

CITY OF BETHEL

City Council Meeting Agenda, July 8, 2025 – 6:30 PM

Website: <https://www.cityofbethel.org/council>

Location: Council Chambers, City Hall, 300 Chief Eddie Hoffman Highway, Bethel

Council Members: Mayor Rose Henderson, Vice-Mayor Teresa Keller, Mark Springer, Mikayla Miller, Alicia Miner, Pamela Conrad, John Lloyd

Zoom Meeting Link: <https://us06web.zoom.us/j/4888456188?pwd=bkN1dGI4MHpGZ1kwOUVYWU5kd0xhZz09>

Zoom Meeting ID: 488 845 6188

Zoom Meeting Passcode: 13871

Zoom Meeting Conference Line Numbers: 833 548 0276 US Toll-free

833 548 0282 US Toll-free

877 853 5257 US Toll-free

888 475 4499 US Toll-free



1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PEOPLE TO BE HEARD – FIVE MINUTES PER PERSON

- 4.1. *Written Public Comments can be submitted by opening your phone camera and hovering over this URL code. The link to the submission form will appear. You may also go to www.cityofbethel.org. Written public comment must be submitted 24 hours before the meeting.*



5. APPROVAL OF CONSENT AGENDA AND REGULAR AGENDA

6. APPROVAL OF MEETING MINUTES

- 6.1. *6-24-2025 Regular City Council Meeting Minutes

7. REPORTS OF STANDING COMMITTEES

- 7.1. Committee/Commission Agendas And Draft Meeting Minutes

8. SPECIAL ORDER OF BUSINESS

9. UNFINISHED BUSINESS

10. NEW BUSINESS

- 10.1. *AM 25-21: Appointment Of Committee And Commission Members For A Term Of Three Years (Mayor Henderson)
- 10.2. *AM 25-22: Authorize The City Manager To Negotiate And Execute A Contract For Janitorial Services (City Manager Strickler)
- 10.3. AM 25-23: Amending The Regular City Council Meeting Dates For 2025 (Mayor Henderson)
- 10.4. *AM 25-24: Authorize The Acting City Manager To Negotiate And Execute A Contract For Fire

Posted July 2, 2025 at AC Co., Swanson's, City Hall, and the Post Office.

Kevin Morgan, City Clerk

City Clerk's Office Contact Information: Email cityclerk@cityofbethel.net Phone 907-543-1384

Items noted with an asterisk (*) are consent agenda items, unless removed from the consent agenda they are approved upon the approval of the agenda. Ordinances introduced at this meeting may be set for public hearing at the next regular meeting.

The Council may by unanimous consent, after 12:00 AM Fix the Time to Which To Adjourn until the following day at 6:30 PM

Protection With Johnson Controls (City Manager Strickler)

11. REPORTS

11.1. Mayor's Report

11.2. City Manager's Report

11.3. Clerk's Report

12. COUNCIL MEMBER COMMENTS

13. EXECUTIVE SESSION

14. ADJOURNMENT

Posted July 2, 2025 at AC Co., Swanson's, City Hall, and the Post Office.

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1. CALL TO ORDER

A Regular Meeting of the Bethel City Council was held on June 24, 2025 at 6:30 p.m., in the Council Chambers, Bethel, Alaska.

Mayor Henderson called the meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Comprising a quorum of the Council, the following members were present:
City Council Member Mark Springer Mayor Rose Henderson Vice-Mayor Teresa Keller City Council Member Alicia Miner (telephonically) City Council Member Pamela Conrad City Council Member John Lloyd
Members Absent:
City Council Member Mikayla Miller
Also in attendance were the following:
City Manager Lori Strickler, City Clerk Kevin Morgan, City Attorney Libby Bakalar (telephonically)

4. PEOPLE TO BE HEARD – Five minutes per person

No one present to be heard.

Item 4.1. - Written Public Comments

No Written Comments submitted.

5. APPROVAL OF CONSENT AGENDA AND REGULAR AGENDA

Main Motion: Approval of the Consent and Regular Agenda.

Moved by:	Mark Springer
Seconded by:	Teresa Keller
In favor:	Mark Springer, Rose Henderson, Teresa Keller, Alicia Miner, Pamela Conrad, John Lloyd
Opposed:	None
Results:	Motion Carries

6. APPROVAL OF MEETING MINUTES

Item 6.1. - *6-3-2025 Special City Council Meeting Minutes

Passed on the consent agenda.

Item 6.2. - *6-10-2025 Regular City Council Meeting Minutes

Passed on the consent agenda.

7. REPORTS OF STANDING COMMITTEES

Port Commission, Council Member Miner- Nothing to report.

Planning Commission, Mayor Henderson- Discussed the list of nuisance properties and the order that they should be brought to council. Also discussed the land swap potential with Blue Sky and made a recommendation to the Planning Director to bring to the City Manager.

Community Action Grant Committee, Council Member Conrad- No meeting due to lack of funds.

Community Parks and Recreation Committee- No one to report.

Finance Committee, Council Member Lloyd- No quorum at the last meeting.

Public Works Committee, Council Member Springer- Nothing to report.

Public Safety and Transportation Commission, Vice-Mayor Keller- No meeting since the last meeting.

Item 7.1. - Committee/Commission Agendas And Draft Meeting Minutes

8. SPECIAL ORDER OF BUSINESS

9. UNFINISHED BUSINESS

Item 9.1. - Public Hearing Of Ordinance 25-10: Amending Bethel Municipal Code 4.16.160-170, Exemptions And Limitations On Exemptions, And Exemption Cards, To Remove The Senior Citizen Exemption Card And Allow Alternative Proof Of Senior Citizenship (City Manager Strickler)

Mayor Henderson opened the Public Hearing.

No one present to be heard.

Mayor Henderson closed the Public Hearing.

Council Member Springer declares a possible conflict of interest because he is eligible for the exemption. Mayor Henderson rules that Council Member Springer does not have a conflict of interest.

Main Motion: Adopt Ordinance 25-10.

Moved by:	John Lloyd
Seconded by:	Mark Springer
In favor:	Mark Springer, Rose Henderson, Teresa Keller, Alicia Miner, Pamela Conrad, John Lloyd
Opposed:	None
Results:	Motion Carries

10. NEW BUSINESS

Item 10.1. - *IM 25-06: Documentation That The Bethel City Council Received And Reviewed The Full Financial Budget Report And Water & Wastewater Activity Report For The Month Of May 2025 (City Manager Strickler)

Passed on the consent agenda.

11. REPORTS

Item 11.1. - Mayor's Report

Item 11.2. - City Manager's Report

Item 11.3. - Clerk's Report

12. COUNCIL MEMBER COMMENTS

Mayor Henderson- Enjoyed the KYUK coverage of the Glorification of St. Olga; very touching. If you are dipping in the water by Joe Lomack; beware of strong currents. Had a great time fishing; hope everyone gets an opportunity to do the same. Please continue to be safe on the river and wear your life jacket (PFD). There are PFDs that you can borrow and return when you are done.

Vice-Mayor Keller- When driving remember that there are kids out on the side of the road; slow down.

Council Member Miner- No Comment.

Council Member Conrad- Concerned with seeing 4-5 kids on a 4-wheeler, driving fast. Please monitor your children and respect the 4-wheeler rules.

Council Member Springer- Pleased to see beautiful weather during the Glorification for

St. Olga. Commended KYUK's coverage of the event. Fingers crossed for nice weather for the 4th of July.

Council Member Lloyd- No Comment.

13. EXECUTIVE SESSION

Item 13.1. - AS 44.62.310 (c) (1) Matters, The Immediate Knowledge Of Which Would Clearly Have An Adverse Effect Upon The Finances Of The Public Entity - Potential Litigation- City of Bethel vs. Michael Wade Renfro; Jacqueline Renfro; Renfro's Alaskan Adventures, Inc.; Packlook Air, Inc.; Riverside Apartments, LLC; Dependable Freight, LLC; YR Aircraft Leasing, LLC (And Any And All Subsidiaries); And Yute Commuter Services (City Manager Strickler)

Main Motion: Move into Executive Session- AS 44.62.310 (c) (1) Matters, The Immediate Knowledge Of Which Would Clearly Have An Adverse Effect Upon The Finances Of The Public Entity - Potential Litigation- City of Bethel vs. Michael Wade Renfro; Jacqueline Renfro; Renfro's Alaskan Adventures, Inc.; Packlook Air, Inc.; Riverside Apartments, LLC; Dependable Freight, LLC; YR Aircraft Leasing, LLC (And Any And All Subsidiaries); And Yute Commuter Services.

Those attending this item are the City Council, City Manager Strickler, City Attorney Bakalar, City Clerk Morgan, and Finance Director Chevigny.

Moved by: | Mark Springer
Seconded by: | Teresa Keller

Vice-Mayor Keller declares a conflict of interest as the insurance broker for these companies.

John Lloyd declares a conflict of interest as the account manager for the insurance broker for these companies.

Mayor Henderson rules that they have a conflict of interest.

Vice-Mayor Keller and Council Member Lloyd depart the meeting and do not take part in the Executive Session.

In favor: | Mark Springer, Rose Henderson, Alicia Miner, Pamela Conrad
Opposed: | None
Results: | Motion Carries

Council enters Executive Session at 7:05 p.m.

Council exits Executive Session at 7:41p.m.

14. ADJOURNMENT

Main Motion: Adjournment.

Moved by: | Mark Springer

Seconded by:	Pamela Conrad
In favor:	Mark Springer, Rose Henderson, Alicia Miner, Pamela Conrad
Opposed:	None
Results:	Motion Carries

Meeting ended at 7:41 p.m.

Rose Henderson, Mayor

ATTEST:

Kevin Morgan,
City Clerk



CITY OF BETHEL
PUBLIC SAFETY AND TRANSPORTATION COMMISSION
WEDNESDAY, JULY 2, 2025, 6:30 PM
LOCATION: COUNCIL CHAMBERS, CITY HALL, 300 CHIEF EDDIE HOFFMAN
HIGHWAY, BETHEL

JOIN MEETING AT ZOOM.US:
<https://us06web.zoom.us/j/3350154000?pwd=HYFLQJB5BBF9IUAXHBN9SOZQAFWPLS.1&OMN=81314125060>
MEETING ID: 335 015 4000
PASSCODE: 140569
US TOLL-FREE PHONE NUMBERS: 888 475 4499; 833 548 0276; 833 548 0282; 877 853 5257

MEMBERS

Joy Anderson, Chair
Musa Sailu
John Hastie
Jesslyn Elliot
Teresa Keller, Council Rep.
Jody Brand

STAFF

James Harris, Ex Officio Member,

907-543-3781

**The July 2, 2025 Public Safety and
Transportation Commission Meeting has been
cancelled due to lack of proper notice.**

City of Bethel Action Memorandum

Action memorandum No.	25-21		
Date action introduced:	July 8, 2025	Introduced by:	Mayor Henderson
Date action taken:		Approved	Denied
Confirmed by:			

Title: Appointment of Committee and Commission Members for a term of three years.

To maintain staggered terms, the term expiration date for appointments will be December 31, 2027 unless otherwise stated. The appointments will be for regular seats unless otherwise stated.

Attachment(s): None

Amount of fiscal impact:		Account information:
x	No fiscal impact	

Finance Committee

Grace Haas has applied for appointment; term expiration is December 31, 2027.

Richard Curtis-Smith has applied for appointment; term expiration is December 31, 2027.

City of Bethel Action Memorandum

Action memorandum No.	25-22		
Date action introduced:	July 8, 2025	Introduced by:	City Manager Strickler
Date action taken:		Approved	Denied
Confirmed by:			

Action Title: Authorize the City Manager to negotiate and execute a contract for Janitorial Services

Attachment(s) Request for Bid and Addendums

Account information:		Amount of fiscal impact:
100-51-6333	City Hall	11,400
100-51-6333	DMV	4,200
100-61-6333	Police Dept	31,500
530-55-6333	Courthouse – Dept of Law	19,560

Summary Statement

The contract for janitorial services for the City expired June 30, 2025. This contract supports leased properties janitorial obligations, and a number of municipal buildings. This contract reflects a reduction in services for City Hall, and adds a once a month service to some areas of the Police Department.

The Review Team evaluated the bids and qualifications of the bidders, each were qualified. The following bid amounts were presented:

Company	Total Bid
Company A	\$66,660/yr \$333,300 5yr
Company B	\$N/A

The City is seeking permission to negotiate and execute a contract with Company A following the close of the appeal period in accordance with Bethel Municipal Code 4.20.280 B.

CITY OF BETHEL
BETHEL, ALASKA



REQUEST FOR BID
JANITORIAL SERVICES

RFB Issued:	May 30, 2025
Deadline for Questions:	June 20, 2025
Deadline for Pre-Award Protests:	June 27, 2025
Bid Due Date and Time:	June 27, 2025
Bid Opening Date, Time, Location:	June 27, 2025 12:00PM City Hall, City Council Chambers 300 Chief Eddie Hoffman Highway

JANITORIAL SERVICES

Section 1 – Introduction

Objective

The City of Bethel is soliciting proposals for Janitorial Services for office spaces in Bethel, Alaska. The locations and frequency associated with the request are:

Section 2 – Scope of Work

A. General Statement of Work

Janitorial services are to be performed at a number of City owned properties, some occupied by the City, some occupied by tenants.

Janitor will not disturb any office materials or use telephones or any other office equipment. All personal items of office occupants must be left undisturbed. Equipment, chairs, waste baskets and other items may be moved for cleaning purposes but must be returned to their original location/position. If any electrical cords are disconnected in order for the Janitor to operate a vacuum or other cleaning tool, the cords must be plugged back into the outlets.

Janitorial employees must be trained and should be experienced. Janitor lead will supervise and inspect the entire area to ensure all work is completed and all necessary doors are locked, lights turned off, and furniture, fixtures, and baskets are in their proper place. In accomplishing the services, the janitor(s) shall unlock and leave open only doors in areas in which work is being performed. Exterior and interior perimeter security shall be maintained at all times.

It is the janitor's responsibility to provide all the labor, equipment, supplies and materials necessary to accomplish the janitorial work described in this Request for Bids document. Standard commercial grade products, supplies, paper goods, and plastic trash bags must be supplied. These items are subject to inspection and approval by the City. All services are expected to be performed in a professional standard suitable to the industry.

Building Security

Building security is of the very highest priority and lack of attention or carelessness in this area shall be cause for termination of the contract.

The Janitor shall keep the outside doors locked at all times when in the building performing work. Interior building doors will remain locked except while work in the immediate area is in progress. All doors will be locked when the Janitor leaves the building.

Many locations covered under the contract for services maintain information confidential and not subject to public disclosure. As a result, and prior to initiation of the contract the Janitor shall provide the City with a list of all persons who will be working on the Premises. All persons working on the premises must undergo a security check. The fee for the security check shall be the responsibility of the Janitorial Service, not the City. Changes in personnel will be communicated and approved by the City prior to the personnel beginning work on the Premises.

Insurance Requirements

Prior to signing any contract with the City, the successful bidder must be able to show proof of the following insurance coverages and adhere to the requirements contained in this section.

1. General Liability: \$1,000,000 per occurrence;
2. Worker's Compensation (statutory) Employer's Liability: \$1,000,000.
3. The City of Bethel shall be additional insured on a primary/non-contributory basis under each policy required to be maintained. Such additional insured endorsement shall also include a Waiver of Subrogation.

B. Locations, Type and Frequency of Services

Service Item 1

Location of Services: 204 Chief Eddie Hoffman Highway, Department of Law 4,034 SF

Dates of Services: July 1, 2025-June 30, 2027

Weekly Services: Wednesday between the Hours of 5:00 pm and 7:00 am Thursday, and weekends between 5:00pm Friday and 7:00am on Monday:

- Empty wastebaskets. Place new trash bags as needed.
- Collect all designated water paper and rash and dispose of it away from premises.
- Sweep halls and floors in the interior of the building.
- Vacuum all carpets and rugs.
- Restrooms: Mop scrub toilet room floors, clean all plumbing fixtures, disinfect urinals and toilets, damp wipe all dispensers.
- Provide and restock adequate supplies of toilet paper, paper towels, soap and other janitorial supplies;
- Clean drinking fountains.

Monthly Services:

- Remove dust from all visible services.
- Damp mop all floors and machines buff all waxed floor to remove traffic marks and restore luster of wax.
- Removal of finger marks and smudges from walls, woodwork, and glass surfaces.

