

**CITY OF CRAIG  
PUBLIC NOTICE  
SEPTEMBER 27, 2019  
DESIGN/BUILD PROPOSALS FOR  
CRAIG PUBLIC ICE HOUSE PROJECT 2019-2020**

The City of Craig, Alaska, is seeking design/build proposals from qualified companies (Respondents) to design and install the following components at the Craig Public Ice House.

Item 1: Remove existing North Star Model 40 ice making drum from east side of building and replace with a carbon steel drum Model 40 or equivalent.

Item 2: Remove existing North Star Model 40 ice making drum from east side of building and replace with a carbon steel drum Model 60 or equivalent.

Item 3: Add ice bin evaporator with fan, compressor, condenser, controls, and related components.

*Note: City of Craig may select either Item 1 or Item 2 for construction, depending upon bid price.*

**Scope of Work**

Respondents will provide the City of Craig a lump sum price to provide all labor and materials to complete design and construction of the following work.

1. Replace Ice Making Drum
  - a. Remove existing Model 40 ice drum from east side of building penthouse.
  - b. Replace with Model 40 or Model 60 after consultation with city.
  - c. Provide and install associated compressor and plumbing connections.
  - d. Provide all labor and materials necessary to make equipment operational.
  - e. Provide city staff with eight hours operational training on equipment.
  - f. Provide as-built drawings.
  - g. Provide O&M manual.
  - h. Complete all work by April 1, 2020.
  
2. Ice Bin Evaporator Fan
  - a. Provide and install fan assembly.
  - b. Provide marine grade condenser
  - c. Provide and install associated compressor and plumbing connections.
  - d. Provide and install controls.
  - e. Provide and install 404a refrigerant.
  - f. Provide all labor and materials necessary to make equipment operational.
  - g. Provide city staff with eight hours operational training on equipment.
  - h. Provide drawings/specifications documenting compressor capacity relative to evaporator fan operating requirements.
  - i. Provide as-built drawings.
  - j. Provide O&M manual.
  - k. Complete all work by April 1, 2020.

Design drawings from prior Craig Public Ice House construction projects are attached for reference.

### **Respondent Proposal**

Respondents shall analyze the scope of work and present the lowest cost alternative to the city in a written response to this RFP in the following format:

- The first page of the proposal shall include only a written summary of the work to be performed, and the lump sum price to complete the work, written both in words and in numbers. Proposal price must include all engineering, design, and construction costs to complete the project.
- Other pages of the proposal shall include qualifications of the Respondent to complete the specified work, and other information the Respondent may choose to include. The proposals must be signed by an individual with authority to obligate the Respondent to the bid price and terms.
- Proposals must include a bid bond totaling five percent of the bid amount.

**Proposals must be received at Craig City Hall (500 Third Street – Craig, Alaska) by 1:00 p.m. local time on Monday, October 28, 2019.** Late submittals will not be considered. All interested parties are cautioned not to contact any member of the City of Craig staff other than specified herein regarding this request for proposals to avoid disqualification. Proposals shall be sealed, with the title “Craig Public Ice House Project 2019-2020”.

### **Award**

The City of Craig may award a contract for the solicited work to the lowest responsive bidder, subject to other criteria listed in the “INFORMATION FOR RESPONDENTS” section below. The City of Craig reserves the right to withdraw this request at any time, and may reject all or part of a proposal. The City of Craig shall not compensate any firm for preparation of proposals made in response to this request.

Upon award of the successful low bid, the lowest responsive Respondent shall provide the city:

1. Proof of insurance;
2. Performance bond.

### **INFORMATION FOR RESPONDENTS**

**1. BACKGROUND INFORMATION.** The Craig Public Ice House was built in 2002 and expanded in 2014. The original structure contained a single ice making drum housed in a second floor area that covered about one half of the building footprint. The ice storage bin below the ice drums has an ice rake system that moves flake ice from the storage bin to the ice delivery system, which transports ice to fishing vessels and totes at the adjacent dock face. In 2014 the ice house was modified by adding a full second story and adding a second ice-making drum and compressor into the expanded second floor area. Copies of construction drawings for the original and expanded facility are attached. Note that a removable wall panel exists in the north wall of the penthouse to facilitate removal and installation of ice drum.

While bid documents are available for download at no cost, Respondents must register with the City of Craig in order to ensure receipt of RFP addendums. Respondents may register by

sending an e-mail with the respondent's name, e-mail address, U.S. Mail address, and telephone number to the City of Craig at [administrator@craigak.com](mailto:administrator@craigak.com). Questions about this RFP may be directed to the same e-mail address.

**2. PREPARATION OF BIDS.** The City of Craig, hereinafter referred to as the OWNER, invites design/build bids as part of the Craig Public Ice House Project 2019-2020. Bid documents to be submitted at such time and place as is stated in this document.

Bids must be submitted in a sealed envelope bearing on the outside the name of the project for which the bid is submitted. It is the sole responsibility of the Respondent to see that its bid is received in proper time. Any bids received after the scheduled closing time for receipt of bids will be returned to the Respondent unopened.

**3. SIGNATURES.** All proposals shall give the price proposed, both in writing and in figures, shall give all other information requested herein, and shall be signed by the Respondent or his authorized representative with his address. If the proposal is made by an individual, his name, signature and post office address must be shown; if made by firm or partnership, the name and post office address of the firm or partnership and the signature of at least one of the general partners must be shown; if made by a corporation, the proposal shall show the name of state under the laws of which the corporation is incorporated, and the title of the person who signs on behalf of the corporation. If the proposal is made by a corporation, a certified copy of the bylaws or resolution of the board of directors of the corporation shall be furnished showing the authority of the officer signing the proposal to execute contracts on behalf of the corporation.

**4. MODIFICATIONS.** Changes in or additions to the bid forms, recapitulations of the work bid upon, alternative proposals or any other modifications of the bid documents that are not specifically called for in the Contract Documents may result in the OWNER's rejection of the bid as not being responsive to the Notice to Contractors Inviting Bids. No oral or telephone modification of any bid submitted will be considered. Any Respondent may modify his bid by submitting a written modification signed by the Respondent, or by signed facsimile communication at Fax No. (907) 826-3278 at any time prior to the scheduled bid closing time for receipt of bids, provided such communication is received by the OWNER prior to the bid closing time, and, provided further, the OWNER is satisfied that a written confirmation of the telegraphic or facsimile modification over the signature of the Respondent was mailed by Federal Express, DHL, or USPO Express Mail prior to the bid closing time. The telegraphic or facsimile communication should not reveal the bid price but should provide the addition or subtraction or other modification so that the final prices or terms will not be known by the Owner until the sealed bid is opened. If written confirmation is not received within three (3) days from the closing time no consideration will be given to the telegraphic or facsimile modification.

**5. ERASURES** The bid submitted must not contain any erasures interlineations or other corrections unless each such correction is suitably authenticated by affixing in the margin immediately opposite the corrections the surname of the person or persons signing the bid.

**6. EXAMINATION OF THE SITE, DRAWINGS, ETC.** Each Respondent shall visit the site of the proposed work and fully investigate and acquaint himself with the conditions relating to the work and labor, including taking of soils or other tests, so that he may fully understand the facilities, difficulties, soils and other conditions and restrictions attending the execution of the work under this Contract. Respondents shall thoroughly examine and be familiar with the Contract Documents. The failure or omission of any Respondent to receive or examine any forms, instrument or addendum or other document or to visit the site, take and make soils or other tests, and fully acquaint himself with conditions there existing shall in no way relieve the Respondent from obligations with respect to his bid or to full performance of the Contract and for the price bid. The submission of a bid shall be taken as conclusive evidence of compliance with this section. For access to the ice house interior, contact the City of Craig Harbormaster at 907-401-0995

**7. ADDENDA.** Each proposal shall include specific acknowledgment in the space provided of receipt of all addenda issued during the bidding period. Failure to so acknowledge may result in the proposal being rejected as not responsive.

**8. BID PRICE.** The bid price shall include everything necessary for the fulfillment of the Contract including, but not limited to, all design work and construction, and furnishing all materials and equipment, except as may be provided otherwise in the Contract Documents. In the event of a difference between a price quoted in words and a price quoted in figures for the same quotation the words shall be the amount bid.

**9. CONTRACTOR'S LICENSING LAWS.** All Respondents and Contractors shall be licensed at the time of submitting a bid in accordance with the laws of the State of Alaska and any Respondent or Contractor not so licensed is subject to the penalties imposed by such laws and the Bid Proposal of such Respondents may be rejected. Successful bidder is responsible for all filing and fees required by State of Alaska, including but not limited to Notice of Work filings to Alaska Department of Labor and Workforce Development.

**10. QUALIFICATION OF RESPONDENTS.** Each Respondent shall be duly licensed, qualified, skilled, and regularly engaged in the general class or type of work called for under the Contract. A statement setting forth his licensing, qualification, experience and the experience, knowledge and ability of the personnel available for employment in responsible charge of the work shall be submitted by the Respondent when requested by the OWNER.

It is the intention of the OWNER to award a contract to the responsive responsible Respondent submitting the lowest bid and who furnishes satisfactory evidence that he has the requisite licenses, qualifications, experience and ability and that he has sufficient capital, facilities and plant to enable him to prosecute the work successfully and properly, and to complete the work within the time specified in the Contract.

To determine the degree of responsibility to be credited to the Respondent, the OWNER will weigh any evidence that the Respondent, or personnel available for employment in responsible

charge off the work, have satisfactorily performed other contracts of like nature, magnitude and comparable difficulty and comparable rates of progress and other factors, including:

- a) The ability, capacity and skill of the Respondent to perform the Contract.
- b) Whether the Respondent can perform the Contract within the time specified, and without delay
- c) The character, integrity, reputation, judgment, experience and efficiency of the Respondent.
- d) The quality of the Respondent's performance on previous contracts.
- e) The previous and existing compliance by the Respondent with laws and ordinances relating to this and other contracts.
- f) The sufficiency of the financial resources and the ability of the Respondent to perform the Contract.

**11. POSTPONEMENT OF OPENING.** The OWNER reserves the right to postpone the date and time for opening of proposals at any time prior to the time announced for opening of proposals in the advertisement.

**12. DISQUALIFICATION OF RESPONDENT.** If there is reason to believe that collusion exists among the Respondents, none of the bids of the participants in such collusion will be considered.

**13. REJECTION OF BIDS.** The OWNER reserves the right to reject any bid which is nonresponsive, incomplete, obscure or irregular; any bid which omits anyone or more items on which the bids are required; any bid in which unit prices are unbalanced in the opinion of the OWNER; any bid accompanied by insufficient or irregular bid security; and any bid from Respondents who have previously failed to perform properly or to complete on time contracts of any nature.

**14. RETURN OF BID BOND.** Within ten (10) days after the bids are opened the OWNER will return the bid security accompanying the proposals which are not to be considered in making the award. All other bid security will be held until the Agreement has been fully executed and the performance and payment bonds and insurance certificates, all on the forms provided and required, have been submitted in proper form to the OWNER, after which they will be returned to the respective Respondents whose proposals they accompany. The bonds or other bid security of the three (3) apparent lowest responsive Respondents may be retained by the OWNER until execution of the Agreement and delivery of the required bonds and insurance certificates by the Respondent whose Bid Proposal is accepted.

**15. INTERPRETATION OF DOCUMENTS PRIOR TO BID OPENING.**

Respondents are notified to examine thoroughly the RFP, information for Respondents, the form of agreement, bonds, and the other contract documents. If any person contemplating submitting a bid for the proposed Contract is in doubt as to the true meaning of any part of the contract documents, or finds discrepancies or omissions therein, he may submit to the Craig City Administrator, at [info@craigak.com](mailto:info@craigak.com) or at fax no. (907) 826-3278, no later than ten (10) days

prior to the time announced for opening the proposals, a request for an interpretation or correction thereof. The person submitting the request shall be responsible for its prompt delivery. Any interpretation or correction of the contract documents will be made only by addendum issued by the City Administrator, which shall thereupon become part of the contract documents and a copy of such Addendum will be sent by facsimile to each person receiving a set of contract documents; however, responsibility shall rest solely with each of the intending Respondents to determine that he has, by time of bidding, received all Addenda. The OWNER will not be responsible for any other explanation or interpretation of the Contract Documents. No oral interpretation of provisions in the Contract Documents will be made to the Respondent. After bids have been submitted, the Respondent shall not assert that there was a misunderstanding concerning the quantities of work, site or other conditions, or of the nature of the work to be done.

**16. RESPONDENTS INTERESTED IN MORE THAN ONE BID.** No person, firm, or corporation shall be allowed to make, or file, or be interested in more than one bid for the same work unless alternate bids are specifically called for. A person, firm, or corporation that has submitted a sub-proposal to a Respondent, or that has quoted prices or materials to a Respondent, is not thereby disqualified from submitting a sub-proposal or quoting prices to other Respondents or making a prime proposal.

**17. AWARD OF CONTRACT.** The OWNER reserves the right to reject any or all bids, waive any informalities or irregularity in the bidding and/or not make an award. The award of the Contract, if made by the OWNER, will be made to the qualified and responsible Respondent submitting the lowest responsive bid, but the OWNER shall determine in its own discretion whether a Respondent is responsible and qualified to perform the Contract, and what bid is the lowest or in the best interest of the OWNER, including the OWNER's right to consider the proposed form of manufacturer's warranty to be given by the manufacturer to be used by a Respondent, if such warranty is called for in the Contract Documents, or any other matters to be submitted pursuant to the Contract Documents, in making its determinations, and determine whether it is to the best interest of the OWNER to accept the bid.

Alternate bids are intended to provide the Owner a range of comparative costs which will allow identification of the combination most responsive to the Owner's needs and available funds. The Respondent must submit bid prices for all alternate bids. Except as otherwise herein stated an apparent low Bidder will be identified and award of the contract will be made on the basis of the base bid plus those alternate bids that the Owner in its sole discretion elects to accept. The order of the alternates listed shall not be construed as binding and/or an indication of the order in which the Owner may select alternatives if any.

**18. NON-COLLUSION AFFIDAVITS.** Upon a specific request of the OWNER, the Respondent, before the award of a Contract, shall submit non-collusion affidavits to the OWNER covering the Respondent and all subcontractors.

**19. BID, PAYMENT AND PERFORMANCE GUARANTEES.** A certified check, cashier's check, or bid bond payable to the City of Craig in an amount equal to at least five percent (5 %)

of the total amount bid shall accompany each Bid, as evidence of good faith and as a guarantee that if awarded the Contract the Respondent will execute the required form of agreement, and give the bonds and other instruments as required. The successful Respondent's bid security will be retained until he has furnished a one hundred percent (100%) performance bond and a one hundred percent (100%) payment bond, if such bonds are not expressly waived in a subsequent contract for services document. The OWNER reserves the right to hold the bid security from the three (3) apparent lowest responsive Respondents until the Agreement is executed by the accepted Respondent and by the OWNER. Any Respondent whose bid proposal is accepted shall, unless the requirement for such bonds is expressly waived in the special conditions, furnish satisfactory performance and payment bonds, and required worker's compensation and other required insurance certificates or policies of insurance and execute the required form of Agreement within ten (10) days after delivery of Notice of Award, or within such additional time as is allowed by the OWNER. Failure, neglect or refusal by the Respondent to do so shall constitute a breach of agreement to enter into the Contract affected by the Respondent's proposal and the OWNER's Notice of Award and such Respondent shall be deemed to be a defaulting Respondent. The damages to the Owner for such a breach of agreement will include monetary loss from, among other things, interference with the OWNER's program and normal operations. The amount of such damages is difficult or impossible to compute. The OWNER has estimated, and each Respondent, by submitting its Bid proposal, agrees that reasonable compensation for damages resulting from such breach of agreement shall be the amount of the Bid proposal guaranty and promises to pay that amount as liquidated damages for such breach, and the OWNER may retain all such bid security or recover the said amount from the Respondent and Surety.

**20. DEFAULTING RESPONDENT.** If any Respondent whose Bid proposal is accepted fails, neglects, or refuses to furnish the required performance and payment bonds, or the required worker's compensation and other insurance certificates or policies, or to execute the Agreement, such Respondent shall not be the lowest responsive Respondent. The OWNER may then select the lowest responsive Respondent and deliver a notice of acceptance of Bid proposal to such lowest responsive Bidder.

**21. INSURANCE REQUIREMENTS.** (a) Contractor shall not commence work under this Contract until all of the insurance required under this section has been obtained and Contractor has filed the certificates of insurance and copies of insurance policies with the Owner as required by the Contract Documents, and the Owner has approved the same, nor shall Contractor allow any subcontractor to commence work on his subcontract until the insurance required has been so obtained.

(b) General Liability Insurance.

(1) Coverage. The Contractor shall purchase and maintain General Liability Insurance covering bodily injuries, including death at any time resulting therefrom, sustained by any person or persons, and covering damages to property, including loss of use thereof, arising out of or in consequence of the performance of the Contract or the work or construction, whether such injuries to persons or damages to property are due or are claimed to be due to operations of the Contractor, its subcontractors, or any of their

officers, employees, servants, partners, agents or representatives. The Owner shall be named as an additional insured on all such policies.

- (2) Insurance Amounts. Such General Liability Insurance shall be in the amounts set forth on the form of Certificate of Insurance included in the Contract Documents and required herein to be filed with the Owner.
- (3) Insurance Period. Such General Liability Insurance shall be maintained in effect at all times until final acceptance by the Owner of all of the completed construction, and products liability and completed operations liability for at least two (2) years thereafter.
- (4) Insurance Form. Such General Liability Insurance shall indemnify and defend the Contractor, its subcontractors and the Owner, as an additional named insured, and all of their officers, employees, servants, partners, agents and representatives from and against any and all claims, judgments, liens, loss, damage, cost, charge or expense, including defense costs, court costs and attorneys' fees, whether direct or indirect, by reason of liability imposed by law or by contract upon said parties, including Operations/Premises Liability, Independent Contractor's Protective Liability/Owner's Protective Liability, Completed Operations and Products Liability, Broad Form Blanket Contractual Liability, Owner, Non-owned, and Hired Vehicles and Equipment, and Broad Form Property Damage, including explosion, collapse and underground damage and loss of use. Such General Liability Insurance shall be provided on a comprehensive bodily injury and property damage liability form satisfactory to the Owner and shall name the Owner as an additional insured and shall cover and include Contractor's contractual indemnity of Owner. The coverage shall not include an unfunded self-insured retention. A Certificate of Insurance certifying such insurance policies have been issued to the Contractor shall be filed with the Owner in the amount and form and as required herein.

(c) Worker's Compensation.

- (1) Insurance Requirements. The Contractor and its subcontractors shall purchase and maintain industrial accident or worker's compensation insurance issued by an insurance company authorized to write such insurance in the State of Alaska covering bodily injuries, including death at any time resulting therefrom, suffered or alleged to have been suffered by any employee of the Contractor or its subcontractors by reason of or in the course of operations under the Contract.
- (2) Insurance Amount. The amount and type of such industrial accident or worker's compensation insurance shall be that required by law for all employees employed under the Contract who may come within the protection of such laws, and as required by the Certificate of Insurance required under (e) below.
- (3) Insurance Period. Such industrial accident and worker's compensation insurance shall be maintained in effect until final acceptance of the completed work and construction.
- (4) Failure to Maintain Worker's Compensation Insurance. The Contractor acknowledges and agrees that in the event it fails to maintain proper worker's compensation insurance coverage, the State and the Owner may pursue any remedies provided by AS 23.30.045, terminate the Contract without liability, and/or take or pursue any other remedies otherwise provided by law.

(d) Builder's All Risk. Not Required

(e) Certificates of Insurance. Contractor shall deposit with the Owner not later than submittal of the signed Agreement and required bonds, Certificates of Insurance from its insurance companies certifying to the coverage of all of the insurance required in this section in the form, and in the amounts set forth on the form of Certificate of Insurance set forth in the Contract Documents, and as required herein, and shall furnish copies of all insurance policies at any time upon request of the Owner.

(f) Cancellation of Insurance.

- (1) The Contractor shall not cause any insurance policy to be canceled or permit any policy to lapse or reduce the amount of such insurance during the period of the Contract. All insurance policies shall include a provision to the effect that the insurance policy shall not be subject to cancellation, lapse, or to a reduction in the amount of insurance until written notice has been first delivered to the Owner by the insuring company stating the date that such cancellation, lapse, or reduction shall be effective, which date shall not be less than thirty (30) days after the delivery of such notice to the Owner.
- (2) When a renewal of the policy is approaching, Contractor shall deposit evidence of renewal not less than twenty (20) days before expiration of the term of the policy.
- (3) The Owner shall have the right to require Contractor provide verification, including the right to inspect Contractor's records at reasonable times, to confirm the insurance called for herein is in force. If the Contractor fails to provide verification of full coverage of all the insurance required by the Contract Documents, at all times, Owner may, without liability, direct the Contractor cease any further operations, and remove all personnel and equipment from the project site until all such insurance is verified as being in full force and effect, or may, without liability, deem such failure to verify full coverage as a material breach and default and terminate the Contract without liability.

(g) Waiver of Subrogation. Each of the policies of insurance required herein shall contain a clause or endorsement pursuant to which the insurance companies waive subrogation or consent to a waiver of right to recovery against the Owner.

(h) Insurance Companies. Unless such requirement is waived by the Owner in writing, all insurance companies issuing any insurance required in this section shall be member insurers included and covered under the Alaska Insurance Guarantee Association Act (Alaska Statutes, Section 21.80.010, et seq.).

**22. MINIMUM WAGE.** The Contractor shall at all times pay not less than the minimum wage per hour for each classification of laborers, workers, or mechanics as set forth in the general prevailing wage rate schedule applicable at the time the work is performed published by the State of Alaska, as amended from time to time, and shall comply with all other provisions of Alaska Statutes, Title 36, Chapter 5 [Wages and Hours of Labor). Each Bidder, by submitting a bid proposal, acknowledges and represents they have familiarized themselves with the prevailing wage rates and agree to pay and comply with said requirements relating to minimum wages.

**23. ERRORS AND OMISSIONS.** No consideration will be given by the OWNER to claim of error in a bid unless such claim is made to the OWNER within twenty-four (24) hours after the time stated for receiving bids in the Notice to Contractors Inviting Bids, and unless supporting evidence of such claim, including cost breakdown sheets, is delivered to the OWNER within forty-eight (48) hours after the time stated for receiving bids in the Notice to Contractors Inviting Bids. Relief may be granted only at the OWNER's discretion and in such event only for clerical errors.

**24. SIGNING.** Each document signed by an attorney-in-fact shall be accompanied with a copy of the power of attorney authorizing the attorney-in-fact. No agreement shall be binding upon the OWNER until the same has been completely signed by the Contractor and also signed on behalf of the OWNER. Failure to sign and return the required Contract of Work and acceptable bonds and/or insurance certificates or policies as provided herein and the Contract Documents within the time limit above specified may be just and sufficient cause for the cancellation of the award and the forfeiture of the bid security.

