ATTACHMENT #1

This Contract, hereinafter "the Contract," is between *Survey Point Holdings Inc (Ak Entity 89199d) PO 7975 Ketchikan AK 99901, THI Inc (Ak Entity 44581D) PO 8080 Ketchikan AK 99901, Temsco Helicopters Inc (Ak Entity 4227D) PO 5057 Ketchikan AK 99901 9801. Tel-907-789-9501 all severally and individually* (hereinafter "Owner") and Coogan Construction Company PO 34499 Juneau AK 99803 tel-907- 780-6000 fax-907-780-6001 (Ak Contractor License CONG1475) (hereinafter "Contractor") effective as of the date fully-executed below for the following project: New Sewer Service and Pump at Temsco Helicopter Terminal Juneau Airport. Owner and Contractor agree as follows:

1-Work The term "Work" means the construction services Contractor will provide under the Contract. Work includes all labor,e materials, equipment, and services consisting of that described in this Contract and *drawings with specifications prepared by RESPEC 9109 Mendenhall Mall Rd Ste 4 Juneau AK 99801 tel-907-780-6060 labeled "Temsco Helicopters Inc Sanitary Sewer Improvements" dated February 15, 2023, which include pages C100, C200, C201, C300 and C301.*

2-Contract Time The time for Contractor to substantially complete the Work is 120 calendar days and is considered thee Contract Time. The start of Contract Time shall be agreed upon based on Coogan's construction schedule (work to be done in 2023). Material procurement shall commence the date the Contract is signed by both parties. If Contractor is delayed at any time in progress of the Work by changes ordered by Owner, or by circumstances beyond Contractor's control, the Contract Time shall be subject to equitable adjustment. Contractor shall submit a construction schedule to Owner within 7-days of signing the Contract.

3-Contract Sum and Payment Contract Sum is: *One-Hundred-Sixty-Four-Thousand-Seven-Hundred Dollars ($164,700).* Ownere will prepay Contractor 50% of the Contract Sum the day work commences. The balance of the Contract Sum will be paid in monthlye progress payments according to the percentage of completion of the Work for which Contractor will invoice Owner on the first of every month (Monthly payments). Based on the Owner's observations and evaluations of Contractor's Applications/Invoices for Payment, the Owner will review and pay the amounts due to Contractor by the 20th of each month without retainage. Payments due and unpaid under the Contract shall bear interest from the date payment is due at 8% per annum.

4-Contractor Responsibilities Contractor acknowledges having visited the site and became familiar with conditions of the Work, ande hereby assumes control over, and responsibility for, construction means, methods, procedures and safety for undertaking the Work. Owner will have neither control over, nor responsibility for, these items since they are the Contractor's responsibility. Contractor shall enforce strict discipline and good order among its employees and others involved in the Contract Work. Contractor warrants materials furnished under the Contract will be new and of good quality, and the Work will be free from defects. Contractor shall pay taxes that are legally required. Contractor shall promptly review, approve in writing and submit to the Owner, Shop Drawings, Product Data, Samples and similar submittals extraneous to the Contract. Contractor shall keep the premises and surrounding area free from accumulation of debris and trash related to the Work. At the completion of the Work, Contractor shall remove its tools, construction equipment, machinery and surplus material; and shall properly dispose of waste materials.

5-Owner Responsibilities Owner Responsibilities The Owner will provide administration of the Contract and visit the site at intervalse appropriate to the stage of construction to become generally familiar with the progress and quality of the Work. The Owner has authority to reject Work that does not conform to the Contract. The Owner will promptly review and approve or take appropriate action upon Contractor's submittals, but only for the limited purpose of checking for conformance with the Contract. If requested by Contractor, Owner shall furnish all necessary information regarding the site and the Work. Owner shall obtain and pay for necessary permits, approvals, easements, assessments and charges. If Contractor defaults or neglects to carry out the Work in accordance with the Contract and fails after 7-days written notice from Owner to promptly correct such default or neglect, Owner may, without prejudice to other remedies, correct such deficiencies. In such case, the Contract Sum shall be adjusted to deduct the cost of correction from payments due Contractor. Costs caused by delays or by improperly timed activities or defective construction shall be borne by the responsible party.

6-Insurance Contractor shall provide general liability and other insurance with the same coverage and limits as follows: *same as required on Borough of Juneau public works contracts. Contractor will not provide Builder's Risk insurance (typically covering existing structure, new work, and stored materials); these risks will be covered by Owner's property insurance.* Owner shall provide property insurance to cover the value of Owner's property, including Work provided under the Contract. Contractor is entitled to receive an increase in the Contract Sum equal to the insurance proceeds related to a loss for damage to the Work covered by Owner's property insurance. Each party shall provide certificates of insurance showing their respective coverages prior to commencement of the Work.

