

PETERSBURG INDIAN ASSOCIATION
PIA BUILDING-RENOVATION PROJECT -2023

PROJECT MANUAL INDEX

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- IV MINIMUM RATES OF PAY
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PETERSBURG INDIAN ASSOCIATION
PIA BUILDING-RENOVATION PROJECT -2023

INVITATION TO QUOTE

Notice is hereby given that the Petersburg Indian Association will receive sealed quotes for the PIA BUILDING – RENOVATION PROJECT -2023. The project generally consists of the remodel of two existing rooms on the second floor of the EP building at 15 North 12th Street in Petersburg, Alaska. The work is outlined in the PIA BUILDING-RENOVATION PROJECT -2023 - drawings. The contract quote will be for a BASIC QUOTE.

All work must be completed on the PIA BUILDING-RENOVATION PROJECT -2023 by December 31, 2023.

Sealed quotes (pages BP1 & BP2) will be received by the Petersburg Indian Association by hand delivery to Petersburg Indian Association. Located upstairs in the Elizabeth Peratrovich Building, 15 North 12th Street, Petersburg, Alaska, (Telephone 907-772-3636) until 11:00 a.m. prevailing time on March 30, 2023.

The Contract Documents may be obtained from the Petersburg Indian Association Office, located at 15 North 12th Street, Petersburg, Alaska (Telephone 907-772-3636), Petersburg, Alaska 99833.

Prospective quoters are encouraged to visit the site before quoting.

The Petersburg Indian Association reserves the right to reject any or all quotes, to waive any informality in any quotes, and to award contracts as it may best serve the interest of the Petersburg Indian Association.

PETERSBURG INDIAN ASSOCIATION
PIA BUILDING-RENOVATION PROJECT -2023

**PETERSBURG INDIAN ASSOCIATION
PIA BUILDING-RENOVATION PROJECT -2023
BASE QUOTE**

Item No.	Pay Item Description	Pay Unit	Approx. Quantity	Unit Price	Amount
				Dollars	Dollars
1	PROJECT SUMMARY- REMODEL TWO EXISTING ROOMS ON THE SECOND FLOOR. An existing wall will be removed, and a new wall constructed. Electrical outlets will be removed and installed. Lighting and switches will be removed, rerouted, and installed. Telephone lines will be installed. A door will be removed, and a new door installed. The rooms will be painted, and carpet placed.	LS	All Req'd	Lump Sum	
TOTAL AMOUNT					

QUOTE AMOUNT (In Figures):

\$ _____

QUOTE AMOUNT

(In Words): _____

CONTRACTOR NAME:

PETERSBURG INDIAN ASSOCIATION
PIA BUILDING-RENOVATION PROJECT -2023

QUOTE PROPOSAL
(CERTIFICATION)

TO: PETERSBURG INDIAN ASSOCIATION _____,2023
NO. 12 SOUTH NORDIC DRIVE
POST OFFICE BOX 1418
PETERSBURG, ALASKA 99833

SUBJECT: Project Title: PIA BUILDING-RENOVATION PROJECT -2023

Pursuant to and in compliance with subject Invitation to Quote, and other quote documents relating thereto, the contractor hereby proposes to furnish all labor and materials and to perform all work for the construction of the above referenced project in strict accordance with the quote documents at the prices established in the Quote Proposal, Pages BP-1 through BP-2 submitted herewith.

The contractor agrees, if awarded the contract, to commence and complete the work within the time specified in the quote documents.

The contractor acknowledges receipt of the following addenda:

Addenda No. _____ Date of _____

Addenda No. _____ Date of _____

Addenda No. _____ Date of _____

Addenda No. _____ Date of _____

Type of Business Organization

The contractor, by checking the applicable box, represents that it operates as () a corporation incorporated under the laws of the State of _____, () an individual, () a partnership, () a non-profit organization, or () a joint venture. If a partnership or joint venture, identify all parties on a separate page.

Quote/Company Name _____	Alaska Contractor's License Number: _____
Address of Contractor _____	Employer's Tax Identification Number: _____
_____	_____
Phone: _____	Signature _____

	Name/Title _____

PETERSBURG INDIAN ASSOCIATION
PIA BUILDING-RENOVATION PROJECT -2023

OWNER-CONTRACTOR AGREEMENT

AGREEMENT made as of the _____ day of _____ in the year of 20_____.

BETWEEN the Owner:

Petersburg Indian Association
P.O. Box 1418
Petersburg, Alaska 99833

and the Contractor:

The Project:

Petersburg Indian Association
EP BUILDING-RENOVATION PROJECT -2022

Owner's Representative:

Chad Wright, Tribal Administrator
Petersburg Indian Association

The Owner and the Contractor agree as set forth below:

Article 1 The Contract Documents

The Contract Documents constitute the entire agreement between the Owner and the Contractor. The Contract Documents consist of the following:

1. Petersburg Indian Association, PIA BUILDING-RENOVATION PROJECT -2023,
 - a. Owner - Contractor Agreement
2. PIA BUILDING-RENOVATION PROJECT -2023 – PLANS (7 pages).
3. Addenda numbers _____ to _____, inclusive.
4. Change Orders which may be issued after the effective date of this Agreement.
5. PIA BUILDING-RENOVATION PROJECT -2023 - Quote
6. State of Alaska Laborer's and Mechanic's Minimum Rates of Pay, latest edition at quote.
7. Notice of Award
8. Notice to Proceed

These form the Contract, and all are as full a part of the Contract as if attached to this Agreement or repeated herein.

