



City of Homer

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Office of the City Manager

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Memorandum 17-112

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: August 9, 2017
SUBJECT: Police station worksession

The purpose of this memo is to address questions Councilmembers had regarding the construction of a new police station in order to facilitate the August 14th worksession. Thank you for the comprehensive set of questions. I hope they provide a foundation for a productive conversation.

HERC

- 1. Allowable uses.** It is my understanding that any change in use from education requires fire marshal review. The extent of the upgrades required is unclear, but at a bare minimum installing sprinklers would be required. The more public the facility is, the more the Fire Marshal will require compliance with current code. Any modifications made to the building (moving walls, etc.) also trigger code compliance. It is hard to tell what the Fire Marshall would require without a proposal for review. The estimate from STANTEC for Resolution 17-074 included review of requirements from the Fire Marshall.
- 2. Cost to Upgrade.** Depends on what space you want to upgrade, how, and for what use. Upgrades range from a few low or no cost items that could allow minimal occupancy of the former shop room downstairs in the HERC, to the \$129,500 estimate to increase capacity downstairs at the HERC by installing sprinklers, to an over \$10m renovation to turn the HERC into City Hall (architects estimate from 2007). Keep in mind that deferred maintenance eventually needs to be addressed at the HERC. This is a 60-year old facility and the City has been investing only the bare minimum in it for years as its status has been up in the air. An example of immediate deferred maintenance needed is a new roof. I have included a rough cost estimate from Klauder and Company Architects in 2012 that outlines what it would take to give the building new life without much change to the existing building layout. At the time, this analysis was done for use as a Boys and Girls Club downstairs and Community Recreation space upstairs. ADA, mechanical and structural improvements were estimated at \$10 million. The analysis provides a good overview of the challenges the building faces and is recommended reading for anyone struggling with why we are not able to fully utilize that space.
- 3. Needs for the community in the next 5 years and income potential for Community Recreation.** The Parks, Arts, Recreation and Culture Needs Assessment conducted in 2015 concluded that the most pressing recreational/cultural need in Homer was for a general purpose gymnasium and

multipurpose space for dance, martial arts, performing arts and community events. The study further recommended the City should explore ways to keep the HERC open while other options for meeting that need are explored. What about income potential? Community Recreation estimates the City made \$9,000 in 2016 using the HERC gym. If expansion to the adjacent shop room were permitted by City Council and approved by the Fire Marshal, estimated additional income ranges from \$3,000- \$4,000. Keep in mind the HERC costs between \$40,000 to \$60,000 a year to keep in warm status (minimal heat and electricity).

Income for New Police Station

1. What funds do we have on hand?
 - a. Police station fund:
 - i. \$88,000 remaining from original public safety building project budget
 - ii. \$1,173,864 transferred with dissolving Permanent Fund
 - b. Police depreciation: \$298,609
 - i. This fund is used for equipment purchases, radios and any capital needs of the department except vehicles. Council transferred \$200,000 into police depreciation during the 2017 budget cycle.
 - c. General Fund Balance: Approximately \$5m
 - i. Keep in mind the fund balance acts much like our short-term savings account. A conservative rule of thumb is half a year operating budget for general fund, or approximately \$6million. The fund balance could be drawn down below that, but it depends on how we use the account. If it is used for large unscheduled purchases, it needs to be healthier (for example, fire hall renovations and SPARC). If the reserve is healthy and this is truly just an emergency fund, the fund does not need to be as large. Another important indicator for the fund balance is how stable tax revenues are. The attached chart depicting the historical property and sales tax revenue shows a stable revenue with a consistent, if small, increase from year to year.
2. **Grants.** There are minimal grant opportunities available for the project at this time. See the attached memo from Special Projects and Communications Coordinator for more detail. I would recommend applying to the USDA Community Facilities Grant (\$50,000 max) for a portion of the furniture instead of building costs to avoid strings attached with putting USDA funds towards construction.
3. **State/Borough.** As you are aware, the State has gone 3 years with almost no general fund capital budget except to match federal dollars. A state General Fund capital budget has to return at some point as it is an important component of our state economy, however I don't anticipate projects being funded by the state in the immediate future. Nevertheless, the more prepared we are, the more able we will be to take advantage of opportunities. The Borough does not have police powers and would likely argue it is beyond their responsibilities as a second-class borough to contribute to funding a police station. Combined with their fiscal deficit, it is unlikely to get a capital commitment from the Borough.
4. **Other user groups.** The state pays for approximately half of the jail budget through the Department of Corrections to cover state prisoners from the surrounding area. The State Troopers pay \$36,000 a year for use of the facility when they are around. No organization is statutorily obligated to contribute to funding of the operating or capital budget of the Police Department.

Phasing (see memo from Chief Robl for more information)

1. **What are the absolutely essential space needs?** Chief Robl spend significant time analysis bare minimum space needs with the assumption of phasing in the future. This assessment would need to be refined with the help of an architect. The space needs below do not include mechanical and hallways, which is a 10- 15 % additional square footage adjustment.

Jail, five cells, visitation, interview room, jail support.	1,800 sf
Dispatch, mail room, copy, storage, support, IT, radios, Lobby.	1,250 sf
Investigation/patrol, offices, storage, training, meeting.	1,940 sf
Physical training, lockers, showers, storage.	1,200 sf
Evidence receiving, processing, storage.	1,800 sf
Vehicle evidence processing.	340 sf
Gun cleaning, storage.	240 sf
Support, janitorial, rest rooms, break area.	200 sf
Sub total	8,770 sf
Total with 10% additional square feet for mechanical and hallway	9,647 sf

2. **What are needs for the second phase (urgent space needs)?**

Special time and attention needs to be devoted to the design of the new station to facilitate potential expansion. There are some spaces that do not lend themselves easily to expansion.

Jail - Provide a sally port.	439 sf
Investigation/Patrol – Increase training/briefing area.	400 sf
Dispatch - Increase main dispatch area.	200 sf
Exercise - Increase gym area; add separate female locker/shower area.	532 sf
Evidence – add boot wash/raingear/decontamination areas.	115 sf
Storage – Increase storage space throughout the building.	300 sf
Total	1,986 sf

3. **What are wants that could enhance our services (Important space needs)?**

Jail – Hard interview room, laundry, defined intox area, drug investigations.	390 sf
Investigation/Patrol – Additional office spaces	460 sf
EOC/Mat room	900 sf
Evidence Storage – Increase long-term storage area.	400 sf
Vehicle Evidence Processing – Provide space for two bays.	360 sf
Gun Range – Four shooting lanes	2,500 sf
Total	5,010 sf

Other

1. Could the existing HERC site be downsized/phased?

Yes. What that would look like would need to be analyzed by an architect. Generally speaking, the HERC square footage could be repurposed at \$150/sq foot as long as it would not be used by the public. A generous estimate for new construction (not site prep, design or engineering) is \$435/ sq foot.

2. What would the project owe HART for purchase of the 'Waddell Lot.': \$258,000

The lot was purchased for \$800,000. HART paid for \$258,000 and the remainder was paid for through the legislative grant. Ordinance 15-30 includes a whereas that the funds generated from the sale of the remaining parcel and the cabins will be distributed back into the grant project account and the HART fund, in generally the same proportion.

Conclusion

A basic, pared down police station can be built for significantly less than \$9million if it is designed carefully with special attention given to phasing for future anticipated growth. If the Waddell lot is chosen, basic assumptions include no deep subsurface organics and being able to obtain a Conditional Use permit. The cost estimate attached budgets a 9,647 square feet building with a detached garage/covered parking bay at \$6,894,900.

There is value in continuing to consider the HERC site, even with a reduced budget. Keep in mind, if we build on a new site we will have 2 decrepit buildings to deal with: HERC and the old police station. There are operational and opportunity costs with both of these. Dedicating the downstairs of the HERC as a community space fills an important need that will be expensive to replace in a separate new facility. However, in order for Council to seriously consider repurposing HERC, you need a solid answer to the questions of what requirements the fire marshal would put on the repurposed space and how much that would cost. If HERC remains on the table, I would like the authorization to work with the architects to provide you an answer to that question.

Enc:

Cost and Funding Analysis for Phased Police Station 8.9.17

HERC Building Analysis from Klauder & Company Architects, Inc.

2017 Budget Property and Sales Tax History Graphs

Memo from Special Projects Coordinator on Possible Grant Funding

Memo from Chief Robl on Phasing

Memo from Police Station Task Force

Info on prefab facilities from PS task force

Revenue options spreadsheet

REVENUE OPTIONS updated for 2017 Police Station Committee

4/26/2017

REVENUE	ANNUAL \$ VALUE 2016	PRO	CON	BARRIER	HOW WOULD BECOME EFFECTIVE	RESPONSE FROM PUBLIC	NOTES
BOROUGH ACTION REQUIRED							
Raise Sales Tax Cap from \$500-1000	Under KPB ordinance, \$150,000 after rent exempted	Instituted Borough wide.	Burden on businesses, especially those that sell large items.	There may be little appetite from the Borough to try again.	Ordinance by Borough and vote (note, it can be implemented w/o a vote, but the last proposal put a vote to Borough residents).	Town Hall: 80% positive response; Online survey: 39.83% selected option	Borough voters failed an attempt in 2016 to increase the sales tax cap and eliminate sales tax on residential rent
Bed Tax	\$120,000 per 1%	Captures revenue from visitors.	Targets one industry. Argument revenue should be dedicated to economic development. Not significant revenue unless very high.	Requires Borough action.	Borough would need to allow COH to institute a tax OR pass one themselves. Then would need a vote. Borough appetite for bed tax seems low. If Borough allowed City to collect tax, we would have to get in the business of tax collection. May be a possibility to collect as an excise tax.	Town Hall: 81% positive response; Online survey: 65.41% positive response	Estimate provided by KPTMC in 2012.
COUNCIL ACTION REQUIRED							
Eliminate COH \$20,000 Property Tax Exemption for Primary Residence	\$94,000	Can be implemented by Council.	Burden is on year round City of Homer residents. Does not raise much revenue.		Requires Council action only.	Town Hall: 42% positive response; Online survey: 25.79% selected option	The City cannot exempt more than \$50,000 on primary residence. Currently we exempt the first \$20,000, but could exempt less. The \$94,000 figure eliminates entirely the exemption for primary residence.
Raise Property Tax 1 Mill	\$717,500 per mill based on 2016 valuation	Can be implemented by Council.	Increases taxes on residents when many of the services City provides are to entire Homer area.		Council pass a resolution by July 1, 2017 increasing the mill rate.	Town Hall: 65% positive response; Online poll: selected by 24.74% of respondents	Currently COH taxpayers pay 4.5 COH, 4.5 KPB and 2.3 SPH (total 11.3). According to HCC if property taxes increase to 6 mills, sales tax is eliminated.
VOTER ACTION REQUIRED							

REVENUE OPTIONS updated for 2017 Police Station Committee

4/26/2017

REVENUE	ANNUAL \$ VALUE 2016	PRO	CON	BARRIER	HOW WOULD BECOME EFFECTIVE	RESPONSE FROM PUBLIC	NOTES
Raise Sales Tax .5%	\$846,909 based on 2016 actual	Raises sufficient funds to bring City close to closing the gap. Taxes non-residents who use City services.	Places burden on local business. Makes rents more expensive.	Need a vote of City residents.	Council would pass an ordinance to increase the sales tax before the end of July 2017 for consideration at regular election	Town Hall: 85% positive response; Online survey: 35.43% selected option	.Current COH sales tax is 4.5% COH and 3% KPB.
1% seasonal sales tax increase (6 months of year)	\$1,222,000	Captures more visitor revenue. Closes gap.	Burden on local businesses.	Need a vote of City residents.	Council would pass an ordinance to increase the sales tax before June for consideration at regular election	Not polled	Based on 2015 sales tax revenue.
4% Bed Tax	\$500,000-\$580,000	Paid for by non-residents	Targets one industry. Argument revenue should be dedicated to economic development/ visitor promotion	Needs Borough Assembly and voter approval	Borough assembly would pass ordinance August 15, 2017. Borough voters would vote in October. City Council would need to pass authorizing ordinance. Effective date not until April of 2018.	Not polled	Based on KPB estimates for 2017



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Administration

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Memorandum

TO: Katie Koester, City Manager

FROM: Jenny Carroll, Special Projects & Communications Coordinator

DATE: April 24, 2017

SUBJECT: Possible funding sources for Public Safety Building

The purpose of this memo is to summarize information on potential funding sources for the Public Safety Building that has been collected over time. Generally, there is a lack of grant opportunities out there that are a 'perfect fit' for the project. Unfortunately, some of the programs that are specifically designed to help communities build public facilities have either not been funded in the last few years or the City of Homer is not eligible due to income guidelines (Community Development Block Grant, for example).

Community Development Block Grant: This program funds a wide range of projects, including community facilities. However, to be eligible the project has to serve a low income population or the community has to be designated as low income by HUD. Homer does not meet the income requirements making this project ineligible. Grants up to \$850,000.

USDA Community Facilities Direct Loan & Grant Program: This program specifically mentions public safety as an eligible project. The City has successfully applied for this grant in the past for the Library. Grant assistance (up to \$50,000 per project) is provided on a graduated scale with smaller communities with the lowest median household income being eligible for projects with a higher proportion of grant funds. Priority communities must have population of 5,500 or less and have a median household income below 80% of the state nonmetropolitan median household income. Homer does not meet the low income guideline. The project would still be eligible, there is just lower proportion of grant funds and greater hurdles. Grant funds limited to \$50,000/project.

USDA loans are for a 40 year term. Interest rate in last few years has fluctuated from 3 1/8 – 4%.

<https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program/ak>

Paul Coverdell Forensic Science Improvement Grant Program: This competitive Department of Justice Federal program awards grants to states and units of local government for personnel, computerization, lab equipment, new facilities and accreditation to improve quality of and reduce backlogs of forensic science or medical examiner/coroner's

office services. However, to be eligible, applicants must be an accredited forensic science laboratory or will be applying for accreditation consistent with the Coverdell law, making Homer ineligible. Currently no full-year appropriation has been enacted for DOJ, so the amount, if any allocated to the Coverdell program is not known. For FY 2017, the maximum amount a State or unit of local government may receive in competitive funds is \$250,000.

NRA Public Range Fund Grant Program provides \$25,000 grants to city governments who are planning to build public ranges and who are able to provide matching funds either in cash, labor, equipment or materials. Applications are accepted on a rolling basis as funding is available. Only a limited number of grants are awarded.

Rasmuson Foundation Tier 2 grant is not an option as they generally do not support projects associated with core government functions such as roads, utilities and public safety.



CITY OF HOMER
POLICE DEPARTMENT

4060 HEATH STREET HOMER, AK 99603-7609

EMERGENCY 911
TELEPHONE (907) 235-3150
TELECOPIER (907) 235-3151

MEMORANDUM

DATE: July 31, 2017
TO: Katie Koester, City Manager
FROM: Mark Robl, Chief of Police
SUBJECT: New Police Station

Before the city proceeds to having any type of plans drawn for a building on the Waddell property, I recommend a site analysis be completed. We need to determine if there will be any unusual and extreme costs associated with building on the site due to poor site conditions.

Planning for the possibility of adding on to this new building in the future is crucial. Phasing the construction properly could allow us to build what we can afford now and accommodate unexpected and unknown needs in the future. To be expandable, the design needs to be very intelligent and will probably cost more than a conventional design process. I think the spaces for dispatch will be the most difficult to add onto later and hopefully the estimate I have made for dispatch will not require an addition in the future.

I have been asked to provide square footage estimates for preliminary planning purposes. Coming up with these estimates is difficult. I cannot visualize how different spaces might be used for multiple purposes as this is somewhat determined by the floorplan. I am also unable to predict how much space is required for hallways and essential utility needs such as mechanical, electrical, ventilation and plumbing. Functional integration in the plan will reduce square footage needs. In addition to a new building for the police department, we need to remember to plan for separate storage buildings for lost and found property, police vehicles and equipment and our emergency generator. The emergency generator currently on our site provides back-up power to both the police station and the fire station. When it is moved the fire station will not have any back-up power in the event of an outage. We also need to plan for adequate parking on site. I think the most accurate way to determine square footage requirements will be to sit down with an architect or draftsman and actually sketch out some rough floor plans. I have thought through my square footage projections once again. I ask that they be viewed as estimates. My current estimate is we can fit our essential needs in a building of approximately 9,000 to 10,000 square feet and it should be able to accommodate the police department for quite a few years. The budget will have to be able to handle our other storage buildings/garages and emergency generator move.

