

CONTRACT DOCUMENTS & SPECIFICATIONS

GOLDEN HEART PLAZA RESTROOM FACILITY

Project No. ITB-25-04

March 2025



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-25-04**

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, April 1, 2025, 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. Only ITB registered plan holders will be allowed to propose, or will receive addenda to the ITB, if any.

A **Mandatory** pre-bid conference will be held on March 11, 2025, 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 to confirm attendance. Bids will only be accepted from Bidders in attendance.

Final questions or comments to be submitted no later than March 19th, 2025.

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, March 2nd & 3rd, 2025

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, 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/dcspsecs/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-25-04**

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-25-04**, 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 June 15 2025. 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-25-04**, 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 _____, 2025.

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		
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 _____, 2025.

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-25-04**.

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 stipulates 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)

Principal (L.S.)

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-25-04

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.

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

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 _____, 2025, 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 _____, 2025, 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-25-04**, 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 June 15, 2025

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 _____, 2025, 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 _____, 2025, for construction of the **GOLDEN HEART PLAZA
RESTROOM FACILITY PROJECT No. ITB-25-04**, 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 _____, 2025.

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 _____, 2025, for construction of the **GOLDEN HEART PLAZA
RESTROOM FACILITY PROJECT No. ITB-25-04**, 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 _____, 2025.

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 _____, 2025

with _____
(Contractor) (Address)

_____ for the construction of the
GOLDEN HEART PLAZA RESTROOM FACILITY PROJECT No. ITB-25-04, 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 _____, 2025.

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 _____, 2025.

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 _____, 2025.

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.

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 connection to the 4-inch insulated HDPE sanitary sewer service that was installed to the sanitary sewer main within 1st Avenue in October 2024.

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 1st 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:*

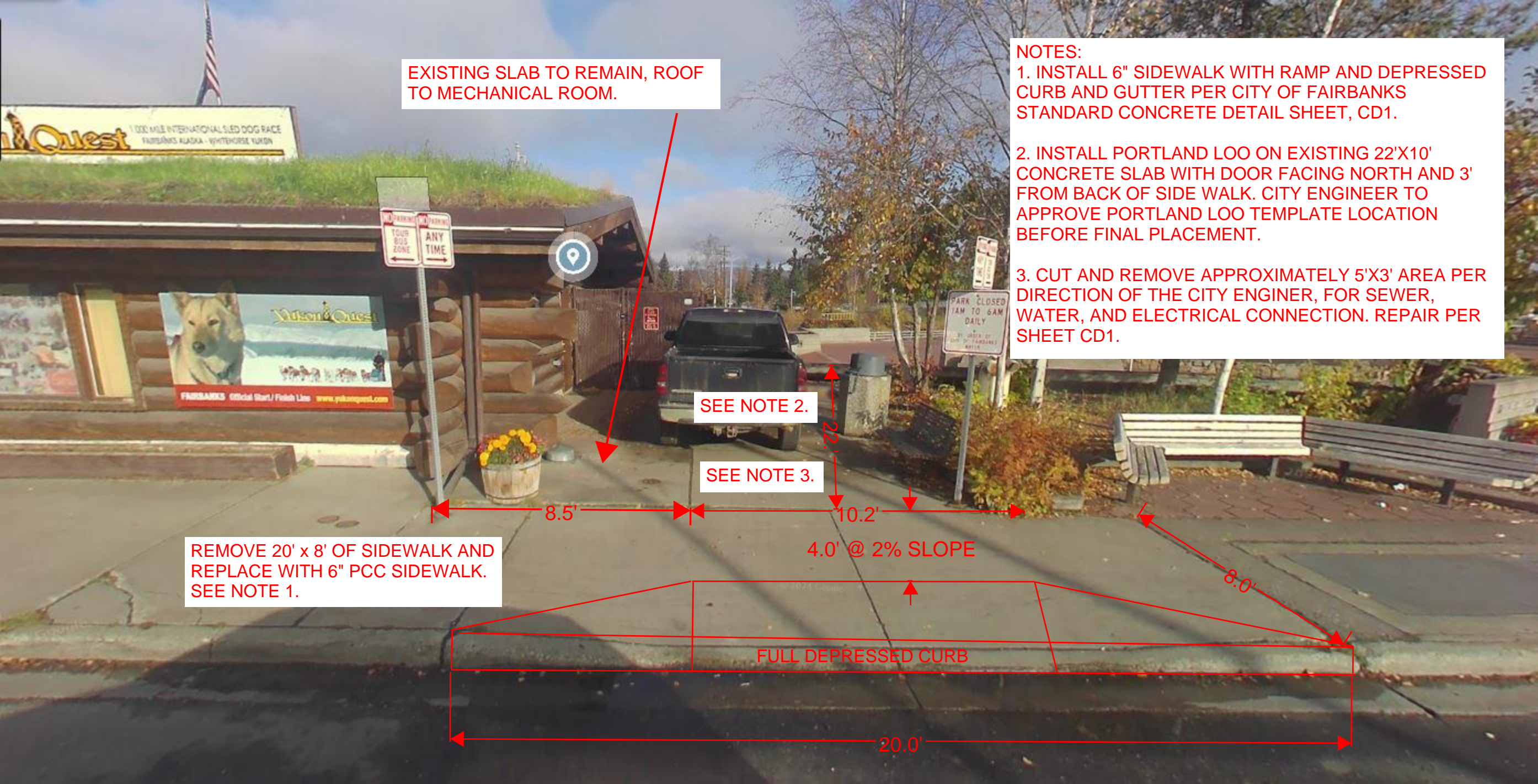
The material and work will not be measured for payment and will be Lump Sum.

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.

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
- 6) NOTES AND PHOTOS



EXISTING SLAB TO REMAIN, ROOF TO MECHANICAL ROOM.

- NOTES:
1. INSTALL 6" SIDEWALK WITH RAMP AND DEPRESSED CURB AND GUTTER PER CITY OF FAIRBANKS STANDARD CONCRETE DETAIL SHEET, CD1.
 2. INSTALL PORTLAND LOO ON EXISTING 22'X10' CONCRETE SLAB WITH DOOR FACING NORTH AND 3' FROM BACK OF SIDE WALK. CITY ENGINEER TO APPROVE PORTLAND LOO TEMPLATE LOCATION BEFORE FINAL PLACEMENT.
 3. CUT AND REMOVE APPROXIMATELY 5'X3' AREA PER DIRECTION OF THE CITY ENGINEER, FOR SEWER, WATER, AND ELECTRICAL CONNECTION. REPAIR PER SHEET CD1.

SEE NOTE 2.

SEE NOTE 3.

REMOVE 20' x 8' OF SIDEWALK AND REPLACE WITH 6" PCC SIDEWALK. SEE NOTE 1.

8.5'

4.0' @ 2% SLOPE

10.2'

8.0'

FULL DEPRESSED CURB

20.0'

PROFILE, 4" HDPE

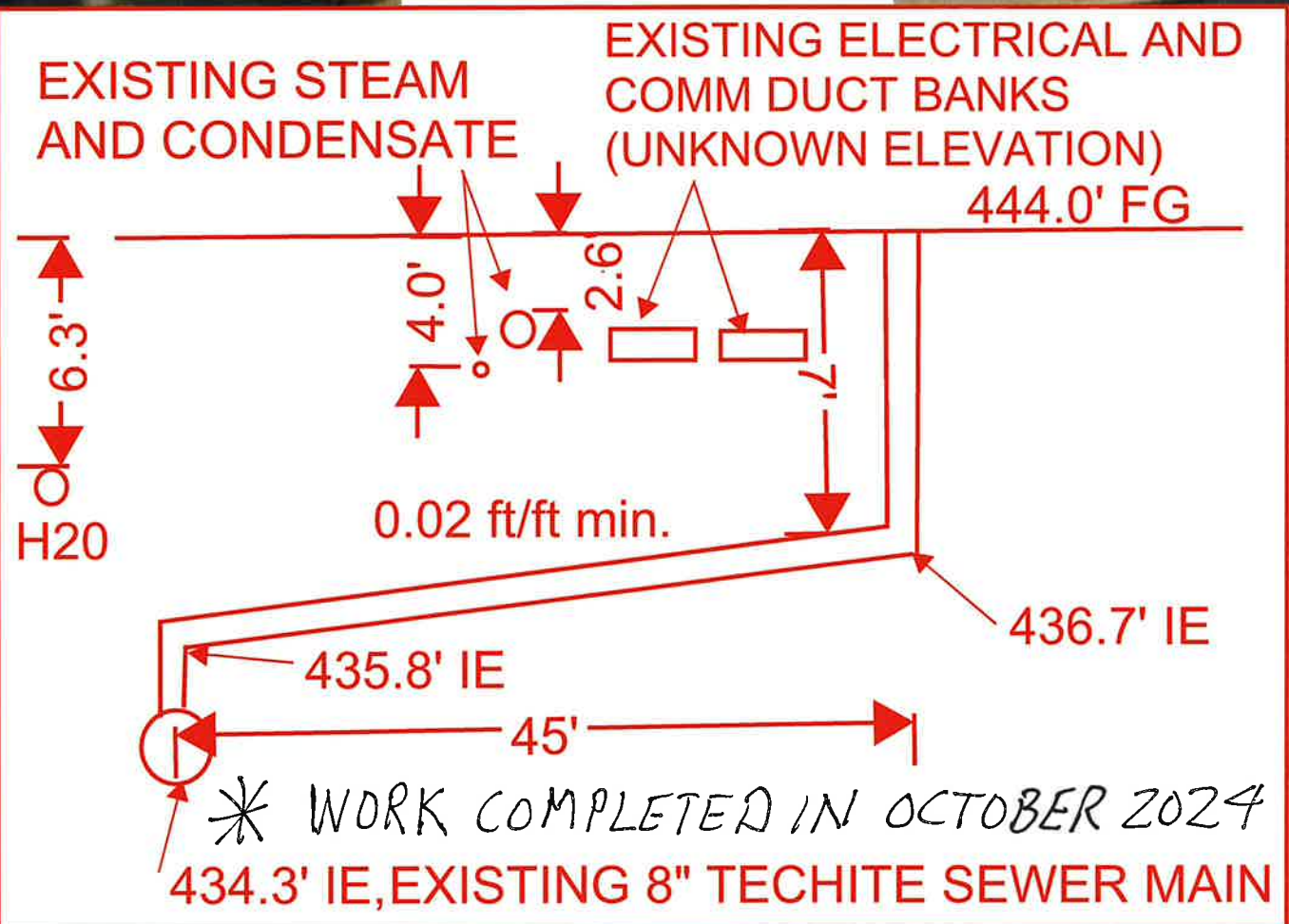
PLAN

NOTES:

1. INSTALL 4" INSULATED HDPE SANITARY SEWER SERVICE PER GHU STANDARDS OF CONSTRUCTION

2. CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER MAIN, ELECTRICAL DUCTBANK, COMMUNICATION DUCTBANK, STEAM AND CONDENSATE LINES.

