

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project #ANC-C-22-0009

Issue ITB Date: July 12, 2022

Project Address: Nesbett Courthouse
825 W. 4th Avenue
Anchorage, Alaska 99501

Submittal Address: Alaska Court System
Attn: Facilities Dept. – Dawn Molina
820 West 4th Avenue
Anchorage, AK 99501
Fax: 907-264-8296
Email: dmolina@akcourts.gov

Response Due Date: August 11, 2022 @ 10:00 a.m.

Pre-Bid Meeting and Site Inspection Date: **The pre-bid meeting and site inspection for this project will be held July 28, 2022 at 4:00 PM. It is recommended but not mandatory. Meet in the public lobby of the Nesbett Courthouse, 825 W. 4th Avenue, Anchorage, AK.** All questions, concerns, or clarifications regarding the project must be emailed to Dawn Molina at dmolina@akcourts.gov. Please keep in mind that an oral response to a question at the site inspection is not binding on the ACS. After the site inspection the ACS will distribute to all prospective bidders an addendum listing the questions asked and the court system's official responses. The cut-off date for contractor questions is 4 calendar days before the bid Date.

Questions: Dawn Molina- Project Manager II
Office: 264-8284 Cell: 351-8648 Email: dmolina@akcourts.gov

Please submit on the form below a total cost quote for the Work as specified. Receipt of your Bid must be no later than the "Response Due Date" noted above.

To be considered, the submitted Bid must include the following information, properly completed and executed. Bid documents must be submitted to the location listed above, either mailed, hand delivered, scanned and e-mailed, or faxed to the number/address provided. Specify project name and response due date and time on quote. Bids not including all of the items noted below may be rejected:

- A. The Bid Schedule and acknowledgment of any addenda that may be issued. (Bids may be submitted on photocopied forms.) Bid Schedule must be fully completed, including bid amounts for Basic Bid, any Alternate Bids listed, and other required information. **Bid Form sheets include Pages 8, 9, and 10 of this ITB only**
- B. Valid Alaska Business License Number or photocopy of application for same under AS.08.18.
- C. Bidder's Contractor Registration Number under AS.08.18.
- D. Bid Security. See Section 00100, Paragraph 10, and Section 00410 for form of bid bond. Bid security must accompany a bid if the total bid, including base bid and alternates, exceeds \$100,000.

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

Index of Attachments to this ITB:

Specifications:

- Section 00100 – Instruction to Bidders
- Section 00300 – Bid Schedule
- Section 00410 - Bid Bond
- Section 00510 – Agreement Between Owner and Contractor
- Section 00700 – General Conditions
- Section 01010 – Summary of Work
- Section 01740.1 - Certificate of Substantial Completion form
- Section 01740.2 - Affidavit of Payment of Debts and Claims and Release of Liens Section
- Section 01740.3 - Warranty of Work form
- Certificate of Compliance
- Request for Criminal Justice Information Form
- Veteran's Preference Affidavit

DIVISION 2 – 16 SEE DRAWINGS FOR SHEET SPECIFICATIONS

Drawings/Sketches/PDF's:

- Nesbett Courthouse Café Remodel Construction Documents

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

SECTION 00100 – INSTRUCTIONS TO BIDDERS

1. **DEFINITIONS:** Wherever in the Contract Documents the following terms, or pronouns in place of them, are used, the intent and meaning, unless a different intent or meaning is clearly indicated, shall be interpreted as set forth below. The titles and headings of the Sections, Subsections and Articles herein are intended for convenience of reference and shall not be considered as having bearing on their interpretation.

Bid is the response submitted by a Bidder.

Bidder is defined as the respondent to the ITB.

Contract Documents - The Contract form, Addenda, the bidding requirements and Contractor's Bid the bonds, the Conditions of the Contract and all other Contract requirements, the Specifications, and the Drawings Furnished by the Owner to the Contractor, together with all Change Orders and documents approved by the Contracting Officer for inclusion, modifications and supplements issued on or after the Effective Date of the Contract.

Day is a calendar day. Unless noted otherwise.

Owner is the Alaska Court System, sometimes referred to as the "court system" or "ACS".

Work - Work is the act of, and the result of, performing services, furnishing labor, furnishing and incorporating materials and equipment into the Project and performing other duties and obligations, all as required by the Contract Documents. Such Work, however incremental, will culminate in the entire completed Project, or the various separately identifiable parts thereof.

2. **PROCUREMENT GUIDELINES:** This procurement is issued under the ACS Procurement Guidelines, adopted by the administrative director of the ACS effective September 25, 2013. Copies of the Procurement Guidelines are available without charge from the Anchorage Court System, Procurement Office, 820 4th Ave, Anchorage, Alaska 99501, telephone 264-8226. In case of conflict between this document and the ACS Procurement Guidelines, the ACS Procurement Guidelines shall prevail.
3. **AVAILABILITY OF CONTRACT DOCUMENTS:** Contract Documents are available in electronic format from Dawn Molina, Project Manager II at dmolina@akcourts.gov or at 907-264-8284.
4. **AMENDMENT, EXTENSION, OR CANCELLATION:** The ACS may amend, extend, or cancel this ITB as provided in the Procurement Guidelines.
5. **COMPLETENESS OF CONTRACT DOCUMENTS:** The submission of a bid is a representation that the Bidder has examined the Contract Documents to make certain that all sheets and pages were provided, that the Bidder has examined the Property/Facility where the work will be performed, that the Bidder is knowledgeable as to the conditions to be encountered in performing the Work, and that the Bidder understands the work to be performed.
6. **TIMELINESS OF BID:** The cut-off date for contractor questions is 4 calendar days before the bid Date. It is the responsibility of the Bidder to ensure that the Bid and any Bid modifications are received by the Contracting Officer before the scheduled bid opening time. Late bids, including bids mis-delivered to other ACS divisions, shall not be accepted.
7. **RESPONSIVENESS OF BIDS:** Bids with minor informalities shall be considered responsive and accepted if the Contracting Officer determines that acceptance is in the best interest of the ACS. Minor informalities are matters of form rather than substance, or insignificant mistakes that can be waived or corrected without prejudice to other bidders; that is, the effect on price, quantity, quality, delivery, or contractual conditions is negligible. Unbalanced bids (bids that do not reasonably allocate prices among the various bid items) will be

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

rejected as nonresponsive if the unbalance is detrimental to the ACS.

8. **REJECTION OF BIDS:** The ACS may reject any and all bids. A bid shall be rejected if it does not conform in all material respects to the requirements of the ITB or is otherwise determined to be non-responsive.
9. **DOCUMENTS REQUIRED FOR BID:** Bidders must submit the items described on the first page of this solicitation properly completed and executed no later than the Bid Response Due Date and Time. Bids not including all of the items listed on the first page of this solicitation may be rejected.

Bid Security. ACS requires a bid guaranty in the amount of 5% of the bid amount (including base bid and all alternate bids) if the bid amount exceeds \$100,000.

- A. Bids amounts that exceed \$100,000 shall be accompanied by bid security in the form of an acceptable bond issued by a surety company, certified check, cashier's check or money order made payable to the Alaska Court System (State of Alaska). The penal sum of the bond may be expressed as a dollar amount equal to 5% of the bid amount, or as "5% of the attached bid." The surety of a bid bond may be any corporation or partnership authorized to do business in Alaska as an insurer under AS 21.09. This bid security shall be held until a firm contract is executed. If the successful bidder fails to enter into a contract, this bid security shall be forfeited to the Alaska Court System. Award may be made to the next lowest responsive and responsible bidder. After final award of bid, all bid security shall be returned to the unsuccessful bidders. By submission of bid security and signature on the bid schedule, the successful bidder acknowledges and agrees to the conditions of this Invitation to Bid. See Section 00410 for form of bid bond.
10. **RESPONSIBILITY REQUIREMENT:** A bid shall be awarded only to a responsible Bidder, who has the capability in all respects to perform fully the contract requirements and has the integrity and reliability which shall assure good faith performance. A Bidder shall be declared non-responsive and the bid shall be rejected when:
- A. The Bidder is in arrears on taxes due the State;
- B. The Bidder has failed to perform satisfactorily on a previous contract with ACS, other state agency or an entity providing similar services to a court building or is not in a position to perform this contract.
- See ACS Procurement Guidelines Section 2-212 for responsibility criteria. A determination by the Contracting Officer that a Bidder is not responsible may be protested.
11. **BID OFFERS:**
- A. Bids made in response to this ITB shall be good and firm for a period of 60 days from the date of bid opening.
- B. All offers and acceptance resulting from this ITB are limited to the terms and conditions contained in this document and its attachments.
12. **BID CONSIDERATION BY ACS:** As soon as practicable after the Response Due Date and time specified above, the Alaska Court System will review all bids and evaluate them for award.
13. **BID AWARD:** The bid award shall be made to the lowest responsible and responsive Bidder whose Bid conforms in all material respects to the requirements and criteria set out in this Invitation to Bid. The sum of the Total Basic Bid plus any Alternates Awarded governs for purpose of determining low Bidder. Award will be made subject to availability of funds. The Alaska Court System reserves the right to award some, none, or all of Base Bids and/or Alternates in any order in the best interest of the Alaska Court System. Bid amounts for alternates not awarded with this contract shall be held for 60 days from date of contract and may be awarded within that time as a fixed price change order.

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

- A. Notice of Award will be issued to the lowest responsible and responsive Bidder generally within 2 working days after Bid Opening, and shall be transmitted to all bidders. Notice of Award shall also be made subject to availability of funds and its issuance may be delayed or canceled as determined by the Contracting Officer in accordance with ACS Procurement Guidelines.
- B. Within 3 working days of Notice of Award the Contractor shall provide proof of insurance per General Conditions Section 00700.5.A of this ITB, and a list of subcontractors the Bidder proposes to use in the performance of the contract in compliance with this Section.

- 14. BID PROTESTS:** Prior to the bid opening - Bidders are requested to carefully review this entire invitation as soon as it is received for defects and questionable or objectionable content. Questions, objections or comments should be made in writing and received by the Assistant Facilities Manager no later than 3 days (Monday through Friday, excluding legal Holidays) before the Response Due Date and time, so that any necessary amendments may be published and distributed to bidders. Bidders' protests based upon any omissions, errors, or the content of the Invitation to Bid will be disallowed if not made in writing and received by the Assistant Facilities Manager at least two business days (Monday through Friday, excluding legal Holidays) prior to the Response Due Date and time.

A person desiring to protest the provisions of this ITB or the award must comply with the applicable provisions of ACS Procurement Guideline 4-401.

If a protest is sustained in whole or in part, the protestor's sole remedy is the successful protestor's documented reasonable bid or proposal preparation costs.

- 15. EEO AND FEDERAL CIVIL RIGHTS COMPLIANCE:** By signature on the Bid Schedule the Bidder certifies compliance with the applicable portions of the Federal Civil Rights Act of 1964 and the Equal Employment Opportunity Act and the regulations issued thereunder by the State and Federal Governments. If any Bidder fails to comply with the Act or Regulations issued thereunder, the ACS reserves the right to terminate the contract.
- 16. TAXES:** All bids shall exclude federal, state and local sales taxes. However, if the Bidder believes that certain taxes are properly payable by the ACS; such taxes may be listed separately, directly below the Bid price for the affected item. The ACS is exempt from federal excise tax under Registration No. 92-6001185.
- 17. SUBCONTRACTORS:** Within 3 working days after the issuance of the Notice of Award, the apparent low Bidder shall submit a list of subcontractors the Bidder proposes to use in the performance of the contract. The list must include the name, phone number, and location of the place of business for each subcontractor and evidence of the subcontractor's valid Alaska business license. Replacement of a subcontractor may not be made, except with prior approval of the Contracting Officer, for reasons specified in the ACS Procurement Guidelines.
- 18. ACCEPTANCE OF CONTRACT, PERFORMANCE BOND, PAYMENT BOND, and PROOF OF INSURANCE:** If the ACS delivers or mails written Notice of Award to the Bidder within sixty (60) days after the date set for the opening of this bid, or at any other time thereafter before it is withdrawn, the Bidder will accept, execute and deliver **Section 00510 Agreement Between Owner and Contractor** to the ACS in accordance with the bid, and will also furnish and deliver proof of insurance coverage in compliance with **Section 00700 General Conditions, paragraph 5**, all within 3 working days after personal delivery or after deposit in the mails of the notification of acceptance of this bid. If the amount of the contract to be awarded exceeds \$100,000 the Contractor will also furnish and deliver within five days of Notice of Award a Performance Bond and a Payment Bond, and, before Final Payment, submit a completed and authorized Consent of Surety Company to Final Payment form, a Contractors affidavit of Payments of Debts and Claims and release Liens and Claims against Payment Bond form. The aforementioned Bonds and forms must be substantially in forms provided by ACS.
- 19. ALASKA LITTLE DAVIS BACON ACT:** Prospective Bidders are advised that construction or remodeling in

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

connection with the contract is subject to AS 36.05.010. The Contractor must comply with the requirements noted within the most recent Department of Labor pamphlet entitled, "Laborer's and Mechanic's Minimum Rates of Pay," found at: <http://www.labor.state.ak.us/lss/pamp600.htm> The rate of wages shall be adjusted to the wage rate under AS 36.05.010.

20. DESCRIPTION OF PREFERENCES

- A. ALASKA PREFERENCE:** A bid shall be awarded to an Alaska Bidder whose bid is not more than five percent (5%) higher than the lowest non-resident's bid in accordance with Alaska Statute 36.30.170(b)(1) – (5). An Alaska Bidder is defined as one who:
- 1). Holds a current Alaska business license (business license number must be shown in space provided on the Bid Schedule);
 - 2). Submits a bid for goods or services under the name appearing on the current Alaska business license;
 - 3). Has maintained a place of business in the State staffed by the Bidder or an employee of the Bidder for a period of six months immediately preceding the date of the bid;
 - 4). Is incorporated or qualified to do business under the laws of the State, is a sole proprietorship and the proprietor is a resident of the State, or is a partnership and all partners are residents of the State; and
 - 5). If a joint venture is comprised entirely of ventures that qualify under (1-4 of this subsection).

NOTE: A Bidder may seek a preference under either B, below, or C, below, but not both. In addition, a Bidder may seek a preference under D and E, below. A Bidder seeking the Alaskans with Disabilities Preference under B, below, must be an individual or business must be listed with the Division of Vocational Rehabilitation as qualified under Alaska Statute 36.30.170 at the time the bid is opened and provide ACS with a copy their Certification Letter. A Bidder seeking a preference under B, C, or D, below must add value by actually performing, controlling, managing, and supervising the services provided, or for supplies, a Bidder must have sold supplies of the general nature solicited to other state agencies, governments, or the general public.

- B. ALASKANS WITH DISABILITIES PREFERENCE:** A bid shall be awarded to an Alaska Bidder whose bid is not more than ten percent (10%) higher than the lowest bid, if the Bidder is a qualifying entity under AS 36.30.321(d)-(e).
- C. EMPLOYMENT PROGRAM PREFERENCE:** A bid shall be awarded to an Alaska Bidder whose bid is not more than fifteen (15%) higher than the lowest bid, if the Bidder is offering services through an employment program in accordance with Alaska Statute 36.30.321(b).
- D. EMPLOYERS OF PEOPLE WITH DISABILITIES PREFERENCE:** A bid shall be awarded to an Alaska Bidder whose bid is not more than ten percent (10%) higher than the lowest bid, if the Bidder meets the requirements of AS 36.30.170(f).
- E. ALASKA PRODUCTS PREFERENCE:** The bid will be decreased by the percentage of the value of the designated Alaska products under AS 36.30.332 – AS 36.30.338. The Bidder must execute the Alaska Products Preference Worksheet and submit the worksheet with the Bid in order to receive this preference. A list of qualified Alaskan products is available on line at <http://www.dced.state.ak.us/econdev/prodpref>. An Alaska Products Preference Worksheet can be obtained from the Facilities Office by calling 264-8238.
- F. ALASKA VETERAN'S PREFERENCE:** An Alaska Veteran Preference of five percent, not to exceed \$5,000, will be applied to the price in the proposal. The preference will be given to an offeror who qualifies under AS 36.30.990(2) as an Alaska bidder and is a:
- 1) sole proprietorship owned by an Alaska veteran;
 - 2) partnership under AS 32.06 or AS 32.11 if a majority of the partners are Alaska veterans;

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

- 3) limited liability company organized under AS 10.50 if a majority of the members are Alaska veterans; or
- 4) corporation that is wholly owned by individuals, and a majority of the individuals are Alaska veterans

A preference under this section is in addition to any other preference for which the bidder qualifies.

To qualify for this preference, the bidder must add value by the bidder itself actually performing, controlling, managing and supervising a significant part of the services provided or the bidder must have sold supplies of the general nature solicited to other state agencies, governments, or the general public.

An Alaska veteran is a resident of Alaska who:

- 1) Served in the Armed forces of the United States, including a reserve unit of the United States armed forces; or the Alaska Territorial Guard, the Alaska Army National Guard, the Alaska Air National Guard, or the Alaska Navel Militia; and
- 2) Was separated from service under a condition that was not dishonorable.

NOTE: **Alaska Veteran Preference Affidavit Required.** See attached form 25D-17.

G. RECYCLED PRODUCTS PREFERENCE: Not Applicable.

H. Contractor must provide documents for proof or calculation of Preferences listed above.

END OF SECTION

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

SECTION 00300 – BID SCHEDULE

1.1 BASE BID – Nesbett Courthouse Café Remodel

Demo existing finishes, including flooring and ceiling tile and provide and install new finishes. Demo kitchen equipment and install owner furnished equipment. Furnish all labor, materials, equipment, etc., necessary to complete all work shown; specified; and reasonably inferred:

Total Base Bid \$ _____
(figures)

(words) Dollars

PREFERENCES: Indicate whether you are eligible for any of the following Preferences. Requirements that must be complied with to qualify for bid preferences are described in paragraph 1.5 below:

_____ Alaska Bidder Preference (5%), ACS Procurement Guidelines 2-202-12-9.

_____ Alaska Employment Program (15%), ACS Procurement Guidelines 2-202-12-9.

_____ Alaska Disabled Bidder (10%), ACS Procurement Guidelines 2-202-12-9.

_____ Alaska Product Preference, ACS Procurement Guidelines 2-202-12-9.

_____ Alaska Veteran's Preference, ACS Procurement Guidelines 2-202-12-9.

1.2 BIDDER ACKNOWLEDGEMENTS AND REPRESENTATIONS:

A. In compliance with the attached bid documents, the above Bidder proposes to enter into an agreement with ALASKA COURT SYSTEM for the Work.

B. The above Bidder, having become thoroughly familiar with the terms and conditions of the proposed Contract Documents for this project hereby proposes and agrees to perform the Work within the time stated and in strict accordance with the proposed Contract Documents, including furnishing all labor and materials to do all the work required.

The submission of a Bid is considered a representation that the Bidder has examined the Contract Documents to make certain that all sheets and pages were provided, and that the Bidder has examined the Project site, and that the Bidder is satisfied as to the conditions to be encountered in performing the Work. The Alaska Court System expressly denies any responsibility or liability for a bid submitted on the basis of an incomplete set of Contract Documents.

C. The above Bidder acknowledges receipt of the following addenda to the DRAWINGS and/or SPECIFICATIONS (give number and date of each) and that associated costs are included in this Bid.

Addenda #, Date Issued	Addenda #, Date Issued	Addenda #, Date Issued
_____	_____	_____

No other alterations, substitutions, changes or qualifications to the terms or conditions of the invitation are allowed on this Bid Schedule.

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

- D. Offers made in response to this Invitation to Bid shall be good and firm for a period of 60 days from the date of bid opening. If written notice of the acceptance of this Bid is mailed or delivered to the Bidder within sixty (60) days from the date of bid opening, or at any other time thereafter before it is withdrawn, the Bidder will accept the Contract in accordance with this Bid. All offers and acceptance resulting from this Invitation to Bid shall be expressly limited to the terms and conditions contained in this document and its attachments.
- E. By signature on this document the above Bidder certifies compliance with the applicable portions of the Federal Civil Rights Act of 1964 and the Equal Employment Opportunity Act and the regulations issued thereunder by the State and Federal Government. If any Bidder fails to comply with the Act or Regulations issued thereunder, the OWNER reserves the right to terminate the contract.
- F. Bidder acknowledges that this Bid is being submitted with Bidder's facsimile signature. Bidder agrees that the Alaska Court System is relying upon this facsimile signature as if it were an original signature, and by submitting this Bid, Bidder waives any right to disclaim this Bid based upon the fact that the signature is not original.
- G. By completing, signing and submitting this form I certify that I have reviewed the bid documents, with addenda, and understand the scope of services and conditions required for this Property/Facility. Furthermore, I agree to furnish for the above amounts – which was arrived at independently and without collusion – all necessary labor, materials, and equipment. Work shall be accomplished in a workmanlike manner, observing all applicable civil rights and equal employment opportunity acts, and to the satisfaction of the Contracting Officer
- H. HUMAN TRAFFICKING: By signature on this bid, the bidder certifies that the bidder is not established and headquartered or incorporated and headquartered in a country recognized as Tier 3 in the most recent United States Department of State's Trafficking in Persons Report. The most recent United States Department of State's Trafficking in Persons Report can be found at the following website: <http://www.state.gov/g/tip/>. Failure to comply with this requirement will cause the state to reject the bid as non-responsive, or cancel the contract.

1.3 SIGNATURE

Signature of Bidder

Date

Printed or Typed Name of Signer & Title

NOTE: If Bidder is a corporation, set forth the legal name of the corporation together with the signature of the officer and officers authorized to sign contracts on behalf of the corporation. If Bidder is a partnership, set forth the name of the firm together with the signature of the partner or partners authorized to sign contracts on behalf of the partnership.

Business Name: _____

Business Address _____

Telephone Number: _____

Fax Number: _____

E-mail Address: _____

(Seal, if by Corporation)

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

Business License Number

Expires: _____

Contractor's Certification Number

Expires: _____

Federal Identification Number

If the Bidder seeks application of the Alaska veteran's preference, the Bidder must supply a written certification for each individual who is an Alaska veteran, in the following form:

[Name] certifies that he (or she) is a resident of Alaska who:

- 1). Served in the Armed forces of the United States, including a reserve unit of the United States armed forces; or the Alaska Territorial Guard, the Alaska Army National Guard, the Alaska Air National Guard, or the Alaska Navel Militia; and
- 2). Was separated from service under a condition that was not dishonorable.

Authorized Signature

Printed Name

Date

END OF SECTION

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

SECTION 00410
BID BOND

KNOW ALL MEN BY THESE PRESENTS:

Date Bond Executed: _____

That _____ of _____ as principal,
and _____ of _____ as surety,
in the penal sum of _____ Dollars (\$ _____)

Date of bid: _____

We, the PRINCIPAL and SURETY above named, are held and firmly bound to the State of Alaska Court System (State of Alaska), in the penal sum of the amount stated above, for the payment of which sum will and truly be made, we bind ourselves and our legal representatives and successors, jointly and severally, firmly by this instrument.

THE CONDITION OF THE FOREGOING OBLIGATION is that the principal has submitted the accompanying bid or proposal in writing, date as shown above, on **Nesbett Courthouse Café Remodel, Project #ANC-C-22-0009**.

In accordance with plans and specifications filed in the Alaska Court System Project Office and under the Invitation for Bids therefore, and is required to furnish a bond in the amount stated above.

If Principal's bid is accepted and he is offered the proposed contract for award, and if Principal fails to enter into the contract, then the obligation to the Alaska Court System created by this bond shall be in full force and effect.

In presence of:

WITNESS

INDIVIDUAL PRINCIPAL

1. _____ as to _____ (SEAL)
2. _____ as to _____ (SEAL)
3. _____ as to _____ (SEAL)
4. _____ as to _____ (SEAL)

CORPORATE PRINCIPAL: _____ Attest:

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

BUSINESS ADDRESS: _____

Affix

BY: _____

Corporate

Seal

NAME & TITLE: _____

CORPORATE SURETY: _____ Attest:

BUSINESS ADDRESS: _____

Affix

BY: _____

Corporate

Seal

NAME & TITLE: _____

END OF SECTION

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

SECTION 00510 - AGREEMENT BETWEEN OWNER AND CONTRACTOR

Date of Contract: **DATE: August 1, 2022**

THIS AGREEMENT made by and between: **ALASKA COURT SYSTEM**, (hereinafter called "Owner") and **XXXXXX, Inc.** (hereinafter called "Contractor").

The Owner and the Contractor agree as set forth below:

Article 1. Work

The Contractor shall perform all the Work required by the Contract Documents for the following project:

Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

It is agreed that for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the Owner or its assignee, the Contractor hereby agrees with the Owner to commence and complete the construction described as follows:

Supply and installation of the entire Work as contained in the ITB issued **July 1, 2022** (hereinafter called the "Work"), at a cost not to exceed the proposed price and to furnish all the materials, supplies, machinery, equipment, superintendents, labor, insurance and other accessories and services necessary to complete said Work in accordance with the conditions stated in the Contract Documents.

Article 2. Time of Commencement and Completion

Contractor hereby agrees to commence Work under this Agreement on a date to be specified in a written "Notice of Proceed" from the Owner and to complete the Work within the time stated in the Supplemental Conditions.

Article 3. Architect/Engineer

The Architect/Engineer for this project is: Alaska Court System – Project Manager

Article 4. Contract Sum

The Owner shall pay the Contractor under provisions of the Contract Documents for the performance of the Work, subject to additions and deductions by change order as provided in the Contract Conditions, the Contract

Sum of **XXXXXXXXX dollars and no cents (\$0000.00)**, for the Base Bid and Additive Alternate #1, total Lump Sum Amount. The attached bid sheets form an integral part of this Agreement.

Article 5. Contract Documents

- 5.1 The Contract Documents consist of this Agreement and documents listed hereinafter, (hereinafter called "Contract Documents"), and all are incorporated herein by reference and as fully a part of the Contract as if attached to this Agreement or repeated herein:
- Invitation to Bid and all attachments listed in the Index of Attachments
 - Laborers' and Mechanics' Minimum Rates of Pay
 - Technical Specifications
 - Technical Drawings
 - Contents of Addenda
 - Contractor's completed Bid Schedule
 - Notice of Award

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

This Agreement and all covenants hereof shall insure to the benefit of and be binding upon the Owner and the Contractor, respectively, and their partners, successors, assigns and legal representatives.

Article 6. Progress and Final Payments

- 6.1 Payment shall be made to the Contractor by the Owner, or his assigns, based upon amount of the approved Contractor's estimate of Work completed and value of materials suitably stored on site up to date of application for payment less any retainage required by the Owner in accordance with General Conditions Paragraph 5.
- 6.2 Final payment, constituting the final unpaid balance of the contract sum including retainage, shall be paid by the Owner or his assigns to the Contractor. Final payment shall be due to the Contractor in accordance with General Conditions Paragraph 5.

Article 7. Miscellaneous

- 7.1 Any notice of communication which either party desires to give the other party which affects the contract sum of this Agreement shall be given in writing and either shall be personally delivered to the other party's representative or deposited in the United States mail as registered mail with all postage prepared and if given by the Contractor to the Owner, then addressed as follows:

Name:	Dawn Molina		
Agency:	Alaska Court System		
Address:	820 West 4 th Avenue		
City, State, Zip:	Anchorage, AK 99501	Email:	dmolina@akcourts.gov
Phone:	907-264-8284		

If given by the Owner to the Contractor, then addressed as follows (including telephone number on the last line):

Name:	
Business:	
Address:	
City, State, Zip:	Email Address:
Phone:	Fax:
(907	

- 7.2 The Owner shall furnish to the Contractor an electronic set of drawings and specifications, at no cost, for use in the Construction of the Work. The Contractor may obtain additional sets of printed drawings or specifications by paying the Owner for the costs of reproduction, handling and mailing.
- 7.3 The Contractor shall perform at least ten percent of the total Work with forces that are in the direct employment of the Contractor's organization.

In WITNESS WHEREOF, the parties have made and executed this Agreement to be effective the day and year first above written.

ALASKA COURT SYSTEM

Company

By: Anna Harrison

By:

Contracting Officer

Owner

Title: _____ Date

Title: _____ Date

END OF SECTION

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

SECTION 00700 – GENERAL CONDITIONS

1. CONTRACTOR'S GENERAL DUTIES:

- a) The Contractor shall diligently, and in skillful, workmanlike manner, provide all labor, materials, equipment, and facilities necessary to perform the Work in accordance with the Contract Documents and in a manner to complete the Work within the specified contract time. The Contractor shall not perform any portion of the Work for which the Contract Documents require submittal and review of shop drawings, product data, samples or similar documents until the applicable submittal has been approved by the architect.
- b) The Contractor shall provide on the site at all times during the prosecution of the Work an Owner approved, competent resident Supervisor. The CONTRACTOR is to submit to the Owner for consideration, the proposed Supervisors qualifications and relevant work history, and, three (3) project references, no older than 5 years old, with scope, date, and contact information including phone number, of the referenced projects Project Manager. The Owner shall also be advised in writing of the supervisor's name, email address, local address, mailing address, and telephone number. This written advice is to be kept current until Final Completion by the OWNER. The supervisor will be the CONTRACTOR's representative at the site and shall have full authority to act and sign documents on behalf of the CONTRACTOR. The Supervisor may not be changed or replaced without prior approval of the Owner. All communications given to the Supervisor shall be as binding as if given to the CONTRACTOR.
- c) The Contractor shall cooperate with the Contracting Officer in every way possible.
- d) Contractor must prepare contemporaneous daily reports showing the progress of the work. The Contractor must transmit a copy of the daily reports to the Owner no less than daily. Transmittal of daily reports does not constitute notice to the Owner of any matter for which notice is specifically required under the Contract Documents. The daily reports must include, at the minimum, information regarding the project schedule, safety issues, subcontractors on site, work performed, meetings held, and communications with the Owner.
- e) Contractor shall provide a minimum of 72 hours' notice for all required or requested inspections, approvals, tests or differing condition verifications that require site visits. Site visits by Owner are limited to weekdays, unless agreed to in advance by both parties.

2. AUTHORITIES AND LIMITATIONS:

- a) The Contracting Officer (or authorized representative) has the authority to make findings, clarifications or interpretations and decisions with respect to the contract; to approve materials, work and payment therefore; and, to modify or terminate the contract on behalf of the Owner.
- b) The Contractor shall have sole responsibility for the means, methods, sequences, or procedures of construction and safety precautions related thereto. The Contractor shall conduct all works in such a manner as to protect state resources.
- c) Dispute Resolution: Any dispute arising out of this contract, and which cannot be satisfactorily remedied by the Parties to the Contract, shall be resolved pursuant to Alaska Rules of Court, Rule 47.

3. LAWS AND REGULATIONS: The Contractor shall comply with all applicable laws, regulations, codes, ordinances and written directives issued by the Contracting Officer.

