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### FEATURES

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ASRC CIVIL CONSTRUCTION
$9,827,510
GOLOVIN AIRPORT IMPROVEMENTS
ASRC CIVIL CONSTRUCTION
$8,839,335
REPLACE FLOATING BRIDGE AND ACCESS TRAILS WITH ELEVATED BRIDGE
STG INC
$5,341,900
TOGIAK AIRPORT SNOW REMOVAL EQUIPMENT BUILDING
FAR WEST VENTURES INC
$1,711,679

INTERIOR
GALENA AIRPORT IMPROVEMENTS QAP
$16,756,736
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TOK CUTOFF MP 0-24 CULVERT REPLACEMENT CRUZ CONSTRUCTION INC
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SOUTHCENTRAL
PORT LIONS NAVIGATIONAL IMPROVEMENTS
WESTERN MARINE CONSTRUCTION INC
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ANMC CRITICAL CARE UNIT ADDITION AND RENOVATION
ROGER HICKEL CONTRACTING INC
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CPH RADIOLOGY REMODEL PHASES III, IV AND V UNIT COMPANY
$4,249,000
100TH AVE EXTENSION PHASE IIA MINNESOTA TO C STREET GRANITE CONSTRUCTION CO
$3,498,989
CORDOVA WATER SYSTEM POST-LT2 UPGRADES UDELHOVEN OILFIED
$1,783,753
KING SALMON AIRPORT SAND STORAGE BUILDING SWALLING GENERAL CONTRACTORS
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HOMER BELUGA FLOAT PLANE FACILITIES IMPROVEMENTS SOUTHCENTRAL CONSTRUCTION INC
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RESERVOIR 6 REHABILITATION PAINTING AND IMPROVEMENTS DAMA INDUSTRIAL LLC
$1,396,634
SOUTH ANCHORAGE SPORTS PARK IMPROVEMENTS ALASKA EXCAVATING LLC
$1,248,365
NORTH FORK ROAD BRIDGE EROSION REPAIR TUTKA LLC
$1,126,214
ERIC LANE ROAD & SEWER IMPROVEMENTS HERNDON CONSTRUCTION LLC
$924,345

Note: Winning Bids and Construction Trends
1) Source from projects advertised in the AGC of Alaska Bulletin
2) Calculations based on date of bid
3) Supply/Service; Non-Construction bid results are not always advertised in the bulletin
4) RFP results are not always advertised in the bulletin
SOUTHEAST
PORTAGE COVE HARBOR EXPANSION
   PACIFIC PILE & MARINE $12,053,299
SEAWALK BRIDGE TO GOLD CREEK
   PHASE III
   ADMIRALTY CONSTRUCTION INC $2,961,791
TONGASS, FRONT AND STEDMAN
   SEWER FORCE MAIN REHABILITATION
   BAM LLC $2,238,980
WEST DOUGLAS PIONEER ROAD
   ENCO ALASKA INC $1,505,064
DOWNTOWN STREET IMPROVEMENTS
   ARETE CONSTRUCTION CORP $1,155,855
WEST GLACIER SPUR ROAD
   AREA ENHANCEMENTS
   GLACIER STATE CONTRACTORS INC $852,075

YAKUTAT HIGHWAY FISH PASSAGE
   IMPROVEMENTS
   AHTNA ENVIRONMENTAL INC $588,798
   BLUE LAKE ROAD, GREEN LAKE ROAD,
   WATER TREAT PLANT ACCESS ROAD
   REPAIRS
   CBC CONSTRUCTION $492,972

ANAN BAY WILDLIFE OBSERVATORY
   RECREATIONAL FACILITIES
   CONSTRUCTION
   RAINFOREST CONTRACTING INC $450,450
2017 AREA WIDE PAVING
   SECON $346,314

KACHEMAK DRIVE PHASE III WATER,
   SEWER IMPROVEMENTS
   SOUTHCENTRAL CONSTRUCTION INC $912,488
458-424 ZONE MERGE PROJECT
   RENEGADE EQUIPMENT LLC $871,622
RAVENSBRUCH PHASE II STORM CIPP
   FRAWNER CORP $867,050
PUMP STATION 54 PARKVIEW UPGRADE
   ALASKA DIVERSIFIED CONTRACTORS $500,400
PRESSURE ZONE 430 CONVERSION
   TO 411/475, SAHALEE SUBDIVISION
   RENEGADE EQUIPMENT LLC $468,310
RSA #21, BIG LAKE ANNUAL
   ROAD MAINTENANCE
   CLEAR EXCAVATING INC $437,853
IDITAROD ELEMENTARY
   SCHOOL DEMOLITION
   MB GENERAL CONTRACTOR $321,619
RESERVOIR 6 SERVICE
   HIGH SCHOOL DRAINAGE
   DIRTWORKS INC $295,176

SOUTHEAST PORTAGE COVE HARBOR EXPANSION
   PACIFIC PILE & MARINE $12,053,299
SEAWALK BRIDGE TO GOLD CREEK
   PHASE III
   ADMIRALTY CONSTRUCTION INC $2,961,791
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Source: Winning bids for projects advertised in the AGC of Alaska bulletin.
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How does AGC work with Alaska to support a long-term fiscal plan?

As we stand and stare into the sky, our state economy is falling in a deep dive with very little time to pull up and save ourselves from a 1980-type recession. At AGC of Alaska we are well aware of the need to pull up, as the industries we represent were the first big area cut from state funding two years ago.

Construction is a leading economic indicator — as the state economy goes, so too goes construction. When construction is in a recession, so is our state. It’s time to “Put Alaska First” and make changes that reverse our decline and put us back onto the road to prosperity. It will not be easy, but it’s not easy to successfully manage a construction business either.

We all have ideas and approaches on how to get this done, but at the end of the day we need to look in the mirror and ask, “What do Alaskans really need to do?” Alaska does not have a wealth problem; we have a cash flow problem. With over $50 billion in our Permanent Fund, we can develop a long-term fiscal solution that will provide a long-term foundation for the next 50 years.

Any long-term fiscal solution for Alaska requires a mix of the following:

- Cuts to state government
- Use of the Permanent Fund to support state government
- Increased revenues in the form of taxes without overtaxing our resource industries
- Reduction in payouts of Permanent Fund Dividends

We will all need to have skin in the game to achieve a fair and balanced outcome.

One thing is for sure: We all must come to the table and make sacrifices and find solutions. In today’s world this is hard to do because most elected officials have a difficult time making these tough fiscal plan decisions that could affect their re-election.

I would like to offer a comparison to the construction industry on this topic. If our companies can’t make tough decisions and we worry about our popularity, we go broke. The worst decision we can make is to not make a decision at all.

As a lifelong Alaskan who has enjoyed a vibrant economy driven by the petroleum industry, I can understand the decisions of the past, but today we are at a tipping point for failure and we must all come to the table and support Alaska by developing a viable long-term fiscal plan. Failure to act is a recipe for disaster.

As in the Legislature think we can solve our fiscal problems simply by collecting more taxes from our resource industries. This is extremely dangerous — a serious threat to the goose that lays the golden egg — and would have catastrophic results. What we need is tax stability to encourage investment by our resource industries in production, exploration, development and construction. No prudent investor will risk investment in our state until we solve our fiscal issues and provide fiscal and tax stability.

It is not all gloom and doom. Alaska is a great state, full of opportunity and hard-working people. There are also some large projects that can help sustain our economy until oil and gas prices and investment improve. Several large mining projects such as Donlin that are close to making a go/no-go decision, new oil opportunities at Smith Bay and mega projects that leverage our federal dollars can help bridge the gap.

The road to King Cove may be reachable in the near future. We must look at each of these construction opportunities and find a way to make these projects commercially viable. This includes tax incentives, tax stability, environmental and regulatory reform and investing our savings in a way to get the projects constructed. A more stable economic climate will lead Alaska to renewed prosperity.

We all should put our thinking caps and our work gloves on and offer thoughts and support to our leaders in Juneau. We all need to grab the yoke and start to pull because not making any of these hard decisions will be catastrophic for Alaska. If we don’t make the tough decisions, we will go broke.

Alaska can have a successful future if we develop a plan, sacrifice now and make the tough decisions. We all want a thriving, stable, sustainable Alaska. We want a great place to live and enjoy. Alaska will continue to be a great land if we work together to reset the state’s fiscal plan.
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First 100 days are opportunity to do what’s right for Alaska

The first “100 Days” of the first term of a U.S. president are used to measure the successes and accomplishments during the time that his power and influence are greatest. That’s when you live up to your promises. There have been a lot of promises made during the 2016 campaign, and depending on what you read, the list that Donald Trump has pledged to do in his first 100 days is extensive.

During the long campaign, Trump consistently brought up what is wrong with the federal government. Washington is broken. We have an often-dysfunctional Congress; legislation is controlled by special interests and not by what is best for America. That’s why he wants to “drain the swamp.”

He talked about opening more land to mining and drilling, improving trade deals to keep jobs in America, making our borders more secure by cracking down on illegal immigration, replacing Obamacare, appointing conservative judges, cutting taxes and making the tax code simpler and reducing regulations.

What is said in the heat of campaign rhetoric gets to the reality of what is possible. The art of any deal, especially in politics, involves some compromise. I’m optimistic that we will see a president who will deal with things sensibly and realistically in a way that is based on practical, businesslike, no-nonsense solutions rather than the usual “I’m from the government, and I’m here to help.”

In the 2002 election, a Republican majority took over both houses of congress, making our borders more secure by cracking down on illegal immigration, replacing Obamacare, appointing conservative judges, cutting taxes and making the tax code simpler and reducing regulations.

But there is another “100 Days” that should be on all Alaskans’ minds. That is the roughly 100 days of the next state legislative session. The November election shuffled the deck in Washington. It also shuffled the deck in Juneau. The state Senate managed to maintain its Republican-controlled bipartisan coalition, while the House switched altogether to a Democrat-controlled bipartisan coalition. This is a recipe for a stalemate.

The public wants the Legislature to fix our fiscal problem. The “fix” is a blend of new revenue (taxes), reduced spending (budget cuts) and using Permanent Fund earnings to fill the gap.

But before the Permanent Fund earnings are tapped, many on the right want reduced spending and many on the left want new revenue. It will take some real statesmanship on both sides to come to agreement. We saw some of that last year with several major pieces of legislation that passed with strong bipartisan support and bipartisan opposition.

President Obama had a Democratic majority in both houses for his first two years, and Trump will have the advantage of Republican majorities in both houses of Congress. Many Alaskans believe the planets are once again aligned.

A legislator’s oath of office is not to a party or group of constituents but to the constitution, the laws and the people of Alaska. Do what’s right for Alaska.
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Alaska is a land of vast resources and limitless opportunity. Even in our current fiscal situation, this remains undeniably true. The Alaska Department of Transportation & Public Facilities considers it a great privilege to work alongside fellow Alaskans, partners in the consulting and contracting community, toward building and sustaining transportation infrastructure that will support and promote a stable economy. ADOT&PF recognizes that it impacts nearly every Alaskan, every day. Our desire is to make that impact as positive as we possibly can through the projects and service we deliver.

The recent passage of the Fixing America’s Surface Transportation (FAST) Act into law created a five-year, $305 billion authorization of federal funding for U.S. transportation projects. This provides needed financial stability and increases some federal funding apportionment to states.

The FAST Act is a good deal for state DOTs, especially in Alaska where we receive about $5 in federal funds for every dollar we contribute to the Federal Highway Trust Fund through our federal motor fuel tax. In 2016, the federal highway fund appropriation for Alaska was $503 million, a 5.6 percent increase from 2015. The FAST Act is scheduled for a 2 percent annual increase from FY 2017 to 2020.

The FAST Act removes much of the fiscal uncertainty state DOTs have experienced for the past decade when dealing with federal funding. By knowing the level of federal resources available for the next four years, we can plan with greater confidence and are better able to commit to a slate of projects across the state.

This past year ADOT&PF contracted $590 million in construction activities throughout Alaska and has received authority to proceed on 62 new construction projects statewide. This investment in Alaska’s economy employed hundreds of Alaskans in the construction and consulting industry.

As a result of this investment several projects are already making a difference for Alaska’s economy. Of note are the three railway grade separation projects on the Parks Highway. These projects at Montana Creek, Sunshine and Broad Pass significantly reduce travel time between Anchorage and Fairbanks for the movement of freight and increase safety for hazardous material shipping and school buses using this highway. Greenhouse gases are also reduced along this corridor as large diesel trucks spend less time traveling.

The Road to Tanana was completed and opened this past summer. Built for about $300,000 per mile, this road will help the economy not only of the village of Tanana but likely most of the communities along the Yukon River by reducing the cost of goods and services delivered upstream and downstream.

On Kodiak, the department completed the Kodiak Airport Runway Safety Area and the reconstruction of Pier 1 at the Kodiak port facility. Both projects improve access and safety for two modes of transportation that are critical to the economy of Kodiak Island.

ADOT&PF also completed the Alaska State Library and Archives Museum in Juneau. This beautiful $130 million structure will protect Alaska’s important historical artifacts and archives while providing a fascinating museum for visitors and Alaska residents alike.

Several projects are progressing to the construction phase in the coming years as a result of the certainty provided by the FAST Act. Projects of note that will likely go to construction in the next two to three years include Windy Corner on the Seward Highway, Seward Highway MP 65-90 (Girdwood to Turnagain), Sterling Highway MP 60-79, Seward Highway widening Dowling to Dimond, Haines Highway MP 2.5-12.5 and University Avenue in Fairbanks.

While federal capital funding now has greater certainty, state capital funding is much less assured without a workable fiscal plan. Many of the state-funded projects slated to move to construction in the next few years are currently on hold and waiting for the passage of a sustainable fiscal budget.

With continued fiscal uncertainty ADOT&PF’s operating budget has also been significantly affected. During the past two years the department has faced a $60 million general fund reduction to its operating budget. This is a 22 percent decrease since 2015, which significantly limits the services the department provides.
The department has done everything practical to keep budget reductions from affecting direct services. Over 96 percent of the department's $218 million general fund budget goes to operating and maintaining roads, airports and ferries. The other 4 percent of funds support services such as accounting, auditing, IT and staff necessary to meet federal funding requirements.

As commissioner of Alaska’s transportation, one question I am frequently asked is, why not use some of the federal funds to plow roads or run ferries? Believe me, I wish we could, but maintenance and operations are not an allowable expense for federal funding. Every state in the nation agrees to the same provisions when accepting federal dollars. Federal funds may only be used to plan, design and construct state transportation infrastructure. Since Alaska must self-fund transportation maintenance and operations, ADOT&PF will continue to pursue as many efficiencies and new technologies as possible to offset budget reductions.

