

SECTION 01 GENERAL REQUIREMENTS

PART 1 – GENERAL

1.01 RELATED REQUIREMENTS

- A. All Contract Documents are related to this Section.

1.02 WORK COVERED BY CONTRACT

- A. Work under this Contract includes all design, material, permits, tools, labor and travel, if necessary, to complete the project detailed herein and located at the AARNG Hooper Bay Armory Complex in Hooper Bay, Alaska. All work must be completed in accordance with the terms and conditions of the Contract Documents.
- B. The work at the National Guard Armory includes designing and providing construction services as outlined in this document.
- C. Contractor must comply with all applicable Federal, State, and Local Regulations and Requirements including but not limited to; Unified Facilities Criteria (UFC), OSHA, NEC, and NFPA.

1. HOPA 1-

- All wall and ceiling covering must be removed, replaced and painted.
- Some mold may be present in the wall coverings and must be remediated and disposed of according to state and federal regulations.
- Existing flooring must be removed and replaced with equal or better floor covering.
- Asbestos is present in the floor mastic and must be abated and disposed of in accordance with state and federal regulations.
- New Toyostove heater must be installed and plumbed to existing fuel line.

2. HOPA-2

- Wall and ceiling coverings must be repaired where damaged.
- New Toyostove heater must be replaced and plumbed to existing fuel line.
- New paint throughout.
- New interior partition walls must be installed to accommodate new office spaces.
- Some ceiling tiles are damaged and must be replaced.

3. HOPA-3

- Wall and ceiling coverings must be repaired where damaged.
- New Toyostove Heater must be installed and plumbed to existing fuel line.
- New paint throughout the interior.

4. Connection building between HOPA 1 and HOPA 2
 - New wall coverings
 - New Floor coverings

1.03 CONTRACT

- A. Construct the Work under a single lump sum Contract.

1.04 WORK BY OTHERS

- A. Other State projects may be scheduled to be under construction in the vicinity of the project. At this time, there are no known projects scheduled.
- B. Cooperate with other Contractors, Department Consultants, and the DEPARTMENT to minimize conflict with construction operations.

1.05 WORK SEQUENCE AND MILESTONES

- A. The contractor is highly recommended to perform a pre-bid walkthrough to understand and familiarize with existing site conditions. A pre bid inspection will be held on August 30, 2023 at 1:00 PM. Please contact the project manager to register.

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- B. Upon receipt of Notice to Proceed (NTP) the CONTRACTOR will be expected to prepare submittals, a detailed project schedule and obtain required permits.
- C. All work shall be substantially complete by August 31, 2024.
- D. This is an active facility all work shall be coordinated with the Project Manager to minimize disruption to daily activities and to provide building access.
- E. When applicable, the Contractor shall perform inspections and tests throughout the design and construction process, including:
 - a. Design support, such as, existing conditions, needs assessments, etc.;

- b. Construction installation, such as, code compliance, placement, qualification, measurements, etc.;
 - c. Final inspections and tests, such as, commissioning, performance certification, etc.
- F. Upon completion of project, contractor must demonstrate complete start up and operation procedures witnessed by the owner's representative.

1.06 CONTRACTOR'S USE OF PREMISES

- A. Coordinate use of the premises under direction of DEPARTMENT.
- B. Assume full responsibility for the protection of the facility, roads and grounds in the project vicinity from construction related activities.
- C. Obtain permission and pay for use of additional storage, Work or parking areas needed for construction operations.
- D. Any outage must be notified to the project manager at least 48hrs prior.
- E. The project Site shall be kept clean and organized. Stored materials must always be secured and Foreign Object Debris (FOD) picked up daily.

1.07 SECURITY REQUIREMENTS

- A. When Contractor considers Work has reached Final Completion, submit written certification that Contract Documents have been reviewed, Work has been inspected, and that Work is complete in accordance with Contract Documents and request Department of Military and Veterans Affairs perform final inspection.
- B. In addition to submittals required by the conditions of the Contract, provide submittals required by governing authorities, and submit a Final Statement of Accounting giving total Contract Price and sum due.

