

# Alaska State Legislature

## Legislative Affairs Agency

Office of the Executive Director

Terry Miller Legislative Office Building, Room 217


Mailing Address: State Capitol, Rm. 3 Juneau, Alaska 99801-1182 Phone (907) 465-3800 Fax (907) 465-3234

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### MEMORANDUM

TO: Senator Gary Stevens  
Legislative Council Chair

FROM: Jessica Geary   
Executive Director

DATE: December 15, 2019

SUBJECT: Terry Miller Building Windows & Siding Change Order 5

For your review and approval is change order no. 5 to the contract with F&W Construction, which includes a credit proposal for the removal of electrical conduit work from the project scope resulting in a credit of \$1,923.35, along with an additional \$80,112.38 cost for a change in scope provided under the contract to properly fit the new windows into the building.

The offsetting credit of \$1,923.35 for RFP 6 paired with the proposed increase of \$80,112.38 for RFP 7, the Agency is requesting a total increase to the Contract of \$78,189.03 with a new contract completion date of February 29, 2020.

Please review the enclosed images and description which highlight the issues that arose upon removal of the old windows, along with change order request no. 5 and its supporting documentation. The Agency is actively working with Dan Fabrello, construction administrator with Jensen Yorba Wall architects, to get the contractor to reduce his cost. In an effort to keep the project moving and avoid further delays, we are asking for an approval of a not to exceed amount of \$78,189.03. We are optimistic the overall change order request amount will decrease and I will keep the committee apprised.

*Motion: I move that Legislative Council approve Change Order #5 with F&W Construction Company, Inc. in an amount not to exceed \$78,189.03 for the addition of self-leveling grout and wood grounds to the sills at the Terry Miller Legislative Office Building.*



ALASKA STATE LEGISLATURE  
LEGISLATIVE AFFAIRS AGENCY

# CHANGE ORDER

Project (ITB or RFP) No.: 625 Change Order No.: 05

Project (ITB or RFP) Title: Terry Miller Legislative Office Building Window and Exterior Renovation

Contractor Name: F&W Construction Company, Inc.  
Address: 3821 Dee Circle, Anchorage, AK 99516

Seal of an Alaskan Professional Engineer (If Required)

**Change Order Summary:**

Extension in Time Request:  Yes  No

New Completion Date: February 29, 2020

Total Amount of Initial Contract: **\$ 1,769,794.00**

Total Cumulative Amount of Previous Change Orders: **\$ 301,431.65**

Amount of this Change Order: **\$ 78,189.03**

Change in Contractor's Responsibility:  Yes  No  
(Describe in Change Order Description)

Permission for previously approved subcontractor(s) to perform all or portions of the work described herein is as checked:  Yes  No  N/A

The following change(s) in the above Contract are hereby made in accordance with the terms of the Contract and under the terms and conditions stated below. Price adjustments resulting from inaccurate cost and pricing data are subject to the provisions of the ITB or RFP. This document shall become an amendment to the Contract and all provisions of the Contract will be applicable. Change Orders are not considered granted until fully executed by the Agency.

**Change Order Description: (If required, attached Description Continuation to this form. May use plain white paper)**

**RFP 6 South Wall - Credit electrical conduit relocate and new conductors:** On the Terry Miller Building Window and Exterior Renovation project, Sheet AD301 note 11/ A301 note 19. At southeast corner elevation the existing conduit at both interior and exterior are scheduled to be relocated and penetrate lower on the wall to get below new siding installation. As part of the work new conductors are scheduled to be pulled to replace the existing wire. At the interior there is a mechanical fin tube and cover that would need to be penetrated making future work on the fin tube difficult. RFI #4 indicates that the existing interior and exterior conduits can be left in place and metal flashing and siding placed around the conduit. The Contractor has proposed a **Contract credit of \$1,923.35** for the removal of this Work. A detailed breakdown of the Credit is provided in the attached pages.

