## BID DOCUMENTS

**CONTACT INFORMATION**

**OWNER**

COOK INLET HOUSING AUTHORITY  
3510 SPENARD ROAD, SUITE 100  
ANCHORAGE, ALASKA 99503  
p. (907) 793-3000  
f. (907) 793-3070

**ARCHITECTURAL**  
SPARK DESIGN, LLC  
5401 CORDOVA STREET, SUITE 301  
ANCHORAGE, ALASKA 99518  
p. (907) 344-3424  
f. (907) 771-9776

**CIVIL ENGINEERING**  
EBSC ENGINEERING, LLC  
11301 OLIVE LANE  
ANCHORAGE, AK 99515  
p. (907) 222-1085  
f. (907) 222-5210

**LANDSCAPE DESIGN**  
HUDDLE AK  
721 W 1ST AVENUE, SUITE 100  
ANCHORAGE, AK 99501  
p. (907) 885-9199

**STRUCTURAL ENGINEERING**

PND ENGINEERS, INC  
1506 W 36TH AVE.  
ANCHORAGE, ALASKA 99503  
p. (907) 561-1011  
f. (907) 563-4220

**MECHANICAL ENGINEERING**

T3 ALASKA, LLC  
301 CALISTA COURT, SUITE 100  
ANCHORAGE, ALASKA 99518  
p. (907) 865-7900  
f. (907) 865-7975

**ELECTRICAL ENGINEERING**

T3 ALASKA, LLC  
301 CALISTA COURT, SUITE 100  
ANCHORAGE, ALASKA 99518  
p. (907) 865-7900  
f. (907) 865-7975

**ENERGY CONSULTANT**

HORIZONS, LLC  
10900 CORRIE WAY  
EAGLE RIVER, ALASKA 99577  
p. (907) 250-9729
1. All work shall be in accordance with Municipality of Anchorage Standard Specifications (M.A.S.S.).

2. All plant material shall conform to American Standard for Nursery Stock, ANSI Z60.1 (latest edition).

3. Construction shall be consistent with the latest version of M.A.S.S.

4. Contractor shall call Anchorage Dig Line to verify underground utility locations prior to digging. Contractor is responsible for any underground utility damage.

5. The contractor shall have adequate storage space for plant material prior to the site being ready for installation. Plant material shall be maintained and watered thoroughly prior to install.

6. Notify the owner’s representative for inspection of all trees, shrubs, and perennials prior to bringing material to the project site. Any plant material showing signs of damage, disease, scarring, dieoff problems, or not meeting the ANSI Z60.1 standards shall be rejected and replaced at no cost to the owner.

7. All trees and shrubs must have nursery tags intact and visible at the time of the initial inspection.

8. If there is a discrepancy between the quantity of plants in the graphic representation and the callouts or schedule the graphic representation shall govern.

9. Contractor shall notify owner’s representative of any site conditions that require modifications to the landscape plan prior to installation.

10. All surface disturbance related to this project shall be restored with 4” topsoil, and mass schedule a seed mix. Seeding per Mass Hydroseeding Specifications.

11. Protect existing trees in place that are identified to remain. If existing trees are damaged during construction they shall be replaced with equivalent size and species tree at no cost to owner. Contractor shall be liable for all A/E expenses, for reinspection resulting from product or installation deficiencies. Contractor is responsible for all MCA inspection notifications and conformance to all permit requirements.

12. Plantings beds to receive 18” depth topsoil throughout beds.

13. All planting beds shall receive shredded bark mulch at three inch depth (3”). Shredded bark mulch shall be natural brown material without added dyes. The material shall meet the shredded bark mulch standard of M.A.S.S. Section 75.02.

14. Maintenance, including but not limited to watering, weeding, fertilizing, and mowing, shall be performed once plant material has been installed and throughout the maintenance and warranty period. Warranty period shall be two years starting at the partial completion approval.