Estimated Space Needs

Jail, five cells, visitation, interview room, jail support.	1800
Dispatch, mail room, copy, storage, support, IT, radios, Lobby.	1250
Investigation/patrol, offices, storage, training, meeting.	1940
Physical training, lockers, showers, storage.	1200
Evidence receiving, processing, storage.	1800
Vehicle evidence processing.	340
Gun cleaning, storage.	240
Support, janitorial, rest rooms, break area.	200
 Total	 8770

Phasing

For the future, I think the building should be designed with the ability to accommodate the following space additions. I will not attempt to estimate these space needs. I prefer to identify them now and let the future determine what size they'll need to be. I suggest the site plan allow for an increase in the size of the building by approximately 50% to 70%.

Jail - provide a sally port.

Jail - plan for the possibility of additional cells, storage and interview spaces.

EOC – plan for adding on an emergency operations center.

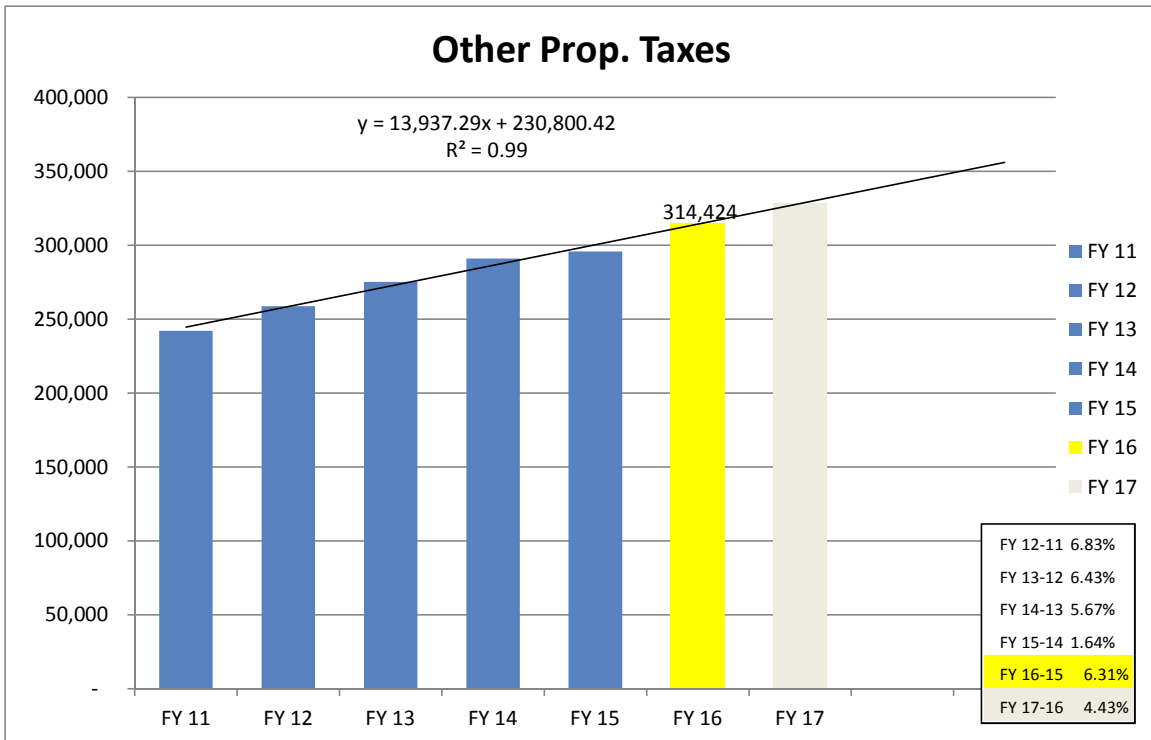
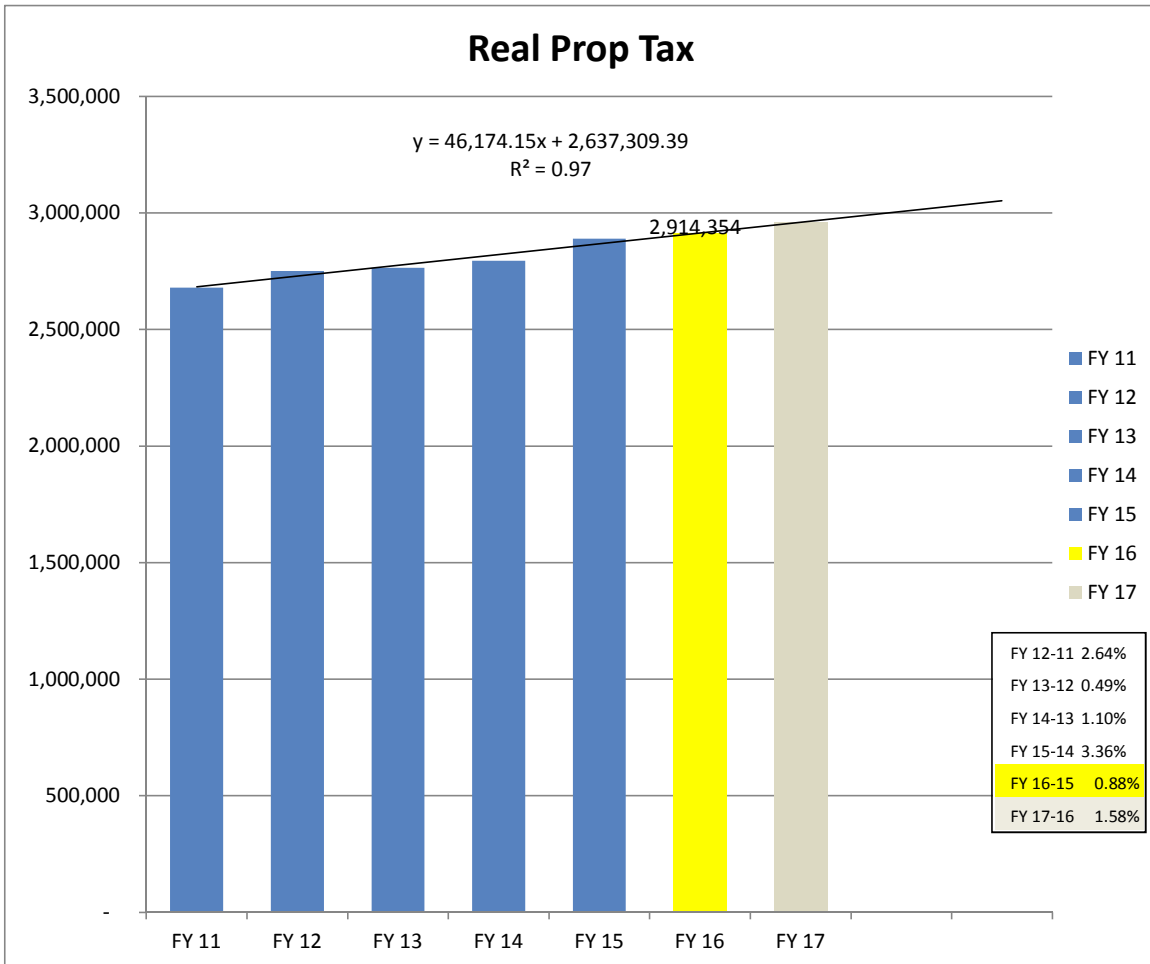
Evidence – additional evidence storage, vehicle processing, evidence processing.

Storage – plan for more general storage space.

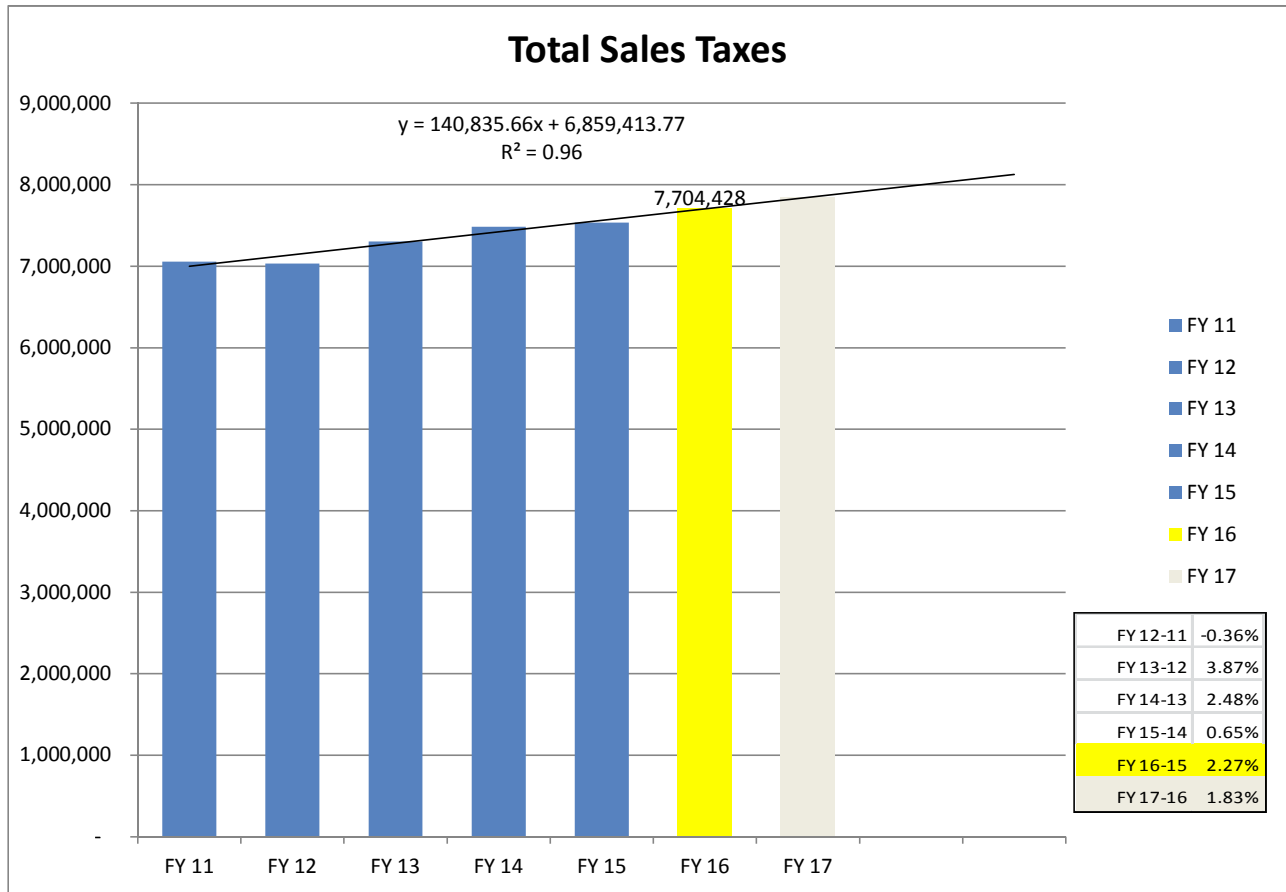
Investigation/patrol – additional office spaces.

Gun Range – four shooting lanes.

**City of Homer
2017 Operating Budget**



**City of Homer
2017 Operating Budget**



December 10, 2012

Attention: Carey S. Meyer, P.E., MPA
Public Works Director
3575 Heath Street
Homer, AK 99603

RE: HERC Building Analysis

Dear Mr. Meyer.

We have been charged with the task of evaluating the condition of the existing HERC Building, located at the corner of Pioneer Avenue and the Sterling Highway. The lower level of the HERC Building is currently occupied by the Boys and Girls Club. You have asked for a report of our findings to indicate building modifications that would be required to make the building code compliant and ADA accessible based on the proposed future use. A rough order of magnitude cost estimate for making the proposed building modifications has also been requested.

It is our understanding that the proposed future use of this facility includes continued use of the lower level by the Boys and Girls Club as well as use of the upper level as a community recreation and education facility. The community recreation and education facility may include office space, classrooms for public use, public weight / exercise rooms, and rental rooms for community projects. The upper level would also house the Community Schools Program. It has also been discussed that the Parks and Recreation Department for the City of Homer could make use of office space on the upper level.

On December 4, 2012 a member from our office visited the HERC Building. We have also received several documents to review including a condition overview completed in April 2007, an ADA Compliance Report of the lower level completed in 1999, a few drawings from the 1997 remodel of the upper level for the Kachemak Bay Campus and a few drawings from the 1985 remodel of what was then called the Homer Middle School. The purpose of reviewing these documents and making the site visit was to assess the general condition of the building and determine what upgrades would be required to make the building code compliant and ADA accessible.

The building consists of three distinct spaces: the gymnasium wing (lower level), the classroom wing (upper level), and the central core (a two story space that connects the two wings). The building is sited on a hillside which allows for both the upper level and the lower level to be accessed from grade. Both levels have an entry at grade and the central core has a "split level" entry where one can enter the building at a stair landing and proceed up the upper run of stairs to the upper level or down the lower run of stairs to the lower level. Current configuration of this stairwell allows access to the upper and lower levels separately.

The Lower Level of the building is currently occupied by the Boys and Girls club and consists of a gymnasium, a boys locker room, a girls locker room, a warming kitchen, a computer room, a community room, and a boiler room that services the entire building.

The Upper Level of the building is currently unoccupied. This level has recently been used as classroom and office space for the Kachemak Bay Campus of UAA, as well as temporary office space for City employees during remodel work on other buildings. The Upper Level consists of five classrooms, a former library that has been divided into two rooms to be used as offices, a former science lab and teachers lounge that have been combined into an office suite containing six individual offices, a former teachers restroom that has been converted into an ADA accessible restroom, a women's restroom, a men's restroom, a janitor / mechanical closet, a fan room, a storage closet that is also being used as an IT closet, a former principal's office and nurse's office that have been combined into an office suite containing three individual offices and a common area, and the former school front office.

At this time, we have not had sufficient time to perform a complete review of the building to discover all of the specific items that would be required to make the building code compliant and ADA accessible. In order to give you a rough idea of the items that may need to be addressed in order to bring the building into compliance, we are providing you with the following preliminary list.

Potential Code and ADA Accessibility Upgrade Requirements

- Site
 - Access from the lower parking lot to the lower level is not currently ADA compliant. An area in the lower parking lot would need to be paved and designated for accessible parking and a path from that area to the building would need to be graded and paved for an accessible route to the building entrance.
 - The concrete stoop outside the gymnasium emergency exit door needs to be demolished and a new stoop installed.
- Lower Level
 - The gymnasium will require a sprinkler system. This is a major item that would require installation of a lot of equipment and piping inside the building, but may also require that the water service line connecting the building to the water main be upgraded as well.
 - The boys locker room currently serves as the only men's restroom on the lower level. It only contains one toilet, one urinal, and one lavatory. This space would need to be completely renovated to add additional fixtures and to make the space ADA compliant.
 - The girls locker room currently serves as the only women's restroom on the lower level. It only contains one toilet and two lavatories. This space would need to be completely renovated to add additional fixtures and to make the space ADA compliant.
 - If the Kitchen is to be used for preparing food, then several modifications would need to be made including the installation of a vent hood with an ansul fire suppression system.
 - The interior entry door and door frame to the gymnasium are not currently fire rated and are not ADA compliant. The door and frame need to be replaced with a fire rated door and door frame that is also ADA compliant.
 - The door and door frame between the boys locker room and the gymnasium are not currently fire rated and are not ADA compliant. The door and frame need to be replaced with a fire rated door and door frame that is also ADA compliant.
 - The arctic entry doors are not currently ADA compliant. These doors will need to be replaced and reconfigured.
 - The door into the girls locker room is not currently ADA compliant. The door needs to be replaced with a door that is ADA compliant.
 - The gymnasium emergency exit door is not ADA compliant and needs to be replaced.
 - An additional emergency exit door from the gymnasium may need to be added depending on the occupant load calculation of this space.
- Upper Level
 - The doors into each classroom will need to be reconfigured in order to be ADA compliant. This will require the removal of some of the existing lockers in the hallway. Some of the doors may need to be replaced entirely.
 - The arctic entry doors are not currently ADA compliant. These doors will need to be replaced and reconfigured.
 - The doors into both the men's and women's restrooms are not currently ADA compliant; however, a separate ADA accessible restroom has been provided on the upper level. Some minor items will need to be addressed in the ADA accessible restroom to meet current ADA standards.
- Mechanical (based on the 2007 report, a mechanical engineer should review the existing conditions to indicate other items that may not be code compliant)
 - The existing low slope roof contains interior roof drains; however, it does not include the overflow roof drains that are required by code. These drains would need to be installed.
 - The existing ventilation and exhaust system should be checked to ensure that the code required amount of ventilation is being met for each space.

