



REQUEST FOR PROPOSAL – SERVICE

For:

Design Build Services

**Cook Inlet Tribal Council – Quech’henu Facility
Remodel Project**

3880 San Jeronimo Drive

April 26, 2024

INSTRUCTIONS TO PROPOSERS

I. Solicitation

Cook Inlet Tribal Council, Inc. (CITC) is soliciting proposals from qualified companies for the design and construction of renovations to 3880 San Jeronimo Drive, Anchorage, Alaska. The scope of work is for interior renovations to an existing suite. Construction services will include permitted construction documents, selected demolition, construction, furniture, fixtures, and equipment (FF&E). Proposals will be scored on qualifications and total guaranteed maximum price to complete all project services. Project shall be completed by mid-2024.

II. Submittals

To be considered, Proposers must deliver submittals to the address below, on or before the deadline, and in the number of copies indicated below.

Deadline: Submittals will be accepted until **Monday, June 3, 2024 at 5:00 PM Alaska Time**

Address Responses and Questions To: wholloway@citci.org or Cook Inlet Tribal Council, c/o Wes Holloway, 3600 San Jeronimo Drive Suite 454, Anchorage AK, 99508,

Mark Submittals as Follows: CITC Quech'henu Remodel

Required Number of Copies: One (1) hard copy and one (1) electronic copy

III. Background and Project Summary

CITC is a tribal non-profit organization serving Alaska Native and American Indian people living in Southcentral Alaska. CITC helps individuals achieve their full potential through an array of support services including education, addiction treatment, employment and training services, workforce development and programs supporting healthy families. For more information refer to www.citci.org.

CITC owns and occupies the two-story building Type V-B, fully sprinklered nonseparated occupancy building with group B and S-2 occupancy on the first floor and group B and A-3 on the second floor. The Quech'henu building was constructed by CITC in 2009 and most recently renovated in 2017. The building was previously occupied by the CITC's Youth Empowerment Services (YES) department and is now occupied by CITC Facilities and Information Technology Department. The renovations will be done to accommodate the new needs of these two departments and create more meeting/conferencing space for CITC's main office building, Nat'uh, located across the parking lot from Quech'henu.

Please refer to the attached initial list of project renovation criteria.

Design and construction must meet all applicable local, state and federal regulations, including local licensing and code requirements and access requirements of the American with Disabilities Act and Section 504 of the Rehabilitation Act of 1973.

CITC requires a Native-hire preference in all projects and activities per its authority under PL 93-638. To the greatest extent feasible, CITC will give preference in entering into contracts and similar agreements to Alaska Native and American Indian tribes, organizations and economic enterprises. Positive efforts should be taken to utilize small businesses, minority-owned firms, and women's business enterprises whenever possible. Proposers are encouraged to collaborate where possible with CITC's Employment and Training Department for potential project staffing.

IV. Budget

Total project budget is ~\$207,777; Owner does not anticipate using federal funds for this project.

V. Schedule

Project shall be completed by September 31, 2024.

VI. Scope of Services

The selected builder is expected to provide full permitting assistance, construction, and construction administration during the project. These services will include the following:

- Cost estimating: Including schematic design, and construction document milestones.
- Value Engineering and Constructability Reviews
- Scheduling
- Permit Coordination: Builder should assume taking the lead on securing Municipality of Anchorage building permits.
- Selected Demolition/Abatement
- Construction
- Furniture, Fixtures and Equipment install.
- Commissioning

The selected design-builder is expected to provide full design, permitting assistance, construction and construction administration during the project. These services will include the following:

- Design: Design-Builder should plan on facilitating an initial program refinement meeting(s) with the Owner. Design-Builder should also assume periodic meetings with Owner and Owner's Project Manager during design (particularly at design milestones) and construction to confirm Owner's programming requirements are being fulfilled.
- Cost estimating: Including at schematic design, design development and construction document milestones.
- Value Engineering and Constructability Reviews
- Scheduling
- Input regarding energy efficient design solutions
- Permit Coordination: Design-Builder should assume taking the lead on securing Municipality of Anchorage building permits.
- Selected Demolition/Abatement
- Construction
- Furniture, Fixtures and Equipment design
- Commissioning
- Provide a hard copy as well as the software file used for the as-built design and construction of the project.

VII. Type of Contract

A Standard Form of Agreement between Owner and Builder based on AIA Document A102-2017 and related documents will be used for the contract between the selected Builder and Owner.

VIII. Bonding

No Bonding will be required.

IX. Selection Process

Submittals will be reviewed and scored by the Owner based on the selection criteria listed below. These criteria are listed in order of importance.

Selection Criteria

1. Total Guaranteed Maximum Price to provide all services for the project **(50 points)**
2. Proposer's Process **(20 points)**
 - a. Proposed construction schedules to complete the work, showing major construction milestones with a completion date of August 31, 2024.
 - b. Clearly articulated material costs, and timelines.
3. Company Qualifications **(25 points)**
 - a. Experience and past performance with (i) project delivery, (ii) renovation projects.
 - b. Key firm/personnel experience.
 - c. Company capacity to perform.
4. Alaska Native/American Indian, and Small, Minority and Women Owned Business Preference **(5 points)**

The Owner intends to enter into a contract with the firm, which in its sole discretion and judgment, will provide the best overall value to the Owner on this project. Owner may request interviews with one or more Proposer if in its opinion it believes such interviews will assist in the selection process.

Additional information on the referenced criteria is summarized below:

- 1. Total Guaranteed Maximum Price to provide all services for the project.**
- 2. Proposer's Approach:**
 - a. Provide information on the resources available to your firm and consultants which support your capacity to complete this project in a timely manner, including current staffing and available technology/material. Address how communications will be handled with the Owner and Owner's Project Manager.
 - b. Proposed construction schedules to complete the work, showing major construction milestones with a completion date of August 31, 2024.
- 3. Company Qualifications:**
 - a. Key Firm/Personnel Experience: Provide resume(s) for key personnel that will be assigned to this project. At a minimum include the following:
 - a. Construction Project Manager. Highlight individual's experience. Highlight individual's availability and role during construction.

- b. Company Capacity: Provide a summary of your team's anticipated workload from June 2024 to September of 2024, and whether any of the staff proposed on this project are committed to any current or future project during this timeframe.

4. Alaska Native/American Indian & Small, Minority and Women-Owned Business

Preference: To the greatest extent feasible, CITC will give preference in entering into contracts and similar agreements to Alaska Native and American Indian tribes, organizations and economic enterprises, and Small, Minority and Women-Owned Businesses. Submit Documentation that the Contractor is an AIAN or Small, Minority, Women-Owned business concern (if applicable).

X. Proposal Content and Format

Proposals should only address the selection criteria listed above. Submittals should include all of the following and adhere to the specified criteria:

- Cover Letter - Briefly state your understanding of the services to be performed and why your firm is the best qualified to perform them. Identify the name and contact information of the individual who is authorized to make representations and commitments for your organization: 2 pages maximum.
- Narrative: 5 pages maximum, including proposed Guaranteed Maximum Price
- Resumes: 2 pages maximum (each)

One page is defined as one side of a standard 8 ½" x 11" sheet of paper.

Written questions regarding this RFP should be directed to CITC, Attn: Wes Holloway, via email at wholloway@citci.org. All written questions must be received no later than **Monday, June 3, 2024 at 5:00 PM Alaska Time**, so that necessary clarifications may be distributed to all interested parties. Questions will be answered in writing via addenda. Addenda will be issued as deemed appropriate by the Owner.