During these fiscally challenging times, ADOT&PF will strive to boost Alaska’s economy through the numerous federal- and state-funded projects that provide improved mobility, access and safety. The department is dedicated to helping move Alaska’s economy forward, keeping our communities safe and healthy, and to opening opportunities to access Alaska’s vast resources. The department’s mission to Keep Alaska Moving through service and infrastructure will endure.
Crucial to economic growth, infrastructure drives trade by moving people, goods and services. Roads, bridges, railroads — the U.S. economy relies on a world-class transportation system.

Every four years, the American Society of Civil Engineers releases a report card depicting the condition and performance of U.S. infrastructure, assigning letter grades based on the physical condition and investments needed for improvement. In 2013, the nation’s cumulative GPA was a D-plus.

“Since 1998, the grades have been near failing, averaging only D’s due to delayed maintenance and underinvestment across most categories,” the report stated.

ASCE estimates that an investment of $3.6 trillion would be needed by 2020 to close the infrastructure gap. “We have a significant backlog of overdue maintenance across our infrastructure systems, a pressing need for modernization and an immense opportunity to create reliable, long-term funding sources to avoid wiping out our recent gains,” the report explained.

Fortunately, companies like Hamilton Construction Alaska are moving the U.S. forward, building the infrastructure that will facilitate long-term economic growth, increased GDP, employment, household income and exports — one project at a time.

Hamilton began in 1939 in Oregon as a small company installing concrete road and irrigation systems. It grew from there, expanding throughout the Pacific Northwest and to Alaska in 1977.

“Our first projects in Alaska were 60-foot Hamilton-patented prefabricated bridges (EZ Bridges) in Ketchikan for the U.S. Forest Service,” said Hamilton project manager John Szymik. “We run into our EZ Bridges all over the state. We’ve actually bid a few projects that involved the replacement or retrofit of a Hamilton-supplied EZ Bridge.”

Hamilton heads up a variety of large heavy-civil construction projects, “but we have made a name for ourselves working on projects with limited and difficult access — bridges, railroad trestles, cofferdams, highway interchanges, transit projects, specialized foundation work, overlays and project management are part of Hamilton’s everyday work.”

The company employs about 250 people, with offices in Alaska, Colorado, Oregon and Washington.

In Alaska, the company frequently collaborates with the Alaska Department of Transportation & Public Facilities on bridge and highway projects. Recent projects include the Parks Highway MP 237 Riley Creek Bridge replacement. The ADOT&PF deemed the Riley Creek Bridge, located near the entrance to Denali National Park, “structurally deficient and functionally obsolete.” Hamilton replaced the previous structure with a two-span deck bulb-tie girder bridge and made adjacent highway improvements as well.

The project was awarded as part of the ADOT&PF CMGC (Construction Manager/General Manager) process, a procurement method that involves the contractor providing input during the design phase before the start of construction. The CMGC delivery method gives the contractor the opportunity to offer new innovations, value engineering and early risk mitigation as a result of the contractor’s years of proven experience doing the actual work.

“Collaboration during the preconstruction phase helped identify risks and which permits were...
on the project’s critical path — a major contributing factor to the project completing a full season ahead of schedule,” Hamilton project manager Jesse Peterson said.

In addition to replacing the new 230-foot bridge over Riley Creek, the Hamilton team realigned the Parks Highway to upgrade a substandard curve and minimize traffic impacts during construction. The bridge was widened to accommodate left-turn access to the Park Road, and the shoulders were increased for pedestrian and bicycle traffic. Minor realignment of the adjacent pedestrian and bicycle path also improved travel for pedestrians andcyclists.

The contract was awarded in September 2014. In 2015, the project received AGC of Alaska’s Excellence in Construction Award for Transportation, Marine, Heavy, Earthmoving Between $5 million and $15 million. “This was a massive success not only for the owner but for the neighboring community and traveling public,” Szymik said.

Lauren Little, a Fairbanks-based project manager with the ADOT&PF, described Hamilton as a “great team partner” on the Riley Creek Bridge project. “We worked with (Hamilton Alaska project managers) John Szymik and Jesse Peterson on the design details and design optimization, then their guys went out and built it. We ended up with a really nice, high-quality product.”

Another notable project was the Glenn Highway Chickaloon Bridge replacement. Hamilton was the prime contractor on this three-span, precast bulb-tee girder-bridge. The 350-foot-long structure with a cast-in-place concrete deck required building a seven-span work bridge and driller slips.

“The schedule was extremely aggressive,” Szymik said. “Construction on the project started in mid-July 2015. From the start, it was a race with the weather to complete the shafts, pier columns and caps before the first winter shutdown. Our team set beams and poured the intermediate and end diaphragms in just a month of project time. This past construction season we placed the concrete bridge deck and completed all other major work items such as paving, striping, signs, guard rails, topsoil and seeding.”

Located about 20 miles east of Hamilton’s office in Sutton, the Chickaloon Bridge is a part of a strategy by the Federal Highway Administration to redesign portions of the Glenn Highway. It will be used by commuters, recreationalists and commercial truck drivers.

As any Alaska contractor can attest, working in the state isn’t always easy. Szymik and Peterson cite communication in remote areas, weather, lack of reliable services, limited transportation networks, distances between towns and barge schedules as common challenges. But a commitment to communication and autonomy has helped Hamilton maintain a track record of success in the 49th state.

“Our crews focus on the tasks of the day and understand expectations; they really take responsibility for their own safety and understand that help isn’t around the corner,” Szymik said.

“We really have to be self-sufficient wherever we go and be prepared for all different types of scenarios.”

AGC of Alaska membership has played a role in Hamilton’s success as well. “It’s provided us an opportunity to network with other contractors, and AGC provides an avenue to address ‘global’ issues that affect all contractors such as permitting issues, specification changes and legislation,” Peterson said.

As for Hamilton’s future in Alaska, Szymik says it looks bright. “As Alaska grows and infrastructure ages — many bridges are nearing the end of their design life — larger, more complex projects will be advertised. We have been able to build great relationships with owners, other prime contractors and subcontractors in Alaska, and we look forward to growing those relationships.”

For information, visit www.hamil.com.

Carly Horton Stuart is a freelance writer who lives in Anchorage.
The best designs are a careful mix of form and function, and bringing them to life is an art of its own. The Anchorage Museum expansion project demonstrates the challenge of creating an engaging space to display a thoughtful northern-themed exhibition without disrupting the museum’s daily operations.

“The purpose of a museum is to preserve and exhibit objects of great public significance and interest,” said museum director/CEO Julie Decker. “There is always space limitation when you have high public demand for exhibitions in art, history, culture and science. This new wing will allow us to start exhibiting artworks we’ve held in storage for quite some time now.”

Over 30,000 artworks plus 500,000 historical maps and photographs are currently held in the public trust, in careful storage. A number of pieces are curated annually for exhibitions in Anchorage and elsewhere; however, some haven’t been on display since they were taken into the museum’s collection. The additional 25,000-square-foot of gallery space will allow the museum to create exhibits from its own rich collection.

“The primary goal of the design is to maximize exhibition space and minimize circulation space,” Decker said. “We want to create as much gallery space as possible and reduce lobbies, hallways and areas with invisible functions.”

Pulling this off has taken teamwork. Decker said the museum chose a local architect, contractor and consultants, in keeping with the Alaska theme of the new galleries. The design process was started in 2015 with McCool Carlson Green architects (MCG) of Anchorage. John Weir, president/CEO and principal architect, said the decision to build the expansion 5 feet above the oldest areas to the existing building was the only solution, given the limited space surrounding the downtown building.

The museum expansion, he said, used a cantilever and tension system that incorporated four 28,000-pound steel beams as the main horizontal support for the addition to hang the...
main gallery from the upper structure utilizing support structure with eight columns that penetrate the existing building.

Likewise, the interior gallery uses materials that reflect a northern environment, such as yellow cedar siding locally sourced in Alaska that is both functional and appealing. The Anchorage Museum, architectural firm MCG and general contractor Davis Constructors & Engineers dedicated a year and a half to the structure’s design. Weir said the process was one of the most collaborative he’s ever experienced.

“You need a strong team and strong processes to accomplish successful outcomes,” he said. “We had that from the start and plan on maintaining that mind-set through the project duration.”

Weir said that MCG makes site visits every week and answers questions daily. All this has made it easier for crews to work around the museum’s busy summer hours. Davis Constructors project manager Luke Blomfield said it takes careful timing to complete major structural tasks in a place that’s occupied seven days a week from morning to night. He said crews did their best to be “a fly on the wall” so patrons could enjoy their museum experience uninterrupted.

This meant concealing interior work behind temporary finished walls that displayed artwork in public spaces, and limiting exterior work to times with fewer visitors. Blomfield said that crews managed to minimize closures of the Discovery Center to the general public to only three hours a day during early installation of structural materials.

“Safety is the ultimate driver,” Blomfield said. “We endeavor to maintain museum operations with minimal impacts to the general public and the museum staff.”

Construction of the new gallery spaces are in full swing, with crews currently wrapping up the exterior envelope. Most of the winter will be spent finishing the interior and starting upgrades to an existing gallery installed in the mid-1980s. This project includes adding a new interior entry by cutting a 12-by-24-foot opening in 14-inch concrete and removing 58,000 pounds of material.

Decker said discussions about the new gallery started four years ago when a patron expressed interest in the museum’s stored collections. The entire project will cost $24 million. All of the cost is being funded through private contributions, with a $12 million gift from the Rasmuson family and a $12 million gift from the Rasmuson Foundation.

A long rainy spell affected the removal of the existing museum roof early in the project; however, a productive summer and extended fall have kept the expansion on time and on budget. The plan is for contractors to hand over the building in June and the museum to use the summer to curate and install the “Art of the North” exhibit. An official opening reception is scheduled for September.

Rachael Kwapil is a freelance writer and photographer who lives in Fairbanks.
Across the nation, the average increase in cost of coverage for those covered by Affordable Care Act (ACA) plans is 25 percent. Understanding the lay of the land and knowing what options are available for individuals and for employers who want to offer coverage to their employees is essential to making an informed decision about health care plans. Here we’ll take a look at national and local trends, what the AGC Health Benefit Trust has to offer, options for employers and what the future may hold.

A number of factors contribute to this year’s jump in coverage prices, including lack of participation in plans by the typically healthy 18- to 34-year-old age bracket, low revenues driving insurance companies out of some states’ markets and thereby decreasing competition and, of course, the ever-increasing cost of doctors’ visits and procedures, to name a few.

Due to the combined and related effects of lack of participation and stagnating revenue, carriers have pulled out of insurance markets in many states. Alaska is a prime example of this, with Moda Health exiting the state, leaving uninsured Alaskans with Premera as their only carrier option and cutting the total number of plans available from 15 to five. This reflects a larger nationwide trend, with the U.S. Department of Health and Human Services reporting that nearly one in five people will have just a single insurer offering health plans in their market. Because of this, more than 1 million existing customers nationwide (and possibly as many as 2 million) will be forced to select a new coverage provider for the upcoming year.

In addition to having fewer carriers and plan options, individuals, families and employers alike must adjust their budgets to accommodate the increase in rates. Though some states such as California will only see an average rate increase of 13.2 percent, customers in Alaska who are currently with Premera can see increases anywhere between 7 percent and 40 percent. Those who were formerly with Moda Health and are now making the switch to Premera can expect increases of 25 percent to 40 percent. On a positive note: AGC offers coverage to members through a custom AGC Health Benefit Trust that offers plans from UnitedHealthcare. We’ll explore this more later in the article.

Although 82 percent of Alaskans are eligible for subsidies that reduce monthly payments, the bottom-line numbers still demonstrate how large a disparity there is between the average of what Alaskans pay for insurance compared with the rest of the nation. The national average for a 27-year-old with benchmark ACA coverage is $302 per month. In Alaska, that average is $750. For a family of four the national average for coverage is $1,090. In Alaska, that average is $2,750. When considering that the U.S. has the most expensive health care of all countries, and Alaska has the highest health care premiums in the U.S., you could say that we have the most expensive health care in the world.

Despite these deterring factors, employers remain committed to offering health benefits to employees, recognizing it as an essential part of attracting and retaining talent and maintaining employee satisfaction. There are many options open to employers looking to maintain benefits while easing the financial burden imposed by higher insurance rates. Cost-wise strategies on the rise include telemedicine services, medical

There are many options open to employers looking to maintain benefits while easing the financial burden imposed by higher insurance rates.
“vacations,” consumer-directed health plans, narrow network health care plans and self-insuring. Each of these options presents different pros and cons and is not as comprehensive as traditional options.

AGC of Alaska has, for many years, offered our members access to alternate insurance plans through the AGC Health Benefit Trust, which is run along with the AGC of Washington and Inland NW AGC chapters to offer the best options and pricing. These plans are purely a member benefit and a service we are proud to provide to our membership.

The Trust offers health and life insurance through UnitedHealthcare, and vision and dental coverage through The Standard. The number of plan options for health coverage alone totals 15, which is three times the current level of five plans under Premera. Dental, vision and life also have multiple options, and these plans can be added or combined in whatever ways best work for your needs.

Those who are part of this plan also have the option to participate in the Dollar Bank program — something that union health plans have long offered but has been unavailable in other plans. This provides a unique solution to help employers and employees deal with the seasonal nature of the construction business by allowing employees to build up a “Dollar Bank” during the busy months and then use those banked dollars during the lean months. This means employees won’t have to worry about losing their health benefits when the season is over and they need them most.

Detailed information about the plans is available online at www.AGCAK.org, or you can email info@agchealthplansnw.com for more information or a free quote.

Though the outlook for health insurance in 2017 isn’t the rosiest, there are still many avenues for success open to employers. As many AGC of Alaska members have found, those options available through AGC Health Benefits Trust might just be the best ones for you and your employees.

Lauren Sharrock can be reached at lauren@agcak.org or 907-561-5354.
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There is no question that we are in the midst of challenging times for employers when it comes to maintaining a drug-free workplace. With the legalization of recreational marijuana, the opioid and heroin epidemic, and with synthetic drugs on the rise, there is a lot to be considered when trying to maintain a safe, drug-free work environment.

Drugs aside, it is also important to consider another substance that has significantly affected safety in the workplace, a substance that causes absenteeism, accidents, injuries and death. This substance is legal throughout our state and the country, yet how do we prevent workplace accidents and injuries from occurring from its effects? This article will discuss alcohol and the workforce and explore the ways you can maintain an alcohol-free workplace.

Alcohol has been consumed around the world for centuries. Almost all of us have encountered a situation where alcohol has been involved, whether a small social gathering or a night out on the town. As a legal consumable for those 21 years or older, it is one of the easiest substances to access. And although it is legal, many employers have anti-alcohol policies to prevent alcohol use in the workplace. This is even a requirement for companies with employees who work in positions covered by the Department of Transportation.

While alcohol is prohibited in many workplaces, there still seems to be a significant number of alcohol-related workplace accidents and injuries. It may seem difficult for employers to maintain an alcohol-free workplace, but with a few key policies and procedures, any company can ensure the safety of its employees is not compromised by alcohol use.