- Electrical (based on the 2007 report, an electrical engineer should review the existing conditions to indicate other items that may not be code compliant)
 - The emergency egress lighting system needs to be checked for code compliance.
 - The exit signs in the building need to be upgraded to meet the current code requirements.
- General Items
 - The door hardware for each door needs to be reviewed to ensure that it is ADA compliant.
 - All three arctic entries to do not have sufficient space between the sets of doors to make them ADA compliant. Either moving the interior set of doors further into the building, or moving the exterior set of doors further out would not only make these entries compliant, but would also improve their function to minimize the amount of cold air that enters the building when the exterior set of doors is open.
 - The handrails for both the interior and the exterior stairs at the split level entry are not currently code compliant.
 - Both locker rooms on the lower level are currently being utilized as storage spaces. If the locker rooms are remodeled, then another space would need to be dedicated for storage of this equipment.

Potential Energy Efficiency Upgrades

Another major item to consider in planning for the future use of the HERC building is energy conservation. According to the 2007 report, the insulation in the exterior wall assembly has an r-value of no more than R-5 and the insulation in the roof assembly has an r-value of no more than R7. The 2009 International Energy Conservation Code recommends an R-21 for wood framed wall assemblies and an R-49 for roof assemblies for current construction in our region. In order to efficiently operate this building as a public use facility, major modifications would have to be made to the roof structure so that the R-value of the roof could be increased. The existing windows appear to be original and new energy efficient windows would greatly enhance the buildings energy performance. The 2007 report also recommended upgrading the buildings heating and ventilation controls, ventilation and exhaust equipment, plumbing fixtures and faucets, and lighting system to make the building more energy efficient.

Potential Structural Upgrade Requirements Due to Increased R-Values

A limited structural inspection of the HERC facility was performed on February 26, 2007. The purpose of the visit was to assess the general condition of the building and to determine if structural upgrades will be required to provide increased energy efficiency and to convert the space to house City government functions.

The 2007 report was re-evaluated in light of the proposed continued use of the lower level by the Boys and Girls Club and use of the upper level as a community recreation and education facility instead of converting the space to house City government.

The increased snow load requirement and provision of an improved thermal envelope will result in the need to increase the structural capacity of the roof framing.

Class Room Wing 99' x 63'

In the classroom area, this could be accomplished by adding additional lines of beams and columns to reduce the tributary load area for existing beams.

The structural capacity of the roof diaphragm will need to be augmented by adding a layer of plywood sheathing over the existing tongue and groove sheathing. Existing roofing materials and roof insulation will need to be removed in order to apply the new plywood sheathing directly to the existing decking.

The shear capacity of the existing interior corridor bearing walls will need to be increased in order to handle the increased seismic loading. Gypsum wallboard will need to be removed in order to expose the wood framing and to apply plywood sheathing and seismic hold downs.

Central Core 25' x 111'

The snow load capacity of the roof in the central core area will need to be increased if additional insulation is added to the roof in order to reduce energy consumption. The most practical way to provide additional capacity may be to add a vaulted roof over the central core. The roof could be vaulted with wood trusses designed to span across the 25 foot dimension of the core. The trusses would be supported on existing concrete walls.

Gymnasium 97'x63'

The load capacity of the gymnasium roof could be increased by adding bar joists between the existing bar joists. Adding joists between the existing joists will reduce the tributary loading area and will increase the load capacity of the roof. The new joists will need to be supported at each end by new structural steel columns located under each joist at the interior face of the perimeter walls. It would also be necessary to remove the existing roof membrane and insulation and then overlay the existing decking with a layer of plywood sheathing to create a roof diaphragm to support increased seismic loads. The new columns would be supported by new square concrete pad footings cut into the existing floor slab.

The lateral load capacity of the existing walls is probably adequate to meet current codes.

Potential Structural Upgrade Summary

1. Increased snow load will require structural upgrades to roof framing in the Classroom, Central Core and Gymnasium areas.
 - a. Classroom:
 - Add:
 - (24) glulam beams, 36' long, 6 3/4" x 24" (Under exist roof decking)
 - (48) Wood Posts 6x6
 - (48) footings 3'x3'x12" with (4) #5 rebar each way
 - 3/4" T&G plywood sheathing. 97'x 63' (Added over existing roof decking)
 - 100 lf plywood shear walls.-remove gypboard, add plywood add ne gypboard
 - b. Central Core: Vaulted Roof Structure
 - Add:
 - Vaulted trussed roof with 3/4" plywood sheathing. 4:12 pitch, 25' span length gable trusses at 24" o/c. 56 required at 24" o/c to cover 111'. Add metal roofing over plywood sheathing.
 - c. Gymnasium:
 - Add:
 - (12) 32LH 09 Bar Joists at 8' o/c
 - (24) HS8x8x3/8 columns
 - (24) 4'x4'x16" thick concrete footings with (5) #5 rebar each way, cut into existing slab.
 - Add 3/4" plywood sheathing over existing roof decking

Summary

Due to the age of the building, a Hazardous Materials study and testing will need to be completed prior to making any modifications to the building. We recommend that this study be completed as soon as possible as it could have major implications on planning the future use of this facility.

The Condition Overview and Order of Magnitude Cost Estimate completed in 2007 was a study of what upgrades would be required to convert the existing HERC building to house City Government functions.

This was a fairly major change from the buildings existing layout as a school building to a civic office building. Our task now in 2012 is to investigate what it would take to give the building new life without much change to the existing building layout. Converting the building to house City Government functions did not prove to be very economical according to the 2007 report; however, repurposing the facility for a use compatible with its current layout would not require as many changes and may prove to be more economical.

In compiling this report, we have only been able to offer limited time, effort and resources and do not feel we have adequate information to offer a final recommendation. In order to determine if this project should be pursued further, a more detailed level of study needs to be completed to better understand actual costs involved. In addition to more carefully defining actual costs, an assessment of the political environment for available funding needs to be considered. The cost of a complete renovation of this building will most likely be the same cost per square foot for construction of a new building. If this turns out to be the case we would recommend construction of a new facility. However, if funding is available for renovation projects and is not available for new construction then that would need to be considered in the decision process. In conclusion, it is too early for us to make a final recommendation, but we believe this project is worthy of a more detailed study, if funding is available for renovation projects.

Sincerely,



Peter Klauder, President and Principal Architect
Klauder & Company Architects, Inc.

Bill Nelson of Nelson Engineering also contributed to this preliminary report letter.

Attachments:

- 1227 HERC Building Analysis - Order of Magnitude Cost Estimate

HERC Building Analysis
Order of Magnitude Cost Estimate

April 24, 2013

Building Areas

Gym Area	5,700 SF
Lower Level Area	2,800 SF
Upper Level Area	8,300 SF
Total Building Area	16,800 SF

Description	Quantity	Units	Unit Cost	Totals	Total Required for Code and ADA Compliance	Total Recommended for Building Performance
Sitework						
Walkway	625	SF	\$9.48	\$5,926	\$5,926	\$0
HCP Paving	1,000	SF	\$4.48	\$4,481	\$4,481	\$0
Stoop	28	SF	\$10.00	\$280	\$280	\$0
Regrading	3,750	SF	\$0.50	\$1,875	\$1,875	\$0
Sitework Subtotal				\$12,562	\$12,562	\$0
Replace Siding & Insulation	11,880	SF	\$52.80	\$627,264	\$0	\$627,264
Windows	683	SF	\$92.00	\$62,873	\$0	\$62,873
Renovations: Gym	5,700	SF	\$82.07	\$467,775	\$93,555	\$374,220
Renovations: Lower Level	2,800	SF	\$120.00	\$336,000	\$67,200	\$268,800
Renovations: Upper Level	8,300	SF	\$120.00	\$996,000	\$199,200	\$796,800
Replace Roofing Assembly, Complete	15,200	SF	\$28.00	\$425,600	\$0	\$425,600
Architectural Subtotal				\$2,915,512	\$359,955	\$2,555,557
Structural						
Upgrade Roof Structure	15,200	SF	\$20.00	\$304,000	\$0	\$304,000
Upgrade Shear Walls: Upper Level	480	LF	\$126.72	\$60,826	\$0	\$60,826
Upgrade Shear Walls: Lower Level	230	LF	\$126.72	\$29,146	\$0	\$29,146
Structural Subtotal				\$393,971	\$0	\$393,971

HERC Building Analysis
Order of Magnitude Cost Estimate

April 24, 2013

Description	Quantity	Units	Unit Cost	Totals	Total Required for Code and ADA Compliance	Total Recommended for Building Performance
Mechanical						
New Sprinkler System	16,800	SF	\$4.50	\$75,600	\$75,600	\$0
New Heating Distribution System	16,800	SF	\$27.00	\$453,600	\$0	\$453,600
New Air Handlers & VAV Air Distribution System	16,800	SF	\$30.00	\$504,000	\$0	\$504,000
New Bathrooms: Lower Level	2	EA	\$91,200.00	\$182,400	\$182,400	\$0
Add Roof Overflow Drain System With Heat Trace	15,200	SF	\$4.00	\$60,800	\$60,800	\$0
Mechanical Subtotal				\$1,276,400	\$318,800	\$957,600
Electrical						
Replace Power Distribution System	16,800	SF	\$14.00	\$235,200	\$47,040	\$188,160
Replace All Lighting	16,800	SF	\$20.95	\$351,900	\$70,380	\$281,520
New Fire Alarm System	16,800	SF	\$3.50	\$58,800	\$58,800	\$0
New Telecom Distribution System	16,800	SF	\$6.45	\$108,300	\$0	\$108,300
Electrical Subtotal				\$754,200	\$176,220	\$577,980
Subtotal				\$5,352,645	\$867,537	\$4,485,108
General Contractor Costs						
General Conditions	15%			\$802,897	\$130,131	\$672,766
Hazmat Abatement (allowance)	1	LS		\$336,000	\$336,000	\$0
Contractor Overhead & Profit	8%			\$519,323	\$106,693	\$412,630
Estimating Contingency	10%			\$701,087	\$144,036	\$557,050
Total Estimated Construction Cost (2013 Dollars)				\$7,711,952	\$1,584,398	\$6,127,555
Total Construction Cost Per Square Foot (2013 Dollars)				\$459	\$94	\$365
Project Costs						
Permits and Fees	2% of Const Cost			\$154,239	\$31,688	\$122,551
Design	10% of Const Cost			\$771,195	\$158,440	\$612,755
Construction Admin & Management	6% of Const Cost			\$462,717	\$95,064	\$367,653
Furniture, Fixtures, Equipment	5% of Const Cost			\$385,598	\$79,220	\$306,378
1% For Art	1% of Const Cost			\$77,120	\$15,844	\$61,276
Project Contingency	10% of Const Cost			\$771,195	\$158,440	\$612,755
Total Estimated Project Cost (2013 Dollars)				\$10,334,475	\$2,123,187	\$8,211,288
Total Project Cost Per Square Foot (2013 Dollars)	16,800	SF		\$615	\$126	\$489

From: Walker
To: [Renee Krause](mailto:Renee.Krause)
Subject: Fwd: Police station, Homer,Alaska
Date: Thursday, April 27, 2017 1:57:09 PM

Sent from my iPhone

Begin forwarded message:

From: "Wissmann, Mark" <Mark.Wissmann@modspace.com>
Date: April 26, 2017 at 1:09:28 PM AKDT
To: Walker <ivorygoose@gmail.com>
Subject: RE: Police station, Homer,Alaska

Hi Coletta,

You would probably be looking at about \$400/sqft. or so that would include delivery and set up. It was hard to tell from the drawing what some of the spaces were but that should be a good rough number. This does not include any site work or utility work or connections.

Modular can be a little more cost efficient but mostly it is time savings, the building being constructed while the site is being prepped.

I have attached a link to a video that explains the process of how the buildings are constructed noting that some of the wall depths and insulation R values are typical in the lower 48, more robust is always available.

<http://modspace.vzaar.me/1598968>

Hopefully this will help.

Thank,

Mark

Mark Wissmann
253-395-0301 Ext 88002

From: Walker [<mailto:ivorygoose@gmail.com>]
Sent: Wednesday, April 26, 2017 10:20 AM
To: Wissmann, Mark
Subject: Re: Police station, Homer,Alaska

Morning.

Barges/ contract/
Samson Tug/&Barge
800-331/3522

Ak.Marine License (AML)
800-3268346
amlcsc@lyden.com

Both request dimension & weight
(Was told to give this info to you)
Thank you

Coletta Walker

Sent from my iPhone

On Apr 25, 2017, at 8:52 AM, Wissmann, Mark
<Mark.Wissmann@modspace.com> wrote:

Also, one other question, which barge lines service Homer?

Mark Wissmann
253-395-0301 Ext 88002

From: Walker [<mailto:ivorygoose@gmail.com>]
Sent: Tuesday, April 25, 2017 9:41 AM
To: Wissmann, Mark <Mark.Wissmann@modspace.com>
Subject: Fwd: Police station, Homer,Alaska

Sent from my iPhone

Begin forwarded message:

From: Walker <ivorygoose@gmail.com>
Date: April 25, 2017 at 8:11:41 AM AKDT
To: markwissman@modspace.com
Subject: Police station, Homer,Alaska

I hope the photo is clear. I desire 10,000sq. ft building.
Price for 6"&8" outside wall construction.
Steel siding.
This drawing is just a sample.
You can go online to view drawing better this is
Petersburg jail.
We only need first floor.

I need general idea of price @ sq ft.

Shipped to Homer. Yes, we are seaport community.

All the information you need to sell the idea to my councilmen.

Thank you very much.

I can put the info in late folder, if necessary.

Please let me know asap.