**RFP 7 North and West Wall – Window Wood Grounds at Jams and Grout at Sill:** On the Terry Miller Building Window and Exterior Renovation project, the north and west windows exhibit similar voids encountered on the south wall demolition around the existing wood grounds as heads, concrete heads have voids and rock pockets in the formed concrete due to unconsolidated concrete, air pockets, and large aggregate that was unable to flow around the rebar during concrete placement. The windows on the north and west side of the building will require new wood grounds and grouted sills to replace wood grounds removed as part of HZMT RFP 005. The placement of new wood grounds and grouted level sill is required for proper window installation and structural securement of window receivers to the concrete structure. The Contractor has proposed a **Contract increase of \$80,112.38** for the additional Work and materials need to properly install the new windows. The Contractor has estimated that an additional 24 calendar days will be needed to complete the proposed Work. A detailed breakdown of the proposal is provided in the attached pages.

As a result of RFP's 6 and 7, the Agency is requesting a total **Contract increase of \$78,189.03** and that the Contract completion date be extended to **February 29, 2020** to accomplish the project as originally intended.

Submitted By: \_\_\_\_\_  
Contractor's Representative

Date: \_\_\_\_\_

Change Orders for Extension in Time and Contractor's Responsibility only require the Project Director and Executive Director's approval.

Approved By: \_\_\_\_\_  
John Cayce, Project Director

Date: \_\_\_\_\_

Approved By: \_\_\_\_\_  
Jessica Geary, Executive Director

Date: \_\_\_\_\_

Change Orders for changes to the initial contract amount require the approval of the Legislative Council Chair and the Agency's Executive Director. If the cumulative value of all change orders for this project exceeds \$25,000, or 10 percent of the original amount of the contract, whichever is more, approval by the Legislative Council Committee is required.

I certify that sufficient funds are available in an appropriation for this Change Order.

Certified By: \_\_\_\_\_  
Jessica Geary, Executive Director

Date: \_\_\_\_\_

Approved By: \_\_\_\_\_  
Senator Gary Stevens, Chair  
Alaska Legislative Council

Date: \_\_\_\_\_

If required, Date of Legislative Committee Meeting: \_\_\_\_\_

# REQUEST FOR PROPOSAL

## South Wall - Credit electrical conduit relocate and new conductors

Project Name: TMB Legislative Office Bldg Window and Exterior Reno F& W Construction  
Project No.: 12026 Owner Project No. 625

Issuing Authority:  
Dan Fabrello

RFP No.: 006

A proposal is requested for making the hereinafter described change in accordance with the specifications and drawing revisions cited herein or listed in attachment hereto. Submit your proposal in space provided below, including detailed breakdown of prime and subcontract costs. DO NOT start work under this Request For Proposal until you receive a copy of the signed Change Order by LAA.

**Description of Change:**

Sheet AD301 note 11/ A301 note 19.

At southeast corner elevation the existing conduit at both interior and exterior are scheduled to be relocated and penetrate lower on the wall to get below new siding installation. As part of the work new conductors are scheduled to be pulled to replace the existing wire. At the interior there is a mechanical fin tube and cover that would need to be penetrated making future work on the fin tube difficult. RFI #4 indicates that the existing interior and exterior conduits can be left in place and metal flashing and siding placed around the conduit.

Provide a detailed cost credit proposal :

1. Provide credit for interior and exterior electrical conduit relocation work, new conductors, concrete coring, interior finish repair and paint.

Response Required by: 9/24/19

Date: 9/17/19 Name/Title: Dan Fabrello, Construction Administrator  
Office 907-586-1070

### Contractor's Proposal - Change in Contract Price

Detailed breakdown. (Attach additional sheets as necessary.)