15. Contracted to be even spread throughout beds in areas shown on plans to meet required quantities.

16. All seeded areas to receive 4” of topsoil.
**DECIDUOUS TREE PLANTING**

1. **PLANT TREE WITH TRUNK FLARE VISIBLE AT FINISHED GRADE.** DO NOT COVER TOP OF ROOTBALL WITH SOIL.
2. LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVERCOMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

**ADJACENT SURFACE PER PLANTING PLAN.** KEEP MATERIAL 3" CLEAR OF TRUNK FLARE.

**PLACE ROOTBALL ON UN-EXCAVATED OR COMPACTED MOUND TO PREVENT SETTLEMENT.**

**PLANTING PIT SHALL BE THREE TIMES THE DIAMETER OF THE ROOT BALL.** BACKFILL WITH TOPSOIL.

**NOTE:**
1. SEE TREE/SHRUB/PERENNIAL ON SLOPE DETAIL WHEN PLANTING PERENNIALS ON A SLOPE OF 4:1 OR GREATER.

**PERENNIAL PLANTING**

1. **PLANT TREE WITH TRUNK FLARE VISIBLE AT FINISHED GRADE.** DO NOT COVER TOP OF ROOTBALL WITH SOIL.
2. LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVERCOMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

**ADJACENT SURFACE PER PLANTING PLAN.** KEEP MATERIAL 3" CLEAR OF TRUNK FLARE.

**PLACE ROOTBALL ON UN-EXCAVATED OR COMPACTED MOUND TO PREVENT SETTLEMENT.**

**ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOTBALL.** BERM SHALL BEGIN AT ROOT BALL PERIPHERY.

**PLANTING PIT SHALL BE THREE TIMES THE DIAMETER OF THE ROOT BALL.** BACKFILL WITH TOPSOIL.

**NOTE:**
1. SEE TREE/SHRUB/PERENNIAL ON SLOPE DETAIL WHEN PLANTING SHRUBS ON A SLOPE OF 4:1 OR GREATER.

**SHRUB PLANTING**

1. **PLANT TREE WITH TRUNK FLARE VISIBLE AT FINISHED GRADE.** DO NOT COVER TOP OF ROOTBALL WITH SOIL.
2. LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVERCOMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

**ADJACENT SURFACE PER PLANTING PLAN.** KEEP MATERIAL 3" CLEAR OF TRUNK FLARE.

**PLACE ROOTBALL ON UN-EXCAVATED OR COMPACTED MOUND TO PREVENT SETTLEMENT.**

**ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOTBALL.** BERM SHALL BEGIN AT ROOT BALL PERIPHERY.

**PLANTING PIT SHALL BE THREE TIMES THE DIAMETER OF THE ROOT BALL.** BACKFILL WITH TOPSOIL.

**NOTE:**
1. SEE TREE/SHRUB/PERENNIAL ON SLOPE DETAIL WHEN PLANTING PERENNIALS ON A SLOPE OF 4:1 OR GREATER.

**LANDSCAPE EDGING**

1. **PLANT TREE WITH TRUNK FLARE VISIBLE AT FINISHED GRADE.** DO NOT COVER TOP OF ROOTBALL WITH SOIL.
2. LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVERCOMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

**ADJACENT SURFACE PER PLANTING PLAN.** KEEP MATERIAL 3" CLEAR OF TRUNK FLARE.

**PLACE ROOTBALL ON UN-EXCAVATED OR COMPACTED MOUND TO PREVENT SETTLEMENT.**

**ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOTBALL.** BERM SHALL BEGIN AT ROOT BALL PERIPHERY.

**PLANTING PIT SHALL BE THREE TIMES THE DIAMETER OF THE ROOT BALL.** BACKFILL WITH TOPSOIL.

**NOTE:**
1. SEE TREE/SHRUB/PERENNIAL ON SLOPE DETAIL WHEN PLANTING PERENNIALS ON A SLOPE OF 4:1 OR GREATER.

**TREE/SHRUB/PERENNIAL ON SLOPE (4:1 OR GREATER)**

1. **PLANT TREE WITH TRUNK FLARE VISIBLE AT FINISHED GRADE.** DO NOT COVER TOP OF ROOTBALL WITH SOIL.
2. LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVERCOMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.

**ADJACENT SURFACE PER PLANTING PLAN.** KEEP MATERIAL 3" CLEAR OF TRUNK FLARE.

**PLACE ROOTBALL ON UN-EXCAVATED OR COMPACTED MOUND TO PREVENT SETTLEMENT.**

**ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOTBALL.** BERM SHALL BEGIN AT ROOT BALL PERIPHERY.

**PLANTING PIT SHALL BE THREE TIMES THE DIAMETER OF THE ROOT BALL.** BACKFILL WITH TOPSOIL.

**NOTE:**
1. SEE TREE/SHRUB/PERENNIAL ON SLOPE DETAIL WHEN PLANTING PERENNIALS ON A SLOPE OF 4:1 OR GREATER.