Coletta Walker

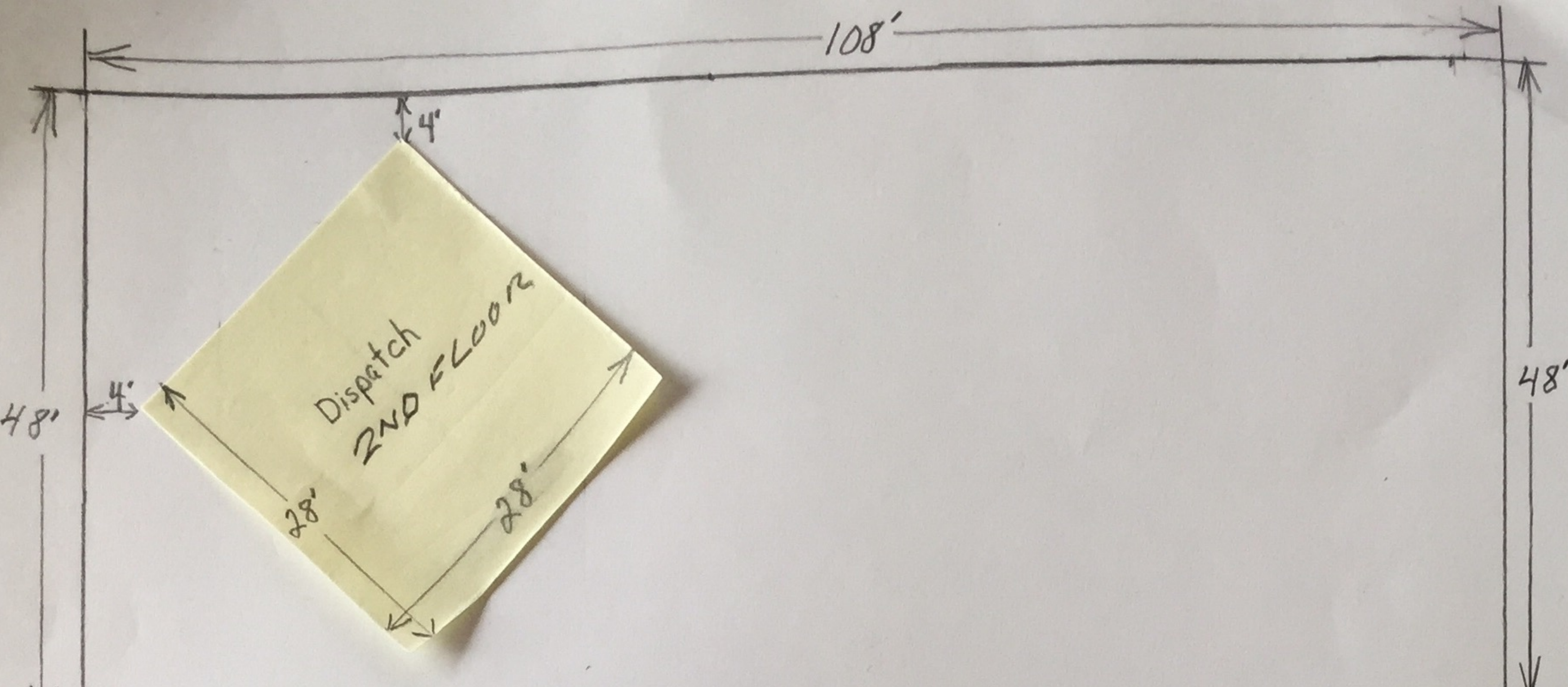
<image001.jpg>

Sent from my iPhone

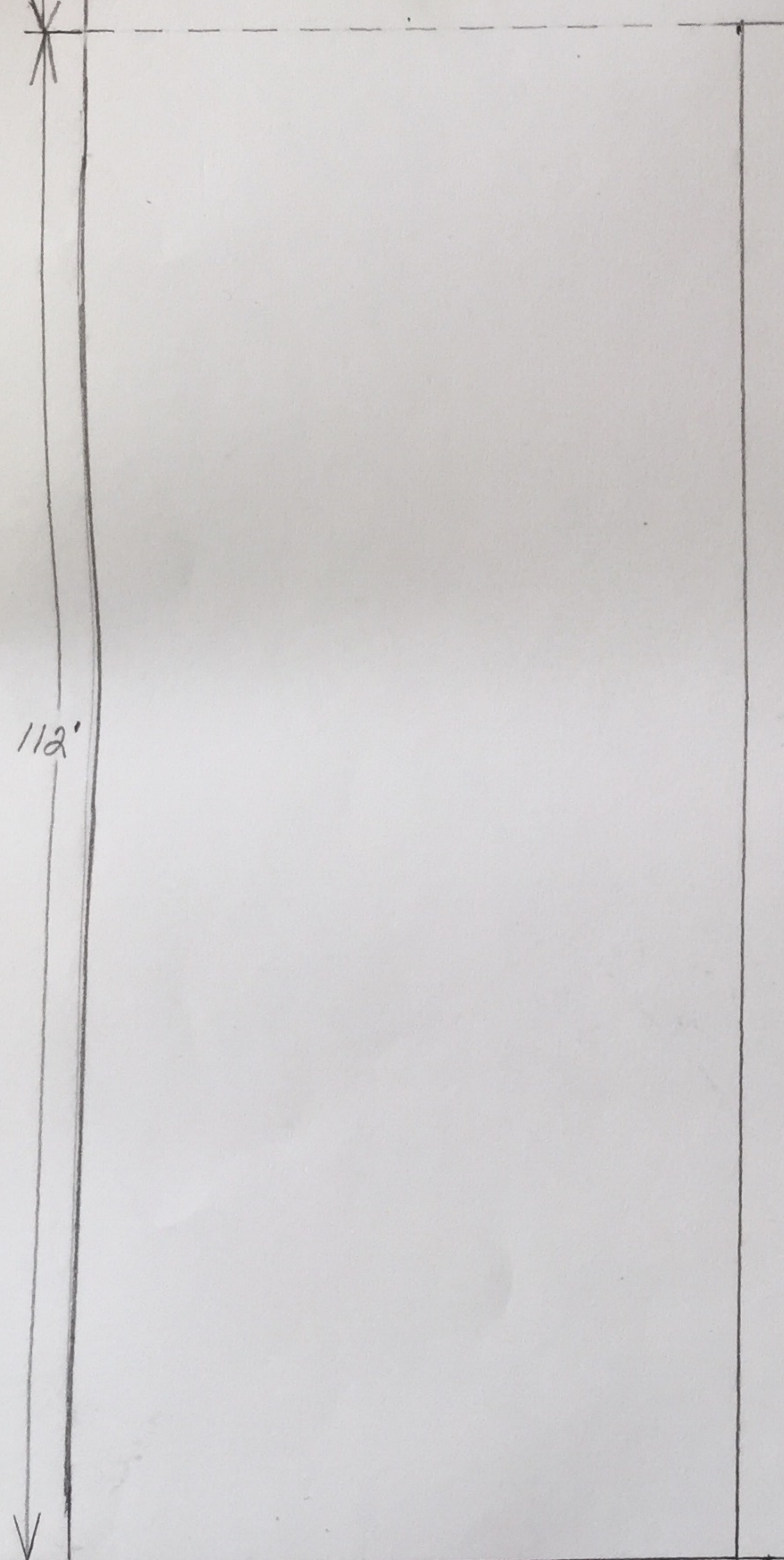
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Thank you.

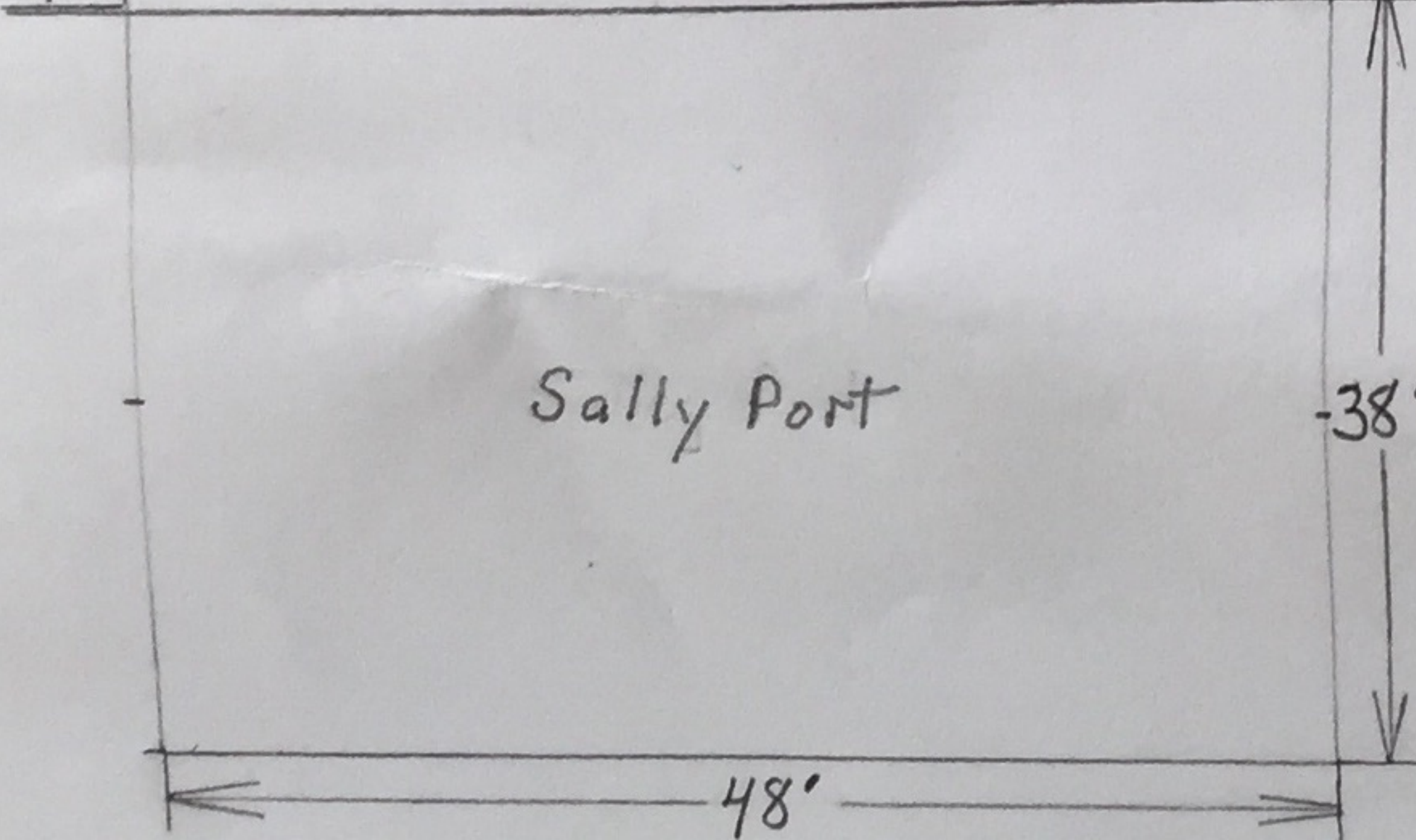
The information contained in this message and any attachment may be proprietary, confidential, and privileged or subject to the work product doctrine and thus protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by replying to this message and deleting it and all copies and backups thereof. Thank you.



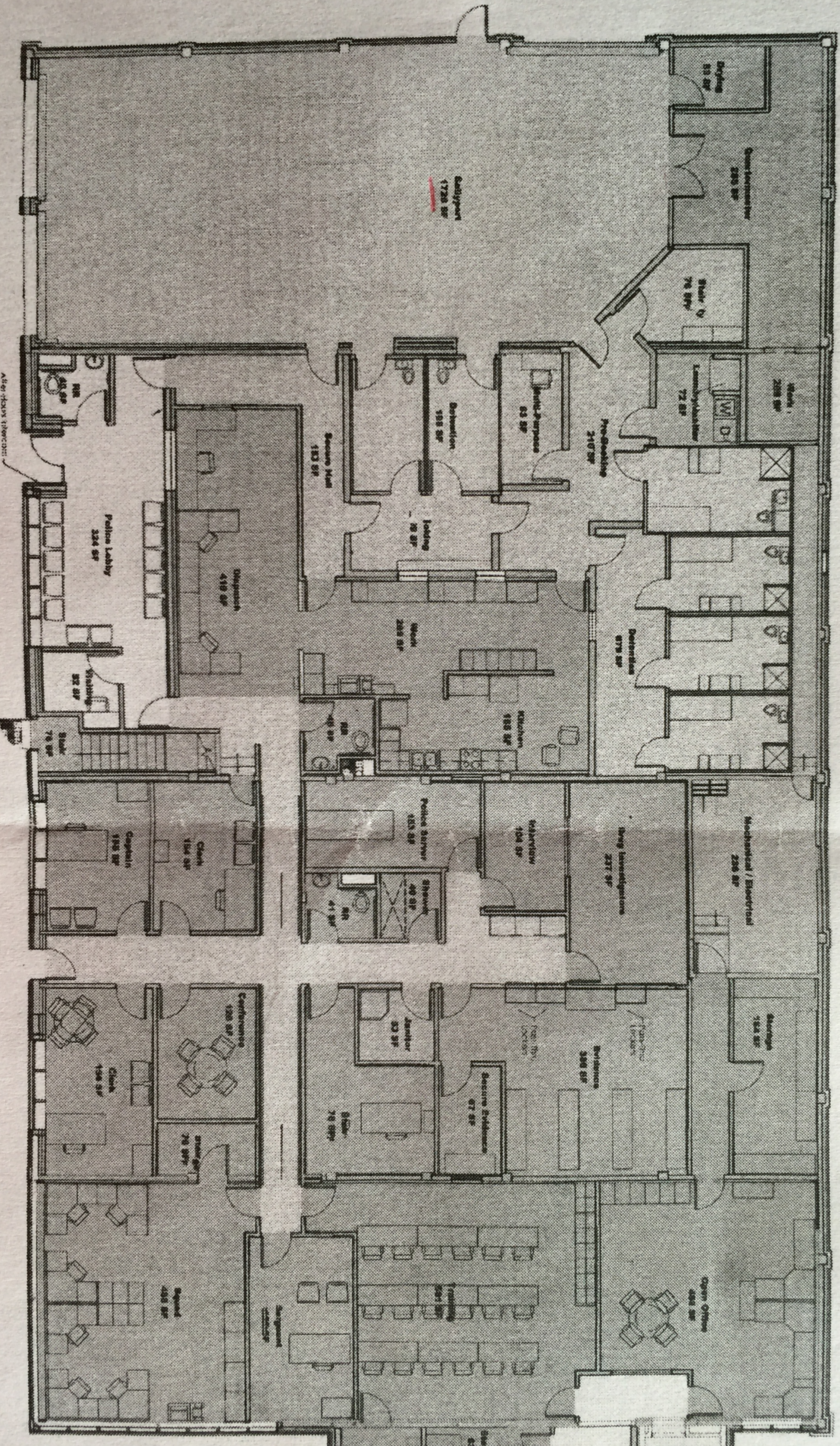
784 (2nd)
5,184 sqft
5,968 sqft



5,376 sqft



11,344 sqft
+ 1,824
13,168 sqft





COMMERCIAL & INDUSTRIAL
PRODUCT SHOWCASE



THE METL-SPAN® COMPANY



A RECOGNIZED LEADER

Metl-Span® is a dynamic industry innovator dedicated to manufacturing and marketing the highest quality insulated building panel products. Since our origination in 1968, we have been pioneers in research, design, production, and sales of state-of-the-art insulated metal panels and building materials serving the commercial, industrial, and cold storage industries.



We are a recognized leader in the advancement of insulated metal panel technology. With our history of visionary product design – and by consistently setting the highest standards in technological advances – architects, designers, and builders trust Metl-Span panel products to perform reliably, be aesthetically pleasing, and come with a proven sustainability track record. Structural integrity, tireless testing, and a determination to exceed expectations are of primary focus to Metl-Span. At Metl-Span, form meets function in the most reliable, cost-effective, and energy-efficient manner possible.

Partnering with Metl-Span ensures on-time and on-budget delivery of superior building products. Our highly trained and educated group of project managers, engineers, and customer service pros provide guidance to you and your team from start to finish. Metl-Span is committed to providing you with the tools needed to incorporate our insulated panel products into virtually any building design.

TABLE OF CONTENTS

The Metl-Span Company	2
Environmentally Connected	3
Architectural Insulated Metal Wall Panel	4–5
Profiled Insulated Metal Wall Panels	6–8
Tuff Wall® & Tuff-Cast™ Insulated Metal Wall Panels	9
CFR Insulated Metal Roof Panel	10
LS-36™ Insulated Metal Roof & Wall Panel	11
ThermalSafe® Fire Resistant Insulated Panel	12–13
HPCI Barrier™ Insulated Metal Wall Panel	14
Single-Skin Steel Panels	15–18
Colors for the Commercial & Industrial Market	19



»» *Our mission is clearly defined:* Deliver the highest quality energy-efficient solutions to insulate and protect our world.



ENVIRONMENTALLY CONNECTED

INSULATED METAL PANELS FOR SUSTAINABILITY AND ENERGY EFFICIENCY

Metl-Span has made available an Environmental Product Declaration (EPD) detailing the company's environmental footprint based on an ISO-compliant Life Cycle Assessment. The comprehensive declaration provides descriptions of Metl-Span products according to ISO 14025 standards and discloses all relevant environmental information.

Given today's emphasis on sustainable design and energy efficiency, there has been a proliferation of products that claim to optimize building performance. Certified EPDs provided by quality manufacturers such as Metl-Span help designers, contractors and owners accurately assess a product's impact on the environment through all phases of its life cycle.

Find your earth-friendly products at: ENVIRONMENTALLYCONNECTED.COM

LEED® Gold

PROJECT: **Aerzen USA**, Coatesville, PA
ARCHITECT: Vision Architecture, Philadelphia, PA



LEED® Gold

PROJECT: **MCC Automotive Tech**, Manchester, NH
ARCHITECT: Yeaton Associates, Littleton, NH



LEED® Silver

PROJECT: **Ballard Blocks**, Seattle, WA
ARCHITECT: Clark Design Group, Seattle, WA



LEED® Silver

PROJECT: **Hope Lake Lodge**, Cortland, NY
ARCHITECT: RBA Group, Charlotte, NC



ARCHITECTURAL INSULATED METAL WALL PANEL



The Metl-Span® Architectural wall panel is ideal for high-profile applications, and may be installed vertically or horizontally. Attached with concealed clips and fasteners in the side joint, Architectural wall panels provide a beautiful flush appearance. Horizontally applied panels are available with varying side joint reveals of 1/4", 1/2", 3/4", and up to 3" in 1/2" increments.

