

ALASKA LEGISLATURE COMMITTEE FILES 1983-1984

2916 HSA RENOVATION OF GOV.'S MANSION REPORT 2916

Governor's Mansion "CONSTRUCTION"

CONSTRUCTION

PAY PERIOD ENDING:	HOURS WORKED						TOTAL HOURS	RATE	TOTAL COST
	10-31	11-08	11-15	11-23	11-30	12-08			
G. SHAW 432-02-7140 ST				20.5	30.0	47.0	73.0	22.43	1,637.39
PAINTER WG IV OT				7.5	22.5	6.0	36.0	33.64	1,211.04
54B DT					12.0	19.5	12.0	44.85	538.20
G. FLEEK 574-18-2593 ST			5.5				5.5	21.16	116.38
MAINT. WORKER I WG V OT			.5				.5	31.94	15.97
55B DT									
M. MIELKE 574-60-4244 ST					30.0	14.0	44.0	14.98	659.12
LABORER WG VIII OT					6.5	2.5	9.0	22.47	202.23
58A DT									
E. CARROLL 558-11-3912 ST				45.0	30.0	22.5	97.5	14.98	1,460.55
LABORER WG VIII OT				6.5	10.5	2.5	19.5	22.47	438.17
58A DT									
R. BEAR 522-50-4938 ST		22.5			30.0		52.5	14.98	786.45
LABORER WG VIII OT									
58A DT									

\$ 24,665.65

\$ 3,017.57

TOTAL \$27,683.22

Governor's Division

"MAINTENANCE"

PAY PERIOD ENDING:	HOURS WORKED						TOTAL HOURS	RATE	TOTAL COST	
	10-31	11-08	11-15	11-23	11-30	12-08				
D. HAMMONDS 548-40-5694 BLDG. MAINT. FOREMAN WG I 51E	ST OT DT	6.5	17.5	6.0	10.0			40.0	27.55	1,102.00
R. WALKER 574-18-2139 BLDG. MAINT. FOREMAN WG I 51E	ST OT DT				8.0	4.5		12.5	27.55	344.38
E. KRAUSS 079-26-7136 MAINT. MECHANIC WG II 52D	ST OT DT	22.0	28.5			7.5		58.0	25.95	1,505.10
F. BOYNTON 574-12-0909 MAINT. MECHANIC WG II 52D	ST OT DT		7.5					7.5	25.95	194.63
P. VANDOR 549-24-3900 CARPENTER WG IV (II) LEAD 52B	ST OT DT	35.5						35.5	25.42	902.41
N. MASON 574-20-7085 MAINT. WORKER II WG IV 54C	ST OT DT	19.5	41.0	30.0	30.0	30.0	22.5	173.0	22.69	3,925.37
					9.0	21.0	4.5	34.5	34.04	1,174.38
						6.0		6.0	45.38	272.28
M. VIERTHALER 574-14-0553 CARPENTER WG IV 54B	ST OT DT	5.0	26.0					31.0	22.43	695.33
					8.0			8.0	33.64	269.12
					7.5			7.5	44.85	336.38
P. PREVATT 574-52-5785 MAINT. WORKER II WG IV 54C	ST OT DT	28.5	13.0	2.0	7.5			49.0	22.69	1,111.81

Governor's Mansion

"MAINTENANCE"

PAY PERIOD ENDING:	HOURS WORKED						TOTAL HOURS	RATE	TOTAL COST	
	10-31	11-08	11-15	11-23	11-30	12-08				
J. WILLIAMS 574-20-7748 BLDG. MAINT. FOREMAN WG I 55C	ST OT DT	20.0  	31.5  	  	  	7.5  	  	59.0  	21.42  	1,263.78  
N. BUSBY 574-26-6146 BLDG. MAINT. FOREMAN WG I 55B	ST OT DT	  	  	  	10.5 1.0	30.0 18.5	22.5 4.0	63.0 23.5	21.29 31.94	1,341.27 750.59
J. LEITCH 264-31-2845 GROUNDSMAN SUPER. WG VI 56B	ST OT DT	12.5  	22.5  	  	  	26.0  	  	61.0  	19.91  	1,214.51  
M. LAUER 519-50-4731 LABORER WG VIII 58A	ST OT DT	  	  	  	  	15.0 3.5	7.5 2.5	22.5 6.0	14.98 22.47	337.05 134.82
M. MIELKE 574-60-4244 LABORER WG VIII 58A	ST OT DT	  	15.0  	30.0  	45.0 15.0	  	  	90.0 15.0	14.98 22.47	1,348.20 337.05
R. BEAR 522-50-4938 LABORER WG VIII 58A	ST OT DT	  	  	30.0  	45.0 5.0	 18.5	22.5 2.5	97.5 26.0	14.98 22.47	1,460.55 584.22
J. PEQUERD 063-50-4127 LABORER WDG VIII 58A	ST OT DT	  	  	  	22.5 5.0	7.5  	  	30.0 5.0	14.98 22.47	449.40 112.35
E. CARROLL 558-11-3912 LABORER WG VIII 58A	ST OT DT	  	22.5  	30.0  	  	  	  	52.5  	14.98  	786.45  

TOTAL \$22,193.11

Governor's Mansion

"MAINTENANCE"

PAY PERIOD ENDING:	HOURS WORKED						TOTAL HOURS	RATE	TOTAL COST
	10-31	11-08	11-15	11-23	11-30	12-08			
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F. BOYNTON 574-12-0909 MAINT. MECHANIC WG II 52D		7.5					7.5	25.95	194.63
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N. MASON 574-20-7085 MAINT. WORKER I WG IV 54C	19.5	41.0	30.0	30.0	30.0	22.5	173.0	22.69	3,925.37
				9.0	21.0	4.5	34.5	34.04	1,174.38
					6.0		6.0	45.38	272.28
M. VIERTHALER 574-14-0553 CARPENTER WG IV 54B	5.0	26.0					31.0	22.43	695.33
				8.0			8.0	33.64	269.12
				7.5			7.5	44.85	336.38
P. PREVATT 574-52-5785 MAINT. WORKER II WG IV 54C	28.5	13.0	2.0	7.5			49.0	22.69	1,111.81

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J. WILLIAMS 574-20-7748 BLDG. MAINT. FOREMAN WG I 55C	20.0	31.5			7.5		59.0	21.42	1,263.78
N. BUSBY 574-26-6146 BLDG. MAINT. FOREMAN WG I 55B				10.5	30.0	22.5	63.0	21.29	1,341.27
				1.0	18.5	4.0	23.5	31.94	750.59
J. LEITCH 264-31-2845 GROUNDSMAN SUPER. WG VI 56B	12.5	22.5			26.0		61.0	19.91	1,214.51
M. LAUER 519-50-4731 LABORER WG VIII 58A					15.0	7.5	22.5	14.98	337.05
					3.5	2.5	6.0	22.47	134.82
N. MIELKE 574-60-4244 LABORER WG VIII 58A		15.0	30.0	45.0			90.0	14.98	1,348.20
				15.0			15.0	22.47	337.05
R. BEAR 522-50-4938 LABORER WG VIII 58A			30.0	45.0		22.5	97.5	14.98	1,460.55
				5.0	18.5	2.5	26.0	22.47	584.22
					8.0		8.0	29.96	239.68
J. PEQUERD 063-50-4127 LABORER WDG VIII 58A				22.5	7.5		30.0	14.98	449.40
				5.0			5.0	22.47	112.35
E. CARROLL 558-11-3912 LABORER WG VIII 58A		22.5	30.0				52.5	14.98	786.45

TOTAL \$22,193.11

## THE LEGISLATURE

BUDGET AND AUDIT COMMITTEE

January 26, 1984

Members of the  
Legislative Budget and Audit Committee:

We have reviewed the Department of Transportation and Public Facilities, and the Office of the Governor responses to our preliminary report on the Governor's Mansion Renovation Project. Our comments on the submitted responses are listed below:

Department of Transportation and Public FacilitiesFindings and Auditor's Comments

- B.2. We reiterate our statement in the report "In our opinion, the original contract amount exceeded \$25,000, and therefore should have been advertised in accordance with AS 36.98". In addition, the amount paid on this contract and its amendment totaled \$34,814.
- E. Costs related to the Governor's Mansion Renovation should all be charged to the project and recorded in the accounting records accordingly. If sufficient funds are not available, it is not appropriate to record these costs in overhead or operating accounts. Rather, to cover these overexpenditures, the Department should request additional funds through either a revised program or a supplemental appropriation.

In addition, the Maintenance and Operations costs incurred at the end of the job were due to the mansion renovation and not general maintenance. As such, these appropriately should be charged to the project.



Gerald L. Wilkerson, CPA  
Legislative Auditor  
Division of Legislative Audit

Representative Bettisworth

-6-

January 25, 1984

You are correct to note the lack of established procedures for prequalification of contractors. The department has never before been involved in major renovation of historic buildings, so it was never anticipated that such procedures would ever be needed. Given this fact we developed a process to ensure a top quality professional and long lasting renovation. Rather than starting from scratch, however, we used our existing professional services procedures, to the extent applicable, to ensure a workable and fair process. We can now see ways to improve the process for future jobs of this nature. But, regardless of short comings which may appear in hindsight, no contractors were prevented or restricted from participating and we were never in a position of being committed to award the work to an unqualified contractor. Our experience on this project will be most helpful in developing a procedure for these types of historic/renovation projects in the future. We have requested our Standards & Technical Services Division to develop such procedures.

- C. We feel the audit comments on the scope changes accurately describe the situation as we understand it.
- D. See B.2. for response to these items.
- E. No funds were transferred between appropriations on this project. Hence, it is factually incorrect to cite AS 37.07.080(e) when referring to which appropriation expenditures were charged.

We consider our FY 84 Operating Budget to be a proper appropriation to charge certain Design & Construction personnel costs working on the Governor's Mansion particularly when so much of this time was consumed in responding to the extraordinary number of inquiries and investigations on this project. However, to respond to your concern we have directed that these personnel costs in question be charged to the Governor's Mansion project to the extent funding allows.

We strongly disagree with the suggestion to transfer Maintenance & Operations costs to the project. These costs were incurred at the very end of the job. As you know our Maintenance & Operations staff has had a continuing responsibility for up keep on the Governor's Mansion for as long as anyone can recall. The Maintenance & Operations work was closely in line with this responsibility.

- F. No comment. Not applicable to DOT&PF involvement.
- G. No comment.
- H. No comment. Not applicable to DOT&PF involvement.

*Taken from the response of Tom Scribner, Deputy Commissioner, DOT/PF to the auditor's findings.*

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

POUCH 2  
JUNEAU, ALASKA 99811  
PHONE: (907) 465-3900

STANDARDS AND STATEWIDE PROGRAMS

March 21, 1984

The Honorable Mitch Abood  
House of Representatives  
Pouch V  
Juneau, Alaska 99811

Dear Representative Abood:

You requested the meaning of the Financial Management System activity code 579, which is not explained in the Financial Management Operations Manual (FMOM).

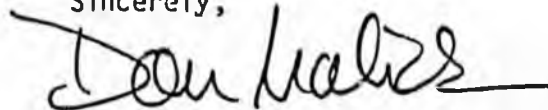
This code description was added since the last update of the manual. It is defined as:

LANDSCAPING

All costs associated with grounds maintenance at State buildings and facilities on lawns, plantings, trees and shrubs.

Doug Golbach, Assistant Director, Department of Transportation and Public Facilities Division of Financial Management (465-3911) or Dick Hamilton, Maintenance Manager, Southeast Maintenance and Operations (789-6221) may be contacted if you desire further information.

Sincerely,



Daniel A. Malick  
Acting Deputy Commissioner  
Statewide Programs

DG/clb

cc: Doug Golbach, Assistant Director, Administrative Policy & Fiscal Management  
Dick Hamilton, Maintenance Manager, Southeast Maintenance and Operations

<u>ACT</u>	<u>APP</u>	<u>DESCRIPTION</u>	<u>PROJECTS</u>
577	5,6,8,11, 14	<u>Custodial - Station Work</u> Routine work performed in assigned area.	J,M,R,T,X
578	5,6	<u>Snow Removal at Buildings and Facilities</u> All costs for removal of snow at buildings, garages, yards & grounds.	OHD 1,3-4 M,R,T
579	6,5		OHD 1,3-4 M,R,T
583	8	<u>Preventative Maintenance - Carpentry and General</u> All carpentry or general maintenance of a preventative nature in or around airport buildings.	OHD 1,3-4 J,M,R,T
584	8	<u>Maintenance Training</u>	OHD 1-4 J,M,R,T
586	2	<u>Instrument Servicing and Repair</u> All costs including labor and parts involved in servicing or repairing optical instruments. This includes the cost of pickup and delivery.	1-4 L,M,R
594	5,6	<u>Security</u> All costs for providing physical security at State facilities, including guard and patrol services.	OHD 1-4 M,R,T,X
601	2,5,6,14	<u>Manufacturing, Stockpiling, Etc.</u> Manufacturing or stockpiling of an item such as aggregate.	OHD 1-5 M,P,R
609	10,11		1-5 M,N,R
620	5,6,7,8	<u>Special Services/Legislative Intent</u> Special services not chargeable to routes/airports as a result of Legislative intent. (Example: Atka to Adak Air Service.)	OHD 1-5 M,N,R
621	8		1-4 M,N,P,R
629	2	<u>Outside Agency Testing</u> All materials testing performed for outside agencies. Code is used on lab test accounting reports with "R" numbers.	OHD 1,3, M,N,P,R
630	2	<u>Cement</u> Used by materials lab personnel when performing test series 600. Supplies required for tests should be coded to this activity.	OHD 1,3,6 M,N,P,R

## MEMORANDUM

State of Alaska

TO: Jim Slocum, Budget Analyst  
Div. Admin Policy & Fiscal Mgmt  
Standards & Statewide Programs  
DOT/PF

DATE: November 8, 1983

FILE NO: 130000

THRU: Diane Corcoran, Acct'g Supervisor TELEPHONE NO: 465-3911 X32

FROM: Joe Reeves, Acct'g Technician  
Div. Admin Policy & Fiscal Mgmt  
DOT/PF

SUBJECT: TITLES FILE UPDATES

Upon reviewing the FMS report TBR8600 "TITLES FILE", I have discovered that there are fourteen(14) activities that need updating in the file. These activities are being used everyday by users and accumulate costs that are important in the cost review reports used by management analysts throughout the department. Failure to have these activities on file means that the reports created will not have true costs factors on them and will not give analysts a real picture of their responsible areas inception to-date costs. Please instruct your staff to add the activities as follows;

<u>TYPE</u>	<u>ACTIVITY</u>	<u>DESCRIPTION</u>
ADD	ACTIV002	HAND PATCHING
ADD	ACTIV058	ICE CONTROL
ADD	ACTIV110	CIP MARINE TRANS
CHANGE	ACTIV210	PLANNING CONSULTANTS
ADD	ACTIV297	CIP PROPERTY DESIGN
ADD	ACTIV299	TRANSFER PE
ADD	ACTIV399	TRANSFER R/W
ADD	ACTIV499	TRANSFER CONSTRUCTION
ADD	ACTIV558	COSTS NOT WET RENT
ADD	ACTIV650	DATA CONTROL
CHANGE	ACTIV670	PBA BATCHING
ADD	ACTIV871	ADMINISTRATION M&O
ADD	ACTIV899	FUND TRANSFER
ADD	ACTIV995	SYSTEMS CONTROL

If there are questions or problems with the above requests, please contact me. I have some reports which will be utilizing some of the activities above to be produced, but they must be on the Titles File.

FMS PROJECT TITLES FILE AND OTHER PROJECT DATA

DOCUMENT NO. 14

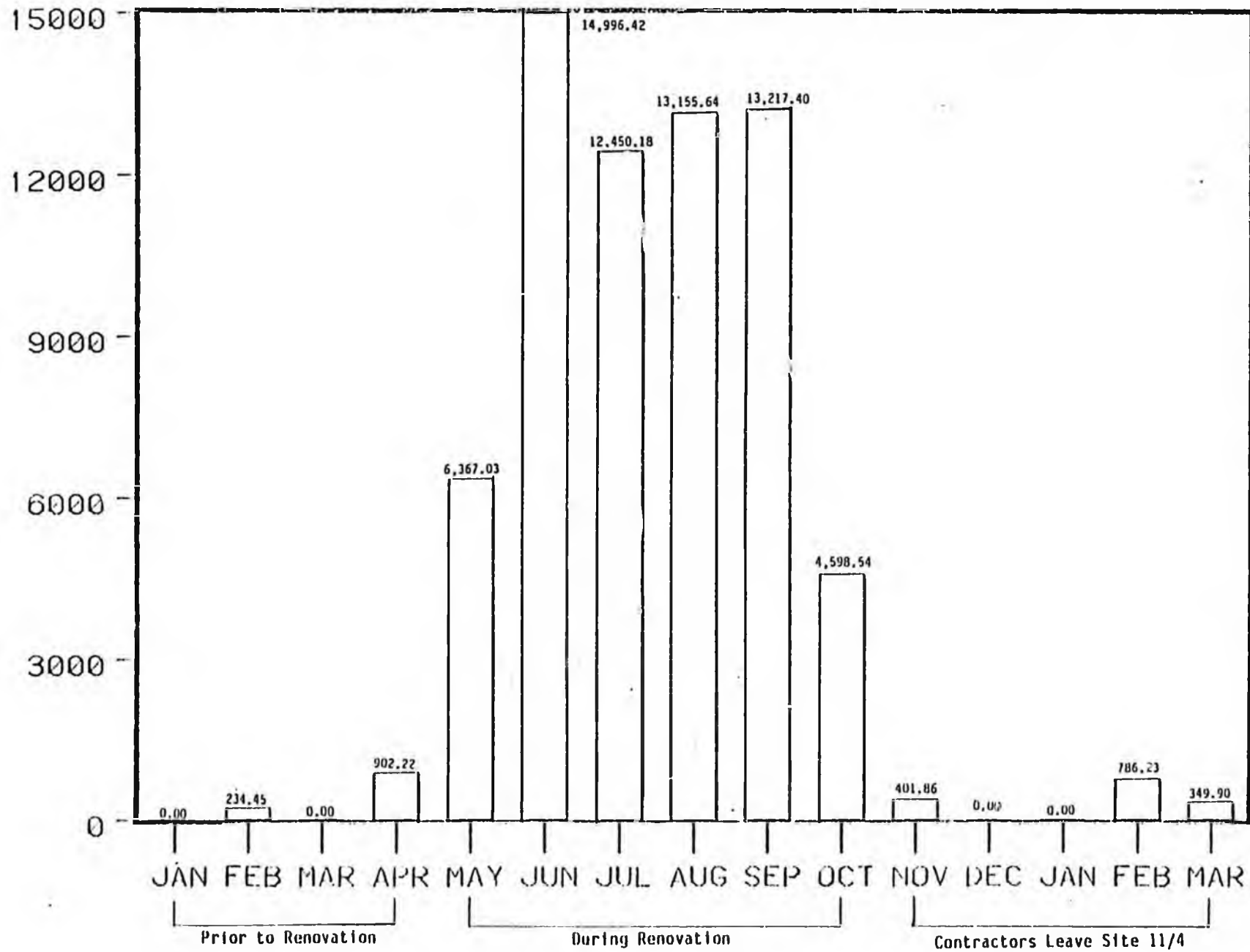
TITLE KEY ----- TITLE -----

TITLE KEY	TITLE	UNITS
ACTIV570	M & O -BUILDINGS	HOURS
ACTIV571	LAMP CHANGE	HOURS
ACTIV572	CUSTODIAL	
ACTIV573	ELECTRICITY	NO JOBS
ACTIV574	OTHER UTILITIES	NO JOBS
ACTIV575	SPECIAL IMPROVEMENTS	NO JOBS
ACTIV576	MOBILIZATION	NO JOBS
ACTIV577	CLEAN UP AND SERVICE	HOURS
ACTIV578	GRADING & SNOW REMVL	HOURS
ACTIV579	VEGETATION	HOURS
ACTIV580	ELECTRICAL	HOURS
ACTIV581	PLUMBING	HOURS
ACTIV582	WELDING & SHEET METAL	HOURS
ACTIV583	CARPENTRY-GENERAL	HOURS
ACTIV584	SHIFT ORIENTATION	
ACTIV585	LAMP CHANGE	HOURS
ACTIV586	INSTRUMENT REPAIR	N/A
ACTIV587	INSTRUMENT SERVICING	N/A
ACTIV594	SECURITY	N/A
ACTIV600	GENERAL OPERATION	N/A
ACTIV601	MANUFACTURING STOCKP	NO UNITS
ACTIV602	STOCKPILE SALT/SAND	
ACTIV604	PLEM PROJ SCHEDULING	
ACTIV605	RESEARCH & DEVELOP	NO PROJ
ACTIV606	LCC ANALYSIS	NO SYSTEMS
ACTIV607	DATA BASE	NO REQUEST
ACTIV608	FRST COST ESTIMATING	HOURS
ACTIV609	CONVERSION	NO PROJ
ACTIV61C	SPECIAL CONSULTANTS	
ACTIV61D	DISPUTES & CLAIMS	
ACTIV61J	OFFICE EXPENSE	
ACTIV61P	PAYROLL	
ACTIV61T	TRAVEL	
ACTIV61X	OTHER	
ACTIV615	PHOTO LAB PRINTING	EACH
ACTIV618	BINDING	ORDER
ACTIV619	SET UP	ORDER
ACTIV621	PURCHASING	HOURS
ACTIV622	DELIVERY & PICKUP	
ACTIV625	INVENTORY COUNTING	
ACTIV626	OFFICE SERVICES	
ACTIV627	FORMS CONTROL	
ACTIV628	TELETYPE & SWITCHBO	
ACTIV629	OUTSIDE TESTING	
ACTIV630	TESTING CEMENT	N/A
ACTIV631	CONCRETE & MATERIALS	SAMPLE
ACTIV632	ASPHALT & MATERIALS	SAMPLE
ACTIV633	STRUCTURAL STEEL	SAMPLE
ACTIV634	TESTING AGGREGATE	SAMPLE
ACTIV635	TESTING SOILS	SAMPLE
ACTIV636	TESTING PAINTS	SAMPLE
ACTIV637	TESTING NEW PRODUCTS	SAMPLE
ACTIV638	CHEMICAL ANALYSIS	SAMPLE