PETERSBURG INDIAN ASSOCIATION
PIA BUILDING-RENOVATION PROJECT -2023

Article 2 The Work

The Contractor shall perform all Work required by the Contract Documents for furnishing all labor, materials, equipment, tools, transportation and supplies necessary. All Work shall be in accordance with the project plans and specifications.

Article 3 Times of Commencement and Completion

The Work to be performed under this Contract shall be commenced within ten (10) days following receipt of a written Notice to Proceed.

Final Contract Completion shall be achieved not later than December 31, 2023.

_____, the Contractor, and his Sureties shall be liable for and shall pay the Owner the sum of two hundred dollars (\$200) per calendar day of delay beyond the substantial and final completion dates stipulated above.

Article 4 Contract Sum

The Owner shall pay the Contractor in U.S. funds for the performance of the Work, subject to additions and deductions by change order as provided in the Contract Documents, the contract sum of _____ (\$ _____).
The contract sum is determined as the total amount quote as shown on the quote proposal attached hereto.

Article 5 Payments

Payments may be made as monthly upon receipt of the contractor's pay request.

PETERSBURG INDIAN ASSOCIATION
PIA BUILDING-RENOVATION PROJECT -2023

This Agreement entered into as of the day and year written above.

OWNER: Petersburg Indian Association
P. O. Box 1418
Petersburg, Alaska 99833

Signed: _____

Title: _____

Date: _____

Notary's Acknowledgment:

SEAL

Notary Public - State of Alaska
My Commission Expires:

CONTRACTOR:

Signed: _____

Title: _____

Date: _____

Notary Public - State of Alaska
My Commission Expires:

Notary's Acknowledgment:

SEAL

PETERSBURG INDIAN ASSOCIATION
PIA BUILDING-RENOVATION PROJECT -2023

MINIMUM RATES OF PAY

- I. This does **NOT** apply to contracts under \$25,000.
- II. General: The Contractor shall be responsible to pay all workers the state rates listed herein.
- III. State: State of Alaska, Department of Labor, Laborers' and Mechanics' Minimum Rates of Pay, AS 36.05.010 and A.S. 36.05.00, Wage and Hour Administration, Pamphlet No. 600, the latest edition published by the State of Alaska, Department of Labor inclusive, are made a part of this Contract by reference. Pamphlet found at <http://labor.state.ak.us/lss/pamp600.htm>
- IV. The Contractor is responsible for contacting the Alaska Department of Labor to determine compliance with current regulations prior to quote.
- V. Required Reporting During Contract (to be reported by every Contractor and Subcontractor):
 - A. Before each Friday, each Contractor and Subcontractor must file Certified Payrolls with Statements of Compliance for the previous week. If there was no activity for that week, indicate "No Activity." Indicate "Start" on your first payroll and "Final" on your last payroll for this project. Send to:

Labor Standard & Safety, DOLWD
P.O. Box 111149
1111 8th Street, Rm 302
Juneau, Alaska 99811-1149
(907) 465-4842

Petersburg Indian Association
Chad Wright
P.O. Box 1418
Petersburg, Alaska 99833
(907) 772-3636

- B. Within 10 days of Notice of Award/Notice to Proceed make a list of all Subcontractors. Include their names, address, phone numbers, estimated subcontract amount, and estimated start and finish dates. Send list to both addresses above.
 - C. As part of the final payment request package, provide the following:
 - 1. A completed Compliance Certificate and Release form from every Contractor and Subcontractor.
 - 2. A final Subcontractor list complete with final subcontract amounts and including all equipment rentals (with operators).

PETERSBURG INDIAN ASSOCIATION
PIA BUILDING-RENOVATION PROJECT -2023

Specifications & General Notes for the Project

1. Insurance requirements for this contract.

Liability Coverages

A. The Successful Contractor shall furnish at his own expense and keep in full force during the terms of this contract the following coverages which shall list PIA as an additional insured:

- Insurance covering bodily injury in the minimum sum of \$1,000,000 for each occurrence.
- Insurance covering property damage in the minimum sum of \$200,000 for each occurrence, \$100,000 aggregate.
- Automobile liability insurance in the minimum of \$500,000 combined single limit for bodily injury and property damage.

B. Worker's Compensation Compliance

2. Repair and replacement work with this contract will be done to the highest industry standards and best construction practices.

3. Remove and dispose of all material, trash, wood, pipes, et cetera that are on the project area and leave the area as a clean. Contractor is responsible for removal and proper/legal disposal of all items. The Contractor shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work, they shall remove all their rubbish from and about the site, and all his tools, equipment, and surplus materials.

4. All material removed becomes the property of the contractor and will be disposed of at the contractor's expense. The appropriate disposal site will follow all applicable laws and regulations.

