



INVITATION TO BID

Procurement per 15 AAC 150.300-490

Section

1

Project Title: Etolin Heights Sewer Line Replacement

ITB Number: 26T05-001

Project Site: 720 – 730 Zimovia Hwy Wrangell, Alaska 99901

Project Description: Alaska Housing Finance Corporation (AHFC) is seeking a Contractor to provide a bid for the removal and replacement of the sewer lines as described herein.

Procurement Officer: Marlon Dimatulac

Contact Info: Phone: (907) 330 – 8161

Fax: (907) 330-8217

Email: Submittals@ahfc.us

Anticipated Period of Performance – Begin thru End: Project must be completed no later than June 15th, 2026 with final billing by June 15, 2026.

Funding Source: ☒ Corporate ☐ Federal

Type of Work: ☐ Services ☐ Maintenance ☒ Construction

Estimated Amount of Proposed Contract:

☐ Less than \$100,000 ☐ \$100,000 to \$500,000 ☒ \$500,000 or greater

Question Deadline and Submittal location:

DATE: October 28, 2025 **PREVAILING TIME:** 4:00 PM **EMAIL:** submittals@ahfc.us

Submittal Location and Deadline

(Offerors are responsible to assure delivery prior to deadline. Only proposals received prior to the following date and time will be opened.)

DATE: November 5, 2025 **PREVAILING TIME:** 4:00 PM

DELIVER BIDS VIA ONE OF THE FOLLOWING METHODS (and person, if named):

HAND DELIVER OR MAIL

Alaska Housing Finance Corporation

4300 Boniface Parkway

Anchorage, Alaska 99504

Attention: Andrew Morton, Administrative Manager, Procurement

EMAIL:

Submittals@ahfc.us

DS
AM

IMPORTANT NOTICE: If you downloaded this solicitation from the Corporation's Website, you must register with the planholders list and to receive subsequent addenda. Failure to register may adversely affect your proposal. It is the Offeror's responsibility to ensure that he has received all addenda affecting this ITB. To be registered email submittals@ahfc.us or call 907-330-8239 or fax 907-330-8217 and provide the project name & number, company name & contact person, address, phone number & fax number. An electronic version of the ITB may be obtained at AHFC's website <https://www.ahfc.us/about-us/notices/invitations-bid>

Minority, women-owned, and Section 3 businesses are encouraged to submit bids.

This ITB issued on behalf of the Alaska Housing Finance Corporation by:

DocuSigned by:

A83310923CFF429...

Gregory Rochon
Chief Procurement Officer



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Notices

1. The Alaska Housing Finance Corporation is an equal opportunity employer.
2. AHFC encourages all contractors to inspect each site location identified in the attached Summary of Work before submitting the bid. Site visits may be scheduled between the hours of 8:00 a.m. to 5:00 p.m. To request a visit, please contact the Procurement Officer identified above.
3. No bid shall be withdrawn without the consent of AHFC for a period of thirty (30) days subsequent to the opening of the bids.
4. Construction must conform to all applicable Federal, State and local laws, ordinances and codes. Wages and salaries must be paid so as to conform to the minimum requirements as set out in Title 36 Wage Rates found at AHFC's website, under Links of Interest. <https://www.ahfc.us/about-us/notices/links-interest>. The Contractor must ensure that qualified employees and applicants for employment are not discriminated against because of their race, color, religion, sex, disability or national origin.
5. Offerors are specifically advised that a contract shall not be in effect until a written agreement is executed by an authorized agent of the Corporation. The Corporation shall not be liable for any cost incurred by an Offeror in response to this solicitation, including any work done, even in good faith, prior to execution of a contract and issuance of a Notice to Proceed.

6. AHFC will not be subject to payment for costs incurred for proposal preparation or Contract preparation as a result of valid and legal termination of this ITB or termination of any contract resulting from the award of the ITB.
7. If it is discovered that a selected Offeror is in arrears on taxes due the State of Alaska, a contract may not be awarded until the Alaska Department of Revenue approves the payment provisions for the contract.
8. Offerors and proposed subcontractors shall be in compliance with the statutory requirements for Alaska business licensing and professional registrations.
9. **Professional Liability Insurance for the proposed contract:** ☐ is required
10. **Pre-bid Conference (On-Site walk through):** ☒ None ☐ As follows:
11. **Special Notices:**
- 11.1 An Alaska Business License is required of Contractors who do business in Alaska at time of award. Information regarding applying for an Alaska Business License can be found on-line at <http://commerce.alaska.gov/dnn/cbpl/Home.aspx> or by calling 1-907-465-2550. The business license must be in the name of the company under which the proposal is submitted.
- 11.2 **Contractor's Pollution Liability (or equivalent) Insurance:** Contractor will provide and maintain Contractor's Pollution Legal Liability Insurance covering all errors, omissions, or negligent acts of the Contractor, its sub-contractors, or anyone directly or indirectly employed by them, made in the performance of this Contract. Limits required are not less than \$ 1,000,000 per occurrence. (See Article 8.2.3 of the General Terms and Conditions for Construction)
12. **Local Hire:** Contractor shall comply with all applicable and valid laws and regulations regarding the hiring of Alaska residents now in effect or that might subsequently take effect during the term of this Contract. In order to ensure that the Contractor's subcontractors will comply with all applicable laws and regulations regarding the hiring of Alaska residents now in effect or that might subsequently take effect, the Contractor shall include in its contracts with subcontractors under this Contract, language that is substantially the same as the first sentence of this provision. Bidder is advised to contact the Department of Labor at (907)269-4900 (Anchorage) with any questions requiring applicable local hire laws and regulations.
13. **Ineligibility:** AHFC is prohibited from making award to, or approving as subcontractors, any individuals or firms which are on the list of contractors ineligible to receive awards from the United States as furnished from time to time by the Department of Housing and Urban Development (HUD), or as provided by State of Alaska Department of Labor (AKDOL). Contractors who have been debarred or suspended by a governmental entity remain ineligible for Contract award by AHFC for the duration of that debarment/suspension.
14. **Criteria for Selection:** The Contract will be awarded to the responsive and responsible bidder submitting the lowest bid complying with the conditions set forth herein, provided its bid is reasonable and it is in the best interest of AHFC to accept it.

AHFC reserves the right to reject the bid of any bidder who has failed to comply with the Invitation for Bid requirements; who has failed to perform any previous contracts with AHFC; who has previously failed to complete a contract of a similar nature on time.

15. **Subcontracts:** In compliance with AS 36.30.115, the following procedures apply:

Within five (5) working days after issuance of the Notice to Proceed, the low bidder shall submit a list of the subcontractors the bidder proposes to use in the performance of the Contract. The list must include the name and location of the place of business for each subcontractor and evidence of the subcontractor's valid Alaska business license. A bidder for a construction contract shall also submit evidence of each subcontractor's registration under AS 08.18. If a subcontractor on the list does not have a valid Alaska business license and a valid certification of registration under AS 08.18 at the time the bid was opened, the bidder may not use the subcontractor in the performance of the Contract, and shall replace the subcontractor with a subcontractor who had a valid Alaska business license and a valid Certification of Registration under AS 08.18 at the time the bid was opened.

16. **Insurance:** The successful bidder will be required to secure and maintain the insurance required by the Contract documents. See Article 8.2 of the General Terms and Conditions for Construction.

17. **Bid Form / Fee Proposal and Certifications (REQUIRED):** Bidder must submit a completed Bid Form for the firm(s) submitting the bid. At a minimum, the information required by the Bid Form and the attachments thereto must be submitted; other data may be submitted as deemed relevant. Information required by the Bid Form includes the following:

- A. Affidavit of Disclosure of Interest, signed and notarized.
- B. Affidavit of Noncollusion, signed and notarized.
- C. The bidder has attached a listing of projects to which bidder is currently obligated or anticipates being obligated to in the near future.
- D. The bidder has attached a statement of similar work performed by the bidder or bidder's key team members during the three (3) years prior to the date of this bid and the name and telephone numbers of persons who may be contacted as references for these projects.
- E. The bidder affirmatively states that s/he is in compliance with State and Federal Civil Rights Act and other Equal Employment Opportunity provisions.

18. **Submission of Bids:**

- A. Bids must be submitted to the Reception Desk at AHFC, 4300 Boniface Parkway, Anchorage, Alaska 99504. It is the responsibility of the bidder to ensure that their bid is in the proper office of AHFC prior to the closing time established for receiving bids. Bids received prior to the time of opening will be kept unopened in a secure place. Bids received after the scheduled closing time may be deemed as late bids. AHFC will hold a public reading of all bids after submittal due date via tele conference. Call-in information will be provided via an addendum.

- B. Bids must include any federal or State tax which is applicable to the material of this bid.
- C. No alternative bids will be considered unless alternative bids are specifically requested.
- D. The bidder understands and agrees that an error in the bid, whether due to faulty judgment, mistake, clerical error, or otherwise, does not relieve the bidder of the duty to perform hereunder. In submitting a bid, the bidder understands and agrees that AHFC intends to conform to the requirements of law and that AHFC will not be liable for the errors of its agents and employees in evaluating bids.
- E. AHFC reserves the right to waive any and all informalities as may serve its best interests.
- F. AHFC reserves the right to accept or reject any or all bids and may require clarification supplemented through additional written submissions. AHFC will not be subject to payment for costs incurred for bid preparation or contract preparation as a result of valid and legal termination of this ITB or termination of any contract resulting from the award of the ITB.
- G. Neither a Notice of Intent to Award nor a Final Award will be made at the time of the bid opening.

19. **Department of Labor Reporting Requirements:** Within 20 days after awarding a contract or grant covered by AS 36.10.180, The Corporation shall file with the department a notice containing

- the name and address of the state agency or political subdivision awarding the contract or grant;
- the name of the head of the state agency or political subdivision awarding the contract or grant;
- the date of the contract or grant award;
- the total amount of the contract or grant;
- the location of the project; and
- the name and address of each contractor and subcontractor performing work on the project.

The Corporation will report to the department any changes or additions regarding the notice required in this section which involve either

- (1) a change in the identity of a contractor or subcontractor performing work on the project; or
- (2) a change in the total amount of the contract if the change exceeds \$10,000.

20. **Bonding:** A bid bond will be required in the amount of five percent (5%) of the bid price. The successful bidder will be required to provide a Performance Bond and a Labor and Material Payment Bond each in the amount equal to one hundred percent (100%) of the Contract price.

21. **Jurisdiction:** This Contract is governed by the laws of the State of Alaska and Federal and Local Laws and Ordinances applicable to the work performed. The Contractor shall be cognizant and shall at all times observe and comply with such laws which in any manner affect those engaged or

employed in the performance, or which in any way affects the manner of performance, or this Agreement. Any actions brought as a result of this Agreement shall be brought in the courts for the State of Alaska in the Third Judicial District in Anchorage, Alaska.

PART 1 GENERAL

1.1 GENERAL DESCRIPTION

PROJECT: Alaska Housing Finance Corporation (AHFC) is seeking a Contractor to provide a bid for the removal and replacement of the sewer lines. This Project will focus on removal and replacement of the main trunk line in the crawlspace area along with all lateral drains and waste lines. The waste line system is composed of 2", 3", and 4", pipes. Project is located at 720 – 730 Zimovia Hwy Wrangell, Alaska, 99901. 720 Etolin Heights I has (20units) and is 5 Buildings in total and 730 Etolin Heights II has (32units) and is 4 buildings in total. All new soil lines, waste lines, and vents, (Drain Waste Vent (DWV) shall be installed with ABS pipe and fittings conforming to Schedule 40 ASTM F628 or ASTM D2661.

AHFC retains the right to award the following Base Bid 1 or Base Bid 2 or Both. Our intent is to award one contractor for either Base Bid or both depending on funding availability. AHFC shall award to one Contractor with the lowest overall bid.

BASE BID 1: Etolin Heights II has 730 Zimovia HWY (32units)

The waste line system is composed of 2", 3", and 4", pipes. This facility has approximately 170' of two-inch pipe, 130' of three-inch pipe, and 120' of four-inch cast iron pipe in the crawl space per building. Contractor to verify measurements for successful bid. Removal where DWV pipe is accessible to be deconstructed, removed from crawlspace, disposed of properly, and replaced with appropriately sized ABS piping. Existing DWV pipes to be cut 6" below the subfloor decking of crawlspace. Replacement of new piping shall be installed as practicable with connecting components "like sizes and types for like sizes and types" (i.e., T's, Y's, couplers, extensions, etc.) at the 6" line to ensure positive slope requirements to city drain/waste line at final termination point of the building to city sewer line. The above length measurements do not account for fittings installed, soil stacks, and vent stacks. Awarded contractor to verify quantities. Clean outs to the main trunk line are to be installed to the 4" main sewer line.

Cut Sheetrock walls to include put back of all materials removed. Make accessible and replace all lateral drain, waste, and necessary vent lines in all buildings. Walls opened at this stage will be accessed in each unit where accessible. (See attached drawings.) Supply line Plumbing that has been previously installed shall be inspected for integrity and product life. Ensure each unit's vent lines are correctly routed and connected to the main vent system to prevent trap siphonage and to maintain proper air flow.

Vertical Drains which are 4" copper piping appear to be intact, however lateral lines from units are in disrepair. If they are deemed impassible, we will address the vertical lines via Change order to the awarded contractor.

Awarded contractor will be responsible for all line flushing should this arise.

Removal, disposal and replacement of minimum 6mil Ground Vapor Barrier in all crawlspaces at 730 Zimovia HWY attached with acoustical sealant on cleaned concrete footings/foundation walls. One foot overlap on seams with appropriate tape to ensure one continuous barrier throughout the crawlspace. See DIV 07190 attached.

Schedule of values and work plan narrative will be due within four weeks of award. Project not to begin before AHFC review and approval.

BASE BID 2: Etolin Heights I 720 Zimovia HWY (20units) The waste line system is composed of 2", 3", and 4", pipes. This facility has approximately 120' of two-inch pipe, 90' of three-inch pipe, and 80' of four-inch cast iron pipe in the crawl space per building. Contractor to verify measurements for successful bid. Removal where DWV pipe is accessible to be deconstructed, removed from crawlspace, disposed of properly, and replaced with appropriately sized ABS piping. Existing DWV pipes to be cut 6" below the subfloor decking of crawlspace. Replacement of new piping shall be installed as practicable with connecting components "like sizes and types for like sizes and types" (i.e., T's, Y's, couplers, extensions, etc.) at the 6" line to ensure positive slope requirements to city drain/waste line at final termination point of the building to city sewer line. The above length measurements do not account for fittings installed, soil stacks, and vent stacks. Awarded contractor to verify quantities. Clean outs to the main trunk line are to be installed to the 4" main sewer line.

Cut Sheetrock walls to include put back of all materials removed. Make accessible and replace all lateral drain, waste, and necessary vent lines in all buildings. Walls opened at this stage will be accessed in each unit where accessible. (See attached drawings.) Supply line Plumbing that has been previously installed shall be inspected for integrity and product life. Ensure each unit's vent lines are correctly routed and connected to the main vent system to prevent trap siphonage and to maintain proper air flow.

Vertical Drains which are 4" copper piping appear to be intact, however lateral lines from units are in disrepair. If they are deemed impassible, we will address the vertical lines via Change order to the awarded contractor.

Awarded contractor will be responsible for all line flushing should this arise.

Removal, disposal and replacement of minimum 6mil Ground Vapor Barrier in all crawlspaces at 720 Zimovia HWY attached with acoustical sealant on cleaned concrete footings/foundation walls. One foot overlap on seams with appropriate tape to ensure one continuous barrier throughout the crawlspace. See DIV 07190 attached.

Schedule of values and work plan narrative will be due within four weeks of award. Project not to begin before AHFC review and approval.