- a) The Contractor shall obtain applicable licenses and permits; provide supervision, labor, tools and new materials (except as may otherwise be provided by the Contracting Agency); and utilize Alaska Products and Wood Products when applicable (see AS 36.05.010 & AS 36.30.322).
- b) The Department of Labor, Labor Standards and Safety Division shall be notified in accordance with AS 36.05.010 and AS 36.05.030. The Contractor must then comply with the requirements noted within the most recent Department of Labor pamphlet entitled, "Laborer's and Mechanic's Minimum Rates of Pay," found at: <http://www.labor.state.ak.us/lss/pamp600.htm>

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

- c) The Contractor shall submit one copy of the certified payrolls to the Owner weekly. Statue 36.05.0005 applies only to a public construction contract that exceeds \$25,000.
- d) Compliance of Specifications and Drawings: If the Contractor observes that the Specifications and Drawings supplied by the OWNER are at variance with any Regulatory Requirements, Contractor shall give the Contracting Officer prompt written notice thereof, and any necessary changes will be authorized.
- e) Preferential Employment:
 - a. The 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.
 - b. Employment Preference in Zones of Underemployment. The Alaska Department of Labor and Workforce Development has determined that certain areas of Alaska are Zones of Underemployment. If the Work is to be performed wholly or partly within a Zone of Underemployment, the Contractor must give employment preference to Alaska residents as determined by the Alaska Department of Labor and Workforce Development. Failure to comply with this requirement can result in substantial civil and criminal penalties under AS 36.10.100. Within 20 days after award of a contract under this procurement, the Alaska Court System will report the Contract to the Alaska Department of Labor and Workforce Development, which will be responsible for administration and enforcement of employment preference requirements. Contractor can obtain the Alaska Department of Labor and Workforce Development Employment Preference Determination at the following internet address: <http://labor.alaska.gov/lss/forms/res-hire-notice-2013.pdf>. For further information, contact the Alaska Department of Labor and Workforce Development, Division of Wage and Hour Administration, at 907-269-4900.
 - c. In order to ensure that the Contractor 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 paragraph above.
- f) Alaska Little Davis-Bacon Act requirements. The following Labor provisions shall also apply to this Contract:
 - a. Contractor and Subcontractors of Contractor shall pay all employees unconditionally and not less than once a week;
 - b. Wages may not be less than those stated in the advertised Specifications, regardless of the contractual relationship between the Contractor or Subcontractors and laborers, mechanics, or field surveyors;
 - c. The scale of wages to be paid shall be posted by the Contractor in a prominent and easily accessible place at the site of the Work;
 - d. The Owner shall withhold so much of the accrued payments as is necessary to pay to laborers, mechanics, or field surveyors employed by the Contractor or Subcontractors the difference between
 - 1. The rates of wages required by the Contract to be paid laborers, mechanics, or field surveyors on the Work, and
 - 2. The rates of wages in fact received by laborers, mechanics, or field surveyors.
- 4. **CHANGES:** The Facilities Manager reserves the right to make written changes to the Contract Documents for modifications within the general scope of the Work. The value of any Work covered by a Change Order for an increase or decrease in the Contract Price shall be determined in one of the following ways:
 - a) Where the Work involved is covered by unit prices contained in the Contract Documents, by application of unit prices to the quantities of the items involved.

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

- b) Request for Proposal – upon receipt by the Contractor, he shall within seven days, submit to the Owner a written proposal for adjustment. Proposals for increases or decreases to the Contract amount shall include both a detailed cost estimate showing direct labor, material, equipment, small tools, and consumable costs, and subcontractor cost estimates as appropriate.
- c) Time and Materials (T&M) Work – When authorized by Owner, the cost of the change shall be based on actual cost for time and materials spent on work performed. The Contractor shall provide backup documentation including, but not limited to, daily time sheets, material invoices, and equipment rental receipts.
- d) Allowances for overhead and profit shall not exceed 15% for the party performing the work. This allowance is to compensate the Contractor for all labor, supervision, and equipment not directly necessary to perform or supervise the work. This allowance includes temporary construction facilities, field engineering, schedule updating, as-built drawings, home office costs, project management, office engineering, estimates, home office overhead because of extended time, and any other indirect costs incidental to the performance of the change in work. The Contractor shall be allowed a 5% markup on the first lower tier subcontractor only. No other markup is allowed.
- e) Any act or occurrence be it a result of an emergency, differing site condition or change order which may form the basis of a claim for a price to time adjustment shall be reported immediately to the Contracting Officer. Extra work performed without a signed agreement or change order shall be treated as unauthorized work, and the Contractor shall not be entitled to an increase in the Contract Price or an extension of the Contract Time for that work.

5. INSURANCE AND INDEMNIFICATION:

5.1. Indemnification

The Contractor shall indemnify, hold harmless, and defend the contracting agency from and against any claim of, or liability for error, omission or negligent act of the Contractor under this agreement. The Contractor shall not be required to indemnify the contracting agency for a claim of, or liability for, the independent negligence of the contracting agency. If there is a claim of, or liability for, the joint negligent error or omission of the Contractor and the independent negligence of the Contracting agency, the indemnification and hold harmless obligation shall be apportioned on a comparative fault basis. "Contractor" and "Contracting agency", as used within this and the following article, include the employees, agents and other contractors who are directly responsible, respectively, to each. The term "independent negligence" is negligence other than in the Contracting agency's selection, administration, monitoring, or controlling of the Contractor and in approving or accepting the Contractor's work.

5.2. Insurance

Without limiting contractor's indemnification, it is agreed that contractor shall purchase at its own expense and maintain in force at all times during the performance of services under this agreement the following policies of insurance. Where specific limits are shown, it is understood that they shall be the minimum acceptable limits. If the contractor's policy contains higher limits, the state shall be entitled to coverage to the extent of such higher limits. Certificates of Insurance must be furnished to the contracting officer prior to beginning work and must provide for a notice of cancellation, non-renewal, or material change of conditions in accordance with policy provisions. Failure to furnish satisfactory evidence of insurance or lapse of the policy is a material breach of this contract and shall be grounds for termination of the contractor's services. All insurance policies shall comply with and be issued by insurers licensed to transact the business of insurance under AS 21.

5.2.1 Workers' Compensation Insurance: The Contractor shall provide and maintain, for all employees engaged in work under this contract, coverage as required by AS 23.30.045, and; where applicable, any other statutory obligations including but not limited to Federal U.S.L. & H. and Jones Act requirements. The policy must waive subrogation against the State.

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

5.2.2 Commercial General Liability Insurance: covering all business premises and operations used by the Contractor in the performance of services under this agreement with minimum coverage limits of \$300,000 combined single limit per claim.

5.2.3 Commercial Automobile Liability Insurance: covering all vehicles used by the Contractor in the performance of services under this agreement with minimum coverage limits of \$300,000 combined single limit per claim.

6. **APPLICATION FOR PROGRESS PAYMENT:** The Contractor shall submit to the Contracting Officer for review a Request for Payment filled out and signed by the Contractor covering the Work completed as of the date of the Request for Payment and accompanied by such supporting documentation as is required by the Contract Documents. Contracting Officer will either indicate in writing a recommendation of payment or return the Request for Payment to the Contractor indicating in writing the Contracting Officer's reasons for refusing to recommend payment. In the latter case, the Contractor may make the necessary corrections and resubmit the Request for Payment. Progress payments will be made as the Work progresses on a monthly basis.
- a) Stored Materials and Equipment: Coordinate with court system project manager.
 - b) The Contractor shall make prompt payment to all employees, subcontractors and suppliers utilized on the Project.
 - c) The Owner shall make final payment to the Contractor following approval for completion of all Work and the Contractor's submittal of all releases, warranties, record documents, permits and invoices. Liens or other claims relating to the Project may be withheld from final payment, if written notice is first given to the Contractor. Acceptance of final payment will constitute Contractor's waiver to future claims.
 - d) No claim by the Contractor for a change in the Contract Price shall be allowed unless claimed before Final Acceptance of this Contract.
7. **MATERIALS AND EQUIPMENT:** All materials and equipment shall be of specified quality and new, except as otherwise provided in the Contract Documents. The Contractor shall provide all facilities and labor required to protect materials and other components of the Work from damage or deterioration due to environmental exposure, handling, or other factors.
8. **USE OF PREMISES:** The Contractor is responsible for the Site, the Work, and persons and materials thereon. The Contractor shall confine construction equipment, the storage of material and equipment and the operations of workers to the Project limits and approved storage sites.
9. **WARRANTY:** The Contractor warrants that all Work will be in accordance with the Contract Documents and will not be defective. Prompt notice of all defects shall be given to the Owner. All Defective Work, whether or not in place, may be rejected, corrected, or accepted as provided for in this Article. The Contractor shall remedy all defects in materials or workmanship which develops within a period of one year from the date of final payment unless directed otherwise within the Contract Documents/specifications.
10. **SAFETY:** The Contractor is responsible for maintaining a safe and clean work area, and for blocking off work areas to public access during the course of work. The Contractor shall also comply with standards prescribed by the State of Alaska, Department of Labor, Division of Labor Standards and Safety. The CONTRACTOR alone shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. The Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to all employees on the Work and other persons and organizations who may be affected thereby; and to all the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, The CONTRACTOR shall comply with all applicable Regulatory Requirements of any public body having jurisdiction for the safety of persons or property or to protect them from damage, injury or loss; and shall erect and maintain all necessary safeguards for such safety and protection.

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

11. **BUILDING SECURITY:** The Contractor will lock exterior building doors except while work in the immediate area is in progress. The Contractor shall keep all exterior doors locked except while access to the building is required for Work. If an exterior door is left unlocked the Contractor will not leave the door unattended. If exterior doors are removed or rendered insecure as a result of the Work, the Contractor will secure the opening using other means as necessary while maintaining egress compliance. When Contract personnel leave the building after hours, they will lock all doors, inspect the area for fire hazards and take appropriate corrective action.
12. **CONTRACT CLOSE-OUT:**
- a) Substantial Completion: Substantial Completion Inspection will be scheduled after the Contractor provides written notice to the Owner that Work is Substantially Complete. Should Owner determine that Work is not substantially complete the Contractor will be notified in writing, giving reasons therefore.
 - b) Final Completion: Upon completion of the Work, and prior to final payment, the Contractor shall submit to the Owner the following items duly signed and executed: Warranty of Work; Contractor's Affidavit of Payment of Debt and Claims; Contractor's Affidavit of Release of Liens; Consent of Surety to Final Payment; Final Wage Certification and Department of Labor Notice of Completion; Complete and legally effective releases or waivers signed by each of Contractor's direct subcontractors and direct material suppliers, and all persons who have notified Contractor or Owner of a right to make a claim under AS 36.35.020
13. **LIQUIDATED DAMAGES:** Liquidated damages will be in the amount of \$\$670.04 per day beginning on the date(s) provided in Section 01010.1.5.D for Substantial Completion and ending on the date that Substantial Completion is achieved. These liquidated damages are intended to compensate the Owner for contract administration costs due to delay, and are in addition to any actual damages that Owner may claim as a result of loss of use or other harm resulting from delay of Final Completion.

END OF SECTION

ALASKA COURT SYSTEM (ACS)

Nesbett Courthouse Café Remodel

Project # ANC-C-22-0009

SECTION 01010 - SUMMARY OF WORK

PART 1 GENERAL

1.1 DEFINITIONS

- A. Alaska Court System (ACS) Normal Work Hours: 7:30 am until 5:00 pm Monday through Friday, not including State holidays.
- B. Provide: To furnish and install.

1.2 OWNER'S OCCUPANCY

- A. The Owner will continue to occupy and operate the building. The Contractor shall coordinate with the Owner to allow normal business operations to continue and shall cooperate with the Owner in construction operations to minimize conflict and to facilitate Owner usage. Contractor shall at all times conduct his operation to insure the least inconvenience to staff, visitors, and the general public.
 - 1. Contractor must maintain the existing fire exiting and public and private circulation pathways.
- B. Contractor shall schedule **after** ACS Normal Work Hours any work which could interfere with the Owner's operation. Specific schedules and Work activities which will be required to be performed after Normal Work Hours are:
 - 1. All demolition work.
 - 2. All rooftop hoisting.
 - 3. Any concrete drilling or saw cutting.
 - 4. Any water, HVAC or power shut offs.
 - 5. All work with loud power tools.
 - 6. All fire alarm and security system disruption or testing.
 - 7. All Work in common circulation areas, including office space, hallways, courtrooms, public lobbies, public toilets, and stairwells.
- C. Disruption of Operations: Any work deemed by the Owner to be disruptive to operations or to the record of the court due to excessive noise, vibration or other reasons will be required to be performed after normal working hours. The Contractor must schedule and coordinate such work with the Owner prior to proceeding with work. Contractor shall coordinate with the Owner periods of time when construction work is producing strong odors for the shut off of air intake fans.
 - 1. Upon notice by court staff that the contractors work is disrupting operations the contractor must immediately cease work.
- D. Include in contract sum sufficient funds as may be required for any "after hours" work caused by these requirements. **No additional payment to Contractor will be authorized because of Contractor's failure to anticipate required "after hours work".**
- E. Construction areas must be segregated by closed doors or temporary barriers from the occupied areas of the courthouse.
- F. After Substantial Completion in a given area, schedule work to maintain Owner's operation.

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

1.3 WORK COVERED BY THE CONTRACT DOCUMENTS

- A. Project Location: Nesbett Courthouse, 825 W. 4th Avenue, Anchorage, Alaska
- B. Owner: Alaska Court System (ACS), Facilities Dept. 820 West 4th Avenue, Anchorage, Alaska 99501.
 - 1. Owner's Contract Representative: Dawn Molina, Project Manager II.
 - 2. Owner's on-site Representative for maintenance and access issues: Pat Gordon, Maintenance Supervisor.
- C. Provide all equipment, materials, labor, and workmanship, necessary to complete the Work as described and reasonably inferred to in the Contract Documents.
 - 1. Demo and replace flooring in all areas indicated on attached plans.
 - a) Reference attached plans.
 - b) Demolish carpet, cove base and accessories on all horizontal and vertical surfaces as needed to install new materials. Dispose of all demolished materials properly.
 - c) Prep floor and vertical surfaces for new flooring installation in compliance with manufacturer's recommendations and instructions.
 - d) Provide and install new resilient floor and new resilient floor base per finish schedule.
 - e) Provide all labor, materials, including but not limited to: cove base, adhesives, transition strips, edge trim and accessories as needed to result in a complete flooring system.
 - 2. Demo and replace ceiling tiles and 2x4 lighting.
 - a) Reference attached plans.
 - b) Demolish ceiling tiles. Grid to remain and prepared to be painted.
 - c) Demolish 2x4 lighting.
 - d) Provide and install new 2x4 ceiling tiles – see finish schedule.
 - e) Provide and install new 2x4 lighting.
 - f) Provide all labor, materials.
 - 3. Removal of existing equipment, casework, M&E and major items noted for demo - per attached equipment schedule.
 - a) Removal and demo of equipment shall include all anchors, hangers, and attachments.
 - b) Prep all walls to include:
 - I. Patch and repair.
 - II. Match thickness of existing wall and ceilings where patch and repair is required.
 - III. Provide skim coat to smooth out wall prior to finish applications needed.
 - IV. Paint all walls UNO.
 - c) Items not demolished will be re-installed. Owner will arrange for storage of items.
 - 4. Demo wall protection and corner guards.
 - a) Prepare surface to receive new material.
 - b) Provide and install new wall protection.
 - c) Provide and install new stainless-steel corner guards.
 - d) Provide trims for all edging, inside corners, and outside corners for all wall protection all walls to receive "cleanable and scrubable paint"
 - 5. Furnish and install all material and equipment for an extension to the existing electrical system as indicated on the drawings and in the specifications.
 - 6. Contractor shall be responsible for all costs to repair any damage to the building as a result of their actions and or negligence in performing the following Work.
 - 7. Contractor shall cover and protect furniture, furnishings, flooring, and equipment as needed to perform the Work. Upon completion of the Work in each area the Contractor shall return the areas to their original arrangement and level of cleanliness and functionality.
 - 8. Contractor shall maintain existing accessibility and security levels to all areas (lobbies; courtrooms; offices; hallways).

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

1.4 CONTRACT TYPE

- A. Competitively bid Lump Sum Single Prime Contract

1.5 PERFORMANCE PERIOD AND NOTICE TO PROCEED

- A. A limited Notice to Proceed may be issued as determined appropriate by the Project Manager. Such Notices to Proceed may be limited to procurement and fabrication of long lead materials, submittals and other off-site work prior to issuance of a full Notice to Proceed with Work On-Site.
- B. A Notice to Proceed with Work On-site will be given after Contractor has all materials on-hand; has complied with contract requirements; and has submitted and received approval of a Work Schedule.
- C. Submit Preliminary Work Schedule to include but not be limited to: the submittal process; materials selection and procurement; timelines for Work; and Substantial Completion date within 14 days after Notice of Award for review, comment, and revision process. Upon receipt of Owner comments, submit a revised schedule within 5 days. Continue Work Schedule submittal/revision process until a Final Work schedule is agreed upon. Submit Final Work schedule 4 weeks prior to the beginning of Work On-Site. Submit Work schedule with Pay Request.
- D. Final Completion, including Final Pay Request, required by December 31, 2022.

1.6 SECURITY AND CLEARANCES

- A. Contractors, agents, principals, officers or employees who supply goods or services to the ACS must have completed background checks. The interior premises of ACS facilities may contain confidential information relating to the business of the ACS. Any person with the following conditions is restricted from working within the interior premises or entering the interior premises, other than as a member of the general public:
- B. Been convicted of a violent crime or crime of theft within last 5 years;
- C. Been convicted of more than 2 misdemeanors in last 5 years;
- D. Been convicted of more than one felony in previous 10 years;
- E. Has an on on-going case in the court where work is being performed with ACS until case is resolved. The ACS may make an exception to this restriction where services are provided under conditions in which the movements and activities of the person providing services within the premises are constantly monitored, and under circumstances in which the movements and activities of the person providing services are limited to areas in which confidential information relating to the business of the ACS is not present.;
- F. The ACS may limit or reject certain individuals if their presence is determined by the Contracting Officer to be detrimental to the normal conduct of the ACS business.
- G. Prior to commencement of any work on court premises, the ACS requires each contractor, agent, principal, officer or employee who will work on court premises to provide a State of Alaska Criminal History Report, obtained from the Troopers (form attached). Allow 4 days for clearance approval after Criminal History Report is submitted.
- H. Much of the business of the ACS is necessarily confidential and not subject to public disclosure. The confidentiality of draft opinions, internal memoranda, conversations regarding pending issues and other court business are essential to the court's function. Additionally, records related to personnel issues, procurement proceedings, internal policy discussions, and other administrative issues are also confidential. Prior to commencing any work under this contract, the contractors, agents, principals, officers or employees who supply goods or services to the premises shall inform all contractors, agents, principals, officers, and

ALASKA COURT SYSTEM (ACS)

Nesbett Courthouse Café Remodel

Project # ANC-C-22-0009

employees working on the premises that the disclosure of any confidential court business observed or overheard may result in permanent removal from the premises and may be grounds for termination of contract and even criminal prosecution.

- I. Access to the Nesbett Courthouse will be permitted with a limited issuance of hard keys and electronic card keys which will be signed for by the Contractor. The Contractor is responsible for tracking and safeguarding the keys and must return them to the issuing entity as a condition of final payment. No duplications are to be made by the Contractor. The Contractor may also be given security codes to allow entry into secure areas of the courthouse. The Contractor and the Contractors Supervisor are the only individuals to be made aware of these codes. Should loss of keys or unauthorized code distribution occur, the Contractor shall advise the Owner immediately, and will be responsible for replacement keys; re-keying; and recoding costs.

1.7 WARRANTY: All work and materials shall be warranted for a period of one year after acceptance by the Owner, unless otherwise stated in these specifications. At no additional cost to Owner, correct defects in materials and workmanship which appear during warranty period by repairing, or when directed, by replacing.

1.8 MEETINGS: A Preconstruction meeting will be held. Attendance by the Contractor, the Contractors Supervisor, and the first-tier subs is required. One Progress Meetings will be held per week. Attendance by the Contractor and Supervisor is required. Attendance by first tier subs is required if requested by Owner.

1.9 INSPECTIONS: Contractor shall provide a minimum of 72 hour's notice for all required or requested inspections, approvals, tests or differing condition verifications that require site visits. Site visits by Owner are limited to weekdays, between 8am and 4pm, unless agreed to in advance by both parties.

1.10 SUBMITTALS:

- A. Deliver all required submittals to Owner within 14 days of Notice of Award. Provide a minimum of 2 copies of the submittals. Owner will review submittals and resubmittals and provide comments within **seven (7) days** after receipt and will retain the submittals for their files.
- B. Contractor to provide resubmittals within 5 days after receipt of Owner comments.
- C. Identify Project, Contractor, subcontractor or supplier; pertinent contract drawings sheet and detail numbers and specification section number and location in Work. Submittals for each section shall be submitted individually. Submit by specification section complete and all at one time; partial submittals will not be considered.
- D. Apply Contractor's stamp, signed, certifying that review, verification of products required, field dimensions, adjacent construction Work and coordination of information is in accordance with the requirements of the Work and the Contract Documents.
- E. Identify variations from Contract Documents and product or system limitations which may be detrimental to successful performance of the completed Work.
- F. The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, product data, Samples, Qualifications, or similar submittals until the respective submittal has been approved by the Owner.
- G. Contractor shall submit all required submittals in a timely fashion in order to allow review, comment, and resubmittal process and not delay the Work.
- H. Submittal copy size for most submittals shall be 8-½" by 11", 8-½" by 14", or 11" by 17" as appropriate. Copy size for fire alarm or other system shop and design drawings may be up to 24"x36".

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

- I. Mark each copy to identify applicable products, details, models, options and other project specific data.
- J. Supplement manufacturer's standard data to provide information unique to this project. Show reference standards, performance characteristics and capacities, electrical characteristics, wiring and piping diagrams and controls, component parts finishes, dimensions, details and required clearances.
- K. Submit 2 full sets of samples. One to the Owner and one to the Owners On-site representative to review, select, and retain. Provide additional sets of samples as needed for return to Contractor. Contractor shall keep one set of samples at the project site for on-site reference. Include identification on each sample with full project information.
- L. Submit samples to illustrate functional and aesthetic characteristics of the product with integral parts and attachment devices. Coordinate samples submittals for interfacing work.

1.11 SUBSTITUTIONS

- A. No items will be considered for, or for equal approval prior to Bid Opening. No request will be considered from sub-bidders or suppliers directly. To be considered, requests for substitution should conform to this Section.
- B. In connection with the use of any substitute item approved by the Architect or Owner, it shall be in the Contractor's responsibility to see that such items meet all space requirements, and that any alterations to connecting items necessitated by use of the alternate items are properly made, at no increase in cost to the Owner.
- C. Specific reference in the specifications to any article, device, product, materials, form or type of construction, etc., by name, make or catalog number, shall be interpreted as establishing a standard of quality and/or color and shall not be construed as limiting competition.
- D. In making a request for substitution, Contractor represents:
 - 1. He has personally investigated proposed product or method, and determined that: It is equal or superior in all aspects to that specified; and that any significant variation between the product specified and the proposed product that would affect the use of product, operation of building systems, or exposed appearance of product has been identified to the Owner.
 - 2. He will provide the same guarantee for substitution as for product or method specified and that he waives all claims for additional costs related to substitution which consequently becomes apparent.
 - 3. He will coordinate installation of accepted substitution as for product or method specified.
 - 4. Owner will be sole judge of acceptability of any proposed substitution and only approved substitutions may be used on Contract Work.
 - 5. Each request for substitution approval shall include:
 - a. The identity of product for which substitution is requested, identity of substitution and quality comparison of proposed substitution with specified product.
 - b. Changes required in other work because of substitution and effect on construction progress schedule.
 - c. Availability of local (Anchorage, Alaska) maintenance service and source of replacement materials.

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

1.12 CERTIFIED PAYROLL

- A. The Contractor shall provide one copy of all certified payrolls which are submitted to the State Department of Labor to the Owner for review.
 - 1. Certified payrolls shall be submitted bi-weekly while work is proceeding for all Contractor and subcontractor personnel on site.
 - 2. At completion of each subcontractor's on-site work, a final certified payroll shall be submitted with the wording "FINAL" denoted on it.

1.13 WORK UNDER OTHER CONTRACTS

- A. Contractor shall coordinate with Owner to allow Work by other Contractors.

PART 2 – PRODUCTS

- A. Protection - Use all materials and means necessary to maintain temporary traffic controls, barriers for material storage areas, and protection of Owner's facilities, walkways, and stairways, throughout progress of the work.
- B. Replacements - In the event of loss or damage, immediately make all repairs and replacements necessary at no additional cost to the Owner.

PART 3 – EXECUTION

3.1 SITE ACCESS:

- A. Vehicle Parking: Contractor will be allowed to park in the courthouse parking areas only after Normal Work Hours unless pre-approved otherwise by Owner.
- B. Off-loading of materials and equipment: Off-loading of materials and equipment permitted only after Normal Business Hours unless pre-approved otherwise by Owner.
- C. Contractor is responsible for protection of the Site including concrete and asphalt paving, curbs, landscaping, fencing, and striping.
- D. Contractor is responsible for obtaining all permits/approval required to perform Work. Including but not limited to ACS, Local, State, Muni, sidewalk closing, parking meter/space hooding /closing, crane/forklift hoisting.
- E. After court system Normal Working Hours all building entrances must be secured, and remain secured (locked) throughout the Work session. If an exterior door is left unlocked the Contractor shall not leave the door unattended. If exterior doors are removed or rendered insecure as a result of the Work, the Contractor will secure the opening using other means as necessary while maintaining egress compliance.
- F. Sanitary Facilities: Contractor will be limited to two restrooms within the facility. The specific restrooms will be determined by the Owner prior to commencement of the Work. Janitorial personnel provide cleaning services after Normal Working Hours, and will clean each toilet room once a day. At the end of each work activity, Contractor shall leave all toilets used by their personnel in clean and sanitary condition. If additional cleaning by janitorial personnel is required due to Contractor's use of after hours, the Contractor will be charged.

- 3.2 SITE STAGING, STORAGE AND WASTE DISPOSAL:** The Contractor shall be responsible for protection of

ALASKA COURT SYSTEM (ACS)

Nesbett Courthouse Café Remodel

Project # ANC-C-22-0009

materials during delivery, off-loading and transportation to on-site storage areas.

- A. **Available Storage Areas:** Contractor shall store all Contractor provided materials off-site at their bonded and insured warehouse until Work on-site commences. After that time, the Contractor may store limited tools, materials, and equipment in an on-site store room. Stored items to be kept in a neat and orderly fashion.
- B. **Protection:** Use all materials and means necessary to protect and maintain facility property, including plantings, fencing, pavements, roadways, structures, lighting, existing utilities and vehicles, from the activity of remodel demolition and material removal operations.
- C. **Site Waste Disposal:** The Contractor shall remove waste resulting from the Work on a daily basis. Transport and legally dispose of materials off site as work progresses. **The Owners waste receptacles shall not be used.**

3.3 QUALITY ASSURANCE: All work shall be performed by workmen skilled and experienced in their craft, and under proper supervision.

3.4 CLEANING:

- A. General: Do not allow the accumulation of scrap, debris, waste material, and other items not required for construction of this Work or caused as a result of the Work. Provide adequate storage for all items, awaiting removal from the job site, observing all requirements for fire prevention and protection of the ecology.
 - 1. Retain all stored items in an orderly arrangement allowing maximum access. Do not impede drainage or traffic and provide required protection of materials.
 - 2. Weekly, and more often if necessary, inspect all arrangements of materials stored on the site; restack, tidy or otherwise service.
 - 3. Maintain the interior and exterior areas of Work in a neat and orderly condition at all times to the satisfaction of the Owner.
 - 4. Construction activities shall be monitored on a daily basis to determine if tracking of dirt and debris from construction areas onto the adjacent areas, floors, desks, office furniture or equipment has occurred. Any cleanup necessary, including sweeping, vacuuming, dusting, or stain removal, shall be accomplished on a daily basis by the Contractor. Washing dirt and debris into the storm drains is not permitted.
 - 5. If additional cleaning by janitorial personnel is required due to contractor related construction activities the contractor will be charged.
- B. Dust Control:
 - 1. Maintain continuous cleaning and wetting procedures to control dust pollution at the project site and haul routes as required by governing authorities and Contract Documents. Use power sweepers for street cleaning. Schedule cleaning so that resultant dust and contaminants will not fall on newly coated surfaces.
 - 2. Prevent dust and particle infiltration into diffusers, vents and ductwork to remain, and to above ceiling plenum areas. Contain all dust and debris within project areas, removed from occupied spaces. Provide cleaning as needed to control and contain dust.
 - 3. Any additional cleaning deemed necessary by the Owner shall be provided by the Contractor as soon as requested.

ALASKA COURT SYSTEM (ACS)
Nesbett Courthouse Café Remodel
Project # ANC-C-22-0009

C. Close Out Cleaning.

1. Execute prior to Substantial Completion.
2. Employ skilled workmen for final cleaning.
3. Fully clean all project work areas, project storage, staging and transport area
4. Remove grease, mastic, adhesives, dust, dirt, stains, fingerprints, temporary labels, protection films, and other foreign matter from sight exposed interior and exterior surfaces.
5. Clean all interior and exterior surfaces exposed to view. Polish wood, clean transparent and glossy surfaces, vacuum carpeted and soft surfaces, clean hard flooring surfaces as per manufacturer recommendations.
6. Clean equipment and fixtures to a sanitary condition.
7. Hose clean exterior paved surfaces at material and equipment storage locations.

END OF SECTION

SECTION 01740.1

CERTIFICATE OF SUBSTANTIAL COMPLETION

Project: Nesbett Courthouse Café Remodel

Project #ANC-C-22-0009

TO OWNER:
Alaska Court System
820 W. 4th Avenue
Anchorage, AK 99501

ARCHITECT:
Bettisworth North

CONTRACTOR:

WORK ON THE ABOVE PROJECT GENERALLY INCLUDES:

Demolition of existing finishes, ceiling, and kitchen equipment. Provide and install new equipment and finishes.

DEFINITION OF DATE OF SUBSTANTIAL COMPLETION: The date of substantial completion of the Work is the date determined by the Owner when the Work is substantially complete in accordance with, and as defined in, the Contract Documents.

CERTIFICATION BY CONTRACTOR OF SUBSTANTIAL COMPLETION:

I certify that the Work is substantially complete, in accordance with, and as defined in, the contract documents. A list of items to be completed or corrected will be prepared by the Owner and the Architect, and appended hereto. The failure to include any items on such list does not alter the responsibility of the undersigned to complete the Work in accordance with the contract documents. The date of commencement of warranties for items on the attached list will be the date of final payment unless otherwise agreed to in writing.

CONTRACTOR: _____
(Signature)

(Name Printed)

For _____
(Company)
Date _____

CERTIFICATION BY ARCHITECT OF SUBSTANTIAL COMPLETION:

I certify that I have inspected the Work and certify that the Work is substantially complete, in accordance with, and as defined in, the contract documents.

ARCHITECT: _____
(Signature)

(Name Printed)

For _____
(Company)
Date _____

CERTIFICATION BY PROJECT MANAGER OF SUBSTANTIAL COMPLETION:

I certify that I have inspected the Work and certify that the Work is substantially complete, in accordance with, and as defined in, the contract documents.

PROJECT MANAGER: _____
(Signature)

(Name Printed)

For ALASKA COURT SYSTEM
(Company)
Date _____

DATE OF SUBSTANTIAL COMPLETION:

In reliance upon the certification of the Contractor, the Architect, and the Project Manager, the Owner hereby accepts the Work as substantially complete. The date of substantial completion is hereby established as _____
for all areas and components except for _____

The Contractor shall maintain all insurance, including property insurance, until final acceptance of the Work.

OWNER: ALASKA COURT SYSTEM Date _____

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows: _____

End of Section

SECTION 01740.3

WARRANTY OF WORK AFTER FINAL PAYMENT

Nesbett Courthouse Café Remodel

Project #ANC-C-22-0009

Prior to final payment, the Contractor shall furnish to the Owner a Warranty of Work After Final Payment in the following form:

The CONTRACTOR does hereby warrant all work and materials to be in full and complete accordance with the Contract Documents and Agreement between Owner and Contractor and requirements appertaining thereto; that all work and materials are free from any defects and imperfections and fully suitable for the use and purposes for which each and every part is intended. The contractor also agrees that, should any defect develop or appear which the Project Manager or Architect finds was not caused by improper use, the Contractor shall promptly, upon demand, fully correct, substitute and make good any such defective material, without any cost to the Owner, and will save the Owner harmless against any claim, demand, loss, or damage by reasons of any breach of this warranty.

