



**GENERAL / CONSTRUCTION
CONTRACTOR / MANAGER**

PO Box 674, Iona, ID 83427 • 208.524.4689 • Fax 208.524.4768

December 21, 2020

Roxane Mitro
AKM Architects, P.A.
379 "A" Street
Idaho Falls, ID 83402

RE: Cost Proposal for Idaho Falls Public Library
Ramp and Upper Level Glazing

Dear Roxane:

Below is our Cost proposal to Complete the Work as shown on the attached Plans. We do not include any Permit Fees nor Bond Costs. Work to be performed during Normal Work Hours: Monday thru Friday.

COST PROPOSAL TO COMPLETE THE WORK AS SHOWN BY THE ATTACHED: \$108,589.00

ONE HUNDRED EIGHT THOUSAND FIVE HUNDRED EIGHTY-NINE AND 00/100 DOLLARS

Thank you for the opportunity.

Feel free to call with any questions.

Sincerely,

Steve Zambarano
Project Manager

Cc: L. Kunde
J. Kunde

GENERAL NOTES

CODE:

1. WORK CONTAINED IN THESE DOCUMENTS SHALL MEET ALL REQUIREMENTS OF THE LATEST ADOPTED CODES AS APPLIED BY THE JURISDICTION HAVE AUTHORITY OVER THIS PROJECT.

WORKMANSHIP:

2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST ADOPTED BUILDING CODE EDITIONS, AND TO CONDITIONS AND SPECIFICATIONS OF ALL GOVERNING AUTHORITIES. ALL CONTRACTORS, SUBCONTRACTORS AND WORKMAN SHALL BE KNOWLEDGEABLE AND SKILLED IN THE TASKS ASSIGNED TO THEM.

SITE VERIFICATION:

3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE BIDDING AND STARTING WORK AND ACCEPT THEM AS HE FINDS THEM UNLESS THE ARCHITECT IS NOTIFIED IN WRITING AND THE CONTRACTOR RECEIVES WRITTEN INSTRUCTIONS PRIOR TO BIDDING THE WORK. NO EXTRA COST OR TIME TO THE CONSTRUCTION CONTRACT SHALL BE ALLOWED DUE TO EXISTING CONDITIONS.

DRAWING/SPECIFICATION CONFLICTS:

4. SHOULD DIMENSIONAL ERRORS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO COMMENCEMENT OF THAT PORTION OF THE WORK. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE MEASUREMENTS. DETAIL DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL SMALL-SCALE DRAWINGS. DETAIL REPRESENTATIONS HAVING THE LARGER SCALE SHALL GOVERN.

WORK INDICATED BUT NOT PARTICULARLY DETAILED OR SPECIFIED SHALL BE EQUAL TO SIMILAR PARTS THAT ARE DETAILED OR SPECIFIED.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD BEFORE SHOP DRAWINGS ARE MADE AND BEFORE ANY WORK IS CONSTRUCTED OR FABRICATED. DIMENSIONS ARE TYPICALLY TO FACE OF STRUCTURE AND FINISHING UNLESS OTHERWISE NOTED.

5. SHOULD CONFLICT OR DISCREPANCY APPEAR BETWEEN THE DRAWINGS AND SPECIFICATIONS OR BETWEEN ARCHITECTURAL OR WORK PERFORMED BY OTHERS WHICH AFFECTS THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AT ONCE AND RECEIVE WRITTEN INSTRUCTIONS PRIOR TO PROCEEDING.

SHOULD THE CONTRACTOR PROCEED PRIOR TO RECEIPT OF ARCHITECT'S WRITTEN INSTRUCTIONS, THE CONTRACTOR SHALL MAKE GOOD AND CORRECT ANY WORK DAMAGES RESULTING FROM THE PROCEDURE. NO EXTRA COST OR TIME TO THE CONSTRUCTION CONTRACT SHALL BE ALLOWED FOR SUCH CORRECTIONS.

6. SHOULD CONFLICT DISCREPANCY APPEAR BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL USE THE MOST EXPENSIVE CONSTRUCTION METHOD OR MATERIAL INVOLVED UNLESS THE CONTRACTOR HAS ASKED FOR AND RECEIVED WRITTEN DECISIONS FROM THE ARCHITECT PRIOR TO SIGNING OF THE CONSTRUCTION AGREEMENT AS TO THE METHOD OR MATERIALS TO BE EMPLOYED.

ALL DOCUMENTS ARE BINDING:

7. THE CONTRACTOR, SUBCONTRACTOR, SUPPLIERS AND ALL TRADES SHALL BE FAMILIAR WITH ALL DOCUMENTS ASSOCIATED WITH THE WORK. INFORMATION SHOWN ON ONE SHALL BE BINDING AND IN EFFECT AS IF SHOWN ON ALL.

PLAN REVIEW/INSPECTOR CHANGES:

8. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR CHANGES REQUESTED BY PLAN REVIEWERS AND/OR FIELD INSPECTORS OF THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS WORK.

SHOULD THE CONTRACT DOCUMENTS BE DEEMED BY THESE AUTHORITIES TO BE IN CONFLICT WITH CODE OR REGULATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF THE CONFLICT AND SHALL NOT PROCEED WITH THE PORTION OF THE WORK IN QUESTION UNTIL RECEIVING WRITTEN ACKNOWLEDGMENT AND DIRECTION FROM THE ARCHITECT.

AT NO TIME IS THE CONTRACTOR TO TAKE DIRECTION FROM THE GOVERNMENTAL AUTHORITIES WHICH DEVIATES FROM THE APPROVED CONSTRUCTION DOCUMENTS. SHOULD THE CONTRACTOR PROCEED PRIOR TO RECEIPT OF ARCHITECT'S WRITTEN INSTRUCTION, THE CONTRACTOR SHALL CORRECT ANY WORK AND/OR DAMAGES RESULTING FROM THE PROCEDURE. NO COST OR TIME TO THE CONSTRUCTION CONTRACT SHALL BE ALLOWED FOR SUCH CORRECTIONS.

LIMIT OF CONSTRUCTION:

9. THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW ORDINANCES, PERMITS AND CONTRACT DOCUMENTS AND/OR AS DIRECTED BY THE ARCHITECT. THE CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT. TRASH AND REFUSE SHALL BE PLACED IN ENCLOSED CONTAINERS AND REMOVED AT REGULAR INTERVALS.