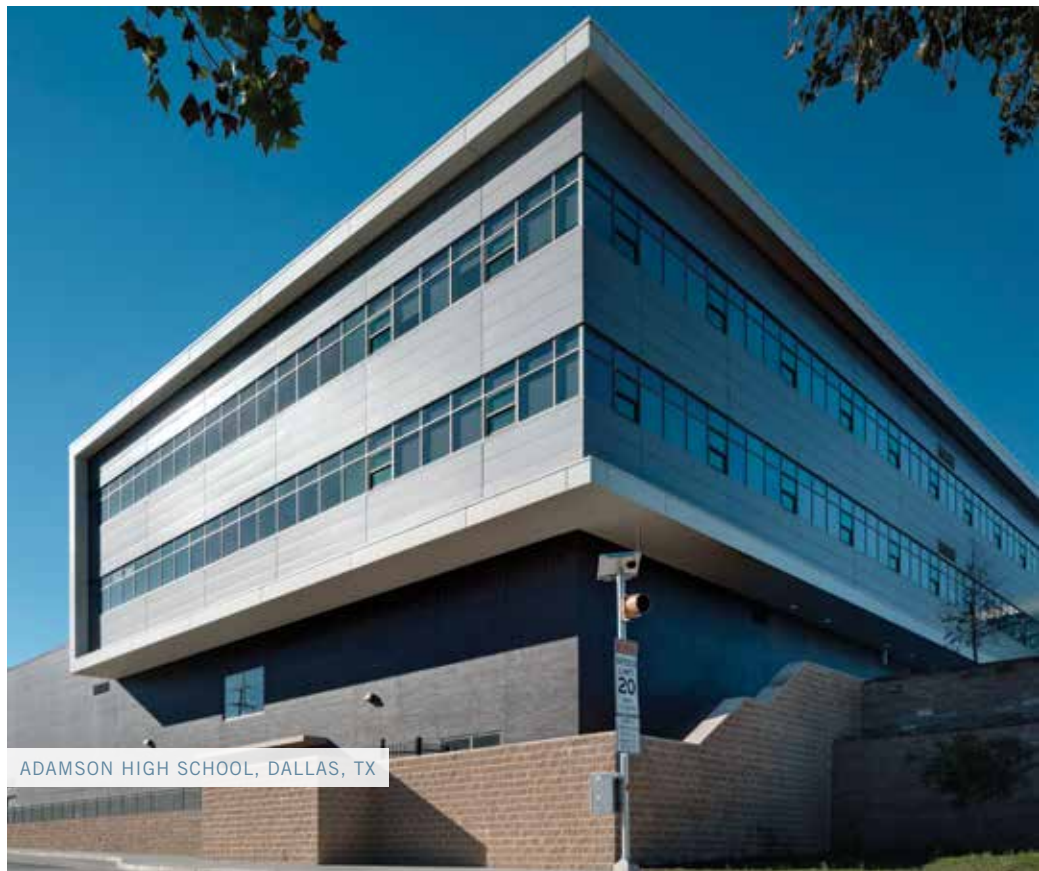
Metl-Span is dedicated to manufacturing and marketing the finest insulated building panel products. As a pioneer in insulated metal panel development for over 45 years, we continue to make many of the product design innovations and technology improvements that shape industry standards. We are constantly expanding our research and process capabilities to provide the highest quality product.

Metl-Span insulated metal panels are manufactured to exacting specifications to assure uniform quality and product consistency. The panels have an advanced urethane core with zero ozone-depleting properties which is injected in-line between two steel face sheets. The all-in-one single element panels for wall, partition, ceiling, and roof applications are economical, offer unlimited design flexibility, and are durable and quick to install.

FEATURES & BENEFITS

The foamed-in-place technology by Metl-Span offers the most thermally efficient architectural panel available. Unlike more traditional insulation products, Metl-Span insulated metal panels are placed outboard of the structural supports, creating a continuous barrier for maximum thermal efficiency with no compressed insulation or thermal bridges.

Architectural wall panels have a specially formed barrier side joint that permits hidden application of the vapor sealant within recessed grooves. This protects the sealant from the harmful effects of extreme weather, will not attract dirt, and provides for an impenetrable water and vapor seal.



ADAMSON HIGH SCHOOL, DALLAS, TX



HORIZONTAL APPLICATION

Trimless ends complement the high-profile appearance of horizontally installed panels. The vertical joint in horizontal applications of the Architectural wall panel utilizes a dry gasket that helps maintain a clean, weathertight seal and remains in place even under the most severe weather conditions.

Coordinated with a variety of module widths, reveals, numerous standard colors, and post fabrication choices, the Architectural wall panel creates virtually limitless building design options.

PANEL SPECIFICATIONS

MODULE WIDTH: 24", 30", 36"

THICKNESS: 2", 2-1/2", 3", 4"

LENGTHS: 8'-0" to 32'-0"

EXTERIOR FACE: Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 22 Ga.

INTERIOR FACE: Light Mesa profile, stucco-embossed, G-90 galvanized, and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga., and 22 Ga.

PANEL JOINT: Offset double tongue and groove with extended metal shelf for positive face fastening



PROFILED INSULATED METAL WALL PANELS

USES & APPLICATIONS

In new and retrofit construction, Metl-Span panels function as walls, ceilings, and roofing for all types of architectural, commercial, and industrial applications. They are ideally suited for:

ARCHITECTURAL

- Low- and Mid-Rise Offices
- Mid-Rise Office Spandrel Panels
- Convention Centers
- Performing Arts Centers
- Arenas
- Airport Terminal Buildings
- Schools & Universities
- Religious Facilities
- Hospitals

COMMERCIAL & INDUSTRIAL

- Retail Buildings
- Hangars
- Prison Facilities
- Equipment Maintenance Buildings
- Manufacturing Facilities
- Warehouses
- Distribution Centers
- Self-Storage Complexes
- Utility Buildings
- Controlled Environment Buildings where temperature control and insulation values are critical

All Metl-Span panels can be easily adapted to pre-engineered metal building designs for almost any end-use as walls and roofing – saving material, time, and labor costs.

FEATURES & BENEFITS

Metl-Span® profiled panels have a standard FM Approved Class 1 foam core and offer the best insulating values available today. The metal and foam composite construction creates a rigid panel far stronger than the individual parts. This increases the span capability of the panels and reduces the need for secondary structural steel components.

- Panels are lightweight and quick to install, significantly reducing construction time.
- A double tongue-and-groove offset side joint permits concealed fastening.
- Consistent insulating values are achieved with built-in thermal breaks, saving energy.



DAVIDSON CENTER FOR SPACE
EXPLORATION, HUNTSVILLE, AL



STRIATED WALL PANEL

The Striated insulated metal wall panel combines the aesthetics of a flat wall panel and high insulation values of a urethane core. The exterior face is lightly profiled with narrow longitudinal striations to a nominal 1/2" depth and exhibits a virtual flat appearance at a short distance.

PANEL SPECIFICATIONS

MODULE WIDTH: 30", 36", 42"

THICKNESS: 2", 2-1/2", 3"
(2-3/4" thickness available from Nevada plant)

LENGTHS: 8'-0" to 40'-0" for the 30" & 36" widths, 8'-0" to 32'-0" for the 42" width

EXTERIOR FACE: Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 Ga. and 22 Ga.

INTERIOR FACE: Mesa or Light Mesa profile, stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga., and 22 Ga.

PANEL JOINT: Offset double tongue and groove with extended metal shelf for positive face fastening



CF MESA & LIGHT MESA WALL PANELS

The CF Mesa and Light Mesa insulated metal wall panels are well suited for exterior wall and interior partition applications. The lightly corrugated profile on both faces of the panel ensures symmetry from outside the building to inside, and from room to room in partition applications.

PANEL SPECIFICATIONS

MODULE WIDTH: For the CF Mesa and Light Mesa wall panel: 36", 42"

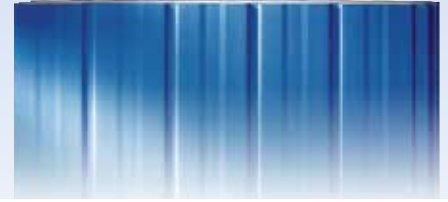
THICKNESS: CF Mesa profile, 2", 2-1/2", 3", 4", 5", 6"; CF Light Mesa profile, 2", 2-1/2", 3", 4"
(2-3/4" thickness available from Nevada plant)

LENGTHS: 8'-0" to 53'-0"

EXTERIOR FACE: Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga., and 22 Ga.

INTERIOR FACE: Mesa or Light Mesa profile, stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga., and 22 Ga.

PANEL JOINT: Offset double tongue and groove with extended metal shelf for positive face fastening



CF FLUTED WALL PANEL

The ribbed profile of the CF Fluted insulated metal wall panel provides bold vertical lines complementary to almost any commercial or industrial building. Like the other Metl-Span CF panels, the fluted design is installed with concealed clips and fasteners in the side joint.

PANEL SPECIFICATIONS

MODULE WIDTH: 42"

THICKNESS: 2", 2-1/2", 3", 4", 5", 6"
(2-3/4" thickness available from Nevada plant)

LENGTHS: 8'-0" to 53'-0"

EXTERIOR FACE: Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga., and 22 Ga.

INTERIOR FACE: Mesa or Light Mesa profile, stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga., and 22 Ga.

PANEL JOINT: Offset double tongue and groove with extended metal shelf for positive face fastening



SHELBURNE GREEN OFFICE PARK, SHELBURNE, VT



PROFILED INSULATED METAL WALL PANELS



SANTA FE® WALL PANEL

The Santa Fe® insulated metal wall panel has a flat exterior profile with a heavy stucco-embossed texture that mimics the look of conventional masonry stucco. The profile is further enhanced with concealed side joint fasteners.

PANEL SPECIFICATIONS

MODULE WIDTH: 36", 42"

THICKNESS: 2", 2-1/2", 3", 4"

(2-3/4" thickness available from Nevada plant)

LENGTHS: 8'-0" to 40'-0"

EXTERIOR FACE: Heavy stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 Ga. and 22 Ga.

INTERIOR FACE: Mesa or Light Mesa profile, stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated in 26 Ga., 24 Ga., and 22 Ga.

PANEL JOINT: Offset double tongue and groove with extended metal shelf for positive face fastening



7.2 INSUL-RIB™ WALL PANEL

The 7.2 Insul-Rib™ insulated metal wall panel combines a traditional 7.2" rib panel design with a urethane foam core. For the first time, this widely used profile is now available with exceptional insulating properties in various thicknesses.

PANEL SPECIFICATIONS

MODULE WIDTH: Nominal 36"

THICKNESS: 2-1/2", 3", 4", 5", 6"

LENGTHS: 8'-0" to 36'-0"

EXTERIOR FACE: Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga., and 22 Ga.

INTERIOR FACE: Mesa or Light Mesa profile, stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga., and 22 Ga.

PANEL JOINT: Offset double tongue and groove with extended metal shelf for positive face fastening



CF PARTITION WALL PANEL

The CF Partition insulated metal wall panel is the most economical choice for interior partition applications. For added strength on both faces, the lightly corrugated profile ensure symmetry from outside the building to inside; from room to room. (Note: not intended for exterior walls)

PANEL SPECIFICATIONS

MODULE WIDTH: 44-1/2"

THICKNESS: 2", 2-1/2", 3", 4", 5", 6"

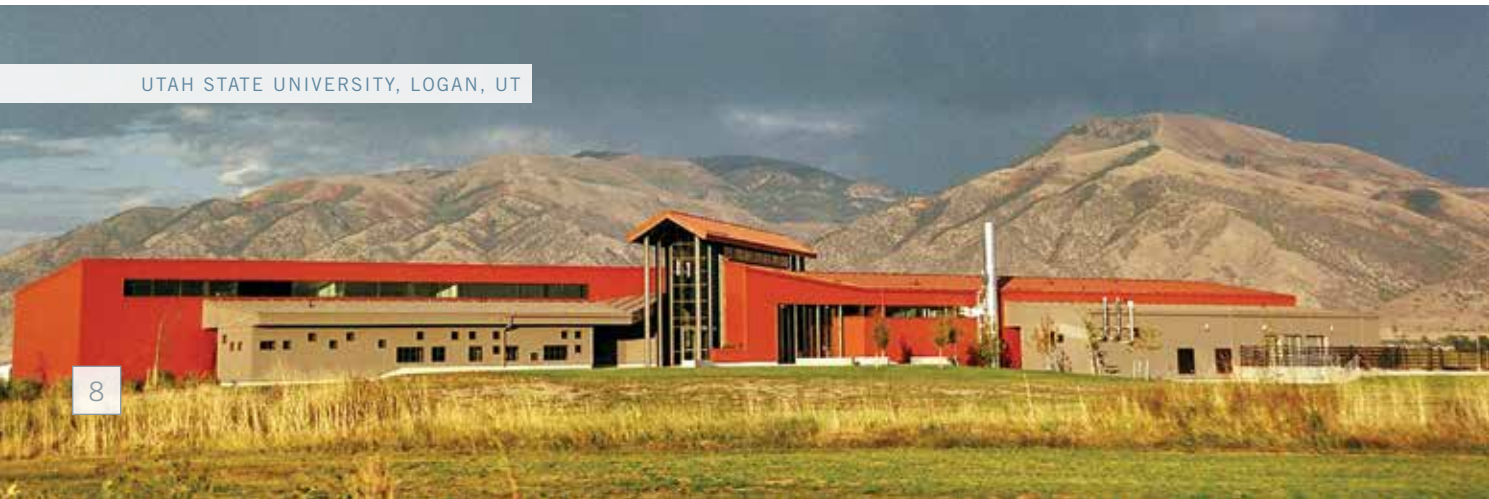
(2-3/4" thickness available from Nevada plant)

LENGTHS: 8'-0" to 53'-0"

EXTERIOR FACE: Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga., and 22 Ga.

INTERIOR FACE: Mesa or Light Mesa profile, stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga., and 22 Ga.

PANEL JOINT: Offset double tongue and groove (The extended metal shelf is eliminated on the Partition wall panel)



TUFF WALL® PANEL



TUFF-CAST™ PANEL



TUFF WALL® & TUFF-CAST™ INSULATED METAL WALL PANELS

Tuff Wall® is an insulated metal wall panel with an attractive stucco-like appearance, whereas Tuff-Cast™ has the look of finished precast concrete. Both products feature an exterior finish of Tuff Cote® fiber-reinforced polymer, which is heat cured under controlled conditions to ensure a strong bond to the metal surface.

FEATURES & BENEFITS

Tuff Wall and Tuff-Cast combine the masonry look of stucco and finished precast concrete walls with the thermal efficiency of an insulated metal panel.

The durable finish on Tuff Wall and Tuff-Cast panels is highly resistant to impact and abrasion and maintains its attractive color for many years.

Field-tested and proven, the Tuff Cote finish comes with a 10-year limited finish warranty.

The stucco and precast textures conform to the aesthetic demands required by many communities and business developments.

Tuff Wall and Tuff-Cast panels can be erected in virtually any weather condition since the Tuff Cote finish is unaffected by damp or cold weather, unlike field-applied stucco materials.

PANEL SPECIFICATIONS

MODULE WIDTH: 36", 42"

THICKNESS: 2", 2-½", 3", 4", 5", 6"

LENGTHS: 8'-0" to 40'-0"

EXTERIOR FACE: Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 Ga. and 22 Ga. with factory-applied Tuff Cote finish system

EXTERIOR TEXTURE: Tuff Cote finish system – a hard aggregated fiber-reinforced polymer coating

INTERIOR FACE: Mesa or Light Mesa profile, stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga., and 22 Ga.

PANEL JOINT: Offset double tongue and groove with extended metal shelf for positive face fastening



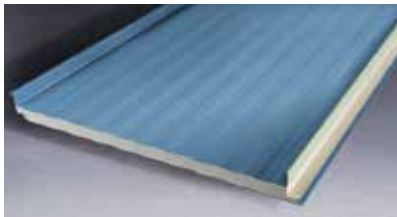
STRAIT-WAY KIA, ANTIGONISH, NOVA SCOTIA, CANADA



CFR INSULATED METAL ROOF PANEL

Metl-Span® CFR is an insulated metal standing seam roof panel and is the preeminent innovation in all-in-one composite panel design, combining durable interior and exterior faces with our unmatched polyurethane core.

The CFR roof panels have wide coverage areas between side joint connections and a mechanically closed standing seam that is 2" high. Profiling between the seams is a Mesa pattern with stucco embossing for added strength and superior appearance.



The CFR roof panel's diaphragm strength can be integrated into many steel-framed building bracing designs by attaching panels with exclusive Clinch Clip® by

Metl-Span. Adjacent roof panels are interlocked without fastener penetrations that compromise weathertightness or costly below-roof installation.

UNIQUE FEATURES & BENEFITS

The CFR roof panel provides a standing seam exterior face for unsurpassed weathertight performance. CFR roof panels are installed completely from the top side with concealed clips and fasteners placed in the side joint. Factory-cut panel ends, factory notching, and factory-swaged ends eliminate critical and extensive field reworking. Factory-installed backer plates at the endlaps also eliminate pre-drilling for special fasteners and tools. Careful design parameters have enabled Metl-Span to create an incomparable roof system that is easily and quickly installed without dependence on highly skilled labor.