5. Work times will be between 7 am and 7 pm, 7 days a week.

6. Noise will be kept at a minimum as possible.

7. All safety requirements will be met to keep the public and workers out of possible danger. The Contractor shall exercise all necessary caution to protect all public and private property from injury or damage caused by the operations of the Contractor. Any practice deemed to be obviously hazardous in the opinion of PIA shall be immediately discontinued by the Contractor upon receipt of either written or oral notice to discontinue such practice. The Contractor shall comply with all OSHA, and other Federal and State safety standards.

8. The Contractor shall, at his expense, procure all necessary licenses and permits needed to conduct the work required under the terms of this contract. The Contractor shall give any and all necessary formal notices required in conjunction with the lawful prosecution of the

PETERSBURG INDIAN ASSOCIATION
PIA BUILDING-RENOVATION PROJECT -2023

work of this contract. All permit fees shall be a part of the quote price. PIA will not reimburse Contractor for any fees.

9. In the event of accidents of any kind, which involve the general public and/or private or public property, the Contractor shall immediately notify the City and shall provide a full accounting of all details of the accident. The Contractor shall furnish the PIA with copies of all reports of such accidents at the same time that the reports are forwarded to any other interested parties.

10. To the fullest extent permitted by law, the Contractor shall indemnify and save harmless Petersburg Indian Association (PIA) and their officers and employees from any and all liability, losses or damages, including attorney's fees and costs of defense, PIA may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature, including worker's compensation claims, in any way resulting from or arising out of the operations of Contractor under this contract, including operations of Subcontractors; and the Contractor shall, at his or her own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefrom or incurred in connection therewith; and, if any judgments shall be rendered against PIA in any such act, the Contractor shall, at his or her own expense, satisfy and discharge same. Contractor expressly understands and agrees that any performance and or insurance protection required by the contract, or otherwise provided by Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless, and defend PIA as herein provided.

11. Contractor will be responsible for obtaining a Petersburg Borough Building Permit, along with the cost required. Alaska State Fire Marshal approval has already been given; the permit is attached.

Plan Review Approval Letter & Certificate

Grantor: State of Alaska, Department of Public Safety, Division of Fire & Life Safety

Grantee: PETERSBURG INDIAN ASSOCIATION

Recording District:

Legal Description:

State of Alaska
Office of the State Fire Marshal
Plan Review

This is to certify that the plans for this building were reviewed by the *State Fire Marshal* on 2/2/2023 for conformance with AS 18.70.010 -- 100; 13 AAC 50.027.

This certificate shall be posted in a conspicuous place on the premises named Petersburg Indian Association (f/k/a Elizabeth Peratrovich Center) and shall remain posted until construction is completed.

NOTICE: Any changes or modifications to the approved plans **must** be resubmitted for review by the *State Fire Marshal*.

Plan Review #: 2023ANCH0011

By: Steve H. Crouch

Authority: AS 18.70.080
Form: 12-741
(6/01)

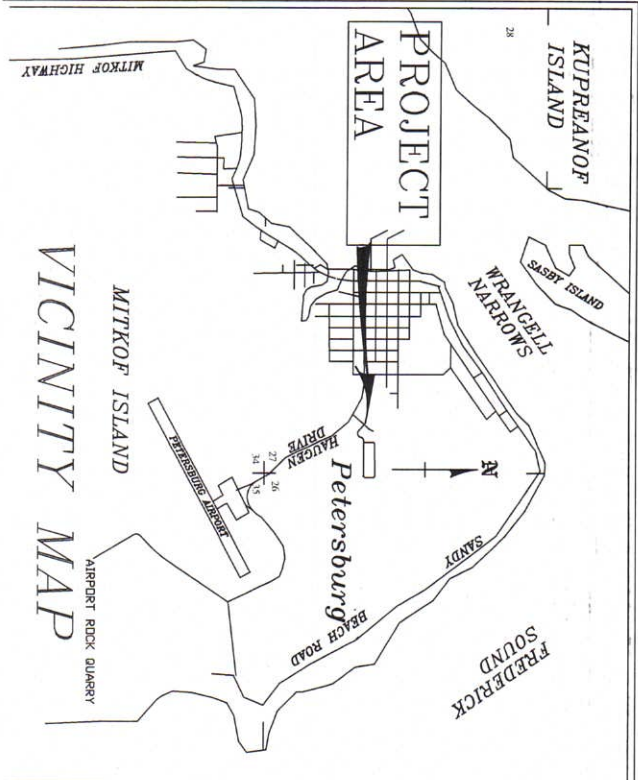
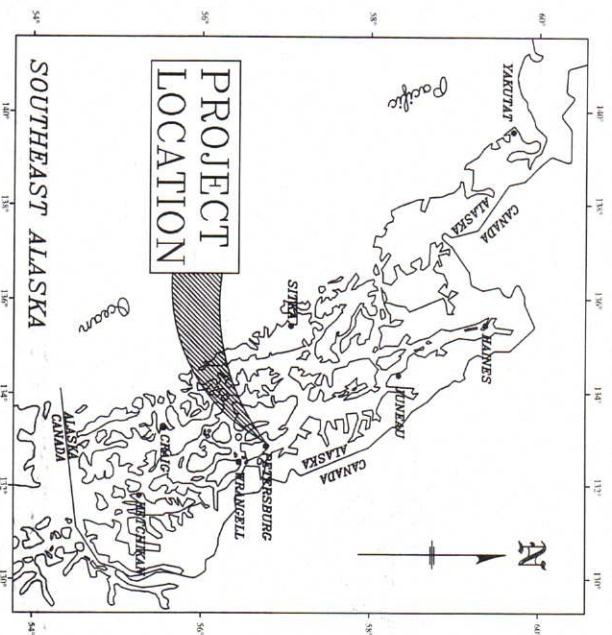
Steve Crouch
Building Plans Examiner I