Every Six Months Services:

- Vacuum fabric furniture
- Shampoo carpets from entry walk off floor covering and rugs.
- Dust or vacuum window covering such as drapes and blinds, overhead pipes or molding that must be reached by ladder.
- Wash windows and glass wind deflectors inside and out leaving no streaks. Wipe water spots from sills and frames. Use drop cloths as required to provide adjacent surfaces, figures and furniture. Wash windows at equal intervals of time, weather conditions permitting.
- Wash all wastebaskets.
- Wash walls in public halls and stairwells where wall coverings permit.
- Wash pipes and rails in stairwells.
- Clean and wax all paneling
- Clean all the exterior windows.

Service Item 2

Location of Services: 300 Chief Eddie Hoffman Highway, Alaska Division of Motor Vehicles

Dates of Services: July 1, 2025-June 30, 2027

Weekly Services: Weekends between 5:00pm Friday and 7:00am on Monday:

- Empty wastebasket. Place new trash bags as needed.
- Sweep halls and floors in the interior of the building.
- Vacuum all carpets and rugs.

Monthly Services:

- Remove dust from all visible services.
- Damp mop all floors and machines buff all waxed floor to remove traffic marks and restore luster of wax.
- Removal of finger marks and smudges from walls, woodwork, and glass surfaces.

Every Six Months Services:

- Vacuum fabric furniture
- Shampoo carpets from entry walk off floor covering and rugs.
- Dust or vacuum window covering such as drapes and blinds, overhead pipes or molding that must be reached by ladder.
- Wash windows and glass wind deflectors inside and out leaving no streaks. Wipe water spots from sills and frames. Use drop cloths as required to provide adjacent surfaces, figures and furniture. Wash windows at equal intervals of time, weather conditions permitting.
- Wash all wastebaskets.
- Wash walls in public halls and stairwells where wall coverings permit.
- Wash pipes and rails in stairwells.
- Clean and wax all paneling
- Clean all the exterior windows.

Service Item 3

Location of Services: 300 Chief Eddie Hoffman Highway, City Hall Other

Dates of Services: July 1, 2025-June 30, 2027

Twice a month services: Weekends between 5:00pm Friday and 7:00am on Monday:

- Remove dust from all visible services.
- Restrooms: Mop scrub toilet room floors, clean all plumbing fixtures, disinfect urinals and toilets, damp wipe all dispensers.
- Provide and restock adequate supplies of toilet paper, paper towels, soap and other janitorial supplies.
- Sweep and mop halls and floors in the interior of the building.
- Vacuum all carpets and rugs.
- Clean drinking fountains.
- Clean kitchen areas to include counters, sinks and all surfaces.

Service Item 4

Location of Services: 157 Salmonberry, Bethel Police Department

Dates of Services: July 1, 2025-June 30, 2027

Once monthly Services: Weekends between 5:00pm Friday and 7:00am on Monday:

- Remove dust from all visible services.
- Restrooms: Mop scrub toilet room floors, clean all plumbing fixtures, disinfect urinals and toilets, damp wipe all dispensers.
- Provide and restock adequate supplies of toilet paper, paper towels, soap and other janitorial supplies.
- Sweep and mop halls and floors in the interior of the building.
- Vacuum all carpets and rugs.
- Clean drinking fountains.
- Clean kitchen areas to include counters, sinks and all surfaces.

If a bidder would like to organize a walkthrough of any of the spaces, please contact the purchasing agent by June 13, to allow time prior to the questions deadline, to tour the facilities.

Section 2- Instructions to Respondent

A. Questions or Clarifications

All questions regarding this RFB shall be submitted via email. Emailed questions and inquiries will be accepted from prospective Respondents in accordance with the terms and conditions of this RFB.

All questions shall be submitted by email to the purchasing agent at purchasingagent@cityofbethel.net on or before the date and time deadline shown on the cover sheet of this RFP. In the Subject line, please put "Bid: Janitorial Services."

B. Protests

Protests regarding any alleged improprieties or ambiguities in this request for Bids document must be filed with the purchasing agent no later than the date and time shown on cover page of this RFB. Information on how to file a protest can be found in section 4.20.270 of the Bethel Municipal Code. The Code may be found on the City's website: www.cityofbethel.org. The Code also describes the process for companies that wish to file post-selection protests.

C. Addenda

All interpretations or corrections, as well as any additional RFB provisions that the City may decide to include, will be made into an official addendum and posted on the City's website: www.cityofbethel.org for all parties to download.

It shall be the Respondent's responsibility to ensure that they have received all addenda before submitting a Bid. Any addendum issued by the City shall become part of the RFB.

Each Respondent must, in its Bid, acknowledge receipt of all City addenda published, but the failure of a Respondent to receive, or acknowledge receipt of any addenda shall not relieve a Respondent of the responsibility for complying with the terms thereof. Completion and submission of Attachment A will satisfy this requirement.

The City will be bound by written addenda, not by oral responses to inquiries.

D. Conflict of Interest

All City of Bethel employees and Bethel City Council members adhere to and follow a Conflict of Interest Policy prohibiting them from directly or indirectly participating in procurement of a contract, if the city employee or council member knows, or should reasonably know that:

1. The city employee or council member or any member of the city employee's family has a financial interest pertaining to the anticipated contract.
2. Any other person, business, or organization with whom the city employee or council member or any member of their immediate family is negotiating or has an arrangement concerning prospective employment is involved in the procurement.

Violation of this policy by any Respondent is automatic grounds for disqualification of a Bid and/or a breach of contract.

E. Inducement

All City of Bethel employees and Council Members adhere to and follow the Conflict of Inducements Policy that prohibits gratuities or offers of employment in connection with a decision, approval, disapproval, or recommendation regarding any matter which affects the City or which the City is negotiating. Any attempt by a Respondent to violate this policy is automatic grounds for disqualification of a Bid.

F. Non-Collusion

Evidence of collusion or other anticompetitive practices among Respondents shall be grounds for disqualification.

G. Debarment

Submission of a Bid in response to this RFB is certification that the Respondent is not currently debarred, suspended, proposed for debarment, and/or declared ineligible or voluntarily excluded from participation in any transaction by any State or Federal departments or agency. Submission is also an agreement that proposer will notify the City if there are any changes in company debarment status.

H. Good Standing

According to the Bethel Municipal Code 4.20.070: "No procurement contract may be awarded to a person, group, organization, or other entity that is delinquent in the payment or collection

of sales taxes, fees, charges, penalties, interest or other amounts that are due and owing, or otherwise obligated to the City, which is not remedied within ten (10) business days of notice to the contractor.” See Bethel Municipal Code on City website (www.cityofbethel.org).

I. Non-Discrimination

The City will not contract with any persons or entities that discriminate against employees or applicants for any reason other than those related to job performance. All prospective Respondents will comply with all Federal, State, and local laws and policies that prohibit discrimination in the workplace. The City will not discriminate because of race, creed, religion, color, national origin, ancestry, sex, sexual orientation, gender identity, age, marital status, change in marital status, pregnancy, parenthood, disability status, genetic information, political affiliation or status as a disabled veteran.

J. Bid Submission

All bids are due and must be delivered to the City Procurement office on or before the due date and time shown on the front cover of this RFB. Bids submitted late or via oral, telephonic or telegraphic means **will not** be considered or accepted.

Prepare and submit the following items as part of the bid package:

Attachment A Signature and Verification Form

Each Respondent must submit one (1) Bid by email, U.S. Postal Service, or private carrier. Bids may be delivered either by hard copy or by electronic submission.

1) Email Submissions

Bids may be submitted by email. Bids submitted by email must be in either MS Word format or Adobe PDF format and sent by email to Purchasing Agent at purchasingagent@cityofbethel.net. The subject line of the email must read: “Bid: Janitorial Services.” The City is not responsible for incomplete transmissions or unsuccessful delivery by electronic means. The City will send an email acknowledging receipt of the Bid.

2) Hard Copy Submissions

Bids submitted in hard copy form must be in a sealed envelope marked: “Bid: Ptarmigan Culverts” and then list Respondent’s name, address and phone number.

Mail* completed Bid packages to:
Purchasing Agent
City of Bethel
PO Box 1388
Bethel, AK 99559-1388

Deliver* to:
Purchasing Agent
City of Bethel
City Hall / 300 State Highway
Bethel, AK 99559-1388

* **NOTE:** This is rural Alaska. Mail is unpredictable and weather-dependent, as are the services of UPS, Fed-Ex, and other private carriers. Plan to submit the documents a few days early to

ensure on time arrival. Even if mailed on time, there is no guarantee it will be received and in the City's possession by the deadline if sent too close to the deadline.

K. Withdrawal or Correction of Bids

Bids may be withdrawn by written notice prior to the submittal deadline. Corrections may be made to Bids submitted if prior to the submittal deadline.

L. One Bid Accepted

The City will only accept one (1) Bid per Respondent, including its subsidiaries, affiliated companies, organizations, or franchises.

M. Bid Terms and Requirements

Bids must be submitted by an official authorized to bind the Respondent. Fee structures submitted with Bid must be valid for the first year of the contract. In the succeeding four years of the contract, the City will accept revised fee structures.

N. Contract Commencement

Commencement of a contract shall not begin until all necessary documents are received and reviewed; and all City approvals have been completed, including City Council approval. Commencement of a contract without these requirements will be at the Respondent's sole risk and not compensated by the City.

Section 3 – Reservation of Rights

The City reserves the right to reject any Bid, to waive or not waive informalities or irregularities in the response procedures, and to accept or further negotiate cost, terms, or conditions of any Bid determined by the City to be in the best interest of the City. All agreements resulting from negotiations that differ from what is represented within the RFB or in the Respondent's response, shall be documented and included as part of the final contract.

The City reserves the right to accept any Bid and to reject all Bids in whole or in part and to waive any irregularity and/or informalities in any Bid and to make the award in any manner deemed in the best interest of the City.

The City reserves the right not to consider any Bid, which it determines to be unresponsive and/or deficient in any of the information requested within the RFB.

The City reserves the right to determine that a revised scope be implemented.

All Bids become the property of the City of Bethel, whether awarded or rejected.

The accepting and opening of a Bid document does not constitute the City's acceptance of the Respondent as a responsive and responsible Offeror. By accepting and opening of a Bid, the City presumes the Respondents are familiar with the procurement documents and Chapter 4.20 Purchasing in the Bethel Municipal Code.

The selected Respondent will be required to provide the City an IRS form W-9 after award.

The City is tax exempt from all taxes. The Respondent, if awarded a contract for this work, shall be responsible for all taxes that may be applicable to this work.

A. Cost Liability

The City of Bethel assumes no responsibility or liability for costs incurred by a Respondent prior to execution of a Professional Services Agreement. By submitting a Bid, Respondent agrees to bear all costs incurred or related to the preparation, submission, and selection process for the Bid.

Attachment A

SIGNATURE AND VERIFICATION PAGE

By signing below, I hereby acknowledge the following:

1. Proposer, nor any of their representatives or third party mandated by Proposer, has attempted to contact City representatives or members of the selection committee for the purpose of influencing their choice, judgment or recommendation relating to the contract, or with members of the City Council to influence their decision;
2. Proposer has produced the Bid without collusion, communication, agreement or arrangement with a competitor with regards to price, methods, factors or formulas for setting prices, to the decision to submit a Bid or to present a Bid that does not comply, directly or indirectly, with specifications contained in the request for Bids;
3. Neither the proposer nor any of its representatives engaged in discrimination, intimidating measures, influence peddling, corruption or entered any form of collusion, communication, agreement or arrangement with other suppliers or third parties relating to a contract with the City of Bethel.
4. If selected, proposer agrees that neither it nor any of its representatives will engage in discriminating against any person because of race, national origin, color, age, creed, religion, sex, sexual orientation, gender identity, political affiliation, marital status, ancestry, disability, or status as a disabled veteran.
5. Proposer has appropriately identified proprietary information. Proposer agrees, should the City comply with the Proposer's request for non-disclosure, Proposer shall assume all responsibility for any challenges resulting from the non-disclosure, indemnify and hold harmless the City from and against all damages (including but not limited to attorney's fees that may be awarded to the party requesting the Proposer information), and pay any and all costs and expenses related to the withholding of Proposer information. Proposer shall not make a claim, sue, or maintain any legal action against the City or its directors, officers, employees, or agents concerning the disclosure, or withholding from disclosure, of any Proposer information. The City shall have no obligation to withhold non-classified information from disclosure and may release the information sought without any liability to the City.

6. I have read and understand the requirements of this Request for Bids and, that I, as the Proposer, will comply with all requirements and that I am duly authorized to execute this Bid/offer document and any contract(s) and/or other transactions required by award of this RFB.
7. Proposer's failure to certify to the statements in this attachment shall result in automatic rejection of the bid.
8. If Proposer is found to have been in violation of any of the statements in this Attachment, the City shall automatically reject the bid.
9. The City may cancel a contract if, during the course of the contract, the City finds Proposer to be in violation of any of the sworn statements required by this Attachment.

Acknowledgement of Receipt of Addenda

4. I hereby acknowledge receipt of all addenda issued and associated with the Request for Bids for purchase and installation of floating docks in the Small Boat Harbor.

Name (printed):	Title:
Company Name and Mailing Address:	Telephone Number:
	E-mail Address:
Authorized Signature:	

Attachment B

Price Sheets for Service Items 1-5

Provide the total price per year for each of the five years of the service contract for each location. In the case of a discrepancy between the written and numerical price, the written price will prevail.

Price Sheet Service Item 1

YEAR	PRICE (Written)	PRICE (Numerical)
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

Price Sheet Service Item 2

YEAR	PRICE (Written)	PRICE (Numerical)
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

Price Sheet Service Item 3

YEAR	PRICE (Written)	PRICE (Numerical)
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

Price Sheet Service Item 4

Provide the total price per year for each of the five years of the service contract:

YEAR	PRICE (Written)	PRICE (Numerical)
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

Price Sheet Service Item 5

YEAR	PRICE (Written)	PRICE (Numerical)
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

PRICE SHEET TOTALS PER YEAR FOR ALL LOCATIONS

YEAR	PRICE (Written)	PRICE (Numerical)
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

SIGNATURE AND VERIFICATION

Pursuant to and in compliance with the City of Bethel's Request for Bids document, the undersigned hereby proposes to provide janitorial services as specified in this Request for Bids document for the total price given on this sheet.

Respondent Name (printed):	Title:
Company Name and Mailing Address:	Telephone Number: Fax Number: E-mail Address:
Signature:	

Attachment C
Draft Contract for Services

DRAFT PROFESSIONAL SERVICES AGREEMENT FOR JANITORIAL SERVICES

This Agreement (hereafter “Agreement” or “Contract”) is entered into this _____ day of _____, 2025, by and between the City of Bethel, a municipal corporation (hereafter “City”) and _____ (hereafter “Janitor” or “Provider”).

Section 01. Scope of Services

- A. General Statement of Work:** Janitorial services shall be performed at numerous City-owned properties, some occupied by the City and some occupied by tenants. Janitor will not disturb any office materials or use telephones or any other equipment. All personal items of office occupants must be left undisturbed. Equipment, chairs, waste baskets and other items may be moved for cleaning purposes, but must be returned to their original location/position. If any electrical cords are disconnected to operate a vacuum or other cleaning tool, the cords must be plugged back into the outlets. The Janitor lead will supervise and inspect the entire area to ensure all work is completed and all necessary doors are locked, lights turned off, and furniture, fixtures, and baskets are in their proper place. In accomplishing the services, the Janitor shall unlock and leave open only doors in areas in which work is being performed. Exterior and interior perimeter security shall be maintained at all times.
- B. Janitor Responsibility for Labor and Supplies:** It is the Janitor’s responsibility to provide all the labor, equipment, supplies, and materials necessary to accomplish the janitorial work described in this Contract. Standard commercial grade products, supplies, paper goods, and plastic trash bags must be supplied. These items are subject to inspection and approval by the City.

Section 02. Locations, Type, and Frequency of Services

The locations, type, and frequency of services are as stated in the Request for Bids, which is herein incorporated by reference in full, and as specified below:

A. Service Item 1

Location of Services: 204 Chief Eddie Hoffman Highway, Alaska Court System 17,045 SF

Dates of Services: July 1, 2025-December 31, 2027

Weekly Services: Wednesday between the hours of 5:00 p.m. and 7:00 a.m.; Thursday and weekends between 5:00 p.m. Friday and 7:00 a.m. Monday:

- Empty all wastebaskets in all offices, cubicles and public areas located within all office spaces and hallways. Place new trash bags as needed.
- Empty all shredders and replace trash bags as needed.
- Dispose of all trash off Premises.
- Restrooms: Mop and scrub toilet room floors, clean all plumbing fixtures, disinfect urinals and toilets, damp wipe all dispensers.
- Provide and restock adequate supplies of toilet paper, paper towels, soap and other janitorial supplies.
- Vacuum all carpets.