3. THIS WORK TO HAPPEN AFTER PORTLAND LOO TEMPLATE IS SET.



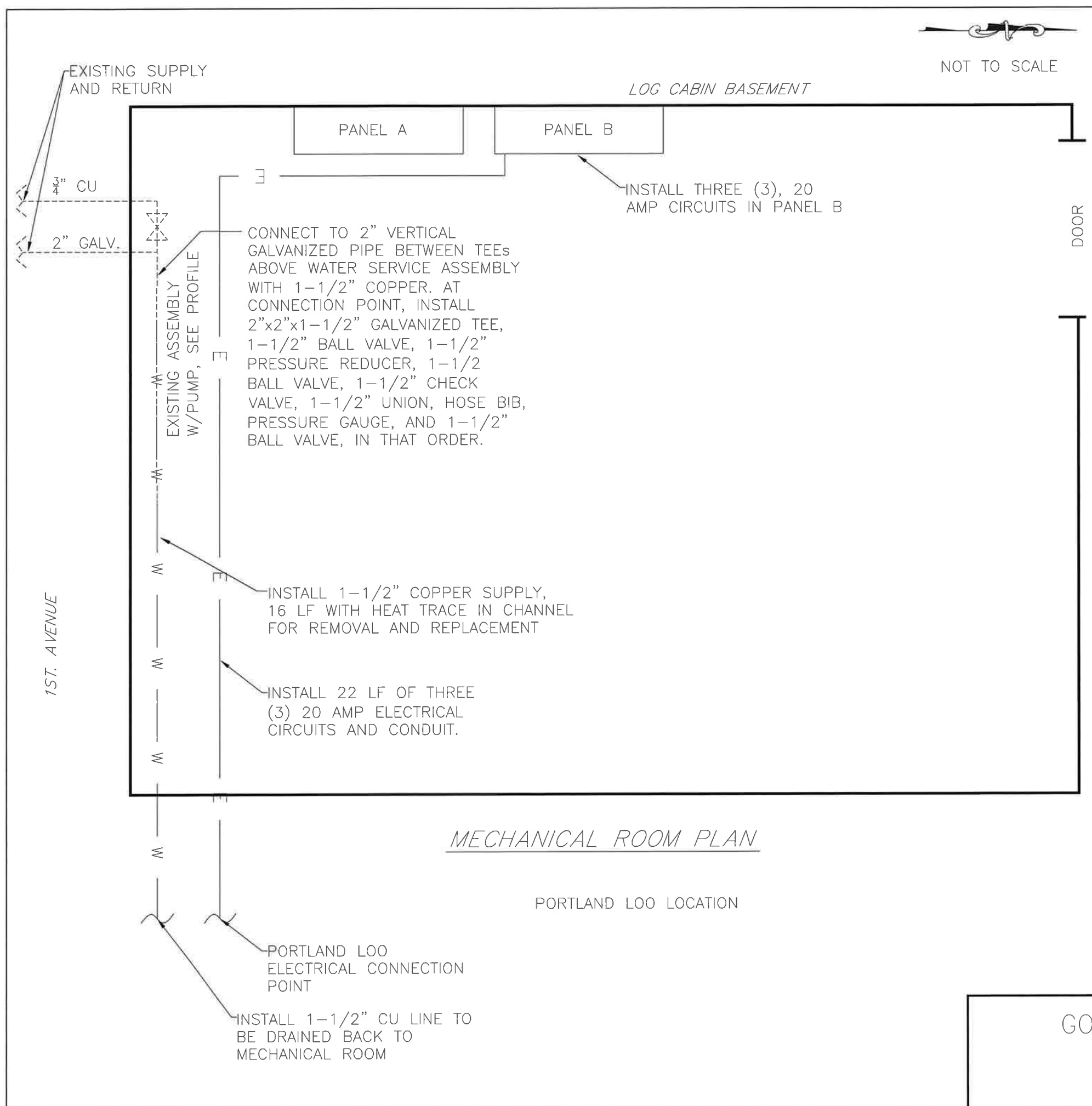
444.0' FG

45.0' 30

434.3' IE

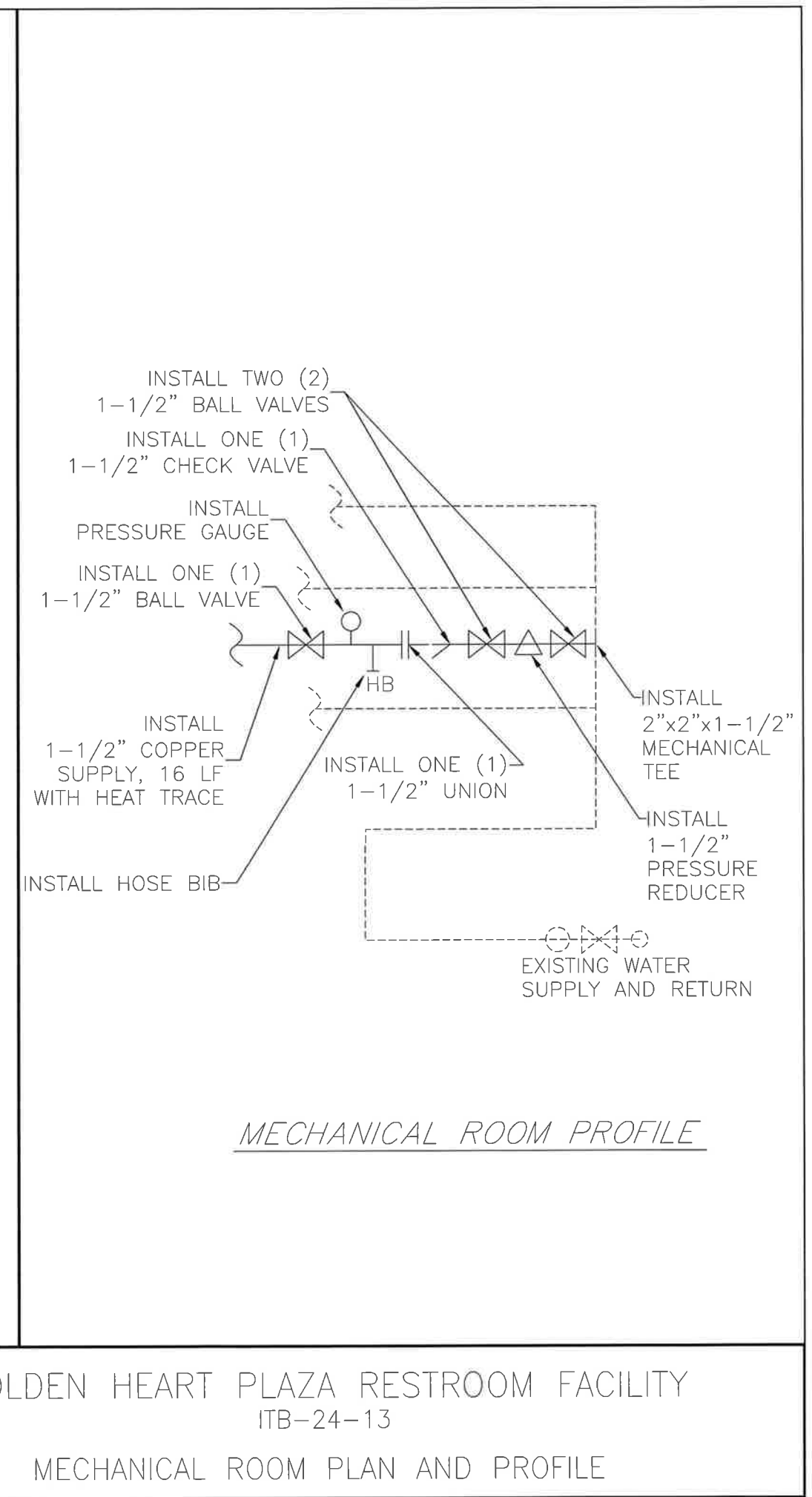
30 LF ON INLAID DOUBLE YELLOW

EXISTING 8" TECHITE SEWER MAIN



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

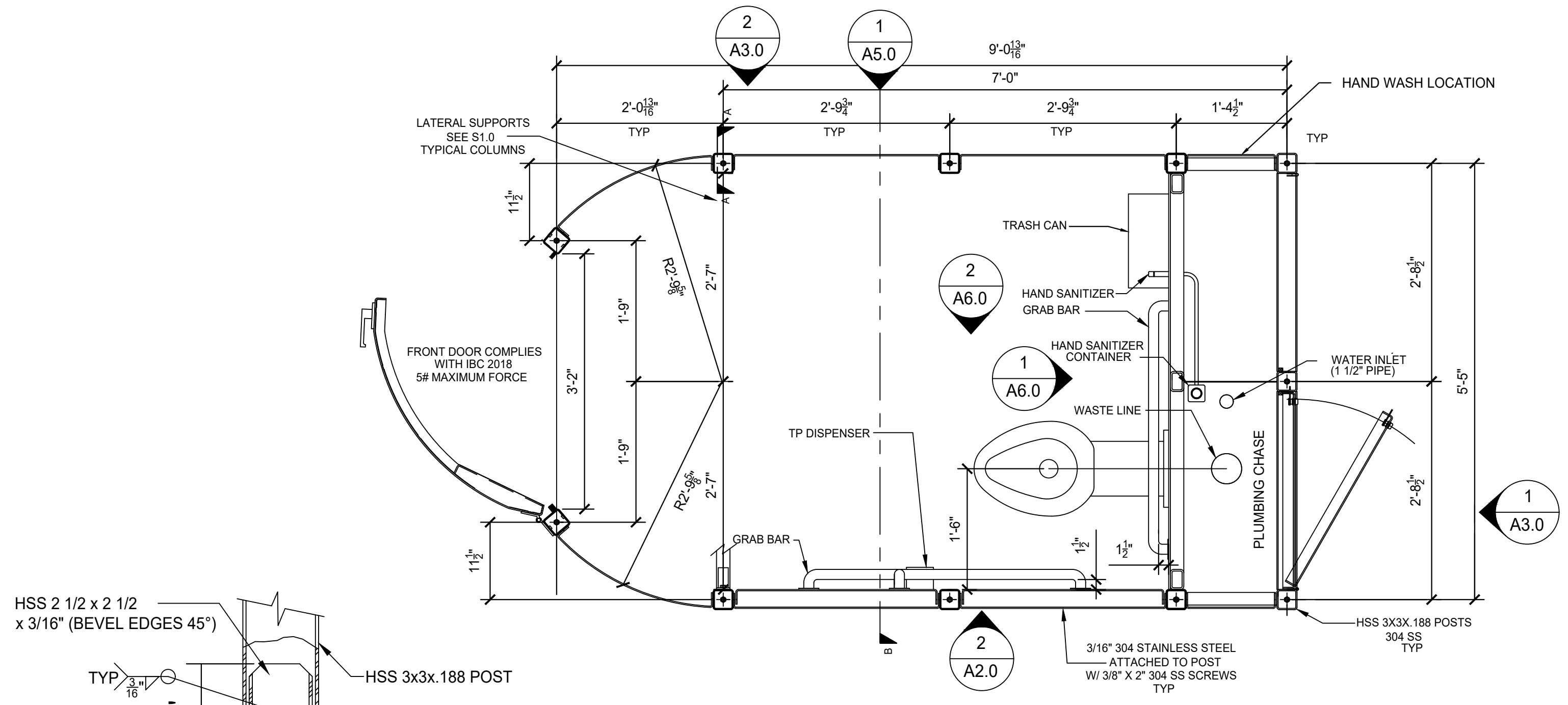
GENERAL NOTES

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

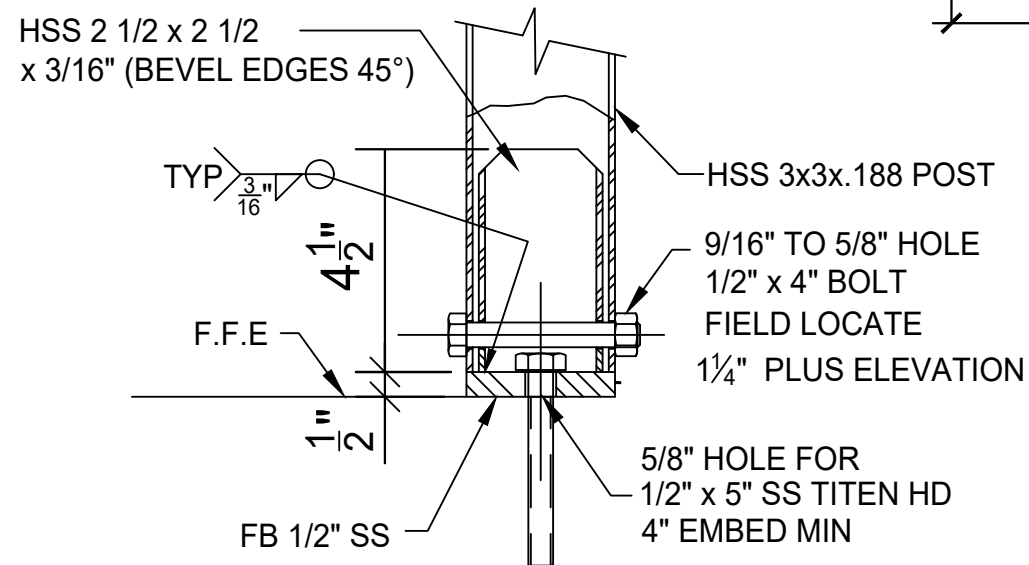
SHEET INDEX:

- 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

	07/08/24	INITIAL ISSUE	AYK		<div>MADDEN</div> <div>FABRICATION</div> <div>2550 NW 25th Place •Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446</div>	FAIRBANKS, AK			
						COVER SHEET			
						NAME	DATE	SERIAL NO.	DRW. NO.
						AYK	06/27/2024		A0.0
REV	DATE	DESCRIPTION	DRN	APP'D					

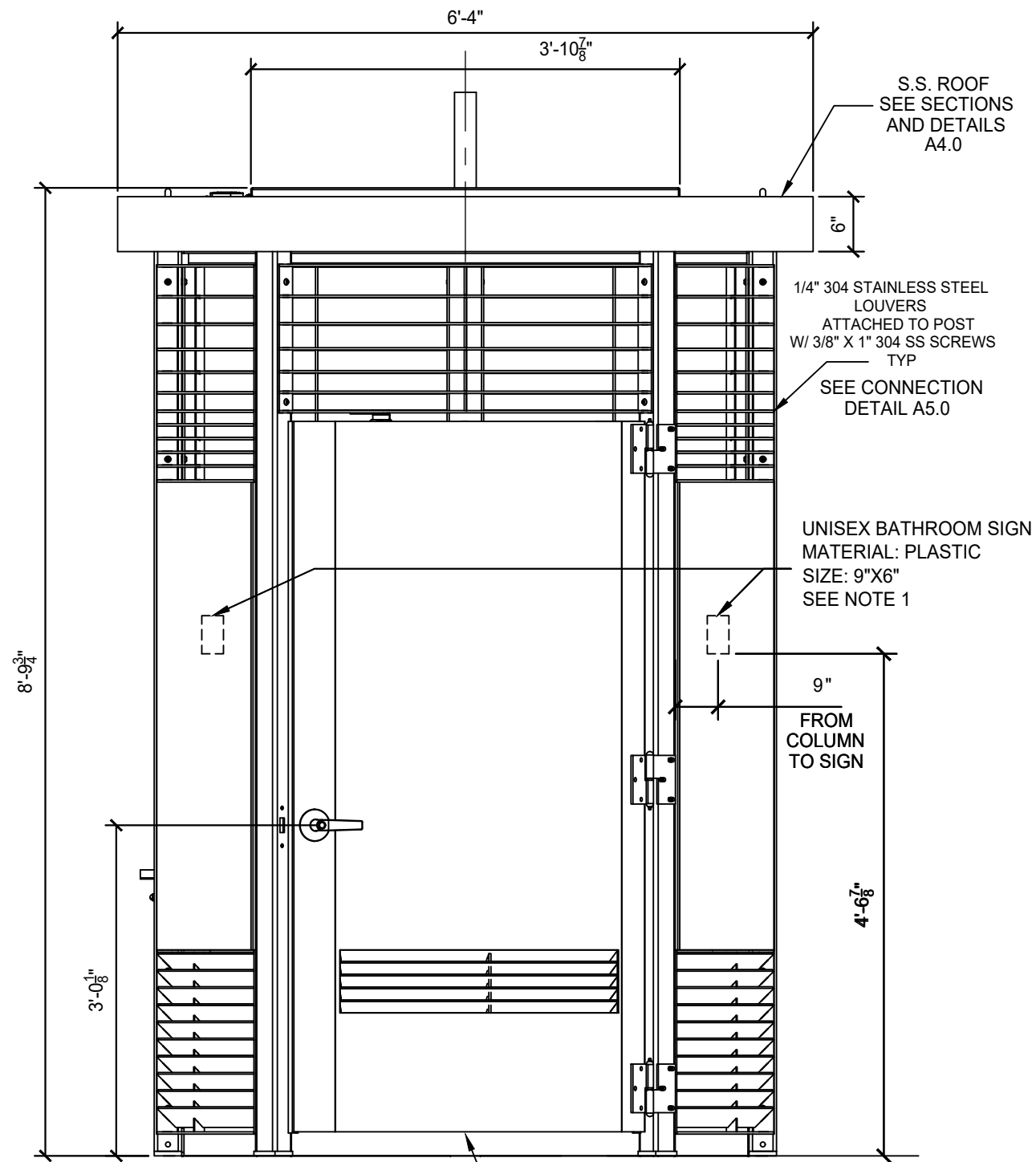


INTERNAL TOP VIEW
AND ANCHOR BOLT LOCATIONS



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

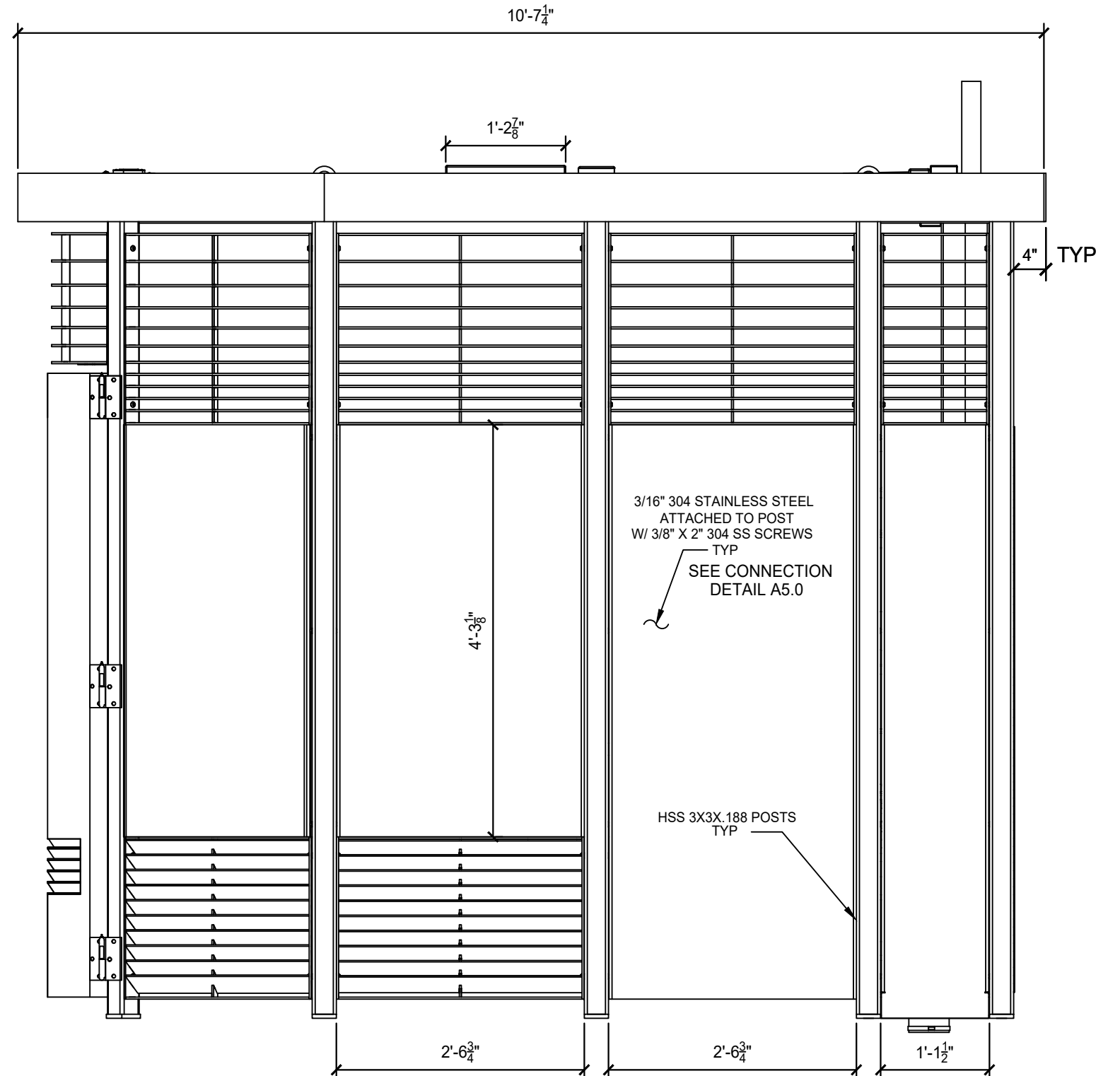
1	07/08/24	INITIAL ISSUE	AYK		MADDEN FABRICATION	FAIRBANKS, AK			
						FLOOR PLAN			
					2550 NW 25th Place • Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446	NAME	DATE	SERIAL NO.	DRW. NO.
REV	DATE	DESCRIPTION	DRN	APP'D		AYK	06/27/2024		A1.0



1
A2.0

1
S2.0

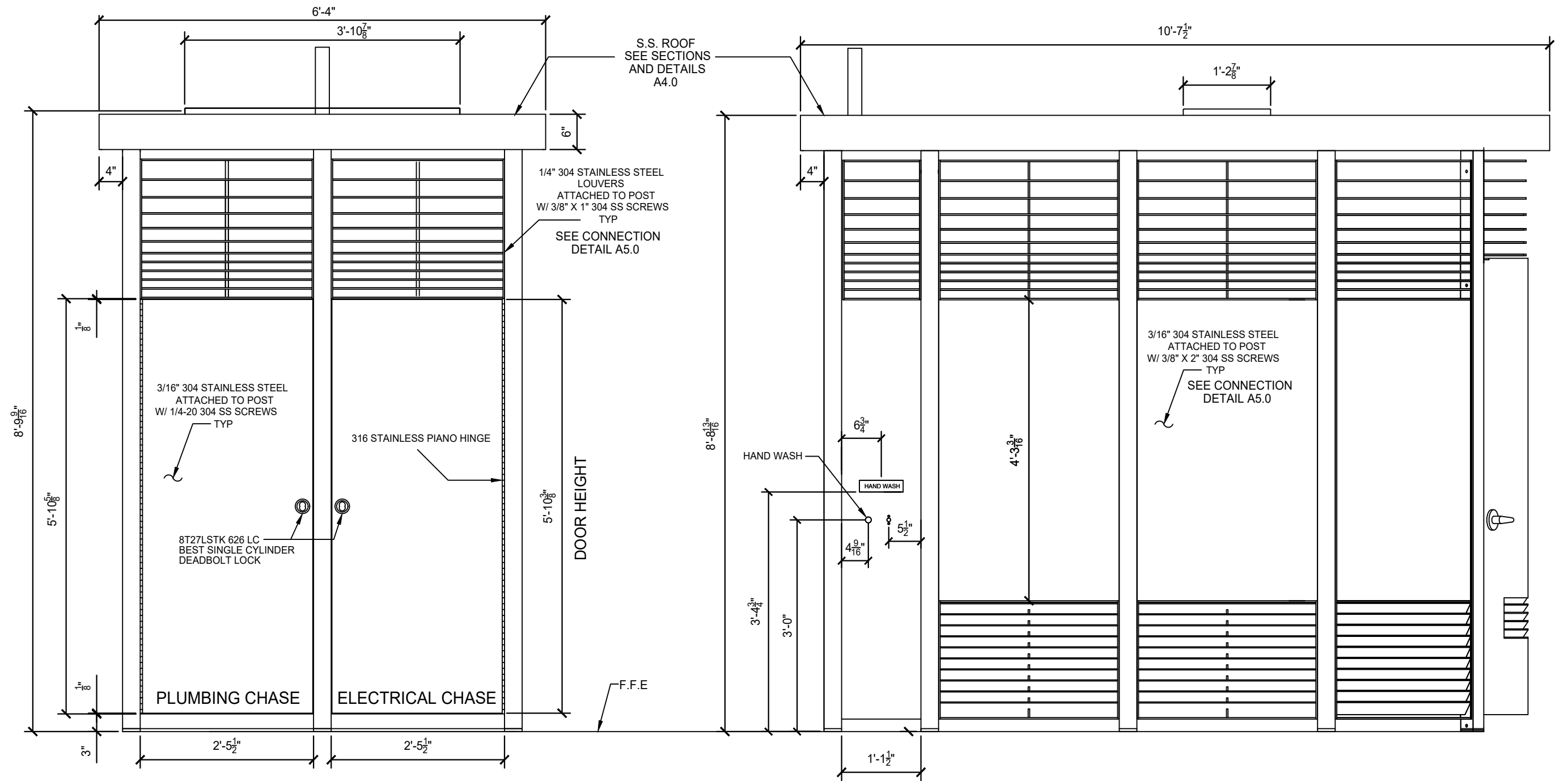
1 FRONT ELEVATION VIEW



2
A2.0

2 RIGHT ELEVATION VIEW

1	07/08/24	INITIAL ISSUE	AYK		MADDEN FABRICATION	FAIRBANKS, AK			
						EXTERIOR ELEVATIONS FRONT & RIGHT SIDES			
						NAME	DATE	SERIAL NO.	DRW. NO.
						AYK	06/27/2024		A2.0
REV	DATE	DESCRIPTION	DRN	APP'D	2550 NW 25th Place Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446				