Net Increase	Net Decrease	Calendar Days Increase/Decrease
\$	\$ 1923.35	0

Date:  
12/5/2019

Typed or Printed Name and Title:  
Robert Cropps, PM

Signature:  


cc:

**F & W Construction Company, Inc.**



**PROJECT:** TMOB Windows & Ext Renovation - JNU

**CONTRACT:** SOA Legislative Affairs RFP 625

**F&W JOB#:** 20370 **COST CODE:**

**DATE:** December 5, 2019

**DESCRIPTION**

<b>RFI</b>	<b>RFP</b>	<b>6R2</b>
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Provide credit for electrical work per AD301, Note 11 + Detail 11/A301, Note 19. Existing to remain, this work is not required.

**CONTRACTOR'S COSTS**

SUBCONTRACTOR TOTAL (See Sheet 3 of 3)	-1,389.30	
SUBCONTRACTOR MARKUP @ 10 % X	<u>0.00</u>	
SUBCONTRACTOR TOTAL	-1,389.30	-1,389.30
LABOR TOTAL (See Sheet 2 of 3)	-385.50	
MATERIALS / MISC TOTAL (See Sheet 2 of 3)	-100.00	
CAMP TOTAL (See Sheet 3 of 3)	0.00	
FREIGHT TOTAL (See Sheet 3 of 3)	0.00	
EQUIPMENT TOTAL (See Sheet 3 of 3)	0.00	
SUBTOTAL	-485.50	
F & W FEE	<u>-48.55</u>	
F & W TOTAL	-534.05	<u>-534.05</u>
F & W / SUBCONTRACTOR TOTALS		-1,923.35
BOND / INSURANCE @ 1% X		0.00
<b>TOTAL CREDIT</b>		<u><u>-1,923.35</u></u>

**F & W Construction Company, Inc.**



**PROJECT:** TMOB Windows & Ext Renovation - JNU

**CONTRACT:** SOA Legislative Affairs RFP 625

**F&W JOB#:** 20370

**COST CODE:**

**Direct Labor Breakdown**

Trade	Description	MH Total	Rate	Total
Carpenter	Credit: Cut, Patch, & Paint	-5.0	77.10	-385.50
				0.00
				0.00
		0.0		0.00
		0.0		0.00
Total Direct Labor Costs		<u>-5.0</u>		<u>-385.50</u>

**Material Costs**

#	Description	QTY	*UOM	Unit Price	Cost
1	Credit: Misc Materials	1	LS	-100.00	-100.00
2					0.00
3					0.00
4					0.00
5					0.00
6					0.00
7					0.00
8					0.00
9					0.00
10					0.00
Total Material Costs					<u>-100.00</u>

**Miscellaneous Costs**

#	Description	QTY	*UOM	Unit Price	Cost
1					0.00
2					0.00
3					0.00
4					0.00
5					0.00
Total Miscellaneous Costs					<u>0.00</u>

Total Material + Miscellaneous Costs

-100.00

\*UOM is Unit of Measurement



Phone: 907-780-4404  
Fax: 907-780-6423  
Alaska Business License  
BL017002  
Contractor's Registration No.  
AA1870

## RFP006R1 Credit

December 4, 2019

Project: F@W at Terry Miller Office Building Siding Replacement

Attention: Robby Capps

The following is an Alcan Electrical & Engineering, Inc. scope letter and proposal for the above referenced project. Note that this is a revised credit proposal to account for comments made by Dan Fabrello and forwarded on Dec 4<sup>th</sup>, 2019.

### Inclusions:

1. Reduction of scope of work regarding 2" building penetration at Southeast corner of building.
2. Original documents and proposal included removing existing conduit and wiring from existing LB conduit, removing conduit, core drilling new penetration at lower elevation, and reinstalling all with new wire.
3. The scope of this proposed reduction is to leave the existing as is, with siding and flashing modifications to be performed around existing penetration.
4. Unused materials to be rendered back to Alcan inventory.
5. Labor hours less approximately 8.5 hours for estimated job completion.

### Exclusions:

1. Fireproofing.
2. Engineering.
3. Cut, patch and paint all surfaces.
4. Bond premium cost.
5. Electrical permit fees, procurement, or administration.
6. Builders All-Risk insurance.
7. Hazardous materials removal and abatement.