**25. CANCELLATION OF AWARD.** The OWNER reserves the right to cancel the award without liability to the Bidder, except return of the bid security, at any time before the Agreement has been fully signed by all parties, including the OWNER.

**26. WITHDRAWAL OF BIDS.** No Bidder may withdraw his bid after the time announced for the opening, or before both the "award and execution of the agreement, unless the award is delayed for a period in excess of sixty (60) days.

**27. BID PROTESTS.** An aggrieved bidder may file a bid protest within ten (10) calendar days after Notice of Intent to Award the contract is mailed.

**AGREEMENT  
FOR  
CITY OF CRAIG  
PUBLIC ICE HOUSE PROJECT – 2019/2020**

THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, by and between the CITY OF CRAIG, a municipal corporation, P.O. Box 725, Craig, Alaska 99921, hereinafter called "OWNER," and \_\_\_\_\_, licensed and qualified to do business within the State of Alaska, hereinafter called "CONTRACTOR."

NOW, THEREFORE, for and in consideration of the terms, covenants, conditions, and provisions contained herein, and attached and incorporated herein and made a part hereof, the parties hereto agree as follows:

**Section 1: Scope of Work**

The CONTRACTOR shall perform and provide, within the time stipulated, the Contract as herein defined, of which this Agreement is a component part, and everything required to be performed including the providing of all work, labor, services, materials, utility, transportation and other acts necessary to perform the Contract in a workmanlike manner (hereinafter referred to as "Construction"), in connection with: City of Craig Community Ice House Expansion Project and in strict conformity with the requirements identified in the request for proposals and the contractors proposal and concept drawings, and with all of the other Contract Documents enumerated in Section 4 hereof, hereinafter collectively referred to as the "Contract. "

**Section 2: Construction Time.**

The CONTRACTOR agrees to complete all work and construction called for and as defined in the CONTRACTOR'S proposal, to the satisfaction of the OWNER in accordance with the attached construction schedule. It is further agreed that the CONTRACTOR shall start all work and construction within ten (10) days after delivery of the OWNER'S Notice to Proceed, unless otherwise specified in such Notice to Proceed, and shall complete all work and construction in accordance with the construction schedule and time for completion as provided in the Contract Documents.

**Section 3: Contract Amount.**

As and for full payment, and in consideration of the timely and proper performance of all construction and work called for by the Contract, as defined herein, and performance of all the terms and conditions thereof, the OWNER shall pay the CONTRACTOR in currency of the United States a total contract amount of \_\_\_\_\_. Payments to CONTRACTOR shall be based on the schedule of values agreed to by OWNER and CONTRACTOR attached to and made a part of this agreement.

**Section 4: Contract Documents.**

The Contract, and the component parts of this Contract, entered into by the acceptance of the CONTRACTOR'S Bid Proposal and the signing of this Agreement, consist of the following documents, all of which are component parts of said Contract and are as fully a part thereof as if herein set forth in full, and if not attached, as if attached hereto:

1. This Agreement;
2. Notice to Contractors Inviting Bids;
3. Notice of Award;
4. Bid Proposal as accepted by the Craig City Council;
5. Notice to Proceed;
6. Written amendments, including Change Orders, if any, to this Agreement signed by both parties entered into after execution of this Agreement.
7. Certificate of Insurance;
8. Payment and Performance Bonds;
9. Concept Drawings included with proposal;
10. Schedule of values.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

CITY OF CRAIG

CONTRACTOR

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Printed Name and Title

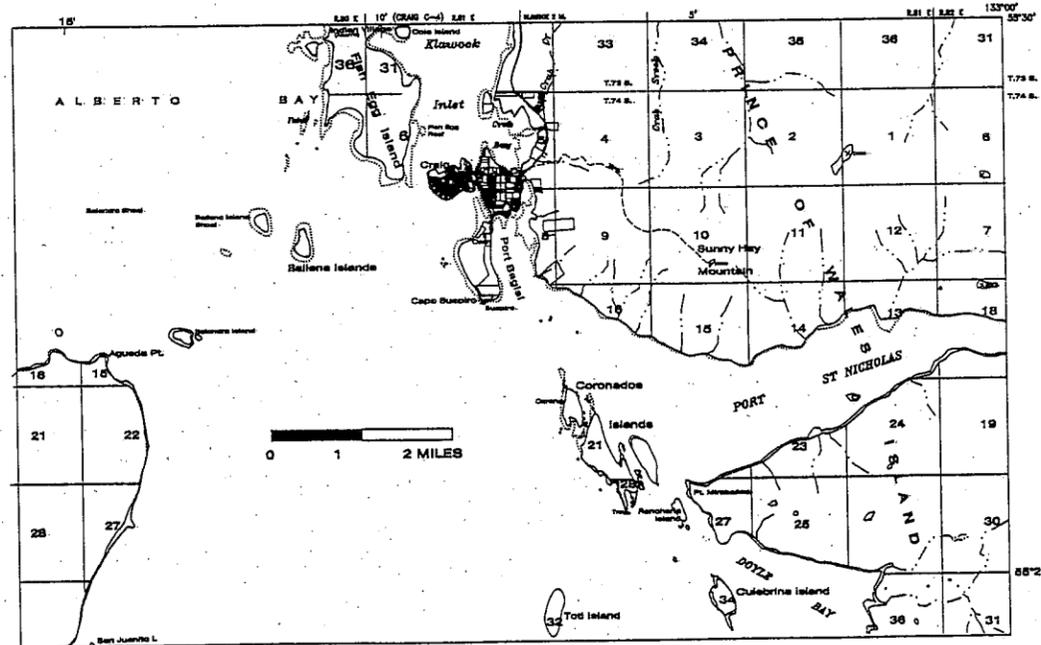
\_\_\_\_\_  
Printed Name and Title

# CITY OF CRAIG FALSE ISLAND ICEHOUSE CONSTRUCTION

DECEMBER 2001

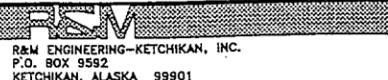
## VICINITY MAP

CRAIG (B-4) QUADRANGLE  
ALASKA  
1:63360 SERIES (TOPOGRAPHIC)



## SHEET LIST

T1	VICINITY MAP / SHEET LIST
T2	DESIGN CRITERIA
T3	ABBREVIATIONS & SYMBOLS
C1	PLAN VIEW LAYOUT
S1	LAYOUT/FRAMING FIRST LEVEL ICE HOUSE
S2	LAYOUT/FRAMING SECOND LEVEL PENTHOUSE
S3	ROOF FRAMING & LAYOUT
S4	ELEVATION VIEWS
S5	TYPICAL SECTION
S6	SECTION VIEWS
S7	SECTION VIEWS
S8	FRAMING DETAILS
M1	EQUIPMENT LAYOUT

Designed: JLC		Approved: TSS		 R&M ENGINEERING-KETCHIKAN, INC. P.O. BOX 9552 KETCHIKAN, ALASKA 99901	Client: CITY OF CRAIG P.O. BOX 725 CRAIG, AK 99921	Project: FALSE ISLAND ICEHOUSE CONSTRUCTION	Sheet Description: COVER SHEET	Sheet No. T1
Drawn: JLC		Scale: AS NOTED Date: 12/19/01						
Checked: TSS		Project No. 002406.01						
Date	No.	Description	By					
		REVISION						



# DESIGN CRITERIA

## STRUCTURAL

### 1. CODES

ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 1997 EDITION OF THE UNIFORM BUILDING CODE (UBC).

### 2. DESIGN LIVE LOADS:

- ROOFS: a) 20 PSF LIVE  
b) 40 PSF SNOW  
c) 5 PSF MECHANICAL

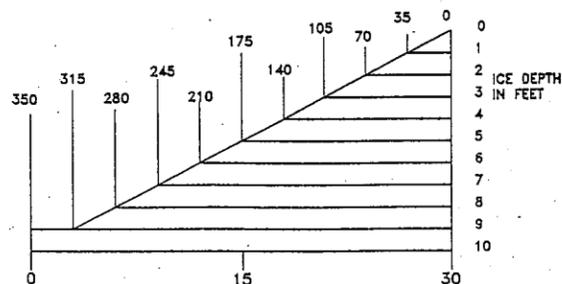
FLOORS: PENTHOUSE - 40 PSF  
ICE STORAGE - VARIES

### 3. WIND DESIGN: 100 MPH, EXPOSURE D

### 4. SEISMIC DESIGN: $V = 2.5 \times C_a \times I \times W / R$

ZONE 3 Z = 0.30  
IMPORTANCE FACTOR = 1.0

ICE STORAGE FLOOR LOAD IN LBS/SQ. FT.



## MECHANICAL

### 1. CODES - LATEST EDITION OF:

- UNIFORM MECHANICAL CODE (UMC)
- UNIFORM PLUMBING CODE (UPC)
- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

## ELECTRICAL

### 1. CODES

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 1999 NATIONAL ELECTRIC CODE (NEC) AND THE NATIONAL ELECTRIC SAFETY CODE (ANSI C2-LATEST EDITION). OTHER REGULATION AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK WOULD INCLUDE STATE, COUNTY, CITY OR UTILITY INSPECTORS WHO ARE RESPONSIBLE FOR ELECTRICAL CONSTRUCTION SAFETY.

### 2. UTILITY SERVICES BY AP&T, 3-PHASE PRIMARY CABLE AND STEP-DOWN TRANSFORMER WITH LOW VOLTAGE METERING.

### 3. PLANT SERVICE DESIGN

- a. 120/208 VOLT, 3-PHASE, 4-WIRE, SOLID GROUNDED NEUTRAL SYSTEM
- b. POWER FACTOR 90 PERCENT OR GREATER

### 4. INTERIOR LIGHTING DESIGN

30 FOOT CANDLES  
METAL HALIDE LAMPS  
208 VOLT BALLAST

# GENERAL NOTES

## GENERAL

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON THE DRAWINGS.
3. OPENINGS LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC. LARGER THAN SIX INCHES NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
4. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
5. THE ENGINEERING FOR THE STRUCTURAL INSULATED PANELS SHALL BE PROVIDED BY THE CONTRACTOR FOR THE LOADS INDICATED ON THE DRAWINGS.

## SPECIFICATIONS

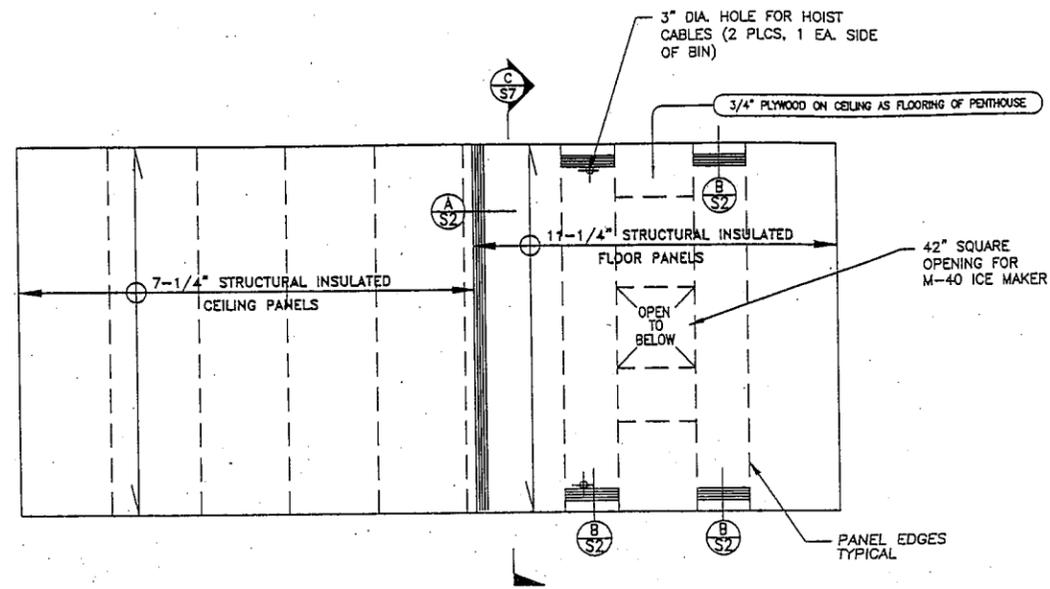
- ICE BIN WALLS: 5 1/2" STRUCTURAL INSULATED PANELS  
FINISH:  
EXTERIOR: 1/2" EXT. PLYWOOD  
INTERIOR: 1/2" EXT. PLYWOOD
- PENTHOUSE FLOOR: 11 1/4" STRUCTURAL INSULATED PANELS  
FINISH:  
EXTERIOR (CEILING): 1/2" EXT. PLYWOOD  
INTERIOR (FLOOR): 3/4" EXT. PLYWOOD
- ICE BIN/PENTHOUSE CEILING: 7 1/2" STRUCTURAL INSULATED PANELS
- ICE BIN FLOOR: 5 1/2" STRUCTURAL INSULATED PANELS  
FINISH:  
EXTERIOR: 1/2" EXT. PLYWOOD  
INTERIOR: 1/2" EXT. PLYWOOD
- ICE BIN LINER WALLS: 2" X 6" WOOD FRAME CONSTRUCTION (NO INSULATION)  
FINISH:  
EXTERIOR: 1/2" EXT. PLYWOOD
- ICE BIN FLOOR: 1" EXT. PLYWOOD
- PENTHOUSE WALLS: 5 1/2" STRUCTURAL INSULATED PANELS
- PENTHOUSE CEILING: 7 1/2" STRUCTURAL INSULATED PANELS
- ICE STORAGE & PENTHOUSE ROOF:  
2 X 10 RAFTERS @ 16" O.C.  
METAL ROOFING
- MINIMUM INSULATION REQUIREMENTS UNLESS OTHERWISE NOTED:  
Roof/Ceiling (ICE BIN) R50 MIN.  
Roof (PENTHOUSE) R50 MIN.  
Ext. Walls R40 MIN.  
Floors & Soffits R40 MIN.

Designed: JLC	Approved: TSS		Client: CITY OF CRAIG P.O. BOX 725 CRAIG, AK 99921	Project: FALSE ISLAND ICEHOUSE CONSTRUCTION	Sheet Description: DESIGN CRITERIA	Sheet No. T2
Drawn: JLC	Scale: AS NOTED					
Date	No.	Description	By	Checked: TSS	Project No. 002406.01	
		R&M ENGINEERING-KETCHIKAN, INC. P.O. BOX 9592 KETCHIKAN, ALASKA 99901				

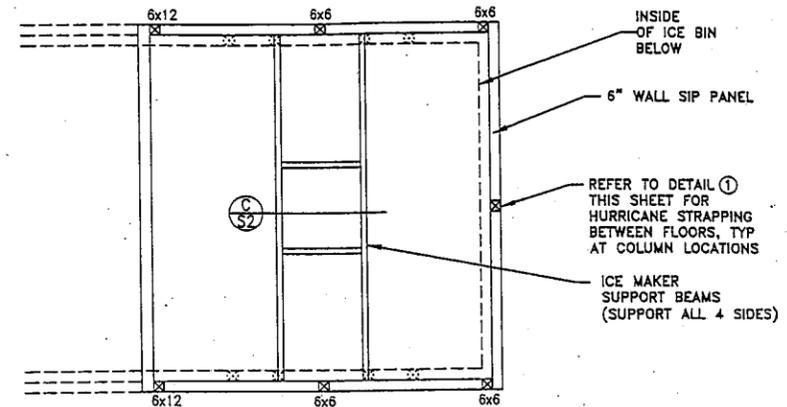




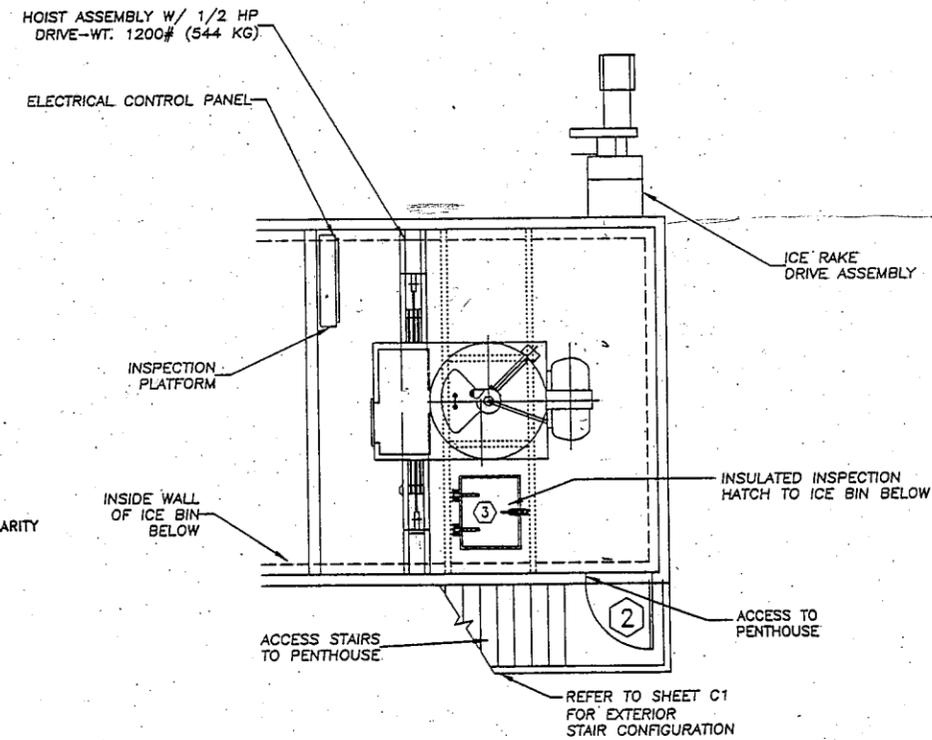
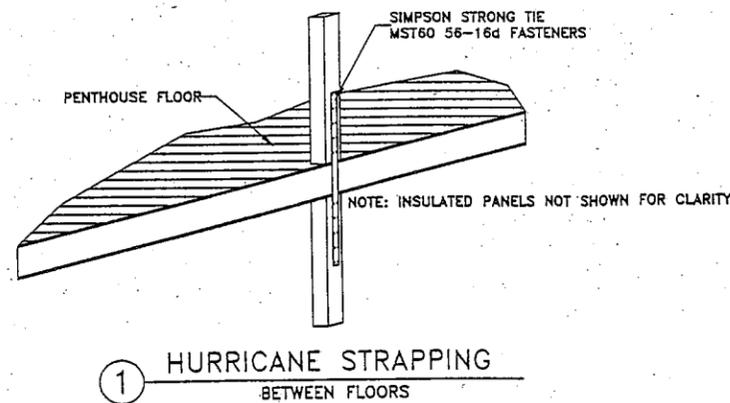
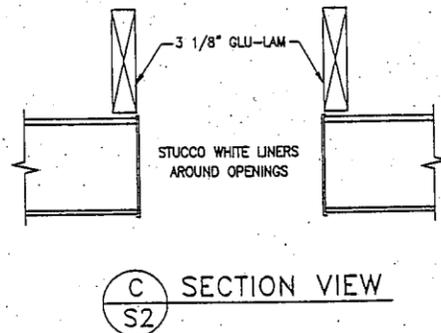
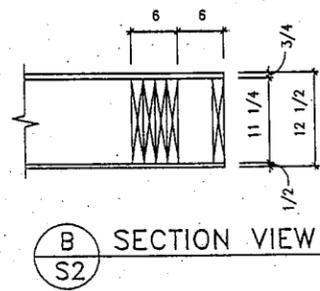
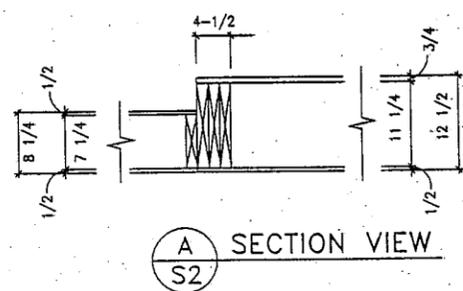




**BIN CEILING / PENTHOUSE FLOOR  
PANEL LAYOUT AND REINFORCING**



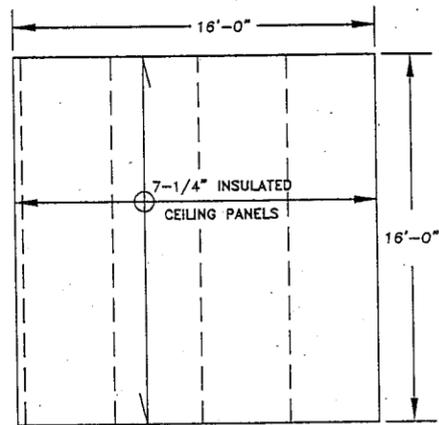
**PLAN VIEW - PENTHOUSE FRAMING**



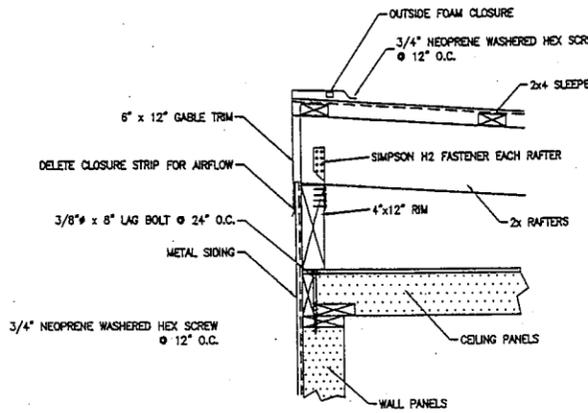
**PLAN VIEW - PENTHOUSE EQUIPMENT**

Designed: JLC		Approved: TSS		Client: CITY OF CRAIG BOX 725 CRAIG, AK 99921	Project: FALSE ISLAND DOCK AND ICEHOUSE ADDITION	Sheet Description: LAYOUT / FRAMING SECOND LEVEL PENTHOUSE	Sheet No. S2
Date	No.	Description	REVISION				
Drawn: VHM		Scale: AS NOTED		R&M ENGINEERING-KETCHIKAN, INC. 355 CARLANNA LAKE ROAD KETCHIKAN, ALASKA 99901			
Checked: JC		Project No. 002406.01		Date: 12/19/01			