1 BACK ELEVATION VIEW
A3.0

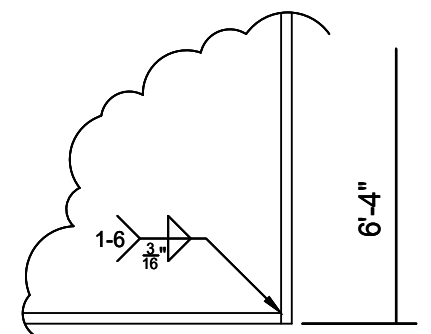
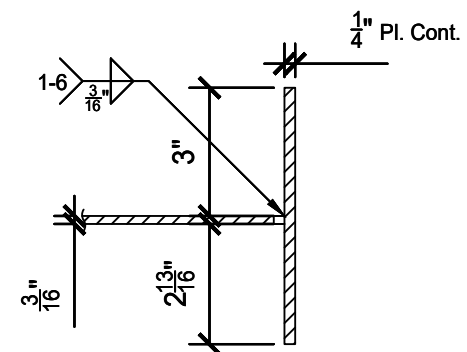
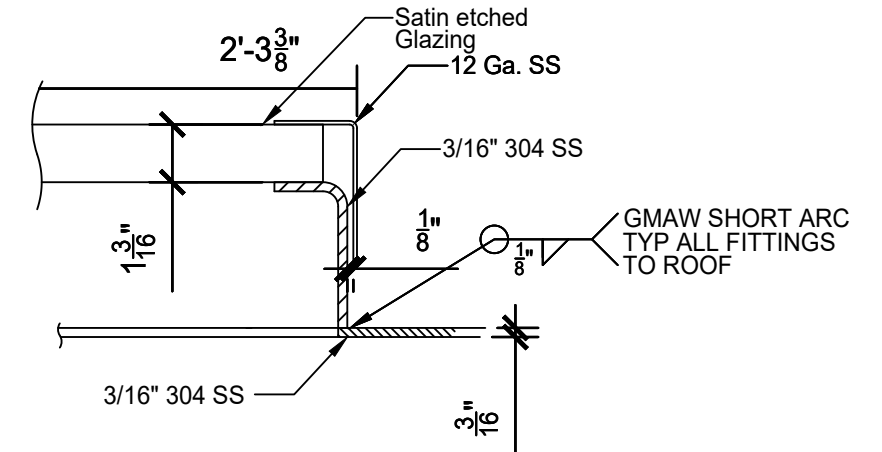
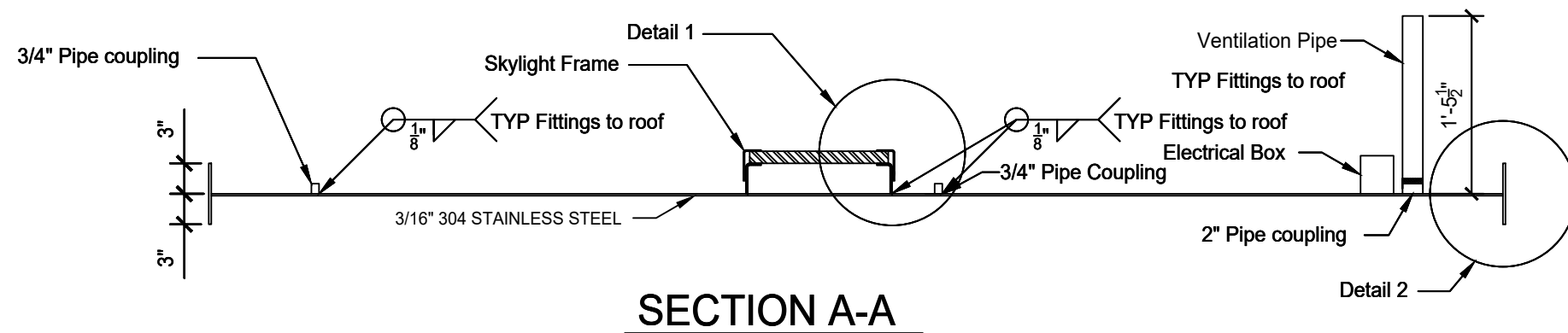
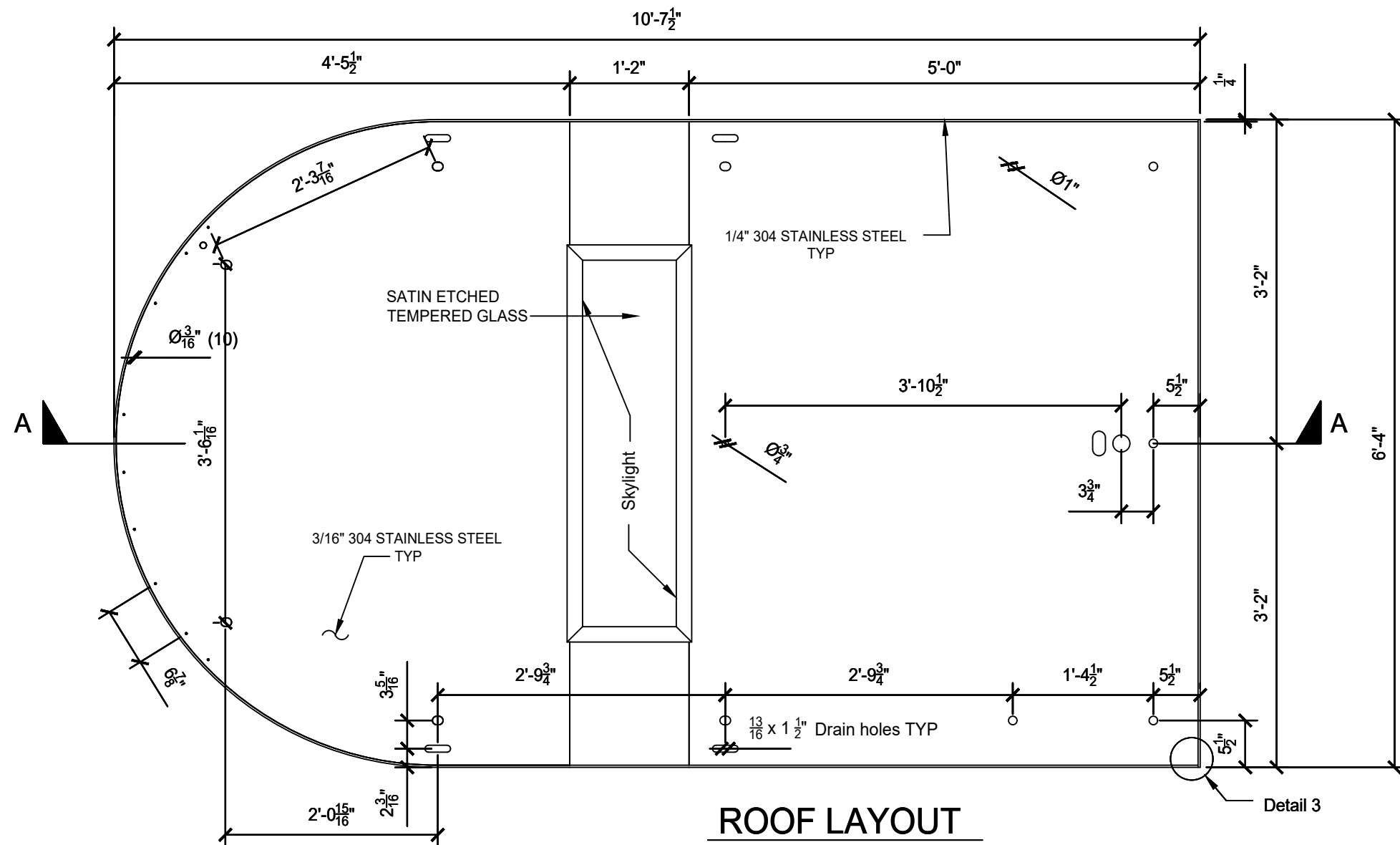
2 LEFT ELEVATION VIEW
A3.0

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

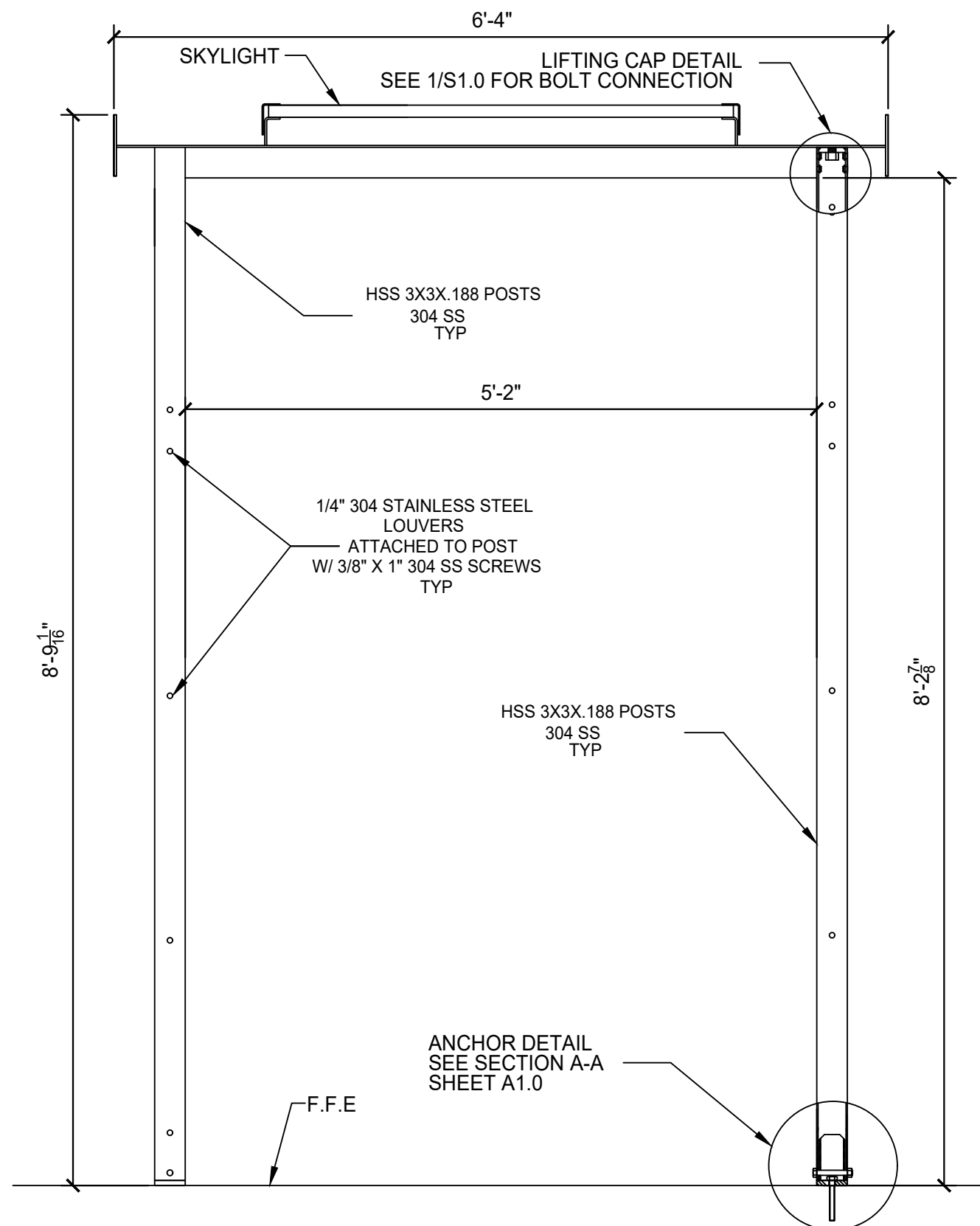
***ELECTRICAL CHASE GIVES ACCESS
TO SHARPS DISPOSAL, SOAP DISPENSER
AND HAND WASH COMPONENTS

1	07/08/24	INITIAL ISSUE	AYK		MADDEN FABRICATION	FAIRBANKS, AK			
						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

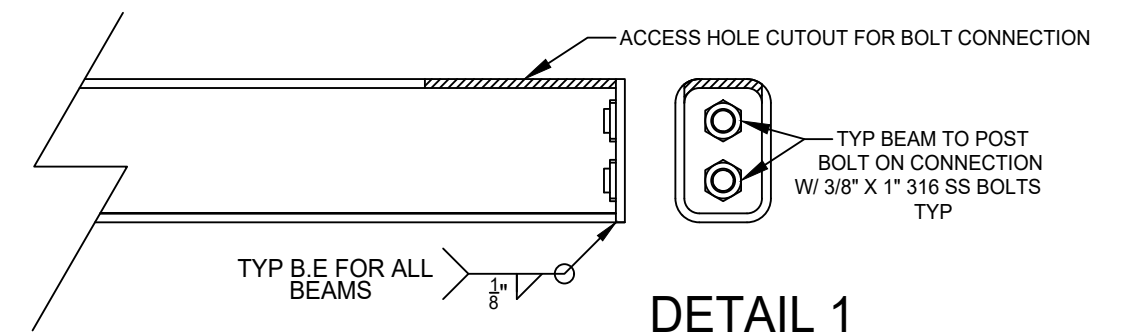


	07/08/24	INITIAL ISSUE	AYK			FAIRBANKS, AK			
						ROOF LAYOUT			
						NAME	DATE	SERIAL NO.	DRW. NO.
						AYK	06/27/2024		A4.0
REV	DATE	DESCRIPTION	DRN	APP'D		2550 NW 25th Place Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446			

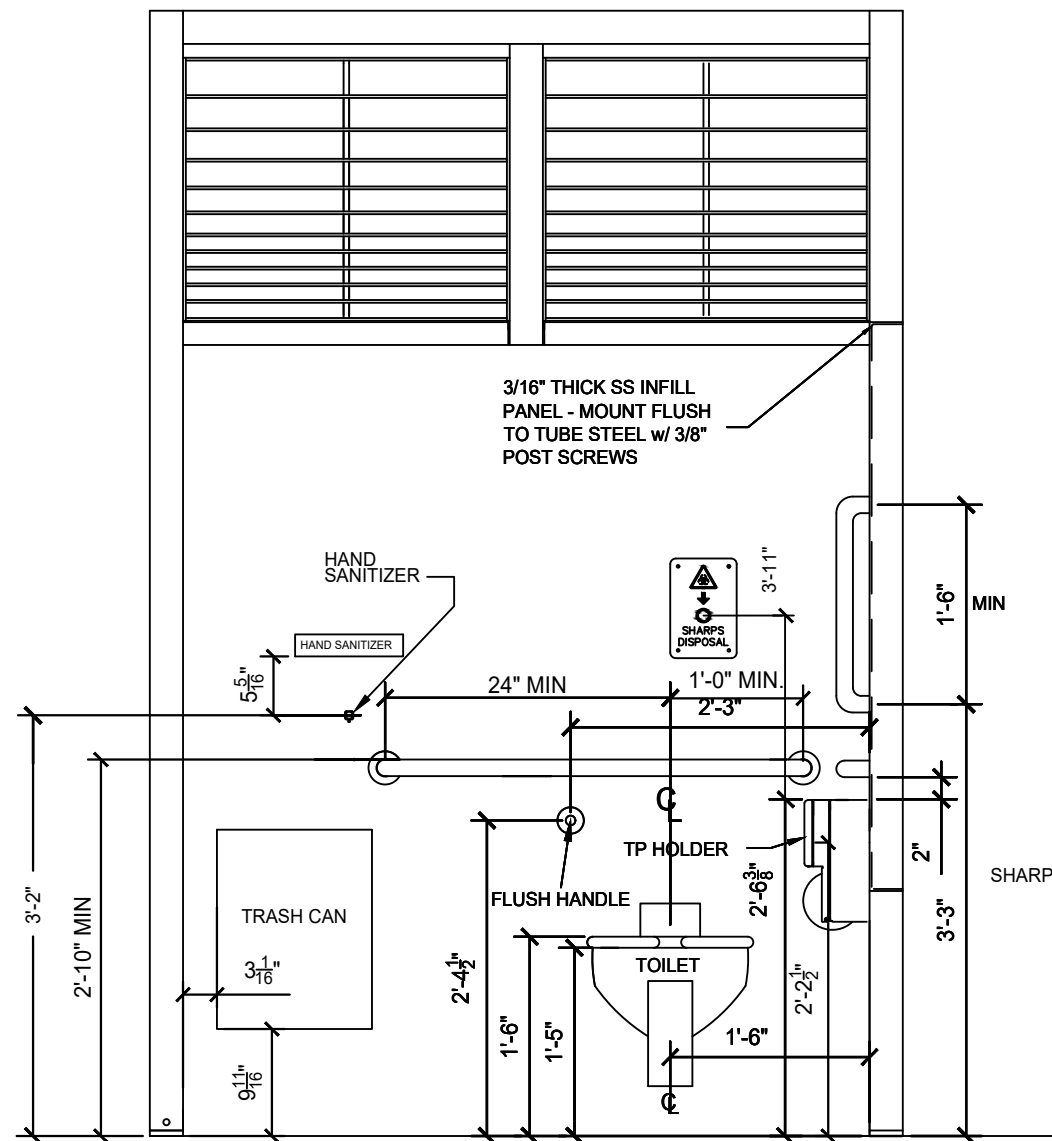


B-B
A1.0

INTERIOR ELEVATION VIEW

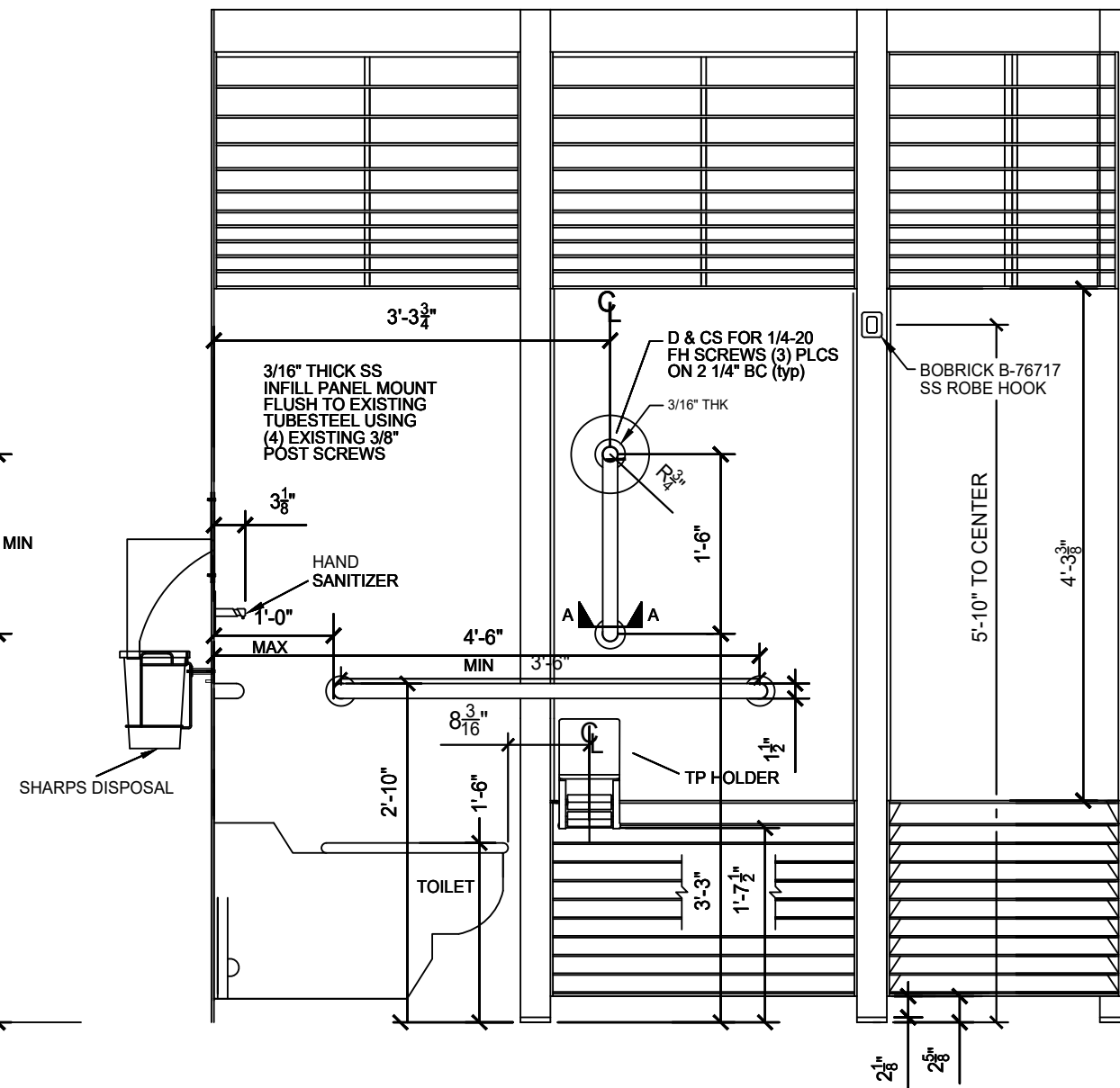


1	07/08/24	INITIAL ISSUE	AYK		MADDEN FABRICATION	FAIRBANKS, AK			
						INTERIOR SECTION VIEW			
					2550 NW 25th Place Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446	NAME	DATE	SERIAL NO.	DRW. NO.
REV	DATE	DESCRIPTION	DRN	APP'D		AYK	06/27/2024		A5.0

