

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 HERITAGE WAY, JUNEAU, ALASKA 99801

EMAILED MEMORANDUM

TO: Renee Loree
CBJ Purchasing Officer

Date: July 16, 2026

FROM: Stevie Gawryluk 
Contract Administrator

File: 2429

SUBJ: POSTING NOTICE OF BIDS
CBJ INTERIOR IMPROVEMENTS – BURNS BUILDING
Contract No. BE27-025

This memo is to post a notice of the results of the bid opening on July 15, 2026 for the subject project. 5 bids were received. The responsive bidders and their total bids are as follows:

BIDDERS	TOTAL BID
Carver Construction, LLC	\$ 4,416,700.92
Dawson Construction, LLC	\$ 4,434,911.00
McG Constructors Inc.	\$ 4,587,000.00
Island Contractors	\$ 5,103,598.00
Cornerstone General Contractors	\$ 5,118,907.00
<i>Architect's Estimate – Total with All Alternates</i>	<i>\$ 5,959,178.00</i>

Per Section 00100 Instructions to Bidders – Article 14.0 – Discrepancy in Bid, the bid amount for Carver Construction, LLC and Cornerstone General Contractors have been corrected.

The apparent low bidder is **Carver Construction, LLC**. Recommendation to award the Base Bid and Additive Alternates 1-7 in the amount of \$4,416,700.92 will be forwarded to the CBJ Assembly for approval at the Regular Assembly Meeting on July 27, 2026.

This notice begins the protest period per Purchasing Code 53.50.062. Protests will be executed in accordance with CBJ Ordinance 53.50.062 "Protests", and 53.50.080 "Administration of Protest." The CBJ Purchasing Code is available online at: <http://www.juneau.org/law> or from the CBJ Purchasing Division at (907) 586-5258.

- c. Bidders
Liam Knecht, City Architect
Katie Koester, City Manager

BID SUMMARY		Reviewed by: Contract Specialist		Certified by: Stevie Gawryluk 		
CBJ Interior Improvements - Burns Building Contract No. BE27-025 Thursday, July 16, 2026		CIP No. D12-112 File No. 2429				
Pay Item Description	Architect's Estimate	Carver Construction LLC PO Box 240475 Douglas, AK 99824	Dawson Construction LLC 8401 Airport Blvd. Juneau, AK 99801	McG Constructors Inc PO Box 718 Sitka, AK 99835	Island Contractors PO Box 241036 Douglas, AK 99824	Cornerstone General Contractors 10221 Glacier Highway Juneau, AK 99801
Base Bid 1	\$ 4,417,383.00	\$ 3,306,268.45	\$ 3,096,032.00	\$ 2,922,000.00	\$ 3,692,216.00	\$ 3,908,042.00
Base Bid 2	\$ 82,000.00	\$ 91,761.59	\$ 105,379.00	\$ 45,000.00	\$ 47,423.00	\$ 87,637.00
Additive Alternate 1 - Full-Lite Doors	\$ 117,767.00	\$ 44,404.16	\$ 59,550.00	\$ 105,000.00	\$ 62,758.00	\$ 46,088.00
Additive Alternate 2 - Full Ceiling Replacement	\$ 45,925.00	\$ 187,666.45	\$ 400,324.00	\$ 555,000.00	\$ 460,168.00	\$ 433,256.00
Additive Alternate 3 - Flooring Upgrades	\$ 585,539.00	\$ 284,598.89	\$ 287,033.00	\$ 350,000.00	\$ 288,463.00	\$ 295,138.00
Additive Alternate 4 - Restroom Renovations	\$ 251,345.00	\$ 249,004.45	\$ 281,087.00	\$ 244,000.00	\$ 294,883.00	\$ 216,719.00
Additive Alternate 5 - Wellness Room Showers	\$ 77,904.00	\$ 55,447.51	\$ 60,293.00	\$ 147,000.00	\$ 67,123.00	\$ 49,986.00
Additive Alternate 6 - Painting in Existing Spaces	\$ 280,883.00	\$ 127,020.03	\$ 74,175.00	\$ 152,000.00	\$ 123,375.00	\$ 13,189.00
Additive Alternate 7 - Building Mechanical System Controls Upgrade	\$ 100,432.00	\$ 70,529.39	\$ 71,038.00	\$ 67,000.00	\$ 67,189.00	\$ 68,852.00
Bid Total	\$ 5,959,178.00	\$ 4,416,700.92	\$ 4,434,911.00	\$ 4,587,000.00	\$ 5,103,598.00	\$ 5,118,907.00