<b>Credit Proposal:</b>	<b>\$1263.00</b>
- <b>Material offered for return:</b>	<b>\$374.74</b>
- <b>Labor savings as work not performed:</b>	<b>\$888.26</b>
<b>10% Mark-up, as directed by Dan Fabrello</b>	<b>\$126.30</b>
<b>Total proposed Credit:</b>	<b>\$1389.30</b>

Quotation is valid for 21 days unless stipulated otherwise. Please sign and return.

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

Thank you for the opportunity to provide you with this proposal. Should you have any questions or require further information please call our office at 780-4404.

Sincerely,

Eric Brewer  
Alcan Electric- Juneau  
(907)780-4404 - Office  
(907)723-3231 -Cell  
ebrewer@alcanelectric.com

**F & W Construction Company, Inc.**



**PROJECT:** TMOB Windows & Ext Renovation - JNU

**CONTRACT:** SOA Legislative Affairs RFP 625

**F&W JOB#:** 20370

**COST CODE:**

**Camp Costs**

#	Description	QTY	*UOM	Unit Price	Cost
1					0.00
2					0.00
3					0.00
Total Camp Costs					0.00

**Freight Costs**

#	Description	QTY	*UOM	Unit Price	Cost
1					0.00
2					0.00
3					0.00
Total Freight Costs					0.00

**Equipment Breakdown**

#	Description	Unit	Rate	Total
1				0.00
2				0.00
3				0.00
Total Equipment Costs				0.00

**Subcontractor**

#	Subcontractor	Total
1	Credit: Alcan Electric proposal dated	-1,389.30
2		
Total Subcontractor Costs		-1,389.30



# REQUEST FOR PROPOSAL

## North and West Wall - Window Wood Grounds at Jambs and Grout at Sill

Project Name: TMB Legislative Office Bldg Window and Exterior Reno

F& W Construction

Project No.: 12026

Owner Project No. 625

Issuing Authority:  
Dan Fabrello

RFP No.: 007

A proposal is requested for making the hereinafter described change in accordance with the specifications and drawing revisions cited herein or listed in attachment hereto. Submit your proposal in space provided below, including detailed breakdown of prime and subcontract costs. DO NOT start work under this Request For Proposal until you receive a copy of the signed Change Order by LAA.

### Description of Change:

The Terry Miller building was built in various phases. The original 1927 details show concrete formed smooth with the original wood windows installed inside the cast concrete openings. The 1961 addition window details appear to be formed similar to the 1927 construction also showing concrete formed smooth and windows installed inside the cast concrete openings. Upon further review, the 1927 and 1961 construction appear to have had wood window bucks installed in the wall formwork prior to concrete placement. Concrete was then placed in the formwork and the window bucks became the wood grounds for the wood window rough opening once the wall formwork was removed.

The north and west windows exhibit similar voids encountered on the south wall demolition around the existing wood grounds as the abatement and removal of the wood grounds continues as part of RFP 005. The formed concrete at the north and west sills is exceptionally unlevel, pocketed with air pockets, large voids and concave. Similarly at the south 3<sup>rd</sup> floor window heads, the concrete heads have voids and rock pockets in the formed concrete due to unconsolidated concrete, air pockets and large aggregate that was unable to flow around the rebar during concrete placement.

It appears when the exterior walls were formed, concrete was allowed to flow around the blocked-out "window buck" rough openings at sill, jamb and heads. Due to large aggregate encountered in the project, unknown concrete placement methods and small batches of concrete placed at a time, the concrete appears to not have flowed and consolidate adequately under the wood window buck sills. The un-consolidated concrete formed air pockets due to the difficulty to move or have concrete flow sideways under the wood window bucks, which resulted in the large voids, air pockets and uneven concrete described.