XI. Other

1. Proposers are advised that the information presented in this document is preliminary. The proposed scope, schedule, etc. are subject to refinement and change.
2. Owner is not liable for any costs incurred by Proposers prior to the issuance and execution of a contract to the Builder selected as a result of this RFP process. All proposal preparation and other costs in responding to this RFP shall be the sole responsibility of the Proposers.
3. Owner reserves the right to waive any informalities, and to make a selection as deemed in its own best interest. This includes the right to reject any or all proposals and the right to proceed utilizing a different process.
4. Owner may require, seek, and utilize all information it deems appropriate in order to assess the qualifications of individual Proposers. Information in proposals submitted in response to this RFP shall be considered confidential and will not be released to the public.
5. In the event it becomes necessary to revise any part of this RFP, addenda will be provided to any entity that was provided the RFP package. CITC reserves the right to postpone the date and time for receipt of proposals at any time prior to the time announced.

XII. Additional Requirements and Attachments

1. See attached document titled: **Quech'henu Building Renovation Project Design Criteria** .
2. The selected Builder will be required to adhere to and provide coverage per the attached document titled Indemnity and Insurance Provisions.
3. See attached document titled Proposal Pricing Form.
4. Quech'henu Remodel Permit Drawings
5. Annex Quech'henu Paint Schedule.

CITC QUECH'HENU BUILDING REMODEL PROJECT

INDEMNITY AND INSURANCE REQUIREMENTS

1. INDEMNIFICATION

- A. To the fullest extent permitted by law, Contractor shall release, defend, indemnify and hold Cook Inlet Tribal Council (CITC), and their subsidiaries, departments, directors, officers, agents, officials, employees and consultants (collectively, "Indemnified Parties") harmless from and against all claims or loss, including without limitation any and all demands, suits, expenses, damages, fines, charges, liens, actions or liability of any nature, kind or character whatsoever, and including without limitation, claims or loss resulting from injury, death, economic loss, violation of statutes, ordinances, constitutions or other laws, rules or regulations, contractual claims, attorneys' fees, costs or expenses or any other kind of loss (collectively, "claims or loss"), related to, resulting from or arising directly or indirectly out of the activities of Contractor, the performance, failure of performance or breach of any term of this Contract by Contractor, or by any person or entity employed by Contractor in the performance of this Contract, regardless of whether such claim or loss is caused in part by Indemnified Parties.
- B. Contractor's responsibility for defense and indemnification extends to and includes any claim or loss alleging acts or omissions by Indemnified Parties that are said to have contributed to the claim or loss. However, Contractor shall not be required to indemnify an Indemnified Party for any claim or loss that results from the sole negligence or willful misconduct of the Indemnified Party.
- C. In any and all claims against the Indemnified Parties by any employee of Contractor, anyone directly employed by Contractor or anyone for whose acts the Contractor may be liable, the indemnification obligation shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for Contractor under workers' compensation acts, disability benefit acts or other employee benefit acts.
- D. Contractor agrees that as part of any subcontract, its subcontractor shall provide assurance of defense and indemnity in Indemnified Parties' favor that are identical in scope as those assumed by Contractor under the terms of this Contract.
- E. The requirement of any insurance required of Contractor under this Contract shall not limit Contractor's indemnification responsibilities under this section in any way.

2. INSURANCE

- A. Without limiting the Contractor's indemnification responsibilities, 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.
- B. Where specific limits are shown, it is understood that they shall be the minimum acceptable limits. If the Contractor's policy contains higher limits, CITC shall be entitled to coverage to the extent of such higher limits. Certificates of Insurance must be furnished

to CITC prior to fully executing the Contract, and as a condition of payment, Contractor shall purchase and maintain insurance that will protect it from the claims arising out of its operations under the Contract, whether the operations are by Contractor, or any of its consultants or subcontractors or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. This includes Worker's Compensation Insurance, Employer's Liability Insurance, Comprehensive General Liability Insurance and Automobile Liability Insurance.

- C. Contractor's insurance shall name CITC as additional insured as to all limits carried and not the minimum required herein, except for Worker's Compensation. All insurance policies shall comply with and be issued by insurers licensed to transact the business of insurance under Alaska Statutes Title 21.
- D. 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 companies obligated under the following described policies must have a best rating of "A - VII" or better as identified in the *A.M. Best Insurance Rating Guide*, most recent edition.

3. MINIMUM LIMITS OF LIABILITY

Contractor shall maintain with a company satisfactory to CITC at least the limits of liability set forth below. The requirements of this section shall not limit Contractor's indemnification responsibilities as provided in the Contract.

- A. Worker's Compensation and Employers' Liability: 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. This policy must waive subrogation against CITC.
 - 1. Workers Compensation - Statutory limits
 - 2. Employers Liability - \$2,000,000 Each Accident, \$2,000,000 Disease - Each Employee; \$2,000,000 Disease - Policy Limits
- B. Commercial General Liability Insurance: Covering all business premises used by and operations conducted by the Contractor in the performance of services under this Contract with minimum coverage limits of \$1,000,000 combined single limit per occurrence. This policy must waive subrogation against CITC.
 - 1. \$1,000,000 Each Occurrence
 - 2. \$2,000,000 General Aggregate
 - 3. \$2,000,000 Products/Completed Operations Aggregate
 - 4. \$1,000,000 Personal and Advertising Injury
 - 5. \$50,000 Fire Damage Legal Liability (any one fire)
 - 6. \$5,000 Medical Expense (any one person)
- C. Commercial Automobile Liability Insurance - Covering all vehicles, owned, hired or non-owned, used by the Contractor in the performance of services under this Contract with minimum coverage limits of \$1,000,000 combined single limit of bodily and property damage. This policy must waive subrogation against the CITC.

- D. Excess Commercial General Liability and Automobile Liability Insurance. Minimum coverage limits of \$2,000,000 per occurrence and in the aggregate. This policy must waive subrogation against the CITC.
- E. Builders Risk Insurance – During the Construction services phase of the Project (should Contractor be engaged for this work), the Contractor will be required to provide non-reporting builders risk, all risk insurance coverage for up to the replacement value of the construction work.
- F. Professional Liability – Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than two million dollars (\$2,000,000) per claim and two million dollars (\$2,000,000) in the aggregate. This policy must waive subrogation against Owner.

4. CANCELLATION, RENEWAL AND MODIFICATION

Contractor shall maintain in effect all insurance coverage's required under the Contract at Contractor's sole expense and with insurance companies acceptable to the CITC. All policies shall contain a provision that coverage will not be modified, cancelled or not renewed until at least thirty (30) days prior written notice has been given to the CITC. Certificates of insurance showing required coverage to be in force pursuant to this Section shall be filed with CITC prior to commencement of the Work. In the event Contractor fails to obtain or maintain insurance coverage required under the Contract, CITC may purchase such coverage as desired for CITC's benefit and charge the expense to the Contractor, or terminate the Contract for default.

5. CONTINUATION OF COVERAGE

If any of the required liability insurance is on a claims made basis, "tail" coverage will be required at the completion of this contract for six (6) years, or the statute of limitations period. Contractor shall furnish certification of "tail" coverage as described or continuous "claims made" liability coverage for six (6) years following Contract completion or the statute of limitations period, whichever is greater. Continuous "claims made" coverage will be acceptable in lieu of "tail" coverage provided its retroactive date is on or before the effective date of this Contract. If Continuous "claims made" coverage is used, Contractor will maintain the coverage in effect for six (6) years or the statute of limitations period, whichever is greater, from the end of the Contract. This will be a condition of the final acceptance of work or services.

6. CONTINUATION OF COVERAGE

Completed operations coverage shall be maintained for a minimum of the applicable statute of limitations/repose or six (6) years, whichever is greater.