- Dust all visible surfaces of furniture fixtures, and equipment except for desks.
- Clean kitchen areas, including counters, sinks and all surfaces.
- Maintain entry areas in a clean, dirt-free and functional condition.
- Clean air vents and baseboards, ensuring they are clear of dust, dirt and grime.
- Maintain a limited supply of toilet paper and other essential supplies on site in a location designated by the clerk of court.

B. Service Item 2

Location of Services: 204 Chief Eddie Hoffman Highway, Department of Law, 4,304 SF

Dates of Services: July 1, 2025-June 30, 2027

Weekly Services: Wednesday between the hours of 5:00 p.m. and 7:00 a.m.; Thursday and weekends between 5:00 p.m. Friday and 7:00 a.m. Monday.

- Empty wastebaskets and replace trash bags as needed.
- Collect all designated water paper and trash and dispose of it away from premises.
- Sweep halls and floors in the interior of the building.
- Vacuum all carpets and rugs.
- Restrooms: Mop and scrub toilet room floors, clean all plumbing fixtures, disinfect urinals and toilets, damp wipe all dispensers.
- Provide and restock adequate supplies of toilet paper, paper towels, soap and other janitorial supplies.
- Clean drinking fountains.

Monthly Services:

- Remove dust from all visible services.
- Damp mop all floors and machines, buff all waxed floors to remove traffic marks and restore luster of wax.
- Remove finger marks and smudges from walls, woodwork, and glass surfaces.

Every Six Months Services:

- Vacuum fabric furniture
- Shampoo rugs and carpets from entry walk off floor covering.
- Dust or vacuum window coverings such as drapes and blinds, overhead pipes, or molding that must be reached by ladder.
- Wash windows and glass wind deflectors inside and out, leaving no streaks. Wipe water spots from sills and frames. Use drop cloths as required to protect adjacent surfaces, figures and furniture. Wash windows at equal intervals of time, weather conditions permitting.
- Wash all wastebaskets.
- Wash walls in public halls and stairwells where wall coverings permit.
- Wash pipes and rails in stairwells.
- Clean and wax all paneling.
- Clean all exterior windows.

C. Service Item 3

Location of Services: 300 Chief Eddie Hoffman Highway, Alaska Division of Motor Vehicles

Dates of Services: July 1, 2025-June 30, 2027

Weekly Services: Weekends between 5:00 p.m. Friday and 7:00 a.m. Monday:

- Empty wastebasket. Place new trash bags as needed.
- Sweep halls and floors in the interior of the building.
- Vacuum all carpets and rugs.

Monthly Services:

- Remove dust from all visible services.
- Damp mop all floors and machines, buff all waxed floors to remove traffic marks and restore luster of wax.
- Remove finger marks and smudges from walls, woodwork, and glass surfaces.

Every Six Months Services:

- Vacuum fabric furniture
- Shampoo rugs and carpets from entry walk off floor covering.
- Dust or vacuum window coverings such as drapes and blinds, overhead pipes, or molding that must be reached by ladder.
- Wash windows and glass wind deflectors inside and out leaving no streaks. Wipe water spots from sills and frames. Use drop cloths as required to protect adjacent surfaces, figures and furniture. Wash windows at equal intervals of time, weather conditions permitting.
- Wash all wastebaskets.
- Wash walls in public halls and stairwells where wall coverings permit.
- Wash pipes and rails in stairwells.
- Clean and wax all paneling.
- Clean the exterior windows.

D. Service Item 4

Location of Services: 300 Chief Eddie Hoffman Highway, City Hall Other

Dates of Services: July 1, 2025-June 30, 2027

Twice-a-Month Services: Weekends between 5:00 p.m. Friday and 7:00 a.m. Monday:

- Remove dust from all visible services.
- Restrooms: Mop and scrub toilet room floors, clean all plumbing fixtures, disinfect urinals and toilets, damp wipe all dispensers.
- Provide and restock adequate supplies of toilet paper, paper towels, soap and other janitorial supplies.
- Sweep and mop halls and floors in the interior of the building.
- Vacuum all carpets and rugs.
- Clean drinking fountains.
- Clean kitchen areas, including counters, sinks, and all surfaces.

E. Service Item 5

Location of Services: 157 Salmonberry, Bethel Police Department

Date of Services: July 1, 2025-June 30, 2027

Twice-a-Month Services: Weekends between 5:00 p.m. Friday and 7:00 a.m. Monday:

- Remove dust from all visible services.
- Restrooms: Mop and scrub toilet room floors, clean all plumbing fixtures, disinfect urinals and toilets, damp wipe all dispensers.

- Provide and restock adequate supplies of toilet paper, paper towels, soap and other janitorial supplies.
- Sweep and mop halls and floors in the interior of the building.
- Vacuum all carpets and rugs.
- Clean drinking fountains.
- Clean kitchen areas, including counters, sinks and all surfaces.

Section 03. Quality of Work and Standard of Performance

All services are expected to be performed in a professional standard suitable to the industry. Upon written notice to the Janitor and by mutual agreement of the parties, Janitor will correct, without additional compensation, those services not meeting such standards.

Section 04. Personnel

Janitorial employees must be trained and should be experienced. A lead Janitor will be appointed. The lead janitor's name and all personnel working under them shall be provided to the City. Changes in personnel will be communicated and approved by the City prior to the personnel beginning work on the Premises.

Section 05. Building Security

Building security is of the utmost importance, and lack of attention or carelessness in this area shall be cause for termination of the Agreement. Janitor shall keep the outside doors locked at all times when in the building performing work. Interior building doors will remain locked except while work in the immediate area is in progress. All doors will be locked when the Janitor leaves the building. The fee for the security check shall be the responsibility of the Janitor.

Section 06. Confidentiality

Many locations covered under this Agreement maintain information confidential and not subject to public disclosure. As a result, and prior to initiation of the contract, the Janitor shall provide the City with a list of all persons who will be working on the premises. All persons working on the premises must undergo a security check.

Section 07. Inspection

Janitor and a designated City representative will inspect the work on the last business day of each month at 8:30 a.m. Janitor and the City representative will each review the work areas to ensure that all work performed by Janitor is being performed in a satisfactory manner. Any deficiencies shall be addressed at this time. The monthly inspection requirement shall not prevent the City from notifying the Janitor of any deficiencies at times other than the monthly inspections.

Section 08. Term of Agreement

Unless earlier terminated as set forth in this Agreement, the term of this Agreement shall be five (5) years from the date stated above.

Section 09. Renewal of Agreement.

At the end of the five-year period, Janitor shall have two (2) one (1) year options to renew. Janitor shall give the City one-hundred and eighty (180) days' written notice from expiration of the Agreement of Janitor's intent to renew. The notice shall include the amount of time requested as well as the renewal

price requested for each year. Upon receipt of a request to renew, the City shall first determine whether the Janitor is eligible to contract with the City. City shall respond to Janitor's request, in writing, no more than sixty (60) calendar days from the date of receipt of Janitor's notification.

Section 10. Compensation

Subject to the provisions of this Agreement, the City shall pay the Janitor a fixed rate of _____ per month no later than the 15th day of each month, which equates to _____ annually. Except as otherwise provided in this Agreement, the City shall not provide any additional compensation, payment, service, or other thing of value to the Janitor in connection with the performance of this Agreement. The parties understand and agree that, except as otherwise provided in this Agreement, administrative overhead and other indirect or direct costs the Janitor may incur in the performance of its obligations under this Contract have already been included in the computation of the Janitor's fee and may not be charged to the City.

Section 11. Complaints

The City will appoint a representative to serve as the point of contact for the Janitor. Any complaints or concerns shall be directed to the City's representative. In the event the City receives a complaint regarding inadequate service, the representative will contact the Janitor and both will go inspect the complaint on the day it is received. If the complaint is found to be valid, the Janitor shall be given twenty-four (24) hours to correct the matter. If the Janitor fails to correct the matter within the twenty-four (24) hour timeframe, the City may hire another firm or may use its own personnel to correct the matter. Costs incurred by the City in resolving any complaints will be deducted from any amounts due and owing to the Janitor. More than two (2) substantiated complaints in a thirty (30) day period and/or more than five (5) substantiated complaints in a three (3) month period shall be considered a breach of this Agreement and will be grounds for termination for cause.

Section 12. Performance and Default

If, through any cause, Janitor shall fail to fulfill in a timely and proper manner the obligations under this Agreement, the City shall thereafter have the right to immediately terminate this Agreement by giving written notice to Janitor and specifying the effective date thereof. In such event, Janitor shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of this Agreement, and the City may withhold any payment due to Janitor for the purpose of setoff until such time as the exact amount of damages due the City from such breach can be determined.

Notwithstanding the foregoing, Janitor shall be entitled to not less than thirty (30) days' written notice to cure any reasonably curable condition alleged to constitute a default by the City before a breach of this Agreement shall be declared by the City as a result thereof. In case of default by Janitor, the City may procure the services from other sources and hold Janitor responsible for any excess cost occasioned thereby. In addition, in the event of default by Janitor under this Agreement, or upon the Janitor filing a petition for bankruptcy or the entering of a judgment of bankruptcy by or against the Janitor, the City may immediately cease doing business with Janitor, immediately terminate for cause all existing contracts the City has with Janitor, and de-bar Janitor from doing future business with the City.

Section 13. Termination of Contract

- A. Termination for Convenience: The City may unilaterally terminate this Agreement at any time without cause by providing one hundred twenty (120) calendar days' written notice from City to the Janitor. If the Agreement is terminated by the City for convenience, Janitor shall be paid for

services satisfactorily completed, less payment or compensation previously made. Termination of this Agreement, either with or without cause, shall not form the basis for loss of anticipated profits by either party.

- B. Termination for Cause: If, through any cause, the Janitor shall fail to fulfill in a timely and proper manner the obligations under this Agreement, or if the Janitor shall violate any of the covenants, terms, or stipulations of this Agreement, the City shall thereupon have the right to terminate this Contract by giving written notice to the Janitor of such termination and specifying the effective date thereof, at least fifteen (15) days prior to the effective date of such termination. The Janitor shall be entitled to receive compensation in accordance with the compensation terms of this Agreement only for work completed to the City's satisfaction consistent with this Agreement.
- C. Termination for Non-Availability of Government Funds: If the City Council fails to appropriate sufficient funds or fails to authorize the expenditure of sufficient funds to continue services under this Agreement, the City may submit a written notice to the Janitor terminating this Agreement. Such notice shall be in writing and shall be sent out not less than thirty (30) calendar days prior to the date of termination. The notice shall include a written statement documenting the reason for termination and an official document certifying the non-availability of funds, such as a City Council action memorandum, official budget, or other official government document. The City shall be liable to Janitor for all charges and costs incurred for services rendered prior to the effective date of the termination.

Section 14. Amendments and Modifications

The parties may mutually agree to modify the terms of this Agreement. Modifications to this Agreement shall be incorporated into the Agreement by written amendments. The party seeking to modify the Agreement shall provide the other party with thirty (30) days' written notice of the proposed modification.

Section 15. Equal Employment Opportunity

Janitor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual identity, sexual orientation, national origin, handicap, pregnancy, parenthood, age, marital status, status as a disabled veteran, or veteran of the Vietnam War era. Janitor shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, sexual identity, sexual orientation, national origin, handicap, pregnancy, parenthood, age, marital status, status as a disabled veteran, or veteran of the Vietnam War era. Such actions shall include, but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; selection for training, including apprenticeship; and participation in recreational and educational activities.

Section 16. Health and Safety

Janitor shall be responsible for initiating, maintaining and supervising all safety precautions and programs required by OSHA and all other regulatory agencies while providing Services under this Agreement.

Section 17. Assignability

No assignment of the Janitor's obligations, nor the Janitor's right to receive payment under this Agreement, shall be permitted unless otherwise agreed to in writing by the City; provided, however, that claims for money due or to become due to the Janitor under this Contract may be assigned by court order or to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the City, or the Janitor shall be responsible to the City for any monies due the assignee of this Contract which are paid directly to the Janitor.

- A. Key Personnel: Janitor shall not substitute key personnel assigned to the performance of this Agreement without prior written approval by the City. The individuals designated as key personnel for purposes of this Agreement are those specified in advance to the City consistent with the personnel requirements of this Agreement.
- B. Subcontracting: Work proposed to be performed under this Agreement by the Janitor or its employees shall not be subcontracted without prior written approval by the City.

Section 18. Contractor to Remain in Good Standing

Janitor shall remain a contractor in good standing with the City. If at any time during the term of this Agreement, Janitor becomes delinquent in the payment or collection of sales taxes, fees, penalties, interest, or other amounts due or owing to the City, the City shall provide notice of termination of this Agreement for cause.

Section 19. Permits, Laws, and Taxes

Janitor shall be responsible for payment of all federal, state and local taxes as well as business license fees arising out of provider's activities in accordance with this Agreement. For purposes of this Agreement, taxes shall include, but not be limited to, Federal and State Income, Social Security, and Unemployment Insurance taxes. All actions taken by the Janitor under this Agreement shall comply with all applicable statutes, ordinances, rules, and regulations. Prior to commencing any work for the City, Janitor shall provide the City with a copy of Janitor's current State of Alaska Business License, and a copy of insurance certificates indicating compliance with all insurance requirements of this Agreement.

Section 20. Relationship of the Parties: Independent Contractor

City and Janitor agree that the Janitor is an independent contractor and shall not represent itself as an agent or employee of the City for any purpose in the performance of the Janitor's duties under this Agreement. Janitor has and retains the right to exercise full supervision and control of the manner and methods of providing services to the City under this Agreement. The City may administer this Agreement and monitor the Janitor's compliance with it, but shall not supervise or otherwise direct the Janitor.

Section 21. Agreement Administration

The on-call Property Maintenance Worker shall be the City's representative in administering this Contract. He can be reached at _____. _____ will be the Janitor's representative and can be reached at _____.

Section 22. Defense and Indemnification

Except for the sole negligence of the City and to the fullest extent permitted by law, the Janitor shall defend, indemnify and hold harmless the City and any of the City's applicable subsidiaries, from any and all claims demands, losses, and liabilities to or by any third party, including, but not limited to costs, attorney's fees, expenses and claims for any damages, contributions, or indemnification arising from, resulting from, or connected with contract services or supplies provided by, or performed under this

contract by the Janitor, it's agents, sub-contractors, suppliers, and employees, even though such claims may prove to be false, groundless, or fraudulent. The indemnification obligation under this contract shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable to or for any third party, or any employee under any worker's compensation act, disability benefit act, or other employee benefit act. Entitlement to recovery of costs, attorney fees and expenses under the indemnification obligation shall include all fees, costs, and expenses incurred in good faith by the City.

Section 23. Insurance

Janitor must be able to show proof of and maintain the following insurance coverages and adhere to the requirements contained in this section.

4. General Liability: \$1,000,000 per occurrence;
5. Worker's Compensation (statutory) Employer's Liability: \$1,000,000.

The City of Bethel shall be named as an additional insured on a primary/non-contributory basis under each policy required to be maintained. Such additional insured endorsement shall also include a Waiver of Subrogation.

Section 24. Causes Beyond Control

In the event the Janitor is prevented by a cause or causes beyond control of the Janitor from performing any obligation of this Agreement, non-performance resulting from such cause or causes shall not be deemed to be a breach of this Agreement which will render the Janitor liable for damages or give rights to the cancellation of the Agreement for cause. However, if and when such cause or causes cease to prevent performance, Janitor shall exercise all reasonable diligence to resume and complete performance of the obligation with the least possible delay. The phrase "cause or causes beyond control," as used in this section, means any one or more of the following causes which are not attributable to the fault or negligence of the Janitor and which prevent the performance of the Janitor: fire, explosions, acts of God, war, orders or law of duly constituted public authorities, and other major uncontrollable and unavoidable events, all of the foregoing which must actually prevent the Janitor from performing the terms of the Janitor as set forth herein. Events which are peculiar to the Janitor and would not prevent another Janitor from performing, including, but not limited to financial difficulties, are not causes beyond the control of the Janitor. The City has sole discretion to determine whether the event preventing the Janitor from performing is a cause beyond the Janitor's control.