The National Institute on Alcohol Abuse and Alcoholism estimates that nearly 14 million Americans abuse alcohol or are alcoholics. Furthermore, it is estimated that annually nearly 88,000 people die from alcohol-related causes in the United States. The numbers are staggering and truly scary to those looking to maintain a safe workplace. Not only does alcohol in the workplace lead to accident and injury; it can lead to absenteeism, tardiness, missed job assignments, rising health care costs and much more.

It is clear that employers should be concerned about alcohol in the workplace; understanding the overall effects of alcohol is the first step to implementing and maintaining an alcohol-free workplace. The key components of keeping alcohol out of the workplace include a clearly written policy that outlines the company stance on alcohol use in the workplace, education on the effects of alcohol use in the workplace, identifying the signs and symptoms of alcohol in the workplace for employees and supervisors, consistently testing employees for alcohol as required by DOT and/or company policy, and having an Employee Assistance Program for all employees to use.

Whether you are an employer that has a DOT-mandated anti-alcohol plan or a company with a non-DOT alcohol testing policy, it is important to be informed and to educate employees on this issue. Alcohol use in the workplace can have serious consequences, up to and including accidents that cause serious injury and death. Be sure to provide the company policy to employees upfront (preferably at the time of onboarding) so that expectations are set from Day One. Alcohol in the workplace can undoubtedly be a serious problem, but with a clear policy, education, testing and an EAP, any company can reduce its risks.


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Financing equipment –
To buy or lease?

I

f you’re considering an equipment acquisition for your business, it makes sense to compare the respective benefits of buying or leasing to determine which option is right for your company. Before you buy or lease, give careful consideration to choosing equipment that will fit your project pipeline, foster productivity and position your business for long-term growth.

Evaluate the equipment your organization currently uses. Take time to consider where updating, supplementing or replacing your fleet of equipment could benefit your business. Also, determine if there are additional items of new or used equipment that will help your business operate more profitably or expand its capabilities.

New equipment is often more efficient and may cost less in near-term repairs and maintenance. Used equipment may require a lower initial investment. Whether the equipment is new or used, a loan or lease provides the ability to use the equipment’s revenue-generating capacity over time to help pay for it. Rather than tying up cash in a large purchase, loans and leases may help you preserve liquidity for other business needs.

When it’s time to acquire equipment, determine whether buying or leasing is going to serve your long-term interests most effectively. Here are three considerations:

1) Down payment

Depending on the type of equipment, you may need to provide a cash down payment as part of a loan structure. Recently, however, some types of long-lived assets may be financed at 100 percent of the purchase price. Leases are structured to provide periodic payments based on an agreed-upon or estimated equipment value at the beginning and end of a lease term.

2) Risk of obsolescence

If you purchase equipment you bear the risk that it could decrease in value as a result of technological advances or changes in the needs of your business. If you lease the equipment, the transaction may be structured so the risks of obsolescence, devaluation and changing markets are borne by the lessor. Depending on the type of lease structure, there may be no obligation to purchase the asset at the end of the term of a lease.

3) Expense deductions

With a loan and certain lease structures, the borrower is considered the owner of the equipment for tax purposes and often may claim depreciation expense and interest expense that could reduce a company’s taxable income. With an operating or true lease, the lessee typically claims no asset or liability on its balance sheet with the lease payments treated as an expense deduction on the lessee’s income statement.

As part of the evaluation of any lease or loan structure, you should consult with an accountant and tax advisor to be certain of the applicability for your company. Flexible payment terms and interim financing may also be available in lease and loan transactions.

A key advantage in leasing equipment is that the lessee decides what to do with the equipment at the end of the lease term. End-of-lease options for the lessee may include a) purchase the equipment, b) renew the lease or c) return the equipment.

The option to return the equipment can benefit a business because disposal of equipment can be uncertain, costly and time consuming. It also allows a company to focus on its core business versus managing non-core assets. Purchase options can be structured in a wide variety of ways,
including fixed dollar amounts or fair market value.

Companies that do not have tax liabilities (because of net operating losses, etc.) may also benefit by leasing, where depreciation deductions can be taken by the lessor, which can be passed on to the lessee in the form of lower rental payments. Leasing may also assist with debt covenant compliance.

Loans also offer distinct advantages to companies that need capital equipment. For instance, loan payments can be based on fixed or floating rates, fixed principal and interest, or fixed principal plus interest. This allows a company to lock in rates and terms that fit its long-term capital or financing strategy. Some companies benefit from owning assets that are central to their business when the equipment has a useful life beyond the repayment terms of the loan. In such cases, it may make more sense to own the equipment and retain the benefit of depreciation expenses.

Once you’ve determined your equipment needs, talk with a banker who can connect you with an equipment finance specialist. Together, they can help you determine which of your financing options — whether it’s a loan or one of many types of leases — may fit your needs. An equipment finance specialist may also be able to assist with knowledge about equipment vendors or help in the review of competitive bids. Before making a decision about your equipment investment, be sure to consult with your accountant and/or tax advisor.

Nothing contained in this article should be considered tax or accounting advice, and you should consult with your own tax, accounting and financial advisors.

Darin Floyd is a territory manager for Wells Fargo Equipment Finance in Alaska. He can be reached at 907-265-2915 or Darin.E.Floyd@wellsfargo.com.
A 15,500-square-foot, 12-chair, two-story, gleaming and airy dental clinic recently opened in Dillingham to welcome patients hailing from the Bristol Bay area.

Bristol Bay Area Health Corp.’s new structure replaces an Indian Health Service clinic. The old facility had seven chairs, which were divided between a space within the main hospital and an annex made from two converted trailers that had been there since 1973 — the year a consortium of Bristol Bay’s Yup’ik, Dena’ina and Sugpiaq/Alutiiq tribes formed the BBAHC to provide comprehensive health care services.

Livingston Slone designed the new clinic, and Roger Hickel Contracting built it.

“Our dental team provides services here in Dillingham and also flies to the villages, weather permitting,” said Dr. Lecia Scotford, BBAHC’s Chief Operating Officer, who spearheaded the dental clinic project. “Our appointments were always booked solid, as there is a great need for dental care in the region.”

The new structure will enhance services provided at BBAHC’s Kanakanak Hospital campus as well as help serve outlying areas. The Bristol Bay population is about 7,500; Dillingham has a population of about 2,500, and the balance comes from villages in the surrounding area.

In 2010, BBAHC had an overall master site plan done, which included a 7,000-square-foot dental clinic, boarders’ quarters and housing, but the plan never came to fruition. In 2014, Dr. Scotford presented a project business plan to the BBAHC board of directors that included a 15,500-square-foot building for the dental clinic and support offices.

“They had their overall design, which included some things they couldn’t get rid of, due to federal regulations,” Rodney Mohr, Hickel’s Project Manager, said of the original plan.
They had a vapor-mitigation system, he said, “which consisted of a high-tech vapor barrier sealed to the concrete foundation, some extraction wells designed to expel any vapors before they reach the vapor barrier, and a monitoring well used to test vapor levels present in the ground soil.”

A ventilation system keeps the entire building, including the crawl-space, under positive pressure, Mohr said, preventing vapors from entering the occupied space of the building.”

Hickel Contracting helped determine the most feasible finishes to use in the Dillingham area, as well as what costs and constraints would be for labor and materials.

“That’s mostly what we helped them with,” Mohr said. “Our electrical and mechanical subcontractors were brought on to assist the design team and the owner to explore different ideas on how to route the ventilation and the different systems, what would be more cost-effective for what their needs are and what their future needs might be.”

Dr. Scotford said the biggest challenges are the actual space of BBAHC’s hospital — “It is a ‘work in progress,’ remodeling areas and making the best of our facilities to comply with all regulatory agencies,” she said — as well as transportation because of isolation and funding.

Mohr agreed.

“For us, the biggest challenges were probably the unknown costs of shipping, working out in the Bush and trying to coordinate things to get on the barge in time,” Mohr said, “and also qualified local labor. We tried and did hire some local, but a lot of the times the skilled labor required to complete the project was not locally available. In addition, finding housing accommodations for work crews was a challenge.”

Mohr said durability of products chosen for a project is more important in a remote place like Dillingham than in a community on a road system.

“I think they wanted to do a whole lot more tile — floor tile and wall tile,” he said. “We suggested finishes that are not only easier to replace or repair in case of damage, but also prove to be ‘cleaner’ or more sterile, which is desired in a health-care facility. What products to use, what products would hold up better for them and be more cost-effective to fix if they fail. The finishes on the exterior are very durable, due to extreme weather conditions.”

Being one of the bigger contractors in the area, Hickel Contracting sponsored Dillingham’s basketball team for a trip to another village for a tournament. Hickel also turned over surplus trusses and construction material to the hospital to repair a roof on a hospital storage facility.

“We were able to work together to make mutually beneficial agreements,” Mohr said. “We allowed them to use our forklift for a bunch of owner-supplied and owner-installed items toward the end. They’re allowing us to store some of our equipment on site until the spring, until we get it out of there — a real good working relationship.”

Mohr said 35 to 40 employees worked on the project during the busier times.

Mark Scotford, BBAHC project manager, collaborated with project engineer Brad Archer and facility manager Bryan Reed on the building and Bristol Engineers, PND Engineers and ERM Engineers, in addition to Livingston Slone and Hickel Contracting.

BBAHC’s new clinic meets Green Building Council LEED guidelines, uses LED lighting and has insulation that exceeds design requirements for the area and energy-efficient windows.

The building is designed with an integral foundation system to withstand a 9.2-magnitude earthquake with minimal damage. Dental services occupy the entire first floor, with 12 operatories and high-tech equipment, while the second floor houses support staff for the business office, finance and medical records, Dr. Scotford said.

“We broke ground in June 2015, and the building was completed and operational in September 2016,” she said.

“Our staff is very happy and excited to work in such a beautiful place, and it has done wonders for morale,” Dr. Scotford continued. “One patient said to our doctor, ‘Gosh, I feel like I have to dress up to come to the clinic!’ That was nice to know.”

Tracy Kalytiak is a freelance writer who lives in Palmer.
Hanging in the hallways of Bradshaw and Associates Inc. are as many photos of employees displaying freshly caught fish as there are of the contractor’s award-winning plastering, fireproofing and commercial carpentry projects.

As company president Ken Bradshaw settles behind his desk for an interview, he invites every available employee — manager of operations Pat Brashler, bookkeeper Lori Novak and project manager Cynthia Ison (who happens to be Ken’s daughter) — to join him.

That’s the kind of place Bradshaw and Associates is: a family place. Bradshaw’s son also works for him, as well as two grandkids. At least three of Brashler’s kids have worked for the company.

“Having that family-run type business, I think, is important,” Brashler said. “We all look out for each other.”

Improving things behind the scenes

He’s speaking literally: Bradshaw is one of Alaska’s leading subcontractors, offering fireproofing, commercial carpentry and exterior insulation finishing systems (EIFS). Employees often find themselves working in remote parts of Alaska where, if something goes wrong, help isn’t just a simple phone call away.

But he’s also speaking about the work he and Bradshaw do behind the scenes — on AGC and union committees — to improve wages, working conditions, training and retirement for workers.

With an average workforce of 20 to 25 employees, Bradshaw and Brashler have found creative ways to keep their workers employed throughout winter months when construction in Alaska slows: Their market recovery program allows employees to invest a small amount to help Bradshaw secure private work, which in turn keeps workers employed through leaner months — and provides a significant return on investment.

“These guys, they deserve pensions, they deserve insurance,” Brashler explained. “As trustees, we try to protect their retirement. And we don’t want them to work 10-hour days, seven days a week, all summer then lay them off all winter long. It’s important our guys are taken care of.”

Adapting to demand

When Bradshaw observes, “I’ve got a pretty good history in construction,” it’s an understatement. The 76-year-old started in the industry at age 14 and established a plastering and commercial carpentry business in Oklahoma in 1984. When he came to Alaska, it was to help build the Nesbett Courthouse; eventually, he took his plastering and fireproofing expertise and struck out on his own, forming Bradshaw and Associates Inc.

Later, he hired Brashler, who brought with him 40 years of plastering expertise, to be his manager of operations. Today, as one of the only companies in Alaska bonded for EIFS and stucco applications, Bradshaw and Associates has both the expertise and a willingness to adapt to industry changes, often actively seeking ways to stay ahead of its competition.

“There was a real need to do swimming pools up here, so we got into pool plastering,” Brashler said. “Now we’re the expert on pool plastering.”

Bradshaw and Associates completed a $1.6 million EIFS project for Mat-Su Regional Medical Center for project contractor Bovis Construction. The versatility of EIFS allows Bradshaw to efficiently insulate Alaska buildings while offering clients a variety of finishing textures and colors.
Venetian plastering, we brought a trainer up from California to train all our guys. Now that’s another feather in Ken’s hat — diversifying to do other things.”

“It was a type of plaster you don’t usually see up here,” said Mike Shaw, president of Roger Hickel Contracting, with whom Bradshaw worked on the theater. “Bradshaw’s work was very good, and they were easy to work with.”

That project — blue polished Vero decorative plaster walls that look like suede — demonstrates the versatility of EIFS, which offers both the insulation Alaska buildings require while offering virtually unlimited color and texture options. Bradshaw has been able to apply up to 13 inches of insulating foam to bring up the R value on its clients’ buildings, finishing with exteriors that mimic brick, marble, limestone, metal and more.

An uncommon specialty

Bradshaw is also the only UL-certified fireproofing company in the state. Cynthia Izon, who manages the company’s fireproofing projects, is practically a part-time detective, checking and rechecking codes, helping architects determine which products can and should be used on a project — even hunting down the origin of certain materials.

“A client will want us to do a patch-and-repair, and I’ll have to pull pieces of it off and send it to the source,” she explained. “It’s 30 years old — ‘Here’s this material, is it yours?’”

“Fireproofing is a life safety issue, so it’s really specific,” Izon added. “It’s something nobody really wants to do because it’s itchy and dirty and the products are temperature-sensitive.”

That doesn’t stop her from personally visiting job sites, from the Dena’ina Civic Center (a $625,000 fireproofing project), to hospitals in Fairbanks and Nome, to the high school and a missile launch pad blast tunnel in Kodiak, where materials had to be flown in or delivered via barge.

## Giving back

Bradshaw rounds out its services with specializations in metal studs, drywall and acoustical ceilings — work that, along with EIFS, stucco and fireproofing, has earned the company several industry awards including Northwest Wall and Ceiling Bureau awards for the Glenn Massay Theater, Mat-Su Regional Medical Center, Machetanz Elementary School and Stanton Optical.