PROJECT NO. H79164  
 DOT/PF CIP PERSONNEL (PERSONAL SERVICES)

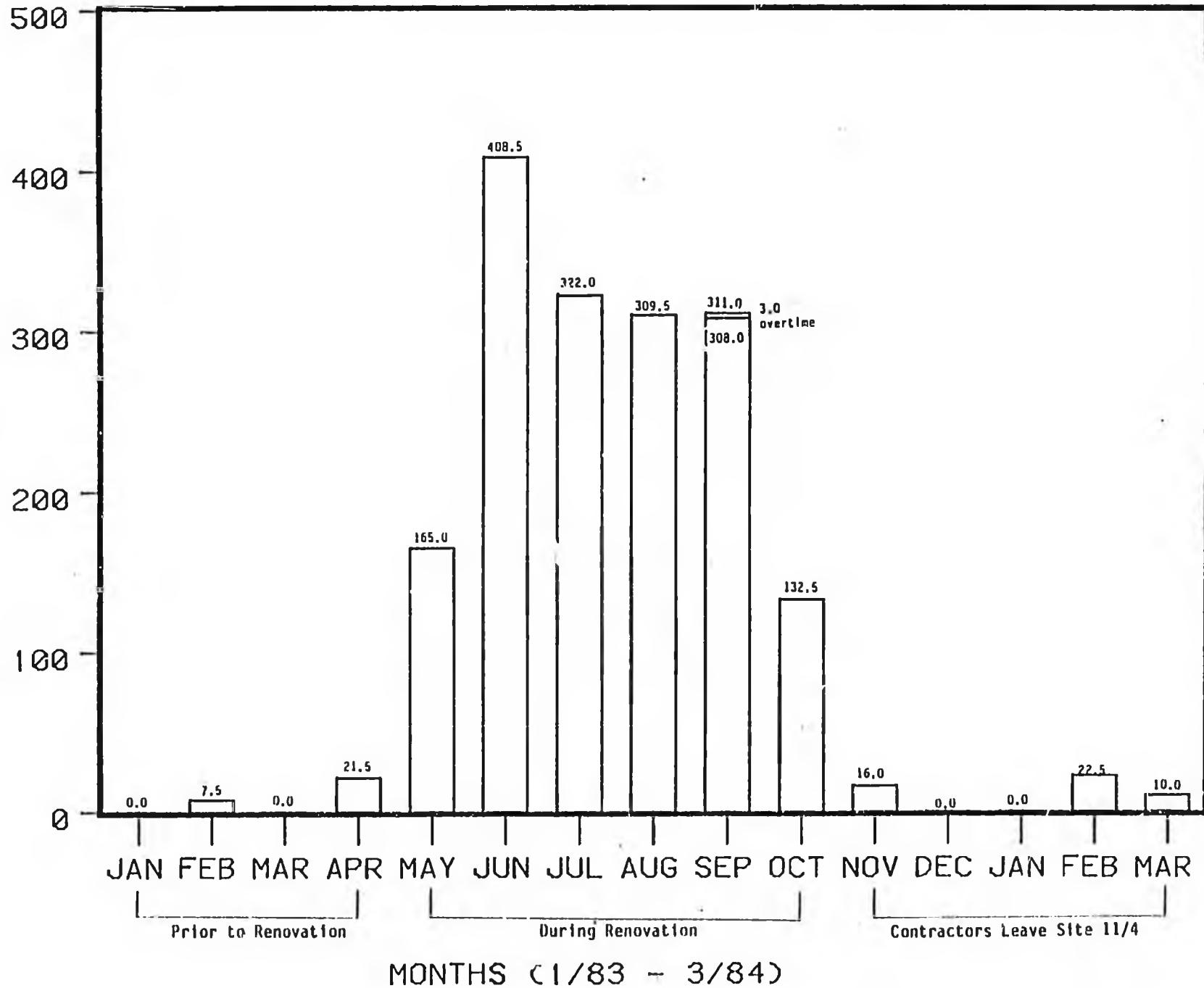
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MONTHS (1/83 - 3/84)

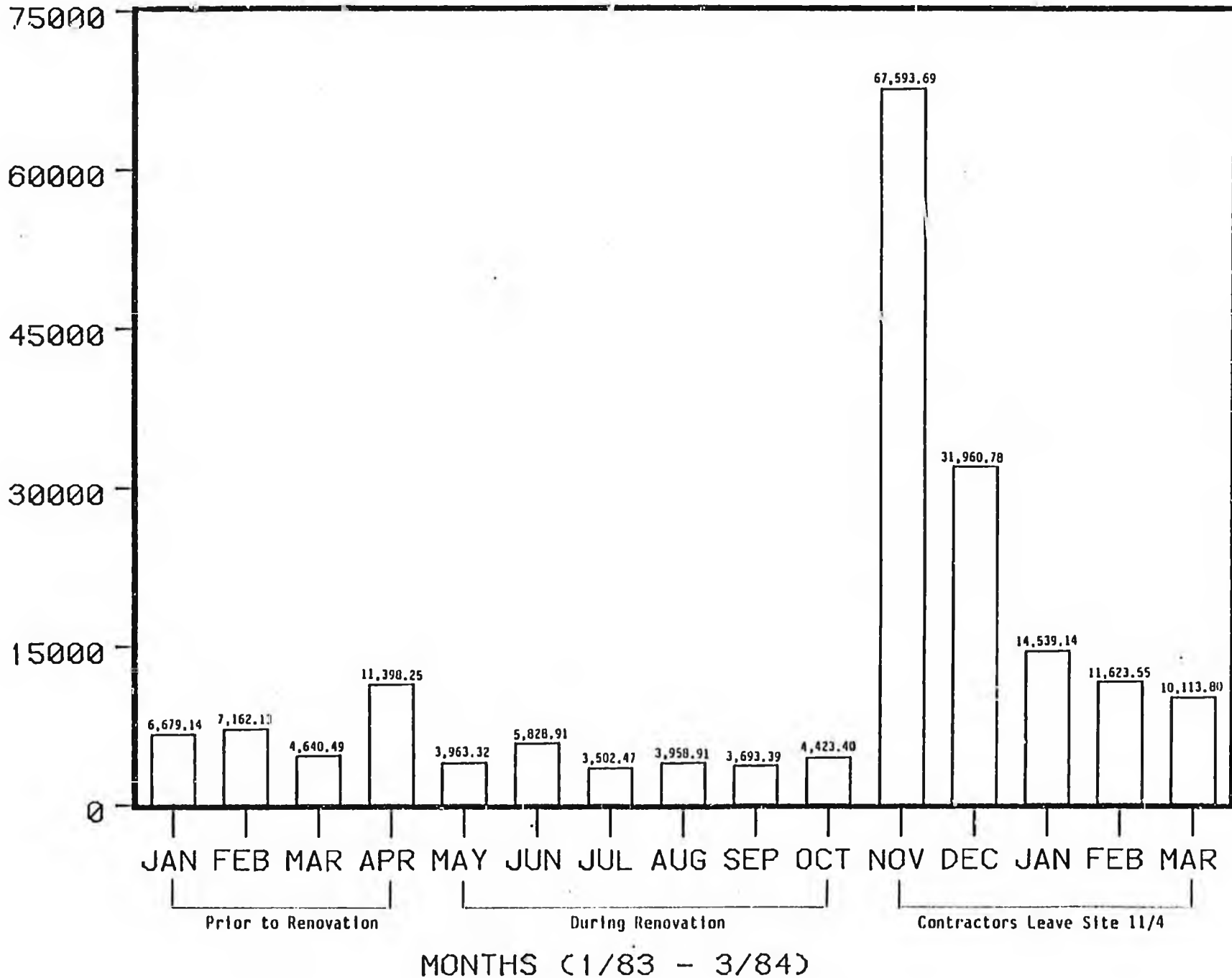
PROJECT NO. H79164  
 DOT/PF CIP PERSONNEL (PERSONAL SERVICES)

HOURS WORKED



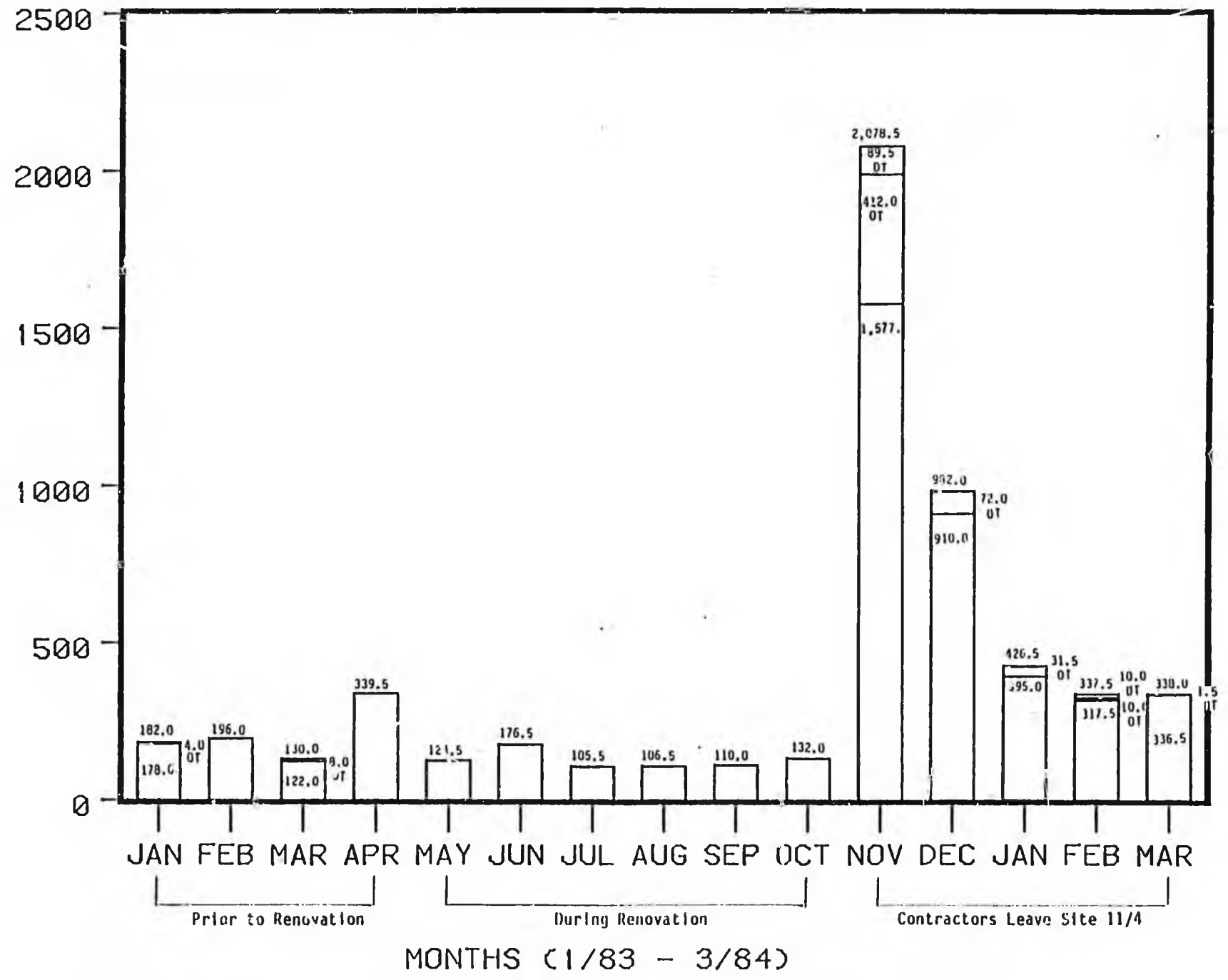
GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
PERSONAL SERVICES (STATE EMPLOYEES)

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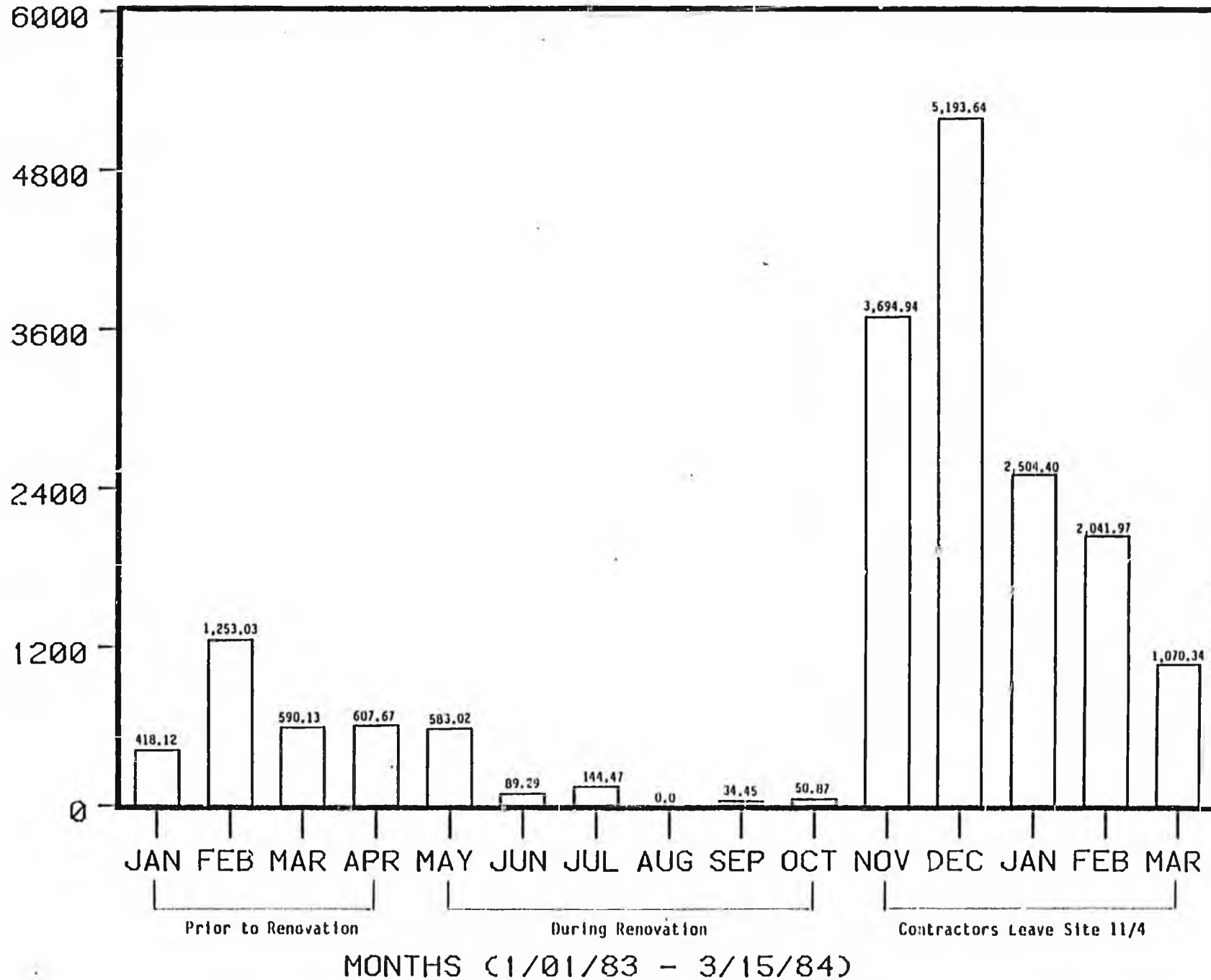
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PERSONAL SERVICES (STATE EMPLOYEES)