7-Changes This Contract may be amended or modified only in writing. Owner, without invalidating the Contract, may ordere changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions, the Contract Sum and Contract Time being adjusted accordingly in writing. If Owner and Contractor cannot agree to a change in the Contract Sum, Owner shall pay Contractor its actual cost-plus reasonable overhead and profit. If concealed or unknown physical conditions are

ATTACHMENT #1

Eric Main

From: Andrew Campbell <admiraltyak@gmail.com>
Sent: Friday, April 21, 2023 8:57 AM
To: Eric Main
Subject: Temsco Sewer Improvements

[External] Received from outside the organization.

Please do not click links or open attachments if you do not recognize the sender.

Good Morning Eric,

Admiralty Construction's lump sum price for the Temsco Sewer Improvements project is $240,000. This price includes all work shown on the Respec drawings dated 2/15/23 that you provided. If you would like us to proceed it will take a few weeks to get the pipe and fittings and about two months to get the pump station. The duration of the work would be approximately three weeks.

Permits, inspections, bonding, and insurance above CBJ standard limits are excluded. We would request 20% of the payment in advance to cover the materials and the remainder within 30 days of completion.

Please let me know if you have any questions and thank you for requesting this quote.

Regards,

Andrew Campbell
President
Admiralty Construction Inc.
PO Box 240169
Douglas, AK 99824-0169
Office (907)780-3555
Fax (907)780-3556
Cell (907)321-2265
admiraltyak@gmail.com

ATTACHMENT #1

Report Selections:					
Open items?	Yes	Vendor:	JUNSS	From date:	01/01/19
History?	Yes	Invoice:	ALL	To date:	12/31/19
Remarks?	Yes	Purchase order:	ALL	Sort invoices by:	Newest to oldest
Status:	ALL	Job:	ALL		

TEMSCO HELICOPTERS, INC.

Vendor Activity Details Report

Vendor: JUNSS
Name: JUNEAU SEPTIC SERVICE
Address: 10670 GLACIER HWY
JUNEAU, AK 99801

E-Mail: juneausepticservices@gci.net

Phone:
Primary contact:
Last payment: 02/13/23
Balance: 0.00
Retention: 0.00
Current due: 0.00

History

Seq	Invoice / Credit Memo	Type	Job	Invoice Date	Purchase Order	Payment #	Check Number	Check Date	Payment Amount	Remarks
1	1227	I		11/04/19		1	78502	11/07/19	1,008.00	JNU SEPTIC PUMPING
2	1181	I		10/07/19		1	78417	10/25/19	1,008.00	JNU SEPTIC PUMPING
3	1142	I		09/16/19		1	78326	10/04/19	1,008.00	JNU SEPTIC PUMPING
4	1130	I		09/09/19		1	78232	09/16/19	1,008.00	JNU SEPTIC PUMPING
5	1123	I		09/02/19		1	78232	09/16/19	1,008.00	JNU SEPTIC PUMPING
6	1101	I		08/28/19		1	78158	08/30/19	1,008.00	JNU SEPTIC PUMPING
7	1082	I		08/18/19		1	78158	08/30/19	1,008.00	JNU COMMERCIAL PUMPING
8	1071	I		08/12/19		1	78066	08/21/19	1,008.00	JNU PUMPING
9	1026	I		07/15/19		1	77870	07/23/19	1,008.00	JNU SEPTIC PUMPING
10	1009	I		07/01/19		1	77762	07/10/19	1,008.00	JNU PUMPING
11	970	I		06/16/19		1	77762	07/10/19	1,209.60	JNU COM PUMPING SEPTIC TANK
12	923	I		05/30/19		1	77528	05/31/19	1,008.00	PUMP SEWER
13	924	I		05/30/19		1	77628	05/31/19	1,008.00	PUMPING
14	866	I		04/18/19		1	77345	05/08/19	2,016.00	JNU SEPTIC PUMPING
15	786	I		02/20/19		1	76963	03/08/19	2,217.60	JNU WASTE
								Total payment:	17,539.20	

ATTACHMENT #1

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Open items?	Yes	Vendor:	JUNSS	From date:	01/01/22
History?	Yes	Invoice:	ALL	To date:	12/31/22
Remarks?	Yes	Purchase order:	ALL	Sort invoices by:	Newest to oldest
Status:	ALL	Job:	ALL		

TEMSCO HELICOPTERS, INC.