SHOP DRAWINGS:

10. NO WORK REQUIRING SHOP DRAWINGS OR SAMPLES SHALL COMMENCE UNTIL THE ARCHITECT HAS REVIEWED THE SUBMISSION AND RESPONDED IN WRITING. SUCH WORK SHALL BE IN ACCORDANCE WITH REVIEWED SHOP DRAWINGS AND SAMPLES.

STANDARD WALL DESIGNATIONS

	CONCRETE
	CONCRETE WITH SPECIAL CONDITIONS AS NOTED
	CONCRETE MASONRY UNIT (CMU)
	CONCRETE MASONRY UNIT (CMU) WITH SPECIAL CONDITIONS AS NOTED
	STEEL STUD
	STEEL STUD WITH SPECIAL CONDITIONS AS NOTED

STANDARD MATERIAL DESIGNATIONS

	CONCRETE
	ASPHALT
	BRICK OR STONE
	CONCRETE MASONRY
	STEEL
	RIGID INSULATION
	EARTH
	COMPACTED FILL
	GRAVEL

CODE INFORMATION

205 IBC.

OCCUPANCY CLASSIFICATION: A3

TYPE OF CONSTRUCTION: II-B

BUILDING SETBACKS: NO CHANGE

EXISTING BUILDING: 75,354 SQ. FT.

BUILDING HEIGHT: 2 STORIES

FULLY SPRINKLED

SYMBOL LIST

	KEYED NOTE
	CEILING DESIGNATION
	DOORS DESIGNATION
	WINDOWS DESIGNATION
	CABINET / CASEWORK DESIGNATION
	ELEVATION SYMBOL
	DETAIL SYMBOL
	SECTION SYMBOL
	ROOMS DESIGNATION

ENGINEERING CONSULTANTS

CIVIL ENGINEER:	N/A
STRUCTURAL ENGINEER:	N/A
MECHANICAL ENGINEER:	QUANTUM GROUP ENGINEERING, PC P.O. BOX 1525 DRIGGS, IDAHO 83422 208-354-1451
ELECTRICAL ENGINEER:	N/A

DRAWING INDEX

SHEET NO.	TITLE
	COVER SHEET
A10	DEMOLITION FLOOR PLAN AND DETAIL
A11	NEW FLOOR PLAN
A20	REFLECTED CEILING PLAN
A30	SECTIONS
A40	ELEVATIONS

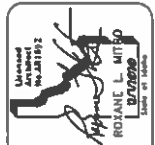
21320

SET NO.

DATE: 12/17/2020

DATE	DESCRIPTION	ORIGNAL NAME
07/20/20		

RAMP AND UPPER LEVEL GLAZING
FOR
IDAHO FALLS PUBLIC LIBRARY
451 W. BROADWAY ST.
IDAHO FALLS, IDAHO 83402



JURISDICTION APPROVAL

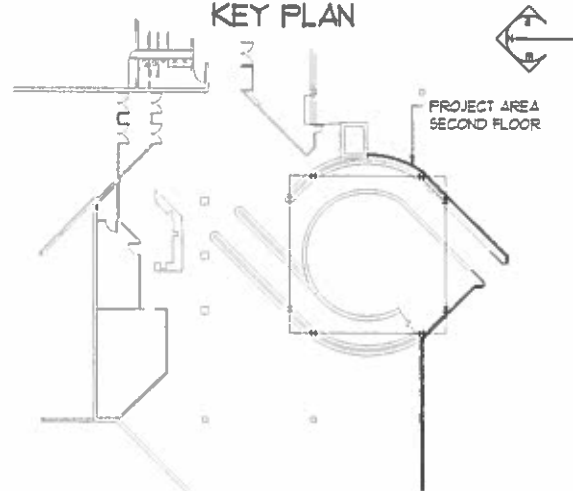
THESE DRAWINGS, AND THE INFORMATION CONTAINED HEREIN, ARE COPY WRITTEN MATERIALS AND ARE THE SOLE PROPERTY OF AKM ARCHITECTURE, P.A.

THEY ARE PROVIDED SOLELY FOR THE PURPOSE OF CONSTRUCTING THE PROJECT DESCRIBED IN THIS SET OF DOCUMENTS AND SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF AKM ARCHITECTURE, P.A.

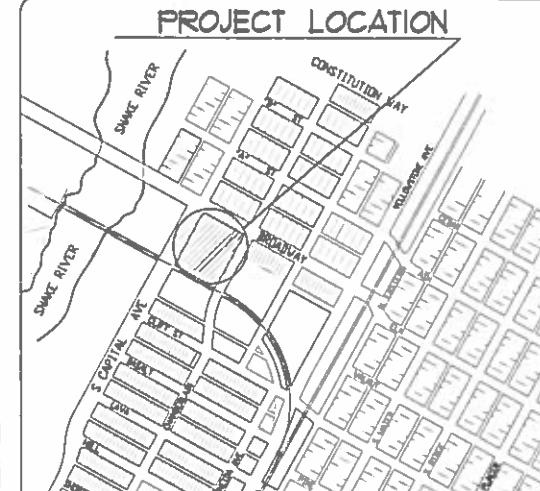
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2020

KEY PLAN



PROJECT LOCATION



AKM ARCHITECTURE, P.A.

379 W. Street Idaho Falls, Idaho 83402
208.352.4000 Fax 208.352.3020

GENERAL NOTES:

EVERY EFFORT HAS BEEN MADE TO OBTAIN ACCURATE INFORMATION AND DIMENSIONS DURING THE PREPARATION OF THE DRAWINGS. HOWEVER ACTUAL DIMENSIONS MAY STILL VARY FROM THOSE SHOWN. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL DIMENSIONS. MINOR DEVIATIONS BETWEEN FIELD DIMENSIONS AND DIMENSIONS SHOWN ON DRAWING WILL NOT BE AN ACCEPTABLE BASIS FOR ADDITIONAL WORK CLAIMS.

CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT EXISTING WALLS, DOORS, CASEWORK, FIXTURES, AND OTHER FINISHED AREAS INDICATED TO REMAIN.

DASHED LINES INDICATES ITEMS TO BE DEMOLISH. AS NOTED EITHER DEPOSIT OF WASTE IN AN APPROPRIATE MANNER OR RETURN TO OWNER.