This period of this warranty shall commence on the date of Final Acceptance of the Owner.

The warranty shall continue to be in full force and effect for the period of one year, except for those items for which a longer period of warranty is specifically stated in the Warranties for work in Technical Sections of the Specifications. Warranties for work stated in Technical Sections shall continue in full force and effect for the respective periods expressly stated.

In WITNESS WHEREOF, the undersigned has signed and sealed this instrument this _____ day of _____, year _____.

(Firm Name): _____

(Signature): _____

(Title): _____

(Attest): _____

(SEAL IF BIDDER IS A CORPORATION)

CERTIFICATE OF COMPLIANCE

Nesbett Courthouse Café Remodel Project #ANC-C-22-0009

No final payment shall be made until the CONTRACTOR shall file with the OWNER, prior to acceptance of the Work, a notarized Certificate of Compliance on the following form:

- A. The CONTRACTOR does hereby certify that all work has been performed and materials supplied in accordance with the DRAWINGS, SPECIFICATIONS, and Contract Documents for the above work, and that;
1. No less than the prevailing rates of wages as ascertained by the governing body of the Contracting Agency has been paid to laborers, workmen and mechanics employed on this Work;
 2. There have been no unauthorized substitutions of subcontractors; nor have any subcontracts been entered into without the names of the subcontractors having been submitted to the OWNER prior to the start of such subcontracted Work;
 3. No subcontract was assigned or transferred or performed by any subcontractor other than the original subcontractor, without prior notice having been submitted to the OWNER together with the names of all subcontractors;
 4. All claims for material and labor and other service performed in the connection with these specifications have been paid.

In WITNESS WHEREOF, the undersigned has signed and sealed this instrument this _____ day of _____, year _____.

(Firm Name): _____

(Signature): _____

(Title): _____

(Attest): _____

(SEAL IF BIDDER IS A CORPORATION)

As determined necessary, evidence of compliance may be required to be submitted with and made a part of this Certificate of Compliance.

STATE OF ALASKA
DEPARTMENT OF PUBLIC SAFETY
REQUEST FOR CRIMINAL JUSTICE INFORMATION
From the Alaska Criminal History Record Repository

Original forms must be submitted to:

Criminal Records and Identification Bureau
5700 E. Tudor Road, Anchorage, AK 99507
Telephone: (907) 269-5767 Fax: (907) 269-5091 (RSAs only)
Include fee: \$20 single copy, \$5 each additional copy
Check or money order must be made payable to 'State of Alaska'

Type of information being requested (**from other than the record subject**): (Choose ONE)

- ☐ 1. Criminal Justice Information available to **ANY PERSON for ANY PURPOSE**
- This report includes current/open criminal charges and charges that resulted in conviction, excluding sealed records.
- ☐ 2. Criminal Justice Information available to an **INTERESTED PERSON**
- This report includes all criminal charges and dispositions, excluding sealed records
- 2.A. If you checked item 2, the requester must provide the following information:
I request this report for the purpose of determining whether to grant the record subject supervisory or disciplinary power over (check all that apply):
- ☐ Minor(s)
☐ Dependent adult(s)
Title or brief description of the position under consideration: _____
- ☐ 3. Criminal Justice Information needed for another purpose authorized by federal or state law.
Client Number: _____
If you check this box, you **must** provide the client number assigned by the DPS Records and Identification Bureau.
To obtain a client number, you must provide the applicable state or federal statute to this office for review and approval prior to submitting this request.

*A check or money order payable to the State of Alaska in the amount of \$20 **must** accompany this request. Additional copies, if requested at the time of this request, may be obtained for an additional \$5 per copy. State agencies with a Reimbursable Services Agreement (RSA) in place may fax the appropriate forms. All other requests must be submitted via U.S. Postal Service or in person.*

Subject Name: _____

Maiden/Alias name(s): _____

Mailing Address: _____

City/State/Zip: _____

Alaska Drivers License #: _____

Date of Birth: _____

Sex: ☐ -Male ☐ Female Soc Sec No. _____

Telephone: _____ Msg: _____

To be completed by the record subject: *"I authorize the release of my criminal justice information record, (described above) to the named requester."*

Signature of subject: _____

Date Signed: _____

Requester Name: _____

Title: _____

Business/Agency: _____

Mailing Address: _____

City/State/Zip: _____

Date of Birth: _____ Telephone: _____

Sex: ☐ -Male ☐ - Female Soc Sec No. _____

The requested record will be mailed to the above named individual at the listed address. If you would like the record faxed, check the box below:

☐ Fax Number: _____

Signature of requester: _____

Date Signed: _____

Unsworn Falsification Statement (Your request will not be processed if you do not sign this statement.)

I certify under penalty of unsworn falsification (AS 11.56.210) that the information I am supplying on and with this form is true and correct.

Record Subject's Signature

Date

Criminal Records and Identification Bureau Use Only

☐ Fee Payment Type _____
☐ Fee Waiver/Authorization _____
☐ OCA Number _____

☐ Report Sent to Subject _____
☐ Report Sent to Requester _____
☐ R&I Staff initials _____

Authority:

AS 11.56.210 - Unsworn Falsification

AS 12.62.160 – Release and Use of Criminal Justice Information; fees

AS 12.62.900 – Definitions

13 AAC 68 Article 4 – Dissemination of Criminal Justice Information

13 AAC 68.905 – Definitions

DPS Form 11/15/03

Revised 2/09/04

Revised 3/01/04

Revised 4/20/04

Revised 11/15/04

Revised 1/13/05

Revised 7//27/06



STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

ALASKA VETERAN'S PREFERENCE AFFIDAVIT

In response to the Invitation to Bid for:

Project Name and Number _____,

I certify under penalty of perjury that _____
(Name) qualifies for the Alaska Veteran's Preference under the following conditions:

(a) If a bidder qualifies under AS 36.30.170(b) as an Alaska bidder and is a qualifying entity, a five percent bid preference shall be applied to the bid price (preference may not exceed \$5,000). In this subsection, "qualifying entity" means a:

- (1) Sole proprietorship owned by an Alaska Veteran;
- (2) Partnership under AS 32.06 or AS 32.11 if a majority of the members are Alaska Veterans;
- (3) Limited liability company organized under AS 10.50 if a majority of the individuals are Alaska Veterans.

(b) To qualify for a preference under this section, a bidder must add value by the bidder itself actually performing, controlling, managing and supervising a significant part of the services provided, or the bidder must have sold supplies of the general nature solicited to other state agencies, governments, or the general public.

(c) In this section, "Alaska Veteran" means an individual who is a:

- (1) Resident of this state; and
- (2) Veteran; means an individual who:

(A) Served in the:

- (i) Armed Forces of the United States, including a reserve unit of the United States armed forces; or
- (ii) Alaska Territorial Guard, the Alaska Army National Guard, the Alaska Air National Guard, or the Alaska Naval Militia; and

(B) Was separated from the service under a condition that was not dishonorable.

Authorized Signature

Printed Name

Date

ALASKA COURT SYSTEM

NESBETT CAFE RENOVATION

826 W 4TH AVENUE ANCHORAGE, ALASKA

100% PERMIT DOCUMENTS



06.09.22

RENDERING



INDEX OF DRAWINGS

1 GENERAL	
G1	COVER SHEET
G3	ABBREVIATIONS, LIFE SAFETY, WALL ASSEMBLIES
1.5 DEMOLITION	
D101	FOOD SERVICE - DEMOLITION FLOOR PLAN
2 ARCHITECTURAL	
A201	FOOD SERVICE - REMODEL FLOOR PLAN
A202	FLOOR FINISH PLAN
A300	REFLECTED CEILING PLAN - REMODEL
A401	INTERIOR ELEVATIONS
3 ELECTRICAL	
E001	ELECTRICAL LEGEND & LOAD CALCULATION
E002	ELECTRICAL SPECIFICATIONS
E101	ELECTRICAL DEMOLITION PLAN
E201	LIGHTING REMODEL PLAN
EX01	EXHIBIT DRAWINGS
EX02	EXHIBIT DRAWINGS
EX03	EXHIBIT DRAWINGS
4 MECHANICAL	
M001	LEGENDS, SCHEDULES, ABBREVIATIONS, MECHANICAL DETAILS
M101	PLUMBING DEMOLITION AND RENOVATION PLAN
M201	PLUMBING DETAIL

PROJECT TEAM

RSA

Engineering, Inc.

MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS

2522 Arctic Boulevard, Suite 200
Anchorage, AK 99503 (907) 276-0521

191 E. Swanson Avenue, Suite 101
Wasilla, Alaska 99654 (907) 357-1521

MCG
EXPLORE
DESIGN

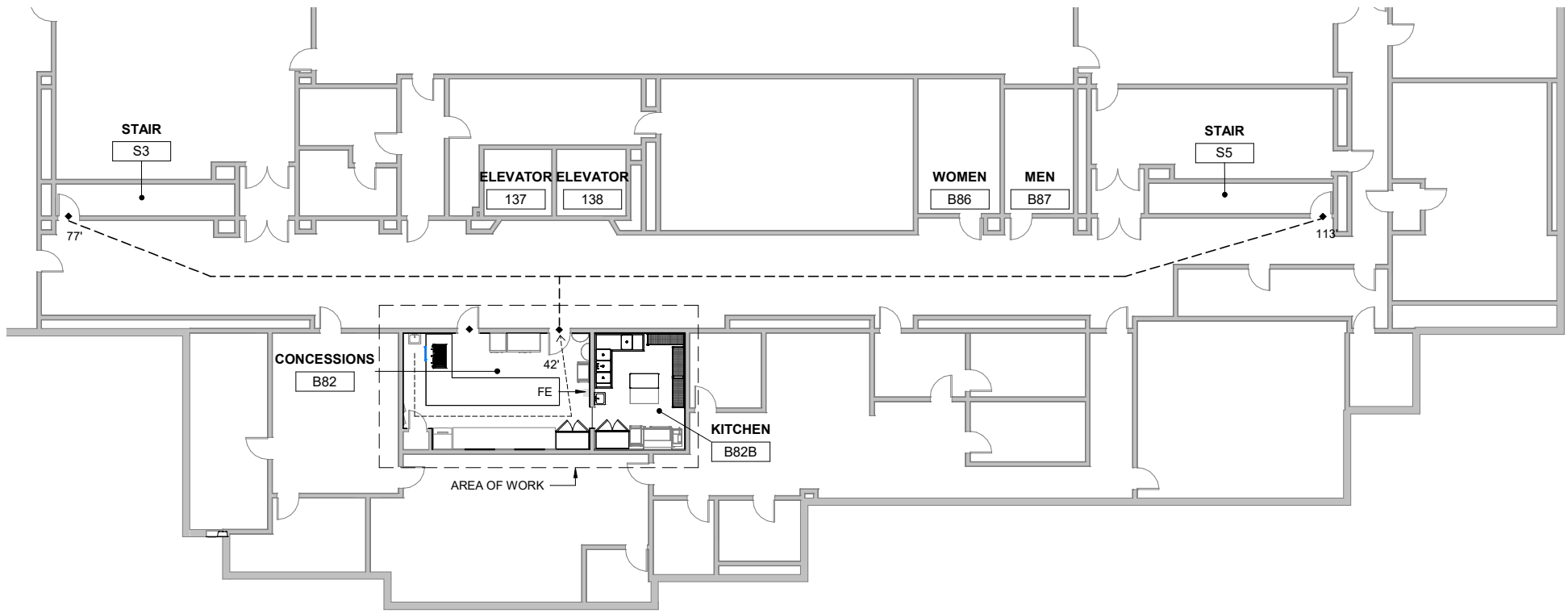
421 W. 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.8474
explore设计.com

- FOR:
- SUBMITTAL
 - PRICING

COVER SHEET

SHEET NO.

G1



1 CODE PLAN
G2 3/32" = 1'-0"



CODE ANALYSIS

SQUARE FOOTAGE: 622 SF
OCCUPANT GROUP A-3 ASSEMBLY (IBC303)
CONSTRUCTION TYPE 1-B (IBC 602.2)
FULLY AUTOMATIC SPRINKLERED (IBC903)

THIS WORK IS LEVEL 2 ALTERATION (IEBC 504); 900 SF MINOR TENANT IMPROVEMENT WITHIN EXISTING BUILDING.

ALL FIRE EXITS ARE MAINTAINED.

THERE IS NO CHANGE IN OCCUPANCY IN THE TENANT IMPROVEMENT.

SCOPE OF WORK:

- THE PROJECT CONSISTS OF THE FOLLOWING ITEMS:
- 1. UPDATED FINISHES THROUGHOUT AREA OF WORK
 - 2. UPDATED FOOD SERVICE EQUIPMENT TO BETTER SERVE THE NEW FLOW AND MENU.

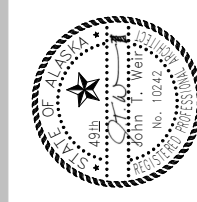
LEGEND

- TRAVEL DISTANCE FROM FURTHEST POINT
- COMMON PATH OF TRAVEL
- FE FIRE EXTINGUISHER
- EXIT

FOR:
● SUBMITTAL
● PRICING

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421 West 1st Avenue, Suite 300
Anchorage, Alaska 99501
907.563.8474 | F 907.563.4372
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ALASKA COURT
SYSTEM

**NESBETT
CAFE
RENOVATION**

826 W 4TH AVENUE ANCHORAGE, ALASKA	
100% PERMIT DOCUMENTS	
JOB NO.	2021026.01
DATE:	06.09.22
PROJ. MGR.:	MP
DRAWN BY:	MP
REVIEWED BY:	JTW
REVISIONS:	

STANDARD ABBREVIATIONS

(E)	EXISTING	CPT	CARPET	FOC	FACE OF CONCRETE	LAV	LAVATORY	PCT	PORCELAIN CERAMIC TILE	STL	STEEL
ACOUST	ACOUSTICAL	CRF	COVED RESILITANT FLOORING	FOS	FACE OF STUD	LS	LAG SCREW	PERF	PERFORATED	STOR	STORAGE
ACT	ACOUSTIC CEILING TILE			FPW	FIRE RETARDANT TREATED PLYWOOD	MANU	MANUFACTURER			STRUCT	STRUCTURAL
ADD	ADDITIVE	CTSK	COUNTERSUNK			MATL	MATERIAL	PLWD	PLYWOOD	SUSP	SUSPENDED
ADJ	ADJUSTABLE	CUH	CABINET UNIT HEATER	FRP	FIBERGLASS REINFORCED PLASTIC	MAX	MAXIMUM	PNL	PANEL	SV	SHEET VINYL
ADMIN	ADMINISTRATION	D	DEEP	FRT	FIRE RETARDANT TREATED	MBR	MEMBER	PR	PAIR	T&G	TONGUE AND GROOVE
AFF	ABOVE FLOOR FINISH	DBL	DOUBLE			MDF	MEDIUM DENSITY FIBERBOARD	PT	PAINT	TB	TACK BOARD
AK	ALASKA	DF	DRINKING FOUNTAIN	FT	FOOT OR FEET			R	RADIUS/ RISER	TEL	TELEPHONE
AL/ALUM	ALUMINUM	DIA	DIAMETER	FTG	FOOTING	MECH	MECHANICAL	R/A	RETURN AIR	TOB	TOP OF BEAM
ALT	ALTERNATE	DIM	DIMENSION	FURR	FURRING	MFP	METAL FACED PLYWOOD	RB	RUBBER BASE	TOD	TOP OF DECK
APPROX	APPROXIMATE	DISP	DISPENSER	GA	GAUGE			RD	ROOF DRAIN	TOEB	TOP OF EXISTING BEAM
ARCH	ARCHITECTURAL	DN	DOWN			MFRD	MANUFACTURED	REF	REFERENCE	TOED	TOP OF EXISTING DECK
AT	ACOUSTIC TILE	DTL	DETAIL	GALV	GALVANIZED	MIN	MINIMUM	REFER	REFRIGERATOR	TOEJ	TOP OF EXISTING JOINT
AWP	ACOUSTICAL WALL PANEL	DW	DISHWASHER	GL	GLASS	MISC	MISCELLANEOUS	REINF	REINFORCED	TOEP	TOP OF EXISTING PARAPET
		DWG	DRAWING	GWB	GYP	MO	MASONRY OPENING	REQ'D	REQUIRED		
BD	BOARD	DWR	DRAWER	GYP	GYP	MTL	METAL	REV	REVISION	TOP PL	TOP PLATE
BLD/BLDG	BUILDING	E/A	EXHAUST AIR	HDPB	HIGH DENSITY PARTICLE BOARD	MULL	MULLION	RF	RESILIENT FLOORING	TP	TOILET PAPER
BM	BEAM	EA	EACH			N/A	NONE/ NOT APPLICABLE	RM	ROOM	TR	TREADS
BOD	BOTTOM OF DECK	EL/ELEV	ELEVATION	HDW	HARDWARE	NIC	NOT IN CONTRACT	RT	RUBBER TILE	TYP	TYPICAL
BOT	BOTTOM	ELEC	ELECTRICAL	HDWD	HARDWOOD	NOM	NOMINAL	RTU	ROOF TOP UNIT	UL	UNDERWRITERS LABORATORY
BTWN	BETWEEN	ENCL	ENCLOSURE	HORIZ	HORIZONTAL	NTS	NOT TO SCALE	S	STUD	UNO	UNLESS NOTED OTHERWISE
C/L	CENTERLINE	EPDM	ETHYLENE PROPYLENE DIENE MONOMER	HP	HORSEPOWER	O	OUTSIDE	SA	SUPPLY AIR		
CAB	CABINET			HR	HOOR	O.R.	OWNERS REP.	SAC	SUSPENDED ACOUSTICAL CEILING	VERT	VERTICAL
CB	COVE BASE	EQ	EQUAL	HT	HEIGHT	O/	OVER			VEST	VESTIBULE
CIP	CAST IN PLACE	EW	EMERGENCY EYE WASH	I	INSIDE	O/A	OUTSIDE AIR	SCHED	SCHEDULE	VR	VAPOR RETARDER
CJ	CONTROL JOINT	EX/EXIST	EXISTING	ID	INSIDE DIAMETER	OC	ON CENTER	SEAL	SEALER	W	WIDE OR WALL
CLR	CLEAR	EXP	EXPOSED STRUCTURE (NO CEILING)	IFS	INSIDE FACE OF STUD	OD	OUTSIDE DIAMETER	SECT	SECTION	W/	WITH
CMU	CONCRETE MASONRY UNITS			IMP	INSULATED METAL PANEL	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	SF	SQUARE FOOT	W/O	WITHOUT
		EXT	EXTERIOR					SHT	SHEET	WC	WATER CLOSET
COL	COLUMN	FD	FLOOR DRAIN	INCL	INCLUDING	OFD	OVER FLOW DRAIN	SHTG	SHEATHING	WD	WOOD
CONC	CONCRETE	FDN	FOUNDATION	INSUL	INSULATION/INSULATING	OFS	OUTSIDE FACE OF STUD	SIM	SIMILAR	WFB	WOOD FIBER BOARD
CONF	CONFERENCE	FE	FIRE EXTINGUISHER	INT	INTERIOR	OFW	OUTSIDE FACE OF WALL	SM	SURFACE MOUNT	WOM	WALK OFF MAT
CONST	CONSTRUCTION	FF	FACTORY FINISH	JAN	JANITOR	OH	OVERHEAD	SPECS	SPECIFICATIONS	WP	WATERPROOF
CONT	CONTINUOUS	FIN	FINISH	JT	JOINT	OPNG	OPENING	SS	SQUARE	WRGWB	WATER RESISTANT GYPSUM WALLBOARD
CONTR	CONTRACTOR	FIXT	FIXTURE	KIT	KITCHEN	OPP	OPPOSITE HAND	ST	STAINLESS STEEL		
COORD	COORDINATE	FLASH	FLASHING	L	LONG			STD	STAIN	WWF	WELDED WIRE FABRIC
		FLR	FLOOR	LAM	LAMINATED	P-LAM	PLASTIC LAMINATE		STANDARD		

DRAWING SYMBOLS

ROOM NAME

201

ROOM TAG / NUMBER

1
A040

DETAIL CALLOUT

NORTH

NORTH ARROW

XXX

DOOR TAG

1
A040

BUILDING OR WALL SECTION

VIEW

1/4" SCALE

VIEW TITLE

B

WALL TAG

1
A040

4
A040

2
A040

3

INTERIOR / EXTERIOR ELEVATION

A

1

GRID LINES

A1

LEGEND

ASSEMBLY TYPE SYMBOL:

WALL TYPE ALPHA/NUMERIC CODE

STUD SIZE, PER KEY

ACOUSTICAL SOUND INSULATION, INDICATED BY "S" IF REQUIRED

INDICATED FACE OF WALL ASSEMBLY FOR SIDE OF WALL, REFER TO PLAN FOR SIDE INDICATION

A6S

STUD KEY SIZE

1 = 1 5/8" STEEL

2 = 2 1/2" STEEL

4 = 4" STEEL

6 = 6" STEEL

8 = 8" STEEL

10 = 10" STEEL

12 = 12" STEEL

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR C.M.U. UNLESS OTHERWISE NOTED. DIMENSIONING POINTS ARE TO THE MAIN WALL MEMBER AND NOT TO THE FACE OF ANY FURRING OR FINISH SHOWN ON THE WALL TYPES.

2. FINISH MATERIALS SUCH AS CERAMIC TILE, WALL COVERINGS, ETC. ARE NOT TYPICALLY SHOWN AS AN INTEGRAL PART OF THE ASSEMBLY. REFER TO FINISH SCHEDULES AND INTERIOR ELEVATIONS FOR ADDITIONAL FINISH REQUIREMENTS.

3. PROVIDE CEMENT BOARD IN LIEU OF GYPSUM BOARD AS SUBSTRATE TO ALL WALLS WITH CERAMIC TILE FINISH; REFER TO FINISH SCHEDULE FOR LOCATIONS.

4. STUD SIZES TYPICALLY USED THROUGHOUT THE PROJECT ARE SHOWN WITH EACH ASSEMBLY TYPE.

5. 4" INTERIOR METAL STUDS OVER 17' HIGH SHALL BE STRUCTURAL STUDS; DESIGNED FOR 5 PSF AT L/240.

6. 6" INTERIOR METAL STUDS OVER 20' HIGH SHALL BE STRUCTURAL STUDS; DESIGNED FOR 5 PSF AT L/240

VERTICAL ASSEMBLY TYPES

E

INTERIOR PARTITION

MATCH EXISTING ASSEMBLY

1

ACOUSTICAL CEILING SYSTEM

HORIZONTAL ASSEMBLY TYPES

SOUND BATT INSULATION: WHERE INDICATED BY TAG

5/8" TYPE X GWB ONE SIDE FINISH AS SCHEDULED

METAL STUD FRAMING; TAG INDICATES STUD SIZE

SUSPENSION SYSTEM SUPPORTED FROM STRUCTURE ABOVE

SUSPENDED GRID SYSTEM

ACOUSTICAL "LAY-IN" PANELS

GENERAL NOTES

PROJECT NOTES:

1) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING CODES IN THE EDITIONS MOST RECENTLY ADOPTED BY THE CITY OF ANCHORAGE.

2) NO WORK SHALL COMMENCE AT THE SITE UNTIL APPLICABLE APPROVALS AND REQUIRED PERMITS HAVE BEEN OBTAINED BY THE GENERAL CONTRACTOR.

3) THE CONTRACTOR SHALL CONFIRM TO HAVE EXAMINED THE SITE AND CONDITIONS UNDER WHICH THEY WILL BE OBLIGATED TO PERFORM THE WORK PRIOR TO PROCEEDING WITH ANY WORK. CONTRACTOR SHALL NOTIFY THE OWNERS REP OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.

5) ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR UNO.

6) CONTRACTOR SHALL VERIFY DIMENSIONS, REQUIRED CLEARANCES, AND SYSTEM REQUIREMENTS FOR ALL SCOPE OF WORK. NOTIFY THE OWNERS REP OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.

7) THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE MOST CURRENT SET OF CONTRACT DOCUMENTS ON SITE DURING CONSTRUCTION AND FOR THE DISTRIBUTION OF CURRENT DRAWINGS TO ALL SUB-CONTRACTORS. THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING REISSUED DOCUMENTS FOR CHANGES. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNERS REP OF ANY CHANGES THAT AFFECT THE SCOPE OF WORK.

DEMOLITION NOTES:

1) THE INFORMATION SHOWN ON THESE DRAWING IS TAKEN FROM RECORD DRAWINGS AND WALK-THRU OF THE EXISTING FACILITY. THERE IS NO WARRANTY OR GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL FIELD VERIFY CRITICAL ITEMS, AREAS, AND ASSEMBLIES SHOWN FOR DEMOLITION PRIOR TO START OF WORK

2) REFER TO MECHANICAL AND ELECTRICAL SHEETS FOR RELATED DEMOLITION INFORMATION.

3) THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGED MATERIAL. THE CONTRACTOR SHALL DELIVER SALVAGED MATERIALS TO AN AREA AS DIRECTED BY THE OWNERS REP.

4) CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE WORK, DEMOLITION WILL BE GOVERNED BY NEW CONSTRUCTION INVOLVED.

5) REMOVAL OF EXISTING EQUIPMENT, CASEWORK, M&E, AND MAJOR ITEMS NOTED FOR DEMO SHALL INCLUDE ALL ANCHORS, HANGERS, AND ATTACHMENTS. AFTER REMOVAL OF ALL FLOORS, WALLS, AND CEILINGS SHALL BE PREPARED TO RECEIVE NEW FINISH OR FINISHED TO MATCH ADJACENT CONDITIONS.

6) MATCH THICKNESS OF EXISTING WALL AND CEILINGS WHERE PATCH AND REPAIR IS REQUIRED.

7) PROVIDE SKIM COAT TO SMOOTH OUT WALL PRIOR TO FINISH APPLICATIONS NEEDED.

8) DEMOLISH ALL FLOORING AND WALL BASE. PREPARE SURFACE TO RECEIVE NEW MATERIAL IN ACCORDANCE TO MANUFACTURER'S RECOMMENDATION

9) DEMOLISH ALL WALL PROTECTION AND CORNERGUARDS. PREPARE SURFACE TO RECEIVE NEW MATERIAL.

10) REMOVE EXISTING EQUIPMENT, DISPOSE OF ITEMS NOT REMAINING IN THE PROJECT AND PROTECT EXISTING EQUIPMENT TO REMAIN DURING CONSTRUCTION PER A201.

FLOOR PLAN NOTES:

1) ALL DISCREPANCIES BETWEEN INFORMATION IN DRAWINGS AND VERIFIED FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTITIVE IMMEDIATELY FOR CLARIFICATION AND RESOLUTION.

2) CONTRACTOR SHALL COORDINATE WITH OWNERS REP AND THEIR VENDORS/CONTRACTORS FOR SCOPE OF WORK REQUIRING COORDINATION, INCLUDING MOVERS, FURNITURE, EQUIPMENT, ETC.

3) REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

4) ALL SURFACES (FLOOR CEILING AND WALLS TO BE PREPARED AND FLOATED OUT AS NECESSARY TO RECEIVE THEIR SCHEDULED FINISH AND TO MAINTAIN SMOOTH, EVEN AND CONSISTENT APPEARANCE.

5) ALL WALLS TO BE PAINTED UNO.

6) ALL FLOORING TRANSITIONS OCCUR AT CENTERLINE OF DOOR OR OPENING UNO.

7) REFER TO MATERIALS LEGEND FOR FINISHES.

8) INSTALL ALL FINISH MATERIALS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

9) RE-INSTALL EXISTING EQUIPMENT THAT WAS PROTECTED DURING CONSTRUCTION

REFLECTED CEILING PLAN NOTES:

1) REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO CEILING-MOUNTED SYSTEMS.

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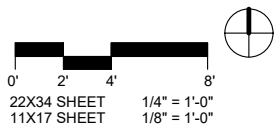
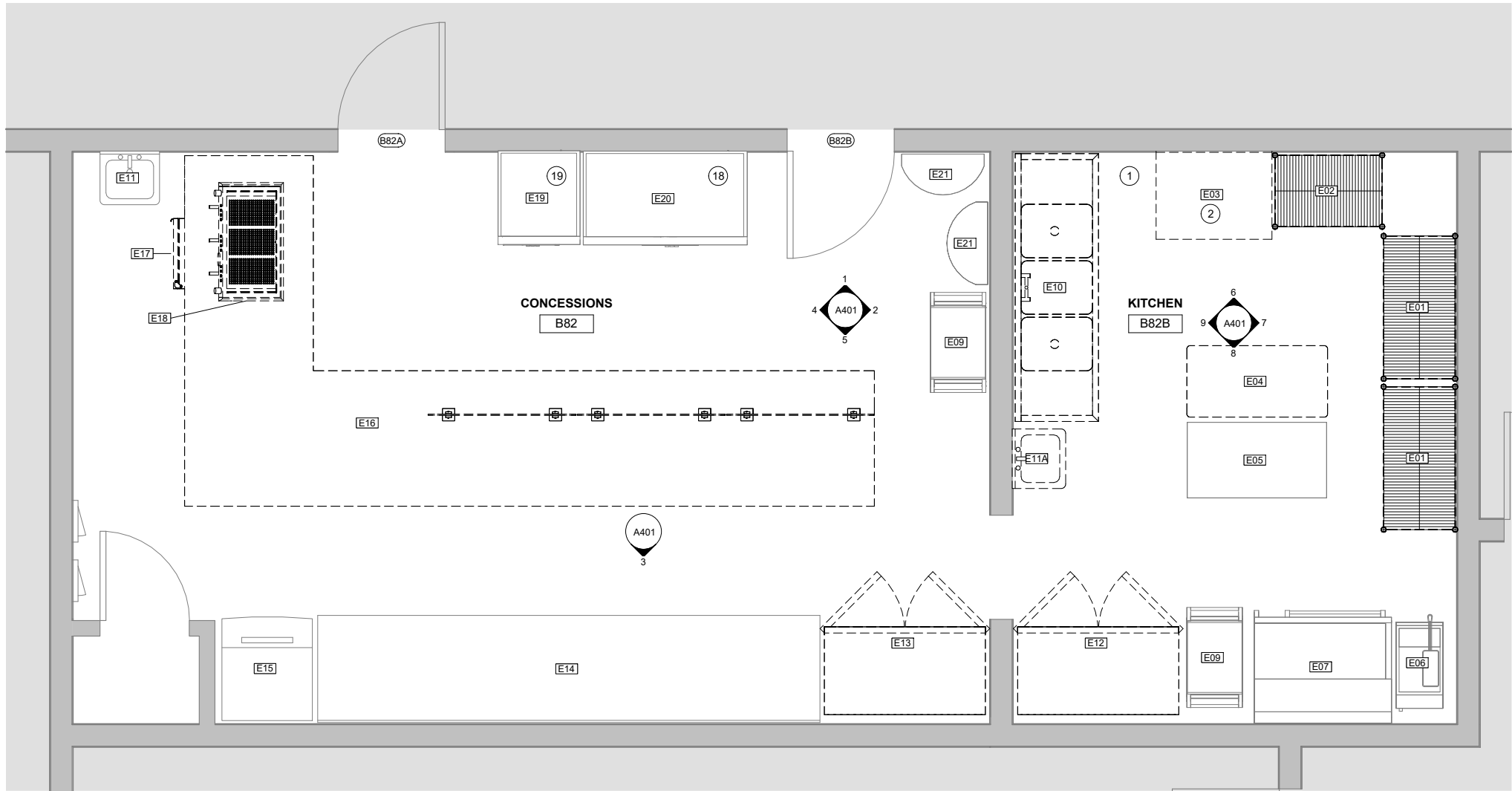
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REVIEWED BY:	JOHN WEIR
REVISIONS:	

ABBREVIATIONS, LIFE SAFETY, WALL ASSEMBLIES

SHEET NO. G3

1 DEMOLITION FLOOR PLAN

D101 1/2" = 1'-0"



LEGEND: FLOOR PLAN

- EXISTING WALLS
- DOMOLISH EQUIPMENT
- NOT IN CONTRACT
- EQUIPMENT TAG
- SHEET NOTE

GENERAL NOTES:

*REFER TO SHEET G3

EXISTING EQUIPMENT SCHED.