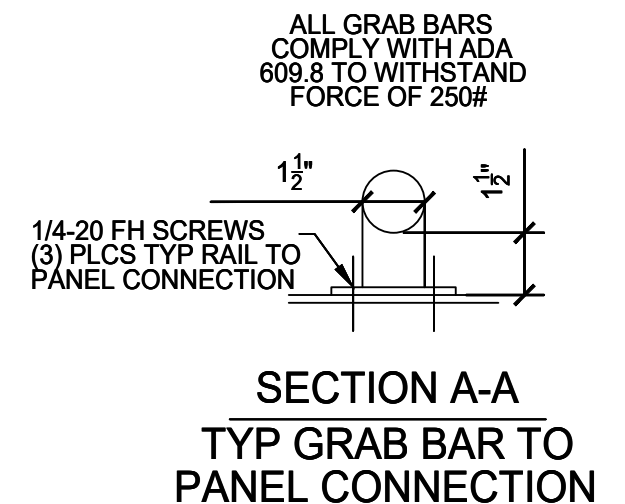


1 WATER CLOSET RAILING

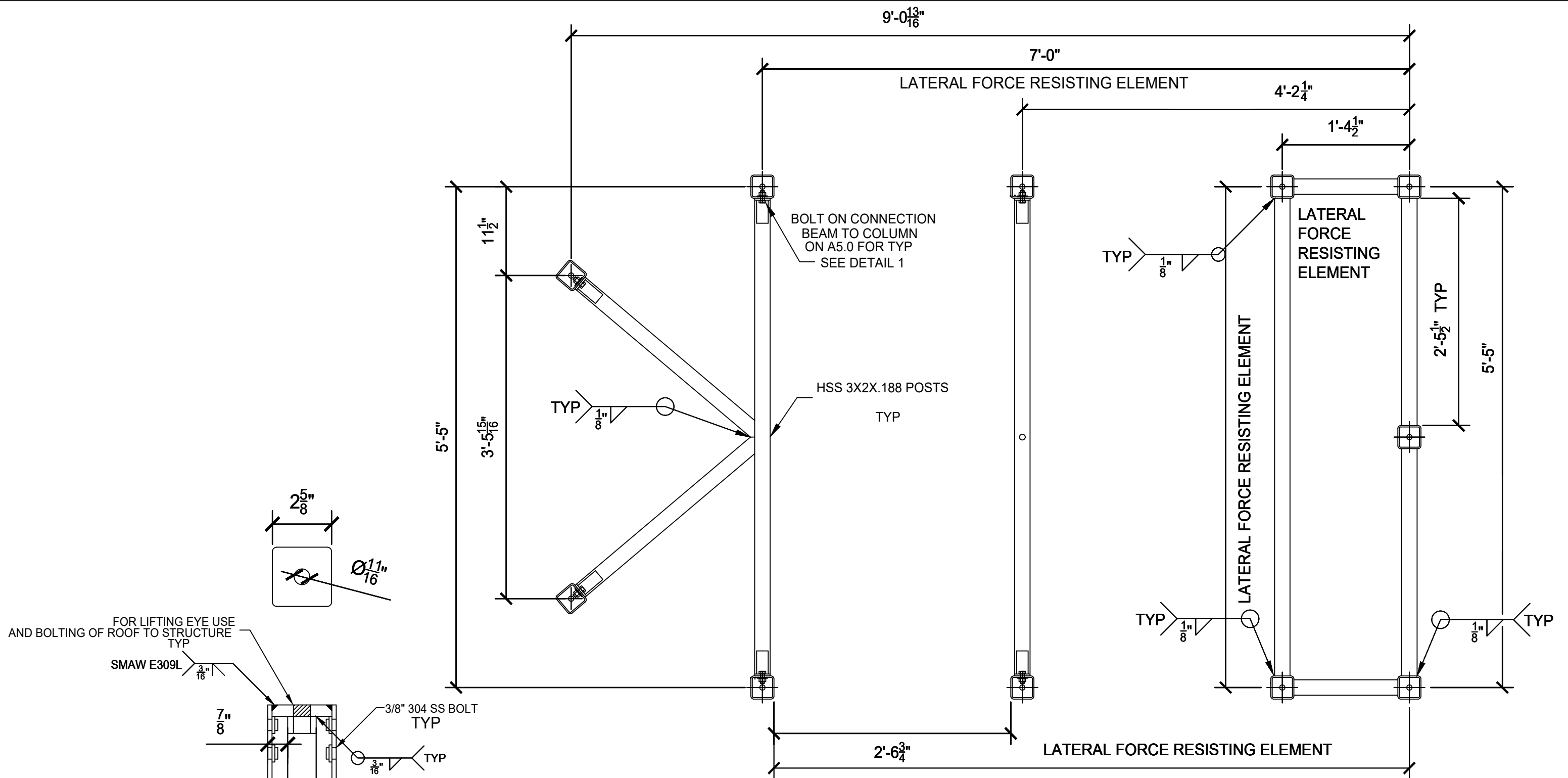
A6.0 1 1/2"Øx.120" wall ss
PL 3/16" 304 SS
(1) Assm REQ'D



2 WATER CLOSET RAILING
A6.0 1 1/2"Øx.120" wall ss
PL 3/16" 304SS
(1) Assm REQ'D



	07/08/24	INITIAL ISSUE	AYK		<div style="text-align: center;">  </div>	FAIRBANKS, AK			
						INTERIOR SECTION VIEWS			
REV	DATE	DESCRIPTION	DRN	APP'D	2550 NW 25th Place Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446	NAME	DATE	SERIAL NO.	DRW. NO.
						AYK	06/27/2024		A6.0



COLUMN AND BEAM LAYOUT

SCALE 1:32

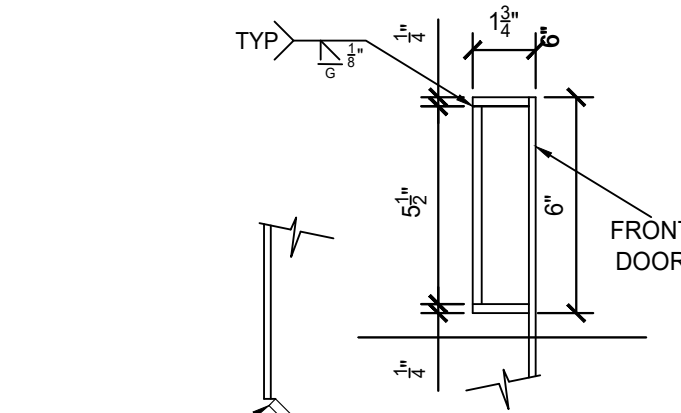
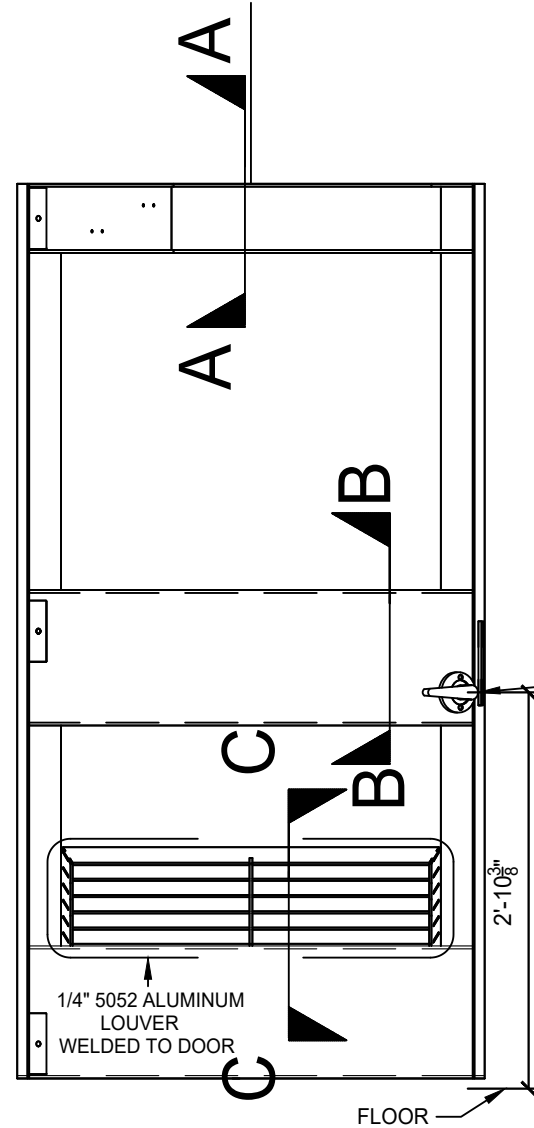
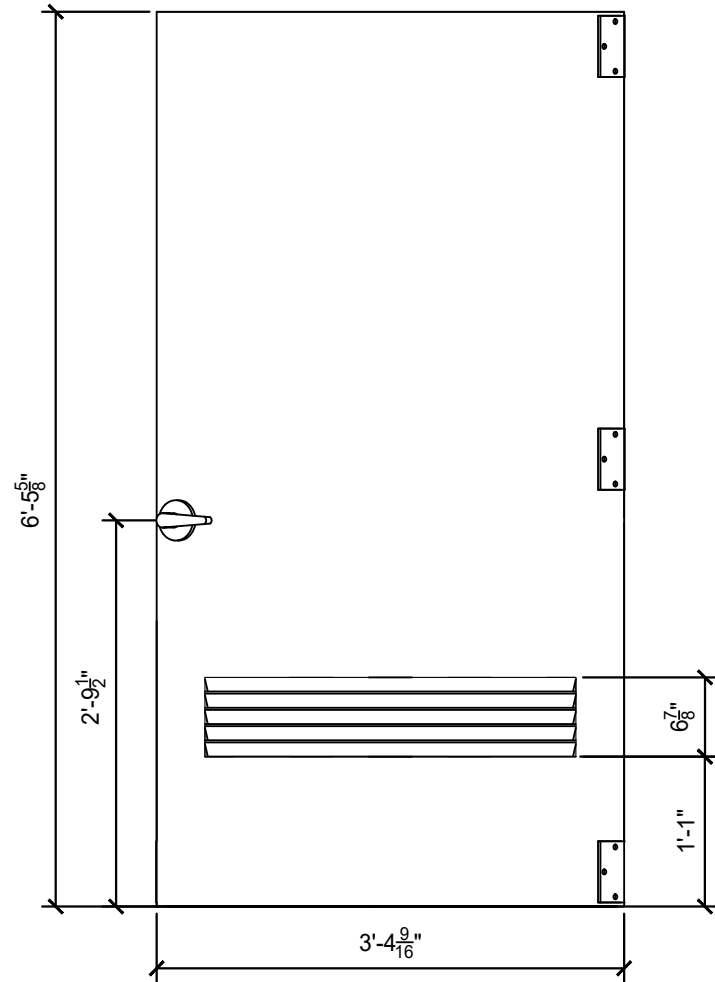
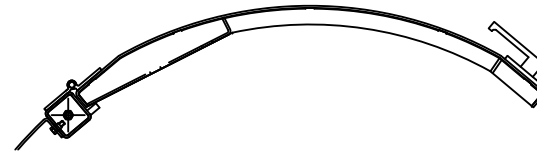
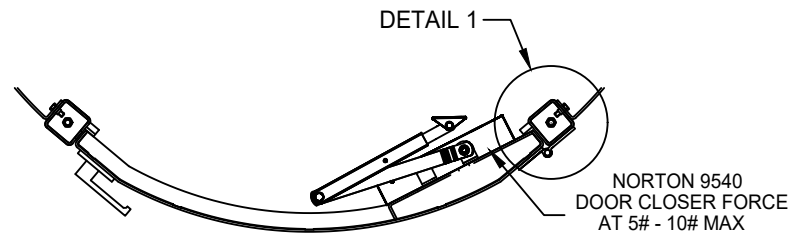
1

S1.0

COLUMN LIFTING CAP

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

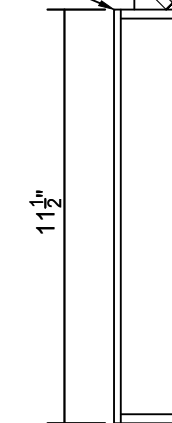
1	07/08/24	INITIAL ISSUE	AYK		MADDEN FABRICATION	FAIRBANKS, AK			
						COLUMN & BEAM LAYOUT			
						NAME	DATE	SERIAL NO.	DRW. NO.
						AYK	06/27/2024		S1.0
REV	DATE	DESCRIPTION	DRN	APP'D	2550 NW 25th Place Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446				



1/4" 5052 ALUMINUM

3/16" 5052 ALUMINUM

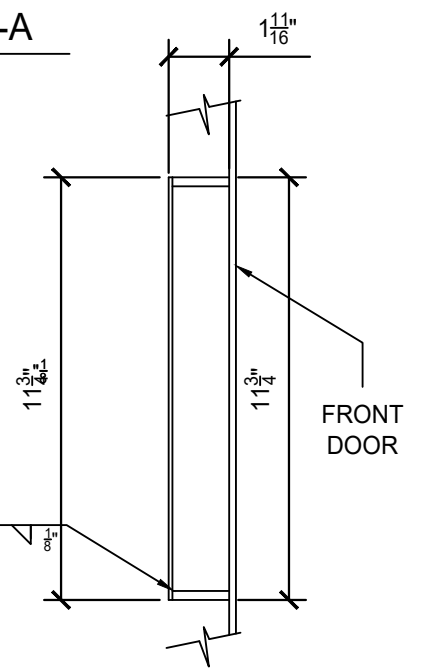
SECTION A-A



SECTION C-C

12 GAUGE 5052 ALUMINUM

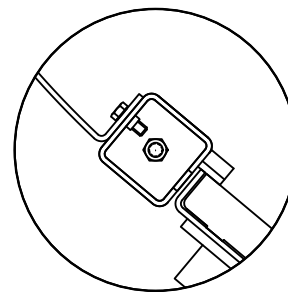
TYP 1/8"



SECTION B-B

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

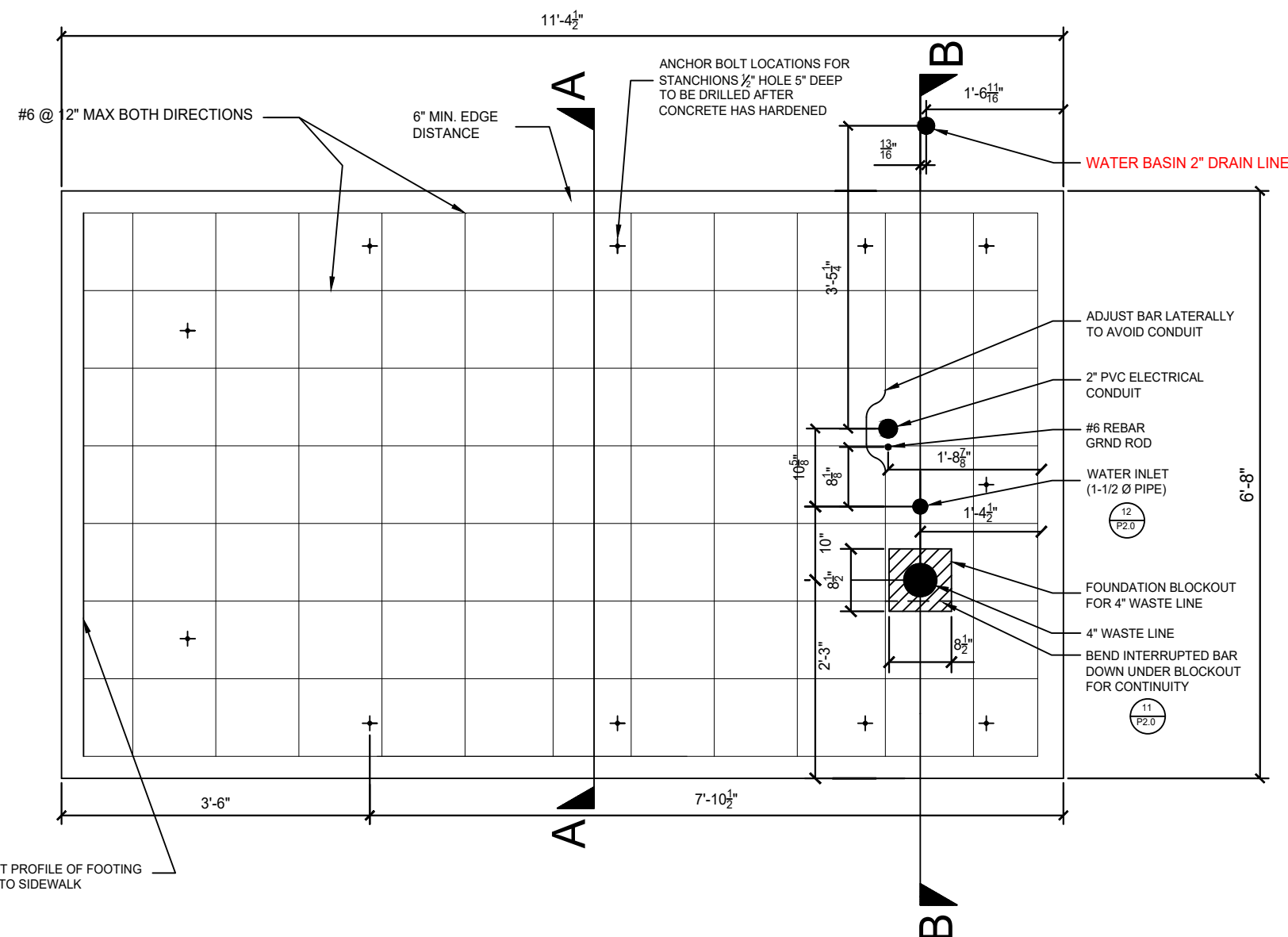
BACKSIDE (INTERIOR)



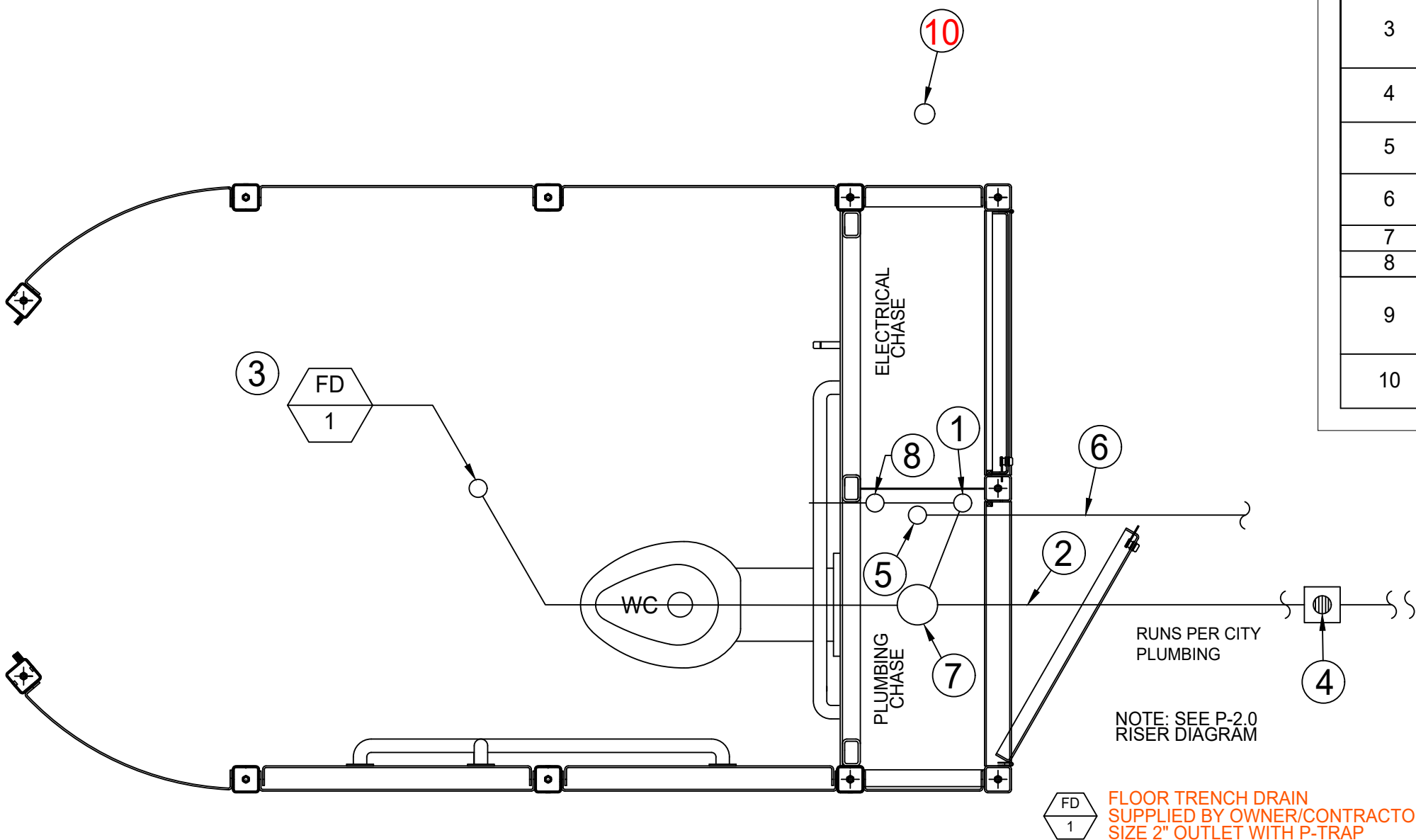
DETAIL 1

1	07/08/24	INITIAL ISSUE	AYK		MADDEN FABRICATION	FAIRBANKS, AK			
						FRONT DOOR			
						NAME	DATE	SERIAL NO.	DRW. NO.
REV	DATE	DESCRIPTION	DRN	APP'D		AYK	06/27/2024		S2.0

