



CITY OF NORTH POLE
Regular Meeting
October 7, 2023
City Hall Chambers
125 Snowman Lane, North Pole, Alaska
www.northpolealaska.com

Monday, October 7, 2024
Committee of the Whole: 6:30 PM
Regular City Council Meeting: 7:00 PM

MAYOR

Chandra Clack
907-488-8584

CITY CLERK

Emily Braniff, CMC
907-488-8583

COUNCIL MEMBERS

Anton Keller – Mayor Pro Tem
Larry Terch – Deputy Mayor Pro Tem
Jeffrey Jacobson
Benny Williams
David Skipps

907-987-2548
907-378-9233
907-460-7733
907-388-5911
907-750-5106

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Invocation
4. Approval of Agenda
5. Approval of the Minutes from 9/16/2024
6. Communications from the Mayor
 - a. Fire Department Apprentice Pinning Ceremony
7. Council Members Questions of the Mayor
8. Citizens Comments (Limited to five (5) minutes per Citizen)
9. Communications from Department Heads and Borough Representative
10. Ongoing Projects Report
11. Unfinished Business
12. New Business
 - a. Request to Council – Accept Bid and Allocate funds for Sewage Damage at NPPD
 - b. Request to Council – Building Permit Fee Waiver North Pole Community Chamber of Commerce
13. Council Comments
14. Adjournment



**Committee of the Whole – 6:30 P.M.
Regular City Council Meeting – 7:00 P.M.**

A regular meeting of the North Pole City Council was held on Monday, September 16, 2024, in the North Pole City Hall Council Chambers.

CALL TO ORDER/ROLL CALL

Mayor Clack called the regular City Council meeting of Monday, September 16, 2024, to order at 7:00 p.m.

Present:

Chandra Clack – Mayor
Anton Keller – Mayor Pro Tem
Larry Terch – Deputy Mayor Pro Tem
Benny Williams
Jeffrey Jacobson
Dave Skipps

PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

Led by Mayor Clack

INVOCATION

Given by Mayor Clack

APPROVAL OF AGENDA

Mr. Terch *moved* to approve the agenda of September 16, 2024

Seconded *by* Mr. Keller

Mr. Jacobson *moved to amend the agenda* to place Resolution 2024-08 after Mayor's Comments

Seconded *by* Mr. Skipps

UNFINISHED BUSINESS

- Ordinance 2024-7 Midyear Budget Adjustment

NEW BUSINESS

- Resolution 2024-08 Recognizing Hawks Greenhouse for their Impact on the Community

On the Agenda

DISCUSSION

None

PASSED

Yes: Keller, Skipp, Williams, Jacobson, Terch, Clack

No: 0

Absent: 0

On the Agenda, as Amended

DISCUSSION

None

PASSED

Yes: Williams, Terch, Keller, Jacobson, Skipp, Clack

No: 0

Absent: 0

APPROVAL OF MINUTES

Mr. Jacobson *moved to approve* the minutes from the September 3, 2024, meeting.

Seconded *by* Mr. Terch

On the Minutes

DISCUSSION

None

PASSED

Yes: Skipp, Terch, Jacobson, Keller, Williams, Clack

No: 0

Absent: 0

COMMUNICATIONS FROM THE MAYOR

Mr. Jacobson *moved to approve* Resolution 2024-08

Seconded *by* Mr. Keller

Unanimous consent of Council

Mr. Jacobson read Resolution 2024-08 to the Hawks Family and thanked them for the years of dedication they have given the City of North Pole and the North Pole Community.

COUNCIL MEMBER QUESTIONS OF THE MAYOR

CITIZENS COMMENTS – (Limited to Five (5) minutes per Citizen)

COMMUNICATIONS FROM DEPARTMENT HEADS & BOROUGH REPRESENTATIVE

Finance Department, Tricia Fogarty

Ms. Fogarty reported she had Ms. Braniff send out financials at the very end of the day and that she would be

Minutes

September 16, 2024

NOT A VERBATIM TRANSCRIPT

having the sales tax report sent out the following day. She shared she has sent out budget requests to all departments and that she is there to help anyone who may need help working in their departments.

Fire Department, Chief Chad Heineken

Chief Heineken reported the new ambulance is in the parking lot and encouraged everyone to look at it. He reported that the North Pole High School has asked to put on the Haunted House again this year that he looks forward to it.

Police Department, Lt. Jed Smith

Lt. Smith reported he would be representing the City of North Pole for the next ten weeks at the FBI Academy and that he looks forward to it.

City Clerk, Emily Braniff

Ms. Braniff reported early voting is available at City Hall and Election Day is October 1, polls will be open from 7 a.m. – 8 p.m.

ON GOING PROJECTS

NEW BUSINESS

- Ordinance 2024-07 Midyear Budget Adjustment

Mr. Jacobson *moved to advance* Ordinance 2024-07 Midyear Budget Adjustment

Seconded by Mr. Keller.

On the Ordinance

DISCUSSION

None

PASSED

Yes: Williams, Skipps, Jacobson, Keller, Terch, Clack

No: 0

Absent: 0

COUNCIL COMMENTS

Mr. Williams shared he enjoyed his vacation and that he is happy also to be back at work

Mr. Skipps reported the Homecoming game schedule for North Pole High School.

Mr. Jacobson shared the Homecoming schedule for North Pole, he shared he would be working at the snack bar with the North Pole Rotary Club.

Mr. Terch reminded everyone that it is driver appreciation week at the Weigh Station on the Richardson and that lunch is included in the open house.

Minutes

September 16, 2024

NOT A VERBATIM TRANSCRIPT

Mr. Keller reported he is happy to hear about the open house at the Weigh Station and shared that he enjoyed attending the Mayor's Cup Football Game.

Ms. Clack thanked staff for the hard work they did and for the wonderful week they had.

ADJOURNMENT

Mr. Keller *moved* to adjourn.

Seconded *by* Mr. Skipps

The regular meeting of Monday, September 16, adjourned at 7:25 p.m.

These minutes passed and approved by a duly constituted quorum of the North Pole City Council on Monday, October 21, 2024.

Mayor Chandra Clack

ATTEST:

Emily Braniff, CMC
City Clerk



North Pole Police Department

125 Snowman Ln.
North Pole, AK 99705
907-488-6902
Northpolepolice.org



October 2, 2024

To: Mayor Clack

Re: Accept Bid and allocate funds for Sewage damage at NPPD

Honorable Mayor Clack,

I have attached a significant amount of documentation to show my due diligence in acquiring as many estimates as possible to repair the damage at the police department from the sewage leak in April.