HOURS WORKED

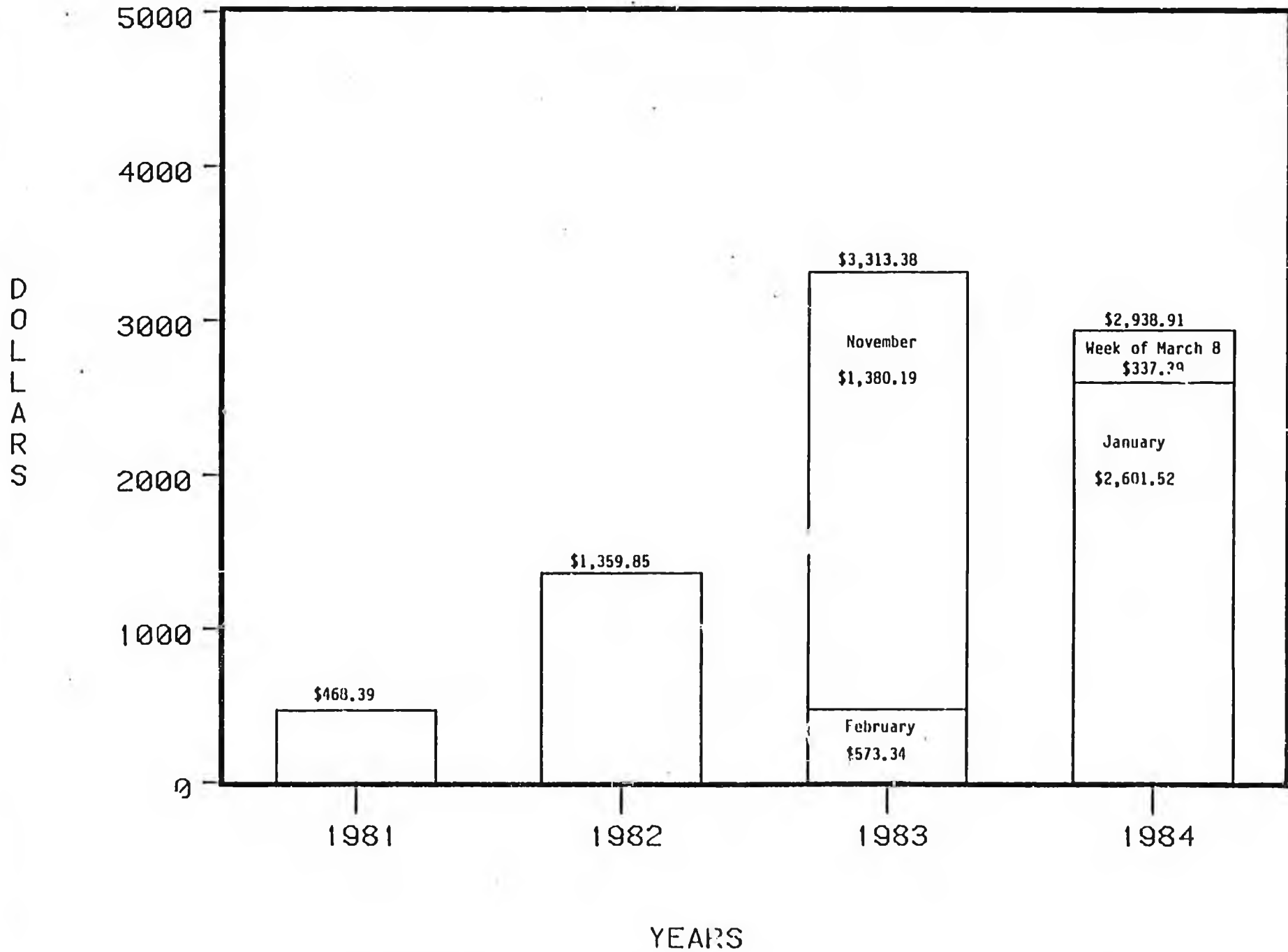


GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
MATERIALS

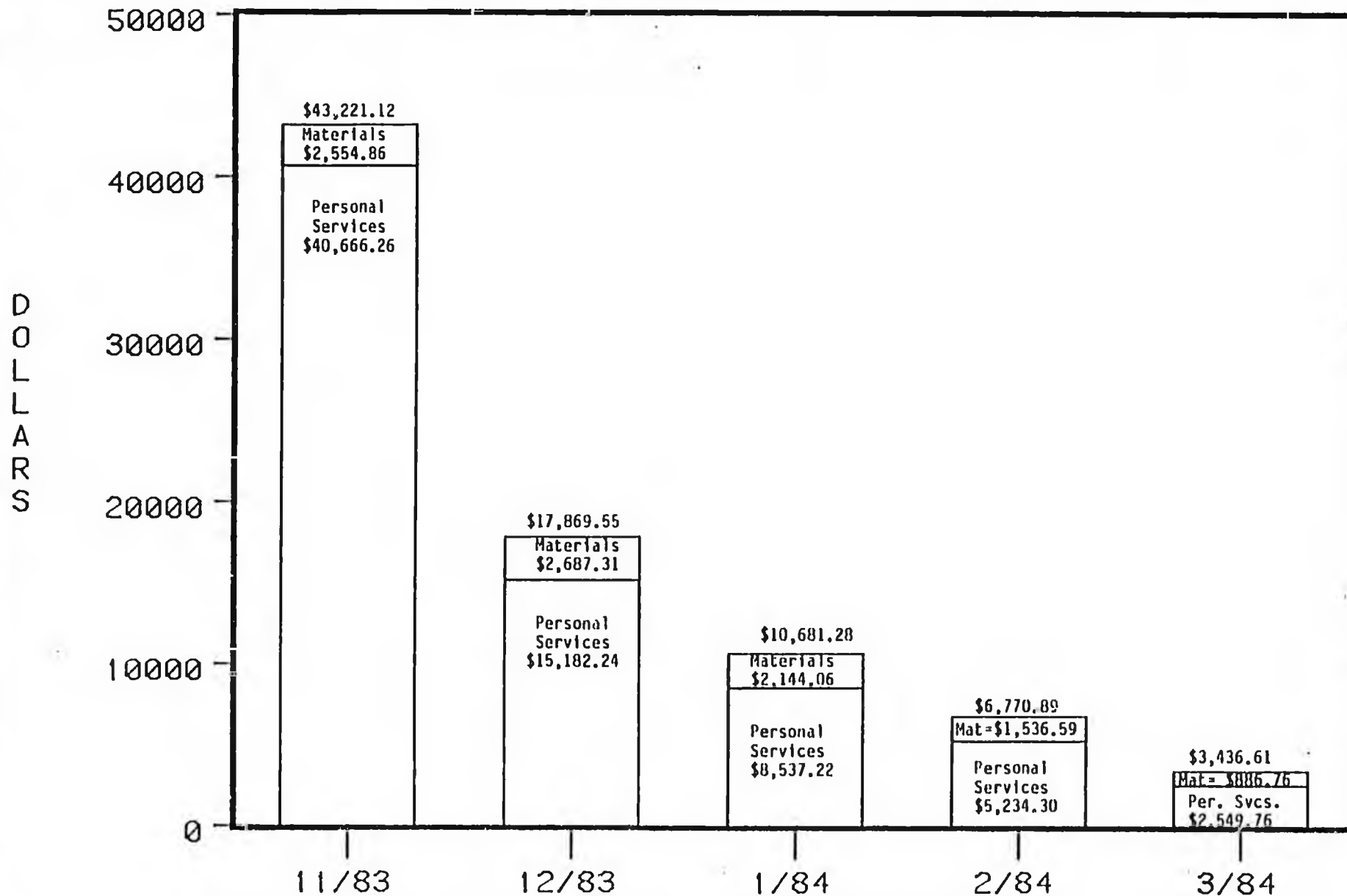
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GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
EQUIPMENT USE CHARGE



GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
 ACTIVITY CODE 561: GENERAL MAINTENANCE & REPAIR

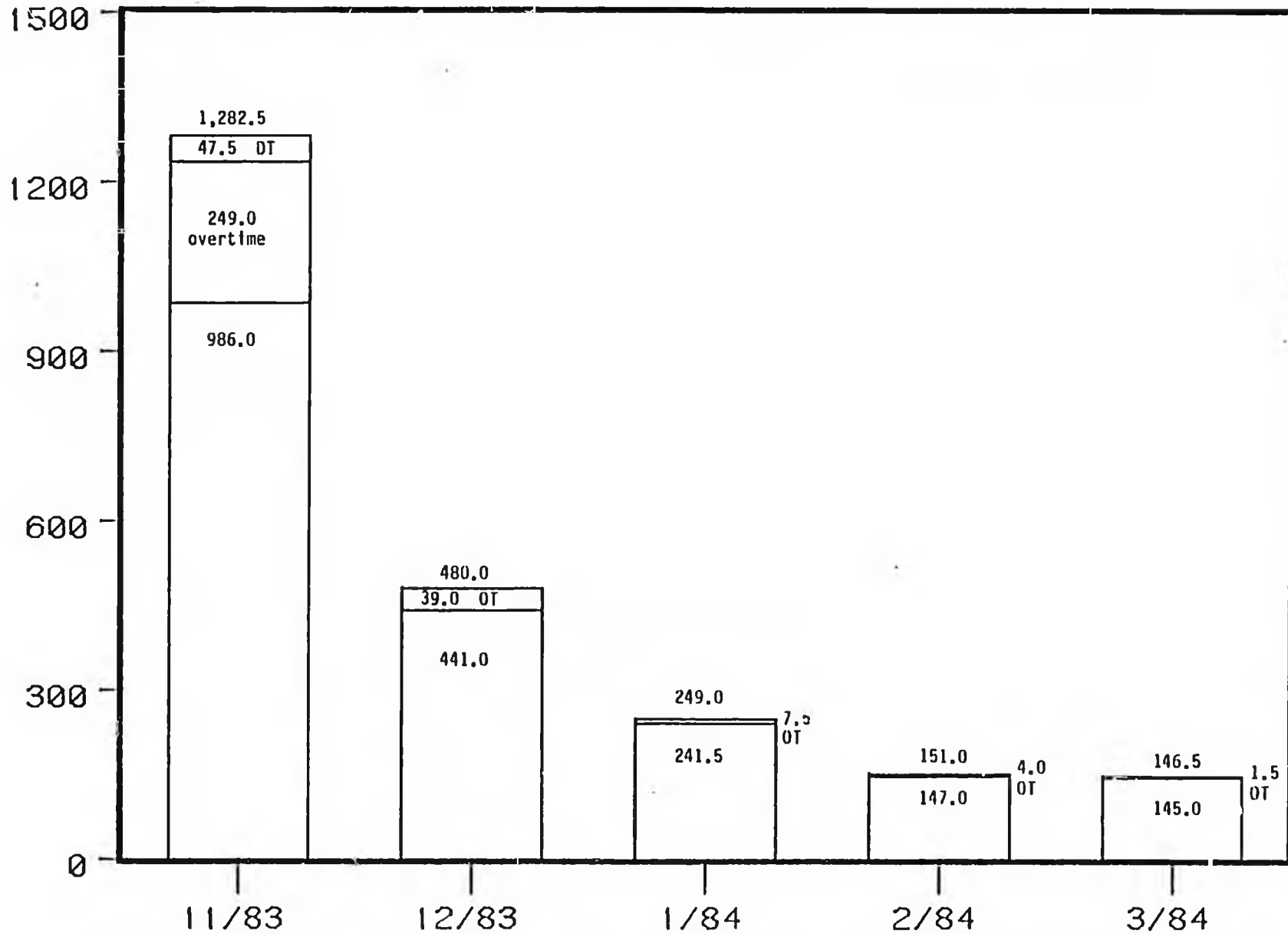


All costs from routine building repairs--roofs, doors, windows, foundation, floors, ceilings and painting inside and out.

MONTHS

GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
 ACTIVITY CODE 561: GENERAL MAINTENANCE & REPAIRS

HOURS  
 DEFERRED

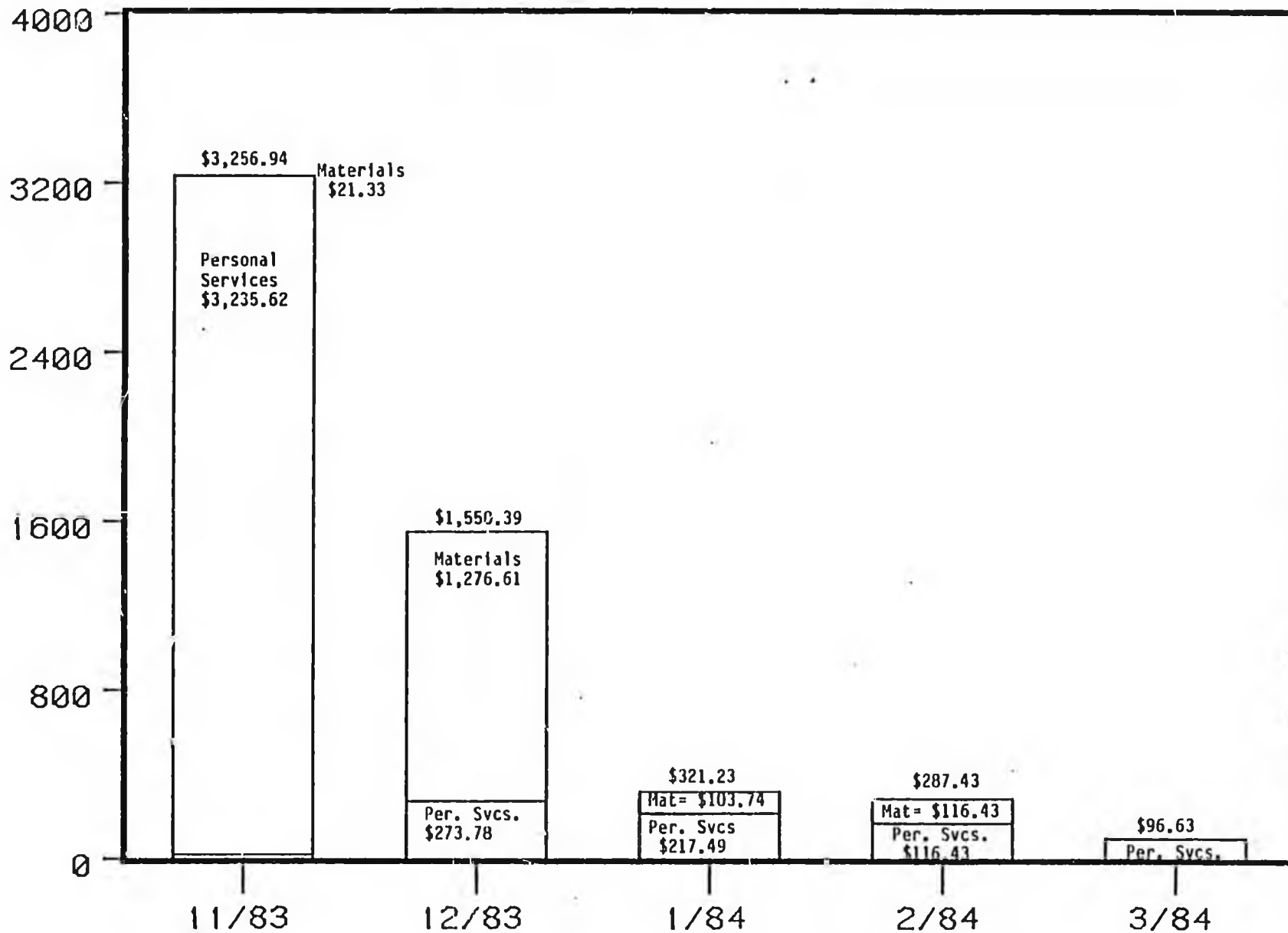


All costs from routine building repairs--roofs, doors, windows, foundation, floors, ceilings and painting inside and out.

MONTHS

GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
 ACTIVITY CODE 563: ELECTRICAL

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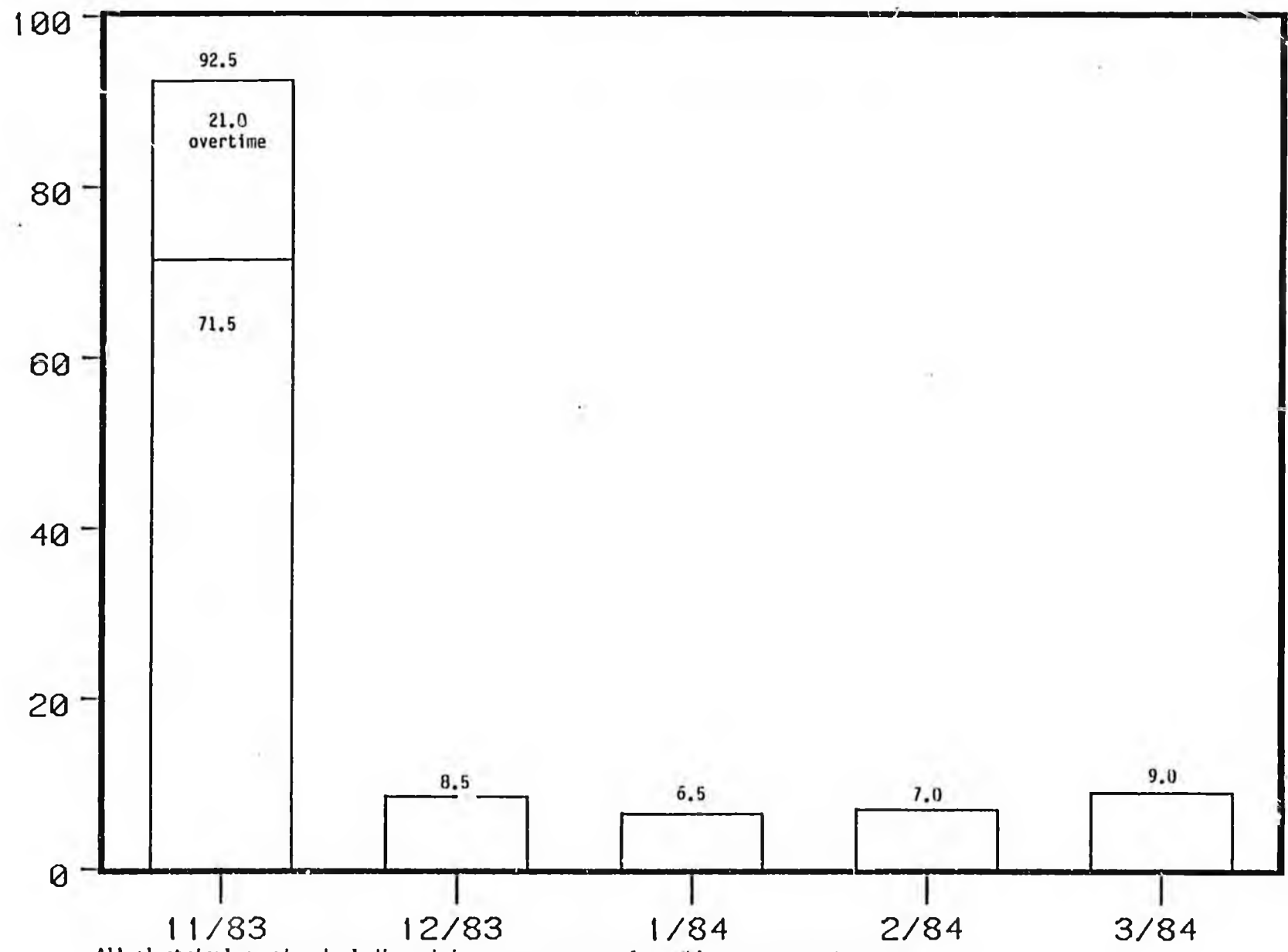


All costs from electrical repairs including wiring, compressors, fans, blowers, generators, etc.