But the company is never too busy to give back. Bradshaw joined forces with Habitat for Humanity, furnishing material and labor for the exterior finish EIFS energy saving system, with a full 6 inches of insulating foam, on a house for a family who’d lost their previous home to a fire. Bradshaw’s employees have also completed projects for Heartreach Center in the Valley.

“I think giving back to the community is important,” Brashler said. “Sometimes when you give, you receive 10 times more.”

Jamey Bradbury is a freelance writer who lives in Anchorage.
If you are responsible for hiring an employee, here are a few issues you may want to consider before making a job offer. Sometimes, if an applicant looks too good on paper, it’s because he or she is.

But first, can you believe it? What you read on the internet, on the resume and on the application may not be true. If you are a fan of fiction, you may find what the applicant has put in writing quite entertaining. The percentage of fraud — up to 40 percent — is real, so beware of what you read.

Applicants do have the right to tell their story and to look good on paper. This is a common practice called “puffing.” Understanding the difference between fabrication and puffing is critical. So what are they?

**Degree that is not earned**

This is a classic fabrication and the most common. It includes people listing schools they attended on their application or resume but not receiving a degree. People with a few credits might decide to award themselves a degree.

Best yet are those who claim degrees from schools they never attended.

**Fake degrees**

“Degree mills” are like “puppy mills,” so beware of what may seem to be authentic but is not. Anyone with a credit card can buy a degree off the internet. Oh, yes, the school might sound familiar, but it might not exist.

Screen closely by adding diploma and degree verification to your background check list. Charm can fool the best of interviewers.

**Everybody is a supervisor**

Are you curious what applicants claim to have “supervised” when describing their previous job duties? Everyone wants to be promoted; maybe that is why they are looking for a new employer.

Make sure they did indeed supervise or manage a department or whatever they are claiming.

**Previous salary**

How much were you making in your last job? Do you really care? What you should care about is how much their talent and qualifications fit the job and what you are paying for that position. Asking for previous salary could be a risky question.

Some people will pad their previous salary to show they are worth more. On the other end, good applicants might be lost if you assume they will not be satisfied accepting a lower salary.

Salary is only third on the list of what keeps an employee with your company.

**Criminal records**

Background checks and verifying information is a must. The correct wording needs to be on your employment application. A criminal background does not necessarily bar someone from employment.

**Dishonesty**

Above all, if a person lies or the information provided on an application turns out to be fraudulent, this is certainly a valid reason to consider not hiring. Cover your company and prevent future people problems with the properly worded application and relevant disclosure statements. A completed and signed application should be a condition of being considered for employment.

**Know how to interview**

It is not difficult to spot the frauds. There is no perfect method.
for interviewing, but if you ask behavior-based or open-ended interview questions that prevent textbook answers, you will usually get better results.

**Above all, make sure you perform your due diligence**

Verify that the information the applicant provided is factual. Take the time to ensure you are getting the best qualified person in your applicant pool for the position. Don’t hire a “warm body” because the hiring process is time-consuming.

Hiring an employee is much like a marriage. When the job applicant signs the offer letter, you have just said “I do!” Now you have the fun of moving past the dating stage and figuring out how to live with the person. While you hire a person for his or her skills, knowledge and abilities, you also hire the personal behaviors that come with those skills.

If you have missed the boat and not hired the right person the first time, use this advice and spend enough energy in the pre-employment process to make sure you get the right person next time.

This column provides information about the law designed to help users safely cope with their own legal needs. However, legal information is not the same as legal advice — the application of law to an individual’s specific circumstances. Although we go to great lengths to make sure our information is accurate and useful, we recommend you consult a lawyer if you want professional assurance that our information, and your interpretation of it, is appropriate to your particular situation.

Barbara Cruz Stallone, SPHR, is the owner of Stallone & Associates LLC. She is a 35-plus-year human resource professional. She was a partner with the Human Resource Umbrella LLC for 16 years before selling that company, and is a member of AGC. Suggestions for future articles or questions may be emailed to b.stalloneak@gmail.com.

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The latest building to go up on Southcentral Foundation’s busy campus is a five-story, 112,000-square-foot, 32-chair Children’s Dental Clinic that will also house OB/GYN, maternal health, behavioral health and adolescent psychology facilities. The $64 million design-build project, awarded to design-builder Neeser Construction Inc., broke ground in June. “This project is very much the vision of the Southcentral staff,” said Royal Field, Neeser’s design-build coordinator. “Our team simply provided them with guidance, design and construction knowledge, and the right tools to enable their vision.”

That vision started as a two-story building with a basement intended to house a pediatric dental clinic, plus surface parking, on the Alaska Native Medical Center campus. But to maximize space and increase parking, SCF requested that Neeser and its project architect, Kumin and Associates, add three more floors to the building and increase the parking structure to the maximum allowable size within the project site, a change that evolved into a 499-stall parking structure.

The size and location of the new clinic presented challenges, however.
One of the first hurdles Neeser had to overcome was replatting four adjoining properties into one property to construct the building and parking structure to their maximum Title 21-permitted size, allowing for optimal land use. Altering the planned height of the building also required an amendment to the newly adopted Title 21 regulations; the city changed the codes to increase the maximum building height in the U-Med district from 45 feet to 75 feet.

“Without the dedicated and timely assistance we received from Terry Schoenthal and his Planning Department staff to champion this amendment for approval by the Assembly, this project might not have happened,” Field said.

SCF contributors — which included director of facilities James Sears and project manager Ed Zernia, as well as key players from dental services, medical services, organizational development and IT staff — had a clear vision for what they wanted out of the clinic, including several meeting areas and talking spaces, plus two decks that will allow staff to gather outdoors. Inside, the basement houses dental storage, locker rooms, a workout room, a large dental instrument sterilization area and other dental support functions.

The main dental floor includes 12 orthodontic bays and 20 dental bays, eight of which are closed bays for general pediatric dental treatment; the eight enclosed treatment rooms have sound control for acoustical privacy. The second floor is almost entirely dedicated to training, with classrooms and large conference rooms that can be partitioned into several smaller training areas. A pediatric faculty room allows procedures to be monitored and recorded for training purposes.

Many of the clinic’s spaces incorporate circular forms and are designed with the patient in mind — namely, children and adolescents.

“The design had to be modern and elegant to serve the needs of the staff, yet progressive and cool enough not to scare away the adolescent customer-owners,” explained Jon Stolle, Kumin’s principal-in-charge.
on the project. “It’s not pediatric in that it’s a playland; it has to kind of walk the line.”

SCF’s working groups also requested that the design of the building be unintimidating for families and patients, a detail that Kumin’s architects incorporated into the theme of the clinic, which was inspired by the nearby Chugach Mountains.

“A lot of the buildings on SCF’s campus are named for mountains, so since our building is one of the taller ones, we played up the metaphor of a mountain,” Stolle said. To create the illusion of a series of peaks receding in the background, the building’s public entrance uses curved forms and a step in the floor plate at each floor level. “It brings that five-story facade down to a human scale, which is less imposing.”

Materials like the stacked rusticated stonework on the base of the building and the aluminum composite metal, which are varied in layout and color, help emphasize the mountain mirage theme. The curved facade and stepped roof forms of the public entrance also evoke a glacial waterfall cascading down from a mountain.

Faux wood grain panels at the entry canopies and soffits tie in the natural landscape as well, while inside the tile and stonework on the floors and wood elements on the ceilings will create a warm and inviting atmosphere. The building, a structural steel BRB frame system, is connected at three stories to a parking garage, a post tension structural concrete system, located across Tudor Center, allowing for easy access. Meanwhile, the ground-level entrance will stand 40 feet from the road and will be softened by a landscaped public plaza — all intended to appeal to visitors.

Steel erection for the clinic portion of the project started in early October, while the parking structure foundation is about three-fourths complete. Work on the parking garage will be suspended over the winter, restarting in April.

Project subcontractors include General Mechanical Inc. on HVAC, Last Frontier Mechanical on plumbing, MegaWatt Electric, Alaska Quality Fire Protection, ATS Alaska on controls and specialty systems, Contract Hardware, Northern Geotechnical Engineers and NGE-Terra Firma Testing. In addition to Kumin, primary designers include civil engineer EBSC Engineering LLC, Earthscape Landscape Architects,
structural engineer Reid Middleton and mechanical and electrical engineer AMC Engineers.

“We work, along with the owner’s selected staff and administrators, as a collaborative, integrated team to deliver this project with an innovative and thoughtful design through all disciplines,” Field said.

The project is slated for completion in June 2018.

Jamey Bradbury is a freelance writer who lives in Anchorage.
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IT TAKES A VILLAGE TO HEAL

By CHERYL CHAPMAN

A glassed-in courtyard featuring comfortable seating, a play area for children and five planters, each filled with plants from one of Alaska’s five Native regions, will be on the west side of the ANMC’s U-shaped 110,000-square-foot Patient Housing. To the north, the new building stretches alongside a birch forest with easy access to University Lake Trail and glimpses of the peaceful lake.

©KLEN GRAHAM PHOTOGRAPHY.COM — PHOTO COURTESY OF NEESER CONSTRUCTION

ANMC patient housing and sky bridge near completion

The big thing about the Alaska Native Medical Center’s new Patient Housing is the countless number of small details that award-winning Neeser Construction is incorporating into the six-story, $40.74 million, 110,000-square-foot building and its sky bridge to make it feel like home to patients and their families.

ANMC is a medical option for the 153,000 Alaska Natives and Native Americans who live in the state, and nearly 60 percent of its patients travel to Anchorage from distant villages, said Michelle Weston, public relations director for the Alaska Native Tribal Health Consortium, which, with Southcentral Foundation, manages the hospital complex and the Alaska Native Primary Care Center.

The new patient housing will have 200 rooms, each with a private bath (a total of 260 beds), said Neeser senior project manager Neil Bhargava. This will relieve pressure on ANMC’s former on-campus family and patient housing, Quyana House, whose 54 rooms have been accommodating as many as 545 people every month. Almost 500 other people have had to be referred to private hotels as overflow each year.

From the beginning, the design team at KPB Architects of Anchorage drew on Alaska Native values, lifestyles, activities, stories, plants and animals to create familiar healing spaces for patients from infants to elders who need temporary continuing care but not formal hospitalization.
Numbers tell the story, Weston said: The hospital’s 167 beds serve 7,526 admissions annually; in 2015, there were 118,488 specialty clinic visits, a 46 percent jump since 2012 (the total number of outpatient visits was 316,203); 60,348 people went to the emergency room; surgeons performed 16,079 operations; and 1,641 babies were born.

The additional housing and its 195-foot sky bridge to the hospital will give patients easy access to medical care and improve its continuity, especially important for cancer patients who require infusion and radiation therapy, outpatients undergoing specialized medical care, expectant mothers with high-risk pregnancies, children and elders.

Elements such as larger dining and gathering spaces were designed to accommodate the tradition of visiting with family during times of healing, said LeeAnn Garrick, ANTHC’s senior director of strategic access. A traditional courtyard garden was added to provide a natural setting where guests from every region will recognize plants from home.

The U-shaped building with a central glass courtyard links to a parking garage on the east. Two passenger elevators and one freight elevator will carry people and equipment from the lobby to every floor, all the way up to the sixth-floor Ronald McDonald House for mothers with high-risk pregnancies, pediatric patients and family members.

This area, the only Ronald McDonald House in Alaska, will have 34 rooms, each with a bathroom, full-size bed and sleeper chair; common areas with comfortable seating; a kitchen; access to a workout space, a business center, self-serve laundry and a cafeteria; and a library with books mothers can take home. Classes in skills such as beading and healthy cooking with traditional foods will promote Alaska Native culture.

The Patient Housing has expansion built in, said Andrew Weiss, KPB Architects’ lead project designer. “All single rooms on the second and third floors easily convert to doubles. The site is tight and it has been a challenge to fit everything on it, but we’ve
had lots of experience working with Neeser — over 20 years of working together — and we’re a good fit as a team.”

Birches were chosen as a unifying design motif.

“We studied birch forests, the trees and the intervals between the trees, and we worked out that rhythm and used it to place the lighter-colored panels and the tall windows on the exterior,” Weiss said.

“Our goal for the inside was for it to feel comfortable, at home, safe. That’s why the courtyard is internal and surrounded by super-clear glass. Patients and their families can enjoy a natural environment in safety without having to go out in public. The courtyard plan is based on a mask, though you can’t really see it unless you’re looking from above.

“One courtyard element is a natural playground for children — no scary stuff but big grass mounds, wood, a slide and benches around it for the families. One of the things we’re most excited about is a game that allows the children to interact with Alaska wildlife characters on a large-screen TV to help them heal through art and play,” Weiss said.


The pioneering interactive game on a 90-inch TV within a play space “will allow children to enter into a storybook-illustrated world enabling them to paint, play music and trigger sun, rain, snow and rainbows with animated native..."
animal characters across a number of Alaska scenes, Neeser’s Bhargava said.

Other built-in comforts include family gathering kitchens on the second and fourth floors, dietary training, living areas and a marketplace, he said.

Throughout, the color palette is basically neutral, but each floor’s accent colors, graphics and feel are taken from a plant native to each of the five regions, Weiss said. The graphic designs were developed collaboratively between the ANTHC Marketing Department and KPB Architects.

The bulk of the money to build the Patient Housing facility and sky bridge came from Alaska Legislature-approved Certificates of Participation, similar to bonds, sold to investors by the state in 2014. KPB completed the design work that October; Neeser won the general contract lump sum to build it in February 2015 and broke ground that May, said George Tuckness, Neeser senior project manager.

July was a big month: The Patient Housing’s foundation was completed, and by November the steel and roofing work were done and crews had begun the interior. In spring 2016, sky bridge construction got underway.

The Patient Housing isn’t Neeser’s only project on the Alaska Native Health campus. The company also built a four-story, 172,000-square-foot parking garage abutting the Native Primary Care Center, and the Alaska Native Medical Center’s Hybrid Radiology Operating Room, Endoscopy Day Surgery facility and the Radiology Server Room, Tuckness said, in addition to renovating the clinic in the ANTHC Healthy Communities Building.

Bhargava is also heavily involved with work on the 112,000-square-foot Southcentral Foundation’s Children’s Dental Clinic on a design/build contract, and a 499-space parking garage.

Patient Housing’s grand opening is set for Jan. 11, though the first guests will be welcomed into the new facility on Jan. 2, ANTHC’s Garrick said. 🏠

Cheryl Chapman is a writer and editor for MARCOA Publishing in Anchorage.
The Launch Support Structure at the Pacific Spaceport Complex — Alaska was severely damaged in the Aug. 25, 2014, rocket failure during a launch. Davis Constructors was tapped to rebuild the facility and wrapped up the work in August.

Renovations repair damage, prepare Kodiak facility for renewed activity

By RINDI WHITE

The Pacific Spaceport Complex — Alaska has commanding views. Workers reported seeing deer, bison and occasionally whales on the commute to and from the facility.
It was the second test of a rocket-launched hypersonic glider, designed to reach anywhere in the world in about an hour. But a few seconds after liftoff on Aug. 25, 2014, the rocket failed and the resulting explosion rocked the Kodiak-based launch facility where the rocket originated, causing millions of dollars’ worth of damage.