In order to break down the project into understandable parts I am going to give a brief overview. The sewage damaged areas need to be repaired. This includes sheetrock, flooring and painting. Remove and replace FRP in bathrooms, which includes all fixtures in the bathrooms. Remove and reinstall base kitchen cabinets then new flooring underneath cabinets. Replace garage storage cabinets that were destroyed in catastrophe.

Some parts of this repair project are not covered by insurance and needs to be paid for by the city in order to maintain consistency in the work environment décor, place a flooring material resistant to any future flooding issues we may encounter and we would not have multiple areas unpainted and with mis-matched floors in the building. Most of this project is covered by insurance.

So steps and or decision points are:

- 1) Repair of flooring, sheetrock, and then painting of damaged areas.
- 2) Paint and floor adjacent rooms to match new flooring. (not covered)
- 3) Paint large garage bay in order to save money while painters are present. (not covered)
- 4) Purchase and replace cabinets in garage bay.
- 5) Employees will remove all furniture and necessary items before construction.

I am currently placing the sheetrock, painting, FRP replacement and flooring requests in front of the council so we may proceed with ordering and scheduling of contractors. Included in this request is approval of additional funding to cover the costs of additional repairs.

These costs are as follows:

I am requesting approval of Midnight Sun Painting in the amount of \$39,864.00 for sheetrock, FRP, and painting. Plambeck Floor Customs in the amount of \$17,133.00 for all flooring repairs. These are all covered by insurance or at least are expected to be covered.

I am seeking approval and funding for \$4,564.00 from Plambeck Floor Customs for additional flooring costs for additional office spaces and entryway and \$6,909.00 for painting of large garage and additional entry-way from Midnight Sun Painting.

It is believed that all additional costs will be below approval authority and generally covered by insurance. I am asking that we allocate funds from the General Fund to cover the extra expenses not budgeted in the Police Department budget.

Very Respectfully,

A handwritten signature in dark ink, appearing to read "SDutra", with a long horizontal stroke extending to the left.

Chief Steve Dutra

Below please Shauresia's contact information and the claim number, she is handling the claim thought AML-JIA. She will be able to assist you with those kinds of inquiries.

AML-JIA Contact: Shauresia Moore
Claim# PR-24-00319
Phone: 907-258-2625
Email: shauresiam@amljia.org

Thank you,
Emily

From: Robert (Danny) Wallace
Sent: Thursday, May 2, 2024 1:40 PM
To: 'Shauresia Moore' <ShauresiaM@amljia.org>
Cc: Emily Braniff <EBraniff@northpolealaska.org>; Jed Smith <JSmith@northpolepolice.org>
Subject: RE: NP Police Dept Insurance Claim #PR-24-00319

Hi Shauresia –

Enclosed is some initial documentation on the claim. I was unsure if we need to upload or just email.

You'll see the following:

1. Invoice for mitigation (we'll have another invoice for the follow-on construction, but not for a few weeks). Total cost is \$13,790.70.
2. Invoice for damaged cabinets (cost of replacement). The PD is going to replace these with steel ones that are more expensive, but we understand that the wood replacements are all that will be covered. See pg 2 of that document. Total cost for replacement is \$6,574.84.
3. List of hours worked by PD individuals and NP City Staff to support mitigation and cleanup. Total cost of that time is \$4,361.25.

Total initial claim (without reconstruction, or boiler room mitigation/construction, or boiler removal and reinstall) is \$24,726.79.

Again, we'll also have additional invoices for the reconstruction of the spaces, boiler removal/replacement, and the boiler room mitigation/reconstruction.

Will this work?

Thanks,
Danny

Robert Daniel Wallace
Director, City Services

Contractor	Sheetrock/Painting	Flooring	Entire Project	Response y/n	Insurance Amount	Not Covered	Total	Notes
Carpet Plus		X		Yes	\$17,406.00	\$4,778.00	\$22,184.00	
Floor Custom		X		Yes	\$17,133.00	\$4,564.00	\$21,697.00	
Premium Floor		X		No				
Chena Construction		X		Yes	\$33,250.00			
Alyeska Builders			X	Yes	\$130,388.74		\$130,388.74	
Graham Construction			X	No				
Squared Away			X	No				Completely booked could not fit in schedule
Midnight Sun Painting	X			Yes	\$39,864.00		\$39,864.00	Insurance damage
Midnight Sun Painting	X			Yes		\$6,909.00		Large Garage and Entry way
Rockers	X			No				No return call
A&M Builders	X			No				No Show
Hollenbeck Painting and Drywall	X			No				Looked but never bid
North State Painting Services	X			No				No return call
Straight Ahead Construction	X			No				Called left message

Scope of work:

Permitting & Inspections

Building is located inside city limits of North Pole. City permitting & inspections may be required to accommodate this project. Contractors will comply with all permitting and inspection requirements. Cost for permitting and inspections will be billed as part of this overall bid.

All items in Blue need to be bid separate as they will be charged to City of North Pole

(5) Five Office spaces (OS)

- (1) Evidence / Admin Room
- (2) Sergeants' office
- (3) Public Safety Assistant Room
- (4) Executive Assistant
- (5) Detective Office

(2) Two Garage Spaces

- (1) Small Garage
- (2) Large Garage

Site Preparation & Demolition

Site Preparation

- Mobilize all equipment, tools and materials required for construction to begin.
- Stage the work area with all equipment, tools and materials.
- Provide and install protective masking throughout the work area. Includes covering/protecting contents remaining in the work area.
- Display required permits (if applicable).

Demolition

- Remove all remaining vinyl tiles/carpet that were exposed by the initial demolition, to include OS #2.
- **Remove carpet tiles in the OS #1.**
- **Remove flooring from Entry Way.**
- Remove remaining adhesives from the concrete slab that are left by the old vinyl tiles.
- Clean and prepare concrete slab for flooring install.
- Remove all remaining cove base in the areas where new LVP flooring will be installed.
- Remove FRP on all walls of (2) restrooms.

- Remove (2) vanities.
- Includes additional drywall demo where needed to complete repair scope.

