

# Forecasting.

2023 CONSTRUCTION PROJECTS



Justin McVaney, AEP, Assoc. DBIA  
Director of Preconstruction  
Cornerstone General Contractors



# Under *Way.*

2023 CONSTRUCTION PROJECTS



Perkins and Will + Neeser

# **Peach Holdings**

## **Downtown Developments**

Currently 2 developments downtown including the completion of the 5<sup>th</sup> Avenue Building (formerly known as the Key Bank Building) as well as the 4<sup>th</sup> Avenue Theatre. Peach Holdings is currently collaborating downtown with Perkins & Will and Neeser Construction.

**VARIOUS**

MCG Explore Design + Cornerstone

# Skinny Raven Sports Renovation

This renovation of Skinny Raven's downtown location will create a new and efficient floorplan for retail operations and a new and pleasing aesthetic.

**Design-Build | \$224K | 5,400 SF | Spring 2023**



61 North Architects + Criterion General

# Robert Stone **Building**

This new building is being built to accommodate the growing law firm. Robert Stone is currently at 1049 W 5<sup>th</sup> Ave. but will soon be moving into this attractive two-story building.

**Spring 2023**

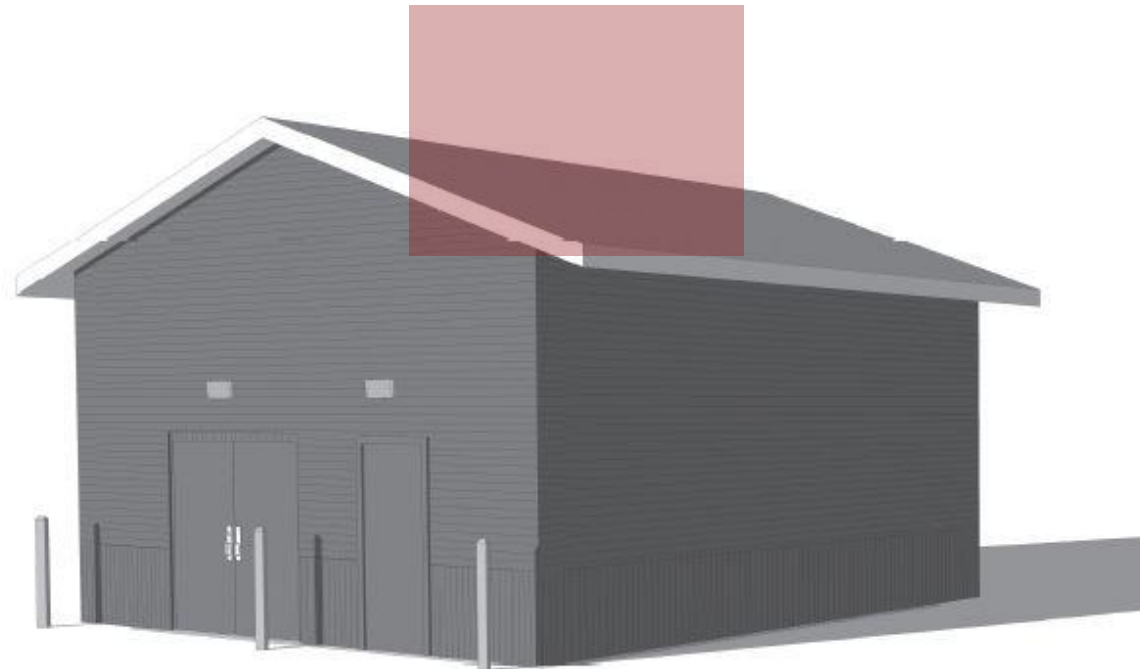


CRW Engineer Group + Big Dipper

# Richmond Hill Booster Station

The City of Wasilla hired CRW to design a new booster station to provide 100% operational redundancy of the existing booster station located on Enterprise Drive.