No one was hurt in the blast. But the Kodiak Launch Complex, renamed the Pacific Spaceport Complex — Alaska, or PSCA, has not launched a rocket since, awaiting a long list of repairs to the complex to be completed.

In September 2015, Alaska Aerospace Corp. selected Davis Constructors & Engineers Inc. to do the $23 million renovation project.

Davis finished the job in August, and Alaska Aerospace held a Reconstruction, Dedication and Return to Flight Ceremony at PSCA, co-hosted with the Kodiak Chamber of Commerce. Alaska Aerospace president and chief executive officer Craig Campbell said the ceremony “mark(ed) the date that our facilities were once again ready to support customer launches.”

Now the company is gearing up for a busy slate of launch activity beginning in 2017.

**State-owned company launching U.S. Army weapon system**

The Alaska Aerospace Corp., or AAC, is a state-owned company that operates the PSCA. AAC headquarters are in Anchorage. The PSCA was built in the late 1990s and, since that time, Campbell said, it has seen 17 launches.

“Our 17th launch was on Aug. 25, 2014, for the U.S. Army Space and Missile Defense Command (SMDC). That launch supported the test and evaluation phase of the Advanced Hypersonic Weapon system. This launch was a test that did not include any weapon system on board,” Campbell wrote by email.

“Unfortunately, that was our last launch, as the rocket failure severely damaged our Launch Support Structure (LSS), the Integration and Processing Facility (IPF), and the Spacecraft Assembly and Transfer (SCAT) facility.”

Because AAC is a state-owned corporation, it’s part of the state’s insurance pool, Campbell said, and therefore it pays annual premiums to be covered against property damage. The reconstruction project, which Campbell estimates will end up costing about $33.5 million, was paid for by state insurers and managed by the state Division of Risk Management.

**Davis Constructors selected to rebuild after cleanup**

When Davis Constructors arrived at the PSCA in September 2015, another contractor had already removed damaged insulation and exterior building panels, as well as debris at the site, said Luke Blomfield, senior project manager and principal at Davis.

“Our scope was to demo out and repair any and all structural issues,” Blomfield said.

A site analysis had already been done to determine which structural pieces needed to be replaced, Blomfield said, but Davis brought its own structural engineer, Derek Hopewell, to re-evaluate the site.

Blomfield said that Davis workers took down damaged structural steel, completely took down the SCAT building, then began the rebuilding.

The LSS is where the multi-story rockets are launched. It’s 18 stories
tall and splits into two sections, both sides rotating on rails, with Hillman rollers, around a protective, fixed service structure, into a completely open position that exposes the rocket for takeoff.

“We completely redid the exterior envelope, installed the 20-foot by 40-foot megadoor and added all new mechanical and explosion-proof electrical systems throughout,” Blomfield said.

Winter rebuild made work a challenge

The crew worked through the winter, which proved difficult when it came to the 170-foot launch facility. “We were able to start paneling the exterior in January, in Kodiak, which is extremely difficult, weather-wise and light-wise,” Blomfield said. “We were working in up to 35-mile-an-hour winds.”

The crew got the LSS enclosed in late April, roughed in the interior space and applied an industrial coating, then wrapped up the interior in August.

Meanwhile, work on the other buildings on site continued. The Integration and Processing Facility had suffered significant damage, Blomfield said. Davis replaced new man doors and four new 20-foot-wide by 40-foot-high coiling doors and the entire mechanical and electrical systems.

Davis replaced or reworked structural steel, insulated siding, enormous coiling and megadoors and man doors throughout the complex, and rebuilt all the mechanical and electrical systems that were in the partially buried heart of the facility. The company also corrected or replaced the underground lines that connect the mechanical and electrical equipment to the other buildings on the complex.

The structural demands of the facility and heavy wind loads inherent to Kodiak Island meant some of the components had to be heavily reinforced, like the numerous 20-foot by 40-foot megadoors on several buildings.

Senior project manager David Sterling said that four of the coiling doors at the IPF structure required huge bolts in the door jamb — two rows of 1¾-inch diameter by 5½-inch long — to be placed in 1-foot increments along each side of the door. That’s 96 bolts on each side or 192 bolts in each door, he said, to support for the intense wind loads and expected seismic activity.

“When we get the big earthquake, we’re all going to go under those doors,” Sterling joked.

Another challenging piece was dealing with the movement of the LSS building.

“It’s like opening one of these high-rises here in Anchorage,” Sterling said. “It’s on a rail and as it moves, it kind of wiggles and jiggles.”

The motion sometimes caused pieces to loosen or move, he said. A 75-ton crane near the top of the building adds a significant amount of weight to the moving structure.

“Every time you open it up and close it, something’s not aligned perfectly,” he said.

But the job was remarkable in other ways, he said. Working on Kodiak Island, 50 miles from downtown Kodiak, was at times breathtaking. Sterling said that each day’s commute to the site included deer, eagle, grizzly bear and other wildlife sightings and sometimes delays due to open-range cattle or bison from a nearby bison ranch.

“Sometimes you drive by and don’t see any buffalo, and sometimes you drive by and there’s 100 buffalo in

The interior of the Launch Support Structure was entirely re-coated with insulation and rebuilt. The building splits in half, opening on rails, and is topped by a 75-ton crane.
the middle of the road,” he said.

Other times the crew would leave the site and see whales going back and forth across the North Pacific Ocean, occasionally breaching, he said.

Sterling said an unexpected challenge of the project was difficulty getting local workers to join the project. Many didn’t want to make the drive every day, he said, although several did join the Davis Constructors crew, along with numerous subcontractor crews.

At its peak, Sterling estimated that about 60 workers were on the project.

Campbell said that Davis did good work.

“The rebuild of the damaged facilities at the Pacific Spaceport Complex — Alaska was a very challenging project. Davis Constructors served as our general contractor for this project and did an outstanding job working with us to ensure the rebuilt facility met the unique engineering and construction requirements for aerospace facilities that support rocket launches from Alaska. I am exceptionally pleased with the professional workmanship Davis provided to this project,” Campbell said by email.

Planning for future launches

Campbell said that the PSCA is gearing up for a busy launch season ahead. In 2016, AAC signed a multi-year, multi-launch contract with the Missile Defense Agency, valued at $80.4 million, to support the MDA’s Terminal High-Altitude Air Defense, or THAAD, program. The contract requires some facility improvements, which PSCA is making in advance of the first THAAD launch, planned for summer 2017.

Campbell said that AAC also negotiated a launch support contract with Rocket Lab USA for development and testing of their Electron rocket. The first test launches will be next year, he said, and AAC will provide range safety, telemetry and flight safety support from the company’s New Zealand launch facility on the Mahia peninsula.

“We have deployed one of our Range Safety and Telemetry Systems to New Zealand and will use this equipment to support Rocket Lab launches throughout 2017. We are in the process of negotiating for commercial launches of the Electron rocket from PSCA starting in 2018,” he wrote.

AAC is also working with Vector Space, another U.S. commercial launch vehicle company interested in launching from Alaska. The company worked with PSCA on non-launch activities in 2015 and is negotiating with AAC for a first test launch from PSCA in early 2017, with more launches expected later in the year, Campbell said. Vector Space is planned as the first launch from PSCA since the facilities were damaged, Campbell said.

Rindi White is a freelance writer who lives in Palmer.
George Haley, general manager of Dokoozian Construction LLC, says it might sound corny to use the word “family” to describe his relationship with Allied Steel Construction Inc. However, after more than 30 years working with CEO Delbert Cederberg and watching his son Arthur work his way to company president, he isn’t sure there is a better word.

“Our offices used to be very near each other, walking distance, just down the street at one time,” Haley said. “I watched the kids grow up and Arthur take over the team. Even now I can drive to the shop and talk like we were family. In fact, Delbert stopped in and we caught up the other day.”

Though Arthur Cederberg handles the day-to-day operations as president, Delbert Cederberg has built a solid reputation for Allied Steel since establishing the company in 1974. Arthur joined the company as a teenager in 1984 sweeping floors and learning the business. In 1999, Allied Steel became a corporation, and the majority of responsibility transferred from father to son. In 2010, Allied Steel became Anchorage’s first and only Municipality of Anchorage-certified structural fabricator.

The scope of its business has changed only slightly over the years with a primary focus on fabricating and supplying structural and miscellaneous steel for commercial, industrial and...
residential buildings. This includes the fabrication of specialty steel staircases, handrails, ladders and canopies. Plus, work on a few unique projects such as building many of the cages at the Alaska Zoo and new caging for the upcoming polar bear Maternity & Transition Facility.

In the past, Allied Steel produced a large number of sculptures that can still be found across the state. The most well-known is “Arctic Amphibian,” an abstract sculpture at the Federal Building and U.S. Courthouse in Fairbanks; a model of the sculpture is on permanent display in the Smithsonian Institution in Washington, D.C.

“We have one of the best reputations in Alaska resulting from years of delivering projects on time and steel that is detailed and fabricated correctly and fits together in the field with no problems,” Delbert Cederberg said.

“Allied Steel Construction fabricated the ‘Arctic Amphibian’ sculpture by Gerald Conway at the Federal Building and U.S. Courthouse in Fairbanks. The model, also constructed by Allied Steel, is on permanent display at the Smithsonian Institute in Washington, D.C.

“Everything in this business is about reputation, and Allied is at the top of that list,” said Robby Capps, president of F&W Construction. Capps said F&W’s relationship with Allied Steel began as a friendship between Delbert and his grandfather Al Wiederholt well before he joined F&W in 1988.

Over the years, Allied Steel has worked on numerous projects with F&W, including antenna structures, structural steel buildings and most recently the FAA’s Seismic Improvements at Anchorage Center.

Capps describes Allied Steel as an Alaska company that is always there for its customers, they’re all about service, and they always go the extra mile.”

Haley echoes Capps assessment, saying the quality output is consistent. Likewise, the company is always willing to help out with installation projects of all types and sizes.

Allied Steel has been an AGC of Alaska member since 1997. Delbert Cederberg said that AGC has helped connect his company with local contractors and suppliers and he has made good use of its Online Plans center.

The growth of Allied Steel from 1974 to now continues. Back then Delbert Cederberg ran the company alone. Now the roster is made up of 14 employees including Arthur Cederberg; Arthur’s wife, Sasha; and two of Delbert’s grandsons. Not that there haven’t been challenges.

Delbert Cederberg said that dealing with new specifications and government regulations has created more red tape. Finding employees with the right mix of skills can also be difficult, especially in an age when people focus more on specialization. And, of course, no one can ignore the looming recession in the state.

Still Allied Steel plans to forge forward, acquiring new customers and building the next generation of structures in Alaska.

Rachael Kvapil is a freelance writer and photographer who lives in Fairbanks.
Ensuring indoor air quality during winter construction

Part one

Construction workers in Alaska can face many challenges, especially during winter. Tight construction schedules and low temperatures contribute to a number of hazards that need to be managed to ensure worker safety.

One of the biggest hazards can be indoor air quality (IAQ) during and after construction. These IAQ hazards can affect workers as well as building tenants. There are many potential contaminants that can affect air quality, some of which can be increased by cold weather construction techniques such as tenting and heating that can create additional hazards.

These can be mitigated by careful planning, exposure assessment, testing, engineering and work practice controls, and good project management.

This information will be presented in two parts in The Alaska Contractor. Part one will cover planning and hazard assessment in this issue, and part two will cover testing and monitoring, engineering and work practice controls, and reporting and responding in the spring issue.

Planning

Alleviating hazards actually begins in the design phase before ground is broken. Careful attention to materials and scheduling work flow is the first step. Planning by designers and project managers, appropriate contract language, material review and selection processes, and effective control strategies combined with proactive communication can successfully control pollutant levels, allay concerns and maintain construction worker and final occupant comfort during and after construction.

Proper construction sequencing is essential to prevent mold, moisture and contamination problems. An example of improper sequencing would be installing drywall that could absorb or retain moisture before the building is dried in, potentially leading to mold growth later. Another example would be operating permanent HVAC equipment during construction that could lead to system contamination.

Unprotected ductwork or improper storage of materials on the job site can also lead to contamination.

Therefore it is essential in the design phase to consider site environmental conditions to reduce the effects of moisture damage and contamination during construction. To avoid contamination of installed products, the entry of construction materials needs to be carefully planned.

For example, it is important to delay the installation of absorptive materials (such as furniture, ceiling tiles or carpet) until high-emission activities (caulking, painting and use of sealants and adhesives) are completed and flush-out is accomplished. If scheduling does not allow for the correct sequencing/timing, then other isolation and protection methods must be employed.

Schedule compression can often lead to IAQ issue magnification, so careful project planning and communication are essential.

Operating permanent HVAC systems should be avoided during construction. This practice can introduce many potential contaminants into the system and building. The ANSI/ASHRAE Standard 62.1 Ventilation for Acceptable Indoor Air Quality provides guidance for use of filters during construction, but even with filters, contamination can occur.

Another factor during the design phase is to schedule the building flush-out after activities with potential
IAQ are performed. In some cases, it is reported that this period may need to be extended up to 10 weeks to be successful.

During the design phase, assessment of building materials should also be reviewed. Designers should use products designed and manufactured to produce the least harmful and irritating effects (such as LEED or GREENGUARD standards). For example, health hazards associated with Volatile Organic Compounds (VOC) exposure can be minimized by choosing low VOC-emitting products.

Hazard assessment

Before work commences, the site safety team should conduct a hazard assessment in conjunction with the owner, project manager, designer and site superintendent.

The team should consider all the potential sources of exposure. The most common include:

Particulates: Particulate material such as dusts and fibers are likely to be produced during construction and renovation activities. Sources include nuisance dusts created by cutting, sanding, disturbing dirty areas or the installation of Portland cement, gypsum, limestone, Plaster of Paris drywall, plaster, concrete, soil, wood, masonry, flooring, roofing and ductwork.

Fibers and toxic dusts: Materials that contain fibers such as fiberglass-composite materials or insulation can irritate the skin, eyes and respiratory tract when disubursed in the air and/or inhaled. Toxic dusts containing asbestos, polychlorinated biphenyls (PCBs) or lead can cause serious long-term health effects.

Potential carcinogens: Particulates that are subject to special regulation include lead paint dust, which is toxic to the nervous system, and asbestos, which is a carcinogen. Projects that may disturb lead painted surfaces or asbestos containing materials warrant close supervision.

Biological materials: Chronic dampness from water intrusion leads to increased bacteria, mold and other microbes in a building environment. Microbial-contaminated materials require special precautions prior to demolition to prevent biological dusts from dispersing in the occupied space. Another example of biological contamination is an accumulation of bird or rodent droppings. In both cases, uncontrolled disturbances could spread potentially allergic or infectious dust to occupied building areas.