**PROPOSAL PRICING FORM
FOR DESIGN AND CONSTRUCTION OF QUECH'HENU REMODEL AT 3880 SAN
JERONIMO DRIVE, ANCHORAGE, AK**

- 1) The undersigned, _____(Company Name) on this date: _____, having familiarized itself with the local conditions affecting the scope and cost of work, including the Request for Proposal (RFP) with the detailed Scope of Work section, Proposal Price Form, Form Of Project Management Agreement), and the Indemnity and Insurance Provision requirements, hereby proposes to furnish all labor, material, equipment and services required to complete the project in accordance with all sections of this Request for Proposal. **Standard hourly rates are also attached.**

Total Guaranteed Maximum Price\$ _____
(Written Amount: _____)

- 2) In submitting this Proposal, it is understood that the right is reserved by Cook Inlet Tribal Council to reject any and all Proposals at its sole discretion and for its convenience or benefit.
- 3) Proposer agrees to keep its submittal open for acceptance until thirty (30) days subsequent to the deadline date for receipt of the Proposal.
- 4) I/We acknowledge receipt of the following addenda:
 Addendum No.: _____ Dated: _____
 Addendum No.: _____ Dated: _____
 Addendum No.: _____ Dated: _____
 Addendum No.: _____ Dated: _____
- 5) I/We further understand the penalty for making false statements in offers is prescribed by federal law at 18 U.S.C. §1001.

Proposal Submitted by:

Printed Name	Title
Signature	Email
Telephone	

Quech'henu Building Remodel Project Design Criteria (as of 05/01/24)

- Overall the space needs to reflect CITC's mission of People, Partnership, Potential.
- Space needs to be inviting and not intimidating.
- Design for maximum flexibility as our needs will change

Construction related items:

1st floor.

No changes necessary at this time.

2nd floor.

Demolition: Demolition of existing cabinets and lockers.

Construction. Coordinate the engineering required for mechanical, electrical, and fire/ sprinkler in a design build format. The design will be coordinated with drawings provided.

Construction of Secure materials storage space room at south nook of room 204, see design plans.

Construction of new wall aligned with existing at entrance from hall, 211 to room 204 (open office). New wall will need to be framed for a secure door with card reader.

Remove and salvage existing glass modular wall system. Take inventory of pieces and verify condition. To be re-installed per new floor plans with additional pieces as required for complete installation aligned with window mullion.

Glass modular wall system will be reinstalled to accommodate 3 offices (for director and 5 senior staff); remaining staff in open office area.

Keep existing meeting, storage and breakroom(s) intact and unchanged.

Purchase and install project storage shelving in 204 open office.

Finish. Refloor 204 from new entry door throughout. Floor boxes to be scraped, cleaned and left with a clean finish.

All finishes verified with CITC.

Furniture. Furniture supplied by CITC from surplus. Wire and verify all workstations are connected to electrical and network.

All existing furniture removed and disposed of as directed.

Coat hooks for 16 staff installed at appropriate locations determined in design build process.

Install DDC monitoring system for simple view of HVAC system. System should be scalable for installation of advance controls at a future date.

Window shades resized to accommodate the change in modular wall system at east windows.

Electrical Issues.

Data and power are existing. Verify they will connect to each workstation.

IT Test rack installed and wired.

All network ports verified and wired for use. Power cords/data for each work station

Wire, install and program card reader at new door

Health and Safety Issues

Sprinkler System updates. The automatic fire sprinkler system and fire alarm system shall be modified to accommodate the new layout in accordance with the most recent adopted edition of NFPA and all local and alaska state regulations. sprinkler contractor shall provide and coordinate sprinkler routing and locations above the finished ceiling. if any sprinkler piping is located below a finished ceiling, the contractor shall explicitly identify the locations and have written approval from the architect on the exact routing and proposed finish of exposed pipe.

Security cameras moved to view secure storage room and badged front and rear entrances

Badge access at 211 to 204 entry.

There is an existing ladder for Roof access in 2nd floor storage room. Gate at roof will need to be replaced.

CITC QUECH'HENU REMODEL

Anchorage, Alaska

PERMIT DOCUMENTS

MARCH 19, 2024

CONTACT INFORMATION

OWNER

COOK INLET TRIBAL COUNCIL
3600 SAN JAERONIMO DR
ANCHORAGE, AK 99508

p. (907) 793-3245

ARCHITECTURAL

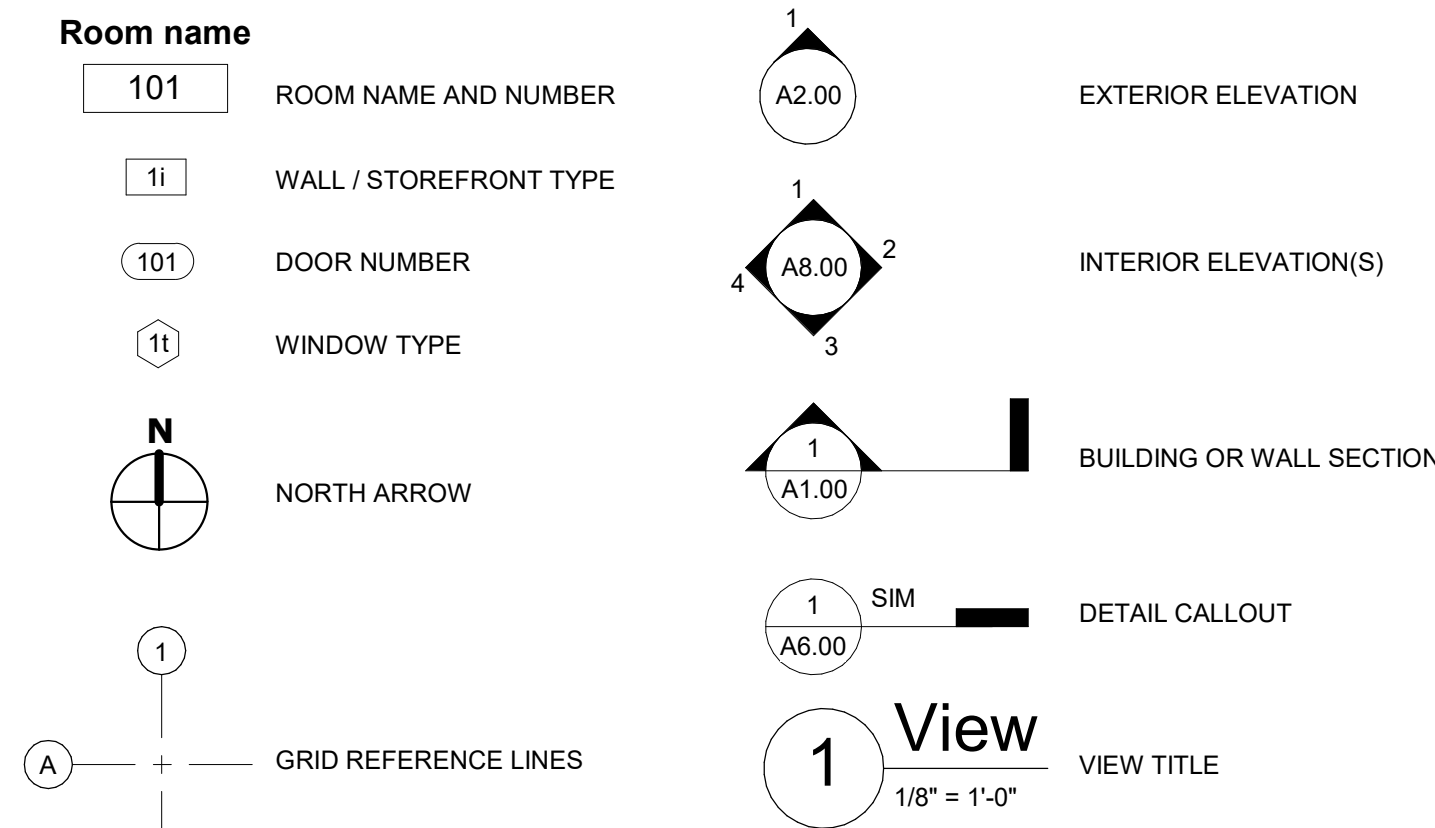
SPARK DESIGN, LLC
5401 CORDOVA STREET, SUITE 301
ANCHORAGE, ALASKA 99518