**DBB | \$2M | 7,000 SF (project area) | Summer 2023**





# Breaking Ground.

2023 NEW CONSTRUCTION PROJECTS

Stantec + TBD

# FAA ANC Air Traffic Control Tower & TRACON Building

The new airport traffic control tower (ATCT) and terminal radar approach control base building (TRACON) in Anchorage will provide air traffic control for ANC. When complete, the ATCT will be a feat of structural engineering and the **tallest structure in Alaska** at more than 300 feet tall, nearly twice as tall as the existing tower. Clad with a durable metal panel rainscreen, the 12-sided cab will improve technology and viewing to control aircraft movements. The design addresses overcrowding, incorporating additional space for supervisory and support staff, as well as National Air Traffic Controllers Association representatives.

DBB | Cost pending... | 35,000 SF | Schedule pending...







ECI + Cornerstone

# Aquarian Charter School **Renovation**

Upgrades to the school include new siding, windows and doors, code required structural upgrades, a new HVAC system, boiler upgrades, new interior lighting, new ADA compliant ramps, sidewalks, and Title 21 compliance, plumbing repairs in support of the new HVAC system and interior upgrades as well as renovation of mechanical, electrical and system controls. Work includes demolition, renovation and new construction features.

**CM/GC | \$4.4M | 29,729 SF | Fall 2023**

Spark Design + Davis Constructors & Engineers

# ConocoPhillips Atrium & Café Remodel

The project includes a full remodel of the existing ConocoPhillips building atrium located at 700 G Street and level 1 common area of the ANO Tower. The updates will include the addition of a coffee area, seating podium to include a variety of casual seating environments, a property manager’s office, a new digital gallery area and new vending area. Artwork will be incorporated into the atrium area in lieu of the existing water feature.

CM/GC | Cost pending... | 21,516 SF | Schedule pending...





Spark Design + TBD

# CIHA Ch'bala Corners Multi-Family Housing Phase 2

This development is the second phase of an urban infill and restoration project in Anchorage's Spenard neighborhood. The development includes three Garden Apartment buildings with twenty-four two-bedroom units along Fish Creek. Along 36th Avenue, the project provides three Townhouse buildings with a total of twelve three-bedroom units. The site is located at the intersection of Spenard Road and 36th Avenue.

**DBB | Cost pending... | 47,940 SF | Schedule pending...**

SparkDesign + TBD

# CIHA Brewster's Multi-Family Housing

This is a three-story, 21-unit multifamily housing development on the old Brewster's Retail store site in Mountain View. The three-story building is located at the intersection of Bragaw Street and Richmond Avenue. This development accommodates a number of site restrictions and limitations regarding access and utilities.

**DBB | Cost pending... | 20,528 SF | Schedule pending...**





# Around The State.

2023 NOTEWORTHY CONSTRUCTION PROJECTS

NorthForm Architecture + Dawson

# Prince William Sound **Science** Center

This research facility project is being completed in two phases:

Phase 1: interior and building shell, completed in June of 2022

Phase 2: seawater intake and outfall system, Spring 2023

The seawater system provides filtered seawater to support live aquatic specimens and provides flow for a heat pump system to provide free heating and cooling for the building.

**Cordova** | Design-Build | \$22M | 22,000 SF | Spring 2023





KPB Architects + Cornerstone

# Alutiiq Museum Renovation & Expansion

The project consists of the expansion and renovation of the existing Alutiiq Museum building. The scope of the design includes a 4,100 square foot addition to the existing building including a new exterior plaza, new entry lobby space, expanded gallery, new community gathering spaces, interior renovations of existing spaces, and building-wide mechanical and electrical upgrades. Breaking ground in June 2023.

**Kodiak** | CM/GC | \$14M | 4,100 SF Addition + 18,300 SF Renovation | Fall 2024

NorthForm Architecture + Dawson

# Seward Animal Shelter

This project used modular construction and the new facility replaced the City of Seward's make-shift outdoor animal shelter. Completed in October, this public project was designed, permitted, and constructed in one year.