MONTHS

GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
ACTIVITY CODE 563: ELECTRICAL

D E F E R R E D W O R K

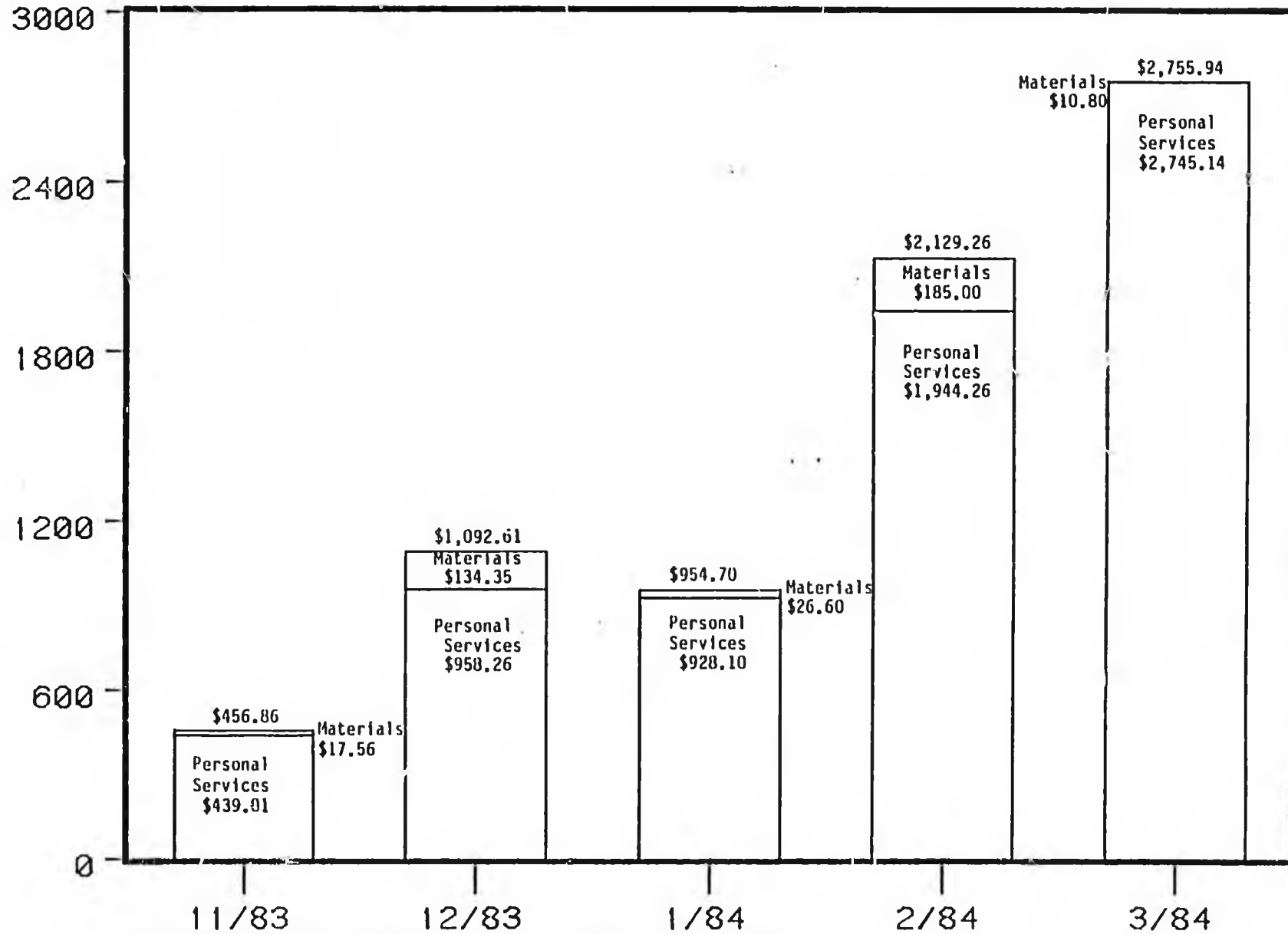


All electrical repairs including wiring, compressors, fans, blowers, generators, etc.

MONTHS

GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
 ACTIVITY CODE 564: HEATING & VENTILATION

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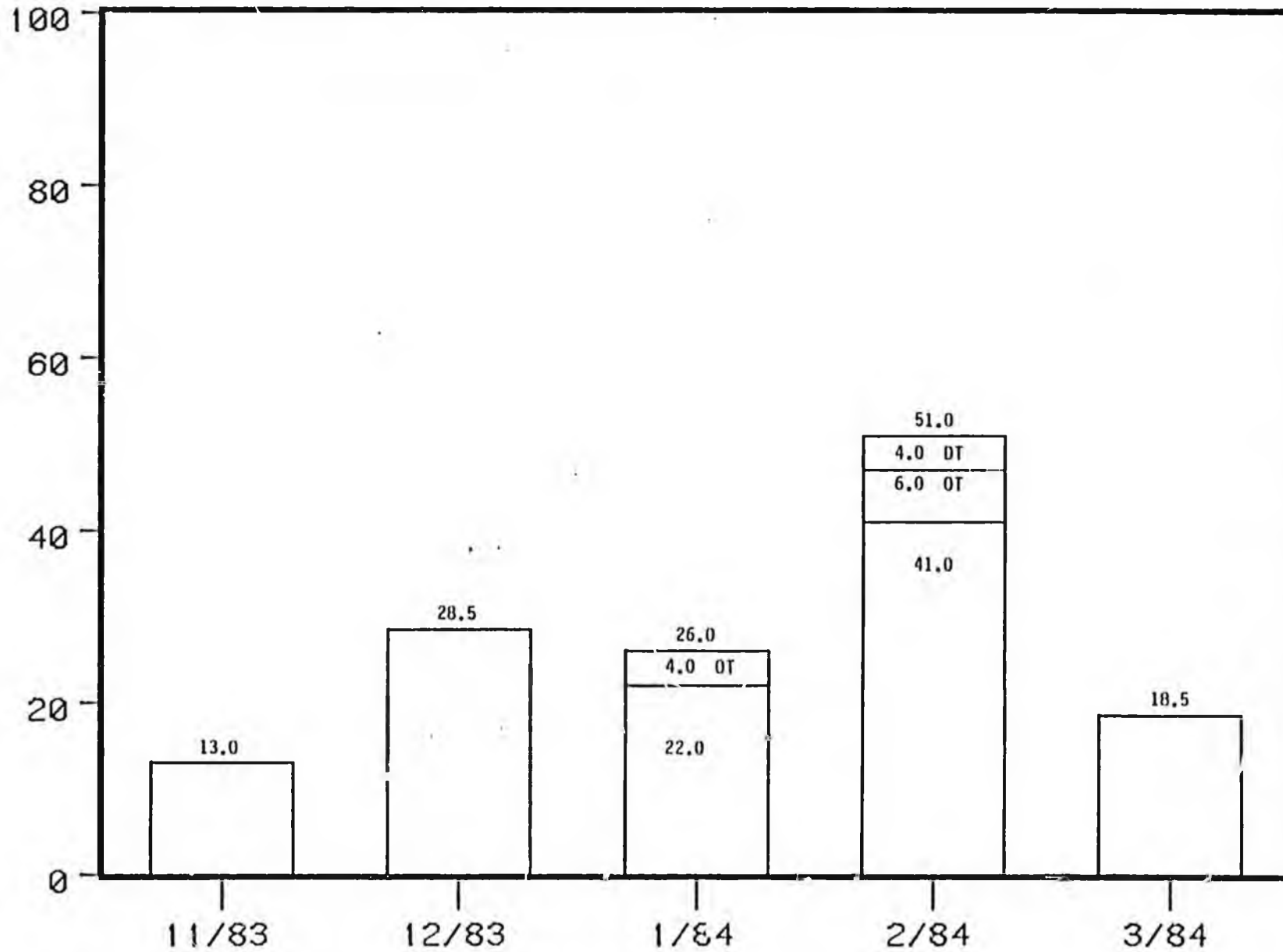


All repairs to heating systems, boilers, ventilators, furnaces, etc.

MONTHS

GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
 ACTIVITY CODE 564: HEATING AND VENTILATION

DEFERRED WORK SCORE

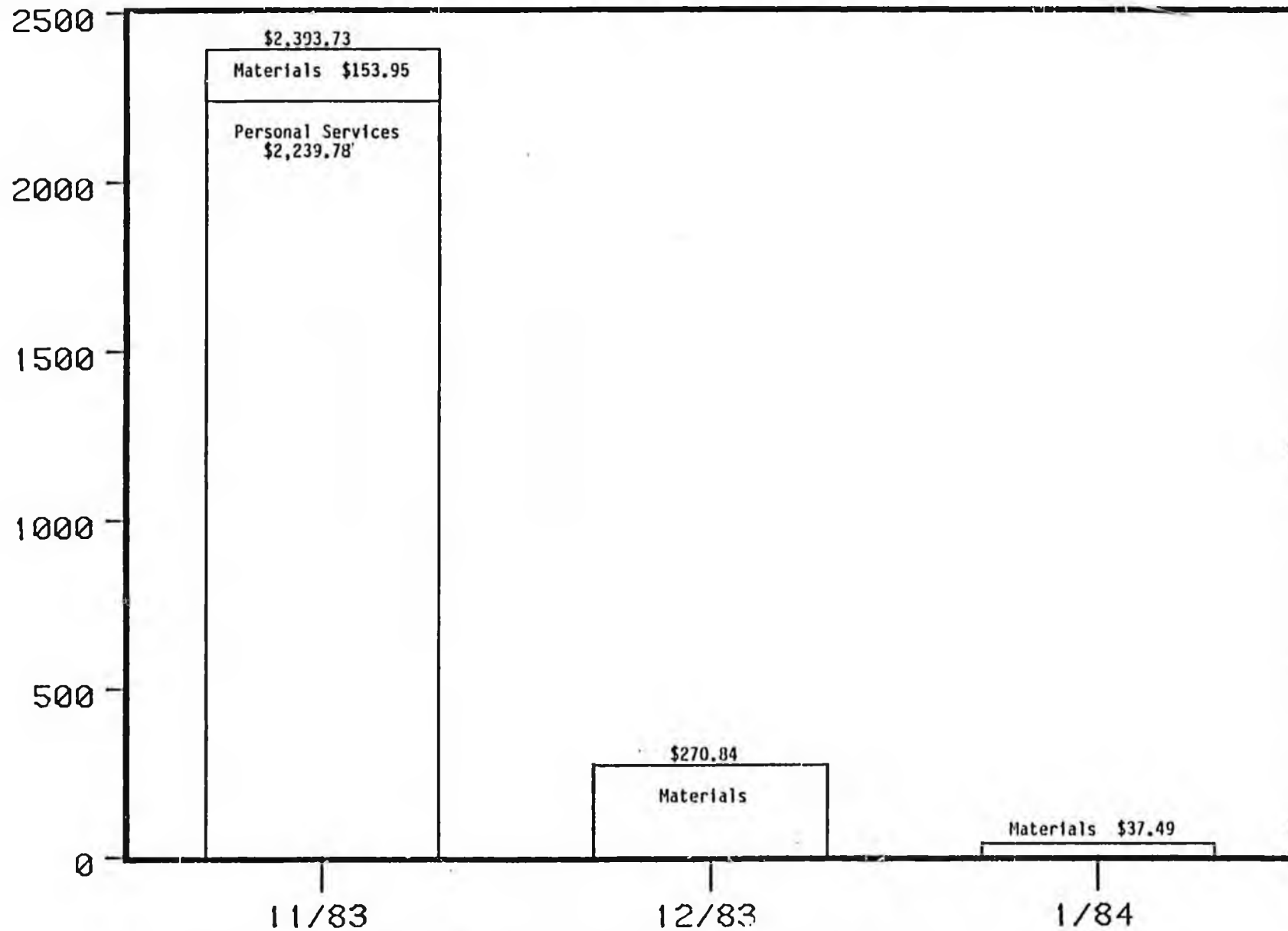


All repairs to heating systems, boilers, ventilators, furnaces, etc.

MONTHS

GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
 ACTIVITY CODE 565: PLUMBING

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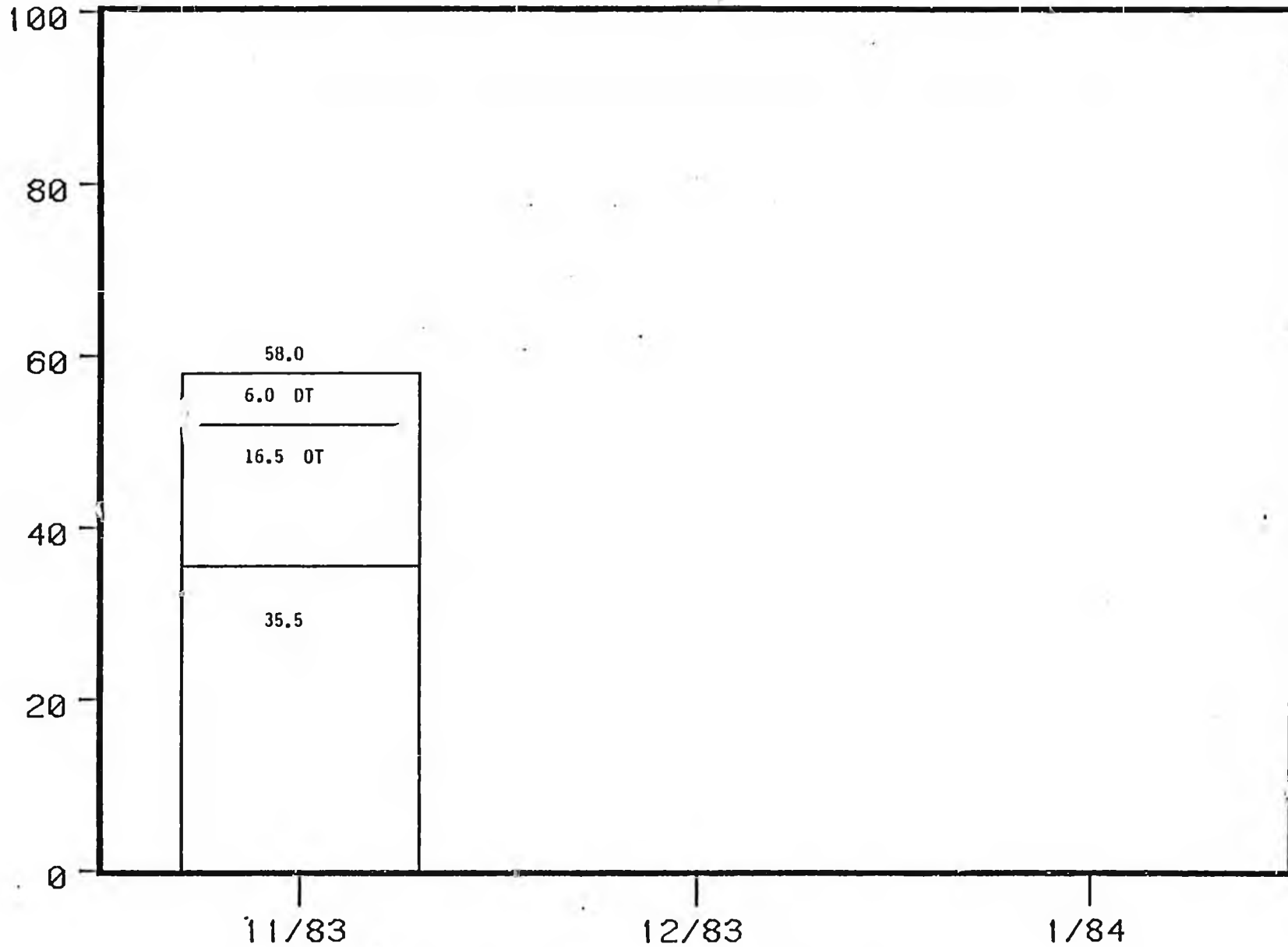


All costs to repair plumbing, including the water supply, sewage, septic tanks, etc.

MONTHS

GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
 ACTIVITY CODE 565: PLUMBING

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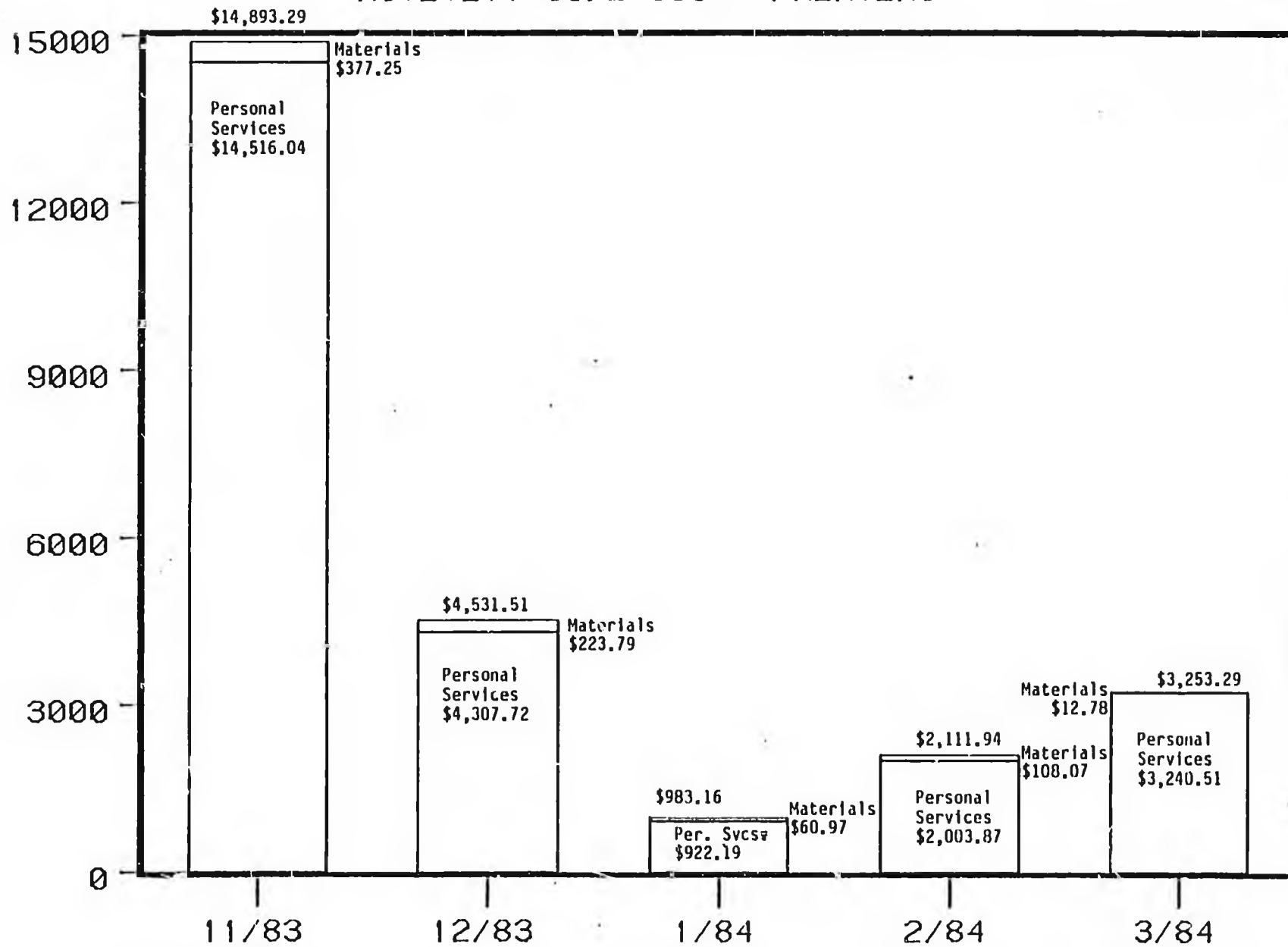


Hours to repair plumbing, including the water supply, sewage, septic tanks, etc.