Section 25. Jurisdiction and Choice of Law

The law of the State of Alaska shall govern the rights and obligations of the parties. Any civil action arising from this Agreement shall be brought in the superior court for the State of Alaska, Fourth Judicial District at Bethel.

Section 26. Time Bar to Legal Action

All legal actions by either party against the other arising out of or in any way connected with the services to be performed hereunder shall be barred and under no circumstances shall any such claim be initiated by either party after three (3) years have passed from the earlier of the date of substantial completion of services or the date of termination of the Agreement.

Section 27. Interpretation and Enforcement

This Agreement is being executed by the parties following negotiations between them. It shall be construed according to the fair intent of the language as a whole, and not for or against any party.

Section 28. Audit Rights and Records Retention

The City reserves the right at its own expense to conduct an annual audit relating to the actions performed on behalf of the City by an external expert and/or industry professional at any time for any reason. For all services being provided hereunder, City shall have the right to inspect, examine, audit, and make copies of any and all books, accounts and invoices, records and other writing relating to the performance of the Services. Janitor must make the materials to be reviewed available within one (1) week of the City requesting them. Janitor shall retain copies of all records submitted by or on behalf of the City for a minimum of three (3) years.

Section 29. City Not Responsible for Expenses

City shall not be liable to Janitor for any expenses paid or incurred by Janitor, unless otherwise agreed to in writing.

Section 30. Severability

If any section or clause of this Agreement is held invalid by a court of competent jurisdiction, or is otherwise invalid under the law, the remainder of this Agreement shall remain in full force and effect.

Section 31. Understanding

Janitor acknowledges that the Janitor has read and understands the terms of this Agreement, has had the opportunity to review it with counsel of their choice, and is entering into this Agreement of their own free will.

Section 32. Notices

Any notice required pertaining to the subject matter of this Agreement shall be delivered or mailed by both email and prepaid first class, registered, or certified mail to the following addresses:

FOR CITY

City of Bethel

Attn: City Manager

PO Box 1388

Bethel, AK 99559

citymanager@cityofbethel.net

FOR JANITOR:

Section 33. Non-Waiver

The failure of the City at any time to enforce a provision of this Agreement shall in no way constitute the waiver of the provisions, or in any way affect the validity of this Agreement or any part thereof, or the right of the City thereafter to enforce each and every protection thereof.

Section 34. Non-Exclusive Agreement

Janitor acknowledges that the City may enter into agreements with other Janitors for services similar to the services that are subject to this Agreement, or may have its own employees perform services similar to those services contemplated by this Agreement.

Section 35. Integration

This Agreement and all appendices and amendments hereto embody the entire agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations or agreements, either oral or written, between the parties. To the extent they are not inconsistent with the terms of this Agreement; the following documents are incorporated by reference into this Agreement as if fully set forth herein: City's Request for Bids, Janitor's Bid.

Section 36. Titles, Headings, and Subheadings

The titles, headings, and subheadings in this Agreement are not to be construed as limitations, definitions, or obligations and are to be used for identification purposes only.

Section 37. Counterparts

This Agreement may be executed in any number of separate counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Section 38. Authorized Signatories

The signatories to this Agreement represent that they are fully authorized to enter into this Agreement on behalf of the respective parties.

CITY OF BETHEL

JANITOR

Lori Strickler
City Manager

Request for Proposal
City of Bethel Janitorial Services
Addendum #1
[DATE]

Addendum #1

This Addendum #1 document has been modified under **section 23. Insurance**,
(modified language has been highlighted)

PROFESSIONAL SERVICES AGREEMENT FOR JANITORIAL SERVICES

This Agreement (hereafter “Agreement” or “Contract”) is entered into this _____ day of _____, 2025, by and between the City of Bethel, a municipal corporation (hereafter “City”) and _____ (hereafter “Janitor” or “Provider”).

Section 01. Scope of Services

- A. General Statement of Work: Janitorial services shall be performed at numerous City-owned properties, some occupied by the City and some occupied by tenants. Janitor will not disturb any office materials or use telephones or any other equipment. All personal items of office occupants must be left undisturbed. Equipment, chairs, waste baskets and other items may be moved for cleaning purposes, but must be returned to their original location/position. If any electrical cords are disconnected to operate a vacuum or other cleaning tool, the cords must be plugged back into the outlets. The Janitor lead will supervise and inspect the entire area to ensure all work is completed and all necessary doors are locked, lights turned off, and furniture, fixtures, and baskets are in their proper place. In accomplishing the services, the Janitor shall unlock and leave open only doors in areas in which work is being performed. Exterior and interior perimeter security shall be maintained at all times.
- B. Janitor Responsibility for Labor and Supplies: It is the Janitor’s responsibility to provide all the labor, equipment, supplies, and materials necessary to accomplish the janitorial work described in this Contract. Standard commercial grade products, supplies, paper goods, and plastic trash bags must be supplied. These items are subject to inspection and approval by the City.

Section 02. Locations, Type, and Frequency of Services

The locations, type, and frequency of services are as stated in the Request for Bids, which is herein incorporated by reference in full, and as specified below:

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- Empty all wastebaskets in all offices, cubicles and public areas located within all office spaces and hallways. Place new trash bags as needed.
- Empty all shredders and replace trash bags as needed.
- Dispose of all trash off Premises.
- Restrooms: Mop and scrub toilet room floors, clean all plumbing fixtures, disinfect urinals and toilets, damp wipe all dispensers.
- Provide and restock adequate supplies of toilet paper, paper towels, soap and other janitorial supplies.

- Vacuum all carpets.
- Dust all visible surfaces of furniture fixtures, and equipment except for desks.
- Clean kitchen areas, including counters, sinks and all surfaces.
- Maintain entry areas in a clean, dirt-free and functional condition.
- Clean air vents and baseboards, ensuring they are clear of dust, dirt and grime.
- Maintain a limited supply of toilet paper and other essential supplies on site in a location designated by the clerk of court.

B. Service Item 2

Location of Services: 204 Chief Eddie Hoffman Highway, Department of Law, 4,304 SF

Dates of Services: July 1, 2025-June 30, 2027

Weekly Services: Wednesday between the hours of 5:00 p.m. and 7:00 a.m.; Thursday and weekends between 5:00 p.m. Friday and 7:00 a.m. Monday.

- Empty wastebaskets and replace trash bags as needed.
- Collect all designated water paper and trash and dispose of it away from premises.
- Sweep halls and floors in the interior of the building.
- Vacuum all carpets and rugs.
- Restrooms: Mop and scrub toilet room floors, clean all plumbing fixtures, disinfect urinals and toilets, damp wipe all dispensers.
- Provide and restock adequate supplies of toilet paper, paper towels, soap and other janitorial supplies.
- Clean drinking fountains.

Monthly Services:

- Remove dust from all visible services.
- Damp mop all floors and machines, buff all waxed floors to remove traffic marks and restore luster of wax.
- Remove finger marks and smudges from walls, woodwork, and glass surfaces.

Every Six Months Services:

- Vacuum fabric furniture
- Shampoo rugs and carpets from entry walk off floor covering.
- Dust or vacuum window coverings such as drapes and blinds, overhead pipes, or molding that must be reached by ladder.
- Wash windows and glass wind deflectors inside and out, leaving no streaks. Wipe water spots from sills and frames. Use drop cloths as required to protect adjacent surfaces, figures and furniture. Wash windows at equal intervals of time, weather conditions permitting.
- Wash all wastebaskets.
- Wash walls in public halls and stairwells where wall coverings permit.
- Wash pipes and rails in stairwells.
- Clean and wax all paneling.
- Clean all exterior windows.

C. Service Item 3

Location of Services: 300 Chief Eddie Hoffman Highway, Alaska Division of Motor Vehicles

Dates of Services: July 1, 2025-June 30, 2027

Weekly Services: Weekends between 5:00 p.m. Friday and 7:00 a.m. Monday:

- Empty wastebasket. Place new trash bags as needed.
- Sweep halls and floors in the interior of the building.
- Vacuum all carpets and rugs.

Monthly Services:

- Remove dust from all visible services.
- Damp mop all floors and machines, buff all waxed floors to remove traffic marks and restore luster of wax.
- Remove finger marks and smudges from walls, woodwork, and glass surfaces.

Every Six Months Services:

- Vacuum fabric furniture
- Shampoo rugs and carpets from entry walk off floor covering.
- Dust or vacuum window coverings such as drapes and blinds, overhead pipes, or molding that must be reached by ladder.
- Wash windows and glass wind deflectors inside and out leaving no streaks. Wipe water spots from sills and frames. Use drop cloths as required to protect adjacent surfaces, figures and furniture. Wash windows at equal intervals of time, weather conditions permitting.
- Wash all wastebaskets.
- Wash walls in public halls and stairwells where wall coverings permit.
- Wash pipes and rails in stairwells.
- Clean and wax all paneling.
- Clean the exterior windows.

D. Service Item 4

Location of Services: 300 Chief Eddie Hoffman Highway, City Hall Other

Dates of Services: July 1, 2025-June 30, 2027

Twice-a-Month Services: Weekends between 5:00 p.m. Friday and 7:00 a.m. Monday:

- Remove dust from all visible services.
- Restrooms: Mop and scrub toilet room floors, clean all plumbing fixtures, disinfect urinals and toilets, damp wipe all dispensers.
- Provide and restock adequate supplies of toilet paper, paper towels, soap and other janitorial supplies.
- Sweep and mop halls and floors in the interior of the building.
- Vacuum all carpets and rugs.
- Clean drinking fountains.
- Clean kitchen areas, including counters, sinks, and all surfaces.

E. Service Item 5

Location of Services: 157 Salmonberry, Bethel Police Department

Date of Services: July 1, 2025-June 30, 2027

Twice-a-Month Services: Weekends between 5:00 p.m. Friday and 7:00 a.m. Monday:

- Remove dust from all visible services.
- Restrooms: Mop and scrub toilet room floors, clean all plumbing fixtures, disinfect urinals and toilets, damp wipe all dispensers.
- Provide and restock adequate supplies of toilet paper, paper towels, soap and other janitorial supplies.
- Sweep and mop halls and floors in the interior of the building.
- Vacuum all carpets and rugs.
- Clean drinking fountains.
- Clean kitchen areas, including counters, sinks and all surfaces.

Section 03. Quality of Work and Standard of Performance

All services are expected to be performed in a professional standard suitable to the industry. Upon written notice to the Janitor and by mutual agreement of the parties, Janitor will correct, without additional compensation, those services not meeting such standards.

Section 04. Personnel

Janitorial employees must be trained and should be experienced. A lead Janitor will be appointed. The lead janitor's name and all personnel working under them shall be provided to the City. Changes in personnel will be communicated and approved by the City prior to the personnel beginning work on the Premises.

Section 05. Building Security

Building security is of the utmost importance, and lack of attention or carelessness in this area shall be cause for termination of the Agreement. Janitor shall keep the outside doors locked at all times when in the building performing work. Interior building doors will remain locked except while work in the immediate area is in progress. All doors will be locked when the Janitor leaves the building. The fee for the security check shall be the responsibility of the Janitor.

Section 06. Confidentiality

Many locations covered under this Agreement maintain information confidential and not subject to public disclosure. As a result, and prior to initiation of the contract, the Janitor shall provide the City with a list of all persons who will be working on the premises. All persons working on the premises must undergo a security check.

Section 07. Inspection

Janitor and a designated City representative will inspect the work on the last business day of each month at 8:30 a.m. Janitor and the City representative will each review the work areas to ensure that all work performed by Janitor is being performed in a satisfactory manner. Any deficiencies shall be addressed at this time. The monthly inspection requirement shall not

prevent the City from notifying the Janitor of any deficiencies at times other than the monthly inspections.

Section 08. Term of Agreement

Unless earlier terminated as set forth in this Agreement, the term of this Agreement shall be five (5) years from the date stated above.

Section 09. Renewal of Agreement.

At the end of the five-year period, Janitor shall have two (2) one (1) year options to renew. Janitor shall give the City one-hundred and eighty (180) days' written notice from expiration of the Agreement of Janitor's intent to renew. The notice shall include the amount of time requested as well as the renewal price requested for each year. Upon receipt of a request to renew, the City shall first determine whether the Janitor is eligible to contract with the City. City shall respond to Janitor's request, in writing, no more than sixty (60) calendar days from the date of receipt of Janitor's notification.

Section 10. Compensation

Subject to the provisions of this Agreement, the City shall pay the Janitor a fixed rate of _____ per month no later than the 15th day of each month, which equates to _____ annually. Except as otherwise provided in this Agreement, the City shall not provide any additional compensation, payment, service, or other thing of value to the Janitor in connection with the performance of this Agreement. The parties understand and agree that, except as otherwise provided in this Agreement, administrative overhead and other indirect or direct costs the Janitor may incur in the performance of its obligations under this Contract have already been included in the computation of the Janitor's fee and may not be charged to the City.

Section 11. Complaints

The City will appoint a representative to serve as the point of contact for the Janitor. Any complaints or concerns shall be directed to the City's representative. In the event the City receives a complaint regarding inadequate service, the representative will contact the Janitor and both will go inspect the complaint on the day it is received. If the complaint is found to be valid, the Janitor shall be given twenty-four (24) hours to correct the matter. If the Janitor fails to correct the matter within the twenty-four (24) hour timeframe, the City may hire another firm or may use its own personnel to correct the matter. Costs incurred by the City in resolving any complaints will be deducted from any amounts due and owing to the Janitor. More than two (2) substantiated complaints in a thirty (30) day period and/or more than five (5) substantiated complaints in a three (3) month period shall be considered a breach of this Agreement and will be grounds for termination for cause.

Section 12. Performance and Default

If, through any cause, Janitor shall fail to fulfill in a timely and proper manner the obligations under this Agreement, the City shall thereafter have the right to immediately terminate this Agreement by giving written notice to Janitor and specifying the effective date thereof. In such

event, Janitor shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of this Agreement, and the City may withhold any payment due to Janitor for the purpose of setoff until such time as the exact amount of damages due the City from such breach can be determined. Notwithstanding the foregoing, Janitor shall be entitled to not less than thirty (30) days' written notice to cure any reasonably curable condition alleged to constitute a default by the City before a breach of this Agreement shall be declared by the City as a result thereof. In case of default by Janitor, the City may procure the services from other sources and hold Janitor responsible for any excess cost occasioned thereby. In addition, in the event of default by Janitor under this Agreement, or upon the Janitor filing a petition for bankruptcy or the entering of a judgment of bankruptcy by or against the Janitor, the City may immediately cease doing business with Janitor, immediately terminate for cause all existing contracts the City has with Janitor, and de-bar Janitor from doing future business with the City.

Section 13. Termination of Contract

- A. Termination for Convenience: The City may unilaterally terminate this Agreement at any time without cause by providing one hundred twenty (120) calendar days' written notice from City to the Janitor. If the Agreement is terminated by the City for convenience, Janitor shall be paid for services satisfactorily completed, less payment or compensation previously made. Termination of this Agreement, either with or without cause, shall not form the basis for loss of anticipated profits by either party.
- B. Termination for Cause: If, through any cause, the Janitor shall fail to fulfill in a timely and proper manner the obligations under this Agreement, or if the Janitor shall violate any of the covenants, terms, or stipulations of this Agreement, the City shall thereupon have the right to terminate this Contract by giving written notice to the Janitor of such termination and specifying the effective date thereof, at least fifteen (15) days prior to the effective date of such termination. The Janitor shall be entitled to receive compensation in accordance with the compensation terms of this Agreement only for work completed to the City's satisfaction consistent with this Agreement.
- C. Termination for Non-Availability of Government Funds: If the City Council fails to appropriate sufficient funds or fails to authorize the expenditure of sufficient funds to continue services under this Agreement, the City may submit a written notice to the Janitor terminating this Agreement. Such notice shall be in writing and shall be sent out not less than thirty (30) calendar days prior to the date of termination. The notice shall include a written statement documenting the reason for termination and an official document certifying the non-availability of funds, such as a City Council action memorandum, official budget, or other official government document. The City shall be liable to Janitor for all charges and costs incurred for services rendered prior to the effective date of the termination.

Section 14. Amendments and Modifications

The parties may mutually agree to modify the terms of this Agreement. Modifications to this Agreement shall be incorporated into the Agreement by written amendments. The party

seeking to modify the Agreement shall provide the other party with thirty (30) days' written notice of the proposed modification.