PATCH ALL EXISTING WALLS AND CURBS TO REMAIN AND PREP TO MATCH EXISTING WALLS AND CONCRETE CURBS WITH TEXTURE AND FINISH.

DIMENSIONS SHOWN ON PLAN ARE FROM FACE OF FINISH ON EXISTING CONSTRUCTION TO FACE OF FRAMING ON NEW CONSTRUCTION. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.

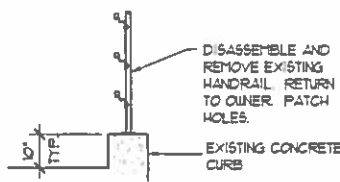
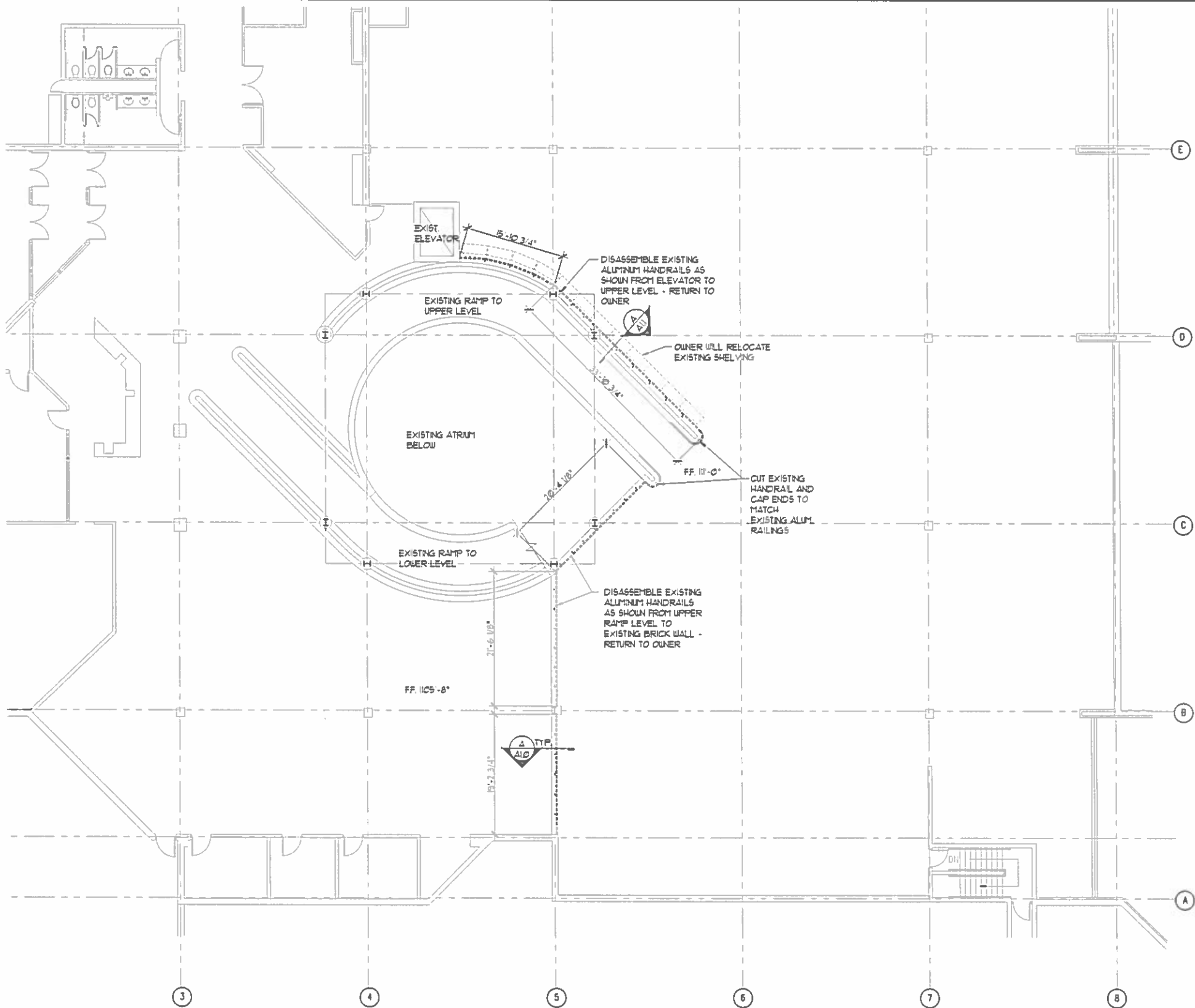
IF GENERAL CONTRACTOR ENCOUNTERS QUESTIONABLE MATERIAL DURING DEMOLITION (IE ASBESTOS), NOTIFY THE ARCHITECT IMMEDIATELY. OWNER WILL HAVE IT TESTED AND ABATED.