Volatile organic compounds: VOCs are compounds that are readily released in the form of a gas from building materials. Construction projects may introduce a variety of VOC emitters into a space. These compounds are associated with a variety of health symptoms. At high enough levels, exposure can cause central nervous system effects (headaches, drowsiness). At lower levels, they are reported to be irritants to the eyes, nose and throat. Use of the following categories of VOC-emitters should initiate control strategies to minimize occupant exposures: coatings, stains/varnishes, resilient flooring, caulks, fuels, cleaners, wall coverings, sealants, adhesives, composite wood products, paints, carpeting, fabrics and draperies.

Physical agents: These include noise, vibration and uncomfortable temperatures, which can generate complaints from building occupants working adjacent to a renovation. Construction activities may interrupt heating, ventilating and air conditioning services. Vibration can also contribute to more serious hazards such as the delamination of asbestos material in another space or the creation of a chemical spill when containers fall from shelves.

Combustion sources: These include vehicles, generators and compressors that might introduce carbon monoxide, carbon dioxide, nitrogen oxides and sulfur dioxide into a space. Welding can produce these contaminants as well as ozone. These gases may cause eye, nose, throat and respiratory system irritation. Carbon monoxide exposure may cause headache, dizziness and rapid heartbeat, and at high levels it can be fatal.

Heaters: Temporary heating devices play a large role in winter construction in Alaska. They allow temperature-critical work to be performed and provide a more comfortable working environment. Improper selection and use, however, can lead to serious consequences such as burns, carbon monoxide poisoning, oxygen deficient atmospheres, fires or explosions. The three main categories used are direct-fired heaters (commonly known as salamanders or torpedoes), indirect-fired heaters and electric heaters. OSHA provides some guidance on using these devices (1926.154 - Temporary heating devices).

Part two concludes in the next issue.
The word “play” means more than swinging on the quad spinner at the new and improved Duldida Park playground in Mountain View. The term also captures the way Alaskans relatively new to the construction industry can play a part in transforming community spaces.

The Duldida project focused on turning a decades-old park into a safer, more inclusive area for kids and families in the neighborhood. Park planners involved park users, including groups such as the Arc of Anchorage and the Boys and Girls Club, in designing and planning the project.

The goals included upgrading play equipment, resurfacing the playground and providing more open areas for diverse groups to play. The $285,000 budget came from private donors, grants and foundations.

Emerging Leaders step up

Hickel got involved in AGC of Alaska through his work with his father’s company and believes
Emerging Leaders can bring in more people new to the industry. The group welcomes anyone with two to 18 years in the construction field.

The idea, he said, is to help people new to the field get training, connect with others and participate in community projects that develop their capabilities.

ACG of Alaska started the group in 2014 to draw people employed by general contractors, suppliers, engineers, architects and the construction trade, Hickel said, with the goal of providing them “education and training, networking opportunities and advice from people who have been in the construction trade for a long time.”

AGC of Alaska has over 650 businesses as members, according to Lauren Sharrock, AGC membership director and a member of Emerging Leaders. “Despite economic ups and downs, our numbers have remained at roughly that number for the last five years,” she noted, “and we’re proud to boast that over half of our members have been with us for longer than 10 years.”

About 100 people in the construction industry have participated as Emerging Leaders, she added. Participants don’t pay a membership fee, but they can get involved in social and education events, some of them for a small fee, and share in the Emerging Leaders training track of the AGC of Alaska conference.

The group also supports community projects, whether by planting trees for the city, sponsoring a family through the Salvation Army or putting the “play” into a Mountain View Park.

Hickel considers his involvement in Emerging Leaders and AGC of Alaska as invaluable and believes anyone working in the state’s construction industry benefits from the group’s work, even more so during tough economic times.

AGC of Alaska offers its members online plans, political advocacy, education and training, publications, public relations and other services, he said. “But besides all of that, AGC provides its members with a sense of community, and the value you receive from networking with peers in your industry is irreplaceable.”

Industry-focused, community-minded

Dale Houston, president of H&K Sheetmetal Fabricators, had never worked with Emerging Leaders until the Duldida project, but he had worked with Roger Hickel Contracting.

When he got the call from Hickel to help, he jumped on board. “I’m community-minded,” he said. “They emailed the words over to me, we put them into AutoCAD and I cut them into metal with my plasma machine.”

Emerging Leaders recruited H&K Sheetmetal Fabricators to create the stencils and DAMA Industrial to do the sandblasting work at Duldida Park.

The word “play” was sandblasted in 20 languages and Alaska Native languages into concrete at Duldida Park in Mountain View to reflect the diversity of the children who live in the neighborhood.
The Associated General Contractors, through the Construction Education Foundation and the Alaska Construction Academies, is involved in all levels of construction education in Alaska. The Construction Academies provide entry-level construction skill training to both secondary and post-secondary students. The foundation works with AGC of Alaska to offer the AGC scholarship to college-level students taking classes toward a degree that will support the Alaska construction industry. The annual scholarship information is listed on the AGC of Alaska website every January.
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Davis Constructors & Engineers resumed work on the University of Alaska Fairbanks Engineering Building in October after the University of Alaska Board of Regents authorized an approximately $40 million bond package needed to complete the $121.6 million project.

The Alaska Legislature, in 2012, allocated an initial $60 million for the six-story, 119,000-gross-square-foot structure, which ECI/Hyer Architecture & Interiors designed. Construction was suspended in 2015, however, after the Legislature did not approve the money needed to complete the facility and renovate 30,000 square feet of the existing Duckering Building.

Davis vice president Carl Swanson and project manager Jon Bush are supervising the remainder of the interior build-out, which includes the basement and the first through the fourth floors.

“Construction that has been completed to date is part of the core and shell package, which includes all of the structural steel, concrete, exterior glazed curtain walls, site work and primary electrical and mechanical services,” Bush said.

The facility — situated between the Duckering and Bunnell buildings —
will feature a 48-foot-high bay area
with a 4-foot-thick strong floor and an
120-foot-long overhead bridge crane
with an exterior garage door opening
that enables bridge girders and other
large structural beams to be rolled in
for testing.

“Engineering students and the
state will be able to use the high bay
to stress test large structural members
like concrete bridge girders and steel
beams to determine points of failure
during stress testing,” Bush said.

Other features include in-floor
radiant heating with the capacity
to switch into cooling mode; room
features such as a woodshop, machine
shop, welding shop, subsurface hydro-
logy lab, geological materials lab,
chemical engineering labs, reservoir
rock and fluids lab, advanced tech-
ologies lab, fluid mechanics lab,
electronics labs and research labs;
audio-visual presentation design
theater; and one minus-40 ultra-low
cold room and four minus-20-degree
(Celsius) cold rooms.

Bush said Davis is also preparing
lab space that will house the univer-
sity’s new multi-collector inductively
coupled mass spectrometer — a van-
sized isotope-analyzing device the
university purchased with the help of
a $580,000 National Science Founda-
tion grant.

“One of the other bells and
whistles included in the TI (Tenant
Improvement) is a very cool terrazzo
floor that’s going in a section of the
fourth floor,” Bush said. “It’s just a
section, but they’re going to do a map
of the state of Alaska in terrazzo. It’s
going to have the lat(itude)-long(itude)
lines, and you can see the oceans, part
of Russia and part of Canada.”

In early November, workers were
roughing in mechanical and electrical
and beginning to frame in the walls,
Bush said. “We’re working from the
top down to the basement,” he said.

If all goes as planned, classes in
the facility will begin in January 2018.

“I’m very excited to be on the
project,” Bush said. “It’s a very unique
building.”

Tracy Kalytiak is a freelance writer
who lives in Palmer.
AGC OF ALASKA HONORS BEST IN INDUSTRY WITH 2016 AWARDS
In 2016, Alaska’s construction industry built highways, bridges and schools; renovated hospitals and the Alaska Capitol; improved marine docks and ferry terminals; and constructed airport runways and hangars, often in remote locations and inhospitable weather. The Associated General Contractors of Alaska gathered in November at its annual conference at the Hotel Captain Cook in Anchorage to celebrate these and other accomplishments and to honor the best among them.

During the dinner dance gala that caps nearly a week of seminars, award luncheons and the sharing of ideas, AGC executive director John MacKinnon presented the Hard Hat Award to Dave Cruz. The award, AGC’s highest honor, recognizes the person who has demonstrated a lifetime of contributions and commitment to the construction industry in Alaska.

Cruz, who has more than 35 years of construction experience in remote sites in Alaska, has worked on the trans-Alaska oil pipeline and helped build the oilfields at Prudhoe Bay. In 1981, he started Cruz Construction, which, under the umbrella of Cruz Companies, has grown to one of the largest in Alaska.

“It’s very humbling to be included with that group of folks preceding me who have given so much to the Alaska construction industry,” Cruz said. “It was very much a surprise and was the highlight of my career.”

Cruz is also an AGC board member and past AGC president.

“For the younger generation, you get into the construction industry when you’re young, and it’s a lifetime occupation that you can carry for a lifetime,” Cruz said. “I’m going at it for 41 years now. It’s not something that’s a short-term deal; you can provide for you and your family and can make a difference.”

He has been active in a number of charities and events throughout his community and the state. He is chairman of the Alaska Gas Development Board and has served on the Matanuska-Susitna Borough Port Commission.

Jack Grieco of Alaska USA Insurance Brokers received the Stan Smith Volunteer of the Year Award. Grieco is chair of the AGC Golf Committee and an Associates Council member who is always available to help when asked.

SENCO Alaska Inc. was recognized as Associate of the Year for its outstanding donation of time and energy to support AGC’s efforts.

Accepting the award for SENCO, Teri Gunter said, “I am thrilled to receive this award. It’s a pleasure to work with some amazing people who strive to make this association great!”

AGC also honored Darl Schaaff for his 25 years of emceeing and being the creative force behind the annual dinner dance, with MacKinnon presenting Schaaff with his own award at the event.

Parker Smith and Feek Excellence in Construction Awards

Meeting the Challenge of a Job, Over $15 million Vertical Construction Award: UNIT COMPANY for construction of a new K-12 school in remote Koliganek. The project included a new 17,900-square-foot school, boiler building, water tank and supporting site work and utilities, plus demolition of the existing school. UNIT faced transportation constraints because of record low water in the Nushagak River and renovation of the existing airport. With innovative thinking, UNIT guaranteed that the project would be completed on time and within budget. UNIT used 90 percent of local residents in its workforce and consistently involved local village leaders to ensure the community’s concerns were addressed.

Meeting the Challenge of a Job, Between $5 million and $15 million Vertical Construction Award: Cornerstone General Contractors Inc. for the West High School/Romig Middle School CTE renovation and addition.
Cornerstone performed preconstruction services and completed follow-on construction for renovations/additions of Career and Technical Education spaces at West High School and Romig Middle School. Work included demolition, renovation and new construction.

At West, the existing “Cove” structure was demolished to construct a 28,000-square-foot, two-story addition with 12 classrooms for digital media, health sciences and process technologies. At Romig, an existing corridor used to access the West/Romig library was repurposed, with an 8,000-square-foot, one-story addition of three classrooms for shop, business management and consumer sciences. Both schools remained open throughout the construction period.

Meeting the Challenge of a Job, Under $5 million Vertical Construction Award: Ahtna Environmental Inc. for the Cordova housing siding and interior renovations project.

The 5-year-old U.S. Coast Guard family housing units in Cordova experienced significant water leaks that ruined floors and walls. Ahtna Environmental performed work to restore and improve all 13 family housing duplex units. Phase 1 of the project revealed that over 25 percent of the duplex superstructure was rotted through to the sheetrock with significant damage to structural components. In collaboration with the Coast Guard, design improvements were made to the siding system to protect housing in an area that experiences an average of 206 days of precipitation a year against future water intrusion.

Meeting the Challenge of a Job, Over $15 million Transportation, Marine, Heavy, Earthmoving Award: Turnagain Marine Construction for the Hoonah Berthing Facility project.

Turnagain Marine was selected via a best-value proposal to design, manage and construct the Hoonah Berthing Facility. This design-build project for Icy Strait Point and Huna Totem Corp. required Turnagain to provide a cruise ship berth to accommodate a large array of vessels including the 1,067-foot Breakaway class. In partnership with Transpac Marinas, Moffatt & Nichol and the remainder of the project team, Turnagain Marine Construction delivered this first-class facility on time and on budget. The facility construction included a floating pontoon; eight dolphin structures; 700 feet of pile-supported, vehicle-rated trestle and transfer span; and associated appurtenances.

Meeting the Challenge of a Job, Between $5 million and $15 million Transportation, Marine, Heavy, Earthmoving Award: Granite Construction Co. for Seward Highway MP 99-100 improvements.

The Seward Highway MP 99-100 improvements project was a technical, high-risk job that demonstrates Granite’s commitment to delivering quality projects. From start to finish, Granite’s crews met the challenge of a difficult job. Lane shifts were used to keep traffic flowing throughout the project. Sound drilling and blasting techniques produced a safe and stable 90-foot-high wall. Twelve culvert crossings were replaced during the night shift to reduce impacts to traffic. The project paving achieved the maximum gradation, joint density and smoothness bonus.

Meeting the Challenge of a Job, Under $5 million Transportation, Marine, Heavy, Earthmoving Award: QAP for Arctic Boulevard Improvements Phase III.

Arctic Boulevard improvements from 36th Avenue to Tudor Road consisted of removing all curbs/gutters and sidewalks, existing illumination system, signalization at three major intersections (Tudor, 40th and 36th)
and storm drain structures. Installation items included all new storm drain structures, storm drain leads, Cured in Place Pipe (CIPP) lining of storm mains, new illuminations system, traffic signalization, seven new transit stops, curbs and gutters, sidewalks, driveways, approaches, traffic medians, curb ramps to meet Americans With Disabilities Act criteria, fencing and landscaping. Final construction included complete road planning, hot mix asphalt paving, pavement markings and street signage.

Excellence in Construction for a Specialty Contractor — Vertical Construction Award: Rain Proof Roofing for the Shemya Hangar 6 project.

The project site lies 1,500 miles west of Anchorage on the Aleutian island of Shemya. The contract included removing 43,500 square feet of roofing and rotted structural steel decking and installing new substrate, vapor barrier, insulation, sheathing, underlayment and Standing Seam Curved Metal Roof System.

One difficulty was coordinating with suppliers to procure and deliver material to the Seattle docks by May 2 for the annual barge that ships material and equipment to the island. Beyond the complex logistics, the main concern was the North Pacific weather. An average daily wind speed of 17 to 25 mph and rainy weather 60 percent of the time created challenges for maintaining a work schedule, hoisting materials, operating safely and productively on a roof 60 feet above the ground at its peak and working on pitches with inclines up to 70 degrees.

