



**Architecture** July 31, 2014

**Interiors** Representative Mike Hawker  
Chair, Legislative Council  
**Construction Management** 716 4<sup>th</sup> Avenue  
Anchorage, Alaska 99501

**RE: Alaska Capitol Renovation Phase II**

**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.

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 8<sup>th</sup>.

I am available to discuss the project at your convenience.

Sincerely,

Wayne Jensen

Cc: Pam Varni, Jeff Goodell

## Wayne Jensen

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**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

**dawson**  
CONSTRUCTION INC

**GARY HOVDE**

**T** | 360.756.1000

**F** | 360.756.1001

[www.dawson.com](http://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		
<b>1 Total</b>		<b>DIVISION 1 TOTAL</b>		<b>170,480</b>		
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 STEE 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		
<b>2 Total</b>		<b>DIVISION 2 TOTAL</b>		<b>139,020</b>		
2.5	ABATEMENT	1,728 SF		53,000		
<b>2.5 Total</b>		<b>DIVISION 2.5 TOTAL</b>		<b>53,000</b>		
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		
<b>3 Total</b>		<b>DIVISION 3 TOTAL</b>		<b>94,235</b>		

ITEM	Description	Quantity	U/M	Line Subtotal	**	COMMENTS
6	CARPENTRY / FRAMING P.T. 2 X'S	100	BF	950		
6	METAL STUD FRAMING @ EXTERIOR WALL	400	LF	1,590		
6	MILLWORK - REPLACE WINDOW SILLS (TEMPORARY)	3	EA	510		
6	REPLACE BASE @ EXTERIOR & INTERSECTION WALLS	100	LF	1,750		
6	PANELING	N/A	SF	N/A		
6	BOOKCASES	N/A	LF	N/A		
6	REINSTALL CARPENTRY SHOP	200	SF	1,700		
6 Total	DIVISION 6 TOTAL			6,500		
7	DAMPROOFING & SKIM COATING	1,728	SF	6,100		
7	ROOFING	4	SQ	14,500		
7	FLASHINGS - COPPER/SS	N/A	LF	N/A		
7	TEMP WINDOWS FLASHINGS	800	LF	5,800		
7	JOINT SEALANTS - MISC	1	LS	1,860		
7	TEMP - BLANK OFF WINDOWS	5	EA	3,800		
7	FIRE SEALANTS	1	LS	370		
7	SAWCUT CONCRETE FOR FLASHING	N/A	LF	--		
7	INSULATION BATT	450	SF	695		
7 Total	DIVISION 7 TOTAL			33,125		
8	TEMP DOORS OUT & IN	5	EA	850		
8 Total	DIVISION 8 TOTAL			850		
9	GWB PATCHING	1,600	SF	5,200		
9	TAPING	1,600	SF	5,200		
9	PLASTER PATCHING	N/A	SF	N/A		
9	ACOUSTICAL PATCH BACK	500	SF	975		
9	PAINTING	1,600	SF	5,000		
9 Total	DIVISION 9 TOTAL			16,375		
22	MECHANICAL	5,400	SF	23,368		
22	FIRE SPRINKLER	5,400	SF	ABV		
22 Total	DIVISION 22 TOTAL			23,368		
26	ELECTRICAL	5,400	SF	10,000		VE REVIEW (OP #4 & 7)
26	DEMO ELEC	5,400	SF			
26 Total	DIVISION 26 TOTAL			10,000		
99	SEASON 1			--		
99	PERFORMANCE & PAYMENT BOND	650,000	LS	4,173		
99	INSURANCE - LIABILITY	650,000	LS	4,030		
99	INSURANCE - BUILDERS RISK	650,000	LS	1,040		SEASON 1 ONLY
99	SAFETY / FALL PROTECTION PROGRAM		1 MO	2,680		
99	VENT AT SCAFFOLDING		1 MO	1,680		
99	EQUIPMENT		1 MO	25,000		
99	EQUIPMENT - FUEL & MAINT		1 MO	2,925		
99	MATERIAL & EQUIPMENT HANDLING		1 MO	1,700		
99	FREIGHT	20,000	LBS	2,000		
99	SITE LAYOUT		1 LS	2,640		
99	PROGRESS CLEANING		1 MO	1,700		
99	GARBAGE DUMP		1 MO	1,500		
99	FINAL CLEANING	5,400	SF	2,000		
99	NAIL, BOLTS, FASTENERS	5,400	SF	6,080		
99	JOB CONSUMABLES	5,400	SF	6,080		
99 Total	DIVISION 99 TOTAL			65,228		
	SUBTOTAL			<u>612,181</u>		
	SUBTOTAL			<u>612,181</u>		
	FEE			<u>36,730</u>		
	CONTINGENCY			<u>0</u>		
	ESTIMATE TOTAL			<u>648,911</u>		