

# CONTRACT DOCUMENTS & SPECIFICATIONS

## GOLDEN HEART PLAZA RESTROOM FACILITY

**Project No. ITB-24-13**

**August 2024**



***Prepared by:***

City of Fairbanks, Engineering Department  
800 Cushman Street  
Fairbanks, Alaska 99701

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### STATE WAGE RATES

State wage rates can be obtained at <http://www.labor.state.ak.us/lss/pamp600.htm>. Use the State wage rates that are in effect on the final bid date. The City will include a paper copy of the State wage rates in the signed Contract.

**CITY OF FAIRBANKS  
INVITATION TO BID NO. ITB-24-13**

Sealed bids for furnishing all labor, equipment, materials, and performing all work necessary to provide power, water and sewer utilities, site work, concrete slab and installation of City provided Portland Loo restroom facility for the GOLDEN HEART PLAZA RESTROOM FACILITY PROJECT will be received by the City Clerks, City Hall, 800 Cushman Street, Fairbanks, Alaska 99701 no later than 2:00 P.M, local time, August 20, 2024, and will immediately thereafter be publicly opened and read aloud in the Engineering Conference Room at the same address.

It is your **Mandatory** responsibility to register as an ITB Holder by contacting Jeff Whipple, Project Manager at (907) 459-6743 or [jwhipple@fairbanks.us](mailto:jwhipple@fairbanks.us). Only ITB registered holders will be allowed to propose, or will receive addenda to the ITB, if any.

A **Mandatory** pre-bid conference will be held on August 9, 2024, at 10:00 A.M. on site at the Golden Heart Plaza, 516 first Avenue, Fairbanks, AK 99701 for all prospective proposers. Contact Jeff Whipple at [jwhipple@fairbanks.us](mailto:jwhipple@fairbanks.us) to confirm attendance. Bids will only be accepted from Bidders in attendance.

ITB Documents: Interested Contractors may obtain ITB documents online at  
The Associated General Contractors <http://www.agcak.org>,  
The Plans Room LLC <http://www.theplansroom.com> and  
The City of Fairbanks <https://www.fairbanksalaska.us/rfps>

The City reserves the right to waive informalities not inconsistent with the law and to reject any or all bids.

PUBLISH: FAIRBANKS DAILY NEWS MINER, August 2nd, 4<sup>th</sup> and 5th, 2024

## **PART I - INSTRUCTIONS TO BIDDERS**



## **DIVISION 000 – INSTRUCTIONS TO BIDDERS**

**00-1.00 CONSTRUCTION DOCUMENTS.** Contract documents are available for the convenience and review by/of contractors, subcontractors, and suppliers, one complete hard copy set of contract documents, construction plans and technical specifications is retained on file at the City of Fairbanks Engineering Department Office in City Hall, 800 Cushman Street. The City reserves the right to waive informalities not inconsistent with the law and to reject any or all bids.

**00-1.01 RECEIPT AND OPENING OF BIDS.** The City of Fairbanks, Alaska (hereinafter called the “Owner”), invites bids submitted on the forms described herein. Bids including any amendments or withdrawals must be received by the City Clerk's Office, at or prior to, the designated time. Bids not received by the City Clerk's Office at, or prior to, the designated time will not be accepted and will be returned to the bidder unopened. Mailed or hand-delivered envelopes containing the bids must be sealed, addressed to the City Clerk at 800 Cushman Street, Fairbanks, Alaska 99701-4615, and designated as specified in the “Invitation to Bid.” Faxed bid amendments must be addressed to City Purchasing Agent. Fax number: (907) 459-6731.

**000-1.03 BID SECURITY.** Bid security (referred to as Bid Bond) is required with each bid in the following amount:

1. Ten Percent of the amount of the bid if the bid does not exceed \$100,000; or
2. Ten percent of the first \$100,000 and five percent of the amount of the bid over \$100,000 if the bid exceeds \$100,000 up to a maximum of \$200,000 in security.

**000-1.04 EQUAL OPPORTUNITY.** The City of Fairbanks hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this Invitation, Disadvantaged Business Enterprises (DBEs) will be afforded full opportunity to submit bids and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award.

**000-1.06 BID QUESTIONS.**

All questions relating to bidding procedures, design features, constructability, quantities, discrepancies, request for correction, or other technical aspects of the project shall be submitted via email to the City of Fairbanks Engineering Department via [jwhipple@fairbanks.us](mailto:jwhipple@fairbanks.us), attention Jeff Whipple, Project Manager

Questions shall be submitted at least seven calendar days prior to the date fixed for the opening of the bids. The Owner shall provide all such corrections and any supplemental instructions in the form of addenda electronically to:

- <http://www.agcak.org>

- <http://www.theplansroom.com>
- <https://www.fairbanksalaska.us/rfps>

**000-1.07 OTHER INFORMATION:**

Bid results are available after the bid opening by accessing the City of Fairbanks home page at <https://www.fairbanksalaska.us/rfps>.

The Standard Specifications for Highway Construction [English Edition] dated 2020 can be downloaded from the internet at <http://www.dot.state.ak.us/stwddes/dcspecs/index.shtml>.

**000-1.08 CONTRACT QUANTITIES IN BID SCHEDULE.** The quantities appearing in the bid schedule are approximate only and are prepared for the comparison of bids. Payment to the contractor will be made only for the actual quantities of work performed and accepted or materials furnished in accordance with the contract. The scheduled quantities of work to be done and materials to be furnished may each be increased, decreased, or omitted as hereinafter provided.

This project contains pay items with contract quantities as defined with technical and special provisions.

**000-1.09 CONTRACT AWARD.**

1. Except as provided in the Code of Ordinances, City of Fairbanks, Alaska, also cited Fairbanks General Code (FGC); contract award authority is by resolution of the City Council.
2. The awarding authority may award a contract based on solicited bids to the lowest responsive and responsible Bidder as provided in the FGC and these contract documents and specifications.
3. Local bidder preference will be used as a criterion in awarding this bid. (The provisions of local preference are not applicable to any contract funded by a Federal or State grant which expressly prohibits a local preference in awarding contracts.)

**000-1.10 REQUIRED DOCUMENTS.** Each bid shall be submitted on the prescribed forms.

Required for Bid. Bids will not be considered if the following documents are not filled out completely and submitted at the time of bidding:

1. Bid and Non-Collusion Affidavits
  2. Bid Schedule(s)
  3. Bid Bond (with Power of Attorney when appropriate)
-

4. Legible reproduction of current Alaska Contractor's License or Certified License Statement
5. Copy of current Alaska Business License
6. Copy of current City of Fairbanks Business License

Required After Notice of Apparent Low Bidder. The apparent low bidder is required to complete and submit the following document within 10 working days after receipt of written notification:

1. Sub-Contractors List

Required for Award. In order to be awarded the contract, the successful bidder must completely fill out and submit the following documents within the time specified in the intent to award letter:

1. Construction Contract (Agreement)
2. Contract Bond (Performance)
3. Contract Bond (Payment)
4. Contractor's Questionnaire
5. Certificate of Insurance (from carrier)
6. Bidders must register annually with the Civil Rights Office in order to be eligible for award. If not registered, or if unsure, submit the following: Bidder Registration (Form 25D-6)

**000-1.11 CHANGE IN PREVAILING WAGE REQUIREMENTS.** The Department of Labor and Workforce Development (DOLWD) proposed a revised regulatory definition of "on-site" in 8 AAC 30.910 to clarify the scope of activities covered by Alaska's Little Davis Bacon Act (AS 36.05.010-AS 36.05.110). For a copy of the revised definition of 8 AAC 30.910, go to: <http://labor.alaska.gov>.

DOLWD will enforce the revised provisions on all projects with a bid opening date on or after March 15, 2011. Prospective bidders on projects with a bid opening date on or after March 15, 2011, must consider the impact of the revised regulation and bid accordingly. DOLWD will not enforce the new "onsite" definition on projects with a bid opening date prior to March 15, 2011.

**000-1.12 USING APPRENTICES.** Contractors must comply with Administrative Order 226, which establishes a 15% goal for hiring apprentices in certain job categories; on highway, airport, harbor, dam, tunnel, utility or dredging projects financed by the State of Alaska. This Administrative Order will apply to all such projects advertised after September 1, 2005, where the project construction cost exceeds 2.5 million dollars.

For additional details, please visit: <http://labor.alaska.gov/lss/forms/ApprenHireReq.pdf>.

**000-1.13 SPECIAL NOTICE TO BIDDERS.** The City of Fairbanks may cancel this solicitation either before or after bid opening, but prior to the issuance of the "Notice of Intent to Award" under Subsection 103-1.03 of the Standard Specifications for Highway Construction, 2020 Edition, if it is determined that award is not in the best interest of the City.

The City also reserves the right to cancel this solicitation after issuance of the "Notice of Intent to Award" and the declared apparent low bidder for the project is cautioned to not proceed with any aspect of contract performance until a "Letter of Award" and "Notice to Proceed" have been issued by the City. The apparent low bidder is not relieved from any of the procedural requirements of Section 103 of the Standard Specifications for Highway Construction, 2020 Edition. By submitting a bid for this project, the bidder agrees that the City will not provide compensation for, nor be held liable for, any bidder or prospective contractor incurred costs associated with bid preparation or other prospective contractor incurred costs.

**CITY OF FAIRBANKS  
BID AFFIDAVIT  
ITB-24-13**

Bid of

\_\_\_\_ (hereinafter called "BIDDER"), organized and existing under the laws of the State of \_\_\_\_\_ doing business as \_\_\_\_\_\*, to the CITY OF FAIRBANKS, a municipal corporation of the State of Alaska (hereinafter called "OWNER").

In compliance with your Advertisement for Bids, BIDDER hereby proposes to perform all WORK for the **GOLDEN HEART PLAZA RESTROOM FACILITY PROJECT No. ITB-24-13**, in strict accordance with the CONTRACT DOCUMENTS, within the time set forth therein, and at the prices stated below.

By submission of the BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to his own organization, that this BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to the BID with any other BIDDER or with any competitor.

BIDDER hereby agrees to commence WORK under this contract on or before a date to be specified in the NOTICE TO PROCEED and to fully complete the PROJECT by October 15, 2024. BIDDER further agrees to pay liquidated damages in accordance with the Contract Documents.

BIDDER acknowledges receipt of the following ADDENDA (give number and date of each):

Addenda	Date Issued	Addenda	Date Issued

\*Insert "a corporation", "a partnership", or "an individual" as applicable.

BIDDER agrees to perform all the work described in the CONTRACT DOCUMENTS for the following unit prices or lump sum:

**ON ATTACHED BID SCHEDULE(S)**

*Respectfully submitted:*

_____ Signature	_____ Address	
_____ Title	_____ Telephone Number	_____ Date

**NON-COLLUSION AFFIDAVIT**

UNITED STATES OF AMERICA  
STATE OF ALASKA

I, \_\_\_\_\_, of \_\_\_\_\_  
(Name of Officer) (Firm Name)  
\_\_\_\_\_, being duly sworn, do depose and state:

That I, or the firm, association or corporation of which I am a member, a bidder, on the contract to be awarded, by the City of Fairbanks of the State of Alaska, for the construction of that certain project designated as: the **GOLDEN HEART PLAZA RESTROOM FACILITY PROJECT No. ITB-24-13**, located at Fairbanks, Alaska, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

**BID SCHEDULE**

The Bidder shall insert a unit bid price or a lump sum price in figures opposite each pay item and total price for which an estimated quantity appears in the bid schedule. The estimated quantity of work for payment on a lump sum basis will be “all required” and as further specified in the contract.

City of Fairbanks ITB-24-13		GOLDEN HEART PLAZA RESTROOM FACILITY PROJECT			
BID SCHEDULE		BASE BID			
Item No.	Item Description	Pay Unit	Quantity	Unit Price	Amount Bid
202.0001.0	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LUMP SUM	ALL REQUIRED		
203.0019.0	UNCLASSIFIED EXCAVATION	LUMP SUM	ALL REQUIRED		
622.0015.0	PORTLAND LOO FACILITY INSTALLATION	LUMP SUM	ALL REQUIRED		
626.0002.0	SANITARY SEWER SERVICE CONNECTION	LUMP SUM	ALL REQUIRED		
627.0008.0	WATER SERVICE CONNECTION	LUMP SUM	ALL REQUIRED		
640.0001.0	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	ALL REQUIRED		
641.0003.0	TEMPORARY EROSION, SEDIMENT AND POLLUTION CONTROL	LUMP SUM	ALL REQUIRED		
643.0002.0	TRAFFIC MAINTENANCE	LUMP SUM	ALL REQUIRED		
643.0023.0	TRAFFIC PRICE ADJUSTMENT	CONTINGENT SUM	ALL REQUIRED	\$0.00	\$0.00
661.0008.1	ELECTRICAL CIRCUIT CONNECTION	LUMP SUM	ALL REQUIRED		
670.0001.0	PAINTED TRAFFIC MARKINGS	LUMP SUM	ALL REQUIRED		
A: Total Base Bid:					
B: Local Bidders Preference (5%), \$50,000 max.					
A - B: Adjusted Base Bid Amount:					



**BID BOND**

KNOW ALL BY THESE PRESENTS, that we, the undersigned,

\_\_\_\_\_ as Principal,  
and \_\_\_\_\_ as Surety,  
are hereby held and firmly bound unto the CITY OF FAIRBANKS, ALASKA as Owner in the penal sum of  
\_\_\_\_\_ for the payment of which, well and truly to be made, we  
hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns.

Signed, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

The Condition of the above obligation is such that whereas the Principal has submitted to the CITY OF FAIRBANKS a certain Bid, attached hereto, and hereby made a part hereof to enter into a contract in writing, for the **GOLDEN HEART PLAZA RESTROOM FACILITY PROJECT No. ITB-24-13**.

NOW, THEREFORE,

- a. If said Bid shall be rejected, or in the alternate,
- b. If said Bid shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said Bid) and shall furnish a bond for his faithful performance of said contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said Bid,

then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulated and agrees the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the Owner may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS THEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

**BID BOND (continued)**

\_\_\_\_\_(L.S.)  
Principal

By: \_\_\_\_\_

\_\_\_\_\_  
Surety

By: \_\_\_\_\_

IMPORTANT - Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

**CITY OF FAIRBANKS**

**BID MODIFICATION**

**GOLDEN HEART PLAZA RESTROOM FACILITY PROJECT No. ITB-24-13**

Modification Number: \_\_\_\_\_

Note: All revisions shall be made to the unadjusted bid amount (s).

Changes to the adjusted bid amounts will be computed by the City.

PAY ITEM NO.	PAY ITEM DESCRIPTION	REVISION TO UNIT BID PRICE	REVISION TO UNIT BID AMOUNT

**TOTAL REVISION: \$** \_\_\_\_\_

\_\_\_\_\_  
Name of Bidding Firm

\_\_\_\_\_  
Responsible Party Signature Date

This form may be duplicated if additional pages are needed.

**CONTRACTORS QUALIFICATION QUESTIONNAIRE**

**A. FINANCIAL**

1. Have you ever failed to complete a contract due to insufficient resources?

☐ No ☐ Yes If YES, explain:

2. Describe any arrangements you have made to finance this work:

**B. EQUIPMENT**

1. Describe the equipment you have available and intend to use for this project. List the item, quantity, make, model, size/capacity and present market value.

2. What percent of the total value of this contract do you intend to subcontract? \_\_\_\_\_ %

3. Do you propose to purchase any equipment for use on this project?

☐ No ☐ Yes If YES, describe type, quantity, and approximate:

4. Do you propose to rent any equipment for this work?

☐ No ☐ Yes If YES, describe type and quantity:

5. Is your bid based on firm offers for all materials necessary for this project?

☐ Yes ☐ No If NO, please explain:

**C. EXPERIENCE**

1. Have you had previous construction contracts or subcontracts with the State of Alaska?

☐ Yes ☐ No

Describe the most recent or current contract, its completion date, and scope of work:

2. List, as an attachment to this questionnaire, other construction projects you have completed, the dates of completion, scope of work, and total contract amount for each project completed in the past 12 months.

**I hereby certify that the above statements are true and complete.**

\_\_\_\_\_  
Name of Contractor

\_\_\_\_\_  
Name and Title of Person Signing

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**SUB-CONTRACTOR LIST**

The apparent low bidder shall complete this form and submit it so as to be received by the City Engineer prior to the close of business on the fifth working day after receipt of written notice from the City.

Failure to submit this form with all required information by the due date will result in the bidder being declared nonresponsive and may result in the forfeiture of the Bid Security.

Scope of work must be clearly defined. If an item of work is to be performed by more than one firm, indicate the portion or percent of work to be done by each.

Check as Applicable:

☐ All work on the above-referenced contract will be accomplished without sub-contracts greater than 1/2 of 1% of the contract amount.

OR

☐ Sub-contractor List is as follows, in accordance with Fairbanks General Code 54-162.

<b>Firm Name, Address, Telephone No.</b>	<b>Alaska Business License No., Contractor's Registration No.</b>	<b>Scope of Work to be Performed</b>

Continue sub-contractor information on additional sheets as necessary.

I hereby certify the above listed firms possessed current Alaska Business Licenses and Contractor Registrations that were valid on the day of the bid opening for this project.

\_\_\_\_\_  
Signature of Authorized Company Representative

\_\_\_\_\_  
Title

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Company Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
Phone Number

### CONSTRUCTION CONTRACT (AGREEMENT)

THIS AGREEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between \_\_\_\_\_, hereinafter  
(the official name, form of organization, and address of Contractor - if partnership, name of partners)  
called the "Contractor" and City of Fairbanks, 800 Cushman Street, Fairbanks, Alaska 99701-4615,  
hereinafter called the "Owner".

WITNESSETH THAT:

WHEREAS, pursuant to the invitation of the Owner, extended through an officially published "Advertisement for Bids," the Contractor did in accordance therewith, on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, file with the Owner a Bid containing an offer which was invited by said notice; and

WHEREAS, the Owner has heretofore determined said offer was the lowest and best submitted:

NOW, THEREFORE, IT IS AGREED:

First: That the Contractor shall comply in every way with the requirements of those certain specifications entitled: **GOLDEN HEART PLAZA RESTROOM FACILITY PROJECT No. ITB-24-13**, and *The Alaska Standard Specifications for Highway Construction, 2020 Edition* is incorporated by reference and made a part hereof as if set forth in full.

Second: That in consideration of faithful compliance with the terms and conditions of this Agreement the Owner shall pay to the Contractor, at the times and in the manner provided in said specifications, the total sum of:

\_\_\_\_\_  
(the basic contract price both in words and figures)

which sum is subject, however, to increase or decrease in such proportion as the quantities named in said proposal are so changed, all as in said specifications and proposal provided.

Third: That the time of completion is October 15, 2024

Fourth: That the contract documents which are hereby made a part of this Agreement by actual attachment or by this reference thereto are as follows:

1. The "Advertisement for Bids" - being the invitation to submit a proposal;
2. The Specifications named above by title;
3. The Detailed Plans listed and described in said specifications, together with those which may be issued as supplements thereof; and
4. The Bid of the Contractor, which was submitted on \_\_\_\_\_, 2023, the original or a conformed copy of which is hereto attached and marked "Exhibit A".

**CONSTRUCTION CONTRACT (AGREEMENT) (Continued)**

IN WITNESS WHEREOF, said Contractor and said Owner have caused this Agreement to be executed on the day and year first above written.

\_\_\_\_\_  
(Contractor)

By:

\_\_\_\_\_  
(Name, Title)

(SEAL)

And/Attest

Witness: (If individual or Partnership)

\_\_\_\_\_  
(Name)

-----  
CITY OF FAIRBANKS, FAIRBANKS, ALASKA

(Owner)

(SEAL)

By:

\_\_\_\_\_  
DAVID PRUHS, Mayor

Attest:

\_\_\_\_\_  
DANYIELLE SNIDER, City Clerk

Approved as to substance:

\_\_\_\_\_  
ROBERT PRISTASH, P.E., City Engineer

Approved as to form:

\_\_\_\_\_  
Thomas A. Chard, City Attorney

\_\_\_\_\_  
Date

**CONTRACT BOND (PERFORMANCE)**

KNOW ALL BY THESE PRESENT:

That \_\_\_\_\_ of \_\_\_\_\_  
as principal(s) and \_\_\_\_\_ of \_\_\_\_\_ as  
surety(sureties) are firmly bound and held unto the City of Fairbanks in the penal sum of  
\_\_\_\_\_ dollars (\$ \_\_\_\_\_),  
good and lawful money of the United States of America, for the payment whereof well and truly to be  
made, we bind ourselves, our heirs, executors, administrators and assigns, jointly and severally, firmly  
by these presents.

The amount of the Performance Bond shall equal the amount of the contract.

WHEREAS, the said principals have entered into written contract with said City of Fairbanks on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2024, for construction of the **GOLDEN HEART PLAZA  
RESTROOM FACILITY PROJECT No. ITB-24-13**, said work to be done according to the terms of said  
contract.

NOW, THEREFORE, the conditions of the foregoing obligation are such that if the said principals shall  
well and truly perform and complete all obligation and work under said contract and the proposal, and  
special conditions attached hereto and made a part hereof and or the plans and specifications of the  
City of Fairbanks, or the specifications of any participating Local, State or Federal Agency when such  
specifications are designated by the City of Fairbanks as those governing the conduct of construction  
under this contract of which reference is hereby made and which are by reference made a part hereof  
according to the terms as the same are now constituted or as they may hereafter be modified in  
accordance with the provisions of said contract and specifications and during the life of any guarantee  
required under the contract, and if the said principals shall comply with all requirements of law and shall  
indemnify and save harmless the City of Fairbanks and employees thereof against any damage or loss  
which they or any of them may suffer or for which they or any of them become liable by the default of  
said principals, or by any neglect or carelessness on the part of said principals, their agents, servants or  
employees in the performance of said contract, then these presents shall become void, otherwise they  
shall remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at \_\_\_\_\_, Alaska, this \_\_\_\_\_  
day of \_\_\_\_\_, 2024.

Principals: \_\_\_\_\_  
\_\_\_\_\_



**CONTRACT BOND (PERFORMANCE) (Continued)**

Countersigned: \_\_\_\_\_

(Corporation Seal)

Sureties: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
Thomas A. Chard, City Attorney

\_\_\_\_\_  
Date

**CONTRACT BOND (PAYMENT)**

KNOW ALL BY THESE PRESENT:

That \_\_\_\_\_ of \_\_\_\_\_  
as principal(s) and \_\_\_\_\_ of \_\_\_\_\_ as  
surety(sureties) are firmly bound and held unto the City of Fairbanks in the penal sum of  
\_\_\_\_\_ dollars (\$ \_\_\_\_\_),  
good and lawful money of the United States of America, for the payment whereof well and truly to be  
made, we bind ourselves, our heirs, executors, administrators and assigns, jointly and severally, firmly  
by these presents.

The amount of the Payment Bond shall equal the amount of the contract.

WHEREAS, the said principals have entered into written contract with said City of Fairbanks on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2024, for construction of the **GOLDEN HEART PLAZA  
RESTROOM FACILITY PROJECT No. ITB-24-13**, said work to be done according to the terms of said  
contract.

NOW, THEREFORE, the conditions of the foregoing obligations are such that if the said principals shall  
comply with all requirements of law and pay, as they become due, all just claims for labor performed  
and materials and supplies furnished upon or for the work under said contract, whether said labor be  
performed and said materials and supplies be furnished under the original contract, any subcontract or  
any and all duly authorized modifications with the percentage of change limitations as set forth in the  
specifications; and if the principals shall indemnify and save harmless the City of Fairbanks and  
employees thereof against any damage or loss which they or any of them may suffer or for which they  
or any of them become liable by the default of said principals, or by any neglect or carelessness on the  
part of said principals, their agents, servants or employees, then these presents shall become void,  
otherwise they shall remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals at \_\_\_\_\_, Alaska, this \_\_\_\_\_  
day of \_\_\_\_\_, 2024.