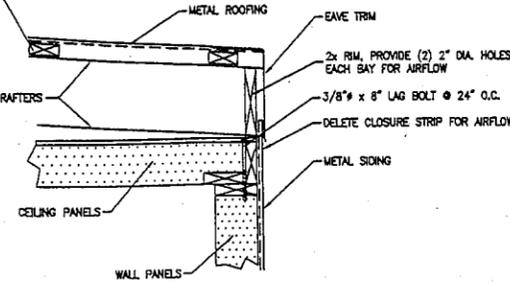


PENTHOUSE CEILING PANEL PLAN



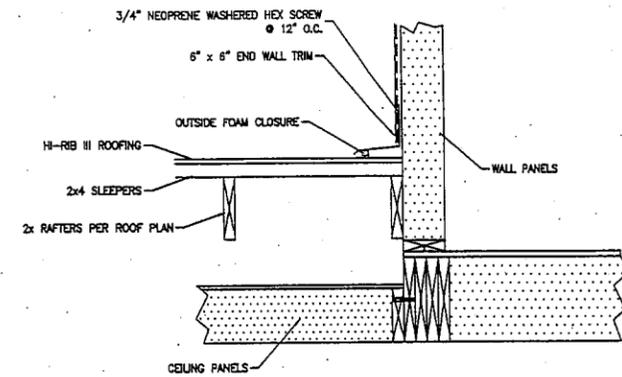
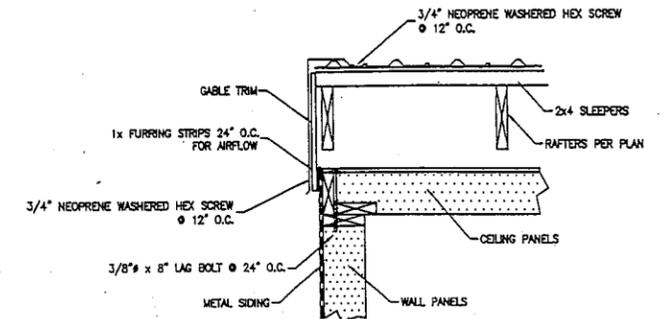
NOTE: SECURE 4"x12" RIM TO WALL COLUMNS WITH SIMPSON MST60 STRAP, REFER TO FOUNDATION PLAN FOR HOLD DOWN/COLUMN LOCATIONS

A SECTION VIEW  
S3

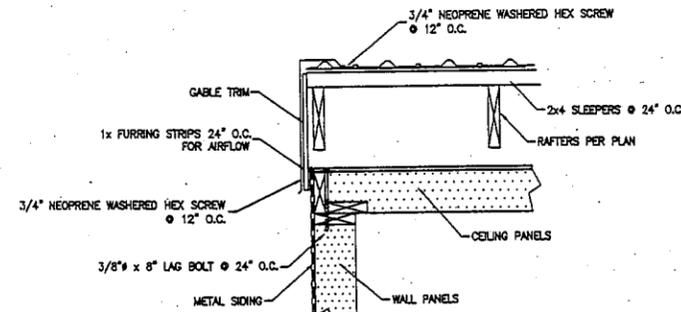


NOTE: SECURE RAFTERS EVERY 32" W/ 20 GA. 1 1/4" x 30" STRAP

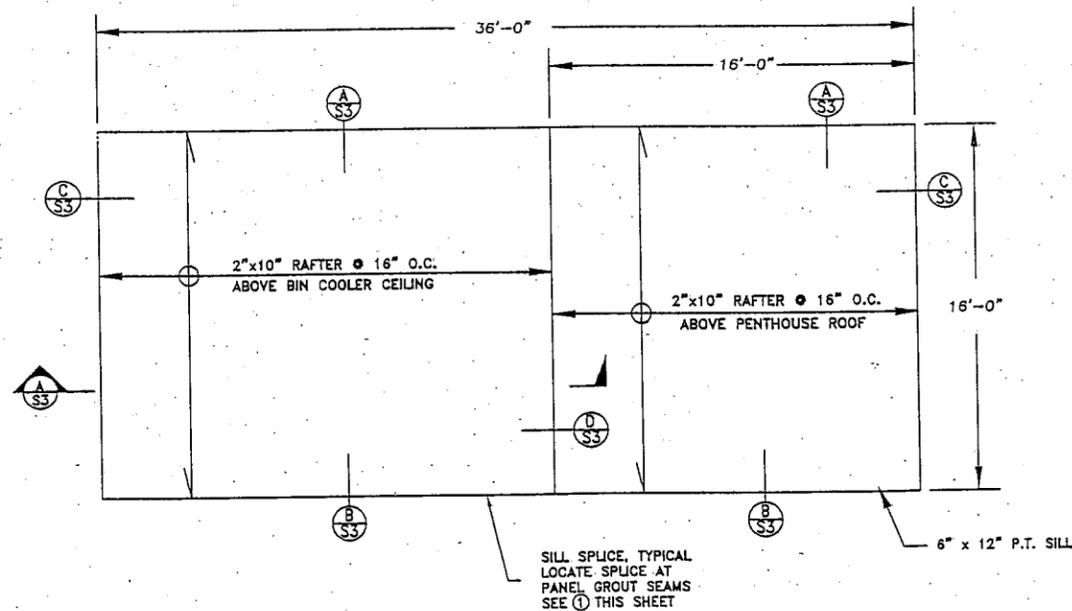
B SECTION VIEW  
S3



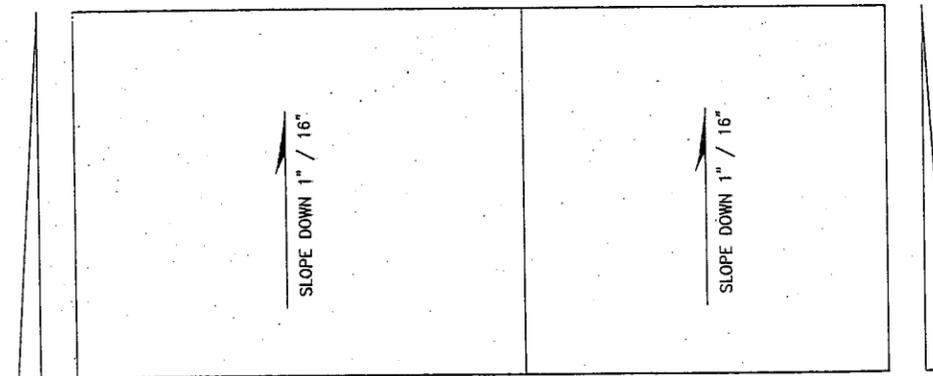
D SECTION VIEW  
S3



C SECTION VIEW  
S3



ROOF FRAMING PLAN

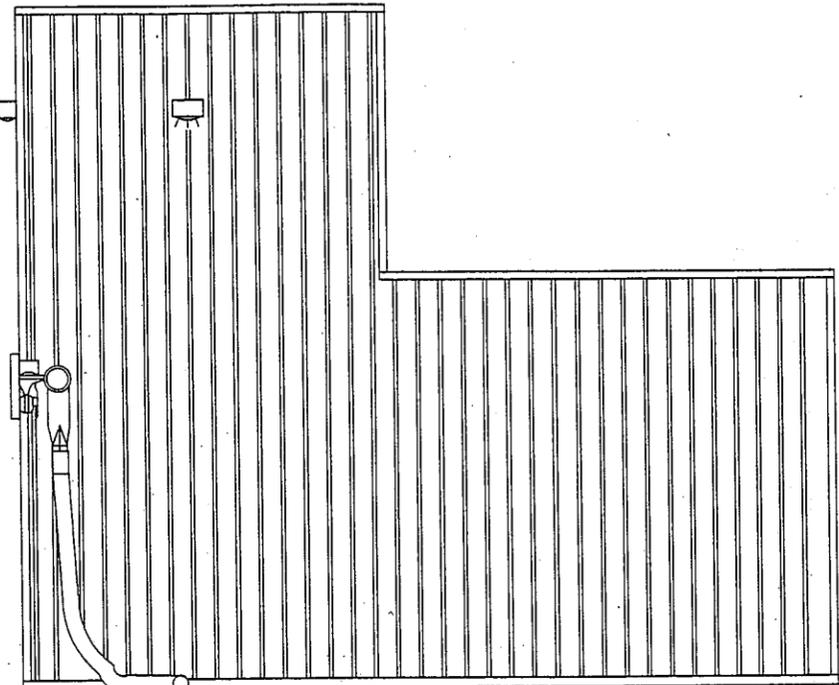


ROOF PLAN

Designed: JLC	Approved: TSS		Client: CITY OF CRAIG BOX 725 CRAIG, AK 99921	Project: FALSE ISLAND DOCK AND ICEHOUSE ADDITION	Sheet Description: ROOF FRAMING & LAYOUT	Sheet No. S3
Drawn: VHM	Scale: AS NOTED					
Date	No.	Description	By	Checked: JC	Project No. 002406.01	
REVISION						



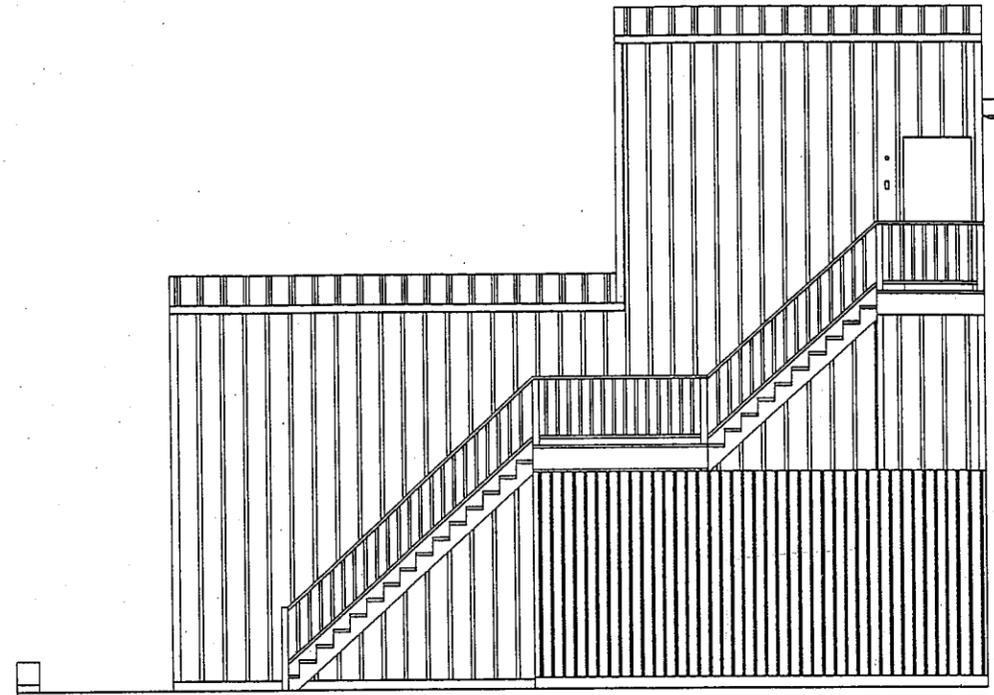
ELEV. 17.0



**SOUTH ELEVATION**

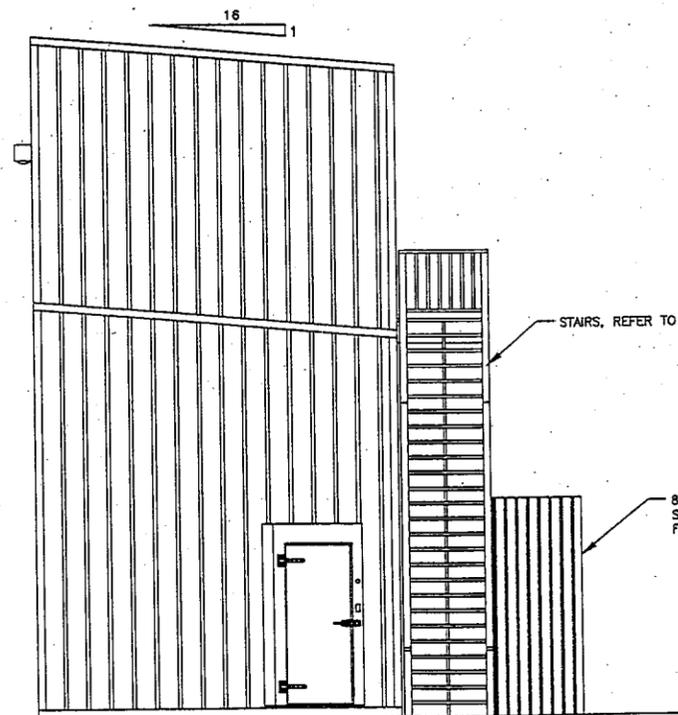
0 2 4 FEET

ELEV. 17.0



**NORTH ELEVATION**

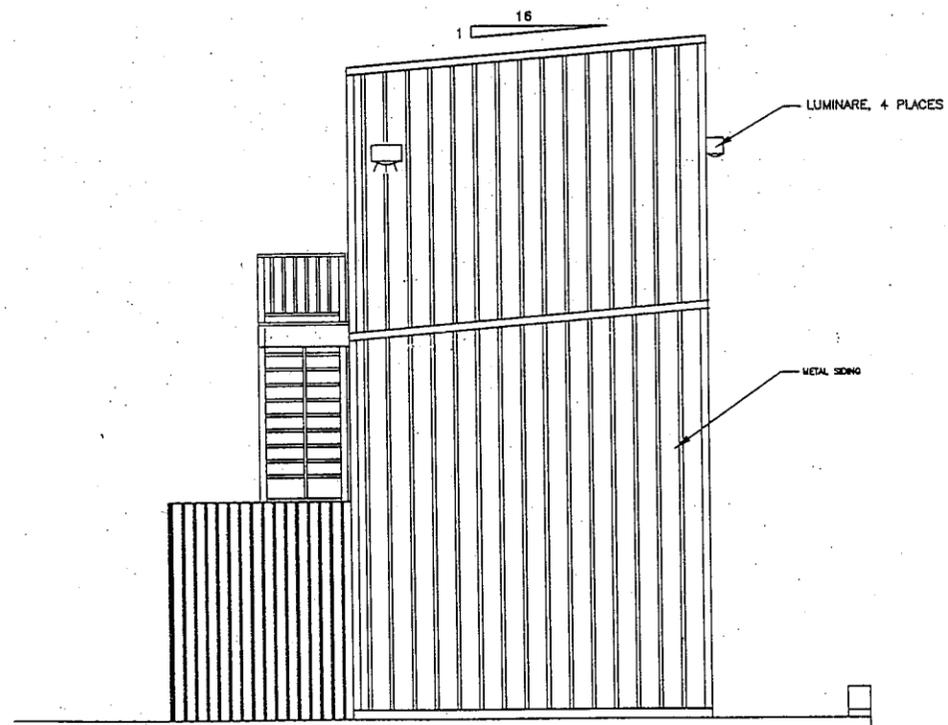
0 2 4 FEET



**EAST ELEVATION**

0 2 4 FEET

ELEV. 17.0

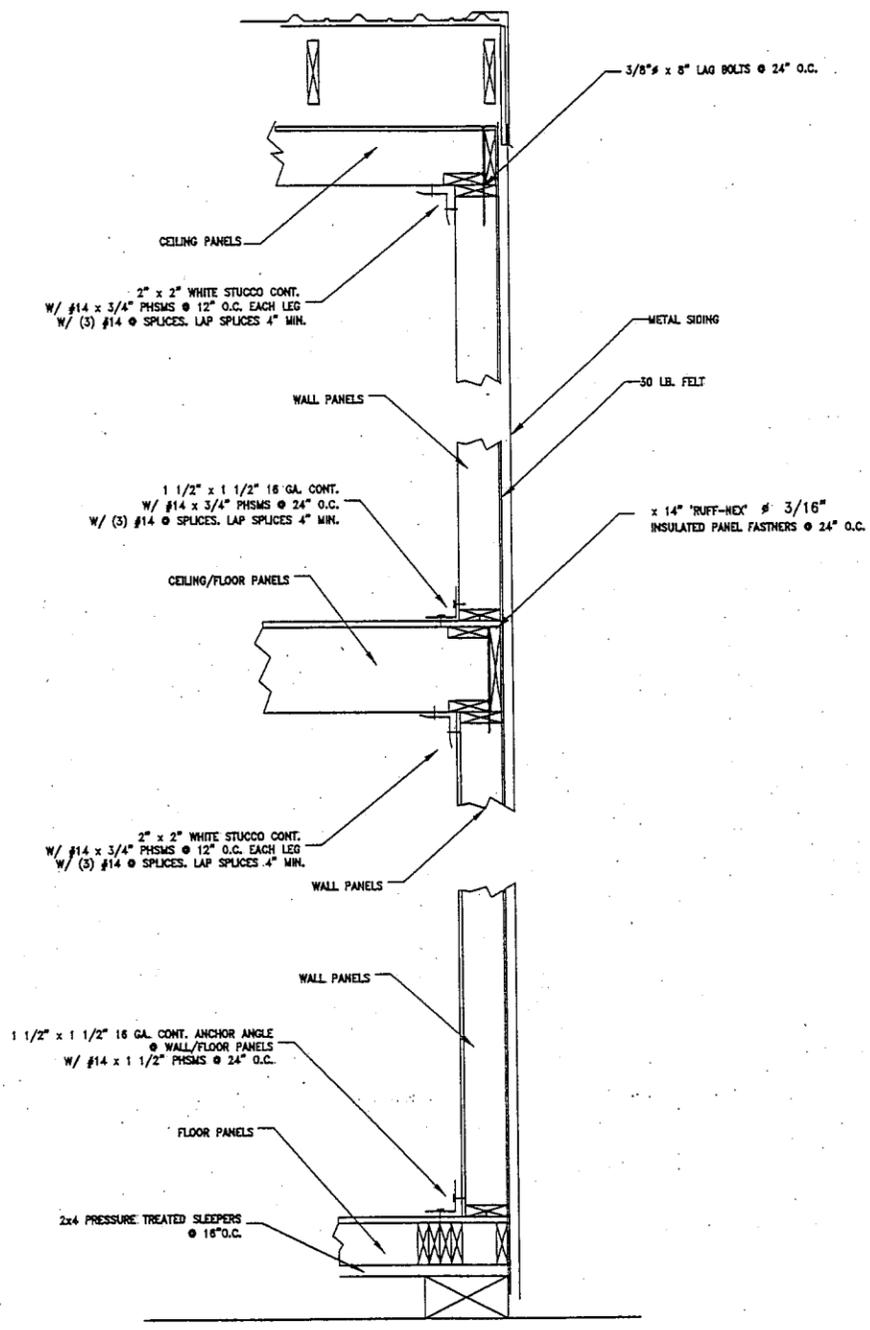


**WEST ELEVATION**

0 2 4 FEET

Designed: JLC		Approved: TSS		Client: CITY OF CRAIG BOX 725 CRAIG, AK 99921	Project: FALSE ISLAND DOCK AND ICEHOUSE ADDITION	Sheet Description: ELEVATION VIEWS	Sheet No. S4
Drawn: VHM		Scale: AS NOTED Date: 12/19/01					
Date	No.	Description	By	R&M ENGINEERING-KETCHIKAN, INC. 355 CARLANNA LAKE ROAD KETCHIKAN, ALASKA 99901			
		REVISION		Checked: JC		Project No. 002406.01	

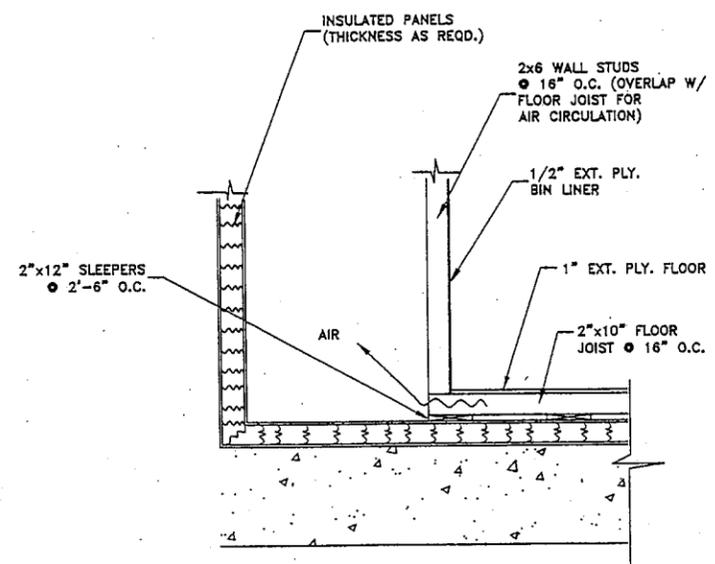




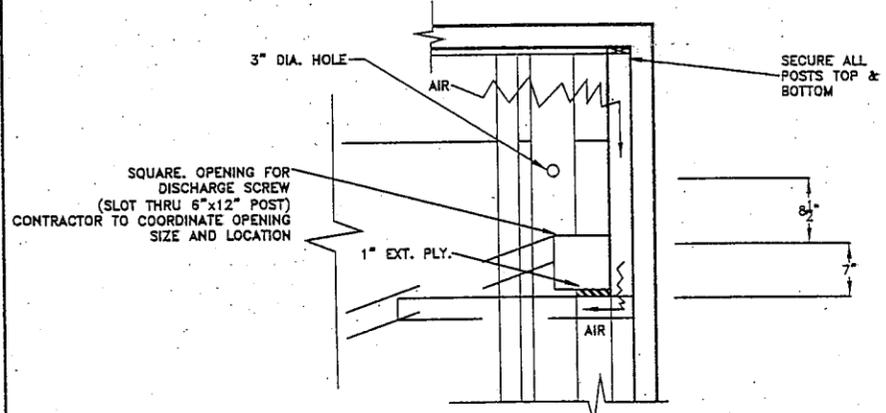
TYPICAL WALL SECTION

Designed: JLC		Approved: TSS			Client: CITY OF CRAIG BOX 725 CRAIG, AK 99921	Project: FALSE ISLAND DOCK AND ICEHOUSE ADDITION	Sheet Description: TYPICAL SECTIONS	Sheet No. S5
Date	No.	Description	By					