Section 15. Equal Employment Opportunity

Janitor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual identity, sexual orientation, national origin, handicap, pregnancy, parenthood, age, marital status, status as a disabled veteran, or veteran of the Vietnam War era. Janitor shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, sexual identity, sexual orientation, national origin, handicap, pregnancy, parenthood, age, marital status, status as a disabled veteran, or veteran of the Vietnam War era. Such actions shall include, but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; selection for training, including apprenticeship; and participation in recreational and educational activities.

Section 16. Health and Safety

Janitor shall be responsible for initiating, maintaining and supervising all safety precautions and programs required by OSHA and all other regulatory agencies while providing Services under this Agreement.

Section 17. Assignability

No assignment of the Janitor's obligations, nor the Janitor's right to receive payment under this Agreement, shall be permitted unless otherwise agreed to in writing by the City; provided, however, that claims for money due or to become due to the Janitor under this Contract may be assigned by court order or to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished promptly to the City, or the Janitor shall be responsible to the City for any monies due the assignee of this Contract which are paid directly to the Janitor.

- A. Key Personnel: Janitor shall not substitute key personnel assigned to the performance of this Agreement without prior written approval by the City. The individuals designated as key personnel for purposes of this Agreement are those specified in advance to the City consistent with the personnel requirements of this Agreement.
- B. Subcontracting: Work proposed to be performed under this Agreement by the Janitor or its employees shall not be subcontracted without prior written approval by the City.

Section 18. Contractor to Remain in Good Standing

Janitor shall remain a contractor in good standing with the City. If at any time during the term of this Agreement, Janitor becomes delinquent in the payment or collection of sales taxes, fees, penalties, interest, or other amounts due or owing to the City, the City shall provide notice of termination of this Agreement for cause.

Section 19. Permits, Laws, and Taxes

Janitor shall be responsible for payment of all federal, state and local taxes as well as business license fees arising out of provider's activities in accordance with this Agreement. For purposes of this Agreement, taxes shall include, but not be limited to, Federal and State Income, Social Security, and Unemployment Insurance taxes. All actions taken by the Janitor under this Agreement shall comply with all applicable statutes, ordinances, rules, and regulations. Prior to commencing any work for the City, Janitor shall provide the City with a copy of Janitor's current State of Alaska Business License, and a copy of insurance certificates indicating compliance with all insurance requirements of this Agreement.

Section 20. Relationship of the Parties: Independent Contractor

City and Janitor agree that the Janitor is an independent contractor and shall not represent itself as an agent or employee of the City for any purpose in the performance of the Janitor's duties under this Agreement. Janitor has and retains the right to exercise full supervision and control of the manner and methods of providing services to the City under this Agreement. The City may administer this Agreement and monitor the Janitor's compliance with it, but shall not supervise or otherwise direct the Janitor.

Section 21. Agreement Administration

The on-call Property Maintenance Worker shall be the City's representative in administering this Contract. He can be reached at _____. _____ will be the Janitor's representative and can be reached at _____.

Section 22. Defense and Indemnification

Except for the sole negligence of the City and to the fullest extent permitted by law, the Janitor shall defend, indemnify and hold harmless the City and any of the City's applicable subsidiaries, from any and all claims demands, losses, and liabilities to or by any third party, including, but not limited to costs, attorney's fees, expenses and claims for any damages, contributions, or indemnification arising from, resulting from, or connected with contract services or supplies provided by, or performed under this contract by the Janitor, its agents, sub-contractors, suppliers, and employees, even though such claims may prove to be false, groundless, or fraudulent. The indemnification obligation under this contract shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable to or for any third party, or any employee under any worker's compensation act, disability benefit act, or other employee benefit act. Entitlement to recovery of costs, attorney fees and expenses under the indemnification obligation shall include all fees, costs, and expenses incurred in good faith by the City.

Section 23. Insurance

Janitor must be able to show proof of and maintain the following insurance coverages and adhere to the requirements contained in this section.

1. General Liability: \$1,000,000 per occurrence; \$2,000,000 general aggregate;
2. Worker's Compensation (statutory) Employer's Liability: \$1,000,000;
3. Auto Liability: \$1,000,000 combined single limit.

The City shall be named as an additional insured on a primary/non-contributory basis under the

General Liability and Auto Liability policies. Waiver of subrogation shall be extended in the City's favor under each policy required to be maintained.

Section 24. Causes Beyond Control

In the event the Janitor is prevented by a cause or causes beyond control of the Janitor from performing any obligation of this Agreement, non-performance resulting from such cause or causes shall not be deemed to be a breach of this Agreement which will render the Janitor liable for damages or give rights to the cancellation of the Agreement for cause. However, if and when such cause or causes cease to prevent performance, Janitor shall exercise all reasonable diligence to resume and complete performance of the obligation with the least possible delay. The phrase "cause or causes beyond control," as used in this section, means any one or more of the following causes which are not attributable to the fault or negligence of the Janitor and which prevent the performance of the Janitor: fire, explosions, acts of God, war, orders or law of duly constituted public authorities, and other major uncontrollable and unavoidable events, all of the foregoing which must actually prevent the Janitor from performing the terms of the Janitor as set forth herein. Events which are peculiar to the Janitor and would not prevent another Janitor from performing, including, but not limited to financial difficulties, are not causes beyond the control of the Janitor. The City has sole discretion to determine whether the event preventing the Janitor from performing is a cause beyond the Janitor's control.

Section 25. Jurisdiction and Choice of Law

The law of the State of Alaska shall govern the rights and obligations of the parties. Any civil action arising from this Agreement shall be brought in the superior court for the State of Alaska, Fourth Judicial District at Bethel.

Section 26. Time Bar to Legal Action

All legal actions by either party against the other arising out of or in any way connected with the services to be performed hereunder shall be barred and under no circumstances shall any such claim be initiated by either party after three (3) years have passed from the earlier of the date of substantial completion of services or the date of termination of the Agreement.

Section 27. Interpretation and Enforcement

This Agreement is being executed by the parties following negotiations between them. It shall be construed according to the fair intent of the language as a whole, and not for or against any party.

Section 28. Audit Rights and Records Retention

The City reserves the right at its own expense to conduct an annual audit relating to the actions performed on behalf of the City by an external expert and/or industry professional at any time for any reason. For all services being provided hereunder, City shall have the right to inspect, examine, audit, and make copies of any and all books, accounts and invoices, records and other writing relating to the performance of the Services. Janitor must make the materials to be reviewed available within one (1)

week of the City requesting them. Janitor shall retain copies of all records submitted by or on behalf of the City for a minimum of three (3) years.

Section 29. City Not Responsible for Expenses

City shall not be liable to Janitor for any expenses paid or incurred by Janitor, unless otherwise agreed to in writing.

Section 30. Severability

If any section or clause of this Agreement is held invalid by a court of competent jurisdiction, or is otherwise invalid under the law, the remainder of this Agreement shall remain in full force and effect.

Section 31. Understanding

Janitor acknowledges that the Janitor has read and understands the terms of this Agreement, has had the opportunity to review it with counsel of their choice, and is entering into this Agreement of their own free will.

Section 32. Notices

Any notice required pertaining to the subject matter of this Agreement shall be delivered or mailed by both email and prepaid first class, registered, or certified mail to the following addresses:

FOR CITY

City of Bethel

Attn: City Manager

PO Box 1388

Bethel, AK 99559

citymanager@cityofbethel.net

FOR JANITOR:

Section 33. Non-Waiver

The failure of the City at any time to enforce a provision of this Agreement shall in no way constitute the waiver of the provisions, or in any way affect the validity of this Agreement or any part thereof, or the right of the City thereafter to enforce each and every protection thereof.

Section 34. Non-Exclusive Agreement

Janitor acknowledges that the City may enter into agreements with other Janitors for services similar to the services that are subject to this Agreement, or may have its own employees perform services similar to those services contemplated by this Agreement.

Section 35. Integration

This Agreement and all appendices and amendments hereto embody the entire agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations or agreements, either oral or written, between the parties. To the extent they are not inconsistent with the terms of this Agreement; the following documents are incorporated by reference into this Agreement as if fully set forth herein: City's Request for Bids, Janitor's Bid.

Section 36. Titles, Headings, and Subheadings

The titles, headings, and subheadings in this Agreement are not to be construed as limitations, definitions, or obligations and are to be used for identification purposes only.

Section 37. Counterparts

This Agreement may be executed in any number of separate counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Section 38. Authorized Signatories

The signatories to this Agreement represent that they are fully authorized to enter into this Agreement on behalf of the respective parties.

CITY OF BETHEL

JANITOR

Lori Strickler
City Manager

Request for Proposal
City of Bethel Janitorial Services

Addendum #2

June 10, 2025

Question #1

On pg. 3 of the bid it lists the service item 1 as the Department of Law; service item 2 as the DMV; service item 3 as the City Hall; and lastly the service item 4 as the BPD. However, on Attachment B found on pg. 13 it shows tables for 5 service items. Then again starting on pg. 16 it lists the service item 1 as the Alaska Court System; service item 2 as the Department of Law, then continues until the BPD is listed as service item 5. I would like clarification that the Alaska Court System is NOT part of this RFB.

Answer #1: The Alaska Court System is not part of the RFP.

Question #2: Attachment A item number 1 should it say that the proposers have NOT attempted to contact City representatives to influence their choice? As it appears now, it states that the proposer HAS attempted to influence the choice.

Answer #2: The way the section is written is correct, but so is your understanding and interpretation of it's intent. The term Nor in this sentence suggested a negative, like neither.

Question #3. Am I able to walk the exterior of the buildings to see what is needed to clean the exterior windows? Also, I know that the DMV and City Hall are in the same building; the RFB requires that the DMV gets the exterior windows cleaned, but the City Hall does not require internal or external windows are washed. Is this correct?

Answer #3: Yes, you are able to walk the exterior of the building to see what is needed to be cleaned. No, the City Hall portion of 300 Chief Eddie Hoffman Highway would not be part of the scheduled window cleaning.

Questions # 4: On pg. 5 it states that the BPD gets once-a-month services, but on pg. 18 it says twice-a-month services. Can I get clarification to how often the services are to be provided for the BPD?

Answer #4: Bethel Police Department will require only once-a-month cleaning.

Question #5: On pg. 20; section 10. Compensation, and on Attachment B, the price sheet, I do not see allowance for emergency call out pricing. On occasion, at other locations we provide services for, we have been called to respond to flooding or other emergency/janitorial type needs that are out of our regular scope of work. Is there anywhere in the RFB that would include a quote for out of contract work?

Answer #5: We have updated the price sheet as part of Addendum No. 2, to exclude Item 5 and added the callout hourly rate.

Questions #6: Addendum #1 includes the same information I questioned above, I just wanted to make note that if there were any changes, they may have to be made on the addendum as well.

Answer #6: Yes, all appropriate details are accurately captured in the contract.

Attachment B
Price Sheets for Service Items 1-4
Plus Callout Hourly Rates

Provide the total price per year for each of the five years of the service contract for each location and a callout hourly rate. In the case of a discrepancy between the written and numerical price, the written price will prevail.

Price Sheet Service Item 1

YEAR	PRICE (Written)	PRICE (Numerical)
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

Price Sheet Service Item 2

YEAR	PRICE (Written)	PRICE (Numerical)
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

Price Sheet Service Item 3

YEAR	PRICE (Written)	PRICE (Numerical)
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

Price Sheet Service Item 4

Provide the total price per year for each of the five years of the service contract:

YEAR	PRICE (Written)	PRICE (Numerical)
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

PRICE SHEET TOTALS PER YEAR FOR ALL LOCATIONS

YEAR	PRICE (Written)	PRICE (Numerical)
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

Price Sheet Callout Rates Per Hour

YEAR	PRICE (Written)	PRICE (Numerical)
Year 1		
Year 2		
Year 3		
Year 4		
Year 5		

SIGNATURE AND VERIFICATION

Pursuant to and in compliance with the City of Bethel's Request for Bids document, the undersigned hereby proposes to provide janitorial services as specified in this Request for Bids document for the total price given on this sheet.

Respondent Name (printed):	Title:
Company Name and Mailing Address:	Telephone Number: Fax Number: E-mail Address:
Signature:	

City of Bethel Action Memorandum

Action memorandum No.	25-23		
Date action introduced:	July 8, 2025	Introduced by:	Mayor Henderson
Date action taken:		Approved	Denied
Confirmed by:			

Title: Amending the Regular City Council meeting dates for 2025.

Amount of fiscal impact:		Account information:
x	No fiscal impact	

Month	2 nd Tuesday	4 th Tuesday
January	14	28
February	11	25
March	11	25
April	15	29
May	13	27
June	10	24
July	8	22 ₋
August	12	26
September	9	23
October	14	28
November	12 (Wednesday)	25
December	9	-

According to BMC 2.04.010, Regular meetings of the city council shall be held on the second and fourth Tuesdays of each month and may be postponed or rescheduled to another date upon a vote of the majority of the councilmembers at a previous regular or special meeting.

This AM proposes to amend the 2025 Regular Meeting Calendar by cancelling the 2nd meeting in July on the 22nd.

Due to summer travel plans, the majority of the Council will not be present in Bethel on July 22, 2025.

City of Bethel Action Memorandum

Action memorandum No.	25-24		
Date action introduced:	July 8, 2025	Introduced by:	City Manager Strickler
Date action taken:		Approved	Denied
Confirmed by:			

Action Title: Authorize the Acting City Manager to negotiate and execute a contract for Fire Protection with Johnson Controls.

Attachment(s) Service Solution, NASPO Contract-Planned Service Agreement for Fire Protection Services.

Department/Individual:		Initials:	Remarks:
Account information:		Amount of fiscal impact:	
100-70-6335	Facility Maintenance Other Purchased Services	\$13,273.06 for each year for three years.	

Summary Statement

The City contracts with Johnsons Controls for Fire Protection Services, which includes remote monitoring services, annual onsite inspections, and repairs to fire suppression.

This annual contract is covered under a NASPO governmental contract so does not need to go through the standard public solicitation process in accordance with [Bethel Municipal Code 4.20.200](#).

This contract has historically been issued annually, falling below the \$20,000 professional services level however, we are requesting the Council to authorize a three year contract to help with contractual efficiencies.

If authorized, the City Administration will initiate a three-year service contract with Johnson Controls for FY26, FY27, and FY28, at a rate of \$13,273.06 for each year.

NASPO _City of Bethel_1438054_July_2025_ 3 yr

Planned Service Agreement



Johnson Controls Fire Protection LP
14200 E Exposition Ave
Aurora CO80012-2540
USA

Proposal Presented On:
06-25-2025

Items cited in this quote are products and installation services priced in accordance with Johnson Control Fire Protection LP's NASPO Value Point Cooperative Agreement 99SWC-NV23-16270. Terms and Conditions within this Master Agreement are also included in Johnson Control Fire Protection LP's Alaska State Contract #N-2023-SEC/FIRE-0003.