Vendor Activity Details Report

Vendor: JUNSS
Name: JUNEAU SEPTIC SERVICE
Address: 10670 GLACIER HWY
JUNEAU, AK 99801

E-Mail: juneausepticservices@gci.net

Phone:
Primary contact:
Last payment: 02/13/23
Balance: 0.00
Retention: 0.00
Current due: 0.00

History

Seq	Invoice / Credit Memo	Type	Job	Invoice Date	Purchase Order	Payment #	Check Number	Check Date	Payment Amount	Remarks
1	2374	I		09/10/22		1	83214	09/23/22	1,912.68	JNU SEPTIC PUMPING
2	2332	I		08/17/22		1	83012	08/18/22	863.94	JNU SEPTIC PUMPING
3	2216	I		06/23/22		1	82685	06/24/22	1,213.50	JNU SEPTIC PUMPING
4	2222	I		06/23/22		1	82685	06/24/22	880.00	JNU SEPTIC PUMPING
5	2162	I		04/22/22		1	82421	05/10/22	1,187.55	JNU SEPTIC PUMP
								Total payment:	6,057.67	

Vendor code JUNSS JUNEAU SEPTIC SERVICE

Search New Search

Invoice Check Refresh

Check#	Check date	Invoice/credit	Type	Invoice d...	Paid amount	Pay#	Job
84515	06/01/23	2555	Invoice	05/18/23	1,108.80	1	
84515	06/01/23	2592	Invoice	05/29/23	554.40	1	
83882	02/13/23	2469	Invoice	01/25/23	903.21	1	

November 21, 2022 Sent via Email

Eric Main
Juneau Flight Operations Manager
Temsco Helicopters, Inc.
1650 Maplesden Way
Juneau, Alaska 99801

Re: Fee Proposal – Temsco Helicopters, Juneau
Topographic Surveying & Civil Engineering Services for
Sanitary Sewer Lift Station & Force Main Design

Dear Mr. Main,

Per your request, RESPEC is pleased to submit this fee proposal for providing topographic surveying and civil engineering design services for the design of a new sanitary sewer lift station and sewer force main that will discharge into CBJ's wastewater collection system. Bicknell Inc. has developed the Honsinger Subdivision Phase I to include a 2" HDPE pressure sewer service, which we plan to utilize for Temsco's project. The new sewer lift station and force main service line are proposed to replace an existing onsite wastewater treatment system that is nearing the end of its useful life. Below is our anticipated scope of work, estimated fees, and schedule of work completion for your consideration.

Scope of Work

RESPEC's anticipated scope of work per previous email and phone conversations includes:

1.e Perform a topographic field survey to accurately map existing site features within thee project limits, including the existing onsite wastewater treatment system and othere underground utilities that may exist. The topographic survey will be utilized as a basis fore the civil engineering design task.e

2.e Civil engineering design work to include performing all necessary calculations ande preparing construction ready drawings for a new sewer lift station and force main toe replace an existing failing onsite wastewater treatment system. The design will assumee that the new force main will connect to an existing sewer service stub-out that wase constructed as part of the recent Honsinger Pond Subdivision development.e

3.e RESPEC will submit the plans to CBJ Engineering Department for approval.e

4.e Final deliverables will include signed construction ready drawings in 11x17 and/or 22x34e PDF format.e

Anchorage | Fairbanks | Juneau | Palmer | Soldotna
9109 Mendenhall Mall Road, Suite 4, Juneau, Alaska 99801
907.780.6060
www.respec.com

Estimate of Fees

Work Task Description	Amount
Topographic Field Survey & Mapping	$7,018
Civil Engineering Sanitary Sewer Lift Station & Force Main Design	$8,538
Lump Sum Fee Total =	**$15,556**
Lump Sum Fee Total With 5% CBJ Sales Tax =	**$16,334**

Additional professional services work that is requested or added to the contract will be billed on a separate time and materials basis or negotiated separately. RESPEC will keep you apprised of budget and scope status throughout the performance of this work and alert you of any non-scope items that may impact the budget. This fee proposal assumes Temsco will pay any CBJ permit fees.

Schedule

The topographic survey and civil engineering design work discussed above could be completed within four weeks after a Notice-to-Proceed is received by RESPEC.

We appreciate the opportunity to submit this fee proposal. By signing below, you agree to the above conditions and this document will be considered by RESPEC as a Notice-To-Proceed. Should you have any questions or require modifications to the proposed scope of services, please do not hesitate to contact us at your convenience.

Sincerely,

RESPEC, Juneau Office

Kevin Puustinen, PE
Civil Engineer

Approved By: _____ Date: 11/22/2022

Anchorage | Fairbanks | Juneau | Palmer | Soldotna
9109 Mendenhall Mall Road, Suite 4, Juneau, Alaska 99801
907.780.6060
www.respec.com

Bicknell, Inc

P O Box 33517
Juneau, AK 99803

Invoice

Date	Invoice #
4/28/2023	2023-052

Bill To
Temsco Helicopters 1650 Maplesden Way Juneau, AK 99801

P.O. No.	Terms	Project
Sewer Service		

Quantity	Description	Rate	Amount
1	2" force main sewer service NOT A SALE	51,200.00 0.00%	51,200.00 0.00
		Total	$51,200.00