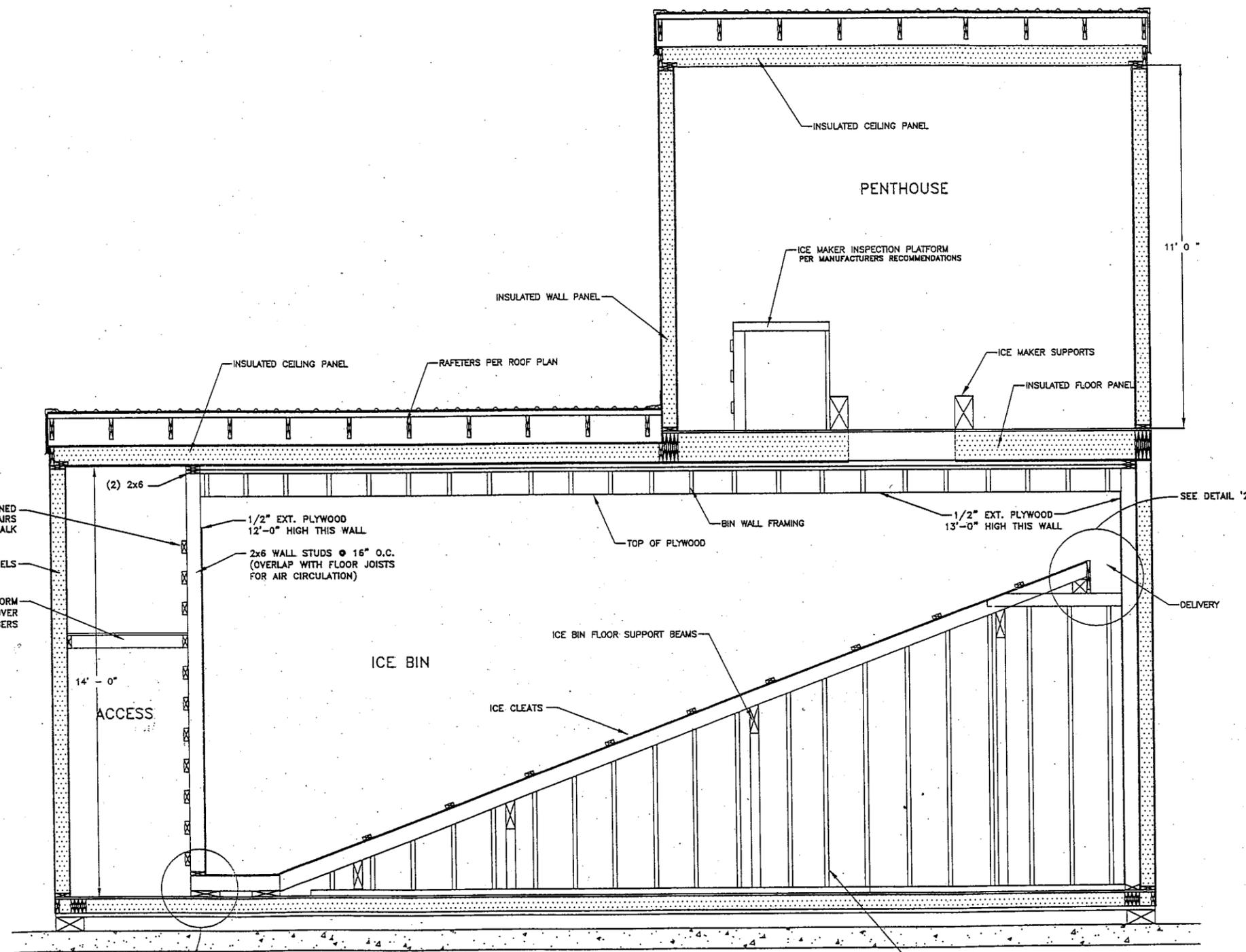




1 DETAIL  
N.T.S.



2 DETAIL  
N.T.S.

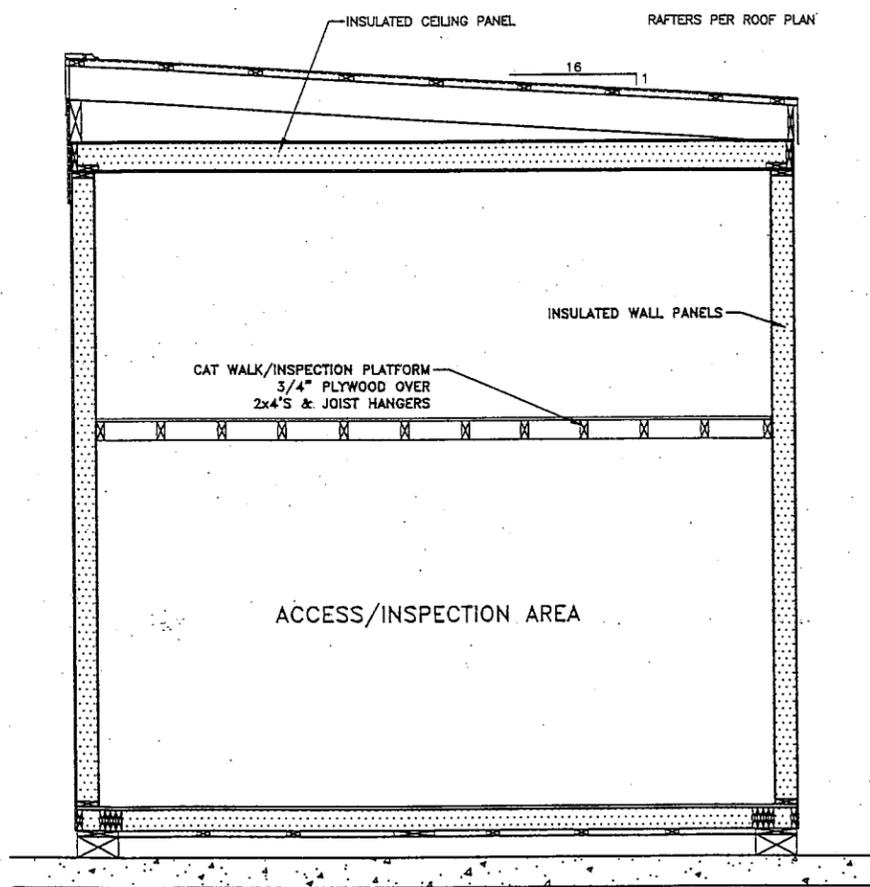


NOTE:  
USE 2"x4" OR 1 1/2"x1 1/2" ANGLES FIXED TO BIN FLOOR AT  
APPROXIMATELY 2'-6" O.C. FOR ICE CLEATS.

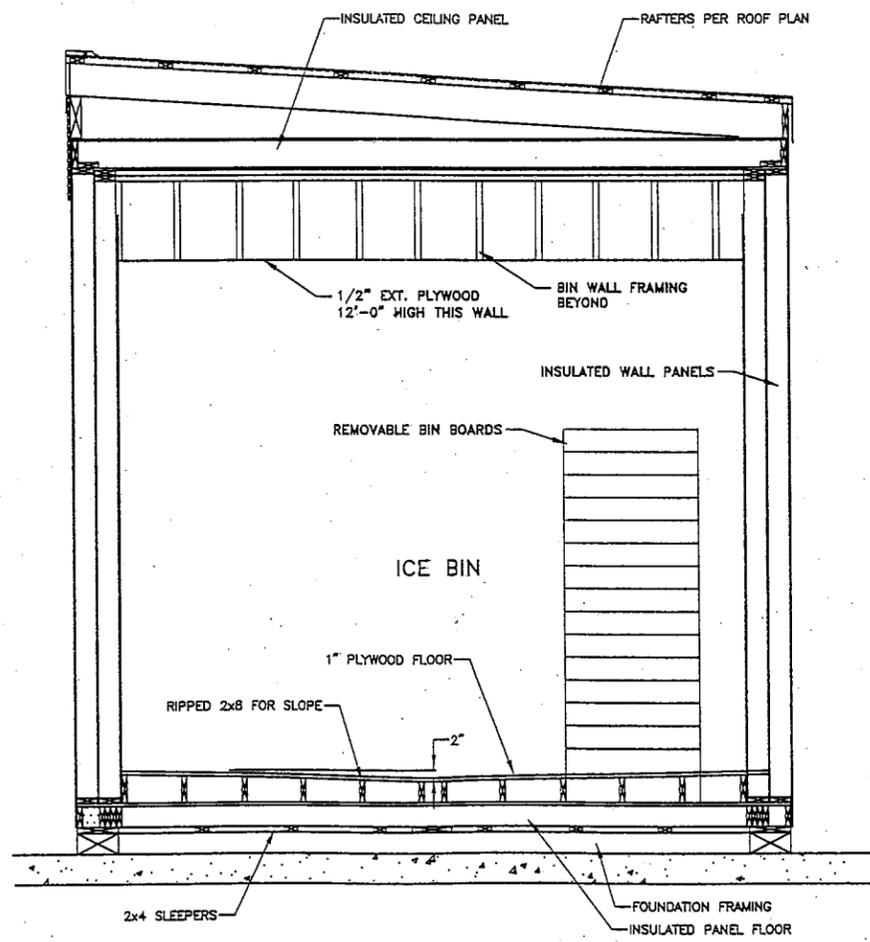
A SECTION VIEW  
S6

Designed: JLC		Approved: TSS		 R&M ENGINEERING-KETCHIKAN, INC. 355 CARLANNA LAKE ROAD KETCHIKAN, ALASKA 99901	Client: CITY OF CRAIG BOX 725 CRAIG, AK 99921	Project: FALSE ISLAND DOCK AND ICEHOUSE ADDITION	Sheet Description: SECTION VIEWS	Sheet No. S6
Drawn: VHM		Scale: AS NOTED						
Date: 12/19/01		Checked: JC						
Date	No.	Description	By	Project No. 002406.01				

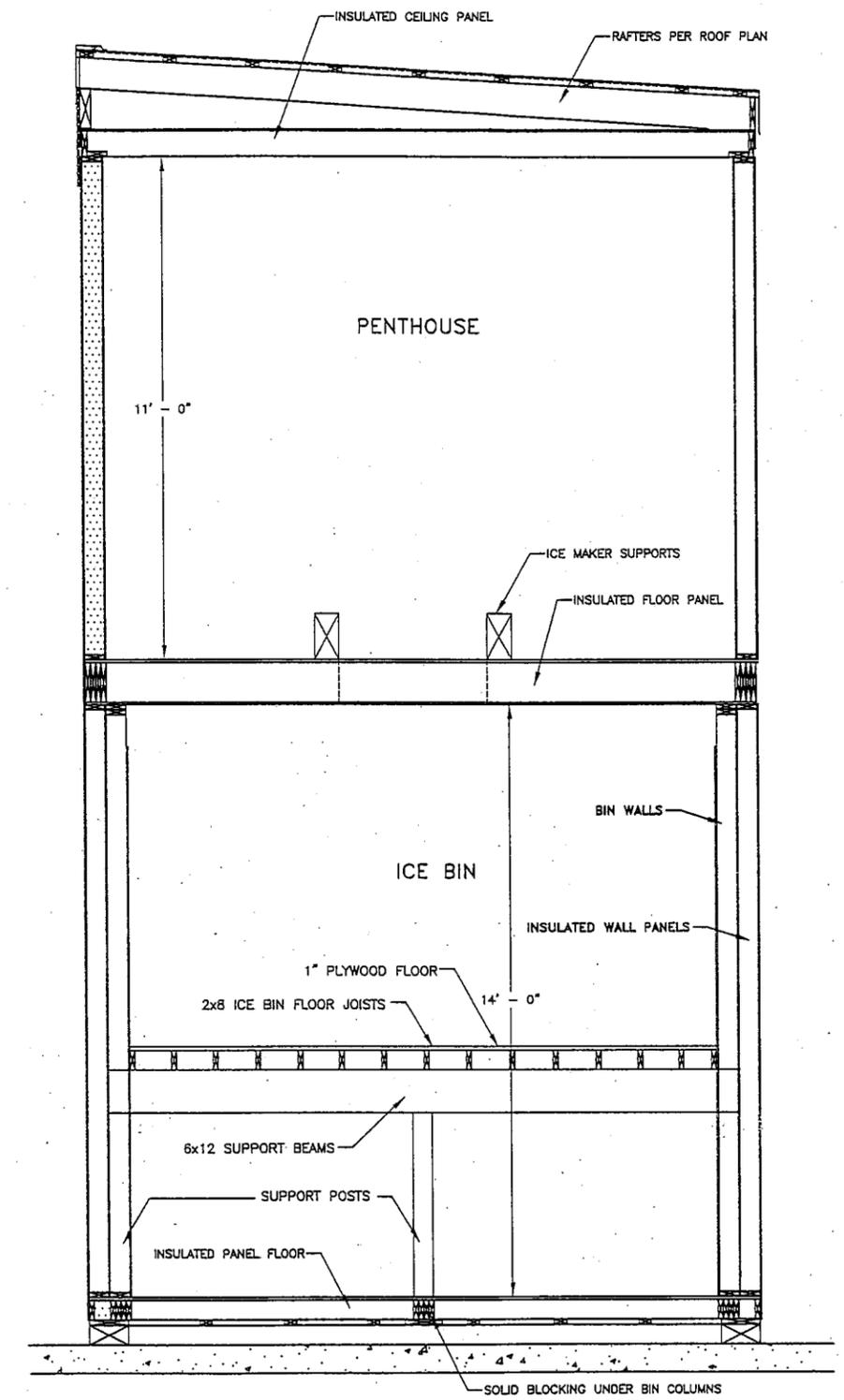




**A** SECTION VIEW  
 S7  
 0 12' 24'



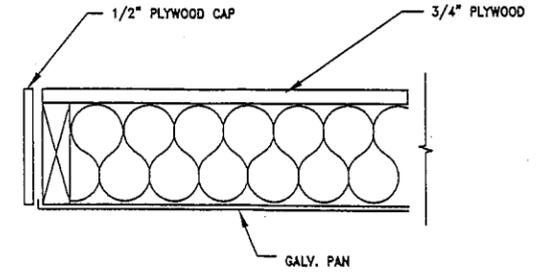
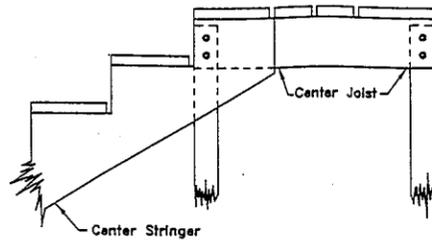
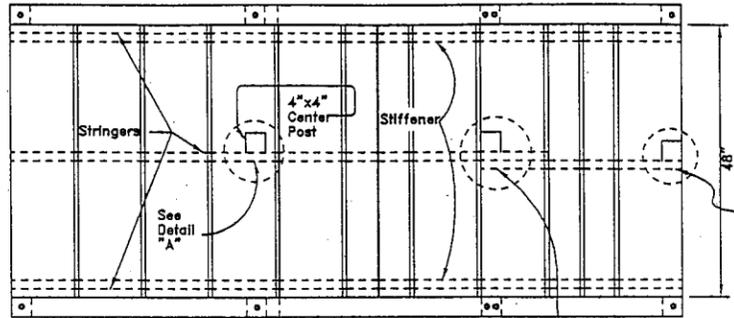
**B** SECTION VIEW  
 S7  
 0 12' 24'



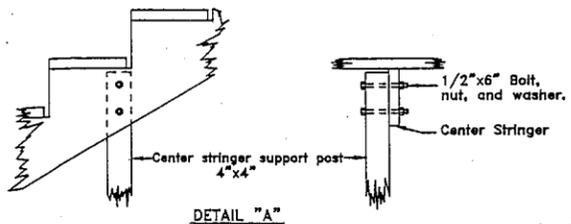
**C** SECTION VIEW  
 S7  
 0 12' 24'

Designed: JLC		Approved: TSS		 R&M ENGINEERING—KETCHIKAN, INC. 355 CARLANNA LAKE ROAD KETCHIKAN, ALASKA 99901	Client: CITY OF CRAIG BOX 725 CRAIG, AK 99921	Project: FALSE ISLAND DOCK AND ICEHOUSE ADDITION	Sheet Description: SECTION VIEWS	Sheet No. S7
Drawn: VHM		Scale: AS NOTED						
Date: 12/19/01		Project No. 002406.01						
Date	No.	Description	By	Checked: JC				
REVISION								

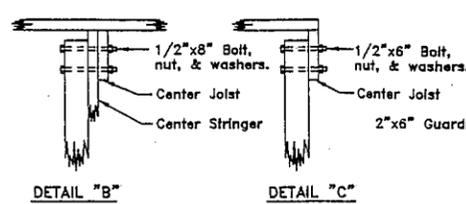




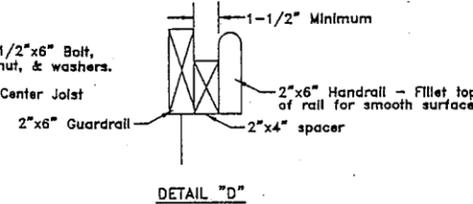
2 FLOOR/CEILING EDGE DETAIL  
S8 NOT TO SCALE



DETAIL "A"



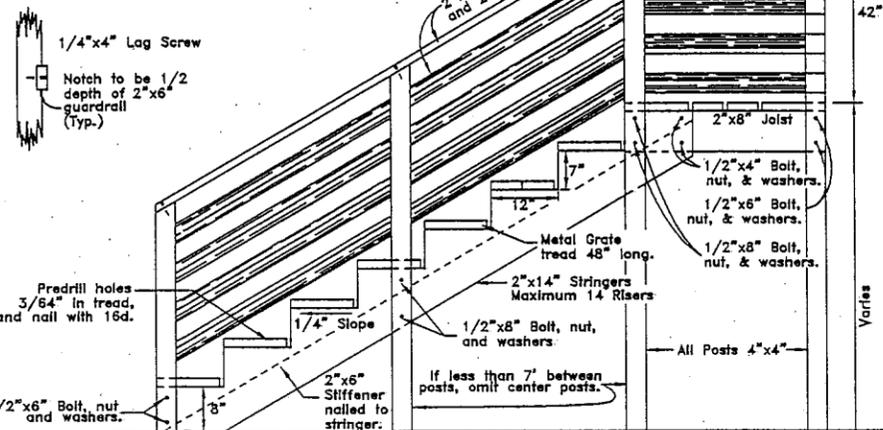
DETAIL "B"



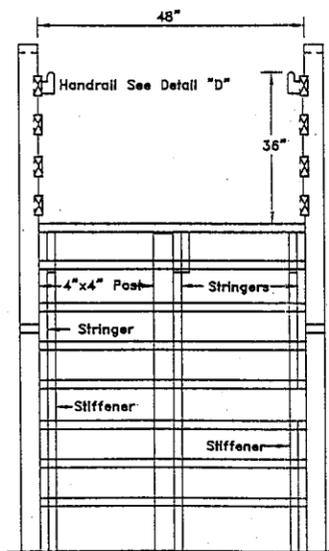
DETAIL "C"



DETAIL "D"



1 WOOD STAIRWAY  
S8 NOT TO SCALE

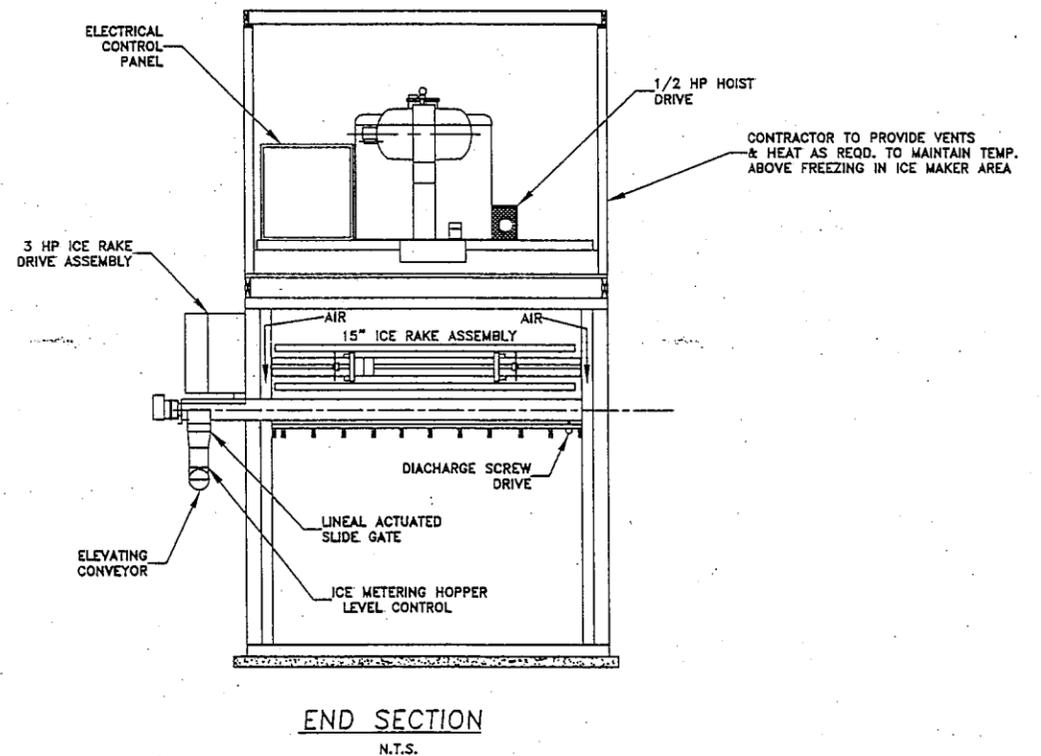
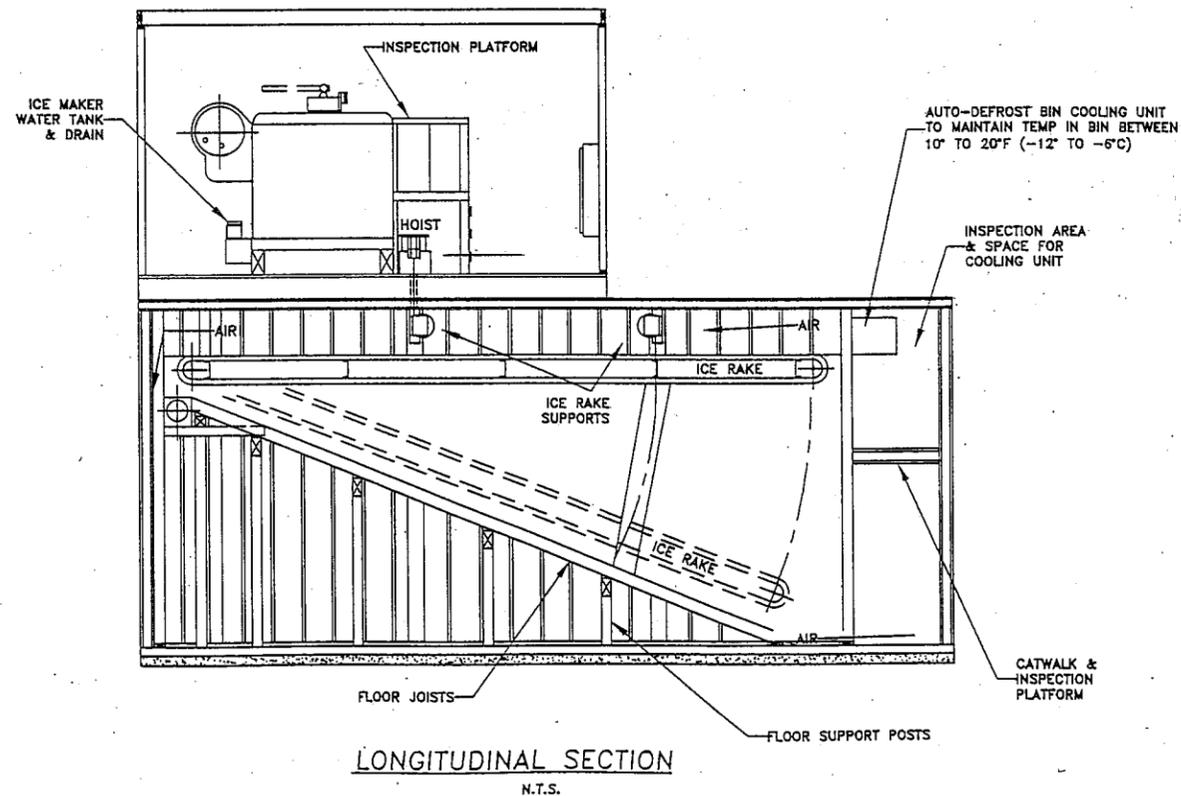
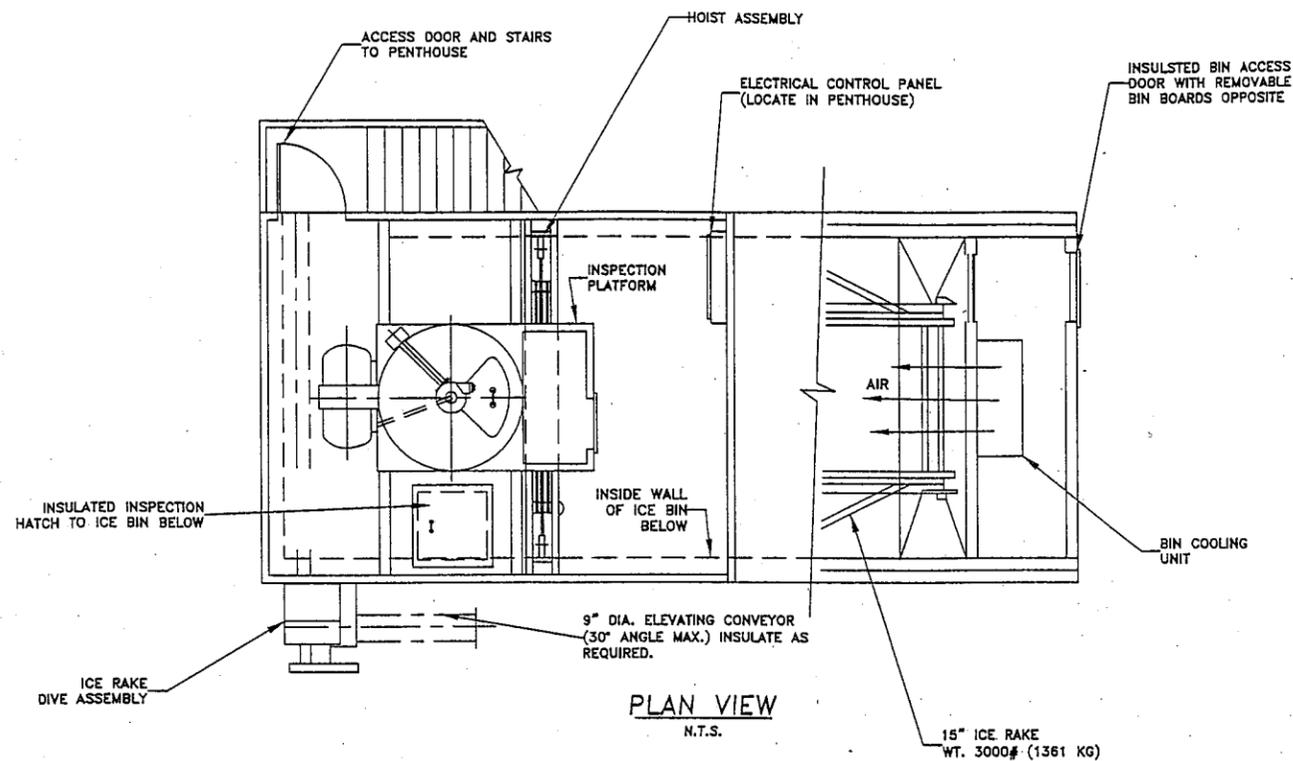


