

Renovations of LAA / LIO Building
First Floor Tenant Improvements
And
Core/Shell Improvements

Analysis of Contractor's Cost Proposal and
Schedule to Completion

Tonsina
3733 Ben Walters Lane
Suite 4
Homer, AK 99603
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Summary:

The elements of renovation contained in the documents prepared or coordinated by ECI, the architect of record, and as supplemented by the designs offered by the electrical and mechanical subcontractors, are constructible, accurately quantified and provide for sourcing the materials and labor necessary to complete the project within the contractor's scheduled construction period.

The various wage rates meet the requirements of AS 36.05.

The values assigned for the time and materials necessary to accomplish the work are similar to established guidelines and past experience.

The consolidated cost proposal is fair and reasonable.

The schedule for construction to completion is adequate and contains room for unexpected delays.

Introduction:

Tonsina was established in 2005 to provide independent analysis of various pre-construction elements, including construction cost estimates and scheduling, review of construction documents to verify the constructability and best practices for the various conditions found in the State of Alaska, opportunities for value engineering and negotiation assistance for changes and claims.

The renovations required to convert the Wells Fargo building, located at 1500 West Benson Boulevard in Anchorage, consist of various non-structural changes to interior partitions and finishes, upgrades to the core electrical, plumbing, heat and ventilation systems, and the management and support to facilitate those tasks.

Tonsina examined the following elements:

1. Compliance with the work as detailed in the plans and specifications;
2. Compliance with State of Alaska minimum rates of pay;
3. Accuracy of the quantification of materials;
4. Accuracy of the quantification of labor; and
5. Adequacy of resource management in regards to the contract period (schedule).

Tonsina did not examine mark-ups of profit and home office overhead, as those had been separately established via the original Request for Proposals.

It should be noted that in the examination of the hourly wages, each contractor has their own "experience factor" which affects the labor burden that is necessarily added. Tonsina uses, as a benchmark, an averaged burden that has proven to be generally accurate.

The work is generally based on a 50 hour work week which includes 10 hours of overtime.

This contract is established as a CM/GC where the general contractor (Bauer Construction, Inc.) is hired first to act as a construction manager, *an agent of the owner*. As the scope of work becomes more defined, and the design specifications and drawings become developed, the management tasks segue into firm contractual obligations. The normal, well-established, lines of contractual separation are blurred and it is wise to have a disinterested third party review the pricing.

We approached this analysis as one between partners. Our questions, in review, were pointed yet amiable. Bauer's responses have been prompt, informative, and in the spirit of reaching fair agreement. We reviewed the subcontractor's engineering and pricing documents only as they were pertinent to Bauer's obligation as the general contractor. All questions regarding subcontractor work were passed through Bauer.

Bauer Construction:

Bauer is the general contractor for the project. Jassen Michael, a corporate officer, was the point of contact for clarifications of the project scope and schedule that led to price adjustments. They competitively solicited and reviewed cost proposals from the craft subcontractors and are responsible for the scheduling and coordination of the work. They have submitted detailed review sheets of plan compliance and have included in their subcontracts necessary requirements and acknowledgements of the specified quality of the work and finishes.

They have provisions within the general requirements for quality control and site safety.

- ✓ Bauer's blended wage (two carpenters and a laborer), based on a 50 hour work week, is \$79.57 which exceeds the Title 36 requirements. The Tonsina benchmark is \$77.60. Bauer has a qualified retirement plan that requires a 4% company contribution. This accounts for the higher rate.
- ✓ Bauer provided detailed spreadsheets for the work it will be self-performing. The quantifications of time and material values for each task comport with published industry guidelines.
- ✓ Bauer has provided the craft pricing, along with supporting documentation of material and equipment quotes from their suppliers. The quotes provide information that verify the compliance to the specifications.
- ✓ Bauer's Gantt schedule contains sequential logic and sequencing. It allows adequate time for project completion and contains enough float to handle any unexpected delays.
- ✓ Bauer provides an on-site person, with supervisory authority and qualifications, to coordinate the project, conduct safety meetings, and provide quality assurance.

Bauer's final adjusted cost proposal (containing an overall mark-up of 2.5% and a mark-up of 8% for self-performed work) is fair and reasonable.

Alcan Electrical and Engineering, Inc.

Alcan has provided a proposal for all work in Divisions 26, 27 and 28. Alcan also provided the engineering for its work.

- ✓ Alcan has provided detailed quantifications of time and materials which are easily assigned to work shown on the drawings.
- ✓ Alcan's wage for a journeyman electrician is \$72.59 which indicates a very favorable experience factor. The Tonsina benchmark is \$78.05.
- ✓ Alcan has provided detailed quantifications of time per task allocations which comport with published industry guidelines.
- ✓ Alcan has provided detailed material and equipment quotes from its suppliers. The quotes provide information that verify the compliance to the specifications.
- ✓ Alcan's work appears to be properly scheduled within the logic of work that must be sequentially accomplished.

Alcan's cost proposals (containing a negotiated mark-up of 15%) are fair and reasonable.

General Mechanical Incorporated

General Mechanical has provided a proposal for all work in Divisions 22 and 23. General Mechanical also provided the engineering for its work. General Mechanical did not include Division 21 – Fire Suppression.