Through the successful use of safety equipment, aerial lifts, a Telehandler forklift and crane, plus a skilled crew and foreman, Rain Proof Roofing completed the scope of work in 15 days.

“Rain Proof Roofing is really proud of this project,” project manager Chris Reilly said. “We had a great group of guys working long, hard hours, which resulted in a large and difficult project completed on time and under budget.

“As a Specialty contractor, we share our success with Brice Environmental. The collaborative efforts and their support out in Shemya this summer assured the success of this project.”

Excellence in Construction for a Specialty Contractor — Transportation, Marine, Heavy, Earth-moving Award: DAMA Industrial LLC for the village of Wainwright emergency tank foundation repair project.

DAMA Industrial completed repairs to the undermined tank foundation. This is the raw water storage tank for the village of Wainwright, which is designed to hold 1 million gallons of water, allowing village residents to have sufficient water for the long winter.

“It was basically an emergency repair,” said Mike Andersen, DAMA president. “The project involved lots of logistics,” he said. “We had to fly everything into Barrow.”

This project had an exceptionally short working period and was equally technically challenging and critical. DAMA provided an innovative solution in product recommendation, logistics and installation methods to complete all work on time and within budget.

“(The damage) didn’t happen until the end of August, and the water source starts freezing up at the end of September, so we had to be done by the end of September,” Andersen said. “It was a good job. It was totally
Excellence in Safety — Highway Division Award: Brice Inc.
As a civil construction contractor that has been doing work in Alaska for 55 years, Brice Inc. knows the value of a trained, reliable and safe workforce. Emphasis is put on training at all levels of projects, administration and management. Daily tailgates, longer orientation and new-hire training, and relevant site-specific training have contributed to a safer workplace and a lower incident rate.

Excellence in Safety — Specialty Division Award: Alcan Electrical & Engineering.
Alcan Electrical’s commitment to safety begins with its new-hire orientation, where Alcan’s written hazard communication plan and the site-specific safety plan are explained to each employee.

Safety is a part of Alcan’s work ethic. All employees attend the weekly safety job site meeting, where continued safety education is taught. For everyone at Alcan, the goal is to work productively and arrive home safely at the end of each day.

“Alcan Electric is extremely proud to have received the AGC Specialty Contractor Safety Award,” said Scott Bringmann, Alcan president. “We certainly want to thank all of our employees and their diligent efforts to keep safety a top priority on all of our projects. The safety practices of our employees have become a large part of our company’s culture and success. We certainly look forward to keeping both going strong into the future.”

Excellence in Safety — Individual Award: Candidates for this award were so strong that our decision resulted in a tie honoring two individuals for their outstanding commitment to workplace safety: Sarah Dow of Colaska Inc. and Ken Parmenter of Davis Constructors & Engineers.
Sarah Dow, a project engineer for QAP (Colaska), demonstrates safety leadership every day, making others aware of the safety commitment QAP demands of all its employees by practicing what she preaches, from asking employees if the vehicle or piece of equipment they are operating has a fire extinguisher and first aid kit to

Sustainability in Construction Award: Davis Constructors & Engineers Inc. for the Kings Landing at Ship Creek Phase 2 in Anchorage.
Ship Creek is a favorite local fishing spot near downtown Anchorage. With the city skyline as a backdrop, the area supports salmon runs and provides habitat for many types of shorebirds. This project enhanced access to the fishery and turned a previously grubby access point into an appealing park with sitting areas.

It also included a rain-fed pond that acts as a filter while treating runoff from the parking lot; a water bottle-filling and pet-watering station to decrease the need for plastic one-time use containers; and one of the nicest public restrooms in the state.

ConocoPhillips Excellence in Safety Awards
Excellence in Safety – Building Division Award: Davis Constructors & Engineers. The Anchorage contractor was honored for its safety record in delivering fast-track design-build projects throughout the state. Davis is committed to being a leader in safety and innovation in the Alaska construction industry. In 2016, Davis Constructors was recognized by the Associated General Contractors of America, placing third nationally in the Safety Excellence Building Division.

According to Davis, “Safety is our culture; it starts at the top, is carried through our organization with ‘leadership by example’ that is evident in every worker on site. Our pursuit of this goal is dynamic, innovative and ever-changing, but our focus remains the same: ‘Safety above all, nothing is more important.’ Our greatest asset is our employees.”

Excellence in Safety — Heavy Division Award: Kiewit Infrastructure West Co. Kiewit also won AGC’s grand prize for safety.
KIEWC is committed to providing a safe workplace for its employees and takes its responsibility seriously to ensure its employees go home safe every day. A safety program usually revolves around rules and regulations that govern the job site. However, these rules and regulations have often been generated as a result of unsafe behaviors. KIWC developed its safety program with the realization that it needed to focus on behavior in conjunction with rules and regulations. KIWC encourages and promotes many competencies on all its job sites such as authority, accountability, professionalism and innovation. KIWC uses these competencies as the cornerstone of its safety program, tying each into its day-to-day operations and training.

Excellence in Safety — Highway Division Award: Brice Inc.
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installing new extinguishers in rental equipment. She carries Personal Protective Equipment (PPE) in her truck to hand out to field workers, makes sure subcontractors know the PPE policy and isn’t afraid to tell them it’s mandatory, even at the expense of upsetting them. Her most effective tools to communicate QAP’s “safe production” goal are her actions and working closely with work crews to help keep them safe.

“I came from the field and transitioned to my position in the office after getting my construction management
degree,” Dow said. “My responsibility is now as a manager or supervisor to bring everyone in the field along and make safety a habit in everything they do on the job. You can always do it safer and quicker. We make it inherent in everything they do, teach them to do it safer, demand they do it safer.”

Dow knew she was nominated but was surprised to receive the award. “I really felt what I did was nothing special, just important that we do it. The president of Colaska has done a lot to change the culture of safety, which is better for everybody.”

Ken Parmenter, a superintendent at Davis Constructors & Engineers, has been with the company since 1996, continually providing safety to crews in the field. Throughout his career, he has demonstrated the ability to send crews home safe every day. His total project revenue of over $300 million shows that Davis trusts him to complete some of the most complex and challenging jobs.

“I’d like to thank Davis management and AGC for the nomination and selection of this award,” Parmenter said. “Davis Constructors has an excellent safety program that is acknowledge throughout the company. Safety on a job and especially a job like the Pacific Spaceport Complex in Kodiak is not accomplished by one person; it takes all the workers’ involvement. The crew on that project did an exceptional job in working safely as a team to make it successful.

“This award belongs to all the employees who have worked for me on Davis projects.”

HARD HAT AWARD (AGC’s Top Award)
Dave Cruz
Cruz Construction Inc.

Stan Smith Volunteer of the Year
Jack Grieco
Alaska USA Insurance Brokers

Associate of the Year
SENCO Alaska Inc.

CONOCOPHILLIPS EXCELLENCE IN SAFETY AWARDS
Building Division
Davis Constructors & Engineers Inc.

Heavy Division and Grand Prize
Kiewit Infrastructure West Co.

Specialty Division
Alcan Electrical & Engineering Inc.

Highway Division
Brice Inc.

Individual (tie)
Sarah Dow, Colaska Inc. (QAP)
Ken Parmenter, Davis Constructors & Engineers Inc.

PARKER SMITH & FEEK EXCELLENCE IN CONSTRUCTION AWARDS
Vertical Over $15 million
UNIT COMPANY
Project: Koliganek K-12 School

Vertical Between $5 million and $15 million
Cornerstone General Contractors Inc.
Project: West High/Romig Middle School CTE Renovation and Addition

Vertical Under $5 million
Ahtna Environmental Inc.
Project: Cordova Housing Siding and Interior Renovations

Transportation, Marine, Heavy, Earthmoving Over $15 million
Turnagain Marine Construction
Project: Hoonah Berthing Facility

Transportation, Marine, Heavy, Earthmoving Between $5 million and $15 million
Granite Construction Co.
Project: Seward Highway MP 99-100 Improvements

Transportation, Marine, Heavy, Earthmoving Under $5 million
QAP
Project: Arctic Boulevard Improvements Phase III

Specialty Contractor: Vertical Construction
Rain Proof Roofing
Project: Shemya Hangar 6

Specialty Contractor Transportation, Marine, Heavy, Earthmoving
DAMA Industrial LLC
Project: Village of Wainwright - Emergency Tank Foundation Repair

Sustainability in Construction
Davis Constructors & Engineers Inc.
Project: Kings Landing at Ship Creek Phase 2
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No need to pay high fees for government contracting registration – free help is available!

The first step in pursuing government contracts is registering in the System for Award Management (SAM), the federal government’s vendor database. Some agencies, such as FEMA, have their own databases as well. Small business contractors may also seek special certifications, such as 8(a), Woman-owned, Veteran-owned and/or HUBZone.

For-profit providers can obtain contact information almost as soon as it is entered and send automated emails with messages like “Your registration is not complete. Contact us immediately,” which can be mistaken for a government notice – and usually at a cost of hundreds of dollars. For those who’d like help with registrations or any other government contracting issue, the Alaska Procurement Technical Assistance Center (PTAC) is here to assist.

Contact PTAC before you pay for a service you may not need!

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While contractors need to be aware of a number of different causes of action for which they could be exposed to legal liability, one claim typically not thought of as applying to contractors is Alaska’s Unfair Trade Practices and Consumer Protection Act (“UTPA”). In Alaska, the UTPA can become a very powerful weapon for a plaintiff suing under the act, as it may lead to treble damages and require the losing party to pay full reasonable attorneys’ fees to the prevailing party.

The reference to “consumer” in the act is a bit of a misnomer because contractors may be subject to, and liable under, the UTPA in many situations. Contractors or owners engaging in questionable business tactics could in fact expose themselves to liability under the act. Prudent contractors and owners would be well advised to consider the consequences of engaging in “hardball” tactics and other sharp practices that could expose them to liability under the act.

The Alaska Unfair Trade Practices and Consumer Protection Act – a primer

The UTPA establishes that “[u]nfair methods of competition and unfair or deceptive acts or practices in the conduct of trade or commerce are declared to be unlawful.” The crux of the act is that persons engaged in trade or commerce must avoid false, confusing, misleading, fraudulent or deceptive acts. There is no question that the construction industry is clearly a part of trade and commerce. While the act identifies 57 specifically unlawful actions, the UTPA is intended to be broad and encompasses acts or omissions beyond those specifically enumerated.

Among the unlawful acts proscribed by the UTPA, a few stand out. For example, misrepresenting the standard, quality, type, origin or condition of goods or services is a violation of the act. This means if a contractor is going to make representations about the products he or she is using, those representations better be accurate. For example, if a contractor were to claim that some product used in the construction of an improvement was locally sourced in Alaska, obtaining that product from another location would be a violation of the act, no matter what the quality. Another broad category of wrongdoing under the UTPA is making false or misleading statements or engaging in conduct likely to create confusion or misunderstanding among customers. This means that statements made by contractors or owners must be accurate and sufficiently explained as to ensure that the recipient is not mislead or confused.

A key aspect of this is that even innocent misrepresentations are unlawful under the UTPA. The misrepresenting party’s good faith is not a defense to a UTPA violation because the acts enumerated in the UTPA are unfair or deceptive by definition.

Finally, disparaging the goods or services of another through false or misleading representations of fact is a violation of the act. While this is not a blanket prohibition on making statements about competitors, be aware that speaking ill of competitors could expose a contractor or owner to liability under the UTPA if those statements turn out to be false — or even if they are innocent misrepresentations.

While there are a number of exceptions to the UTPA, for example, a transaction involving the sale of real estate, typical construction transactions and interactions are likely within the act’s control. Construction is a part of trade and commerce, and so the UTPA will apply in most cases.

Treble damages and attorneys’ fees

One key reason contractors need to be aware of UTPA claims is the potential for treble damages. The UTPA allows a private or class action
plaintiff that suffered an ascertainable loss of money or property as a result of a violation of the UTPA to recover treble damages — meaning three times the actual damages incurred — a potentially ruinous award. Further, in an action brought by a private party under the UTPA, the prevailing side, if successful, is entitled to full reasonable attorneys’ fees.\textsuperscript{16}

UTPA claims may not be common in the construction industry, but it is one of the rare statutory schemes that allows plaintiffs to treble the actual damages that they can prove.

\textbf{Conclusion}

Construction projects involve substantial capital that may be at risk if everything does not go as planned. When that happens the parties involved may resort to provocative measures and sharp practices to exert their will or to thwart the ambitions of the other side. If you’re inclined to take measures like that, or if you’re inclined to respond in kind — you would be well advised to think twice. UTPA claims may not be common to the industry, but contrac-
natural resources. Throughout his 36-year career he has been involved in numerous complex cases, including class actions and anti-trust. He has appeared before the Alaska Supreme Court in matters ranging from sovereign immunity, insurance bad faith and administrative law, to attorney-client privilege, OSHA regulations, contract claims, shareholder disputes, products liability and premises-landowner liability.

Ryan M. Gilchrist is an associate in Oles Morrison Rinker & Baker’s Seattle office. He joined Oles Morrison after graduating from the University of Washington School of Law in December 2015. During law school, Ryan was a managing editor for the Washington International Law Journal. Ryan also served as a judicial extern for the Hon. Kenneth L. Schubert of the King County Superior Court and was a summer associate at Oles Morrison in 2015.

This column provides information about the law designed to help users safely cope with their own legal needs. But legal information is not the same as legal advice — the application of law to an individual’s specific circumstances. Although we go to great lengths to make sure our information is accurate and useful, we recommend you consult a lawyer if you want professional assurance that our information, and your interpretation of it, is appropriate to your particular situation.

Michael C. Geraghty, partner in Oles Morrison Rinker & Baker’s Anchorage office, joined the firm after serving for nearly three years as attorney general for the state of Alaska (2012-2014). A lifelong Alaskan, Mike’s practice focuses on areas and industries reflecting Alaska’s growth and history, including construction and

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1 AS 45.50.471-561.
2 AS 45.50.471(a).
3 AS 45.50.471(b).
4 AS 45.50.471(b)(4), (5)-(6).
5 AS 45.50.471(b)(3), (11).
7 AS 45.50.471(b)(7).
8 AS 45.50.537(a).
Kumin has been a longtime supporter and member of AGC, so we were excited to learn that AGC Online Plans is included in our membership. The service provides well-organized one-stop shopping via daily emails that list new RFPs, addenda, updates and project awards. Once you’ve indicated interest in a particular project, you can count on AGC Online Plans to send you up-to-the-moment project update emails with new information clearly identified in red, along with a list of interested bidders and a link to where the source docs can be found. This eliminates the need to continually check for addenda on the RFP posting sites of agencies that don’t notify you automatically.