Renovation

PETERSBURG INDIAN ASSOCIATION



CONSTRUCTION PROJECT PIA BUILDING RENOVATION ~ 2023



PROJECT SUMMARY: REMODEL TWO EXISTING ROOMS ON THE SECOND FLOOR		BUILDING CODE SUMMARY	
PROJECT DESCRIPTION: An existing wall will be removed and a new wall constructed. Electrical outlets will be removed, rerouted, and installed. Telephone lines will be installed. A door will be removed and a new door installed. The Rooms will be painted and carpet placed.		INTERNATIONAL BUILDING CODE SUMMARY 2021	
INDEX OF SHEETS		OCCUPANCY CLASSIFICATION	IBC 304.1
1. DESCRIPTION	BUILDING TYPE	B - OFFICES	IBC TABLE 503
2. TITLE SHEET	BUILDING AREAHIGHT	11.B (PORTION HAS AUTOMATIC SPRINKLER SYSTEM SEE PAGE 3 FOR LOCATION)	IBC TABLE 503
3. SITE PLAN		12,800 SF/ 2 STORY (EXISTING)	IBC TABLE 503
4. EXISTING 1ST FLOOR PLAN VIEW		23,000 SF/ 3 STORY (ALLOWABLE)	IBC TABLE 1016.2
5. EXISTING 2ND FLOOR PLAN VIEW		EXIT ACCESS TRAVEL DISTANCE = 200' LIMIT	IBC 1014.3
6. RENOVATION		COMMON PATH OF EGRESS TRAVEL = 75' LIMIT	IBC 1016.4
7. LIGHTING AND ELECTRICAL PLAN		DEAD END CORRIDOR = 20' LIMIT	IBC 1016.4
8. WALL TYPICAL AND DOOR SCHEDULE		CORRIDOR WIDTH = 44" MINIMUM	IBC 1016.2

APPROVED: _____

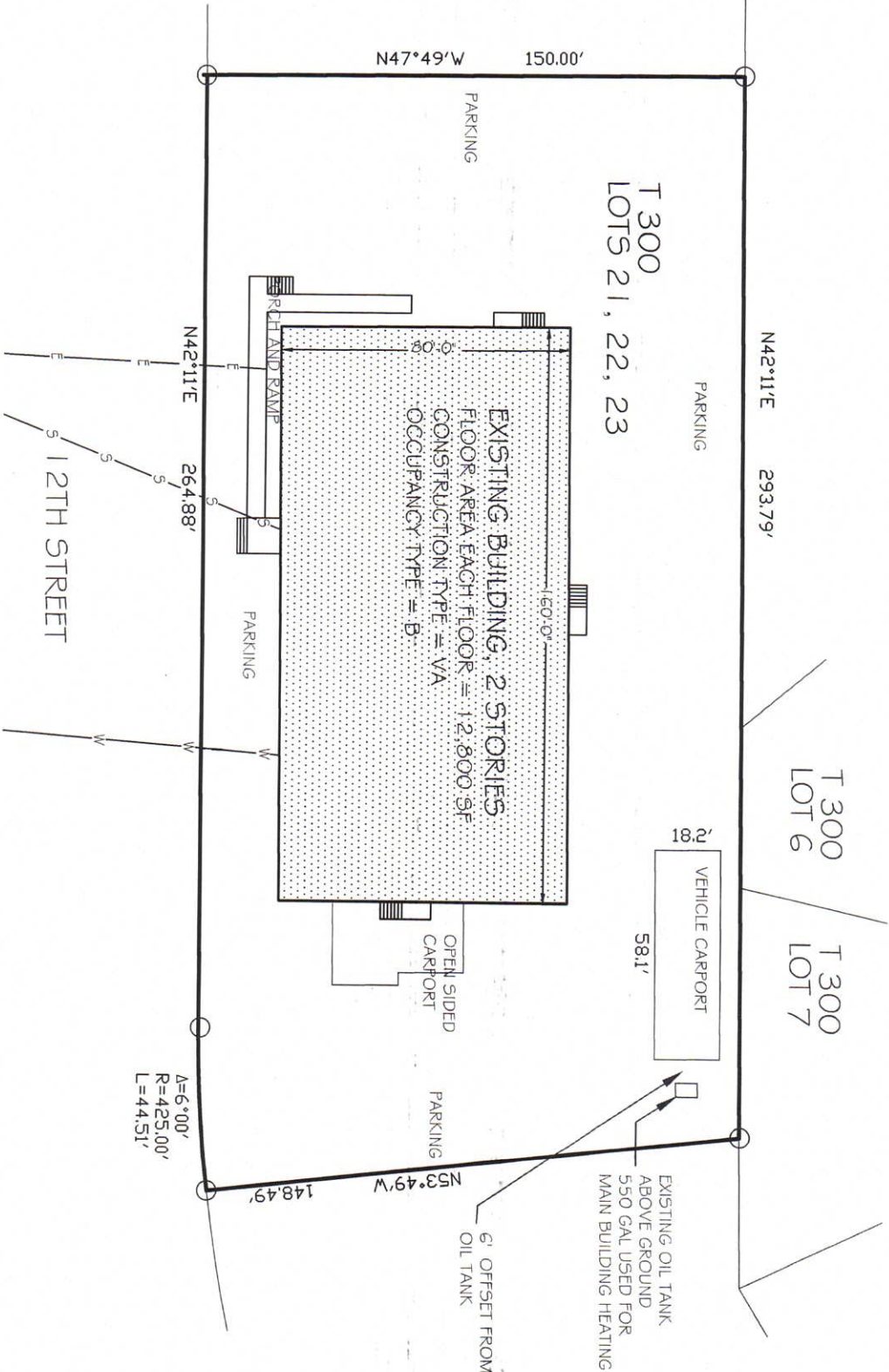
PIA PRESIDENT ~ CRIS MORRISON DATE _____ REMARKS _____