- ✓ General Mechanical has provided detailed quantifications of time and materials which are easily assigned to work shown on the drawings.
- ✓ General Mechanical wage for a journeyman pipefitter is \$77.00 which indicates a very favorable experience factor. The Tonsina benchmark is \$79.83.
- ✓ General Mechanical has provided detailed quantifications of time per task allocations which comport with published industry guidelines.
- ✓ General Mechanical has provided detailed material and equipment quotes from its suppliers. The quotes provide information that verify the compliance to the specifications.
- ✓ General Mechanical's work appears to be properly scheduled within the logic of work that must be sequentially accomplished.

General Mechanical's cost proposals (containing a negotiated mark-up of 8.77%) are fair and reasonable.

Other Subcontractors:

In addition to the electrical and mechanical subcontractors (and their subcontractors and suppliers), reviewed above, Tonsina examined the Bauer-selected submissions of the following subcontractors:

- Schneider Structural Engineers – Engineering
- Alaska Abatement Corporation – Asbestos testing and removal
- Alpine Concrete Cutting and Coring, Inc. – Concrete removal
- Accel Fire Systems, Inc. – Fire suppression
- B.C. Excavating, LLC – Civil work
- Alaska Glazing Inc. – Storefronts and glazing
- Alaska Interior Specialties – Suspended ceilings
- Commercial Contractors, Inc. – Tile, carpet, window shades
- JR Heritage Construction, Inc. – Casework
- IMIG Audio/Visual – A/V

The pricing for the work performed, by the subcontractors list above, is fair and reasonable and consistent with pricing for projects of similar size and scope in Anchorage, Alaska.

Bauer Construction, Inc.

PO Box 875558

Wasilla, AK 99687

907-357-3053 / Fax 907-357-3054

Project Estimate: Legislative Affairs Agency TI - 1st Floor

Client: Coldwell Banker Commercial - Elisha Martin

Date: April 24, 2017 - Revised July 18, 2017 - Revised July 24, 2017, Revised July 31, 2017

Alt	Div	Description	Qty	Unit	MH Rate	MH Total	MH Cost	Labor Total	Material Rate	Material Total	Subcontractors	Equip/Other	Total
		1 Commissioning coordination	8	MH	1	8.00	81.81	654.48	-	-	-	-	654.48
		1 Department of Labor fees	1	LS	-	-	60.77	-	-	-	-	5,000.00	5,000.00
		1 Document printing	1	LS	4	4.00	60.77	243.08	-	-	-	175.00	418.08
		1 Final cleanup	6360	SF	0.007	44.52	75.07	3,342.12	0.03	190.80	-	-	3,532.92
		1 First aid supplies	1	LS	2	2.00	60.77	121.54	-	-	-	250.00	371.54
		1 Forklift - High Reach at \$3,950/mo	1	Mo	-	-	60.77	-	-	-	-	3,950.00	3,950.00
		1 Manlifts for framing and finishes at \$750/mo	8	Mo	-	-	60.77	-	-	-	-	6,000.00	6,000.00
		1 MOA Building Safety Permit	1735000	Value	0.00001	17.35	60.77	1,054.36	-	-	-	9,629.25	10,683.61
		1 MOA Inspections	20	Ea	1	20.00	81.81	1,636.20	-	-	-	3,000.00	4,636.20
		1 Mobilization/demobilization	1	LS	16	16.00	79.57	1,273.12	-	-	-	250.00	1,523.12
		1 Periodic cleanup	27	Wk	2.5	67.50	75.07	5,067.23	35	945.00	-	-	6,012.23
		1 Project manager	27	Wk	5	135.00	60.77	8,203.95	-	-	-	-	8,203.95
		1 Project superintendent - QA/QC	27	Wk	10	270.00	81.81	22,088.70	-	-	-	-	22,088.70
		1 Refuse disposal - dumpster pickup/return	10	Ea	-	-	60.77	-	-	-	-	2,880.00	2,880.00
