

Alaska State Legislature

Legislative Affairs Agency



Office of the Executive Director

Terry Miller Legislative Office Building, Room 217

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MEMORANDUM

TO: All Legislators
All Legislative Staff

FROM: Pam Varni, Executive Director

A handwritten signature in black ink, appearing to be "Pam Varni".

DATE: April 1, 2016

SUBJECT: Important Dates, Capitol Seismic & Exterior Remodel Interim Project

Below are important dates for end of session pack up and return to your districts:

Cross Gulf M/V Kennicott Ferry Dates (arrangements with Joanna in Accounting)

1 st Cross Gulf:	April 4, 2016	depart Juneau 4:30 pm
	April 6, 2016	arrive Whittier 7:30 am
2 nd Cross Gulf:	April 18, 2016	depart Juneau 4:30 pm
	April 20, 2016	arrive Whittier 7:30 am

Consolidated Office Move to Anchorage, Fairbanks, Kenai and Surrounding Areas (IS and Supply will be in touch with additional information)

Computer Equipment

- IS Tech Services will start backing up computer equipment April 11-15. **We will begin packing computer equipment April 18.** Computer equipment will be loaded on the first van the morning of April 20. If your equipment is going on the vans, please label it (sticky note will do) with your name and where in the office the equipment will be going (front desk, inner office etc.). This information is essential when we are unpacking your equipment upon arrival.
- Van 1 Arrives Anchorage: Monday April 25, 2016
- Van 2 Arrives Fairbanks: Monday April 25, 2016
- Van 3 Arrives Anchorage: Tuesday April 26, 2016
- Van 3 Arrives Kenai/Homer: Wednesday April 27, 2016

IS Manager Curtis Clothier, Supply Manager Tina Strong, and Finance Manager Jessica Geary and their staff will assist you in traveling home and making a smooth transition to interim.

Capitol Seismic & Exterior Remodel Interim Project

Jeff Goodell, Project Director, Wayne Jensen, Architect and I met with Dawson Construction today and received their 2016 schedule and additional cost information if we ask them to delay because of an extended or special session.

We are in the fourth year of a Legislative Council project to correct life and safety issues and make improvements to the Capitol on the exterior; switching from steam to hot water baseboard; new windows; additional infill office areas; seismic retrofit; and replace worn and broken sandstone and brick with energy efficient insulation and new brick and cast concrete.

In order to substantially complete the work for this season, Dawson Construction Inc. will need to erect the crane at the parking garage at the Capitol by May 2, 2016. As we have done in the past, staff working in Juneau for the interim will be assigned parking in one of our other legislative parking lots or the Downtown Parking Garage. I will send a parking request form to all offices to inquire about your parking needs, or you may send me your parking request via email. We will lose all of our parking in the upper and lower Capitol lots to Dawson Construction beginning May 2; after Dawson Construction demobilizes sometime in November, we will have use of the Capitol lots again. I will notify you when that happens.

The project in 2016 encompasses the following: completion of courtyard masonry, Seward Street demolition and reconstruction, 4th Street (front of building) demolition and reconstruction, 3 week interruption of service to the two elevators for seismic upgrade, completion of new infill areas on the 4th and 5th floors. Street closures this year will be Seward Street and 4th Street.

Before the demolition can begin on the front of the building envelope, Dawson will need to complete the micro pile structural reinforcement. This will involve the closing of 4th Street in front of the Capitol with one emergency front door exit. All visitors will be instructed to use the 2nd floor catwalk until May 2. This will also be entrance and exit for Legislators and legislative staff moving in and out of the building in addition to the Seward and Main Street exits and the fire escapes until May 2.

The micro pile structural reinforcing must be sequenced before the demolition can begin; Dawson is scheduled to begin that work on April 18, 2016. Dawson will close down 4th Street on April 18, 2016 in order to begin work on the front of the building. The importance of the micro pile work is to secure the building foundation to bedrock. This will involve drilling two piles per day for a four hour period. They will be doing test piles and eight individual micro piles. For DBM to do their work, Dawson Construction needs to demolish the ADA ramp at the front of the building and bore holes in the foundation.

DBM is their selected subcontractor for the micro pile installation, and their contracted delay rates are as follows:

- DBM would be mobilized, so a delay to their work would have the impact of incurring their standby rates, as well as additional operating rates for every day beyond their bid. (i.e., if the Legislature delays them for nine hours they're on standby for nine hours and charge nine hours when they are free to do the work)

- Standby cost for DBM are approximately \$840/hr (\$7560.00/ day)
- Operating costs for DBM (pushing them past their duration) are \$1200/hr (\$10,800.00/ day)

Daily costs if we delay DBM will be ~\$18,000/day and they are scheduled to be onsite April 18. The Dawson cost after mobilizing and current daily cost would be ~\$15,000/day with supervision, onsite management, crew, secured housing, utilities and fuel and insurance. Total cost to the project would be ~\$33,000/day once all parties have been mobilized. To ask Dawson Construction to delay more than one day will require a Legislative Council meeting to approve this expenditure.

Maintaining our schedule is critical to our ability to substantially complete the structural and masonry work on the building this construction season. The scheduled completion for DBM is a two week time period. After that, Dawson Construction will start with scaffolding the front of the building, demolition and reconstruction work.

In many states, reconstruction and seismic retrofits take in excess of 3 or 4 years with no occupancy during the entire project. We have been fortunate that our work during the last three years has occurred during the interim only, enabling us to use our Capitol during the regular session. This year, with the elevators being unavailable for 3 weeks, and the lack of access and egress, we will vacate the building with the exception of the Security Guard and Maintenance crew working in the building until Dawson Construction demobilizes in November. **Our deadline for vacating the building for everyone except Maintenance and Security will be May 2, 2016.**

We have space available in the Thomas Stewart and Terry Miller Legislative Office Buildings to relocate our Juneau Legislators, as well as any legislative staff working in Juneau during the interim. Senator Gary Stevens, Chair of Legislative Council, who is in charge of interim office space, will be assigning alternate office space for Legislators and legislative staff.

Jeff Goodell will send each office explicit instructions on how to leave your Capitol offices for the interim. Supply and Maintenance will take pictures of each office to ensure a before and after record during this renovation.

Those offices most effected this interim will be south of the sky bridge on Seward Street and the entire front of the Capitol. Furniture and office supplies will need to be moved back at least six feet from the window to enable Dawson Construction to do their work. Please ensure you box and label all items stored in your offices. Any questions, please contact Jeff Goodell on what will be required.