p. (907) 344-3424
f. (907) 771-9776

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENT ADOPTED EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), INTERNATIONAL BUILDING CODE (IBC), INTERNATIONAL MECHANICAL CODE (IMC), INTERNATIONAL PLUMBING CODE (IPC), NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL FIRE CODE (IFC), INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, REGULATIONS, ORDINANCES AND AMENDMENTS.
- NO WORK SHALL BEGIN AT THE SITE UNTIL APPLICABLE APPROVALS AND REQUIRED PERMITS HAVE BEEN OBTAINED COVERING THE SCOPE OF WORK. THE CONTRACTOR SHALL ENSURE THAT SUBCONTRACTORS VERIFY AND ASSURE PROPER CODE COMPLIANCE FOR ALL ASPECTS OF CONSTRUCTION WITHIN THEIR TRADE. CONTRACTOR SHALL BE HELD TO HAVE EXAMINED THE SITE AND CONDITIONS UNDER WHICH THEY WILL BE OBLIGATED TO PERFORM THE WORK, PRIOR TO PROCEEDING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
- DRAWINGS ARE SUPPLIED TO THE CONTRACTOR AND OTHERS FOR THEIR USE FOR THE SPECIFICALLY NAMED PROJECT. ALL COPIES OF THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF SPARK DESIGN, LLC AND SHALL NOT BE REUSED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SPARK DESIGN, LLC.
- DIVISION OF WORK SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT SCALE THE DRAWINGS TO OBTAIN DIMENSIONAL CLARIFICATION. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL VERIFY DIMENSIONS, REQUIRED CLEARANCES, ELECTRICAL AND PLUMBING REQUIREMENTS FOR ALL OWNER AND N.I.C. ITEMS.
- ALL MATERIALS SHALL BE ASSUMED TO BE NEW UNLESS SPECIFICALLY NOTED AS EXISTING. ALL WALL AND CEILING FINISHES SHALL MEET THE REQUIREMENTS OF CHAPTER 8 AND TABLE 803.5 OF THE IBC.
- ALL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH IBC CHAPTER 16 SEISMIC DESIGN REQUIREMENTS AND STANDARDS FOR THE APPROPRIATE ZONE.
- THE AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM SHALL BE MODIFIED TO ACCOMMODATE THE NEW LAYOUT IN ACCORDANCE WITH THE MOST RECENT ADOPTED EDITION OF NFPA AND ALL LOCAL AND ALASKA STATE REGULATIONS. SPRINKLER CONTRACTOR SHALL PROVIDE AND COORDINATE SPRINKLER ROUTING AND LOCATIONS ABOVE THE FINISHED CEILING. IF ANY SPRINKLER PIPING IS LOCATED BELOW A FINISHED CEILING, THE CONTRACTOR SHALL EXPLICITLY IDENTIFY THE LOCATIONS AND HAVE WRITTEN APPROVAL FROM THE ARCHITECT ON THE EXACT ROUTING AND PROPOSED FINISH OF EXPOSED PIPE.

DRAWING SYMBOLS



SHEET INDEX

- 00-GENERAL
 G0.00 COVER
 G1.00 GENERAL INFORMATION, CODE ANALYSIS AND WALL ASSEMBLIES
- 01-DEMOLITION
 AD1.01 DEMO PLANS - FLOOR PLAN AND REFLECTIVE CEILING PLAN
- 04-ARCHITECTURAL
 A1.02 FLOOR PLAN - LEVEL 2
 A1.22 REFLECTED CEILING PLAN - LEVEL 2
 A5.12 LEVEL 2 - FURNITURE PLAN AND DOOR SCHEDULE
 Grand total: 6

CERTIFICATE OF AUTHORIZATION NO. SPARK DESIGN, LLC #AECL1394

spark design, llc
 architecture • interiors • design-build
 5401 cordova street, suite 301
 anchorage, alaska 99518
 p. 907.344.3424 f. 907.771.9776

CODE ANALYSIS

PROJECT DESCRIPTION: INSTALL MODULAR WALLS, INTERIOR WALL PARTITIONS AND DOORS, AND RECONFIGURE CEILING DIFFUSERS AT LEVEL 2. NO WORK AT LEVEL 1.

CODE SUMMARY 2018 IBC AND 2018 IEBC:

OCCUPANCY: GROUP B - PROFESSIONAL SERVICES

CONSTRUCTION TYPE: TYPE VB - SPRINKLERED

603.1 SCOPE. LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

801.1 SCOPE. LEVEL 2 ALTERATIONS AS DESCRIBED IN SECTION 603 SHALL COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER.

801.2 ALTERATION LEVEL 1 COMPLIANCE. IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.

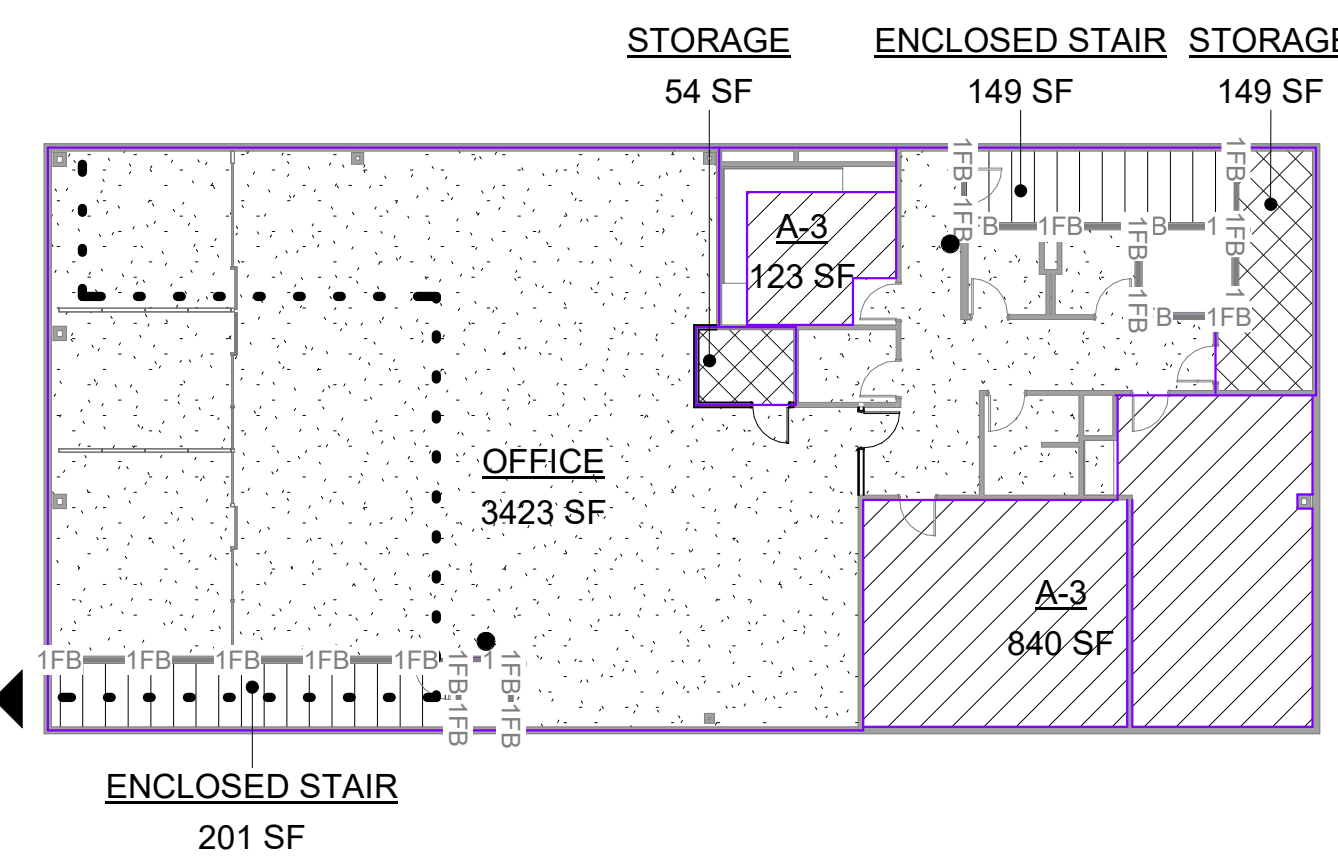
801.3 COMPLIANCE. NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