The windows on the north and west side of the building will require new wood grounds and grouted sills to replace wood grounds removed as part of HZMT RFP 005. The placement of new wood grounds and grouted level sill is required for proper window installation and structural securement of window receivers to the concrete structure.

1. **Sheet 1/A301 type 1, (14)** window heads (3rd floor only), bent galvanized metal plates.
  - a. Infill head and tab down jamb with 16 gage galvanized bent plate cut to fit. Fasten galvanized plate into existing concrete head and treated wood grounds at jambs. Infill remaining voids with foam insulation.
2. **Sheet 2/A301 type 3 and 4, (17)** windows, treated wood grounds at jambs, grout at sills.
  - a. Infill jambs voids with solid treated wood and treated plywood furring to fit the void space. Fasten wood grounds to existing concrete with simpson 1/4" split drive anchors (or comparable) with 1-1/2" min embed. Fasteners to be placed at min 16" OC staggered.
  - b. Infill sill void with high strength non-shrink grout to form a solid substrate.
3. **Sheet 2/A301 type 3, (7)** window heads (3rd floor only), bent galvanized metal plates.
  - a. Infill head and tab down jamb with 16 gage galvanized bent plate cut to fit. Fasten galvanized plate into existing concrete head and treated wood grounds at jambs. Infill remaining voids with foam insulation.
4. **Sheet 2/A301 type 13, (2)** windows, treated wood grounds at jambs.
  - a. Infill jambs voids with solid treated wood and treated plywood furring to fit the void space. Fasten wood grounds to existing concrete with simpson 1/4" split drive anchors (or comparable) with 1-1/2" min embed. Fasteners to be placed at min 16" OC staggered.

5. Sheet 2/A303 type 6 and 7, (4) windows, treated wood grounds at jambs, grout at sills.
- a. Infill jambs voids with solid treated wood and treated plywood furring to fit the void space. Fasten wood grounds to existing concrete with simpson 1/4" split drive anchors (or comparable) with 1-1/2" min embed. Fasteners to be placed at min 16" OC staggered.
  - b. Infill sill void with high strength non-shrink grout to form a solid substrate.

6. Sheet 2/A303 type 2, (18) windows, grout at sills.
- a. Infill sill void with high strength non-shrink grout to form a solid substrate.


Response Required by: 12/11/19

Date: 12/10/19 Name/Title: Dan Fabrello, Construction Administrator  
Office 907-586-1070 / Direct 907-802-2499

**Contractor's Proposal - Change in Contract Price**

Detailed breakdown. (Attach additional sheets as necessary.)

Net Increase	Net Decrease	Calendar Days Increase/Decrease
\$ 80,112.38	\$	24 DAYS

Date:	Typed or Printed Name and Title:	Signature:
12/11/2019	Robert Cropps, Pm	

cc:

# F & W Construction Company, Inc.



PROJECT: TMOB Windows & Ext Renovation - JNU

CONTRACT: SOA Legislative Affairs RFP 625

F&W JOB#: 20370 COST CODE: 20370.210

DATE: December 11, 2019

## DESCRIPTION

RFI	6	RFP	7
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Install new PT wood "Grounds", 16ga galvanized metal plate infills, and epoxy bond + grout per attached RFP-07. **ADDITIONAL TIME REQUIRED: 24 CALENDAR DAYS**

## CONTRACTOR'S COSTS

SUBCONTRACTOR TOTAL (See Sheet 3 of 3)		0.00	
SUBCONTRACTOR MARKUP @ 10 %	X 0.10	<u>0.00</u>	
SUBCONTRACTOR TOTAL		0.00	0.00
LABOR TOTAL (See Sheet 2 of 3)		51,264.42	
MATERIALS / MISC TOTAL (See Sheet 2 of 3)		13,484.96	
CAMP TOTAL (See Sheet 3 of 3)		0.00	
FREIGHT TOTAL (See Sheet 3 of 3)		1,350.00	
EQUIPMENT TOTAL (See Sheet 3 of 3)		0.00	
SUBTOTAL		66,099.38	
F & W FEE @ 20 %	X 0.20	<u>13,220.00</u>	
F & W TOTAL		79,319.38	<u>79,319.38</u>
F & W / SUBCONTRACTOR TOTALS			79,319.38
BOND / INSURANCE @ 1 %	X 0.01		793.00
<b>TOTAL PROPOSAL</b>		<u><u>80,112.38</u></u>	