PANEL SPECIFICATIONS

MODULE WIDTH: 30", 36", 42"

EXTERIOR PROFILE: 2" high standing seam with a Mesa profile between the seams

INTERIOR PROFILE: Mesa profile, nominal 1/8" deep

THICKNESS: 2", 2-1/2", 3", 4", 5", 6"

LENGTHS: Standard 9'-6" to 53'-0"; contact Metl-Span for custom length availability

EXTERIOR FACE: Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 Ga. and 22 Ga.; or AZ-55 aluminum-zinc coated steel with a clear acrylic coating in 24 Ga.

INTERIOR FACE: Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga., and 22 Ga.

PANEL JOINT: Mechanically closed single-lock standing seam at the exterior side joint. The interior side joint is a single tongue-and-groove interlock

UPLIFT PERFORMANCE: UL 90 rated, FM Approvals Standard 4471, and Florida Building Code approved. Dade County NOA No. 09-0310.10



HOPE LAKE LODGE, CORTLAND, NY

LS-36™ INSULATED METAL ROOF & WALL PANEL

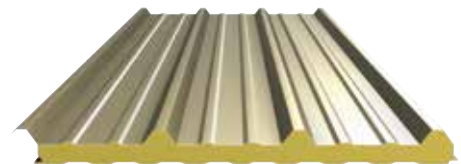
The versatility of the Metl-Span LS-36™ insulated metal roof and wall panel offers a multitude of design options. The overlapping, through-fastened joint allows for quick installation in roof or wall applications that results in reduced labor costs and earlier business starts. Owners will also appreciate the energy cost savings that an insulated metal panel provides.

FEATURES & BENEFITS

Insulated metal panels consist of two single-skin metal panels and a foamed-in-place core. The foam insulation is made of zero ODP polyurethane foam. IMPs are sealed to each other at the side laps and to the substructure at all perimeter



boundaries, which make them the ideal choice for applications where a continuous air barrier is required. The special foam insulation of IMPs offers superior R-values that provide enhanced energy performance. An overlapping rib on the top face, and single tongue and groove on the bottom face, coupled with vapor seal mastic in the mastic grooves, provides superior resistance to air and moisture intrusion, allowing for increased thermal performance of the building envelope.



PANEL SPECIFICATIONS

MODULE WIDTH: 36"

EXTERIOR PROFILE: 1-¼" high major ribs at 12" o.c. with Mesas in between ribs at 4" o.c.

INTERIOR PROFILE: Mesa profile, nominal ½" deep

THICKNESS: 1-½", 2", 2-½", 3", 4", 5", 6"

LENGTHS: Standard 8'-0" to 50'-0"

EXTERIOR FACE: Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga. and 22 Ga.

INTERIOR FACE: Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga., and 22 Ga.

PANEL JOINT: Overlapping with a single tongue and groove

FASTENING: Exposed through fasteners

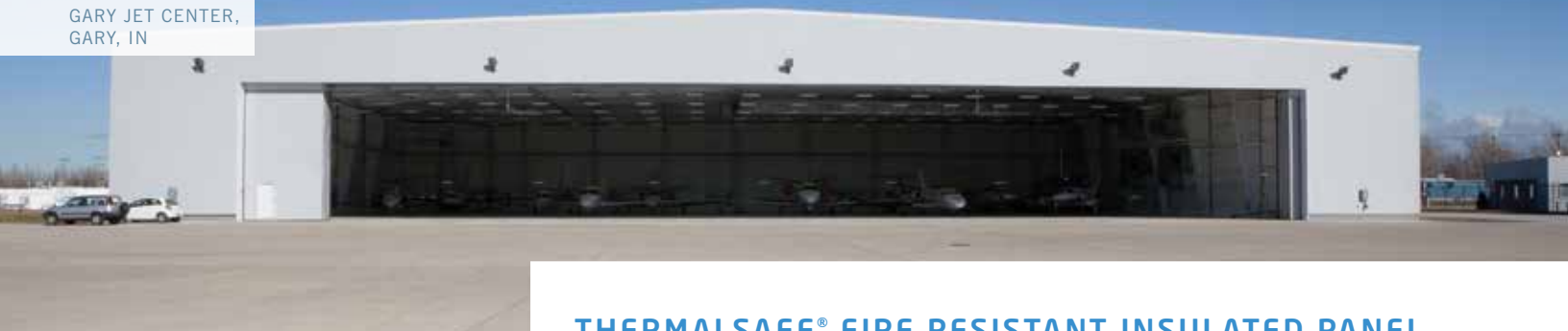
USES & APPLICATIONS

In new and retrofit construction, Metl-Span panels function as walls and roofing for all types of commercial, and industrial applications. They are ideally suited for:

COMMERCIAL & INDUSTRIAL

- Retail Buildings
- Hangars
- Prison Facilities
- Equipment Maintenance Buildings
- Manufacturing Facilities
- Warehouses
- Distribution Centers
- Self-Storage Complexes
- Utility Buildings
- Controlled Environment Buildings where temperature control and insulation values are critical





USES & APPLICATIONS

ThermalSafe fire resistant insulated panels are ideal for industrial buildings like manufacturing plants, auxiliary buildings at refineries, and other building installations at risk for fire.

Warehouses of all types are excellent structures for mineral wool panels, where they can be installed as exterior fire resistant separation walls or as fire partitions and barriers inside tilt-up buildings that contain multiple-tenant leased space. High occupancy structures like sports arenas and gymnasiums, cold storage warehouses, bakeries, and other food processing facilities are well suited for ThermalSafe panels.

THERMALSAFE® FIRE RESISTANT INSULATED PANEL



ThermalSafe® from Metl-Span® is a fire resistant insulated panel consisting of metal facings bonded to a structural mineral wool core. ThermalSafe combines the latest technology in panel design with our advanced manufacturing expertise to create a composite panel that achieves one-, two- and three-

hour fire resistance ratings for non-load bearing walls and a 90-minute fire resistance rating for a non-load bearing ceiling.

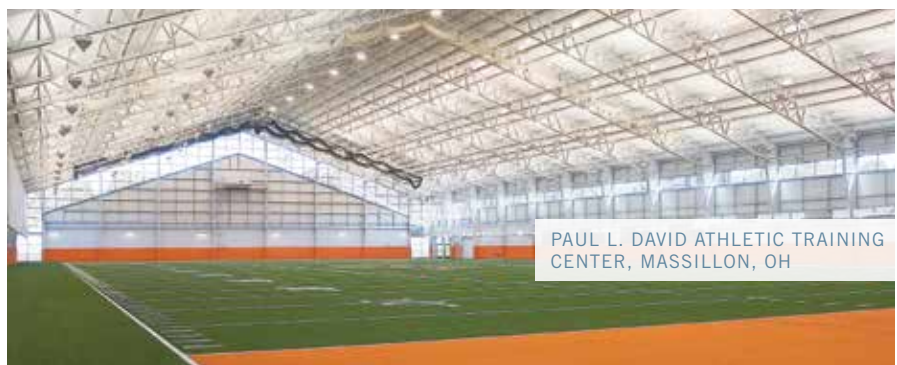
ThermalSafe panels with the exclusive LockGuard® side joint have one-, two-, and three-hour fire resistance ratings without installation of field-applied silicate splines in the panel joint. This unique design speeds the installation process and enhances the fire resistance of the panel.

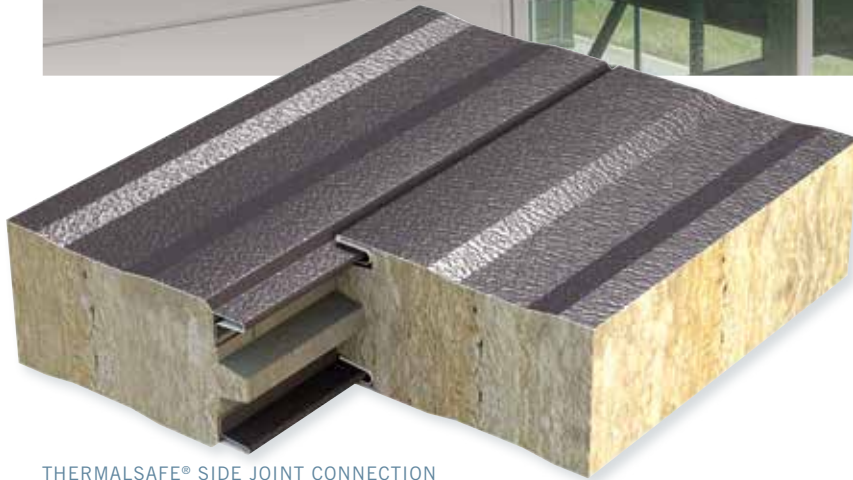
ENVIRONMENTALLY FRIENDLY

ThermalSafe panels are made from recyclable raw materials. The mineral wool core is a natural product that contains no VOCs or CFCs that affect the ozone layer or add to global warming potential. No poisonous gases are released during a fire.

FEATURES & BENEFITS

- The structural mineral wool core resists high temperatures and will not burn.
- Fire resistant exterior and interior walls can be installed in one step with ThermalSafe mineral wool panels. They provide good thermal performance as well, eliminating the need for additional insulation.
- ThermalSafe panels can be installed without sealant in the side joint for partition wall applications when a vapor seal is not required, greatly enhancing installation speed.
- For interior applications, partitions can be disassembled and reinstalled rather than having to be demolished and completely rebuilt.
- Mineral wool panels have good sound transmission acoustical properties compared to many other insulated metal panel products.
- The ThermalSafe core is dimensionally stable, water repellent, and will not expand. Mineral wool, however, is a fibrous material with a high perm rating, so the ThermalSafe panel edges must be protected from moisture.





THERMALSAFE® SIDE JOINT CONNECTION

FIRE RESISTANCE DATA

- UL fire resistance ratings of the finished panel for non-bearing walls are: one-hour fire rating in a 4" thickness, two-hour fire rating in a 7" thickness, and three-hour fire rating in an 8" thickness.
- To see the complete fire resistance approvals data and for more complete fire resistance rating data, go to metlspan.com/fire-resistance-approvals.
- Wall framing support members and adjacent construction may require fire protection as specified by applicable building code. The customer is responsible for specifying the appropriate fire protection in these areas.

HANDLING

Because of ThermalSafe's heavy weight-to-strength ratio, use of specialized vacuum-actuated lifting equipment is suggested to ensure safe and controlled handling. Refer to the ThermalSafe Installation Guide for complete instructions.

PANEL SPECIFICATIONS

FACE PROFILE: Light Mesa profile, nominal 1/32" deep

MODULE WIDTH: 42"

THICKNESS: Nominal 4", 5", 6", 7", 8"

LENGTHS: Minimum is 8'-0"; maximum available length is variable by thickness, weight, end use, and orientation; contact Metl-Span for custom length availability

EXTERIOR FACE: Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga. and 24 Ga.

INTERIOR FACE: Stucco-embossed, G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga. and 24 Ga.

CORE: Non-combustible structural mineral wool

PANEL JOINT: Exclusive LockGuard® side joint has a flush, double tongue-and-groove connection of the metal faces with an advanced integral spline to join the mineral wool core

R-VALUE: The core insulating value is 3.61 "R" per inch



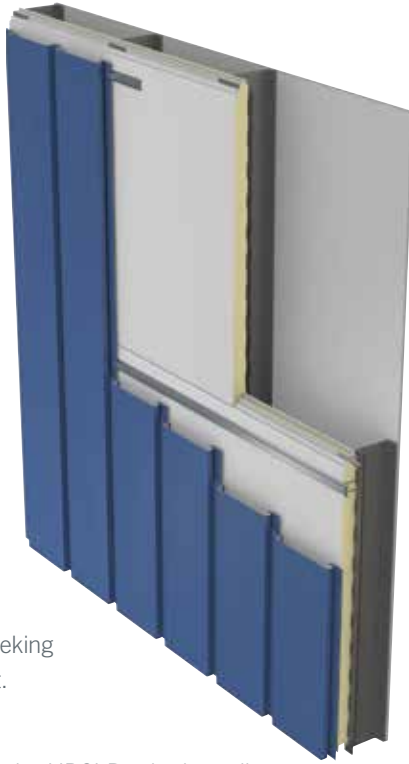
FALLSVIEW INDOOR WATER PARK EXTERIOR AND INTERIOR, NIAGARA FALLS, ON

DAVENPORT MOTOR COMPANY

HPCI BARRIER™ INSULATED METAL WALL PANEL

The HPCI Barrier™ insulated metal wall panel pushes the exterior building envelope to new standards of cost savings, design integrity, and sustainability.

With efficient one-step installation and all-in-one construction, the HPCI Barrier saves time and money. Its innovative design provides superior air, water, thermal, and vapor protection in a single-panel component that far surpasses outdated multiple-step systems. In addition, the HPCI Barrier can be used behind any type of facade, such as metal or brick – and its high level of recycled content makes it a sound choice for architects, designers, builders, and contractors seeking an environmentally sustainable product.



PANEL SPECIFICATIONS

MODULE WIDTH: 42"

EXTERIOR PROFILE: No profile embossed

INTERIOR PROFILE: Light Mesa embossed

THICKNESS: 2", 3", 4"

LENGTHS: 8'-0" to 24'-0"

EXTERIOR & INTERIOR FACE: Minimum .016" thick HPCI galvanized steel

PANEL CORE: Foamed-in-place, zero ozone-depleting polyurethane (zero ODP)

THERMAL VALUES: K-factor, Btu in/ft² hr. °F @ 75°F (24°C) mean core temperature = 0.140

COLOR: White Polyester

HOW IT WORKS

Unlike traditional backup wall systems, the HPCI Barrier is easily and quickly installed in a single step – eliminating the need for multiple work crews, minimizing construction debris, and reducing the likelihood of improper installation that could strike any stage of a traditional multi-layer scenario. In addition, the HPCI Barrier back-up panel is installed in a horizontal orientation completely outside the structural supports, so there are no thermal bridges to reduce energy efficiency. It's an advanced all-in-one insulated metal composite solution – backed by the industry innovation of Metl-Span.

THE HPCI BARRIER™ CAN BE USED
BEHIND TRADITIONAL FACADES





CONCEALED FASTENER SINGLE-SKIN STEEL PANELS

DESIGNER™ SERIES

The Designer Series panels provide the toughness of metal while creating an attractive, flexible and functional wall or fascia panel. The Designer Series is offered in fluted and flat panels, which are equally effective for new construction or retrofitting existing buildings.



DESIGNER™ SERIES 12\"/>

The Designer Series 12\"/>

PANEL SPECIFICATIONS

PROFILE: Flat with a 1-3/4\"/>

MODULE WIDTH: 12\"/>

LENGTHS: 5'-0\"/>

EXTERIOR FACE: Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 Ga. and 22 Ga.

STANDARD EXTERIOR: Full-strength 70% PVDF Fluoropolymer or Siliconized Polyester coating

FASTENING: Concealed Fastening System

FINISHES & COLORS: See metlspan.com for full information regarding available colors and order requirements



DESIGNER™ SERIES 16\"/>

The Designer Series 16\"/>

PANEL SPECIFICATIONS

PROFILE: Flat with a 1-3/4\"/>

MODULE WIDTH: 12\"/>

LENGTHS: 5'-0\"/>

EXTERIOR FACE: Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 Ga. and 22 Ga.

STANDARD EXTERIOR: Full-strength 70% PVDF Fluoropolymer or Siliconized Polyester coating

FASTENING: Concealed Fastening System

FINISHES & COLORS: See metlspan.com for full information regarding available colors and order requirements

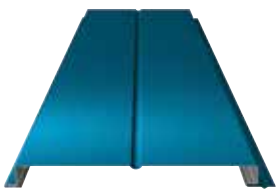




CONCEALED FASTENER SINGLE-SKIN STEEL PANELS



FW 120-0



FW 120-1



FW 120-2

FW-120 METAL WALL PANELS

The FW-120 Panel by Metl-Span is a concealed fastener wall and liner panel that provides a flat appearance. FW-120 is commonly used for architectural, commercial and industrial markets. The heavy gauge offering provides for large spanning capabilities, particularly in composite wall applications. The panel is available in a flat profile, with one or two beads.