21320
A106

Unsealed
Approved
REG. 1002

RODANE L MITTO
12/20
State of Idaho

12/20	ORIGINAL ISSUE



HANDRAIL DEMOLITION DETAIL A
1/2" = 1'-0" A10

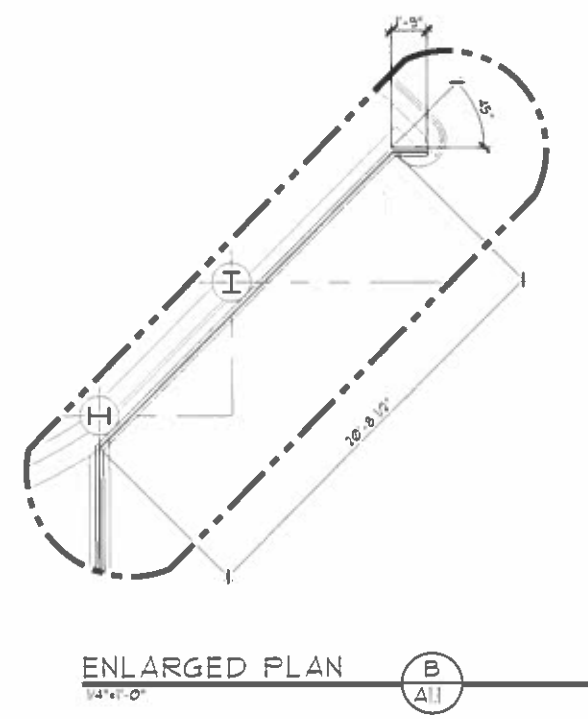
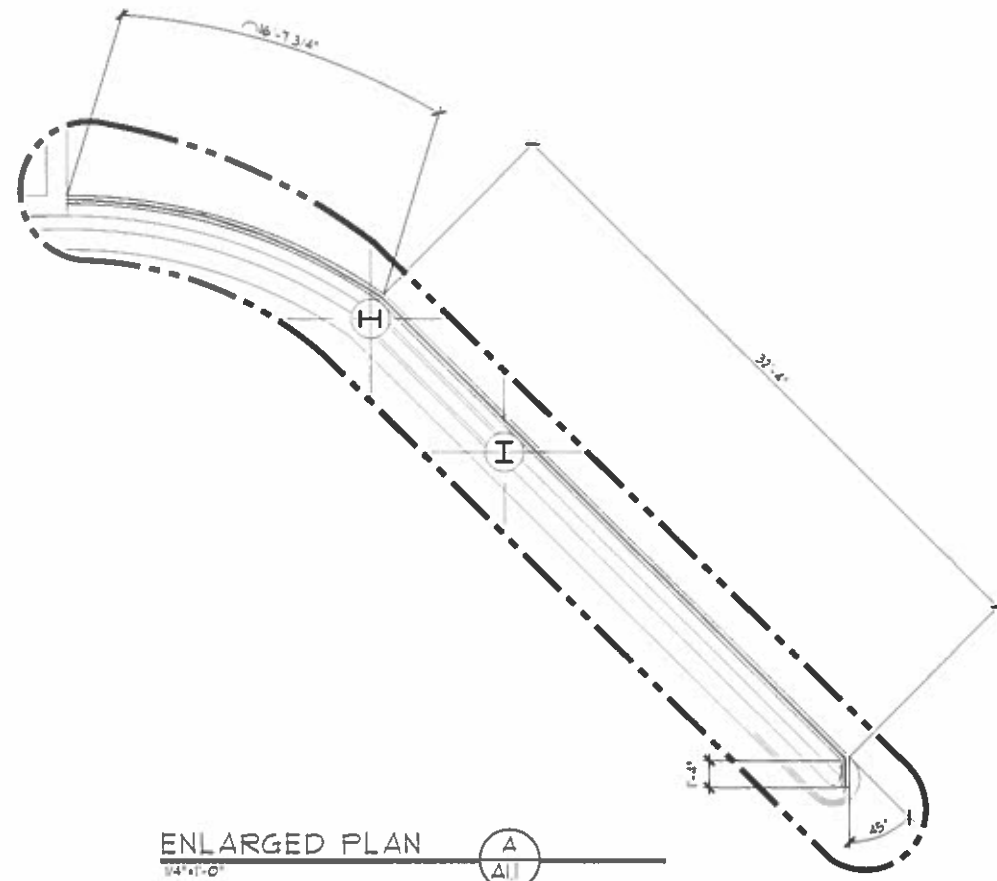
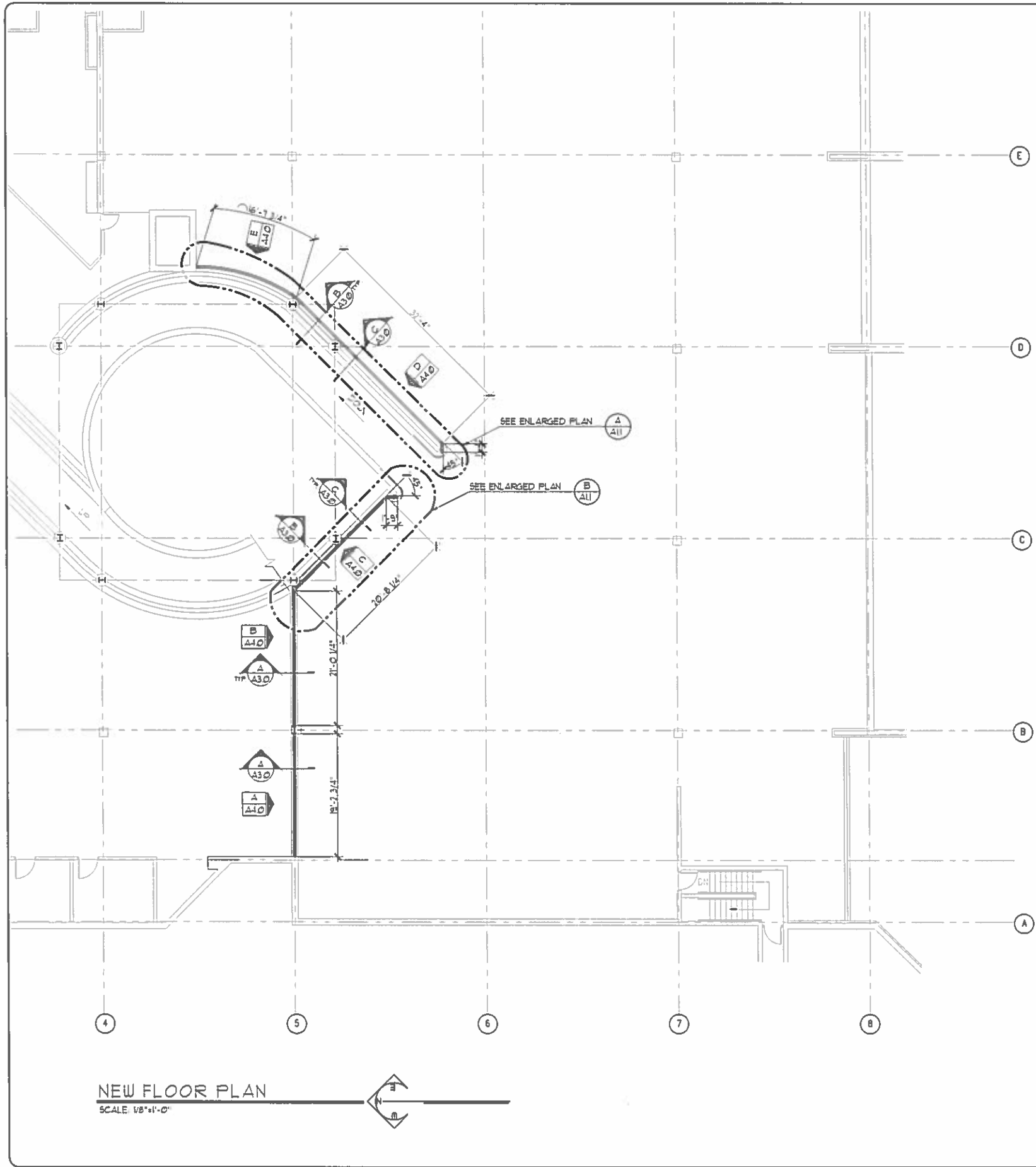
DEMOLITION FLOOR PLAN
SCALE 1/8" = 1'-0"

DEMOLITION FLOOR PLAN AND DETAIL

RAMP AND UPPER LEVEL GLAZING FOR
IDAHO FALLS PUBLIC LIBRARY
451 W. BROADWAY ST.
IDAHO FALLS, IDAHO 83402

AKM ARCHITECTURE, P.A.