MONTHS

GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
 ACTIVITY CODE 566: PAINTING

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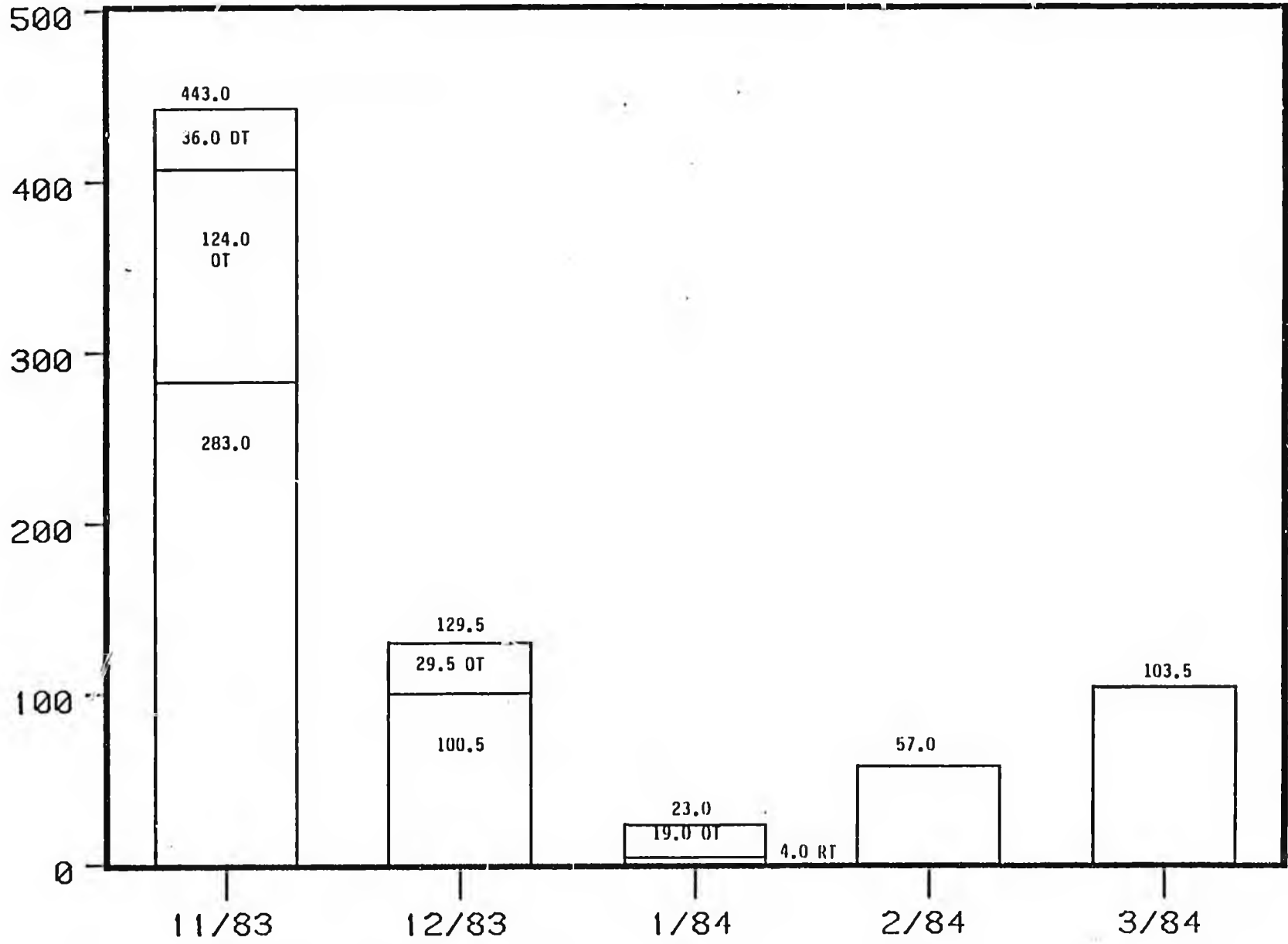


All painting of buildings inside and out.

MONTHS

GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
ACTIVITY CODE 566: PAINTING

DEFERRED WORK



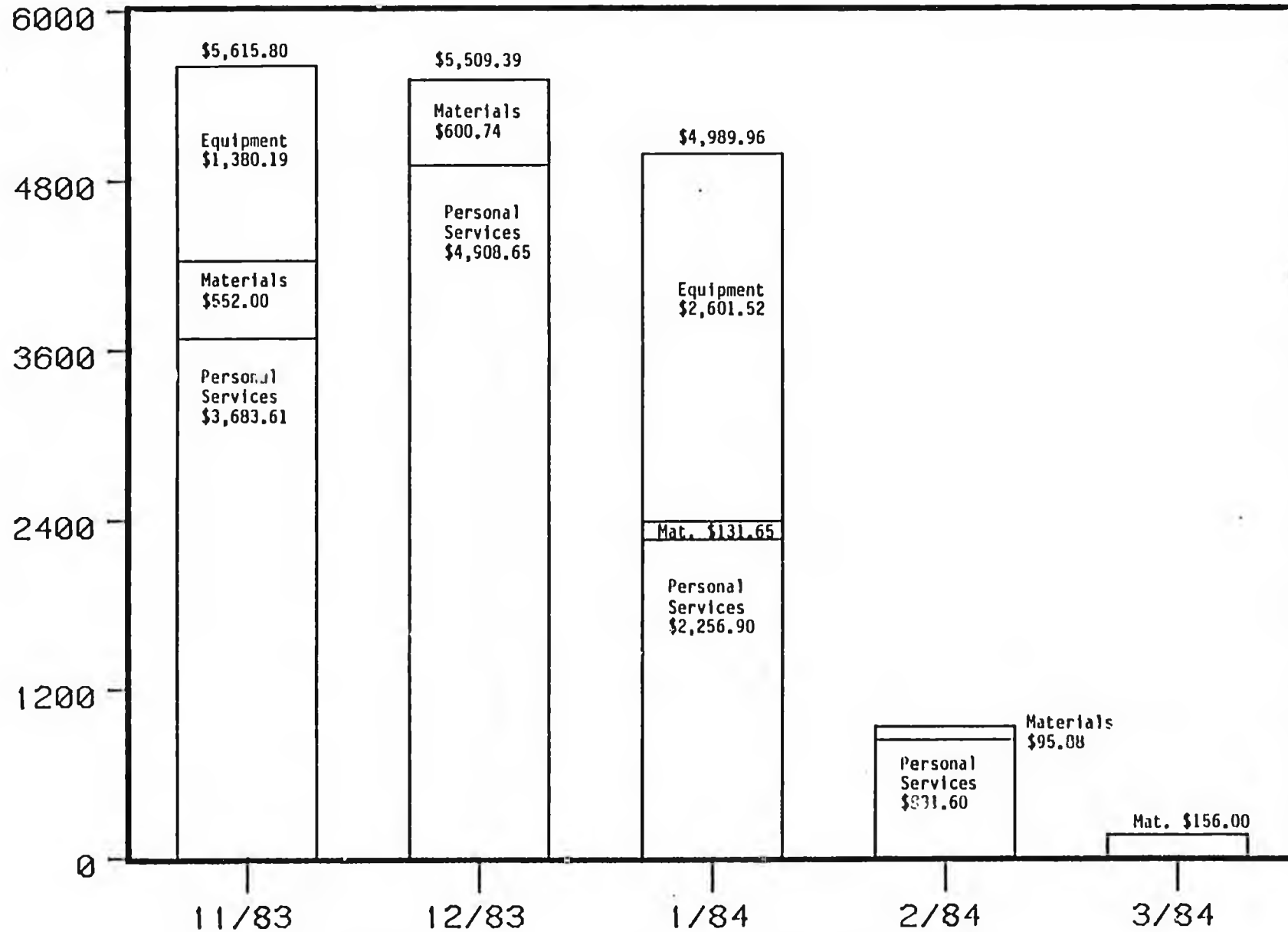
All painting of buildings inside and out

MONTHS

GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS

ACTIVITY CODE 570: MISC. M & O

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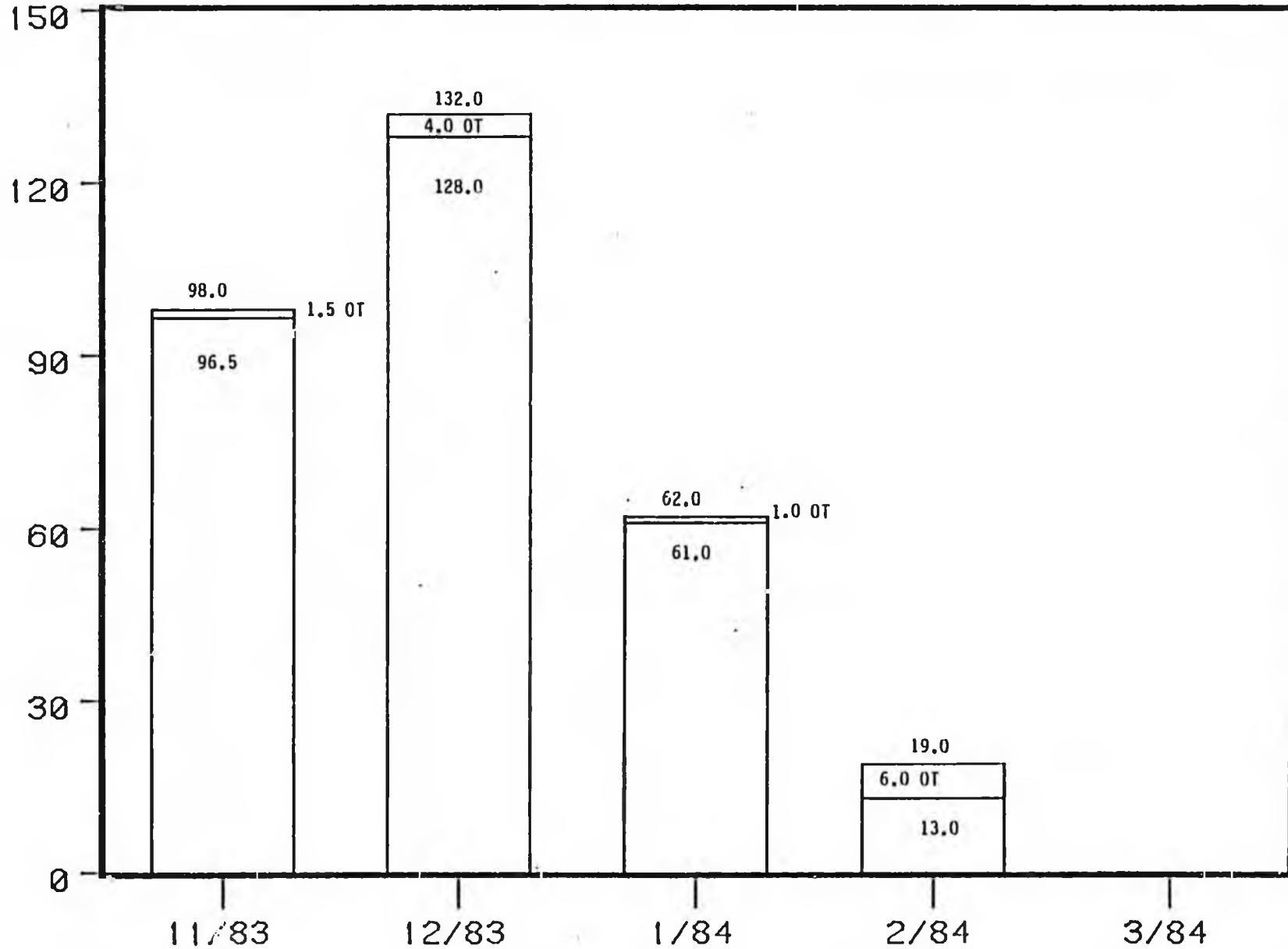


All costs from maintenance, repair and minor construction activity on buildings or facilities which do not fit activity codes 561-565.

MONTHS

GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
 ACTIVITY CODE 570: MISC. M & O

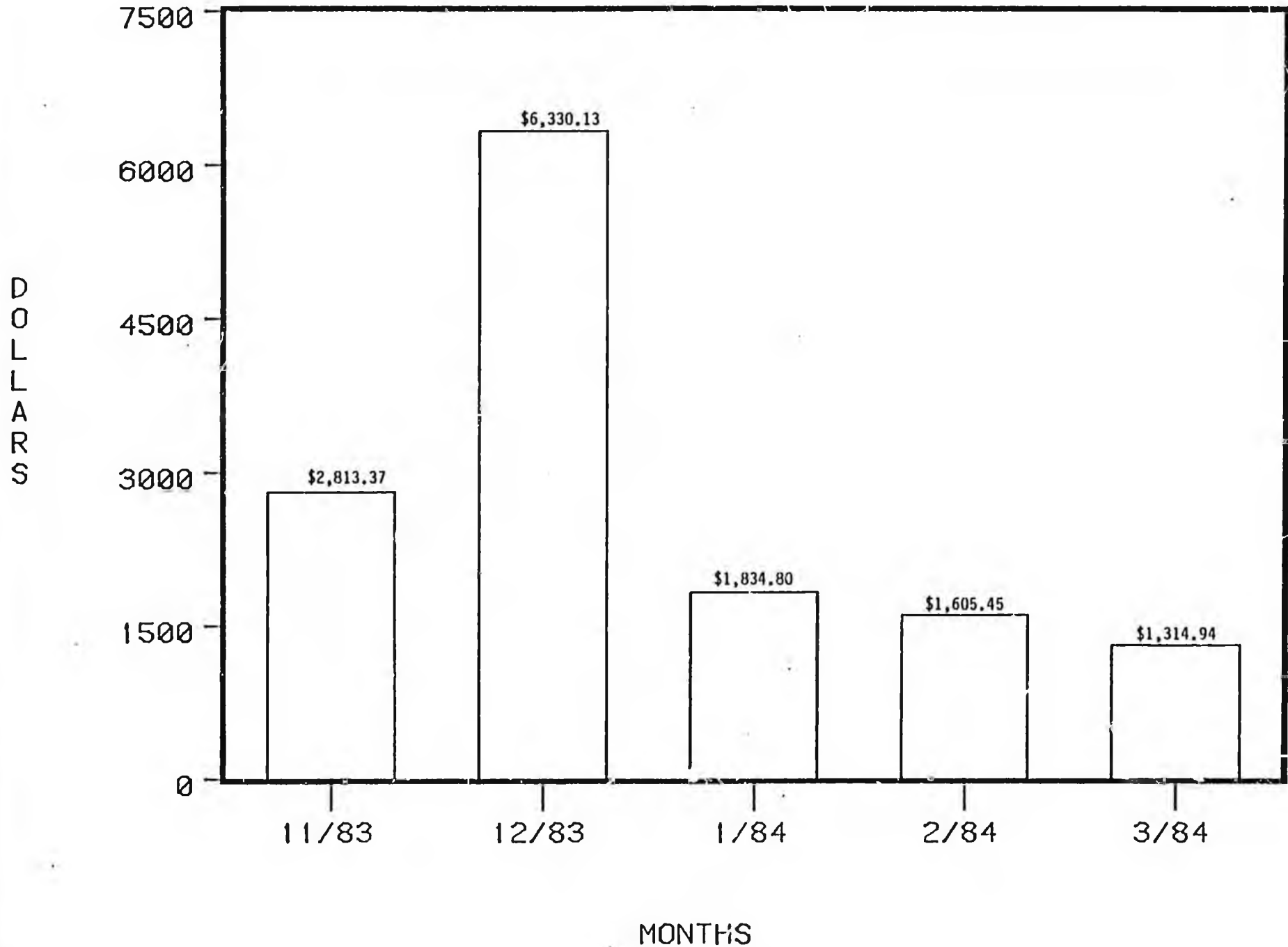
DEFERRED WORK SCHEDULE



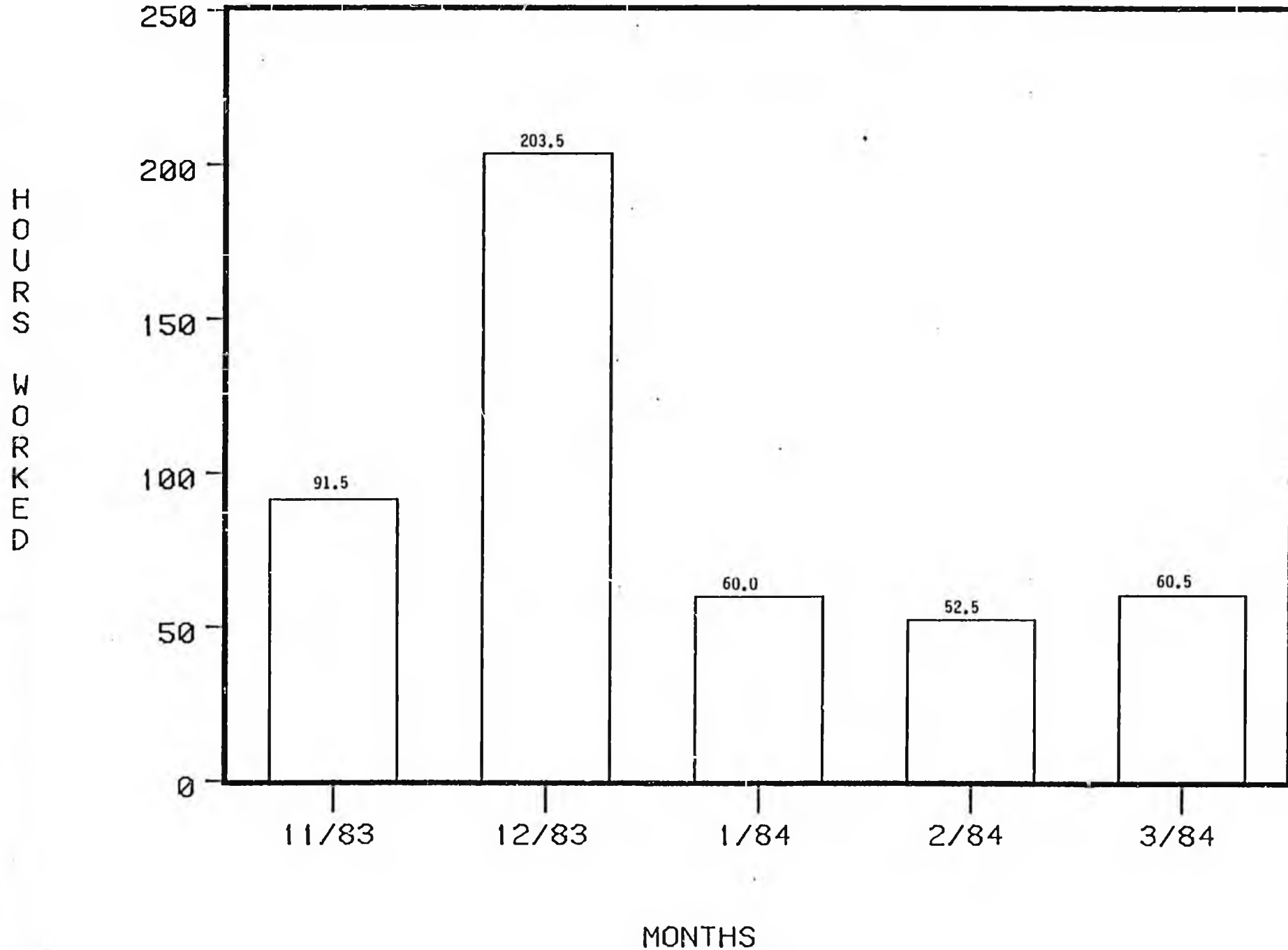
Maintenance, repair and minor construction activity on buildings or facilities which do not fit activity codes 561-565

MONTHS

GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
 ACTIVITY CODE 579: VEGETATION (PERSONAL SERVICES)



GOVERNOR'S MANSION: MAINTENANCE AND OPERATIONS  
ACTIVITY CODE 579: VEGETATION



DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

PHONE:

February 29, 1984

Re: Governor's Mansion  
Renovation (M3-030)

The Honorable Mitch Abood, Chairman  
House Committee on State Affairs  
Alaska State Legislature - Representative  
Pouch V  
Juneau, Alaska 99811

Dear Representative Abood:

The following information is provided in response to your February 28, 1984 inquiry about the Governor's Mansion Renovation project.

1. Names and Social Security numbers of all Department of Transportation and Public Facilities, Southeastern Region Maintenance and Operations personnel who have worked at the Mansion since January, 1981 are provided on the enclosed sheet.
2. During the period October 24 through December 5, 1983, approximately 57% of the work performed at the Mansion by M&O personnel was associated with the renovation, and the remainder was maintenance. All direct costs for both categories of work were charged to project number T93030. From December 5, 1983 to date, approximately 15% of the work at the Mansion was attributable to cleanup of remaining renovation punch list items.
3. Work performed to date by Southeastern Region M&O personnel is itemized on the October 27, 1983 punch list (copy enclosed), together with various minor mechanical items that were identified on a subsequent inspection. All remaining work is identified on the enclosed list dated February 29, 1984. Most items should be complete by March 9, 1984.
4. A copy of the latest "punch list", dated February 29, 1984, is enclosed.
5. In 1980, we inspected various areas at the Mansion to determine if any deterioration of structural members existed. As part of the survey, eight cross-sections of the timber sill were examined by drilling out small core samples. No evidence of dry rot was found in the structural members, nor was any further dry rot discovered during the course of the renovation. As might be expected in a building its age, some areas of trim, sash and other non-structural exterior carpentry were deteriorated, and replacement or repair of these is an ongoing project.