PANEL SPECIFICATIONS

- PROFILE: Flat with options of one bead at 6" o.c. or two beads, 4" apart
- MODULE WIDTH: 12"
- LENGTHS: 5'-0" to 30'-0"
- EXTERIOR FACE: Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 Ga., 22 Ga. and 20 Ga.
- STANDARD EXTERIOR: Full-strength 70% PVDF Fluoropolymer Coating
- FASTENING: Concealed Fastening System
- FINISHES & COLORS: See metlspan.com for full information regarding available colors and order requirements





NUWALL® METAL WALL PANEL

NuWall® by Metl-Span combines the ease of installation in both new and retrofit applications with the pleasing aesthetic appeal of a clean, uninterrupted wall. For retrofit construction, all installation work is performed outside with no disruption to the interior workplace. The NuWall® Panel can be installed over an existing R panel wall; other panel profiles may require the use of subgirts.

PANEL SPECIFICATIONS

PROFILE: 2-½" deep panel with ½" deep fluting

MODULE WIDTH: 12"

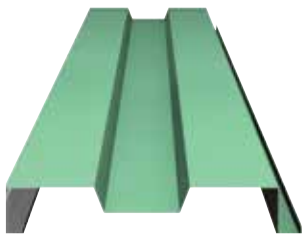
LENGTHS: 5'-0" to 40'-0"

EXTERIOR FACE: Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 Ga. and 22 Ga.

STANDARD EXTERIOR: Full-strength 70% PVDF Fluoropolymer Coating or Siliconized Polyester coating

FASTENING: Concealed Fastening System

FINISHES & COLORS: See metlspan.com for full information regarding available colors and order requirements



SHADOWRIB™ METAL WALL PANEL

The ShadowRib™ Panel by Metl-Span is a proven performer and versatile tool for designers. The panel has superior structural strength that does not sacrifice appearance or design flexibility. The deep flutes featured on this panel create distinctive shadow lines on your structure.

PANEL SPECIFICATIONS

PROFILE: 3" deep panel with 1-½" deep by 5-¼" wide fluting

MODULE WIDTH: 16"

LENGTHS: 5'-0" to 40'-0"

EXTERIOR FACE: Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 24 Ga. and 22 Ga.

STANDARD EXTERIOR: Full-strength 70% PVDF Fluoropolymer Coating or Siliconized Polyester coating

FASTENING: Concealed Fastening System

FINISHES & COLORS: See metlspan.com for full information regarding available colors and order requirements



ARTISAN® SERIES METAL SOFFIT PANEL

The simplicity of the Artisan® Series Soffit Panel by Metl-Span is its best design feature. Uniform dimensions and clean appearance allow the designer to plan modules, eliminate complicated pieces and follow wall curvatures. The Artisan Panel can be vertical, horizontal, perpendicular or skewed to the building line, allowing the designer multi-dimensional freedom to create.

PANEL SPECIFICATIONS

PROFILE: Flat panel

MODULE WIDTH: 8", 10" or 12"

LENGTHS: 8" Panel: 4'-0" to 20'-0"; 10" Panel: 4'-0" to 20'-0"; 12" Panel: 4'-0" inquire about longer lengths

EXTERIOR FACE: Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga. and 22 Ga.

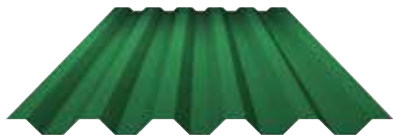
STANDARD EXTERIOR: Full-strength 70% PVDF Fluoropolymer Coating or Siliconized Polyester coating

FASTENING: Concealed Fastening System

FINISHES & COLORS: See metlspan.com for full information regarding available colors and order requirements



EXPOSED FASTENER SINGLE-SKIN METAL WALL PANELS



7.2 METAL WALL PANEL

When a design calls for a commercial or industrial thru-fastener panel, the 7.2 Panel offers versatility and functionality. The 7.2 Panel is a 36" wide panel with symmetrical 1-1/2" high ribs on 7.2" centers. This rugged panel also offers excellent spanning capability.



PBR METAL WALL PANEL

The PBR Panel is used for a wide variety of architectural, commercial, and industrial applications. PBR is a structural panel with exposed fasteners used on wall applications.



PBU METAL WALL PANEL

The PBU Panel is an exposed fastener system that can be used both horizontally and vertically for wall applications. It can be installed directly over purlins or joists and gives designers a contemporary appearance for their building project.

PANEL SPECIFICATIONS

7.2 PROFILE: Traditional high rib height at 7.2" o.c.

PBR PROFILE: 1-1/4" rib height at 12" o.c.

PBU PROFILE: 3/4" rib height at 6" o.c.

WIDTH: 36"

LENGTHS: 5'-0" to 50'-0"

EXTERIOR FACE: Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga. and 22 Ga.

STANDARD EXTERIOR: Full-strength 70% PVDF Fluoropolymer Coating or Siliconized Polyester Coating

FASTENING: Exposed Fastening System

FINISHES & COLORS: See metlspan.com for full information regarding available colors and order requirements



PBC METAL WALL PANEL

The PBC Panels are attached to a building structure with exposed fasteners. It can be installed vertically or horizontally, but most commonly used in horizontal wall applications.

PANEL SPECIFICATIONS

PBC PROFILE: 7/8" rib height at 2-2/3" o.c.

PBD PROFILE: 5/8" rib height at 2-2/3" o.c.

MODULE WIDTH: 32"

LENGTHS: 5'-0" to 50'-0"

EXTERIOR FACE: Smooth as standard G-90 galvanized and/or AZ-50 aluminum-zinc coated steel in 26 Ga., 24 Ga. and 22 Ga.

STANDARD EXTERIOR: Full-strength 70% PVDF Fluoropolymer Coating or Siliconized Polyester coating

FASTENING: Exposed Fastening System

FINISHES & COLORS: See metlspan.com for full information regarding available colors and order requirements



PBD METAL WALL PANEL

The PBD Panel is an exposed fastener wall panel with symmetrical ribs from top to bottom.

COLORS FOR THE COMMERCIAL & INDUSTRIAL MARKET

STANDARD I EXTERIOR COLORS



Polar White



Sandstone

STANDARD II EXTERIOR COLORS



Regal Gray



Brownstone



Almond

Standard I & II Colors in 22 Ga. will incur an additional material charge. Please inquire.

PREMIUM I EXTERIOR COLORS



Harbor Blue



Pacific Blue



Colonial Red



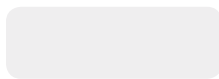
Brite Red



Slate Gray



Tundra



Snow White



Natural Patina



Spruce



Hunter Green



Classic Green



Medium Bronze



Terra Cotta



Smoke Gray



Aegean Blue



Gallery Blue

PREMIUM II METALLIC & PEARLESCENT EXTERIOR COLORS



Weathered Zinc*



Copper Metallic*



Silver Metallic*

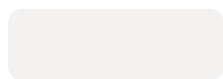


Champagne*



Dark Gray Metallic*

STANDARD SP EXTERIOR COLORS



Winter White



Light Stone



Ash Gray

POLYESTER EXTERIOR COLORS



Igloo White**



Polyester Polar White

PREMIUM SP EXTERIOR COLORS



Hawaiian Blue



Crimson Red



Fern Green



Saddle Tan



Desert Sand



Burnished Slate



Koko Brown



Charcoal Gray



Rustic Red



Solar White

Prices will vary by color, coating system, gauge, and quantity of metal. Please contact your Metl-Span representative for complete information. All colors shown here approximate actual finish colors as accurately as possible.

* Metallic paint finishes will exhibit color shift, shade variances, striations, and longitudinal patterning that are inherent characteristics and are not a product defect or cause for rejection.

** Igloo White is standard interior color for all panels.

Not all colors displayed are available for Single-Skin Panels. To determine color availability, please visit metlspan.com.



PIONEERING INSULATED
METAL PANEL TECHNOLOGY



1720 Lakepointe Drive
Suite #101
Lewisville, Texas 75057
TOLL-FREE: 877.585.9969
TEL: 972.221.6656
FAX: 972.420.9382
EMAIL: panel@metlspan.com
WEB: metlspan.com

COATINGS & SURFACINGS

To ensure a lasting quality appearance, the exterior face sheet of all Metl-Span® insulated wall, CFR, and ThermalSafe® panels is treated with a base primer, followed by a premium, full-strength 70 percent PVDF fluoropolymer coating. A siliconized polyester coating is available in a limited palette of standard colors for projects where economy is the primary consideration. **For specific information about our available colors and coatings, visit metlspan.com for a comprehensive selection.**

AVAILABILITY & COST

Metl-Span panels are available through a network of independent representatives, independent contractors, and design-build companies. Since cost is a factor that varies with each installation based on panel profile, insulation thickness, coatings, and quantity, contact Metl-Span for the name of your nearest representative for pricing. For more complete information on panel specifications, technical data, detail library, and the location of your nearest sales representative, please visit us online at metlspan.com.

WARRANTY

Metl-Span insulated wall, CFR, and ThermalSafe panels are warranted to be free from defects in material and workmanship for a period of two years from the date of substantial completion. Ensuring watertightness and/or vaportightness is a function of the installer and is not covered by the warranty from Metl-Span. Complete standard limited warranty information is available upon request.

Metl-Span is not responsible for selection and application of colors, coatings, or other products, and reserves the right to substitute, delete, or change gauges, widths, thicknesses, finishes, profiles, and colors on its products at its discretion – at any time and without notice.



Subject: Homer alaska
From: Jay Seavy (jay@mssi.us)
To: jsingle331@yahoo.com;
Date: Wednesday, April 26, 2017 9:11 AM

Joe,

Budget for the seven cell.

With security doors and locks, security glazing, bunks, desk and seats, powder coated with ten year warranty on the finish.

LED recessed security light fixtures.

Freight to the port in Washington.

Site supervision for the installation of the cells including roller system. Return freight back to Colorado included. (one Gang Box)

\$149,000.00

Jay Seavy

Phone: 719-784-2151

Fax: 719-784-3235



Attachments

- CellSpec1-Rev_11-12-07.doc (221.00KB)
- Sound Transmission.pdf (107.40KB)
- MSS11.pdf (15.84KB)
- image001.png (7.66KB)

DIVISION 11

SECTION 11194 - MANUFACTURED STEEL DETENTION CELLS

PART 1 - GENERAL

1.1 SCOPE

This specification covers the requirements, including labor, materials, services and equipment for the manufacturing, delivering and installing of pre-engineered, prefabricated Steel Detention Cells.

1.2 RELATED DOCUMENTS

Drawings and general provisions of the contract, including general and supplementary conditions and Division 1 specification sections, apply to the work of this section.

Other divisions specified by related include: *(as applicable)*

- a. Division 3 - Concrete: Slab Quality
- b. Division 4 - Masonry: Brick Ties
- c. Division 10 - Toilet Accessories
- d. Division 11 - Security Hardware
Security Accessories
Security Hollow Metal
Security – Detention Electronics Systems
- e. Division 15 - Plumbing
Sprinklers
HVAC
- f. Division 16 - Electrical

1.3 REFERENCES

The publications listed in this section form a part of this specification to the extent referenced. The publications are referenced herein by basis designation only.

ASTM A366/A366M - Specification for Steel, Sheet, Carbon, Cold-Rolled, Commercial Quality
 ASTM A569/A569M - Specification for Steel, Carbon (0.15 Maximum), Hot-Rolled Sheet and Strip Commercial Quality
 ASTM A666 - Specification for Austenitic Stainless Steel Sheet, Strip, Plate and Flat Bar
 ASTM B117 - Standard Practice for Operating Salt Spray (Fog) Testing Apparatus
 ASTM D2794 - Test Method for Resistance of Organic Coatings to the Effects of Rapid Deformation
 ASTM D3359 - Test Methods for Measuring Adhesion by Tape Test
 ASTM D2240 - Test Method for Film Hardness by Shor D
 ASTM F1450 - Test Methods for Hollow Metal Swinging Door Assemblies for Detention Facilities
 ANSI/AWS D1.1 - Structural Welding Code-Steel
 ANSI/AWS D1.3 - Structural Welding Code - Sheet Steel
 AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings
 AISC Load and Resistance Factor Design Specification for Structural Steel Buildings
 AISI ASD/LRFD Design Specification for Cold-Formed Steel Structural Members
 SSPC-SP1 - Solvent Cleaning
 SSPC-SP6 - Commercial Blast Cleaning
 SSPC-SP7 - Brush-off Blast Cleaning

1.4 SUMMARY

The Steel Detention Cell Manufacturer (DCM) shall provide the following and as indicated in PART 5 - DIVISION OF RESPONSIBILITY. (*per design requirements*)

1. *Security Doors and Frames*
2. *Chase Doors and Frames*
3. *Electrical and Lighting*
4. *Intercommunication Station*
5. *Video Surveillance Camera*
4. *Plumbing Fixtures*
5. *HVAC Grilles*
6. *Furnishings*
7. *Installation*

1.5 APPROVED MANUFACTURERS

1. Only PREQUALIFIED manufacturers are allowed to bid this section. The substitution of other manufacturers will not be acceptable. Manufacturers who have met the minimum pre-qualification requirements are:
 - A. Maximum Security Systems 719-784-2151
 - B. Qualifications of other manufacturers by pre-approved alternate only:
Firms wishing to be pre-qualified must submit in writing, no later than twenty (20) business days before the bid, the pre-qualification package must include the following:
 - a. A notarized statement from the Owner or the company's President, listing those products that will be used. No exceptions to this bill of materials shall be accepted after the awarding of the contract. Multiple selections are not acceptable. State in writing, your intent to "comply fully with the requirements of this specification and to hold harmless the Architect, Engineer, and the Owner from omissions of a casual nature that would be considered to be an implied requirement for a fully operational modular cell system." Provide a list of compliance to and non-compliance for each section of this specification. Compliance/Non-compliance must be a formal listing of each section and subsection of this specification and an explanation of compliance/non-compliance for each section and subsection.
 - b. A list of all outstanding or past judgements or lawsuits against the company Owners, under their current name, or any previous name or business entity.
 - c. Design Engineering Capability:
 1. The modular steel cell producer must have current design engineering capability to provide the final engineered structural design for modular steel cells and associated items and their integration into the building construction.
 2. Submit a list of the engineering design staff, listing the name, title, discipline, degree, registration, licenses, and years of experience designing detention structures.
 3. Submit a list of technical support personnel collaborating with the design engineers.
 4. Submit samples of design engineering systems (or samples of previous projects) in either AutoCAD or DXF format.
 - d. In-House production engineering capability:
 1. The modular steel cell producer must have current, in-house production management, with at least three (3) years of cell experience, capable of understanding design engineering documentation and managing the fabrication and erection process to produce the modular

- steel cells as engineered.
2. Submit a list of key in-house production management staff giving name, credentials, number of years experience, years with company, and title.
- e. Production Capacity:
1. The modular steel cell manufacturer must have the production capacity required to produce a minimum of three (3) cells per day or fifteen (15) cells per work week with sufficient manpower and financial resources to produce the required number of cells within the time period specified in the contract construction schedule.
 2. Submit name, location and historic production rate and annual production capacity of the plant, crew and equipment proposed.
 3. Submit the estimated quantity of work under contract and either scheduled or anticipated for the production facilities proposed for the time period of this project. List the projects and estimated production dates.
- f. Upon receipt of the pre-qualification package, the Architect/Engineer will review the package for compliance/non-compliance with the specified requirements. Compliance with all of the pre-qualification requirements will be strictly enforced. Approval of all pre-approved alternates will be issued in an addendum prior to the bid date. The determination of acceptance and non-acceptance is the sole discretion of the Architect/Engineer. All decisions are final.

1.6 SUBMITTALS

1. General:
Submit the following according to conditions of Contract and Division 1 Specifications Sections.
2. Product data and instructions for manufactured materials and products. Include manufacturer's certifications and laboratory test reports as required.
3. Shop drawings prepared by or under supervision of a qualified licensed professional, showing complete information for fabrication and installation of Steel Detention Cell units. Indicate member dimensions and cross-section; location, size and type of reinforcement, including special reinforcement; and lifting devices necessary for handling and erection. Coordinate shop drawings with other trades to ensure compatibility of required service connections.
4. Provide catalog data with full performance criteria and dimension for components purchased from outside sources.
5. Submit color samples for review and selection by the Owner. Submit samples of the cell finish, color, and texture.
6. Submit drawings of recommended bearing pads and/or special anchoring devices.
7. Provide shipping, lifting and handling diagrams indicating point loads and net and gross loads.

PART 2 - PRODUCTS

2.1 ENGINEERING AND DESIGN

The DCM shall provide Professional certification for the design of the manufactured Steel Detention Cells to support superimposed dead loads and live loads as indicated on the contract drawings. The DCM shall certify the design for compliance with applicable governing Code requirements.

The design shall include integration of Steel Detention Cells into the physical floor plan, sections, elevations, and structural design of the facility and shall assure that all systems specified in the contract documents are interfaced completely with Steel Detention Cells for a fully installed, fully working facility.

