

**Jensen
Yorba
Lott
Inc**



Architecture

July 31, 2014

Interiors

Representative Mike Hawker
Chair, Legislative Council

**Construction
Management**

716 4th Avenue
Anchorage, Alaska 99501

RE: Alaska Capitol Renovation Phase II

Dear Representative Hawker:

The Construction Manager/General Contractor (CM/GC) has developed a proposal to accelerate the renovation of the Capitol by moving work that was scheduled to be included in the 2015 construction season to this year. The attached proposal increases the Guaranteed Maximum Price (GMP) of \$5,800,000 for the contract signed earlier this year for the 2014 season by \$650,000 to \$6,450,000.

The current contract is for primarily the west (Main Street) side of the building and includes the infill areas on the third through fifth floors in the courtyard. The proposed additional work will extend the work on the west side to include the north end of the west wing. The intent is to remove all the masonry on the north wall and complete the seismic improvements on the west end of the wall between the exterior stair and the northwest corner. The work includes weather protection of this area for the winter.

The advantages of including the work this year include: Avoiding a conflict between the masonry work and the demolition work near the northwest corner at the beginning of next year, reducing the amount of work to be done in the following years, and it better utilizes the experienced demolition crew that is on-site this year.

This is all work that needs to be done at the very beginning of next year, so it will expedite the mobilization and the progress of the work next season.

I have reviewed the proposal and feel that it fairly represents the anticipated cost, particularly because the north ends of the two wings has some of the most involved construction related to the seismic retrofit. In order to accomplish this additional work a decision needs to be reached by August 8th.

I am available to discuss the project at your convenience.

Sincerely,

Wayne Jensen

Cc: Pam Varni, Jeff Goodell

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.

522 West 10th Street
Juneau, AK 99801
Tel: 907.586.1070
Fax: 907.586.3959

www.jensenyorbalott.com

Wayne Jensen

From: Gary Hovde
Sent: Wednesday, July 30, 2014 9:59 AM
To: Wayne Jensen
Cc: Jeff Goodell (Jeff.Goodell@akleg.gov); Jon Pulver; Bob Dunbar
Subject: ASCR - North end demo cost breakdown
Attachments: ASCR North end demo.pdf

Wayne,

Attached is our cost breakdown for the North End Demolition and partial rebuild on the west wing, \$648,911.00

Again, this will help us be off to a stronger start next season. We are concerned that with the reduced scope this season that completing all of the exterior finishes over the next two season will be difficult.

- Our main concern is: because of the amount of demolition that will be going on next season just ahead of the masonry that the masonry may not be able to progress around the building because of the vibrations caused by the demolition. As you know the bricks are set in mortar and the fresh can settle with vibrations that are too close.

We would like to see the structural demolition out ahead of the masonry, as far as possible. This added work on the north end of the west wing gives us more cushion to the start of the masonry next season.

Let us know if you have any questions regarding this estimate.

Thank you,
Gary



GARY HOVDE

T | 360.756.1000

F | 360.756.1001

www.dawson.com

ITEM	Description	Quantity	U/M	Line Subtotal	**	COMMENTS
1	MOBILIZATION SET UP/DOWN SEASON 1 (4 crew / wk)	1	LS	4,040		
1	WEATHER PROTECTION - MAINTAIN	1	SES	2,020		
1	SCAFFOLD / WEATHER PROTECTION - SEASON 1	5,400	SF	83,000		
1	PLYWOOD DECKING ON SCAFFOLDING	7,200	SF	11,160		
1	CHUTE FOR DEBRIS (1 X)	1	EA	13,950		
1	PROTECT INTERIOR FLOORING	4,400	SF	8,140		
1	TEMPORARY PARTITIONS - INSTALL	110	LF	8,745		
1	" " - REMOVE	110	LF	1,155		
1	PROTECT COVERED WALKWAY	40	LF	9,590		
1	TEMPORARY WINDOWS & DOORS PROTECTION(10 ea)	600	SF	4,950		
1	" " REMOVE	600	SF	1,530		
1	TEMPORARY FLASHINGS @ WND / DRS	424	LF	7,130		
1	ENGINEER SHORING	1	LS	2,500		
1	SHORE FLOORS GRIDS 1 - 2	200	SF	12,570		
1 Total	DIVISION 1 TOTAL			170,480		
2	DEMOLITION			--		
2	CUT CONCRETE BEAMS	1,500	INFT	15,875		
2	DEMO CONCRETE BEAMS	225	CF	6,950		
2	FIRE ESCAPE LANDINGS	5	EA	850		
2	" REINSTALL LANDINGS	5	EA	2,700		
2	DOOR DEMO	5	EA	850		
2	WINDOW - REMOVE GLASS	4	EA	680		
2	" ALUMINUM FRAMES	4	EA	765		
2	OLD STEEL FRAMES	4	EA	680		
2	INTERIOR DEMO - PREP EACH ROOM	3	EA	1,190		
2	SECURE ENTRIES	5	EA	2,700		
2	OUTSIDE PLASTER WALLS	1,200	SF	7,430		
2	T-BAR CEILINGS	460	SF	425		
2	PLASTER CEILINGS ABOVE T-BAR	500	SF	2,125		
2	WOOD PANELING	N/A	SF	N/A		
2	STEPS	N/A	SF	N/A		
2	BOOKCASES	N/A	SF	N/A		
2	WINDOW SILLS	3	EA	510		
2	PULL OFF BASE	100	LF	850		
2	CORE DRILL HOLES TO CARPENTER SHOP	10	EA	1,850		
2	CARPENTRY SHOP DEMO	200	SF	3,400		
2	PARAPETS (60 LF)	180	SF	4,590		VE REVIEW #4
2	DEMOLITION - MASONRY BRICK (2 LAYERS)	3,030	SF	49,735		
2	LOAD & HAUL BRICK	100	CY	2,000		
2	TERRACOTTA PANELS	336	SF	7,140		
2	" JAMBS / HEADS	480	LF	6,120		
2	STONE INFILL	312	SF	5,270		
2	" SILLS & LEDGERS	180	LF	2,295		
2	RIGGING	1	LS	7,040		
2	DEMO WASTE - DUMP FEES	17	TONS	5,000		
2 Total	DIVISION 2 TOTAL			139,020		
2.5	ABATEMENT	1,728	SF	53,000		
2.5 Total	DIVISION 2.5 TOTAL			53,000		
3	FORMING EXTERIOR WALL FOR SHOTCRETE	1,800	SFCA	13,320		
3	PRE-FAB FORM EACH ROOM	5	EA	425		
3	PARAPET	360	SFCA	4,735		
3	ACCESSWAY THROUGH FORM TO ROOMS	5	EA	525		
3	CONCRETE @ PARAPET	8	CY	2,960		
3	PATCH HOLES, ABANDON HEAT PIPES	10	EA	525		
3	DRILL / EPOXY FOR DOWELS	350	EA	6,475		
3	DRILL THROUGH FLOOR	32	EA	1,680		
3	REBAR	3	TONS	9,440		
3	SHOTCRETE INSTALLER	32	CY	16,000		
3	REBOUND CLEAN UP / DISPOSAL	7	CY	1,690		
3	CONCRETE FOR SHOTCRETE (CONC + 25%)	32	CY	6,400		
3	PROTECT SCAFFOLD FROM SHOTCRETE	4,600	SF	5,060		
3	MOB SHOTCRETE #2	1	EA	25,000		
3 Total	DIVISION 3 TOTAL			94,235		

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