AHFC will not be liable for any incidental flushing resulting in a sanitary clean up from a tenant space while work is in progress.

Contractor to provide all necessary permits, materials, and labor to complete the project.

Please see attachments titled:

DIV 01090

DIV 01120

DIV 01300

DIV 01600

DIV 07190

1.2 QUALITY ASSURANCE

All work to be done in a workmanlike manner resulting in a complete, finished, and functional installation.

1. Maintain quality control over suppliers, manufacturers, products, services, site conditions and workmanship to produce Work of specified quality.

1.3 WORKMANSHIP

1. Comply with industry standards except when more restrictive tolerances or specified requirements indicate more rigid standards or more precise workmanship.
2. Perform Work by persons qualified to produce workmanship of specified quality.
3. All Work to comply with local codes.

1.4 MANUFACTURERS' INSTRUCTIONS

- Comply with instructions in full detail, including each step-in sequence. Should instructions conflict with Contract Documents, request clarification from Contract Administrator before proceeding.

1.5 WASTE DISPOSAL

- Contractor is responsible for proper disposal of all construction waste and debris.
- Contractor will not be allowed to stockpile removed pipe on site.
- Site will be left safe and free from any hazards at the end of each work day.
- AHFC trash collection points, dumpsters, or storage areas will not be used by the contractor.

1.6 SCHEDULING AND SEQUENCING

- A. Unit Entry: If required, arranged by AHFC in continuous and contiguous manner to accommodate engineering and installation. Contractor shall notify the owner, in writing via email, five working days in advance of entering the site. No work shall be performed prior to tenant notification (unless emergent need requires, then Contractor shall notify AHFC on site staff immediately). Contractor shall provide a schedule of entry, updated weekly. The entry schedule shall include length of time Contractor shall be in each unit.
- B. Include alternative temporary bathrooms for up to 8 residences including 3 standard portable stalls, 1 stall compliant with ADA rules at 720 Zimovia and 3 standard portable stalls, 1 stall compliant with ADA rules at 730 Zimovia. Or 1 portable stall and 1 stall compliant with ADA rules if conducting business one building at a time. The temporary bathroom units are to be on a cleaning schedule of twice a week at a minimum and an as needed basis as deemed necessary by site staff. These will be for use during construction hours for the duration of the project. All water supply and waste line plumbing shall be left in a functional operational state daily, between the hours of 5:00 p.m. and 8:00 a.m. the exact location of these portable units will be at the discretion of local AHFC Ketchikan AMP staff.
- C. AHFC onsite contacts are:
Penny Allen Pallen@ahfc.us (907)874-2215
Greg Wood Gwood@ahfc.us (907)874-3018
- D. Work schedule must be provided and approved prior to the start of the project. Tenants must be notified 48 hours prior to any interruption to service. AHFC will assist with notifications.
- E. Work in or near Units: Perform work during normal working hours (8:00 a.m. - 5:00 p.m., M - F, unless specifically approved otherwise by the Contract Administrator) until completed at least inconvenience to residents.
 - 1. Complete each installation, including demolition, installation, and finishes, as quickly as possible and follow approved sequence and schedule.
 - 2. Work in Occupied Units: Complete work on same day in which it is commenced if possible.

3. All utility services must be restored by the end of each work day. (Including sanitary sewer). If services cannot be restored the contractor is responsible for temporary services.

PART 2 PRODUCTS AND INSTALLATION:

2.1 MATERIALS

1. All materials shall be uniform, free from defects, and meet code and industry standard for a project of this type.
2. All soil lines, waste lines, and vents shall be installed with ABS pipe and fittings conforming to Schedule 40 ASTM F628 or ASTM D2661. All products shall bear the seal of a nationally-recognized listing or certifying agency.
3. No Hub coupling shall conform to the requirements contained in the latest edition of ASTM C1540, Gaskets shall comply with the requirements contained in the latest edition of ASTM C564.
4. ABS solvent cement shall conform to the requirements contained in ASTM D2235.

2.2 Piping Support

General

5. [Plumbing](#) piping shall be supported in accordance with this section.

Piping Seismic Supports

6. Where earthquake loads are applicable in accordance with the [building code](#), [plumbing](#) piping [supports](#) shall be designed and installed for the seismic forces in accordance with the [International Building Code](#).

Materials

7. Hangers, anchors and [supports](#) shall support the piping and the contents of the piping. Hangers and strapping material shall be of *approved* material that will not promote galvanic action.

Structural Attachment

8. Hangers and anchors shall be attached to the building construction in an *approved* manner.

Interval of Support

9. Pipe shall be supported in accordance with [Table 1](#).

[TABLE 1: HANGER SPACING](#)

PIPING MATERIAL	MAXIMUM HORIZONTAL SPACING (feet)	MAXIMUM VERTICAL SPACING (feet)
Acrylonitrile butadiene styrene (ABS) pipe	4	10 ^a

a. For sizes 2 inches and smaller, a guide shall be installed midway between required vertical [supports](#). Such guides shall prevent pipe movement in a direction perpendicular to the axis of the pipe.

Sway Bracing

10. Rigid support sway bracing shall be provided at changes in direction greater than 45 degrees (0.79 rad) for pipe sizes 4 inches (102 mm) and larger.

Anchorage

11. Anchorage shall be provided to restrain [drainage](#) piping from axial movement.

PART 3 EXECUTION

3.1 EXAMINATION OF SITE

- A. **Failure to Visit Site:** Will not relieve Contractor from necessity of furnishing materials or performing work that may be required to complete work in accordance with Drawings and Specifications without additional cost to AHFC.

3.2 CONTRACTOR USE OF PREMISES

- A. Operations of Contractor: Limited to areas where work is indicated.
- B. Access: Restrict access to extent required allowing for ongoing activities at buildings and site.

ALASKA HOUSING FINANCE CORPORATION

**SECTION 01010
SUMMARY OF WORK**

- C. AHFC Occupancy: AHFC tenants will occupy portions of premises during entire construction period for conduct of their normal operations.
 - 1. Cooperate with AHFC in scheduling construction operations to minimize conflict and to facilitate AHFC tenant usage.
 - 2. Resident safety is of primary importance. Contractor to use barricades, temporary fencing, walks, shelters, enclosures, etc. as required to protect residents and their property.
- D. Emergency Exits: Maintain all required fire exits from existing buildings at all times; existing buildings are occupied during construction process.
 - 1. Exit Doors, Stairways, and Discharge Areas: Acceptable to local code authority.
- E. Construction Operations: Limited to areas where work is indicated.
 - 1. Take precautions to allow for continued operations including tenant and public access and other outside activities.
 - 2. Disruptive Operations: Noisy and disruptive operations (such as use of jackhammers and other noisy equipment) shall be minimized in close proximity to existing apartments and buildings.
 - a. Schedule and coordinate such operations with AHFC.
 - b. Upon notification from AHFC, cease operations that are, in opinion of AHFC, disruptive to normal operations. Schedule such operations as described above.
 - 3. Power/Utility Outages: Coordinate and schedule any required electrical or other utility outages with AHFC. Outages shall be allowed only at previously agreed times. Schedule work to minimize the time for outages. Permanent power and utilities are to be restored at the end of each workday in occupied units. With prior Owner approval, the Contractor may provide temporary power and utilities until permanent services can be restored.
- F. Contractor's Performance of Work:
 - 1. Conduct work efficiently at least inconvenience to residents in occupied dwelling units. Take precautions to protect residents and public from injury from construction operations.

2. Keep premises free of debris and construction materials resulting from installation work on a daily basis. Minimize the production of dust. Dispose of debris in an off-site approved site.
 3. Contractor: Exclusively responsible for damage to grounds, plantings, buildings, and any other facilities or property. Pay for repair or replacement in full.
- G. Moving of Furniture and other Miscellaneous Work (if required):
1. AHFC will request that tenants do following:
 - a. Remove drapes, curtains, and any other encumbrances within work area; remove rugs from floors; and remove furniture away from work areas.
 - b. Pack items, i.e., books, toys, object art, fish bowls, etc.
 2. Contractor: Move furniture and appliances in occupied dwelling units at least inconvenience to residents and without damage to furniture or finished floor. Replace all items when work is complete. Be responsible for unauthorized removal of or damaged furniture and appliances in units.
- H. Storage Space may be assigned to Contractor as a convenience.
1. Contractor: Use such spaces at own risk.
 2. AHFC: Not responsible for adequacy of space or spaces assigned, or safekeeping of material stored.

3.3 PAYMENTS

- Payments will not be made in advance of project or work not in place.
- Progress payments may be made with the approval and coordination of on-site contact.
- Invoices will be submitted to Michael Carlson at mcarlson@ahfc.us and the AHFC construction drive at construction@ahfc.us.
- AHFC will process approvable payments in a timely manner and in accordance with Alaska Statute.
- Submit daily logs and appropriate Photos for the pay request time frame. Unless otherwise directed from Project Manager.

**Etolin Heights Sewer Line Replacement
AMP 213**

ALASKA HOUSING FINANCE CORPORATION

DIVISION 1

**SECTION 01010
SUMMARY OF WORK**

END OF SECTION

ALASKA HOUSING FINANCE CORPORATION

SECTION 01090
REFERENCE STANDARDS AND DEFINITIONS

PART 1 GENERAL

1.1 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with current applicable laws, ordinances, codes, and regulations.
 - 1. Accessibility: Comply with following:
 - a. Architectural Barriers Act of 1968 as amended (42 USC 4152-4157), HUD implementing regulations (24 CFR Part 40), and Uniform Federal Accessibility Standards (UFAS).
 - b. Section 504 of the Rehabilitation Act of 1973 as amended (29 USC 794) and HUD implementing regulations 24 CFR Part 8.
 - c. Fair Housing Accessibility Guidelines (24 CFR Chapter 1).
 - d. Americans with Disabilities Act of 1990 (ADA) (28 CFR Part 35).
 - 2. Recoverable Materials: Comply with Resource Conservation and Recovery Act (RCRA), Section 6002 and EPA Guidelines.
- B. Reference Standards: For products or workmanship specified by reference to association, trade, or Federal Standards, comply with requirements of standard, except when more rigid requirements are specified or are required by applicable codes.
 - 1. No provision of any referenced standard specification, manual or code (whether or not specifically incorporated by reference in the Contract Documents) shall be effective to change duties and responsibilities of PHA/IHA or Contractor or any of their consultants, agents or employees from those set forth in Contract Documents, nor shall it be effective to assign to Contracting Officer any duty or authority to supervise or direct furnishing or performance of Work or any duty or authority to undertake responsibilities contrary to provisions of General Conditions.
 - a. Where wording of referenced standard is permissive, or where requirements of more than one reference standard apply, provide under more restrictive requirement.
 - b. Comply with recommendations of referenced standards even

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SECTION 01090
REFERENCE STANDARDS AND DEFINITIONS

though they are not mandatory in standard.

2. Detailed Requirements: Be familiar with and verify detailed requirements of referenced standards to verify that items and their installation provided under Work of this Contract meet or exceed standard's requirements.
 - a. Notify Contracting Officer of any conflicts between referenced standards and requirements specified in Specifications or indicated on Drawings before proceeding with work.
 - 1) Tolerances: Tolerances may vary from standards of different sections. Make adjustments necessary to assure proper fitting of different elements. Tolerances may be plus or minus as indicated but in sum shall be compensating, not cumulative.
3. Effective Date: Date of referenced standard is that in effect as of documents date except when specific date is specified or when standard is part of applicable code which includes edition date.
4. Copies: When required by individual sections, obtain copy of referenced standard. Maintain copy at job site during work.
- C. Certificates: When required by Contract Documents, or when requested in writing by Contracting Officer, submit Certificate of Compliance or Manufacturer's Certificate that materials or workmanship, or both comply with requirements of referenced standard.
- D. Labels: Where labels indicating certification are specified, deliver and install products with labels intact. Do not remove labels.

PART 2 PRODUCTS - Not Used.

PART 3 EXECUTION

3.1 REFERENCE STANDARD SOURCES

- A. Reference Standards: For copies of specifications and standards referenced in specifications, contact respective organization listed below:

AAMA
American Architectural Manufacturers Association
1540 E. Dundee Road, Suite 310

ALASKA HOUSING FINANCE CORPORATION

**SECTION 01090
REFERENCE STANDARDS AND DEFINITIONS**

Palatine, IL 60067
708/202 13-50 Fax 708/202-1480

AHAM (on NIBS CCB)*
Association of Home Appliance Manufacturers
20 North Wacker Drive
Chicago, IL 60606
312/984-5800

ANSI
American National Standards Institute Inc.
11 West 42nd Street
New York, NY 10036
212/642-4900 Fax 212/302-1286

APA (on NIBS CCB)*
American Plywood Association
PO Box 11700
Tacoma, WA 98411-0700
206/565-6600 Fax 206/565-7265

ARMA (on NIBS CCB)*
Asphalt Roofing Manufacturers Association
6288 Montrose Road
Rockville, MD, 20852
301/231-9050 Fax 301/881-6572

ASHRAE
American Society of Heating, Refrigerating and Air-Conditioning
Engineers
1791 Tullie Circle, NE
Atlanta, GA 30329
404/636-8400 Fax 404/321-5478

ASME
American Society of Mechanical Engineers
345 East 47th Street
New York, NY 10017
212/705-7722 Fax 212/705-7674

ASSE
American Society of Sanitary Engineering
PO Box 40362

ALASKA HOUSING FINANCE CORPORATION

SECTION 01090
REFERENCE STANDARDS AND DEFINITIONS

Bay Village, OH 44140
216/835-3040

ASTM
American Society for Testing and Materials
1916 Race Street
Philadelphia, PA 19103-1187
215/299-5585 Fax 215/977-9679

AWS (on NIBS CCB)*
American Welding Society
PO Box 351040
Miami, FL 33135
800/334-9353 Fax 305/443-7559

AWI
Architectural Woodwork Institute
1952 Isaac Newton Square W
Reston, VA 20190 703/733-0600

BEES
Alaska Housing Finance Corporation
Research Information Center
4300 Boniface Parkway
Anchorage, AK 99504
907/338-6100

BHMA
Builder's Hardware Manufacturer's Association
355 Lexington Avenue, 17th Floor
New York, NY 10017
212/661-4261

CPSC
Consumer Products Safety Commission
5401 Westbard Avenue
Bethesda, MD 20816
800/638-2772

CS
Commercial Standards
U.S. Department of Commerce
Government Printing Office

ALASKA HOUSING FINANCE CORPORATION

SECTION 01090
REFERENCE STANDARDS AND DEFINITIONS

Washington, DC 20402
202/377-2000

GA (on NIBS CCB)*
Gypsum Association
810 First Street, NE, Suite 510
Washington, DC 20002
202/289-5440 Fax 202/289-3707

FS (on NIBS CCB)*
General Services Administration Federal Specifications
Specifications Unit (WFSIS)
7th and D Streets, SW
Washington, DC 20407
202/708-9205 Fax 202/205-3720

HUD
Material Releases are part of HUD Technical
Suitability of Building Products Program.
Contact: Department of Housing and urban Development
Manufactured Housing and Construction Standards
451 7th Street, SW
Washington, DC 20410-8000 202/708-1929

HUD USER
PO Box 6091
Rockville, MD 20850
1/800/245-2691 or 301/251-5254

ISDSI (on NIBS CCB)*
Insulated Steel Door Systems Institute
30200 Detroit Avenue
Cleveland, OH 44145-1967
216/899-0010 Fax 216/892-1404

NEMA
National Electrical Manufacturers Association
2101 L Street, NW
Washington, DC, 20037
202/457-8400

NFPA (on NIBS CCB)*
National Fire Protection Association

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Batterymarch Park
Quincy, MA 02169-9101
800/344-3555 Fax 617/984-7057

NFPA
National Forest Products Association
1240 Connecticut Avenue, NW, Suite 200
Washington, DC 20036