802.4 INTERIOR FINISH. THE INTERIOR FINISH OF WALLS AND CEILINGS IN EXITS AND CORRIDORS IN ANY WORK AREA SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

SECTION 1010.1.1 DOORS. MINIMUM DOOR CLEARANCE WIDTH: 32-INCHES

SECTION 1010.2.11 DOOR HARDWARE RELEASE OF ELECTRICALLY LOCKED EGRESS DOORS. APPROVED ENTRANCE AND EGRESS ACCESS CONTROL SYSTEM SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH UL 294 AND ALL PROVISIONS OF THIS SECTION.

LIFE SAFETY PLAN - LEVEL 2



LIFE SAFETY PLAN: LEGEND USE AND OCCUPANCIES (NON-SEPARATED USES)

- BUSINESS USE: BUSINESS AREA FUNCTION PER 1004.5
- BUSINESS USE: ASSEMBLY UNCONCENTRATED FUNCTION PER 1004.5
- BUSINESS USE: ACCESSORY STORAGE FUNCTION PER 1004.5
- 1-HOUR FIRE RATED EXIT ENCLOSURE

LIFE SAFETY PLAN: LEGEND VERTICAL ASSEMBLIES AND EGRESS COMPONENTS

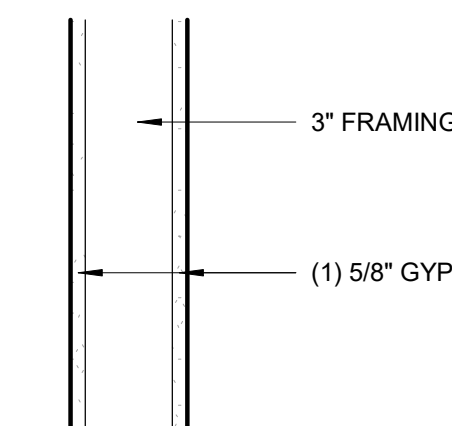
- 1FB EXISTING 1 HOUR FIRE BARRIER
- EGRESS ROUTE
- BUILDING EXIT
- EXISTING WALL MOUNTED FIRE EXTINGUISHER

OCCUPANT LOAD SCHEDULE - LEVEL 2

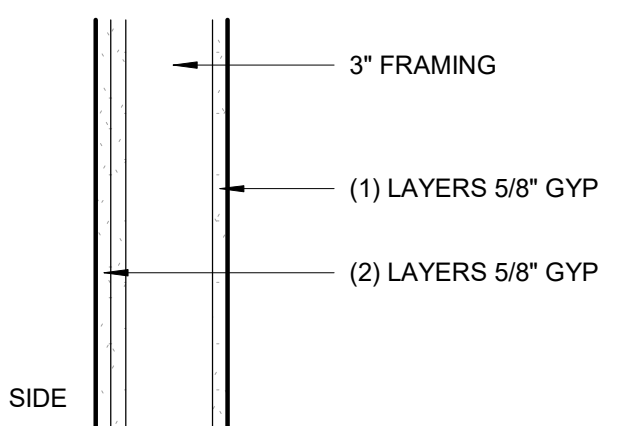
AREA DESCRIPTION	OCCUPANCY CLASSIFICATION (CHAPTER 3 AND 5)	AREA/ROOM FUNCTION (TABLE 1004.1.2)	OCCUPANT LOAD FACTOR	SQUARE FOOTAGE	OCCUPANT LOAD
STORAGE	GROUP B	ACCESSORY STORAGE AREAS	300 SF	54 SF	0.18
STORAGE	GROUP B	ACCESSORY STORAGE AREAS	300 SF	149 SF	0.50
A-3	GROUP B	ASSEMBLY, UNCONCENTRATED (TABLES AND CHAIRS)	15 SF	840 SF	56.02
A-3	GROUP B	ASSEMBLY, UNCONCENTRATED (TABLES AND CHAIRS)	15 SF	123 SF	8.22
ENCLOSED STAIR	GROUP B	BUSINESS AREAS	0 SF	201 SF	
ENCLOSED STAIR	GROUP B	BUSINESS AREAS	0 SF	149 SF	
OFFICE	GROUP B	BUSINESS AREAS	150 SF	3,423 SF	22.82
					87.74

ASSEMBLY TYPES

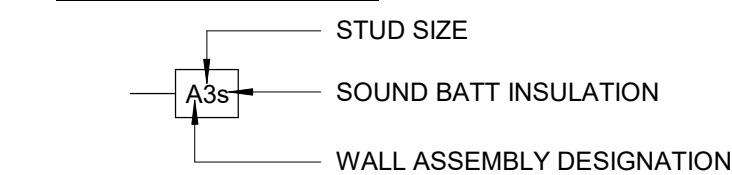
WALL TYPE B3



WALL TYPE C3



WALL TAG LEGEND



GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR CMU U.O.N. DIMENSIONS ARE TO THE MAIN FRAMING MEMBER AND NOT TO THE FACE OF FURRING.
- FINISH MATERIALS SUCH AS STONE, TILE, WALL COVERINGS, ETC. ARE NOT SHOWN AS PART OF THE ASSEMBLY. REFER TO INTERIOR DRAWINGS AND/OR FINISH SCHEDULE FOR FINISH MATERIALS.
- PARTITIONS EXTENDING TO UNDERSIDE OF STRUCTURE ARE INDICATED ON REFLECTED CEILING PLANS. ALL PARTITIONS EXTENDING TO UNDERSIDE OF STRUCTURE SHALL HAVE A DEFLECTION TRACK.
- SEE STRUCTURAL FOR GENERAL STUD SPACING REQUIREMENTS AND SPACING AT STRUCTURAL WALLS.
- ALL GWB IS 5/8" TYPE 'X' UNLESS OTHERWISE NOTED. SEE FINISH SCHEDULE AND SPECIFICATIONS FOR GWB TYPES.
- ALL PENETRATIONS THROUGH ASSEMBLIES WITH SOUND BATT INSULATION SHALL BE ACOUSTICALLY SEALED.