**F & W Construction Company, Inc.**



**PROJECT: TMOB Windows & Ext Renovation - JNU**

**CONTRACT: SOA Legislative Affairs RFP 625**

**F&W JOB#: 20370**

**COST CODE: 20370.210**

**Direct Labor Breakdown**

Trade	Description	MH Total	Rate	Total
Carpenter, JM	Item 1 per RFP description	42.0	77.10	3,238.20
Carpenter, JM	Item 2 per RFP description	221.0	77.10	17,039.10
Carpenter, JM	Item 3 per RFP description	21.0	77.10	1,619.10
Carpenter, JM	Item 4 per RFP description	7.0	77.10	539.70
Carpenter, JM	Item 5 per RFP description	52.0	77.10	4,009.20
Carpenter, JM	Item 6 per RFP description	180.0	77.10	13,878.00
Carpenter, Foreman	Add prep @ Window Head, Jamb, and Sill	131.0	83.52	10,941.12
				0.00
				0.00
				0.00
Total Direct Labor Costs		<u>654.0</u>		<u>51,264.42</u>

**Material Costs**

#	Description	QTY	*UOM	Unit Price	Cost
1	2x12x10 PT - Valley	120	EA	31.50	3,780.00
2	3/4" PT Plywood - Valley	54	EA	57.75	3,118.50
3	Grout - White Cap	54	EA	27.49	1,484.46
4	Epoxy (1 gallon units) - White Cap	27	EA	88.00	2,376.00
5	16ga track - Reliable	220	LF	6.00	1,320.00
6	Foam - AIH	23	EA	7.00	161.00
7	1/4" HDG split drive anchors	1500	EA	0.83	1,245.00
8					0.00
9					0.00
Total Material Costs					<u>13,484.96</u>

**Miscellaneous Costs**

#	Description	QTY	*UOM	Unit Price	Cost
1					0.00
2					0.00
3					0.00
Total Miscellaneous Costs					<u>0.00</u>

Total Material + Miscellaneous Costs 13,484.96

\*UOM is Unit of Measurement

**F & W Construction Company, Inc.**



**PROJECT:** TMOB Windows & Ext Renovation - JNU

**CONTRACT:** SOA Legislative Affairs RFP 625

**F&W JOB#:** 20370

**COST CODE:** 20370.210

**Camp Costs**

#	Description	QTY	*UOM	Unit Price	Cost
1					0.00
2					0.00
3					0.00
Total Camp Costs					0.00

**Freight Costs**

#	Description	QTY	*UOM	Unit Price	Cost
1	AML: SEA - JNU	3000	#	0.45	1,350.00
2					0.00
3					0.00
Total Freight Costs					1,350.00

**Equipment Breakdown**

#	Description	Unit	Rate	Total
1				0.00
2				0.00
3				0.00
Total Equipment Costs				0.00

**Subcontractor**

#	Subcontractor	Total
1		
2		
3		
Total Subcontractor Costs		0.00

TMB Legislative Office Bldg Window and Exterior Reno  
North and West Wall - Window Wood Grounds at Jambes and Grout at Sill

RFP 007 Construction Images:



View of typical West addition sills along Main Street. Sills require grouting to fill voids for proper window receiver shimming and form smooth transition to support scheduled exterior sill flashing.



View of typical window sill in Library. Sills require grouting to fill voids for proper window receiver shimming and form smooth transition to support scheduled exterior and interior sill and flashing.