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896509

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Bethel Fire Department
320 Chief Eddie Hoffman Hwy.,PO Box 1388
BETHEL, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
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SYSTEM-FA-EDWARDS PROG

EDWARDS PROGRAMMABLE FIRE ALARM SYS Est. First Inspection: October

Main Fire Alarm Panel	1	Annual
Smoke Detector w/Heat & CO Conventional	11	Annual
Heat Detector Restorable	15	Annual
Pull Station	3	Annual

FIRE ALARM ESSENTIAL SERVICE OFFER Total: \$448.00

SYSTEM-EX-EXTINGUISHERS

EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October

Dry chem - stored pressure- refillable (ABC)	5	Annual
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EXTINGUISHER ESSENTIAL SERVICE Total: \$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896461

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Kilbuck Lift Station
5th Ave AT Main St,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	1	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896478

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Bethel Heights Water Treatment Generator Set
900 Ridgecrest Dr,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	4	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896497

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Transit Bus Center
370 4th Ave # A,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	5	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896501

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Old Bus Barn
503 Chief Eddie Hoffman Way,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	1	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896464

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
ASHA/Bethel Heights Lift Station
133 Akakeek St,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	1	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896467

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Highway Lift Station
State Hwy,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	2	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896456

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
(Old) Utility Maintenance Shop
1290 Ridgecrest Dr,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	2	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896473

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Small Boat Harbor Building
N Harbor Rd,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	1	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896460

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Main Lift Station Gen Set
832 Ridgecrest Dr,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	1	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896459

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Main Lift Station
832 Ridgecrest Dr,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	1	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896485

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
City Center Generator Set
308 Chief Eddie Hoffman Way,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	1	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896469

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Port Office Equipment Storage (Slough)
1484 Chief Eddy Hoffman Hwy,
Bethel, AK 99559-9800

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	3	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896488

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Police Department Shop
157 Salmonberry St,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	5	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896468

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Port/AML Warehouse Building
1484 Chief Eddy Hoffman Hwy,
Bethel, AK 99559-9800

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	6	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896457

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
(New) Utility Maintenance Shop
311 4th Ave,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	2	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896455

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Recycle Center
1270 Ridgecrest Dr,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	1	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896491

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Teen Center Storage Shed
519 Mission Dr,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	1	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896474

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Sanding Shed Quonset Hut
Standard Oil Rd,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	1	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896458

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
(New) Utility Maintenance Tool
311 4th Ave,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	2	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896498

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
PnR Tool Shed/ Park Lighting Building
326 Akiachak Ave,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	2	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896483

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Green Building Water Junction
900 Ridgecrest Dr,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-SP-WET SPRINKLER			
WET SPRINKLER SYSTEM	Est. First Inspection: October		
Wet System Test & Inspect (Includes Tamper, Flow, Gate Valve, Fire Dept Connection Plastic Caps, Valve Trim & Main Drain Valve)	1	Annual	
Water Flow Switch (Each Additional)	1	Annual	
Control valve	2	Annual	
SPRINKLER ESSENTIAL SERVICE OFFER Total:			\$245.57
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM	Est. First Inspection: October		
Dry chem - stored pressure- refillable (ABC)	5	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80905319

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Pool Aquatic / Fitness Center
267 Akiachak Ave,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-SP-BACKFLOW			
BACKFLOW SYSTEM	Est. First Inspection: October		
Backflow Preventer-Fire	1	Annual	
SPRINKLER ESSENTIAL SERVICE OFFER Total:			\$139.00
SYSTEM-SP-WET SPRINKLER			
WET SPRINKLER SYSTEM	Est. First Inspection: October		
Wet System Test & Inspect (Includes Tamper, Flow, Gate Valve, Fire Dept Connection Plastic Caps, Valve Trim & Main Drain Valve)	1	Annual	
SPRINKLER ESSENTIAL SERVICE OFFER Total:			\$189.97
SYSTEM-FA-SIMPLEX 4100ES			
SIMPLEX 4100ES FIRE ALARM PANEL	Est. First Inspection: October		
Main Fire Alarm Panel	1	Annual	
Annunciator	1	Annual	
Smoke Sensor Addressable	1	Annual	

SERVICE SOLUTION

Heat Detector Restorable	1	Annual
Duct Detector Conventional	2	Annual
Pull Station	3	Annual
Audio-Visual Unit Addressable	26	Annual
Waterflow Test	1	Annual
Tamper Switch	2	Annual

FIRE ALARM ESSENTIAL SERVICE OFFER Total:

\$395.92

SYSTEM-EX-EXTINGUISHERS

EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October

Dry chem - stored pressure- refillable (ABC)	9	Annual
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EXTINGUISHER ESSENTIAL SERVICE Total:

\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896454

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Landfill - Dump
1300 Ridgecrest Dr,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	1	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896453

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
PW Fuel Depot Pump Building
1155 Ridgecrest Dr,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	1	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896450

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Public Works Generator Set
1155 Ridgecrest Dr,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	1	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896508

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
City Hall
300 Chief Eddie Hoffman Way,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	6	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896504

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
City Sub Water Treatment
235 Akiak Dr,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-SP-BACKFLOW			
BACKFLOW SYSTEM	Est. First Inspection: October		
Backflow Preventer-Fire	1	Annual	
SPRINKLER ESSENTIAL SERVICE OFFER Total:			\$139.00
SYSTEM-SP-WET SPRINKLER			
WET SPRINKLER SYSTEM	Est. First Inspection: October		
Wet System Test & Inspect (Includes Tamper, Flow, Gate Valve, Fire Dept Connection Plastic Caps, Valve Trim & Main Drain Valve)	1	Annual	
Water Flow Switch (Each Additional)	1	Annual	
Control valve	2	Annual	
SPRINKLER ESSENTIAL SERVICE OFFER Total:			\$245.57
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM	Est. First Inspection: October		



SERVICE SOLUTION

Dry chem - stored pressure- refillable 5 Annual
(ABC)

EXTINGUISHER ESSENTIAL SERVICE Total: \$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896503

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Senior Center Shop
127 Atsaq St,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	3	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896486

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Police Department
157 Salmonberry St,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-SP-WET SPRINKLER			
WET SPRINKLER SYSTEM	Est. First Inspection: October		
Wet System Test & Inspect (Includes Tamper, Flow, Gate Valve, Fire Dept Connection Plastic Caps, Valve Trim & Main Drain Valve)	1	Annual	
SPRINKLER ESSENTIAL SERVICE OFFER Total:			\$189.97
SYSTEM-SP-FIRE PUMP			
FIRE PUMP SYSTEM	Est. First Inspection: October		
Fire Pump < 750 - Electric	1	Annual	
SPRINKLER ESSENTIAL SERVICE OFFER Total:			\$398.47
SYSTEM-FA-MVS OTHER PROG			
MULTI-VENDOR OTHER PROGRAMMABLE	Est. First Inspection: October		
Main Fire Alarm Panel	1	Annual	



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896480

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Courthouse
204 Eddie Hoffman Hwy,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	24	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$159.60
SYSTEM-SP-WET SPRINKLER			
WET SPRINKLER SYSTEM Est. First Inspection: October			
Wet System Test & Inspect (Includes Tamper, Flow, Gate Valve, Fire Dept Connection Plastic Caps, Valve Trim & Main Drain Valve)	1	Annual	
Control valve	6	Annual	
SPRINKLER ESSENTIAL SERVICE OFFER Total:			\$301.17
SYSTEM-FA-EDWARDS PROG			
EDWARDS PROGRAMMABLE FIRE ALARM SYS Est. First Inspection: October			



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896494

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Dog Pound
1225 Ridgecrest Dr,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	2	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896489

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Teen Center
519 Mission Dr,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-FA-MVS OTHER PROG			
MULTI-VENDOR OTHER PROGRAMMABLE	Est. First Inspection: October		
Main Fire Alarm Panel	1	Annual	
Pull Station	3	Annual	

FIRE ALARM ESSENTIAL SERVICE OFFER Total: \$95.20

SYSTEM-EX-EXTINGUISHERS

EXTINGUISHERS/PORTABLES SYSTEM	Est. First Inspection: October		
Dry chem - stored pressure- refillable (ABC)	5	Annual	

EXTINGUISHER ESSENTIAL SERVICE Total: \$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896477

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Bethel Heights Water Treatment
900 Ridgecrest Dr,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-EX-EXTINGUISHERS			
EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	6	Annual	
EXTINGUISHER ESSENTIAL SERVICE Total:			\$99.75



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80896446

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
City of Bethel-City Shop
1155 Ridgcrest Drive,
BETHEL, AK 99559-0000

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
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SYSTEM-EX-EXTINGUISHERS

EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October

Dry chem - stored pressure- refillable (ABC)	23	Annual
--	----	--------

EXTINGUISHER ESSENTIAL SERVICE Total: \$152.95

SYSTEM-FA-SIMPLEX 4007ES

SIMPLEX 4007ES FIRE ALARM PANEL Est. First Inspection: October

Main Fire Alarm Panel	1	Annual
Smoke Detector w/Heat & CO Conventional	1	Annual
Heat Detector Restorable	1	Annual
Duct Detector Conventional	2	Annual
Pull Station	15	Annual
Monitor IAM/ZAM/Relay	1	Annual
Waterflow Test	1	Annual
Tamper Switch	1	Annual

FIRE ALARM ESSENTIAL SERVICE OFFER Total: \$409.92



SERVICE SOLUTION

SYSTEM-SP-DRY SPRINKLER

DRY SPRINKLER SYSTEM		Est. First Inspection: October	
Dry System Test & Inspect(Includes	1	Annual	
Tamper, Pressure Switch, Low Air, Gate Valve, Valve Trim, Main Drain Valve, Fire Dept. Plastic Caps, Full Trip Test)			
Dry Pipe System Annual Test (Includes	1	Annual	
Tamper, Pressure Switch, Low Air, Gate Valve, Fire Dept Connection, Hydraulic Nameplate Verification, Partial Trip Test)			
SPRINKLER ESSENTIAL SERVICE OFFER Total:			\$838.63



SERVICE SOLUTION

Customer #: 1438054
City Of Bethel
Date: 25-Jun-25
Proposal #: CPQ-982409
Term: 1-Jul-25 to 30-Jun-28
External Contract #: 80905315

Billing Customer:
City of Bethel
PO Box 1388
Accounts Payable
BETHEL, AK 99559-0388

Service Location:
Bethel Port Building
919 Front St,
Bethel, AK 99559

Johnson Controls Fire Protection LP
Sales Representative:
Joanna Godina-Aldana
14200 E Exposition Ave
Aurora CO 80012-2540
joanna.godinaaldana@jci.com

INVESTMENT SUMMARY
(Service Solution Valid for 30 Days)

SERVICE/PRODUCT DESCRIPTION	QUANTITY	FREQUENCY	INVESTMENT
SYSTEM-FA-SIMPLEX 4007ES			
SIMPLEX 4007ES FIRE ALARM PANEL Est. First Inspection: October			
Main Fire Alarm Panel	1	Annual	
Smoke Detector Conventional	3	Annual	
Heat Detector Restorable	2	Annual	
Pull Station	2	Annual	
Audio-Visual Unit Addressable	14	Annual	

FIRE ALARM ESSENTIAL SERVICE OFFER Total: \$197.68

SYSTEM-EX-EXTINGUISHERS

EXTINGUISHERS/PORTABLES SYSTEM Est. First Inspection: October			
Dry chem - stored pressure- refillable (ABC)	3	Annual	

EXTINGUISHER ESSENTIAL SERVICE Total: \$99.75

Johnson Controls has **not** included an estimate for all state and local sales tax for this quote based on the understanding that a valid exemption and/or resale certificate is received by Johnson Controls from Purchaser. Otherwise, actual sales tax due will be calculated and billed. Any additional taxes, duties, tariffs or similar items imposed prior to shipment will be charged.



SERVICE SOLUTION

Items cited in this quote are products and installation services priced in accordance with Johnson Control Fire Protection LP's NASPO Value Point Cooperative Agreement 99SWC-NV23-16270. Terms and Conditions within this Master Agreement are also included in Johnson Control Fire Protection LP's Alaska State Contract #N-2023-SEC/FIRE-0003.

RENEWAL DETAILS: This contract will require action in order to renew it. In this case, this contract will require a new service agreement to renew.

PAYMENT FREQUENCY: BAMA In BAMA

Signature : _____
Date : _____

PAYMENT TERMS: Net 30

For applicable taxes, please see Section 3 of the Terms & Conditions

PAYMENT AMOUNT: \$13,273.06 - **Proposal #:** CPQ-982409

PAYMENT SUMMARY:

Year	Term	PSA Charges
1	07/01/2025 - 06/30/2026	\$13,273.06
2	07/01/2026 - 06/30/2027	\$13,273.06
3	07/01/2027 - 06/30/2028	\$13,273.06

CUSTOMER ACCEPTANCE: In accepting this Agreement, Customer agrees to the Terms and Conditions as stated in the Cooperative Agreement referenced above, along with all Terms and Conditions provided in attached documents. It is understood that these terms and conditions shall prevail over any variation in terms and conditions on any purchase order or other document that the Customer may issue. Any changes in the services requested by the Customer after the execution of this Agreement shall be paid for by said Customer and such changes shall be authorized in writing

ATTENTION IS DIRECTED TO THE LIMITATION OF LIABILITY, WARRANTY, INDEMNITY AND OTHER CONDITIONS CONTAINED IN THIS AGREEMENT.

City of Bethel, Alaska

City Manager's Office

June 19-July 2, 2028

General Operations

Requests for Proposals/Bid, Contracts, & Leases

- We will be working to re-release the business auditing RFP it is in review with the Finance Director now.
- We have released an RFP for leveling the City Hall and Courthouse. Following the proposal submission deadline, we will present to the City Council a budget modification to cover the expected cost of the services along with the authorization to enter into a contract.
- Only one proposal was received for the janitorial services request for bid. Contract is submitted to the City Council for consideration this meeting.

Projects

- Culvert Replacement: Construction is still scheduled to begin in early July, pending final approval by BIA for the temporary construction easement.
- EK35 will be applied to about five miles of community roadways: Ptarmigan, Tundra Ridge Road, Tower Road, BIA the week of July 16th.
- We anticipate receiving an updated quote for design work changes to the Animal Control Center within the next few weeks. The goal will be to have materials ready for a fall barge shipment and construction initiated spring of 2026.
- Public Works is working to create a hazardous waste acceptance policy which will include guidance on the acceptance of residential and commercial buildings that were demolished. A draft policy was provided to DEC and will be updated following their feedback.
- The City's OneWeb satellite units have been malfunctioning for a few months. Contractors have made three trips to Bethel to perform repairs but we continue to see interruptions in services that are significantly impactful, not just to the employees, but to our residents attempting to utilize our online utility and business services. We have concluded, we will not be able to repair the satellite units onsite, they will wither need to be taken down and sent in for repairs, or replaced. Administration is working on a quote for a replacement of the units, which is the most cost effective option.

Partnerships

Community Services Patrol Program- We received notification from the Alaska Division of Behavioral health that our grant will be reduced from \$351,968 to \$2442,310 for FY26. The team is working on updating the operational budget for the Council consideration through a budget modification. The plan is to reduce the number of employees responding to community service patrol from three to two.

Nuisance Properties

We have performed our thirty day review of the properties. Some of made improvements, some have not. Administration is working on updating a report to the City Council.

The Planning Commission has identified five more properties they would like to consider at their next abatement hearing if the property owners do not comply with the final 30-day notice of abatement:

- Bethel Trailer Park, U.S. Survey 4117, Lot 37, Our Own Road
- 834A Ptarmigan Street
- 239 Akiak Drive
- 9330 Nengquerralria
- 155 Sixth
- 181 Sixth

The Planning Director sent out notice of final opportunity to abate before the Council's hearing. The property owners will have thirty days from the date of the letter to respond.

MEMORANDUM

DATE: June 30, 2025
TO: Lori Strickler, Acting City Manager
FROM: John Sargent, Grant Manager



SUBJECT: Grant Manager's Report for July 8, 2025 Bethel City Council Meeting

Grant Applications Submitted

State Revolving Fund Loan Questionnaire

I prepared and submitted a questionnaire for the State Revolving Fund Loan program by the June 30, 2025 deadline. I requested \$1 million for the replacement of the backwash tank and associated plumbing at the Bethel Heights Water Treatment Plant. The City is currently depositing backwash full of contaminants onto the floor of the backwash room and onto the open tundra below the plant. The City does not have an ADEC discharge permit to discharge backwash onto the tundra.

Grant Awards

CSP Grant Award for FY 26

The City of Bethel received notice from the State of Alaska that we must make a 25% reduction to our CSP grant funding. The \$80,770 cut will result in the elimination of one of the CSP positions. Hopefully, with additional money added to overtime, the program with two CSPs can still be successful and help save lives.

Grant Applications in Preparation

EPA Grant for Removal of Derelict Vessels

The City grant application for EPA funding was submitted. Several EPA specialists have been assigned to the City of Bethel to guide us through the EPA funding process. The City now must complete and submit the 18-page NEPA Environmental form and the City Port Director must complete two more EPA grant training modules.

State Revolving Fund Loan Applications

The questionnaires that I completed for water and sewer projects were reviewed and scored. Four projects were recommended for 100% loan forgiveness, making these loans equivalent to grants without match. The projects proposed with loan forgiveness are:

1. City Subdivision Water Treatment Plant Automation
Loan Request: \$1,369,000 Proposed Forgiveness Amount: \$1,369,000
2. Bethel Heights Water Treatment Plant Automation
Loan Request: \$1,418,000 Proposed Forgiveness Amount: \$1,418,000

3. QFC#2 Lift Station Improvements
Loan Request: \$975,000 Proposed Forgiveness Amount: \$975,000
4. Sewer Haul Truck
Loan Request: \$315,009 Proposed Forgiveness Amount: \$315,009
5. Water Distribution Center Design
Loan Request: \$1,904,574 Proposed Forgiveness Amount: \$713,000

I must now complete and submit the full State Revolving Fund Loan application for each project by February 28, 2025.

