

NWAB Mtg Packet

Special Meeting

September 22, 2023

Agenda

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Resolutions

RSN 23-54 Northern Contractors - Noorvik 3
NAB Construction Services Agr - Northern Contractors - Noorvik 5



**Northwest Arctic Borough
Assembly Special Meeting**
Friday, September 22, 2023 – 1:00 P.M.
Assembly Chambers – Kotzebue, AK

AGENDA

A. CALL TO ORDER

B. INVOCATION/MOMENT OF SILENCE

C. ROLL CALL/MEMBER EXCUSAL

1. Introduction of Staff and Guests

D. APPROVAL OF AGENDA

E. RESOLUTION

1. **Resolution 23-54** *a resolution of the Northwest Arctic Borough Assembly approving a contract with Northern Contractors and Consulting, LLC for construction services for the Borough's Public Safety/VPSO Housing building in Noorvik, Alaska.*

F. AUDIENCE COMMENTS

G. ASSEMBLY COMMENTS

H. MAYOR'S COMMENTS

I. ADJOURNMENT

**NORTHWEST ARCTIC BOROUGH
RESOLUTION 23-54**

A RESOLUTION OF THE NORTHWEST ARCTIC BOROUGH ASSEMBLY APPROVING A CONTRACT WITH NORTHERN CONTRACTORS AND CONSULTING, LLC FOR CONSTRUCTION SERVICES FOR THE BOROUGH'S PUBLIC SAFETY/VPSO HOUSING BUILDING IN NOORVIK, ALASKA.

WHEREAS: the Northwest Arctic Borough issued RFP No. FY24-01 for the award of a contract to perform construction services for the Borough's public safety/VPSO housing building in Noorvik; and

WHEREAS: the Borough Evaluation Committee reviewed responsive proposals and determined that Northern Contractors and Consulting, LLC offered the best combination of price and performance for the Borough's requested scope of services; and

WHEREAS: the Borough wishes to move forward with negotiation and execution of a contract with Northern Contractors and Consulting, LLC in an amount not to exceed \$279,775.00 based on its responsive proposal, for services to be substantially completed by December 31, 2023, and a contract terminating no later than June 30, 2024.

NOW THEREFORE BE IT RESOLVED: the Borough Assembly approves negotiation and execution of a construction services contract with Northern Contractors and Consulting, LLC in an amount not to exceed \$279,775.00 for construction services for the Borough's public safety/VPSO housing building in Noorvik.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER 2023.

Nathan Hadley, Jr., Assembly President

PASSED AND APPROVED THIS 22nd DAY OF SEPTEMBER 2023.

Dickie Moto, Sr., Mayor

SIGNED AND ATTESTED TO THIS 22nd DAY OF SEPTEMBER 2023.

**_____
Stella Atoruk, Borough Clerk**

ATTEST:

CONSTRUCTION SERVICE AGREEMENT

This Agreement is made and entered into this 22nd day of September 2023 between the Northwest Arctic Borough, an Alaska municipal corporation (“**NAB**” or the “**Borough**”), whose address is P.O. Box 1110, Kotzebue, Alaska 99752 and Northern Contractors & Consulting, LLC, an Alaska limited liability corporation, (“**Contractor**”), whose address is 3705 Arctic Blvd. 2644, Anchorage, Alaska 99503 for construction services for the Noorvik Public Safety/VPSO Building, as described in Exhibit A to this Agreement (the “**Project**”).

The Borough and Contractor agree as follows:

1. **THE WORK.** Contractor shall complete all the work on the Project as specified in the Scope of Work included and also contained in the Contract Documents and incorporated in this Agreement (the “**Work**”). The Work is generally described as construction and renovation services for the Noorvik Public Safety/VPSO Building.

2. **TIME OF COMMENCEMENT AND COMPLETION.** The Work to be performed under this Agreement shall be commenced upon receipt of a Notice to Proceed and substantially completed by December 31, 2023 (the “**Completion Date**”). Start date is anticipated to be on or about October 2, 2023.