NFRC
National Fenestration Rating Council Incorporated
1300 spring Street, Suite 120
Silver Spring, Maryland 20910
301/589-6372 Fax 301/588-0854

NORTHERN COMFORT
Alaska Housing Finance Corporation
Research Information Center
4300 Boniface Parkway
Anchorage, AK 99504
907/338-6100

NRCA
National Roofing Contractors Association
6250 River Road
Rosemont, IL, 60018
708/299-1183 Fax 708/299-1183

PDCA
Painting and Decorating Contractors of America
27606 Pacific Highway South
Kent, WA 98032
206/941-8823

PEI
Porcelain Enamel Institute
1101 Connecticut Avenue, NW, Suite 700
Washington, DC 20036
202/857-1134

PS
Product Standards
U.S. Department of Commerce

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**SECTION 01090
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Government Printing Office
Washington, DC 20402
202/783-3238

RFCI
Resilient Floor Covering Institute
966 Hungerford Drive, Suite 12-B
Rockville, MD 20850
301/340-8580 Fax 301/340-7283

SDI (on NIBS CCB)*
Steel Door Institute
30200 Detroit Avenue
Cleveland, OH 44145-1967
216/899-0010 Fax 216/892-1404

SIGMA
Sealed Insulating Glass Manufacturers Association
401 North Michigan
Chicago, IL 60611-4206
312/664-6610

SMA (on NIBS CCB)*
Screen Manufacturers Association
655 Irving Park, Suite 201
Chicago, IL 60613-3198 312/525-2644 Fax 312/248-9659

SMACNA (on NIBS CCB)*
Sheet Metal and Air Conditioning Contractors National Association
PO Box 221230
Chantilly, VA, 22022-1230
703/803-2989 Fax 703/803-3732

TCA (on NIBS CCB)*
Tile Council of America Inc.
PO Box 326
Princeton, NJ 08542-0326
609/921-7050 Fax 609/452-7255

UL
Underwriters Laboratories, Inc.
333 Pfingsten Road
Northbrook, IL 60062

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SECTION 01090
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312/272-8800

VWD
Vinyl Window and Door Institute
355 Lexington Avenue
New York, NY 10017
212/351-5400

3.1 DEFINITIONS

A. Basic Contract definitions are included in the General Conditions.

1. 'Indicated' refers to graphic representations, notes, or schedules on Drawings; Paragraphs or Schedules in Specifications; and similar requirements in Contract Documents. Where terms such as "shown," "noted," "scheduled," and "specified" are used, it is to help locate the reference.
2. 'Directed': Terms such as "directed," "requested," "authorized," "selected," "approved," "required," and "permitted" mean "directed by the Architect," "directed by the Contract Administrator," "requested by the Owner," "requested by the Architect," and similar phrases.
3. 'Approve', used in conjunction with action on submittals, applications, and requests, is limited to the Contract Administrator's or Architect's duties and responsibilities stated in General and Supplementary Conditions.
4. 'Regulation' includes laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.
5. 'Furnish' means "supply and deliver, ready for unloading, unpacking, assembly, installation, and similar operations."
6. 'Install' describes operations at the site including "unloading, unpacking, assembly, erection, anchoring, applying, working to dimension, protecting, cleaning, and similar operations."
7. 'Provide' means "furnish and install, complete and ready for use."

ALASKA HOUSING FINANCE CORPORATION

SECTION 01090
REFERENCE STANDARDS AND DEFINITIONS

8. 'Installer': Installer is the Contractor or an entity engaged by the Contractor as employee, subcontractor, or sub-subcontractor for performance of a particular construction activity, including installation, erection, application, and similar operations. Installers are required to be experienced in the operations they are engaged to perform.
 - a. The term "experienced" when used with "Installer" means having a minimum of 5 previous Projects similar in size to this Project and being familiar with the precautions required and with requirements of the authority having jurisdiction.
 9. 'Project Site' is the space available for construction activities, either exclusively or with others performing other construction on the Project. The extent of the Project Site is shown on the Drawings and may or may not be identical with the description of the land upon which the Project is to be built.
 10. 'Testing Laboratories': A "testing laboratory" is an independent entity engaged to perform specific inspections or tests, at the Project Site or elsewhere, and to report on and, if required, to interpret results of those inspections or tests.
- B. Specification Format: These Specifications are organized into Divisions and Sections based on the Construction Specifications Institute's 16-Division format and MASTERFORMAT numbering system.
- C. Language used in the Specifications is the abbreviated type. Implied words and meanings will be appropriately interpreted. Singular words will be interpreted as plural and plural words interpreted as singular where applicable and where the context so indicates.
1. Imperative language is used generally. Requirements expressed in the imperative mood are to be performed by the Contractor. At certain locations in the text subjective language is used to describe responsibilities that must be fulfilled indirectly by the Contractor or by others when so noted.
- D. Abbreviations and Names: Where acronyms or abbreviations are used in the Specifications or other Contract Documents, they mean the recognized name of the trade association, standards-generating organization, authority having jurisdiction, or other entity applicable. Refer to the "Encyclopedia of Associations," published by Gale Research Co., available in most libraries.

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**SECTION 01090
REFERENCE STANDARDS AND DEFINITIONS**

- E. Permits, Licenses, and Certificates: For the Owner's records, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, and similar documents; correspondence and records established in conjunction with compliance with standards; and regulations bearing upon performance of the Work.

END OF SECTION

ALASKA HOUSING FINANCE CORPORATION

**SECTION 01120
ADMINISTRATIVE ALTERATIONS**

PART 1 GENERAL

This section is to be followed for the DWV removal in the crawlspace and lateral sections replacement of DWV components and put back of all materials disturbed.

1.1 REQUIREMENTS INCLUDED

- A. Procedural requirements
- B. Rehabilitation and renovation of existing spaces and materials

1.2 RELATED REQUIREMENTS

- A. General Conditions and Special Conditions
- B. Section 01010 - Summary of Work
- C. Section 01500 - Construction Facilities and Temporary Controls

PART 2 PRODUCTS

2.1 PRODUCTS FOR PATCHING AND EXTENDING WORK

- A. New materials: As specified in individual specification sections.
- B. Match existing products and work for patching and extending work.
- C. Determine type and quality of existing products by inspection and any necessary testing and workmanship by use of existing as a standard. Presence of a product, finish or type of work requires that patching, extending or matching shall be performed as necessary to make work complete and consistent with existing quality and contract documents.

PART 3 EXECUTION

3.1 GENERAL

- A. Remove existing materials and items as indicated, as required by job site conditions, as scheduled, and as specified herein, to accomplish new work and alteration in the existing building.
- B. Remove existing materials carefully and only to the extent required for the final work. Minimize damage to adjacent materials.

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**SECTION 01120
ADMINISTRATIVE ALTERATIONS**

- C. Conduct all operations with a minimum of noise and dust.
- D. Take reasonable and adequate precautions to protect the Owner's property from damage during demolition work, moving of debris and damage by the elements. Restore any damage to Owner property due to the aforesaid work or replace in a manner satisfactory to the Contract Administrator.
- E. Provide and maintain suitable barricades, shelter, and lights, and danger signals during the progress of the work. They shall meet the requirements of the applicable building codes. Assume the responsibility of barriers to completion of contract and remove same.
- F. Contractor to assume responsibility for utility locates and coordinating with utility agencies.
- G. Submit daily logs to project administrator along with photos of progress weekly.

3.2 INSPECTION

- A. Verify that demolition is complete and areas are ready for installation of new work.
- B. Beginning of restoration work means acceptance of existing conditions.

3.3 PREPARATION

- A. Plan work in advance, informing Contract Administrator of procedure and schedule.
- B. Verify existing conditions affecting work including existing sizes and materials indicated prior to beginning work or ordering materials that are affected by existing conditions. Notify Contract Administrator of conflicts in writing.
- C. Where openings are to be cut in existing structures cut such openings with care. Where materials, equipment, frames, etc. are to be removed, remove such items with care to minimize damage to adjacent surfaces and materials.
- D. Cut, move, or remove items as necessary for access to alterations and renovations work; replace and restore at completion.

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ADMINISTRATIVE ALTERATIONS**

- E. Cut pockets, openings, chases, depressions, etc., to install or allow for installation of materials or equipment.
- F. Remove from site unsuitable material not marked for salvage, such as rotted wood and rusted metals; replace materials as specified for finished Work.
- G. Remove from site, including concealed spaces, debris and abandoned items resulting from demolition operations from the site, daily. No accumulation of debris will be permitted.
- H. Prepare surfaces and remove surface finishes to provide for proper installation of new Work.
- I. Close openings in exterior surfaces to protect existing and salvage items from weather and extremes of temperature and humidity. Insulate and seal ductwork and piping to prevent condensation in exposed areas.

3.4 REPLACEMENT OF ROTTED MATERIALS

- A. If rotted material is encountered that has not been described within the original scope of work, notify the AHFC Contract Administrator prior to removing or encapsulating the affected material. Upon direction by the Contract Administrator, rotted material shall be completely removed and replaced with same dimension and quality material or better. If dampness is present, all areas shall be completely dried (including adjacent areas) by the Contractor prior to enclosure.

3.5 INSTALLATION

- A. Coordinate work of alterations and renovations to expedite completion and to accommodate Owner occupancy.
- B. Remove, cut, and patch work in a manner to minimize damage and to provide means of restoring products and finishes to original condition.
- C. Patched work shall match existing adjacent work in texture and appearance.
- D. Install products as specified in individual specification sections.

3.6 TRANSITIONS

- A. Where new work abuts or aligns with existing, make a smooth and even transition. Patched work shall match existing adjacent work in texture and appearance.

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ADMINISTRATIVE ALTERATIONS**

- B. When finished surfaces are cut so that a smooth transition with new work is not possible terminate existing surface along a straight line at a natural line of division and make recommendation to Contract Administrator.
- C. Where removal of materials results in adjacent spaces becoming one, rework to a smooth plane without breaks. Where a change of plane occurs, submit recommendation for providing a smooth transition for review.

3.7 REPAIR OF DAMAGED SURFACES

- A. Patch or replace portions of existing surfaces which are disturbed, damaged or otherwise made defective in appearance or function by the execution of work under this contract.
- B. Repair substrate prior to patching finish.

3.8 FINISHES

- A. Finish surfaces as specified in individual sections.
- B. Finish patches to produce uniform finish and texture over entire area. When finish cannot be matched, refinish entire surface to nearest intersections.

3.9 CLEANING

- A. After the demolition work in any area is completed, clean the area before any new construction is started.

END OF SECTION

ALASKA HOUSING FINANCE CORPORATION

SECTION 01300
SUBMITTALS

PART 1 GENERAL

This section is to be used for C. Schedule of Values, any relevant E. Product Data, G. Safety Planning, I. Meetings

1.1 REQUIREMENTS INCLUDED

- A. Procedures
- B. Submittal Register
- C. Schedule of Values
- D. Shop Drawings and Product Data
- E. Product Data
- F. Samples
- G. Safety Plan
- H. Manufacturer's Instructions
- I. Meetings
- J. Daily construction Reports

1.2 RELATED REQUIREMENTS

- A. Section 01010 - Summary of Work
- B. Section 01350 – Construction Progress Schedules
- C. Section 01600 - Material and Equipment
- D. Section 01700 - Contract Closeout

1.3 PROCEDURES

- A. The contents of submittals shall be such that all information is available for completely checking each drawing, data or sample when submitted. These shall be submitted for review not less than thirty calendar days prior to the start of any construction or fabrication of the work to which the

ALASKA HOUSING FINANCE CORPORATION

**SECTION 01300
SUBMITTALS**

drawings, data or samples apply. Within twenty-one calendar days after receipt of such drawings, data or samples, the engineer will return one copy of the submittal marked with one of the following (or similar) notations:

1. No exceptions taken
 2. Revise and resubmit
 3. Accepted as noted
- B. Returned copies of drawings marked with either notation "1" or "3" authorize the Contractor to proceed with the fabrication and/or installation or construction covered by such returned submittals, provided that such fabrication and/or installation or construction shall be subject to the comments, if any, shown on the returned copies.
- C. Returned copies marked with notation "2" shall be corrected as necessary and submitted in the same manner as before (see procedures below).
- D. Work for which the Contractor's submittals are required shall not be started until the submittals have been reviewed and approved in writing by the Project Architect/Engineer (or Contract Administrator, as directed). Any revision by Contractor of a previously approved submittal must be approved in writing before implementation.
- E. The following procedures apply:
1. Deliver a minimum of 3 copies of submittals to Project Architect/Engineer (or Contract Administrator, if so directed) as directed under accepted form. Resubmittal requires the same number of copies as submittals. One copy of rejected submittals will be retained for record.
 2. Transmit submittals in accordance with approved progress schedule and in such sequence to avoid delay in the work or work of other contracts.
 3. Review submittals prior to transmittal; determine and verify field measurements, field construction criteria, manufacturer's catalog numbers and conformance of submittal with requirements of contract documents.
 4. Coordinate submittals with requirements of work and of contract documents.

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SUBMITTALS

5. Contractor shall sign or initial each sheet of shop drawings and product data and each sample label to certify Contractor review and compliance with requirements of contract documents. Notify Contract Administrator and A/E in writing, at time of submittal, of any deviations from requirements of contract documents.
6. **Do not fabricate products or begin work which requires submittals until return of submittal with AHFC's stamp of acceptance.**
7. Apply Contractor's stamp, signed or initialed, certifying to review, verification of products, field dimensions and field construction criteria and coordination of information with requirements of work and contract documents.
8. Attach to each copy of each submittal shop drawings, product data, and manufacturer's instruction submittals a submittal summary sheet identifying project, contractor, subcontractor, major supplier, pertinent drawing sheet and detail number, and pertinent specification section number. Identify deviations from contract documents. Provide space for Contractor review stamps.
9. Coordinate submittals into logical groupings:
 - a. Submittals involving selection of colors, textures, or patterns shall not be reviewed until all submittals requiring such selection have been submitted.
 - b. Associated items that require correlation for efficient function or for installation shall be grouped together.
10. Distribute copies of reviewed submittals to concerned persons. Instruct recipients to promptly report any inability to comply with provisions.
11. Make resubmittals under procedures specified for initial submittals; identify changes made since previous submittal. Note that at least one copy of submittals, which require resubmission, will be kept by the Contract Administrator for record. Number of copies of resubmittals shall be as required for initial submittals. Record copies of submittals, which require resubmission, will not be updated with resubmitted data.

1.4 SUBMITTAL REGISTER

- A. Submit a register of submittals, on Contract Administrator provided or approved form, of all required submittals listing applicable specification

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SECTION 01300
SUBMITTALS

paragraph number, type of submittal, description of material, action dates, status and remarks. Contractor's updated submittal register shall accompany each submittal transmittal.