Reviewing the AGC Online Plans is part of my daily routine. For our team the most valuable features include:

- User-friendly platform that is tablet and smartphone friendly. Formatting adjusts to the screen smoothly supporting our use of smartphones and tablets in daily business.
- Search capability: Simple, fast and thorough searches help me find what I’m looking for every time.
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- Customer support team always there for us when we have a question and to keep the database current.
- Bidding list is immense. Because AGC is compiling opportunities from over 60 sources, we don’t have to. AGC Online Plans is our new one-stop shop.

I appreciate that the AGC is consistently updating the user interface, making it more efficient and approachable for our entire staff.

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- Live classroom training
- 87+ owner agency listings

But don’t take our word for it, ASK ANYONE! We did ...

CJ Quinn
Kumin Associates

Ryan Morse
Kuchar Construction LLC

Kris Squires
Roger Hickel Contracting Inc.

Email agcplans@agcak.org for your free trial today!
The annual chili cook-off — always a popular event to see how local chili recipes stack up against each other — turned up the heat this year by adding corn bread to the competition. In addition, there was a beer tasting for the first time, courtesy of Broken Tooth Brewery.

Sampling the Fairweather IPA, Raspberry Wheat and Hefeweizen was a perfect way to cool the tongue after tasting the dozen or so chilis.

The Eighth Annual AGC Chili and Corn Bread Cook-Off & Beer Tasting was hosted by the AGC Associates Council at the Anchorage AGC office in October.

Besides receiving the coveted AGC Chili or Corn Bread Cook-Off Skillet Trophy, winners of the professionally judged contests had their chili and corn bread served at the First National Bank Alaska Luncheon during the AGC annual conference and at Fletcher’s restaurant throughout November.

The winners for best chili — judged by the professional chefs — were Sadie Gunter, Trista Stockwell and Cezar Plascencia of Anchorage Sand & Gravel Co. for first place; and Steve Glatt, Keller Supply for second place.

The People’s Choice chili winners were Steve Glatt of Keller Supply for first place; and Sadie Gunter, Trista Stockwell and Cezar Plascencia of Anchorage Sand & Gravel Co. for second place.

The professional chefs’ choices for best corn bread were Jacque Cato of Davis Constructors & Engineers, who took first place, and Mishalla Green of Alaska USA Insurance Brokers who took second.

Winning the People’s Choice for corn bread was Mark Symonds of SENCO Alaska for first place, and Jacque Cato, Davis Constructors & Engineers for second.

The professional judges were chef Naomi Everett, UAA Culinary; chef Kellie Puff, CWPC, Culinary Arts instructor, Anchorage School District, King Career Center; chef Van Hale, Marx Brothers & Van’s Dive Bar; chef LJ Hollie, Suite 100; and chef Eric Norat, Hotel Captain Cook.
2017 DUES

It’s time to do the dues! AGC’s membership dues must be paid by December 31st, but submit them now and be worry free!

3 ways to pay:
1. Via credit card online
2. Via credit card over the phone
   Call the office at 907-561-5354
3. Send your check to:
   AGC of Alaska
   8005 Schoon Street
   Anchorage, AK 99518

Questions? Call us!
AGC Thanks You!

Winter. It’s another time to be careful around electrical equipment. Remember:
- Mark electrical facilities so you don’t damage them when you plow.
- Don’t pile snow over utility equipment.
- Don’t pile snow beneath overhead powerlines.
Questions? Please call 762-4545.
Many thanks to everyone who participated to make the AGC Sporting Clays Shoot a success once again. The event was Aug. 26 at the beautiful Grouse Ridge Shooting Grounds in Wasilla.

**Special thanks to our sponsors:**
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Sustainability in Construction

Contractor: Davis Constructors & Engineers Inc.
Project: Kings Landing at Ship Creek Phase 2

Ship Creek is a favorite local spot near downtown Anchorage. With the city skyline as a backdrop, the area supports salmon runs and provides habitat for many types of shorebirds. This Davis project enhanced access to the fishery and turned a previously grubby access point into an appealing park with sitting areas. It also included a rain-fed pond that acts as a filter while treating runoff from the parking lot, a water bottle filling and pet watering station to decrease the need for plastic one-time use containers and one of the nicest public restrooms in the state.
AGC of Alaska congratulates all nine winners of the 2016 Excellence in Construction Awards. Five of the winning projects are featured in this issue of The Alaska Contractor. The celebration continues in the Spring 2017 issue when the remaining four projects will be featured.

**Award:** Meeting the Challenge of a Job, Between $5 million and $15 million Vertical Construction  
**Contractor:** Cornerstone General Contractors Inc.  
**Project:** West High School/Romig Middle School CTE Renovation and Addition

**Award:** Meeting the Challenge of a Job, Under $5 million Vertical Construction  
**Contractor:** Ahtna Environmental Inc.  
**Project:** Cordova Housing Siding and Interior Renovations

**Award:** Meeting the Challenge of a Job, Between $5 million and $15 million Transportation, Marine, Heavy, Earthmoving  
**Contractor:** Granite Construction Co.  
**Project:** Seward Highway: MP 99-100 Improvements

**Award:** Excellence in Construction for a Specialty Contractor: Transportation, Marine, Heavy, Earthmoving  
**Contractor:** DAMA Industrial LLC  
**Project:** Village of Wainwright - Emergency Tank Foundation Repair

Do you or your company have professional photos to share on recent AGC member construction projects in Alaska? Send us your TAKING PRIDE photos, along with a brief description of the project and photo credits. Mail all photo submissions or drop them off at:

AGC of Alaska  
8005 Schoon Street  
Anchorage, AK 99518-3045

If you prefer email:  
Contractor@agcak.org
Excellence in Construction for a Specialty Contractor: Vertical Construction

Contractor: Rain Proof Roofing
Project: Shemya Hangar 6

The project site lies 1,500 miles west of Anchorage on an Aleutian island called Shemya, where Eareckson Air Station is located. The contract included removing 43,500 square feet of roofing and rotted structural steel decking, and installing new substrate, vapor barrier, insulation, sheathing, underlayment and Standing Seam Curved Metal Roof System. One difficulty was coordinating with suppliers to procure and deliver material to the Seattle docks by May 2 for the annual barge that delivers material and equipment to the island. Beyond the difficult logistics, the main challenge was the North Pacific weather. An average daily wind speed of 17 to 25 mph and rainy weather 60 percent of the time created challenges for maintaining a work schedule, hoisting materials and working safely and productively on a roof that was 60 feet above the ground at its peak and working pitches of up to 70-degree inclines. Through the successful use of safety equipment, aerial lifts, Telehandler forklift and crane, plus a skilled crew and foreman, we completed this scope of work in 15 days.
Meeting the Challenge of a Job, Under $5 million
Transportation, Marine, Heavy, Earthmoving

Contractor: QAP
Project: Arctic Boulevard Improvements Phase III

Arctic Boulevard Improvements Phase III 36th Avenue to Tudor Road consisted of removing all curbs/gutters and sidewalks, existing illumination system, signalization at three major intersections (Tudor, 40th and 36th) and storm drain structures. Installation items included all new storm drain structures, storm drain leads, Cured in Place Pipe (CIPP) lining of storm mains, new illuminations system, traffic signalization, seven new transit stops, curb and gutter, sidewalks, driveways, approaches, traffic medians, curb ramps to meet Americans With Disabilities Act criteria, fencing and landscaping. Final construction included complete road planning, hot mix asphalt paving, pavement markings and street signage.
Turnagain Marine Construction was selected via a best-value proposal to design, manage and construct the Hoonah Berthing Facility in Hoonah. This design-build project for Icy Strait Point and Huna Totem Corp. required Turnagain to provide a cruise ship berth to accommodate a large array of vessels including the 1,067-foot Breakaway class. In partnership with Transpac Marinas, Moffatt & Nichol and the remainder of the project team, Turnagain Marine Construction delivered this first-class facility on time and on budget. The facility construction included a floating pontoon, eight dolphin structures, 700 feet of pile-supported, vehicle-rated trestle and transfer span, and associated appurtenances.
Meeting the Challenge of a Job,
Over $15 million Vertical Construction
Contractor: UNIT COMPANY
Project: Koliganek K-12 School

This new K-12 school is in the remote village of Koliganek. The project included a new 17,900-square-foot school, boiler building, water tank and supporting site work/utilities. Other scopes included the demolition of the existing school. UNIT faced several transportation constraints due to record low water in the Nushagak River and renovation of an existing airport. With innovative thinking, UNIT guaranteed that this project would be completed on time and within budget. UNIT used 90 percent of local residents as part of its workforce and consistently involved local village leaders to ensure the community’s desires were met.
Member NEWS

Happenings on the Alaska construction scene

Davis Block & Concrete receives award

AGC of Alaska congratulates Davis Block & Concrete for receiving the Bill Bivin Small Business of the Year Award. Established in 1993, the award recognizes businesses that exemplify leadership, ethics and organization.

Since 1975, Davis Block & Concrete has provided livelihoods on the Kenai Peninsula, in Anchorage and throughout the state of Alaska. The Davis family was recognized as a model of the determination and sound judgment that drive Alaska's successful small companies.

Each year the Alaska Chamber recognizes a leading small business, a local Alaska chamber of commerce and an outstanding individual for their accomplishments and contributions to the state's economy. The awards were presented at the 2016 Fall Forum in October at The Cannery Lodge in Kenai.

IN MEMORIAM

Harvey Dougherty remembered for lifetime achievement

Longtime Alaskan Harvey Dougherty, who died Sept. 12, 2016, will be remembered for his contributions to his community, his church and the state. He was 86. Dougherty was a beloved member of the Associated General Contractors of Alaska, receiving the Hard Hat Award in 1997 for his lifetime of achievement to the construction industry in Alaska.

After serving in the U.S. Army, Dougherty moved to Alaska to start a 66-year adventure, marrying Jeanne and starting a family. He worked for Kaiser Cement for more than 35 years, starting in the warehouse running the sack machine and quickly turning it into a lifelong career in sales for the business. After his first retirement, Harvey stated marketing for Domtar Gypsum wallboard and ABL Cement. He also created a market for the waste from the Healy power plant, “fly ash,” selling it to customers throughout Alaska.

Dougherty was active in the Petroleum Club of Anchorage for more than 50 years, serving as club president in 1981. He also was active in the Anchorage Downtown Rotary.

His family describes Dougherty as, “Always putting others before himself.” He was an avid fisherman and “provider of great stock tips,” and was known for his sense of humor and great attitude — often saying that he flew “at 20,000 feet.”

Starting early, Mike Brady was strong supporter of industry

Lifelong Alaska Michael F. Brady died Oct. 5, 2016. Born the eldest of seven children in the Territory of Alaska, Brady was instilled with a strong work ethic that stayed with him all his life. He felt fortunate to be raised in Alaska. Brady was a strong supporter of the construction industry and served as a past director of AGC of Alaska and a vice president of AGC Safety Inc.

Brady began his career at a very young age working in the family business, Ken Brady Construction Co. His father was a strong believer in child labor; while in elementary school Brady spent summer days and occasional weekends on job sites. During the late 1950s and early 1960s, the company built numerous elementary schools in Anchorage, and Brady told friends that as a child he worked on Northwood Elementary during the summer and then attended the school in the fall.

After graduating from Oregon State University, Brady returned to Anchorage and took charge of the company’s finances. In 1982, Mike, along with his brother, Tim, assumed control of the business, and over the next 30-plus years the brothers completed numerous construction projects throughout the state.

Brady served as a management trustee for the Alaska Laborer-Employers Trust from 1995 to 2016, as a board member of the Anchorage Economic Development Corp. from 1992 to 2006 and as chairman from 1996 to 1997. He also supported youth sports through the years. His passion for boats and spending time on the water as a child extended to adulthood with many weekends spent in Prince William Sound with Lissa and friends aboard the “49er” and later the “Aqua Vitae.”
Links to the digital versions of the current and archive issues of The Alaska Contractor magazine are online at agcak.org under "Publications & Archives" tab.

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Soil stabilization
WHY AGC?


These and many other benefits of AGC membership can be yours whether you are a general contractor, a specialty contractor or you do related work for the construction industry.

Here is what our members say about the reasons to join one of Alaska’s leading associations.

Be a part of Alaska’s third largest industry, paying the second highest wages, with more than 21,000 in the workforce.

AGC: 650 members strong

Gary Klebs
Klebs Mechanical Inc.

I believe anyone who is in construction, or is associated with construction, has a responsibility to advocate for the industry — whether it is politics, apprenticeship training, technical training or educating the population. AGC offers a way for individuals through their member companies to become involved and advance its member-driven agenda. AGC also provides a great way to expand individual knowledge through networking with others during the numerous AGC-sponsored events. Why AGC? ... Maybe it’s as simple as this: Being a member will bring a smile to your face.

Jenith Flynn
Davis Constructors & Engineers Inc.

Joining committees and working with the AGC staff allow me to push forward on industry trends and topics that are important to Davis Constructors. AGC of Alaska is our local voice to solve common industry challenges and to bring upcoming issues to the forefront. It allows contractors, subcontractors and vendors to work in collaboration to steer local AGC programming. From local and national legislative issues, to training, research and safety — AGC allows me to have a voice.

Scott Vierra
North Star Equipment Services

We greatly appreciate AGC advocating for our industry, offering apprenticeship programs and educational classes regularly. The annual conference along with their Online Plans truly bring exceptional value to its membership. Monthly networking functions, the membership roster and the AGC app are phenomenal for our industry.

Kiel Beloy
Kiewit Building Group Inc.

As an employee of one of the only remaining founding AGC of Alaska charter members still working in the state, I am proud of our company’s rich history with AGC. The training programs and networking opportunities provide as much value today as they did when AGC of Alaska was formed in 1948. It’s a great way to stay connected to the local industry.
AGC of Alaska
2017 Calendar of Events

Construction Spending Forecast Lunch
Jan. 26 in Anchorage

Construction Spending Forecast Breakfast
Jan. 27 in Fairbanks

Bowl-A-Thon
Jan. 28 in Fairbanks

Legislative Fly-In
Jan. 31-Feb. 1 in Juneau

Executive Board Meeting
February TBA in Anchorage

Dinner & Casino Night
Feb. 17 in Anchorage

AGC America Conference
March 7-9 in Las Vegas

Spring Train Ride
April TBA in Anchorage

Spring Board Meeting
April TBA in Anchorage

30th Anniversary Annual Golf Tournament
June 16 in Anchorage

Executive Board Meeting
July 13 in Fairbanks

Golf Tournament
July 14 in Fairbanks

Sporting Clays Shoot
August TBA in Anchorage

Executive Board Meeting
October TBA in Anchorage

Chili Cook-Off
October TBA in Anchorage

Annual Conference
Nov. 8-11 at Hotel Captain Cook in Anchorage

Executive Board Meeting
Dec. 6 in Anchorage

Christmas Open House
Dec. 6 in Anchorage
Dec. 7 in Fairbanks
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