3. CONTRACT AMOUNT.

a. The Borough shall pay Contractor an amount not to exceed \$279,775.00 (the “**Contract Sum**”) for the satisfactory performance of the Work, subject to additions and deductions by Change Order as provided in this Agreement, the following: The unit price set forth on Contractor’s proposal shall be the basis for the contract price. Payment at the unit price will be based on actual measured quantities in the Work, or planned quantities as otherwise stipulated, except where the unit is a lump sum, in which case payment will be based upon the lump sum price as stated.

b. The Borough shall not issue any change order or other directive requiring additional compensable work to be performed under this Agreement, which work causes the aggregate amount payable under the Agreement to exceed the appropriated amount for the original contract, unless the Contractor is given written assurance by the Borough that lawful appropriations to cover the costs of the additional work have been made or unless such work is covered under a remedy in the Agreement.

4. **PROGRESS PAYMENTS.** Based upon Applications for Payment submitted to the Borough by the Contractor and Certificates for Payment issued by the Borough to Contractor, the Borough shall make progress payments to Contractor as follows:

a. Bi-weekly progress payment requests shall be remitted within 7 days of issuance of Certificates for Payment to the Borough. The Borough Representative will endeavor to approve Applications for Payment within 48-hours of verified receipt.

5. FINAL PAYMENT. After completion of the Work, provided that Contractor has fully performed the Agreement, subject to the provisions of Section 14 of this Agreement, the Borough shall make final payment to Contractor after issuing a final Certificate for Payment. The Borough shall withhold from final payments any amounts as otherwise required under this Agreement.

6. CONTRACT DOCUMENTS.

a. The Contract Documents include:

- i. The Construction Service Agreement;
- ii. Change Orders, if applicable;
- iii. Modifications, if applicable;
- iv. Performance Bond, if applicable;
- v. Notice to Proceed; and
- vi. Request for Proposals Package, Notice of Award, and Contractor's proposal.

b. The Contract Documents form the Agreement and what is required by anyone shall be as binding as if required by all. The intent of the Contract Documents is to include all labor, materials, equipment, and other items necessary for the proper execution and completion of the Work, and the terms and conditions of payment therefore, and also to include all Work which may be reasonably inferable from the Contract Documents as being necessary to produce the intended results.

c. The term "Work" as used in the Contract Documents includes all labor necessary to complete the Work required by the Contract Documents, and all materials and equipment incorporated or to be incorporated in such construction.

d. In the event that any of the covenants or provisions of this Agreement conflict with any of the provisions of the Request for Proposals or the Contractor's proposal, then this Agreement shall control and shall be the governing document. In the event that the Request for Proposals conflicts with the Contractor's proposal then the Request for Proposals shall control, it being the intent that the Work under the Project is defined in this Agreement and the Request for Proposals.

7. BOROUGH'S REPRESENTATIVE.

- a. The Borough shall issue all instructions to the Contractor through the Borough Representative, designated as: Chris Hatch, Director of Public Safety.
- b. The Borough Representative will provide general administration of the Agreement and will be the Borough's representative during the Project and until issuance of the final Certificate for Payment.
- c. The Borough Representative shall at all times have access to the Project wherever it is in preparation and progress.
- d. The Borough Representative will make periodic visits to the Project site to determine in general if the Work is proceeding in accordance with the Contract Documents. On the basis of on-site observations, the Borough Representative will keep the Borough informed of the progress of the Work, and will endeavor to protect the Borough against defects and deficiencies in the Work of the Contractor. The Borough Representative will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Borough Representative will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, and will not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents.
- e. Based on such observations and the Contractor's Applications for Payment, the Borough Representative will determine the amounts owing to the Contractor and will issue Certificates for Payment in accordance with Section 14 of this Agreement.
- f. The Borough Representative will be, in the first instance, the interpreter of the requirements of the Contract Documents. The Borough Representative will make decisions on all claims and disputes between the Borough and the Contractor.
- g. The Borough Representative will have authority to reject Work not conforming to the Contract Documents.
- h. The Borough shall issue all instructions to the Contractor through the Borough Representative.