278 N. Street Idaho Falls, Idaho 83402
208.322.4000 Fax 208.322.2020



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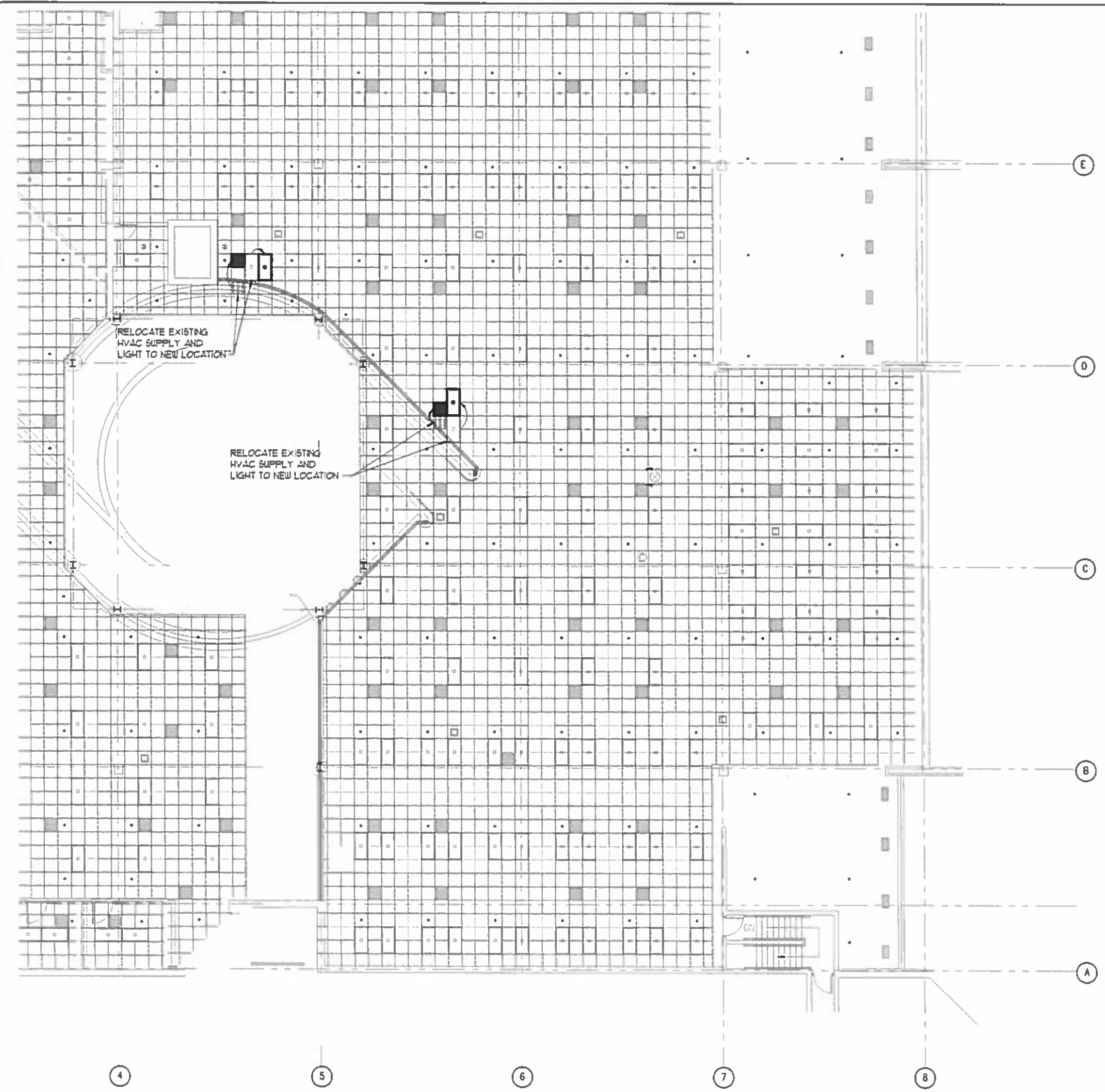
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NO.	DESCRIPTION

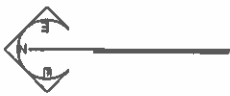
NEW FLOOR PLAN

RAMP AND UPPER LEVEL GLAZING
 FOR
 IDAHO FALLS PUBLIC LIBRARY
 451 W. BROADWAY ST.
 IDAHO FALLS, IDAHO 83402

AKM ARCHITECTURE, P.A.
 279 W. Street Idaho Falls, Idaho 83402
 208.882.4000 Fax 208.882.5000



REFLECTED CEILING PLAN
SCALE 1/8"=1'-0"



NOTES:

1. SPRINKLER AND ALARM SYSTEMS: DEMOLITION OR NEW CONSTRUCTION IN AREAS WITH FIRE ALARM AND FIRE SPRINKLER SYSTEMS WILL REQUIRE EVALUATION AND/OR MODIFICATIONS BY A LICENSED LIFE SAFETY CONTRACTOR. SEPARATE PERMIT SUBMITTALS FROM IDAHO FALLS FIRE DEPT LICENSED CONTRACTORS ARE REQUIRED FOR THE AUTOMATIC FIRE SUPPRESSION AND FIRE ALARM SYSTEMS. MODIFICATIONS TO THE FIRE SUPPRESSION SYSTEM WILL REQUIRE APPROVAL FROM THE STATE FIRE MARSHAL'S OFFICE BEFORE THE FINAL PERMIT CAN BE ISSUED. ADDITIONAL FEES WILL BE ACCESSED FOR THOSE PERMITS.
2. EXISTING CEILING DIFFUSER (12"x12" NECK) TO BE MOVED TO ACCOMMODATE NEW WALL HEADER. EXISTING DUCTWORK IS RECTANGULAR 14"x8" FIBERGLASS DUCTBOARD. EXTEND W/ NEW DUCTBOARD OR PROVIDE FLEX DUCT AND TRANSITIONS FROM EXISTING DUCTBOARD TO NEW CEILING DIFFUSER LOCATION.