Principals: \_\_\_\_\_

\_\_\_\_\_

Countersigned: \_\_\_\_\_

**CONTRACT BOND (PAYMENT) (Continued)**

(Corporation Seal)

Sureties:

\_\_\_\_\_  
\_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
Thomas A. Chard, City Attorney

\_\_\_\_\_  
Date

**CERTIFICATE OF RELEASE**

TO: CITY OF FAIRBANKS, ALASKA

FROM: \_\_\_\_\_  
(Name of Contractor)

RE: Contract entered into on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

with \_\_\_\_\_  
(Contractor) (Address)

\_\_\_\_\_ for the construction of the  
**GOLDEN HEART PLAZA RESTROOM FACILITY PROJECT No. ITB-24-13**, located in the town of Fairbanks,  
Alaska.

KNOW ALL BY THESE PRESENT:

- A. The undersigned hereby certifies there are no outstanding claims of laborers, materials men, subcontractors, or other arising out of the performance of this contract, which might be asserted against the CITY OF FAIRBANKS and the undersigned agrees that, in the event of the assertion of any such claims against the CITY OF FAIRBANKS, the undersigned will indemnify and save harmless the CITY OF FAIRBANKS from any such claims.
- B. That the undersigned hereby acknowledges receipt from the CITY OF FAIRBANKS of all sums payable to the undersigned by the CITY OF FAIRBANKS under or pursuant to the above-mentioned contract with the following exceptions: (List all exceptions here. If none, state NONE.)
- C. The undersigned further certifies and acknowledges the CITY OF FAIRBANKS has duly performed and fulfilled all the terms, provisions, and conditions on the part of the CITY OF FAIRBANKS to be performed or fulfilled under or pursuant to said contract, with the exceptions as noted above.
- D. The undersigned certifies the wage rates paid under this contract are in conformity with the contract provisions established for wage rates.
- E. The undersigned certifies all Federal, State or Local taxes incurred by the Contractor, Subcontractors, or other persons or persons in the performance of this contract and monies owed the City of Fairbanks by the Contractor have been paid in full.

**CERTIFICATE OF RELEASE (Continued)**

F. That the undersigned, except as regards to items listed in Paragraph "B" in consideration of value received, receipt whereof is hereby acknowledged, does hereby release the CITY OF FAIRBANKS from all claims arising under or by virtue of said contract.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Signature

\_\_\_\_\_, being first duly sworn on oath, deposes and says that he  
(Name)  
is the \_\_\_\_\_ of the \_\_\_\_\_  
(Title) (Name of Company)

Second, that he has read the foregoing certificate by him/her subscribed as

\_\_\_\_\_ of the \_\_\_\_\_  
(Title) (Name of Company)

The matters and things stated herein are, to the best of his/her knowledge and belief, true.

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the State of Alaska  
My Commission Expires: \_\_\_\_\_

**CONSENT OF SURETY COMPANY TO FINAL PAYMENT**

TO: CITY OF FAIRBANKS  
800 Cushman Street  
Fairbanks, Alaska 99701-4615

CONTRACT FOR:

CONTRACTOR:

CONTRACT DATE:

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the:

, SURETY COMPANY

on bond of

, CONTRACTOR

HEREBY APPROVES OF THE FINAL PAYMENT TO THE Contractor, and agrees that final payment to the Contractor shall not relieve the Surety Company of any of its obligations to:

, OWNER

as set forth in the said Surety Company's bond. Surety expressly agrees that any and all valid claims of subcontractors and all persons supplying labor or materials to the project will be satisfied by Contractor or Surety in a timely manner.

IN WITNESS WHEREOF, the Surety Company has hereunto set its hand this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Surety Company

ATTEST:

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Title

## **PART II – GENERAL PROVISIONS**

DIVISION 100 – STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION FOR THE ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2020 EDITION, ARE HEREBY ADOPTED BY REFERENCE FOR THIS PROJECT, AND MODIFIED AS FOLLOWS:

**SECTION 107**  
**LEGAL RELATIONS AND RESPONSIBILITY TO PUBLIC**

01/20/15 (N5)

*Add the following subsection:*

**107-1.22 NOISE ABATEMENT.** The Contractor will not disturb the peace in contravention of any applicable local Ordinance. Within the City of Fairbanks, the applicable ordinance is FGC Section 46-42. Any noise within the City of Fairbanks as described in FGC Section 46-42(A)(3) will be limited to the hours of 7 a.m. to 11 p.m. unless exempted by FGC Section 46-42(E).



### **PART III - CITY SUPPLEMENTAL CONDITIONS**

DIVISION 100 - GENERAL PROVISIONS OF THE ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2020 EDITION, ARE HEREBY ADOPTED BY REFERENCE FOR THIS PROJECT, AND MODIFIED AS FOLLOWS:

**SECTION 101  
DEFINITIONS AND TERMS**

**SECTION 101-1.01 GENERAL.** ADD the following: In all specifications, DELETE all references to "Department" or "State" or "State of Alaska" or "The State of Alaska Department of Transportation and Public Facilities" and REPLACE with: "City" (meaning the City of Fairbanks). Also, DELETE all references to "Contracting Officer" and REPLACE with: "City Engineer".

**SECTION 101-1.03 DEFINITIONS.** ADD the following:

**SUBMITTAL.** A bound document prepared by the contractor consisting of a compilation of product data, shop drawings calculations, certifications, and reports to be submitted to the Engineer.

**SECTION 102  
BIDDING REQUIREMENTS AND CONDITIONS**

**102-1.07 BID GUARANTY.** DELETE the second sentence and SUBSTITUTE the following: The guaranty shall be unconditionally payable to the City of Fairbanks and shall be in the form of an acceptable Bid Bond, or a certified check, cashier's check, or money order.

**102-1.09 WITHDRAWAL OR REVISION OF BIDS.** Add the following to the first paragraph: Modifications to bids shall be submitted on forms furnished by the City or reasonable facsimiles thereof. If a form other than that provided is used it shall be of a very similar format, containing at a minimum the information required on the provided form.

**SECTION 103  
AWARD AND EXECUTION OF CONTRACT**

**103-1.01 CONSIDERATION OF BIDS.** In the first sentence of the fourth paragraph after "...may protest a proposed Award of contract" add the following: "..., award of a contract, or a solicitation for construction ..."

**103-1.05 PERFORMANCE AND PAYMENT BONDS.**

ADD the following to the end of the first paragraph:

The Performance Bond shall equal the Payment Bond. Each Bond shall equal the amount of the contract.

**103-1.06 INSURANCE REQUIREMENTS.**

DELETE Item 1: Workers' Compensation and see new subsection Certificate of Insurance.

DELETE Item 2: Commercial General Liability and see new subsection Certificate of Insurance.

DELETE Item 3: Automobile Liability and see new subsection Certificate of Insurance.

DELETE 4th paragraph and SUBSTITUTE the following:

The City of Fairbanks shall be named as an additional insured on policies required by paragraphs 2 through 4 above. All of the above insurance coverages shall be considered to be primary and noncontributory to any other insurance carried by the City of Fairbanks, whether through self-insurance or otherwise.

ADD the following [new] subsections:

**Certificate of Insurance**

Contractor must furnish a certificate of insurance within the (10) days of receipt of the Notice-of-Intent to Award and must endorse policies to provide for a thirty (30) day prior notice of cancellation, non-renewal, or material change of the policies. Failure to furnish satisfactory evidence of insurance or lapse of policy is a material breach of the contract and grounds for termination of this agreement. Each policy shall be endorsed with a waiver of subrogation in favor of the Owner. All other insurance policies required of the Contractor by this agreement shall be endorsed to provide that such insurance shall apply as primary insurance and that any insurance or self-insured carried by the Owner will be excess only and will not contribute with the insurance required by this agreement. All other insurance policies required of the Contractor and subcontractors by this Agreement shall be endorsed to name the Owner as additional insured. All insurance shall be on an occurrence from acceptable to the Owner and having an A.M. Best rating of "A" or better.

1. Workers' Compensation and Employers' Liability Insurance as required by any applicable law or regulation. Employers' liability insurance shall be in the amount no less than \$500,000 each accident for bodily injury, \$500,000 policy limit for bodily injury by disease and \$500,000 each employee for bodily injury by disease. The Contractor shall be responsible for Workers' Compensation Insurance for any subcontractor who directly or indirectly provides services under this contract. This coverage must include statutory coverage for states in which employees are engaging work. If there is an exposure of injury to Contractor's employees under the U.S. Longshoremen's Harbor Workers' Compensation Act, the Jones Act, or under laws, regulations, or statutes applicable to maritime employee, coverage shall be included for such injuries or claims. The coverage shall include waiver of subrogation against the City.

2. Commercial General Liability Insurance: The Contractor is required to provide Commercial General Liability (CGL) insurance with limits not less than \$5,000,000 combined single limit per occurrence and \$5,000,000 in the aggregate not excluding premises operations, independent contractors, products, and completed operations, broad form property damage, blanket contractual, explosion, collapse, and underground hazards. **Limits may be a combination of primary and excess (umbrella) policy forms.**

3. Comprehensive Automobile Liability Insurance: Covering all owned, hired, and non-owned vehicles with coverage limits not less than \$1,000,000 single limit per occurrence bodily injury and property damage.

4. Property Insurance: The Contractor shall submit to the Owner evidence of All Risk Builder's Risk Insurance for all physical loss, including earthquake and flood (100% completed value basis) upon the entire work naming the Owner, the Contractor and the subcontractors as additional insured parties and as their interests may appear to the full contract sum thereof, until the project is completed by the Contractor and accepted by the Owner. The policy, by endorsement, shall specifically permit partial or beneficial occupancy at or prior to substantial completion or final acceptance of the entire work. (Only if applicable)

A. PROOF OF INSURANCE: The Contractor shall furnish the Owner with a Certificate of Insurance or were requested by the Owner, the policy declaration page with required endorsements attached thereto showing the type, amount, effective dates and dates of expiration of all policies. All endorsements shall reference policy number and the project name and project number. The Owner is the City of Fairbanks and is to be identified on all certificates and endorsements.

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B. To the fullest extent permitted by law, the Contractor shall defend, indemnify and hold harmless the City of Fairbanks its officers, and employees from and against any and all loss, expense, damage, claim, demand, judgment, fine, charge, lien, liability, action, cause of action, or proceedings of any kind whatsoever (whether arising on account of damage to or loss of property, or personal injury, emotional distress or death) arising directly or indirectly in connection with the performance or activities of the Contractor hereunder, whether the same arises before or after completion of the contractor's operations or expiration of this Agreement, except for damage, loss or injury resulting from the Owner's gross negligence or willful misconduct.

C. Without limiting its indemnification, the Contractor shall maintain, until acceptance of the project by the Owner, occurrence type coverage of the kinds and minimum amounts set forth above. All insurance limits are minimum. If the Contractor's policy contains higher limits, the Owner shall be entitled to coverage to the extent of such higher limits. The Owner, at its sole discretion, may rise or lower the limit.

#### SECTION 104 SCOPE OF WORK

*ADD the following [new] subsections:*

**104-1.07 RECORD DRAWINGS.** The Contractor shall maintain a "mark-up" set of plans which shall be revised by the Contractor as the work progresses to reflect current conditions. The revisions are to be indicated in a neat, well-organized manner and are to include the elevation and plan location of any utilities, structures, etc. encountered or installed.

The mark-up plans shall become the property of the City prior to final acceptance and payment of demobilization.

**104-1.08 CLAIMS FOR ADJUSTMENTS AND DISPUTES.** All submitted cost and price data shall be certified according to FGC Section 54-345 COST OR PRICING DATA.

No time related claims will be compensated to the contractor for owner delay prior to the Contractual End Date.

#### SECTION 105 CONTROL OF WORK

*Add the following NEW subsection:*

**105-1.18 WARRANTIES.** Neither the final certificate of payment nor any provision in the Contract nor partial or entire use of occupancy of the premises by the Owner shall constitute an acceptance of Work not done in accordance with the Contract Documents or relieve the Contractor of liability in respect to any express warranties or responsibility for faulty materials or workmanship. The Contractor shall remedy any defects in the Work resulting therefrom which shall appear within a period of one (1) year from the date of the substantial completion of Work unless a longer period is specified. The Owner or Engineer will give notice of observed defects with reasonable promptness.

**SECTION 106  
CONTROL OF MATERIAL**

**106-1.03 TESTING AND ACCEPTANCE.** *DELETE item 2. entirety and SUBSTITUTE the following:*

2. ACCEPTANCE TESTING. The City has the exclusive right and responsibility for determining the acceptability of the construction and incorporated materials.

The City will sample materials and perform acceptance tests at its expense except as otherwise stated. The cost of tests that fail to meet specification requirements will be deducted from the Contract price. Samples will be taken by a qualified testing firm or representative of the Owner. Copies of tests will be furnished to the Contractor upon request.

The Contractor shall not rely on the City's acceptance testing for its quality control. The City's acceptance testing is not a substitute for the Contractor's quality control. The Engineer may retest materials that have failed the City's acceptance test but is not required to do so.

**SECTION 107  
LEGAL RELATIONS AND RESPONSIBILITY TO PUBLIC**

**107-1.01 LAWS TO BE OBSERVED.** *Add to the end of the first paragraph the following:* The Fairbanks General Code is available electronically from the City of Fairbanks web site: <http://www.fairbanksalaska.us/>. Under "Government" click "City Code Online Library" and it will direct you to "Code of Ordinances Fairbanks, Alaska" and notice in particular Chapter 54 - Procurement.

**107-1.11 PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE.**

6. Hazardous Materials. *Add the following:*

- g. Fuel storage facilities shall not be placed within 100 feet of water bodies and must be within an impermeable diked area having a holding capacity at least ten percent greater than that of the largest independent fuel container. Manifolded tanks and bladders are considered as a container. Vehicle refueling shall not occur within the annual floodplain.

**107-1.13 RESPONSIBILITY FOR DAMAGE CLAIMS.** *Add the following:*

The Contractor's responsibility for damage claims under this section specifically includes all actionable damages, including, but not limited to, claims of damage to structures, retaining walls, utilities, machinery and vibration-sensitive business operations, caused by vibrations which are produced by the execution of this contract. The Contractor shall be liable for all expenses incurred to resolve all such damage claims, at no cost to the City.

*Add the following new Subsection:*

**107-1.22 NOISE ABATEMENT.** The contractor shall comply with FGC Section 46-42 which states, in part, as follows:

- (A) A person commits the offense of disturbing the peace if:

- (3) Between the hours of 11:00 p.m. and 7:00 a.m., operates or uses a pile driver, pneumatic hammer, bulldozer, road grader, loader, power shovel, derrick, backhoe, power saw, manual hammer, motorcycle, snow machine or other instrument, appliance or vehicle which generates loud sounds or noise, after having been informed by another that such operation or use is disturbing the peace and privacy of others.

(E) Exemptions. The following sound or noise is not prohibited by this Section:

- (3) Noise necessarily produced in the course of work required to protect persons or property from an imminent peril.
- (4) Noise produced by any activity for which a permit has been issued pursuant to paragraph (E) of this Section.

(F) Applications for a permit for relief from the application of this Section to any activity on the basis of undue hardship may be made to the City Mayor or his duly authorized representative. Any permit granted by the City Mayor hereunder shall contain all conditions upon which such permit has been granted and shall specify a reasonable time that the permit shall be effective. The City Mayor, or his duly authorized representative, may grant the relief as applied for if he finds:

- (1) Additional time is necessary for the applicant to alter or modify his/her activity or operation to comply with this Section; or
- (2) The activity, operation or noise source will be of temporary duration, and cannot be done in a manner that would comply with other paragraphs of this Section; and
- (3) No other reasonable alternative is available to the applicant; and

However, the Mayor may prescribe any conditions or requirements he deems necessary to minimize adverse effects upon the community or the surrounding neighborhood.

## SECTION 108 PROSECUTION AND PROGRESS

**108-1.03 PROSECUTION AND PROGRESS.** Delete the last sentence of the first paragraph in its entirety and substitute the following: The Contractor shall submit the following documents to the Engineer at least fifteen (15) working days before the preconstruction conference:

DELETE the following:

4. A Construction Phasing plan, as required under Subsection 643-1.05.

ADD the following:

4. Construction Requirements, as required under Subsection 643-1.05 and Subsection 643-3.01.

**108-1.06 CONTRACT TIME, EXTENSION OF CONTRACT TIME, AND SUPENSION OF WORK.** DELETE in entirety and SUBSTITUTE the following: Time is of the essence of the Contract. The Work to be done under the Contract shall be completed in its entirety within the time specified in the Contract Documents.

The date of commencement will be the date established in the Notice to Proceed. If there is no Notice to Proceed, it shall be the date of the agreement signed by the Owner and the Contractor.

The Engineer may at his/her discretion recommend that the Owner extend the time for completion of the Work without invalidating any of the provisions of the Contract and without releasing the surety. Extensions of time, when recommended by Engineer, will be based upon the effect of delays to the Project as a whole and will not be recommended for non-controlling delays to minor included portions of the work unless it can be shown that such delays did, in fact, delay the progress of the Project as a whole.

Acts of God, inclement weather, governmental regulations, labor disputes, strikes, fires, required extra work or any delay totally beyond the control of the Contractor may justify an extension of time.

No extension of time for completion will be allowed for delays or suspensions caused by or contributed to by the fault or negligence of Contractor or his/her subcontractors.

All time extensions requested by Contractor shall be made to Engineer in writing on or before the tenth day following the day in which the alleged delay is said to have occurred and any claim for extension of time shall state explicitly the reasons therefore or and the number of days claimed. Should Contractor fail to file such written claim for extension of time within the period provided he/she shall have abandoned any claim, therefore.

Unless otherwise provided herein, Contractor's sole remedy for any justified delay in the Work will be an extension of time and he/she will be entitled to no delay damages, wage escalation, material escalation, extended overhead, or additional compensation of any kind except for such delays as maybe caused solely by any fault of Owner of this agreement.

The Engineer by written order may suspend Work on the Project, in whole or in part, for such periods as he/she may judge necessary due to inclement weather, unforeseen emergency conditions, or to expedite public traffic. When the Work is suspended for one or more calendar days by order of the Engineer, the time for completion will be increased, except as hereinafter stated.

In those instances where the Engineer orders suspension of the Work for failure by the Contractor to carry out contractual provisions, or for failure to carry out orders given by the Engineer within the limits of the Contract, the Contractor will not be entitled to an increase in the time for completion.

## **SECTION 109 MEASUREMENT AND PAYMENT**

**109-1.01 GENERAL.** Add the following: All payments requested by the Contractor shall be developed by the Contractor in a form acceptable to the Engineer. Pay estimates shall be submitted by the Contractor and approved by the Engineer.

**109-1.02 MEASUREMENT OF QUANTITIES.** Under subtitle (2) Electronic Computerized Weighing System. item (a) Computer. add the following to the end of the first sentence: ", a CD, or a USB device."

**109-1.06 PROGRESS PAYMENTS.** Add the following: The City shall initiate procedures to pay the Contractor according to FGC Sec. 54-105 within fifteen (15) days after the Contractor submits to the City a bill for materials provided or services performed and a sworn statement that all employees employed

on the Project by the Contractor and all subcontractors have been paid not less than the established prevailing rate of pay as determined and published by the State of Alaska, Department of Labor.

Progress payments under the Contract shall be made at the request of the Contractor based upon pay estimates to be furnished by the Contractor and approved by the Engineer. The Engineer reserves the right to alter quantities claimed in the partial estimate to reflect what are, in Engineer's opinion, the true quantities for the payment time period.

**109-1.08 FINAL PAYMENT.** DELETE the first sentence of the first paragraph and substitute the following: When the project has been completed as provided in Subsection 105-1.15, the Contractor will prepare for approval by the Engineer the final estimate of the quantities of the various classes of work performed.

Add the following to the last sentence of the first paragraph: and the Consent of Surety Company to Final Payment form is executed and received.

END OF SECTION



## **PART IV - TECHNICAL & SPECIAL PROVISION**

SECTIONS 200s-700s OF THE ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES  
STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2020 EDITION, ARE HEREBY ADOPTED BY  
REFERENCE FOR THIS PROJECT, AND MODIFIED AS FOLLOWS:

**SECTION 202**  
**REMOVAL OF STRUCTURES AND OBSTRUCTIONS**

**CONSTRUCTION REQUIREMENTS**

*ADD the following:*

**202-3.06 DEMO OF EXISTING SITE AND MECHANICAL**

Contractor to demo as needed the existing site consisting of concrete slab area, sidewalk, and curb and gutter. The existing (1) 8-inch supply and (2) 6-inch return water lines to the fountain to be protected. Other utilities consisting of electrical, communication, water, sanitary sewer, vents, steam and condensate to be protected. Contractor to verify depth and location of existing utilities and notify the City Engineer, Bob Pristash before work is to commence.

Contractor to protect existing facility from potential damage. Any damage to the existing facility shall be repaired at contractor's expense.

**202-4.01 METHOD OF MEASUREMENT.** *ADD the following paragraph:*

The material and work will not be measured for payment and will be Lump Sum.

**202-5.01 BASIS OF PAYMENT.** *DELETE the first paragraph and substitute the following:*

Payment will be for all work, materials, labor, appurtenances, equipment, supervision, coordination, protection of existing utilities, and incidentals that are necessary for removing and disposing of all material and debris encountered within the mechanical room, Portland Loo site, and the right-of-way and as shown in the site visit and described in the plans and specifications is subsidiary.

**SECTION 203**  
**EXCAVATION AND EMBANKMENT**

**CONSTRUCTION REQUIREMENTS**

*ADD the following:*

**203-3.06 HYDRO VAC EXCAVATION.** *ADD the following paragraph:*

Contractor to use hydro vac excavation to protect existing utilities on site and in the right-of-way consisting of electrical, communication, water, sanitary sewer, vents, steam and condensate.

**203-4.01 METHOD OF MEASUREMENT.** *ADD the following paragraph:*

The material and work will not be measured for payment and will be Lump Sum.

**203-5.01 BASIS OF PAYMENT.** *ADD the following after the first paragraph:*

Payment will be for all work, materials, labor, appurtenances, equipment, hydro vac equipment, supervision, coordination, protection of existing utilities, vents and incidentals that are necessary for

removing and disposing of all material and debris encountered within the Portland Loo site, and the right-of-way and as shown in the site visit and described in the specifications is subsidiary.

**SECTION 622**  
**REST AREA FACILITIES**

**MATERIALS**

**622-2.13 PORTLAND LOO.** *ADD the following paragraphs:*

The City of Fairbanks will furnish to be installed by the contractor, the Portland Loo facility, Portland Loo Template, and Portland Loo Hardware package. Contractor to make arrangements with the Project Manager to take possession of these items at the City of Fairbanks Public Works Department at 2121 Peger Road, Fairbanks. Contractor to be responsible for the Portland Loo facility, Portland Loo Template, and Portland Loo Hardware package after taking possession of. Any loss or damage to these items shall be covered and/or repaired at contractor's expense.

The contractor will furnish and install all remaining materials and incidentals to construct and complete the installation of a fully functioning Portland Loo, as shown on the plans and specifications in this ITB. Contractor to submit all material used in the work to Project Manager, Jeff Whipple, for approval.

**CONSTRUCTION REQUIREMENTS**

**622-3.08 PORTLAND LOO REQUIREMENTS.** *ADD the following paragraphs:*

The contractor is to furnish and install all incidental parts not shown on the plans or written in the specifications to satisfy current building codes and building permits that are necessary for complete and functioning Portland Loo.