		1 Refuse disposal - dumpster rental	27	Wk	-	-	60.77	-	-	-	-	684.18	684.18
		1 Refuse disposal - waste disposal	20	Ton	-	-	60.77	-	-	-	-	1,400.00	1,400.00
		1 Safety equipment	1	LS	-	-	60.77	-	-	-	-	1,500.00	1,500.00
		1 Structural engineering and CA - Schneider	1	LS	-	-	60.77	-	-	-	-	7,250.00	7,250.00
		1 Warranty and correction of non-conforming work	1	LS	16	16.00	81.81	1,308.96	250	250.00	-	-	1,558.96
		2 Asbestos abatement	1	SUB	24	24.00	79.57	1,909.68	-	-	15,835.00	-	17,744.68
		2 Asbestos testing	6	Ea	1	6.00	79.57	477.42	-	-	-	240.00	717.42
		2 Asphalt patching - minimum charge	1	SUB	-	-	79.57	-	-	-	1,250.00	-	1,250.00
		2 AWWU permit and inspections	1	LS	8	8.00	79.57	636.56	125	125.00	-	500.00	1,261.56
		2 Backfill or dispose by hand for plumbing and elev	57.29	CY	1.88	107.71	79.57	8,570.10	-	-	-	-	8,570.10
		2 Civil sewer work and temporary protection/access	1	SUB	48	48.00	79.57	3,819.36	2500	2,500.00	31,600.00	-	37,919.36
		2 Concrete removal for electrical (interior)	116	SF	0.06	6.96	79.57	553.81	0.5	58.00	2,586.80	-	3,198.61
		2 Concrete removal for plumbing (interior)	477	SF	0.06	28.62	79.57	2,277.29	0.5	238.50	10,637.10	-	13,152.89
		2 Core drill foundation for waste line	1	SUB	4	4.00	79.57	318.28	-	-	-	600.00	918.28
		2 Demolish casework	12	LF	0.35	4.20	79.57	334.19	1	12.00	-	-	346.19
		2 Demolish ceilings	5786	SF	0.014	81.00	79.57	6,445.49	0.009	52.07	-	-	6,497.56
		2 Demolish clerestory lites	97.5	SF	0.065	6.34	79.57	504.27	0.11	10.73	-	-	515.00
		2 Demolish concrete planter	1	Ea	8	8.00	79.57	636.56	-	-	1,500.00	-	2,136.56
		2 Demolish concrete sidewalk	1920	SF	0.01	19.20	79.57	1,527.74	-	-	11,520.00	-	13,047.74
		2 Demolish door on 3rd floor	1	Ea	1.4	1.40	79.57	111.40	1	1.00	-	-	112.40
		2 Demolish doors	17	Ea	1.4	23.80	79.57	1,893.77	1	17.00	-	-	1,910.77
		2 Demolish elevator lobby carpet	498	SF	0.013	6.47	79.57	515.14	0.035	17.43	-	-	532.57
		2 Demolish elevator lobby tile	76	SF	0.21	15.96	79.57	1,269.94	0.035	2.66	-	125.00	1,397.60
		2 Demolish entry mud pan	76	SF	0.1	7.60	79.57	604.73	1	76.00	-	-	680.73
		2 Demolish exposed aggregate walls	1	SUB	-	-	79.57	-	-	-	7,000.00	-	7,000.00
		2 Demolish exterior window coverings	28	Ea	0.25	7.00	79.57	556.99	0.1	2.80	-	-	559.79
		2 Demolish flooring	5786	SF	0.013	75.22	79.57	5,985.10	0.035	202.51	-	-	6,187.61
		2 Demolish GWB at stairs	2114	SF	0.017	35.94	79.57	2,859.59	0.03	63.42	-	-	2,923.01
		2 Demolish metal slat ceiling in lobby	581	SF	0.038	22.08	79.57	1,756.75	0.009	5.23	-	-	1,761.98
		2 Demolish mirrors at columns	216	SF	0.065	14.04	79.57	1,117.16	0.11	23.76	-	-	1,140.92
		2 Demolish soffits	80	SF	0.12	9.60	79.57	763.87	0.1	8.00	-	-	771.87
		2 Demolish stairway concrete in treads and landings	295	SF	0.188	55.46	79.57	4,412.95	1.45	427.75	-	-	4,840.70
		2 Demolish stairway steel and pans	2	Flt	160	320.00	79.57	25,462.40	1250	2,500.00	-	1,000.00	28,962.40
		2 Demolish walls and glass walls	5521.5	SF	0.057	314.73	79.57	25,042.71	0.11	607.37	-	-	25,650.07
		2 Demolish wood floor infills	1457	SF	0.034	49.54	79.57	3,941.74	0.1	145.70	-	-	4,087.44
		2 Excavate by hand for plumbing and electrical	57.29	CY	2.18	124.89	79.57	9,937.67	-	-	-	-	9,937.67
		2 Export material and trucking time	15	CY	2.5	37.50	79.57	2,983.88	18	270.00	-	645.00	3,898.88
		2 Floor scanning	1	SUB	-	-	79.57	-	-	-	1,535.00	-	1,535.00