TYPE MARK	DESCRIPTION	TO REMAIN OR DEMO
E01	STORAGE RACK	DEMOLISH
E02	STORAGE RACK	DEMOLISH
E03	SINGLE SINK WITH DRAINBOARD	DEMOLISH
E04	STAINLESS STEEL TABLE	DEMOLISH
E05	CONDIMENTS	TO REMAIN
E06	FRYER	TO REMAIN
E07	STOVE TOP	TO REMAIN
E08	STAINLESS STEEL SHELF	DEMOLISH
E09	MOBILE CART	TO REMAIN
E10	3 COMPARTMENT SINK	DEMOLISH
E11	HANDWASH SINK	TO REMAIN
E11A	HANDWASH SINK	DEMOLISH
E12	FREEZER	DEMOLISH
E13	REFRIGERATOR	DEMOLISH
E14	STAINLESS STEEL COUNTER	TO REMAIN
E15	ICE MAKER	TO REMAIN
E16	SERVERY SYSTEM	DEMOLISH
E17	MILK FRIDGE	DEMOLISH
E18	ESPRESSO MACHINE	DEMOLISH
E19	SINGLE DOOR REFRIGERATOR	TO REMAIN
E20	DOUBLE DOOR REFRIGERATOR	TO REMAIN
E21	CHIP DISPLAY	TO REMAIN

SHEET NOTES

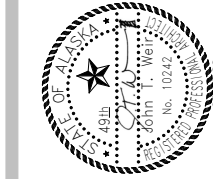
1	REPLACE GREASE INTERCEPTOR TO MEET CURRENT CODE, REFER TO MECHANICAL FOR MORE INFORMATION
2	DOMESTIC AND WASTE PIPING FOR E03 WILL NEED TO BE REMOVED AND REINSTALLED TO ALLOW THE GREASE INTERCEPTOR AND 3-COMPARTMENT SINK TO BE REPLACED.
18	EXISTING REFRIGERATED MERCHANDISER DOUBLE DOOR OFCI
19	EXISTING REFRIGERATED MERCHANDISER SINGLE DOOR OFCI

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FOOD SERVICE
- DEMOLITION
FLOOR PLAN

SHEET NO.
D101

SHEET NOTES	
1	REPLACE GREASE INTERCEPTOR TO MEET CURRENT CODE. REFER TO MECHANICAL FOR MORE INFORMATION
5	EXISTING DISPLAYS TO BE RE-INSTALLED WITH POWER BEHIND UNIT. REFER TO ELECTRICAL FOR MORE INFORMATION
6	PAINT DOOR AND DOOR FRAME TO MATCH WALL COLOR.
10	GRANGER BOTTLE HOLDER: 6ADH9
18	EXISTING REFRIGERATED MERCHANDISER DOUBLE DOOR OFCI
19	EXISTING REFRIGERATED MERCHANDISER SINGLE DOOR OFCI

LEGEND: FLOOR PLAN

- EXISTING WALLS
- NOT IN CONTRACT
- FX

EQUIPMENT TAG
- X

SHEET NOTE

GENERAL NOTES:

*REFER TO SHEET G3

EQUIPMENT SCHEDULE

TYPE MARK	DESCRIPTION	OFCI/CFCI
F01	*NEW* STORAGE RACK	CFCI
F02	*NEW* STORAGE RACK	CFCI
F04	*NEW* STAINLESS STEEL TABLE	OFCA
E05	CONDIMENTS	RE-INSTALL
E06	FRYER	RE-INSTALL
E07	STOVE TOP	RE-INSTALL
E09	MOBILE CART	RE-INSTALL
F10	*NEW* 3 COMPARTMENT SINK	CFCI
E11	HANDWASH SINK	RE-INSTALL
F11	*NEW* HANDWASH SINK	CFCI
F12	*NEW* FREEZER	OFCA
F13	*NEW* REFRIGERATOR	OFCA
E14	STAINLESS STEEL COUNTER	RE-INSTALL
E15	ICE MAKER	RE-INSTALL
F16	*NEW* SERVERY SYSTEM	OFCA
F17	*NEW* MILK FRIDGE	OFCA
F18	*NEW* ESPRESSO MACHINE	OFCA
E19	ALT SINGLE DOOR REFRIGERATOR	OFCA/ RE-INSTALL
E20	ALT DOUBLE DOOR REFRIGERATOR	OFCA/RE-INSTALL
E21	CHIP DISPLAY	RE-INSTALL
F22	*NEW* WALL SHELVES	CFCI
E23	HOOD	RE-INSTALL

ABBREVIATIONS

- OFCI:

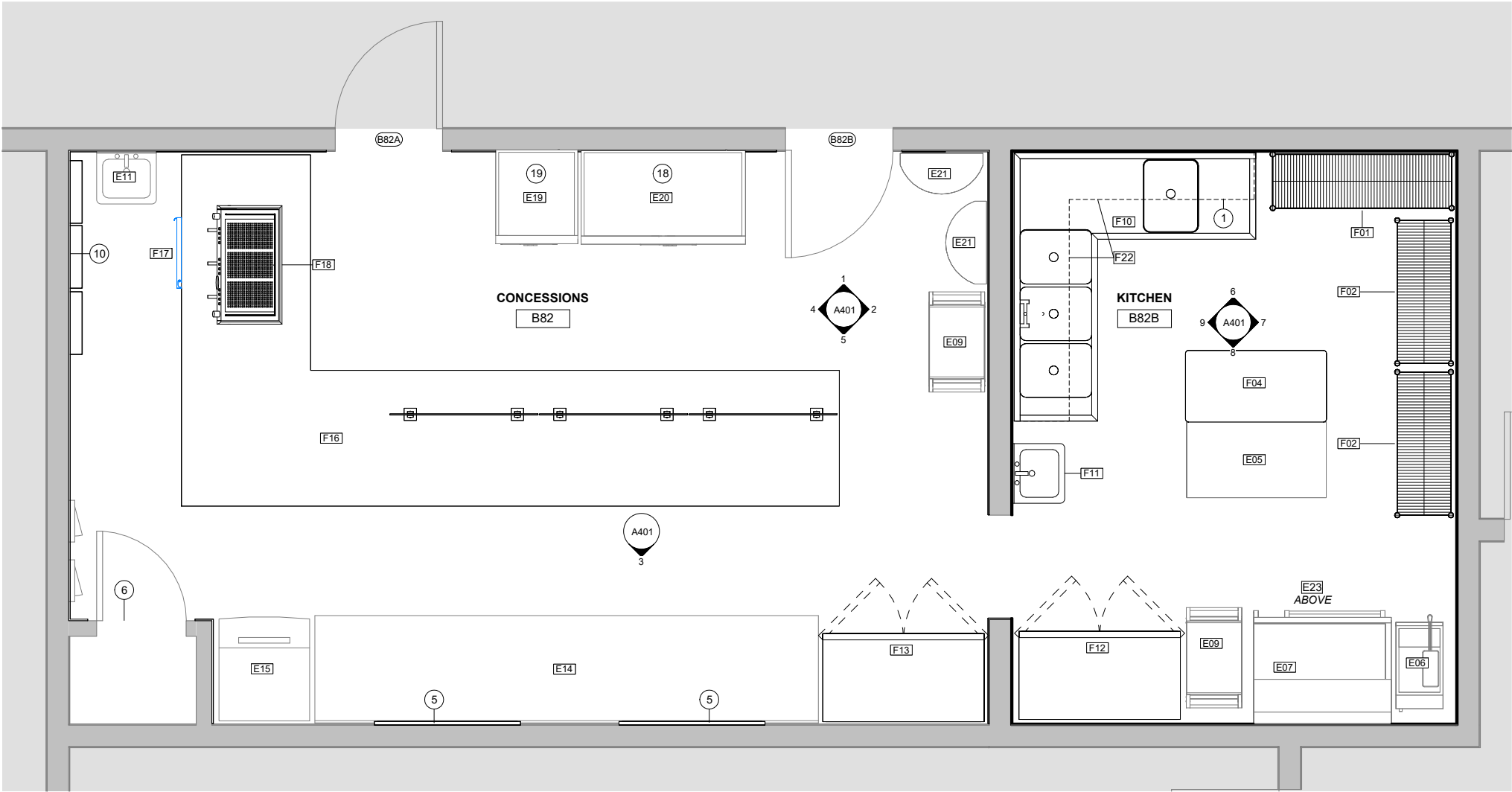
CFCI:

OFCA:
- OWNER FURNISHED, CONTRACTOR INSTALLED
CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
OWNER FURNISHED, CONTRACTOR TO ASSIST WITH COORDINATION OF INSTALLATION BY MANUFACTURE
VENDOR REPRESENTATIVE
EXISTING EQUIPMENT TO BE RE-INSTALLED
NEW EQUIPMENT
DEMOLISHED
- OR

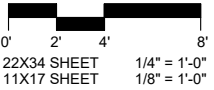
E:

F:

DEMO:



1 FLOOR PLAN
A201 1/2" = 1'-0"



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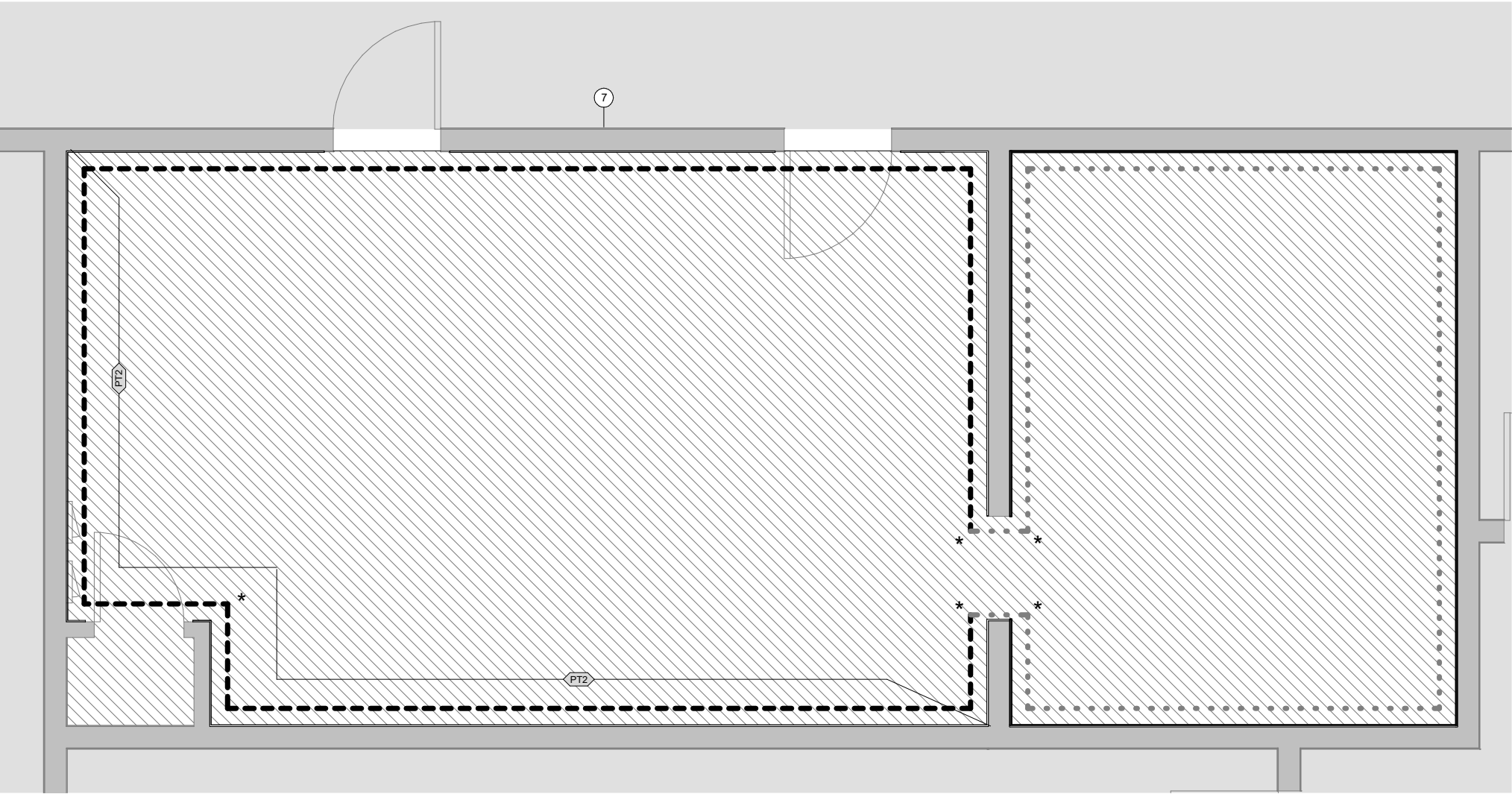
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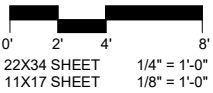
FOOD SERVICE
- REMODEL
FLOOR PLAN

SHEET NO.
A201

FINISH SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	STYLE	FINISH	MATERIAL SIZE	REMARKS
ACT1	ARMSTRONG	KITCHEN ZONE	SQUARE LAY IN	WHITE	2X4	CLEAN AND PAINT EXISTING GRID PT1
CG	CORNER GUARD	INPRO	STAINLESS STEEL	CLEAR	8"	LOCATED AT ALL OUTSIDE CORNERS
PL1	PLASTIC LAMINATE	WILSONART	SUMMER OAK	17014K-57		OFOI
PT1	PAINT (FIELD)	SHERWIN WILLIAMS	SW0055	LIGHT FRENCH GREY		KITCHEN CODE COMPLIANT FOR DURABLE AND SCRUBBABLE
PT2	PAINT (ACCENT)	SHERWIN WILLIAMS	SW6223	STILL WATER		KITCHEN CODE COMPLIANT FOR DURABLE AND SCRUBBABLE
RS1	RESILIENT FLOOR	ALTRO	CLASSIC 25	TRUFFLE	SHEET	SELF COVE BASE IN KITCHEN
RS2	RESILIENT FLOOR BASE	JOHNSONITE	THERMOSET BASE	MOONROCK	4"	
WP1	WALL PROTECTION	MARLITE	SYMMETRIX WHITE SUBWAY	WHITE W/WHITE SCORE	4X8	PROVIDE COORDINATING TRIMS: TOP, BOTTOM, INSIDE CORNER, OUTSIDE CORNER, SEAMS. INSTALL TO 52" AFF
WP2	WALL PROTECTION	INPRO	SANI - SURFACE	WHITE	4X8	PROVIDE COORDINATING TRIMS: TOP, BOTTOM, INSIDE CORNER, OUTSIDE CORNER, SEAMS. INSTLL TO 8'-4" AFF



1 FLOOR FINISH PLAN
A202 1/2" = 1'-0"



LEGEND: FLOOR FINISH PLAN

- EXISTING WALLS
- NOT IN CONTRACT
- RS1 RESILIENT FLOORING
- WP1 WALL PROTECTION
- WP2 WALL PROTECTION
- WALL PAINT
- (CG) STAINLESS STEEL CORNER GUARD

GENERAL NOTES

- PROVIDE TRIMS FOR ALL EDGING, INSIDE CORNERS, AND OUTSIDE CORNERS FOR ALL WALL PROTECTION
- ALL WALLS TO RECEIVE, "CLEANABLE AND SCRUBABLE PAINT"
- INTEGRAL COVE BASE TO BE INSTALLED IN ALL FOOD PREPERATION AREAS
- ALL FINISHES TO BE APPROVED BY OWNER PRIOR TO ORDERING
- RS2 WALL BASE TYPICAL UNO
- PT1 TYPICAL, UNO.

SHEET NOTES

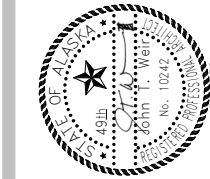
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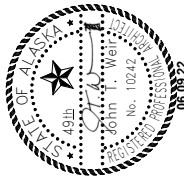
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FLOOR FINISH
PLAN

SHEET NO.
A202



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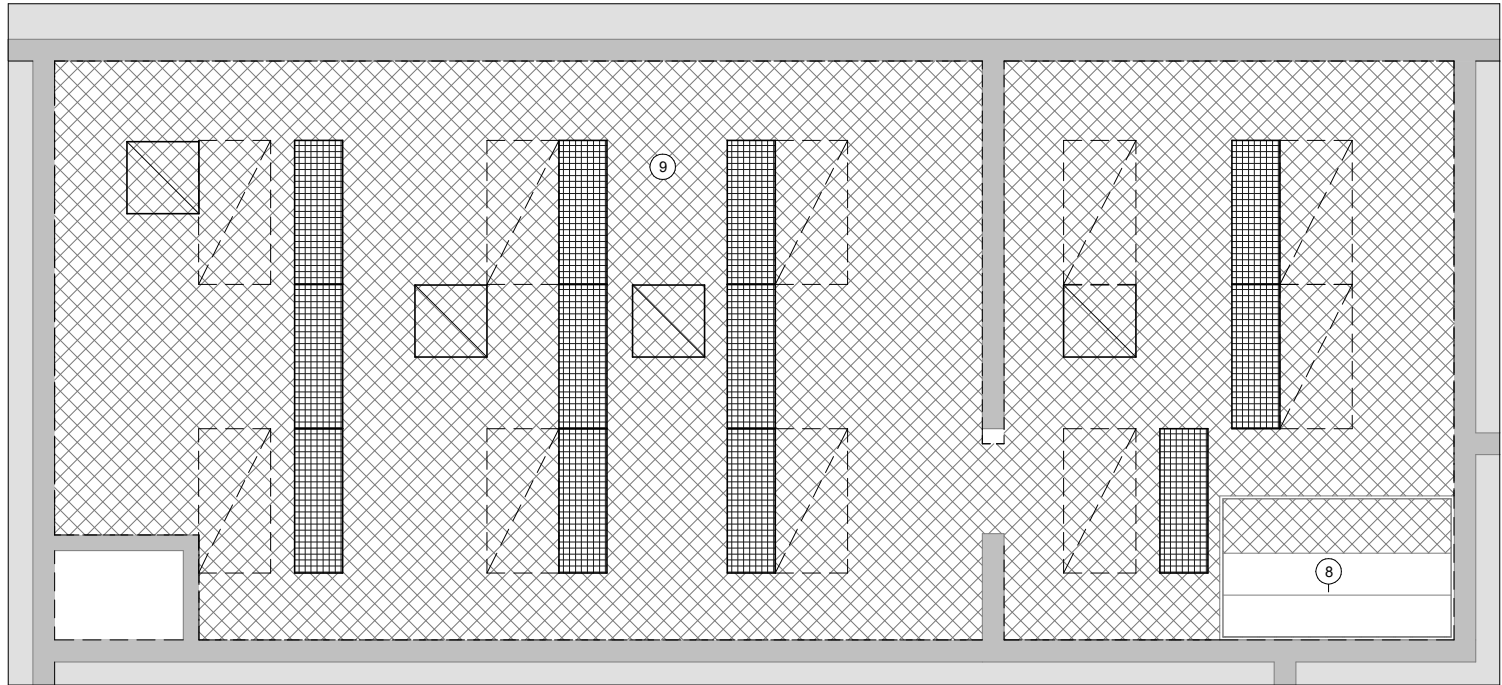
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**REFLECTED
CEILING PLAN -
REMODEL**

SHEET NO.
A300



2 DEMOLITION REFLECTED CEILING PLAN
A300 3/8" = 1'-0"

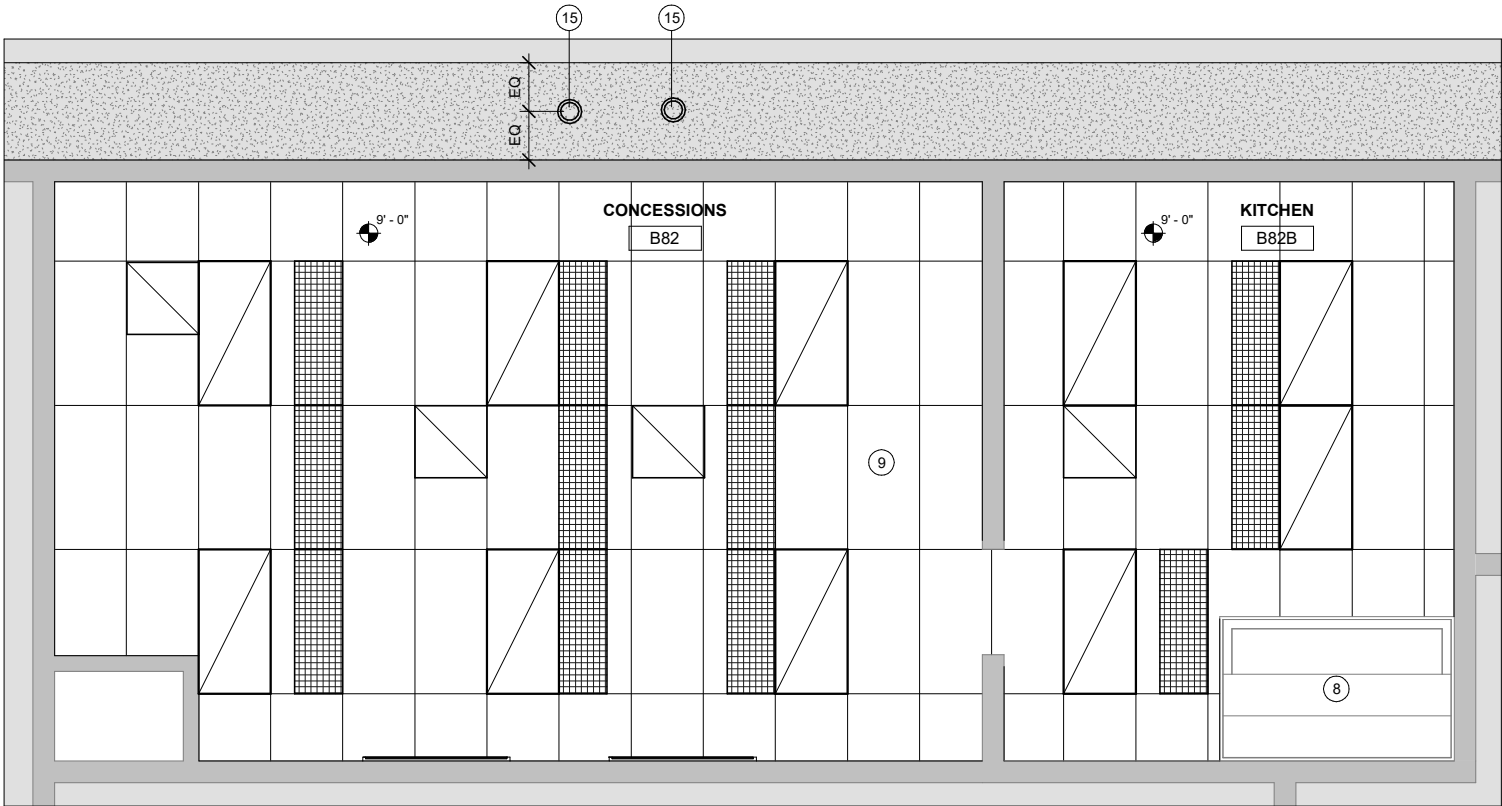
LEGEND: DEMO RCP

*REFER TO ELECTRICAL AND MECHANICAL FOR ADDITION INFORMATION

- CEILING ELEVATION
- EXISTING WALLS
- CEILING TILES TO BE DEMOLISHED, GRID TO REMAIN AN PREPARED TO BE PAINTED
- NOT IN CONTRACT
- EXISTING GWB CEILING
- 2x4 LIGHT TO BE DEMOLISHED
- EXISTING MECHANICAL DUCTS TO REMAIN

SHEET NOTES

8	EXISTING HOOD TO REMAIN
9	EXISTING FIRE SPRINKLER SYSTEM TO REMAIN
15	CENTER CAN LIGHT FIXTURES BETWEEN TWO DOORS



1 REFLECTED CEILING PLAN - LEVEL 1
A300 3/8" = 1'-0"

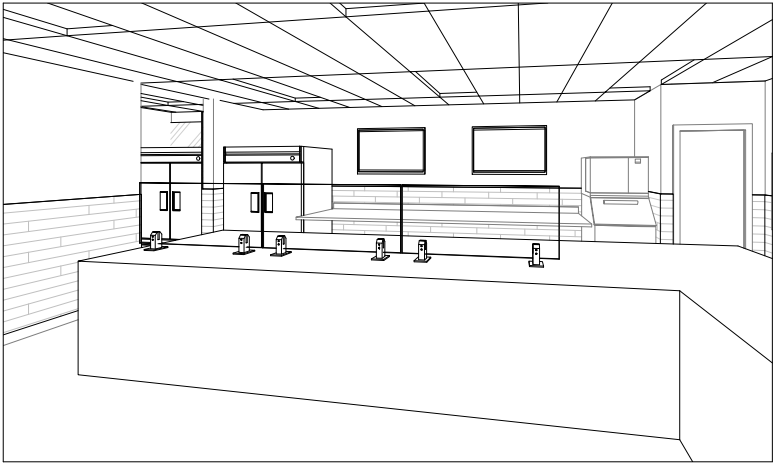
LEGEND: REFLECTED CEILING PLAN

* REFER TO MECHANICAL AND ELECTRICAL FOR MORE INFORMATION

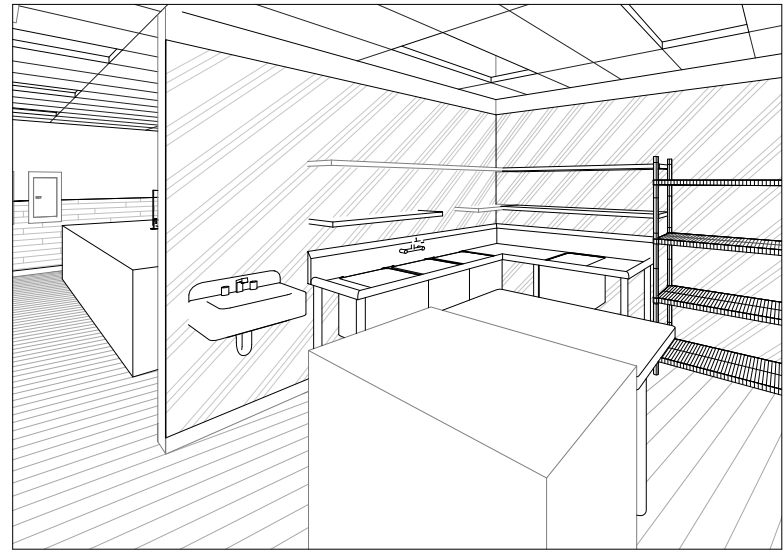
- CEILING ELEVATION
- EXISTING WALLS
- NOT IN CONTRACT
- EXISTING GWB
- NEW ACT1
- NEW 2x4 LIGHT
- EXISTING MECHANICAL DUCTS TO REMAIN. CLEAN AND BRING TO LIKE NEW CONDITION
- NEW 6" DIRECTIONAL CAN LIGHT

0' 2' 4' 8'
22X34 SHEET 1/4" = 1'-0"
11X17 SHEET 1/8" = 1'-0"

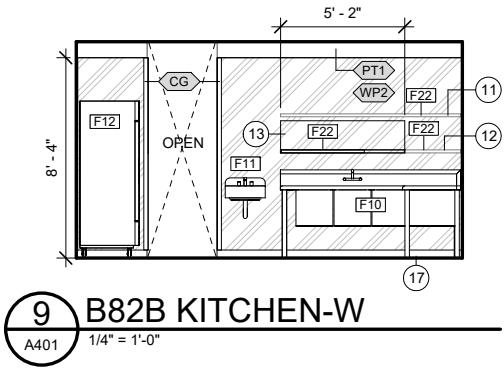
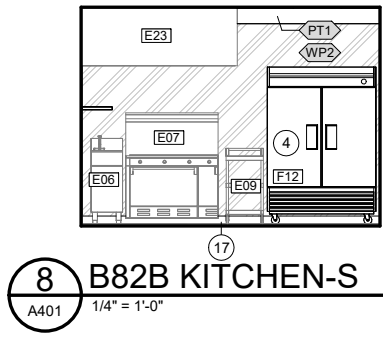
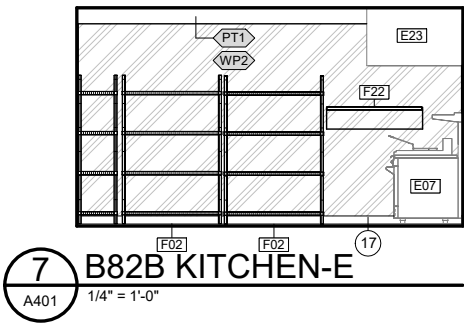
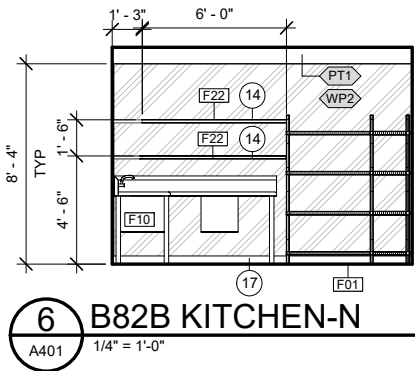
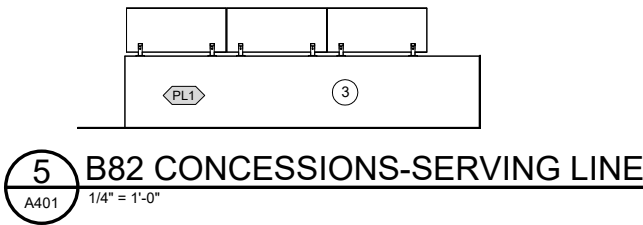
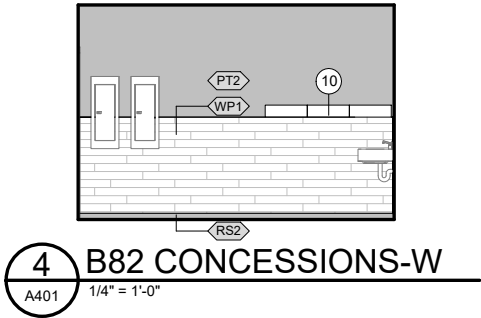
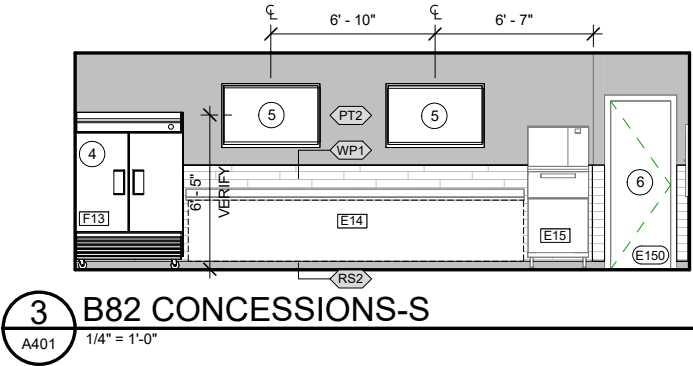
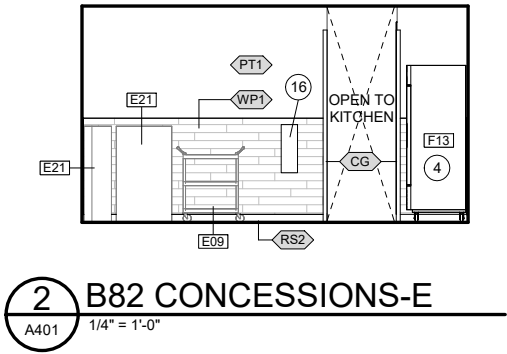
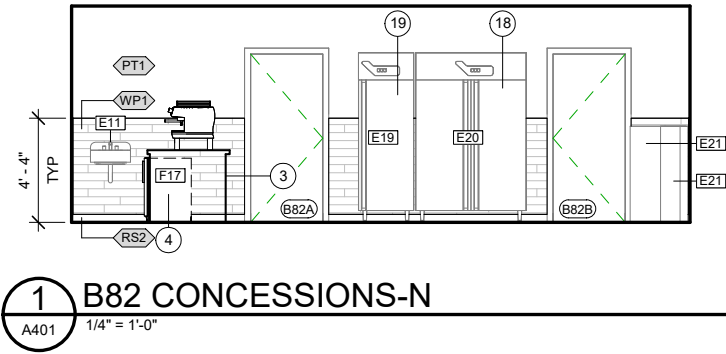




