

**Jensen
Yorba
Lott
Inc**



October 28, 2014

Architecture

Interiors

**Construction
Management**

Rep. Mike Hawker, Chair, Legislative Council
State Capitol, Room 502
Juneau, AK 99801-1182

Dear Representative Hawker:

The work on the first season of the Seismic Retrofit and Exterior Renovation of the Capitol with Dawson Construction is nearing completion. We are now presenting a proposal to continue with the project for two more construction seasons, with completion scheduled in 2016 as originally planned.

The initial Construction Manager/General Contractor (CM/GC) proposal presented in March 2014 estimated a Maximum Allowable Construction Cost (MACC) of \$33,600,000. Included in the MACC was a \$2,000,000 contingency which was prescribed by the RFP under which the CM/GC contractor was selected. It was decided by Legislative Council to authorize work on the west side of the west wing of the building and the "infill" areas in the courtyard for the 2014 season. This work was intended to provide an opportunity to evaluate alternative methods and materials, discover the existing conditions within the building, and refine the construction costs for the remainder of the project looking at 100% construction documents. The contract MACC for the initial season was \$5,800,000 which included \$500,000 of the original \$2,000,000 contingency. Because the CM/GC was making good progress on the west wing, additional work was added by amendment to include work on the north end of the west wing. The amendment for this work increased the MACC by \$650,000 to a total of \$6,450,000. Differing conditions encountered during the first season were managed by applying the funds from the contingency as applicable. Approximately one-half of the \$500,000 contingency was used for these purposes.

When the CM/GC contract was signed last spring for work in 2014, it was anticipated that the contract would be amended to include the remainder of the work. The information gleaned from the 2014 building season provided data which is now being used to project construction costs for the 2015 and 2016 construction seasons to complete the project. The proposal to complete the project is a balance of \$27,150,000. Anticipating the same conditions in the rest of the building and projecting the cost related to these conditions, the \$2,000,000 contingency is absorbed into actual costs.

I will have a brief presentation on the work accomplished in the first season and an outline of the plan for the next two seasons at the Legislative Council meeting in Anchorage on November 12. I will also be available to answer questions.

Sincerely,

Wayne Jensen

\$33,600,000	Total cost of Seismic Retrofit & Exterior Renovation presented March 2014
-\$ 5,800,000	for seasons 2014, 2015 and 2016 at March 17, 2014 Council meeting
-\$ <u>650,000</u>	Council approves \$5,800,000 for 2014 construction season on April 3, 2014 for 19% of project
	Council approves \$650,000 for additional work in 2014 construction season on August 7, 2014
\$27,150,000	Amount needing Council approval on November 12, 2014 to complete the remaining 81% of the Seismic Retrofit & Exterior Renovation Project

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1935
Founded as
H.B. Foss Company

1945
Foss & Malcolm

1949
Foss, Malcolm &
Olsen

1956
Foss, Olsen & Sands

1958
Olsen & Sands

1969
Sands & Ackley

1974
Ackley &
Associates, Inc.

1979
Ackley/Jensen
Architects, Inc.

1985
Jensen Douglas
Architects, Inc.

1997
Jensen Yorba Lott,
Inc.

RFP 598-Capitol Seismic Retrofit and Exterior Renovation
Construction Cost Breakdown

Dawson Construction, Inc.

November 10, 2014

Cost Component years 2 and 3:	Cost
Mobilization, Shoring and Protection	\$ 1,408,000
Demolition	\$ 1,835,000
Asbestos Abatement	\$ 804,000
Concrete Shear Walls and Patching	\$ 2,721,000
Masonry (Brick, Terracotta, Precast Concrete)	\$ 4,372,000
Steel Decking, Beams and Bracing	\$ 424,000
Carpentry (Studs, Millwork and Patching)	\$ 745,000
Insulation, Roofing, Flashing and Sealants	\$ 1,633,000
Windows and Doors	\$ 1,920,000
Drywall, Patching and Painting	\$ 812,000
Elevator Shut Down and Start Up	\$ 1,000
Mechanical	\$ 2,652,000
Electrical	\$ 667,000
Sitework and Crawl Space Work	\$ 329,000
Permits, Tower Crane, Insurance, Bonds, Freight, Supervision, Etc.	<u>\$ 4,906,000</u>
Subtotal	\$ 25,229,000
Contractor's Fee, Incentive and Warranty	\$ 1,921,000
Maximum Allowable Construction Cost (MACC) Years 2 and 3	\$ 27,150,000
Cost Year 1:	
Contract MACC	\$ 5,800,000
Amendment for Additional Work	\$ 650,000
Total MACC for project	\$ 33,600,000



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ENTRANCE

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