Portland Loo Template Location to be approved by City Engineer, Bob Pristash before concrete foundation is to be constructed. Construct PCC foundation per plans and specifications.

**622-4.01 METHOD OF MEASUREMENT.** *ADD the following paragraph:*

The material and work will not be measured for payment and will be Lump Sum.

**622-5.01 BASIS OF PAYMENT.** *DELETE the second paragraph and substitute the following:*

Payment will be for all work, materials, labor, appurtenances, equipment, supervision, coordination, and incidentals, that are necessary for a complete and functioning Portland Loo Facility, PCC foundation repair, utility connections, as shown in the plans and described in the specifications is subsidiary. Any temporary structures, scaffoldings, special equipment, shoring, or bracings required by the Contractor will be subsidiary.

*ADD the following:*

Payment will be made under:

**Pay Item**

622.0015.0 PORTLAND LOO FACILITY INSTALLATION

**Pay Unit**

Lump Sum

**SECTION 626  
SANITARY SEWER SYSTEM**

**626-2.01 MATERIALS.** *ADD the following paragraphs:*

Sanitary Sewer connection to be 4-inch insulated HDPE to be installed per GHU Standards of Construction.

**626-3.08 CONSTRUCTION REQUIREMENTS.** *ADD the following paragraphs:*

The contractor is to furnish and install all incidental parts not shown on the plans or written in the specifications to satisfy current GHU Standards of Construction that are necessary for complete and functioning sanitary sewer service connection.

**626-4.01 METHOD OF MEASUREMENT.** *ADD the following paragraph:*

The material and work will not be measured for payment and will be Lump Sum.

**626-5.01 BASIS OF PAYMENT.** *ADD the following paragraphs:*

Payment will be for all work, materials, labor, appurtenances, equipment, supervision, coordination, and incidentals that are necessary for a complete and functioning sanitary sewer service connection is subsidiary.

Payment will be for all work, materials, labor, appurtenances, equipment, supervision, coordination, and incidentals that are necessary for a complete and functioning road, curb and gutter, and sidewalk is subsidiary. Sawcut at 15 degrees shall be from curb grade point full width across road to curb grade point. Road structure as follows: 2" HMA, Type II Class B, 6" Aggregate Base Course, Grading D-1, and 18" Subbase, Grading F is subsidiary. PCC curb and gutter, 6" sidewalk, and 12" Subbase, Grading F, is subsidiary.

**SECTION 627  
WATER SYSTEM**

**627-2.01 MATERIALS.** *ADD the following paragraphs:*

The contractor will furnish and install all remaining materials and incidentals to construct and complete the installation of a fully functioning water supply connection to the Portland Loo, as shown on the plans and specifications in this ITB.

Water supply line from mechanical room to the Portland Loo to be 1-1/2" CU Supply (Type L) with pressure regulator capable of regulating pressure to 40 -- 90 P.S.I.

**627-3.08 CONSTRUCTION REQUIREMENTS.** *ADD the following paragraphs:*

The contractor is to furnish and install all incidental parts not shown on the plans or written in the specifications to satisfy current building codes and building permits that are necessary for complete and

functioning water connection. City of Fairbanks requires a master plumbers license for all work within the city. City of Fairbanks building permits and inspections are required.

Water supply line from mechanical room to the Portland Loo to be constructed in such a way as to be isolated and easily drained for winterization. Water supply line to have heat trace.

**627-4.01 METHOD OF MEASUREMENT.** *ADD the following paragraph:*

The material and work will not be measured for payment and will be Lump Sum.

**627-5.01 BASIS OF PAYMENT.** *ADD the following paragraph:*

Payment will be for all work, materials, labor, appurtenances, equipment, supervision, coordination, permits, and incidentals that are necessary for a complete and functioning water service connection with heat trace is subsidiary.

## **SECTION 640 MOBILIZATION AND DEMOBILIZATION**

**640-1.01 DESCRIPTION.** *Add the following:*

8. This item shall also consist of final project closeout and cleanup operations, including, but not limited to, those necessary for the removal of equipment, supplies, incidentals, dust and debris from the project site, cleaning the rooms, hallways, and sidewalks of all soils and construction debris, record drawings, correction of deficiencies in the work, and for all other work required by the Engineer which must be performed, or costs incurred, prior to final project acceptance, not paid for by other contract pay items.

**640-3.01 CONSTRUCTION REQUIREMENTS.** *DELETE in its entirety and substitute the following:*

Contractor will keep site secure at all times.

**640-5.01 BASIS OF PAYMENT.**

*ADD the following:*

When the Bid Schedule contains Item 640.0001.0, Mobilization and Demobilization, it shall be understood that the Contractor's mobilization and demobilization expenses (otherwise chargeable to individual items) are compensated for in full under Item 640.0001.0, and that no adjustments shall be made in the Contract price for mobilization due to under-runs or over-runs in quantity.

## **SECTION 643 TRAFFIC MAINTENANCE**

**643-3.01 GENERAL CONSTRUCTION REQUIREMENTS**

*ADD the following:*

---

Provide a human guard to protect and secure the project site from theft, vandalism, and unwanted access at all times for the duration of the project.

ADD the following subsection:

**643-3.12 PUBLIC INFORMATION.** Provide a Public Information (PI) professional to accomplish the work outlined in this subsection. The PI professional shall be familiar with the construction schedule, progress, and traffic control; be able to provide information to the general public and affected residents / businesses in the project area, closure duration and detour routes; to schedule required access to residences / businesses through areas of construction, etc. The PI professional shall participate in the Preconstruction Conference and is responsible for supplying up to date information.

The PI professional is responsible for the following for the PI Program:

1. In instances of emergencies, utility shutdowns, changes in traffic patterns or other unanticipated impacts to drivers, pedestrians, or residences/businesses within the project corridor, immediately coordinate with the Engineer.
2. Business flyers, residential notices, and mail-outs. No less than two weeks prior to and again no less than three days prior to road closures or significant changes in traffic control, notify affected businesses and residents adjacent to and around the project corridor of the upcoming closure or traffic change via door-to-door flyer, mail-out, and/or email.

The Contractor is responsible for developing a distribution list prior to the start of construction activities. The contractor is responsible for creating and distributing mail-outs, flyers, and emails.

- a. The two-week notice must contain estimated start date (or range of dates) closure or change will begin, expected duration, detour routes, contact information for contractor and project engineer, work that will be completed during closure.
  - b. The three-day notice must contain specific date closure or change will begin, expected duration, detour routes, contact information for contractor and project engineer, work that will be completed during closure.
3. Utility Outage Notifications. Prior to any utility outage, provide written notice to all affected property owners and tenants with a minimum 48 hours' notice.
4. Agency, Businesses, and Public Notifications. Notify the following at least 48 hours prior to starting any work which might inconvenience or endanger vehicular traffic. Information on project area duration and detour routes should be provided to the:
- a. City and Borough Mayor's Offices
  - b. City Police Department

- c. City Fire Department
- d. State Troopers
- e. MAC Borough Transit
- f. School District
- g. U.S. Postal Service
- h. Emergency Services
- i. Surrounding business and property owners along 1<sup>st</sup> Avenue.

Any request for reimbursement for PI professional work will be separately stated in progress billings.

**6.43-5.01 BASIS OF PAYMENT.**

All work including, but not limited to, material, labor, installation, supervision, equipment, appurtenances, Public Information Professional and duties as described in subsection 643-3.12 PUBLIC INFORMATION and as described in these documents and shown on the plans are subsidiary to 643.0002.0 pay item. Human guard and duties as described in subsection 643-3.01 GENERAL CONSTRUCTION REQUIREMENTS are subsidiary to 643.0002.0 pay item.

1. Traffic Maintenance. DELETE the following after the second paragraph:

- b. Traffic Maintenance Setup

**SECTION 661  
ELECTRICAL LOAD CENTERS**

**661-2.01 MATERIALS.** *ADD the following paragraphs:*

The contractor will furnish and install all remaining materials and incidentals to construct and complete the installation of fully functioning electrical circuit connections to the Portland Loo, as shown on the plans and specifications in this ITB.

**661-3.08 CONSTRUCTION REQUIREMENTS.** *ADD the following paragraphs:*

The contractor is to furnish and install all incidental parts not shown on the plans or written in the specifications to satisfy current building codes and building permits that are necessary for complete and functioning electrical circuit connections. City of Fairbanks building permits and inspections are required.

**661-4.01 METHOD OF MEASUREMENT.** *ADD the following paragraph:*

The material and work will not be measured for payment and will be Lump Sum.

---

**661-5.01 BASIS OF PAYMENT.** *ADD the following paragraph:*

Payment will be for all work, materials, labor, appurtenances, equipment, supervision, coordination, permits, and incidentals that are necessary for a complete and functioning electrical circuit connections to the Portland Loo is subsidiary.

**SECTION 670  
TRAFFIC MARKINGS**

**670-3.06 TOLERANCES FOR LANE STRIPING.** *Add the following:*

7. Double Stripe Gap.  $\pm \frac{1}{4}$  inches

**670-4.01 METHOD OF MEASUREMENT.** *Add the following:*

The material and work will not be measured for payment.

**670-5.01 BASIS OF PAYMENT.** *Add the following:*

All traffic control required for the installation of the permanent and temporary markings is subsidiary to 670 items.

All temporary traffic markings required for all phases of the construction of the roadway are subsidiary to 670 items.

Add the following Pay Items:

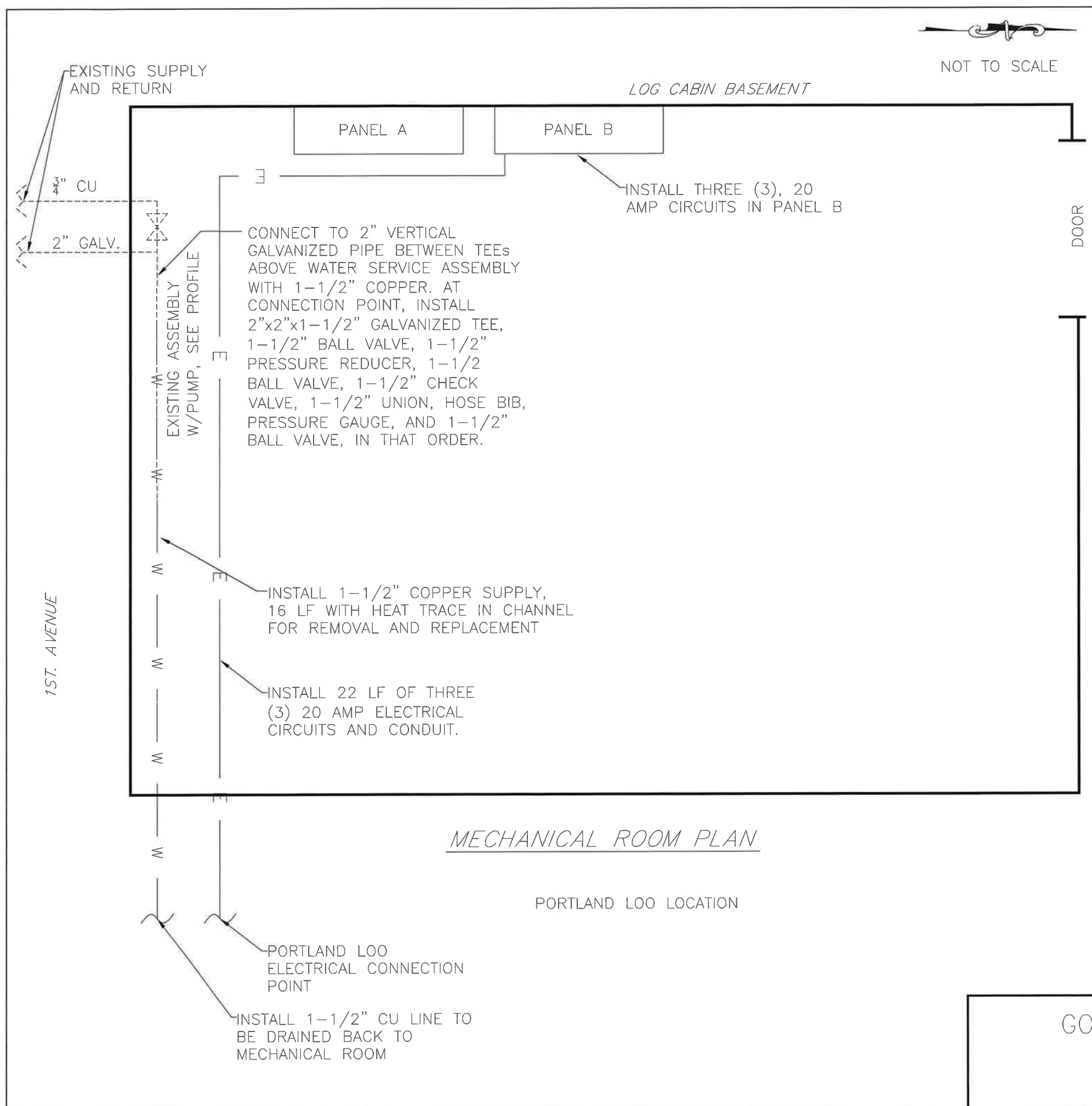
Pay Item	Pay Unit
670.0001.0 PAINTED TRAFFIC MARKINGS	Lump Sum



## **APPENDIX A – PORTLAND LOO PLANS AND SPECIFICATIONS**

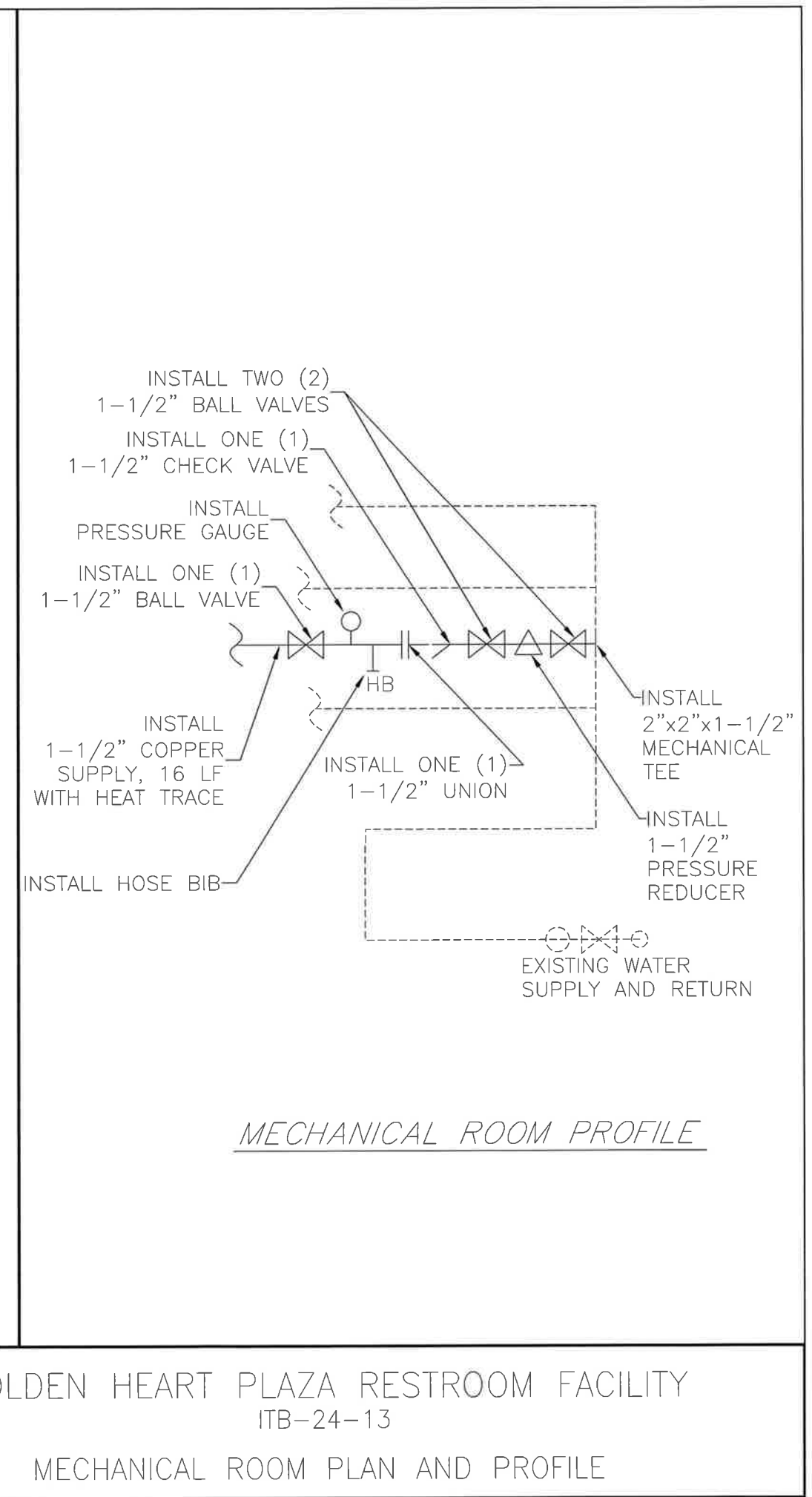
- 1) CONCRETE DEMO AND NEW PLAN
- 2) SANITARY SEWER PLAN AND PROFILE
- 3) MECHANICAL ROOM PLAN AND PROFILE
- 4) PORTLAND LOO PLANS
- 5) NEW CD1-CONCDETAILS





NOT TO SCALE

DOOR



# THE PORTLAND LOO

FAIRBANKS PUBLIC WORKS  
2121 PEGER ROAD  
FAIRBANKS, AK 99709

## DESIGN INFORMATION

1. INTERNATIONAL BUILDING CODE 2021
2. LIVE LOAD = 20 PSF
3. WIND LOAD:

Vult = 98 MPH

Vasd = 75.9mph

Iw = 1.0

Exposure = C

Risk Category = II

Internal Pressure = +/- 0.18
4. SEISMIC LOAD:

Ie = 1.0

Ss =1.438

S1 = 0.49

Sds = 1.15

Sd1 = 0.494

Site Class D

SDC = D

Seismic Base Shear = 0.78 kip

Light Frame (Cold Formed Steel) Wall w/ steel sheets

Analysis = Equivalent Lateral Force

R = 7.0

Cs = 0.143
5. SNOW LOAD:

Pg = 20 psf

Is = 1.0

Ct = 1.0

Ce = 1.0

Pf = 20 psf
6. NET ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF
- F'C=4000 PSI
7. CONTRACTOR TO VERIFY DESIGN PARAMETERS SHOWN WITH ACTUAL SITE CONDITIONS AND ENSURE ACTUAL SITE PARAMETERS DO NOT EXCEED DESIGN

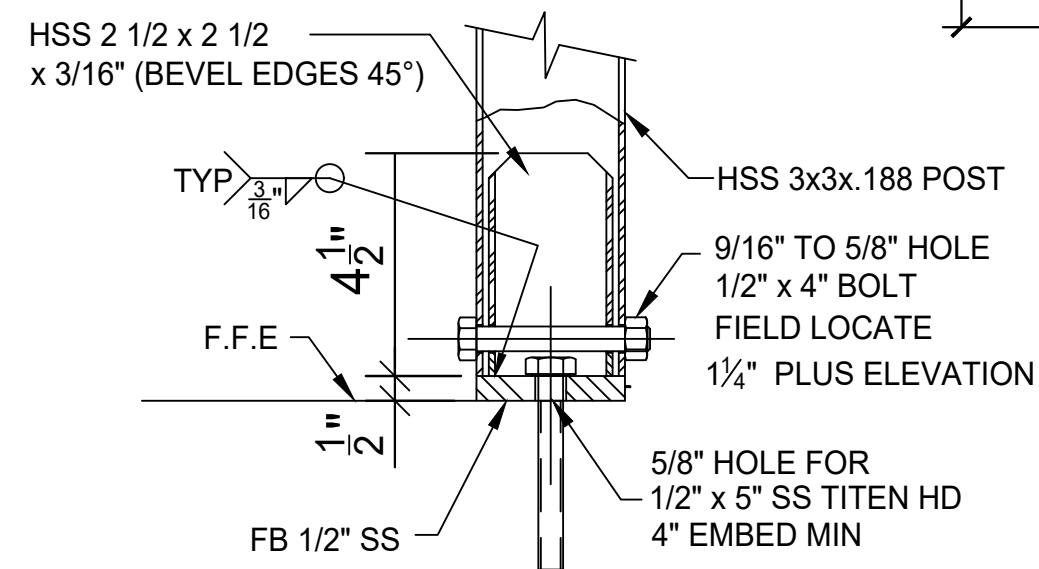
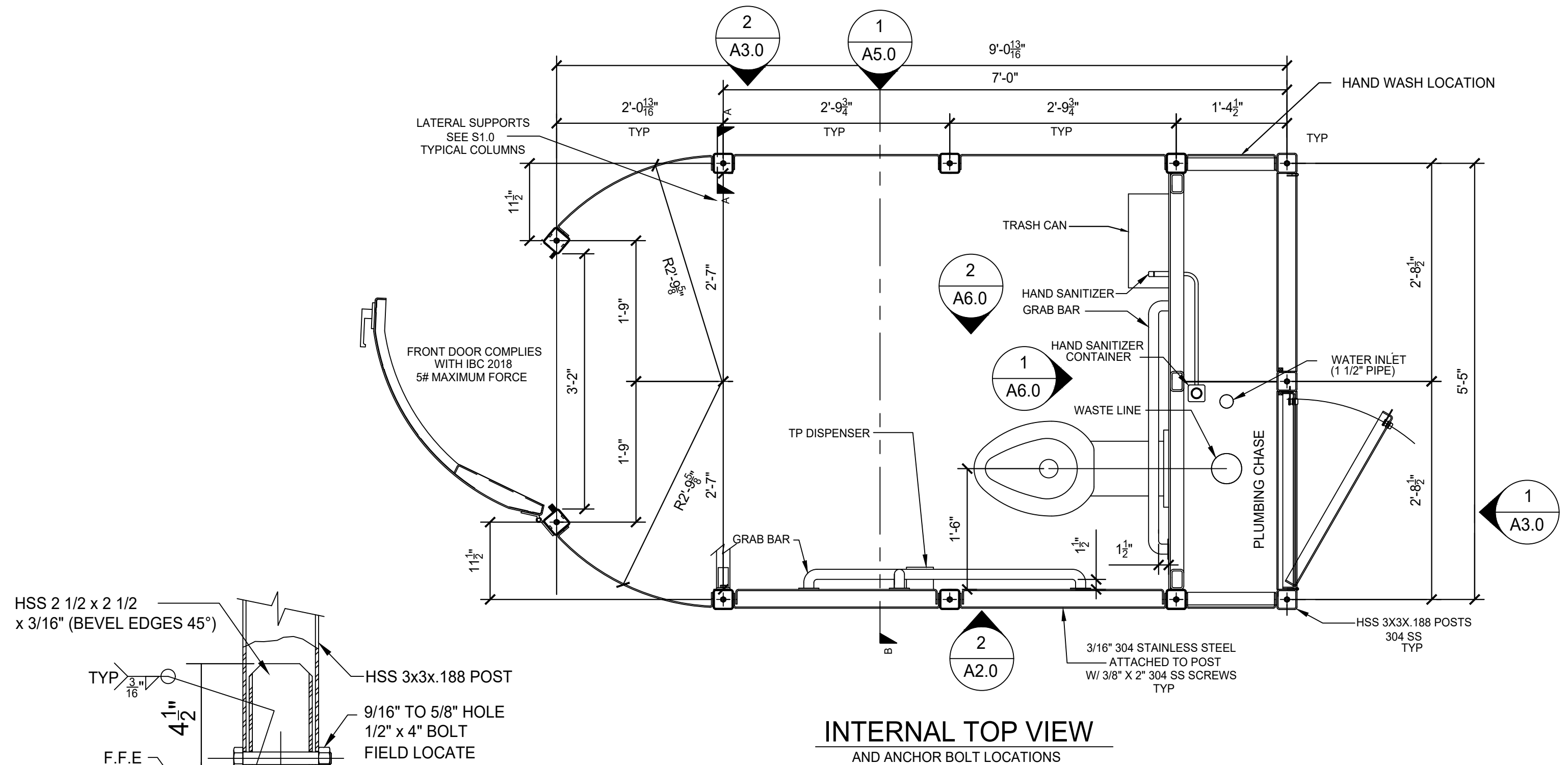
## GENERAL NOTES