10 CONCESSIONS B82



11 KITCHEN 1



LEGEND: FLOOR FINISH PLAN

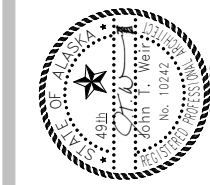
- ACCENT WALL PAINT LOCATION
- WP1 WALL PROTECTION
- WP2 WALL PROTECTION

SHEET NOTES	
3	NEW SERVERY LINE, OFCA
4	NEW EQUIPMENT ITEM, OFCI
5	EXISTING DISPLAYS TO BE RE-INSTALLED WITH POWER BEHIND UNIT. REFER TO ELECTRICAL FOR MORE INFORMATION
6	PAINT DOOR AND DOOR FRAME TO MATCH WALL COLOR.
10	GRANGER BOTTLE HOLDER: 6ADH9
11	BASIS OF DESIGN: ADVANCE TABCO WS-15-84
12	BASIS OF DESIGN: ADVANCE TABCO WS-15-24
13	BASIS OF DESIGN: ADVANCE TABCO DT-6R-12
14	BASIS OF DESIGN: ADVANCE TABCO WS-15-72
16	FIRE EXTINGUISHER SURFACE MOUNTED
17	SELF COVE BASE IN KITCHEN TYPICAL
18	EXISTING REFRIGERATED MERCHANDISER DOUBLE DOOR OFCI
19	EXISTING REFRIGERATED MERCHANDISER SINGLE DOOR OFCI

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INTERIOR
ELEVATIONS

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LEGEND, ONE-LINE,
SCHEDULES, AND
LOAD CALC

LEGEND

	LIGHT FIXTURE – RECESSED WALLWASH		NOTE TAG (No. INDICATES NOTE)
	EMERGENCY EXIT LIGHT – SURFACE MTD CLG		EQUIPMENT TAG (No. INDICATES TYPE)
	EMERGENCY EXIT LIGHT – SURFACE MTD WALL	AC	ABOVE COUNTERTOP/BACKSPLASH
	LINEAR LIGHT FIXTURE – RECESS MTD	AFF	ABOVE FINISHED FLOOR
	FIXTURE TAG (LETTER INDICATES TYPE)	C	CONDUIT
\$	SINGLE POLE SWITCH	CLG	DENOTES CEILING MOUNTED EQUIPMENT
\$.	SINGLE POLE SWITCH (LOWERCASE LETTER INDICATES SWITCHING)	E	DENOTES EXISTING ITEM
\$.	THREE WAY SWITCH	EM	DENOTES EMERGENCY POWER
\$.	DIMMER SWITCH	G	DENOTES GFCI PROTECTED CIRCUIT
	CONDUIT, CONCEALED	GFCI	GROUND FAULT CIRCUIT INTERRUPTER
	NUMBER AND SIZE OF WIRES (NO MARKS = 3 #12)	K	KELVIN
A-2	HOMERUN TO PANEL (PANEL AND CIRCUIT No.)	LED	LIGHT EMITTING DIODE
	EXISTING PANEL	LM	LUMENS
	DUPLEX RECEPTACLE	MLO	MAIN LUGS ONLY
	DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER	NEC	NATIONAL ELECTRICAL CODE
	QUADRAPLEX RECEPTACLE	NTS	NOT TO SCALE
	SPECIAL PURPOSE OUTLET (NEW, EXISTING)	TYP	TYPICAL
	JUNCTION BOX	UON	UNLESS OTHERWISE NOTED
	DUPLEX RECEPTACLE TO BE REMOVED (DASHED OR DOTTED LINES INDICATE ITEMS TO BE REMOVED TYPICAL)	WP	WEATHERPROOF

LIGHT FIXTURE SCHEDULE

TYPE	LOCATION	MANUFACTURER AND CATALOG NUMBER (OR APPROVED EQUAL)	LUMINAIRE DESCRIPTION	MOUNTING		LAMPS	BALLAST/DRIVER	TOTAL INPUT WATTS
				TYPE	HEIGHT			
A	AS SHOWN	LITHONIA #EPANL-2X4-7200-80CRI-40K-MIN1-EZT-MVOLT	2'X4' RECESSED LED FLAT PANEL FIXTURE. PROVIDE WITH 10W EMERGENCY BATTERY PACK #E10WCP WHERE INDICATED 'EM' ON PLANS.	RECESSED	CEILING	4,000K LED 7,657 LM	120-277V LED DRIVER WITH 0-10V DIMMING TO 1%	66
B	HALLWAY ABOVE SIGN	LITHONIA #4JBK-ADJ-40K-90CRI-MW-M6	4" ROUND RECESSED DOWNLIGHT WITH ROUND ADJUSTABLE GIMBAL WITH 180 DEGREES OF ROTATION AND 35 DEGREES OF ADJUSTABLE TILT IN BOTH DIRECTIONS TO ILLUMINATE NEW WALL-HUNG SIGN.	RECESSED	CEILING	4,000K LED 635 LM	120-277V LED DRIVER WITH 0-10V DIMMING TO 1%	8

NEW KITCHEN EQUIPMENT SCHEDULE

TAG #	EQUIPMENT DESCRIPTION	LOAD (AMPS)	VOLTS	PHASE	LOAD (KVA)	WIRE COUNT AND SIZE (INCL. GND)	REQUIRED CONNECTION TYPE	MOUNTING HEIGHT ABOVE FINISHED FLOOR	EXTG LOCATION	REUSE EXTG WIRING	REUSE EXTG OUTLET/ RECEPTACLE	DEMO EQPT LOAD (KVA)
F12	FREEZER	9.6	120	1	1.15	3#12	NEMA 5-20	+85"	YES	NO	NO	1.85
F13	REFRIGERATOR	5.4	120	1	0.65	3#12	NEMA 5-20	+85"	YES	YES	YES	1.13
F15	SANDWICH/SALAD COUNTER	9.6	120	1	1.15	3#12	HARDWIRED	UNIT MOUNT	YES	YES	YES	1.44
F16	HOT FOOD TABLE	22.2	208	1	4.62	3#10	HARDWIRED	UNIT MOUNT	YES	YES	YES	3.99
F17	MILK FRIDGE	2.0	120	1	0.24	3#12	NEMA 5-20	+12"	YES	NO	NO	0.24
F18	ESPRESSO COFFEE MACHINE	12.8	208	1	2.65	3#10	NEMA 6-30	+12"	YES	YES	YES	3.81
F19	REFRIGERATOR (ALTERNATE)	6.5	120	1	0.78	3#12	NEMA 5-20	+85"	YES	YES	YES	1.13
F20	REFRIGERATOR (ALTERNATE)	6.5	120	1	0.78	3#12	NEMA 5-20	+85"	YES	YES	YES	1.13

TOTAL LOAD ADDED (KVA): 12.56

TOTAL LOAD REMOVED (KVA): 14.72

GENERAL NOTES

- A. SEE EXHIBIT DRAWINGS EX01, EX02, AND EX03 FOR ADDITIONAL INFORMATION RELATED TO THE LIGHTING AND POWER SYSTEMS FOR REFERENCE ONLY.

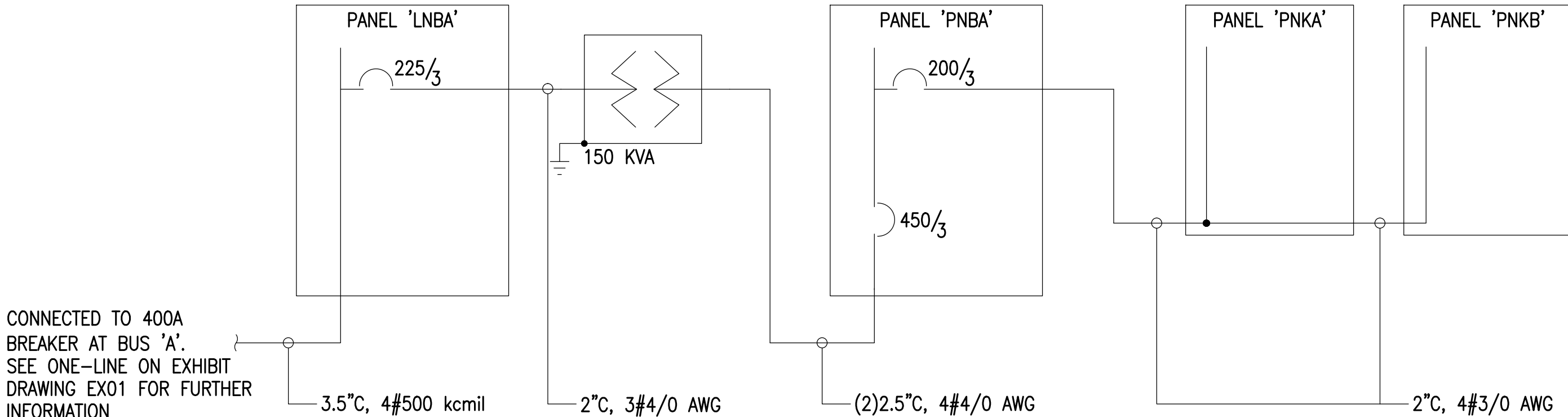
SHEET NOTES

1. DEMOLISH EXISTING CIRCUIT BREAKER AND INSTALL NEW 20A/1P GFCI CIRCUIT BREAKER IN THE SPACE IN THE EXISTING PANEL. THE EXISTING PANEL IS A SQUARE D TYPE NQ, 120/208V, 3Ø, 4W PANEL. THE NEW CIRCUIT BREAKERS SHALL BE COMPATIBLE WITH AND LISTED FOR USE IN THE EXISTING PANEL AND SHALL HAVE A MINIMUM SHORT CIRCUIT AIC RATING TO MATCH THE LOWEST RATED EXISTING DEVICE IN THE PANEL.
2. REMODEL RESULTS IN A NET LOAD REDUCTION. SERVICE AND PANELBOARDS HAVE ADEQUATE CAPACITY FOR THE REMODEL.

EXISTING PANEL 'PNKA'

MFR/MODEL: SQUARE 'D' TYPE NQ						VOLTS: 120/208V,3PH,4W				ENCLOSURE: NEMA 1				225 A			
						VOLT-AMPS				MTG: SURFACE							
NOTE	CIRC	POLE	AMPS	SERVICE	TYPE	A		B		C		TYPE	SERVICE	AMPS	POLE	CIRC	NOTE
b,d	1	1	20	REFRIGERATOR	KIT	780							ICE MAKER	20	1	2	a
b,d	3	1	20	REFRIGERATOR	KIT			780					SPARE	20	1	4	a
	5	1	20	SPARE									POPCORN MACHINE	20	1	6	a
a	7	1	20	CASH REGISTER									HOT DOG/BUN MACHINE	20	1	8	a
a	9	1	20	COFFEE WARMER									SLICER	20	1	10	a
a	11	1	20	COFFEE/HOT WATER									INSTANT BURGER	30	1	12	a
a	13	1	20	FROZEN NOVELTY UNIT									BUN/ROLL STEAMER	20	1	14	a
a	15	1	20	DISPLAY CASE									MICROWAVE	20	1	16	a
b	17	1	20	SANDWICH/SALAD COUNTER	KIT					1150			SPARE	20	1	18	a
a	19	2	20	TOASTER			1326					KIT	ESPRESSO MACHINE	30	2	20	b
a	21	2	20	^^				1326				KIT	^^	30	2	22	b
c	23	2	30	HOT FOOD TABLE	KIT					2310	650	KIT	REFRIGERATOR	20	1	24	b
c	25	2	30	^^	KIT	2310							SPARE	20	2	26	
a	27	3	30	SINK HEATER									^^	20	2	28	
a	29	3	30	^^^									WATER COOLER	15	1	30	a
a	31	3	30	^^^									RECEPTS - CONCESSIONS	20	1	32	a
b	33	1	20	FREEZER	KIT			1150	240			KIT	MILK FRIDGE	20	1	34	c
a	35	1	20	HOOD LIGHTS						540		RECP	GFCI CONV. RECPTS	20	1	36	c,d
a	37	1	20	RECEPTS - CONCESSIONS									SPARE	20	1	38	
a	39	1	20	RECEPTS - CONCESSIONS									SPARE	20	1	40	
a	41	1	20	RECEPTS - CONCESSIONS									SPARE	20	1	42	
NEW LOAD TOTAL V-A						4416		3496		4650		12,562 VA					
NEW LOAD TOTAL AMPS						37		29		39		35 A					
A.I.C. RATING: 10,000																	
PANEL NOTES: a EXISTING LOAD TO REMAIN. b NEW LOAD CONNECTED TO NEW GFCI CIRCUIT BREAKER. c NEW LOAD CONNECTED TO EXISTING CIRCUIT BREAKER. d WORK PERFORMED AS ALTERNATE.											PANEL OPTIONS: MAIN LUGS ONLY						

CONNECTED TO 400A
BREAKER AT BUS 'A'.
SEE ONE-LINE ON EXHIBIT
DRAWING EX01 FOR FURTHER
INFORMATION



1 PARTIAL ONE-LINE DIAGRAM - EXISTING

NTS

ELECTRICAL SPECIFICATIONS

26 05 00 – COMMON WORK RESULTS FOR ELECTRICAL

- A. SCOPE OF WORK: FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT FOR AN EXTENSION TO THE EXISTING ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.
- B. STANDARDS, CODES AND REGULATIONS: COMPLY WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRICAL CODE, INTERNATIONAL BUILDING CODE, AND INTERNATIONAL FIRE CODE INCLUDING ALL STATE AND LOCAL AMENDMENTS TO THESE CODES. COMPLY WITH THE LATEST PUBLISHED VERSION OF THE NECA STANDARD OF INSTALLATION.
- C. DRAWINGS: THE DRAWINGS ARE DIAGRAMMATIC, NOT NECESSARILY SHOWING ALL OFFSETS OR EXACT LOCATIONS OF FIXTURES, EQUIPMENT, ETC. UNLESS SPECIFICALLY DIMENSIONED. REVIEW THE DRAWINGS AND SPECIFICATIONS FOR EQUIPMENT FURNISHED BY OTHER CRAFTS BUT INSTALLED IN ACCORDANCE WITH THIS SECTION. BRING QUESTIONABLE OR OBSCURE ITEMS, APPARENT CONFLICTS BETWEEN PLANS AND SPECIFICATIONS, or GOVERNING CODES TO THE ATTENTION OF THE ENGINEER. CODES, ORDINANCES, REGULATIONS, MANUFACTURER'S INSTRUCTIONS OR STANDARDS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS.
- D. RECORD DRAWINGS: MARK UP A CLEAN SET OF DRAWINGS AS THE WORK PROGRESSES TO SHOW THE DIMENSIONED LOCATION AND ROUTING OF ALL ELECTRICAL WORK WHICH WILL BECOME PERMANENTLY CONCEALED. SHOW ROUTING OF WORK IN PERMANENTLY CONCEALED BLIND SPACES WITHIN THE BUILDING. SHOW COMPLETE ROUTING AND SIZING OF ANY SIGNIFICANT REVISIONS TO THE SYSTEMS SHOWN.
- E. WORKMANSHIP: INSTALLATION OF ALL WORK SHALL BE MADE SO THAT ITS SEVERAL COMPONENT PARTS SHALL FUNCTION AS A WORKABLE SYSTEM COMPLETE WITH ALL ACCESSORIES NECESSARY FOR ITS OPERATION. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, INSTRUCTIONS AND/OR INSTALLATION DRAWINGS AND IN ACCORDANCE WITH NECA STANDARDS. MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL CONFORM WITH APPLICABLE INDUSTRY STANDARDS, NEMA STANDARDS AND UNDERWRITERS LABORATORIES STANDARDS WHERE APPLICABLE.
- F. SUBMITTALS: PROVIDE MATERIAL AND EQUIPMENT SUBMITTALS CONTAINING A COMPLETE LISTING OF MATERIAL AND EQUIPMENT SHOWN ON THE DRAWINGS. INCLUDE CATALOG NUMBERS, WIRING DIAGRAMS, ROUGH-IN DIMENSIONS AND PERFORMANCE DATA FOR ALL MATERIAL AND EQUIPMENT. SUBMITTALS SHALL BE IN ELECTRONIC .PDF FORMAT, SEPARATE FROM WORK FURNISHED UNDER OTHER DIVISIONS. INDEX AND CLEARLY IDENTIFY ALL MATERIAL AND EQUIPMENT BY ITEM, NAME OR DESIGNATION USED ON THE DRAWINGS. SUBMITTAL REVIEW IS FOR GENERAL DESIGN AND ARRANGEMENT ONLY AND DOES NOT RELIEVE THE CONTRACTOR FROM ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE SUBMITTALS ARE NOT CHECKED FOR QUANTITY, DIMENSION, OR FOR PROPER OPERATION. WHERE DEVIATIONS OF A SUBSTITUTE PRODUCT OR SYSTEM PERFORMANCE HAVE NOT BEEN SPECIFICALLY NOTED IN THE SUBMITTAL BY THE CONTRACTOR, PROVISIONS OF A COMPLETE AND SATISFACTORY WORKING INSTALLATION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- G. OPERATION AND MAINTENANCE MANUALS: PROVIDE OPERATION AND MAINTENANCE MANUALS FOR TRAINING OF THE OWNER'S PERSONNEL. DESCRIBE THE PROCEDURES NECESSARY TO OPERATE THE SYSTEM INCLUDING START-UP, OPERATION, EMERGENCY OPERATION AND SHUTDOWN. PROVIDE INSTRUCTIONS AND A SCHEDULE OF PREVENTIVE MAINTENANCE IN TABULAR FORM FOR ALL ROUTINE CLEANING, INSPECTION AND LUBRICATION WITH RECOMMENDED LUBRICANTS. PROVIDE INSTRUCTIONS FOR MINOR REPAIR OR ADJUSTMENTS REQUIRED FOR PREVENTIVE MAINTENANCE ROUTINES. PROVIDE MANUFACTURER'S DESCRIPTIVE LITERATURE INCLUDING APPROVED SHOP DRAWINGS COVERING DEVICES USED IN ANY CONTRACTOR-PROVIDED EQUIPMENT OR SYSTEMS WITH ILLUSTRATION, EXPLODED VIEWS, ETC.
- H. WARRANTY: THE CONTRACTOR SHALL GUARANTEE ALL WORK EXECUTED UNDER THIS CONTRACT TO BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM BENEFICIAL OCCUPANCY. ANY FAULTY MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER DURING THE GUARANTEE PERIOD.
- I. PERMITS: SECURE AND PAY FOR ALL FEES, PERMITS, ETC. REQUIRED BY LOCAL AND STATE AGENCIES.
- J. REFERENCE SYMBOLS: THE ELECTRICAL "LEGEND" ON THE DRAWINGS IS A STANDARDIZED VERSION, AND ALL SYMBOLS SHOWN MAY NOT BE USED. USE THE "LEGEND" AS A REFERENCE FOR THE SYMBOLS USED ON THE DRAWINGS.
- K. PENETRATION OF FIRE BARRIERS: ALL ELECTRICAL PENETRATIONS THROUGH FIRE RATED BARRIERS SHALL BE SEALED IN ACCORDANCE WITH NEC ARTICLE 300.21 AND THE FOLLOWING:

- ALL HOLES OR VOIDS CREATED TO EXTEND ELECTRICAL SYSTEMS THROUGH FIRE RATED FLOORS, WALLS OR CEILING SHALL BE SEALED WITH AN ASBESTOS-FREE INTUMESCENT FIRE STOPPING MATERIAL CAPABLE OF EXPANDING 8 TO 10 TIMES WHEN EXPOSED TO TEMPERATURES 250 DEGREES F OR HIGHER.
- MATERIALS SHALL BE SUITABLE FOR THE FIRE STOPPING OF PENETRATIONS MADE BY STEEL, GLASS, PLASTIC AND SHALL BE CAPABLE OF MAINTAINING AN EFFECTIVE BARRIER AGAINST FLAME, SMOKE AND GASES IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM E814, UL 1479 AND THE UL FIRE RESISTANCE DIRECTORY REQUIREMENTS FOR THROUGH-PENETRATION FIRESTOP DEVICES (XHCR).

- THE RATING OF THE FIRE STOPS SHALL BE THE SAME AS THE TIME-RATED FLOOR, WALL OR CEILING ASSEMBLY.
- INSTALL FIRE STOPPING MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- UNLESS PROTECTED FROM POSSIBLE LOADING OR TRAFFIC, INSTALL FIRE STOPPING MATERIALS IN FLOORS HAVING VOID OPENINGS OF FOUR (4) INCHES OR MORE TO SUPPORT THE SAME FLOOR LOAD REQUIREMENTS AS THE SURROUNDING FLOOR."

26 05 05 – SELECTIVE DEMOLITION FOR ELECTRICAL

- A. DEMOLITION DRAWINGS ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DRAWINGS. REPORT DISCREPANCIES TO ENGINEER BEFORE DISTURBING THE EXISTING INSTALLATION. DISCONNECT ELECTRICAL SYSTEMS IN WALLS, FLOORS, AND CEILINGS SCHEDULED FOR REMOVAL. PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN ALL EXISTING ELECTRICAL SYSTEMS (TELEPHONE, FIRE ALARM, LIGHTING, ELECTRICAL SERVICE, ETC.) IN SERVICE DURING CONSTRUCTION. DISABLE SYSTEMS ONLY TO MAKE SWITCHOVERS AND CONNECTIONS.
- B. OBTAIN PERMISSION FROM OWNER AT LEAST 24 HOURS BEFORE PARTIALLY OR COMPLETELY DISABLING SYSTEM. MINIMIZE OUTAGE DURATION AND MAKE TEMPORARY CONNECTIONS TO MAINTAIN SERVICE IN AREAS ADJACENT TO WORK AREA. WHEN WORK MUST BE PERFORMED ON ENERGIZED EQUIPMENT OR CIRCUITS, USE PERSONNEL EXPERIENCED IN SUCH OPERATIONS.
- C. REMOVE, RELOCATE AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION.
- D. DISCONNECT AND REMOVE ABANDONED LUMINAIRES. REMOVE BRACKETS, STEMS, HANGERS AND OTHER ACCESSORIES. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK. MAINTAIN ACCESS TO EXISTING ELECTRICAL INSTALLATIONS WHICH REMAIN ACTIVE.

26 05 19 – WIRE AND CABLE

B. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

C. MATERIALS:

- ALL CONDUCTORS SHALL BE COPPER WITH TYPE XHHW, THWN, THW OR THHN INSULATION. MINIMUM BRANCH CIRCUIT CONDUCTOR SIZE SHALL BE 12 AWG. MINIMUM CONTROL CIRCUIT CONDUCTOR SIZE SHALL BE #18 AWG.
 - CONTROL CIRCUITS SHALL BE COPPER, STRANDED CONDUCTOR, 600V INSULATION, THHN/THWN, MINIMUM SIZE 18 AWG.
 - 0-10V DIMMING/POWER MC CABLE (TYPE MC-PCS), SIZE 12 THROUGH 10 AWG WITH 16-2 CONTROL CABLES: SOLID COPPER CONDUCTOR, 600 VOLT THERMOPLASTIC INSULATION, RATED 90° C DRY, 75° WET, INSULATED GREEN GROUNDING CONDUCTOR, AND GALVANIZED STEEL OR ALUMINUM ARMOR OVER MYLAR.
- C. INSTALLATION:
- COLOR CODE WIRES BY LINE OR PHASE. COLOR CODE THE 120/208V CONDUCTORS BLACK, RED, BLUE, AND WHITE.
 - DO NOT SHARE NEUTRAL CONDUCTORS. PROVIDE A DEDICATED NEUTRAL CONDUCTOR FOR EACH BRANCH CIRCUIT THAT REQUIRES A NEUTRAL.
 - USE PROPERLY SIZED INSULATED SPRING WIRE CONNECTORS WITH PLASTIC CAPS FOR ALL CONDUCTORS #8 AWG AND SMALLER.
 - INSTALLATION SCHEDULE: BUILDING WIRE IN RACEWAYS AT ALL LOCATIONS UNLESS OTHERWISE NOTED. TYPE MC CABLE MAY BE USED FOR BRANCH CIRCUIT WIRING IN DRY, INTERIOR LOCATIONS OTHER THAN HOMERUNS. HOMERUNS SHALL BE BUILDING WIRE IN RACEWAY. METAL CLAD CABLE USED FOR BRANCH CIRCUIT WIRING FROM A LIGHT SWITCH OR LIGHTING CONTROL STATION TO THE LIGHT FIXTURE SHALL INCLUDE A SPARE CONDUCTOR FOR FUTURE USE. METAL CLAD CABLE USED FOR BRANCH CIRCUIT WIRING TO LED FIXTURES THAT HAVE 0-10V DIMMING CAPABILITY SHALL BE TYPE MC-PCS.

26 05 29 – HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIAL: SUPPORT CHANNEL SHALL BE GALVANIZED OR PAINTED STEEL. HARDWARE SHALL BE CORROSION RESISTANT.

C. INSTALLATION: EQUIPMENT WEIGHING MORE THAN 50 POUNDS SHALL BE ADEQUATELY ANCHORED TO THE BUILDING STRUCTURE TO RESIST LATERAL EARTHQUAKE FORCES. PROVIDE ONE SEISMIC SUPPORT WIRE FOR ALL FIXTURES WEIGHING LESS THAN 10LBS. TWO MINIMUM COLOR-CODED DEDICATED SEISMIC SUPPORT WIRES FOR EACH CEILING MOUNTED LIGHT FIXTURE WEIGHING LESS THAN 50 POUNDS. ATTACH SUPPORT WIRES TO BUILDING STRUCTURE INDEPENDENT FROM CEILING SYSTEM AND ON OPPOSING CORNERS OF THE LIGHT FIXTURES TO NOT ALLOW FIXTURE TO DROP MORE THAN 6 INCHES UPON CEILING FAILURE. SECURE EACH END WITH THREE TIGHT WRAPS WITHIN 1 INCH AT EACH END OF THE WIRE.

26 05 33 – RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIALS

- RIGID STEEL CONDUIT: ANSI C80.1. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; THREADED TYPE WITH INSULATED THROAT BUSHINGS, MATERIAL TO MATCH CONDUIT.
- INTERMEDIATE METAL CONDUIT (IMC): GALVANIZED STEEL. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; USE FITTINGS AND CONDUIT BODIES SPECIFIED ABOVE FOR RIGID STEEL CONDUIT.
- ELECTRICAL METALLIC TUBING CONDUIT (EMT): ANSI C80.3. GALVANIZED TUBING. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; STEEL OR MALLEABLE IRON, COMPRESSION TYPE OR SET SCREW FITTINGS WITH INSULATED THROAT BUSHINGS. DIE-CAST FITTINGS ARE NOT ACCEPTABLE. MAXIMUM SIZE SHALL BE 2". PROVIDE FACTORY ELBOWS ON SIZES 1-1/2" AND LARGER.
- FLEXIBLE METAL CONDUIT: FS WW-C-566; STEEL, FULL WALL OR REDUCED WALL THICKNESS. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; STEEL OR MALLEABLE IRON WITH INSULATED THROAT BUSHINGS. DIE CAST FITTINGS ARE NOT ACCEPTABLE.
- LIQUIDTIGHT FLEXIBLE METAL CONDUIT: FLEXIBLE METAL CONDUIT WITH PVC JACKET. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1; STEEL OR MALLEABLE IRON WITH INSULATED THROAT BUSHINGS. DIE CAST FITTINGS ARE NOT ACCEPTABLE.
- PROVIDE GALVANIZED OR CADMIUM PLATED, ONE PIECE PRESSED STEEL OUTLET BOXES 4 INCH SQUARE OR OCTAGONAL, 1 1/2 INCHES DEEP MINIMUM SIZE FOR USE IN INTERIOR AREAS.
- PROVIDE CAST ALUMINUM OR FERALLOY TYPE BOXES WITH GASKETED COVER, THREADED HUBS AND NEMA 3R RATING FOR USE IN WET LOCATIONS.

C. INSTALLATION:

- INSTALL CONDUIT FOR ALL SYSTEMS UNLESS OTHERWISE NOTED, 1/2 INCH MINIMUM SIZE.
- EXPOSED WET INTERIOR LOCATIONS (OR WHERE SUBJECT TO DAMAGE) SHALL BE RIGID STEEL CONDUIT OR INTERMEDIATE METAL CONDUIT. EMT MAY ALSO BE USED FOR CONCEALED OR EXPOSED, DRY, INTERIOR LOCATIONS.
- MOTOR AND EQUIPMENT CONNECTIONS SHALL BE SHORT EXTENSIONS OF FLEXIBLE METAL CONDUIT TO ALLOW FOR VIBRATION. LIQUIDTIGHT FLEXIBLE CONDUIT AND FITTINGS SHALL BE USED FOR THESE CONNECTIONS IN DAMP OR WET LOCATIONS.
- PAINT ALL EXPOSED CONDUIT TO MATCH SURFACE TO WHICH IT IS ATTACHED OR CROSSES. CLEAN GREASY OR DIRTY CONDUIT PRIOR TO PAINTING IN ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTIONS.
- PROVIDE OUTLET BOXES AS SHOWN ON THE DRAWINGS, AND AS REQUIRED FOR SPLICES, TAPS, WIRE PULLING, EQUIPMENT CONNECTIONS, DEVICE INSTALLATION AND CODE COMPLIANCE.
- DO NOT INSTALL BOXES BACK-TO-BACK IN WALLS. PROVIDE A MINIMUM 6 INCH SEPARATION FOR MINIMUM SOUND TRANSMISSION.
- USE MULTIPLE-GANG BOXES WHERE MORE THAN ONE DEVICE ARE MOUNTED TOGETHER; DO NOT USE SECTIONAL BOXES.
- SUPPORT BOXES INDEPENDENTLY OF CONDUIT.
- COORDINATE MOUNTING HEIGHTS AND LOCATIONS OF OUTLETS MOUNTED ABOVE COUNTERS, BENCHES AND BACKSPLASHES.