2 Landscaping at replaced planter	1 SUB	24	24.00	79.57	1,909.68	530	530.00		2,439.68
2 Miscellaneous lobby demolition	1 LS	8	8.00	79.57	636.56	100	100.00		736.56
2 Private underground locates	1 LS	2	2.00	79.57	159.14		-	400.00	559.14
2 Seal doors shut on 2nd floor	2 Ea	0.75	1.50	79.57	119.36	5	10.00		129.36
2 Temporary protection of existing finishes	1 LS	24	24.00	79.57	1,909.68	1500	1,500.00		3,409.68
3 Dowel concrete	277 Ea	0.083	22.99	81.81	1,880.89	2.85	789.45		2,670.34
3 Fill old floor boxes	32 Ea	1.1	35.20	81.81	2,879.71	24	768.00		3,647.71
3 Finish concrete on 1st floor interior - 2 pours	2050 SF	0.04	82.00	81.81	6,708.42	0.05	102.50		6,810.92
3 Finish concrete on 2nd floor interior	160 SF	0.06	9.60	81.81	785.38	0.05	8.00		793.38
3 Form and pour curb & gutter	20 LF	0.4	8.00	81.81	654.48	8.5	170.00		824.48
3 Form and pour lighpole foundation	1 Ea	16	16.00	81.81	1,308.96	950	950.00		2,258.96
3 Form, place and finish concrete planter - colored	1 Ea	104	104.00	81.81	8,508.24	4500	4,500.00		13,008.24
3 Place and finish concrete sidewalk	1920 SF	0.0835	160.32	79.57	12,756.66	2.78	5,337.60		18,094.26
3 Place concrete on 1st floor w/ pumping - 2 pours	41.05 CY	2	82.10	79.57	6,532.70	195	8,004.75	2,655.00	17,192.45
3 Place concrete on 2nd floor - hand work	3 CY	20	60.00	79.57	4,774.20	540	1,620.00		6,394.20
3 Pour back mudpan at lobby	76 SF	0.1	7.60	81.81	621.76	9	684.00		1,305.76
3 Temporary weather protection for exterior concre	1500 SF	0.012	18.00	81.81	1,472.58	0.25	375.00		1,847.58
5 Handrails at revised exit stairs	2 Ea	4	8.00	81.81	654.48	500	1,000.00		1,654.48
5 Modify existing exit stairs	1 LS	24	24.00	81.81	1,963.44	500	500.00		2,463.44
5 Pan deck	160 SF	0.16	25.60	81.81	2,094.34	18.1	2,896.00		4,990.34
5 Structural angle for floor infill	1 Lot	48.4	48.40	81.81	3,959.60	920	920.00		4,879.60
5 Welding	32 MH		-	81.81	-		-	3,520.00	3,520.00
6 Temporary protection & barricades in lobby	1 LS	16	16.00	81.81	1,308.96	900	900.00		2,208.96
7 Acoustical sealant	2056 LF	0.027	55.51	81.81	4,541.44	0.45	925.20		5,466.64
7 Fire stopping	1 LS	24	24.00	81.81	1,963.44	1000	1,000.00		2,963.44
7 Insulation at walls	7108 SF	0.007	49.76	81.81	4,070.54	0.4	2,843.20		6,913.74
7 Joint sealants	665 LF	0.027	17.96	81.81	1,468.90	0.35	232.75		1,701.65
7 Monocoating	1809 SF	0.057	103.11	81.81	8,435.67	0.89	1,610.01		10,045.68
7 Rigid insulation	739.5 SF	0.0089	6.58	81.81	538.44	1.25	924.38		1,462.81
7 Sound/smoke spray proofing at top tracks	808 LF	0.115	92.92	81.81	7,601.79	2.43	1,963.44		9,565.23
7 Vapor retarder	739.5 SF	0.0021	1.55	81.81	127.05	0.1	73.95		201.00
8 Auto operator at door 100	1 Ea	4	4.00	81.81	327.24	25	25.00	3,900.00	4,252.24
8 Auto operator at door 101	1 Ea	4	4.00	81.81	327.24	25	25.00	3,900.00	4,252.24
8 Borrowed lites	6 Ea	3	18.00	81.81	1,472.58	643	3,858.00		5,330.58
8 Borrowed lite glazing	1 SUB		-	81.81	-		-	2,530.00	2,530.00
8 Card access door hardware	8 Ea	3	24.00	81.81	1,963.44	625	5,000.00		6,963.44
8 Closer and gasketing at door 120, 121, 122	4 Ea	2	8.00	81.81	654.48	385	1,540.00		2,194.48
8 Door frames	13 Ea	1.5	19.50	81.81	1,595.30	373.38	4,853.94		6,449.24
8 Door hardware packages	13 Ea	3	39.00	81.81	3,190.59	571.5	7,429.50		10,620.09
8 Gasketing at door 102 & 103	2 Ea	1	2.00	81.81	163.62	85	170.00		333.62
8 Gasketing at door 115 & 116	2 Ea	1	2.00	81.81	163.62	85	170.00		333.62
8 New doors	13 Ea	2	26.00	81.81	2,127.06	571.45	7,428.85		9,555.91
8 New lever at door 103	1 Ea	1	1.00	81.81	81.81	295	295.00		376.81
8 Panic devices	7 Ea	4	28.00	81.81	2,290.68	1000	7,000.00		9,290.68
8 Refinish existing doors 102 & 103 with laminate	2 Ea	10	20.00	81.81	1,636.20	300	600.00		2,236.20
8 Storefront and sidelites at door 101	1 SUB		-	81.81	-		-	21,631.00	21,631.00
9 Acoustical wall treatment	21 Ea	2.5	52.50	81.81	4,295.03	233.57	4,904.97		9,200.00
9 ACT and Grid	1 SUB		-	81.81	-		-	23,208.14	23,208.14
9 ACT and grid - lobby (5% damage/waste)	644 SF		-	81.81	-	38.11	24,542.84	1,610.00	26,152.84
9 Backing for AV installation	10 Ea	2	20.00	81.81	1,636.20	25	250.00		1,886.20
9 Clean and re-finish exposed aggregate walls	1 LS	12	12.00	81.81	981.72	227	227.00		1,208.72
9 Floor and wall tile	1 SUB		-	81.81	-		-	29,893.00	29,893.00
9 Floor prep	5033 SF	0.007	35.23	81.81	2,882.25	0.25	1,258.25		4,140.50
9 Flooring and base	1 SUB		-	81.81	-		-	24,166.00	24,166.00
9 Framing for transfer air boots and other penetrat	30 Ea	1	30.00	81.81	2,454.30	12	360.00		2,814.30
9 GWB finish and fire taping	15617 SF	0.015	234.26	81.81	19,164.40	0.3	4,685.10		23,849.50
9 GWB finish and fire taping - lobby walls	566 SF	0.015	8.49	81.81	694.57	0.3	169.80		864.37
9 GWB stock and hang - 3rd floor	42 SF	0.05	2.10	81.81	171.80	0.75	31.50		203.30
9 GWB stock and hang - hard lids	610 SF	0.012	7.32	81.81	598.85	0.55	335.50		934.35
9 GWB stock and hang - lobby walls	566 SF	0.012	6.79	81.81	555.65	0.55	311.30		866.95
9 GWB stock and hang - stairwell	1000 SF	0.012	12.00	81.81	981.72	0.55	550.00		1,531.72