8. CONTRACTOR.

- a. Contractor shall perform the work as an Independent Contractor pursuant to this Agreement. Nothing contained in this Agreement shall be construed in such manner as to

create the relationship of employer/employee between Contractor and the Borough, or between Contractor's subcontractors, associates, agents or employees and the Borough.

b. Contractor shall supervise and direct the Work, using Contractor's best skill and attention. Contractor shall be solely responsible for all plumbing, electrical, construction, and installation means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under the Agreement.

c. Unless otherwise specifically noted for the Project, Contractor shall provide and pay for all labor, expertise, materials, equipment, tools, freight/delivery, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work.

d. Contractor shall at all times enforce strict discipline and good order among Contractor's employees, and shall not employ on the Work any unfit person or anyone not skilled in the task assigned to Contractor.

e. Contractor must comply with the Little Davis-Bacon Act and all applicable state, federal, state, and local Project-related rules and regulations.

f. Contractor warrants to the Borough and the Borough Representative that all Work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All Work not conforming to these standards may be considered defective.

g. Contractor shall pay any sales, consumer use and other similar taxes required by law and shall secure all permits, and licenses necessary for the execution of the Work at Contractor's sole expense.

h. Contractor shall give all notices and comply with all laws, ordinances, rules, regulations, and orders of any public authority bearing on the performance of the Work.

i. Contractor shall be responsible for the acts and omissions of all Contractor's employees and all subcontractors, their agents and employees and all other persons or entities performing any of the Work under a contract with the Contractor.

j. Contractor shall review, stamp with his approval and submit all samples and drawings as directed for approval of the Borough Representative for conformance with the Contract Documents and with the information given in the Contract Documents. The Work shall be in accordance with approved samples, specifications, and drawings.

k. Contractor at all times shall keep the Project site free from accumulation of waste materials and debris caused by Contractor's operations. At the completion of the Work, Contractor shall leave the Project site in a neat and orderly condition.

9. SUBCONTRACTS.

a. A Subcontractor is a person who has a contract with Contractor to perform any of the Work at the site.

b. Unless otherwise specified in the Contract Documents, Contractor as soon as practicable after the award of the Agreement, shall furnish to the Borough Representative in writing a list of the names of Subcontractors proposed for the principal portions of the Work. The Contractor shall not utilize or employ any subcontractor to whom the Borough Representative or the Borough may have a reasonable objection. Contracts between Contractor and Subcontractors shall be in accordance with the terms of this Agreement and shall include the general conditions of this Agreement insofar as applicable.

10. DISPUTES.

a. The provisions of this Section 10 will govern the procedures to be followed in the event of a dispute under this Agreement.

b. The Borough Representative shall be the initial interpreter of the requirements of the Contract Documents and judge the acceptability of the Work thereunder. Claims, disputes and other matters relating to the acceptability of the Work or the interpretation of the requirements of the Contract Documents pertaining to the performance and furnishing of the Work and changes in the Work will be referred initially to the Borough Representative in writing with a request for a decision. Written notice of each such claim, dispute or other matter will be delivered by Contractor to the Borough Representative promptly after the occurrence or event giving rise thereto. The Borough Representative will render a decision in writing promptly after receipt of the submittal, allowing sufficient time for review of the matter. The Borough Representative's decision on such claim, dispute or other matter will be final and binding upon the Contractor.

11. ROYALTIES AND FEES. Contractor must pay all royalties and license fees. The Contractor shall defend all suits or claims for infringement of any patent rights and shall hold the Borough harmless from loss on account thereof.

12. BOND.

a. Performance Bond. A Performance Bond shall be submitted by Contractor in the amount of 50% of Contract Sum and shall be in such other form as approved by the Borough. The bond shall make reference to this Agreement, and may be drawn against in

an appropriate amount as determined by the Borough in its sole discretion, when any damages to the Borough result from the Contractor's services pursuant to this Agreement, or Contractor's malfeasance, misfeasance, or breach in the performance of this Agreement. The purpose of the bond is to secure the performance of and the compliance with this Agreement by and between the Contractor and the Borough; the bond shall not be transferable.

b. Payment Bond. A Payment Bond shall be submitted by Contractor with a corporate surety qualified to do business in the state, or at least two individual sureties who shall each justify in a sum equal to the amount of the bond for the protection of all persons who supply labor and material in the prosecution of the work provided for in the Project. The payment bond shall be in the amount of 50% of the Contract Sum.