Note:

- Includes debris disposal costs.
- Includes a labor allowance for content manipulation prior to and during the demolition phase.

Insulation / Sound Batting

Scope of work:

- Provide and install new insulation / sound batting where removed by the initial demolition.
- Does not include vapor barrier for interior walls.
- All exterior walls affected must have new vapor barrier installed if originally installed
- Note:
 - It is assumed that the initial demolition company only removed 2' of insulation, as this is where the drywall was cut due to water damage. Insulation / sound batting will be replaced 2' up from the bottom plate of each wall. No additional drywall demo is expected to be replaced insulation/ sound batting above 2' from the bottom plate.

Drywall & Paint

Scope of work:

- Provide and install new drywall where removed by initial demolition.
- Drywall thickness will ultimately match existing.
- Provide labor and materials to mud, tape and texture newly installed drywall.
- New texture to match existing.
- Prime and paint all affected walls.
- Paint Garage #1 Mold Preventing Paint.
- **Paint Garage #2 Mold Preventing Paint.**
- **Paint front entry way**
- Includes (1) wall color.
- All paint to be purchased from Sherwin-Williams.

Paint color selection: TBD.

Note:

- City to have all work areas free of personal contents.
- This scope should include a minimal allowance for content manipulation of larger items such as furniture, desks, cabinets, etc.

Flooring - Glue Down LVP

Scope of work:

- Provide and install new LVP throughout the following areas:

Entryway

Main hallway

(5) office spaces (OS 1,2,3,4,5)

Kitchen

- Cabinets must be removed and flooring replaced under cabinets. Cabinets then replaced in original condition if not contaminated if so then replace.
- Includes transition strips (where needed).
- Includes all necessary install materials.

LVP selection: TBD.

Note:

- City to have all work areas free of personal contents.
- This scope should include a minimal allowance for content manipulation of larger items such as furniture, desks, cabinets, etc.
- OS(2) needs new flooring since corner of carpet was contaminated
- **OS(1) Need new LVP to match remaining areas**

Interior Trim - Cove Base

Scope of work:

- Provide and install new TPR cove base trim where removed by the initial demo.
- Includes all areas where new LVP is to be installed.
- Includes all necessary install materials.
- Assumes 4" cove base.

Cove base color selection: TBD.

Note:

- City may select multiple colors for different rooms / areas.

Restrooms

Scope of work:

The following scope applies to (2) restrooms.

- Provide and install all new FRP wall panels (remove old)
- Provide and install (2) new vanities (ADA compliant).
- Detach and reset (2) plate glass mirrors.
- Detach and reset all ADA grab bars.
- Detach and reset all restroom accessories.
- Provide (2) new automated faucets for install.

Note:

- New automated sink faucets are included to ensure fitment with new vanity selection.
- This scope does not include any tile flooring repair or replacement.

Electrical

Scope of work:

Licensed electrician to complete the following:

- Detach and reset all outlets and outlet covers on walls receiving new drywall and paint.
- Reinstall all outlet boxes where detached by the initial demo.
- Detach and reset surface mounted electrical boxes in the garage (needed for completion of drywall and paint scope).

Note:

- This scope does not include new electrical fixtures.
- If city request new electrical fixtures and trim (covers/plates), an updated cost quote will be provided.

Plumbing

Scope of work:

Licensed plumber to complete the following:

- Detach and reset (2) toilets.

Detach and reset (1) urinal.

- Install (2) new automated faucets.

- Complete water and drain hookups for (2) new vanities.

- Test and ensure functionality of all plumbing fixtures in (2) restrooms.

Note:

- This scope does not include new toilets or urinals.



Alyeska Builders

3009 Badger Rd • North Pole, AK 99705 • Phone: (907) 388-3845
General Contractor

Steve Dutra
Phone: 907-488-8469

125 Snowman Lane
North Pole, AK 99705

Job Address:
125 Snowman Lane, North Pole
North Pole, AK 99705

Print Date: 9-17-2024

Dutra, Steve (NPPD)

Hello Steve,

Thank you for reaching out to Alyeska Builders for this project!

Please find below the estimate for the entire scope of work required to address all the insurance related damages. Note that the estimated cost assumes normal working/business hours, and does not include working nights and/or weekends.

Please reach out to me with any questions!

Thank you,

Luke Adelman

Sr. Estimating Specialist | Alyeska Builders

Phone: (907) 388-3845

Address: 3009 Badger Road, North Pole

Online: www.alyeskabuilders.com

Permitting & Inspections

Building is located inside city limits of North Pole. City permitting & inspections may be required to accommodate this project. Alyeska Builders (and associated trade partners) will comply with all permitting and inspection requirements. Cost for permitting and inspections will be billed on a cost incurred basis. Note that minimum one hour labor charge for Alyeska Builders' lead per inspection will apply. This budget will show a \$0.00 total until project completion.

Budget to be updated at project completion and billed accordingly.

Permitting & Inspections Total:

\$0.00

Site Preparation & Demolition

Scope of work:

Site Preparation

- Mobilize all equipment, tools and materials required for construction to begin.
- Stage the work area with all equipment, tools and materials.
- Provide and install protective masking throughout the work area. Includes covering/protecting contents remaining in the work area.
- Display required permits (if applicable).

Demolition

- Remove all remaining vinyl tiles that were exposed by the initial demolition.
- Remove carpet tiles in the front office adjacent to the evidence room, and in the evidence room.
- Remove remaining adhesives from the concrete slab that are left by the old vinyl tiles.
- Clean and prepare concrete slab for flooring install.
- Remove all remaining cove base in the areas where new LVP flooring will be installed.
- Remove FRP on all walls of (2) restrooms.
- Remove (2) vanities.
- Includes additional drywall demo where needed to complete repair scope.

Note:

- Includes debris disposal costs.
- Includes a labor allowance for content manipulation prior to and during the demolition phase.

Site Preparation & Demolition Total:

\$15,564.08

Insulation / Sound Batting

Scope of work:

- Provide and install new insulation / sound batting where removed by the initial demolition.
- Does not include vapor barrier, as there are no exterior walls affected.

Note:

- It is assumed that the initial demolition company only removed 2' of insulation, as this is where the drywall was cut due to water damage. Insulation / sound batting will be replaced 2' up from the bottom plate of each wall. No additional drywall demo is included to replace insulation / sound batting above 2' from the bottom plate.