1.5 SCHEDULE OF VALUES

- A Schedule of Values. The Contractor shall submit a Schedule of Values, the sum of which is equal to the total Contract Price. The Schedule of Values shall serve as a basis for calculating progress payments during construction and shall be presented in such detail to allow the Contract Administrator to accurately verify the amount and value of work completed as defined in the Contractor's Progress Payment Request. The Schedule of Values shall correspond to activities on the Construction Schedule as defined in Section 01350 Construction Progress Schedules.
1. The Schedule of Values, to the extent approved shall be submitted in tabular and computer format as part of the construction schedule submittals following CSI format.
 2. The Schedule of Values must be reviewed and accepted by the Contract Administrator as the basis of calculating progress payments. If, in the opinion of the Contract Administrator, the Schedule of Values is deemed incorrect, the Contractor shall present documentation substantiating the proposed values. If, in the opinion of the Contract Administrator, the Schedule of Values lacks sufficient detail to calculate progress payments, the Contractor shall submit additional detail. Progress payment subsequent to the required submission date for the Construction Schedule shall be withheld until the Contract Administrator has accepted the Construction Schedule.
 3. Home-office overhead expenses and profit shall be assigned to activities in direct proportion to the cost allocated to that activity.
 4. Job site overhead expenses shall be assigned (e.g., prorate supervision expenses, temporary utilities, small tools, etc.) to the activities whose start and finish dates are consistent with the actual disbursement of the expenses or over the total period of the job. Cost of bonds, insurance, and schedule, shall be listed and paid as separate line items.
 5. Each activity listed in the schedule of values must be detailed by cost category using the following format:

Activity category	Labor	Equipment	Materials	Sub-Contractor	Overhead Profit	Total Cost
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SUBMITTALS

6. The value to be allocated to the mobilization activity(ies) shall not exceed a total of two (2) percent of total contract price. Payment for this item will be made provided the Contract Administrator is satisfied the Contractor is making a reasonable effort to mobilize for construction in a timely manner. Untimely delays in mobilization, as determined in the sole judgement of the Contract Administrator, will be cause for postponement of payment for the mobilization item. In the event of default of the Contract, as adjudged by the criteria set forth in the Contract, no further payments will be made to the Contractor for the mobilization item.
7. Monthly schedule updates: Monthly schedule updates are to be included as a pay item in the schedule of values, with a dollar value attached as specified in Section 1350, Schedules

1.6 SHOP DRAWINGS AND PRODUCT DATA

A. General

1. Submittals are required for all materials of construction and equipment specified and indicated on the drawings.
2. Unless otherwise indicated, submit shop drawings and product data for all materials and equipment specified within a single division of the specifications in a single indexed, tabbed, and bound volume.
3. Simultaneous submittal of all volumes is not required.
4. Provide an index, alphabetized by item name, listing the specification section and item number under which each item is submitted.
5. Organize submittals by specification section. Separate each section by a heavy stock divider sheet with plastic index tab. Type specification section numbers on both sides of paper inserts.
6. Identify each item of the submittal with an item number. Number the first item within a specification section "#1", the second item within a specification section "#2", and so forth. Restart numbering sequence with each specification section.
7. Precede each item with a copy of the item data sheet.

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**SECTION 01300
SUBMITTALS**

8. Include materials and equipment indicated on the drawings but not listed in the specifications in the submittal volume of the most closely related division. Rules for item numbering and item data sheets apply.
9. Material submitted shall indicate the specific item(s) proposed for this project. Delete or cross out all other items.
10. Each submittal or resubmittal of each volume shall be complete and shall contain all previously submitted material except that being replaced by new or revised material that shall be removed. Partial or improperly indexed or tabbed submittals or resubmittals shall be rejected without review or comment.
11. With each resubmittal include a complete summary of all changes and additions made to the equipment review submittal since the previous submittal. Only those items included in the summary will be reviewed with the resubmitted package.
12. Resubmittal shall be made in the same number of copies as the original submittal. Do not submit "updates" for previous submittal packages with resubmittals. Previous submittals will be kept in original condition for a record and will not be updated.
13. A list of minimum submittals required is provided in each section. These lists are not necessarily complete or all-inclusive and the Contractor is responsible for complete submittal.
14. Bind submittals in 3-ring, D-ring style binders with page lifters and vinyl covers. Expandable catalog type 2-hole binders with soft board covers and metal prong fasteners will not be accepted. Submittals for the entire project shall be one color.
15. Provide multiple binders as required to limit single binder thickness to three inches. Divide binders at logical points.
16. Label the front cover and end panel. Label to include division number, project title, project number, date and facility name.
17. Submit a minimum of three, plus the number required by the Contractor, identical copies of the review submittal or resubmittal for review and acceptance by the Architect. The Contract Administrator will retain two copies of each submittal or resubmittal.

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**SECTION 01300
SUBMITTALS**

18. Materials submitted shall be reviewed and accepted by the Architect and Contract Administrator before Contractor releases material for fabrication or shipment.
 19. Submittals not conforming to the above requirements will be returned unreviewed for correction.
- B. Shop drawings**
1. Present in a clear and thorough manner. Label each drawing with Owner project name and project number. Identify each element of drawings by reference to sheet number and detail, schedule, or room number of Contract Documents. Minimum Sheet Size: 11"x17".
 2. Identify field dimensions; show relation to adjacent or critical features or work or products.
- C. Product Data**
1. Submit only pages which are pertinent; mark each copy of standard printed data to identify pertinent products, referenced to Specification Section and Article number. Show reference standards, performance characteristics and capacities; wiring and piping diagrams and controls; component parts; finishes; dimensions; and required clearances.
 2. Modify manufacturer's standard schematic drawings and diagrams to supplement standard information and to provide information specifically applicable to the Work. Delete information not applicable.
- D. Samples**
1. Submit full range of manufacturers' standard colors, textures and patterns for selection by Contract Administrator.
 2. Submit samples to illustrate functional characteristics of the product, with integral parts and attachment devices. Coordinate submittal of different categories for interfacing work.
 3. Include identification on each sample, giving full information.

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SECTION 01300
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1.7 SAFETY PLAN

- A. Contractor submission of project safety plan: CONTRACTOR shall, prior to commencement of the work, submit to Owner, for Owner's information, a Project Safety Plan for the work in accordance with the following:
1. An emergency management plan for a prompt and controlled response to any emergency with human injury, physical damage potential or fire risk. this plan must clearly state the actions that must be taken and the responsible parties.
 2. Emergency organizations to be contacted, telephone numbers, and the types of information they will need.
 3. Procedures to cover life threatening situations, first aid services, and fire.
 4. Access of emergency vehicles to the site.
 5. Provision for an on-site emergency control center.
 6. Provisions for an emergency management team.
 7. A responsibility matrix that describes and names the responsibilities for implementation of the safety plan and emergency plan.
 8. A hazardous material abatement plan which provides for identification of hazardous materials, including the submission of Material Safety Data Sheet (MSDS), as required by contract and by law.
 9. Provision for storage of hazardous materials.
 10. A plan for disposal of hazardous wastes in accordance with all applicable federal, state, and local requirements.
 11. A plan for hazard identification and mitigation, personal protection, hazard assessments, and regulatory compliance.
- B. The Contractor shall hold weekly safety meetings with all subcontractors and shall send 2 copies of the safety meeting minutes to the Contract Administrator on a weekly basis.

1.8 MANUFACTURER'S INSTRUCTIONS

- A. When required in individual specification section, submit manufacturer's printed instructions for delivery, storage, assembly, installation, start-up, adjusting and finishing in quantities specified for product data.

1.9 PROGRESS MEETINGS

- A. Contractor shall be responsible for calling and/or attending all meetings related to the work, coordination of the work with other work on the project and related matters. Generally project progress meetings and other meetings shall be conducted on site in a contractor supplied temporary conference room on a twice-monthly basis. Contractors to coordinate meeting dates with the Owner's representative and require attendance of any subcontractor currently performing work on the project. Contractor responsible for writing the agendas and distributing to the Owner one day prior to each meeting and for taking meeting notes and then having them typed and distributed to all attendees five days prior to the next scheduled meeting. Contractor Superintendent to have daily meetings with Owner's full time site representative.

1.10 DAILY CONSTRUCTION REPORTS

- A. Contractor shall be responsible for preparing a daily construction report, recording information concerning events at the site. Submit duplicate copies to the Owner's representative at weekly intervals. Include the following information:
 - 1. List of subcontractors at the site.
 - 2. High and low temperatures, general weather conditions.
 - 3. Accidents, stoppages, delays, shortages, losses.
 - 4. Emergency procedures.
 - 5. Change orders received, implemented.
 - 6. Directives received, implemented.
 - 7. Work not in compliance notices received, corrected.
 - 8. Work underway and percent complete from project schedule's WBS.

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**SECTION 01300
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9. Substantial Completions authorized.
10. Number and type of equipment on site, active or inactive.
11. Number and classification of workers on site.

PART 2 PRODUCTS - Not Used

PART 3 EXECUTION - Not Used

END OF SECTION

ALASKA HOUSING FINANCE CORPORATION

SECTION 01350
CONSTRUCTION PROGRESS SCHEDULES

PART 1 GENERAL

1.1 REQUIREMENTS INCLUDED

1.2 RELATED REQUIREMENTS

- A. Section 01010 – Summary of Work
- B. Section 01300 – Submittals
- C. Section 01700 – Contract Closeout

1.3 CONSTRUCTION PROGRESS SCHEDULES

A. GENERAL

The Contractor will be responsible for planning, scheduling, managing and reporting the progress of the work in accordance with the following requirements.

Schedules shall be prepared on CPM network scheduling software by members of Contractor's staff skilled and experienced in the techniques of CPM scheduling. In the event the Contractor does not possess in-house staff with the required scheduling experience, the Contractor shall at its own expense, contract with a consultant for the preparation and updating of required CPM schedules.

Contractor shall prepare and submit the following plans and schedules to AHFC to be used by the Contractor to effectively plan, track and control the progress of the work. The subject schedules will be used by AHFC and architect/engineer to evaluate progress and status of the work throughout the project, as well as allocate funds, determine the impact of any changes to the Contract and establish the basis for progress payments. The contents of the schedules shall be organized according to a Work Breakdown Structure (WBS) established by AHFC (Attachment 'A').

The sequence and process for the preparation and submission of schedules by the Contractor are the following:

1. Detailed Project "Baseline" Schedule
Contractor shall submit a detailed project schedule and narrative work plan within ten days after NTP. This detailed schedule shall be

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SECTION 01350
CONSTRUCTION PROGRESS SCHEDULES

established as the official project “baseline” schedule after it has been reviewed and approved by AHFC.

2. Monthly Detailed Schedule Updates

Detailed schedule updates shall be submitted monthly comparing actual progress against the project baseline schedule. The level of detail shall be the same as contained in the project baseline schedule. Each monthly detailed schedule update shall be accompanied by a narrative progress report highlighting salient changes to work status and progress.

B. SCHEDULE SUBMITTALS

1. Detailed Project “Baseline” Schedule and Work Plan

Within ten days after receipt of Notice to Proceed, the Contractor shall submit a detailed construction schedule and written work plan for execution of the work.

Detailed Schedule

The schedule shall be in the form of a time scaled detail logic diagram comprised of a number of schedule activities to be established by AHFC and Contractor at the time of Contract award. The number of activities will vary, depending on the complexity of the project. This schedule shall be prepared and presented using the latest version of “Project for Windows” scheduling software (by Microsoft). The schedule will contain contract milestones in addition to sufficient construction activities to convey the Contractor’s plan for execution of the work including work to be performed by subcontractors. All Contract pay items shall be reflected in the detailed schedule by individual work activities and these activities shall be cost-loaded so that a project cash flow can be produced by the “Project for Windows” schedule software. The network diagram will organize the schedule activities in accordance with the activity groupings (WBS) furnished by AHFC and shall show the following:

- Activity numbers and description
- Planned start and finish dates, activity durations and float (“total slack”)
- No schedule activity duration shall exceed 20 calendar days, regardless of the duration of the actual work.
- Critical path (highlighted)
- Relationships between activities (dependency lines)

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- Milestone events
- Activity bars showing trailer lines depicting "total slack" related to each activity

In addition to the detailed logic diagram as described above, the schedule shall be accompanied by the following reports, as produced by Microsoft Project:

- Project cash flow report
- Supplementary tabular report containing the full activity listing indicating predecessor and successor activities to each schedule activity, relationship type and lead/lag times

Work Plan

The Contractor shall accompany the detailed schedule with a written work plan describing:

- The construction work methods to be used and duration of the major tasks
- Sequence for accomplishing the work
- Anticipated number of crews and crew composition for major activities
- Shifts and number of work days each week

The work plan will also identify planned staging areas, planned mobilization of material and supplies from their sources to the work site and Contractor's plan for their storage at the site. The plan will also address other logistical matters such as set up of field support facilities such as shops, fuel storage, warehousing and yards if applicable. The plan will include a table showing planned total manpower staffing month by month (by craft) over the duration of the project.

The work plan shall contain a section describing the process by which the Contractor intends to prepare, monitor and update its schedules throughout the execution of the project work. This narrative shall identify who will prepare the schedules and reports and the internal review process to be used by the Contractor prior to submission of schedules and reports to the AHFC throughout the duration of the project.

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Review and Approval

The AHFC will evaluate and review with the Contractor the proposed construction schedule and work plan within 10 working days of submission. The Contractor shall incorporate the comments of the AHFC and reissue a revised version of the detailed schedule within 10 working days of this review. This process shall continue until a detailed project schedule acceptable to AHFC has been submitted. In the event that resubmission of detailed schedules is required to meet the requirements of this Section, such required resubmission shall not be used as a basis for delay claims by Contractor. Once approved, this schedule shall become the official project "baseline" schedule and thereafter shall become the baseline for measuring Contractor's compliance with Contract schedule requirements.

As a pre-requisite to approval by AHFC, the Contractor shall submit a certification that the schedule has been reviewed in detail with all applicable parties and has been coordinated with all sub-contractors and major suppliers as it relates to their respective work operations.

The Contractor shall not mobilize to the site of work until the review and approval of the project baseline schedule have been completed.

AHFC may reject any proposed construction schedule or report that fails to reflect timely completion of the work, intermediate contract milestone dates or otherwise indicates unrealistic schedule performance. AHFC may, without incurring any liability, reduce the contract period if the Contractor proposes a baseline schedule utilizing less time than allowed in the Contract.

The Contractor's project progress will be measured against the approved baseline schedule on a monthly basis as described in the following section entitled Monthly Detailed Schedule Updates. The AHFC shall not approve the Contractor's first monthly progress billing for payment until the above process for establishment of the approved project baseline schedule has been completed. Upon completion of schedule reviews and final approval of Contractor's detail schedule by AHFC, Contractor shall furnish AHFC with an electronic copy of the approved schedule prior to electronically fixing the baseline.

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Note: AHFC acceptance and approval of the Contractor's schedule does not constitute a warranty of its feasibility, suitability or reasonableness.

2. Monthly Detailed Schedule Updates

The Contractor will continuously monitor its progress against the approved project baseline construction schedule and will prepare and submit monthly schedule updates showing actual progress against the approved baseline schedule. The monthly update will contain the same level of detail as the approved project baseline schedule.

Monthly schedule updates will show the status of all activities, whether completed or in progress, to include actual start and finish dates, completion percentages based on work-in-place, revised start dates, completion dates and durations and any changes in network logic. In addition to the monthly schedule updates, Contractor shall submit a brief monthly narrative report describing schedule changes such as changes in network logic (predecessor/successor relationships), changes to activity start dates, completion dates and durations and changes to the critical path. The narrative reports will also address the amount of progress during the preceding month, discuss problem areas, current or anticipated delays and their estimated impact on the project schedule.

The Contractor will submit its first monthly update no later than 60 calendar days following receipt of Notice to Proceed and monthly thereafter. The schedule "update" dates will be the same dates established as the monthly cutoff dates for purposes of calculation of the monthly progress billings. Schedule progress will therefore correspond to the quantities/work progress reflected in the monthly progress billings. Submission of the monthly schedule updates and narrative reports shall be due five (5) workdays following the monthly cutoff dates for progress billings. Schedule updates and accompanying narrative reports shall be submitted monthly until completion of the project.

Contractor shall provide sufficient amounts in its bid price to cover the expense of establishing the project baseline schedule and preparation and submission of monthly updates throughout the duration of the project. AHFC has established the monthly sum of \$_____ (0 unless otherwise indicated) as the value to AHFC of each monthly

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schedule update and report. This monthly amount has been extended by the estimated total number of months that Contractor is expected to submit schedule updates. This extension produces an estimated total value of \$_____ (0 unless otherwise indicated) for this Contract. Contractor shall use this amount as the total value of the pay item in the Schedule of Values for monthly schedule updates in conformity with the requirements of Section 01300.