26 05 53 – IDENTIFICATION FOR ELECTRICAL SYSTEMS

A. SUBMITTALS: NONE REQUIRED FOR THIS SECTION.

B. MATERIALS

- TAPE LABELS: ADHESIVE TAPE LABELS, WITH 3/16 INCH BOLD BLACK LETTERS ON CLEAR BACKGROUND MADE USING DYMO RHINOPRO 5000 OR EQUAL LABEL PRINTER.
- WIRE AND CABLE MARKERS: CLOTH MARKERS, SPLIT SLEEVE OR TUBING TYPE.

C. INSTALLATION:

- CONDUITS: MARK ALL CONDUITS ENTERING OR LEAVING PANELBOARDS WITH INDELIBLE BLACK MAGIC MARKER WITH THE CIRCUIT NUMBERS OF THE CIRCUITS CONTAINED INSIDE.
- JUNCTION BOXES: MARK ALL CIRCUIT NUMBERS OF WIRING ON ALL JUNCTION BOXES WITH SHEET STEEL COVERS. MARK WITH INDELIBLE BLACK MARKER. ON EXPOSED JUNCTION BOXES IN PUBLIC AREAS, MARK ON INSIDE OF COVER.
- WIRE IDENTIFICATION: PROVIDE WIRE MARKERS ON EACH CONDUCTOR IN PULL BOXES, OUTLET AND JUNCTION BOXES, AND AT LOAD CONNECTION. MARKERS SHALL BE LOCATED WITHIN ONE INCH OF EACH CABLE END, EXCEPT AT PANELBOARDS, WHERE MARKERS FOR BRANCH CIRCUIT CONDUCTORS SHALL BE VISIBLE WITHOUT REMOVING PANEL DEADFRONT.
- DEVICE PLATES: LABEL EACH RECEPTACLE DEVICE PLATE OR POINT OF CONNECTION DENOTING THE PANELBOARD NAME AND CIRCUIT NUMBER. INSTALL LABEL ON THE TOP OF EACH PLATE.

26 27 26 – WIRING DEVICES

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

B. MATERIALS:

- WALL SWITCHES: SWITCHES FOR LIGHTING CIRCUITS SHALL BE ANSI/NEMA WD6 AND FEDERAL SPECIFICATION FS W-S-896 AC GENERAL USE SNAP SWITCH WITH TOGGLE HANDLE, RATED 20 AMPERES AND 120-277 VOLTS AC. HANDLE: WHITE NYLON.
- RECEPTACLES: CONVENIENCE AND STRAIGHT BLADE RECEPTACLES SHALL BE NEMA AND FEDERAL SPECIFICATION FS W-C-596, TYPE 5-20R, WHITE NYLON FACE. SPECIFIC USE RECEPTACLES SHALL BE NEMA WD1 OR WD5; AS REQUIRED TO MATCH LOAD SERVED, BLACK PHENOLIC FACE. GFCI RECEPTACLES SHALL BE 20A, DUPLEX CONVENIENCE RECEPTACLE WITH INTEGRAL CLASS 'A' GROUND FAULT CURRENT INTERRUPTER AND LOCKOUT FEATURE.
- WALL DIMMERS FOR 0-10V LED CIRCUITS: UL 1472; ANSI/NEMA WD6; DECORA-STYLE, COMMERCIAL GRADE PRESET WALL DIMMER SWITCH, 0-10V CONTROL FOR LED DRIVERS WITH NO POWER PACK REQUIRED TO SWITCH LINE VOLTAGE LOAD (8 A, 120-277 V); ADJUSTABLE HIGH-END AND LOW-END TRIM. COLOR: WHITE. HANDLE: PADDLE SWITCH FOR ON/OFF OPERATION WITH SMALL, DISCRETE, CAPTIVE LINEAR SLIDE FOR DIMMER ADJUSTMENT. PROVIDE SINGLE POLE UNLESS OTHERWISE INDICATED ON PLANS. DIMMER SHALL BE FULLY COMPATIBLE WITH ALL LOADS CONNECTED FOR SMOOTH, FLICKER-FREE DIMMING OPERATION.
- WALL PLATES: DECORATIVE COVER PLATES IN FINISHED AREAS SHALL BE 430 OR 302 STAINLESS STEEL. WEATHERPROOF COVER PLATES SHALL BE GASKETED STAINLESS STEEL WITH HINGED GASKETED DEVICE COVERS. DEVICE PLATES FOR WET LOCATION RECEPTACLES SHALL BE "IN USE" TYPE. PROVIDE 1/2 INCH RAISED, SQUARE, GALVANIZED OR CADMIUM PLATED, PRESSED STEEL COVER PLATE SUPPORTING DEVICES INDEPENDENT OF THE OUTLET BOX FOR ALL EXPOSED WORK.

C. INSTALLATION:

- UNLESS OTHERWISE NOTED ON THE DRAWINGS, INSTALL RECEPTACLES 4 INCHES ABOVE FINISH FLOOR, COUNTERS, AND BACKSPLASHES WITH GROUNDING POLE ON BOTTOM. UNLESS OTHERWISE NOTED DIMENSIONS ARE TO CENTERLINE OF OUTLET.
- INSTALL WALL SWITCHES AND DIMMERS 48 INCHES ABOVE FLOOR, OFF POSITION DOWN.
- INSTALL GALVANIZED STEEL PLATES ON OUTLET BOXES AND JUNCTION BOXES IN UNFINISHED AREAS, ABOVE ACCESSIBLE CEILINGS, AND ON SURFACE-MOUNTED OUTLETS.

26 50 00 – LIGHTING FIXTURES

A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.

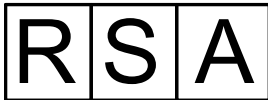
B. MATERIALS:

- LUMINAIRES: PROVIDE AND INSTALL ALL LIGHTING EQUIPMENT OR APPROVED EQUAL AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE "FIXTURE SCHEDULE". PROVIDE LIGHTING EQUIPMENT COMPLETE, WIRED, ASSEMBLED, WITH PROPER FLANGES, MOUNTING SUPPORTS, HARDWARE, ETC. ALL LIGHTING EQUIPMENT INSTALLED IN LAY-IN TYPE CEILINGS SHALL BE PROVIDED WITH SAFETY CHAINS, CAPABLE OF SUPPORTING 200 POUNDS, SECURELY FASTENED TO THE LIGHT FIXTURE AND THE BUILDING STRUCTURE SO THAT NO PART OF THE FIXTURE WILL DROP BELOW A HEIGHT OF 7'-6" ABOVE THE FLOOR IN THE EVENT OF A CEILING SUSPENSION SYSTEM FAILURE.
- LED DRIVERS: PROVIDE UL LISTED POWER SUPPLY AS RECOMMENDED BY THE LED FIXTURE MANUFACTURER FOR OPERATION OF THE SPECIFIED LED LAMPS. POWER SUPPLY SHALL BE INTEGRAL TO THE LUMINAIRE UNLESS OTHERWISE NOTED ON THE PLANS. POWER SUPPLY SHALL OPERATE AT THE SUPPLY VOLTAGE INDICATED ON THE PLANS AND SHALL BE LISTED FOR STARTING AND OPERATING THE LAMPS AT 75F AVERAGE INDOOR TEMPERATURE.
- LED DIMMING DRIVERS: PROVIDE UL LISTED 0-10V DIMMING DRIVER AS RECOMMENDED BY THE LED FIXTURE MANUFACTURER FOR OPERATION OF THE SPECIFIED LED LAMPS, FULLY COMPATIBLE WITH THE DIMMING SYSTEM OR DIMMING SWITCH CONTROLLING THE FIXTURE. DRIVER SHALL BE INTEGRAL TO THE FIXTURE AND CAPABLE OF DIMMING THE LUMINAIRE TO 1% OUTPUT MINIMUM UNLESS OTHERWISE SCHEDULED ON THE PLANS. POWER SUPPLY SHALL BE DUAL VOLTAGE (120-277V) WHERE AVAILABLE AND OPERATE AT THE SUPPLY VOLTAGE INDICATED ON THE PLANS.
- LED LAMPS: UNLESS OTHERWISE SCHEDULED ON THE PLANS, PROVIDE NOMINAL 4000 K, WITH MINIMUM 80CRI AND A MINIMUM L70 LAMP LIFE OF 50,000 HOURS.

C. INSTALLATION:

- INSTALL RECESSED LUMINAIRES TO PERMIT REMOVAL FROM BELOW. USE PLASTER FRAMES IN HARD CEILINGS.
- SUPPORT LUMINAIRES IN SUSPENDED CEILINGS FROM STRUCTURE ABOVE USING A MINIMUM OF (2) ANCHORS IN ACCORDANCE WITH SECTION 26 05 29.
- PROVIDE LUMINAIRE DISCONNECTING MEANS IN DRIVER CHANNEL OF EACH LIGHT FIXTURE. WHERE THE LUMINAIRE IS FED FROM A MULTI-WIRE BRANCH CIRCUIT, PROVIDE MULTI-POLE DISCONNECT TO SIMULTANEOUSLY BREAK ALL SUPPLY CONDUCTORS TO THE DRIVER, INCLUDING THE GROUNDED CONDUCTOR.

FOR:
SUBMITTAL
PRICING



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ALASKA COURT
SYSTEM

NESBETT
COURTHOUSE
CAFE REMODEL

ANCHORAGE, ALASKA

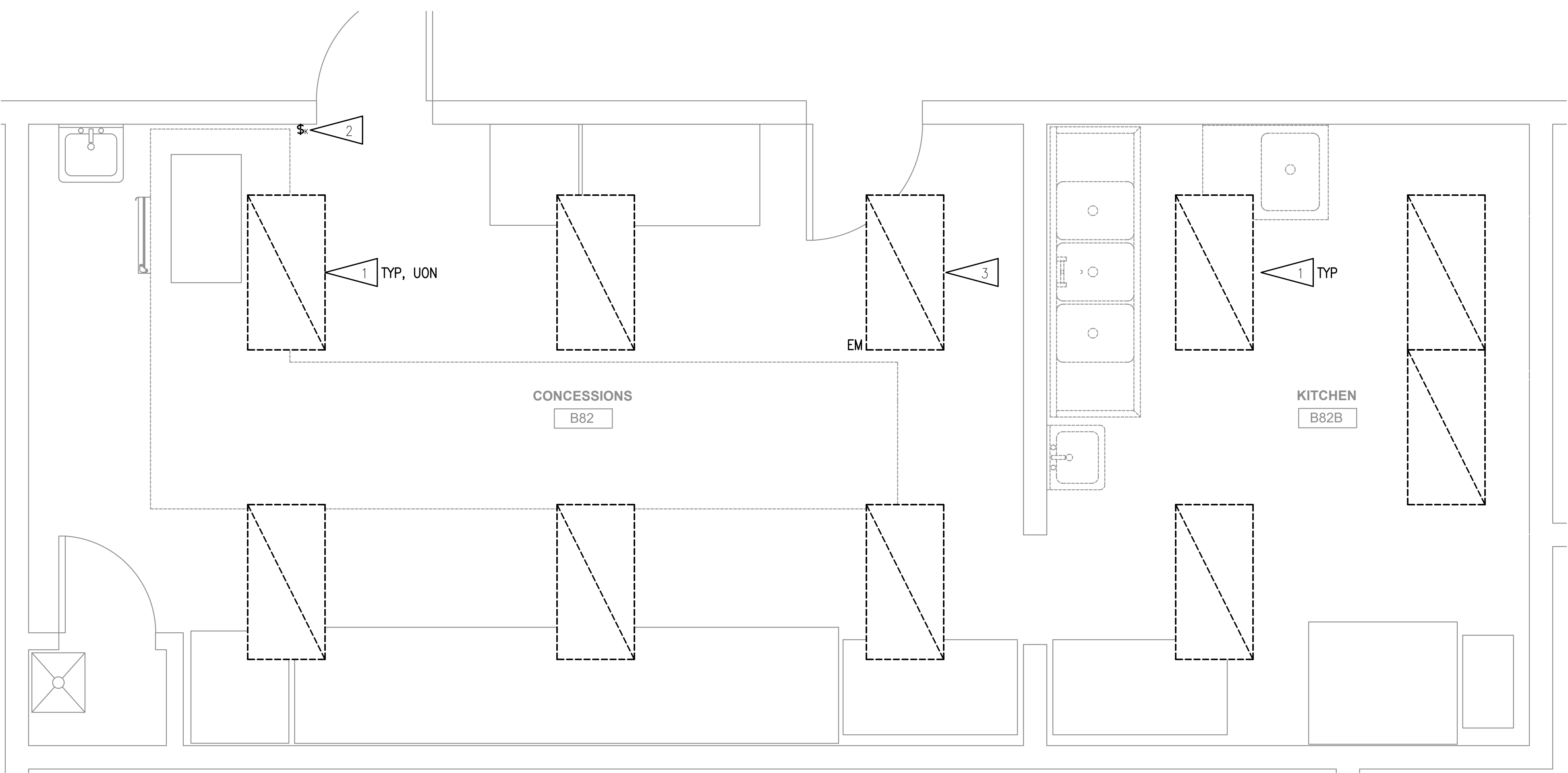
100% CONSTRUCTION
DOCUMENTS

JOB NO.	M2027
DATE:	06.09.2022
PROJ. MGR.:	BC
DRAWN BY:	BC
REVIEWED BY:	CPL,SB
REVISIONS:	

SPECIFICATIONS

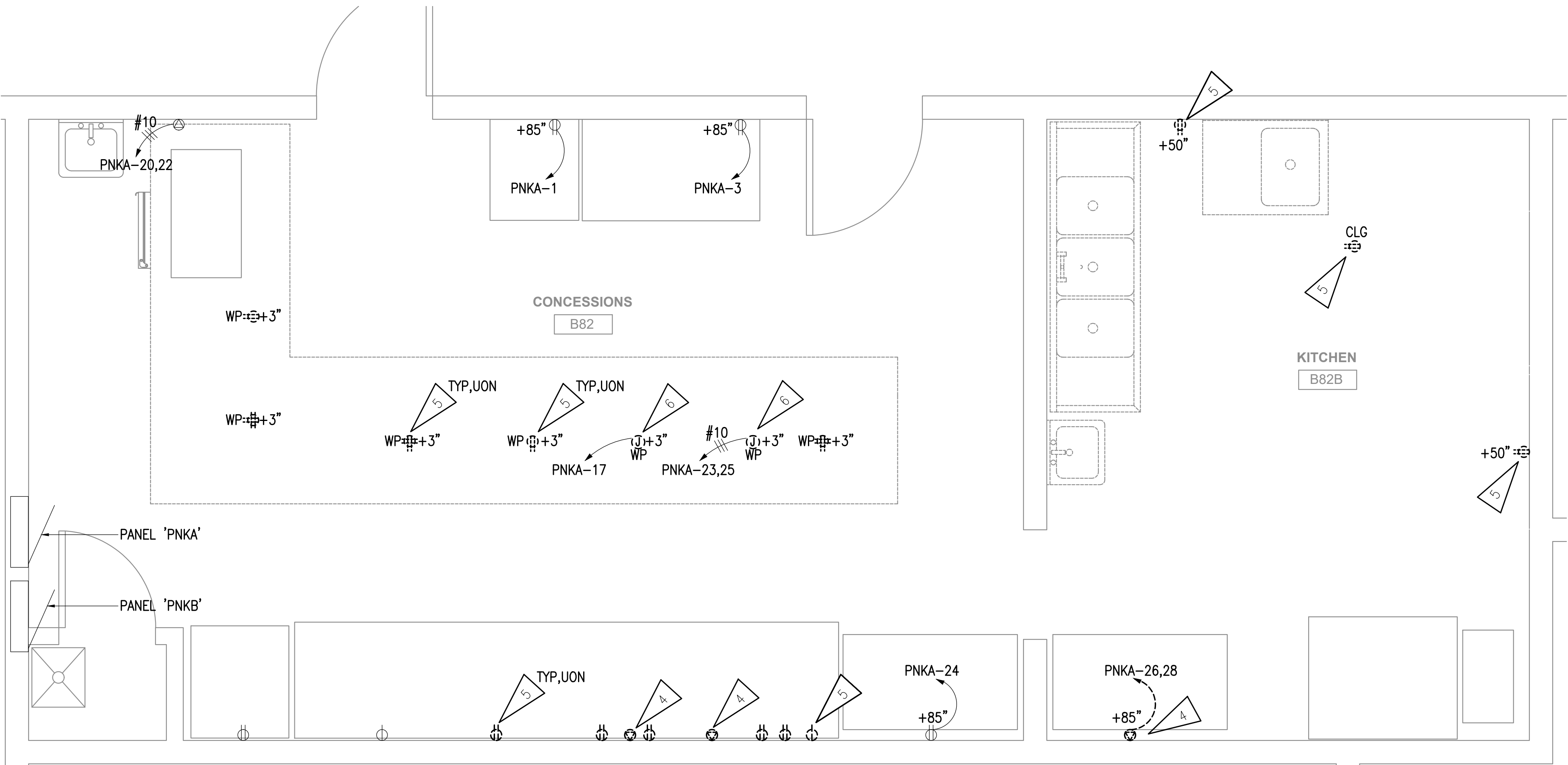
SHEET NO.

E002



1 LIGHTING DEMOLITION PLAN

1/2" = 1'-0"



2 POWER DEMOLITION PLAN

1/2" = 1'-0"

GENERAL NOTES

- THE INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM AS-BUILT DRAWINGS AND A NON-DESTRUCTIVE WALK THROUGH OF THE FACILITY. THERE IS NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN HERE-IN. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS SCHEDULED FOR DEMOLITION PRIOR TO START OF WORK.
- THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE MATERIALS. THE CONTRACTOR SHALL DELIVER SALVAGED MATERIALS TO A WAREHOUSE AS DIRECTED BY THE OWNER. THE CONTRACTOR SHALL DISPOSE OF, OFF SITE, ALL UNWANTED MATERIALS.
- DASHED OR DOTTED LINES INDICATE ITEMS TO BE REMOVED. SOLID LINES INDICATE EXISTING ITEMS TO REMAIN.
- NOT ALL DEVICES ARE SHOWN FOR CLARITY. EQUIPMENT TO BE DEMOLISHED AND EQUIPMENT IN THE IMMEDIATE AREA OF THE EQUIPMENT TO BE DEMOLISHED ARE SHOWN.
- SEE EXHIBIT DRAWINGS EX01, EX02, AND EX03 FOR ADDITIONAL INFORMATION RELATED TO THE LIGHTING AND POWER SYSTEMS FOR REFERENCE ONLY.

SHEET NOTES

- DEMOLISH FIXTURES AND SALVAGE WIRING FOR CONNECTION TO NEW FIXTURES AT EXISTING LOCATIONS.
- DEMOLISH SWITCH AND SALVAGE WIRING FOR CONNECTION TO NEW SWITCH AT EXISTING LOCATION.
- FIXTURE CONNECTED TO EMERGENCY CIRCUIT.
- DEMOLISH RECEPTACLE AND PULL WIRING BACK TO SOURCE. PROVIDE BLANK WALL PLATE IN PLACE OF THE DEMOLISHED RECEPTACLE.
- DEMOLISH RECEPTACLE. SALVAGE JUNCTION BOX, CONDUIT, AND WIRING FOR REUSE WITH NEW GFCI RECEPTACLE AT EXISTING LOCATION.
- DEMOLISH CONNECTION TO EQUIPMENT. DEMOLISH FMC FROM JUNCTION BOX TO EQUIPMENT CONNECTION. SALVAGE JUNCTION BOX AND WIRING FOR REUSE.

FOR:
SUBMITTAL
PRICING

R S A

Mechanical and
Electrical Consulting
Engineers

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Anchorage, AK 99503
(907) 278-0521
Corporate No.: AECC542



ALASKA COURT
SYSTEM

NESBETT
COURTHOUSE
CAFE REMODEL

ANCHORAGE, ALASKA

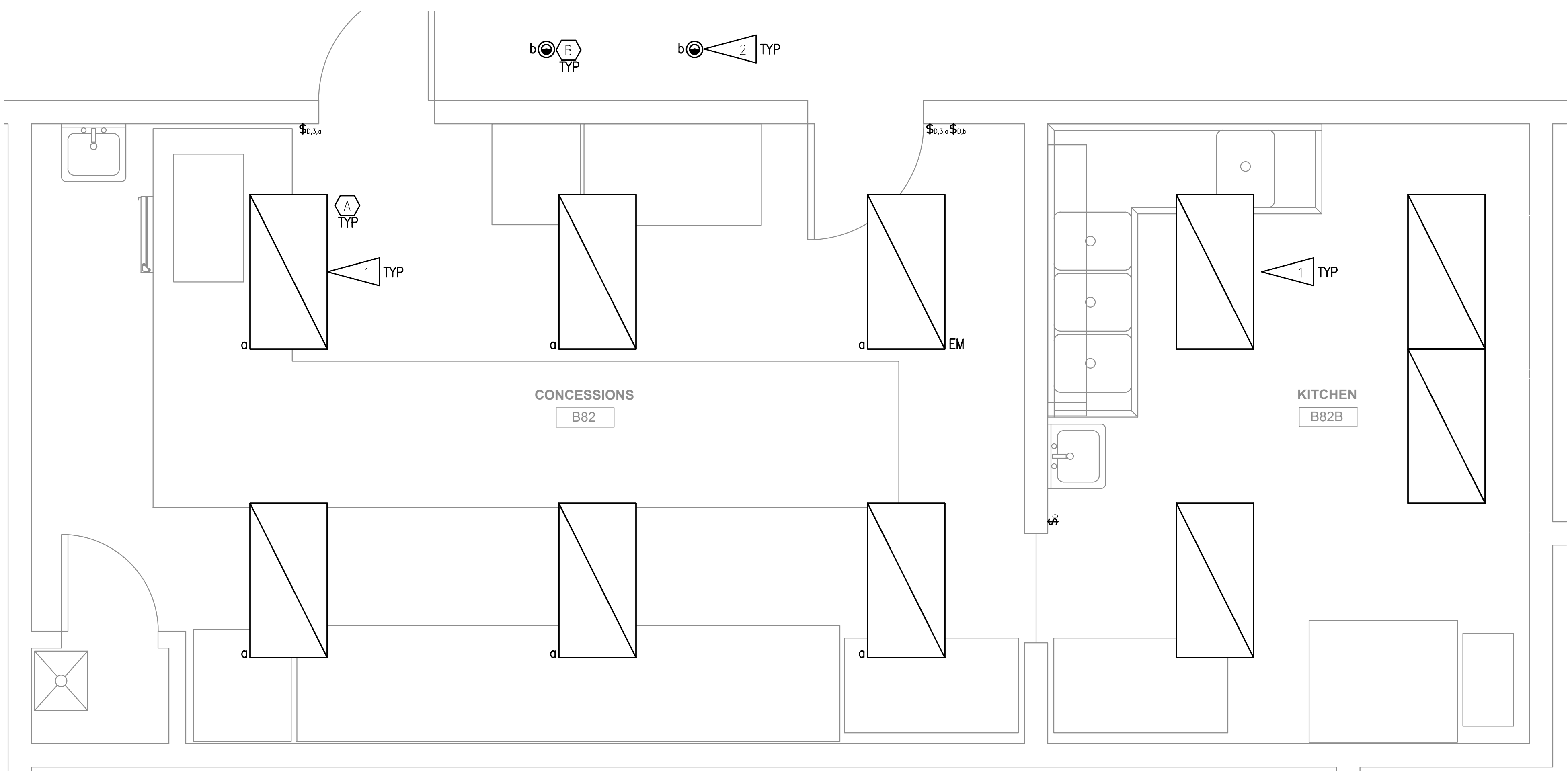
100% CONSTRUCTION
DOCUMENTS

JOB NO. M2027
DATE: 06.09.2022
PROJ. MGR.: BC
DRAWN BY: BC
REVIEWED BY: CPL,SB
REVISIONS:

DEMOLITION
PLANS

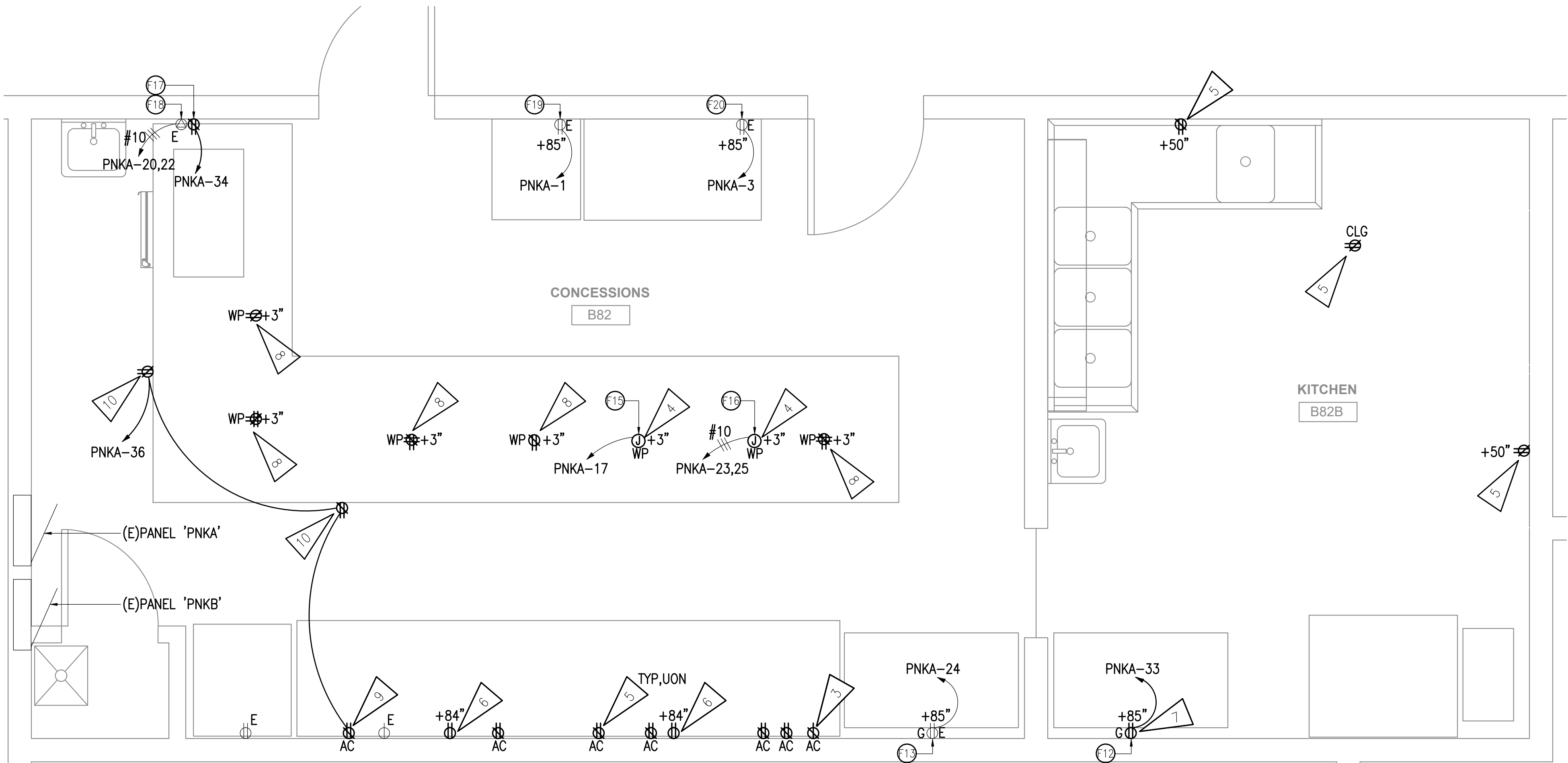
SHEET NO.

E101



1 LIGHTING REMODEL PLAN

1/2" = 1'-0"



2 POWER REMODEL PLAN

1/2" = 1'-0"

GENERAL NOTES

- SEE EQUIPMENT SCHEDULE ON SHEET E001 FOR CONNECTION REQUIREMENTS AND LOAD INFORMATION FOR THE NEW EQUIPMENT SHOWN ON THIS SHEET.
- COORDINATE WITH ARCHITECTURAL PLANS FOR EQUIPMENT AND LOCATIONS. VERIFY FINAL LOCATION, LOAD INFORMATION, AND CONNECTION REQUIREMENTS PRIOR TO ROUGH-IN.
- NOT ALL DEVICES ARE SHOWN FOR CLARITY. NEW EQUIPMENT AND EQUIPMENT IN THE IMMEDIATE AREA OF THE NEW EQUIPMENT ARE SHOWN.
- SEE EXHIBIT DRAWINGS EX01, EX02, AND EX03 FOR ADDITIONAL INFORMATION RELATED TO THE LIGHTING AND POWER SYSTEMS FOR REFERENCE ONLY.
- HEIGHTS SHOWN ARE ABOVE FINISHED FLOOR.

SHEET NOTES

- NEW FIXTURE AT EXISTING LOCATION. EXTEND AND RECONNECT TO EXISTING CIRCUIT AND CONNECT TO NEW DIMMING SWITCH. PROVIDE NEW 0-10V CONNECTIONS.
- NEW FIXTURE AT NEW LOCATION. PROVIDE CONNECTION TO KITCHEN LIGHTING CIRCUIT AND CONNECT TO NEW SWITCH.
- PROVIDE NEW SINGLE OUTLET GFCI RECEPTACLE AT EXISTING LOCATION FOR THE EXISTING MICROWAVE AND PROVIDE CONNECTION TO EXISTING CIRCUIT.
- PROVIDE CONNECTION TO SALVAGED CIRCUIT. PROVIDE NEW SEALS AND WEATHERPROOF COVERS ON JUNCTION BOXES. RE-TIGHTEN CONDUIT AND FITTINGS.
- PROVIDE NEW GFCI RECEPTACLE AT EXISTING LOCATION AND EXTEND EXISTING CIRCUIT FOR CONNECTION.
- PROVIDE NEW RECEPTACLE AT 78" AFF FOR CONNECTION TO EXISTING WALL-MOUNTED TELEVISION. CONNECT TO EXISTING NEARBY RECEPTACLE CIRCUIT.
- PROVIDE NEW RECEPTACLE AT EXISTING LOCATION AND CONNECT TO CIRCUIT INDICATED.
- PROVIDE NEW GFCI RECEPTACLE AT EXISTING LOCATION BELOW COUNTER AND CONNECT TO SALVAGED CIRCUIT. PROVIDE NEW SEALS AND WEATHERPROOF COVERS ON JUNCTION BOXES. RE-TIGHTEN CONDUIT AND FITTINGS.
- PROVIDE NEW GFCI RECEPTACLE AT NEW LOCATION AND CONNECT TO CIRCUIT INDICATED.
- ALTERNATE: KITCHEN EQUIPMENT MANUFACTURER TO PROVIDE DUPLEX GFCI CONVENIENCE RECEPTACLE MOUNTED AT THE FRONT OF THE SHELF BELOW THE TOP SURFACE.

