

Dunlap, Scott

From: Shearer, Saxton O. <saxton.shearer@anchorageak.gov>
Sent: Tuesday, July 19, 2022 2:39 PM
To: John Weir; Dunlap, Scott
Cc: Hickel, Sean; Nick Horn; Dunlap, Scott
Subject: RE: NC - Construction costs and budget

John,

I agree with everything stated below. I will discuss with Rachelle at Purchasing about our options. When I last debriefed the administration she was tasked with finding options to close the financial gap. On our end, I was tasked with exploring cost savings which we now know after 65% are slim. I still like the additive alternate approach which separates the wants vs. needs. Let me digress, collect some info/options before I bring the team back together.

Scott – The impacts, assembly decisions, etc. that have led to the current timeline/budget is still needed to support my ask. Thank you in advance



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From: Dunlap, Scott <sdunlap@rhcak.com>
Sent: Friday, July 8, 2022 3:08 PM
To: John Weir <jweir@exploredesign.com>; Shearer, Saxton O. <saxton.shearer@anchorageak.gov>; Nick Horn <nhorn@exploredesign.com>
Cc: Hickel, Sean <shickel@rhcak.com>
Subject: RE: NC - Construction costs and budget

[EXTERNAL EMAIL]

John-

There is obviously a potential savings when we go out to bid, but we chose pre-construction subs who have typically been competitive in the past so I don't expect major changes.

In running the numbers, we have about \$3M in MEP subcontractors. If we realized a savings of 10% (which if there is a larger delta than that we should be concerned anyway) we would see a savings of \$300,000. So yes, might be some but not enough to get down to \$10 M budget.

To re-iterate your point as well, with the nature of this project, I don't see a lot of significant reduction on this project to get down to \$10M, we are very bare bones as it is.

Thanks,

Scott Dunlap
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From: John Weir [<mailto:jweir@exploredesign.com>]

Sent: Friday, July 8, 2022 2:10 PM

To: Shearer, Saxton O. <saxton.shearer@anchorageak.gov>; Dunlap, Scott <sdunlap@rhcak.com>; Nick Horn <nhorn@exploredesign.com>

Subject: NC - Construction costs and budget

Saxton,

I see a real problem cropping up. Your approved budget (\$10M as I recall) does not meet with the Construction Cost Estimate. We are moving quickly now with work-packages and permitting packages, Fill and Grade & Footing and Foundations (the F&F starts the ball rolling with the approval through structural permit review of the structure from Sprung and the F&F).

In my professional opinion I don't see any significant reductions; certainly not at the magnitude of the delta. Please coordinate fill us in on how you (and your leadership) plan to fill the gap. We are hurling towards a 95% deadline by the end of this month and I'm very concerned.

Scott,

Do you anticipate any buy out savings when you put this to sub-contracts bids?

Best Regards,

John T. Weir, AIA, NCARB
Principal Architect
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