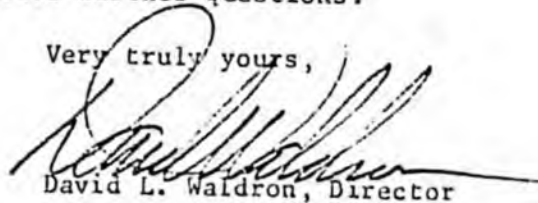
Honorable Mitch Abood  
February 29, 1984  
Page 2

No problems have been noted in the new hardwood floor work.

6. In response to your question regarding project number R30049 at the Capitol Building, we have not performed any work using M&O personnel, nor has any M&O time been charged to this project.

Please contact me if you should have further questions.

Very truly yours,



David L. Waldron, Director  
Maintenance and Operations  
Southeastern Region

Enclosures

PUNCH LIST ITEMS FOR THE  
GOVERNOR'S MANSION - FEBRUARY 29, 1984

Replace two damaged thermometers in the Boiler Room piping.

Install a protecting half sleeve on the support for a cold water pipe adjacent to Stair Hall.

Purchase and install a remote readout for water meter to allow readings to be taken from outside.

Secure nameplate on a pump in the Boiler Room.

Complete minor insulation items in Garage and above Kitchen ceiling.

Replace the swing spout on the Laundry tray with a hose end type.

Cut the lift rod to length and install a nut to hold it in place on the Lavatory off the Laundry.

Change the cover on a thermostat in Chamber "C", Third Floor Bedroom.

Provide a speed control for the Laundry exhaust fan.

Replace the Honeywell thermostat in Room 57 with a Johnson unit for uniformity.

Pipe drain for feedwater treatment unit to the floor drain.

Calibrate HVAC Controls, followed by final air balance of the system by the mechanical engineer.

Modify 15 room thermostats to permit external adjustment.

Repair concrete on Front Porch.

Install radio transmitter for the fire alarm.

Seal around conduits and pipes that penetrate the Boiler Room wall.

DOT&PF, SOUTHEASTERN REGION, MAINTENANCE & OPERATIONS

Personnel who have worked in the Governor's Mansion since January, 1968

D. BAHRT	574-18-9675
R. BEAR	522-50-4938
F. BOYNTON	574-12-0909
T. BUCHANAN	541-54-0584
N. BUSBY	574-26-6146
E. CARROLL	558-11-3912
G. CHAPMAN	574-22-6815
G. CROW	574-22-0426
D. ETHERIDGE	574-22-4102
C. FLEEK	574-18-2593
D. HAMMONDS	548-10-5694
E. KRAUSS	079-26-7136
M. LAUER	519-50-4731
J. LEITCH	264-31-2845
N. MASON	574-20-7085
M. MIELKE	574-60-4244
T. PATTEN	471-62-1380
J. PEQUERD	063-50-4127
P. PREVATT	574-52-5785
S. REA	543-64-1902
G. SHAW	432-02-7140
P. VANDOR	549-24-3900
M. VIERTHALER	574-14-0553
R. WALKER	574-18-2139
J. WILLIAMS	574-20-7748
T. WILLIAMS	519-50-2028
H. ZOBRIST	346-16-8250

## MEMORANDUM

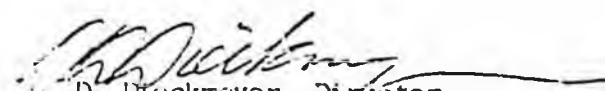
State of Alaska  
Department of Transportation & Public Facilities

TO: Jonathan W. Scribner  
Deputy Commissioner  
Southeast Region

DATE: December 12, 1983

FILE NO: SEDC-001

TELEPHONE NO: 364-1347

FROM:   
D. Dieckmeyer, Director  
S.E. Region Design & Construction

SUBJECT: Governor's Mansion Construction  
Charges to M&O

Reference: Memo; Waldron to Scribner; dated December 7, 1983,  
same subject (copy attached)

On November 21, 1983, you and I discussed that henceforth all charges (including those incurred by the prime contractors) should be diverted to Maintenance & Operation accounts.

I communicated this information to Tom Metlicka and we agreed that upon receipt of future prime contractor billings the invoices will be coded to comply with the time and account parameters.

I see no need at this time to change prime contractor interface relationships or invoicing procedures to accommodate charges that can be addressed internally.

By copy of this memo to T. Metlicka and R. Stewart it is reiterated that all prime contractor charges subsequent to November 20, 1983 are to be diverted to Maintenance & Operations.

JWD:ka

cc: T. Metlicka  
R. Stewart  
W. DeLoe

DEC 1 1983

# MEMORANDUM

State of Alaska  
Department of Transportation & Public Facilities

TO: D. D. Dieckmeyer  
Director  
S. E. Region Design & Construction  
DOT&PF

DATE: December 16, 1983

FILE NO: 220E

TELEPHONE NO: 364-4314

FROM: Tom Letlicka  
Design Manager  
Building Design & Construction  
DOT&PF

SUBJECT: Governor's Mansion  
Renovation  
Project No. H-79164

As per the requirements of Alaska Statute, Chapter 15 (Construction Procedures), Section 35.15.010, Paragraph (a), attached please find a list of all State Maintenance Personnel who have worked on the Governor's Mansion. The attached list includes names, hours worked and direct cost paid to each employee.

Th:ra

Attachment

State of Alaska  
Department of Transportation & Public Facilities

W. I. DeBoff  
Director  
Region 1, Division Construction  
DOT&PF

DATE January 6, 1984

FILE NO 2200

TELEPHONE NO 364-4314

Tom Matliola  
Design Manager  
Buildings Design & Construction  
DOT&PF

SUBJECT Financial Status  
Report, Governor's  
Mansion Renovations  
Project No. H-79164

Attached for your review please find the funding breakdown as of January 6, 1984.

The update of the Status Report was prepared by this office so that final Change Orders can be written for Harbor Plumbing and Coogan/Capitol Construction.

The status breakdown of December 14, 1983 indicated a balance of \$63,388.00. In reviewing the report an error of \$20,000.00 was discovered in the Harbor Plumbing column. This would only leave \$43,388.00 for the "Balance of Funding".

After reviewing the latest Pay Estimates for Coogan/Capitol and Harbor Plumbing and discussions with both firms it is apparent that an additional \$38,557.00 will be required to finalize the project.

If our office transfers all labor cost incurred since Maintenance and Operations takeover per your memo dated December 12, 1983, I estimate approximately \$10,000.00 would be added to the \$4,721.00 shown on the January report attached.

All overpayments paid the contractors as per the "Attorney General's Opinion" for labor burden have been deducted from the contractors and are included in this report.

I do not anticipate any changes in the future.

TM:ma

Attachment

cc: W. I. DeBoff

RECEIVED  
JAN - 9 1984

*For M: as discussed -  
Request Coogan & Harbor to submit  
invoices by 11/31/84.  
Request Coogan & Harbor to summarize  
materials still on order and associated  
costs. Review for current needs.  
... later subsequent to Dec 12, 1983  
...  
... this FINANCIAL STATUS (including artwork)*

cc ACTION  
cc FILE  
RECEIVED  
JAN 6 1984  
cc FILE  
cc FILE

GOVERNOR'S MANSION

FINANCIAL STATUS

as of 1/6/84

AUTHORIZED FUNDING	\$2,144,000	PAID	COMMITTED as of 12/14/83	TOTAL PAID AND COMMITTED
<u>EXECUTION CONTRACTS</u>				
HARBOR PLUMBING (includes \$20,000 bonus)		\$1,101,526	\$30,000	\$1,131,526
RHINESTONE PLASTERING		0	6,000	6,000
AUGUST CORPORATION		82,390	0	82,390
COGAN CONSTRUCTION (includes \$15,000 bonus)		705,217	30,000	735,217
MINCH, RITTER & FORREST #1		10,098		10,098
MINCH, RITTER & FORREST #2		16,300	7,904	24,204
VERN AKIN		40,083	19,917	59,999
LARRY BREEDING		10,200		10,200
SUBTOTAL CONTRACTS		1,965,814	93,821	2,059,635
<u>VENDORS</u>				
TELEPHONE SYSTEM			10,000	10,000
DOUGLAS TRUCKING		11,447		11,447
MATERIALS FOR MAINTENANCE & OPERATIONS				
SUBTOTAL VENDORS		11,447	10,000	21,447
<u>PROJECT MANAGEMENT</u>				
J.D. WOOD (CONSULTANT)		34,814		34,814
IN-HOUSE LABOR		17,808		17,808
IN-HOUSE EXPENSES		2,715		2,715
IN-HOUSE OVERHEAD ASSESSMENT		2,860		2,860
SUBTOTAL PROJECT MANAGEMENT		58,197		58,197
GRAND TOTAL		\$2,035,458	\$103,821	\$2,139,279
BALANCE OF FUNDING				\$ 4,721

State of Alaska  
Department of Transportation & Public Facilities

DATE

FILE NO.

TELEPHONE NO. 264-4314

SUBJECT Governor's Office  
Renovations  
Project No. E-79104

DATE  
FILE NO.  
TELEPHONE NO.

Tom Freeman  
Design Engineer  
Building Design & Construction  
DOT&PF

Transmitted with this memo are all cost incurred subsequent to the November 30, 1983 date mentioned in the Don Dieckmeyer's memo dated December 12, 1983 attached.

Costs with appropriate back-up are grouped by pay estimate for each contractor. The costs are:

Coogan/Capitol Construction	
Estimate No. 13 -	\$ 5,099.02
Estimate No. 14 -	\$ 3,625.84
Estimate No. 15 -	\$ 5,092.00
<u>SUBTOTAL</u>	\$14,100.00
Harbor Plumbing & Heating	
Final Estimate -	\$12,814.73
<u>SUBTOTAL</u>	\$12,814.73
TOTAL for Coogan & Harbor -	\$26,921.69

Please take the necessary steps to transfer funding, in the amount of \$26,921.69, to collocation code number 24-88-3-835-120033.

If you have any questions please contact me.

Thina

Attachments: P.E. #13, 14 & 15  
Final P.E.  
D. D. Dieckmeyer's memo of 12/12/83

cc: W. I. DeBoff  
Tom Freeman  
D. D. Dieckmeyer



MEMORANDUM


(DOCUMENT NO. 21)  
State of Alaska  
Department of Transportation & Public Safety

DATE February 14, 1984

FILE NO 2207

TELEPHONE NO 364-1314

SUBJECT Governor's Mansion  
Renovation  
Project No H-79164

  
Design Manager  
Buildings Design & Construction  
PCT&PF

Attached is the financial statement for the subject project for February 14, 1984.

The figure shown for Harbor Plumbing is their final billing. The Construction Section has requested additional back-up for material billings from Coogan Construction, actual cost for Coogan may be less.

An estimate of \$6,000.00 has been included for Artwork.

Balance of funds per this report is \$52,069.00.

Time

cc: E. D. Heckmeyer  
W. L. DeLoeff  
Tom Freeman

GOVERNOR'S MANSION

FINANCIAL STATUS

AS OF 2/14/84

AUTHORIZED FUNDING	\$2,144,000	PAID	COMMITTED AS OF 2/14/84	TOTAL PAID AND COMMITTED
<u>EXECUTION CONTRACTS</u>				
HARBOR PLUMBING (INCLUDES \$20,000 BONUS)		\$1,104,365		\$1,104,365
RHINESTONE PLASTERING		0	\$ 6,000	6,000
AUGUST CORPORATION		82,390	0	82,390
COOGAN CONSTRUCTION (INCLUDES \$15,000 BONUS)		672,098	35,000	707,098
ANNETTE J. CLARK (PAINT ANALYSIS)		1,932		1,932
MINCH, RITTER & FORREST #1		10,098		10,098
MINCH, RITTER & FORREST #2		24,000	204	24,204
VERN AKIN		51,000	9,000	60,000
LARRY BREEDING		10,200		10,200
ART WORK (ESTIMATE)			6,000	6,000
SUBTOTAL CONTRACTS		1,956,083	56,204	2,012,287
<u>VENDORS</u>				
TELEPHONE SYSTEM		10,000		10,000
DOUGLAS TRUCKING		11,447		11,447
SUBTOTAL VENDORS		21,447		21,447
<u>PROJECT MANAGEMENT</u>				
J.D. WOOD (CONSULTANT)		34,814		34,814
IN-HOUSE LABOR		17,808		17,808
IN-HOUSE EXPENSES		2,715		2,715
IN-HOUSE OVERHEAD ASSESSMENT		2,860		2,860
SUBTOTAL PROJECT MANAGEMENT		58,197		58,197
GRAND TOTAL		\$2,035,727	\$ 56,204	\$2,091,931
BALANCE OF FUNDING				\$ 52,069

REPORT OF INSPECTION  
 MECHANICAL WORK  
 GOVERNOR'S MANSION RENOVATIONS  
 JUNEAU, ALASKA  
 FEBRUARY 11, 1984  
 H-79164

An inspection of the mechanical work was made by Gregory Penn of Vernon Akin and Associates on January 17 and 18, 1984, and by Vernon Akin on February 9 and 19, 1984. The following work was not completed or was incorrect:

<u>No.</u>	<u>Reference</u>	<u>Comment</u>
1.	15011 & 15019	As-built drawings not received.
2.	15012	Much of the data specified under the various pieces of equipment was not received for approval. Some of the equipment could not be checked as the approval data was not received, such as vibration isolators. This data must be submitted. Data required is listed under the comments for the various pieces of equipment.
3.	15023	The grease fittings on the motors on the temperature control compressor are not the relief type.
4.	15024	The thermal overload heaters are too large for EF-1, EF-2, and the unit heater in the garage. The thermal overload heaters for the two motors on the air compressor are too small. Because of lack of the nameplate data specified as required under section 15031, the size of the thermal overload heaters were not checked for the humidifier, EF-3, EF-5, EF-4, ceiling toilet exhaust fan in Bath 10.
5.	15029	Pumps are not labelled with nameplates. Valve directory was not received and approved before the valve tags were installed. Equipment not labelled.
6.	15030	Piping not identified in the garage and in accessible ceiling spaces.
7.	15031	Valve directory not received or approved, so valve tagging could not be checked. No operating and maintenance data received. Binders not received. Mounting frame not installed for valve directory. No O & M manual holder installed. The nameplate data must be received so that the equipment can be checked.
8.	15033	Adjustment of the systems not done.

9. 15034 Filters in the ventilating unit are to be replaced prior to adjustment of the air system.
10. 15036 Much refuse left above the ceilings of the closets between the kitchen and the main hall Rm. 32.
11. 15022  
MR-3 Access door in the ceiling of the closet in Rm. 17 not installed for access to the automatic air vents. This door must be installed.
12. 15066 Protecting half-sleeve not installed on the cold water pipe above the closet adjacent to Stair Hall 40.
13. 15079 The mercury has separated on the thermometer at the tempering valve.
14. 15079 The thermometer on the heating supply out of the boiler is not readable. Straighten the bulb and secure the thermometer in a position that is readable. Also adjust all thermometers in the boiler room so they will be accessible for easy reading.
15. 15081 The remote ARB unit is not installed on the water meter. Data not received on the water meter.
16. 15078 Nameplate on pump P-1 is loose. Secure it to the casing.
17. 15251 Piping insulation is incomplete at the unit heater in the garage at the automatic radiator valve.
18. 15251 Insulation is not run continuous through the wall above the ceiling of the kitchen from the closet adjacent.
19. 15412 Certificate of disinfection not received.
20. 15415 Approval data not received on the sauna heater.
21. 15451 Swing spout on the supply fitting for the laundry tray does not have a hose end.
22. 15451 Indirect drain and P-trap for the laundry tray is plastic instead of the chrome plated brass specified.
23. 15452 The direct lift waste fitting for the lavatory in Bath 12 is not connected. The outlet plug is not made for a direct lift waste fitting. Secure the lift rod.

24. 15606 Combustion adjustment data not received.
25. 15606 Resubmittal was required on the oil burner, and was not made.
26. 15607 Data not received on the feedwater treatment unit.
27. 15702 Piping is leaking at the cast iron radiator in Bath 55.
28. 15705 Remove the dampers in the finned pipe in Chamber C, Room 81. Heat is controlled by a room thermostat.
29. 15705 Approval data was not received on the finned pipe.
30. 15706 Approval data was not received on the convectors.
31. 15708 Approval data received on the unit heater was incomplete. No data received on the vibration isolators for the unit heater. This data is required so the vibration isolators can be checked.
32. 15709  
DC-3 No approval data received on the cabinet unit heater.
33. 15802 Infinite speed switch not installed on EF-2 in laundry room.
34. - 15806 Data not received on the vibration isolators for the ventilating unit. This data is required.
35. 15817 No motor starter installed for the ceiling toilet exhaust fan in Bath 10. No approval data received.
36. 15817 Face grille on the fan is not secured at one corner. It appears that the unit is not the one specified.
37. 15901 Compressors do not alternate. Primary compressor is to alternate each time, with secondary compressor to operate if required.
38. 15901 The vibration isolators on the compressor unit were to be orange color. The springs installed are brown.
39. 15901 The room thermostats on all thermostats except the remote unit type are to have exposed adjustment. The T-4002-5012 kit is required for external adjustment.
40. 15901 The supply air temperature capillary bulb and the averaging

40. (Cont.) bulb thermostat capillary are installed immediately downstream of the humidifier. The vapor condenses on the capillaries and drips out of the duct. Relocate these two units to a location either upstream of the humidifier or further downstream.
41. 15901 No thermostat installed in Wet Bar 58 to control the radiation.
42. 15901 The room thermostat in Chamber C, Rm. 81, is graduated in Celcius instead of Fahrenheit.
43. 15901 The room thermostat in Rm. 57 is a Honeywell unit instead of Johnson.
44. 15901 The mixing dampers on the ventilating unit do not go to the full recirculating position when the unit is operating in the HAND position.
45. 15901 The automatic control drawings were not approved. It appears that the modifications marked on the drawings were not accomplished. Revised drawings required.
46. 15901 The Ventilation Air switch on the control panel in the kitchen is not operating. Also the direction of rotation is contradictory according to the markings.
47. 15901 The mixed air temperature control for the ventilating unit is not calibrated with the thermometer. Calibrate and set as specified.
48. 15901 The duct low limit control for the ventilating unit is not set correctly.
49. 15901 The radiation water reset control is not calibrated.
50. M-4 The drain on the feedwater treatment unit is not piped to the floor drain.
51. MR-1 The cabinet unit heater in Vestibule 30 is not installed.



HOUSE COMMITTEE ON STATE AFFAIRS  
13TH ALASKA LEGISLATURE

RENOVATION OF THE GOVERNOR'S MANSION

SECOND REPORT \*\*\*

MAY 11, 1984

REPRESENTATIVE MITCH ABOOD  
CHAIRMAN

### Background

Much has been written about the procedures used by DOT/PF and the Office of the Governor in awarding contracts for the Mansion renovation project. The Ombudsman concerned himself with the sole source contract awarded to Mr. Jerry Wood, for construction management; the internal audit conducted by the Department of Transportation & Public Facilities concentrated on the Wood contract as well as the sole source contract awarded to Vern Akin & Associates for mechanical & electrical design, and the time & materials contracts which were awarded to the two prime contractors, Harbor Plumbing & Heating and Coogan/Capital Construction; the Legislative Audit report reviewed all of the contracts awarded for the Mansion project, including the three sole source contracts written by the Office of the Governor.

Although these reports stand independently of one another, their findings and recommendations are strikingly similar, and point to a condition best characterized as benign neglect in following departmental procedures and statutory requirements in the awarding of contracts for the renovation of the Governor's Mansion. These reports have been included as a supplement for your review.

One of the major reasons for this report to the Committee on State Affairs is to show what happens when procedures fall apart. In doing so, we will examine the contract and the consequences of Queen City Industries' participation in the renovation project. We have intentionally chosen what should have been a reasonably simple contract as our example.