GENERAL NOTES:

1. Wooden stairs shall be constructed in accordance with the latest National Design Specifications for Stress Grade Lumber and its Fastenings.
2. Treatment: Footings and post in contact with the ground shall use preservative (creosote) oils in coastal areas and oil born (pentachlorophenol) preservatives for inland areas. Water-borne preservatives shall be used above ground in accordance with the latest standards of the American Wood Preservers Association.
3. All steel fasteners shall conform to ASTM A307 grade A.
4. Washers shall be placed under all lag screw heads, boltheads, and nuts.
5. Lag screw heads and boltheads shall be countersunk. Threaded portion of bolt with nut shall be placed on interior sides of stringers.
6. All ferrous metals shall be galvanized in accordance with ASTM A153.
7. Timber and or lumber shall be Douglas Fir, Larch, or as approved by the Engineer.
8. Engineer may use cross braces on support post for local conditions.

Designed: JLC	Approved: TSS	 R&W ENGINEERING-KETCHIKAN, INC. 355 CARLIANNA LAKE ROAD KETCHIKAN, ALASKA 99901	Client: CITY OF CRAIG BOX 725 CRAIG, AK 99921	Project: FALSE ISLAND DOCK AND ICEHOUSE ADDITION	Sheet Description: DETAILS	Sheet No. S8
Drawn: VHM	Scale: AS NOTED		Date: 12/19/01	Project No. 002406.01		
Date	No.	Description	By			
		REVISION	Checked: JC			

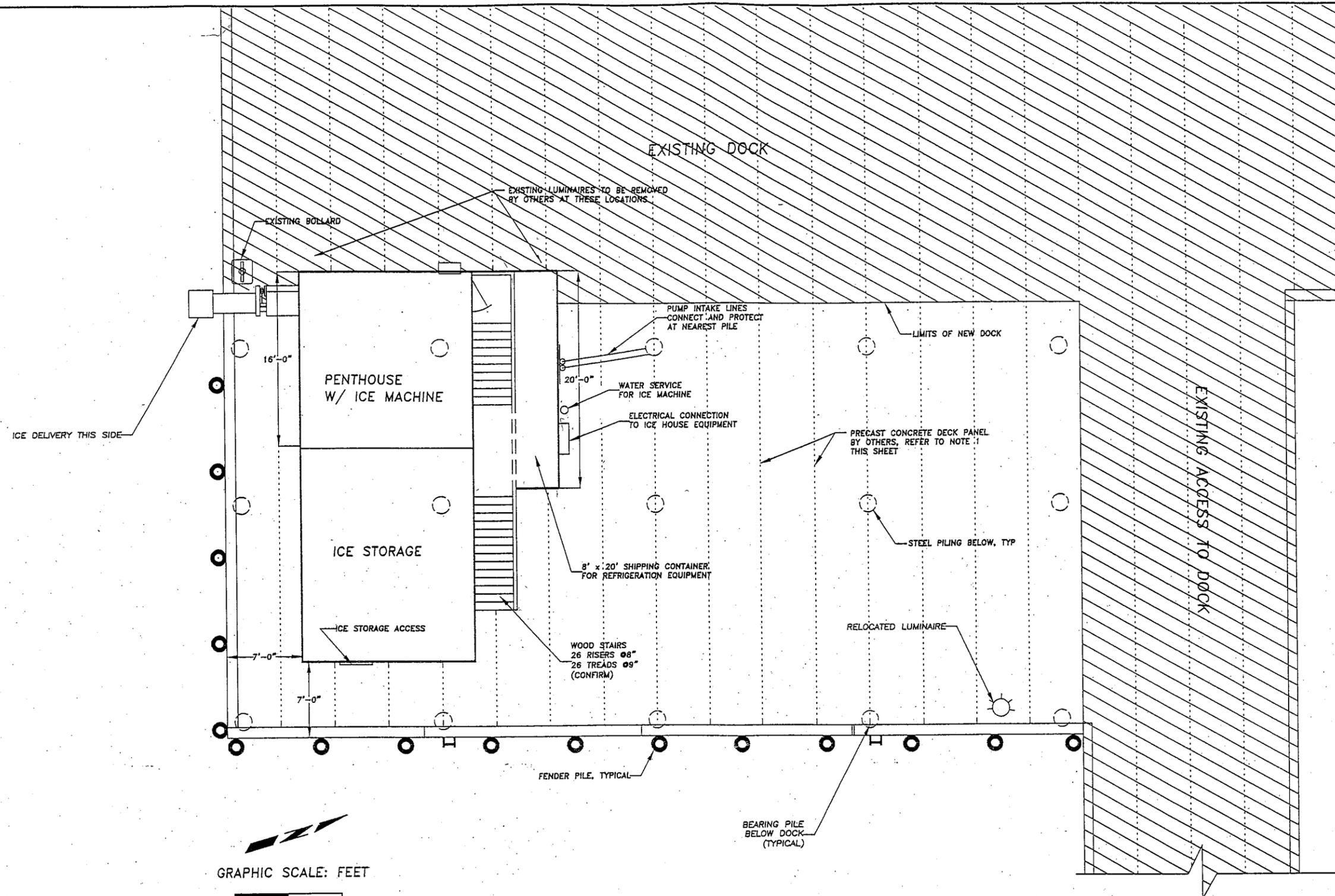




- NOTES:
1. ICE BIN STORAGE CAPACITY IS 35 U.S. TONS • 10'-0" ICE DEPTH.
  2. DELIVERY RATE: 30 TONS/HOUR
  3. FLOOR LOAD IS 350 LBS/SQ. FT. • 10'-0" ICE DEPTH.

Designed: JLC		Approved: TSS		Client: CITY OF CRAIG BOX 725 CRAIG, AK 99921	Project: FALSE ISLAND DOCK AND ICEHOUSE ADDITION	Sheet Description: EQUIPMENT LAYOUT	Sheet No. M1
Date	No.	Description	By				
		REVISION					
Drawn: YHM		Scale: AS NOTED					
Checked: JC		Date: 12/19/01					
		Project No. 002406.01					





NOTES:

- 1) THE CONCRETE DOCK SHOWN IS CURRENTLY UNDER CONSTRUCTION BY THE CITY OF CRAIG. THE WORK IS SCHEDULED TO BE COMPLETED BY MARCH 1, 2002.
- 2) THE CITY OF CRAIG WILL INSTALL THE WATER SERVICE PIPE UNDER THE CONCRETE DOCK TO THE LOCATION SHOWN ON THIS SHEET. THE CONTRACTOR WILL BE RESPONSIBLE FOR EXTENDING THE PIPE UNDER THE DOCK, CORING THE DOCK AND EXTENDING THE PIPE INTO THE BUILDING.

Designed: JLC	Approved: TSS		Client: CITY OF CRAIG BOX 725 CRAIG, AK 99921	Project: FALSE ISLAND DOCK AND ICEHOUSE ADDITION	Sheet Description: LAYOUT PLAN VIEW	Sheet No. C1
Drawn: VHM	Scale: AS NOTED Date: 12/19/01					
Date	No.	Description	By	Checked: JC	Project No. 002406.01	
		REVISION				

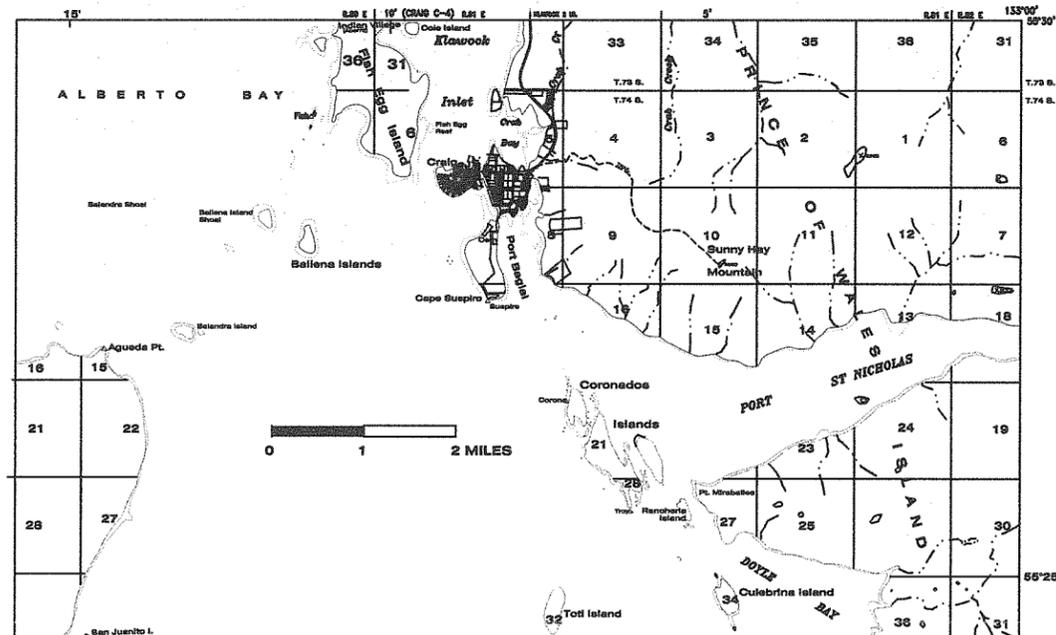


# CITY OF CRAIG FALSE ISLAND ICEHOUSE ADDITION

FEBURARY 2012

## VICINITY MAP

CRAIG (B-4) QUADRANGLE  
ALASKA  
1:63360 SERIES (TOPOGRAPHIC)



## SHEET LIST

- T1 VICINITY MAP / SHEET LIST
- T2 DESIGN CRITERIA
- C1 PLAN VIEW LAYOUT
- S1 LAYOUT/FRAMING FIRST LEVEL ICE HOUSE
- S2 LAYOUT/FRAMING SECOND LEVEL PENTHOUSE
- S3 ROOF FRAMING & LAYOUT
- S4 ELEVATION VIEWS
- S5 TYPICAL SECTION
- S6 SECTION VIEWS
- S7 SECTION VIEWS
- M1 EQUIPMENT LAYOUT

CONSTRUCTION SET

Designed: RDW		Approved: TSS		 R&M ENGINEERING-KETCHIKAN, INC. P.O. BOX 9592 KETCHIKAN, ALASKA 99901	Client:  MARBLE CONSTRUCTION	Project: FALSE ISLAND ICEHOUSE ADDITION	Sheet Description: COVER SHEET	Sheet No. T1
Date	No.	Description	By					
		REVISION						



# DESIGN CRITERIA

## STRUCTURAL

1. CODES  
ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
2. DESIGN LIVE LOADS:  
ROOFS: a) 20 PSF LIVE  
          b) 40 PSF SNOW  
          c) 5 PSF MECHANICAL  
FLOORS: PENTHOUSE - 40 PSF  
          ICE STORAGE - VARIES, SEE GRAPH 1/T2
3. WIND DESIGN: 120 MPH, EXPOSURE C
4. SEISMIC DESIGN:  $S_s = 25$ ,  $S_I = 15$ , 2B

## MECHANICAL

1. CODES  
INTERNATION MECHANICAL CODE 2006 (IMC)  
UNIFORM PLUMBING CODE 2003 (UPC)  
INTERNATIONAL FIRE CODE 2006 (IFC)

## ELECTRICAL

1. CODES  
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2005 NATIONAL ELECTRIC CODE (NEC) AND THE NATIONAL ELECTRIC SAFETY CODE (ANSI C2-2002). OTHER REGULATION AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK WOULD INCLUDE STATE, COUNTY, CITY OR UTILITY INSPECTORS WHO ARE RESPONSIBLE FOR ELECTRICAL CONSTRUCTION SAFETY.
2. NEW SERVICE DESIGN  
a. 120/208 VOLT, 3-PHASE, 4-WIRE, SOLID GROUNDED NEUTRAL SYSTEM  
b. POWER FACTOR 90 PERCENT OR GREATER
3. INTERIOR LIGHTING DESIGN  
30 FOOT CANDLES  
METAL HALIDE LAMPS  
208 VOLT BALLAST

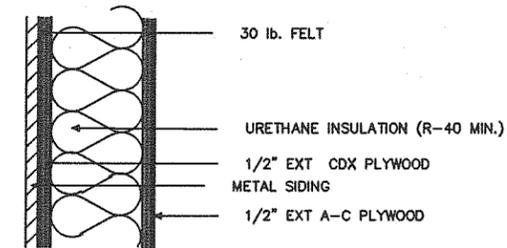
## GENERAL NOTES

### GENERAL

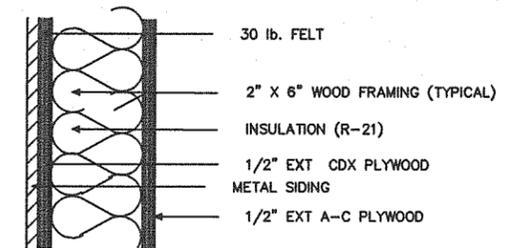
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2. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON THE DRAWINGS.
3. OPENINGS LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, BEAMS, JOISTS, COLUMNS, WALLS, ETC. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC. LARGER THAN SIX INCHES NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS.
4. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
5. THE ENGINEERING FOR THE STRUCTURAL INSULATED PANELS SHALL BE PROVIDED BY THE CONTRACTOR FOR THE LOADS INDICATED ON THE DRAWINGS.

### SPECIFICATIONS

- EXISTING ICE BIN WALLS: 5 1/2" STRUCTURAL INSULATED PANELS  
FINISH:  
EXTERIOR: 1/2" EXT. PLYWOOD  
INTERIOR: 1/2" EXT. PLYWOOD
- EXISTING PENTHOUSE FLOOR: 11 1/4" STRUCTURAL INSULATED PANELS  
NEW PENTHOUSE FLOOR: 2" X 10" WOOD JOISTS @ 16" O.C.  
FINISH:  
EXTERIOR (CEILING): 1/2" EXT. PLYWOOD  
INTERIOR (FLOOR): 3/4" EXT. PLYWOOD
- EXISTING ICE BIN/PENTHOUSE CEILING: 7 1/2" STRUCTURAL INSULATED PANELS  
NEW PENTHOUSE CEILING: 2" X 12" WOOD JOISTS @ 16" O.C. W/ R-38 BAT. INSULATION
- EXISTING ICE BIN FLOOR: 5 1/2" STRUCTURAL INSULATED PANELS  
FINISH:  
EXTERIOR: 1/2" EXT. PLYWOOD  
INTERIOR: 1/2" EXT. PLYWOOD
- EXISTING ICE BIN LINER WALLS: 2" X 6" WOOD FRAME CONSTRUCTION (NO INSULATION)  
FINISH:  
EXTERIOR: 1/2" EXT. PLYWOOD
- EXISTING ICE BIN FLOOR: 1" EXT. PLYWOOD
- EXISTING PENTHOUSE WALLS: 5 1/2" STRUCTURAL INSULATED PANELS  
NEW PENTHOUSE WALLS: 2" X 6" WOOD FRAME @ 16" O.C. CONSTRUCTION W/ INSULATION (R-21)
- EXISTING/NEW ICE STORAGE & PENTHOUSE ROOF:  
2 X 10 RAFTERS @ 16" O.C.  
METAL ROOFING
- MINIMUM INSULATION REQUIREMENTS UNLESS OTHERWISE NOTED:  
Roof/Ceiling (ICE BIN) R50 MIN.  
Roof (PENTHOUSE) R50 MIN.  
Ext. Walls R40 MIN.  
Floors & Soffits R40 MIN.



1 EXISTING EXTERIOR WALL - ICE BIN AND PENTHOUSE



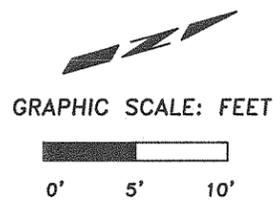
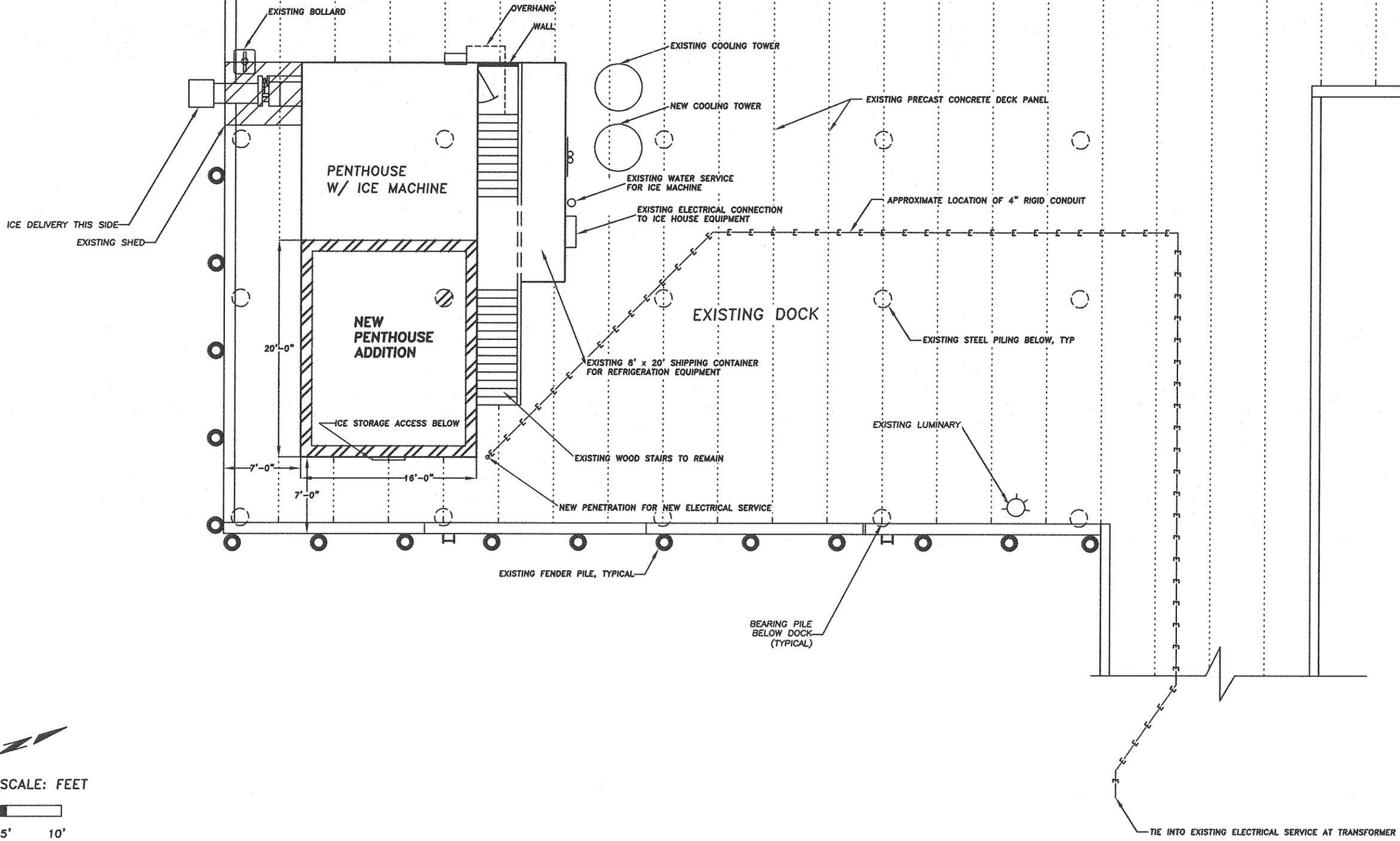
2 NEW EXTERIOR WALL - PENTHOUSE