If Contractor fails to submit an acceptable monthly schedule update with accompanying reports as specified in this section, the Contractor shall forfeit the above stipulated monthly amount. Said amount shall be deducted for each month that Contractor fails to submit an acceptable monthly schedule update and report. All such amounts withheld for failure to submit monthly schedule updates and accompanying reports shall be permanently forfeited by Contractor and are not recoverable upon completion of the project.

C. SUPPLEMENTAL SCHEDULE SUBMITTALS

In addition to the schedules enumerated above in subsection B, AHFC may require Contractor to prepare other special schedules if work progress and circumstances require. These may include "what if" schedules, recovery plan schedules or special schedules to evaluate the impact of change orders or other unexpected occurrences. Such additional scheduling shall not incur any added cost liability to the account of the AHFC.

PART 2 PRODUCTS – Not Used

PART 3 EXECUTION – Not Used

END OF SECTION

ATTACHMENT A

WORK BREAKDOWN STRUCTURE (WBS)
SAMPLE
(Specific WBS to be tailored to each project)

WBS

- Notice to Proceed
- Permitting
- Baseline Schedule (Submission/Review/Approval)
- Monthly schedule updates
- Mobilization
- Procurement/Fabrication/Shipping/Delivery
- Demolition work
- Submittals
- Site Work
- Excavation/Fill
- Foundations and Footings
- Framing
- Roof
- Building Shell & Close-in
- Site Utilities Connections
- Mechanical Systems
- Electrical Systems
- Punchlist/Cleanup
- Inspections
- Transfer Facilities to Owner
- Demobilization
- Record Drawings/ O&M Manuals Delivery
- Warranty Period

For projects entailing more than one building structure, the above WBS should be applied to each building or unit.

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SECTION 01400
QUALITY CONTROL

PART 1 GENERAL

1.1 REQUIREMENTS INCLUDED

- A. General Quality Control
- B. Workmanship
- C. Manufacturer's Instructions
- D. Owner Inspection Services
- E. Manufacturers' Field Services
- F. Testing Laboratory Services

1.2 RELATED REQUIREMENTS

- A. Section 01010 - Summary of Work
- B. Section 01300 - Submittals

1.3 QUALITY CONTROL, GENERAL

- A. Maintain quality control over suppliers, manufacturers, products, services, site conditions and workmanship to produce Work of specified quality.

1.4 WORKMANSHIP

- A. Comply with industry standards except when more restrictive tolerances or specified requirements indicate more rigid standards or more precise workmanship.
- B. Perform Work by persons qualified to produce workmanship of specified quality.
- C. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration and racking.

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**SECTION 01400
QUALITY CONTROL**

1.5 MANUFACTURERS' INSTRUCTIONS

- A. Comply with instructions in full detail, including each step in sequence. Should instructions conflict with Contract Documents, request clarification from Contract Administrator before proceeding.

1.6 OWNER INSPECTION SERVICES

- A. Submit written requests for inspection of work by Owner personnel. As a minimum the following will be inspected with written notice required.
 - 1. After installation of all below grade work, while work is under test and before backfill.
 - 2. After installation of all structural framing and above grade electrical and mechanical rough in and before insulation, gypsum board or roofing has been installed.
 - 3. After installation of all insulation and before vapor retarder has been installed.
 - 4. After installation of all above grade structural framing and sheathing and before roofing is installed.
 - 5. After all gypsum board has been installed and taped and prior to painting.
 - 6. Final inspection.
- B. Notice of inspections shall be received by the Owner seven (7) days prior to the requested time of inspection.
- C. Request shall identify the Project, Project No., its location, the Contractor and a contact person and describe the nature of the desired inspection.
- D. If the request is for a re-inspection of work previously inspected include the Owner's prior listing of deficiencies accompanied by the remedies provided since the prior inspection.

1.7 MANUFACTURERS' FIELD SERVICES

- A. When specified in respective Specification Sections, require manufacturer to provide qualified personnel to observe field conditions, conditions of

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SECTION 01400
QUALITY CONTROL

surfaces and installation, quality of workmanship, start-up of equipment, test, adjust and balance of equipment as applicable and to make appropriate recommendations.

- B. Manufacturer's Representative shall submit written report through the Contractor to the Contract Administrator listing observations, recommendations and acceptability of the work.

1.8 TESTING LABORATORY SERVICES

- A. Contractor shall employ and pay for services of an Independent Testing Laboratory to perform inspections, tests and other services required by individual Specification Sections.
- B. Contractor shall use the services of a recognized independent test lab. Submit name and three (3) recent client references a minimum of 21 days before services are performed.
- C. Services will be performed in accordance with requirements of governing authorities and with specified standards.
- D. Reports will be submitted to Contract Administrator in duplicate giving observations and results of tests, indicating compliance or non-compliance with specified standards and with Contract Documents.
- E. Contractor shall cooperate with Testing Laboratory personnel; furnish tools, samples of materials, design mix, equipment, storage and assistance as requested.
 - 1. Notify Contract Administrator and Testing Laboratory 24 hours prior to expected time for operations requiring testing services.
 - 2. Make arrangements with Testing Laboratory and pay for additional samples and tests for Contractor's convenience.

END OF SECTION

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**SECTION 01500
CONSTRUCTION FACILITIES
AND TEMPORARY CONTROLS**

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Electricity
- B. Heat, Ventilation
- C. Telephone Service
- D. Sanitary Facilities
- E. Temporary Facilities
- F. Barriers
- G. Protection of Installed Work
- H. Security
- I. Cleaning During Construction
- J. Snow/Ice Removal

1.2 RELATED SECTIONS

- A. Section 01010 - Summary of Work.
- B. Section 01700 - Contract Closeout.

1.3 ELECTRICITY, LIGHTING

- A. Contractor is responsible for providing and paying for construction phase power. Permanent power may be utilized during construction, coordinate with Contract Administrator. Provide service required for construction operations, with branch wiring and distribution boxes located to allow service and lighting by means of construction-type power cords. AHFC is not responsible for the adequacy of on-site power made available.
- B. Provide lighting for special construction operations.
- C. Contractor is responsible for providing and paying for construction phase

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**SECTION 01500
CONSTRUCTION FACILITIES
AND TEMPORARY CONTROLS**

lighting. Permanent lighting may be used during construction upon approval of the Contract Administrator. Maintain lighting and make routine repairs. Rebulb all fixtures prior to final inspection. AHFC is not responsible for adequacy of provided lighting.

1.4 HEAT, VENTILATION

- A. Provide as required to maintain specified conditions for construction operations, to protect materials and finishes from damage due to temperature or humidity.
- B. Prior to operation of permanent facilities for temporary purposes, verify that installation is approved for operation, and that filters are in place. Provide and pay for operation, maintenance, and utilities.
- C. Provide ventilation of enclosed areas to cure materials, to disperse humidity, and to prevent accumulations of dust, fumes, vapors, or gases.

1.5 TELEPHONE SERVICE

- A. Telephone service will not be provided. Contractor shall make arrangements as is required to satisfy their needs.

1.6 SANITARY FACILITIES

- A. Contractor to provide sanitary facilities for workers. Contractor may use public facilities where available upon approval by the Contract Administrator. Toilet facilities must be kept in a clean and sanitary condition. AHFC is not responsible for adequacy of on-site or public facilities.

1.7 TEMPORARY FACILITIES FOR CONTRACTOR'S STORAGE AND OFFICE

- A. Contractor is responsible for storage and office area. Coordinate with Contract Administrator where on-site storage or office space may be available. AHFC is not responsible for the adequacy of on-site space.

1.8 TEMPORARY FACILITIES FOR ON-SITE INSPECTOR

- A. The contractor is to provide office space onsite with adequate heat, lights, and electric outlets for use by the AHFC on-site inspector. The space shall be a minimum of 10' x 10', have a suitable desk, office chair, plans table, shelves, and dedicated phone service for at least one phone and one fax machine. The space shall have a separate and secure access

**SECTION 01500
CONSTRUCTION FACILITIES
AND TEMPORARY CONTROLS**

ALASKA HOUSING FINANCE CORPORATION

door for the on-site inspector's sole use. The space shall comply with all codes for office space.

1.9 BARRIERS

- A. Provide as required to prevent public injury and entry to construction areas and to protect existing facilities and adjacent properties from damage from construction operations.

1.10 PROTECTION OF INSTALLED WORK

- A. Provide temporary protection for installed products. Control traffic in immediate area to minimize damage.
- B. Provide protective coverings at walls, projections, jambs, sills, soffits, and openings. Protect finished floors and stairs from traffic, movement of heavy objects, and storage.

1.11 SECURITY

- A. Cooperate with Housing Operations in maintaining the existing security to protect Work and building from unauthorized entry, vandalism, and theft. In existing structures with security systems, exterior doors are to remain locked at all times.

1.12 CLEANING DURING CONSTRUCTION

- A. Control, contain, and dispose of accumulation of waste materials and rubbish daily.
- B. Clean interior areas daily prior to start of finish work. Maintain areas free of dust and other contaminants during finishing operations.

1.13 SNOW AND ICE REMOVAL

- A. Contractor is responsible for snow and ice removal during construction phase for all areas impacted by construction activities.

PART 2 PRODUCTS NOT USED

PART 3 EXECUTION NOT USED

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**SECTION 01500
CONSTRUCTION FACILITIES
AND TEMPORARY CONTROLS**

END OF SECTION

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SECTION 01600
MATERIALS AND PRODUCTS

PART 1 GENERAL

1.1 REQUIREMENTS INCLUDED

- A. Product/Material Requirements
- B. Storage and Protection
- C. Product Options
- D. Contractor Representations
- E. Systems Demonstration

1.2 RELATED REQUIREMENTS

- A. Section 01010 - Summary of Work
- B. Section 01300 - Submittals
- C. Section 01700 - Contract Closeout

1.3 PRODUCTS

1. Material Requirements

- All materials shall be uniform, free from defects, and meet code and industry standard for a project of this type.
- All soil lines, waste lines, and vents shall be installed with ABS pipe and fittings conforming to Schedule 40 ASTM F628 or ASTM D2661. All products shall bear the seal of a nationally-recognized listing or certifying agency.
- No Hub coupling shall conform to the requirements contained in the latest edition of ASTM C1540, Gaskets shall comply with the requirements contained in the latest edition of ASTM C564.
- ABS solvent cement shall conform to the requirements contained in ASTM D2235.

Piping Support

General

- Plumbing piping shall be supported in accordance with this section.

Piping Seismic Supports

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SECTION 01600
MATERIALS AND PRODUCTS

- Where earthquake loads are applicable in accordance with the building code, plumbing piping supports shall be designed and installed for the seismic forces in accordance with the *International Building Code*.

Materials

- Hangers, anchors and supports shall support the piping and the contents of the piping. Hangers and strapping material shall be of *approved* material that will not promote galvanic action.

Structural Attachment

- Hangers and anchors shall be attached to the building construction in an *approved* manner.

Interval of Support

- Pipe shall be supported in accordance with Table 1.

TABLE 1: HANGER SPACING

PIPING MATERIAL	MAXIMUM HORIZONTAL SPACING (feet)	MAXIMUM VERTICAL SPACING (feet)
Acrylonitrile butadiene styrene (ABS) pipe	4	10 ^a

a. For sizes 2 inches and smaller, a guide shall be installed midway between required vertical supports. Such guides shall prevent pipe movement in a direction perpendicular to the axis of the pipe.

Sway Bracing

- Rigid support sway bracing shall be provided at changes in direction greater than 45 degrees (0.79 rad) for pipe sizes 4 inches (102 mm) and larger.

Anchorage

- Anchorage shall be provided to restrain drainage piping from axial movement.

- A. Comply with specifications and referenced standards as minimum requirements.
- B. Components required to be supplied in quantity within a specification section shall be the same and shall be interchangeable.

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SECTION 01600
MATERIALS AND PRODUCTS

- C. Do not use materials and equipment removed from existing structure, except as specifically required or allowed, by contract documents.

1.4 STORAGE AND PROTECTION

- A. Store products in accordance with manufacturer's instructions, with seals and labels intact and legible. Store sensitive products in weather-tight enclosures; maintain within temperature and humidity ranges required by manufacturer's instructions.
- B. For exterior storage of fabricated products, place on sloped supports above ground. Cover products subject to deterioration with impervious sheet covering; provide ventilation to avoid condensation.
- C. Store loose granular materials on solid surfaces in a well-drained area; prevent mixing with foreign matter.
- D. Arrange storage to provide access for inspection. Periodically inspect to assure products are undamaged and are maintained under required conditions.

1.5 PRODUCT OPTIONS

- A. Acceptance of substitute materials will not relieve the Contractor of the responsibility for any changes in his own work or in the work of other crafts caused by the substitution. Any additional costs resulting from substitutions are the responsibility of the Contractor.
- B. Any proposed substitution whose characteristics differ from the specified item to such an extent as to necessitate changes in the mechanical, electrical or other basic design of the Project, shall include the cost of any such changes, the design and the cost of design, which costs shall be borne by the Contractor. Determination of a substitution request will be based on the Contract Administrator's comparisons as to quality, adaptability, aesthetics, contract amount change, if applicable, etc., between the proposed substitution and specified item.
- C. Substitute products shall not be ordered or installed without written acceptance.

1.6 CONTRACTOR REPRESENTATION

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MATERIALS AND PRODUCTS

- A. Request for substitution constitutes a representation that the Contractor has investigated proposed product and has determined that it is equal to or superior in all respects to specified product.
- B. Contractor will provide same warranty for substitution as for specified product.
- C. Contractor will coordinate installation of accepted substitute, making such changes as may be required for work to be complete in all respects.
- D. Contractor certifies that cost data presented is complete and includes all related costs under this contract.
- E. Contractor waives claims for additional costs related to substitution, which may later become apparent.

1.7 SYSTEMS DEMONSTRATION

- A. Prior to final inspection, demonstrate operation of each system to the Contract Administrator.
- B. Instruct Alaska Housing Finance Corporation personnel in operation, adjustment and maintenance of equipment and systems, using the operation and maintenance data as the basis of instruction.

END OF SECTION

PART 1 GENERAL

1.1 REQUIREMENTS INCLUDED

- A. Closeout Procedures
- B. Final Cleaning
- C. Project Record Documents
- D. As-Built Drawings
- E. Warranties

1.2 RELATED REQUIREMENTS

- A. Section 01010 - Summary of Work

1.3 CLOSEOUT PROCEDURES

- A. Contractor shall comply with contract closeout provisions as specified in the Contract.
- B. In addition to submittals required by the conditions of the Contract, the Contractor shall provide all submittals required by governing authorities and submit a final statement of accounting giving total adjusted Contract Price, previous payments made, and any sum remaining due.
- C. AHFC will issue a final Change Order reflecting approved adjustments to the Contract Price if not previously made. No final payment will become due, nor will any payment request be accepted for processing, until all documents and materials required to be delivered by the Contractor to AHFC have been delivered.
- D. Contractor shall submit the Certificate and Release with his request for final payment.

1.4 FINAL CLEANING

- A. The Contractor shall execute final cleaning prior to final completion. The Contractor shall clean site; rake clean.

1.5 PROJECT RECORD DOCUMENTS

- A. The Contractor shall maintain one record copy of:
 - 1. Contract Drawings
 - 2. Specifications
 - 3. Addenda
 - 4. Change Orders and other modifications to the Contract
 - 5. Approved submittals, i.e., shop drawings, product data, survey and field records, field test records, samples, etc.
 - 6. Inspection certificates
 - 7. Red-line drawings
- B. The Contractor shall during construction, store all required Contract Documents and samples in clean, dry and legible condition in Field Office apart from documents used for construction.
- C. The Contractor shall keep all required documents and samples available for inspection by AHFC through completion of the warranty period.