Grant Administration

Closed Grants

Alaska Designated Legislative Grant for Gym Design. The City expended 100% of the Alaska Designated Legislative grant in the amount of \$500,000 for the public safety communication tower. The grant covered a portion of the cost of purchasing and installing the lattice tower on police station property and removal of antennas from the KYUK radio tower and antenna attachment to the new tower.

Professional Development

EPA Grant Training Modules

I completed all five EPA grant training modules as a pre-award requirement. The modules took 30 min. to 90 min. each to complete.

Current Grants

See list on following pages.

City of Bethel Current Grants

#	Grant	Amount	Expiration
1	Coronavirus Capital Project Fund	\$ 9,000,000	12/31/2026
	Design and construction of Bethel Multiuse Community Center (gym, computer facilities). This fund is now being tapped for design/construction costs. Design at 95% done.		
2	Denali Commission Grant	\$ 500,000	9/30/2026
	Design and construction of Bethel Multiuse Community Center (gym, computer facilities). City has grant agreement from grantor. Grant is active.		
3	CSP - DHSS FY 2025	\$ 323,081	6/30/2025
	Applied for FY 26 CSP grant for same amount. City was notified by grantor that it must cut its award for FY 26 by 25%. A similar cut must also be made to YKHC's Sobering Center grant.		
4	23SHSP-GY23 – Virtual Simulator & Fencing	\$ 268,000	9/30/2025
	The City is waiting for the Alaska Division of Homeland Security to approve the Procurement Method Report before the Police Department purchases equipment before September 30, 2025.		
5	Designated Legislative Grant> Dust Control	\$ 1,200,000	6/30/2029
	Thus far, only \$52,932.90 claimed as expended. City must initiate more purchases.		
6	State and Local Cybersecurity Grant Program (SLCGP)	\$ 75,000	9/30/2026
	The City of Bethel plans to hire a consultant to conduct a cybersecurity review of the City's IT network, equipment, software, and physical layout. The City plans to use recommendations in the plan as grant requests in a succeeding year.		
7	VSW Capital Improvement Project Grant	\$ 13,860,000	
	DOWL is working on the design to run water pipes from the Bethel Heights Water Treatment Plant to the Martina Oscar Subdivision. City asked for \$4,060,392 in additional funds to cover upcoming year expenses.		
8	Last Frontier Housing Initiative	\$ 5,000,000	12/31/2026
	The low-income housing project and City professional housing project are proceeding rapidly. Ted Stinson with UrbanKNKT, LLC is doing a fantastic job and so is Kuqo Construction on the professional housing units.		
9	State Homeland Security Program Grant - SFY 25	\$ 9,000	9/30/2026
	This grant will cover the cost of paying a trainer to come to Bethel to teach ICS-300, an Incident Command System course for first responders and municipal administrators who may play a role in a major emergency situation.		
10	Safe Streets 4 All Grant	\$ 52,800	TBD
	The City is waiting on grantor to obtain federal agency approval and then produce a grant agreement. Infrastructure, equipment, road signs, and other hardware recommended in the safety plan become eligible for funding in the next Safe Streets 4 All grant opportunity.		
11	Justice Assistance Grant (JAG)	\$ 11,116	9/30/2025
	Security cameras and access control system installation at Police Station. The City applied for Homeland Security grant funds to match this grant for the full purchase of cameras and card reader equipment. No JAG funds have been spent to date. Homeland Security grant awards will be announced in a few weeks.		

12	Energy Efficiency and Conservation Block Grant (EEBG)	\$ 75,220	9/30/2026
Solar panel installation on YK Fitness Center. Project likely to begin once UIC begins construction of Bethel Community Center (gymnasium). Parks and Rec. Director assumed role of Project Manager for this grant.			
13	Rasmuson Foundation Grant	\$ 250,000	1/31/2026
This grant will cover part of the cost of constructing a new animal shelter in Bethel, once construction initiated.			
14	Community Transit Operating Grant	\$ 184,131	6/30/2025
Transit Manager Evon Fox manages the daily operation of the transit system, handles all purchases, and completes monthly billing summaries and quarterly reports. Next year's grant was approved in the amount of \$278,271.			
15	Community Transit Capital Grant	\$ 853,563	6/30/2026
This grant covers the capital cost of a new boiler in the transit center and the purchase of two new buses. Two buses purchased and in use. Boiler project was completed.			

Total \$ 31,661,911



CITY OF BETHEL

Post Office Box 1388

Bethel, Alaska 99559

Phone: 907- 543- 2047

TO: City Manager
FROM: Human Resources
SUBJECT: Monthly Manager Report

DATE: June 30, 2025

The following identifies significant projects that were in addition to general personnel action-based activities during the week (hiring, terminations, benefits review, employee support, etc):

Position Update * Indicates temp hire ** indicates app shared between multiple departments

Department	Budgeted FY25	Apps Received		Change		Vacancies	Average Retention
		June 25	Total in Review	Hired (Pending)	Separated		
Administration	4					0	
Attorney	1					0	
City Clerk	1.5					0	
Finance	9	6	9	1		2	
Parks and Rec	1					0	
Planning	2					0	
Port and Harbor	3			1		0	
Public Safety							
<i>Admin</i>	5	1		1		1	
<i>Dispatch</i>	6	3	8	1*		1	
<i>Fire</i>	10	4	3			1	
<i>Non-Sworn Patrol</i>	5	2		1		0	
<i>Police Officers</i>	17	5	1	3	1	0	6 mo.
Public Works							
<i>Admin</i>	2					0	
<i>Hauled Services</i>	19	1 + 3*	1*	1*	1*	13*	
<i>Refuse/Landfill</i>	4					1	
<i>Streets/Roads</i>	5					0	
<i>Prop Maintenance</i>	5	2				1	
<i>Util Maint/Water</i>	9		4			2	
<i>Vehicles & Equip</i>	7	2	1	2		2	
Transit	2.5	1	1			.5	
Seasonals		7		7			
Interns							
Total	118	37		18		25.5	

Recruitment and Hiring

HR is now tracking the number of applications that have been forwarded to Departments for review. This will help us determine which Departments are requiring more review and follow up beyond the application itself.

The average retention currently reflects those employees who are separating. HR will also be compiling statistics on overall retention as pay of the City's pay equity review.

HR is working with Community Parks and Recreation to establish Job Descriptions and pay-scale standards to support the City's operations at YKFC.

Employee Training (Pending Update from APRA)

With the merger of Alaska Public Entity Insurance and the Alaska Municipal League into APRA (Alaska Public Risk Alliance), the City will now be offering employee training through Target Solutions. HR will be working to set up employee accounts as APRA activates their new system. The first assignments will include Sexual Harassment training, Bullying, and Workplace Violence.

NeoGOV Activity

All employees have been assigned the Alcohol and Drug Free Workplace policy for review. This is annual requirement. The policy can be viewed in NeoGov and all policy acknowledgments are stored in the employees' online personnel file.

Forms Review

HR is creating a travel and training request form and process in NeoGov. This will eliminate the paper process.

Requests for Hire, Employee Evaluations, Employee Discipline notices, and Performance Improvement Plan have all been added to NeoGov, further reducing the need for manual paper processes.

Workplace Safety, Injuries and OSHA Notifications

No injuries were reported during the month of June.

Ongoing and Future Projects

- Updating classification and compensation data.
- Job Description review and updates.
- Updating the Employee Handbook, last adopted by City Council in 2015.



City of Bethel

July 1, 2025

FROM: Planning Director

TO: Lori Strickler, City Manager

SUBJ: Planning Director's June 2025 Report

June 2025 Events

- **Planning Commission:** An update on nuisance properties was presented and discussed. The latest proposed land swap arrangement put forward by Senator Hoffman was discussed in depth with the City Manager presenting the Senator's latest alternatives to the initial suggestion. Ultimately, one (1) of the alternatives was selected with modifications and will be presented by the City Manager to Senator Hoffman.
- **YK Fitness Center Gym Expansion:** The project is now 100 percent designed and has a GMP (Guaranteed Max Price) contract with UICC (Ukpeagvik Inupiat Corporation). The Anchorage office of the ACOE (U.S. Army Corps of Engineers) granted an emergency exemption on the wetlands requirement so the project wouldn't be delayed this summer.
- **Database Tracking Table:**

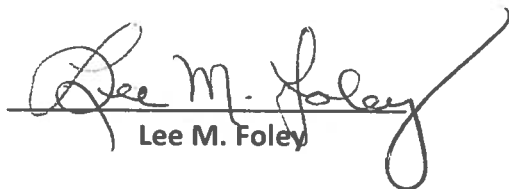
Residential Site Plan Permits	Received this Month 13	Total Received for Year 21	Total Approved for Year 21
Commercial Site Plan Permits	2	7	7
Conditional Use Permits	0	1	1
Variances	0	0	0
Zoning Amendments	0	1	1
Plats	0	3	2

- **Summary Statement:**
 - **Abandoned and/or Junk Vehicles:** Some progress is being made City-wide in abandoned and/or junk vehicles being moved to the landfill. However, there are many, many more so

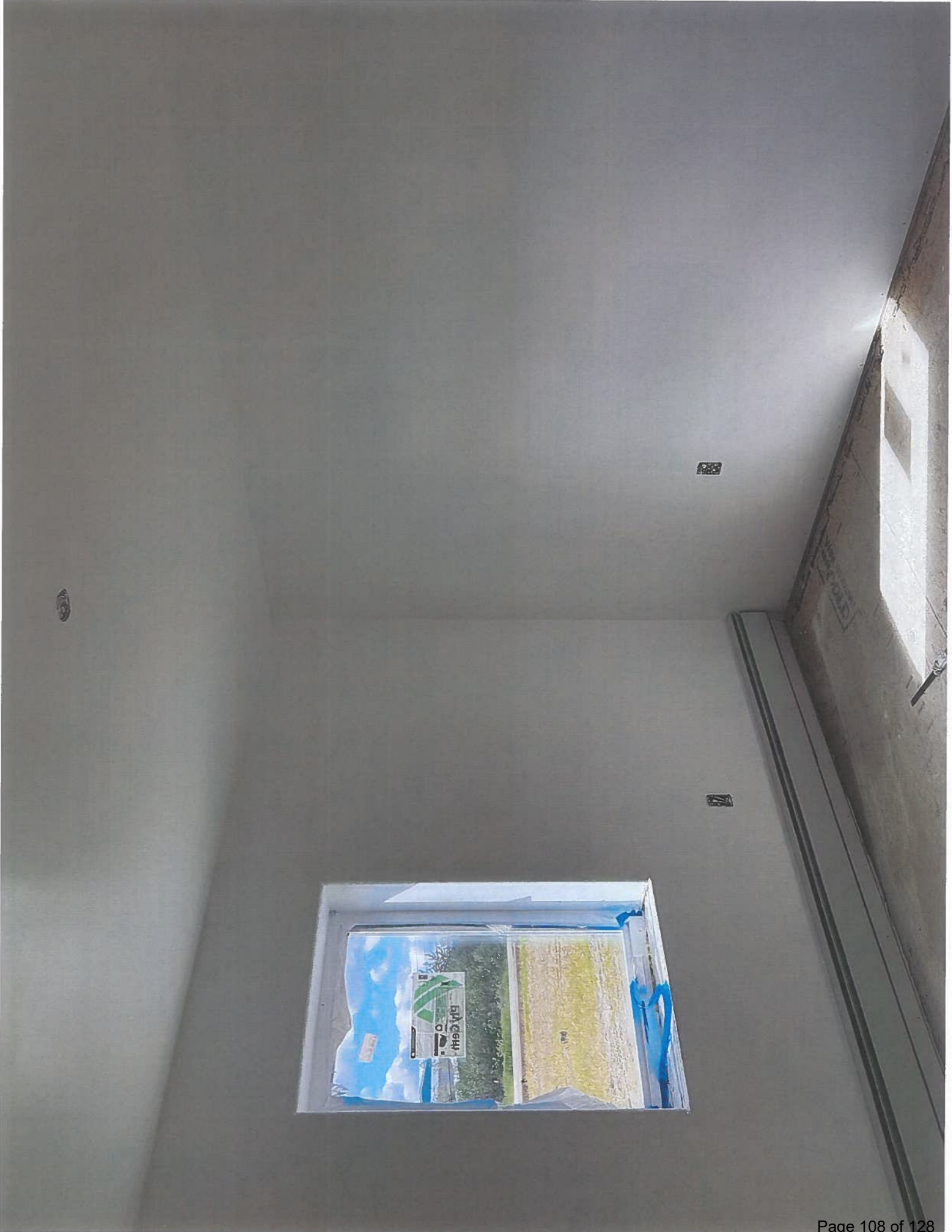
the momentum must be kept up going forward. Certified letters continue to be sent to the owners where these types of vehicles are sighted. Vehicles parked illegally or blocking thoroughfares are towed to the impound section of the Landfill and owners, if known, are notified that they have thirty (30) days to recover the vehicle or it will be demolished.

With respect to the nuisance property at 155-181 Sixth Avenue that has an abundance of vehicles, special health circumstances resulted in the owner being given an extension until September 18, 2025, to correct the issues.

- **Vacancies:** Fully staffed.
- **Other Events:**
- **1. DOT** had a survey crew in Bethel to examine Chief Eddie Hoffman Highway for future restoration. Separately, the City Manager and I met with the DOT Team and were briefed on their activities.
- **Large Projects:**
 - 1. Ptarmigan Street Encroachments** – An updated spreadsheet identifying the remaining encroachers was provided by DOWL. Certified letters to those entities, except for Grant Aviation, will be promulgated in June. The City Attorney is working with Grant Aviation and attorneys representing Eric Middlebrook to resolve their encroachment issue.
 - 2. Ptarmigan Street Culvert Replacement** – ROW issues continue to slow the process. However, DOWL states that the BIA has described a path forward that they feel will be fruitful. The contractor, Knick, will be providing a schedule for the project during the week of June 23-27, 2025.
 - 3. City of Bethel Professional Housing Project** – Some internal progress photos are attached.
 - 4. Hazard Mitigation Plan** – Planning continues to provide information for the update of this project. Information detailing the Plan and how public outreach can be of assistance will be published on the City's website. Public Works deferred providing information on buildings with lead-based paint or asbestos until the Public Works Director returns from personal leave.
 - 5. Nuisance Abatement** – I accompanied the City Manager on a tour of the public nuisance properties that were identified in Resolutions 25-03, 25-04, and 25-05. No significant improvement was noted. Separately, the City Manager reached out to Warren Polk (800 & 800A Tundra Road), and I reached out to Bruce Francisco (1119 Ridgecrest Drive), to see if any clean-up had been started, and when demolishing would take place, respectively. The owners of the nuisance property at 140 Torgerson Square have an approved site plan permitting them to demolish the structure but work has not yet begun.



Lee M. Foley











William Arnold, Public Works Director
 1155 Ridgecrest Drive
 PO Box 649 Bethel, AK 99559
 P: (907) 543-3110
 F: (907) 543-2046
 warnold@cityofbethel.net

MEMORANDUM

DATE: 06.30.2025
TO: City Manager
FROM: Bill Arnold, Public Works Director
SUBJECT: Manager's Report – Public Works Department
Programs/Divisions

Hauled Utilities: We had 1 little incident to a board walk from a driver. Customer satisfaction has been our priority. We been having an issue with some of the residents at 240 East ave on harassing our drivers. We did receive our New water truck and is circulation now and working GREAT.

