



Architecture

February 23, 2022

Interiors

Construction
Management

Jessica Geary, Executive Director
Legislative Affairs Agency
Alaska State Capitol
120 4th Street, Room 3
Juneau, AK 99801

RE: Assembly Building Renovation

Dear Jessica:

At the request of the Legislative Council, we have prepared a draft description of the proposed renovation of the Assembly Building into housing for the Legislature. The building has 3 floors that can be renovated for occupancy and a lower floor that contains parking, storage and utility areas. The approach is to restore the upper floor plans to the original layout as much as possible. This will create 11 apartments in each of the 3 floors for a total of 33 apartments. 15 of the apartments will be 1-bedroom units and 18 will be studio or efficiency units. Each floor will have a common Laundry/Utility room and a room for electrical and communications equipment.

Lower Floor: The work on the lower floor will include removing the mechanical and electrical devices that will not be reused, including equipment in the boiler room. Structural repairs will be done to the previously identified concrete beams. Waterproofing will be applied to walls on the east side as needed.

The new work will include a ventilation system to exhaust vehicle fumes, unit heaters, new lighting, a fire suppression sprinkler system and a fire alarm system. The existing electrical service will be evaluated and upgraded if needed. Hazardous material will be abated.

Floors 1 through 3: The work will include removing components of flooring, walls and ceilings as well as the mechanical and electrical devices that are not being retained.

The architectural work will include construction of new walls and repairing existing walls, floors and ceiling throughout the building. New floor wall and ceiling finishes will be installed. Corridor walls and walls between apartments will be upgraded to provide sound ratings per code. The exterior walls will be insulated, and the existing window trim will be replaced. Doors that can be reused will be refinished and new hardware installed if needed. New doors will be installed as required by code or to replace existing doors where needed. Kitchens will include cabinets and appliances. Bathrooms will be renovated with new fixtures and accessories. Hazardous material will be abated.

1935

Founded as
H.B. Foss Company

1945

Foss & Malcolm

1949

Foss, Malcolm &
Olsen

1956

Foss, Olsen &
Sands

1958

Olsen & Sands

1969

Sands & Ackley

1974

Ackley & Associates,
Inc.

1979

Ackley/Jensen
Architects, Inc.

1985

Jensen Douglas
Architects, Inc.

1997

Jensen Yorba Lott,
Inc.

2019

Jensen Yorba Wall,
Inc.

522 West 10th Street
Juneau, AK 99801
907.586.1070

The mechanical work includes new domestic water, drainage, waste and vent piping. Bathroom and laundry exhaust systems will be installed. Electrical heating will be installed with consideration to providing heat pump units for heating and cooling. A fire suppression sprinkler system will be installed throughout the building including the attic area above the third floor.

The electrical work includes a new distribution system with a panelboard on each floor and sub panels in each apartment. New receptacles and light fixtures will be provided throughout. Connections will be provided to the electric heating, kitchen appliances and ventilation equipment. The communication services will be upgraded to support current technologies. A new fire alarm system will be replaced to comply with current codes and be compatible with other buildings in the Capitol Complex. Installation of a stand-by generator will be evaluated.

Exterior: The only work associated with the exterior walls is to coordinate the installation of louvers or other openings for mechanical and/or electrical work. The existing doors and windows will be retained.

A new roofing system will be installed which will include insulation.

Budget Construction Cost Estimate: The flowing estimate is intended to provide a project budget including construction, design, permitting, and construction administration.

Construction Cost (rounded):

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|----------------|----------------------|---|------------------|
| Lower floor | 8,000 sf @ \$50/sf | = | \$400,000 |
| Upper Floors | 24,000 sf @ \$150/sf | = | \$3,600,000 |
| Attic and Roof | 8,000 sf @ \$60/sf | = | <u>\$500,000</u> |
| Total | | | \$4,500,000 |

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| Design | \$250,000 |
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| Permits, Construction Admin, Contingency | \$750,000 |
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|------------------------------|-------------|
| Total Estimated Project Cost | \$5,500,000 |
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I am available to discuss the project and respond to questions

Sincerely,



Wayne Jensen