CITC

Quech'henu - 2nd Floor Tenant Improvement
 Anchorage, Alaska

REVISION SCHEDULE

#	DESCRIPTION	DATE

JOB NO. 23-063
 DATE 2024.03.19
 DRAWN NAA
 REVIEWED DTW

SHEET NAME
 GENERAL INFORMATION, CODE ANALYSIS AND WALL ASSEMBLIES

SHEET NO.

G1.00



2 DEMO PLAN - REFLECTED CEILING PLAN - LEVEL 2
1/8" = 1'-0"



1 DEMO PLAN - LEVEL 2
1/8" = 1'-0"

DEMOLITION PLAN: GENERAL NOTES

- GENERAL CONTRACTOR SHALL COMPLY WITH ALL BUILDING RULES AND REGULATIONS.
- GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DEMOLITION WORK LIMITED TO "WORK LIMIT" SHOWN ON DRAWINGS. WORK INCLUDING BUT NOT LIMITED TO ALL BUILDING SERVICES, UTILITIES, DATA, TELECOM, SECURITY, FIRE/LIFE SAFETY AND HVAC SERVING ADJACENT TENANTS SHALL REMAIN OPERATIONAL AND UNAFFECTED BY THE DEMOLITION. ANY DISRUPTIONS IN SERVICES SHALL BE SCHEDULED WITH THE OWNER AND BUILDING MANAGEMENT OFFICE.
- GENERAL CONTRACTOR SHALL PROTECT ITEMS TO REMAIN INCLUDING PERIMETER GLAZING AND FRAMES DURING CONSTRUCTION. IF DAMAGED, REPAIR OR REPLACE AS NECESSARY.
- ALL ITEMS NOTED FOR DEMOLITION SHALL BE RECYCLED, IF POSSIBLE, OR DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. SUGGESTED PLACES FOR RECYCLING INCLUDE HABITAT RE-STORE AND CENTRAL RECYCLING SERVICES.
- DEMOLISH AND RECYCLE, IF POSSIBLE, OR DISPOSE OF ALL MILLWORK, BUILT-IN CASE GOODS, SHELVES, WALL MOUNTED ITEMS, GRAB BARS, ACCESSORIES, MIRRORS AND WINDOW COVERINGS. SUGGESTED PLACES FOR RECYCLING INCLUDE HABITAT RE-STORE AND CENTRAL RECYCLING SERVICES.
- DEMOLISH AND RECYCLE, IF POSSIBLE, OR DISPOSE OF ALL FLOOR COVERING AND WALL BASE. PATCH AND/OR REPAIR SLAB FOR INSTALLATION OF NEW FINISH. SUGGESTED PLACES FOR RECYCLING INCLUDE HABITAT RE-STORE AND CENTRAL RECYCLING SERVICES.
- REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR DEMOLITION AND SALVAGE OF EXISTING SYSTEMS AND UTILITIES.
- REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR EXTENT OF CEILING DEMOLITION OUTSIDE THE EXTENTS OF THE AREA OF WORK. CEILINGS EFFECTED BY MECHANICAL AND/OR ELECTRICAL TEAR OUT SHALL BE REPLACED AND/OR REPAIRED TO MATCH EXISTING CONDITIONS.

DEMOLITION PLAN: LEGEND

- AREA NOT IN CONTRACT
- EXISTING WALLS AND COLUMNS TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING CASEWORK TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED

DEMOLITION PLAN: SHEET NOTES

- 01 REMOVE AND SALVAGE EXISTING LOCKERS. VERIFY WITH OWNER LOCATION FOR STORAGE.
- 02 REMOVE AND SALVAGE EXISTING GLASS MODULAR SYSTEM. TAKE INVENTORY OF PIECES AND VERIFY CONDITION. TO BE RE-INSTALLED PER NEW FLOOR PLANS WITH ADDITIONAL PIECES AS REQUIRED FOR COMPLETE INSTALLATION.
- 03 DEMO CASEWORK
- 04 REMOVE AND SALVAGE 2X4 LIGHT FIXTURES AND RE-INSTALL PER NEW RCP
- 05 REMOVE AND SALVAGE DIFFUSER AND 2X4 LIGHT FIXTURES.

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spark design, llc
architecture • interiors • design-build
5401 cordova street, suite 301
anchorage, alaska 99518
p. 907.344.3424 f. 907.771.9776

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Quech'henu - 2nd Floor Tenant Improvement
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REVIEWED	DTW

SHEET NAME
DEMO PLANS - FLOOR PLAN AND REFLECTIVE CEILING PLAN

SHEET NO.
AD1.01

FLOOR PLAN: GENERAL NOTES

1. REFERENCE G1.00 FOR RATED WALLS AND/OR CEILINGS.
2. REFERENCE G1.00 FOR WALL ASSEMBLIES AND NOTES.
3. REFERENCE A5.12 FOR DOOR SCHEDULE AND COMPLETE FURNITURE PLAN.
4. ALL DIMENSIONS ARE TO FACE OF STUD OF NEW CONSTRUCTION, FACE OF FINISH OF EXISTING CONSTRUCTION OR TO GRID LINE.
5. ALL DOORS SHALL BE INSTALLED 5" FROM ADJACENT FACE OF STUD, UNLESS OTHERWISE NOTED ON FLOOR PLAN OR DOOR SCHEDULE.
6. PATCH AND REPAIR EXISTING WALLS AND WINDOW MULLIONS FOR NEW FINISHES WHERE DEMOLITION OCCURS.
7. PROVIDE BLOCKING FOR ALL WALL MOUNTED CASEWORK, COUNTERTOPS AND WALL MOUNTED ACCESSORIES. GENERAL CONTRACTOR SHALL COORDINATE LOCATIONS WITH SUBCONTRACTORS.
8. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH LOCAL CODES AND AMENDMENTS.
9. GENERAL CONTRACTOR SHALL COORDINATE REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. MECHANICAL AND ELECTRICAL ENGINEERING SHALL BE PROVIDED THROUGH THE GENERAL CONTRACTOR.
10. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHER CABINET(S) IN ACCORDANCE WITH APPLICABLE CODES AND AMENDMENTS.

FLOOR PLAN: LEGEND

- AREA NOT IN CONTRACT
- EXISTING WALLS AND COLUMNS TO REMAIN
- NEW PARTITIONS, REFERENCE G1.00 FOR WALL ASSEMBLIES
- EXISTING FLOOR BOXES

FLOOR PLAN: SHEET NOTES

- 01 PROVIDE ADDITIONAL GLASS PANEL IN PLACE OF A DOORWAY
- 02 ALIGN MODULAR WALL WITH WINDOW MULLION
- 03 PROVIDE WALL EXTENSION, AS REQUIRED, FOR NEW MODULAR WALL LAYOUT
- 04 MODULAR WALL - DOOR LOCATION
- 05 INSTALL FURNITURE SYSTEM IN-FRONT OF EXISTING COLUMN.
- 06 EXISTING FLOOR BOXES AT WORKSTATIONS. DO NOT PLACE FURNITURE SYSTEM FRAMES ON FLOOR BOXES. CONFIRM EXACT LOCATIONS ONSITE.
- 07 COORDINATE LOCATION OF NEW WALL WITH LIGHTING IN CEILING ABOVE.
- 08 ALIGN NEW WALL WITH EXISTING



1 SECOND FLOOR PLAN
3/16" = 1'-0"

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SHEET NAME
FLOOR PLAN - LEVEL 2

SHEET NO.
A1.02

REFLECTED CEILING PLAN: GENERAL NOTES

1. DIMENSIONS ON REFLECTED CEILING PLANS ARE FROM FACE-OF-FINISH TO FACE-OF-FINISH, UNLESS OTHERWISE NOTED.
2. CEILING HEIGHT TO REMAIN.
3. ALL CEILING MOUNTED ITEMS LOCATED IN A GWB CEILING SHALL BE PAINTED TO MATCH CEILING PAINT COLOR.
4. REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL CEILING MOUNTED DEVICES. GENERAL CONTRACTOR SHALL COORDINATE CEILING REQUIREMENTS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. MECHANICAL AND ELECTRICAL ENGINEERING SHALL BE PROVIDED THROUGH THE GENERAL CONTRACTOR.