1.6 AS-BUILT RED LINE DRAWINGS

- A. The Contractor shall record actual construction information on a set of contract drawings and shop drawings, and shall:
 - 1. Use marking pens, maintaining separate colors for each major system, for recording information, and;
 - 2. Not conceal any work until required information is recorded, and;
 - 3. Record information concurrently with construction progress by legibly marking contract drawings and shop drawings to record actual construction, including measured:
 - a. Depths of elements of foundation in relation to finish first floor datum, and;
 - b. Horizontal and vertical locations of underground utilities and appurtenances referenced to permanent surface improvements, and;

- c. Locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of construction.
 - 4. Include and annotate changes made by Addenda, and;
 - 5. Include and annotate all field changes of dimensions and details made by Design Clarification/Verification Request (DCVR), and;
 - 6. Include and annotate changes made by Change Orders, and;
 - 7. Include and annotate references to related shop drawings, and;
 - 8. Include and annotate all other details not on original Contract Drawings and not mentioned above.
- B. The Contractor shall submit final marked-up as-built red-line drawings (approved by the A/E) to AHFC, using a letter of transmittal, within five days of the Contractor's notice of final completion inspection.

1.7 OPERATION AND MAINTENANCE (O&M) MANUAL

- A. The Contractor shall provide two duplicate, bound copies for all equipment and products used in the project in Construction Specifications Institute format (e.g. division 1-16). Provide table of contents and assemble in binder with durable plastic cover.
- B. Format: 8½" x 11" white paper with manufacturer's data or typewritten.
- C. O&M Manual Drawings: The Contractor shall provide reinforced punched binder tab, bind in with text. Fold larger drawings to the size of the text page. Provide flyleaf for each separate product, or each piece of operating equipment. Provide typed description of product, and component parts of equipment. Provide text tabs. Supplement product drawings as necessary to clearly illustrate the relations of component parts of equipment and systems and control flow diagrams. Coordinate drawings with information in Project Record Documents to assure correct illustration of completed installation. Do not use Project Record Documents as maintenance manual drawings.
- D. Cover: The Contractor shall identify each volume with a typed or printed title: "O&M Manual" and list, the title of the project and the general subject matter covered in the manual.

- E. Binders: Commercial quality three-ring binders with durable and cleanable plastic covers shall be used. Minimum ring size to be 2". When multiple binders are used the Contractor shall, correlate the data into related consistent groupings.
- F. Content: The Contractor shall prepare a neatly typewritten table of contents for each volume, arranged in a systematic order, including warranty procedures and content outline. The Contractor shall list, with each product, the name, address, and telephone number of the Subcontractor or installer and area of responsibility, Maintenance Contractor and area of responsibility, and local source of supply for parts and replacement. Identify each product by product name and other identifying symbols as set forth in the Contract Documents.
- G. Product Data: The Contractor shall include only those sheets which are pertinent to the specific product. Annotate each sheet to clearly identify the specific product or part installed, and the data applicable to the installation. Delete references to inapplicable information.
- H. The Contractor shall submit O&M Manuals to AHFC, using a letter of transmittal, as follows:
 - 1. For equipment put into use with AHFC's permission during construction, submit all required documentation within 10 days after first operation.
 - 2. Draft O&M Manuals are due a minimum of 30 days prior to project final completion inspection.
 - 3. Final O&M Manuals (approved by the A/E) must be delivered before the project will be determined finally complete, and prior to application for final payment.

1.9 WARRANTY MANUAL

- A. The Contractor shall provide all required warranty documents in duplicate, in a Warranty Manual. All warranties shall be properly executed by the contractor, subcontractors, and suppliers as applicable. Provide table of contents and assemble in binder with durable plastic cover as described above for the O&M Manuals.
- B. The Contractor shall submit the Warranty Manual (approved by the A/E) to AHFC, using a letter of transmittal, 30 days prior to project final completion

inspection, and/or application for final payment.

1.9 SPARE PARTS, MAINTENANCE MATERIALS AND TRAINING

- A. The Contractor shall provide products and spare parts in quantities specified in each specification section, in addition to that used for the construction.
- B. Coordinate turnover of these materials with the Contract Administrator, and deliver to the project site or local AHFC maintenance warehouse. Obtain a receipt for materials turned over to AHFC, and submit a copy of that receipt to AHFC, using a letter of transmittal.
- C. The Contractor shall turn over spare parts and maintenance materials 30 days prior to project final completion, and/or application for final payment.
- D. The Contractor shall provide on-site training in operation and maintenance for each AHFC employee identified to the contractor. The training shall include but not be limited to each newly installed component, equipment and/or systems controls.
- E. The contractor shall video record the training and shall provide written documentation of those in attendance. A copy of the recording shall be maintained by AHFC for future training and refresher course for on-site staff.

END OF SECTION

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**SECTION 02050
SELECTIVE DEMOLITION**

PART 1 GENERAL

1.1 REQUIREMENTS

- A. Provide temporary enclosures to separate work areas from areas used by public or occupied by residents, and to provide dust and weather protection. Adequately enclose and protect against weather any interior space where installation is incomplete at end of working day, and be responsible for any damage or inconvenience due to failure to do so.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 PREPARATION

- A. For each phase of construction, erect dust proof enclosures separating occupied from unoccupied areas before beginning demolition. Remove enclosures when work is complete and patch surfaces damaged by work.
- B. Remove building equipment, cabinets, and fixtures as required. Store and protect items noted to be saved and/or reinstalled.
- C. Remove appliances, cabinets, equipment, partitions, walls, ceilings, floors, doors and frames, windows, ductwork, piping and other building components as required.
 - 1. Protect exposed utilities.
 - 2. Provide necessary shoring and bracing.
 - 3. Dispose of debris off site in accordance with applicable laws, ordinances, and regulations.
 - 4. Clean up and leave building and site prepared for renovation.
- D. Cutting, moving, and removing items as necessary to provide access or to allow alterations and new work to proceed. Include such items as:
 - 1. Repair or removal of hazardous or unsanitary conditions.
 - 2. Removal of abandoned items and items serving no useful purpose, such as abandoned piping, conduit, and wiring.
 - 3. Removal of unsuitable or extraneous materials not marked for salvage, such as abandoned furnishings and equipment, and debris such as rotted wood, rusted metals, and deteriorated concrete.
 - 4. Repair or replacement of defective floor joists and subfloor for flooring

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**SECTION 02050
SELECTIVE DEMOLITION**

- work.
5. Repair or replacement of defective rafters and sheathing for roofing work.
6. Cleaning of surfaces and removal of surface finishes, as needed to install new work and finishes.
7. Rerouting of utilities.
8. Providing access panels for maintenance of concealed plumbing work.
9. Patching, repairing, and refinishing existing items to remain, to specified conditions for each material, with workmanlike transition to adjacent new items of construction.

END OF SECTION

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**SECTION 07190
VAPOR AND WEATHER BARRIERS**

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Sheet and sealant materials to continue vapor or air barrier from wall to roof construction.
- B. Sheet and sealant materials to continue vapor or air barrier from wall to window, door and louver frames.

1.2 SYSTEM DESCRIPTION

- A. Products of this Section to achieve continuity of building enclosure air and vapor barrier, in conjunction with materials in Section 07210. Sheet and sealing materials to seal gaps between building enclosure components.

1.3 SUBMITTALS

- A. Submit under provisions of Section 01300. Product Data: Provide data showing compliance with Part 2 of this Section.

PART 2 PRODUCTS

2.1 SHEET MATERIALS

- A. Sheet Vapor Barrier: Provide two-ply, cross-laminated, high density polyethylene vapor barrier, Rufco SS-300 or equal at locations shown, and as required to achieve a continuous vapor barrier at the exterior walls, ceilings, and floors or crawl space. At a minimum the vapor barrier shall have a tensile strength of 7760 psi per ASTM-D-882, puncture pound force of 13.1 per FTMS 101C, perm rating of .045 per ASTM-E-96-80, and WVTR of 0.02 per ASTM-E-96-80.
- B. Plywood Vapor Barrier: Refer to the plans and specification section 06100 for plywood grades. When floors are insulated and or open underneath the plywood sheathing shall be used as part of the vapor barrier and all edges will be sealed with an appropriate sealant.
- C. Weather Barrier: Provide 6.1 mil thick fabric composed of very fine, high density polyethylene fibers with vapor transmission rate of 51.30 grams per 100 sq. inches in 24 hours; weights of 8.81 lbs. Per 1000 sq. ft.; bursting strength of 105 psi; tear resistance of 32.5 lbs. for length, 24.8 lbs. for width; air porosity of 7.6 seconds; water resistance of 99.3 cm of water head.

ALASKA HOUSING FINANCE CORPORATION

**SECTION 07190
VAPOR AND WEATHER BARRIERS**

2.2 SEALANTS

- A. Sealant: FS TT-S-1657, butyl rubber base; single component; solvent release; Shore 'A' hardness of 15 - 25; black color.
- B. Primer: Type recommended by sealant manufacturer to suit application.
- C. Joint Cleaner: Type recommended by applicable sealant manufacturer, compatible with joint forming materials.

2.3 ACCESSORIES

- A. Adhesive: Gun grade type; compatible with sheet material and substrate; permanently non-curing.
- B. Tape: Polyethylene self-adhering type, 2 inch (50 mm) wide.
- C. Other materials: Provide all other materials, such as staples, battens, nails and other fasteners required for a complete installation.

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Verify substrate materials are dry and clean. Remove loose or foreign matter, which might impair adhesion. Coordinate with Work of other affected Sections. Clean and prime substrate surfaces to receive adhesive and sealant in accordance with manufacturer's instructions.

3.2 INSTALLATION

- A. Vapor barrier installation shall be conducted according to the details and methods in the Alaska Craftsman Home Program's (ACHP) □Northern Comfort Advanced Cold Climate Home Building Techniques or the Bonneville Power Authority's □Super Good Cents Builders Field Guide.
- B. Weather barrier installation shall be continuous over the exterior walls. The weather barrier shall also extend on the exterior side of exposed floors. All joints shall be sealed with a tape approved by the air barrier manufacturer. All penetrations, holes, etc. shall be sealed and repaired. The air barrier shall be permanently sealed to the frames of windows and doors.

ALASKA HOUSING FINANCE CORPORATION

**SECTION 07190
VAPOR AND WEATHER BARRIERS**

PART 4 QUALITY ASSURANCE

4.1 BLOWER DOOR TESTING

- A. The following procedures have been established by the owner for the purpose of determining the level of air infiltration/exfiltration for each unit:
- B. The purpose of the blower door test is to determine the level of infiltration/exfiltration in within a building. For the purposes of performing the blower door test, the testing area shall be defined as the living area of each unit. The unit floor, ceiling and four walls shall be defined as the testing envelope. The contractor shall be required to provide to the owner the original computer generated test results and a copy of the technician's worksheet.

4.2 TESTING PROTOCOL

- A. For the purposes of meeting the owner's air change per hour requirements, testing shall be completed, at the contractors expense, by an ACHP certified blower door technician, using the industry standard 5 point testing method.
- B. Testing shall be performed after the installation of building insulation, vapor retarders and gypsum board, and all penetrations through the building envelope (e.g., plumbing, electrical HVAC, ventilation combustion appliances, etc.) have been sealed but prior to final trim around doors windows and other penetrations.
- C. Testing shall not be conducted when outside wind speeds exceed 15 to 20 miles an hour.
- D. Prior to testing, insure that the following have been completed:
- E. Building Envelop:
- F. All windows and doors shall be properly closed. Interior doors and adjacent unit exterior doors will be opened during the testing.
- G. Ventilation openings: All exhaust fan openings, vent openings and intake air vents with back draft dampers such as dryer vents, kitchen, bathroom and utility room vents, and whole house range vents, shall not be sealed.
- H. Vent openings without back draft dampers, such as some continuous ventilation systems, shall be temporarily sealed for the test. Heat recovery ventilator (HRV) supply openings shall be sealed. Where HVAC ducts are located with the unit and is considered to be a part of the building envelope,

the ducts shall be tested with the envelope and remain unsealed.

1. All flue dampers, fireplace doors and wood burning stove doors shall be closed, but not sealed.

END OF SECTION

BID FORM

Project Title: Etolin Heights Sewer Line Replacement
ITB Number: 26T05-001
Project Site: 720 – 730 Zimovia Hwy Wrangell, Alaska 99901

Business Name:

Address:

Bus. Phone:

Bidder's Designated Representative:

Phone:

Email:

Alaska Business License:

Alaska General Contractor's License No:

Type:

(Example type: Electrical, Plumbing, Heating, Pest Control, Specialty, etc)

Bidder is a: ☐ Individual ☐ Partnership ☐ Corporation in the State of : _____
 ☐ Other (specify) :

Proposed Subcontractors

Subcontractor Name

Services

AK Business License No:

1.

2.

3.

The undersigned has familiarized himself/herself with the Contract documents, which include: Invitation for Bid; Notices; Summary of Work; Bid Form, and all required attachments; and all Addenda and Modifications. The undersigned further agrees to furnish all supervision, technical personnel, labor, materials, equipment, tools and machinery, transportation, and all other facilities, items or services necessary or required, whether temporary or permanent, to comply and perform things necessary or required for the completion of the work for the amounts stated below. The undersigned further agrees that the offer may not be withdrawn for thirty (30) days after the date of the bid opening and that a Contract between the bidder and AHFC is formed upon AHFC's acceptance of this bid set forth herein. The undersigned agrees that the AHFC may accept this bid by signing below or by sending to the bidder a Notice to Proceed within thirty (30) days of the date bids are opened.

Signature: _____

Date: _____

Name: _____

Telephone: _____

Title: _____

Fax: _____

Email Address: _____



RECEIPT OF ADDENDA

Receipt of Addenda numbered _____ is hereby acknowledged.

OFFERORS TO NOTE THE FOLLOWING:

1. For price comparison only, the low bidder will be determined on the basis of the **Adjusted Base Bid Amount** to reflect the Alaska Bidder's Preference. Contract award will be made on the **Total Base Bid 1 & 2 Amount**.
2. A current insurance certificate covering the insurance requirements listed in the General Terms and Conditions for Construction must be submitted before the Corporate will issue a Notice to Proceed.

ITEM NO.	ARTICLE OR SERVICE	TOTAL BASE BID AMOUNT
1	Base Bid 1: Etolin Heights II, 730 Zimovia Hwy (32 unit) as described herein.	\$ _____
2	Base Bid 2: Etolin Heights I, 720 Zimovia Hwy (20 unit) as described herein.	\$ _____
	TOTAL BASE BID 1 & 2 AMOUNT	\$ _____

Less 5% Alaska Bidder's Preference \$ _____

ADJUSTED TOTAL BASE BID 1 & 2 AMOUNT \$ _____

The undersigned submits, as true and correct, the following information:

1. ☐ The bidder has completed, signed and had notarized the enclosed "Affidavit of Disclosure of Interest."
2. ☐ The bidder has completed, signed and had notarized the enclosed "Affidavit of Noncollusion."
3. ☐ The bidder has completed, signed and had notarized the enclosed "Bid Bond."
4. ☐ The bidder has attached a listing of projects to which bidder is currently obligated or anticipates being obligated to in the near future.
5. ☐ The bidder has attached a statement of similar work performed during the three (3) years prior to the date of this bid and has provided the names and telephone numbers

of persons who may be contacted as references for those projects.

6. ☐ The bidder has paid all fees, taxes and other money due to the State of Alaska.
7. ☐ The bidder holds the required license(s) or permit(s) as required by federal, state and/or local law, regulation or ordinance and has attached a copy of each of the current licenses.