2.2 WORKMANSHIP

1. All units shall be tightly fitted and securely fastened with no through seams or cracks. Minimum of 3/16" thick (A-36) Carbon Steel Plate with continuous welded seams.
2. All panels and assemblies shall be inspected for correct dimensions, joint configuration, straightness, fairness and squareness.
3. All exposed edges shall be chamfered or bent for finger contact.
4. Out-to-out length, width and height dimensions of individual cell units shall be a tolerance of +/- 1/4 in. (6.4mm). The cumulative tolerance in any direction shall not exceed the available horizontal or vertical dimension for the entire assembly of cell units.
5. All ceiling joints and cell corner joints shall be continuous welded.
6. Joints to be welded shall be cleaned and prepared as necessary to assure quality welds.
7. Welding shall be controlled and sequenced to reduce warpage and distortion.
8. All welds shall be free of deleterious porosity, pinholes, and cracks.
9. Finished welds shall be smooth, and weld spatter and flux shall be removed.

2.3 STRUCTURAL COMPONENTS

1. Framing, floors, walls, and ceilings, as required, shall be constructed of steel shapes, tubing, stiffened plates, cold-formed sections, and/or sheets stiffened with formed sections from steels conforming to design requirements to provide adequate structural strength including the ability to support loading as specified.
2. Structural steel shall be designed to AISC - Specification for the Design, Fabrication and Erection of Structural Steel for Buildings or AISC - Load and Resistance Factor Design Specification for Structural Steel Buildings. Cold-formed steel shall be designed to AISI - Specification for the Design of Cold-Formed Steel Structural Members.
3. Welding shall be in conformance with ANSI/AWS D1.1, Structural Welding Code - Steel and/or ANSI/AWS D1.3, Structural Welding Code - Sheet Steel, as applicable.
4. Tamper resistant fasteners shall be used for all exposed fasteners where required for accessories.
5. Mounting and bearing pads, anchorages, spacers, and alignment devices, except those shown to be field installed, shall be furnished and attached.

2.4 DOORS, WINDOWS, AND FRAMES

1. All door, window, and frame construction shall be of an equivalent security level to the wall framing in which they are to be mounted.

2. Materials

- a. Interior security and cell doors: Face sheets shall be 0.067 in. (1.7mm) minimum thickness conforming to ASTM [A366/A366M] [A569/A569M] steel.

For interior areas subject to corrosive conditions, specify ASTM A653/A653W (A60, G60 / Z180, ZF180).

- b. Exterior doors: Face sheets shall be 0.083 in. (2.3mm) minimum thickness conforming to ASTM A653/A653M (A60, G60 / Z180, ZF180) steel.
- c. Door and window frames shall be 0.093 in. (2.3mm) minimum thickness. Doors, Windows and Frames shall be those equal in design and quality of those manufactured by approved door manufacturer.

3. Glass and Glazing

- a. All glass utilized in the modular steel cell windows shall be as scheduled in the door and window schedule.

2.5 ELECTRICAL

1. The DCM shall provide the light fixture, intercom station and video camera in the pre-finished modular steel cell.
2. Light Fixture:
The light fixture shall contain two (2) cool white 32 watt fluorescent lamps each and one (1) 9 watt fluorescent night light and shall be surface type equal to Morlite model FH14, or equal. The housing shall be 14 gauge steel. the frame shall be 14 gauge with .250 polycarbonate and .125 prismatic acrylic overlay. The ballasts to operate the lamps shall be 120 volt with electronic start. The finish shall be baked-on white enamel. All fixtures will provide a minimum of 20-foot candles of light at the desk and the mirror per ACA standards.
3. Intercommunication and Video Surveillance devices specified in the Detention Electronic Systems specification section.
4. The division 1600 contractor shall terminate all lighting, communications and controls permanent connections in the cell's service chase.

2.6. PLUMBING

1. The DCM shall provide and install the plumbing fixtures for the pre-finished modular steel cells. The DCM shall supply the flush valve for the combination toilets separate and uninstalled. The flush valves shall be installed by the division 15000 contractor.
2. Plumbing Fixtures:
Lavatory/Toilet Combination Unit: Unit shall be a Acorn 1415-series ,or equal, wall mounted unit equipped with a penal filler, self-closing metering hot and cold valve; mechanical flush valve, integral seat, extended combined waste with no-hub connector, and recessed tissue holder.

Handicap Lavatory/Toilet Combination Unit: Unit shall be a Acorn 1435

or equal, wall mounted unit equipped with a deck spout, self-closing metering hot and cold valve; mechanical flush valve, integral seat, extended combined waste with no-hub connector, and recessed tissue holder.

3. The flush valves and water manifolds for the plumbing fixtures shall be provided separately and installed by the division 15000 contractor.

2.7 HVAC

1. Each Steel Detention Cell shall be designed, manufactured and equipped to receive the required HVAC fixtures specified in other divisions of this specification.
2. The DCM shall provide the HVAC grilles. The grilles shall be pre-punched perforated panel in compliance with the specified CFM requirement. A flange suitable for the attachment of the HVAC duct shall also be provided.

2.8 THERMAL AND ACOUSTICAL INSULATION

1. Insulation Material: Materials shall be approved by the applicable codes of NFPA and governing authorities to provide a fire resistance classification as required.
2. Thermal Insulation: Walls, floors, and ceilings shall be insulated to R-values as indicated on the contract drawings.
3. Acoustical Insulation: The walls between cells and adjacent rooms shall have a Sound Transmission Classification of 62 (STC-62).
4. As manufactured by Roxul, 551 Harrop Drive, Ontario L9T 3H3 800-265-6878, or approved equal..

2.9 FURNISHINGS, AND ACCESSORIES

1. Steel Cell Furniture: Where shown on the contract drawings as cell furniture to be so provided, the DCM shall provide and install wall mounted bunks, tables and stools. Bunks, tables, and stools shall fabricate out of 3/16" thick (A36) Carbon Steel Plate minimum thickness and of the sizes shown. DCM shall include drawings which detail materials, construction, and attachment. These drawings shall be a part of the submittals as outlined in Section 1.5 herein. Fabrication of these items shall not begin prior to the Architect's approval.
2. Fixtures, Furnishings and Accessories Load Test: Reinforce walls, stiffen furnishings, and provide connections as required to support dead loads plus single point (concentrated) static live loads as indicated, at maximum distance on each from wall and from supports for each of the following:
 - a. Wall mounted desk and seats - 600 lbf
 - b. Wall mounted locker - 600 lbf
 - c. Grab bars - 600 lbf
 - d. Wall mounted lavatory - 1000 lbf

2.10 AUTOMATIC FIRE PROTECTION SYSTEMS *(as applicable)*

1. The DCM shall provide a prepared location for the installation of the sprinkler head by the fire protection contractor.
2. The DCM and fire protection contractor shall coordinate to confirm the type and location of the

sprinkler head to ensure the proper interface of work.

2.11 FINISH Powder coated.

1. All exposed painted surfaces shall be cleaned and finished in accordance with SSPC-SP1, SSPC-SP6 or SSPC-SP7 as specified by the paint manufacturer.
2. Painting: All steel wall and ceiling assemblies shall be coated with a rust inhibitor on all steel surfaces and top-coated with a finish coat on all exposed surfaces. The coatings shall meet this criterion as a minimum:
 - a. Corrosion Resistance: Meets ASTM B117, for 1000 hours.
 - b. Impact Resistance: Meets ASTM D2794, impact force of 160 in-lb.
 - c. Abrasion Resistance: Meets ASTM D4060, for 75 mg loss.
 - d. Adhesion Resistance: Meets ASTM D4541, for 2000psi.
 - e. Hardness: Meets ASTM: Meets ASTM D2240, for 6H.
3. Cells shall be of a single color as selected by the Owner from samples submitted by the manufacturer. As an additive option, doors furnished with cells may be a second color as selected by the Owner. Available colors shall be included with cell product data submittals. *(additive option shall be noted on the contract drawings)*
4. The interior and exterior of the cell fronts and cell door along with the cover plates shall be powder coated with a five year standard warranty or an optional ten year warranty.

2.12 MEZZANINES, RAILINGS, AND STAIRS

1. Mezzanine walkways, hand-railings, and stairs shall be primed painted only and shipped to site and installed by others, (Optional).
2. DCM and Fabricator shall coordinate in order to ensure proper interface of work.

PART 3 - DELIVERY AND INSTALLATION

3.1 DELIVERY SEQUENCING AND SCHEDULING

1. Manufacturer shall coordinate with the scheduling of delivery to the project site. A mutually approved schedule shall be determined by the project scheduler and DCM at the pre-construction meeting. The sequencing of the cell units shall conform to this schedule to properly interface the delivery and installation of cells at the proper time during the construction period.
2. DCM shall deliver cell units, to a designated project site, properly protected from shipping damage. The General Contractor shall provide suitable protective coverings, devices or such methods and procedures to protect the cells from damage from the weather or vandalism. Protective measures shall remain throughout the construction period. Unloading and handling of the cell units shall be the responsibility of the installer.

3.2 SITE INSPECTION

The installer of the structural steel cell units shall examine areas and conditions under which the structural steel cells are to be installed. The installer is to notify the contractor in writing of conditions detrimental to proper completion of the work. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the installer.

3.3 INSTALLATION

1. The General Contractor or DCM under a separate contract shall install or provide a qualified installer to install the steel cells. The DCM shall provide a qualified on-site representative for initial cell installation to verify proper cell offloading and installation procedures.
2. The General Contractor shall provide adequate access for the DCM's tractor-trailer transport trucks. This access shall be suitable enough so that the trucks will have the needed room to maneuver under their own power.
3. Steel cell units shall be set in place by the installer and shall be checked for correct alignment and level. Shims shall be installed as necessary and securely fastened to the foundation. Complete all connections, trim and touch up, meeting the acceptable industry standards and manufacturer's recommendations.
4. The General Contractor shall provide for the protection of the cells from the weather and vandalism once the cells are delivered and installed.
5. Filling voids between the bottom of the cells walls and the floor with security caulk shall be provided by the General Contractor

PART 4 - WARRANTIES

Provide special project warranty signed by the DCM, Installer, and Contractor agreeing to repair defective materials and workmanship of the steel cell, installation, and related work. The cell warranty shall be conditional upon normal use of the cells. Abuse and misuse or damage during a riot is not considered normal use. The Warranty shall be for a period of one (5) year from the date of acceptance by the Architect and/or Owner's representative.

PART 5 - DIVISION OF RESPONSIBILITY

1. INSTALLATION ITEMS EXCLUDED BY DCM
 1. Security Caulking
 2. On-Site Mechanical, Plumbing, and Electrical Connections to the Cell.
 3. Interim Job-site Weather Protection.
 4. Installation of Detention Hardware (Optional Installation by MFG).
2. INSTALLATION ITEMS FURNISHED BY DCM
 1. Shim Packs for Leveling Cells to Foundations or Floor Slabs.
 2. Lifting Eyes on Cells.

3. FURNISHINGS PROVIDED BY DCM

1. Cell Door Glazing
2. Cell Electrical Back Boxes and Conduit
3. Cell Light fixtures
4. Cell Intercom Station
5. Cell Video Surveillance
6. Cell Plumbing fixture
7. Cell Bunks, Tables and Stools
8. Cell Weld-In Accessories

Final coordination of responsibility should be made by GC, DEC, and DCM prior to bidding to ensure no exceptions or qualifications exist in proposal relationship.

Division of Responsibility

			DCM		OTHERS	
			Materials	Labor	Materials	Labor
1.0		Manufacture of #___ Steel Detention Cells, Room Numbers <u>See Attached Exhibit A</u>				
2.0		Cell Security Doors				
	2.1	Door Frames				
	2.2	Doors				
	2.3	Hinges				
	2.4	Locks				
	2.5	Door Position Switch				

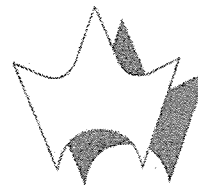
			DCM		OTHERS	
			Materials	Labor	Materials	Labor
	2.6	Door Closure				
	2.7	Pulls				
	2.8	Window Frame				
	2.9	Window Glazing				
	2.10	Food Pass				
	2.11	Food Pass Lock				
	2.12	Food Pass Hinge				
3.0		Cell Chase Doors				
	3.1	Doors and Frames				
	3.2	Hinges				
	3.3	Smoke Seal on Chase				
	3.4	Locks				
4.0		Cell Windows				
	4.1	Window Frames				
	4.2	Window Glazing				
5.0		Cell Insulation				
6.0		Cell Interior Finish Coatings				
7.0		Cell Furnishings				
	7.1	Bunks				
	7.2	Desks and Seats				
	7.3	Mirrors				
	7.4	Clothes Hooks				
	7.5	DE - Intercom Station & Wiring				
	7.6	Surveillance Camera and Wiring				
	7.7	Intercom Station Glazing				
	7.8	Surveillance Cameras Glazing				
	7.9	Cell Padding				

			DCM		OTHERS	
			Materials	Labor	Materials	Labor
	7.10	Exterior 3/16" Plate Steel in Exposed Area				
8.0		Plumbing Equipment and Fixtures				
	8.1	Combination Toilet/Lavatory Units				
	8.2	Handicap Toilets and Lavatories				
	8.3	Drain				
	8.4	Pressure Piping				
	8.5	Flush Valves				
	8.6	Metering Valves				
	8.7	Cell Shower Heads and Valves, Receptor Pans				
	8.8	Sprinkler System Heads				
	8.9	Sprinkler System Piping				
9.0		Electrical and Lighting				
	9.1	Surface Mounted Light Fixtures				
	9.2	Fluorescent Tubes				
	9.3	Electrical Conduit Terminated in Junction Boxes in Access Chase				
	9.4	Electrical Wiring from Fixtures to Junction Boxes				
	9.5	Communication System Intercommunication Station and Video Surveillance Junction and Back Boxes				
10.0		HVAC				
	10.1	Supply and Return Security Grilles				
	10.2	Sleeve at Cell Grilles for Duct Connection				
	10.3	Sleeve at Cell Roof for Duct Connection				
	10.4	HVAC Duct				
11.0		Cell Installation				
	11.1	Foundation Bearing Pad Installation				
	11.2	Shim Packs for Cell Setting/Leveling				
		Weld Connect Cells to Foundation				

			DCM		OTHERS	
			Materials	Labor	Materials	Labor
	11.3	Bearing Pads				
	11.4	Mezzanine Walkways, Hand-railings, and Stairs. Fabrication, Finish Painting, and Installation				
	11.5	Floor Sealer at Concrete Cell Floors				
	11.6	Security Sealant/Caulking Cell to Cell Joints				
	11.7	Provision of Suitable Site Surface Preparation for Access of Cell Transportation Trucks & Cranes				
	11.8	Deliver Cells				
	11.9	Off-load Cells				
	11.10	Crane to Off-Load Cells				
	11.11	Rigging to Off-Load Cells				
	11.12	Storage and Protection of Cells				
	11.13	Erect Cells				
	11.14	Masonry Reinforcement Brackets				
12.0		Taxes and Bond				
	12.1	Taxes				
	12.2	Bond				

H.P. WHITE LABORATORY, INC.

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www.hpwhite.com



March 19, 2007
[HPWLI 10480-01A]
[Revised August 16, 2007]

Maximum Security Systems, Inc.
P.O. Box 65
Florence, Colorado 81226

Attention: Jay Seavy

Dear Mr. Seavy:

You recently requested Forced Entry testing of a Detention Security Window, PRC series 2200, Type 6-2T. Testing was conducted outdoors at ambient conditions, using equipment and procedures specified in ASTM F2322-03, Standard Test Methods for Physical Assault on Vertical Fixed Barriers for detention and Correctional Facilities. Testing was for Grade 1 [60 Minutes], and was limited to the Wall Impact Test, Paragraph 7.2. Bullet Penetration testing, Paragraph 7.1, was not conducted. Table I provides a summary of information in the attached Data Record. Drawings of the window are enclosed, as are still photos and a DVD of the testing. There was no structural damage, and no penetration of the front or rear surfaces after the full 600-blow test.

The Detention Security Window submitted for testing **SATISFIED THE REQUIREMENTS** of Paragraph 7.2 of ASTM F2322-03 for a Grade 1 [60 Minute] rating. This conclusion is based solely on the testing of the sample submitted and should not be construed as an endorsement by H.P. White Laboratory, Inc.

Thank you for the opportunity to conduct this test. If you have any questions, please feel free to call.

Very truly yours,

H.P. White Laboratory, Inc.



Lester W. Roane

LWR/mw
[Enclosures]