Utilities Maintenance:

- 1 ; We started discharging the lagoon on 6/3/25 and stop on 6/23/25.
- 2 : We also did a water shut down in Bethel heights for pipe repair.
- 3 : We had 11 red light in city sub.
- 4 : been work on leveling sewer line in bethel heights.
- 5 : we been dealing with plugged sewer pumps due to baby wipes in our main lift stations.
- 6 : we been doing are routine weekend check

Property Maintenance:

Pool Building	
16-Jun	Check Generator
17-Jun	Check Generator
20-Jun	Change air filters
23-Jun	Added glycol and adde pressure to pressure vessel
24-Jun	Worked on glycol leak
Public Works Building	
17-Jun	Organize lumber
18-Jun	Assist utility maint with water line repairs
25-Jun	Worked on small equipment for parks maintenance
24-Jun	Loaded lumber on Maruka for boardwalk Maintenance
City Hall	

4-Jun	Drop off plywood
14-Jun	Turn off boiler
27-Jun	Turn off boiler
Fire Department	
3-Jun	Add glycol and turn boiler on
4-Jun	Work on compressor
5-Jun	Install Temporary Compressor
17-Jun	Turn off circulation pumps
Police Department	
5-Jun	Check Generator
10-Jun	Reset waterpump
Bethel Heights Water Plant	
4-Jun	Work on boiler 2
5-Jun	Work on boiler 2
9-Jun	Replace control module boiler 2
17-Jun	Shutdown main boilers for summer switch to small boiler
Courthouse Building	
4-Jun	Plunge Public Toilet
5-Jun	Check generator
5-Jun	Change filters AHU 4 and 5
6-Jun	Replace Belt AHU 7
12-Jun	Measure window DA side
13-Jun	Replace rope for flag pole
19-Jun	Install new exit signs
27-Jun	Replace toilet seat Planning
Transit Bus Building	
5-Jun	Add glycol to system
17-Jun	Turn off boiler
Highway Lift Station	
5-Jun	Check generator
17-Jun	Turnoff boiler 2
Boardwalk	
19-Jun	Pickup trash
Dog Pound	
9-Jun	Work on fuel lines

10-Jun	Reset Boiler
16-Jun	Reset Boiler
17-Jun	Turn of boiler
20-Jun	Repair window screens
Play Parks in General	
x10 Parks	
3-Jun	Spread rubber chips
5-Jun	Spread rubber chips
6-Jun	Spread rubber chips
10-Jun	Clean parks
16-Jun	Clean parks
27-Jun	Work on stairs for 4th of July stage
30-Jun	Work on stairs for 4th of July stage
Cemetery Airport	
11-Jun	Replace rope on flagpole
Cemetery City Sub	
26-Jun	Weedeat grass
All City Buildings	
	06/01/2025 Building checks and rounds
	06/02/2025 Building checks and rounds
	06/03/2025 Building checks and rounds
	06/04/2025 Building checks and rounds
	06/05/2025 Building checks and rounds,
	06/06/2025 Building checks and rounds
	06/07/2025 Building checks and rounds
	06/08/2025 Building checks and rounds
	06/09/2025 Building checks and rounds
	06/10/2025 Building checks and rounds
	06/11/2025 Building checks and rounds
	06/12/2025 Building checks and rounds
	06/13/2025 Building checks and rounds
	06/14/2025 Building checks and rounds
	06/15/2025 Building checks and rounds
	06/16/2025 Building checks and rounds
	06/17/2025 Building checks and rounds

	06/18/2025 Building checks and rounds
	06/19/2025 Building checks and rounds
	06/20/2025 Building checks and rounds
	06/21/2025 Building checks and rounds
	06/22/2025 Building checks and rounds
	06/23/2025 Building checks and rounds
	06/24/2025 Building checks and rounds
	06/25/2025 Building checks and rounds
	06/26/2025 Building checks and rounds
	06/27/2025 Building checks and rounds
	06/28/2025 Building checks and rounds
	06/29/2025 Building checks and rounds
	06/30/2025 Building checks and rounds

Road Maintenance:

The crew has been hauling fill to the new gym site, Stock piling sand for salt sand for the winter months, Hauling gravel from KNIK yard the city site.

Vehicles and Equipment: As usual servicing and repairing city vehicles and equipment as needed. Hired a new parts clerk and mechanic this month.

Transit System:

As usual Transit was busy with riders. This month's riders consisted of 919 Elders, 29 Youth, 71 Adults, 129 Disabled, and 1,231 Pass riders. 109 Day and 46 Month passes were purchased and total bus fares came out to \$2,974.00. Of the 46 month pass purchases, ONC paid 10 3 month passes for their clients. (JUL-AUG-SEP) Both buses were utilized this month, TS 1 logged 2,970 and used 263.822 gallons while TS 2 logged 605 miles and used 57.635 gallons.

Landfill & Hauled Refuse: This month things are getting busy at the landfill. The dumpster truck brought 75 loads to the landfill, the landfill got 62 loads of trash from misc. city vehicles, private citizens brought 420 loads of trash, and we got 4789 cubic yards of trash from commercial accounts. The landfill also received 19 refrigerators for Freon removal and disposal. The landfill received 7 vehicles to drain and dispose of. The Alaska Department of Environmental Conservation is planning to be here July 8th for the landfills annual inspection.

Staffing Issues/Concerns/Training:

Hauled Utilities: **This month we lost 2 Drivers and hired 1 new driver & 1 more in the process of hiring.**

Landfill & Hauled Refuse: In June we hired one person as a temporary landfill attendant. I am still in need of CDL driver and 2 temporary landfill attendants



City of Bethel
Finance Department
Manager's Report for June 2025

Date: 7/2/2025

To: Lori Strickler, City Manager

From: Cynthia Sharp, Deputy Finance Director

Subject: Management Report

Current Events within the Finance Department

June was a very busy month for the Finance Department, with new staff training, online timekeeping has been put on hold until our internet issues are fixed. Utility billing has sent out 95 delinquent notices for June. The FY23 Audit is complete, we are waiting for the Auditors to finish their part. The FY24 audit has begun. Our new Community Payment Portal to replace Xpress BillPay is ready to go. We will be launching this as soon as our connectivity issues are resolved.

Finance Committee

The Finance Committee did not have a quorum.

Personnel/Open positions: Accounting Specialist I

Community Parks & Recreation Report – June 2025

By: Dept. Director, Shane Iverson

Gym Expansion

- Communicated with lead architect to ensure final floor plan is implemented.

YKFC Transition

- Worked first shifts as **Certified Lifeguard**.
- Met with Long Technologies to learn and improve on HVAC and heating systems.
- Meeting with finance to learn the reporting and accounting practices
- Working on **HR Transition**: Process for hiring Health Fitness employees.
- On-going Training:
 - Led several sessions of Healthy Activity Club- camp for 5-13 year old
 - Pool chemical maintenance

Afterschool Program

- Opened discussions with YMCA, Campfire and Afterschool Network to explore restarting after school programming.

New Projects _ Fourth of July Celebration

- Coordinated with departments to plan for Fourth of July Celebrations
- Procured items for the event to increase community enjoyment
- Researched community field games suitable for play during the fourth.

Ex-Officio and Committee Meetings

- Learned to run meetings committee meetings solo, including taking minutes.

Miscellaneous

- Assisted with Clean Up - Green Up prize giveaway
- Reserved Riverside (Lion's Club) Park for Salmon Celebrations Event
- Assisting community volunteers to run a triathlon

END REPORT



CITY OF BETHEL
OFFICE OF
JAMES C. HARRIS
CHIEF OF PUBLIC SAFETY
harrisjc@cityofbethel.net



June 2025 Monthly Report
Department of Public Safety

Personnel:

Current Staffing			
Position	Allocated	Staffed	Vacant
Safety Patrol (three grant funded)	3	3	0
Community Service Officer	2	2	0
Evidence and Record Custodian	1	1	0
Administrative Assistant/Taxi Inspector	1	1	0
Public Safety Dispatcher (one E911 funded)	5	5	0
Public Safety Dispatch Supervisor	1	1	0
<u>Peace Officers (one grant funded/reimbursed SRO)</u>	<u>20</u>	<u>18</u>	<u>2</u>
<u>Fire Fighter EMT</u>	<u>7</u>	<u>6</u>	<u>1</u>
Firefighter LT	3	3	0
<u>Fire Captain</u>	1	1	0

Fire Volunteer Staff 39



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Operations: Police Services

Operations Tempo Police				
	June 2025	May 2025	June 2024	2025 Total
Calls Total	988	968	1143	5874
Reports Total	86	63	72	552
Intoxicated Pedestrian Calls	175	182	136	1085
Driving Under Influence Calls	15	8	17	78
Domestic Violence Reports	15	11	12	85
Disturbance Calls	100	69	75	459
Subject Removal Calls	56	56	66	416
Animal Calls	21	33	31	141
Animal Bite Reports	0	0	0	4
Sexual Assault Reports	4	3	3	12
Death Investigation Reports	0	0	2	0

Operations: Fire Services

Operations Tempo Fire				
	May 2025	April 2025	May 2024	
Calls Total	131	131	<u>Not Available</u>	
Fire Calls	12	14		
EMS Calls	118	117		
Sobering Center Calls	1	3		
Overdose Calls	5	11		

PERSONNEL: Police

Officer David James from Arizona Started on June 30

Officer Dustin Brooks from Georgia Started on June 30



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TRAINING: Police

Five officers completed hostage negotiations training

Sgt Roberson completed Taser Instructor course

Sgt. Roberson and Officer Saulters attended

Officer Charles attended

TRAINING: Fire/Police

On June 30, 2025 the Fire Department, Police Department and Dispatch conducted a joint active shooter training session.

Notable Fire Calls

On 6/17/2025 at 05:34 AM Firefighters responded to the area of 2nd Ave for a report of a porch on fire. Upon arrival Firefighters witnessed smoke and flames coming from a porch of a residence. Firefighters deployed a Booster line and were able to extinguish the blaze before it could cause any more damage. The fire was contained to the porch and possible that a grill was left on that caused the fire, The cause is undetermined at this time. There were no injuries reported.

On 6/28/2025 at 11 :36 AM Firefighters responded to the area of slough for a report of a light on fire inside of an apartment building. Firefighters arrived on scene to find the bottom floor of the building filled with smoke but no flames were witnessed. The power was shut off to the building due to a possible light fixture shorted out. Ceiling was pulled to check for fire extension no further fire or extension was found. The building was ventilated and turned over to the electrician to repair the light fixture. There were no injuries reported.

Notable EMS Call

On 6/5/2025 at 7:50 PM Medics responded to a report of a patient with difficulty breathing, prior to arrival dispatch stated CPR was in progress. Medics arrived on scene and initiated CPR with assistance from BPD officers. Medics transported the patient rapidly to YKHC ER where patient care was turned over to the ER department.



**CITY OF BETHEL
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June 30, 2025

To: Lori Strickler
From: Jim Chevigny
RE: June monthly report to city manager

Areas / projects worked on during June:

- Finalized the FY26 budget
- Janitorial RFP
- Leveling RFP
- Various PO's
- Delinquent tax program set up with Nate, including letter per Libby
- Established freight forwarding relationship in Seattle for Ak Airlines Cargo
- Toured Bethel with Ed Flores and Shane to understand the areas they propose to seed. This is the first step to quantify the seed, fertilizer and if needed, mulch, to order.
- Finalized the FY26 commercial insurance package
- Began working on the Renfo, et al, past dues for Libby
- Analyzed and proofed the ACS request to modify their lease amounts due
- Finalized the ACS lease w/ 7.1.25 start date, including dropping the janitorial.
- Met with several interested parties to install the dumpster bottoms and received (1) bid. Will put this effort off until school starts to determine their interest.
- Finalized the cash report to include all accounts
- Researched, updated and issued the cigarette mill rate and tax form

PORT OF BETHEL

Post Office Box 1388
Bethel, Alaska 99559
Voice: 907-543-2310
Fax: 907-543-2311



To: Lori Strickler, City Manager
From: Edward Flores, Port Director
Subject: June 2025 Managers Report

- **Small Boat Harbor**

The small boat harbor saw an increase in activity in the month of June. In the first week, we were able to get the floats deployed with the help of the Streets and Roads Crew. We have been selling permits in the office and in the harbor. To date, we have sold roughly 220 permits and around 60 float spaces. We currently have five port attendants for the summer, and we should have coverage every day from 0800 until midnight. The Port crew had to do some minor repairs to our approaches on the North side that had broken railings. We have had to monitor and add gravel to the front of our approaches where we had dug it out for the leveling. The land has been settling, and with the recent rain, it has caused washouts on almost all the approaches. New signage has been installed, and we have new Vehicle with trailer signs for the South side of the harbor. And in the coming months, we will be deploying more Not Liable signs, as well as long-term parking signs and no wake signs throughout the harbor.

- **City Dock/Beach 1/Petro Port**

The City Dock and Beach 1 have been roaring with life in the month of June. To date, we have had a total of 5 mainline barges that have brought a total of 12,418,480 pounds of freight into Bethel for both Bethel and the Region. And at the Petro Port, we have had a total of 3,080,246 gallons of petroleum either brought to or taken from Bethel. Our Beaches have been busy as well. Brice Marine is done with freight movements through Bethel for the foreseeable future. We had promised them storage space at beach two if they needed it. But they were able to move all their freight out of Bethel and upriver.

- **Port Office**

The port office is running well. We have no issues with heat. Although we have had a bit of a problem with connectivity at the end of the month here at the Port office. I am told that we are not the only ones with the problem and they are aware of the problem. Building Maintenance continues to do their morning checks on the building, with no problems.

- **Admin / misc.**

Our monthly storage is prepared and will leave the Port office the second week of July. All boat movements will be calculated and billed out this first week of July. The Port Commission did not meet in June. Our next scheduled meeting will be at 7 p.m. on July 21, 2025. At City Council Chambers. The port of Bethel is storing equipment boxes for the state of Alaska for an air quality test that is set up in Bethel this summer. It is expected to last at least 6 weeks. I

am talking with our providers for the new floats about a potent spring 2025 deployment. We have hired a new Admin Assistant for the Port and we are working with them to get them up to speed. Everything is going well and they are picking up everything in a timely manner.

City of Bethel, Alaska

City Clerk's Office

Meetings

July 7, 2024 Nuisance Abatement Rehearing 6:15pm

July 8, 2025 Regular City Council Meeting 6:30 pm

July 22, 2025 Regular City Council Meeting 6:30pm

City Clerk's Office

- On June 5, 2025 the Clerk's Office received a notarized statement from the property owners of 229 Akiak requesting a nuisance abatement rehearing. The abatement process is found in BMC 15.04. The Clerk's Office created the record for the rehearing and served the record and notice of the rehearing to the property owners by certified mail and email. In addition, a notice was posted on the property. Notices of the rehearing were also posted in three public places around town. The record is available on the City's Website. Although the City Council will hold the rehearing, they will be serving in a Quasi-judicial capacity.
- Co-presented an Election RoundTable for the Alaska Association of Municipal Clerks on Zoom.
- Determined records coordinators and ex-officios for each department to prepare for Department records training and updated the records policy.
- Beginning Election tasks for the upcoming City Of Bethel Regular Election October 7, 2025

Task	Period Total	Year to Date Total
Passport Appointments	6	83
Burial Permits/Reservations	9	22
Notary Services	1	26
Meeting Minutes Drafted	1	19
Resolutions Drafted	-	6
Ordinances Drafted	-	3
AM/IM/Proclamation Drafted	2	15

Committee/Commission Vacancies	Regular	Alternate
Community Parks and Recreation Committee	full	full
Planning Commission	full	1
Port Commission	1	2
Public Safety and Transportation Commission	Full	2
Community Action Grant Technical Review Board	1	2
Public Works Committee	2	2
Finance Committee	3	2
Ethics Board	4	1

	City of Bethel Regular Election Calendar 2025
July 29, 2025	Declaration of Candidacy packets become available to the public and provided on the website. BMC 7.30.020
August 5, 2025 8am	8:00am Opening for the Candidate Declaration of Candidacy filing. BMC 7.30.020
August 20, 2025 4pm	4pm Deadline for Candidate Declaration of Candidacy filing. BMC 7.30.020
August 21, 2025	First day for write-in declarations.
August 23, 2025	Deadline for Ordinance adoption of proposition questions BMC 7.10.070.
September 7, 2025	30 Days before the election Deadline for voter registration.
September 17, 2025	Notice of Bond Indebtedness to be published once a week for three consecutive weeks.
September 22, 2025	Early voting/Absentee in-person/by mail opens. Monday - Friday 8:30a-5p on Thursdays until 6p.
September 27, 2025	Last day for voters to request an absentee by mail ballot.
September 30, 2025	Deadline to request electronic ballot submission (BMC 7.70080)
October 2, 2025	5:00p Deadline for the Write-in Candidate Declaration of Candidacy Filing. (BMC 7.30.030)
October 6, 2025	Last day of Early Voting
October 7, 2025	Day of Election
	Polls open at 8a and close at 8p.

	Last day for absentee by mail ballots to be postmarked.
October 9, 2025	6:00p Deadline for Absentee by Mail Ballots to be received for Canvass BMC 7.70.060
	Canvass Board Meets 6:30p in council chambers to certify the election. BMC 7.80.020
October 14, 2025	5:00p Deadline for a candidate or 10 voters to contest the election. BMC 7.90.010-020
	Regular City Council Meeting, Certification of Election under Special Orders/by Resolution BMC 7.80.050
October 20, 2025	Special Meeting Organization of Council (BMC 2.04.180) (Mayor, Vice- Mayor, Committee Appointments)
October 24, 2025	Last day for a recount to occur (10 days after the recount application is submitted) BMC 7.90.040