1. WEIGHT : 6,013 lbs
2. SQUARE FOOTAGE : 51.5
3. ALL STRUCTURAL STEEL TO BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC MANUAL 15TH EDITION & A.W.S. ALL PANELS, LOUVERS, AND ROOF TO BE 304 STAINLESS STEEL Fy = 30 ksi
4. STRUCTURAL TUBING 304SS OR 316SS.
5. ANCHOR BOLTS 1/2" X 5" SIMPSON SS TITEN HD ANCHORS
6. ALL WELDING TO BE DONE BY CERTIFIED WELDERS. WELD FILLER ELECTRODE MATERIAL TO BE 70 ksi LOW HYDROGEN
7. ALL EXPOSED BOLTS AND SCREWS TO BE TAMPER RESISTANT FOR HEX PIN BITS.
8. RIVET NUTS TO BE C.F.T. SERIES AND STAINLESS STEEL 302.
9. ALL MATERIALS TO BE SAND BLASTED AND POWDER COATED
10. ALL STRUCTURES TO BE FABRICATED OFF SITE SHALL BE DONE IN SHOPS OR FABRICATORS LICENSED OR APPROVED BY THE BUILDING AND ENGINEERING DIVISION OF THE CITY FOR WHICH THE INSTALLATION WILL OCCUR

## SHEET INDEX:

- A0.0 COVER SHEET
- A1.0 FLOOR PLAN
- A2.0 EXTERIOR ELEVATIONS FRONT & RIGHT SIDE
- A3.0 EXTERIOR ELEVATIONS FRONT & RIGHT SIDE
- A4.0 ROOF LAYOUT
- A5.0 INTERIOR SECTION VIEW
- A6.0 INTERIOR SECTION VIEWS
- S1.0 COLUMN AND BEAM LAYOUT
- S2.0 FRONT DOOR
- S3.0 FOUNDATION & ANCHOR BOLT LOCATIONS
- P1.0 PLUMBING FLOOR PLAN
- P2.0 PLUMBING DETAIL
- P3.0 COLD WEATHER TOILET
- E1.0 ELECTRICAL SCHEMATIC

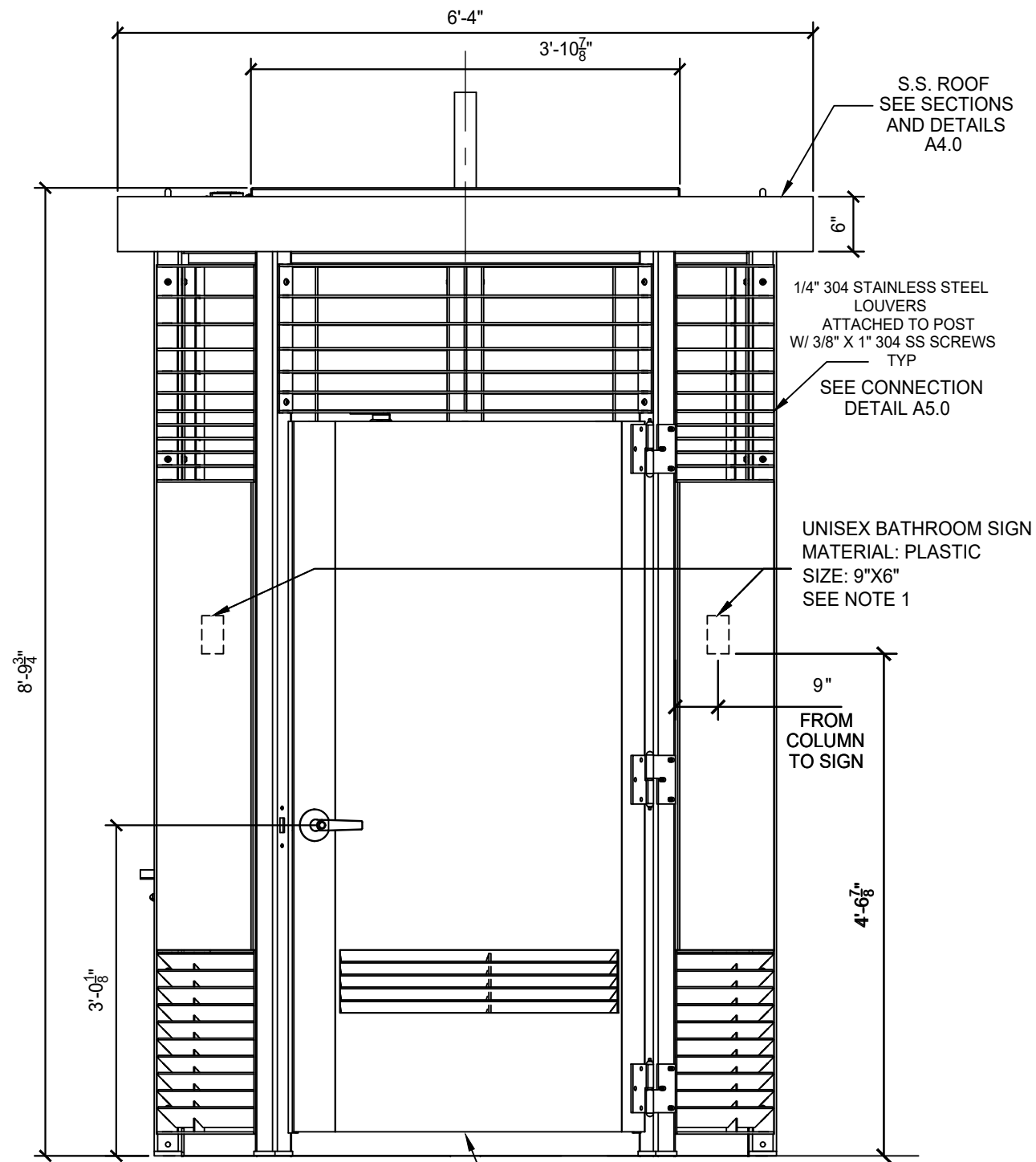
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						COVER SHEET			
						NAME	DATE	SERIAL NO.	DRW. NO.
						AYK	06/27/2024		A0.0
REV	DATE	DESCRIPTION	DRN	APP'D					



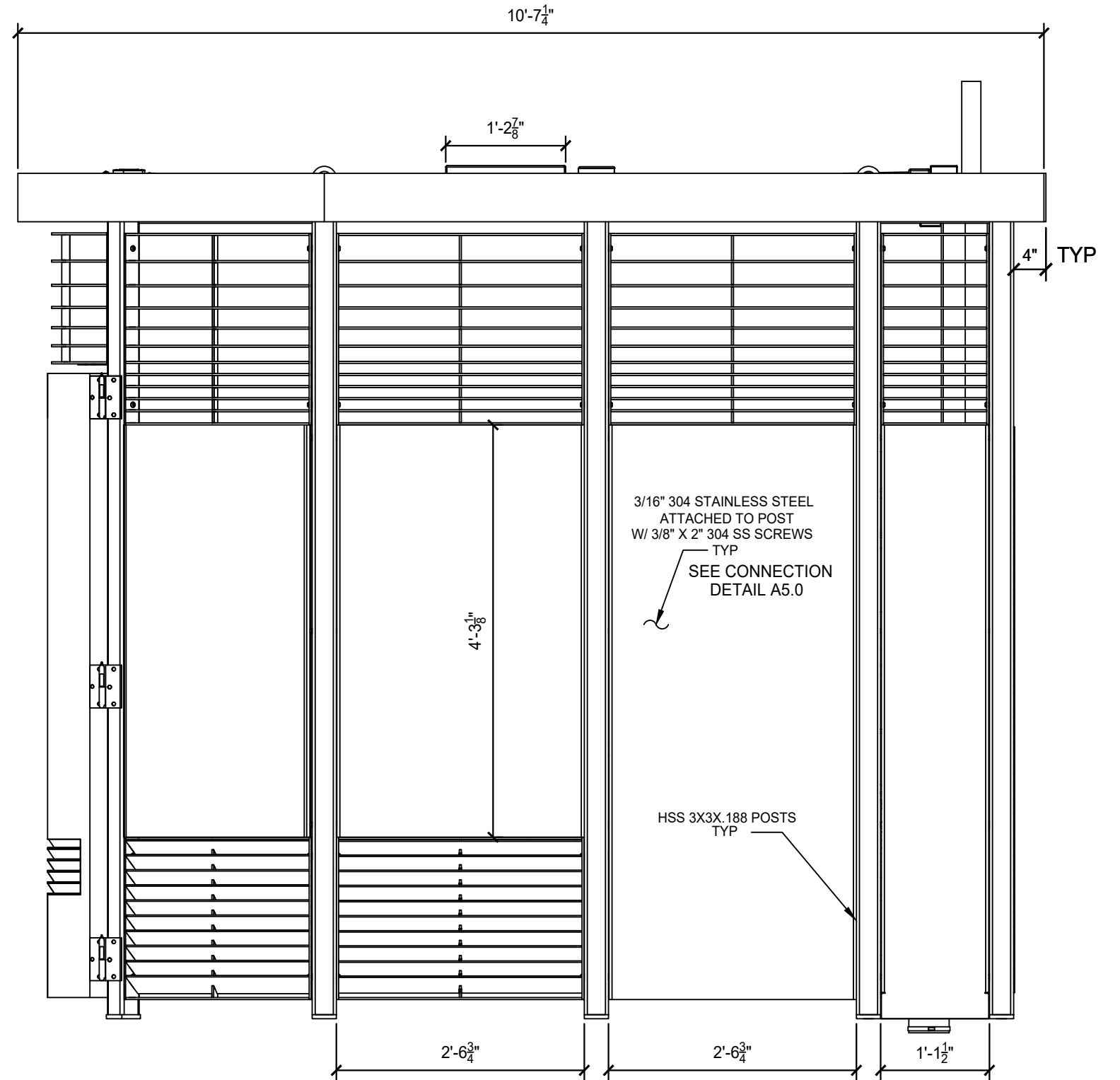
**SECTION A-A**  
Typ anchoring system  
(11) REQ'D

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						FLOOR PLAN			
					2550 NW 25th Place Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446	NAME	DATE	SERIAL NO.	DRW. NO.
REV	DATE	DESCRIPTION	DRN	APP'D		AYK	06/27/2024		A1.0



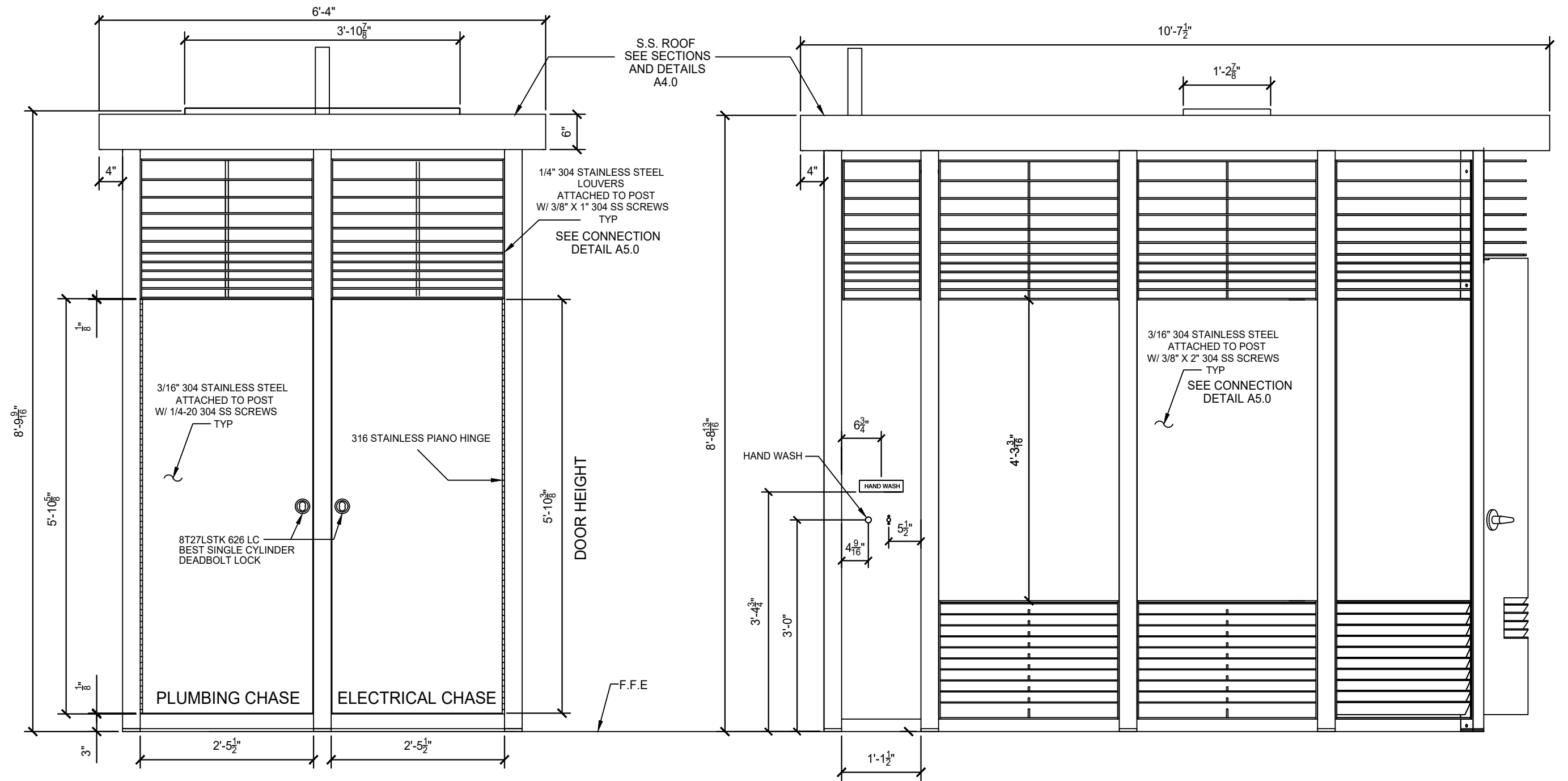


1 FRONT ELEVATION VIEW  
A2.0



2 RIGHT ELEVATION VIEW  
A2.0

REV	DATE	DESCRIPTION	DRN	APP'D	<div><div>▲</div><div>07/08/24</div><div>INITIAL ISSUE</div><div>AYK</div></div>	<div><div>MADDEN</div><div>FABRICATION</div><div>2550 NW 25th Place Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446</div></div>	FAIRBANKS, AK			
							EXTERIOR ELEVATIONS FRONT & RIGHT SIDES			
							NAME	DATE	SERIAL NO.	DRW. NO.
							AYK	06/27/2024		A2.0



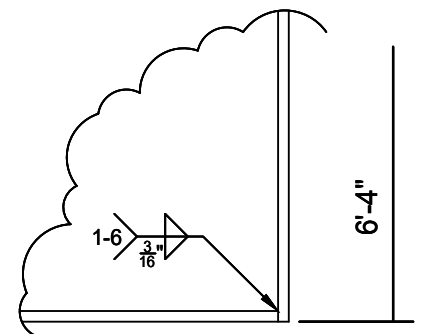
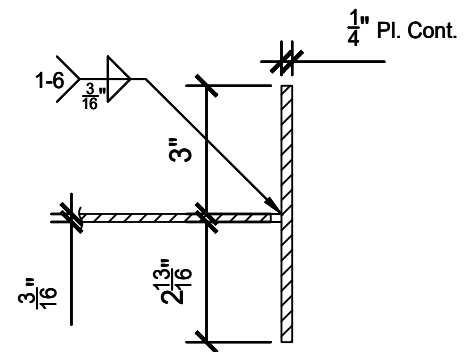
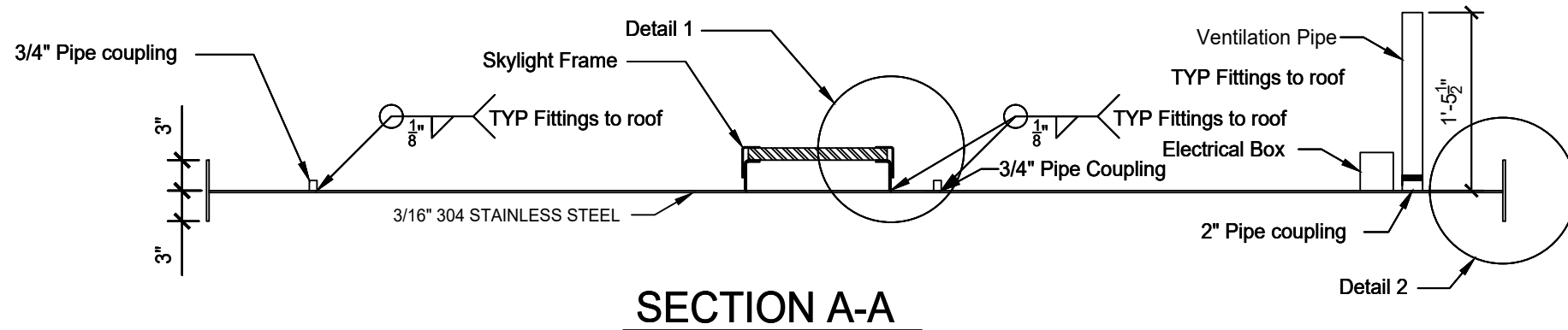
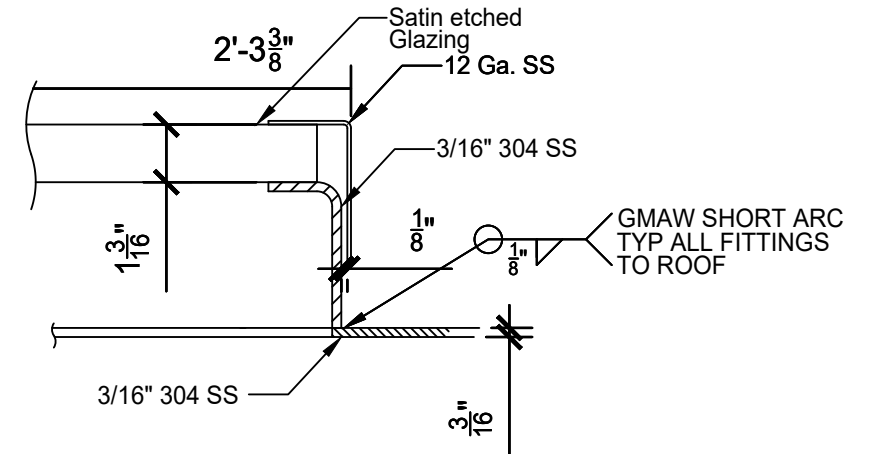
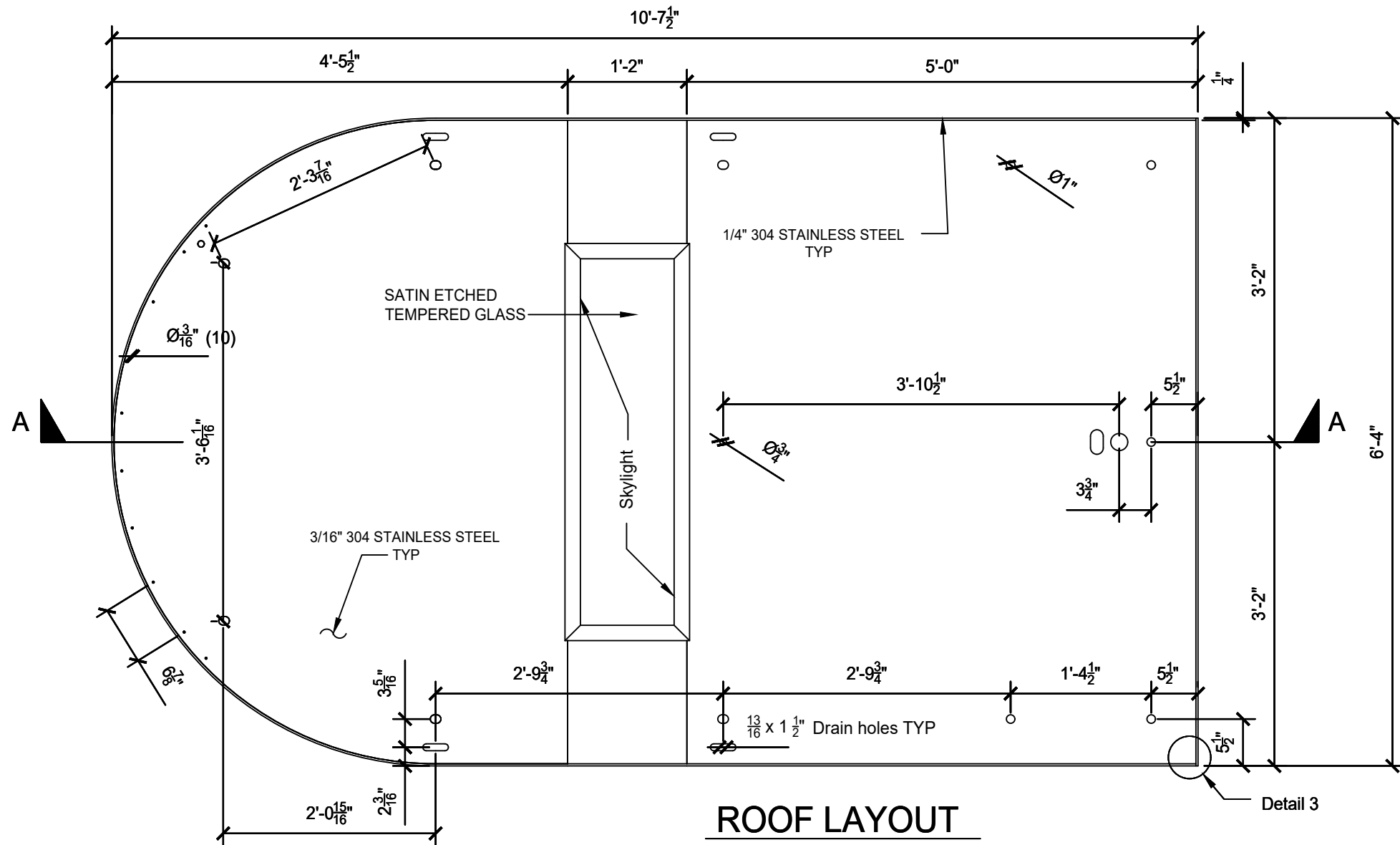
1 BACK ELEVATION VIEW  
A3.0