2320
A 06



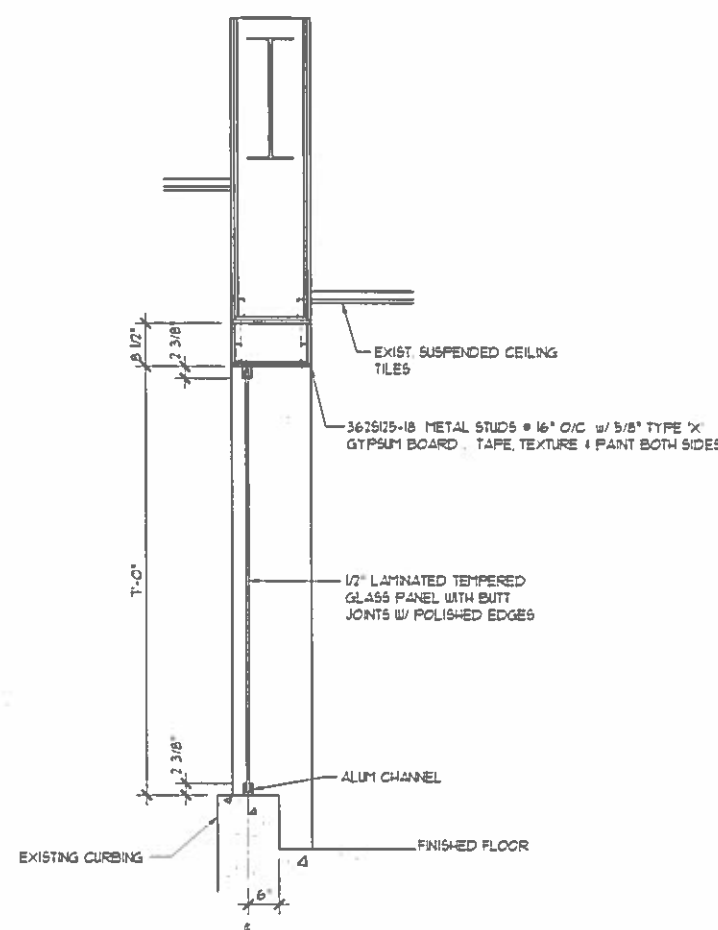
DATE	DESCRIPTION

RAMP AND UPPER LEVEL GLAZING
FOR
IDAHO FALLS FUEL C LIBRARY
451 BROADWAY ST.
IDAHO FALLS IDAHO 83407

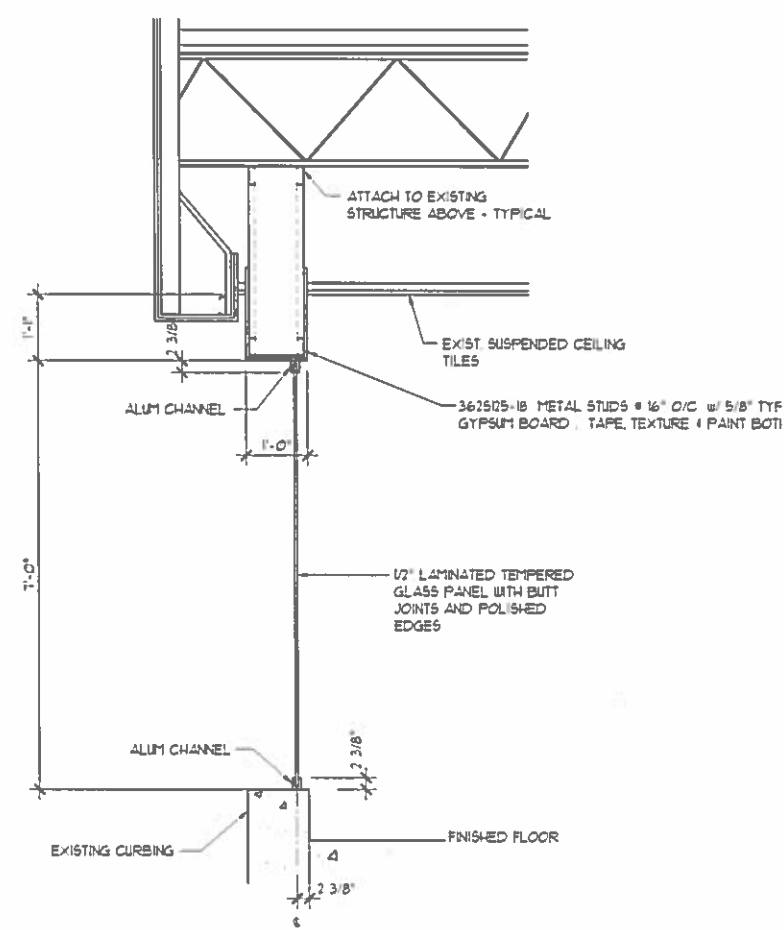
AKM ARCHITECTURE, P.A.
379 N. Street Idaho Falls, Idaho 83402
208.332.4000 Fax 208.332.3020

SECTION	SCALE
WALL SECTIONS	1/4" = 1'-0"