Insulation / Sound Batting Total:

\$3,116.69

Drywall & Paint

Scope of work:

- Provide and install new drywall where removed by initial demolition.
- 1/2" drywall to be utilized for all interior walls. Drywall thickness will ultimately match existing.
- Provide labor and materials to mud, tape and texture newly installed drywall.
- New texture to match existing.
- Prime and paint all affected walls.
- Includes (1) wall color.
- All paint to be purchased from Sherwin-Williams.

Paint color selection: TBD.

Note:

- Client to have all work areas free of personal contents.
- This scope includes a minimal allowance for content manipulation of larger items such as furniture, desks, cabinets, etc.

Drywall & Paint Total:

\$36,682.63

Flooring - Glue Down LVP

Scope of work:

- Provide and install new LVP throughout the following areas:

- Entryway
- Main hallway
- (4) office spaces
- Evidence room
- Kitchen

- Includes transition strips (where needed).

- Includes all necessary install materials.

LVP selection: TBD.

Note:

- Client to have all work areas free of personal contents.
- This scope includes a minimal allowance for content manipulation of larger items such as furniture, desks, cabinets, etc.

Flooring - Glue Down LVP Total: **\$42,136.25**

Interior Trim - Cove Base

Scope of work:

- Provide and install new TPR cove base trim where removed by the initial demo.

- Includes all areas where new LVP is to be installed.

- Includes all necessary install materials.

- Assumes 4" cove base.

Cove base color selection: TBD.

Note:

- Client may select multiple colors for different rooms / areas.

Interior Trim - Cove Base Total: **\$6,857.50**

Restrooms

Scope of work:

The following scope applies to (2) restrooms.

- Provide and install all new FRP wall panels.
- Provide and install (2) new vanities (ADA compliant).
- Detach and reset (2) plate glass mirrors.
- Detach and reset all ADA grab bars.
- Detach and reset all restroom accessories.
- Provide (2) new automated faucets for install.

Note:

- New automated sink faucets are included to ensure fitment with new vanity selection.
- This scope does not include any tile flooring repair or replacement.

Restrooms Total:

\$15,152.50

Electrical

Scope of work:

Licensed electrician to complete the following:

- Detach and reset all outlets and outlet covers on walls receiving new drywall and paint.
- Reinstall all outlet boxes where detached by the initial demo.
- Detach and reset surface mounted electrical boxes in the garage (needed for completion of drywall and paint scope).

Note:

- This scope does not include new electrical fixtures.
- If clients request new electrical fixtures and trim (covers/plates), an updated cost quote will be provided.

Electrical Total:

\$4,872.78

Plumbing

Scope of work:

Licensed plumber to complete the following:

- Detach and reset (2) toilets.
- Detach and reset (1) urinal.
- Install (2) new automated faucets.
- Complete water and drain hookups for (2) new vanities.
- Test and ensure functionality of all plumbing fixtures in (2) restrooms.

Note:

- This scope does not include new toilets or urinals.

Plumbing Total:

\$5,956.31

Total Price: \$130,338.74

Cost includes labor, material & equipment as outlined above. All work to be performed by licensed, bonded contractors.

Project Notes:

1. Any changes to scope above may result in cost adjustment.
2. Cost excludes anything not specifically stated in above scope of work.
3. Client is responsible for maintaining / watering hydroseed after our departure.
4. Cost assumes payment is made via cash / check or ACH. Processing fee of 3.5% will apply for payments made via debit or credit card.
5. City permits (if applicable) will be filed by Alyeska Builders as well as any necessary inspections. This cost is excluded from estimate above and will be added to final invoice based on actual cost incurred.
6. If, between the time the project is bid and the ordering of materials, the cost of those materials rise by more than 5%, the client shall pay the builder the difference between those costs.
7. Note that if items require special order, allow lead time.
8. No return on special order items.
9. Note that this contract does not guarantee a time frame. Contracts are worked in order received. No formal material orders or project scheduling are done until after signed contract is received, as well as deposit payment.
10. Cancellation policy: projects canceled after receipt of deposit are subject to penalty of 10% + the cost of any materials ordered, and labor / efforts utilized in project planning will be deducted from client refund as well as any applicable processing fees.
11. Estimate valid for 30 days.

Payment Schedule: 50% deposit, followed by progress billing. Final balance due upon completion.

Client agrees to pay a late charge on any past due balance at 1.5% per month or the maximum rate allowed by Alaska State Law; & further agrees to right of lien to contractor under Alaska State Law and to pay reasonable attorney's fees and costs if collection is required.

Contract Terms

Attached hereto as Exhibit "A" and incorporated as part of this contract is the Selection Sheet from our online project software called Buildertrend. This exhibit includes the project scope of work and all options selected by client as of the contract date. Client acknowledges and agrees that Exhibit "A" accurately reflects the project scope of work and any options selected by client as of the contract date.

Client may request changes to the project scope and may adjust selections after the contract date. All requests for changes shall be processed pursuant to the Company Change Order Policy and such requests for changes shall be approved or rejected at the sole but reasonable discretion of the builder. All communications relating to client's project scope and selections are to be conducted through Buildertrend. Phone calls, in-person discussions, text messages, and any other method of communication will not be considered part of the contract documents unless they are accurately reflected through online notes in Buildertrend. The contract price and the contract terms shall be increased or decreased as applicable to reflect all adjustments associated with approved changes.

Client agrees that any selection made in Buildertrend on the Selection Sheet is a change order to the contract documents, contract price, and contract time. Client acknowledges that selections made will be periodically aggregated by the builder into a change order document on Buildertrend and such change order documents are for administrative convenience and do not require additional approval of client.

Cold Weather Accommodations

Cold weather expenses are not included in our base contract.

No allowance for such items has been provided in our estimate.

Temperature / Power Monitoring

Client is responsible for maintaining all utilities throughout the project.

Alyeska Builders can install a "Marcell" device to monitor temperature and humidity levels in the home throughout the project, as well as ensure power is maintained throughout the project.

This device is installed as a precautionary measure. However, the client is ultimately responsible for monitoring the home, the home's temperature, and general state. Alyeska Builders' not liable for damage that may occur due to freeze, no power, or vacancy.

Client can request to be added to these device alerts if desired. (Can send text or email alert any time home power is off, temp drops out of range, or humidity level is out of range).

Monthly cost of \$30.00 for device / satellite subscription while device is onsite. This will be billed on cost incurred basis as well / added to final bill if clients request.