### Bidding Process

Queen City Industries of Seattle was chosen as a subcontractor to Coogan/Capital Construction to provide the hardwood flooring and ceramic tile work for the Governor's Mansion. (For further background information on the selection of Queen City, see Documents 1 - 7).

In letters dated July 21, 1983, two Alaskan firms, Mr. Elmer Cowdy, Wood Construction Company of Juneau and Russ's Construction Company of Kenai were notified of an invitation to bid on the project from Coogan Construction. Governor Sheffield was familiar with the quality of work performed by these individuals and had specifically requested that they be considered for the hardwood floor work. The written response to the invitation to bid was to be received by Coogan no later than July 27th, six days later. (Documents 8 & 9). Although we requested a copy of the Queen City invitation to bid, neither DOT/PF nor Coogan Construction could provide us with one.

### Contracts

On August 12, 1983, DOT/PF offered "no objection to Queen City performing the work" on the Mansion project (Document No.10), and a Notice of Award was subsequently sent to Queen City by Coogan Construction on August 19th. (Document No.11) Queen City was to be paid on a cost plus percentage basis. The labor portion of the contract provided for 7.99% above reimbursable costs for overhead, and 11.99% above reimbursable costs for profit. Acceptable reimbursable costs as stated by Coogan "Included labor, benefits, labor burden, travel, subsistence, lodging, equipment rental, freight, courier service and any other direct costs approved by the owner."

Attached to the Notice of Award were an Associated General Contractors Subcontract for tile and wood flooring and a Material Contract, both with Coogan Construction. (Document 12 & 13). The subcontract was dated July 20, 1983.

Question: Why was the Queen City subcontract dated one day before the invitation to bids were sent to the Alaskan businesses? Did the Alaskan firms ever have a fair opportunity to bid on the Mansion contract or was the decision to hire Queen City made prior to the issuance of the invitations to bid?

The material contract with Queen City was dated July 29, 1983. Under the terms of this contract, Coogan Construction was obligated to pay Queen City \$44,808.00 for materials for the hardwood floors and the ceramic tile. We could find no evidence of any supporting bid documents either from DOT/PF or Coogan Construction to substantiate the \$44,808.00 figure. In addition, the material contract was unsigned as of May 9, 1984.

Question: If DOT/PF received a copy of this contract along with the notice of award and the subcontract, did they realize that it was unsigned, or had they only received page one of this two-page contract?

Question: Coogan Construction received a time & materials contract from DOT/PF for architectural renovation work on the Governor's Mansion, and yet the material contract which Coogan issued to Queen City was a fixed fee contract. In a situation of this kind, wouldn't DOT/PF have a greater responsibility to oversee the execution of this contract?

The terms of payment in the material contract were as follows:

"Net 30 days from receipt of invoice, or initial acceptance of material by owners representative, whichever occurs last."

The \$44,808.00 sum for materials would eventually play an important part in the saga of Queen City and the State of Alaska and will be discussed later in this report.

#### Extension of Contract

In an memorandum from Phyllice Bradner to Tom Freeman, DOT/PF, dated August 31, 1983, a suggestion was made to extend the Coogan/Capital Construction contract to include carpet work. (Document No.13) Ms. Bradner states that she has:

"...been in contact with Queen City, the people who are supplying our other flooring needs, and they have been very accomodating in locating information about the unusual carpeting which I have requested. If it is okay with your department I would like to proceed under the assumption that we can do business with Queen City as I have found them to be very cooperative and reputable."

We could find no evidence of any DOT/PF document authorizing the extension of the Coogan contract to include carpeting, but Coogan Construction provided us with a Queen City memorandum dated October 10, 1983, reiterating a telephone order for carpet initiated by Coogan Construction. (Document No. 14). The amount of money for the carpet and labor was stated as not to exceed \$15,000.00.

Breakdown of Costs

There was no breakdown as to the actual square yards of carpet for which the State was to pay Queen City.

Question: Wouldn't it be reasonable to assume that Queen City should provide Coogan Construction with a breakdown for both labor and the actual square yards of carpet to be used in the Mansion and for which the State was being asked to pay?

An internal DOT/PF memorandum dated October 28, 1983 written to the Director of Design & Construction, provides the first breakdown for the carpeting contract. (Document No.15). It states:

" The construction contractor on the architectural renovation for the governor's mansion has quoted the following costs for carpet installation:

Carpet (State is committed to pay this cost):	\$12,500.00
Labor (5 days)	
Subsistence) -	3,084.00
Airfare)	

TOTAL AMOUNT: \$15,584.00

Estimated quantity of carpet:	300 yards
Cost of carpet & installation:	\$15,584.00 for 300 yards =
	\$51.95 per yard
Cost of carpet installation:	\$3,084.00 for 300 yards =
	\$10.28 per yard"

Question: Where did these figures come from?

The major topic of concern involving Queen City invoices was to be the resurrection of the \$44,808.00 figure quoted in their July 29th unsigned material contract which appeared in an invoice for ceramic tile and hardwood floor materials dated September 20, 1983. (Document No. 16). The invoice, in its entirety read:

" Section #9.300	Tile	
Section #9.550	Wood Floor	
Per contract as quoted		\$44,808.00"

The invoice may have been the essence of simplicity, but it neglected to mention what the State of Alaska was paying for. In addition, the invoice gave no evidence of which materials were delivered to the site. Coogan Construction relayed the generic invoice to DOT/PF, and DOT/PF paid it in full.

Question: "Why?"

On October 4, 1983, Queen City submitted a list of change orders for walnut and oak millwork and ceramic tile thru September 30th, in the amount of \$ 13,721,00. (Document No.17). Although the change order mentioned the types of material provided for the Mansion, it did not mention how much of this material was purchased and/or used. DOT/PF paid the invoice in full.

Largely due to the fine efforts of Mr. Nello Long, Project Inspector, DOT/PF, the payment of Queen Cities' unsubstantiated invoices came to a screeching halt. On January 6, 1984, Mr. Long notified Coogan

Construction that the department required further information on the \$44,808.00 invoice before it could process two Queen City pay estimates. (Document No. 18).

" To state the problem we are concerned about, we need a breakdown on that contract. How much for the different items of material supplied and also (a) labor cost breakdown. Why are we billed for G. Cooper's airfare, car rental and food? Was he requested by us to come up, etc.?"

Queen City provided Coogan Construction with a response to Mr. Long's request for a materials breakdown on January 27, 1984. (Document No.19) The memorandum reads in part:

" Enclosed is the breakdown on the material bid portion of the Governor's Mansion contract. We find the request for bid breakdown very unusual. We expect this information will facilitate the State's payment of our invoice plus interest owing from the due date to present."

Attached to the memorandum was a list of rooms by name and room number, along with a lump sum for each room under the heading 'Wood, Tile & Flooring Contract.' Still no breakdown of the materials which were used in these rooms or for the actual square footage of repair in each room.

For their time involved in "breaking out the bid," Queen City billed Coogan Construction another \$643.00.

Not to be undaunted, Mr. Long sent another letter to Coogan Construction on February 2, 1984 requesting more information from Queen City: (Document No. 20).

" They (Queen City) listed the rooms and their prices for material for each room. We requested and still need invoices for the material they sent. We need the square footage amounts for the different items of material they sent, as well as prices per square foot. Also needed are the amounts and prices for the related materials such as floor finishing material, bedding, underlayment, mastic, grout, etc."

Queen City responded to Coogan Construction on March 23, 1984:  
(Document No. 21).

" Gentlemen:

Pursuant to your request enclosed is the approximate  
breakdown on the above project."

Queen City still did not provide the square footage or price of material  
per square foot; and then bills Coogan Construction another \$259.00 for  
Queen City's time in preparing the breakdown. When comparing the two  
"breakdowns" submitted by Queen City it is interesting to note that  
the individual costs listed for several of the rooms differ, sometimes  
considerably, and yet the final figure of \$44,808.00 never waivers.

At our request, Mr. Long prepared an estimate of the monies which  
have been paid to Queen City, as well as those sums which the  
department is withholding. (Document No. 22). They are:

Labor Portion (56 calendar days)	\$ 56,916.72
Material Portion	61,925.47
TOTAL paid to Queen City	118,842.19
Queen City Invoices Not Paid by DOT/PF:	
Pay estimate # 13 (labor billing)	8,635.63
Pay estimate # 15 (carpet invoice Document No.23)	14,301.90
Total Monies Withheld:	22,937.53

Question: In the case of the incomplete breakdowns which  
were submitted by Queen City, how much should  
the State have paid for these materials?

In an attempt to answer this question, we have prepared a chart which  
lists the costs charged by Queen City and compares them to a  
breakdown submitted to us by Mr. Elmer Gowdy and Mr. Nello Long.  
(Chart No. 1). For a detailed explanation of Mr. Gowdy's breakdown,  
please refer to Documents 24 & 25. For an explanation of Mr. Long's  
figures, please refer to Document No. 26. Although Mr. Long admits  
that he is being generous in his pricing, he estimates the total cost of  
hardwood floor, ceramic tile and related materials to be \$10,315.40  
less than the \$44,808.00 quoted by Queen City.

Question: Is the \$56,916.72 charge for labor (4 employees plus one supervisor), a reasonable one considering the length of time spent on the Mansion project. (approximately 56 days)?

Another serious concern is the quality of the hardwood floor work which was performed by Queen City. By the time Queen City laid the hardwood floor, many of the walls in the Governor's Mansion were still exposed and there had not been any heat in the building for quite some time. In his May 1, 1984 letter to the Committee Mr. Gowdy speaks to the floor work: (Document No. 24).

- " A recent inspection of the project showed many cracks opening in the new first floor in room 35 (conservatory). This could probably be attributed to improper handling and/or storing of the wood prior to installation or indifference to environmental considerations like low heat, no heat or high humidity."
- " The end product in room 50 must have been a disappointment to the owner inasmuch as the parquet repair seemed to be structurally acceptable, but the material used to fill the nail holes in the top milled pieces was not colored to match the wood. The nail holes had been filled with material much lighter in color than the wood, resulting in hundreds of little light colored spots."
- " The 1x4 existing fir floors which were refinished in Chamber "A" and "E" shows material in the large cracks to be breaking up and falling out in chunks. On a tour of the Mansion with Phyllice Bradner and again with Jerry Wood, I suggested that the fir flooring be carefully removed and relaid to eliminate the exceedingly large cracks to preclude this problem from happening. Mr. Hanson from Queen City convinced Mr. Winders that this would be impractical and hence a less than acceptable product is the result."

An on-site inspection of the Mansion floor work on May 7, 1984, by this office and Mr. Gowdy showed evidence of shrinkage, drying and cracking in the work performed by Queen City in the following rooms:

Master Bedroom  
Second Floor Study  
Conservatory

It is also not unreasonable to assume that other newly laid floor work may meet the same fate as the wood continues to dry out.

In regards to the carpeting work performed by Queen City, Mr. Tom Metlicka, Project Manager, DOT/PF provided the following information at our request:

1. Carpeting for main stairs, closets and third to second floor rear stairwell installed by Queen City.
2. Carpets for historical bedroom and Governor's bedroom and living room, second floor installed by DOT/PF Maintenance & Operations.
3. Carpeting for second to basement rear stairway installed by Coogan.
4. Basement carpet installed by DOT/PF Maintenance & Operations.

Based irregularities occurring in other aspects of the Queen City contract, questions concerning the carpeting arise as to the amount and quality of materials used, and materials and labor costs.

#### Summary

The summary for this report contains some questions and some observations which are based solely on the documentation provided to us in response to our requests.

- 1) Were Alaskan businesses precluded from participating in the bid process for the hardwood flooring and ceramic tile subcontract for the Mansion project?
- 2) The information provided by Queen City to substantiate their invoice of \$44,808.00 for hardwood flooring and ceramic tile is not adequate to document the materials used on the project. DOT/PF should not have paid this invoice.
- 3) When DOT/PF twice requested a detailed breakdown for the materials, Queen City treated these requests as change orders by requesting the State to pay for the time to break out the costs. The costs were never adequately justified.
- 4) The unit costs for the carpet were never adequately justified by Queen City.
- 5) Why did Queen City lay the hardwood flooring when there was no heat in the building, knowing that the proper environmental conditions must be adhered to in order for the wood to be properly placed?
- 6) Was this work done properly, and has the State accepted this work?

- 7) Who is responsible for the repair to the three rooms which now show evidence of cracking?
- 8) Is the \$56,916.72 charge for labor appropriate for their work on a project which lasted approximately 56 days?

July 21 '83

Re Governor's house restoration Phase two  
architectural specification see 09000

Mr Wayne Crogan  
Crogan Construction Co.  
4950 Glacier Highway

Dear Sir:

To clarify our position with regard  
to the wood floor covering as des-  
cribed in above captioned specs we  
submit as follows

The painters union local 1140 seems  
to quite flexible in all matters except  
initiation cost of \$614.75 per person  
or \$1,844.25 for this job.

If we were to participate in this  
restoration you could either purchase  
our installation & finishing equipment  
or a rental arrangement worked out.  
Mr Darrell House of local 1140 sees no  
conflict with this, ordinarily, an employee  
is not expected to furnish personal of  
this nature.

The equipment that I use in floor  
finishing work is the finest available.

The equipment is in good repair and all grinding surfaces & cutting edges are fit & adjustable to accurate tolerances. Capable of ~~producing~~ <sup>achieving</sup> workmanship consistent with the exceptional quality demanded for this job.

As for my personal qualifications I submitted apprenticeship\* program in 1957 in metal. I'm issued journey man book by WWTI have contracted in hard wood & related activities since 1951. I can reference many installations, Refinish jobs as well as restorations in this area where I have operated since 1953 (A.D.)

A typical restoration comes to mind very similar to the governors house. The great house on gold belt in Juneau. Built in 1914 oak floors of comparable quality severely damaged by flooding when hot water heating system thawed after freezing & back into inlet on the radiators. water flowed through unoccupied house for days before water was contained. Restoration performed for Harley Clough - 1973 This repair could be inspected for comparison with restoration projects completed by other people any where by contacting

Hard wood flooring  
\*

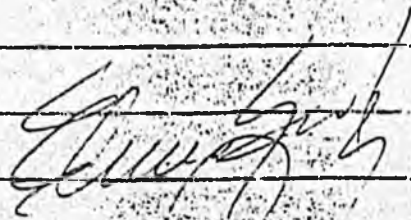
Emer Gowdy phone 364-3270 to  
 arrange for an inspection appointment.  
 Below is a list of equipment available  
 & rental schedule, to be operated by our  
 people only. If someone was scheduled to  
 use any machine the purchase price of \$12,000  
 would apply. We don't rent "out" this equipment.

			Rent/daily	
7-M-12	Sev C7775	12" drum edger	60 <sup>00</sup>	✓
7-89	Super 8	8" " "	50 <sup>00</sup>	
7M-15	15" Ridgid	disk "	75 <sup>00</sup>	✓
Super 7	7" edger	3800 RPM	25 <sup>00</sup>	
FW 7-31	7" "	american	20 <sup>00</sup>	✓
600-A	10 gal 55 Vac	w/attachments	20 <sup>00</sup>	✓
Lockwell	3100	impact nailer w/mallet	25 <sup>00</sup>	✓
Power	nailer	" " "	20 <sup>00</sup>	✓
Lockwell	worm drive	saw	15 <sup>00</sup>	✓
"	12000 RPM	orbital sander	10 <sup>00</sup>	✓
Oliner	6" jointer		40 <sup>00</sup>	
"	12	table saw	50 <sup>00</sup>	
Makita	16" chop	saw	20 <sup>00</sup>	✓

those items ✓ are required for job.

cc: Dot buildings

Gov. Sheffield



Coogan Construction Co.

P. O. BOX 209 · JUNEAU, ALASKA 99802 0209 · (907) 586 3010

COPY

August 5, 1983

Mr. Elmer Gowdy  
P.O. Box 125  
Douglas, Alaska 99824

Job: CC83-5

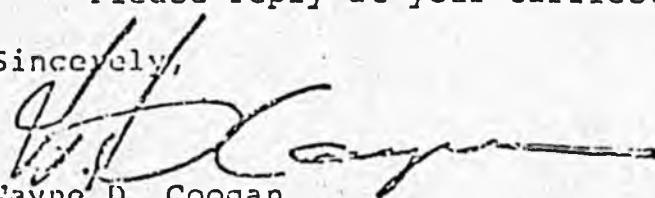
RE: Governor's Mansion Remodel

Dear Elmer,

Per the request of Queen City Industries I am asking that you go to work for that firm as a floor installer (on their payroll).

Please reply at your earliest convenience.

Sincerely,

  
Wayne D. Coogan  
Project Manager

WC/lc

COORDINATION MEETING

DOCUMENT # 3  
(page 1 of 2)

AUGUST 5, 1983

Attendees: Wayne Coogan  
Joe Winders  
Larry White  
Harry Culliton  
Phyllice Bradner  
Jerry Wood  
Tom Metlicka

The following subjects were discussed:

1. Phyllice asked Larry White to identify the availability of polished gold or brass trim for the first floor office bath. He will do so. We discussed the need to compare the costs identified against the budgeted values identified by Phyllice.
2. Phyllice stated that the electrical fixtures have been identified and that she will have them delivered to the Mansion within the next week.
3. We discussed the need for the two lead men, Larry White and Joe Winders, to interface their activities and that they must not direct each others employees or subcontractors without prior agreement by subject.
4. Wayne Coogan stated that Coast Craft was prepared to proceed with the delivery of the first portion of their work on August 22, 1983.
5. We discussed our desire to carefully remove the trim in the library and salvage as much as possible for use elsewhere in the building.
6. We discussed the flooring and cabinet materials with regard to their conditioning. We agreed that we require expert information with definitive information. Coogan/Capitol has been directed to work closely with the installer to identify specific needs and to address their needs for storage, heat, ventilation, etc. We generally concur that the material will require at least one week under "required" conditions prior to installation.
7. Phyllice asked Tom Metlicka to check on any requirements for Humidification.
8. Tom Metlicka asked Wayne Coogan to pass on the submittal documentation to Phyllice for the tile materials. Phyllice will work closely with Wayne to identify the desired tile and expedite delivery to site.
9. We declared position on the window repair and installation. The existing windows are to be reconditioned as directed by the Department of Transportation and Public Facilities to include replacement of broken glass, new weight cords and puddy work. The storm windows are to be fabricated and installed on the exterior side of the existing windows and all storm windows shall have weather stripping installed. The leaded windows will not have storm windows.

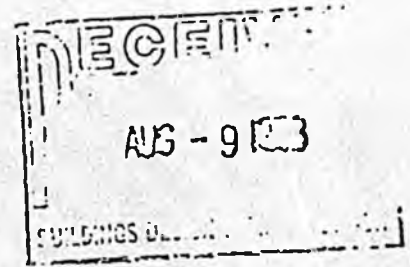
10. We discussed the need to identify and purchase the carpets required. Phyllice stated that she would be working working this subject next week with priority on those carpets in the public areas first and service areas second. The carpets for the service areas will only require one week for delivery per Phyllice's experience for the carpet required.



# Coogan Construction Co.

P. O. BOX 209 · JUNEAU, ALASKA 99802-0209 · (907) 585-3010

August 5, 1983



State of Alaska, D.O.T. & P.F.  
Division Building Design and Construction  
P. O. Box 1467  
Juneau, Alaska 99802

Job: CC83-5

Attention: Mr. Tom Freeman

RE: Governor's Mansion Rehabilitation, H79164

Dear Tom:

As suggested, our firm requested proposals from Elmer Gowdy (Woods Construction) and Russ's Construction Company for the flooring and ceramics on the referenced project. These two organizations seemed to be well qualified for the work involved (at least the hardwood floors). However, we have chosen to deal with a large Seattle firm known as Queen City Industries for all flooring and ceramics on this project.