2 LEFT ELEVATION VIEW  
A3.0

\*\*\*PLUMBING CHASE GIVES ACCESS  
TO WATER/SEWER CONNECTIONS,  
PLUMBING MANIFOLD, AND HAND SANITIZER

\*\*\*ELECTRICAL CHASE GIVES ACCESS  
TO SHARPS DISPOSAL, SOAP DISPENSER  
AND HAND WASH COMPONENTS

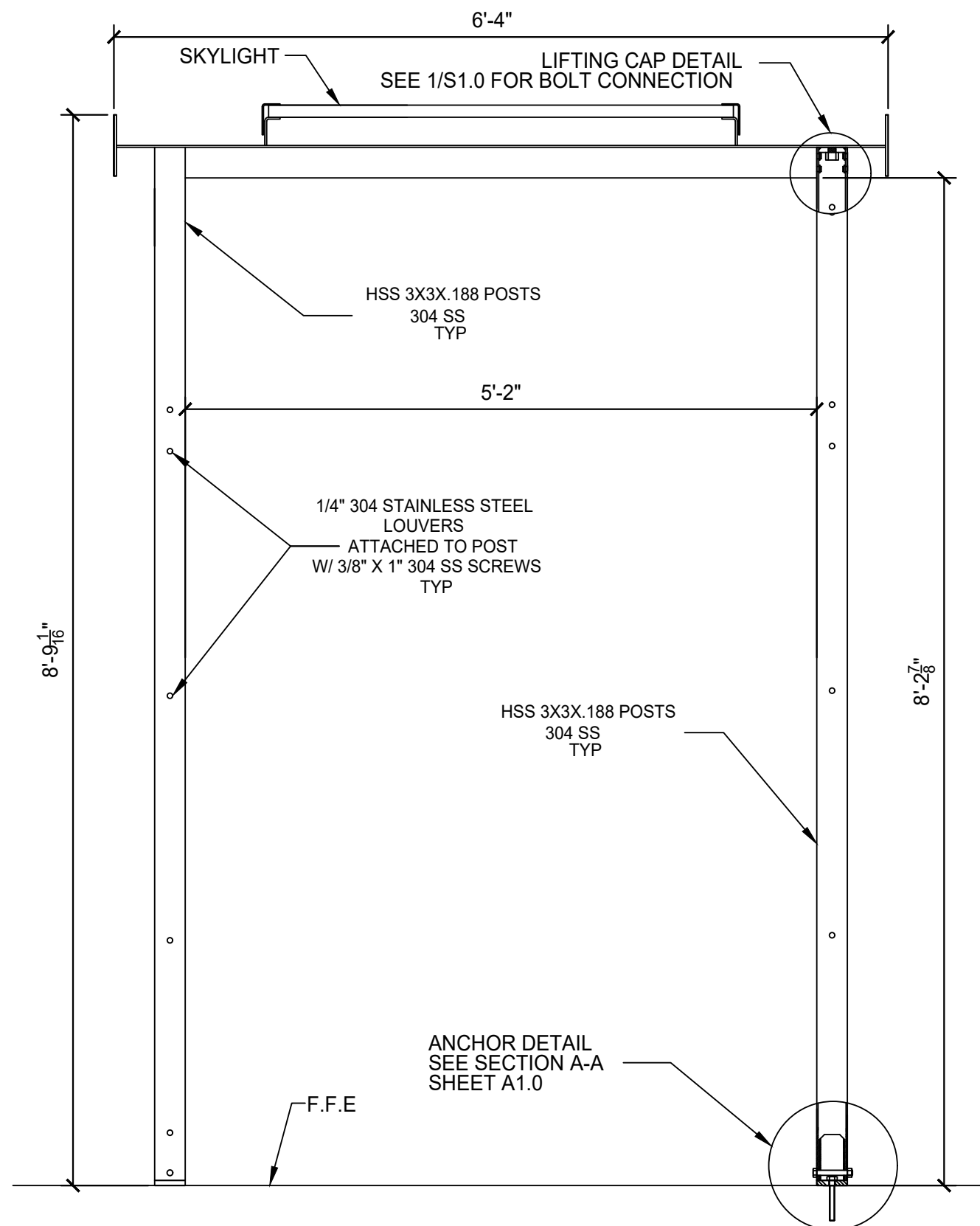
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						EXTERIOR ELEVATIONS FRONT & RIGHT SIDES			
						NAME	DATE	SERIAL NO.	DRW. NO.
REV	DATE	DESCRIPTION	DRN	APP'D		AYK	06/27/2024		A3.0
					2550 NW 25th Place Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446				



1	07/08/24	INITIAL ISSUE	AYK		<b>MADDEN</b> <b>FABRICATION</b>	FAIRBANKS, AK			
						ROOF LAYOUT			
						NAME	DATE	SERIAL NO.	DRW. NO.
REV	DATE	DESCRIPTION	DRN	APP'D		AYK	06/27/2024		A4.0

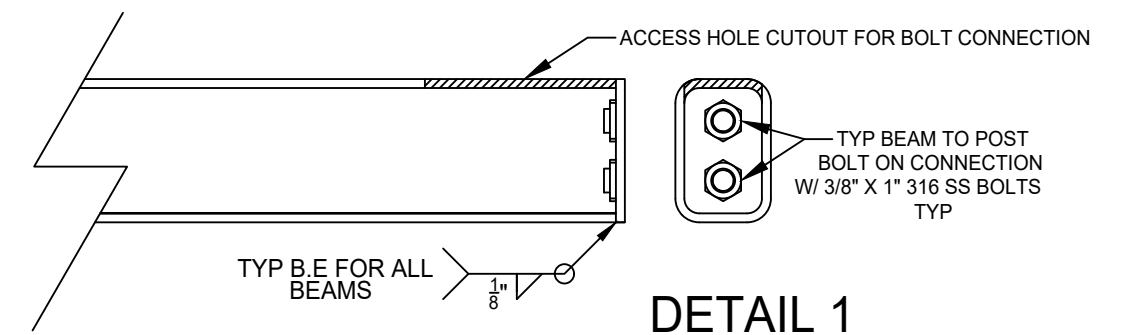
2550 NW 25th Place Portland, OR 97210  
Phone: (503) 226-3968 Fax (503) 242-2446





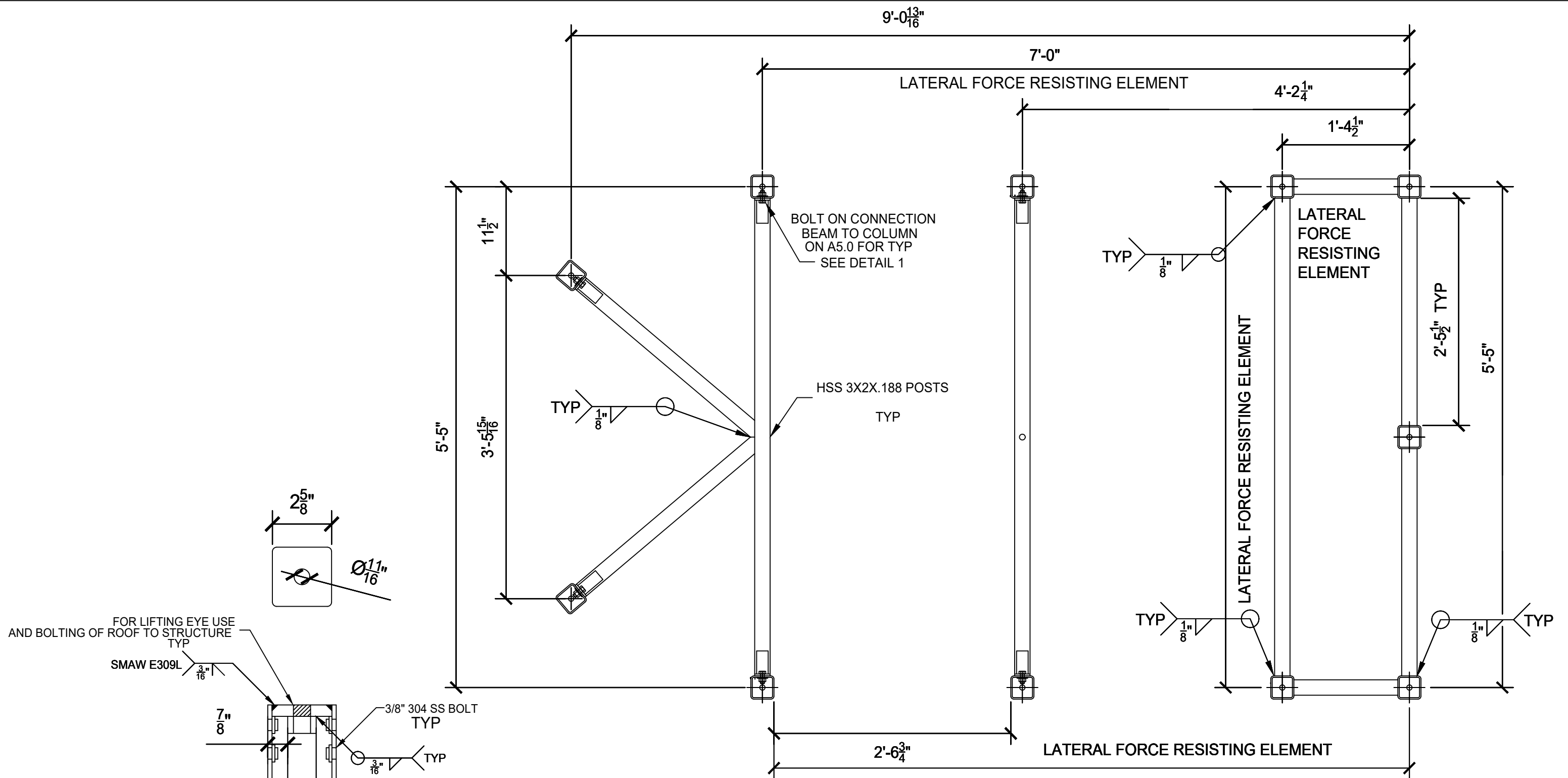
B-B  
A1.0

INTERIOR ELEVATION VIEW



1	07/08/24	INITIAL ISSUE	AYK		<b>MADDEN</b> <b>FABRICATION</b>	FAIRBANKS, AK			
						INTERIOR SECTION VIEW			
					2550 NW 25th Place Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446	NAME	DATE	SERIAL NO.	DRW. NO.
REV	DATE	DESCRIPTION	DRN	APP'D		AYK	06/27/2024		A5.0





COLUMN AND BEAM LAYOUT

SCALE 1:32

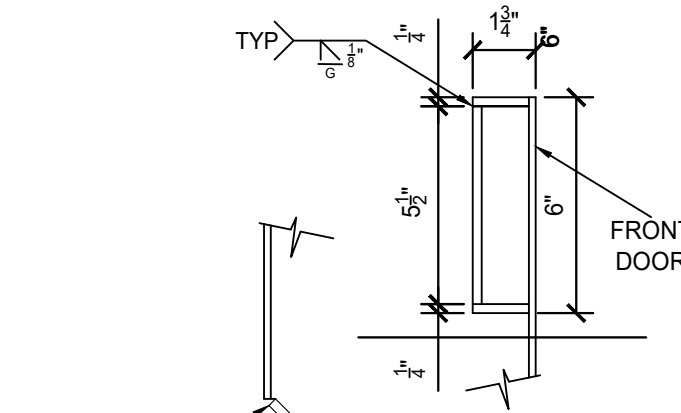
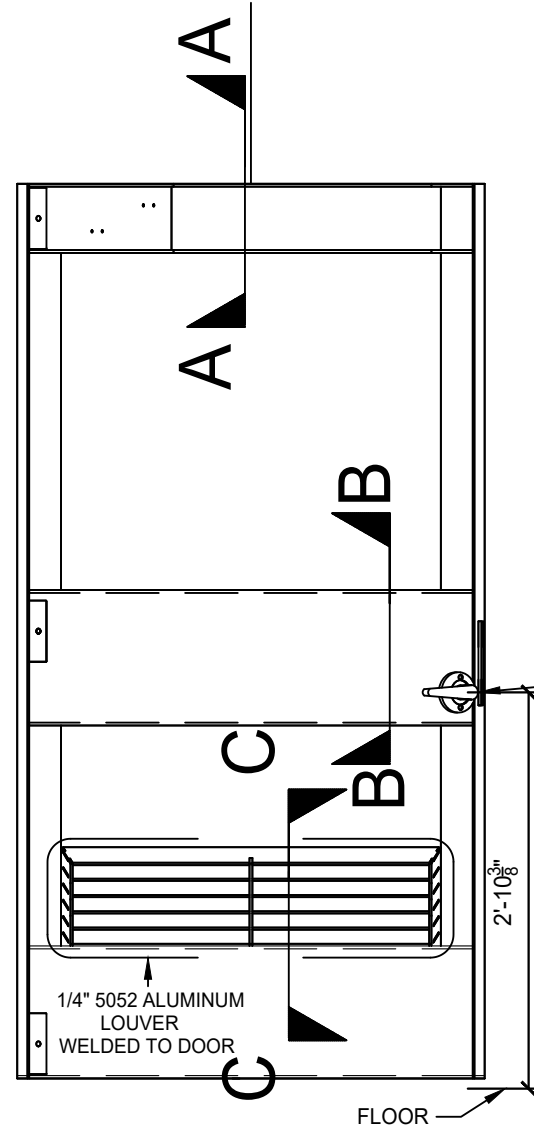
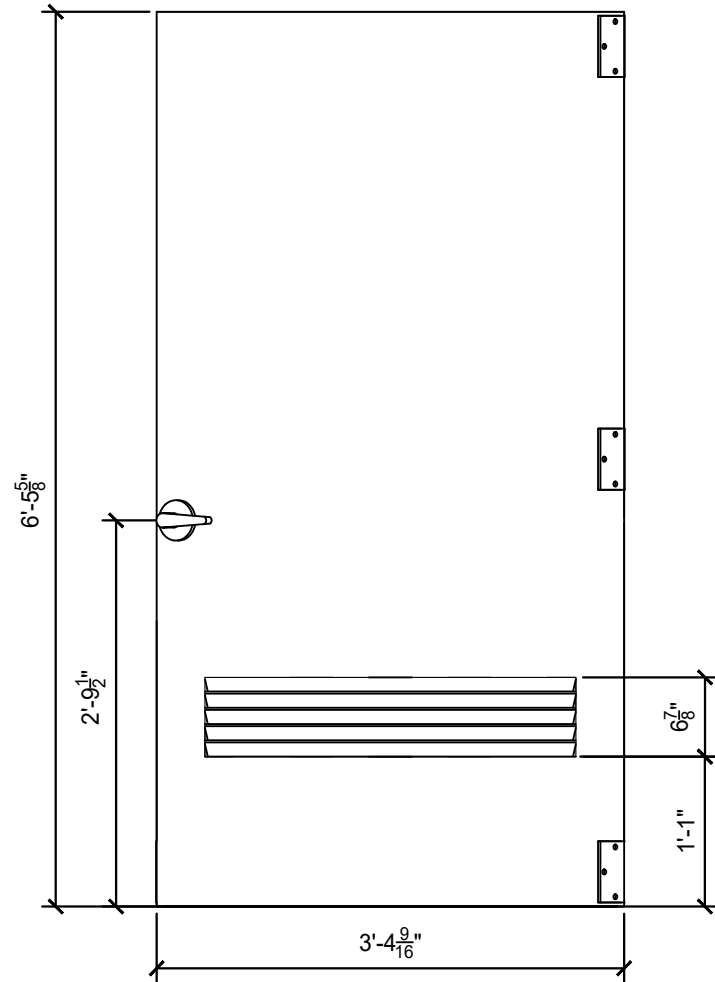
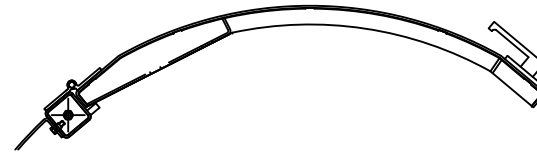
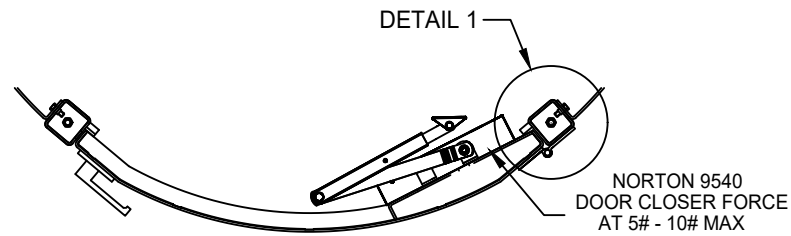
1

S1.0

COLUMN LIFTING CAP

1/2" 304 SS  
TAP FOR 3/4-10 Bolt  
(11) REQ'D

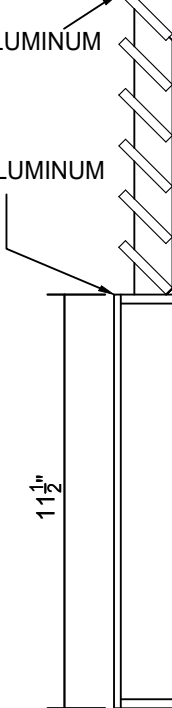
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						COLUMN & BEAM LAYOUT			
						NAME	DATE	SERIAL NO.	DRW. NO.
						AYK	06/27/2024		S1.0
REV	DATE	DESCRIPTION	DRN	APP'D	2550 NW 25th Place Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446				



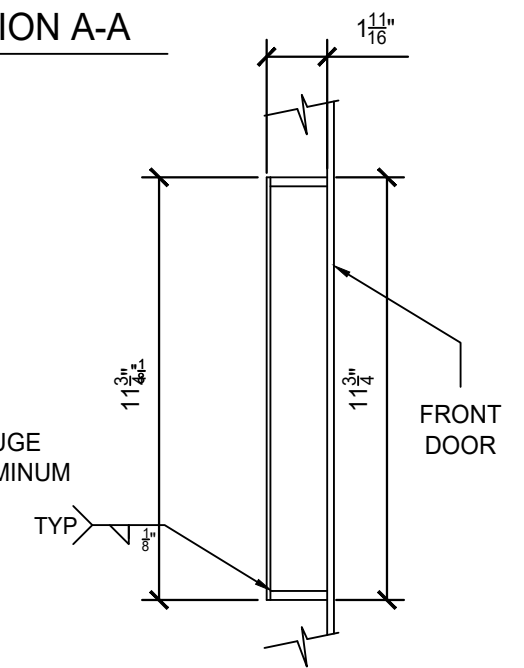
1/4" 5052 ALUMINUM

3/16" 5052 ALUMINUM

SECTION A-A



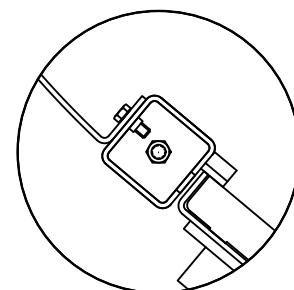
SECTION C-C



SECTION B-B

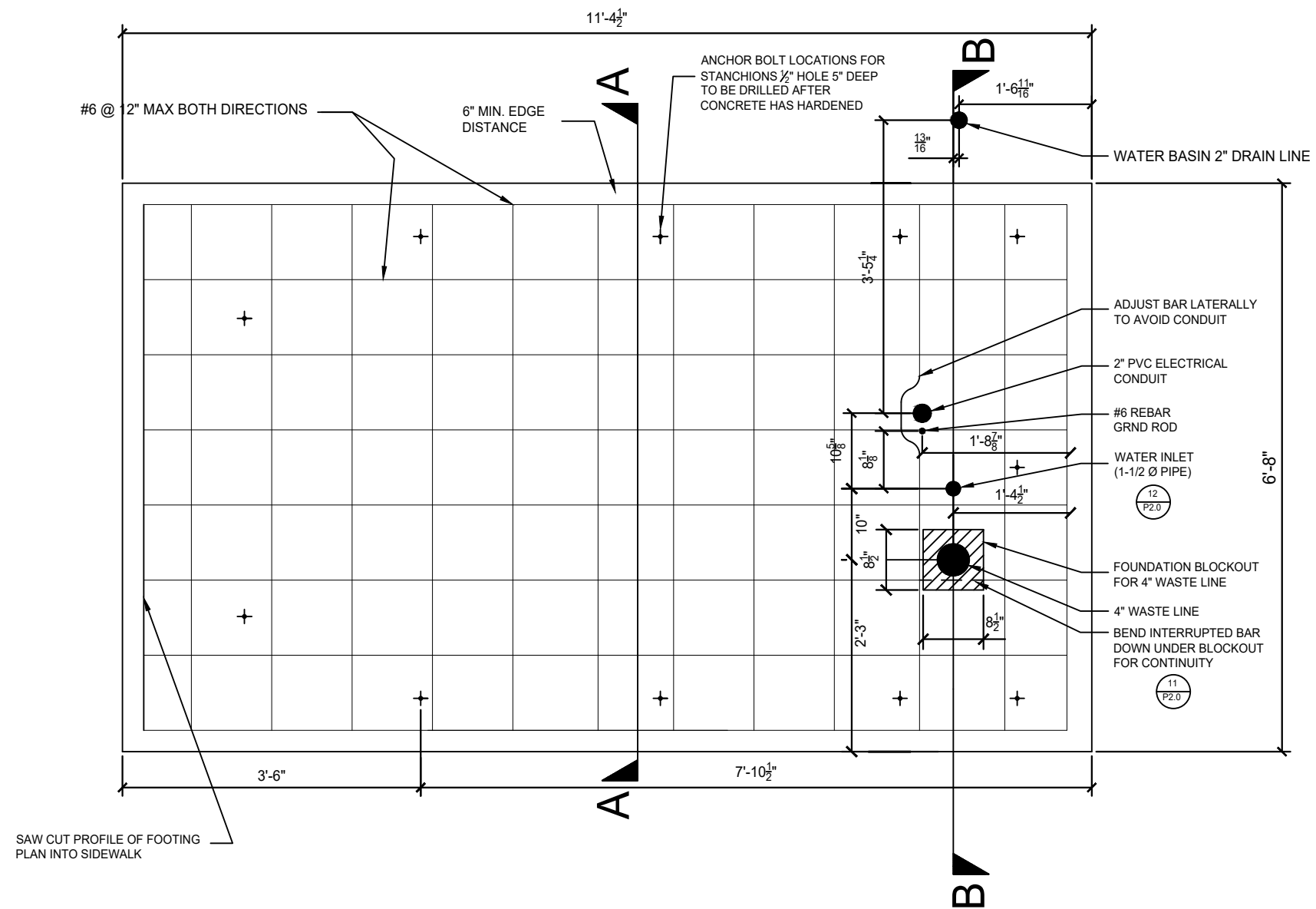
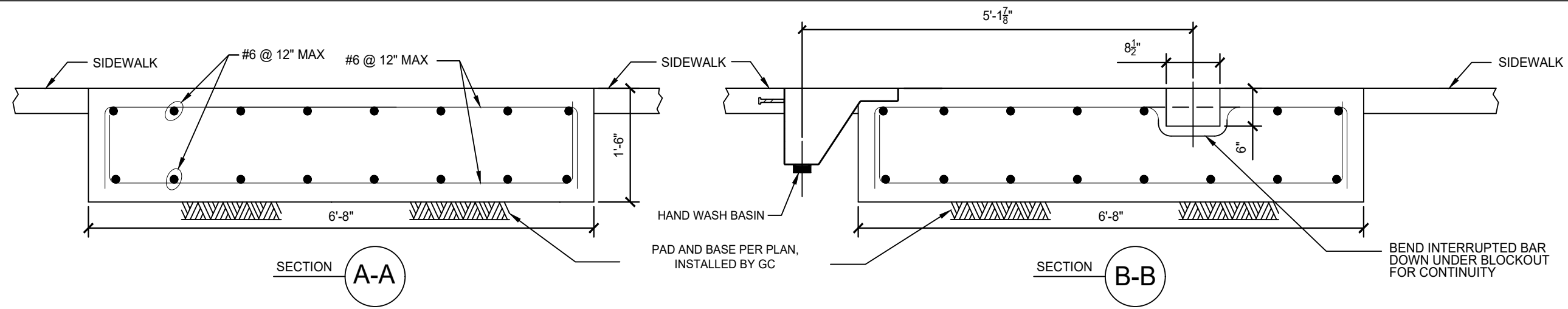
**1** LEFT ENTRY DOOR (STANDARD)  
PL 3/16" 5052 ALUMINUM  
(1) REQ'D