13. **DELAY**. All of the Work will be completed and ready for final payment by the date specified in this Agreement. If Contractor is delayed at any time in the progress of the Work by changes ordered in the Work, by labor disputes, fire, unusual delay in transportation, unavoidable casualties, causes beyond the Contractor's control, or by any cause which the Borough Representative may determine justifies the delay, then the Completion Date shall be extended by Change Order for such reasonable time as the Borough Representative may determine.

14. **PAYMENTS**.

a. The Borough will make payments as detailed in Section 4 of this Agreement.

b. Payments may be withheld on account of: (i) defective Work not remedied; (ii) claims asserted or evidence which indicates probable assertion of claims; (iii) failure of Contractor to make payments properly to Subcontractors or for labor, materials, or equipment; (iv) damage to another contractor or the Borough; or (v) unsatisfactory performance of the Work by Contractor.

c. Final payment shall not be due until: (i) the Contractor has delivered to the Borough a bond, a clean irrevocable letter of credit, cash or other security satisfactory to the Borough indemnifying the Borough against any claim which has been asserted by anyone for labor, materials, equipment or otherwise arising out of the Agreement or on account of any claim which either the Borough or Contractor believes may be asserted; (ii) the Borough has inspected and approved the Work as complying with the Agreement; (iii) written consent of surety, if any is given; (iv) any manufacturers' or suppliers' warranties and equipment literature, and any as-built plans required are delivered to the Borough; and (v) the Borough and Contractor have complied with all requirements for issuance of final Certificate for Payment.

15. RISK OF LOSS. Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. Contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to: (i) all employees on the Work and other persons who may be affected thereby; (ii) all the Work and all materials and equipment to be incorporated therein; and (iii) other property at the site or elsewhere. Contractor shall bear all risk of loss to the Work, or materials or equipment for the Work due to fire, theft, vandalism, or other casualty or cause, until the Work is fully completed and accepted by the Borough. Contractor must comply with all applicable laws, ordinances, rules, regulations and orders of any public authority having jurisdiction for the safety of persons or property, or to protect them from damage, injury or loss. All damage or loss to any property caused in whole or in part by the Contractor, any subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable, shall be remedied by Contractor.

16. INDEMNIFICATION.

a. Contractor shall indemnify and hold harmless the Borough and its respective officers, agents and employees, and insurers from and against all liability, claims and demands, on account of injury, loss or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any way connected with this Agreement. If such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Contractor or any Subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or any Subcontractor of Contractor, or which arise out of any workers' compensation claim of any employee of Contractor or any Subcontractor of Contractor.

b. Contractor agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims or demands at the sole expense of Contractor, or at the option of the Borough, agrees to pay the Borough or reimburse the Borough for defense costs incurred by the Borough in connection with, any such liability, claims or demands. In carrying out any of the provisions of this Agreement or in exercising any power or authority thereby, there shall be no personal liability of the Borough or the Borough Representative, or officials, attorneys, employees, and agents thereof.

c. Contractor also agrees to bear all other costs and expenses related to its obligations to indemnify the Borough under this Section 16, including court costs and attorney fees, whether any such liability, claims or demands alleged are groundless, false or fraudulent. The obligation of these provisions shall not extend to any injury, loss or damage which is caused by the act, omission or other fault of the Borough.

17. INSURANCE.

a. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by the Contractor pursuant to this Section 17. Such insurance shall be in addition to any other insurance requirements imposed by this Agreement or by law. The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

b. Contractor shall procure and maintain, and shall cause any Subcontractor of the Contractor to procure and maintain, the minimum insurance coverages listed below. Such coverages shall be procured and maintained with forms and insurers acceptable to the Borough. All coverages shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Contractor pursuant to this Agreement. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

c. Workers' Compensation insurance to cover obligations imposed by applicable laws for any employee engaged in the performance of work under this Agreement.

d. Commercial General Liability insurance with minimum combined single limits of \$1,000,000 for each occurrence and \$1,000,000 aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests provision.

