From:	Brian Meissner
To:	Jassen Michael; "Elisha Martin"; Crystal Koeneman; Pamela Varni
Cc:	"Jason Cooley"
Subject:	Phase 1 Budget - 1500 W Benson
Date:	Monday, April 10, 2017 11:01:09 AM
Attachments:	image001.png LAA Anchorage - Phase 1 Budget_2017-04-10.xlsx

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Crystal and Pam,

See attached for an updated budget for Phase 1 work at 1500 W Benson. The total estimated Phase 1 cost is now $3,670,541. The cost has increased due to temporary walls required on the second and fourth floors, and additional workstation for those floors. The new walls will require engineered drawings and a building permit, which have been anticipated in the costs.

Cautions:

- We need to make sure that the legislature understands we're not doing anything that will improve comfort on the 2nd and 4th floors. To the contrary, the temporary offices will likely make it even more difficult to balance heating/cooling/ventilation. We can only address comfort on those floors when they are ready to authorize a more comprehensive renewal of each floor.
- We also need to make sure that the legislature understands we aren't updating any finishes. The only new paint will be on the new 'temporary' walls.
- Workstations for the relocation still need to be identified/located. It's possible that used workstations can be obtained from DOA. We've included a budget allowance to procure/install those workstations.
- The extent of temporary walls on the 4th floor could trigger ADA upgrades. If that happens, then the legislature may need to make-do without new walls on the 4th floor. We won't know if this is an issue until MOA reviews a building permit application.

I'm running to a meeting, but will be available after 1pm to discuss this further.

ECI

Brian Meissner AIA, PRINCIPAL ARCHITECT
(907) 565-5010

From: Jassen Michael [mailto:jmichael@bauerak.com]
Sent: Monday, April 10, 2017 10:36 AM
To: 'Elisha Martin' <elisha.martin@cbcadvisors.com>; Brian Meissner <BrianM@ecialaska.com>
Cc: 'Jason Cooley' <jasonc@bauerak.com>

Subject: LAA 2nd and 4th Floor Office Estimates

Good Morning Elisha and Brian,

Attached you will find our estimates for the work discussed on the 2nd and 4th floors at the LAA Building. Please call with any questions. These estimates do not include:

- ADA Upgrades
- Upgrades to existing finishes (patch and paint existing walls, etc.)
- Server room air conditioner (discussed in the penthouse)
- Keying
- Card access system
- Floor boxes (power poles are to be used)
- Walls to the deck
- Asbestos or hazardous materials

Thank you,

Jassen Michael – V.P.

Bauer Construction, Inc.

PO Box 875558

Wasilla, AK 99687

O – 907-357-3053

F – 907-357-3054

C – 907-841-5750

jmichael@bauerak.com

www.bauerak.com