BACKSIDE (INTERIOR)



DETAIL 1

1	07/08/24	INITIAL ISSUE	AYK		<b>MADDEN FABRICATION</b>	FAIRBANKS, AK			
						FRONT DOOR			
REV	DATE	DESCRIPTION	DRN	APP'D	2550 NW 25th Place Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446	NAME AYK	DATE 06/27/2024	SERIAL NO.	DRW. NO. <b>S2.0</b>

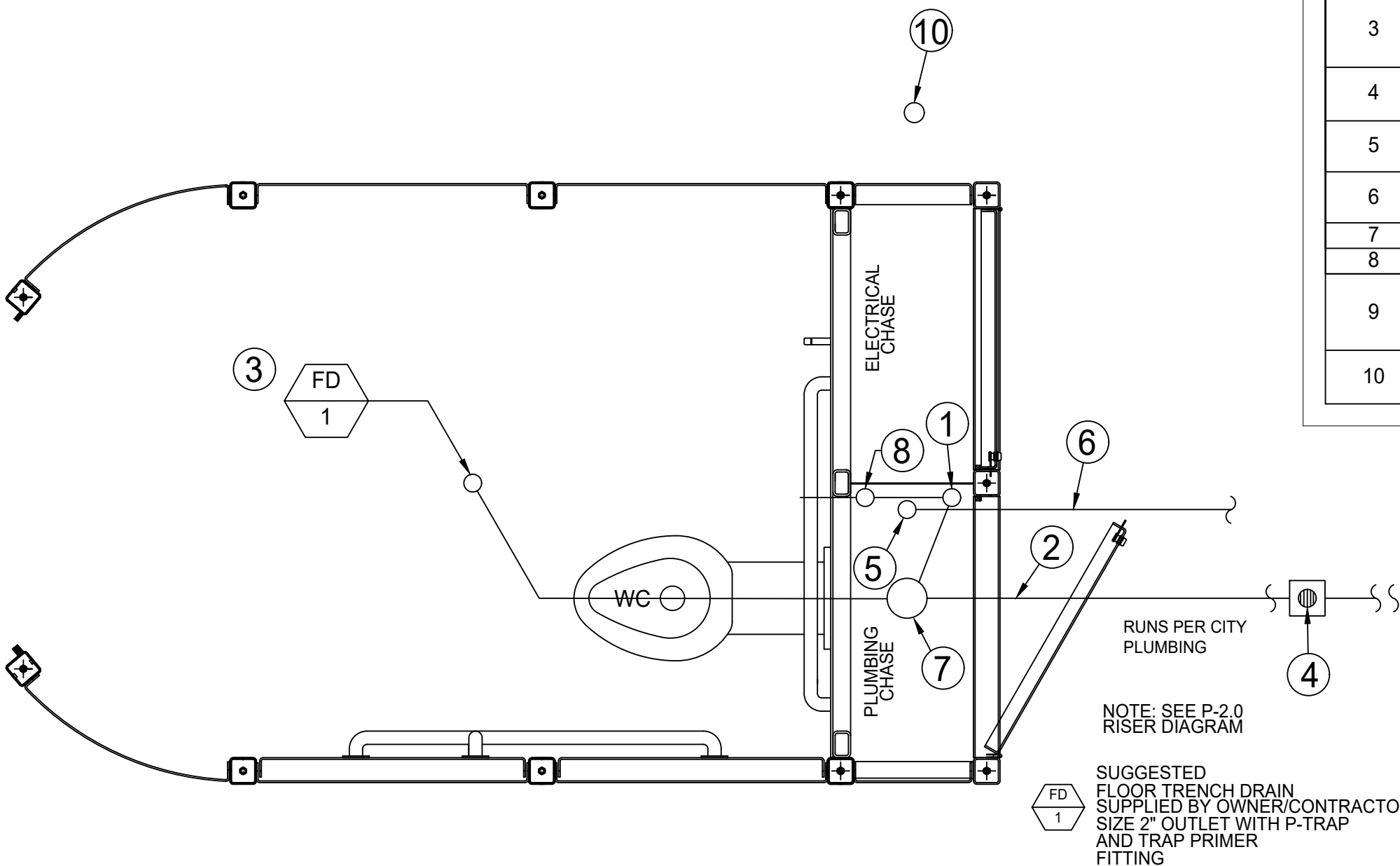


GENERAL NOTES:

1. Provide all materials and perform all work according to the current edition of the Specifications of the Authority Having Jurisdiction.
2. All concrete shall be Structural Class 4000. FC = 4000 PSI.
3. All reinforcing steel shall conform to ASTM A706 or A615 Grade 60.
4. Place bars 3 inches clear of the nearest face of concrete unless shown otherwise.
5. Concrete footing may be poured integrally with 4' sidewalk, providing a deep cut tool joint is located around perimeter of footing.
6. Stanchions section "A-A" / A1.0 to be fastened to the concrete using 5/8" hole for 1/2" x 5 SS TITEN HD 3.5" embed min. The Loos columns to be fastened to the stanchions.
7. Location of anchor bolts to be located and drilled using template provided before installation by Madden Fabrication.
8. For Grade/Slope and location of floor drains see civil plans.

FOUNDATION IS NOT PART OF THE CONTRACT. CONTRACTOR TO USE THE EXISTING CONCRETE SLAB FOR PORTLAND LOO. DIMENSIONS FOR UTILITY LOCATIONS TO BE USED AS SHOWN. NOTES 6 THRU 8 ARE STILL APPLICABLE.

1	07/08/24	INITIAL ISSUE	AYK		<b>MADDEN FABRICATION</b>	FAIRBANKS, AK			
						FOUNDATION & ANCHOR BOLT LOCATIONS			
					2550 NW 25th Place Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446	NAME	DATE	SERIAL NO.	DRW. NO.
REV	DATE	DESCRIPTION	DRN	APP'D		AYK	06/27/2024		S3.0



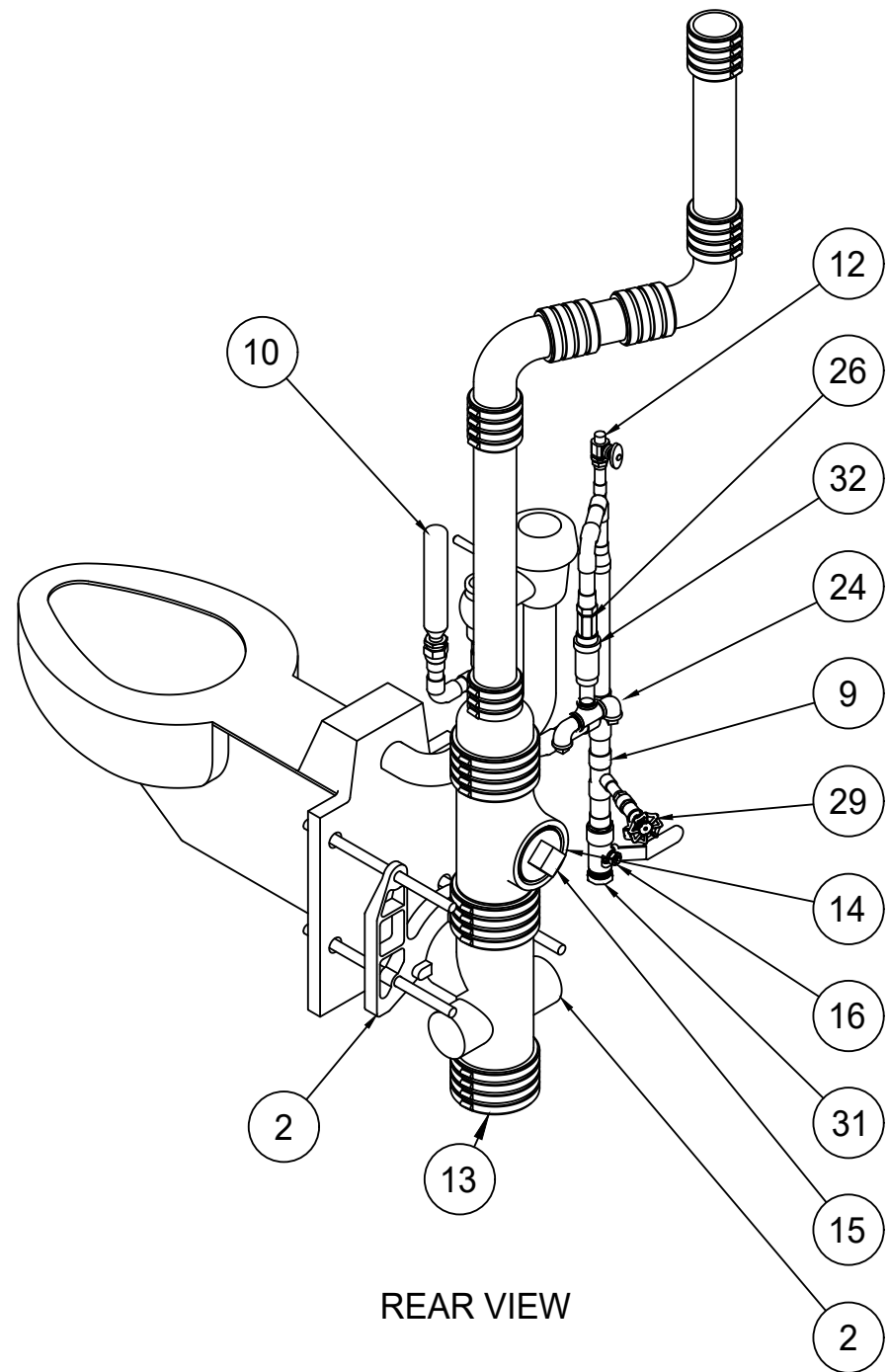
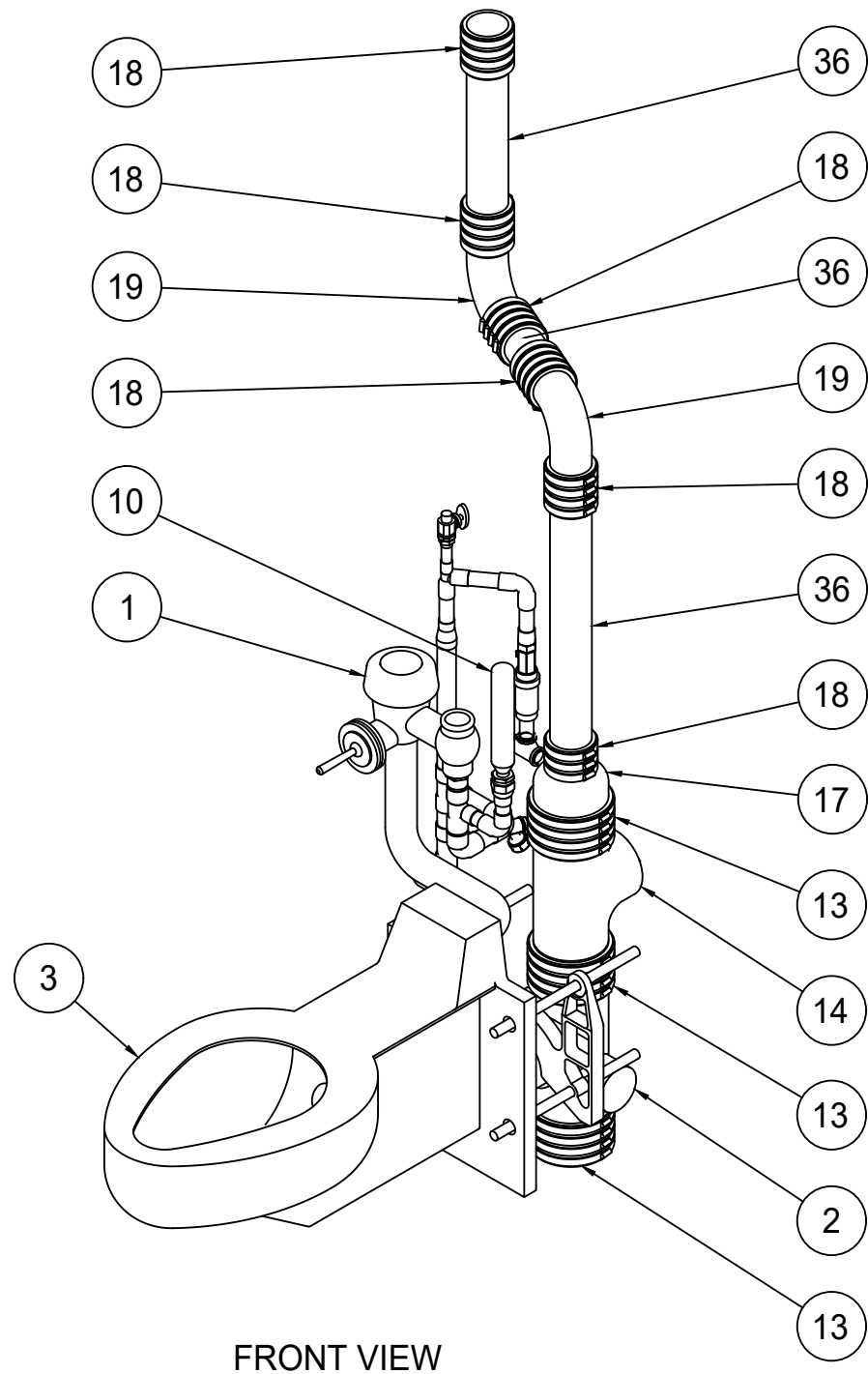
PLUMBING FLOOR PLAN

BILL OF MATERIAL			
ITEM	QTY	DESCRIPTION	MFG.
1	ONE	2" VENT PIPE TUBE TO ROOF	VARIOUS
2	ONE	LINE TO P.O.C.	VARIOUS
3	ONE	ROUTE CW SUPPLY TO FLOOR DRAIN P-TRAP FROM TRAP PRIMING LOCATED IN PLUMBING CHASE	JAY R. SMITH
4	ONE	4" DUAL DIRECTION CLEAN-OUT (QTY & LOCATION PER LOCAL CODE)	VARIOUS
5	ONE	WATER INLET 1-1/2" C.W. SUPPLY SHOWN ON SHEET 7	VARIOUS
6	ONE	1-1/2" C.W. SUPPLY TO SOV SHOWN ON SHEET 7	VARIOUS
7	ONE	4" SEWER LINE CARRIER SHOW ON P2.0	VARIOUS
8	ONE	TRAP PRIMER VALVE (PER LOCAL CODE)	PRIME-RIGHT
9	ONE	WASH BASIN FLOOR DRAIN P-TRAP FROM TRAP PRIMING LOCATED IN PLUMBING CHASE	VARIOUS
10	ONE	2" SEWER DRAIN FOR RECESSED HAND WASH	VARIOUS

NOTE: SEE P-2.0  
RISER DIAGRAM

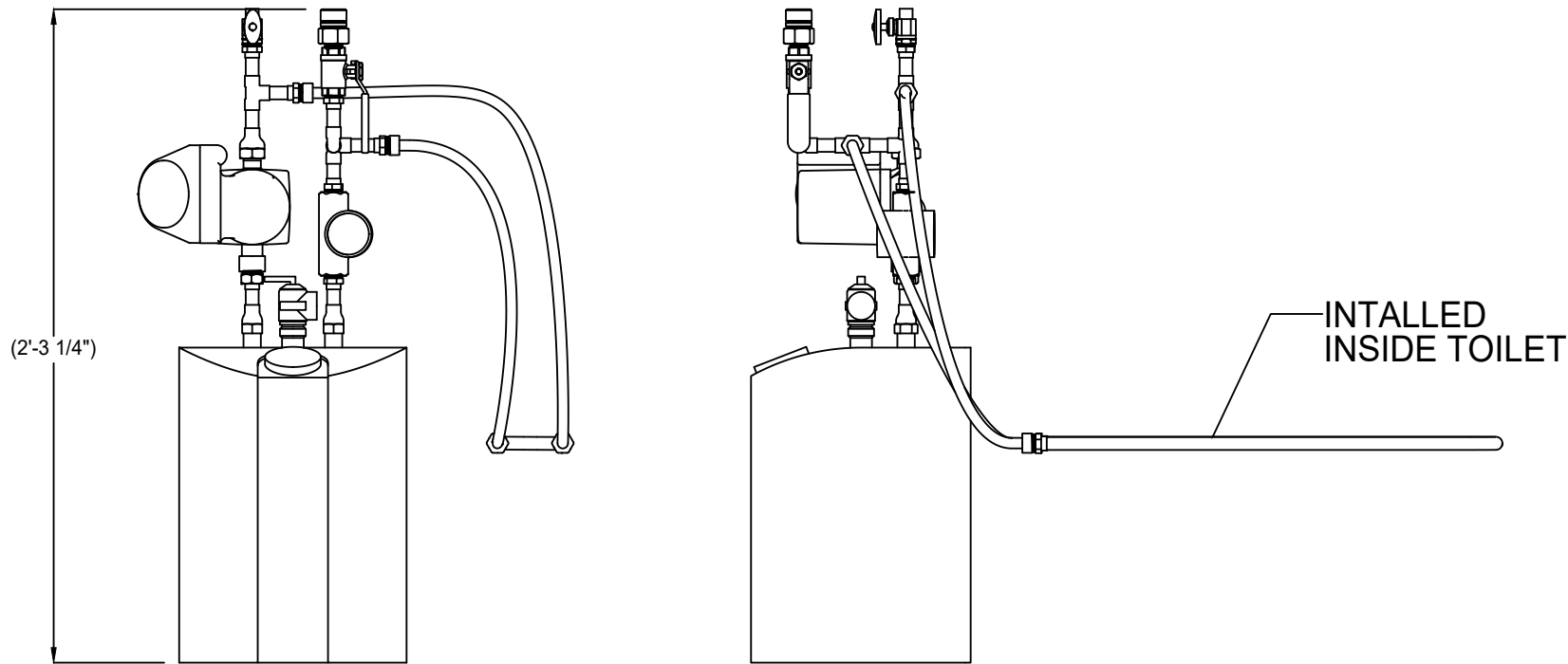
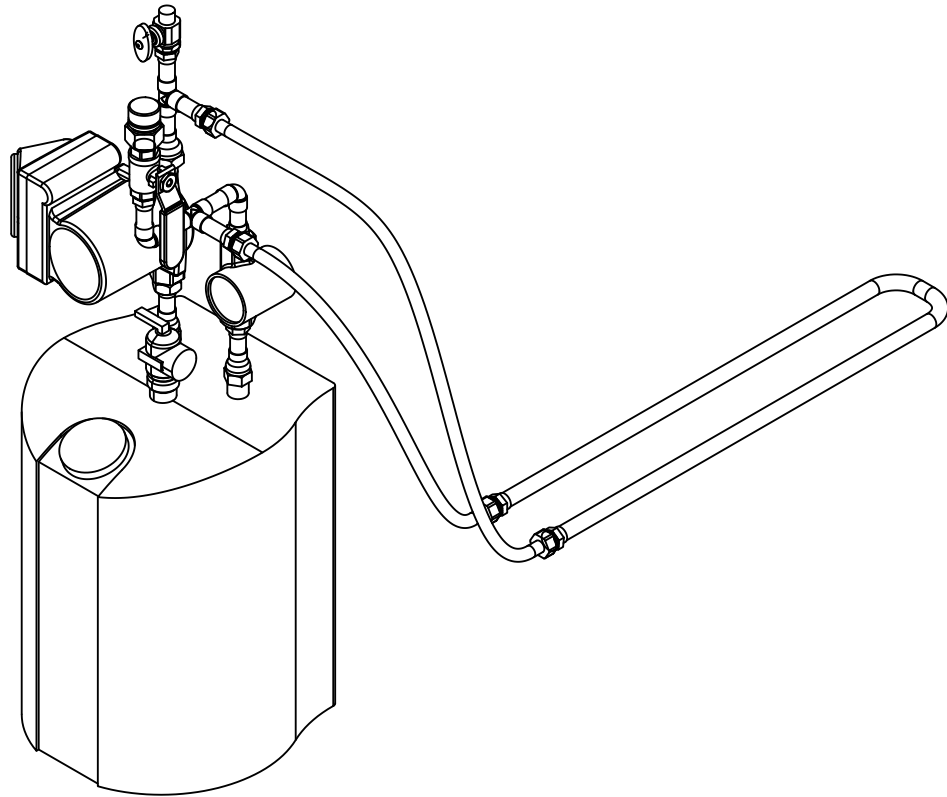
SUGGESTED  
FLOOR TRENCH DRAIN  
SUPPLIED BY OWNER/CONTRACTOR  
SIZE 2" OUTLET WITH P-TRAP  
AND TRAP PRIMER  
FITTING

1	07/08/24	INITIAL ISSUE	AYK		<b>MADDEN FABRICATION</b>	FAIRBANKS, AK			
						PLUMBING DETAIL			
					2550 NW 25th Place Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446	NAME	DATE	SERIAL NO.	DRW. NO.
REV	DATE	DESCRIPTION	DRN	APP'D		AYK	06/27/2024		P1.0



BILL OF MATERIAL			
ITEM NO.	QTY.	MANUFACTURER NO	DESCRIPTION
1	1	ROYAL 143-1.28	SLOAN - ROYAL 143 FLUSHOMETER, 1.28 GPF, 3-3/4 L, BRASS FINISH
2	1	JR SMITH 0440Y	440 Y W 8" NIPPLE CARRIER - JR SMITH
3	1	2105-W-1-CN-HS	DURA-WARE TOILET W SEAT, 1 1/2" SS 304 CL
4	2	VIEGA 77022	3/4" ELBOW 90 DEG
5	2	VIEGA 79245	1" MALE ADAPTER
6	2	VIEGA 77027	1" ELBOW 90 DEG
7	1	VIEGA 79315	3/4 FEMALE ADAPTER
8	1	VIEGA 77412	1" TEE
9	1	VIEGA 77432	1" X 1/2" TEE
10	1	PPP SC-750B	WATER HAMMER ARRESTOR 3/4 NPT MALE
11	1	VIEGA 77437	1" X 3/4" TEE
12	1	BRASSCRAFT OR12X-C	1/2" X 3/8" STRAIGHT STOP VALVE
13	3	ANACO 2010	4" NO-HUB RUBBER COUPLING
14	1	AB&I 00190	4" CAST IRON TEE LOW-PRESSURE
15	1	PASCO 1851	4" BRASS PLUG
16	1	UPBA475B-1	1" BALL VALVE
17	1	AB&I 02142	4" X 2" NO-HUB REDUCER
18	6	ANACO 2006	2" NO-HUB RUBBER COUPLING
19	2	AB&I 00190	2" NO-HUB 90 ELBOW CAST IRON
20	2	VIEGA 79215	1/2" MALE ADAPTER
21	1	VIEGA 77417	COPPER TEE 3/4" X 3/4" X 1/2"
22	1	VIEGA 78152	1" X 3/4" REDUCER
23	1	LEGEND 310-103NL	1/2" THREADED BRASS TEE
24	2	LEGEND 310-043 NL	1/2" THREADED BRASS STREET 90 ELBOW
25	1	4568K175 OR EQUIVALENT	1/2" X 3" THREADED BRASS PIPE NIPPLE
26	1	BRASSCRAFT DR583X-R	1/2" SCREWDRIVER STOP
27	1	VIEGA 79310	3/4 X 1/2 FPT" FEMALE FITTING
28	1	PASCO 2152	3/4" PLASTIC CAPS
29	1	LEGEND 107-154NL	1/2" HOSE BIB
30	2	LEGEND 310-183 NL	1/2" BRASS PLUG
31	1	LASCO 450-010	1" PVC PLUG
32	1	PPP P2-500	TRAP PRIMER
33	7	5175K126 OR EQUIVALENT	TUBING, TYPE L, 1 TUBE SIZE, COPPER
34	5	5175K125 OR EQUIVALENT	TUBING, TYPE L, 3/4 TUBE SIZE, COPPER
35	2	5175K122 OR EQUIVALENT	TUBING, TYPE K, 1/2 TUBE SIZE, COPPER
36	3	1910N12 OR EQUIVALENT	2" SCH-40 NO-HUB PIPE CAST IRON