e. The policies required by this Section 17 shall be endorsed to include the Borough and the Borough's Representative, and officers and employees thereof, as additional insureds. Every policy required above shall be primary insurance and any insurance carried by the Borough, its officers, or its employees, or carried by or provided through any insurance pool of the Borough, shall be excess and not contributory insurance to that provided by Contractor. No additional insured endorsement to any policy shall contain any exclusion for bodily injury or property damage arising from completed operations. Contractor shall be solely responsible for any deductible losses under any policy required above.

f. The certificate of insurance provided to the Borough shall be completed by Contractor's insurance agent as evidence that policies providing the required coverages,

conditions, and minimum limits are in full force and effect, and shall be reviewed and approved by the Borough prior to commencement of the Work. The certificate shall identify this Agreement and shall provide that the coverages afforded under the policies shall not be cancelled, terminated or materially changed until at least 30 days' prior written notice has been given to the Borough. Any statement of the certificates which describe this 30-day prior written notice as being less than obligatory shall be stricken and initialed by the insurance agent completing the certificates. The completed certificate of insurance shall be sent to the Borough.

18. ACCEPTANCE OF THE WORK.

a. Contractor shall correct any Work that fails to conform to the requirements of the Contract Documents where such failure to conform appears during the progress of the Work, and shall remedy any defects due to faulty materials, equipment or workmanship. The provisions of this Section 18 apply to Work done by Subcontractors as well as to Work done by direct employees of the Contractor and are in addition to any other remedies or warranties provided by law.

b. No act of the Borough or the Borough's Representative in overseeing this Agreement shall be regarded as an acceptance of such Work or any part thereof, or of materials used therein, either wholly or in part. Acceptance shall be evidenced only by the final certificate of the Borough. Before any final certificate shall issue, Contractor shall execute a verification on the certificate that it accepts the same in full payment and settlement of all claims on account of Work done, and materials furnished under this Agreement, and that all claims for materials provided or labor performed have been paid or set aside in full. No waiver of any breach of this Agreement by the Borough or anyone acting on the Borough's behalf shall be held as a waiver of any other subsequent breach thereof.

19. CHANGES IN THE WORK.

a. The Borough, without invalidating the Agreement, may order Changes in the Work consisting of additions, deletions, or modifications with the Contract Sum and the Completion Date being adjusted accordingly.

b. All such changes in the Work shall be authorized by written Change Order signed by the Borough.

c. The Contract Sum and the Completion Date may be changed only by Change Order.

d. The cost or credit to the Borough, if any, from a Change in the Work shall be determined by unit prices if specified in the contract documents, or by mutual agreement.

20. TERMINATION BY CONTRACTOR. If the Borough fails to issue a payment for a period of 30 days through no fault of the Contractor, or if the Borough fails to make payment thereon for a period of 30 days from issuance of a payment, the Contractor may, upon 14 days' written notice to the Borough, terminate the Agreement, provided however, that the Borough shall first have an opportunity to remit such payment within the 14-day period following written notice.

21. TERMINATION BY THE BOROUGH. If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents or fails to perform any provision of the Agreement, the Borough may, after 14 days' written notice to the Contractor and without prejudice to any other remedy the Borough may have, make good such deficiencies and may deduct the cost thereof from the payment then or thereafter due the Contractor or, at the Borough's option, may terminate Contractor's work under the Agreement and may finish the Work by whatever method the Borough may deem expedient, and if the unpaid balance of the Contract Sum exceeds the expense of finishing the Work, such excess shall be paid to the Contractor, but if such expense exceeds such unpaid balance, the Contractor shall pay the difference to the Borough. These rights and remedies are in addition to any right to damages or other rights and remedies allowed by law.

22. PERMITS. Contractor is solely responsible for obtaining and paying for all necessary permits and licenses for the Project.

23. SAFETY. Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connections with the Work. The Contractor shall take all reasonable safety precautions and provide all reasonable protection to prevent damage, injury, or loss to all employees and Subcontractors at the worksite and all other persons affected by the Work, all materials and equipment in the care and custody of the Contractor or Subcontractor, all Work, and all property at the work site.