FOR:
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PRICING

RS&A

Mechanical and
Electrical Consulting
Engineers

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ALASKA COURT
SYSTEM

**NESBETT
COURTHOUSE
CAFE REMODEL**

ANCHORAGE, ALASKA

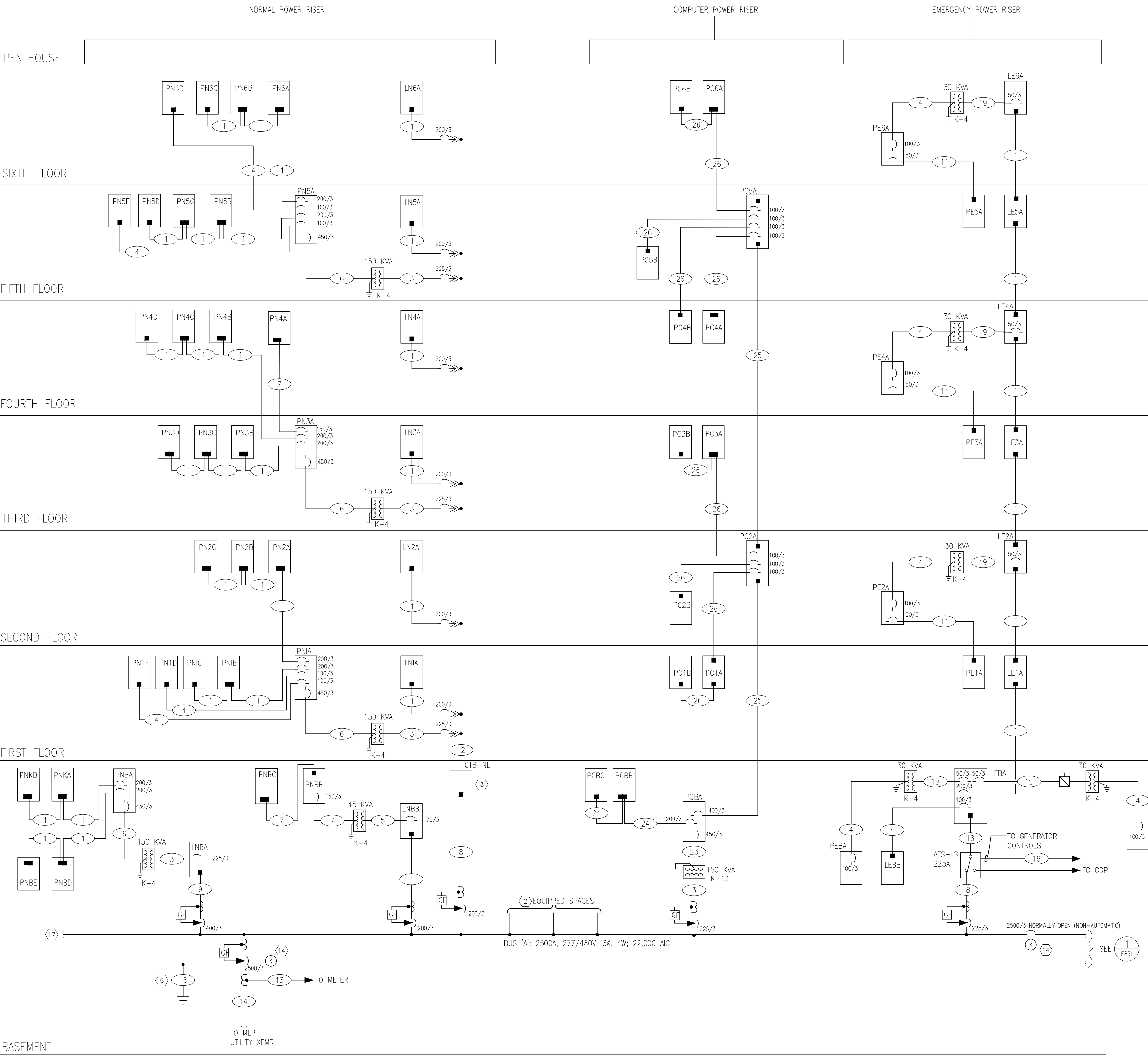
**100% CONSTRUCTION
DOCUMENTS**

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PROJ. MGR.:	BC
DRAWN BY:	BC
REVIEWED BY:	CPL,SB
REVISIONS:	

**REMODEL
PLANS**

SHEET NO.

E201



1 ONE-LINE - POWER BUS 'A'
E850 SCALE: NONE

THIS RECORD DRAWING HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, AMC ENGINEERS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS RECORD DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED TO AMC ENGINEERS. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY.

DATE: 2/97 BY: JPC

SHEET NOTES FOR SHEETS E850 & E851

1. PROVIDE ZONE SELECTIVE INTERLOCKING BETWEEN MAIN CIRCUIT BREAKERS AND THEIR DOWNSTREAM BREAKERS EQUIPPED WITH GROUND FAULT SENSING, AND BETWEEN EACH MAIN CIRCUIT BREAKER, THE TIE CIRCUIT BREAKER AND BOTH THEIR RESPECTIVE DOWNSTREAM BREAKERS EQUIPPED WITH GROUND FAULT SENSING. REFER TO SPECIFICATION SECTION 16475 FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE EQUIPPED SPACES FOR FUTURE USE AS NOTED IN SPECIFICATION SECTION 16425.
3. PROVIDE CABLE TAP BOX TO TRANSITION FROM CONDUIT/WIRING TO BUS DUCT RISER IN BASEMENT CEILING SPACE.
4. UNLESS OTHERWISE SHOWN, ALL TRANSFORMERS SHALL HAVE A K-FACTOR OF ONE.
5. CONNECT ALL EXISTING GROUNDS INSTALLED IN PREVIOUS CONTRACT (STRUCTURAL BID PACKAGE) TO THE SERVICE ENTRANCE MAIN GROUND BUS. THESE INCLUDE CONNECTION FROM STRUCTURAL COLUMN, TWO CONNECTIONS FROM GROUND RING AND CONNECTION FROM WELL CASING. REFER TO SECTION 16450 FOR ADDITIONAL REQUIREMENTS. CONNECT TO WATER SERVICE WITH #3/0 CU.
6. ALL PC** PANELS SHALL BE PROVIDED WITH PANEL MOUNTED TRANSIENT VOLTAGE SURGE SUPPRESSION DEVICES IAW REQUIREMENTS OF SPECIFICATION SECTION 16471. ALL PC** PANELS SHALL BE PROVIDED WITH ISOLATED GROUND BUSES IAW WITH REQUIREMENTS OF SPECIFICATION SECTION 16470. ALL PC** PANEL FEEDERS AND BRANCH CIRCUITS SHALL INCLUDE ISOLATED, INSULATED GROUND CONDUCTORS.
7. PROVIDE CIRCUIT MONITORS ON ALL CIRCUIT BREAKERS IN MAIN SWITCHBOARD (BUS 'A' AND BUS 'B'), ON MAIN LUG FEED INTO PANEL GDP AND ON CIRCUIT BREAKER IN PANEL PNBA THAT FEEDS PANEL PNKA, IAW REQUIREMENTS OF SPECIFICATION SECTION 16920. CIRCUIT MONITOR FOR COMPUTER POWER RISER SHALL BE LOCATED ON THE DOWNSTREAM SIDE OF THE 150 KVA TRANSFORMER FED FROM THE MDP.
8. PROVIDE GROUND FAULT ALARM ON GENERATOR DISTRIBUTION PANEL BREAKER. PROVIDE LOCAL ALARM AND ALARM INPUT TO BUILDING CONTROL SYSTEM. REFER TO SPECIFICATION SECTIONS 16475 AND 16920 FOR ADDITIONAL REQUIREMENTS.
9. PROVIDE CABLE TAP BOX TO TRANSITION FROM CONDUIT/WIRING TO BUS DUCT RISER IN SECOND FLOOR WEST ELECTRICAL ROOM 202.
10. PROVIDE CABLE TAP BOX TO TRANSITION FROM CONDUIT/WIRING TO BUS DUCT RISER IN SECOND FLOOR EAST ELECTRICAL ROOM 282.
11. PROVIDE CIRCUIT BREAKER IN PADLOCKABLE ENCLOSURE (LOCKABLE 'ON'). PROVIDE ENGRAVED NAMEPLATE, "FIRE PUMP CONTROLLER DISCONNECT".
12. PROVIDE CABLE TAP BOX TO TRANSITION FROM BUS DUCT RISER TO CONDUIT/WIRING IN PENTHOUSE ELECTRICAL ROOM 702.
13. GROUND GENERATOR SYSTEM AS A SEPARATELY DERIVED SYSTEM IAW SPECIFICATION SECTION 16450.
14. PROVIDE KIRK-KEY INTERLOCK BETWEEN MAIN CIRCUIT BREAKERS AND TIE CIRCUIT BREAKER.
15. COORDINATE FINAL SIZING OF WELL PUMP CIRCUIT BREAKER, FEEDER, ETC., WITH DIVISION 11.
16. CONNECT TO VARIABLE SPEED PUMP PACKAGE (VSP-1) IN BOILER ROOM.
17. PROVIDE FOR FUTURE EXTENSION OF BUS 'A' TO A FUTURE DISTRIBUTION SECTION.
18. PROVIDE DOUBLE NEUTRAL CONDUCTORS FOR FEEDERS NUMBER 23, 24, 25 AND 26 (PC** PANELS).

FEEDER SCHEDULE FOR SHEETS E850 & E851

- | | |
|----|--|
| 1 | 2"Cu, 4-#3/0 |
| 2 | 800 AMP PLUG-IN TYPE ALUMINUM BUS DUCT RISER |
| 3 | 2"Cu, 3-#4/0 |
| 4 | 1-1/4"Cu, 4-#2 |
| 5 | 1"Cu, 3-#6 |
| 6 | 2 SETS: 2-1/2"Cu, 4-#4/0 |
| 7 | 2"Cu, 4-#1/0 |
| 8 | 4 SETS: 3"Cu, 4-#350 KCMIL |
| 9 | 3-1/2"Cu, 4-#500 KCMIL |
| 10 | 1-1/4"Cu, 4-#4 |
| 11 | 1"Cu, 4-#8 |
| 12 | 1200 AMP PLUG-IN TYPE ALUMINUM BUS DUCT RISER |
| 13 | 1" C.O. |
| 14 | STUB OUT 7-4"C.O. IAW MLP REQUIREMENTS |
| 15 | #3/0 Cu |
| 16 | PROVIDE ALL CONTROL WIRING IAW SPECIFICATIONS AND MANUFACTURER'S REQUIREMENTS. |
| 17 | 3"Cu, 4-#350 KCMIL, 1#2 INSULATED GROUND |
| 18 | 2-1/2"Cu, 4-#4/0 |
| 19 | 1"Cu, 3-#8 |
| 20 | 2 SETS: 3-1/2"Cu, 4-#500 KCMIL |
| 21 | 3/4"Cu, 4-#10 |
| 22 | 2 SETS: 3"Cu, 4-#350 KCMIL |
| 23 | 2 SETS: 3"Cu, 5-#4/0, 1-#2 INSULATED GROUND |
| 24 | 2-1/2"Cu, 5-#3/0, 1-#2 INSULATED GROUND |
| 25 | 4"Cu, 5-#500 KCMIL, 1-#2 INSULATED GROUND |
| 26 | 1-1/2"Cu, 5-#2, 1-#8 INSULATED GROUND |
| 27 | 2"Cu, 3-#3/0, 1-#6 INSULATED GROUND |

AIC REQUIREMENTS

SERVICE EQUIPMENT SHALL HAVE AN INTEGRATED SHORT CIRCUIT RATING CAPABLE OF INTERRUPTING THE AVAILABLE SCA BY ONE OF THE FOLLOWING METHODS:

1. ALL CIRCUIT BREAKERS SHALL BE RATED FOR THE AVAILABLE SCA AT EACH POINT IN THE SYSTEM.
2. UTILIZE UL LISTED SERIES RATED CIRCUIT BREAKER COMBINATIONS RATED FOR THE AVAILABLE SCA AT EACH POINT.
3. UTILIZE UL LISTED CURRENT LIMITING CIRCUIT BREAKERS TO LIMIT THE AVAILABLE FAULT CURRENT TO WITHIN RATINGS OF EQUIPMENT DOWNSTREAM

AVAILABLE SHORT CIRCUIT AMPS AT MAIN DISCONNECT = 26,000 AMPS

BASED ON THE FOLLOWING:

INFINITE PRIMARY BUS	
TRANSFORMER SIZE =	1000 KVA
TRANSFORMER IMPEDANCE =	5.40% Z
LENGTH OF SERVICE CONDUCTORS =	110 FT
SERVICE CONDUCTOR SIZE =	500 KCMIL
NUMBER OF PARALLEL RUNS =	7
CONDUIT TYPE =	NON-MAGNETIC

JOB NO.	91025	CHECK	JPC
DESIGN	JPC	DATE	PCN
DATE	07-03-94	REVISION	07-03-94
CONTRACT NO.	103	DATE	07-03-94
PROJECT NO.	103	DATE	07-03-94
PROJECT NAME	ANCHORAGE, AK 99503		
PROJECT ADDRESS	901 W. 29TH AVENUE, ANCHORAGE, AK 99503		
PROJECT PHONE	FA.272-5933		
PROJECT FAX	FA.272-5933		
PROJECT E-MAIL	FA.272-5933		

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907 563-0474
9141.30

ANCHORAGE COURTHOUSE
4th AVE. & I STREET, ANCHORAGE, AK.
ALASKA COURT SYSTEM

ONE-LINE - POWER BUS 'A'
ISSUED FOR BID - COMPLETION BID PACKAGE

SHEET NO.
E850
OF .

FOR:
SUBMITTAL
• PRICING

RS A
Mechanical and
Electrical Consulting
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(907) 278-5521
Corporate No.: AECC542

ALASKA COURT
SYSTEM

NESBETT
COURTHOUSE
CAFE REMODEL

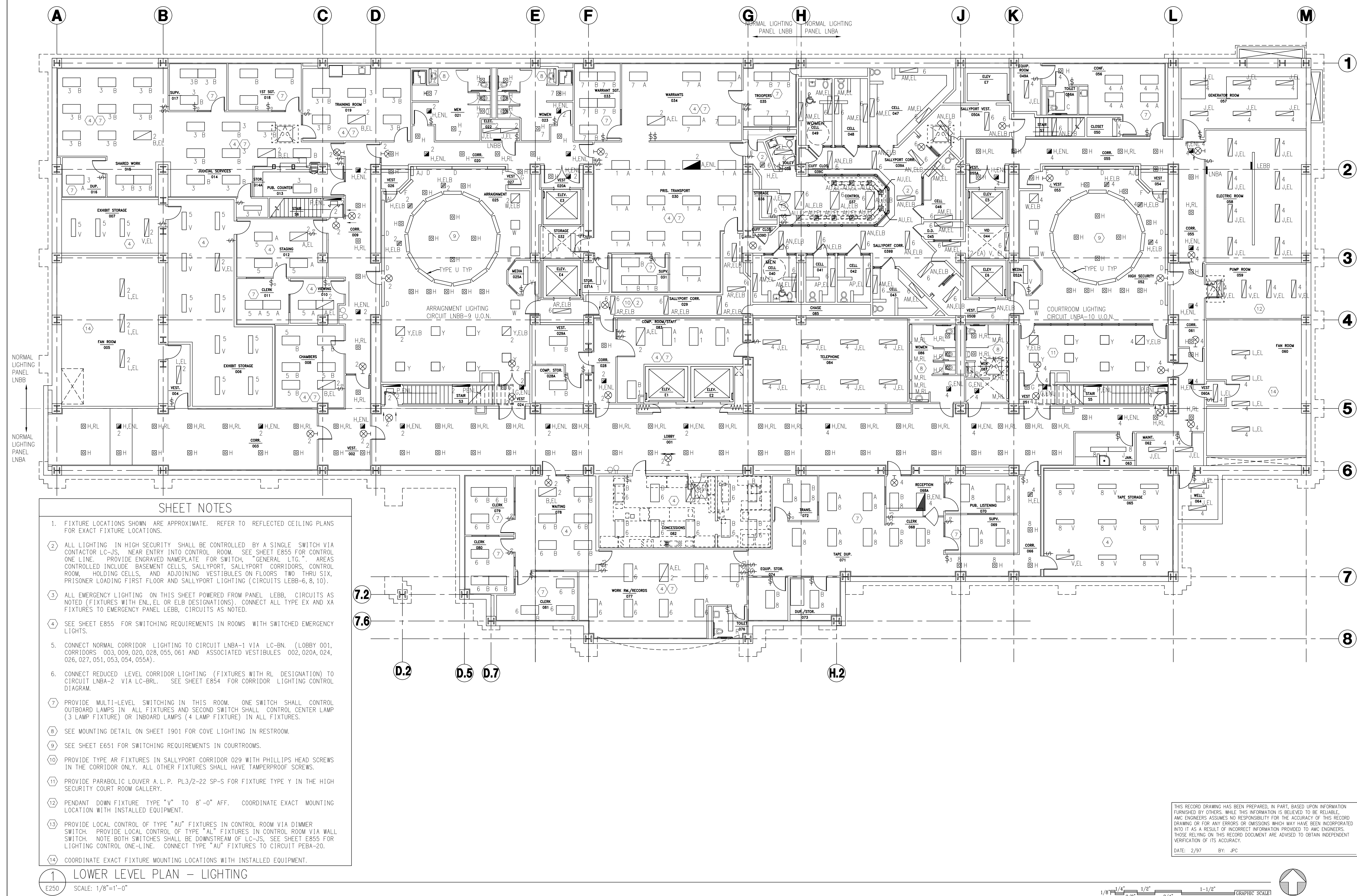
ANCHORAGE, ALASKA

100% CONSTRUCTION
DOCUMENTS

JOB NO. M2027
DATE: 06.09.2022
PROJ. MGR.: BC
DRAWN BY: BC
REVIEWED BY: CPL,SB
REVISIONS:

EXHIBIT
DRAWINGS

SHEET NO.
EX01



ANCHORAGE COURTHOUSE
4th AVE. & I STREET, ANCHORAGE, AK.

E250

OF.

LOWER LEVEL PLAN - LIGHTING

ISSUED FOR BID - COMPLETION BID PACKAGE

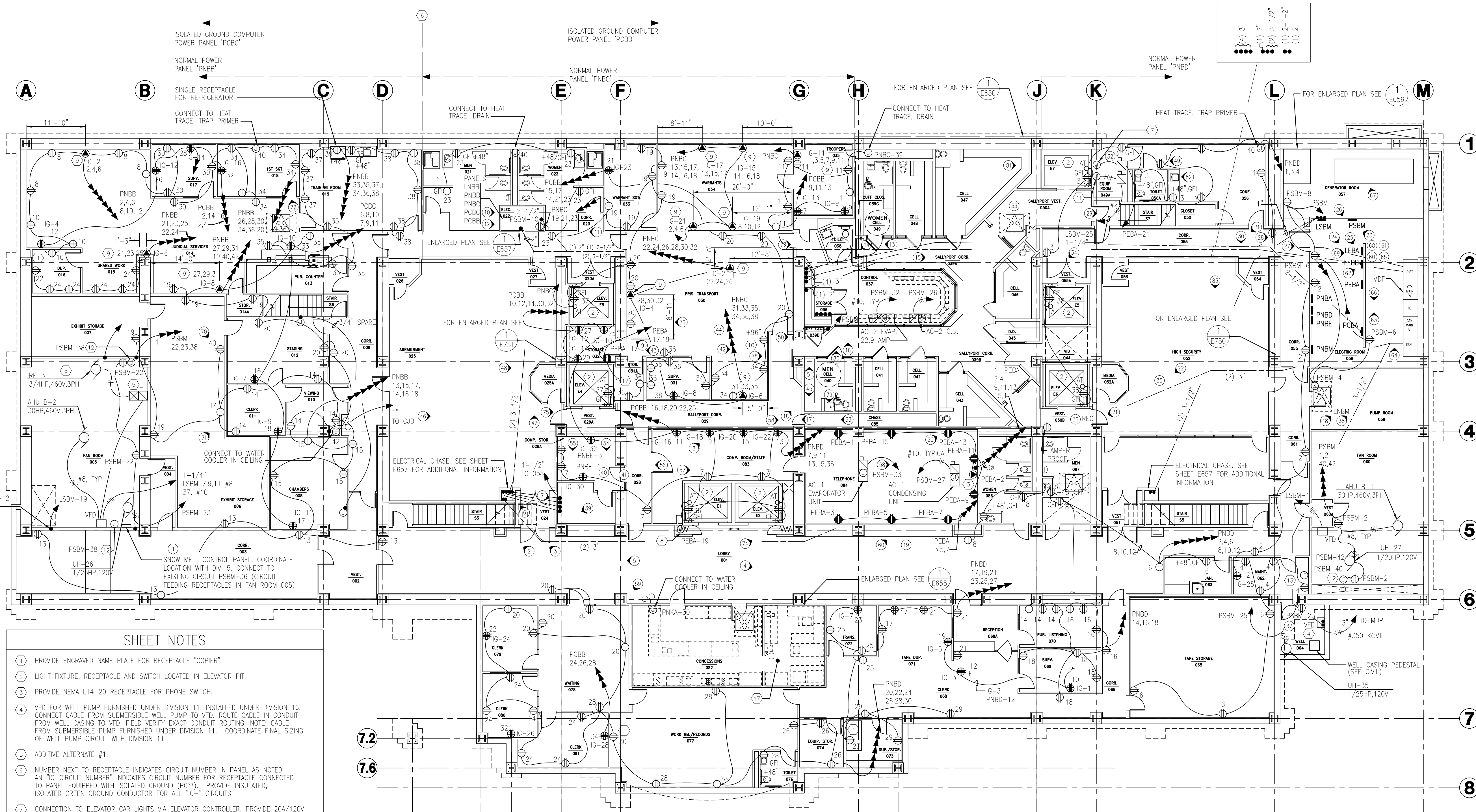
ISSUED FOR BID - COMPLETION BID PACKAGE

9114130

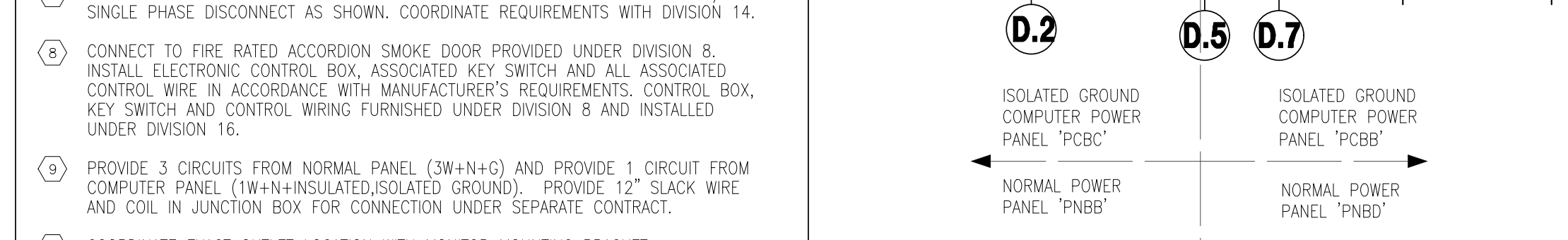
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**ADAMS,
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ANCHORAGE, AK. 99503
AX 272-5593
H. 279-0431



- ### SHEET NOTES
- 1 PROVIDE ENGRAVED NAME PLATE FOR RECEPTACLE "COPIER".
 - 2 LIGHT FIXTURE, RECEPTACLE AND SWITCH LOCATED IN ELEVATOR PIT.
 - 3 PROVIDE NEMA L14-20 RECEPTACLE FOR PHONE SWITCH.
 - 4 VFD FOR WELL PUMP FURNISHED UNDER DIVISION 11, INSTALLED UNDER DIVISION 16. CONNECT CABLE FROM SUBMERSIBLE WELL PUMP TO VFD. ROUTE CABLE IN CONDUIT FROM WELL CASING TO VFD. FIELD VERIFY EXACT CONDUIT ROUTING. NOTE: CABLE FROM SUBMERSIBLE PUMP FURNISHED UNDER DIVISION 11. COORDINATE FINAL SIZING OF WELL PUMP CIRCUIT WITH DIVISION 11.
 - 5 ADDITIVE ALTERNATE #1.
 - 6 NUMBER NEXT TO RECEPTACLE INDICATES CIRCUIT NUMBER IN PANEL AS NOTED. AN "IG-CIRCUIT NUMBER" INDICATES CIRCUIT NUMBER FOR RECEPTACLE CONNECTED TO PANEL EQUIPPED WITH ISOLATED GROUND (PC**). PROVIDE ISOLATED, ISOLATED GREEN GROUND CONDUCTOR FOR ALL "IG-" CIRCUITS.
 - 7 CONNECTION TO ELEVATOR CAR LIGHTS VIA ELEVATOR CONTROLLER. PROVIDE 20A/120V SINGLE PHASE DISCONNECT AS SHOWN. COORDINATE REQUIREMENTS WITH DIVISION 14.
 - 8 CONNECT TO FIRE RATED ACCORDION SMOKE DOOR PROVIDED UNDER DIVISION 8. INSTALL ELECTRONIC CONTROL BOX, ASSOCIATED KEY SWITCH AND ALL ASSOCIATED CONTROL WIRE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. CONTROL BOX, KEY SWITCH AND CONTROL WIRING FURNISHED UNDER DIVISION 8 AND INSTALLED UNDER DIVISION 16.
 - 9 PROVIDE 3 CIRCUITS FROM NORMAL PANEL (3W+N+G) AND PROVIDE 1 CIRCUIT FROM COMPUTER PANEL (1W+N+INSULATED, ISOLATED GROUND). PROVIDE 12" SLACK WIRE AND COIL IN JUNCTION BOX FOR CONNECTION UNDER SEPARATE CONTRACT.
 - 10 COORDINATE EXACT OUTLET LOCATION WITH MONITOR MOUNTING BRACKET.
 - 11 CONNECT TO ELEVATOR CONTROLLER. COORDINATE REQUIREMENTS WITH DIVISION 14. FIELD VERIFY EXACT CONTROLLER LOCATION. PROVIDE ONE 2" CONDUIT ONLY BETWEEN ELEVATOR CONTROLLER AND ACCESSIBLE FLOOR SPACE OF CONTROL ROOM 037 IN BASEMENT.
 - 12 CONNECT TO DDC PANEL(S).
 - 13 CONNECT FACP (FIRE ALARM CONTROL PANEL) TO CIRCUIT PEBA-16.



- ### SHEET NOTES CONTINUED
- 14 NOT USED
 - 15 NOT USED
 - 16 REFER TO MECHANICAL DRAWINGS M964 AND M965 (SHEARWALL ELEVATIONS - MECHANICAL) FOR ADDITIONAL INFORMATION ON SHEARWALL LOCATIONS AND AREAS DESIGNATED IN SHEARWALLS FOR THE ROUTING OF ELECTRICAL CONDUITS.
 - 17 CONNECT HOOD FIRE SUPPRESSION PANEL TO CIRCUIT PEBA-21.

JOB NO. 91025
DESIGN: EWC
DRAWN: EWC
DATE: 01-03-94
REVISION: 9/13/96 AS BUILT

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ANCHORAGE COURTHOUSE
4th AVE. & I STREET, ANCHORAGE, AK.
ALASKA COURT SYSTEM

SHEET NO.
E350
OF .

ISSUED FOR BID - COMPLETION BID PACKAGE

FOR:
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R

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A

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ALASKA COURT
SYSTEM

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DOCUMENTS

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EXHIBIT
DRAWINGS

SHEET NO.
EX03

LEGEND

	DENOTES DEMOLITION		TEE UP
	WASTE		TEE DOWN
	VENT PIPING		CAP
	COLD WATER		BALL VALVE
	HOT WATER		BALANCE VALVE
	HOT WATER RECIRCULATED		FLOOR DRAIN
	PIPE UP		
	PIPE DOWN		

ABBREVIATIONS

ARCH	ARCHITECTURAL
CLG	CEILING
C.O./CO	CLEANOUT
CW	COLD WATER
EXIST, E	EXISTING
GI-X	GREASE INTERCEPTOR DESIGNATOR
HW	HOT WATER
HWC	HOT WATER CIRCULATED
MIN	MINIMUM
P-X	PLUMBING FIXTURE DESIGNATOR
TYP	TYPICAL
UPC	UNIFORM PLUMBING CODE
V	VENT
WCO	WALL CLEAN OUT
WHA	WATER HAMMER ARRESTOR
W	WASTE

PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE	MANUFACTURER	MODEL	CW	HW	WASTE	VENT	TRAP	COLOR/FINISH	TRIM/REMARKS
P-1	HANDWASH SINK	ADVANCE TABCO	7-PS-40	½"	½"	1½"	1¼"	1½"	STAINLESS	WALL MOUNTING BRACKET, 14"W X 10"L X 5"D, 20 GAUGE 304 STAINLESS, 7.75" SIDE AND REAR SPLASHES, WITH K-175 HANDS FREE GOOSENECK ELECTRONIC FAUCET, SPLASH MOUNTED, HARDWIRED (110V TRANSFORMER), PROVIDE WITH ASSE 1070 THERMOSTATIC MIXING VALVE FOR WATER SUPPLY
P-2	COMBINATION 3-COMPARTMENT AND PREP SINK	ADVANCE TABCO	FSMOD-X	(2) ½"	(2) ½"	(3) 2"	2"	2"	STAINLESS	CUSTOM L-SHAPED FABRICATED SINK, 34" HEIGHT TOP OF DRAINBOARD TO FLOOR, 4-COMPARTMENT, 8" LEFT DRAINBOARD, (3X) 18"W X 24"L X 14"D SINK BOWLS, 27" DRAINBOARD AND THEN TURN FOR 52" DRAINBOARD, THEN 18"W X 24"L X 14"D SINK BOWL, THEN 14" RIGHT DRAINBOARD, 14 GAUGE 304 STAINLESS STEEL, 8.5" TILE EDGE REAR SPLASH, ROLLED EDGE, STAINLESS STEEL LEGS WITH ADJUSTABLE CROSS-BRACING, 1" ADJUSTABLE STAINLESS STEEL BULLET FEET, OVERALL 81" X 85", LEVER WASTE DRAINS WITH BUILT IN OVERFLOW AND SUPPORT BRACKET, PROVIDE 2 SEPARATE FAUCETS: DISHWASHING FAUCET TO BE BACKSPLASH MOUNTED FISHER 27383 WITH ADD-ON FAUCET WITH 14" SWING SPOUT, 30" HOSE, WRIST HANDLES WITH RED AND BLUE INDICATIONS FOR HW AND CW. PREP FAUCET TO BE BACKSPLASH MOUNTED FISHER 13242 WITH 8" SWING SPOUT. COORDINATE SINK FAUCET HOLES WITH FAUCET SELECTIONS
P-3	WATER BOX	OATEY	PER CONTRACTOR	---	---	---	---	---	WHITE	FIRE RATED BOX, PROVIDE ½"CW OR ½"HW AS REQUIRED PER PLANS, PROVIDE WITH QUARTER TURN VALVE AND WATER HAMMER ARRESTOR
GI-1	GREASE INTERCEPTOR	SCHIER	GB2	---	---	4"	---	---	---	SEAMLESS POLYETHYLENE CONSTRUCTION, GAS TIGHT LID, 130LB GREASE CAPACITY AT 35GPM, FLOOR MOUNTED UNDER SINK, BUILT-IN FLOW CONTROL, PROVIDE WITH OUTLET "B", FIELD PROVIDED VENT IN UPSTREAM PIPING, SEE PLANS

SPECIFICATIONS

SECTION 22 05 00: 23 05 00 – COMMON WORK RESULTS FOR MECHANICAL

THE INFORMATION SHOWN ON THESE PLANS FOR EXISTING CONDITIONS IS TAKEN FROM AS-BUILT DRAWINGS AND A NON-DESTRUCTIVE INVESTIGATION OF THE FACILITY. THE INFORMATION SHOWN FOR EXISTING CONDITIONS MAY OR MAY NOT BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS SCHEDULED FOR DEMOLITION PRIOR TO START OF WORK.