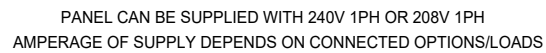
▲	07/08/24	INITIAL ISSUE	AYK		<b>MADDEN FABRICATION</b>	FAIRBANKS, AK			
						PLUMBING DETAIL			
REV	DATE	DESCRIPTION	DRN	APP'D	2550 NW 25th Place Portland, OR 97210 Phone: (503) 226-3968 Fax (503) 242-2446	NAME AYK	DATE 06/27/2024	SERIAL NO.	DRW. NO. P2.0



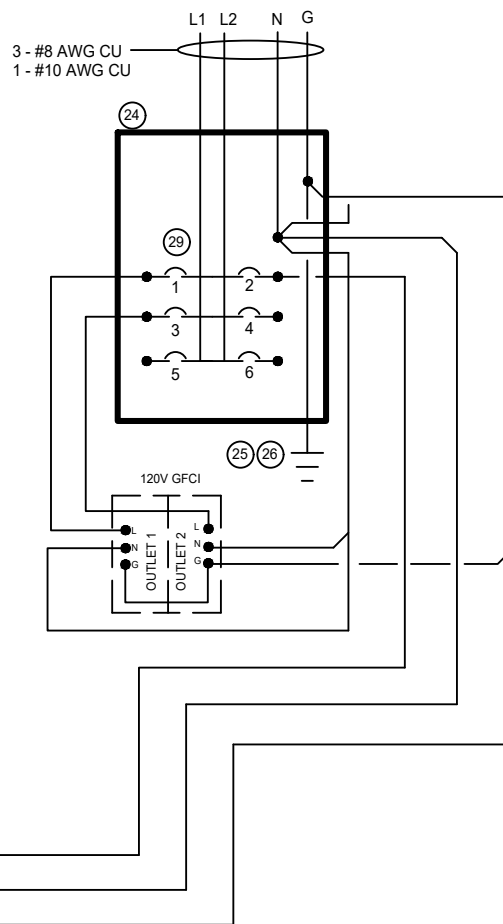
ITEM NO.	QTY.	PART NUMBER	DESCRIPTION
1	1	EEMAX EMT2.5	WATER HEATER - COMPACT - 2.5 GAL
2	1	WATTS 500800	HOT WATER RECIRCULATING PUMP
3	1	DWYER SFI-100-3/4	SIGHT FLOW INDICATOR - 100 SERIES
4	2	VIEGA 79300	1/2" FEMALE FITTING
5	3	VIEGA 79220	1/2" X 3/4" MPT MALE ADAPTER
6	1	VIEGA 77317	1/2" 90 DEG ELBOW
7	3	VIEGA 79215	1/2" X 1/2" MPT MALE FITTING
8	1	VIEGA 79445	FITTING - 1/2 TUBE SIZE X 3/4 NPT FEMALE - COPPER
9	1	VIEGA 78147	FITTING - 3/4" X 1/2" REDUCER - COPPER
10	1	VIEGA 77377	FITTING - TEE - FEMALE SOCKET - 1/2" TUBE - COPPER
11	2	FISHER 10022	HOSE - BRAIDED - 1/2 FIP X 1/2 FIP X 36 SS
13	1	30407 OR EQ	3/4" PVC ADAPTER SLIP BY FIP
14	1	30707 OR EQ	3/4" PVC ELBOW SLIP BY SLIP
15	-	5175K22 OR EQ	TUBING, TYPE K, 1/2 TUBE SIZE, COPPER
16	-	VARIOUS	3/4" PVC PIPE

	07/08/24	INITIAL ISSUE	AYK		<div><div>MADDEN</div><div>FABRICATION</div><div>2550 NW 25th Place Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446</div></div>	FAIRBANKS, AK			
						COLD WEATHER TOILET			
						NAME	DATE	SERIAL NO.	DRW. NO.
REV	DATE	DESCRIPTION	DRN	APP'D		AYK	06/27/2024		P3.0





240VAC 1PH 40A  
ELECTRICAL CONTACTOR TO MAKE  
CONNECTION TO SERVICE LOAD CENTER



NOTE: LOADS ARE 120V AT POWER SUPPLY AND OUTLET 1/ OUTLET 2.

FU2	PE/MOTION
FU3	DC POWER
FU4	HEAT TRACE
FU5	INSIDE LED LIGHT
FU6	OUTSIDE LED LIGHT
FU7	INSIDE LED LIGHT
FU8	OUTSIDE LED LIGHT
CB8	MAIN 24VDC BREAKER
CB9	PV1 BREAKER
CB10	PV2 BREAKER
CB11	PV3 BREAKER

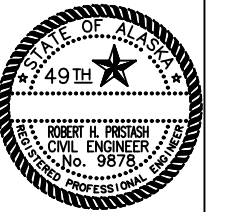
Sol+
Sol+
Sol-
Sol-
L -
L -
L -
L -
L +
L +
1
1
1
2
3
3
7
8
11
12
13
13
13
14
14A
15
16
J1
J2
J3
J4

ITEM	QTY	DESCRIPTION	MFG.
4	5-7	6A-600V Fuse LPCC-6	Buss
6	ONE	24V Photocell EM-24A2	Watt Stopper
7	ONE	Occupancy Sensor FSP-202	Watt Stopper
8	TWO	24V DC relay 782-2C-24D	Automation Direct
9	ONE	24V LED Light Rope, White 3W/Ft x 4ft	Imitra Corp
10	TWO	24", 24V,5W LED Blue Actinic	Current USA
11	ONE	Battery system moniter RM-1	Morningstar
12	ONE	RJ-11 Meter Cable	VARIOUS
13	ONE	Ground Bus 44CONN-AL	ITE
14	ONE	1A788 24VDC Electromechanical Counter	Dayton
15	ONE	NEMA1 Enclosure 20"x20" 20206-1	BENC
16	ONE	6ga Battery Harness cable	ALLBATTERY
17	Lot	14ga Cu wire THHN-14-19STR-CU	VARIOUS
18	Lot	10ga Cu wire Varies	VARIOUS
19	ONE	Solstat 2-10 Solid State Thermostat	ENGENITY
20	ONE	Heat trace - 10 ft, 24V, 3W/ft Kompensator	HEATLINE
21	ONE	15 Amp, 150V DC Breaker	ALTEC CORP
22	ONE	63 Amp, 125V DC Breaker	ALTEC CORP
23	ONE	PULS Dimension CP10.241 Power Supply	PULS
24	ONE	LOAD CENTER, 70A Q024L70S 2 BRKR	SQUARE D
25	ONE	Approved UFER ground connection to rebar Sht S2.0	BY OTHERS
26	ONE	4ga Cu wire insulated	VARIOUS
27	LOT	6ga Cu wire insulated	VARIOUS
28	1-3	6ga crimp eyelet and mechanical fastener to PV	VARIOUS
29	ONE	20 Amp Breaker Panel BR48L125SP	EATON
30	ONE	Intermatic FM1D14 Series	VARIOUS
31	ONE	Smart Pac	VARIOUS
32	ONE	Lock Solenoid	VARIOUS
Items not shown on schematic			
A	Lot	Din Rail 2M - 2 ft	WEIDMULLER
B	EIGHT	Modular Fuse Holder CHCC1DI	BUSS
C	TWO	Relay Pin Base 782-2C-SKT	Automation Direct
D	20	Terminal splice unit	WEIDMULLER
E	TWO	1-5/8" x 1-5/8" x 69" B22SH strut	B-Line or Equal
F	FOUR	3/8" Spring Nut N228	B-Line or Equal
G	FOUR	10-1/2" Shelf Bracket S-205	B-Line or Equal
H	ONE	NEMA1 Panel 20"x20" AW2020	BENC

VARIOUS

Jumper Power Configuration	J1 to J2	J3 to J4
Solar Powered only (3 panels)	Yes	Yes
AC Power Only	Yes	Yes
Hybrid AC/Solar Powered (1-2 panels)	No	No

1	07/08/24	INITIAL ISSUE	AYK			FAIRBANKS, AK			
						ELECTRICAL SCHEMATIC			
						NAME	DATE	SERIAL NO.	DRW. NO.
REV	DATE	DESCRIPTION	DRN	APP'D		AYK	06/27/2024		E1.0



NOT TO SCALE

CITY OF FAIRBANKS, ALASKA  
ENGINEERING DIVISION

## APPENDIX B – AS-BUILT PLANS

### COMM

- ACS UTILITIES TO VISITOR CENTER
- GCI UTILITIES\_LOCAL AREA

### ELECTRICAL

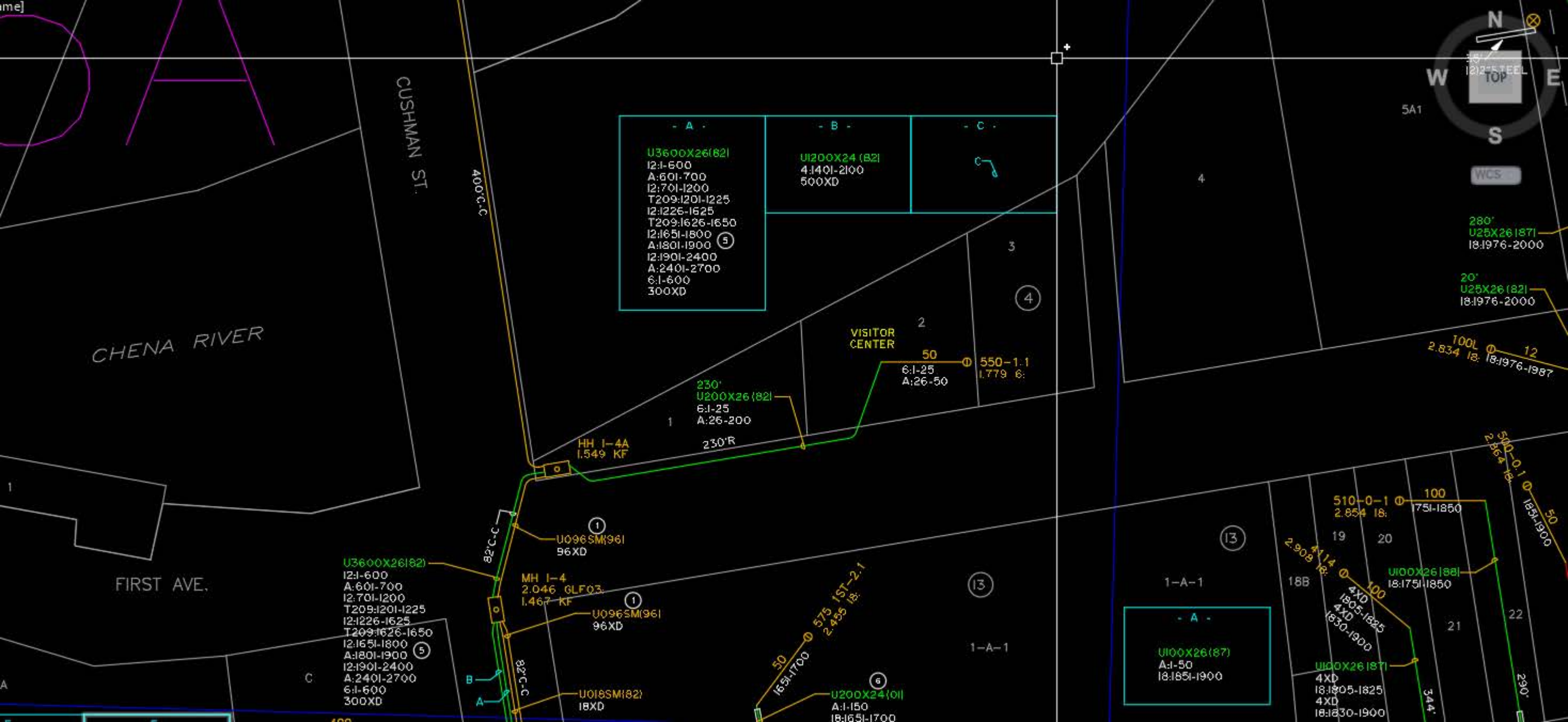
- ELECTRICAL – PLAN VIEW\_SHT E1
- ELECTRICAL – EQUIPMENT ROOM DETAIL\_SHT E2
- GVEA – 2021 DESIGN DRAWING\_GOLDEN HEART PLAZA TRANSFORMER

### MECHANICAL

- PLAN VIEW\_SHT M5 ASBUILT ZOOM VIEW
- DETAILS VIEW\_SHT M5 ASBUILT ZOOM VIEW

### STEAM

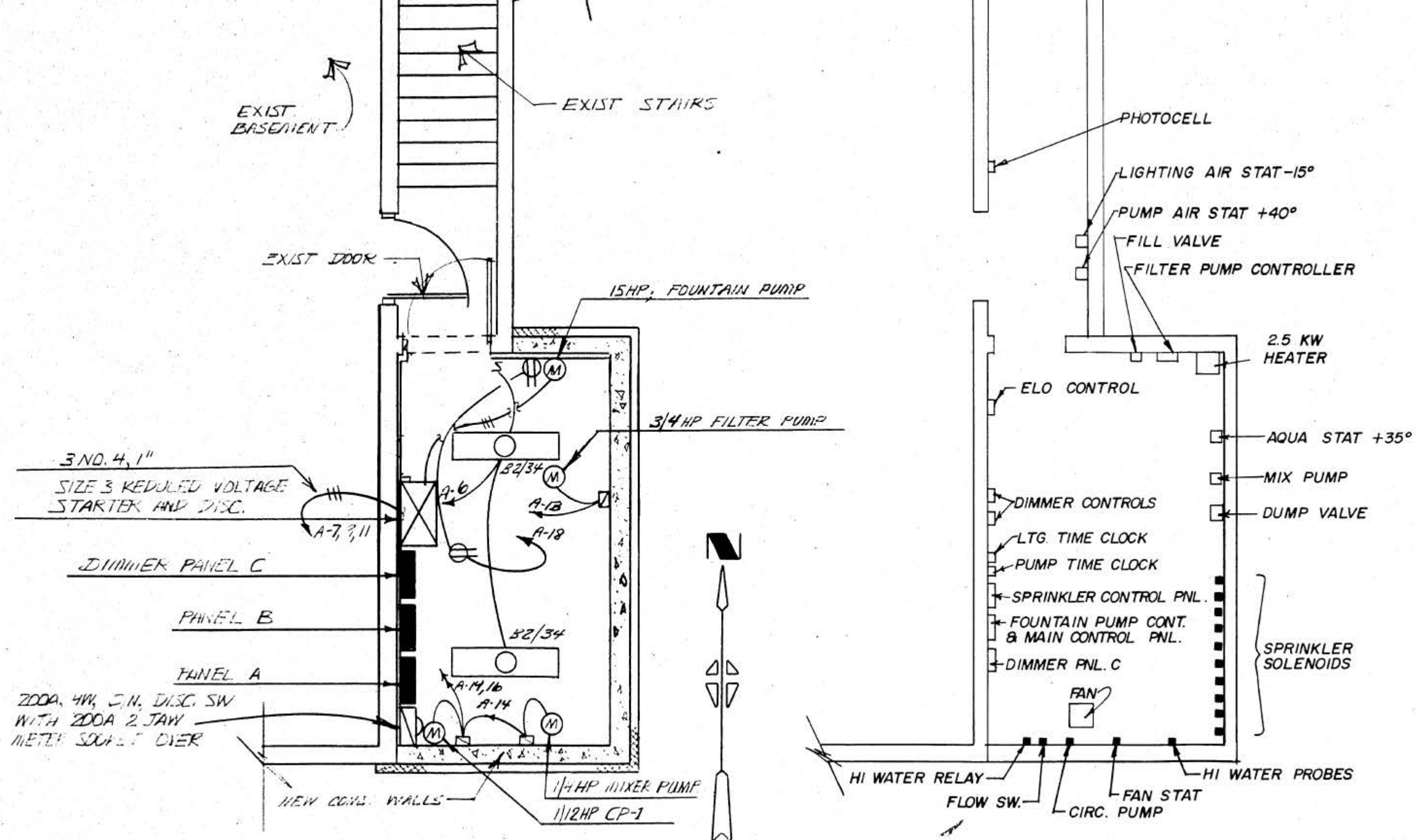
- AURORA ENERGY DISTRICT HEAT NORTH
- PAGES FROM FAIRBANKS AUXILARY STEAM MAIN 1954
- STEAM TIES 550 1<sup>ST</sup> AVE YUKON QUEST 1986

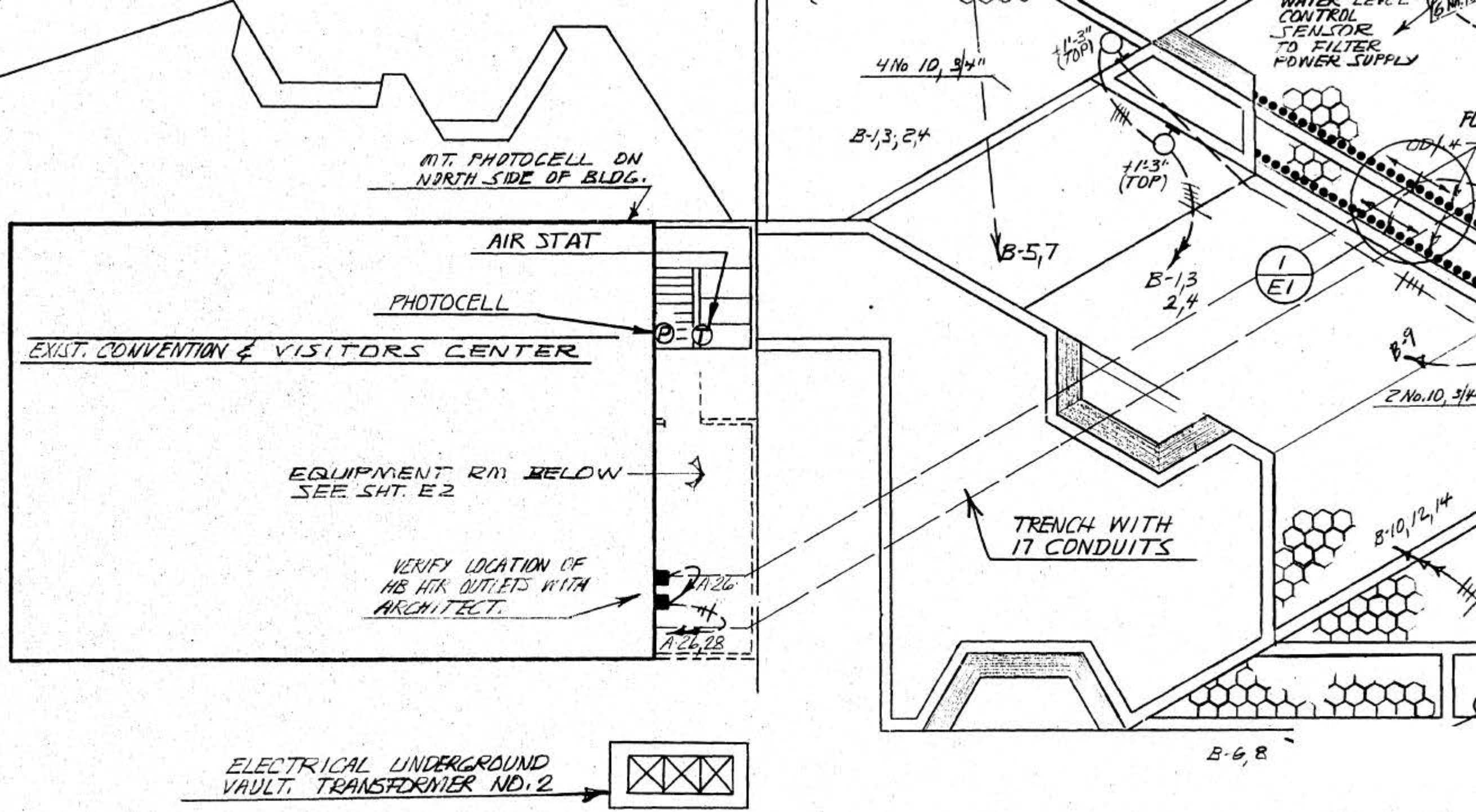












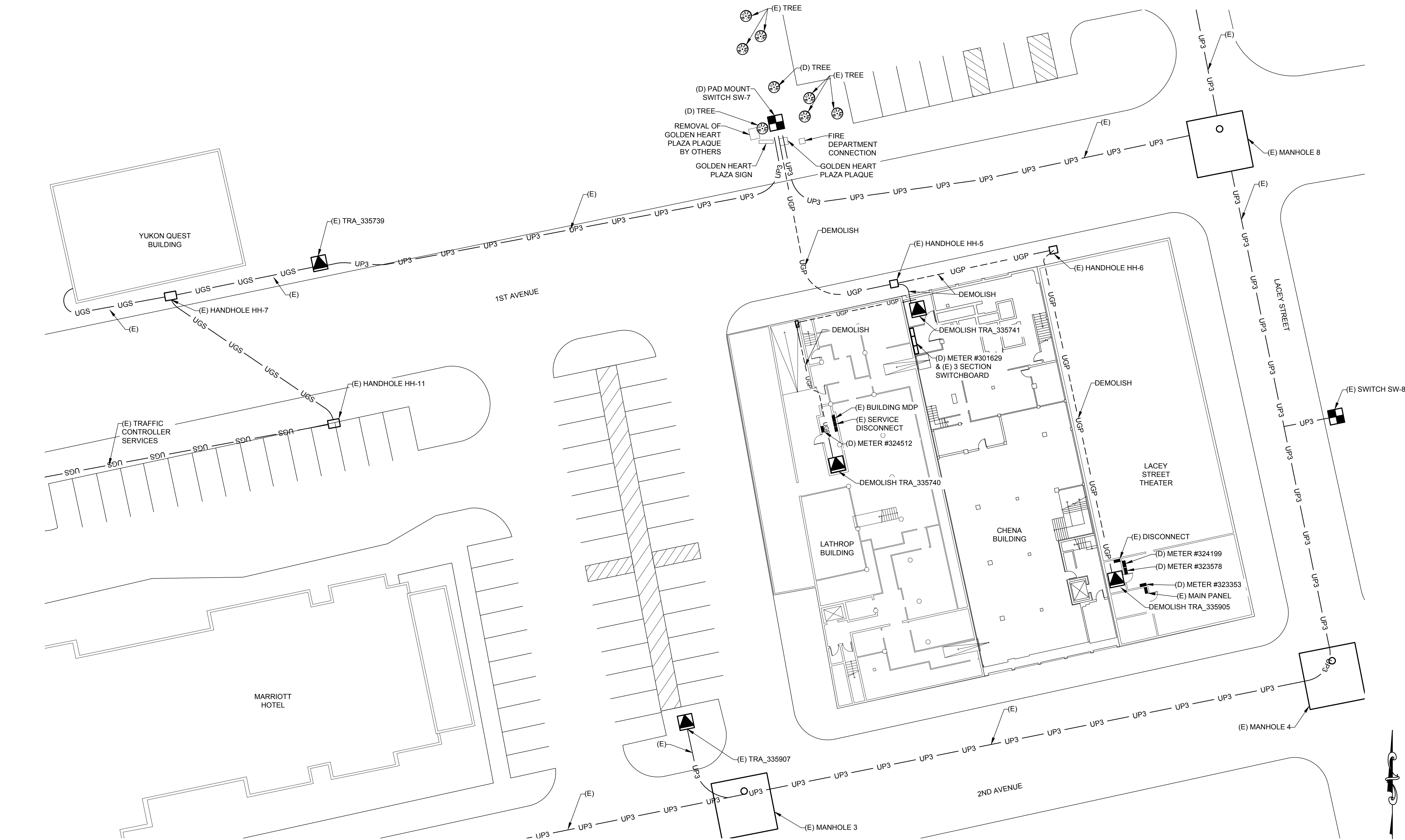


GVEA DOWNTOWN  
TRANSFORMER  
REPLACEMENT

ISSUE DATE 12 FEB 2021  
COMM. NUMBER 832001  
DESIGNED BY RSG  
DRAWN BY JCC  
SCALE 0" = 1"