REFLECTED CEILING PLAN: LEGEND

- AREA NOT IN CONTRACT
- EXISTING WALLS AND COLUMNS TO REMAIN
- NEW PARTITION, EXTEND ABOVE CEILING MINIMUM 6"
- NEW PARTITION, EXTEND TO BOTTOM OF DECK; WHERE MULTIPLE LAYERS OF GWB OCCURS, ONLY INSIDE LAYERS OF GWB SHALL EXTEND TO DECK. SECOND LAYER SHALL EXTEND MINIMUM 6" ABOVE FINISHED CEILING.
- EXISTING: ACT 1

REFLECTED CEILING PLAN: SHEET NOTES

- 01 RE-LOCATED DIFFUSER
- 02 RE-LOCATED LIGHT FIXTURES
- 03 NEW 2X2 LIGHT FIXTURES IN STORAGE ROOM
- 04 NEW EMERGENCY EXIT SIGN



1 REFLECTED CEILING PLAN - LEVEL 2
3/16" = 1'-0"

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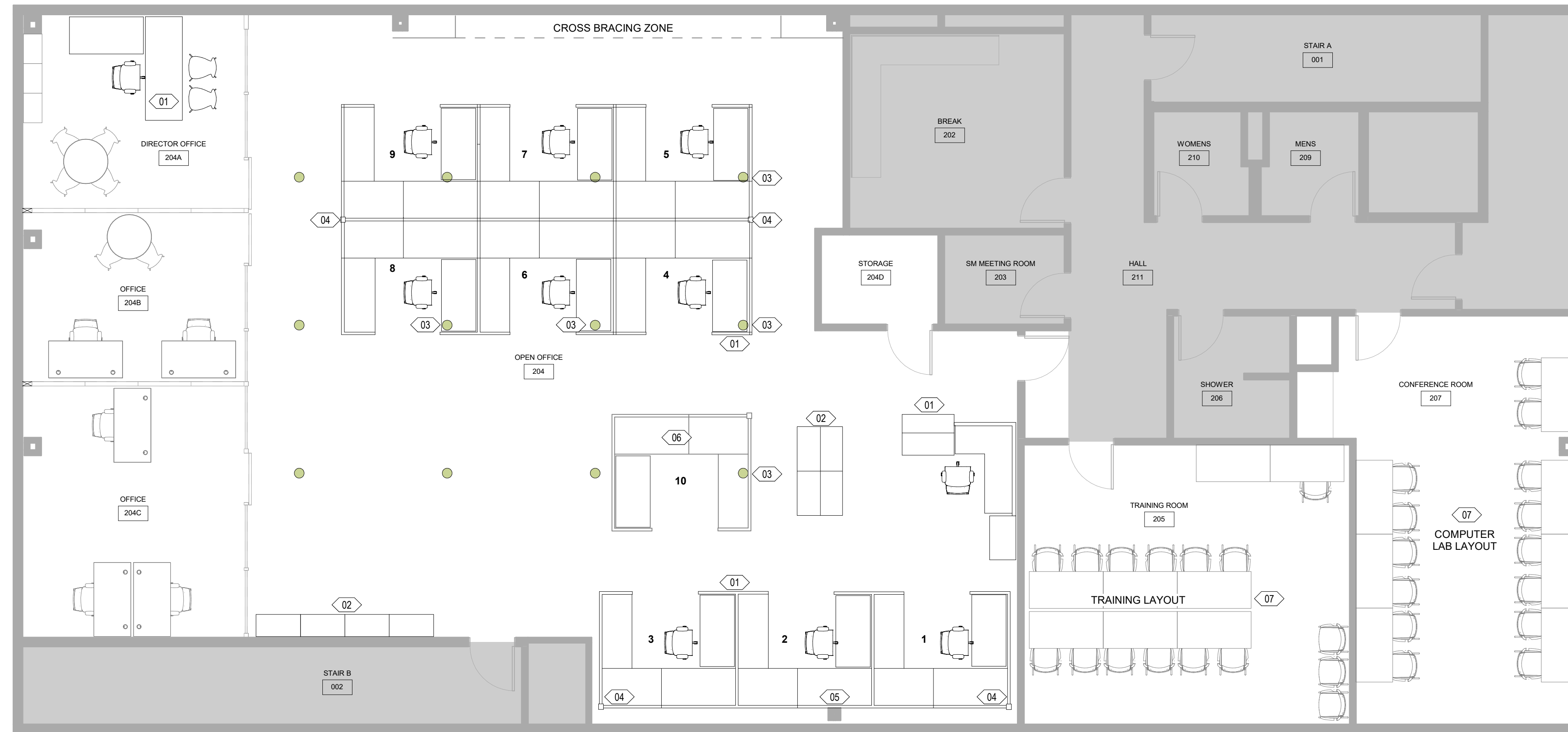
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Anchorage, Alaska

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SHEET NAME
REFLECTED CEILING PLAN - LEVEL 2

SHEET NO.
A1.22



FURNITURE PLAN GENERAL NOTES

1. REFERENCE A1.02 FOR FLOOR PLAN
2. REFERENCE A5.00 FOR DOOR SCHEDULE.

FURNITURE PLAN LEGEND

- AREA NOT IN CONTRACT
- EXISTING FLOOR BOXES
- EXISTING FURNITURE FROM TUYAN, LLC INVENTORY
- ADDITIONAL EXISTING INVENTORY OR NEW FURNITURE

FURNITURE PLAN SHEET NOTES

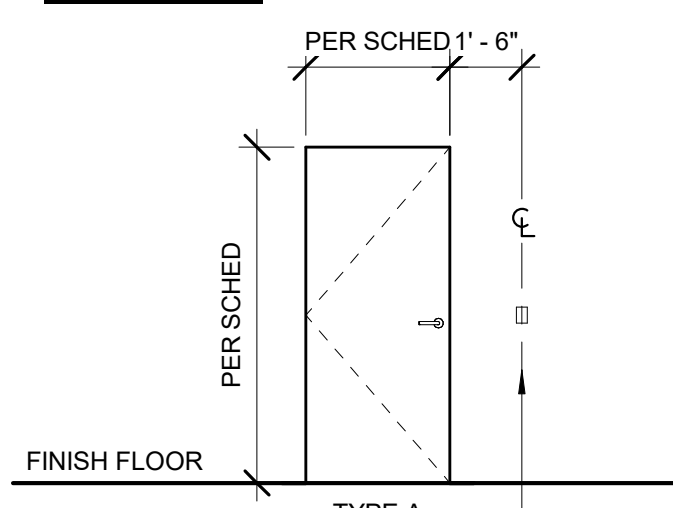
- 01 EXISTING WORKSTATION INVENTORY, FROM TUYAN, LLC
- 02 EXISTING LATERAL FILES INVENTORY, FROM TUYAN, LLC
- 03 EXISTING FLOOR BOXES AT WORKSTATIONS, DO NOT PLACE FURNITURE SYSTEM FRAMES ON FLOOR BOXES. CONFIRM EXACT LOCATIONS ONSITE.
- 04 CONFIRM IF POWER POLES ARE REQUIRED FOR POWER/ DATA FOR ANY OF THE WORKSTATIONS, OR IF FLOOR/WALL POWER IS SUFFICIENT. IF POWER POLES ARE NOT REQUIRED, DO NOT INSTALL.
- 05 INSTALL FURNITURE SYSTEM IN FRONT OF EXISTING COLUMN.
- 06 ADDITIONAL (EXISTING OR NEW) INVENTORY REQUIRED FOR WORKSTATION #10.
- 07 ADDITIONAL (EXISTING OR NEW) INVENTORY REQUIRED FOR CONFERENCE AND TRAINING ROOM FURNITURE. PLANNED WITH 30"x60" FLIP-TOP TRAINING TABLES.