PART 2 – PRODUCTS

- A. Submit product data to project manager for approval prior to installation for all materials being installed.

PART 3 – EXECUTION

1. All materials and debris removed during project will be the responsibility of the contractor to remove from job site for proper disposal. Arrangement of Dumpster for disposal of debris is the contractor's responsibility.
2. All materials and debris must be stored and disposed in the designated areas only to ensure safe operations. Continuous policing of debris is mandatory to allow continued safe operative environment.

3. Contractors must comply with OSHA Safety Standards, clean the work area on a daily basis and, provide safety barriers, dust control and access to be maintained during the project.
4. When applicable, the contractor must perform a documented hazardous material survey, and notify the DMVA Environmental Program Specialist, for removal and disposal hazardous material and hazardous waste generated. All hazardous materials must be removed before demolition.
5. Hazardous Material may include:
 - Lead-based paint;
 - Asbestos containing materials, such as insulation, ceiling or floor tiles, mastics, grout, roofing or siding, etc.;
 - Mercury in switches, thermostats, electronics, fluorescent bulbs, and other equipment;
 - Chlorofluorocarbons (CFCs) or other harmful chemicals in old refrigerators, air conditioners, and aerosol cans;
 - Polychlorinated biphenyls (PCBs) in transformers, lubricants, paints, and sealants;
 - Potentially toxic household or agricultural chemicals, including certain paints, cleaning products, and pesticides.

