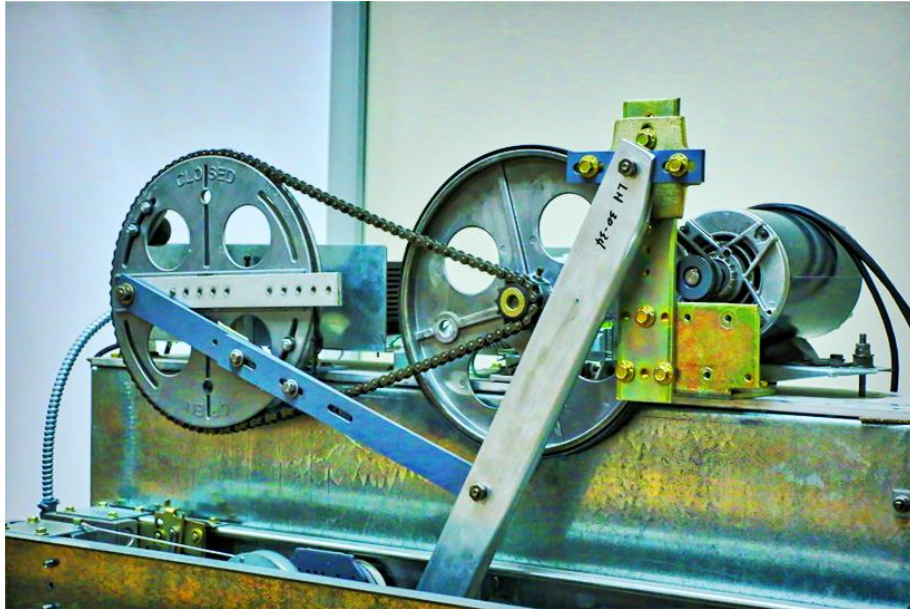
- **Controller**

The new controls will be supplied by Smartrise. A leader in non-proprietary controls. All solid state with simple and easy to navigate screens to access faults if needed with manual supplied for corrective actions. Free 24 hour tech support



- **Door Operators**

New GAL Mofvr closed loop door operator. Easy installation as both Senior Center and City Hall are GAL door equipment, to include all new linkage arms, clutch, and door restrictor. Original door equipment for all US elevator was GAL. Still manufacturing parts, a hundred years later



- **Hydraulic power unit**

New submersible power unit supplied by Unitec, which is Otis elevator's parts division.



- **Fixtures**

New fixtures supplied by Unitec. LED lighting with a very robust button

Hall Station



Car station



- **Cab interior**

New cab interiors supplied by Snap Cab. Cabs are spec'd similar for both cars. Both City hall and Senior Center will have the stainless kick panels as shown. Upper horizontal panels will be of color choice by owner.

Due to small cab at City Hall handrail will only be applied to back wall

Senior center will have new side walls with handrails either side. New stainless applied panel to front of elevator to cover existing phone cabinet as New Car operating panel will have built in phone. New stainless applied to both headers as to cover old position indicator and holes from emergency light as well as old ceiling. A new position indicator and car emergency light will be also included in new car operating panel

A new modular LED downlight ceiling will be provided for both cars



Scope of work

City Hall/Senior Center

• Duty, Travel	Retain
• Stops and openings	Retain
• Machine	New
• Power unit	New
New motor, pump, muffler, valve	
• Control systems	New Non-proprietary microprocessor
• Start configuration	New "soft start"
• Emergency operation	Upgraded to current code
• Pit stop switch	New
• Hoistway access switch	New, per code
• Inspection station	New
• Car operating panel	New M3 luxury fixture
• Communications	New ADA phone integral with COP
• Car position indicator	New position indicator in COP
• Braille	New on COP and entrances
• Floor Passing Chime	New, ADA compliant
• Emergency lighting	New, integral in COP
• Hall button stations	New M3 surface mounted
• In car lantern	New
• Hall lanterns	Not applicable
• Car guides	New rollers
• Car frame	Retain
• Door operator(s)	New GAL closed loop door operator
• Interlocks	New
• Door restrictors	New per code
• Door protection	New infrared protection device
• Car door tracks	Refurbish
• Car door	New
• Hoistway door tracks	Refurbish

- **Hoistway doors** **New**
- **Hoistway door closers** **New**
- **Hoistway limit switches** **New as required by code**
- **Traveling cable** **New**
- **Hoistway wire** **New**
- **Handrails** **New**
- **Cab finishes** **New**
- **Signage** **New**
- **Toe guards** **New per code**
- **Seismic rupture valve** **New**
- **Cab Ceiling** **Replace**

Schedule

Once given notice to proceed, longest lead time of any given part is the elevator interior. Depending on how soon the color choices can be made and submittals are kicked back for approval, it could be one to two weeks for order to be placed. Twelve to fourteen weeks for delivery on site. With that it would be safe to say, a mid to late March 2018 start with a completion month of April 2018

Stainless doors and controller are my quickest lead time at about five to six weeks.

Senior Center

With the arrival of doors and prior to beginning of modernization, FT Elevator will make a special trip to install new Car/Hall doors and complete the replacement of all door related items. FT Elevator is aware of the need to have a functioning elevator for the elderly and by taking this approach we can eliminate two days of time when we perform a hard shut down. During door replacement elevator will be operational only during meal periods to allow movement to and from cafeteria. Elevator will be left operational during late evening hours. Overtime is factored into bid price and door replacement should be completed in two days and car will be returned to service.

During this visit we will co-ordinate with the electrician to complete all of the code related electrical issues. Make necessary repairs to the elevator flooring to remove homemade ramps, wood trim at edges and install new flooring.

We expect the Senior Center upgrade to be down for four to five days, again with overtime factored into bid.