WALL TYPES

CONSTRUCTION SET

		Designed: RDW	Approved: TSS		Client:		Project:	FALSE ISLAND ICEHOUSE ADDITION	Sheet Description:	DESIGN CRITERIA	Sheet No.:	T2
Date	No.	Description	By	Checked: TSS	Scale: AS NOTED	Date: 02/10/12	Project No. 122301					





CONSTRUCTION SET

Date	No.	Description	By

Designed: RDW	Approved: TSS
Drawn: RDW	Scale: AS NOTED Date: 02/10/12
Checked: TSS	Project No. 122301

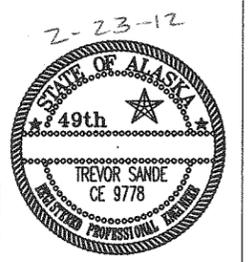
**R&M ENGINEERING-KETCHIKAN, INC.**  
 355 CARLANNA LAKE ROAD  
 KETCHIKAN, ALASKA 99901

Client: **MARBLE CONSTRUCTION**

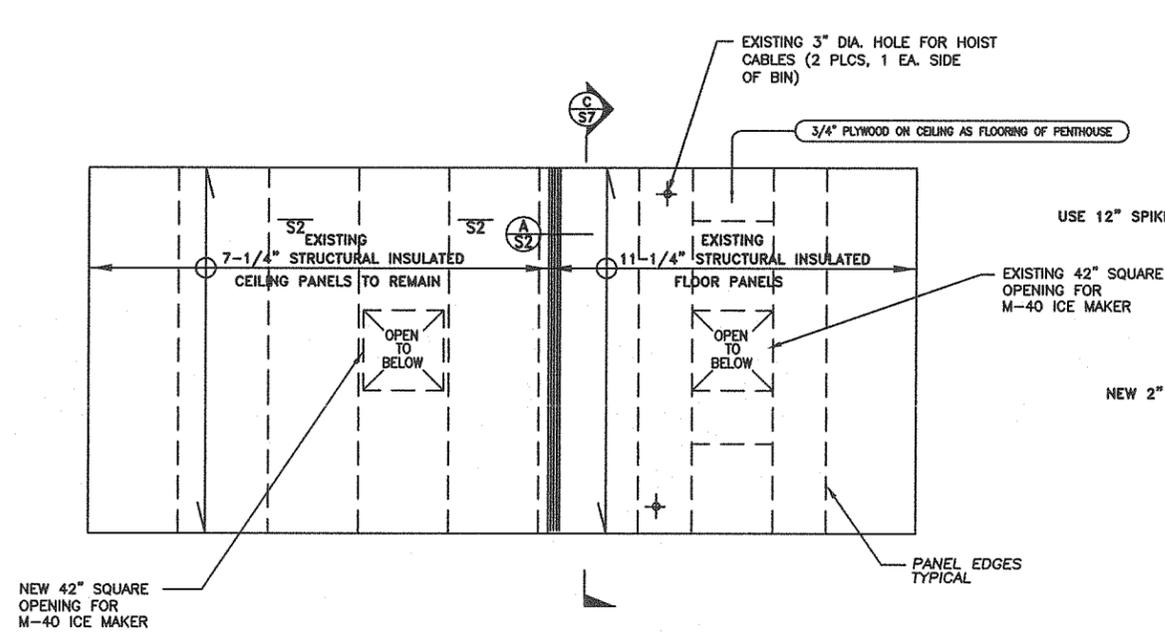
Project: **FALSE ISLAND ICEHOUSE ADDITION**

Sheet Description: **PLAN VIEW LAYOUT**

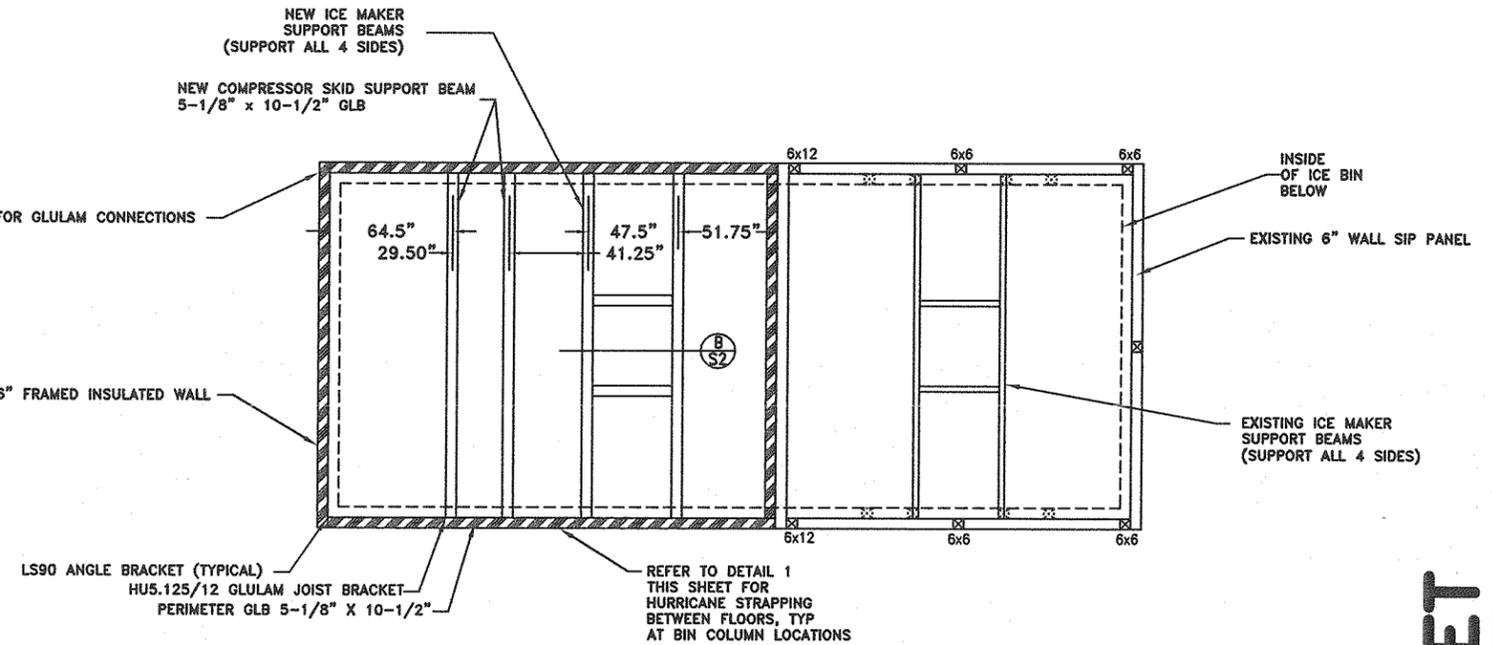
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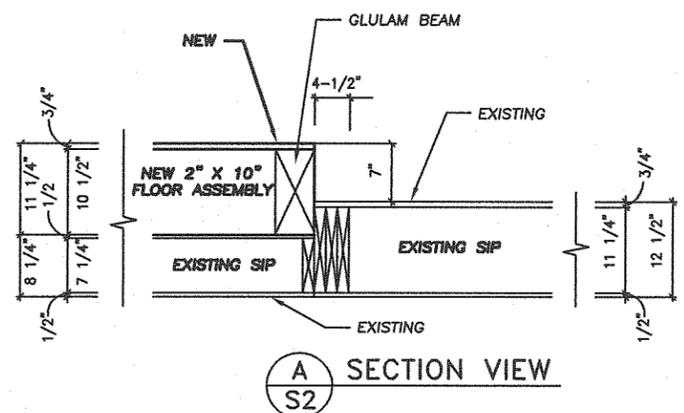




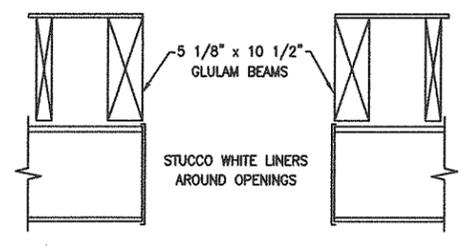
**BIN CEILING / PENTHOUSE FLOOR  
PANEL LAYOUT AND REINFORCING**



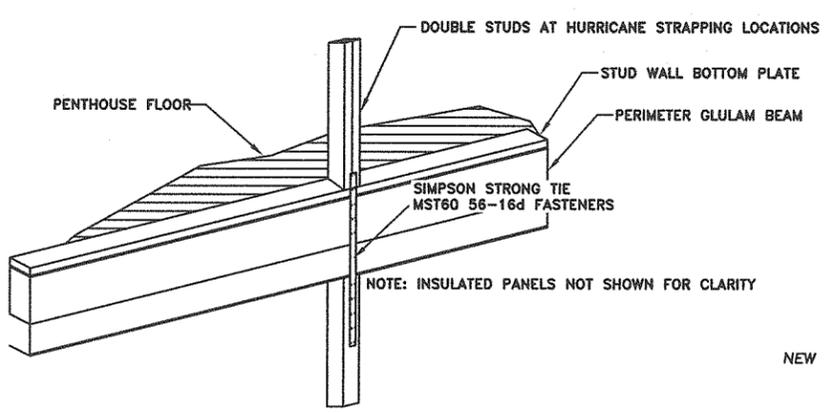
**PLAN VIEW - PENTHOUSE FRAMING**



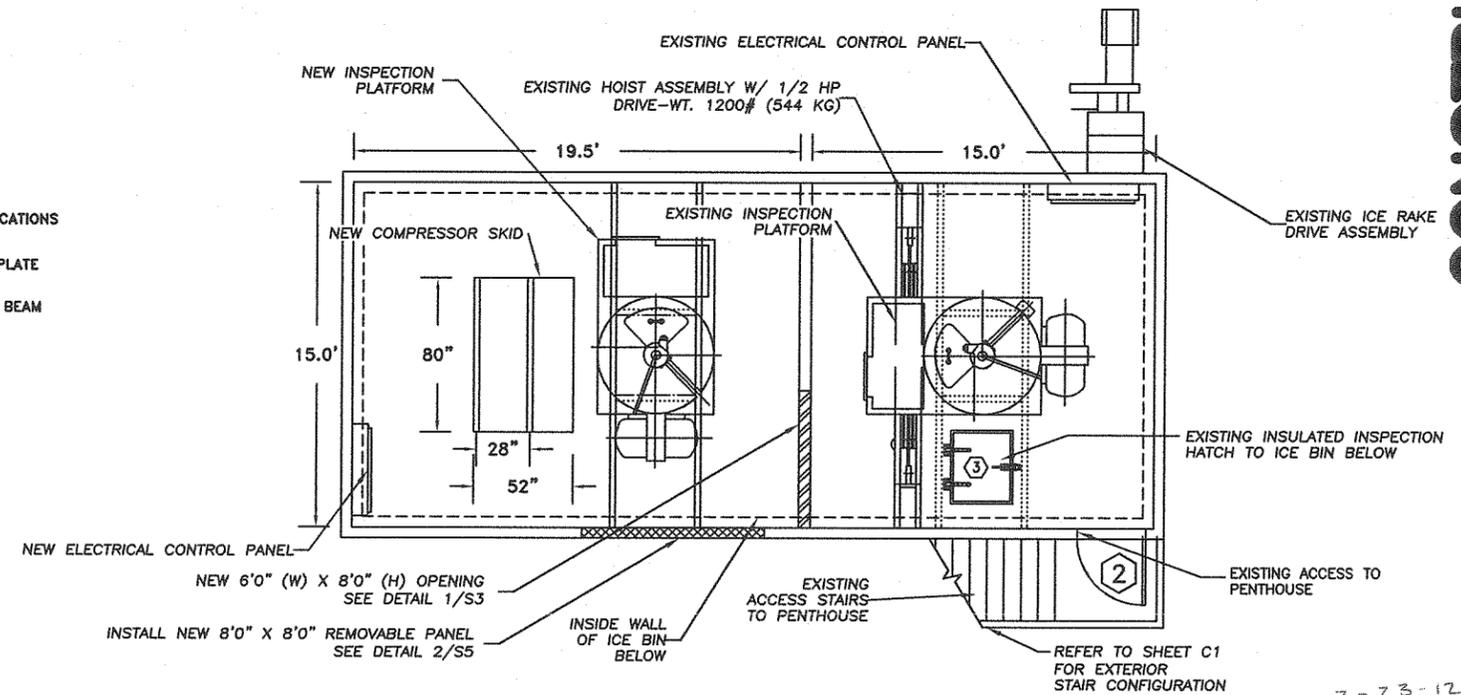
**A SECTION VIEW  
S2**



**B SECTION VIEW  
S2**



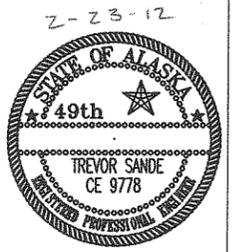
**1 NEW HURRICANE STRAPPING  
BETWEEN FLOORS**

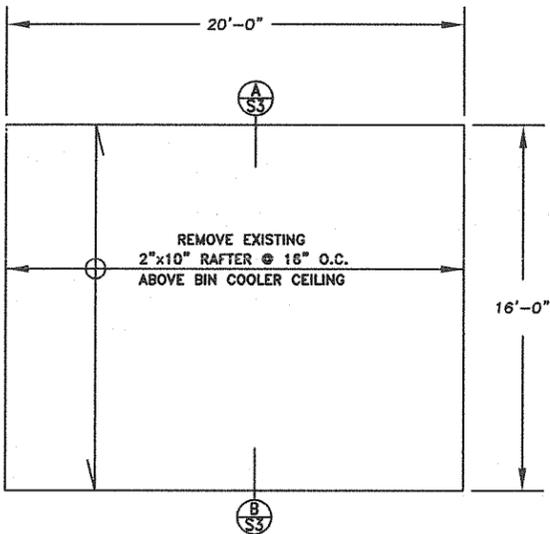


**PLAN VIEW - PENTHOUSE EQUIPMENT**

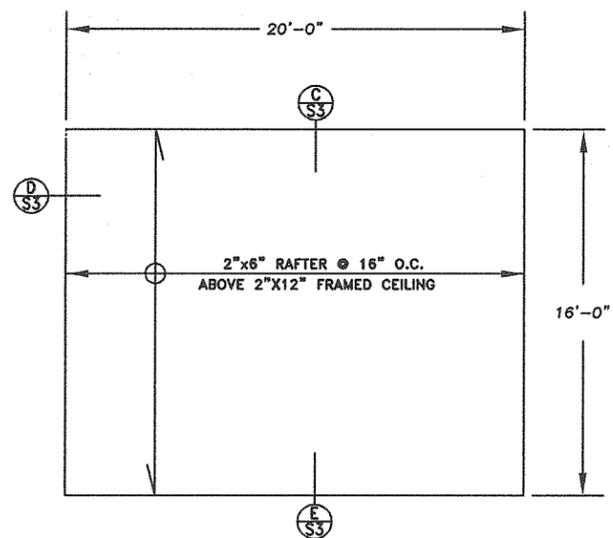
**CONSTRUCTION SET**

Designed: RDW		Approved: TSS			Client:	Project: FALSE ISLAND ICEHOUSE ADDITION	Sheet Description: LAYOUT/FRAMING SECOND LEVEL ICE HOUSE	Sheet No. S2
Drawn: RDW		Scale: AS NOTED Date: 02/10/12						
Checked: TSS		Project No. 122301						

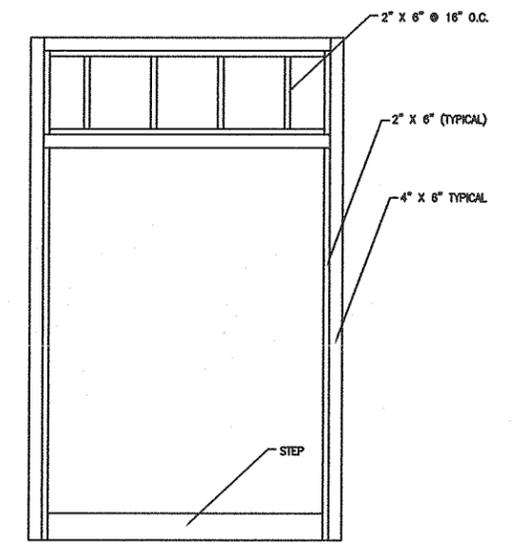
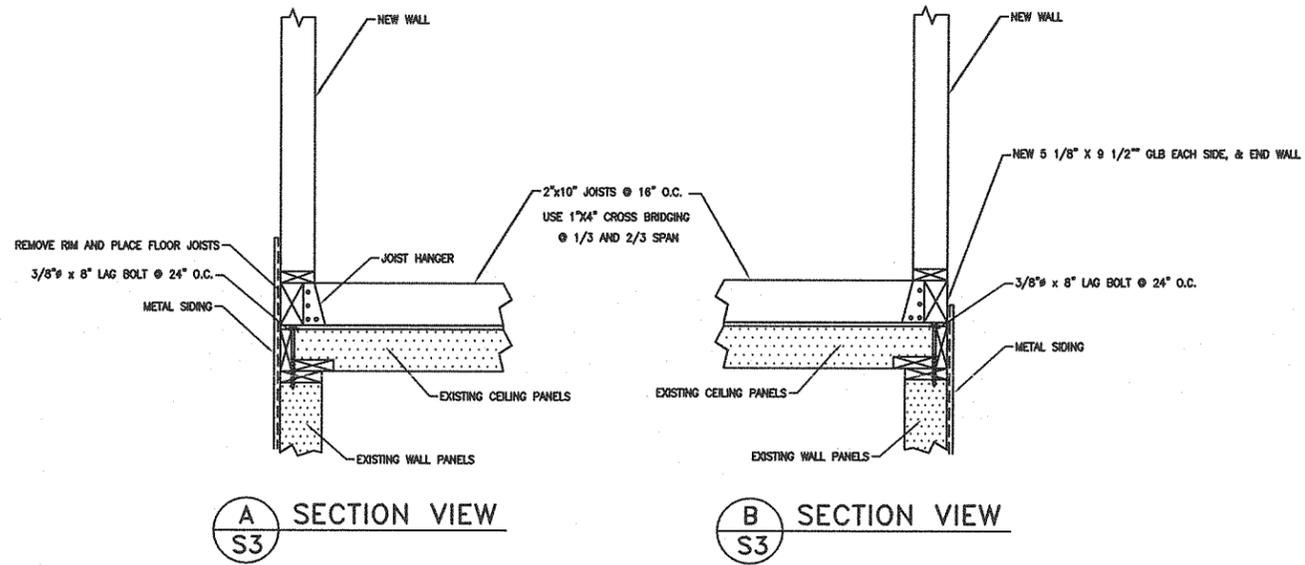




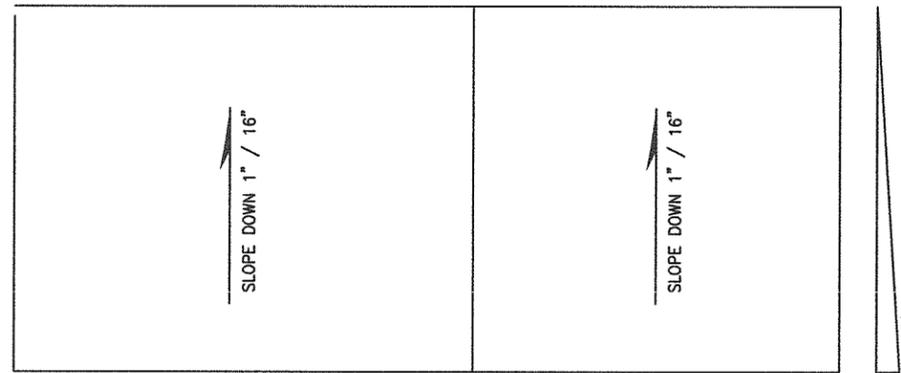
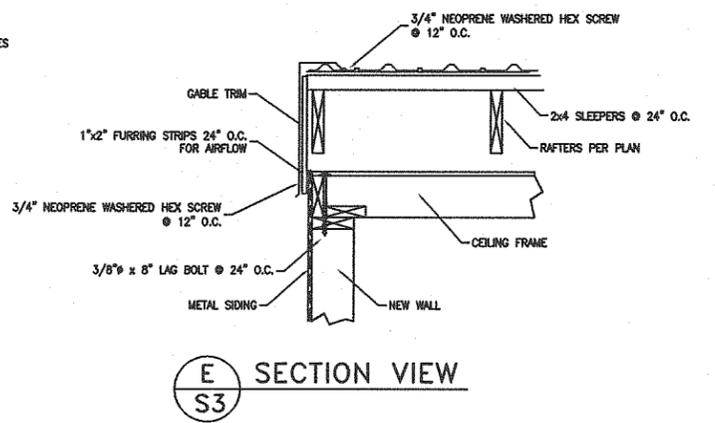
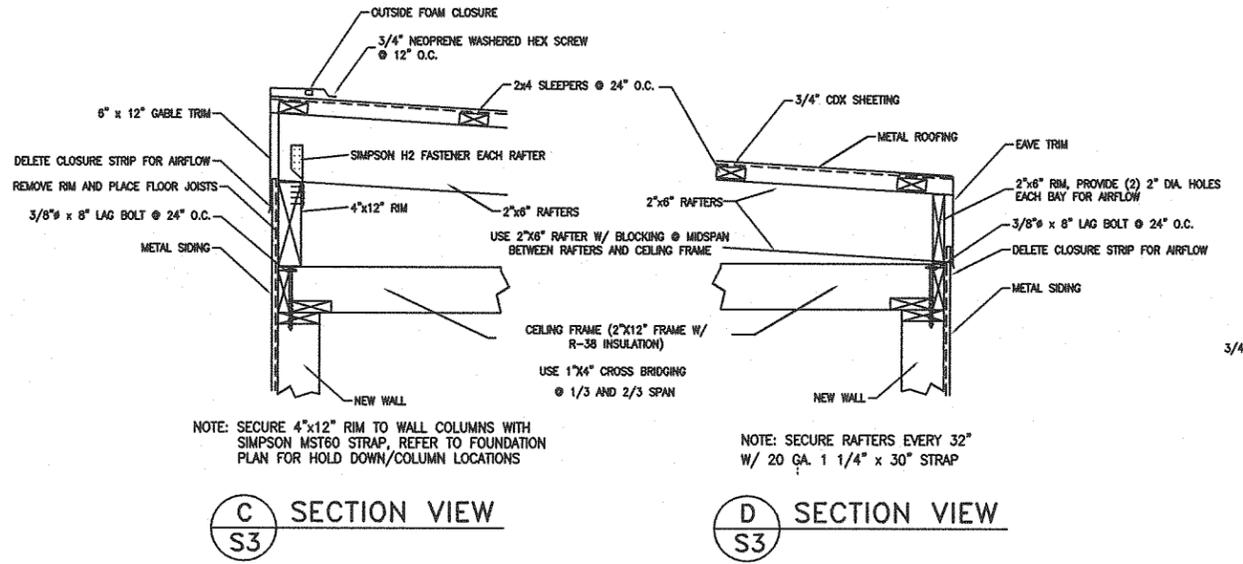
NEW PENTHOUSE ADDITION FLOOR PLAN