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



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

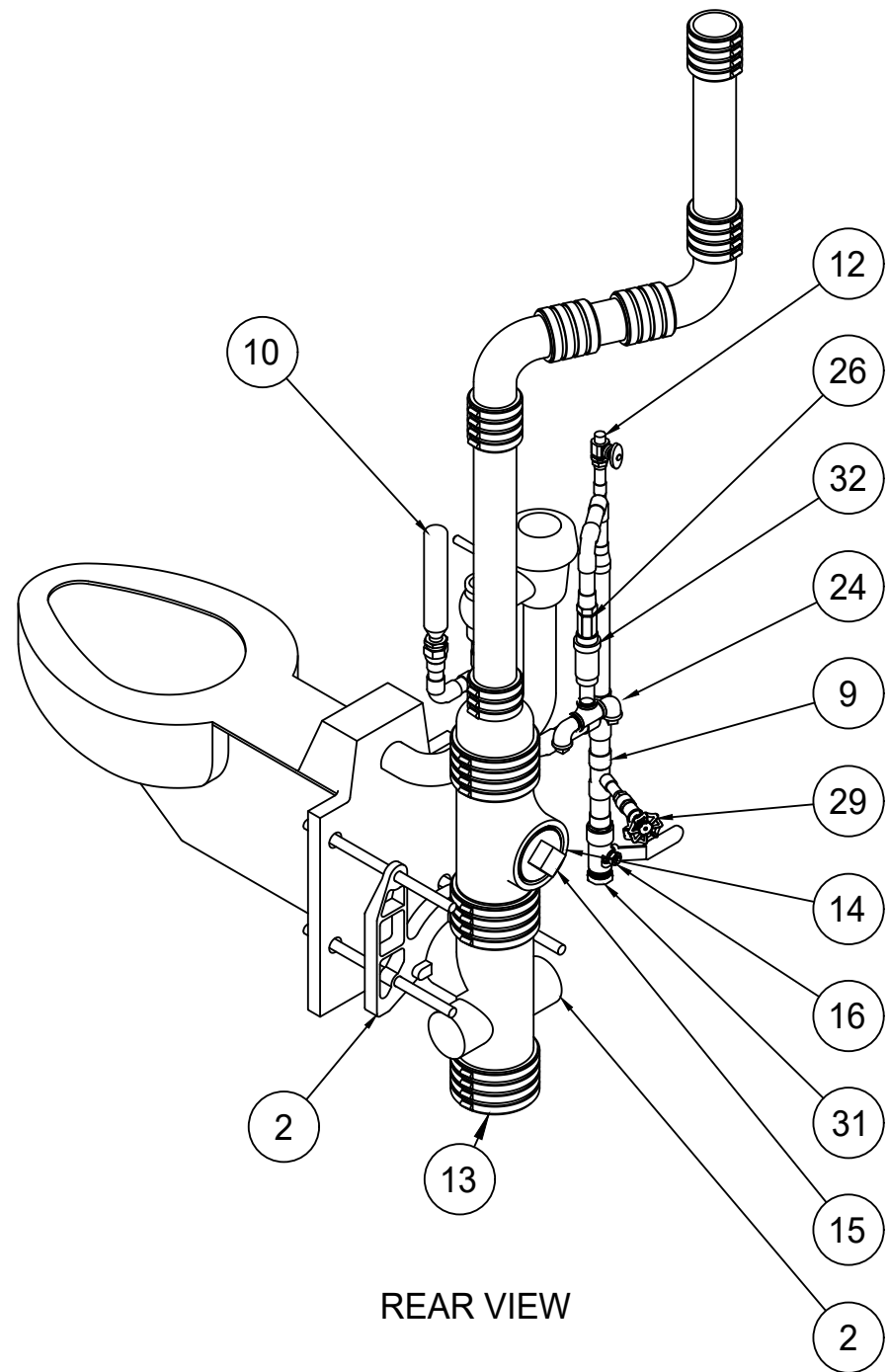
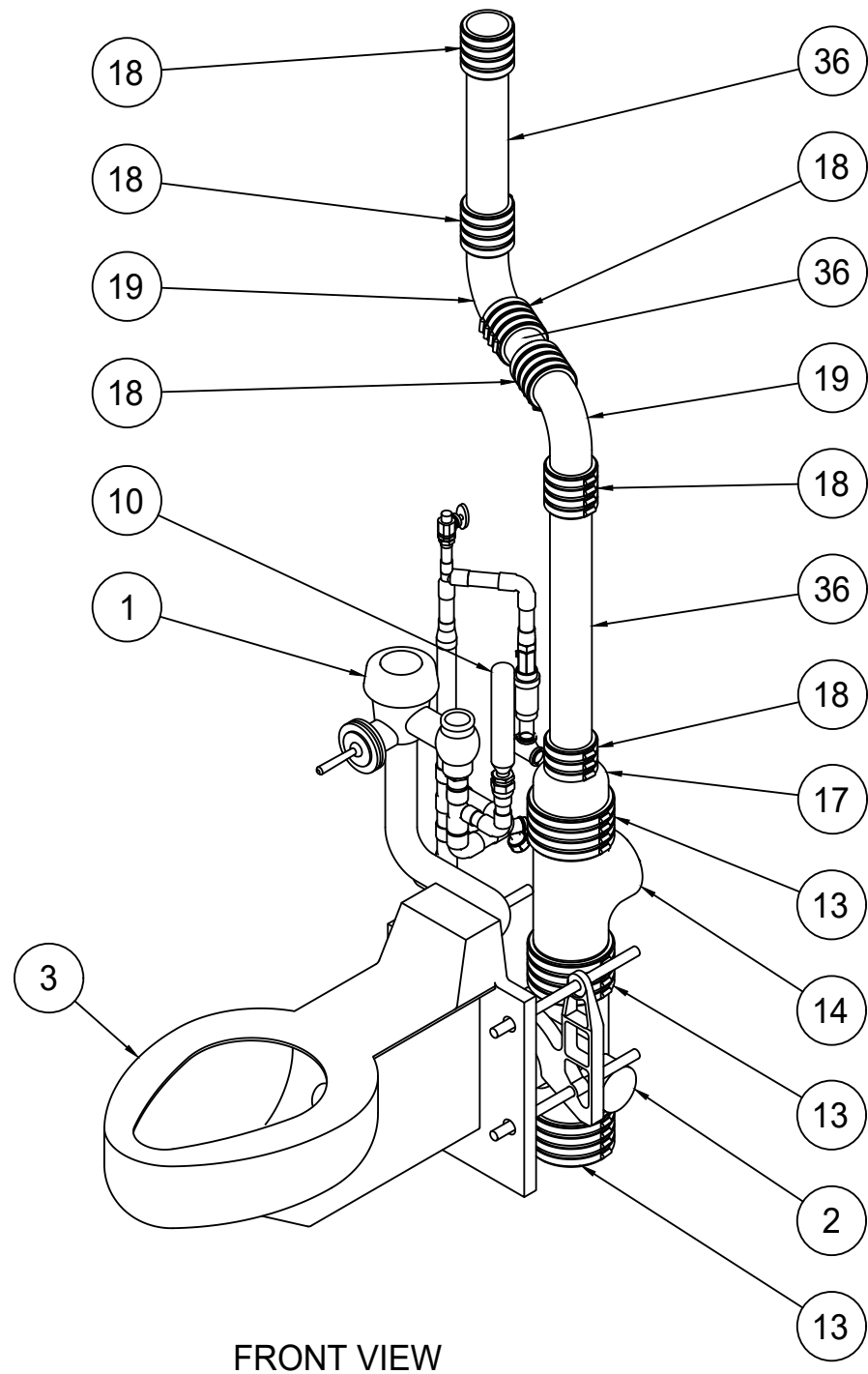


PLUMBING FLOOR PLAN

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

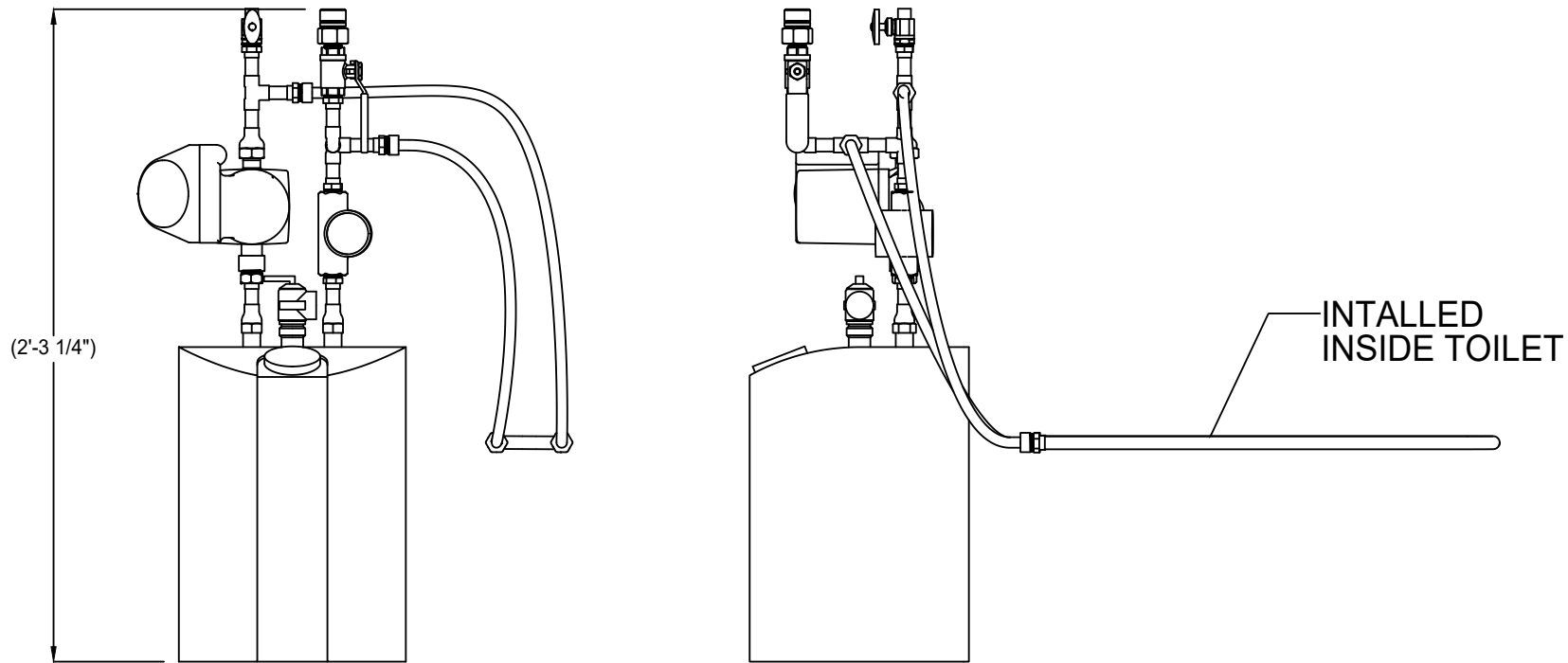
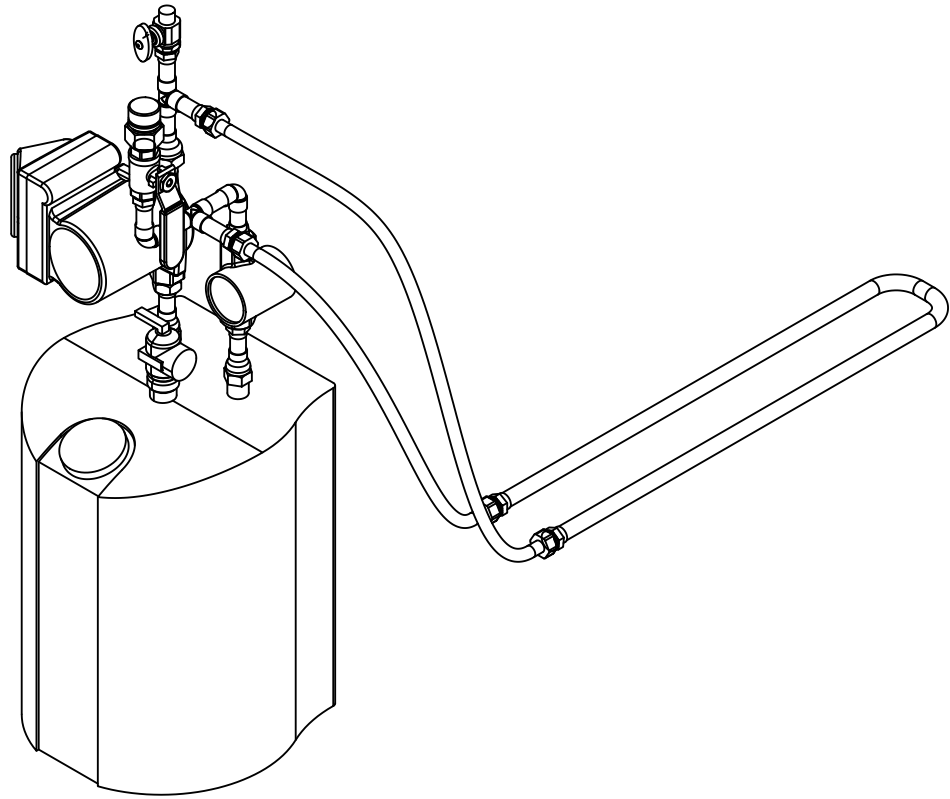
FD 1 FLOOR TRENCH DRAIN
SUPPLIED BY OWNER/CONTRACTOR
SIZE 2" OUTLET WITH P-TRAP

1	07/08/24	INITIAL ISSUE	AYK		MADDEN FABRICATION	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



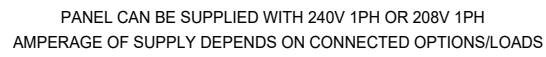
BILL OF MATERIAL			
ITEM NO.	QTY.	MANUFACTURER NO	DESCRIPTION
1	1	ROYAL 143-1.28	SLOAN - ROYAL 143 FLUSHOMETER, 1.28 GPF, 3-3/4 L, BRASS FINISH
2	1	JR SMITH 0440Y	440 Y W 8" NIPPLE CARRIER - JR SMITH
3	1	2105-W-1-CN-HS	DURA-WARE TOILET W SEAT, 1 1/2" SS 304 CL
4	2	VIEGA 77022	3/4" ELBOW 90 DEG
5	2	VIEGA 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		MADDEN FABRICATION	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

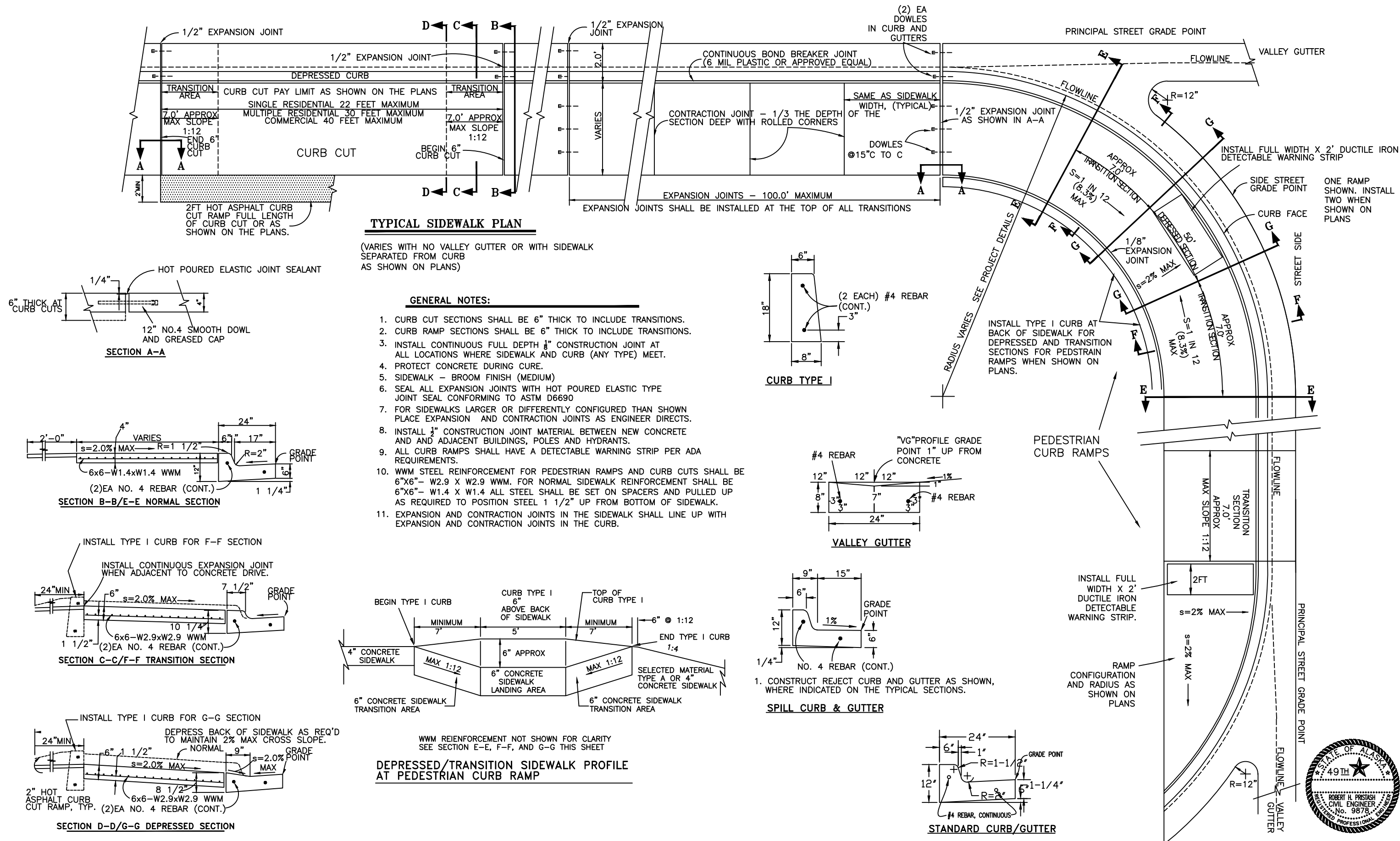
▲	07/08/24	INITIAL ISSUE	AYK		MADDEN FABRICATION <small>2550 NW 25th Place Portland, OR. 97210 Phone: (503) 226-3968 Fax (503) 242-2446</small>	FAIRBANKS, AK			
						COLD WEATHER TOILET			
						NAME	DATE	SERIAL NO.	DRW. NO.
REV	DATE	DESCRIPTION	DRN	APP'D		AYK	06/27/2024		P3.0



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



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



3/31/21	UPDATE DEP. SECTION DETAIL/DEL. RED DYE NOTE	RHP/KLL
9/26/17	UPDATE CURB CUT & ADA DETAILS	RHP
7/26/17	DELETE AASHTO AND REPLACE WITH ASTM D 6690	RHP
2/1/10	NEW CD1	RHP,GSC
DATE	REVISION	BY