PETERSBURG INDIAN ASSOCIATION

P.O. BOX 1418 (907) 772-3636
PETERSBURG, ALASKA 99833



SITE PLAN
1"=30'



DRAWING NO.

2

DRAWING TITLE

SITE PLAN

PROJECT TITLE

PIA Elizabeth Peratrovich Building
Renovation ~ 2023

PETERSBURG INDIAN ASSOCIATION

P.O. BOX 1418
PETERSBURG ALASKA 99833
(907) 772-3636

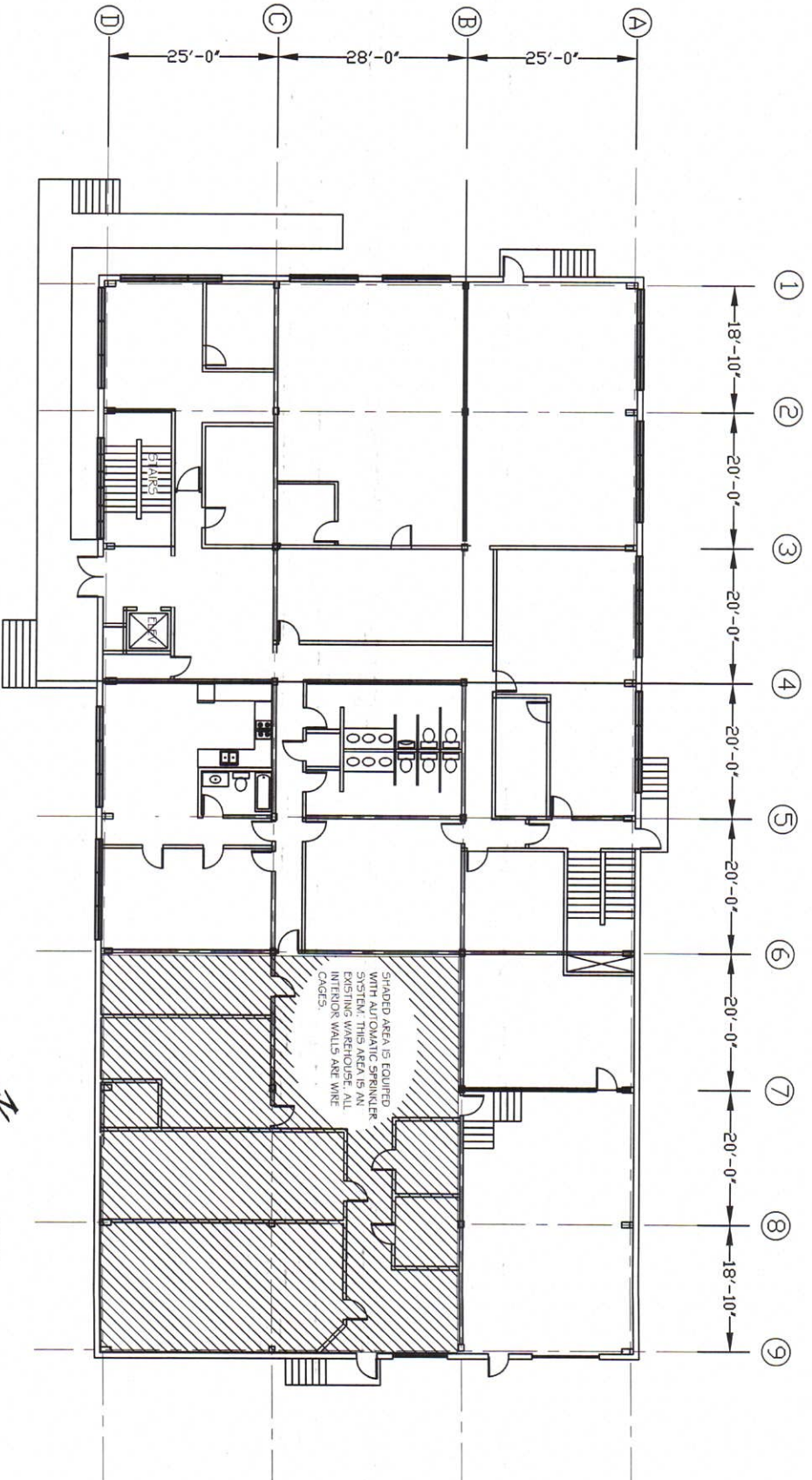


DATE

2022-11-25
REVISIONS

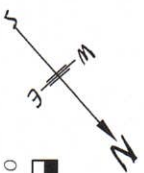
Page 2 of 7

BACK LOT PARKING



EXISTING 1ST FLOOR

12TH STREET



DRAWING NO.