9	GWB stock and hang - Type A walls	11484 SF	0.012	137.81	81.81	11,274.07	0.55	6,316.20	17,590.27
9	GWB stock and hang - Type B walls	4060 SF	0.012	48.72	81.81	3,985.78	0.55	2,233.00	6,218.78
9	GWB stock and hang - Type C walls	1020 SF	0.012	12.24	81.81	1,001.35	0.55	561.00	1,562.35
9	GWB stock and hang - type E walls	739.5 SF	0.012	8.87	81.81	725.98	0.55	406.73	1,132.71
9	Infill framing on 3rd floor	21 SF	0.069	1.45	81.81	118.54	1.38	28.98	147.52
9	Metal framing - Lobby walls	566 SF	0.069	39.05	81.81	3,195.01	1.38	781.08	3,976.09
9	Metal framing - RC channels	3828 SF	0.0095	36.37	81.81	2,975.10	0.35	1,339.80	4,314.90
9	Metal framing - Type A walls	3828 SF	0.069	264.13	81.81	21,608.64	1.38	5,282.64	26,891.28
9	Metal framing - Type B walls	2030 SF	0.069	140.07	81.81	11,459.13	1.38	2,801.40	14,260.53
9	Metal framing - Type C walls	510 SF	0.044	22.44	81.81	1,835.82	1.38	703.80	2,539.62
9	Metal framing - Type E walls	739.5 SF	0.044	32.54	81.81	2,661.93	1.38	1,020.51	3,682.44
9	Metal framing - wall bracing	51 LF	0.048	2.45	81.81	200.27	2	102.00	302.27
9	Metal framing for new hard lid	610 SF	0.09	54.90	81.81	4,491.37	1.89	1,152.90	5,644.27
9	Paint existing door frames	9 Ea	1.53	13.77	81.81	1,126.52	25	225.00	1,351.52
9	Paint handrail at stairs	2 Ea	2.5	5.00	81.81	409.05	35	70.00	479.05
9	Paint new and existing walls & ceilings	13634 SF	0.014	190.88	81.81	15,615.57	0.18	2,454.12	18,069.69
9	Paint new and existing walls 3rd floor	324 SF	0.021	6.80	81.81	556.64	0.18	58.32	614.96
9	Seal concrete floor	249 SF	0.02	4.98	81.81	407.41	0.3	74.70	482.11
9	Tile backer board - stock and hang	504 SF	0.022	11.09	81.81	907.11	0.75	378.00	1,285.11
10	Baby changing stations	2 Ea	1.5	3.00	81.81	245.43	1157	2,314.00	2,559.43
10	Bathroom accessories - other	23 Ea	0.5	11.50	81.81	940.82	109.76	2,524.48	3,465.30
10	Bathroom partitions	5 Stall	8	40.00	81.81	3,272.40	1921	9,605.00	12,877.40
10	Corner guards	29 Ea	0.5	14.50	81.81	1,186.25	64.32	1,865.28	3,051.53
10	FE/FEC	4 Ea	1	4.00	81.81	327.24	275	1,100.00	1,427.24
10	Full height stainless partition cap	4 Ea	2	8.00	81.81	654.48	225	900.00	1,554.48
10	Install OFCI appliances	3 Ea	2	6.00	81.81	490.86	25	75.00	565.86
10	Mirrors	6 Ea	2	12.00	81.81	981.72	400	2,400.00	3,381.72
10	Paper towel dispenser / waste w/ A/C adapter	2 Ea	1	2.00	81.81	163.62	682.14	1,364.28	1,527.90
10	SR paper towel receptacle	2 Ea	1	2.00	81.81	163.62	327.39	654.78	818.40
10	Suite signage - estimated	1 LS	16	16.00	81.81	1,308.96	5000	5,000.00	6,308.96
10	Window film	1 SUB	-	-	81.81	-	-	487.25	487.25
12	Casework and counters	1 SUB	-	-	81.81	-	-	22,700.00	22,700.00
12	Exterior window coverings	1 SUB	-	-	81.81	-	-	6,440.00	6,440.00
15	Accel - Sprinkler	1 SUB	-	-	81.81	-	-	13,705.00	13,705.00
15	Accel - sprinkler for lobby - estimated	1 SUB	-	-	81.81	-	-	2,759.77	2,759.77
15	Accel - Sprinkler renovation for stairwell to third f	1 SUB	-	-	81.81	-	-	1,698.24	1,698.24
15	Accel - Sprinkler seismic/hanger upgrades for LI	1 SUB	-	-	81.81	-	-	2,376.00	2,376.00
15	GMI - Mechanical and plumbing allowance for lol	1 SUB	-	-	81.81	-	-	30,000.00	30,000.00
15	GMI - Mechanical, plumbing, engineering	1 SUB	-	-	81.81	-	-	312,770.00	312,770.00
16	Alcan - Electrical 1st floor conformed revisions	1 SUB	-	-	81.81	-	-	13,606.00	13,606.00
16	Alcan - A/V Rough-in	1 SUB	-	-	81.81	-	-	15,453.00	15,453.00
16	Alcan - Access control	1 SUB	-	-	81.81	-	-	23,597.00	23,597.00
16	Alcan - CCTV	1 SUB	-	-	81.81	-	-	19,920.00	19,920.00
16	Alcan - Electrical 1st floor added changes	1 SUB	-	-	81.81	-	-	5,614.00	5,614.00
16	Alcan - Electrical power	1 SUB	-	-	81.81	-	-	17,067.00	17,067.00
16	Alcan - Electrical/engineering allowance for lobby	1 SUB	-	-	81.81	-	-	10,000.00	10,000.00
16	Alcan - Engineering	1 SUB	-	-	81.81	-	-	11,300.00	11,300.00
16	Alcan - Fire Alarm	1 SUB	-	-	81.81	-	-	16,373.00	16,373.00
16	Alcan - Lighting	1 SUB	-	-	81.81	-	-	80,482.00	80,482.00
16	Alcan - Telecommunications	1 SUB	-	-	81.81	-	-	38,645.00	38,645.00
16	Chariot Group - Audio / Video Design	1 SUB	-	-	81.81	-	-	8,250.00	8,250.00
16	IMIG - Audio / Video	1 SUB	-	-	81.81	-	-	100,420.82	100,420.82
				4,981.07		399,267.76		179,805.49	1,578,692.81
								952,486.12	47,133.43
								8%	50,096.53
									1,628,789.34
								2.50%	40,719.73
								1.39%	23,206.18
								2.50%	41,737.73
								Grand Total:	1,734,452.98

