



From: Alger, Rachelle [mailto:Rachelle.Alger@anchorageak.gov]
Sent: Sunday, April 24, 2022 10:17 AM
To: Ovspeyan, Kimberly E <Kimberly.Ovspeyan@anchorageak.gov>; Holtman, Cierra <cierra.holtman@anchorageak.gov>; Giles, Kirsten <kirsten.giles@anchorageak.gov>
Cc: Dunlap, Scott <sdunlap@rhcak.com>
Subject: FW: ROM budget for Navigation Center- 4-12-22

From: Shearer, Saxton O. <saxton.shearer@anchorageak.gov>
Sent: Friday, April 15, 2022 9:05 AM
To: Dunlap, Scott <sdunlap@rhcak.com>
Cc: Hickel, Sean <shickel@rhcak.com>; Alger, Rachelle <Rachelle.Alger@anchorageak.gov>; John T. Weir <jtweir@ExploreDesign.com>; Nick Horn <nhorn@exploredesign.com>
Subject: RE: ROM budget for Navigation Center- 4-12-22

Scott,

My comments in green:

Procure and Ship Sprung Structure-	\$2,500,000 (This is a reasonable guess based on current design, shipping costs, and options) Right now we have \$2M Ready pending support of Invoices; a check can be Issued same day I authorized the \$17K Sprung shop drawings and will work to provide another \$500K in advance.
Erect Structure-	\$750,000 (Await final design- based on parametric at 8 man crew over 2 months and equipment)
Site Development Costs-	
Water and Sewer Services-	\$600,000 (Assumes a total of 1,500 LF of services at \$400/LF)
Gravel Import-	\$750,000 (Assumes 22,000 ton of import at \$33/ton) Subject to Change upon geotechnical investigation.
Foundation Complete-	\$1,260,000 (Assumes 1,050 CY at \$1,200 CY-in-place)
Interior Buildout-	\$3,150,000 (gross 12,600 sf of finished space at \$250/SF)
Direct OH (General Conditions)-	\$1,351,500 (15% based on historical data)
Total Project Cost-	\$10,361,500 (sum of above)
Contingency-	\$1,036,150 (10%)
Profit-	\$518,075 (5%)
Total construction Budget-	\$11,915,725

The updated schedule and ROM has been essential to have. It would be helpful for us to know how you see the Work Packages broke apart. It takes us time to work with the Assembly, The administration and our accounting team to allocate the pots of money. If we had a picture of how those Work Packages might be broke apart and when needed roughly that would help Rachelle and I have those conversations sooner than later. I don't mean to burden you. If available, we could be productive with this information.



Saxton Shearer, PMP | Director
Municipality of Anchorage
3640 E. Tudor Rd. Anchorage, AK, 99507
Phone: 907-343-8340
Email: saxton.shearer@anchorageak.gov

From: Alger, Rachelle <Rachelle.Alger@anchorageak.gov>
Sent: Friday, April 15, 2022 6:10 AM
To: Dunlap, Scott <sdunlap@rhcak.com>; Shearer, Saxton O. <saxton.shearer@anchorageak.gov>
Cc: Hickel, Sean <shickel@rhcak.com>; John T. Weir <jtweir@ExploreDesign.com>; Nick Horn <nhorn@exploredesign.com>
Subject: RE: ROM budget for Navigation Center- 4-12-22

Scott,

I neglected to thank you for this and especially the fast turnaround time.

THANK YOU!

Rachelle

Rachelle A. Alger, Purchasing Director
Municipality of Anchorage
632 W. 6th Ave., Suite 520 Anchorage, AK 99501
907-343-4170 Direct | 907-343-4590 Office
Rachelle.Alger@anchorageak.gov



From: Dunlap, Scott <sdunlap@rhcak.com>
Sent: Tuesday, April 12, 2022 8:12 AM
To: Alger, Rachelle <Rachelle.Alger@anchorageak.gov>; Shearer, Saxton O. <saxton.shearer@anchorageak.gov>
Cc: Hickel, Sean <shickel@rhcak.com>; John T. Weir <jtweir@ExploreDesign.com>; Nick Horn <nhorn@exploredesign.com>
Subject: ROM budget for Navigation Center- 4-12-22

[EXTERNAL EMAIL]

Rachelle and Saxton-

Per your request, here is a very Rough Order Magnitude (ROM) of Costs for the Navigation Center as I see them now. Please keep in mind that this is based off of many assumptions. The 35% design being generated by the Design team in the next few weeks will allow me to actually generate real quantities, to have conversations and obtain real pricing from suppliers and subcontractors, and to apply production rates to details and assemblies. In an effort to comply with yesterday's request to have something to you by this morning, I have generated the following breakdown. Please use at your own discretion. You can expect these figures to drastically improve in accuracy and in detail as the design develops.

Procure and Ship Sprung Structure- Erect Structure-	\$2,500,000 (This is a reasonable guess based on current design, shipping costs, and options) \$750,000 (Await final design-based on parametric at 8 man crew over 2 months and equipment)
Site Development Costs-	
Water and Sewer Services-	\$600,000 (Assumes a total of 1,500 LF of services at \$400/LF)
Gravel Import-	\$750,000 (Assumes 22,000 ton of import at \$33/ton) Subject to Change upon geotechnical investigation.
Foundation Complete-	\$1,260,000 (Assumes 1,050 CY at \$1,200 CY-in-place)
Interior Buildout-	\$3,150,000 (gross 12,600 sf of finished space at \$250/SF)
Direct OH (General Conditions)-	\$1,351,500 (15% based on historical data)
Total Project Cost-	\$10,361,500 (sum of above)
Contingency-	\$1,036,150 (10%)
Profit-	\$518,075 (5%)
Total construction Budget-	\$11,915,725

Thanks,

Scott Dunlap
Vice President
Heiger Hickel Contracting
Cell- 907-748-0234
Office- 907-336-4112
Fax- 907-279-1405