PLANS – THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM. THE DRAWINGS ARE PARTLY DIAGRAMMATIC, NOT NECESSARILY SHOWING ALL OFFSETS OR EXACT LOCATIONS OF PIPING AND DUCTS UNLESS SPECIFICALLY DIMENSIONED. CONTRACTOR IS TO COORDINATE PIPING, DUCTWORK, SPRINKLER HEADS, AND EQUIPMENT LOCATIONS WITH ARCHITECTURAL, STRUCTURAL, AND ELECTRICAL PLANS TO AVOID CONFLICTS. REVIEW THE DRAWINGS AND SPECIFICATIONS FOR EQUIPMENT FURNISHED BY OTHER CRAFTS BUT INSTALLED IN ACCORDANCE WITH THIS SECTION. BRING QUESTIONABLE OR OBSCURE ITEMS, APPARENT CONFLICTS BETWEEN PLANS AND SPECIFICATIONS, GOVERNING CODES OR UTILITY REGULATIONS TO THE ATTENTION OF THE OWNER. CODES, ORDINANCES, REGULATIONS, STANDARDS, OR MANUFACTURER’S INSTRUCTIONS TAKE PRECEDENCE WHEN THEY ARE MORE STRINGENT OR CONFLICT WITH THE DRAWINGS AND SPECIFICATIONS. MAINTAIN CODE MINIMUM MECHANICAL SERVICE TO ALL AREAS IMPACTED BY WORK WHERE STILL OCCUPIED BY THE OWNER.

STANDARDS, CODES, AND REGULATIONS – ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL MECHANICAL CODE (IMC), INTERNATIONAL FIRE CODE (IFC), UNIFORM PLUMBING CODE (UPC), INTERNATIONAL ENERGY CONSERVATION CODE (IECC), INTERNATIONAL FUEL GAS CODE (IFGC), AND NATIONAL ELECTRIC CODE (NEC) AS AMENDED BY THE MUNICIPALITY OF ANCHORAGE.

COMPLETE PROJECT – THE INTENT OF THIS PROJECT IS TO LET ONE CONTRACT WHICH INCLUDES ALL WORK REQUIRED FOR A COMPLETE JOB. THIS INCLUDES ALL ELECTRICAL, CARPENTRY, PLUMBING, PAINTING, CLEAN UP, ETC. AS REQUIRED.

ELECTRICAL WORK – ALL ELECTRICAL WORK IS TO BE PERFORMED BY A LICENSED ELECTRICIAN AND IN ACCORDANCE WITH NEC STANDARDS.

PERMITS – THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND FEES.

SUBMITTALS – SUBMITTALS SHALL BE IN ELECTRONIC FORM. THE DATA SHALL BE ARRANGED AND BOOKMARKED BY SPECIFICATION SECTION. SUBMIT ON ALL SCHEDULED EQUIPMENT AND ALL MATERIALS AND EQUIPMENT AS NOTED IN THE SPECIFICATIONS.

MATERIALS – ALL MATERIALS OTHER THAN OWNER SUPPLIED SHALL BE NEW AND UNUSED, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER’S DIRECTIONS AND IN THE BEST PRACTICE OF THE CRAFT. OBTAIN OWNER APPROVAL OF ALL PRODUCTS PRIOR TO ORDERING OR INSTALLING ANY PART OF ANY SYSTEM.

EQUIPMENT SUBSTITUTIONS – ALL EQUIPMENT LISTED AND SCHEDULED ARE REPRESENTATIVE OF THE STANDARD OF QUALITY AND PERFORMANCE REQUIRED. *OR

EQUAL” SUBSTITUTIONS WILL BE CONSIDERED IF SUBSTITUTE DATA SHEETS ARE SUBMITTED AND ARE SHOWN TO BE OF EQUAL OR BETTER QUALITY, INCLUDING EFFICIENCY OF PERFORMANCE, AND SIZE AND WEIGHT. OWNER SHALL HAVE FIRST RIGHT OF REFUSAL FOR ALL SUBSTITUTIONS.

WORKMANSHIP – INSTALLATION OF ALL WORK SHALL BE MADE SO THAT ITS SEVERAL COMPONENT PARTS SHALL FUNCTION AS A WORKABLE SYSTEM COMPLETE WITH ALL ACCESSORIES NECESSARY FOR ITS OPERATION. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER’S RECOMMENDATIONS, INSTRUCTIONS AND/OR INSTALLATION DRAWINGS. MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL CONFORM WITH APPLICABLE INDUSTRY STANDARDS, AND THIRD PARTY LISTINGS WHERE APPLICABLE.

WARRANTY – ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM PROJECT COMPLETION AND OWNER ACCEPTANCE. ANY FAULTY MATERIALS OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER DURING THE WARRANTY PERIOD.

EQUIPMENT INSTALLATION AND ACCESS – INSTALL ALL EQUIPMENT WHERE NOTED ON THE DRAWINGS IN ACCORDANCE WITH THE MANUFACTURER’S INSTRUCTIONS. PROVIDE MISCELLANEOUS IN ACCORDANCE WITH THE MANUFACTURER’S INSTRUCTIONS INCLUDING ACCESSORIES, SUPPORTS AND CONTROL CONNECTIONS REQUIRED FOR COMPLETE AND OPERATING SYSTEMS. MAINTAIN MANUFACTURER’S RECOMMENDED SERVICE CLEARANCES AND PROVIDE WORKABLE ACCESS TO ALL SERVICEABLE AND/OR OPERABLE EQUIPMENT.

TEST AND START-UP – TEST ALL NEW PLUMBING SYSTEMS WITH 60 PSIG FOR ONE HOUR BEFORE FILLING AND IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE (UPC).

RECORD DRAWINGS – PROVIDE ACCURATE PROJECT RECORD DRAWINGS, SHOWN IN RED INK ON A CLEAN SET OF PRINTS. SHOWING ALL CHANGES FROM THE ORIGINAL PLANS MADE DURING INSTALLATION OF THE WORK. SHOW THE DIMENSIONED LOCATION AND ROUTING OF ALL MECHANICAL WORK THAT IS PERMANENTLY CONCEALED. SHOW ROUTING OF WORK IN PERMANENTLY CONCEALED BLIND SPACES WITHIN THE BUILDING. SHOW COMPLETE ROUTING AND SIZING OF ANY SIGNIFICANT REVISIONS TO THE SYSTEMS SHOWN. SUBMIT ORIGINAL COPY TO OWNER AT THE COMPLETION OF WORK AND PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.

DEMOLITION DRAWINGS ARE BASED ON AS-BUILT DRAWINGS AND A NON-DESTRUCTIVE WALK-THROUGH OF THE FACILITY. REPORT DISCREPANCIES TO OWNER BEFORE DISTURBING THE EXISTING INSTALLATION. DISABLE SYSTEMS ONLY TO MAKE SWITCH OVERS AND CONNECTIONS. OBTAIN PERMISSION FROM OWNER AT LEAST 72 HOURS PRIOR TO PARTIALLY OR COMPLETELY DISABLING SYSTEM. MINIMIZE OUTAGE DURATION AND MAKE TEMPORARY CONNECTIONS TO MAINTAIN SERVICE IN AREAS ADJACENT TO WORK AREAS. REMOVE EXPOSED ABANDONED PIPING, INSULATION, HANGERS AND SUPPORTS, AND ANY OTHER ABANDONED MECHANICAL EQUIPMENT. THIS INCLUDES ABANDONED EQUIPMENT ABOVE ACCESSIBLE CEILING FINISHES. WHERE ABANDONED PIPE ENTERS EXISTING SURFACES TO REMAIN, CUT PIPE FLUSH WITH WALLS, AND FLOORS, CAP/PLUG PIPE AND PATCH SURFACES. DEMOLISH ALL DOMESTIC WATER PIPING BACK TO MAINS AND CAP, LEAVE NO DEAD LEGS. REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND REMODEL WORK.

SECTION 22 05 29: 23 05 29 – HANGERS & SUPPORTS FOR PIPING & EQUIPMENT

- A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL.
- B. MATERIALS:
 - 1. PIPE HANGERS AND SUPPORTS
 - 1.1. HANGERS FOR PIPES 1/2” TO 1-1/2” – MALLEABLE IRON OR CARBON STEEL, ADJUSTABLE SWIVEL, SPLIT RING FOR STEEL PIPE, COPPER SWIVEL FOR COPPER PIPE.
 - 1.2. MULTIPLE OR TRAPEZE HANGERS – STEEL CHANNELS WITH WELDED SPACERS AND HANGER RODS.
 - 1.3. WALL SUPPORTS FOR PIPES 1/2” TO 3” – CAST IRON HOOK.
- C. INSTALLATION
 - 1. DESIGNED AND INSTALLED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE (UPC) FOR DOMESTIC WASTE, VENT, AND WATER PIPING.
 - 2. INSTALLED AS PER THE MANUFACTURERS INSTRUCTIONS.

SECTION 22 07 00: 23 07 00 – INSULATION

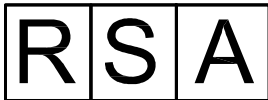
- A. SUBMITALLS: SUBMIT PRODUCT DATA FOR APPROVAL.
- B. MATERIALS
 - 1. PIPING INSULATION – GLASS FIBER, RIGID, MOLDED, NON-COMBUSTIBLE INSULATION; ANSI/ASTM C547; ‘K’ VALUE OF 0.24 AT 75 DEG F, RATED TO 850 DEG F, VAPOR RETARDER JACKET OF KRAFT PAPER BONDED TO ALUMINUM FOIL, COMPLETE WITH VAPOR BARRIER JACKET AND PLASTIC COVERS FOR FITTINGS.
- C. INSTALLATION
 - 1. PIPING
 - 1.1. INSULATE ALL DOMESTIC WATER PIPING WITH PRE-FORMED FIBERGLASS INSULATION, COMPLETE WITH FACTORY VAPOR BARRIER AND PVC JACKETING FOR FITTINGS.
 - 1.1.1. INSULATE ALL DOMESTIC COLD WATER PIPING SIZE 1-1/4" AND SMALLER WITH 1/2" INSULATION.
 - 1.1.2. INSULATE ALL DOMESTIC HOT WATER PIPING SIZE 1-1/4" AND SMALLER WITH 1" INSULATION.
 - 1.2. INSTALL ALL INSULATION MATERIALS IN ACCORDANCE WITH MANUFACTURER’S RECOMMENDATIONS, AND ALL APPLICABLE BUILDING CODES AND INDUSTRY STANDARDS.

SECTION 22 10 00 – PLUMBING PIPING

- A. SUBMITTALS: SUBMIT PRODUCT DATA FOR APPROVAL, PIPING SYSTEM PRESSURE TEST RESULTS.
- B. MATERIALS:
 - 1. WASTE PIPING, ABOVE GRADE:
 - 1.1. CAST IRON PIPE – CISPI 301, HUBLESS, SERVICE WEIGHT. FITTINGS: CAST IRON. JOINTS: CISPI 310, NEOPRENE GASKETS AND STAINLESS STEEL CLAMP-AND-SHIELD ASSEMBLIES.
 - 1.2. ABS PIPE – ASTM D2751. FITTINGS: ABS. JOINTS: ASTM D2235, SOLVENT WELD. ABS PIPING SHALL NOT BE INSTALLED IN RETURN AIR PLENUMS.

- 2. DOMESTIC WATER PIPING,
 - 2.1. COPPER TUBING – ASTM B88, TYPE L, HARD DRAWN. FITTINGS: ASME B16.18 CAST BRONZE OR ASME B16.22 WROUGHT COPPER. JOINTS: ASTM B32, LEAD FREE SOLDER, WATER SOLUBLE FLUX OR LISTED MECHANICAL PRESS-FIT SYSTEM.
- 3. BALL VALVES:
 - 3.1. LEAD FREE BRONZE TWO-PIECE BODY, FULL PORT, FORGED LEAD FREE BRASS BALL, TEFLON SEATS AND ADJUSTABLE PACKING, LEVER HANDLE. SOLDER, THREADED, OR PRESS-FIT ENDS.
- 4. WATER HAMMER ARRESTORS – BARREL-FABRICATED OF TYPE "L" HARD DRAWN COPPER WITH CAP OF COPPER OR FREE TURNING BRASS. INTERIOR PISTON MACHINED OF LOW LEAD C69300 ECO BRASS OR POLY-CARBONATE DOW CALIBRE 2061-15 MFR. O-RING SEALS OF EPDM WITH SEAL LUBRICANT FDA LISTED FOR USE IN POTABLE WATER SYSTEMS. TEMPERATURE RANGE: 32°F TO + 212°F. OPERATING PRESSURE: DESIGNED TO OPERATE ON ALL DOMESTIC AND COMMERCIAL SYSTEMS. NORMAL OPERATING PRESSURE 0 TO 200 P.S.I.G., MAX SPIKE PRESSURE 400 P.S.I.G.
- 5. CLEANOUTS, INTERIOR FINISHED FLOOR AREAS – CAST IRON, TWO-PIECE BODY WITH DOUBLE DRAINAGE FLANGE, WEEP HOLES, REVERSIBLE CLAMPING COLLAR, BRONZE PLUG, ADJUSTABLE ROUND NICKEL BRONZE DEPRESSED COVER.
- C. INSTALLATION
 - 1. ALL NEW PORTIONS OF THE DOMESTIC WATER PIPING SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH SECTION 609 OF THE UPC.
 - 2. TEST ALL NEW PORTIONS OF PIPING IN ACCORDANCE WITH THE UPC.
 - 3. INSTALL ALL PIPING IN CRAFTSMANLIKE MANNER, PLUMB AND PARALLEL TO BUILDING LINES. GROUP PIPING AT COMMON ELEVATIONS WHERE PRACTICAL.
 - 4. PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS.
 - 3. INSTALL VALVES WITH STEMS UPRIGHT OR HORIZONTAL, NOT INVERTED.
 - 4. INSTALL BALL VALVES FOR SHUT-OFF TO ISOLATE EQUIPMENT.
 - 5. PROVIDE 3/4" DRAIN VALVES AT EQUIPMENT AND PIPING LOW POINTS FOR DRAINING OF SYSTEM.

- FOR:
- ✕ SUBMITTAL
- PRICING



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ALASKA COURT SYSTEM

NESBETT COURTHOUSE CAFE REMODEL

ANCHORAGE, ALASKA

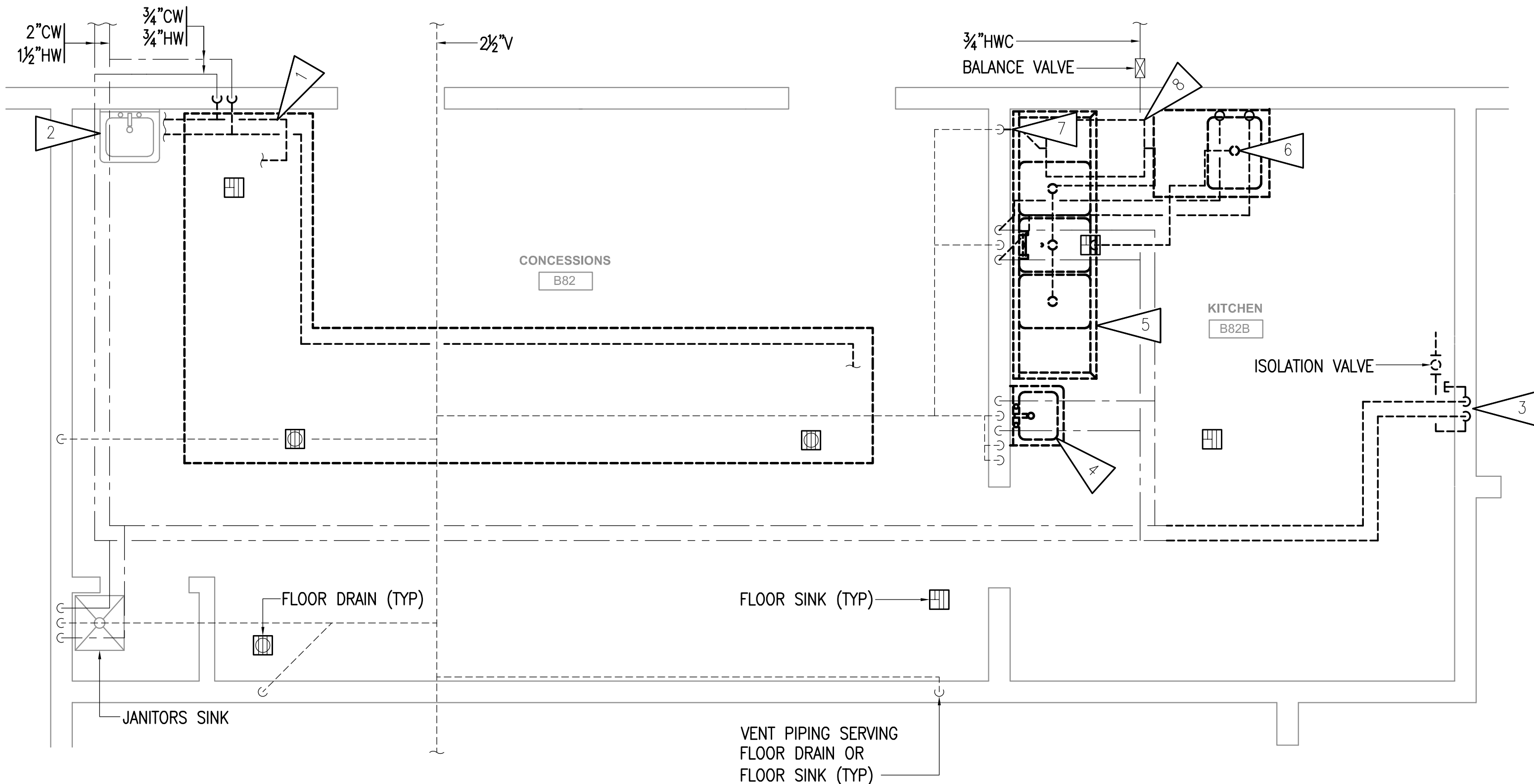
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PROJ. MGR.:	EMM
DRAWN BY:	EMM
REVIEWED BY:	AWW
REVISIONS:	

LEGEND, ABBREVIATIONS, SCHEDULE, AND SPECIFICATIONS

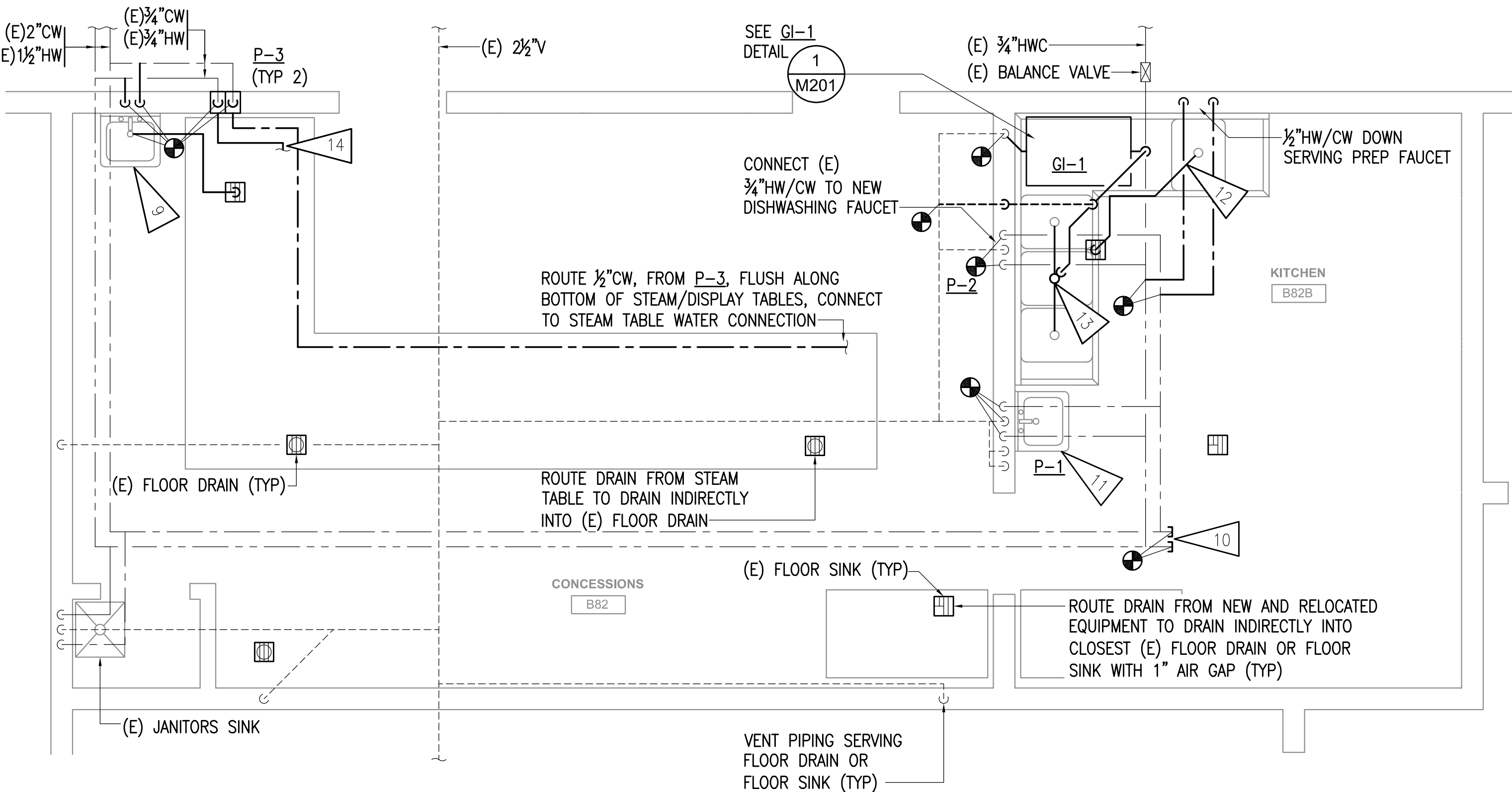
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M001



1 PLUMBING DEMOLITION PLAN

3/8" = 1'-0"



2 PLUMBING REMODEL PLAN

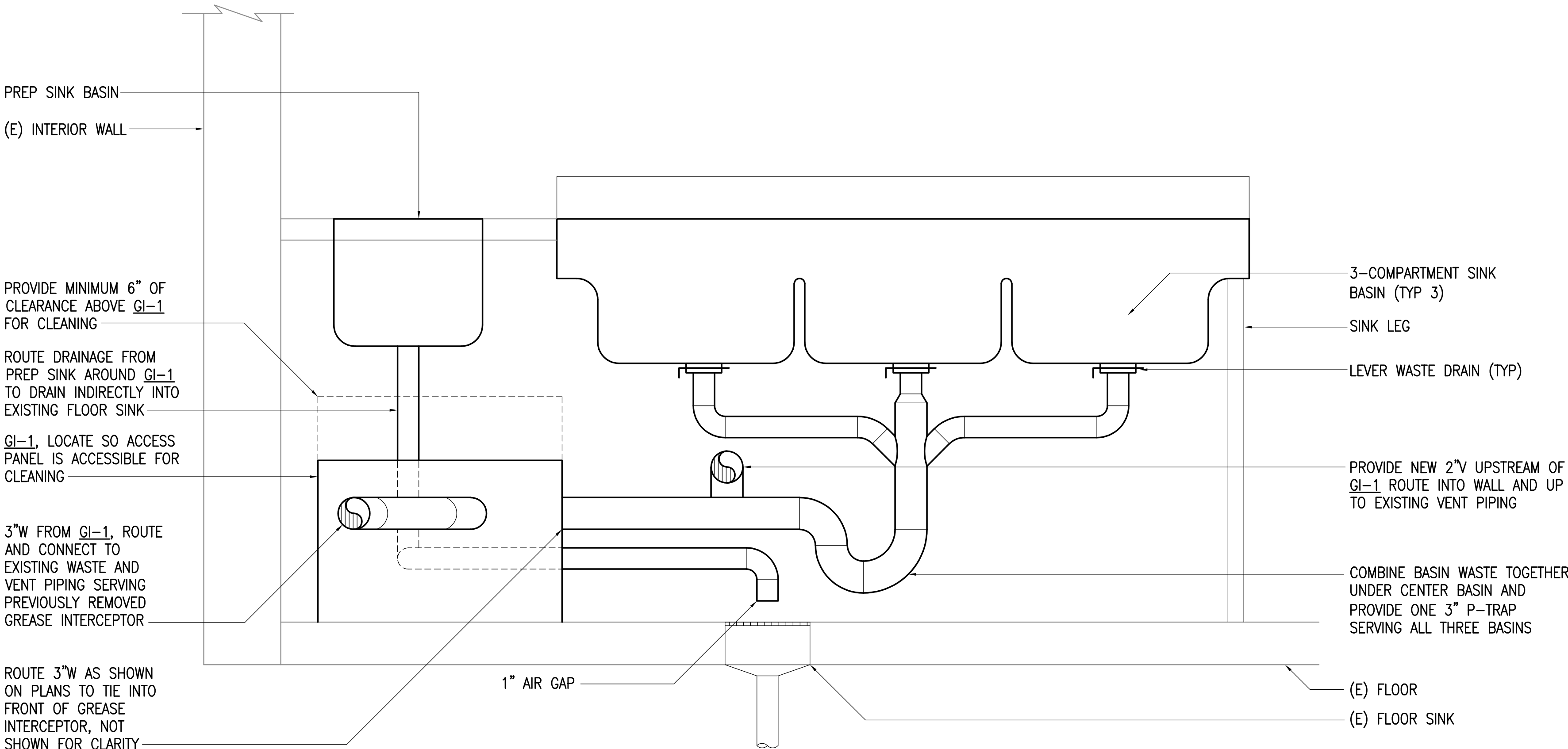
3/8" = 1'-0"

GENERAL NOTES

- PIPING AND EQUIPMENT SHOWN WITH LIGHT LINE TYPE IS EXISTING, INSTALLED UNDER PREVIOUS PROJECTS. PIPING AND EQUIPMENT SHOWN DARK AND DASHED IS TO BE DEMOLISHED
- BUILDING COMPONENTS DAMAGED BY ASSOCIATION TO DEMOLITION AND/OR RENOVATION WORK THAT ARE TO REMAIN SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING. COORDINATE WITH ARCHITECTURAL.
- IN-FILL HOLES/OPENINGS REMAINING IN EXISTING WALL ASSEMBLIES FOLLOWING DEMOLITION OF EXISTING PIPING, TO MATCH EXISTING ASSEMBLY AND FINISH.
- PRESENT ALL REMOVED AND SALVAGED EQUIPMENT TO THE BUILDING OWNER. IF NOT DESIRED TO BE KEPT BY OWNER, CONTRACTOR SHALL HAUL OFF AND PROPERLY DISPOSE OF REMOVED EQUIPMENT.
- BRANCH PIPING TO INDIVIDUAL PLUMBING FIXTURES SHALL EQUAL THE SIZE REQUIRED BY THE PLUMBING FIXTURES SCHEDULE UNLESS OTHERWISE INDICATED.
- PROVIDE NEW CLEANOUTS ON ALL NEW INDIVIDUAL SINK RISERS.
- SLOPE ALL WASTE PIPING LESS THAN 4" NOT LESS THAN 1/4" PER FOOT. SLOPE 4" WASTE PIPING NO LESS THAN 1/8" PER FOOT.
- PROVIDE WATER HAMMER ARRESTOR DEVICES AT EACH FIXTURE'S SEPARATE WATER CONNECTION, SIZE AND LOCATION AS REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- NO UNDERFLOOR WASTE PIPING IS EXPECTED TO BE DEMOLISHED OR PROVIDED NEW FOR THIS PROJECT. ROUTING OF UNDERFLOOR WASTE PIPING IS UNKNOWN AND HAS NOT BEEN SHOWN FOR CLARITY.

SHEET NOTES

- DEMOLISH PIPING SERVING HANDWASH SINK, COFFEE MACHINE, AND STEAM TABLES BACK TO BRANCH PIPING WITHIN WALL. PATCH AND IN-FILL WALL TO MATCH EXISTING, COORDINATE WITH ARCHITECTURAL AS REQUIRED.
- HANDWASH SINK TO REMAIN, DISCONNECT FROM CW/HW PIPING AND DEMOLISH PIPING AS INDICATED IN NOTE 1. DEMOLISH WASTE PIPING DRAINING INTO FLOOR SINK.
- DEMOLISH ABANDONED HW/CW PIPING BACK TO MAINS. PATCH AND IN-FILL WALL TO MATCH EXISTING, COORDINATE WITH ARCHITECTURAL AS REQUIRED.
- DEMOLISH HANDWASH SINK. DEMOLISH HW, CW, WASTE AND VENT PIPING TO EXTENT REQUIRED FOR REMODEL WORK.
- DEMOLISH 3-COMPARTMENT SINK. DEMOLISH HW AND CW PIPING SERVING FAUCET TO EXTENT REQUIRED FOR REMODEL WORK. DEMOLISH ALL WASTE PIPING UPSTREAM OF GREASE INTERCEPTOR.
- DEMOLISH PREP SINK, FAUCET, HW AND CW PIPING, AND WASTE PIPING DRAINING INDIRECTLY INTO FLOOR SINK.
- DEMOLISH WASTE PIPING DOWNSTREAM OF GREASE INTERCEPTOR TO EXTENT REQUIRED FOR REMODEL WORK.
- DEMOLISH GREASE INTERCEPTOR AND ALL ASSOCIATED PIPING AND ACCESSORIES.
- CONNECT NEW 1/2" HW AND CW PIPING TO EXISTING HANDWASH SINK. ROUTE FULL SIZE DRAIN PIPE FROM HANDWASH SINK DRAIN TO DISCHARGE INDIRECTLY INTO EXISTING FLOOR SINK, WITH 1" AIR GAP FROM DRAIN OUTLET TO STRAINER OF FLOOR DRAIN. ENSURE PIPE IS ROUTED CLOSE TO WALL AND DOES NOT IMPEDE FLOOR OR STORAGE SPACE.
- CAP HW AND CW PIPING, ABOVE CEILING, AS SHOWN.
- EXTEND CW, HW, WASTE, AND VENT PIPING TO NEW HANDWASH SINK P-1. PROVIDE NEW PIPING AS REQUIRED TO CONNECT.
- ROUTE FULL SIZE DRAIN PIPE FROM PREP SINK DRAIN TO DISCHARGE INDIRECTLY INTO EXISTING FLOOR SINK, WITH 1" AIR GAP FROM DRAIN OUTLET TO THE RIM OF FLOOR SINK. ENSURE PIPE IS ROUTED LOW NEAR FLOOR AND DOES NOT BLOCK MAINTENANCE OR CLEANING ACCESS TO G1-1, OR IMPEDE FOOT TRAFFIC AROUND SINK, SHOWN OFFSET FOR CLARITY.
- COMBINE DRAINS FROM 3-COMPARTMENT SINK AND PROVIDE A CENTRALLY LOCATED P-TRAP AS SHOWN, ROUTE WASTE INTO G1-1, PROVIDE NEW 2" V UPSTREAM OF G1-1 AS SHOWN. ENSURE THAT ROUTING OF DRAIN LINE DOES NOT BLOCK MAINTENANCE OR CLEANING ACCESS TO G1-1, OR IMPEDE FOOT TRAFFIC AROUND SINK.
- ROUTE 1/2" HW FROM P-3 AND CONNECT TO COFFEE MACHINE. COORDINATE WITH COFFEE MACHINE'S MANUFACTURERS INSTRUCTIONS.



1 GREASE INTERCEPTOR DETAIL
NO SCALE

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**ALASKA COURT
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COURTHOUSE
CAFE REMODEL**

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