In the event our team is notified that temp is out of range, power is off, etc. and we respond - call out fee / labor charge applies. This will be tracked on a cost incurred basis and added to progress and/or final invoice.

Temp Utilities

Temporary utilities required during the project to be paid for / provided by clients.

This will include electric bills, as well as heating expense.

Insurance - Note Only

Clients are responsible for maintaining insurance for their personal belongings at all times throughout a project.

In addition to contents coverage, clients should also carry the following insurance (at a minimum):

FOR EXISTING HOMES:

- A standard home insurance policy. (Review details with your agent as to best coverages and policies for you).

FOR NEW CONSTRUCTION HOMES:

- Clients should obtain a "Builder's Risk" insurance policy. This policy is intended to cover the dwelling throughout the building process.

FAQ'S ABOUT BUILDERS RISK:

What is builder's risk insurance?

Builder's risk is a type of home construction insurance that offers the protection needed during construction projects. A construction project can be anything from a new home build to a home renovation. Builder's risk insurance is often required by construction lenders and is sometimes called construction loan insurance, home building insurance, or renovation insurance.

How does builder's insurance work?

Builder's risk insurance is designed to provide protection to construction sites against theft, vandalism, and natural disaster. Because the risks of a construction project are different from a completed home, different insurance is required.

This type of policy is temporary, and covers you during construction, after which you'll need standard home insurance.

What does builders risk insurance cover?

Builder's risk coverage is specifically designed to cover the risks associated with construction. It typically covers on-site equipment, materials, and supplies.

Covered perils will vary, but most builder's risk policies cover damages or loss resulting from the following:

Photos & Videos

Alyeska Builders takes extreme pride in the work we do & the finished products we provide. We document each stage of your project, and we love to share the work our team does! We use project photos and videos to engage with our community. Your project photos and/or videos may be utilized on Alyeska Builders' website, and other media platforms.

Change Order Requests

Change order requests should be submitted in writing through Buildertrend.

Alyeska Builders, LLC utilizes Buildertrend as our main method of communication.

This system allows us to keep our client's projects organized.

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:

- Explosion or fire.
- Hail.
- Lightning.
- Theft.
- Vandalism.
- Vehicle or aircraft collision.

What is not covered by builders risk insurance?

Your contractor still needs to have their own general liability insurance policy to cover things like bodily injury and property damage where they are deemed at fault.

Additionally, many builder's risk policies list exclusions for things like earthquakes, floods, acts of terrorism and war, employee theft, mechanical breakdowns, workmanship, fault design, and wear and tear.

*No premiums included in our contract / estimate for insurance.

Hazardous Materials - Note Only

Unless otherwise specified in the proposal, hazardous material testing, abatement, or removal is excluded from our scope of work and proposal cost.

*Hazardous material testing is commonly required when remodeling / working in homes built prior to 1980.

Content Manipulation

Clients to have all personal belongings cleared from the work area prior to arrival of Alyeska crews. If any contents need to be moved upon arrival, we will complete on a time & material basis and update the final invoice to reflect.

Alyeska Builders' crew can perform these tasks if desired - billed at our hourly rate of \$125.00/hr.

Cost assumes client has all personal belongings removed from the work area prior to our arrival.

Landscaping

Landscaping / landscaping repairs are excluded from current cost quote.

If clients would like any items added such as:

- Planting trees or flowers.
- Hauling, spreading, compacting of driveway material.

Please request a quote. The Alyeska Builders crew will reply with cost quote and/or options for project.

Construction Dust / Expectation

Construction dust and debris is inevitable. Alyeska Builders' crews as well as trade partner crews will do their best to mitigate and minimize the accumulation of dust and debris inside the workspace.

Please Note:

- Clients should have any dust sensitive items removed from the work area (within reason) and/or have adequately protected prior to work beginning.
- A plastic sheeting or other containments will be put up as needed around the work area to contain as much of the dust and debris as possible.
- A final clean will be performed at completion of project unless otherwise advised by clients. The drywall & demo phases in particular are a dusty process. While we will do our best to contain the dust, construction dust will inevitably escape the work area and require a cleaning at the end.



Chena Construction LLC

Cory Louing
 Business Number: 157938
 PO Box 33556 Fairbanks AK 99708
 ☎ 9078880182
 📠 9077980015
 www.chenacnstruction.com
 chenaconstruction@chenacnstruction.com

INVOICE
INV0359

DATE
10/01/2024

DUE
On Receipt

BALANCE DUE
USD \$33,250.00

[Download as PDF](#)

BALANCE DUE USD \$33,250.00
 PAYMENT AMOUNT USD \$33,250.00

We accept:    

OR





BILL TO

City of North Pole

125 Snowman Ln North Pole AK 99705 United States
 📠 9073880302
 JSmith@northpolepolice.org

DESCRIPTION	RATE	QTY	AMOUNT
Demo&Disposal of Flooring/Base Trim (Main Lobby) 130sq/ft	\$1,500.00	1	\$1,500.00
Demo&Disposal Flooring/Cove Base Hallway From Main Lobby to Garage (155sq/ft)	\$1,750.00	1	\$1,750.00
Demo&Disposal of Flooring/Cove Base (Kitchen & Hallway) 400sq/ft	\$3,500.00	1	\$3,500.00
Remove&Resat Kitchen Cabinets This includes disconnect/re-connect of water lines&plumbing	\$3,500.00	1	\$3,500.00
Removal of Carpet&Prep Flooring Front Desk & Office (500 sq/ft) This price includes labor and equipment to remove glue down carpet & move equipment	\$4,250.00	1	\$4,250.00
Installation 1200 Sq/Ft Shaw Contract / Terrain II LVP / 8" x 48" / 20 mil wear layer / 5mm thick / glue-down / 20 sqft per ctn This price includes all labor/material & installation of cove base	\$18,750.00	1	\$18,750.00

TOTAL \$33,250.00

Payment info

BY CHECK

Chena Construction Inc.

OTHER

Must pay due on receipt

BALANCE DUE USD \$33,250.00

Thank you for considering Chena Construction Inc. for your next home project!

Cost includes labor, material & equipment as outlined above.

Project Notes:

- Any changes to scope above may result in cost adjustment.
- All underground utilities must be clearly marked by homeowner prior to our arrival.
- Estimate is subject to change based on rising material costs.
- Estimate is contingent upon site visit.
- Estimate is valid for 30 days.