Bauer Construction, Inc.

PO Box 875558

Wasilla, AK 99687

907-357-3053 / Fax 907-357-3054

Project Estimate: Legislative Affairs Agency TI - Core and Shell Upgrades
 Client: Coldwell Banker Commercial - Elisha Martin

Date: December 19, 2016 - Rev. July 18, 2017 - Rev. July 24, 2017 - Rev. July 31, 2017

Alt	Div	Description	Qty	Unit	MH Rate	MH Total	MH Cost	Labor Total	Material Rate	Material Total	Subcontractors	Equip/Other	Total	
		1 Commissioning coordination	1	LS	16	16.00	81.81	1,308.96		-			1,308.96	
		1 Document printing	1	LS	4	4.00	60.77	243.08		-		175.00	418.08	
		1 Final cleanup	1	LS	12	12.00	75.07	900.84	100	100.00			1,000.84	
		1 First aid supplies	1	LS	2	2.00	60.77	121.54		-		250.00	371.54	
		1 Forklift - High Reach at \$3,950/mo	1	Mo			81.81	-		-		3,950.00	3,950.00	
		1 MOA Building Safety Permit	1064000	Value	0.00001	10.64	60.77	646.59		-		5,905.20	6,551.79	
		1 MOA Inspections	10	Ea	1	10.00	81.81	818.10		-		1,500.00	2,318.10	
		1 Mobilization/demobilization	1	LS	16	16.00	81.81	1,308.96		-		250.00	1,558.96	
		1 Periodic cleanup	21	Wk	2.5	52.50	79.57	4,177.43	35	735.00			4,912.43	
		1 Project manager	21	Wk	5	105.00	60.77	6,380.85		-			6,380.85	
		1 Project superintendent - QA/QC	21	Wk	23.5	493.50	81.81	40,373.24		-			40,373.24	
		1 Refuse disposal	1	LS		-	81.81	-		-		2,140.00	2,140.00	
		1 Safety equipment	1	LS		-	81.81	-		-		2,500.00	2,500.00	
		1 Structural engineering - mechanical shaft connex	1	SUB		-	81.81	-		-			-	
		1 Structural engineering - Schneider	1	SUB		-	81.81	-		-		4,000.00	4,000.00	
		1 Warranty and correction of non-conforming work	1	LS	32	32.00	81.81	2,617.92	500	500.00			3,117.92	
		1 Wells Fargo security guard	0	Allowance		-	81.81	-		-		-	-	
		2 Asbestos abatement - outside air plenum duct	1	SUB		-	79.57	-		-	13,285.00		13,285.00	
		2 Asbestos abatement - supply duct	1	SUB		-	79.57	-		-	8,585.00		8,585.00	
		2 Asbestos testing	4	Ea	1	4.00	79.57	318.28		-		160.00	478.28	
		2 Cut and frame large exterior louver openings	2	Ea	32	64.00	79.57	5,092.48	825	1,650.00			6,742.48	
		2 Cut concrete at shaft floor - 2 each	1	SUB	8	8.00	79.57	636.56	200	200.00	1,400.00		2,236.56	
		2 Demolish shaft openings on 2nd and 4th floors	4	Ea	4	16.00	79.57	1,273.12	150	600.00			1,873.12	
		2 R&R existing louver for new AHU work	1	Ea	16	16.00	79.57	1,273.12	350	350.00			1,623.12	
		2 Remove existing debris	16	MH	1	16.00	75.07	1,201.12		-			1,201.12	
		2 Roof protection	1	LS	48	48.00	79.57	3,819.36	2500	2,500.00			6,319.36	
		2 Seismic modifications in shafts	8	Loc	16	128.00	79.57	10,184.96	350	2,800.00			12,984.96	
		3 Expand concrete pad - sack and hand work	2.32	CY	20	46.40	79.57	3,692.05	540	1,252.80		250.00	5,194.85	
		9 Infill, patch, tape, paint openings on 2nd and 4th	4	Ea	12	48.00	81.81	3,926.88	350	1,400.00			5,326.88	
		9 Patch exterior finishes	1	LS	16	16.00	81.81	1,308.96	400	400.00			1,708.96	
		15 Accel - Install backflow preventer	1	SUB		-	81.81	-		-	6,329.00		6,329.00	
		15 Additional mechanical hoisting equipment	1	LS		-	81.81	-		-		5,000.00	5,000.00	
		15 GMI - Mechanical, plumbing, engineering	1	SUB		-	81.81	-		-	768,848.00		768,848.00	
		16 Alcan - Conformed Revisions	1	SUB		-	81.81	-		-	7,475.00		7,475.00	
		16 Alcan - Electrical	1	SUB		-	81.81	-		-	22,424.00		22,424.00	
					1,164.04			91,624.39		12,487.80	828,346.00	26,080.20	958,538.39	
												Markup on Self Performed:	8%	10,415.39
												Subtotal:		968,953.78
												Contingency:	2.50%	24,223.84
												Bonding and Insurance:	1.39%	13,805.17
												CM/GC Overhead/Fee:	2.50%	24,829.44
												Grand Total:		1,031,812.24

