

September 5, 2013

### Scope of Services

Provide a fee proposal to review construction costs for accuracy and reasonableness for demolition and reconstruction of an existing downtown structure to include:

1. Demolition of existing structure (712 W. 4<sup>th</sup> Avenue, Anchorage) to include removal of foundation system (except east wall as noted in civil narrative), utilities and site improvements.
2. Selective demolition of existing 45,623 sqft, 6-story and basement structure (716 W. 4<sup>th</sup> Avenue, Anchorage), interior, exterior, and roof system to include all non-structural interior walls, ceilings, flooring, lighting, entire HVAC system, entire plumbing system, entire electrical system, entire data/comm wiring, restroom fixtures, fire sprinkler systems, fire alarm systems, existing windows, exterior cladding, and exterior entry & parking access doors. Both structures are presumed to contain potentially hazardous materials.
3. Reconstruction of remaining high-rise structure to include structural steel/seismic bracing, exterior glazed curtain walls, decorative cladding, new roof, new HVAC system, new plumbing system, new electrical system, new data/comm systems, new fire sprinkler system, new fire alarm system, new main entrance, and complete interior finishes for core & shell and tenant improvements for a modest, professional, business-like appearance.
4. Construct a new service tower and two-story structure on site of previously demolished structure (712 W. 4th) to include 2 new elevators, security office, public restrooms, new service entrance with elevator, conference rooms, loading dock, emergency generator, and complete interior finishes to match the newly reconstructed adjoining structure.
5. Documents to be reviewed under this amendment include the proposed construction cost estimate, design/build drawings and narratives. Site visits may be required to confirm conditions affecting construction, staging area, street closures, and other assumptions needed for pricing a design/build GMP stage construction project.
6. All wage rates for the project are to be based on State of Alaska Title 36 "Little Davis-Bacon" wage rates for public projects.
7. Deliverables for this task is to be a brief report of findings and determination if the proposed construction costs fall within an acceptable range for this type and scale of construction/redevelopment of the buildings and site identified by this scope. Include a brief narrative regarding the methodology used to review the costs, and attach a copy of the credentials and experience of the individual/persons performing the review.