NOT TO SCALE

DESIGNED:	
DRAWN:	STAFF
CHECKED:	RHP,GSC
DATE:	3/23/07

CITY OF FAIRBANKS, ALASKA
ENGINEERING DIVISION

STANDARD CONCRETE DETAILS

CD1

PORTLAND LOO PLANS AND SPECIFICATIONS

NOTES AND PHOTOS

- 1) The Portland Loo with lifting eye is fully assembled and weighs 6,013 lbs. The Portland Loo, Template and hardware requires transport from storage at the Dept. of Public Works, 2121 Peger Road, Fairbanks to site at 516 First Avenue. Loading available at storage site. (See Pictures)
- 2) Demolition of concrete sidewalk and area for installation of utilities completed in October 2024 with construction of sanitary sewer service. Concrete demolition for installation of floor drain and handwash drain remain to be completed. (See Pictures)
- 3) Construction of the 4-inch dia. insulated HDPE Sanitary Sewer Service from the proposed Loo site to the First Avenue Sanitary Sewer Main was completed in October 2024. (See Pictures)
- 4) Remaining Sanitary Sewer Service Plumbing includes installation of a floor drain and handwash drain facilities complete with "Waterless Inline Floor Drain Trap Seals". (See Plans)
- 5) A penetration in the concrete wall of the Mechanical Room with installation of a 1 ½-inch Copper Pipe was completed in October 2024. (See Pictures)
- 6) Existing penetrations in the concrete wall of the Mechanical Room are available for use for the required electrical service. (See Pictures)

PORTLAND LCM - LOCATED AT PUBLIC WORKS 2121 PEGGER ROAD



CONTRACTOR RESPONSIBLE FOR TRANSPORT TO SITE - 6,013 lbs

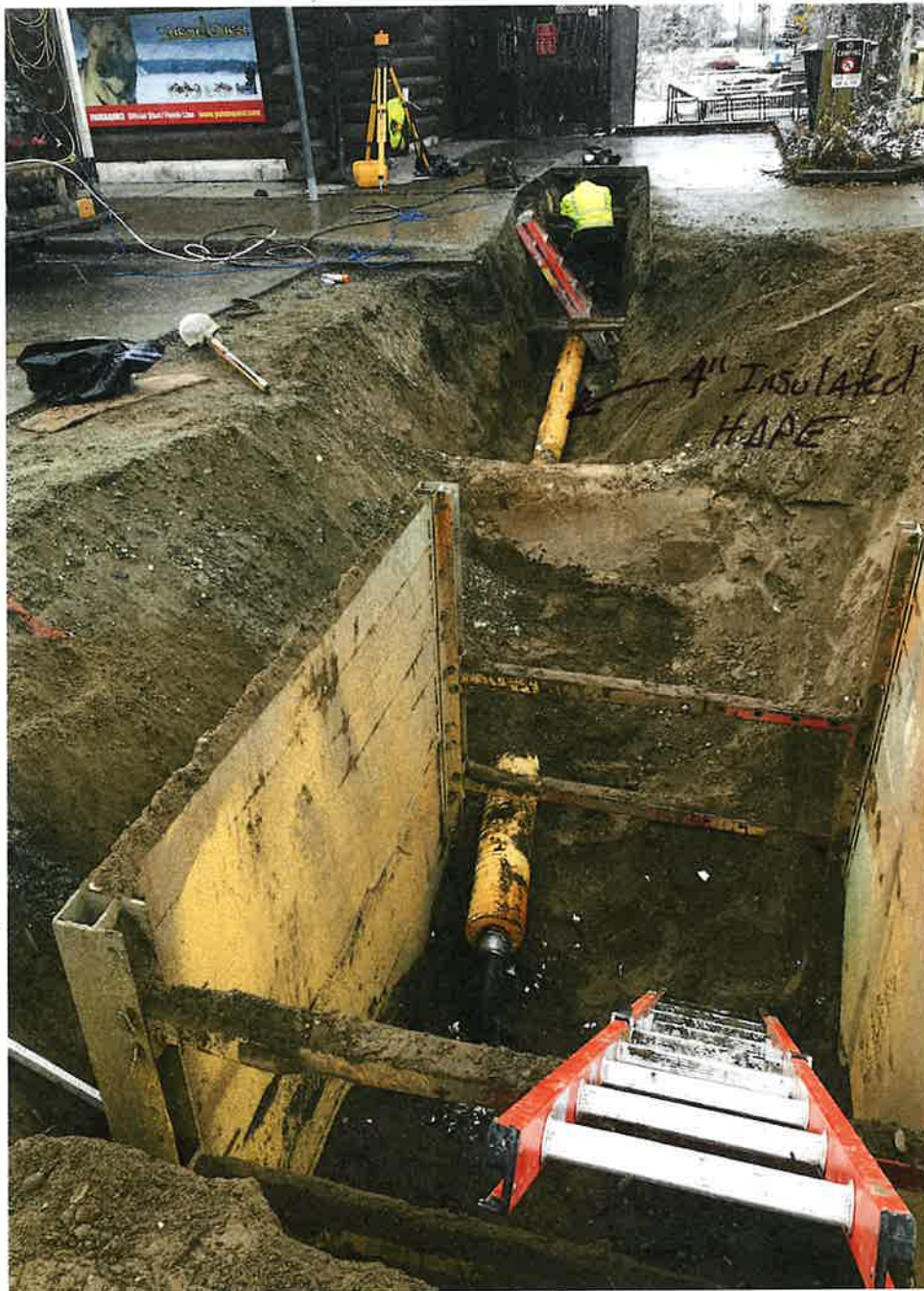


L00 COMPONENTS LOCATED AT PUBLIC WORKS COLD STORAGE





PORTLAND LOO LAYOUT TEMPLATE - FOR ASSEMBLY W/ (11) STANTIONS



1ST AVE. Sanitary Sewer Service Installation - October 2024



1 1/2" Copper Water Service & 4" Sanitary Sewer Service
OCTOBER 2024



Mechanical Room Penetration for Water Service



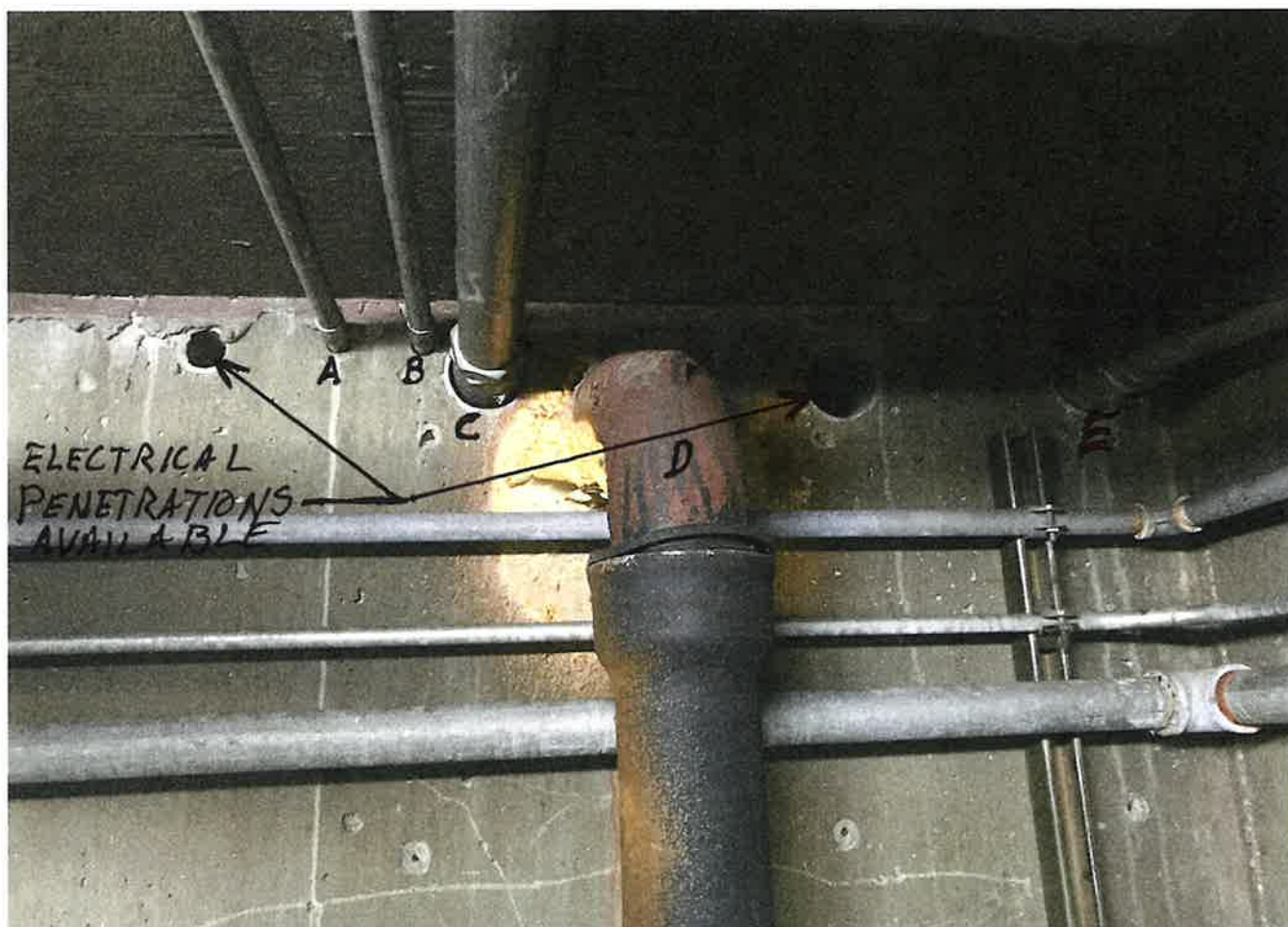
1 1/2" Water Service → 4" Sanitary Sewer Service



RAP Patch



Mechanical Room → Plumbing and Penetration in Wall for $1\frac{1}{2}$ Ø Copper Water Service



MECHANICAL ROOM PLUMBING - LOOKING EAST



MECHANICAL ROOM PLUMBING - LOOKING WEST



SureSeal Waterless Inline Drain Trap Seal

[Skip to the beginning of the images gallery](#)

[Product Variations](#)

Product Variations

EXAMPLE

APPENDIX B – AS-BUILT PLANS

COMM

- ACS UTILITIES TO VISITOR CENTER
- GCI UTILITIES_LOCAL AREA

ELECTRICAL

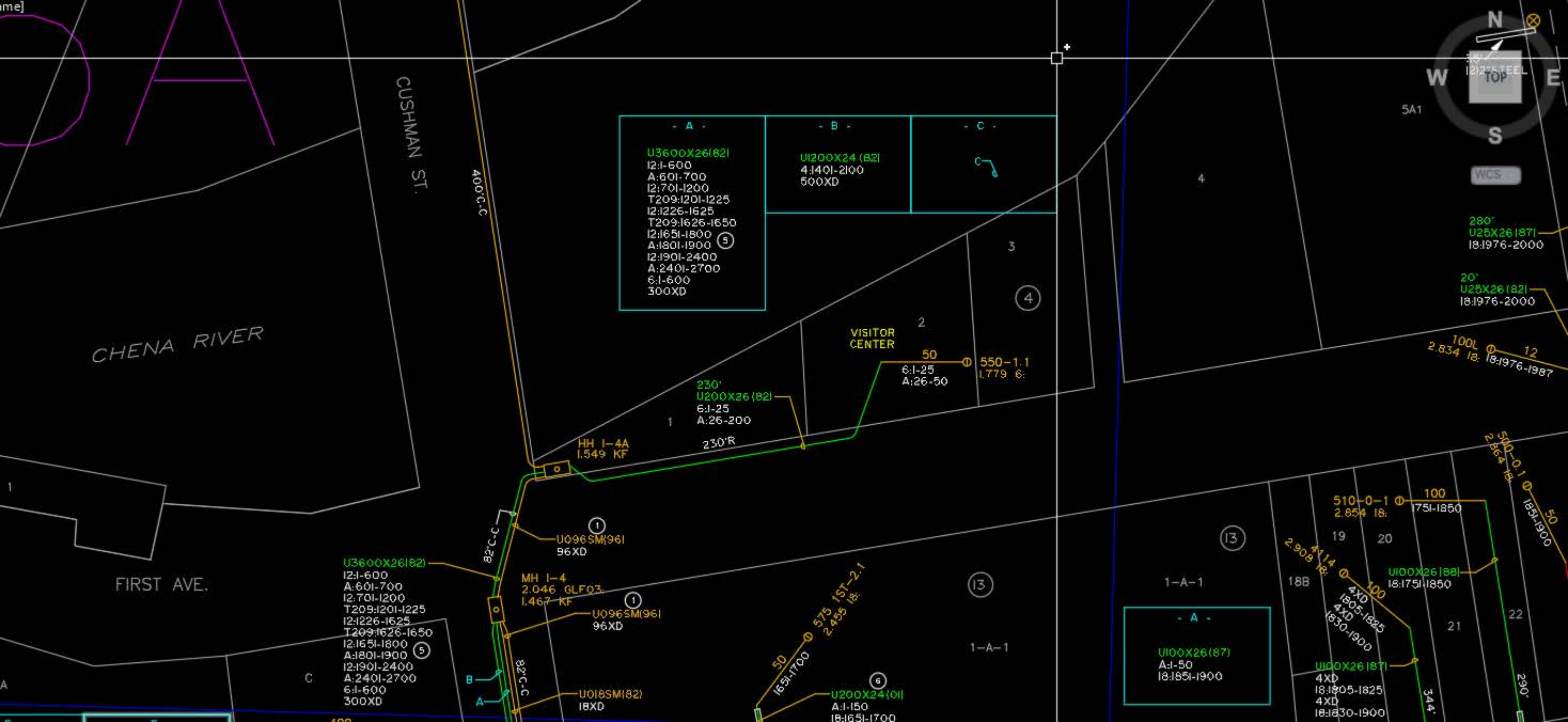
- ELECTRICAL – PLAN VIEW_SHT E1
- ELECTRICAL – EQUIPMENT ROOM DETAIL_SHT E2
- GVEA – 2021 DESIGN DRAWING_GOLDEN HEART PLAZA TRANSFORMER

MECHANICAL

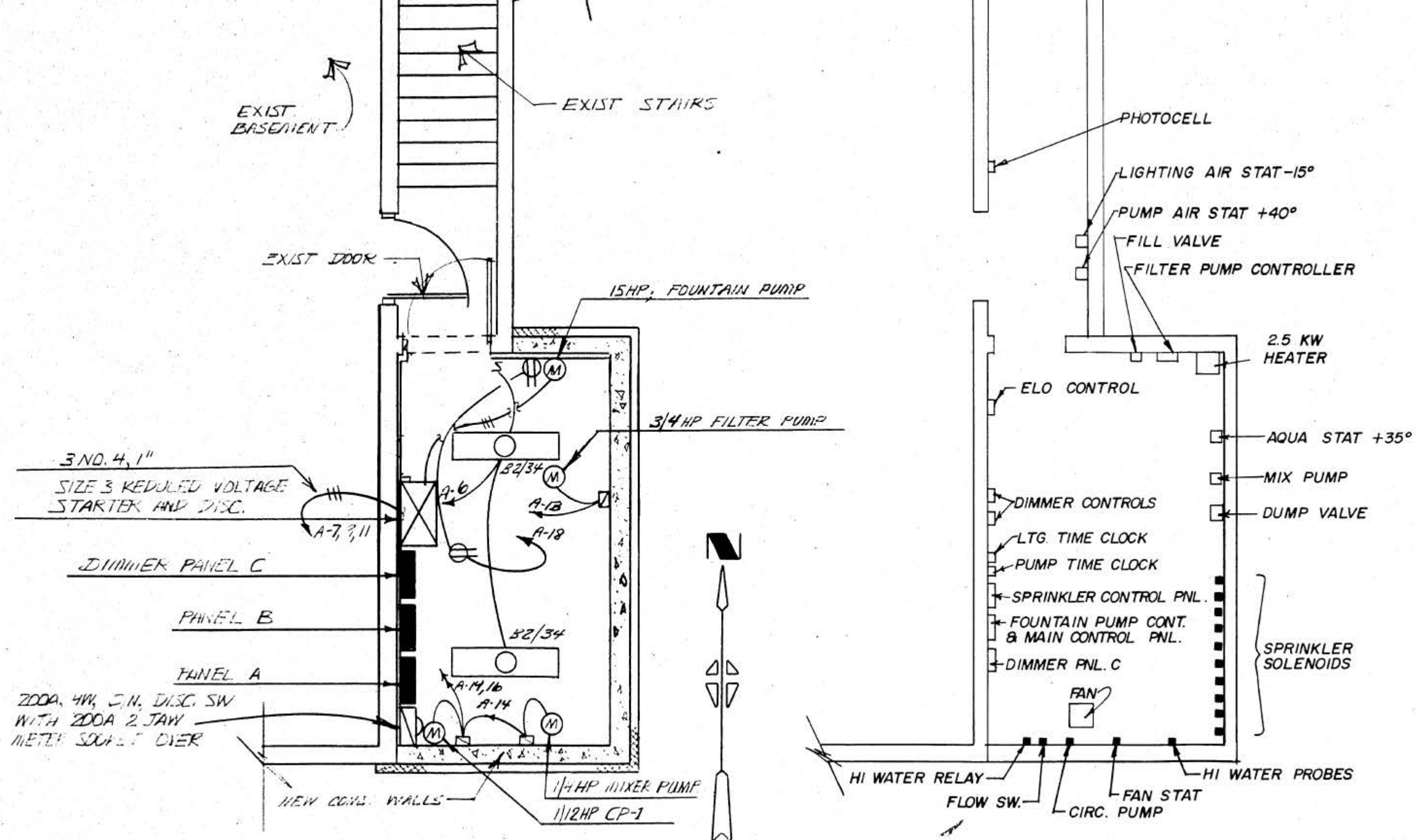
- PLAN VIEW_SHT M5 ASBUILT ZOOM VIEW
- DETAILS VIEW_SHT M5 ASBUILT ZOOM VIEW

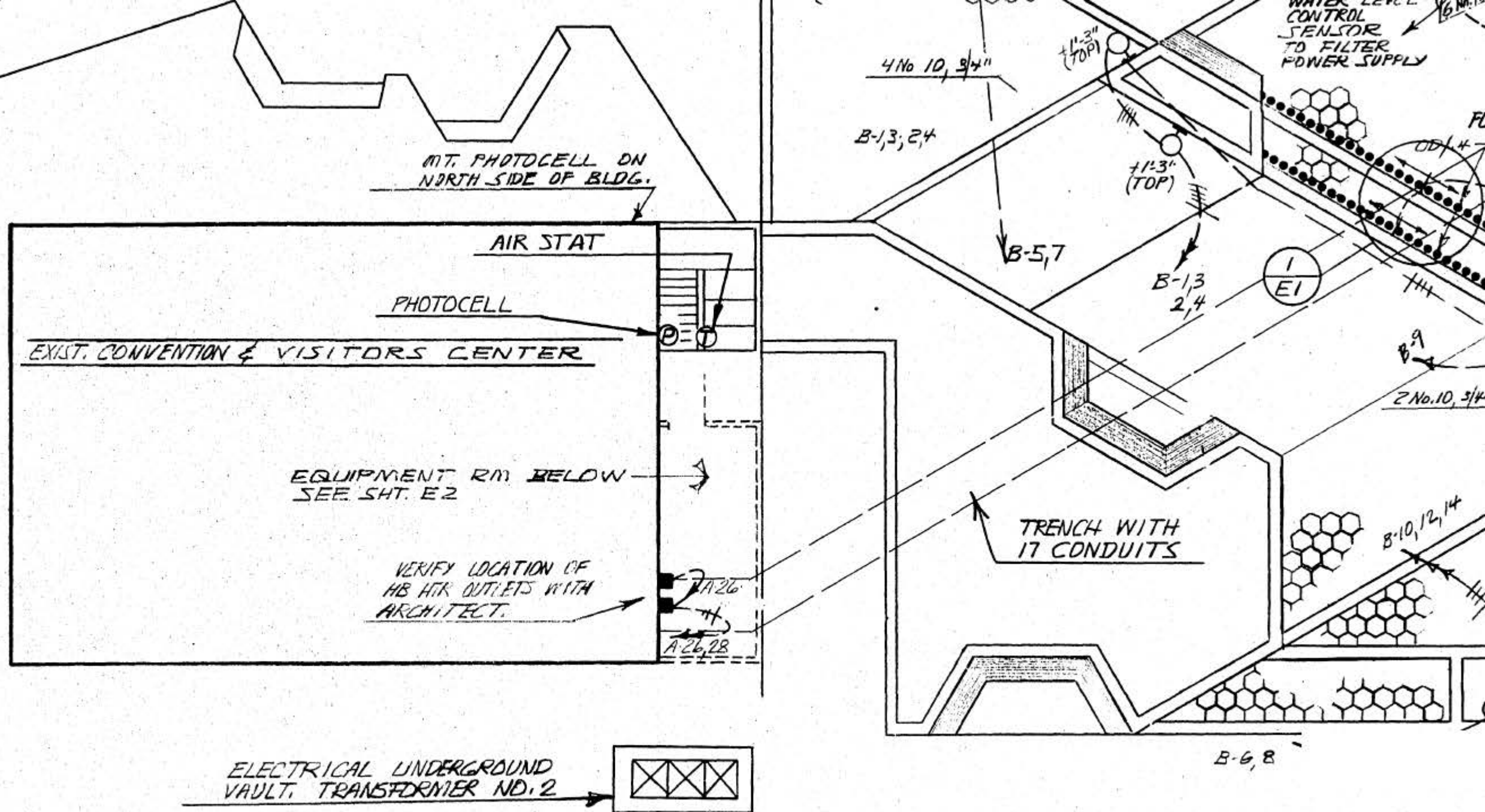
STEAM

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









FIRST AVE.