Bauer Construction, Inc.

PO Box 875558

Wasilla, AK 99687

907-357-3053 / Fax 907-357-3054

Project Estimate: Legislative Affairs Agency TI - 2nd Floor Temporary
Client: Coldwell Banker Commercial - Elisha Martin

Date: April 13, 2017 - Updated 5/5/17 - Updated 6/13/17

Alt	Div	Description	Qty	Unit	MH Rate	MH Total	MH Cost	Labor Total	Material Rate	Material Total	Subcontractors	Equip/Other	Total
		1 General requirements - (included in 4th floor)	1	LS	-	-	84.51	-	-	-	-	-	-
		1 MOA Building Safety Permit	78000	Value	0.00003	2.34	84.51	197.75	0.0004	31.20		432.90	661.85
		1 MOA Inspections	8	Ea	-	-	84.51	-	-	-		1,200.00	1,200.00
		2 Demolish and frame new door openings	2	Ea	4	8.00	84.51	676.08	50	100.00			776.08
		2 Demolish door	1	Ea	1.4	1.40	84.51	118.31	1	1.00			119.31
		2 Demolish walls	99	SF	0.057	5.64	84.51	476.89	0.11	10.89			487.78
		2 Remove acoustic ceiling tile	2500	SF	0.01	25.00	84.51	2,112.75	0.009	22.50			2,135.25
		2 Asbestos test for dumpster	1	Ea	1	1.00	84.51	84.51	32	32.00			116.51
		2 Temporary protection of existing finishes	1	LS	10	10.00	84.51	845.10	500	500.00			1,345.10
		7 Storefront flashing at walls	10	LF	0.1	1.00	84.51	84.51	8	80.00			164.51
		7 Insulation at walls	586.5	SF	0.007	4.11	84.51	346.96	0.4	234.60			581.56
		7 Joint sealants	51	LF	0.027	1.38	84.51	116.37	0.35	17.85			134.22
		7 Monocoating	8	Loc	1	8.00	84.51	676.08	6	48.00			724.08
		8 Door frames	4	Ea	3	12.00	84.51	1,014.12	251	1,004.00			2,018.12
		8 Door hardware packages	4	Ea	3	12.00	84.51	1,014.12	448.21	1,792.84			2,806.96
		8 Door correction at 2nd floor stairs (center area)	1	Ea	8	8.00	84.51	676.08	550	550.00			1,226.08
		8 New doors - 7' tall	4	Ea	2	8.00	84.51	676.08	300	1,200.00			1,876.08
		8 Door hardware replacement at north stairs	1	Ea	4	4.00	84.51	338.04	550	550.00			888.04
		8 Replace cypher lock with passage lever	1	Ea	3	3.00	84.51	253.53	279	279.00			532.53
		9 Reinstall existing ACT	2500	SF	0.012	30.00	84.51	2,535.30	0.25	625.00			3,160.30
		9 Consumables	1	LS	-	-	84.51	-	250	250.00			250.00
		9 Rubber base	146	LF	-	-	84.51	-	-	-	401.50		401.50
		9 GWB Finish and fire taping	1173	SF	0.02	23.46	84.51	1,982.60	0.3	351.90			2,334.50
		9 GWB stock and hang - Type C walls	1173	SF	0.017	19.94	84.51	1,685.21	0.55	645.15			2,330.36
		9 Metal framing - Type C walls	586.5	SF	0.049	28.74	84.51	2,428.69	1.38	809.37			3,238.06
		9 Metal framing - wall bracing	69	LF	0.048	3.31	84.51	279.90	2	138.00			417.90
		9 Paint new frames	4	EA	3	12.00	84.51	1,014.12	2	8.00			1,022.12
		9 Paint new and existing walls	4020	SF	0.025	100.50	84.51	8,493.26	0.18	723.60			9,216.86
		15 Accel - Sprinkler	1	SUB	-	-	84.51	-	-	-	1,200.00		1,200.00
		15 GMI - Mechanical and VAV Repairs	1	SUB	2	2.00	84.51	169.02	-	-	634.00		803.02
		16 Alcan - Engineering	1	SUB	-	-	84.51	-	-	-	2,000.00		2,000.00
		16 Alcan - Electrical	1	SUB	-	-	84.51	-	-	-	17,750.00		17,750.00
		16 Alcan - Electrical / telecom code corrections	1	SUB	-	-	84.51	-	-	-	4,525.00		4,525.00
		16 Alcan - Telecommunications	1	SUB	-	-	84.51	-	-	-	5,568.00		5,568.00
						334.82		28,295.38		10,004.90	32,078.50	1,632.90	72,011.68
										Markup on Self Performed:	8%		3,194.65
										Subtotal:			75,206.34
										Contingency:	0%		-
										Bonding & Insurance:	1.39%		1,045.37
										CM/GC Overhead/Fee:	2.50%		1,880.16
										Grand Total			78,131.87