ELECTRICAL SITE  
DEMOLITION PLAN

E100



1 ELECTRICAL SITE DEMOLITION PLAN  
E100 1" = 20'

LINETYPE LEGEND

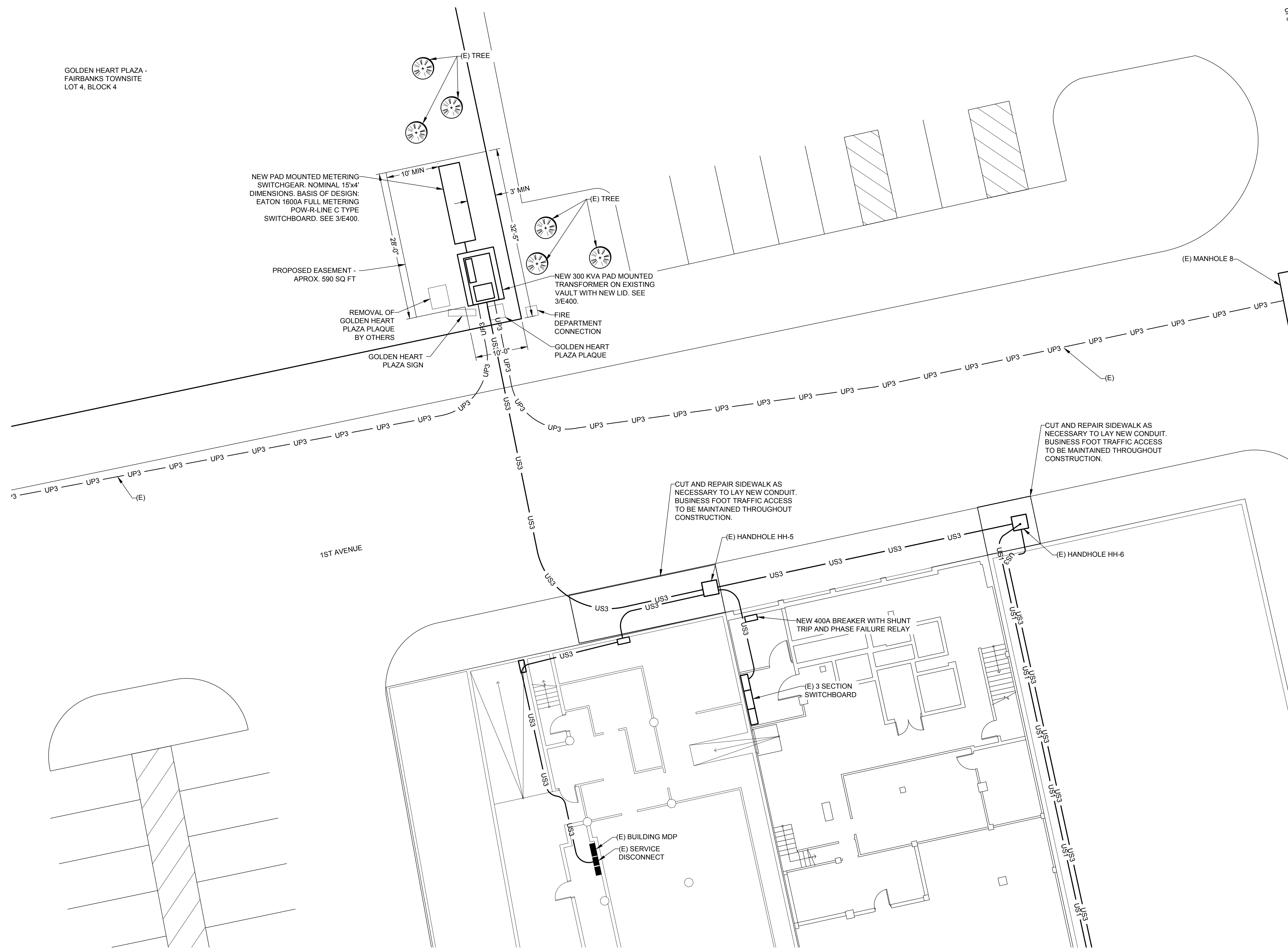
(D) UNDERGROUND PRIMARY  
(E) UNDERGROUND PRIMARY  
(E) UNDERGROUND SECONDARY

UGP  
UP3  
UGS

GENERAL NOTES

- REFER TO TEMPORARY POWER PLAN SHOWN ON SHEET E105 FOR PHASING OF DEMOLITION WORK.





## GVEA DOWNTOWN TRANSFORMER REPLACEMENT

ISSUE DATE 12 FEB 2021  
COMM. NUMBER 832001  
DESIGNED BY RSG  
DRAWN BY JCC  
SCALE 0" = 1"

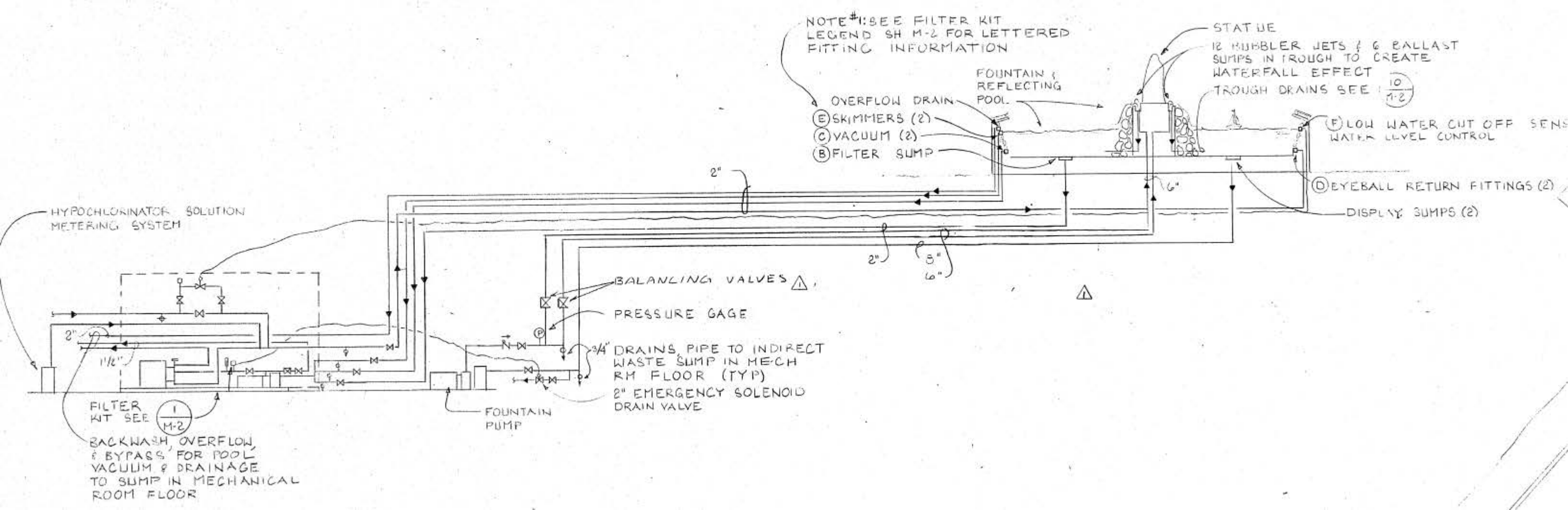
## ELECTRICAL SITE PLAN - ENLARGED

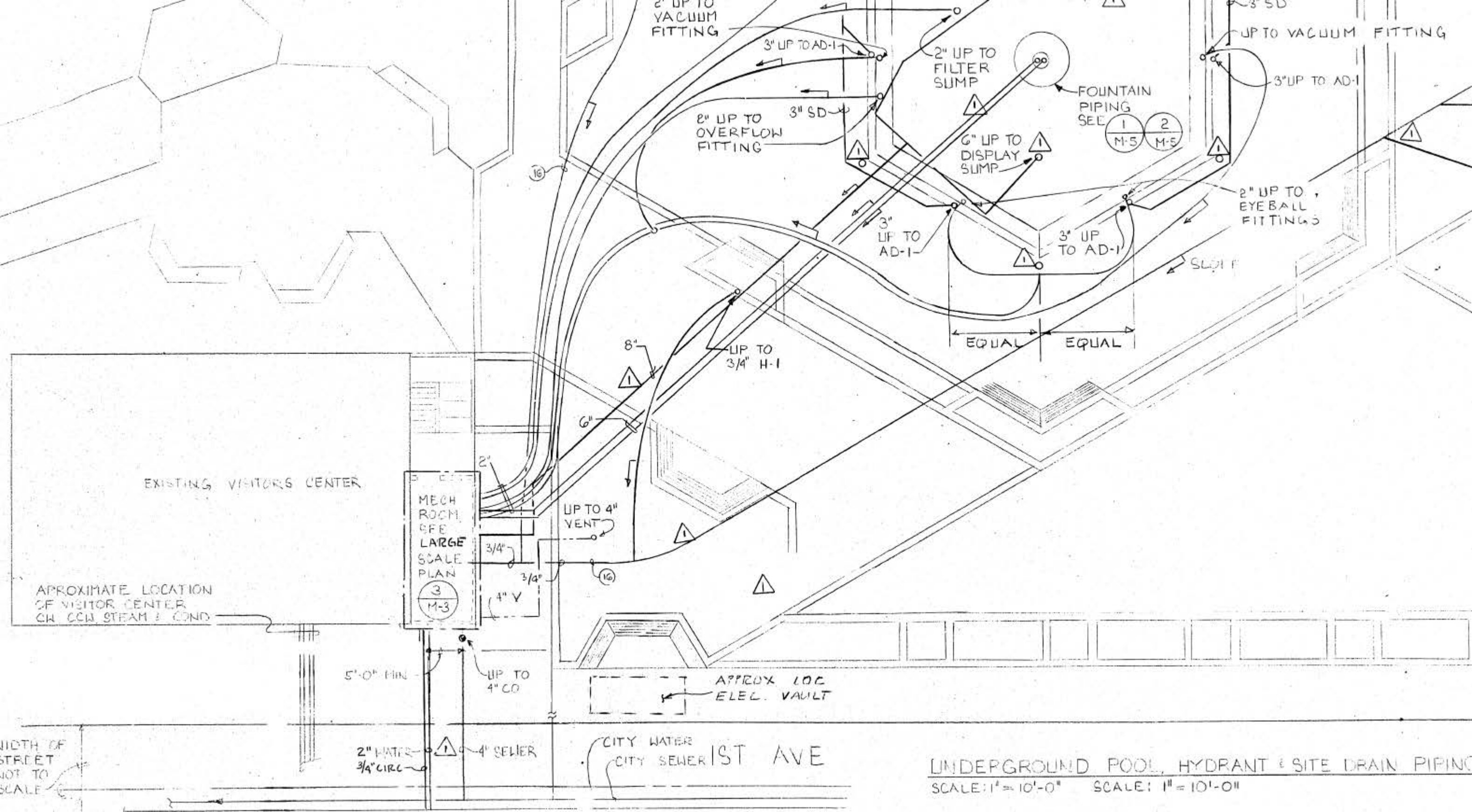
# E111

1 ENLARGED SITE PLAN - TRANSFORMER LOCATION  
E111 1" = 10'

### LINETYPE LEGEND

(E) UNDERGROUND PRIMARY — UP3 — UP3 — UP3 —  
(E) UNDERGROUND SECONDARY — UGS — UGS — UGS —  
UNDERGROUND SECONDARY 1-PHASE — US1 — US1 —  
UNDERGROUND SECONDARY 3-PHASE — US3 — US3 —





2" UP TO VACUUM FITTING

3" UP TO AD-1

2" UP TO FILTER SUMP

FOUNTAIN PIPING  
SEL. 1 2  
M-5 M-5

UP TO VACUUM FITTING

3" UP TO AD-1

2" UP TO OVERFLOW FITTING

3" SD

6" UP TO DISPLAY SUMP

2" UP TO EYEBALL FITTINGS

3" UP TO AD-1

3" UP TO AD-1

SLOPE

EQUAL EQUAL

8"

UP TO 3/4" H-1

6"

2"

UP TO 4" VENT

3/4"

3/4"

4" V

EXISTING VISITORS CENTER

MECH ROOM  
SEE LARGE  
SCALE PLAN  
3  
M-3

APPROXIMATE LOCATION  
OF VISITOR CENTER  
ON CCW STEAM & COND

5'-0" MIN

UP TO 4" CO

APPROX LOC  
ELEC. VAULT


2" WATER  
3/4" CIRC

4" SELLER

CITY WATER  
CITY SEWER 1ST AVE

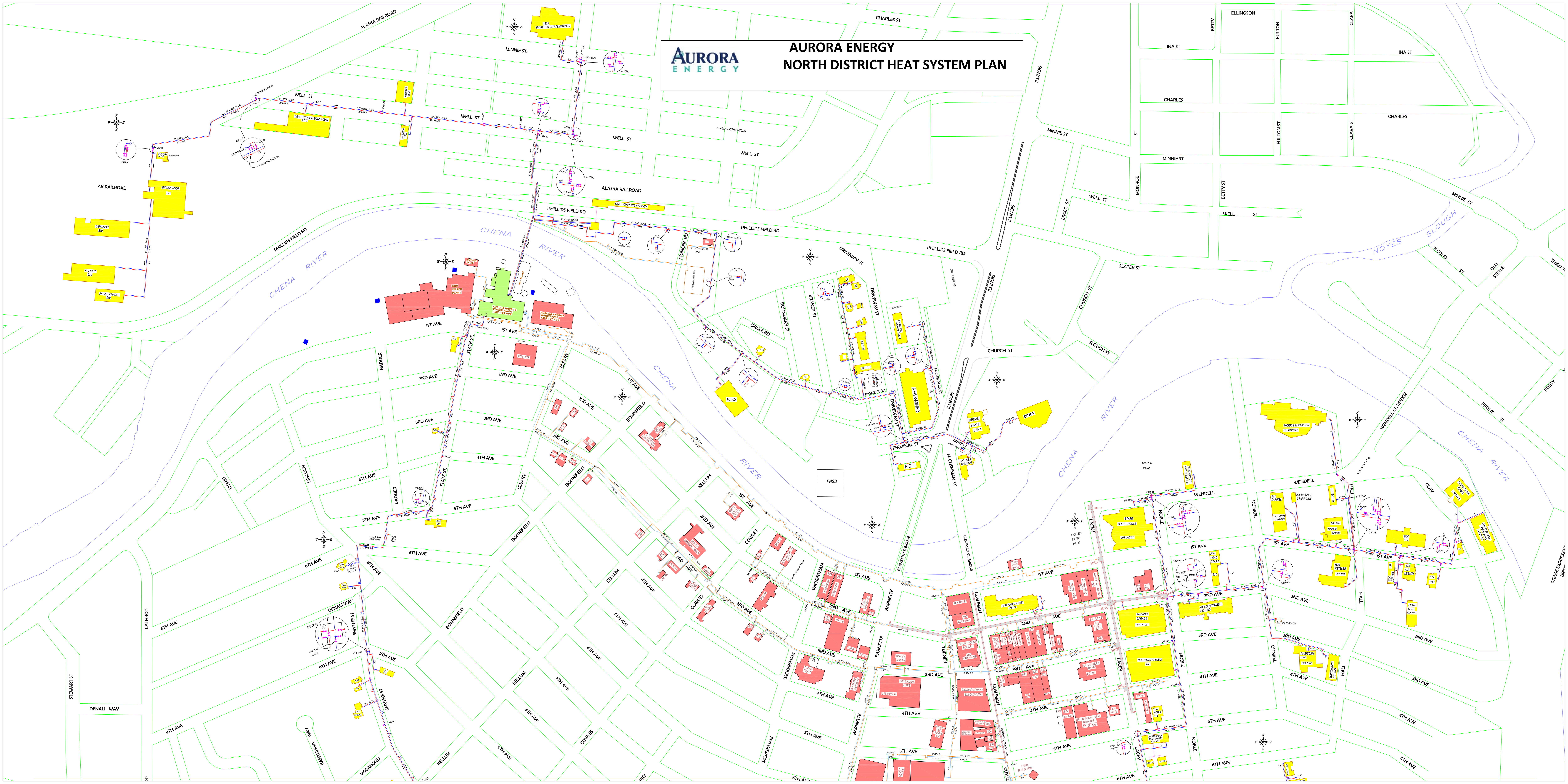
UNDERGROUND POOL, HYDRANT & SITE DRAIN PIPING  
SCALE: 1" = 10'-0" SCALE: 1" = 10'-0"



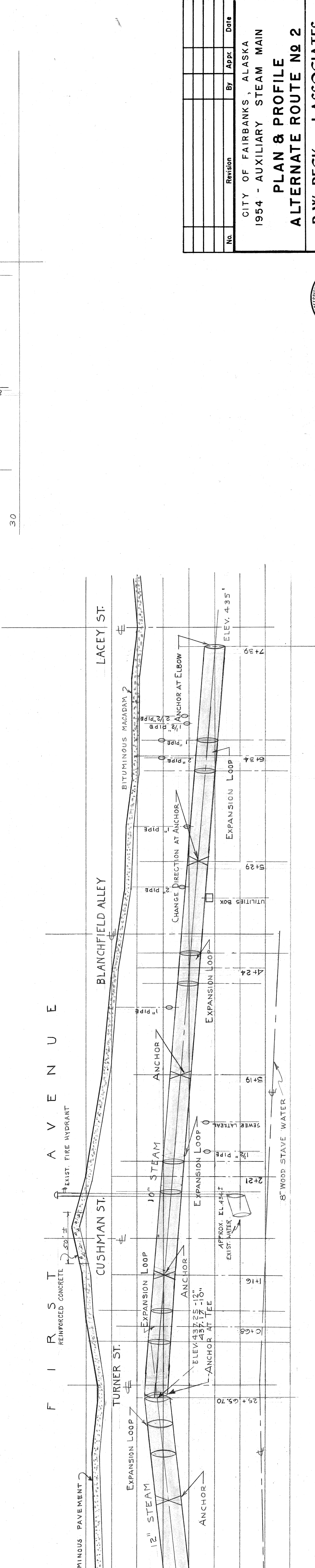
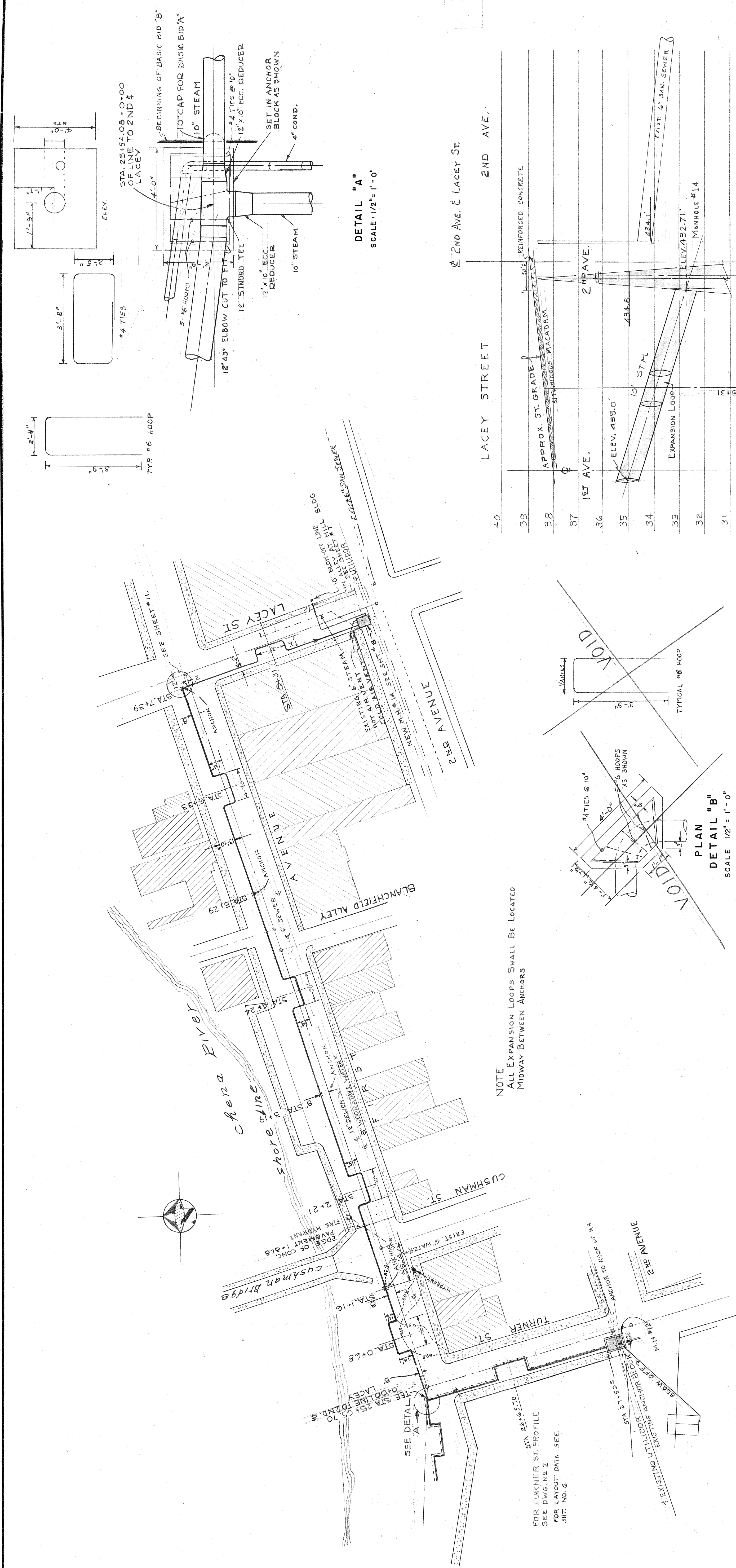


# AURORA ENERGY

## NORTH DISTRICT HEAT SYSTEM PLAN







**AS BUILT DRAWING**  
Date 2-15-56 By *[Signature]*  
R. W. Beck and Associates

**PLAN & PROFILE**  
ALTERNATE ROUTE NO 2

CITY OF FAIRBANKS, ALASKA  
1954 - AUXILIARY STEAM MAIN

R. W. BECK and ASSOCIATES  
PUBLIC UTILITY ANALYSTS AND ENGINEERS  
Colorado Springs, Colo. Seattle, Wash. Columbus, Neb.

No.	Revision	By	Appr.	Date

Scale AS NOTED  
Date 8-17-55  
File 5-1510 EP

216-E  
1948  
R. W. Beck and Associates

Scale AS NOTED  
Date 8-17-55  
File 5-1510 EP



(47) TIES TO STEAM/CAND.  
MAIN & NEW WATER  
SERVICE TO GOLDEN  
LEAF + PARK

4/23/86  
CUTHERS

2" & 3/4" DUAL COPPER  
SERVICE

2" WATER MAIN APPROX  
60' to T.O.P.E. water main

2" to T.O.P.E. High Pressure Steam

Concrete encasement

4" x T.O.P.E. Low Pressure Steam

Concrete (not exposed)

only ✓