Payment Schedule:

50% to begin, with remaining 50% to be paid upon completion. Client agrees to pay a late charge on any past due balance at 1.5% per month or the maximum rate allowed by Alaska State Law, & further agrees to right of lien to contractor under Alaska State Law and to pay reasonable attorney's fees and costs if collection is required.

Please let us know if you have any questions regarding estimate, or scope of work. We appreciate the opportunity to work with you!

Signatures:

Signature (By client) Date

Signature (By contractor) Date

Steve Dutra
nppd@northpolepolice.org
(907) 488-6902
125 Snowman Ln
North Pole, AK 99705



Proposal # 1032140
Proposal Date 9/14/2024
Proposal Amount \$39,864.00
Job Address 125 Snowman Ln
North Pole, AK 99705

Midnight Sun Painting

607 Old Steese Hwy, Suite B PMB 156
Fairbanks, AK 99701
Phone: (907) 590-0943

Product / Service	Quantity	Price	Subtotal	Tax	Total
Repair and repaint (insurance areas) Scope: Repair and repaint all areas and rooms where sheetrock was damaged and removed. Defined below.	1.00	\$39,864.00 / Ea	\$39,864.00	\$0.00	\$39,864.00
Floor Protection & General Masking Mask floors, walls & doors as needed for insulation, drywall, tape & texture + painting.					
Insulation Garage: Install new R-21 insulation & seal with vapor barrier where it is missing. PSA Office: Install new R-15 Rockwool where it is missing.					
Drywall Clean up studs & prep walls for new drywall. Install new 5/8" drywall on all flood cuts in: Hallway, PSA office, Admin Office, Detective Office, Mens Bathroom, Garage, Dispatch Office, Sergeants Office, Kitchen & Archive Room					
Drywall Patch Tape, finish coat & texture all new drywall to match existing in: Hallway, PSA office, Admin Office, Detective Office, Mens Bathroom, Garage, Dispatch Office, Sergeants Office, Kitchen & Archive Room					
FRP replacement in Men's and Women's Restrooms Fixtures will be removed and stored for reinstallation. Fiberglass Reinforced Panels (FRP) will be removed, the walls smoothed and new FRP panels + connectors will be installed. Fixtures will be reinstalled. Cove base will not be installed (flooring scope).					
Prime and Paint Apply primer to all freshly textured drywall. Apply 2 coats of Promar 200 egg shell finish paint to walls and ceilings in: Hallway, PSA office, Admin Office, Detective Office, Garage, Dispatch Office, Sergeants Office, Kitchen & Archive Room. Both bathroom ceilings will also be painted.					
Subtotal					\$39,864.00
Tax					\$0.00
Total					\$39,864.00

Deposit Required

\$19,932.00 (50.00%)

Sign And Date To Accept Proposal:

Customer Signature:

Date:

Steve Dutra
nppd@northpolepolice.org
(907) 488-6902
125 Snowman Ln
North Pole, AK 99705



Proposal # 1066752
Proposal Date 9/29/2024
Proposal Amount \$6,909.00
Job Address 125 Snowman Ln
North Pole, AK 99705

Midnight Sun Painting

607 Old Steese Hwy, Suite B PMB 156
Fairbanks, AK 99701
Phone: (907) 590-0943

Product / Service	Quantity	Price	Subtotal	Tax	Total
Add On Interior Painting Scope: Repaint the front entryway and the back garage areas. Two coats on all walls and ceilings. Both areas are non-insurance areas. These areas are \$5,537.00. Repaint 10 interior door jambs and door trim . These are \$1372.00.	1.00	\$6,909.00 / Ea	\$6,909.00	\$0.00	\$6,909.00
Subtotal					\$6,909.00
Tax					\$0.00
Total					\$6,909.00

Sign And Date To Accept Proposal:

Customer Signature:

Date:



2060 Peger Road * Fairbanks, AK 99709
Phone: (907) 479-9193 • Fax: (907) 479-0220

DATE: 10 September 2024
TO: Steve Dutra, Chief, City of North Pole Police Station
FROM: Fairbanks Carpets Plus

City of North Pole, Police Station

This Proposal is for the supply and installation of the following materials, based on field measurements taken 9 September 2024, 125 Snowman Lane, North Pole Alaska

FLOORING PROPOSAL – MAIN **\$ 11,266.00**

- LVP 1. Shaw Terrain II 0454V, Color 00774 Nest. 6"x48", 20mil, 2.5mm thick, Glue Down.
Admin Office, Corridor, Kitchen, Add' rooms (2)
- RB 1. Roppe 700 Series, 4", 4'L, Color TBD (match existing) *Areas as specified*
- Appropriate adhesives and transitions
- Demo of existing rubber tile and rubber base, haul away debris
- Minor Floor Prep included, up to 12 hours. Ardex Feather Finish Skim Coat

ADD ALT001 – FRONT MAIN ENTRANCE **\$1,876.00**

- LVP 1. Shaw Terrain II 0454V, Color 00774 Nest. 6"x48", 20mil, 2.5mm thick, Glue Down
- RB 1. Roppe 700 Series, 4", 4'L, Color TBD (match existing) *Areas as specified*
- Appropriate adhesives and transitions
- Demo of existing rubber tile and rubber base, haul away debris
- Minor Floor Prep included, up to 1 hour. Ardex Feather Finish Skim Coat

ADD ALT002 – CHIEF'S OFFICE **\$2,902.00**

- LVP 1. Shaw Terrain II 0454V, Color 00774 Nest. 6"x48", 20mil, 2.5mm thick, Glue Down
- RB 1. Roppe 700 Series, 4", 4'L, Color TBD (match existing) *Areas as specified*
- Appropriate adhesives and transitions
- Demo of existing carpet tile and rubber base, haul away debris
- Minor Floor Prep included, up to 2 hours. Ardex Feather Finish Skim Coat

ADD ALT003 – ADMIN OFFICE/SERGEANT'S OFFICE **\$6,140.00**

- LVP 1. Shaw Terrain II 0454V, Color 00774 Nest. 6"x48", 20mil, 2.5mm thick, Glue Down
- RB 1. Roppe 700 Series, 4", 4'L, Color TBD (match existing) *Areas as specified*
- Appropriate adhesives and transitions
- Demo of existing carpet tile and rubber base, haul away debris
- Minor Floor Prep included, up to 4 hours. Ardex Feather Finish Skim Coat

Exclusions:

- Moisture Testing or any moisture related issues
- Handling of any content, electronics, personal belongings, furniture
- Initial cleaning and protection of newly installed floorcoverings

Notes:

- ETA of materials, 2 weeks, after approval of submittals
- Must have permanent Heat, Power, and Lights prior to install and floor temperature kept at 65 degrees for 24 hours, prior to install
- Installation time based on 5 days, 2-man crew, Main Bid. Extra time needed for ADD ALT001, 002, 003

Please do not hesitate to call or email with any questions or concerns. Look forward to being an integral part of your team and wish you luck with this project.