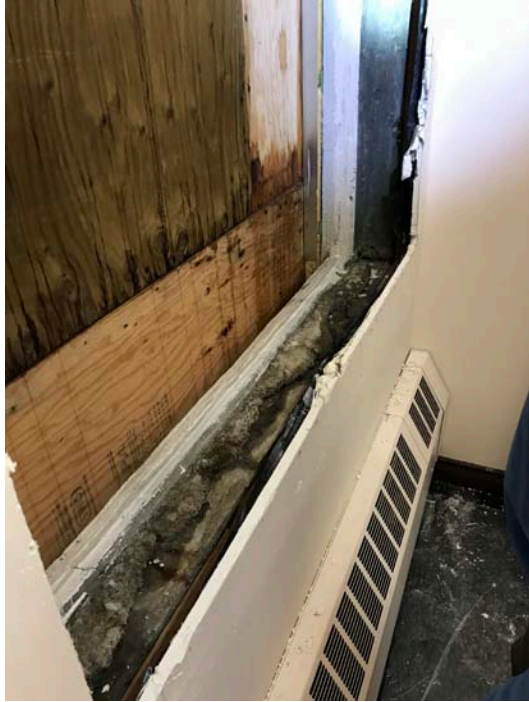
View of typical north and south window sills under abated wood window bucks that became the wood grounds for original wood window rough opening. Sills are heavily impacted by air pockets, unconsolidated concrete and concave voids. Sills throughout the 1927 and 1961 work require grouting to fill voids for proper window receiver shimming and form smooth transition to support scheduled exterior and interior sill and flashing.



View of typical north and south window sills under abated wood window bucks. This condition of unconsolidated concrete under the window bucks (wood grounds) is present at all floors and window openings that have been demolished.



TMB Legislative Office Bldg Window and Exterior Reno  
North and West Wall - Window Wood Grounds at Jambs and Grout at Sill



View of the typical window head encountered along the third floor of the 1927 structure. The concrete that was placed at the window bucks and appears to not have consolidated around the lower rebar. The condition of the heads varies due to the size of the aggregate used during this time.

TMB Legislative Office Bldg Window and Exterior Reno  
North and West Wall - Window Wood Grounds at Jambes and Grout at Sill



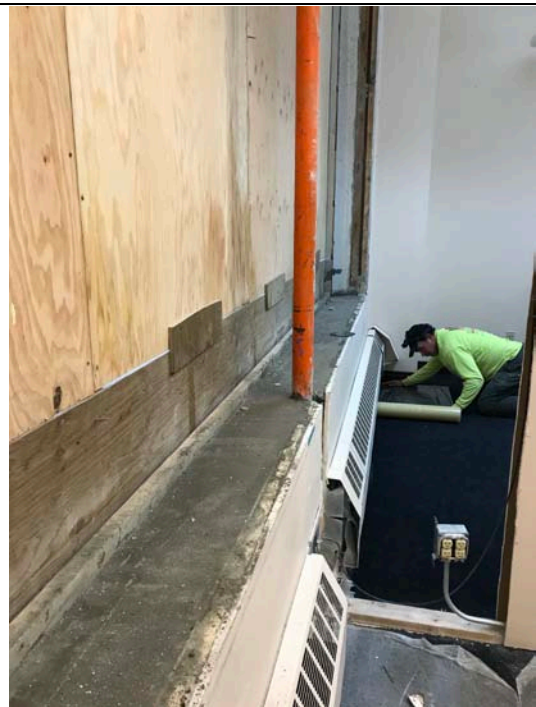
View of typical window head repair anchored into concrete at window heads and jambs.



View of typical window sill grout repair.



View of typical window sill grout repair.



View of typical window sill grout repair.



TMB Legislative Office Bldg Window and Exterior Reno  
North and West Wall - Window Wood Grounds at Jambes and Grout at Sill



View of third floor heads.



View of third floor heads.



View of third floor heads.



View of third floor heads.



View of third floor heads.



View of third floor heads.