3

DRAWING TITLE

EXISTING
1st FLOOR

PROJECT TITLE

PIA Elizabeth Peratrovich Building
Renovation ~ 2023

PETERSBURG INDIAN ASSOCIATION

P.O. BOX 1418
PETERSBURG
(907) 772-3636
ALASKA 99833



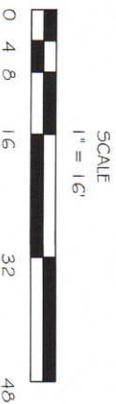
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SHAWN HARRIS

DATE

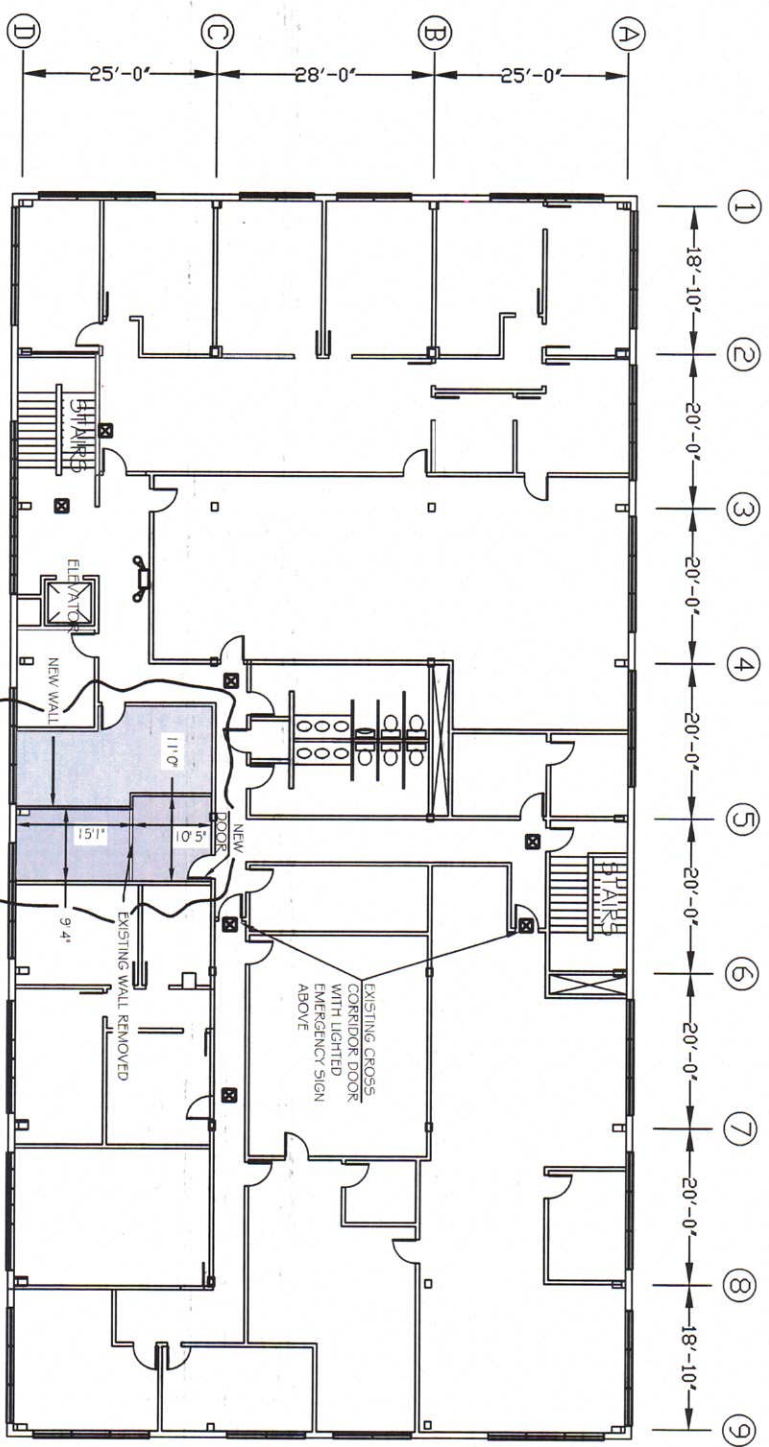
2022-11-28

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Architectural floor plan of the first floor of a building. The plan shows a central corridor system with multiple rooms on either side. Key features include a 'RESTROOM' with four stalls, an 'ELEVATOR' (ELEV.), and a 'STAIRS' area. A note points to a 'CORRIDOR CROSS WITH LIGHTED EMERGENCY SIGN ABOVE'. The plan is dimensioned with a grid system: vertical dimensions (1-9) range from 18'-10" to 20'-0", and horizontal dimensions (A-D) range from 25'-0" to 28'-0".