Bidder's Seal if Bidder is a Corporation: _____

CORPORATE CERTIFICATION

State of _____)
_____ Judicial District) ss.
Municipality of _____)

THIS IS TO CERTIFY that on this _____ day of _____, 20____, before me, the undersigned, a notary public in and for the State of _____, duly commissioned and sworn, personally appeared _____, and on oath stated to me that s/he was the _____ of the corporation that executed the within foregoing bid, and acknowledged the said bid to be a free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that s/he was authorized to execute said bid, and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year in this certificate first above written.

Notary Public in and for the
State of _____
My Commission Expires:_____

ACCEPTANCE BY AHFC

On this _____ day of _____, 20____, AHFC hereby accepts the Total Base Bid 1 & 2 Amount set forth on this Bid Form and as outlined in the Invitation to Bid and Contract documents.

ALASKA HOUSING FINANCE CORPORATION

Gregory Rochon
Chief Procurement Officer

AFFIDAVIT OF DISCLOSURE OF INTEREST

STATE OF _____)
_____JUDICIAL DISTRICT OR) ss.
MUNICIPALITY OF _____)

The undersigned, being first duly sworn, deposes and says:

1. My name is _____.
2. I am submitting this bid on behalf of _____.
(Name of business entity)
3. I am the _____.
(a partner or officer of the firm, etc.)
of the above named party and I am authorized and empowered to sign this statement on behalf of said entity.
4. The above named party is a bidder on the _____.
5. To the best of my knowledge and in good faith, it is my belief that the following employees or board members of AHFC have a financial, business or familial interest, direct or indirect, in or with the bidder or me: (if None, so state)
Name: _____
AHFC Position: _____
Explanation of Nature of Interest: (Circle if applicable: financial, business or familial) in that:
6. I am () am not () an employee of AHFC; if I have previously served AHFC as an employee, my service terminated more than twenty-four (24) months ago.

Further affiant sayeth naught.

Dated this _____ day of _____, 20____, at _____.

Name of Bidder

Name of Affiant

Signature of Affiant

SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____.

Notary Public in and for the

State of _____

My Commission Expires: _____

* * * * *

Agency Action

Comments:

AFFIDAVIT OF NONCOLLUSION

STATE OF _____)
_____, JUDICIAL DISTRICT OR) ss.
MUNICIPALITY OF _____)

_____, being first duly sworn, deposes and says:

That he/she is _____
(a partner or officer of the firm of, etc.)

that party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price of affiant or of any other bidder, or to fix any overhead profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against AHFC or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

Signature of:
Bidder, if the bidder is an
individual:

Partner, if the bidder is a
partnership:

Officer, if the bidder is a
corporation:

SUBSCRIBED AND SWORN to before me this ____ day of _____, 20__.

Notary Public in and for the
State of _____
My Commission Expires:_____

BID BOND

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS we, the undersigned _____ as Principal, and _____ as the Surety, are hereby held and firmly bound unto the Alaska Housing Finance Corporation 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.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that whereas the Principal has submitted to the Alaska Housing Finance Corporation a certain bid, attached hereto and hereby made a part hereof, to enter into a contract in writing for the _____ project, _____, in _____ Alaska, as required by the Contract documents.

NOW, THEREFORE,

- (a) If said bid shall be rejected, or in the alternative,
- (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 shall in all other respects perform the agreement created by the acceptance of said bid, then this obligation shall be voided, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the surety for any 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 that 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 WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporation seals to be hereto, affixed and these present to be signed by their proper offices, the day and year first set forth below.

Signed this _____ day of _____, 20____. Address of Surety: _____

(SEAL)

By: _____
Title

Local Agent: _____

Address of Local Agent: _____

(SEAL)

By: _____

Phone No of Local Agent: _____

NOTE: Bidder must attach Power of Attorney with Bid Bond.

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That _____
(Here insert full name and address or legal title of Contractor)

as Principal, hereinafter called Contractors, and _____
(Here insert full name and address)

_____ legal title
or Surety) as Surety, herein-after called Surety, are held and firmly bound unto the Alaska
Housing Finance Corporation as Obligee, hereinafter called Owner, in the amount of
_____ Dollars (\$_____),
for the payment whereof Contractor and Surety bind themselves, their heirs, executors,
administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Contractor has by written agreement dated _____, 20____, entered into
a contract with Owner, which contract is by reference made apart hereof, and is hereinafter
referred to as the Contract.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION are such that, if Contractor shall
promptly and faithfully perform said Contract, then this obligation shall be null and void;
otherwise it shall remain in full force and effect.

The Surety hereby waives notice of any alteration or modification of the Contract or extension
of time made by the Owner.

Whenever Contractor shall be, and declared by Owner to be in default under the Contract, the
Owner having performed Owner's obligations thereunder, the Surety may promptly remedy the
default, or shall promptly:

1. Complete the Contract in accordance with the terms and conditions, or
2. Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and upon determination by Surety of the lowest responsible bidder, or, if the Owner elects, upon determination by the Owner and the Surety jointly of the lowest responsible bidder, arrange for a Contract between such bidder and Owner, and make available as work progresses (even though there should be a default or a succession of defaults under the Contract or contracts of completion arranged under this paragraph) sufficient funds to pay cost of completion less the balance of the Contract price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the Contract price", as used in this paragraph, shall mean the total amount payable by Owner to Contractor under the Contract and any amendments thereto, less the amount properly paid by Owner to Contractor.

No right of action shall accrue on this bond to or for the use of any persons or corporation other than the Owner named herein or the heirs, executors, administrators or successors of the Owner.

Signed and sealed this _____ day of _____, 20____.

_____(SEAL)
Principal

Witness

Signature Title

_____(SEAL)
Principal

Witness

Signature Title

_____(SEAL)
Principal

Witness

Signature Title

Address of Surety

Local Agent

Address and Phone Number of Local Agent

CERTIFICATION AS TO CORPORATION PRINCIPAL

I, _____, certify that I am the
_____ of the corporation
named as Principal in the within bond; that _____
who signed the said bond on behalf of the Principal, was then _____ of the
Corporation; that I know his signature, and his signature thereto is genuine; that said bond
was duly signed, sealed and attested for and on behalf of said corporation by authority of its
Board of Directors.

(Title)

(CORPORATE SEAL)

LABOR AND MATERIALS PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS:

That _____
(Here insert full name and address or legal title of Contractor)

as Principal, hereinafter called Contractor, and _____
(Insert legal title of Surety)

as Surety, hereinafter called Surety, are held and firmly bound unto the Alaska Housing Finance Corporation (AHFC), as Obligee, for the use and benefit of claimants as herein below defined in the amount of _____ Dollars (\$_____), for the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Contractor has by written agreement, dated _____, 20____ entered into a contract with AHFC which contract is by reference made a part hereof, and is hereafter referred to as the Contract.

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

1. A claimant is defined as one having a direct contract with the Contractor, or with a subcontractor of the Contractor for labor, materials, or both, used or reasonably required for use in the performance of the Contract, labor and materials being construed to include that part of water, power, gas, light, heat, oil, gasoline, telephone service, or rental of equipment directly applicable to the Contract.
2. The above named Contractor and Surety hereby jointly and severally agree that every claimant as herein defined, who has not been paid in full before the expiration of this period of ninety (90) days after the date on which the last of such claimant's work or labor was done or performed, or materials were furnished by such claimants, may sue on this bond for the use of such claimant in the name of AHFC, prosecute the suit to final judgment for such sum or sums as may be justly due claimant, and have execution thereon, provided, however, AHFC shall not be liable for the payment of any costs or expenses of any such suit.
3. No suit or action shall be commenced hereunder by any claimant

- (a) Unless claimant, other than one having a direct contract with the Contractor, shall have given written notice to the Contractor within ninety (90) days after such claimant performed the last of the work or labor, or furnished the last of the materials for which such claim is made, stating with substantial accuracy the amount claimed, and the name of the party for whom the materials were furnished, or for whom the work or labor was done or performed. Such notice shall be served by mailing the same by registered mail, postage prepaid, in an envelope addressed to the Contractor at any place where the Contractor maintains an office or conducts business, or the Contractor's residence, or in any manner in which the aforesaid project is located, save that such notice need not be made by a public officer.
 - (b) After the expiration of one (1) year following the date on which the Contractor ceased work on said contract, it being understood, however, that if any limitation embodied in this bond is prohibited by or contrary to Alaska Statute 36.25.020 or any other law controlling the construction hereof such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation consistent with and permitted by such law.
- 4. The amount of this bond shall be reduced by and to the extent of any payment or payments made in good faith hereunder, inclusive of the payment by Surety of mechanics' liens which may be filed on record against said improvement, whether or not claim for the amount of such lien be presented under and against this bond.

Signed and sealed this _____ day of _____, 20__.

(SEAL)
Principal

Witness

Signature Title

(SEAL)
Principal

Witness

Signature Title

(SEAL)
Principal

Witness

Signature Title

Address of Surety

Local Agent

Address and Phone Number of Local Agent

CERTIFICATION AS TO CORPORATION PRINCIPAL

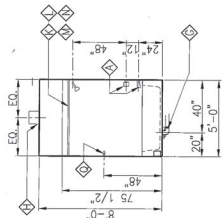
I, _____, certify that I am the _____ of the corporation named as Principal in the within bond; that _____ who signed the said bond on behalf of the Principal, was then the _____ of said the corporation; that I know his/her signature, and his/her signature thereto is genuine; that said bond was duly signed, sealed and attested for and on behalf of said corporation by authority of its Board of Directors.

(Title)

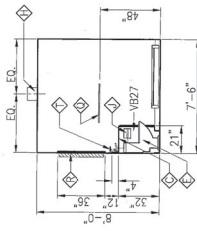
(CORPORATE SEAL)

The rate of premium on this bond is
Dollars (\$_____) per thousand.

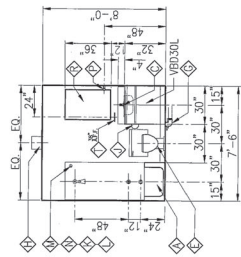
Total amount of premium charged
Dollars (\$_____) per thousand.



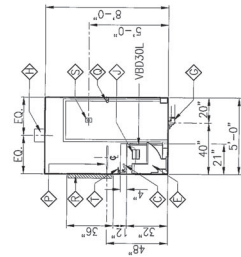
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ELEVATION: TYP. BATHROOM
A2.1



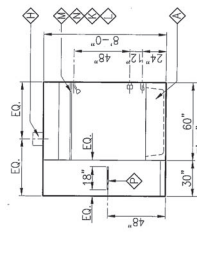
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A2.1



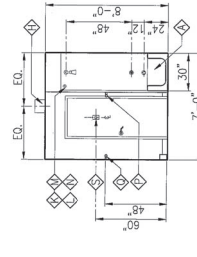
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A2.1



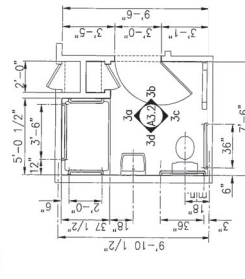
1d
ELEVATION: TYP. BATHROOM
A2.1



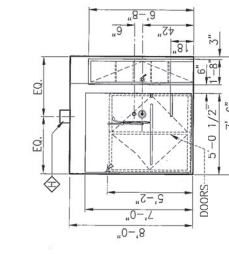
2a
ELEVATION: TYP. BATHROOM
A2.1



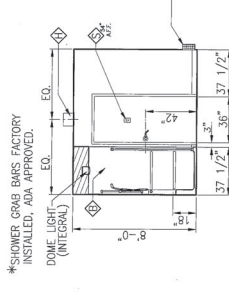
2b
ELEVATION: TYP. BATHROOM
A2.1



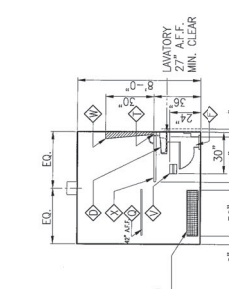
3
ELEVATION: ADA UNIT BATHROOM
A2.1



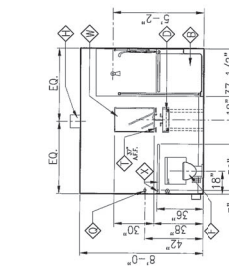
3a
ELEVATION: ADA UNIT BATHROOM
A2.1



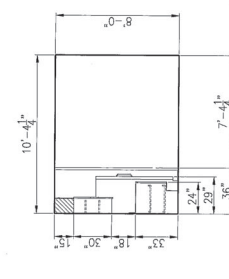
3b
ELEVATION: ADA UNIT BATHROOM
A2.1



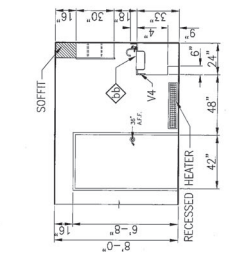
3c
ELEVATION: ADA UNIT BATHROOM
A2.1



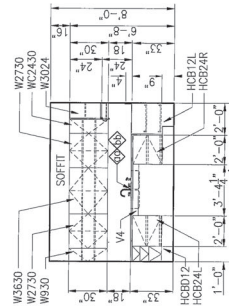
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A2.1



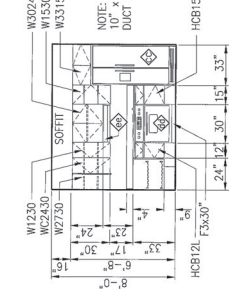
4a
ELEVATION: ADA UNIT KITCHEN
A2.1



4b
ELEVATION: ADA UNIT KITCHEN
A2.1



4c
ELEVATION: ADA UNIT KITCHEN
A2.1



4d
ELEVATION: ADA UNIT KITCHEN
A2.1

GENERAL NOTES

1. ALL BASEBOARD HEATER COVERS TO BE REPLACED.
2. INSTALL NEW SHEET VINYL FLOORING AND ROLL SHEET VINYL 4" UP WALL AS SELF-COVING BASE.
3. REMOVE AND REPLACE ALL LIGHT FIXTURES.