Best Regards,

Sarah Bratten

Sarah Bratten, President
Commercial Estimator



Re: North Pole Police Department Repair Flooring Sewage Damages

9-10-2024

Base Bid: \$15,682.00

Flooring Labor & Material for Water Damage Repairs

All damaged floors included

Includes:	LVT	Shaw Contract 0454V Terrain II 6x48 Tile in color Nest 00774
	RB-1	Roppe 700 Series 4" Cove Base in best color match to existing
	PREP-1	20-Man Hours Floor Prep with UZIN NC 888 20-each
	PREP-2	Taylor Zephyr Moisture Vapor Barrier, Encapsulator, Primer 2-each

Demo Bid:	\$2,133.00	Demolition of existing flooring if abatement is not needed
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Exclusions: Material storage, dumpster fees, furniture moving, abatement, bonding, major floor leveling, temporary heating/lighting/electrical, wall preparation, underlayment, night/weekend/holiday work unless agreed upon, finish concrete work, concrete testing, moisture mitigating, and any material or labor not mentioned above. Floor prep exceeding 20-Man hours will be additional cost. Any additional changes to drawings will be additional material and labor cost (see attached drawings).

Please Note: All Materials will be delivered to Project staging area or to project site for immediate storage. Materials must be paid within 30 days of delivery to General Contractor storage yard or project site. Materials must be ordered no later than November 10, 2024, to ensure pricing holds. Plambeck Floor Customs, Inc. will not incur increases in material or freight costs due to economic rises.

Requests: Please include bid letter and material layout drawings as an addendum to contract.

Addendums have been acknowledged.

Total \$17,815.00

Sincerely,
Travis Plambeck
Plambeck Floor Customs, Inc
907-385-3664 office
travis@floorcustoms.com

Steve Dutra

From: Jessica Wooley <admin@floorcustoms.com>
Sent: Tuesday, September 10, 2024 12:38 PM
To: Steve Dutra
Cc: travis@floorcustoms.com
Subject: NPPD Water Damage Repairs Flooring Pricing Re: Scope of work
Attachments: NPPD Water Damage Repairs All Rooms Combined.pdf; NPPD Water Damage Repairs - Priced by Room.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Chief Steve,

Please see attached Flooring replacement quotes for the NPPD Water Damage Repairs as requested.

There will be a price decrease if all rooms are approved as freight, minimum fees, & carton sizes varied room to room.

There is additional prep on the carpet demo rooms that includes Taylor Zephyr Moisture Vapor Barrier, Encapsulator, Primer.

This product isn't needed for the demo of Rubber Tile rooms.

~

Base Bid All Damaged Floors: \$15,682.00

Demo Bid All Damaged Floors: \$2,133.00

Total price for all Damaged Floors: \$17,815.00

~

Here is a quick overview of all pricing that we separated to help ease the insurance claim process:

NPPD Water Damage Repairs	Flooring	Demo	Total
Kitchen	\$1,880.00	\$340.00	\$2,220.00
Main Hall	\$1,909.00	\$325.00	\$2,234.00
Office @ End of Hall	\$1,050.00	\$0.00	\$1,050.00
Office on Left	\$2,073.00	\$206.00	\$2,279.00
Comp Room	\$1,267.00	\$189.00	\$1,456.00
Admin behind mirror	\$2,025.00	\$148.00	\$2,173.00
Admin Sgt Office	\$3,191.00	\$283.00	\$3,474.00
Keep Out Room	\$2,025.00	\$151.00	\$2,176.00
Main Entry	\$1,713.00	\$273.00	\$1,986.00
Chief's Office	\$2,431.00	\$218.00	\$2,649.00
Totals w/separated rooms	\$19,564.00	\$2,133.00	\$21,697.00
<u>Combined All Damaged Floors Total</u>	<u>\$15,682.00</u>	<u>\$2,133.00</u>	<u>\$17,815.00</u>

Please let me know if you have any questions or if you would like something adjusted and I'd be happy to help.

Please feel free to call me if you have any questions and don't want to play email tag.

Jessica (907) 415-9391 direct or (907) 385-3664 main.

Thank you very much for your helpful consideration.

Have a wonderful week!

On 9/5/2024 2:58 PM, Steve Dutra wrote:

Jessica,

Here is the scope of work with flooring requirements listed. I can work on separating the sheetrock work from this if it helps.

Thanks

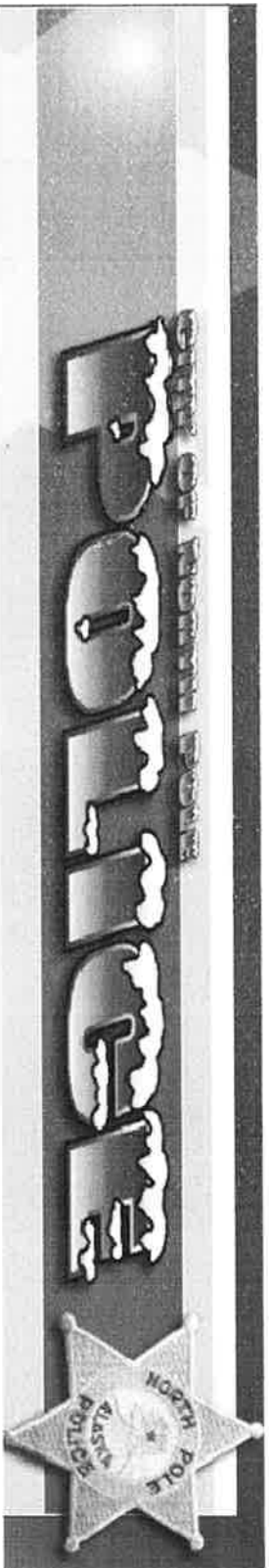
Chief Steve Dutra

125 Snowman Lane

North Pole, AK 99705

907-488-8469

sdutra@northpolepolice.org



--
Jessica Wooley

Commercial Administrator

Plambeck Floor Customs, Inc

1997 Badger Road

North Pole, Alaska 99705

907-415-9391 Cell

907-385-3664 Office

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<http://get.adobe.com/reader>