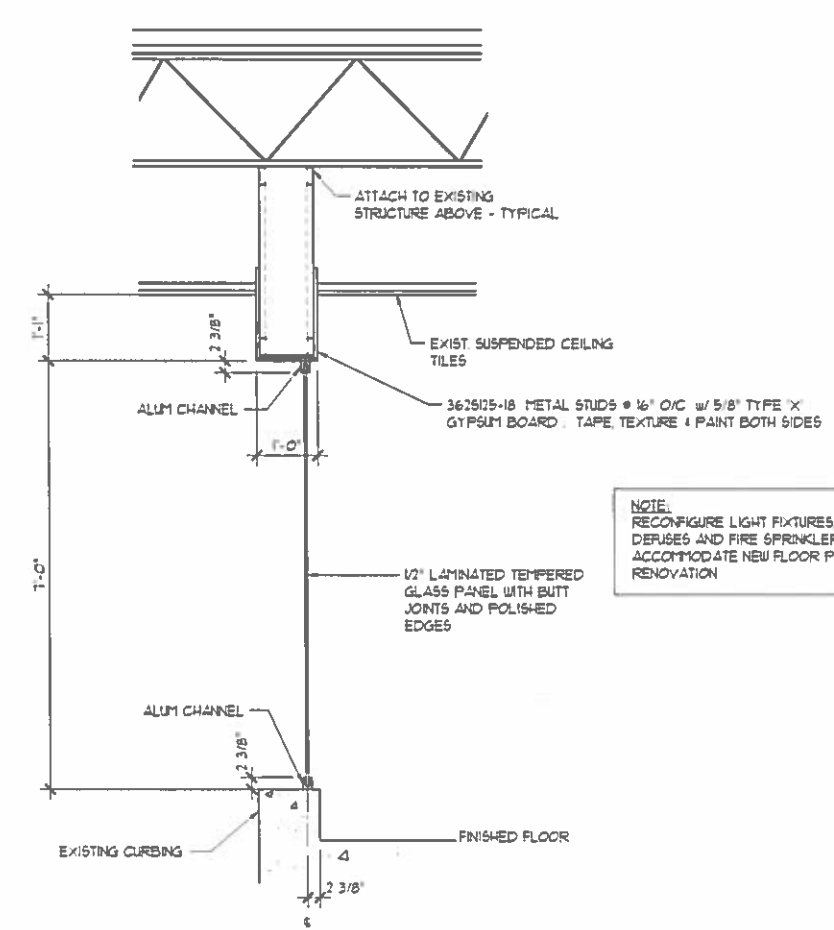
RAMP AND UPPER LEVEL GLAZING
FOR
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IDAHO FALLS, IDAHO 83402



WALL SECTION **A**
3/4" = 1'-0" **A3.0**



WALL SECTION **B**
3/4" = 1'-0" **A3.0**



WALL SECTION **C**
3/4" = 1'-0" **A3.0**

NOTE:
RECONFIGURE LIGHT FIXTURES, MECH. DEVICES AND FIRE SPRINKLER HEADS TO ACCOMMODATE NEW FLOOR PLAN RENOVATION

21320
A4.06

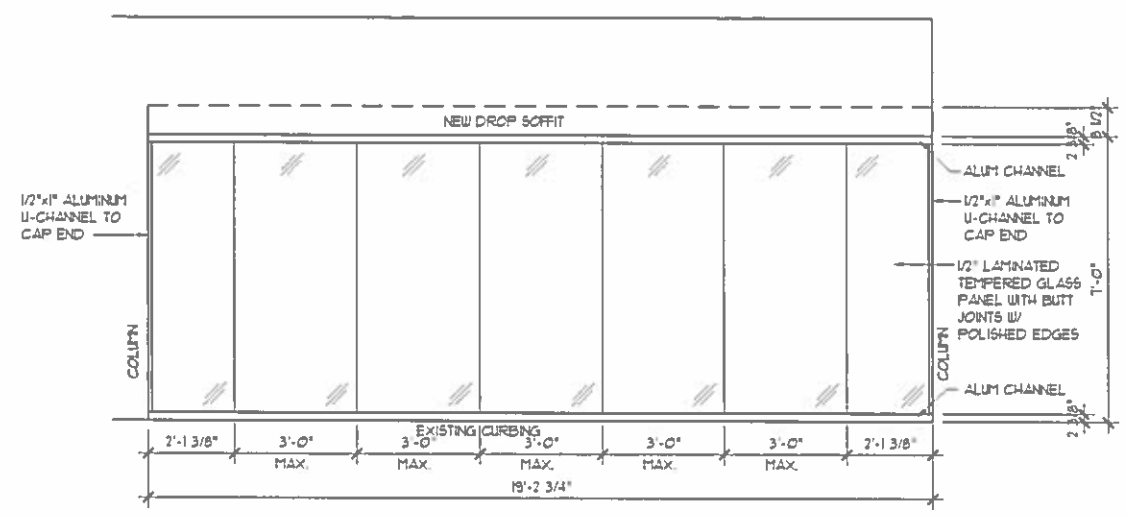


0/120	ORIGINAL 2002

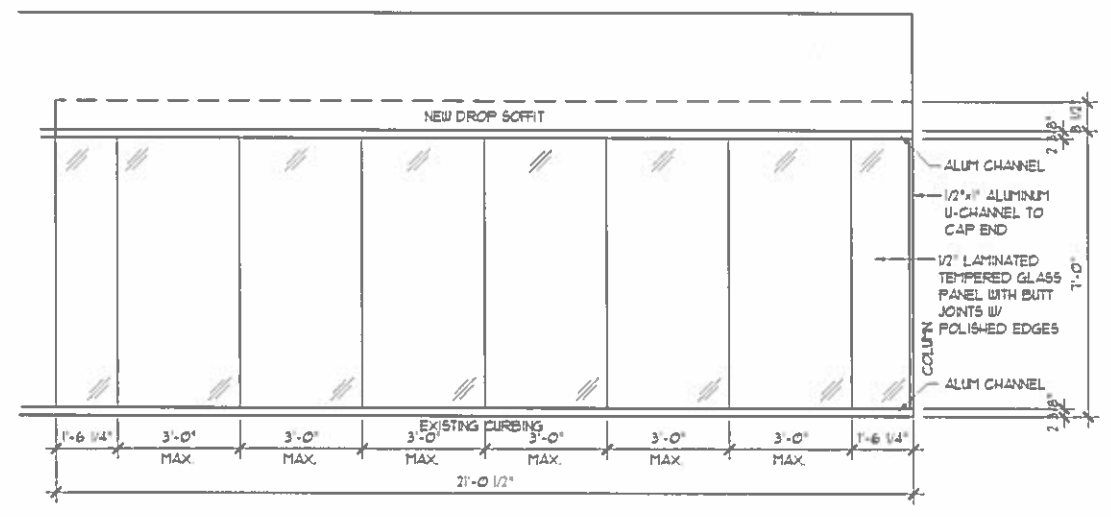
ELEVATIONS

RAMP AND UPPER LEVEL GLAZING
FOR
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451 W. BROADWAY ST.
IDAHO FALLS, IDAHO 83407