TYPICALLY REFER TO GENERAL NOTES & LEGEND DRAWINGS G1, A1.1, A1.2, & A1.3

LEGEND

ALL LEGEND TAGS REFER TO "KITCHEN AND BATH FIXTURES" SCHEDULE ON DWG. A2.2

ETOLIN HEIGHTS RENOVATION

ALASKA HOUSING FINANCE CORPORATION

720 ZIMOVIA HIGHWAY
WRANGELL ALASKA

KONOP PAPER
ARCHITECTURE PLANNING AND INTERIOR DESIGN
1000A STREET, SUITE 100, WRANGELL, ALASKA 99493
(907) 742-7442 FAX (907) 742-7440

REVISIONS

FILE SIZE SHEET IS 34" X 22"
DRAWING SCALE SHEET IS 1" X 1" (1/4" = 1'-0")
DRAWING SCALE SHEET IS 1" X 1" (1/4" = 1'-0")

JOB NO. 09-000000
DRAWN BY JPA
REVIEWED BY JPA

TYP. BATHS & ADA BATH AND KITCHEN

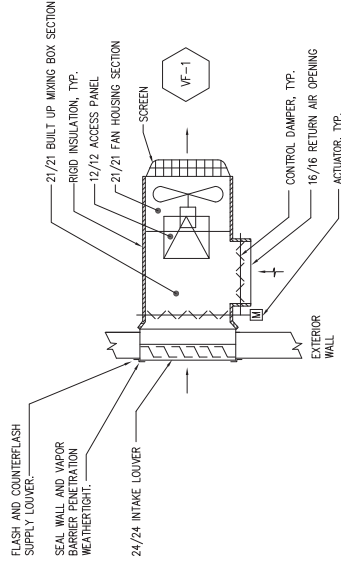
SHEET NO. A3.2

RECORD DRAWING

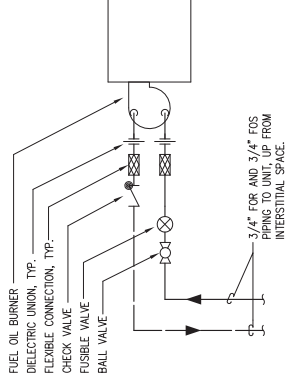
THIS RECORD DRAWING HAS BEEN PREPARED BY THE ARCHITECT FOR THE RECORD. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT ASSUMES NO LIABILITY FOR THE RE-USE OF THIS INFORMATION. AUGUST 15, 2001

DESIGNATIONS	FIXTURE DESCRIPTION	HW	CW	TRAP	WASTE	VENT
P-1	LAVATORY: WALL-MOUNTED "KOHLER", K-1728. FAUCET HOLES ON 4 INCH CENTERS, VITREOUS CHINA, CONCEALED ARM ASSEMBLY. FAUCET, "K-7305-K/K-16650, 3 HOLE INSTALLATION, CHROME FINISHED, METAL POP-UP DRAIN ASSEMBLY, CHROME PLATED, 17-GAUGE P-TAMP, ANGLE STOP, AND SUPPLIES.	1/2"	1/2"	1-1/4"	1-1/2"	1-1/2"
P-2	WATER CLOSET: FLOOR MOUNTED "KOHLER" K-3432. FLOOR OUTLET, VITREOUS CHINA, PRESSURE ASSISTED JET FLUSH ACTION, 1.6 GALLON PER FLUSH, CLOSE-COUPLED WITH ELONGATED BOWL. "BEMA" NO.1100TUT SOLID PLASTIC, CLOSED FRONT, CHROME FREE PLASTIC HARDWARE, MOLDED-IN BUMPERS, CHROME PLATED ANGLE STOP AND SUPPLY.	-	1/2"	-	4"	2"
SPACE BETWEEN P-3	REWORKED SINK AND THE EXISTING RELATIVE DRAIN SINKS, PRESSURE ASSISTED JET FLUSH ACTION, 1.6 GALLON PER FLUSH, CLOSE-COUPLED WITH ELONGATED BOWL. "BEMA" NO.1100TUT SOLID PLASTIC, CLOSED FRONT, CHROME FREE PLASTIC HARDWARE, MOLDED-IN BUMPERS, CHROME PLATED ANGLE STOP AND SUPPLIES.	-	1/2"	-	4"	2"
P-4	SHOWER/TUB: STERLING PERFORA V-260-ING, 60" X 30" COMPOSITE TUB, "KOHLER" K-1254, MANJAL 3 PIECE COMPOSITE WALL, BACK PANEL WITH INTEGRAL ACRYLIC GRAB BAR, "DELTA" NO.1348-C-WS, SINGLE HANDLE TUB SHOWER, SHOWER HEAD, ARM, FLANGE, DIVERTER SHOUT, "DELTA" RZ231, BRASS CONSTRUCTION, TUB LEVER WASTE ASSEMBLY.	1/2"	1/2"	1-1/2"	2"	1-1/2"
P-5	ROLL-IN SHOWER: KOHLER K-12102-P(C-C), WITH KOHLER ACCESSORIES, LIFT, THERMOSTATIC TEMP CONTROL SHOWER VALVE, HEIDS K-704016-LW-O ENCLOSURE, AND K-3500 HAND SHOWER KIT.	1/2"	1/2"	1-1/2"	2"	1-1/2"
P-6	KITCHEN SINK: "ELAXY" LR-3321, 4 HOLE, DOUBLE COMPARTMENT, 18 GAUGE, STAINLESS STEEL, COUNTER MOUNTED, SOUND GUARD UNDER COATING, "KOHLER" K-15832-K/K-15850-4P, 8" CENTERS, 8" SPOUT, CHROME FINISH, SINGLE LEVER HANDLE WITH MAINING VALVE, CUP STRAINER.	1/2"	1/2"	1-1/2"	2"	1-1/2"
P-7	KITCHEN SINK: "ELAXY" LR40-3321, ADA COMPLIANT, 4 HOLE, DOUBLE COMPARTMENT, 18 GAUGE, STAINLESS STEEL, COUNTER MOUNTED, SELF-RIMMING, SOUND GUARD UNDER COATING, "KOHLER" K-15832-K/K-15850-4P, 8" CENTERS, 8" SPOUT, CHROME FINISH, SINGLE LEVER HANDLE WITH MAINING VALVE, CUP STRAINER.	1/2"	1/2"	1-1/2"	2"	1-1/2"
P-8	FLOOR DRAIN: "ZURN" Z-415-B, CAST IRON BODY, BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP, ADJUSTABLE COLLAR, TYPE B NICKEL BRASS STRAINER.	-	-	1-1/2"	2"	1-1/2"
P-9	LAVATORY: SELF-RIMMING, COUNTER TOP "KOHLER" TAPES 215-19" K-2894, FAUCET HOLES ON 4 INCH CENTERS, 8" CENTERS, 8" SPOUT, CHROME FINISH, SOUND GUARD UNDER COATING, "KOHLER" K-15832-K/K-15850-4P, 8" CENTERS, 8" SPOUT, CHROME FINISH, SINGLE LEVER HANDLE WITH MAINING VALVE, CUP STRAINER, METAL POP-UP DRAIN ASSEMBLY, CHROME PLATE, 17-GAUGE P-TAMP, ANGLE STOP, AND SUPPLIES.	1/2"	1/2"	1-1/4"	1-1/2"	1-1/2"

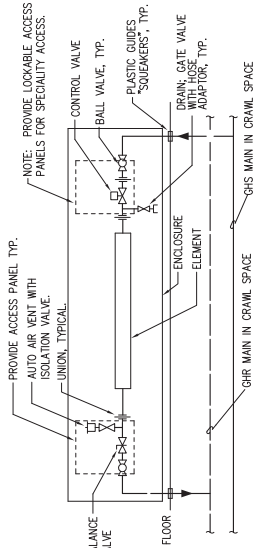
NOTE: SEE ARCHITECTURAL FLOORPLANS FOR LOCATIONS OF ALL PLUMBING FIXTURES.

FLASH AND COUNTERFLASH
SUPPLY L O I V E R _____

5 TYPICAL FOS & FOR BURNER CONNECTION
M5 NO SCALE



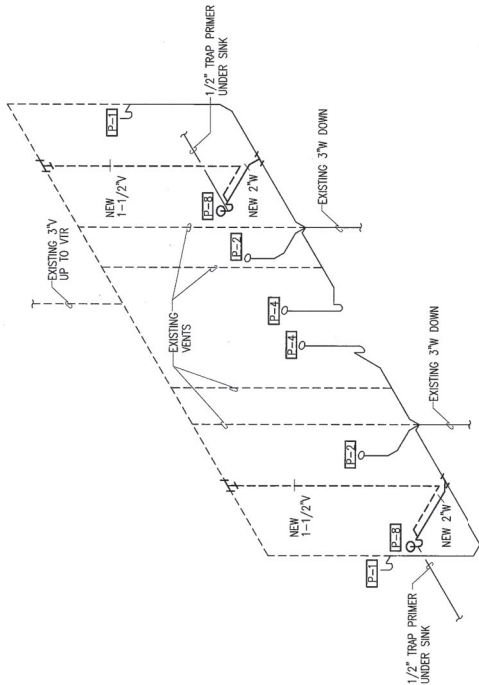
INTERSTITIAL SPACE.



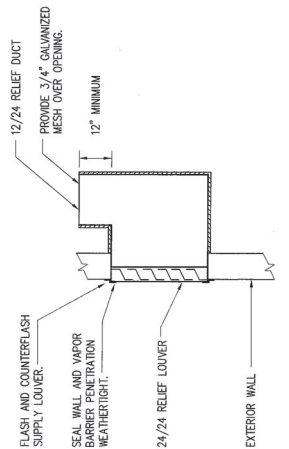
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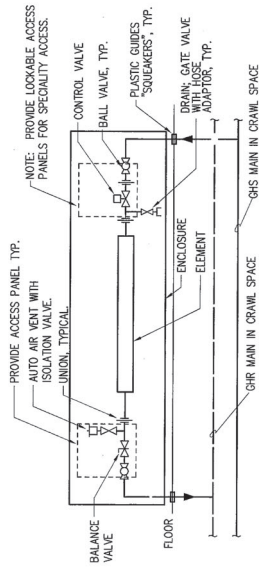
AUGUST 14, 2001



1 BLDG A, B, C & D BATHROOM RISER DIAGRAM
M5 NO SCALE



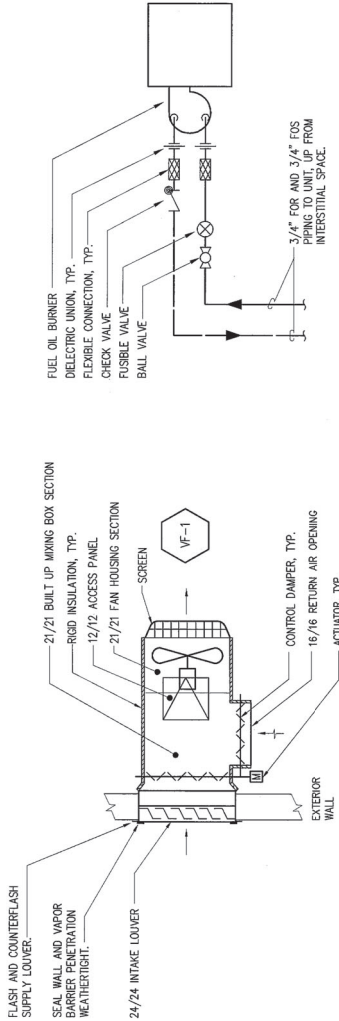
2 RELIEF AIR LOUVER & DUCTWORK DETAIL
M5 NO SCALE



3 TYPICAL HYDRONIC BASEBOARD DETAIL
M5 NO SCALE

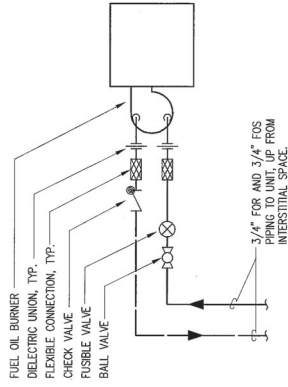
DESIGNATIONS	FIXTURE DESCRIPTION	HW	CW	TRAP	WASTE	VENT
[P-1]	LAVATORY: WALL-MOUNTED "KOHLER" K-1728. FAUCET HOLES ON 4 INCH CENTERS. VITREOUS CHINA. CONCEALED ARM CARRIER. FAUCET, K-7305-K/K-18050, 3 HOLE INSTALLATION. CHROME FINISHED, METAL POP-UP DRAIN ASSEMBLY. CHROME PLATED, 17-GAUGE P-TRAP, ANGLE STOP, AND SUPPLIES.	1/2"	1/2"	1-1/4"	1-1/2"	1-1/2"
[P-2]	WATER CLOSET: FLOOR MOUNTED "KOHLER" K-3432. FLOOR OUTLET, VITREOUS CHINA. PRESSURE ASSISTED JET FLUSH ACTION, 1.6 GALLON PER FLUSH, CLOSE-COUPLED WITH ELONGATED BOWL. "BEMS" NO.1100T SOLID PLASTIC, CLOSED FRONT, CORROSION FREE PLASTIC HARDWARE, MOLDED-IN BUMPERS. CHROME PLATED ANGLE STOP AND SUPPLY.	-	1/2"	-	4"	2"
[P-3]	WATER CLOSET: FLOOR MOUNTED "KOHLER" K-3427. FLOOR OUTLET, VITREOUS CHINA. PRESSURE ASSISTED JET FLUSH ACTION, 1.6 GALLON PER FLUSH, CLOSE-COUPLED WITH 18" HIGH ELONGATED BOWL. "BEMS" NO.1100T SOLID PLASTIC, CLOSED FRONT, CORROSION FREE PLASTIC HARDWARE, MOLDED-IN BUMPERS. CHROME PLATED ANGLE STOP AND SUPPLIES.	-	1/2"	-	4"	2"
[P-4]	SHOWER/TUB: STERLING PERFORMA V-260-HG, 60" X 30" COMPOSITE TUB, "KOHLER" K-1254, MANSUET 3 PIECE COMPOSITE WALL, BACK PANEL WITH INTEGRAL ACRYLIC GRAB BAR, "DELTA" NO.1348-C-MS, SINGLE HANDLE TUB/SHOWER MIXING VALVE, SHOWER HEAD, ARM, FLANGE, DIVERTER SPOUT, "DELTA" RP291, BRASS CONSTRUCTION, TRIP LEVER WASTE ASSEMBLY.	1/2"	1/2"	1-1/2"	2"	1-1/2"
[P-5]	ROLL-IN SHOWER: "KOHLER" K-12102-F(-C), WITH KOHLER ACCESSORIES, LIGHT, THERMOSTATIC TEMP CONTROL SHOWER VALVE, HELIUS K-704016-LW-Q ENCLOSURE, AND K-9500 HAND SHOWER KIT.	1/2"	1/2"	1-1/2"	2"	1-1/2"
[P-6]	KITCHEN SINK: "TELAKY" LR-3321, 4 HOLE, DOUBLE COMPARTMENT, 18 GAUGE, STAINLESS STEEL, COUNTER MOUNTED, SELF-RIMMING, SOUND GUARD UNDER COATING. "KOHLER" K-15832-K/K-15850-4P, 8" CENTERS, 8" SPOUT, CHROME FINISH, SINGLE LEVER HANDLE WITH MIXING VALVE. CUP STRAINER.	1/2"	1/2"	1-1/2"	2"	1-1/2"
[P-7]	KITCHEN SINK: "TELAKY" LR40-3321, ADA COMPLIANT, 4 HOLE, DOUBLE COMPARTMENT, 18 GAUGE, STAINLESS STEEL, COUNTER MOUNTED, SELF-RIMMING, SOUND GUARD UNDER COATING. "KOHLER" K-15832-K/K-15860-4P, 8" CENTERS, 8" SPOUT, CHROME FINISH, SINGLE LEVER HANDLE WITH MIXING VALVE. CUP STRAINER.	1/2"	1/2"	1-1/2"	2"	1-1/2"
[P-8]	FLOOR DRAIN: "ZURN" Z-415-B, CAST IRON BODY, BOTTOM OUTLET, COMBINATION INVERTIBLE NEUBRANE CLAMP, ADJUSTABLE COLLAR, TYPE B NICKEL BRONZE STRAINER.	-	-	1-1/2"	2"	1-1/2"
[P-9]	LAVATORY: SELF-RIMMING, COUNTER TOP "KOHLER", "HADE 21"x19" K-2884. FAUCET HOLES ON 4 INCH CENTERS, ENAMELED CAST IRON. FAUCET, "KOHLER" K7401-T FOR 3 HOLE INSTALLATION, CHROME FINISH, METAL POP-UP DRAIN ASSEMBLY. CHROME PLATED, 17-GAUGE P-TRAP, ANGLE STOP, AND SUPPLIES.	1/2"	1/2"	1-1/4"	1-1/2"	1-1/2"

NOTE: SEE ARCHITECTURAL FLOORPLANS FOR LOCATIONS OF ALL PLUMBING FIXTURES.



4 OUTSIDE AIR LOUVER & VF-1 DETAIL
M5 NO SCALE

5 TYPICAL FOS & FOR BURNER CONNECTION
M5 NO SCALE



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REVISIONS

ETOLN HEIGHTS HOUSING BOILER ROOM UPGRADE
WRANGELL, ALASKA

PDC
Planning
Construction
ARCHITECTS PLANNING AND INTERIOR DESIGN
7400 KENNESAW DRIVE AND KENNESAW, ALASKA 99540
(907) 274-7449 FAX (907) 24-7449



C Building at 112 Laundry



D7



E11