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SUSAN #1471
DATE
2022-11-23
Page 4 of 7



LEGEND

EXISTING EMERGENCY LIGHT

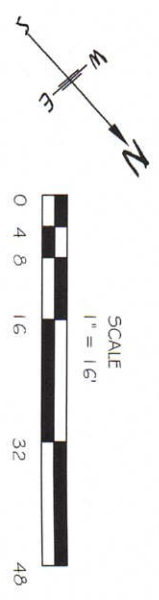
EXISTING LIGHTED EXIT SIGN

RENOVATION

ROOMS TO BE REMODELED

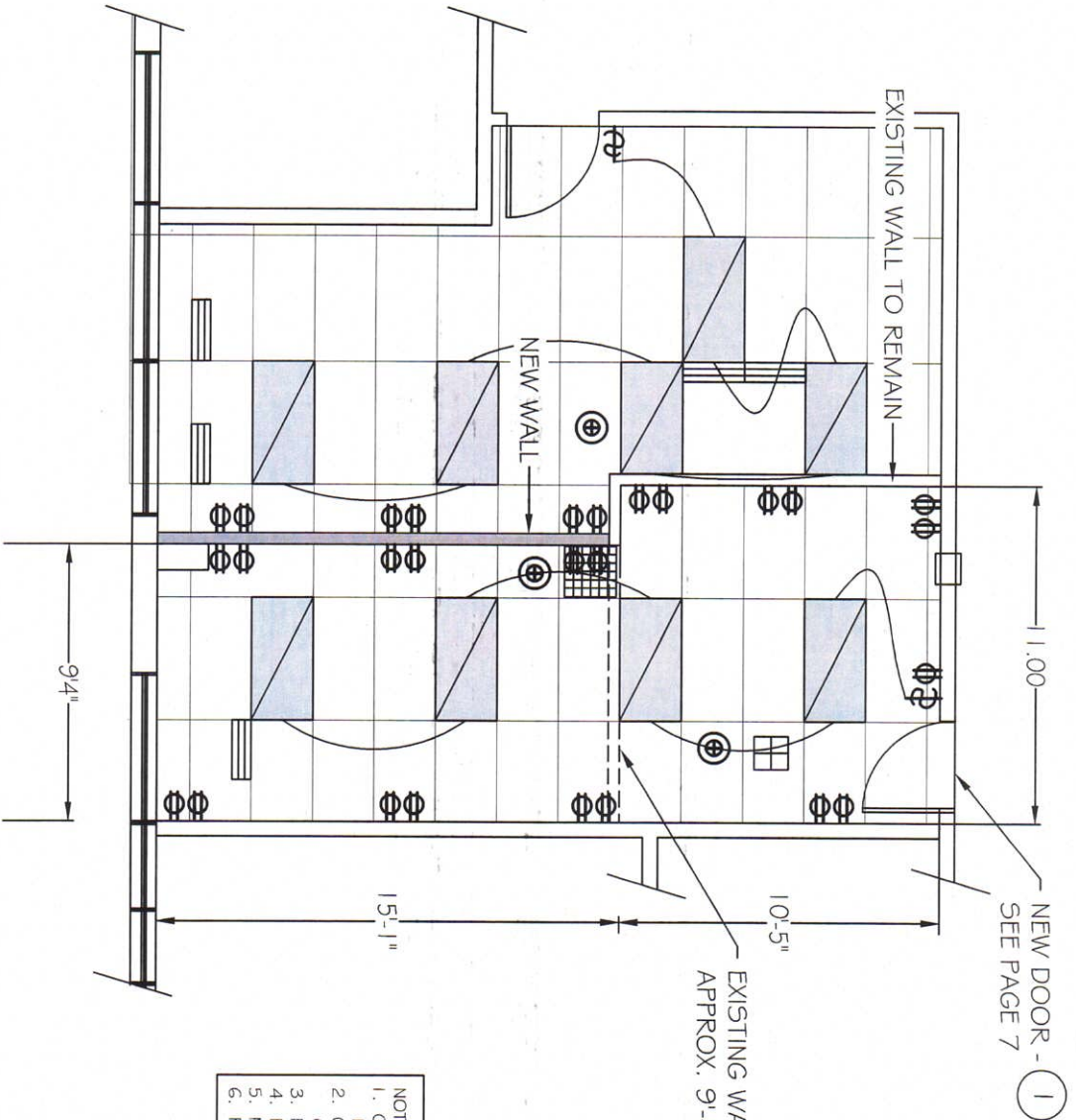
RENOVATED 2ND FLOOR

PROJECT DESCRIPTION: The project will be the renovation of two existing rooms making one of the rooms larger. In general an existing wall will be removed and a new wall will be constructed. The electrical outlets will have to be removed and new installed. Lighting and switches will have to be removed and new ones installed. Telephone lines will be rerouted. A new door will be installed. Rooms will be painted and carpet will be placed.