24. ADDITIONAL PROVISIONS.

a. Notices. Unless otherwise provided in this Agreement, any notices or other communications required or permitted by this Agreement to be delivered to the Borough or Contractor shall be in writing and shall be considered delivered when personally delivered to the party to whom it is addressed, or in lieu of such personal delivery, when deposited in the United States mail, certified mail, postage prepaid, addressed to the Borough or Contractor at the address set forth elsewhere in this Agreement.

b. Entire Agreement. This Agreement constitutes the entire Agreement between the Borough and Contractor. It supersedes all prior oral and written understandings and agreements. It may be amended, supplemented, or modified only by a written instrument

duly executed by Contractor and the Borough. It shall bind the Borough and Contractor, and their contractors, successors, executors, administrators, assigns, and legal representatives.

c. No third-party beneficiaries. Nothing contained in this Agreement shall be construed to give any rights or benefits hereunder to anyone other than to the Borough and the Contractor.

d. Non-exclusivity. The Borough reserves the right to enter into separate agreements directly with any contractor or supplier for any purpose.

e. Disbursement of Moneys. All disbursement of moneys by the Borough under this Agreement shall be subject to appropriations.

f. Law and Venue. This Agreement shall be governed by the laws of the State of Alaska. Venue and jurisdiction for any legal proceeding relating to this Agreement shall be the Alaska State Court in Kotzebue, Alaska.

g. Non-Discrimination. Contractor may not discriminate against any employee or applicant for employment because of race, religion, color, national origin, age, physical handicap, sex, marital status, changes in marital status, pregnancy, or parenthood. Contractor shall post in a conspicuous place, available to employees and applicants for employment, a notice setting out the provisions of this paragraph.

NORTHWEST ARCTIC BOROUGH

**NORTHERN CONTRACTORS AND
CONSULTANTS, LLC**

Dickey Moto, Sr., Mayor

Cliff Johnson, President and Chief
Executive Officer

EXHIBIT A

Scope of Work

Contractor will perform the following services for the Noorvik Public Safety Building/VPSO Housing:

- Move VPSO warm storage building (12x20) – relocate 40’ from VPSO housing.
- Lift Public Safety Building – set level on new foundation.
 - o Dirt work – (Compacted gravel under building, Foam Board, Mesh fabric) to provide a stable base for new foundation.
 - o New foundation – Pads, Add Full length beams 28x48 building.
- Remove and replace all plumbing from house and office space.
- New plumbing in the house bathroom and kitchen, and bathroom in the office space
- New insulated utilidor box and slip joint connections for water and sewer.
- Mold abatement, where required in floor and walls. Approximately 400 sq ft.
 - o Replace moldy sheetrock/ patch cracks.
- Interior paint – 2 bedrooms (12x16), 2 Bathrooms, office space, holding cells and general living area (1600 sq foot building)
- New vinyl flooring (1600sq ft total building)
- Replace the cove base and trim where required. (Est. 120 linear ft.)
- Remove and replace 2 bathrooms, and kitchen sub floor and floor (300-350 sq ft) as required.
- Add ventilation to 2 holding cells and housing area.
- Replace broken windows, add egress windows to 2x bedrooms with triple pane glass.
- Reframe header and add sheeting to front wall to stop front office area door from shifting. (28x12 Area)
- Replace or repair as needed both holding cell doors and front office door standard 3’0” x 6’8”
- Install Trilogy locks on office door, warm storage and main housing.
- Install and plumb new fuel tank. Tank provided by owner.
- Remove old fuel tank and plumbing. Prep for re-use by owner
- Remove Toyo stove heaters and repair walls where exhaust exited. Equipment to be retained by owner.

- Install Toyo boiler and hydronic heating with a zone for front office area, main living area and bedrooms. (est. 100LF fin tube)
- Install electrical feed from main panel to Warm storage building.

Additional work may follow on a task-order basis or IDIQ indefinite delivery indefinite quantity basis.

In coordination with the Borough, Contractor is responsible for providing all equipment and labor in addition to lodging, logistics, and airfare related to the Work.