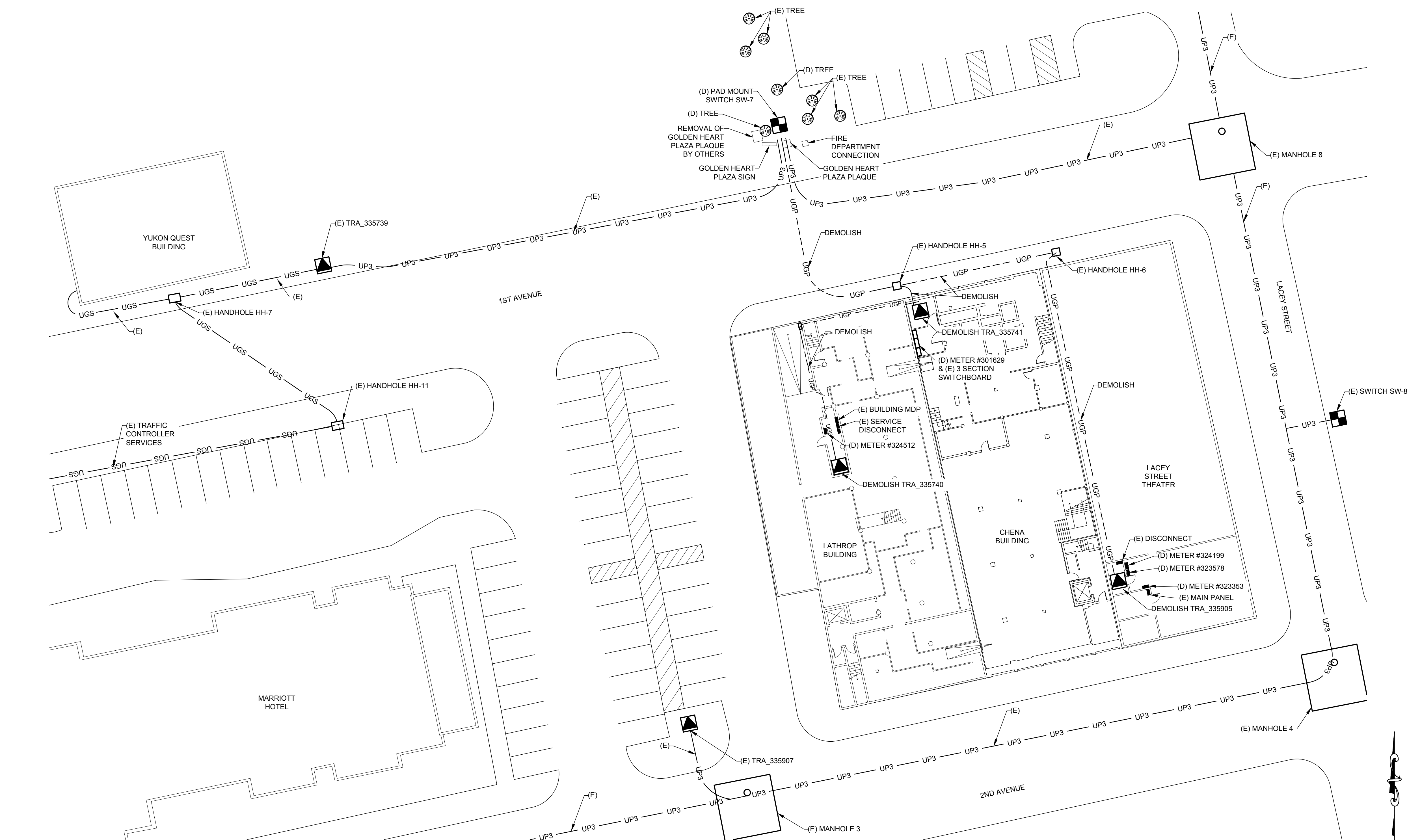


GVEA DOWNTOWN
TRANSFORMER
REPLACEMENT

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

ELECTRICAL SITE
DEMOLITION PLAN

E100



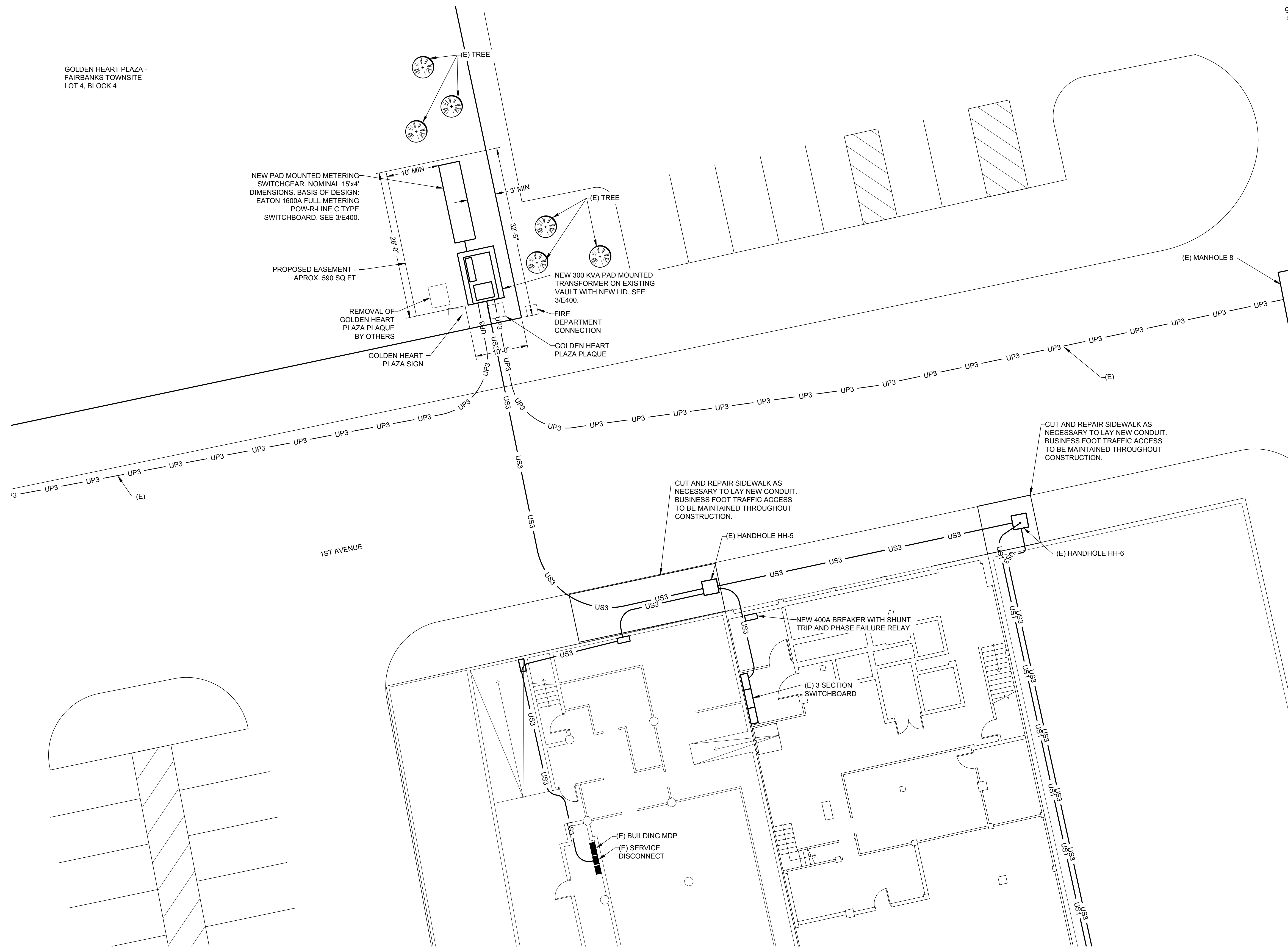
1
E100
ELECTRICAL SITE DEMOLITION PLAN
1" = 20'

LINETYPE LEGEND

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

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"

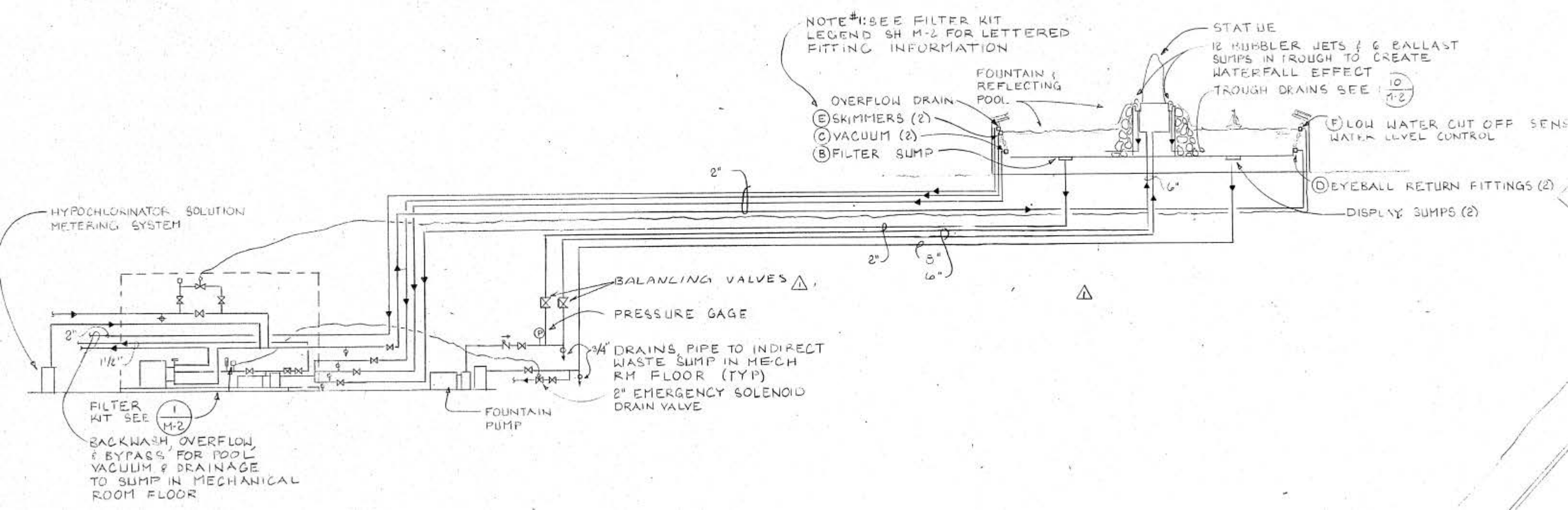
ELECTRICAL SITE
PLAN - ENLARGED

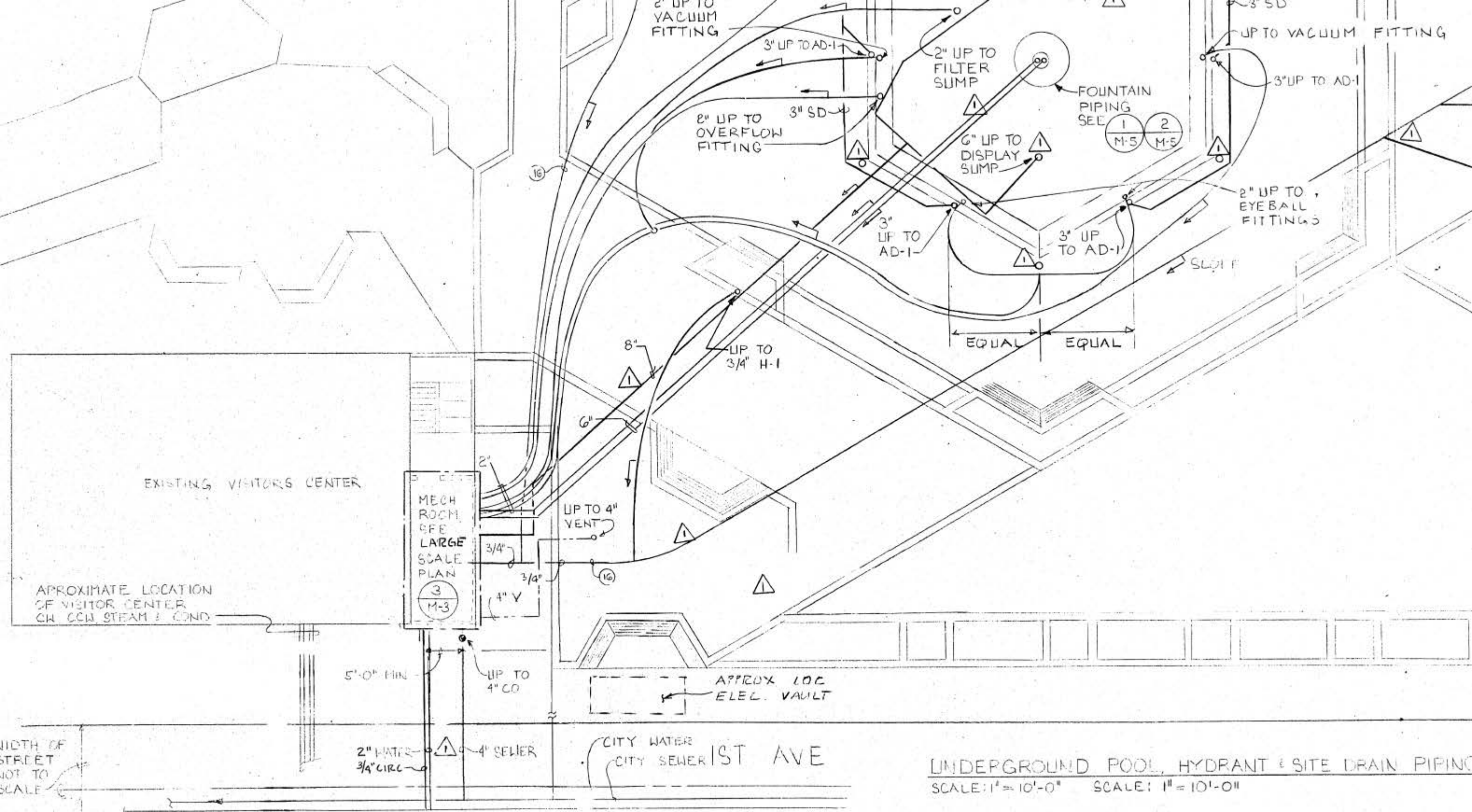
E111

1
E111
ENLARGED SITE PLAN - TRANSFORMER LOCATION
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 SEC. 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 OR CCW STEAM & COND