1 FURNITURE PLAN - LEVEL 2
3/16" = 1'-0"

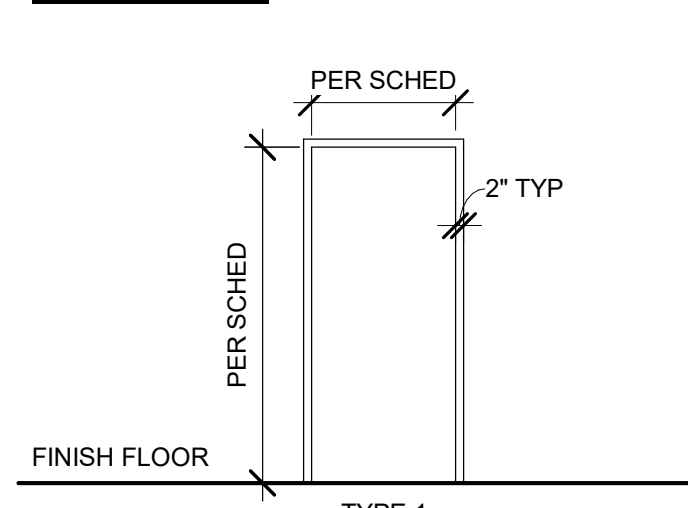
DOOR AND FRAME SCHEDULE

Level	DOOR NUMBER	TYPE	MATL	DOORS			FRAMES					DOOR HARDWARE SET	REMARKS
				FINISH	SIZE		TYPE	MATL	FINISH	HEAD	JAMB		
					WIDTH	HEIGHT							
LEVEL 2	200	A	WD	MATCH EXISTING	36"	84"	1	HM	MATCH EXISTING	1/5.00	1/5.00	CARD READER, DOOR CLOSER AND GASKETING	CARD READER TO BE TIED INTO FIRE ALARM/ SPRINKLER SYSTEM AND FAIL SAFE IN POWER OUTAGE
LEVEL 2	201	A	WD	MATCH EXISTING	36"	84"	1	HM	MATCH EXISTING	1/5.00	1/5.00	PASSAGE SET	CONFIRM IF KEYED LOCK DESIRED FOR STORAGE CLOSET

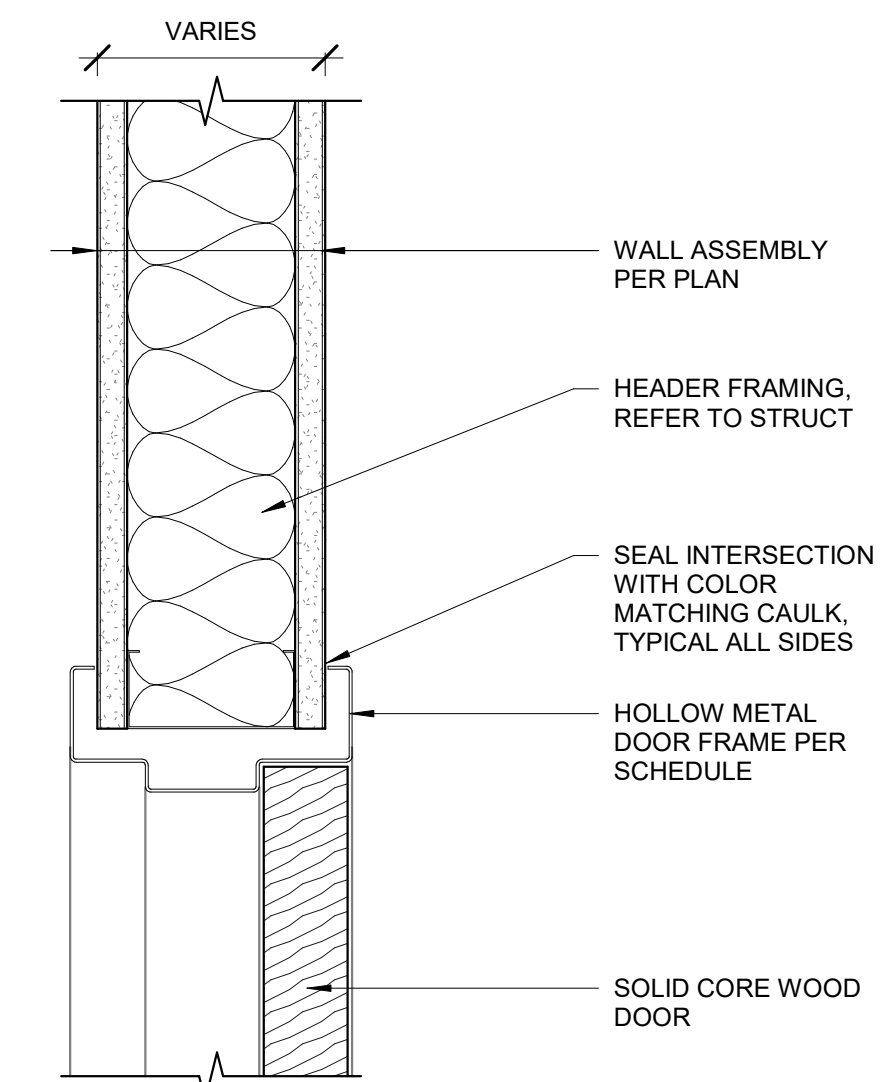
DOOR TYPES



FRAME TYPES



TYPICAL CARD READER LOCATION



2 HM DOOR HEAD DETAIL (JAMB SIM.)
3" = 1'-0"

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LEVEL 2 - FURNITURE PLAN AND DOOR SCHEDULE

SHEET NO.
A5.12

Annex Quech'henu, 3880 San Jeronimo

Interior paint. Door frame paint see schedule below:

Paint Code	Paint Name	Paint Color	Material Painted	Paint Product	Sherwin-Williams Color Number
P1	Classic Light Buff	Off White	GWB	ProGreen 200 Low VOC Interior Latex	SW 0050
P2	Pearl Gray	Lt. Gray	GWB	ProGreen 200 Low VOC Interior Latex	SW 0052
P3	Cityline	Dk. Gray	GWB	ProGreen 200 Low VOC Interior Latex	SW 1159
P4	Tropic Forest	Green	GWB	ProGreen 200 Low VOC Interior Latex	SW 1425
P5	Smokey Topaz	Lt. Brown	GWB	ProGreen 200 Low VOC Interior Latex	SW 6117
P6	Tortoise	Dk. Brown	GWB	Duration Home Interior Acrylic Latex	SW 1105
P1	Classic Light Buff	Off White	HM Frames	ProClassic Interior Alkyd Semi-gloss	SW 0050
	Westchester Gray	Gray	HM Frames	All Surface Enamel Oil Base Gloss	SW 2849

Tiles: Dal Tile 9310-S Ceramic Mat Valley Tile & Stone, Inc (Supplier)

Source of the above information (provided by CITC on 11/20/19):

CITC Intermodal Transportation Center
 .t Schedule

November 11, 2009