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Project Estimate: Legislative Affairs Agency TI - 4th Floor Temporary
Client: Coldwell Banker Commercial - Elisha Martin

Date: April 13, 2017 - Updated 5/5/17 - Updated 6/13/17

Alt	Div	Description	Qty	Unit	MH Rate	MH Total	MH Cost	Labor Total	Material Rate	Material Total	Subcontractors	Equip/Other	Total
		1 General requirements - per RFP		1 LS		-	84.51	-		-		10,530.00	10,530.00
		1 MOA Building Safety Permit	201000	Value	0.00003	6.03	84.51	509.60	0.0004	80.40		1,115.55	1,705.55
		1 MOA Inspections	8	Ea		-	84.51	-		-		1,200.00	1,200.00
		2 Demolish temporary wall	314.5	SF	0.067	21.07	84.51	1,780.75	0.11	34.60			1,815.35
		2 Remove and reinstall exterior window	1	Ea	4	4.00	84.51	338.04		-	428.00	798.29	1,564.33
		2 Remove acoustic ceiling tile	6000	SF	0.01	60.00	84.51	5,070.60	0.009	54.00			5,124.60
		2 Remove curtain	1	Ea	2	2.00	84.51	169.02	1	1.00			170.02
		2 Temporary protection of existing finishes	1	LS	20	20.00	84.51	1,690.20	1000	1,000.00			2,690.20
		7 Storefront flashing at new walls	20	LF	0.1	2.00	84.51	169.02	8	160.00			329.02
		7 Insulation at walls	1351.5	SF	0.007	9.46	84.51	799.51	0.4	540.60			1,340.11
		7 Joint sealants	210	LF	0.027	5.67	84.51	479.17	0.35	73.50			552.67
		7 Monocoating	23	Loc	1	23.00	84.51	1,943.73	6	138.00			2,081.73
		8 Supply and install relite	1	Ea	4	4.00	84.51	338.04	700	700.00			1,038.04
		8 Door frames	6	Ea	3	18.00	84.51	1,521.18	251	1,506.00			3,027.18
		8 Door hardware packages	6	Ea	3	18.00	84.51	1,521.18	448.21	2,689.26			4,210.44
		8 Relocate door from 1st to 4th	1	Ea	8	8.00	84.51	676.08	25	25.00			701.08
		8 New doors - 7' tall	6	Ea	2	12.00	84.51	1,014.12	300	1,800.00			2,814.12
		9 Reinstall existing ACT	6000	SF	0.012	72.00	84.51	6,084.72	0.25	1,500.00			7,584.72
		9 Consumables	1	LS		-	84.51	-	250	250.00			250.00
		9 Frame relite after wall construction	1	Ea	4	4.00	84.51	338.04	25	25.00			363.04
		9 Rubber base	320	LF		-	84.51	-		-	880.00		880.00
		9 GWB Finish and fire taping	2703	SF	0.02	54.06	84.51	4,568.61	0.3	810.90			5,379.51
		9 GWB stock and hang - Type C walls	2703	SF	0.017	45.95	84.51	3,883.32	0.55	1,486.65			5,369.97
		9 Metal framing - Type C walls	1351.5	SF	0.049	66.22	84.51	5,596.55	1.38	1,865.07			7,461.62
		9 Metal framing - wall bracing	159	LF	0.048	7.63	84.51	644.98	2	318.00			962.98
		9 Paint new frames	7	EA	3	21.00	84.51	1,774.71	2	14.00			1,788.71
		9 Paint new and existing walls	3935	SF	0.025	98.38	84.51	8,313.67	0.18	708.30			9,021.97
		15 Accel - Sprinkler	1	SUB		-	84.51	-		-	1,000.00		1,000.00
		15 Mechanical	1	SUB	2	2.00	84.51	169.02		-			169.02
		16 Alcan - Engineering	1	SUB		-	84.51	-		-	2,000.00		2,000.00
		16 Alcan - Electrical	1	SUB	2	2.00	84.51	169.02		-	29,650.00		29,819.02
		16 Alcan - Telecommunications	1	SUB		-	84.51	-		-	55,572.00		55,572.00
		16 Alcan - Added (44) data cable drops	1	SUB	2	2.00	84.51	169.02		-	8,938.00		9,107.02
		16 ATS - Card Access (Taylor Fire to follow later)	1	SUB		-	84.51	-		-	8,492.00		8,492.00
		16 Taylor Fire - Fire System Relay	1	SUB		-	84.51	-		-	825.00		825.00
						588.47		49,731.90		15,780.28	107,785.00	13,643.84	186,941.01
										Markup on Self Performed:		8%	6,332.48
										Subtotal:			193,273.49
										Contingency:		0%	-
										Bonding & Insurance:		1.39%	2,686.50
										CM/GC Overhead/Fee:		2.50%	4,831.84
										Grand Total			200,791.83