Our decision to employ Queen City Industries was based on their following advantages:

- They are extremely active in public construction contracts in Alaska.
- They are a large firm, with the financial capacity, work force and experience required to expedite a project with difficult scheduling requirements.
- They are a union shop, which will prevent possible conflicts with other trades employed by our firm.
- Their track record provides the level of confidence necessary to give this option the least degree of risk.

As previously mentioned, it is our judgement that local people who are qualified to perform the flooring work would present an unacceptable degree of risk as subcontractors on a job of this nature. However, in an effort to involve these people in the work, we will offer them employment as journeyman mechanics.

Page 2  
State of Alaska, D.O.T. & P.F.  
August 5, 1983

(page 2 of 2)

As previously discussed, the most reasonable course of action is to employ Queen City Industries for this project. However, it will be necessary for the State to reimburse Queen City for travel and subsistence since they are not a local firm. Our judgement is that this should be a reasonable cost since every attempt will be made to hire local mechanics (not formen). Please remember that if Queen City is permitted to control the installation of their material, quality control will obviously be much more effective.

Queen City can not agree to a labor contract unless they are paid for travel and subsistence. In the event other arrangements for labor must be made, we need your decision on this matter as soon as possible.

Looking forward to your early reply.

Sincerely,



Wayne D. Coogan  
Project Manager

WC/lc

Enclosure

Box 126  
Douglas, AK 99824  
Phone: (907)-364-3270

August 17, 1983



Mr. Wayne Coogan  
P.O. Box 209  
Juneau, Alaska 99802

RE: Governor's Mansion Remodel - Your Job #CC83-5

Dear Wayne:

Thank you for your letter dated August 5 regarding employment opportunities at the Governor's Mansion renovation project.

In response to your request that I work as an installer for Queen City Industries, the Seattle Contractor whom you have arbitrarily chosen to do the repairing and restoration work at the Governor's Mansion project, please clarify our relative position.

In an informal meeting with Jerry Woods and Tom Metlicka at their DOT office on July 22, it was rationalized that due to my skill and long experience in hardwood flooring, I would be the logical choice to perform the installation and provide the sensitivity for restoration so necessary to a project of this nature. Subsequently I would assume the responsibility for the performance of the work as specified and immediately order the wood products that would be required to complete the job.

Kelly Goodwin showed an inventory of 830 square feet of 5/16 x 2 oak for second floor repair at \$1.89/square foot with about 600 feet required. Hardwood Flooring Distributors showed an adequate supply quarter sawn white oak at \$1.59 and 3-5-7 plank at \$2.50/square foot, FOB Seattle.

However, when I called your office on July 26 you informed me that no one had authority to assign work covered in your contract and the only way that I could work on the project would be to join the union at a cost of \$641.75. I would work for union scale and be carried on your payroll and all job decisions and determinations would originate in your office.

Regardless of your personal edict that I join the union, please be advised that DOT does not require union affiliation; only that union scale plus benefits be paid for any given skill. Now that Queen City Industries has definitely been selected to do the hardwood work as well as the ceramic tile and carpeting, please advise if all the people they bring up to Alaska will be expected to meet the same requirements that you demanded from me. Has Queen City a \$10,000 surety deposit with the

Mr. Wayne Coogan

-2-

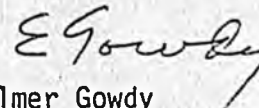
August 17, 1983

union to assure payment of benefits and contributions payable by the employer as required by the union?

At what future date do you plan to start work on this job? It was my thought that July 25 was a reasonable date to do some of the obvious preliminary work and so far there is no evidence of any floor work having been started.

A prompt reply to the above questions will be appreciated so that I will be able to make a final decision.

Sincerely,



Elmer Gowdy  
Flooring Division Manager  
Woods Construction Company

cc: Governor Bill Sheffield  
Steve Woods  
Tom Metlicka ✓  
Jerry Woods  
Queen City Industries  
Phyllice Bradner

# MEMORANDUM


DOCUMENT # 6  
(page 1 of 2)  
State of Alaska  
Department of Transportation & Public Facilities

TO: The File

DATE: August 18, 1983

FILE NO: 220E

TELEPHONE NO: 364-4314

FROM: Tom Metlicka   
Design Manager  
Building Design & Construction  
DOT/PF

SUBJECT: Governor's Mansion  
Renovations  
Project No. H-79164

The following describes our understanding of the events that have occurred concerning the flooring work in the Governor's Mansion.

During a conversation between Jerry Wood and Governor Sheffield on July 12, 1983, the Governor asked if Elmer Goudy had been contracted to do the wood floor finishing work and he expressed his intense interest in the end product of that work. Jerry explained that we had just identified the prime contractor (Coogan/Capitol) and that he did not know if Elmer would be working with them, but he would find out.

Shortly after that Jerry was informed by Phyllice Bradner that the Governor was very interested in having Elmer, or the man from Kenai that had done the floors in the Governor's home in Anchorage, do the Mansion floors.

We began working with Coogan/Capitol to see if Elmer could join them. At this point Elmer had made no known effort to obtain this work thru the normal means of joining or offering to join the contractors bidding for the project. He had been advised to do this several times.

Coogan/Capitol had previously arranged to have Paul's Flooring, a Juneau business, do all the flooring work (wood, tile and carpet). We have been told that at some time in the past few years Paul and Elmer had a falling out. However, at our request Coogan/Capitol tried to develop a working relationship between Paul and Elmer. This failed and ended with Paul withdrawing from the entire project.

After that Coogan/Capitol made several efforts with Elmer trying to develop some way for Elmer to do all of the work. However, Elmer is simply not in a position to provide all of the material and expertise for all of the work (wood, tile and carpet). In addition, in our judgement Elmer is not in a position to provide the manpower required to do the wood floors alone. He has stated to Jerry that he intends to do all of the work himself, with some aid from his son. We are convinced that we will require two men, on a full time basis, at the minimum in order to complete this work in a reasonable period of time.

During all of the negotiations with Elmer he was aware of the Governor's preference for him. As a direct result he has been very difficult to deal with. The attitude perceived is that Elmer Goudy will do the hardwood floors regardless of the time or cost considerations and in spite of any previous agreements. Also, Elmer has come to the Douglas DOT/PF office on numerous occasions. In our opinion his purpose has been to bypass, and have himself thrust upon, the contractor (Coogan/Capitol).

This situation is further complicated by Elmer's resistance to join the appropriate union. The contractor is a member of the Associated General Contractors (AGC) and as such is obligated to hire union employees and deal with union firms. To work for Coogan/Capitol or one of their subcontractors Elmer would have to join the union.

In the mean time Coogan/Capitol has identified a firm that is well qualified to provide both the appropriate manpower and materials to complete this project within an acceptable time frame and at a reasonable cost. Queen City Industries is a well developed flooring firm that has the capability of providing everything that we require. However, they are a Seattle based firm. As such they require per diem and travel expenses for those folks they would send to our project. In our judgement, this additional expense item could be compensated by a similar reduction in cost resulting from the use of their well developed organization. Compared to all locally available sources this is judged to be a favorable situation that meets both our budget and schedule considerations as well as the quality requirements we all prefer. In addition, Queen City Industries has offered to employ Elmer Goudy to work with their man on the project.

The general policy for subcontractor selection is to leave the selection to the general or prime contractor. Our approval or disapproval is then declared. We have approved Queen City Industries as a qualified subcontractor. That approval is documented by the attached memorandums.

TM:JW:ma

cc: Jonathan W. Scribner  
Charles S. Matlock  
W. I. DeBoff  
Jerry Wood



# Coogan Construction Co.

P. O. BOX 209 · JUNEAU, ALASKA 99802 0209 · (907) 586-3010

August 22, 1983

State of Alaska, DOT & PF  
Div. of Bldg. Design & Construction  
PO Box 1467  
Juneau, AK 99802

Attn: Mr. Tom Freeman

Re: Governor's Mansion Architectural Renovations, H-79164

Dear Tom:

In previous discussions with Mr. Tom Metlicka it was mentioned that I should write this letter explaining how and why we subcontracted the flooring and ceramics on the referenced project.

When we bid this project, we had previously established a team of subcontractors for whom the overhead and profit figures were specifically formulated. All these subcontractors agreed to the percentages bid by our firm (as a team) during prebid conferences. Our firm and its team of subcontractors developed their bid based on their past and ongoing relationships with each other. In other words, the bid was calculated unusually low for a team we knew would work smooth together. This is the standard procedure in the industry for bidding cost-plus work since the only risk variable is the amount of effort necessary for management and administration.

Subsequently, during a preconstruction meeting, the name of Elmer Gowdy was suggested by owners representatives as a potential hardwood floor installer. In an effort to be cooperative I indicated we would try to involve Mr. Gowdy in the project. Unfortunately, Mr. Paul Heppler, our preselected flooring/ceramics subcontractor, was present at this meeting.

Shortly thereafter, Paul Heppler terminated his involvement in the project. Paul evidently felt unwelcome because he believed the owners wanted Elmer Gowdy, not Paul's Floor Service, doing the hardwood floors. Needless to say, we were very disappointed in this development since we had planned on working with Paul Heppler--not to mention the loss of good will we suffered with him.

As time went on, we were not formally contacted by Mr. Gowdy. However, we heard mention that he was communicating directly with the owners concerning this job. We considered Mr. Gowdy's actions highly irregular at that time, but nevertheless, we invited Elmer to submit his qualifications for performing the labor portion of the hardwood floors. Since Mr. Gowdy is not a licensed business entity, we had to communicate to him through an organization known as Woods Construction Co., a firm we are totally unfamiliar with. We considered this action also highly irregular and somewhat risky. Since time was not on our side during this course of events, I contacted Queen City Industries, a large and long established Seattle hardwood floor and seramics specialist we had worked with in the the past. I directed Queen City furnish the entire material package for the project. I felt this action was essential to maintain the schedule (keeping in mind the loss of our original subcontractor cost'us ten days).

In our judgement, neither Woods Constuction Co. or Elmer Gowdy submitted evidence of past experience with public construction work even remotely comparable to that of Queen City Industries. Due to this fact, we deemed these people a much higher rish as subcontractors than Queen City. Additionally, due to their inexperience in public work, we determined the additional administrative assistance that we would have to provide them was not figured in our original bid.

Queen City, however, has agreed to employ Elmer as a mechanic on the project since we all agree that is what his abilities are best suited for. However, it should be mentioned that some of Mr. Gowdy's unusual business procedures may try our patience.

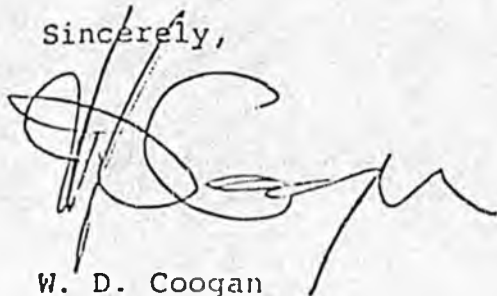
State of Alaska  
Mr. Tom Freeman  
August 22, 1983

Page Three

(page 3 of 4)

We will continue our cooperation in trying to involve Elmer in this project, but even such things as writing this letter were never anticipated by us. We hope that from this time on, Mr. Gowdy, the owners, and ourselves will be equally cooperative and that the judgements of the parties with the ultimate responsibility for those judgements will be respected by all parties involved.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. D. Coogan', written in a cursive style.

W. D. Coogan  
Project Manager

# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

BUILDING DESIGN AND CONSTRUCTION

BILL SHEFFIELD, GOVERNOR

DOCUMENT # 8  
(page 1 of 1)

P.O. BOX 1467  
JUNEAU, ALASKA 99802  
PHONE: (907) 552-4314

August 12, 1983

RE: Governor's Mansion  
Renovation  
Project NO. H-79164  
220E

Queen City Industries  
File 1-5

Coogan Construction Co.  
P. O. Box 209  
Juneau, Alaska 99802

Attn: Wayne Coogan

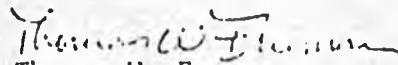
Gentlemen:

This is to acknowledge receipt of your letter of August 5, 1983, relative to having Queen City Industries perform the ceramics and hardwood flooring on the subject project.

This is to inform you that this office has no objection to Queen City performing the work.

Please submit the required subcontract documents for Queen City for review and approval.

Very truly yours,

  
Thomas W. Freeman  
Building Construction Chief

TWF:ma

cc: MRF  
Jerry Wood  
Tom Metlicka  
Phyllice Bradner  
Mike Nizich  
Nello Long

AMS

# Coogan Construction Co.

P. O. BOX 209 · JUNEAU, ALASKA 99802-0209 · (907) 586-3010

DOCUMENT # 9  
(page 1 of 1)

July 21, 1983

Woods Construction  
9018 Gee Street  
Juneau, Alaska 99801

RE: Governor's Mansion Remodel, Juneau, Alaska  
Project # H

INVITATION TO BID

Gentlemen:

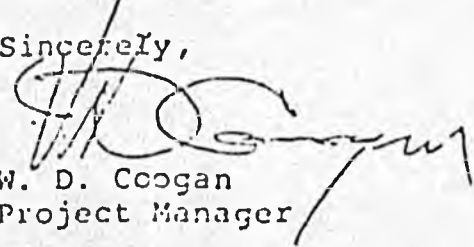
We request that your firm submit a proposal letter to our office for performing hardwood flooring work on the referenced project. Your subcontract, if your firm is chosen between three select bidders, will be on a cost plus percentage basis. Costs will include material, travel, subsistence, labor and labor burden as necessary. Please quote your required percentage of overhead and profit on the mentioned costs. General Contractor may elect to purchase materials in order to expedite delivery.

Selection of the successful subcontractors for this project shall be determined on the following criteria:

- 1.) Track record of subcontractor. Please submit resume of your past projects.
- 2.) Financial capacity. Please furnish names and addresses of your bank, insurance and bonding agents and three creditors, (trade references).
- 3.) Letters of reference from three owners or general contractors for whom your firm has installed hardwood floors.
- 4.) Amount of overhead and profit quoted as a percentage of cost. Please indicate this percentage.

Please reply in writing no later than July 27, 1983.  
Thank you for your interest.

Sincerely,

  
W. D. Coogan  
Project Manager

WC/lc

# STATE OF ALASKA

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

BUILDING DESIGN AND CONSTRUCTION

BILL SHEFFIELD, GOVERNOR

DOCUMENT # 10

(page 1 of 1)

P.O. BOX 1467

JUNEAU, ALASKA 99802

PHONE: (907) 364-4314

August 12, 1983

RE: Governor's Mansion  
Renovation  
Project NO. H-79164  
220E

Queen City Industries  
File 1-5

Coogan Construction Co.  
P. O. Box 209  
Juneau, Alaska 99802

Attn: Wayne Coogan

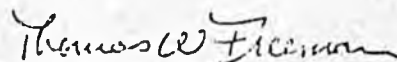
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This is to inform you that this office has no objection to Queen City performing the work.

Please submit the required subcontract documents for Queen City for review and approval.

Very truly yours,



Thomas W. Freeman

Building Construction Chief

TWF:ma

cc: MRF  
Jerry Wood  
Tom Metlicka  
Phyllice Bradner  
Mike Nizich  
Nello Long



# Coogan Construction Co.

P. O. BOX 209 · JUNEAU, ALASKA 99802-0209 · (907) 586-3010

August 19, 1983

FILE

Queen City Industries  
Attention: Mr. Bob Hanson  
1001 Mercer Street  
P. O. Box 9885  
Seattle, WA. 98109

Job: CC83-5

RE: Governor's Mansion Architectural Renovations, H79164

NOTICE OF AWARD

COPY

Dear Bob,

I would like to thank you for your assistance in helping us coordinate the flooring and ceramics for the referenced project. We also congratulate your firm on behalf of the owner for your excellent performance in expediting material thus far.

As previously discussed, we have agreed that Queen City will install the flooring and ceramics for this project on a cost plus percentage basis. Your labor contract shall provide 7.99% (above reimbursable costs) for overhead, and 11.99% (above reimbursable costs plus overhead) for profit.

As previously mentioned in our telephone conversations, reimbursable costs acceptable to the owner are those allowed in the Main Contract including: labor, benefits, labor burden, travel, subsistence, lodging, equipment rental, freight, courier service and any other direct costs approved by the owner.

This letter shall constitute immediate notice to proceed with work as necessary.

Please read carefully all General Requirements regarding laws and regulations, certified payrolls and certificates of insurance. The latter requiring that you submit certified payrolls to the appropriate agencies and an insurance certificate to this office.

SUBCONTRACT NO. CC83-5/2	FOR INTERNAL USE ONLY:				document #12	
PLEASE REFERENCE THIS SUBCONTRACT NO. ON ALL INVOICING AND CORRESPONDENCE.	VENDOR	CODE	ACCTG.	RET. %		
	<input type="checkbox"/> LIEN	<input type="checkbox"/> INS.	<input type="checkbox"/> CONTR.	<input type="checkbox"/> BOND	<input type="checkbox"/> C. P/R	<input type="checkbox"/> MP P.M. APP.



# SEATTLE CHAPTER ASSOCIATED GENERAL CONTRACTORS SUBCONTRACT

THIS AGREEMENT made and entered into by and between Coogan Construction Company  
P. O. Box 209, Juneau, Alaska 99802  
 hereinafter called the CONTRACTOR, and Queen City Industries, 1001 Mercer Street  
Seattle, Washington 98109

hereinafter called the SUBCONTRACTOR, WITNESSETH:

The CONTRACTOR, for the full, complete and faithful performance of this SUBCONTRACT, agrees to pay the SUBCONTRACTOR: Cost, Plus a percentage as described on contractors 8-19-83 "Notice of Award" addressed to subcontractor.

(a) Lump Sum in the sum of N/A  
 Dollars (\$ \_\_\_\_\_), or

(b) Unit Prices as set forth below which on the basis of estimated quantities will involve a gross contract price of approximately N/A  
 Dollars (\$ \_\_\_\_\_).

In consideration therefor, the SUBCONTRACTOR agrees as follows:

- To furnish and perform all work as described in Paragraph 3 hereof, for the construction of Governor's Mansion Architectural Renovations Phase II  
Project No. # H-79164

for State of Alaska, Dept. of Transp. and Public Facilities  
 hereinafter called OWNER, in accordance with the Contract dated the 20th day of July, 1983, between the OWNER and the CONTRACTOR, and the general and special conditions of said Contract, and in accordance with the drawings and specifications and addenda for said construction by Linn A. Forrest Architects, 800 Glacier Avenue, Juneau, AK. 99801  
 (ENGINEER'S & ARCHITECT'S NAME)

ENGINEERS or ARCHITECTS, all of which documents in their ENTIRETY are hereinafter referred to as the MAIN CONTRACT and which have been made and remain available to the SUBCONTRACTOR.

- To be bound by all laws, government regulations, and orders, and all provisions of the MAIN CONTRACT which provisions are incorporated by reference and to be bound by the provisions printed on the reverse side hereof.
- To provide all supervision, materials, labor, supplies and equipment for:
  - SECTION 09300 - TILE, in its entirety.
  - SECTION 09550 - WOOD FLOORING, in its entirety.
 CONTRACTOR'S "Notice of Award" dated 8-19-83 addressed to SUBCONTRACTOR shall be incorporated into this subcontract by reference and shall be binding upon the firms involved

IN WITNESS WHEREOF the CONTRACTOR and SUBCONTRACTOR have executed this agreement, effective the 19th day of August, 1983.

August 19, 1983 Date  
 by [Signature]  
 Authorized Signature  
[Signature]  
 Witness  
AA 1475

[Signature] Date  
 Authorized Signature  
 SUBCONTRACTOR  
[Signature]  
 Witness  
2043  
 SUBCONTRACTOR'S Registration Number