DRAWING NO. 5	DRAWING TITLE EXISTING 2ND FLOOR	PROJECT TITLE PIA Elizabeth Peratrovich Building Renovation ~ 2023	PETERSBURG INDIAN ASSOCIATION P.O. BOX 1418 PETERSBURG ALASKA 99833 (907) 772-3636	DRAWN BY S. J. J. J. DATE 2022-11-28 Page 5 of 7
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EXISTING WALL REMOVED
APPROX. 9'-4"

-  DUPLEX ELECTRICAL OUTLET
-  SMOKE ALARM HARD WIRED TO FIRE CONTROL SYSTEM.
-  LIGHT FIXTURE
-  TOGGLE SWITCH
-  EXISTING VENT
-  EXISTING VENT
-  EXISTING VENT
-  NEW WALL

- NOTES:
1. CONTRACTOR TO SUBMIT ONE-LINE DIAGRAM FOR ELECTRICAL SYSTEMS FOR BUILDING PERMIT.
 2. OWNER WILL SELECT FROM MANUFACTURERS FULL COLOR RANGE ON ALL PRODUCTS AND EQUIPMENT WHERE APPLICABLE.
 3. RUN A CAT 6 TO EVERY OFFICE LOCATION.
 4. RUN A PHONE CABLE TO EVERY OFFICE LOCATION.
 5. MOVE ALL ELECTRICAL THAT IS CONFLICTING WITH CONSTRUCTION.
 6. REARRANGE LIGHTING TO FIT ROOM SO LIGHTING IS NOT SPLIT BY WALLS.

SCALE 1" = 4'

0 1 2 4 8 16



DRAWING NO.

6

DRAWING TITLE

Renovation
Ceiling, Electrical Circuits
and Wall Plan

PROJECT TITLE

PIA Elizabeth Peratrovich Building
Renovation ~ 2023

PETERSBURG INDIAN ASSOCIATION

P.O. BOX 1418
PETERSBURG ALASKA 99833

(907) 772-3636



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3/20/23
DATE
2023-11-30
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PROJECT MATERIALS

WALL STUD # CHANNEL - GALVANIZED STEEL, 20 GAGE MINIMUM

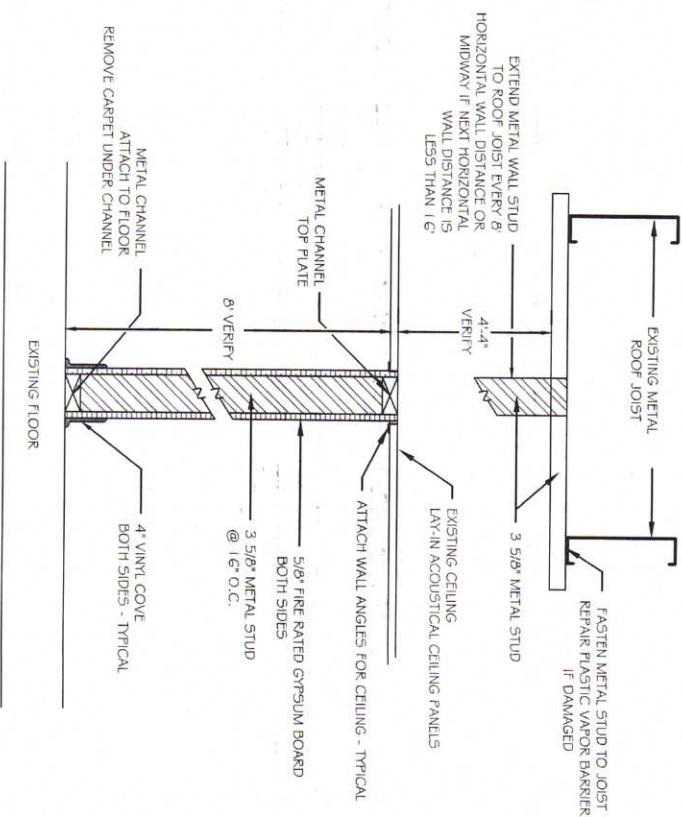
WALL BOARD - 3/8" FIRE RATED GYPSUM BOARD

DOOR - SIZE AND HEIGHT - 36" X 80"

- KNOCK DOWN METAL FRAME (16 GAUGE)
- SOLID CORE ROTARY NATURAL BIRCH DOOR (1.75" THICK)
- STANLEY 4.5" X 4.5" US26D (SATIN CHROME) HINGES
- BEST 7KC37ABD53 STANDARD DUTY INTERCHANGEABLE CORE ENTRY LEVER LOCK
- US26D (SATIN CHROME), VERIFY KEY CORE TO WORK WITH P.I.A. KEY SYSTEM
- DOOR SILENCERS
- DOOR BUMPER - NATIONAL HARDWARE - MFB9050 COMMERCIAL GRADE CONCAVE WALL DOORSTOP

DOOR SCHEDULE

DOOR NO.	COMMENTS
①	USE STANDARD DOOR AS LISTED IN PROJECT MATERIALS ABOVE INSTALL WITHIN SIX INCHES INSIDE OF WALL CORNER.



WALL TYPICAL

DRAWING NO.

7

DRAWING TITLE

Door Schedule
Wall Typical

PROJECT TITLE

PIA Elizabeth Peratrovich Building
Renovation ~ 2023

PETERSBURG INDIAN ASSOCIATION

P.O. BOX 1418
PETERSBURG
(907) 772-3636
ALASKA 99833



DRAWN BY
Shawn Bhatt

DATE
2022-11-25

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