NEW PENTHOUSE ROOF FRAMING PLAN



1 OPENING FRAMING DETAIL NTS



ROOF PLAN

CONSTRUCTION SET

Designed: RDW	Approved: TSS
Drawn: RDW	Scale: AS NOTED Date: 02/10/12
Checked: TSS	Project No. 122301

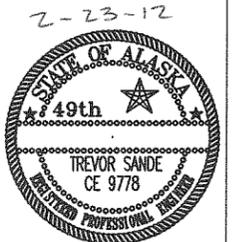
**R&M ENGINEERING-KETCHIKAN, INC.**  
355 CARLANNA LAKE ROAD  
KETCHIKAN, ALASKA 99901

Client: **MARBLE CONSTRUCTION**

Project: FALSE ISLAND ICEHOUSE ADDITION

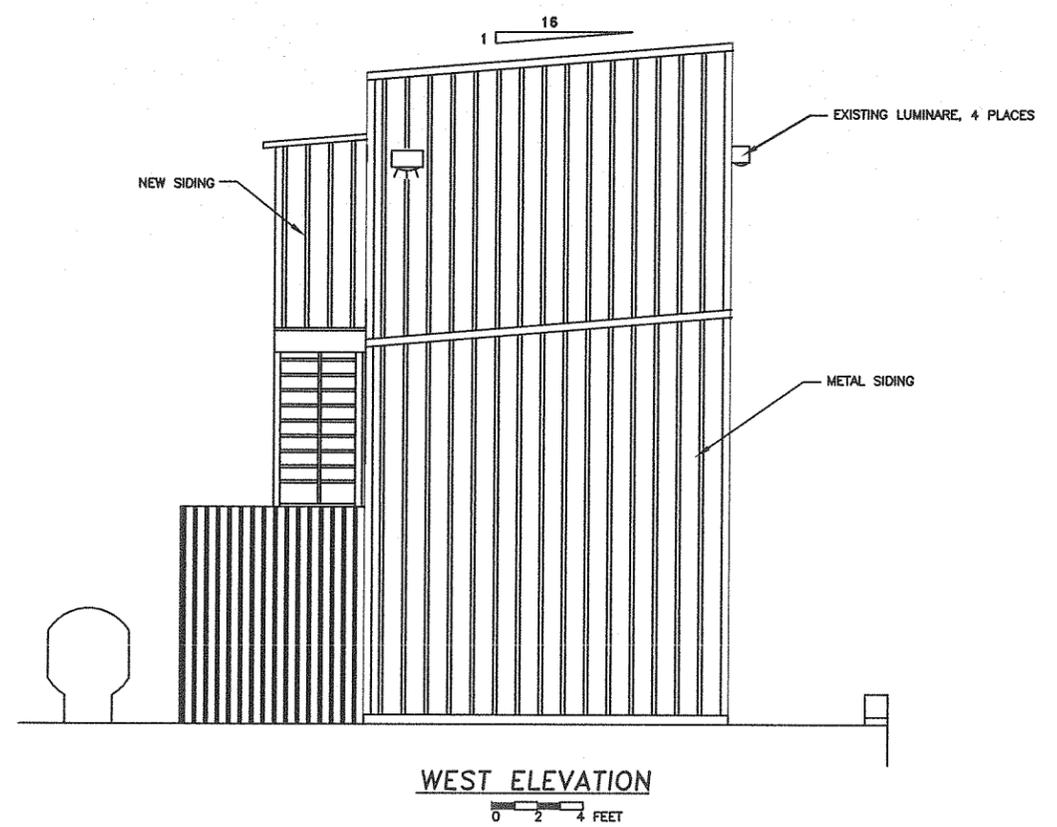
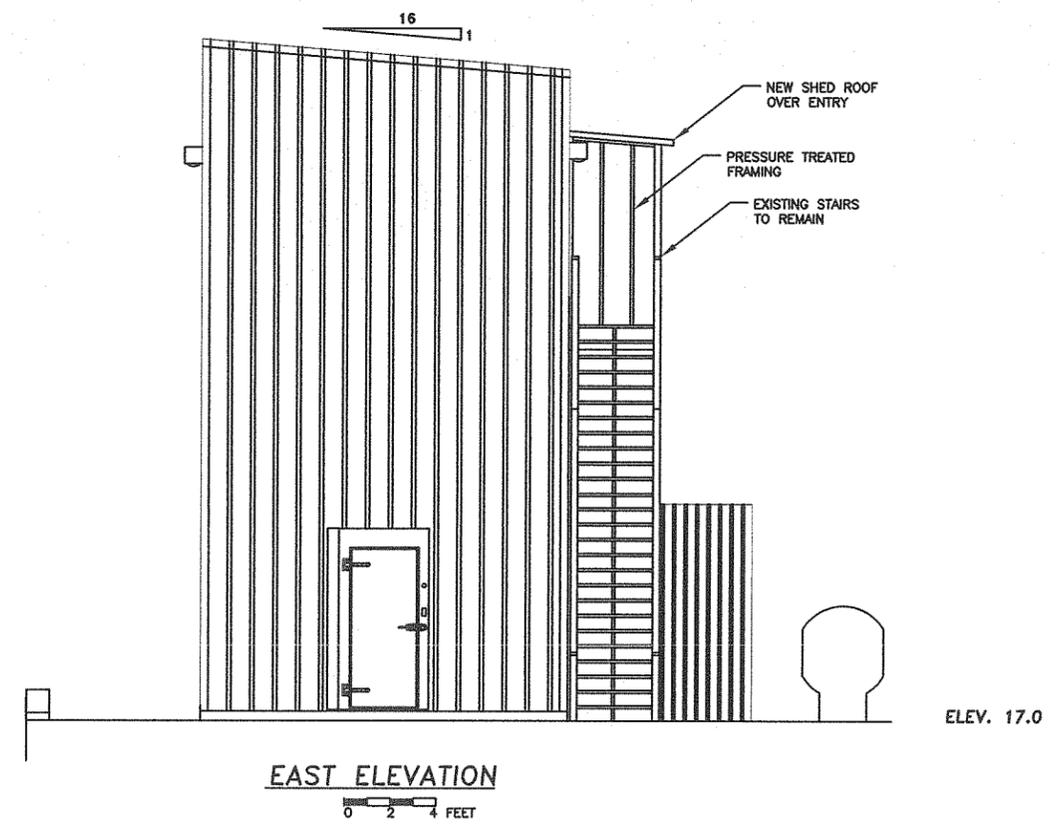
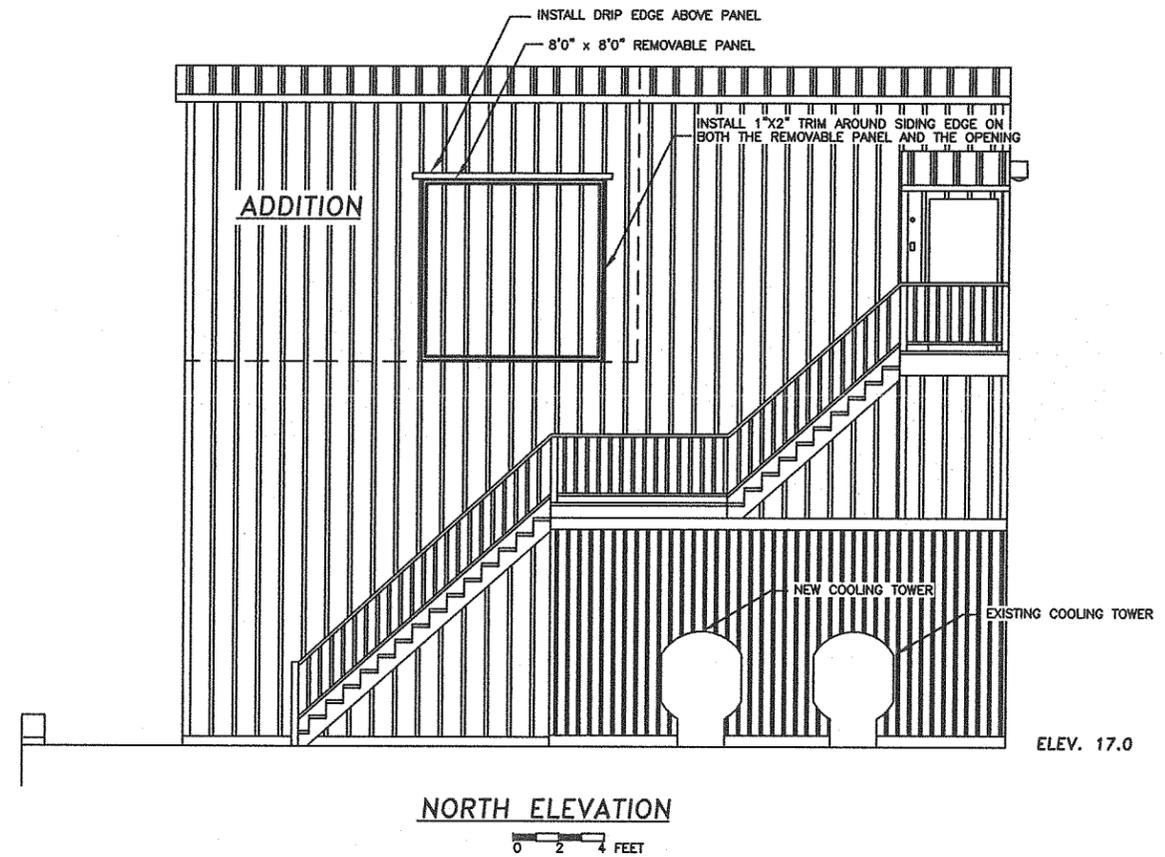
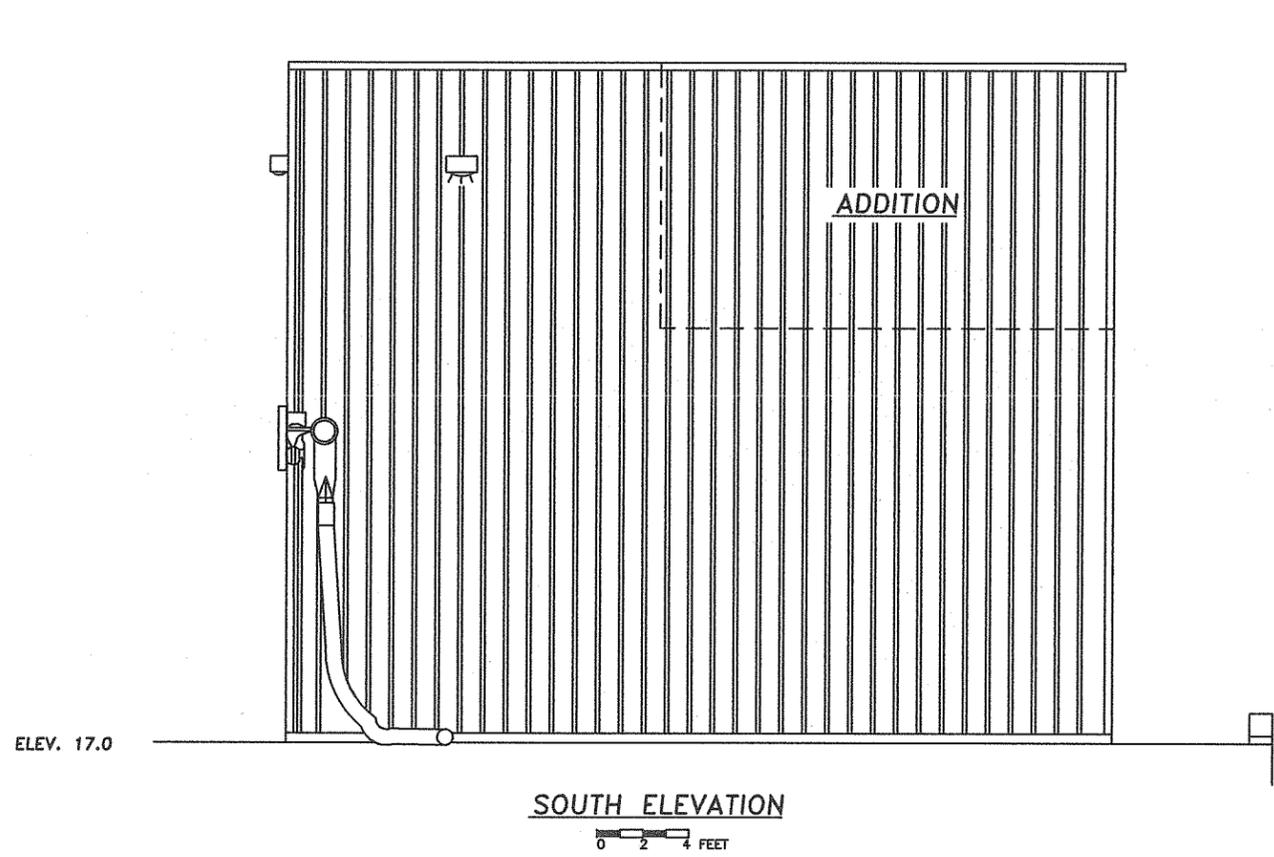
Sheet Description: ROOF FRAMING & LAYOUT

Sheet No. S3



2-23-12

CONSTRUCTION SET



Date	No.	Description	By
		REVISION	

Designed: RDW    Approved: TSS  
 Drawn: RDW    Scale: AS NOTED    Date: 02/10/12  
 Checked: TSS    Project No. 122301

**R&M ENGINEERING-KETCHIKAN, INC.**  
 355 CARLANNA LAKE ROAD  
 KETCHIKAN, ALASKA 99901

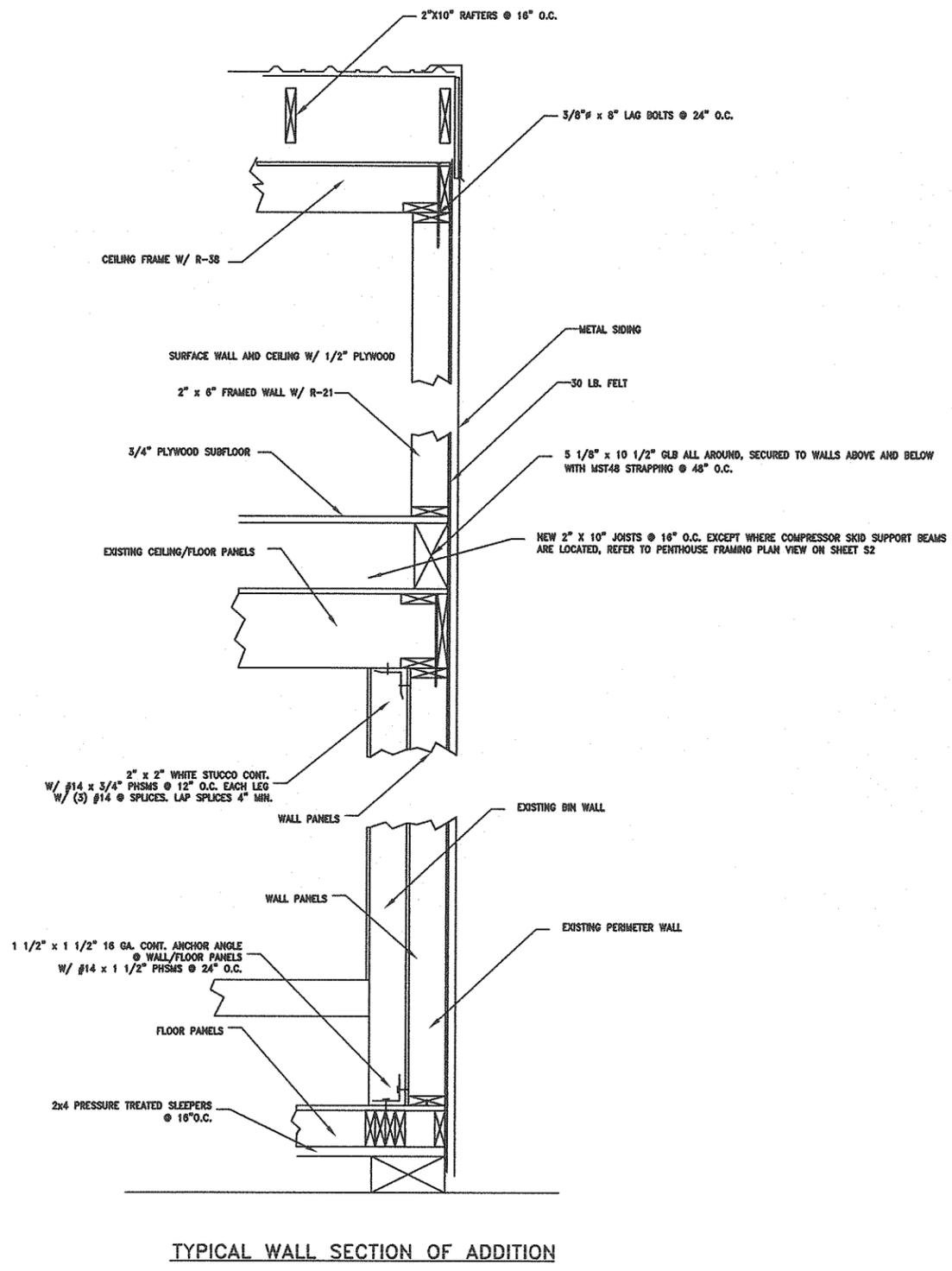
Client: **MARBLE CONSTRUCTION**

Project: **FALSE ISLAND ICEHOUSE ADDITION**

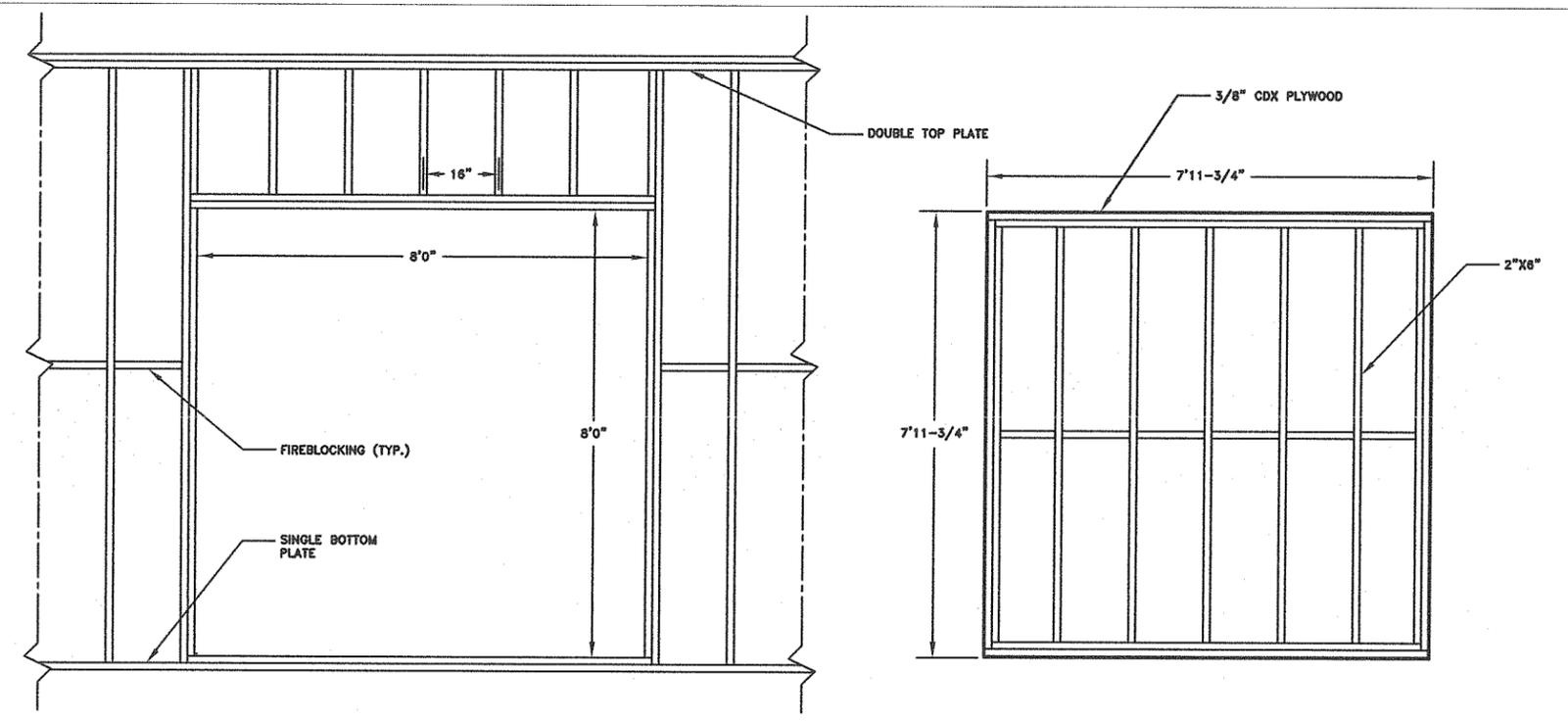
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Sheet No. **S4**