- Day 1, Elevator shut down, removal of old controller and hydraulic power unit. Installation of new controller and power unit. Covering of non-related elevator items in machine room. At this time elevator will not be able to move
- Day 2, Demolition of old car top equipment (door operators, landing system, hoistway wiring) Installation of car top controls, hoistway wiring, new cartop lighting, inspection station, car top box and landing system

- Day 3, removal of old car operating panel, phone box, side walls and ceiling. Installation of new car operating panel, ceiling and interior
- Day 4, Installation of hall fixtures, finish electrical connections from car and hoistway to machine room. Adjust performance and functionality of elevator. Test elevator time permitting
- Day 5, Test elevator with full load and return to service

City Hall

FT Elevator will start upgrade following testing of Senior Center.

- Installation time will be between 7 and 10 days for completion. Schedule will follow same as senior center. Since there is no overtime in this phase of project, time frame will be stretched out
- At this time, we will co-ordinate with fire protection personnel to have their work for both projects completed with arrival of inspector.

After both elevators are completed we will bring in the state elevator inspector to inspect and certify elevators.

Team Experience

Electrical contractor

FT Elevator has selected **Electrical Solutions, LLC** to provide all electrical work required for completion of modernizations. Recently completed work for and recommended by the City of Valdez Items to include:

City Hall

- New 100 amp fused mainline disconnect with connection to new controller
- New 15 amp car light disconnect
- Install conduit for phone line
- Install 2 4' LED lights and move switch to strike side if door
- Install GFI in machine room and pit
- Install new 4' LED fixture in pit

Senior Center

- Install 2 new 4' LED fixtures on wall in machine room due to height requirements
- Install 15 amp fused disconnect for car lights
- New GFI machine room
- New GFI and 4' led fixture in pit
- Connect existing mainline to new controller

Fire contractor

FT Elevator has selected **Taylor Fire** to provide machine room work and pit work related to elevator modernization. Currently fire service provider for the City of Valdez. Items to include:

City Hall

- Move existing relay modules to within 3' of new controller by code
- Provide necessary materials for installation
- Programming and testing of system
- Installation of sprinkler in pit

Senior Center

- Add relay modules within 3' of new controller
- Provide necessary materials for installation
- Programming and testing of system

General Contractor

FT Elevator has selected **Kline Construction** to act as General contractor to meet City of Valdez requirements for elevator modernization project. 25 years of experience as a commercial contractor within the Municipality of Anchorage. Currently finishing up upgrades at all of Wells Fargo locations around state. Responsibilities and items to include:

City Hall

- Replace non-fire rated door in machine room
- Fire stop hoistway and machine room
- Ventilation of machine room

Senior Center

- Cover non-elevator related equipment in machine room
- Repair any trim around entrance frames

Elevator Contractor

As consultant to modernization project **FT Elevator** will perform all elevator related work as indicated on pages 6 and 7 of this document. Work experience is on page 1 and company employee experience to 50+ years. Additional duties related to project are:

- Co-ordinate with electrical and fire contractors on scheduling for their tasks needed to be complete
- Co-ordinate with State elevator inspector with progress of modernization and schedule a final inspection
- Co-ordinate with general contractor for his work related to modernization and keep him informed of progress of schedule

References and completed modernizations

Don Long
Providence Hospital
Director Hospital Engineering and Facilities support
212-5082

Jon Johnson Providence Hospital Construction Project Manager 212-2694	6 stop overhead traction machine duplex 2 stop 8000 lb hydraulic modernization
David Hall Turnagain Arms 240-4485	7 stop overhead traction machine
Charlene Howe Alaska Energy Building 223-7853	7 stop overhead traction machine duplex
Brad Wuerer Weidner Apt Homes Area Director 529-5796	4, 5 stop hydraulic modernizations New inground jack assy
Randy Morris Wells Fargo Property Portfolio Manager 267-5434	5 stop Basement traction duplex 5 stop overhead machine duplex 3 stop hydraulic mod
*Paul Jenkins Chief Maintenance Supervisor JRW Ventures 360-0638	3 stop hydro mod 2 stop hydro mod plus new jack assy
Steve Zelner The Solar Building 278-7236	5 stop traction mod
*John Hester Superintendent Alcan General 563-0472	Anchorage museum new freight/passenger elevator
*Thomas Manson Plaza Nine 360-2717	4 stop hydro mod plus new jack assy
ERA Aviation Rex Jordan 350-5332	Two 3 stop hydro mods
Kenai Peninsula Borough Marty Hall 907-398-8524	2 stop hydro mod New inground jack assy

Marathon Construction Mike Bullock 529-6892	3 stop hydro mod
Denali Commercial Management Brian Swartzentruber 229-8386	7 stop traction duplex New cabs, New machines 2 stop Hydro mod
Victoria Roberts Vicinity Commercial Management 270-7860	5 stop duplex Traction mod 5 stop simplex Traction mod
Cliff Goughnour Bonanza Reality 333-1244	7 stop Traction mod New cab and machine
Tamra Rupe RSD Properties 258-8800	2 stop Hydro mod New Machine room
Chalon Rein Municipal Inspector 884-2914	Please note that Chalon will only answer questions in a yes or no format. He is very PC.

* I believe that these people have moved on

Price

Price of Elevator, Electrical, and Fire sub-contractors for elevator modernization: \$161,704.00. Total price due to addition of general contractor $\$161,704.00 \times 10\% = \$17,875.00$, additional insurance to be incorporated into bid, **Total cost of bid \$183,875.00**

- All subs are licensed, bonded and insured
- FT Elevator is comfortable with price and has performed a comprehensive survey and will be responsible for any change order(s) that maybe generated by electrical, fire or general sub-contractors