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Keep Out Room	\$2,025.00	\$151.00	\$2,176.00
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* 52 98-

4364-

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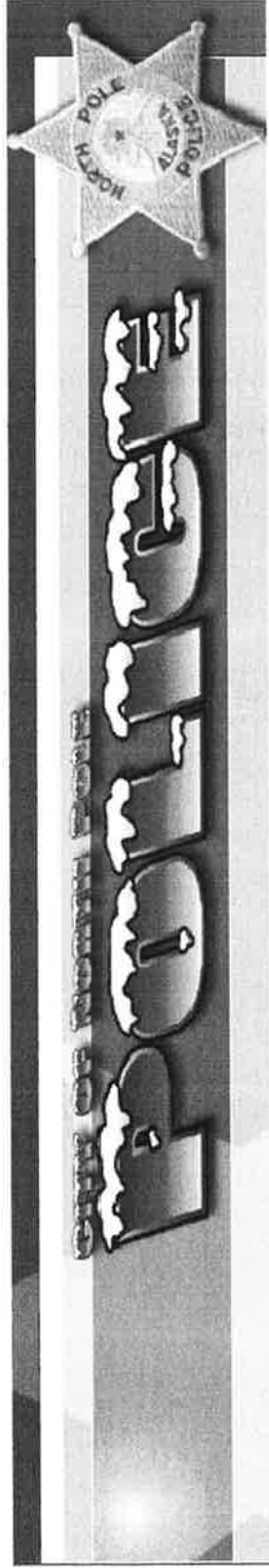
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Chief Steve Dutra
125 Snowman Lane
North Pole, AK 99705
907-488-8469
sdutra@northpolepolice.org



--
Jessica Wooley
Commercial Administrator
Plambeck Floor Customs, Inc
1997 Badger Road
North Pole, Alaska 99705
907-415-9391 Cell
907-385-3664 Office

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<http://get.adobe.com/reader>



North Pole Community Chamber of Commerce

PO Box 55071
North Pole, AK 99705

EIN: 92-0101213
Tax Exempt Org: 501(c)(3)

September 25, 2024

Mayor Clack & City Council

Subject: North Pole Community Interim Welcome Center

The North Pole Community Chamber of Commerce (NPCCC) is excited to have the City of North Pole as a partner and advocate in our quest to construct our community's Welcome Center. As of late we are pursuing the construction of a temporary building, dubbed the "Interim Welcome Center" while we continue our fundraising efforts for the full Welcome Center. We are coming to you with a request for further support that is well within your scope to grant.

The North Pole Community as we define it, is the fastest growing segment in the borough, and likely, Alaska, representing nearly 26,700 residents, 10,500 dwellings and 1,478 licensed businesses. This growth has significantly changed the social and economic dynamics across our entire community; and demands all of us to quickly respond with services that will build a rock-solid foundation to our community's long-term viability and sustainable quality of life.

Our latest construction cost for the full Welcome Center is approximately \$1.3M. We are happy to report the community has been very supportive at the grassroot level in helping us raise nearly \$500K in cash and in-kind donations. But that is far short of the \$1.3M, and will likely require another 2-3 years of fundraising.

Our community cannot wait another 3 years to offer the services the Welcome Center is intended to offer. The NPCCC is pursuing the construction of an "Interim Welcome Center" that will bring greater visibility to the full Welcome Center project, and offer a taste of the services the Welcome Center will eventually offer.

The "Interim Welcome Center" will be a frontier spirited temporary building, approximately 560 sq ft, placed on the Welcome Center site. The FNSB has assigned the site an address of 441 N. Santa Claus Ln. The site prep will be done the first week of October, with the building set in place and connected to the utilities by November 30th; and NPCCC opening the doors on the day of Winterfest, December 14th.

NPCCC's goal is to minimize how much the Welcome Center construction Fund has to be dipped into to bring about the Interim Welcome Center. Based on our bids, our Interim Welcome Center will cost \$105K, with site and utility prep costing \$70K. One related cost will be the city permit fees of \$3,320.93. While the various permit fees are seemingly small, they do add to the overall price tag. We now, come to you requesting the city waive the fees of any city permit required in the construction of the Interim Welcome Center; which requires city council action.

Please consider addressing this matter at the October 7, 2024 City Council Meeting. Given the significant economic development efforts the NPCCC puts forth, we believe this not an unreasonable request. We pray you will immediately take up this action and grant our request for waiving the permit fees. For more info don't hesitate to contact us.

Regards

Howard Rixie
Howard Rixie Sr.

President, North Pole Community Chamber of Commerce

301 N Santa Claus Ln

NP Visitors Welcome Center

Construction Type: Bus

Building permit

Square feet of living space	560
Square foot charge	\$261.01
Total Value of living space	\$158,800.00
Base charge first \$100,000	\$993.75
\$5.60 for each \$1000 over \$100,001	\$329.28
Total building permit fee	\$1,323.03

Electrical

Base charge	\$23.50
\$0.050 for each square foot	\$28.00
Electric plan review (25%)	\$7.00
Total electrical permit fee	\$58.50

Plumbing^

Base charge	\$23.50
Unit fees	\$110.05
Plumbing plan review (25%)	\$27.51
Total plumbing permit fee	\$161.06

Mechanical

Base charge	\$23.50
Unit fees	\$22.05
Mechanical plan review (25%)	\$5.51
Total mechanical permit fee	\$51.06

Total construction permits, all

\$1,553.63

Plan Check Fees

Building plan check (75%)	\$992.27
Electrical plan check	\$7.00
Plumbing plan check	\$27.51
Mechanical plan check	\$5.51
Total Plan Check	\$1,032.30

Utility tie-in fees

Water (includes inspection fee)	\$250.00
Water meter (at cost)	\$235.00
Sewer (includes inspection fee)	\$250.00
	\$735.00

FINAL TOTAL

\$3,320.93