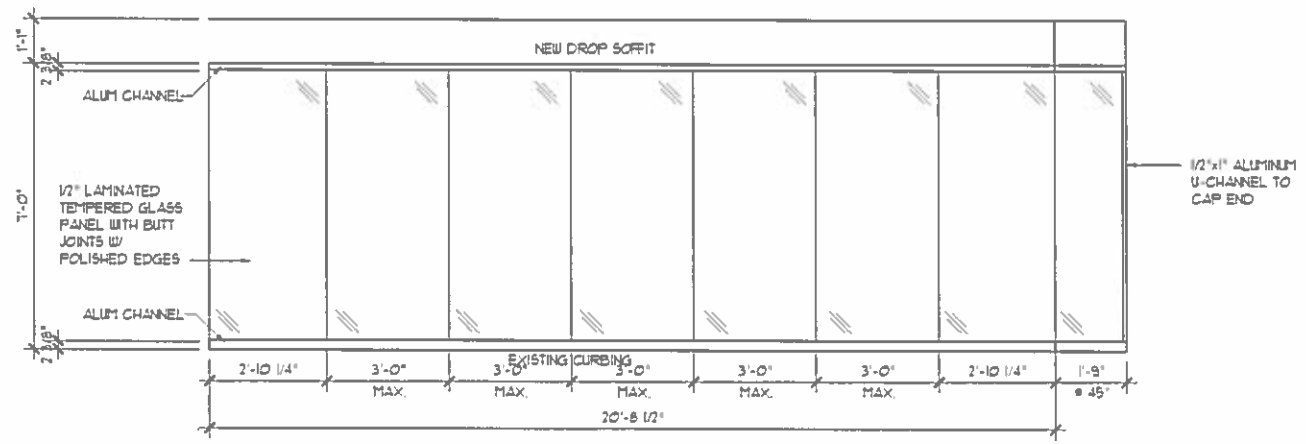
AKM ARCHITECTURE, P.A.
878 W. Street Idaho Falls, Idaho 83402
208.822.4000 FAX 208.822.9000



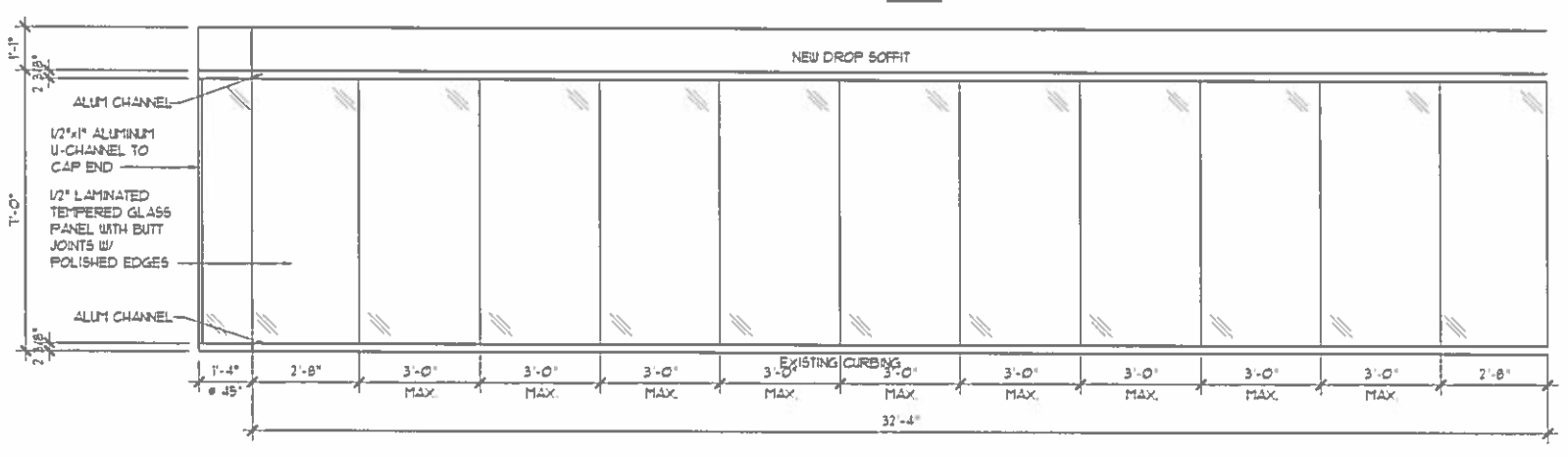
GLASS WALL ELEVATION A
1/2" x 1'-0"



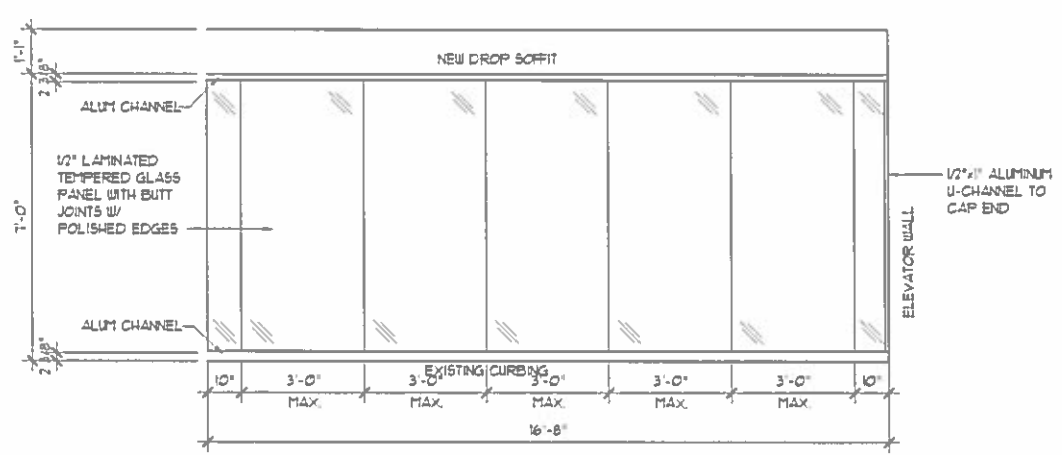
GLASS WALL ELEVATION B
1/2" x 1'-0"



GLASS WALL ELEVATION C
1/2" x 1'-0"



GLASS WALL ELEVATION D
1/2" x 1'-0"



GLASS WALL ELEVATION E
1/2" x 1'-0"