5'-0" MIN

UP TO 4" CO


APPROX LOC ELEC. VAULT

2" WATER 3/4" CIRC

4" SELLER

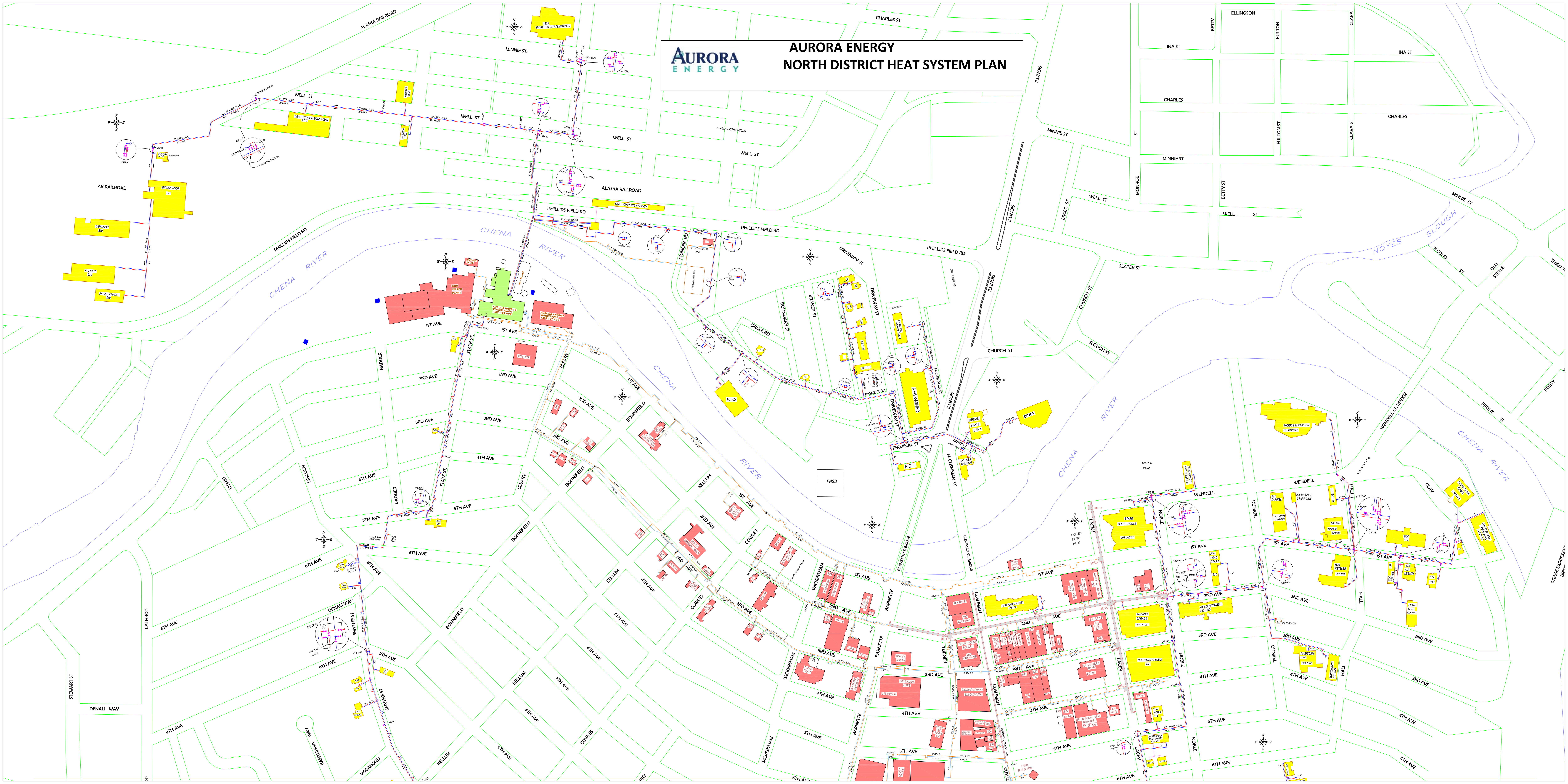
CITY WATER CITY SEWER 1ST AVE

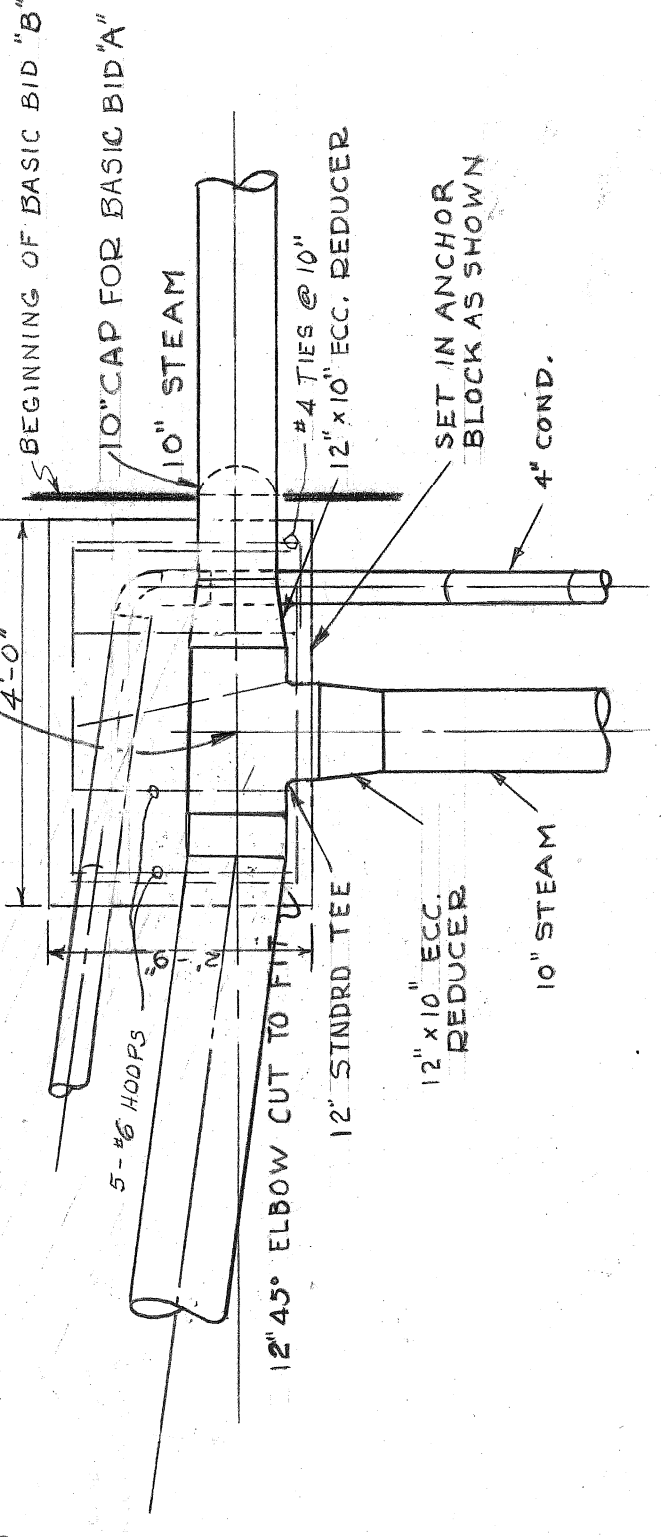
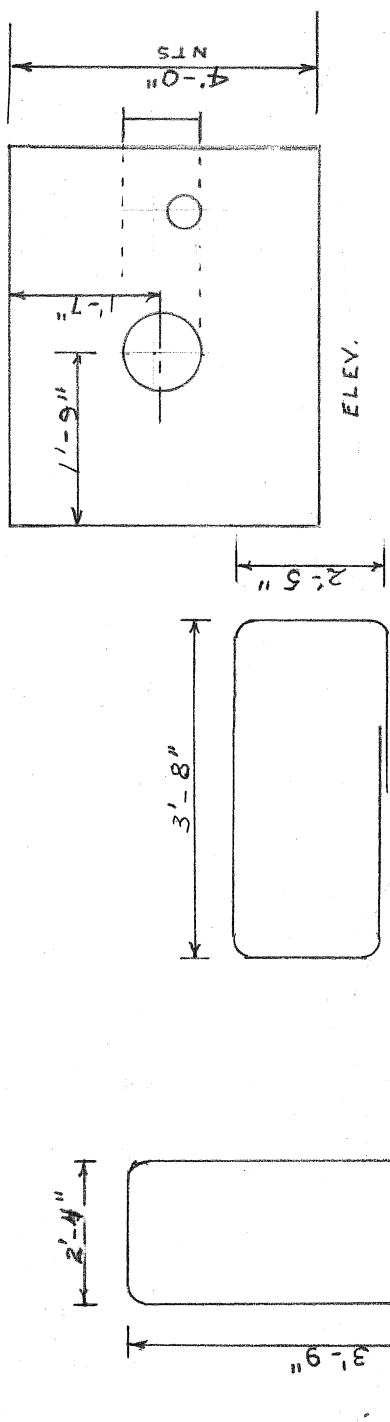
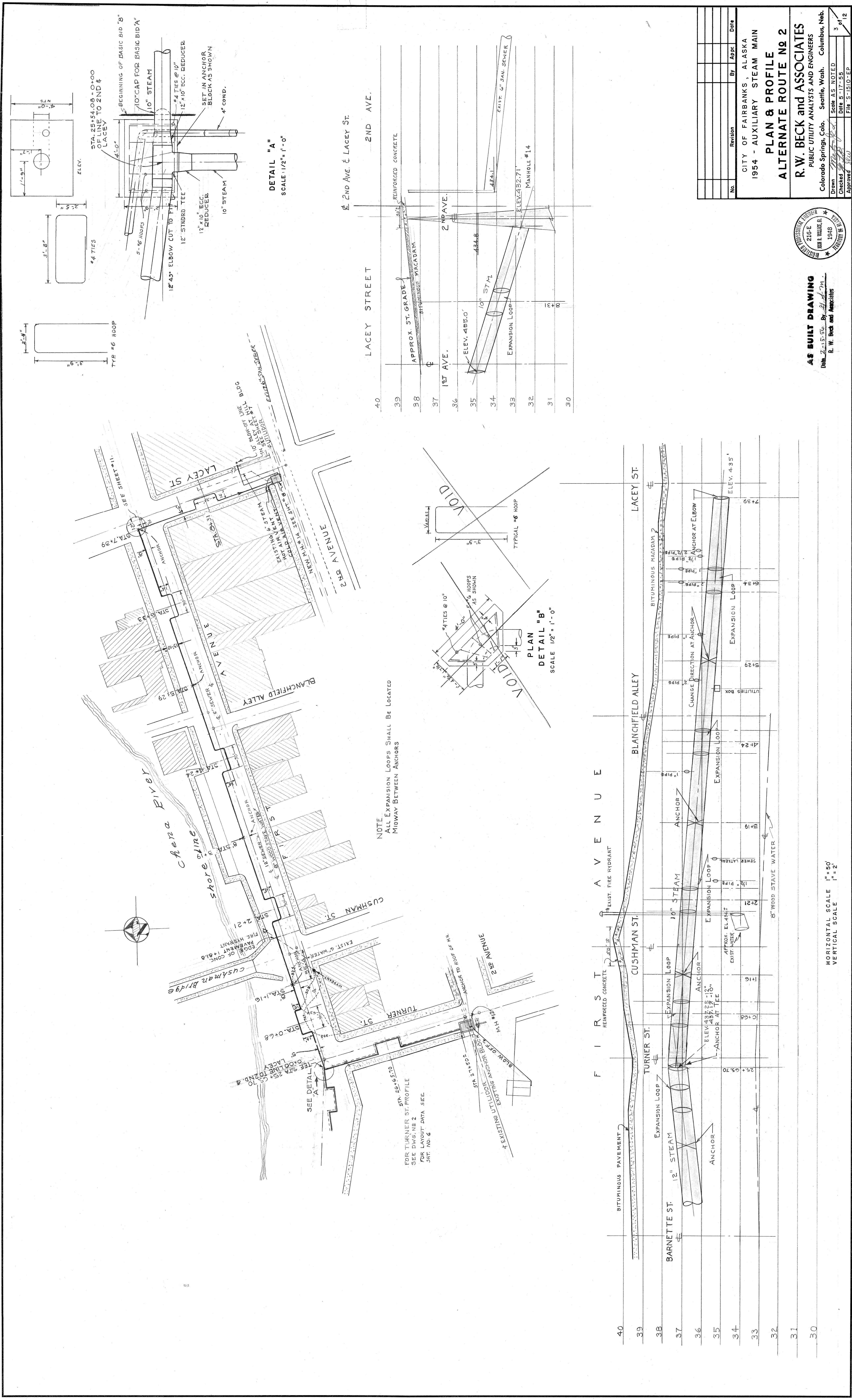
UNDERGROUND POOL, HYDRANT & SITE DRAIN PIPING SCALE: 1" = 10'-0" SCALE: 1" = 10'-0"



AURORA ENERGY

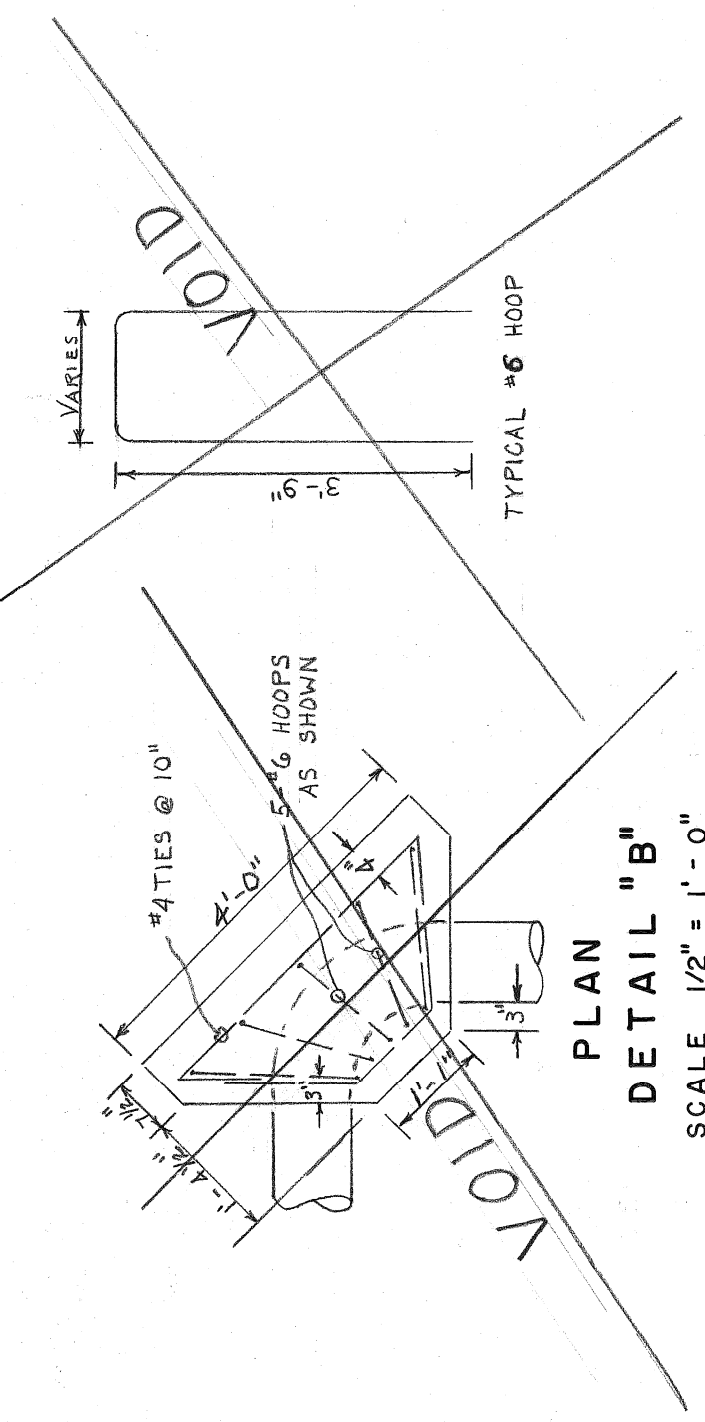
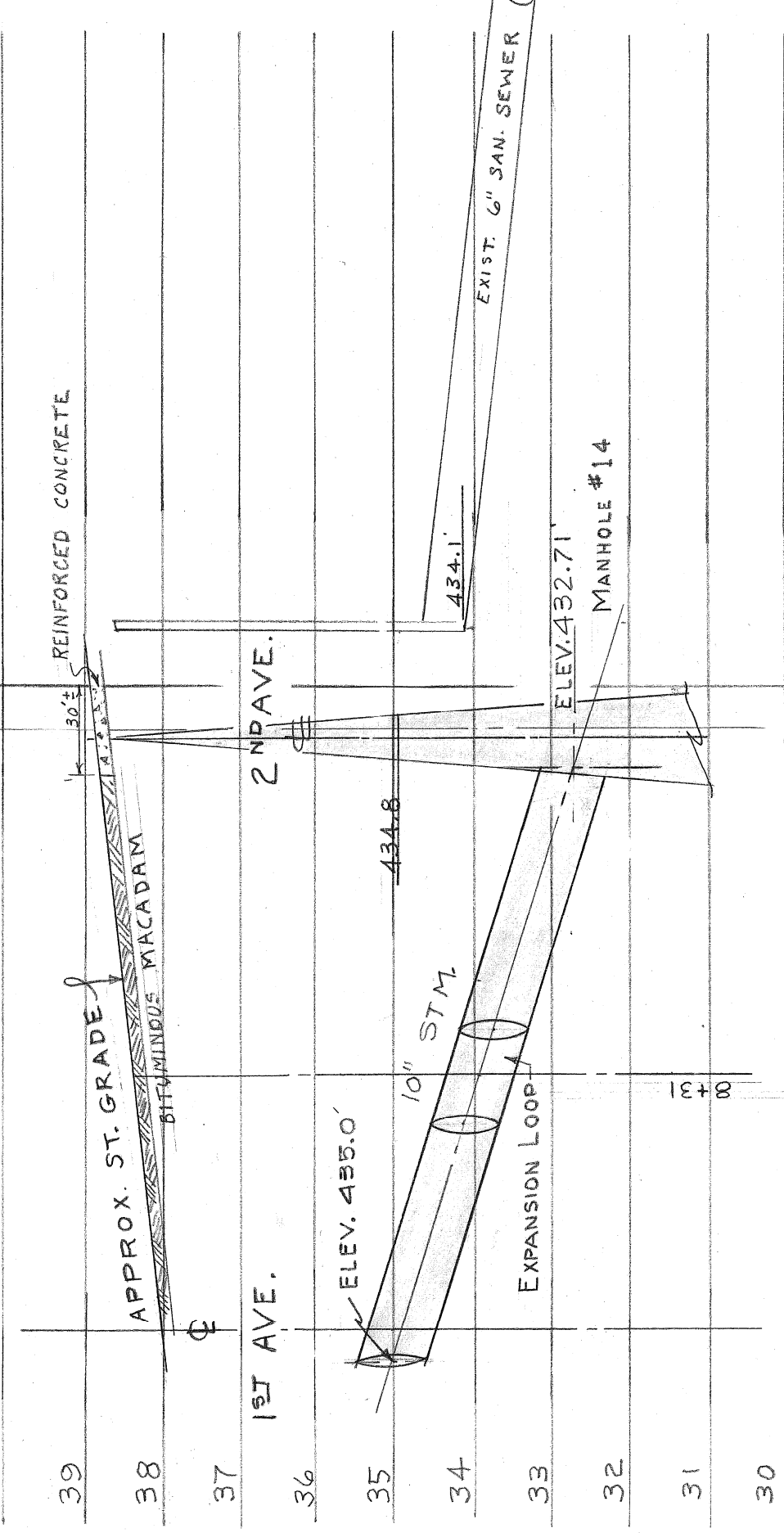
NORTH DISTRICT HEAT SYSTEM PLAN





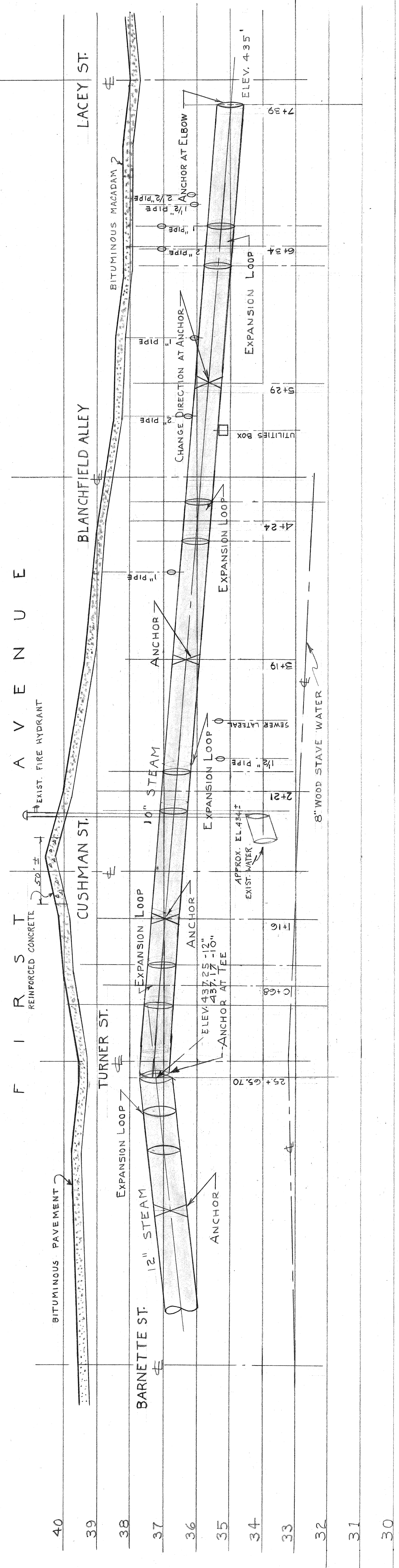
DETAIL "A"
SCALE 1/2" = 1'-0"

2ND AVE. & LACEY ST.
LACEY STREET
2ND AVE.



PLAN
DETAIL "B"
SCALE 1/2" = 1'-0"

NOTE
ALL EXPANSION LOOPS SHALL BE LOCATED
MIDWAY BETWEEN ANCHORS



HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 2'

AS BUILT DRAWING
Date 2-15-56 By R. W. Beck and Associates
R. W. Beck and Associates

216-E
RECEIVED
FEB 1 1956
CITY OF FAIRBANKS, ALASKA

No.	Revision	By	Appr.	Date
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

CITY OF FAIRBANKS, ALASKA
1954 - AUXILIARY STEAM MAIN
PLAN & PROFILE
ALTERNATE ROUTE NO 2
R. W. BECK and ASSOCIATES
PUBLIC UTILITY ANALYSTS AND ENGINEERS
Colorado Springs, Colo. Seattle, Wash. Columbus, Neb.
Down 1/2" x 1/2" Scale AS NOTED
Checked 2/15/56 Date 2-17-56
Approved 2/15/56 File 5-1310-EP

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

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 ✓