PART 4 – ATTACHMENTS

1. Armory Buildings Floor Plans
2. Site Plan
3. Interior Photos

END OF SECTION

HOPA 1 INTERIOR



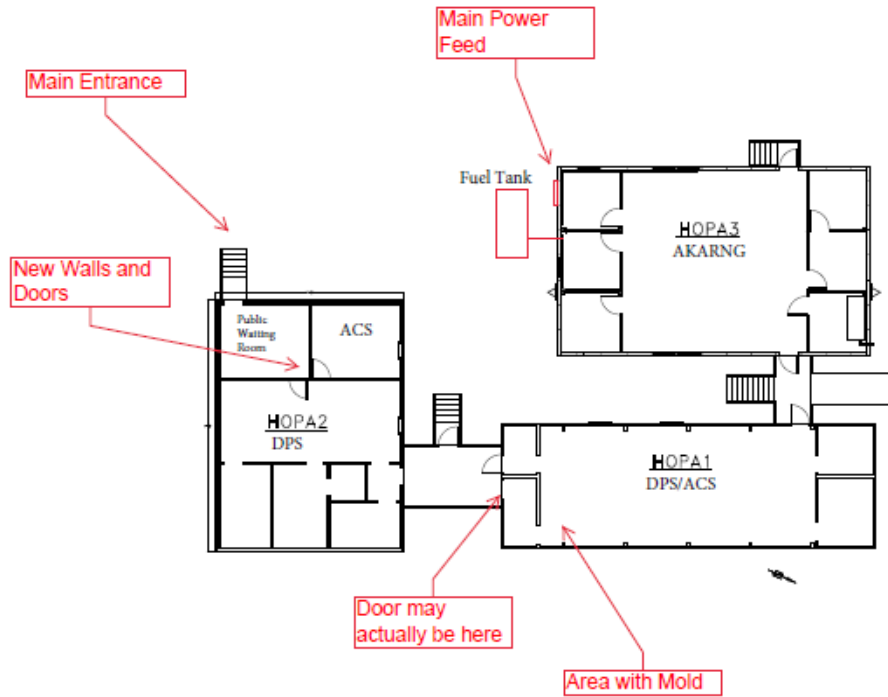
HOPA 2 INTERIOR



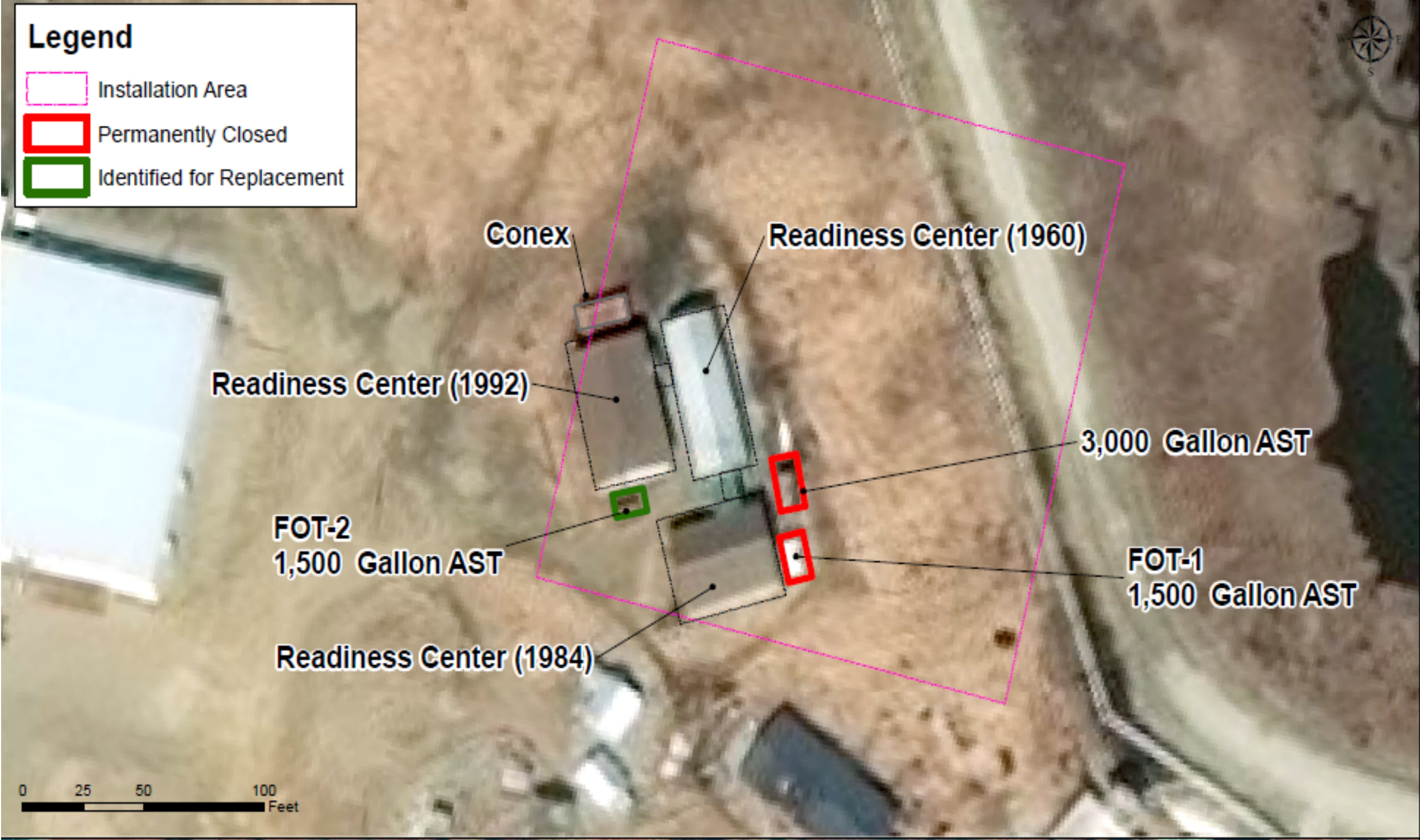
HOPA 3 INTERIOR



Hooper Bay Floor Plan



Hooper Bay Site Plan Aerial



HOPA 1 and HOPA 2 Exterior view



HOPA 3 Exterior View

