

March 14, 2014

**Architecture
Interiors
Construction
Management**

RE: Alaska Capitol Seismic Retrofit and Exterior Renovation

**Representative Mike Hawker, Chair
Legislative Council
Alaska State Legislature
120 4th Street, State Capitol, Room 502
Juneau, AK 99801**

1935
Founded as
H.B. Foss Company

1945
Foss & Malcolm

1949
Foss, Malcolm & Olsen

1951
Foss & Olsen

1956
Foss, Olsen & Sands

1958
Olsen & Sands

1969
Sands & Ackley

1974
Ackley & Associates

1979
Ackley/Jensen
Architects, Inc.

1985
Jensen Douglas
Architects, Inc.

1997
Jensen Yorba Lott, Inc.

Dear Representative Hawker:

In an effort to refine the construction cost and to better evaluate alternative methods and material as well as further investigate cost saving possibilities we propose reducing the construction during the 2014 season and dedicating more effort during this time to evaluating cost saving opportunities. We have identified several possible ways to reduce construction cost; we need to evaluate these during the demolition of portions of the exterior walls to determine if they are feasible to incorporate into the approach to the project. At the completion of the 2014 construction season we will provide a revised cost proposal to the Council for the remaining work.

The underlying consideration during the investigation and evaluation period is to maintain the purpose of the project to upgrade the building for seismic resistance, renovate the exterior envelope and replace the heating system throughout the building. Any cost reduction opportunities that are adopted will be evaluated in terms of the cost/benefit to the project. The goal is to renovate the building structure and exterior to last many more decades.


The approach for the 2014 construction season is to concentrate on the west (Main Street) side of the building and to construct the infill areas on the 3rd, 4th and 5th floors on either side of the main stair/elevator area. The work on the west side will involve removal of the brick, stone and terracotta in the exterior walls and the windows. By doing this we can determine if the interior finishes in some of the rooms can be retained. If this is possible significant savings can be achieved and disruption will be minimized. Since the west side is representative of the rest of the building we can project the findings to the work in the following seasons. Attached is a drawing illustrating the areas where work will take place during 2014.

The structural work will be completed on the west side and the new windows will be installed. The work will also include replacing the heating piping and convectors and restoring the interior finishes where needed.

The work related to the infill areas will consist of the structural floor and roof system but will not include the final exterior closure or interior work. Constructing the new floors in the in-fill areas will not only provide valuable information for the following year, but it will allow a more efficient construction sequence since the structural work will be completed avoiding a potential "bottle neck" between trades working in the courtyard.

The proposed cost for the 2014 construction season is \$5.8 million. This also includes a contingency, the Contractors fee and a portion of the Incentive Fee. This format is as outlined in the Request for Proposals that was issued last fall to select the Construction Manager/General Contractor. The work done by the CM/GC will be paid on a time and materials basis and will be monitored monthly for consistency with the contract.

Sincerely,

A handwritten signature in black ink, appearing to read "Wayne Jensen", with a long horizontal stroke extending to the right.

Wayne Jensen

cc: Pam Varni, Jeff Goodell

Extent of work for Phase One (2014)

Complete Demo scope for West Elevation
Install structural upgrade, windows and seal for winter
Infill structural components
Demo Chimney