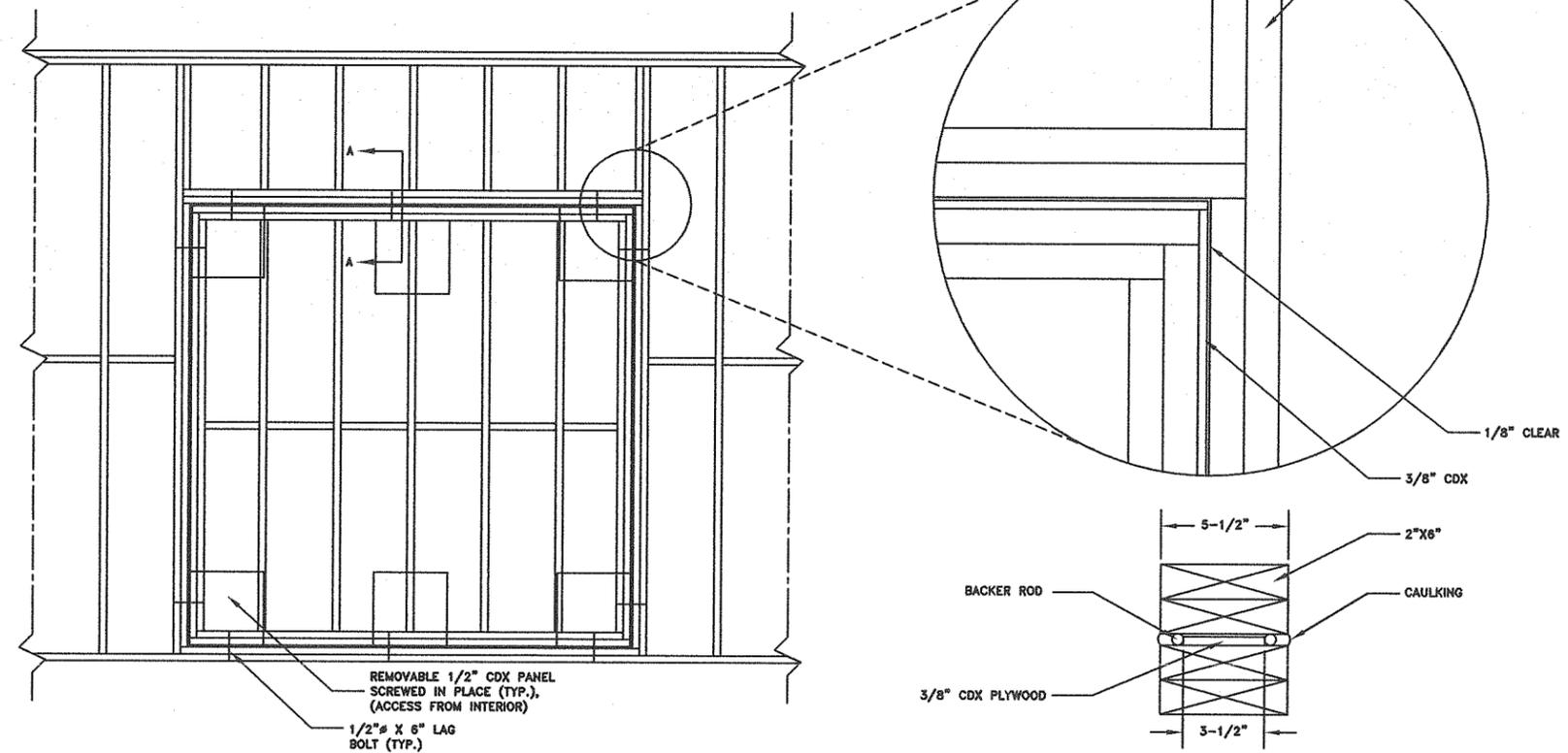




TYPICAL WALL SECTION OF ADDITION



1 TYPICAL WALL FRAMING DETAIL W/ REMOVABLE PANEL



2 REMOVABLE PANEL DETAILS

3 SECTION AA

Designed: RDW	Approved: TSS
Drawn: RDW	Scale: AS NOTED Date: 02/10/12
Checked: TSS	Project No. 122301

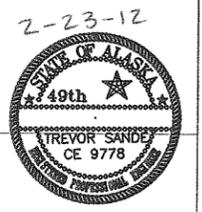
**R&M ENGINEERING-KETCHIKAN, INC.**  
 355 CARLANNA LAKE ROAD  
 KETCHIKAN, ALASKA 99901

Client: **MARBLE CONSTRUCTION**

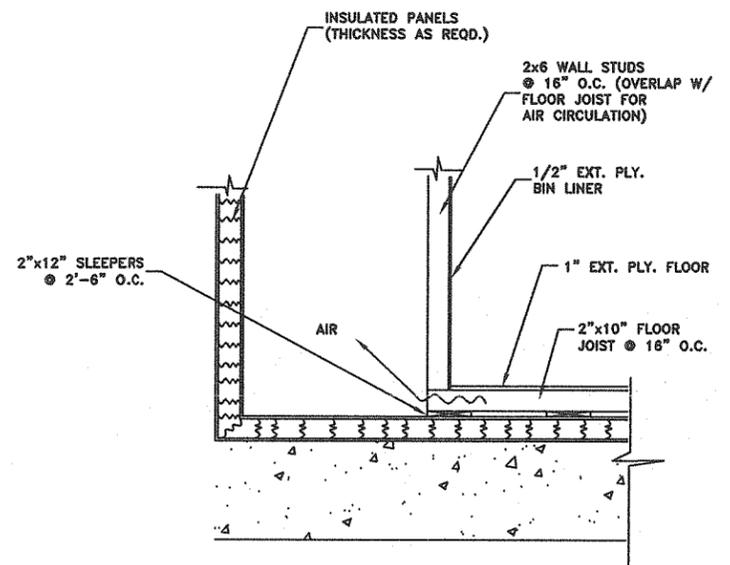
Project: FALSE ISLAND ICEHOUSE ADDITION

Sheet Description: TYPICAL SECTIONS

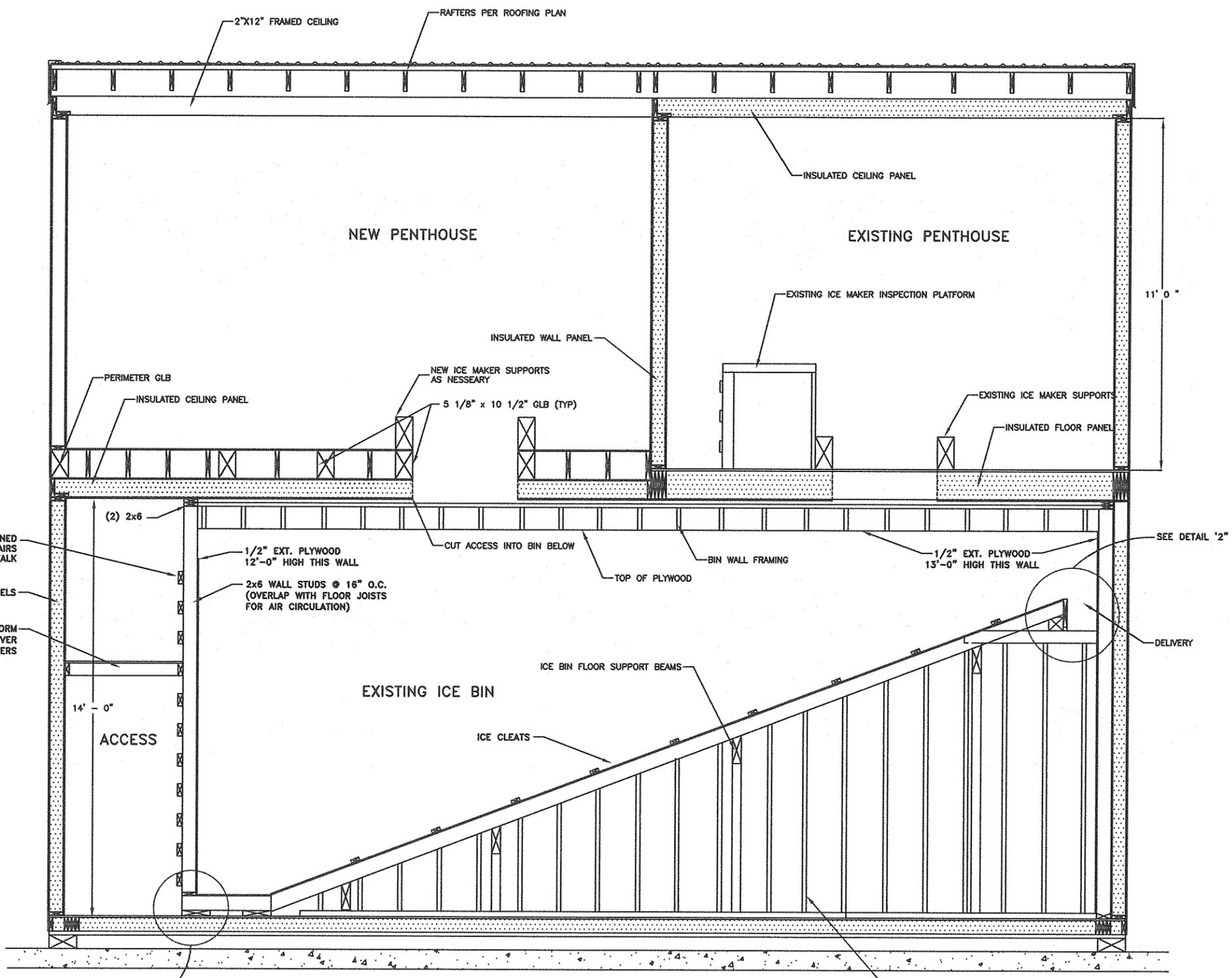
Sheet No. S5



# CONSTRUCTION SET

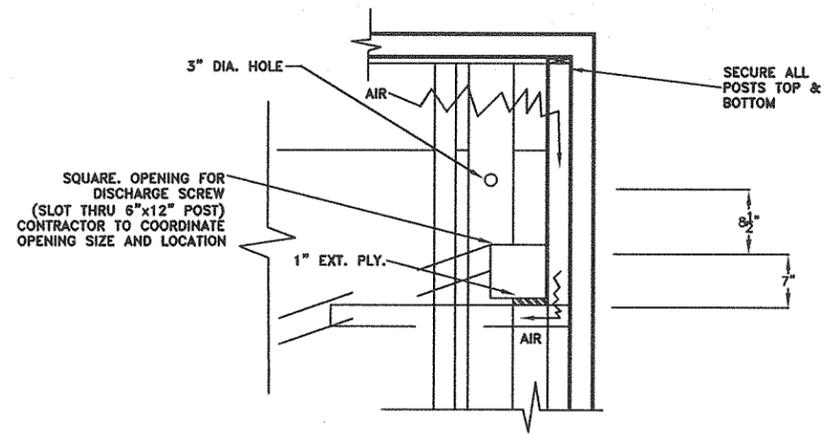


1 DETAIL  
N.T.S.



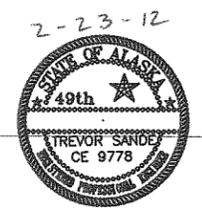
NOTE:  
USE 2"x4" OR 1 1/2"x1 1/2" ANGLES FIXED TO BIN FLOOR AT APPROXIMATELY 2'-6" O.C. FOR ICE CLEATS.

A SECTION VIEW  
S6

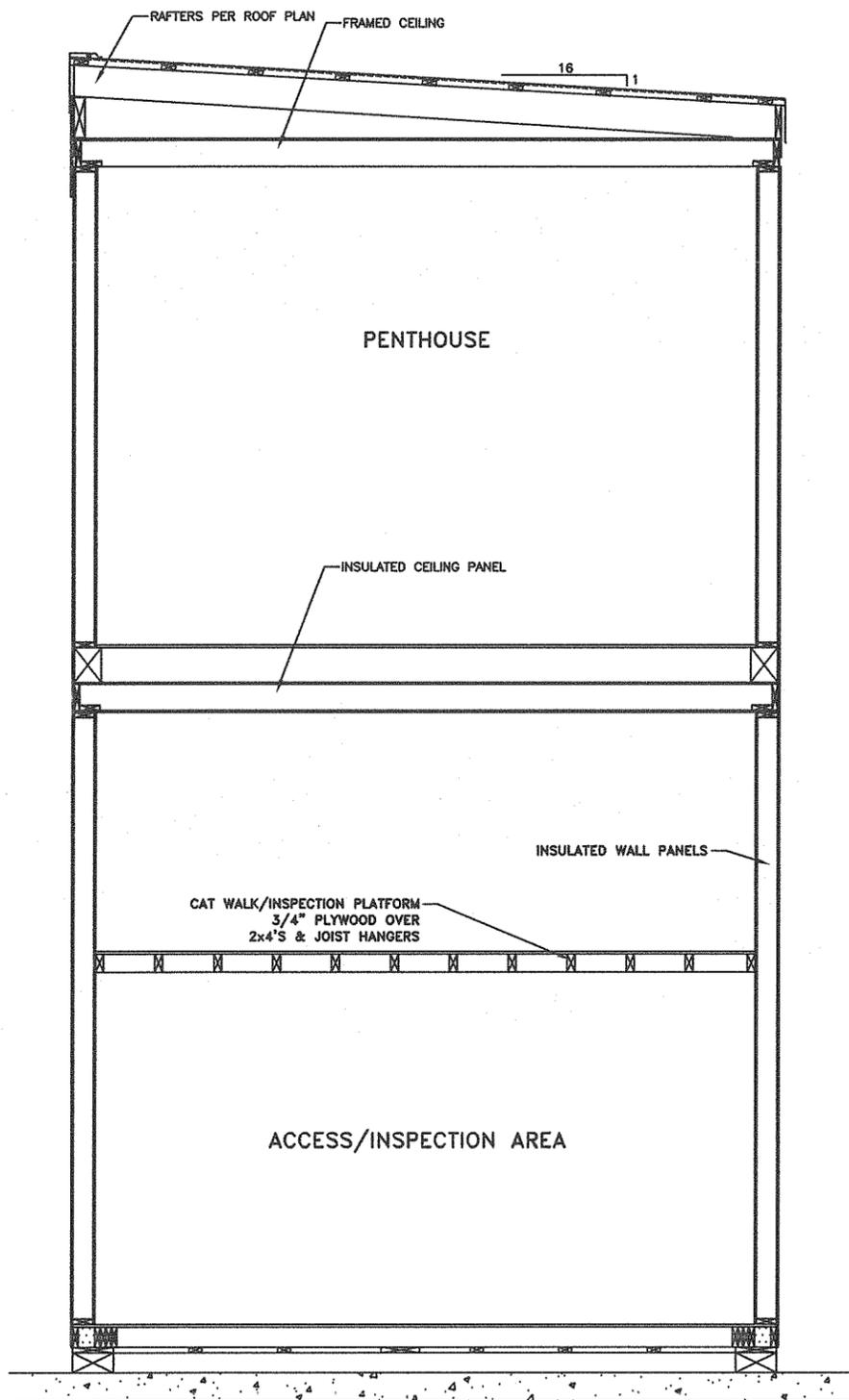


2 DETAIL  
N.T.S.

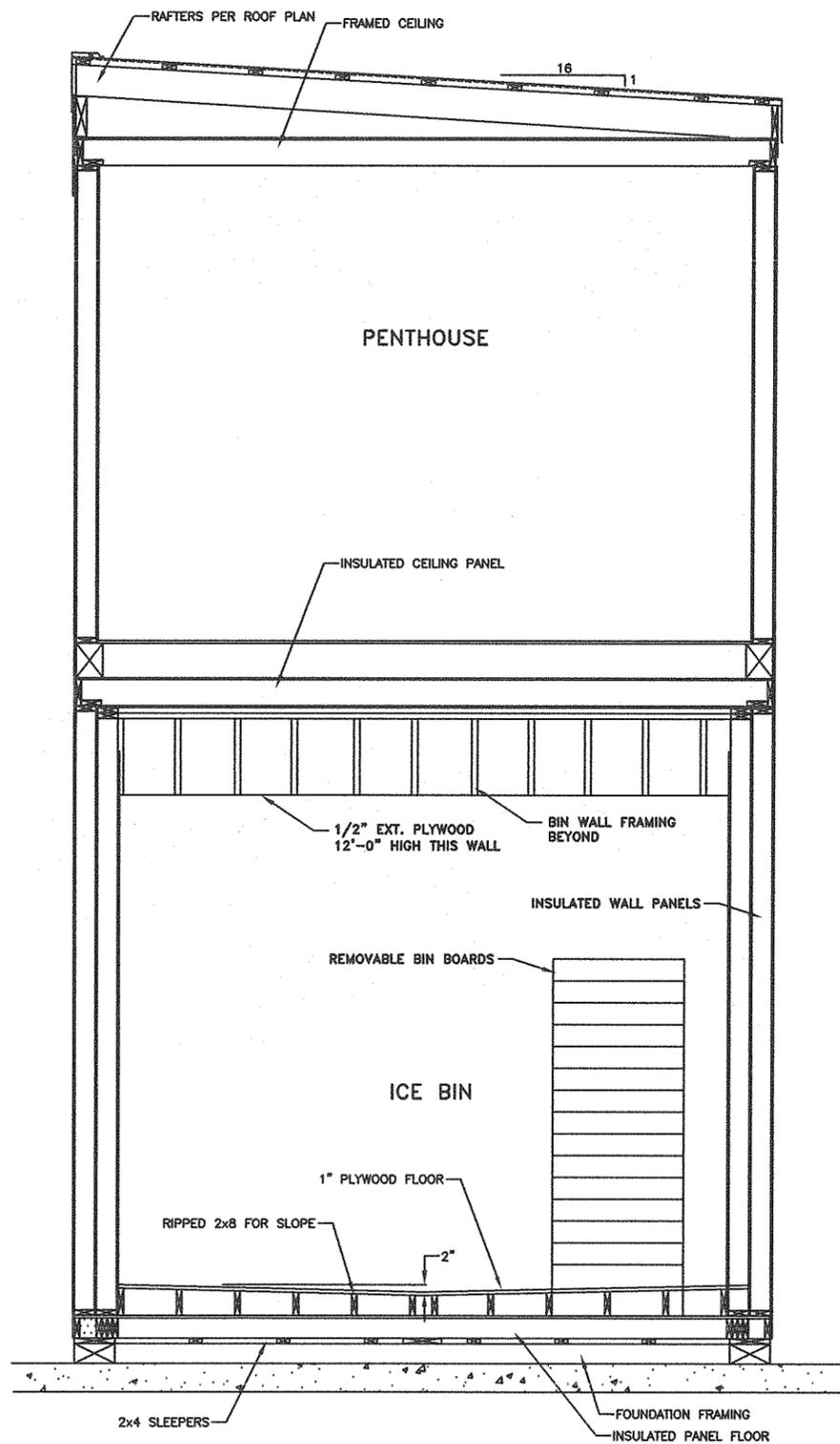
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Date	No.	Description	By						
Drawn: RDW		Scale: AS NOTED		Date: 02/10/12		Checked: TSS		Project No. 122301	



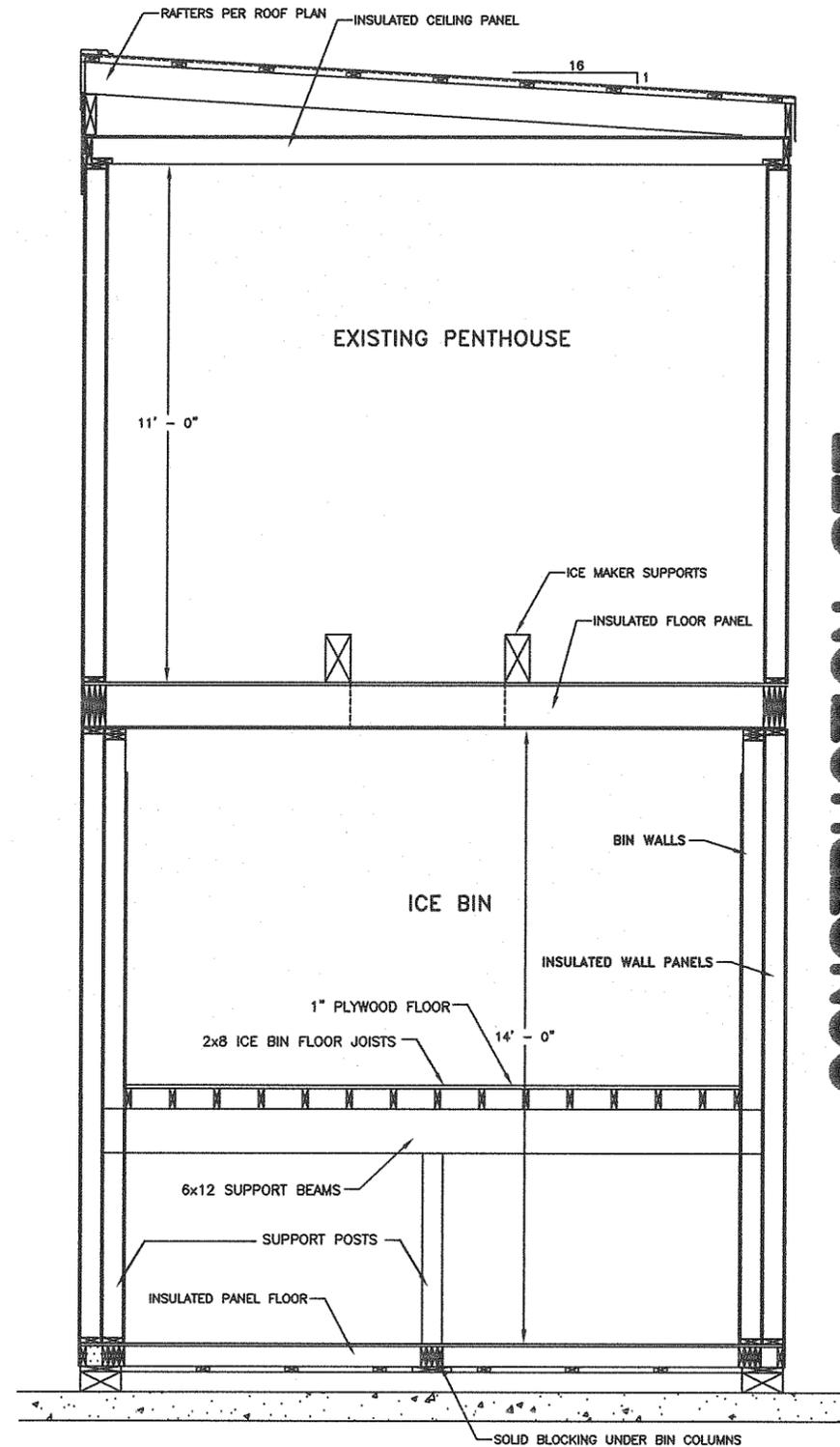
2-23-12



**A** SECTION VIEW  
S7  
0 12" 24"



**B** SECTION VIEW  
S7  
0 12" 24"



**C** SECTION VIEW  
S7  
0 12" 24"

**CONSTRUCTION SET**

Designed: RDW	Approved: TSS
Drawn: RDW	Scale: AS NOTED Date: 02/10/12
Checked: TSS	Project No. 122301

**R&M ENGINEERING-KETCHIKAN, INC.**  
355 CARLANNA LAKE ROAD  
KETCHIKAN, ALASKA 99901

Client: **MARBLE CONSTRUCTION**

Project: **FALSE ISLAND ICEHOUSE ADDITION**

Sheet Description: **SECTION VIEWS**

Sheet No. **S7**