**Seward** | Design-Build | \$1M | 2,000 SF | October 2022







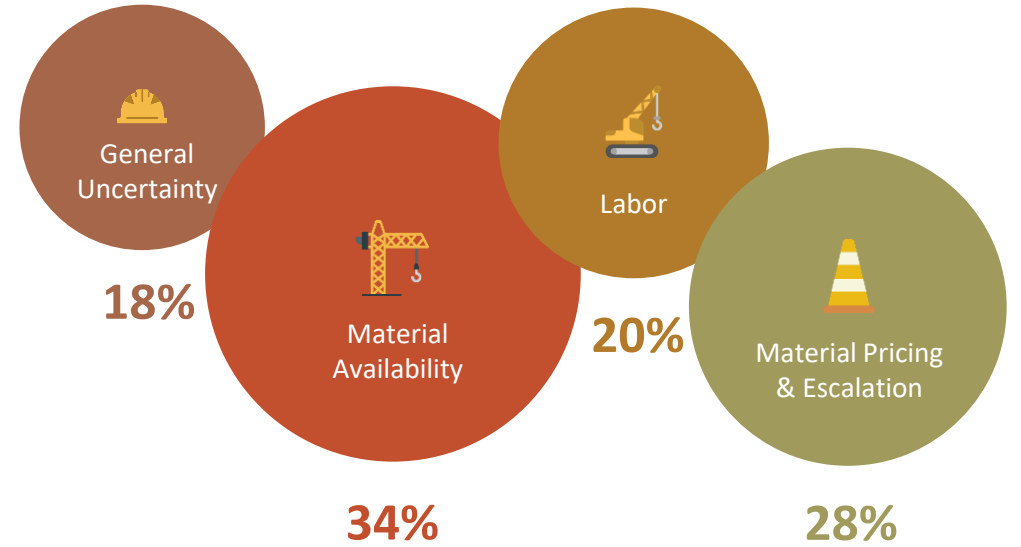
# Questions & Answers.

2023 CONTRACTOR SENTIMENT

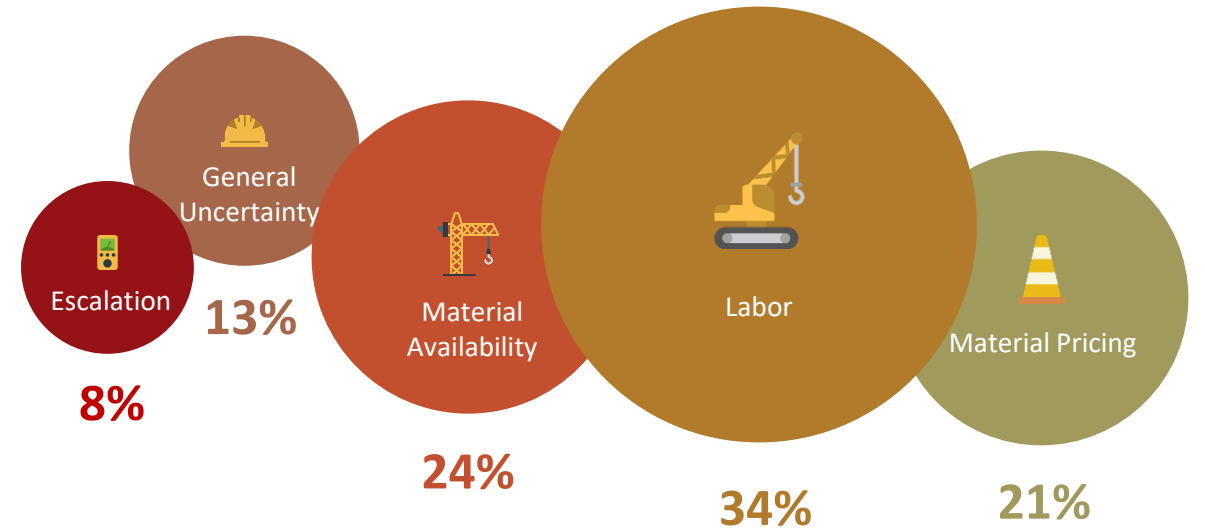
CONTRACTOR Q&A #1

# COST INFLUENCE

*Survey Question: What are some of the major factors which are likely to influence cost of construction in 2023?*



Source: Cornerstone contractor survey 2022 results.

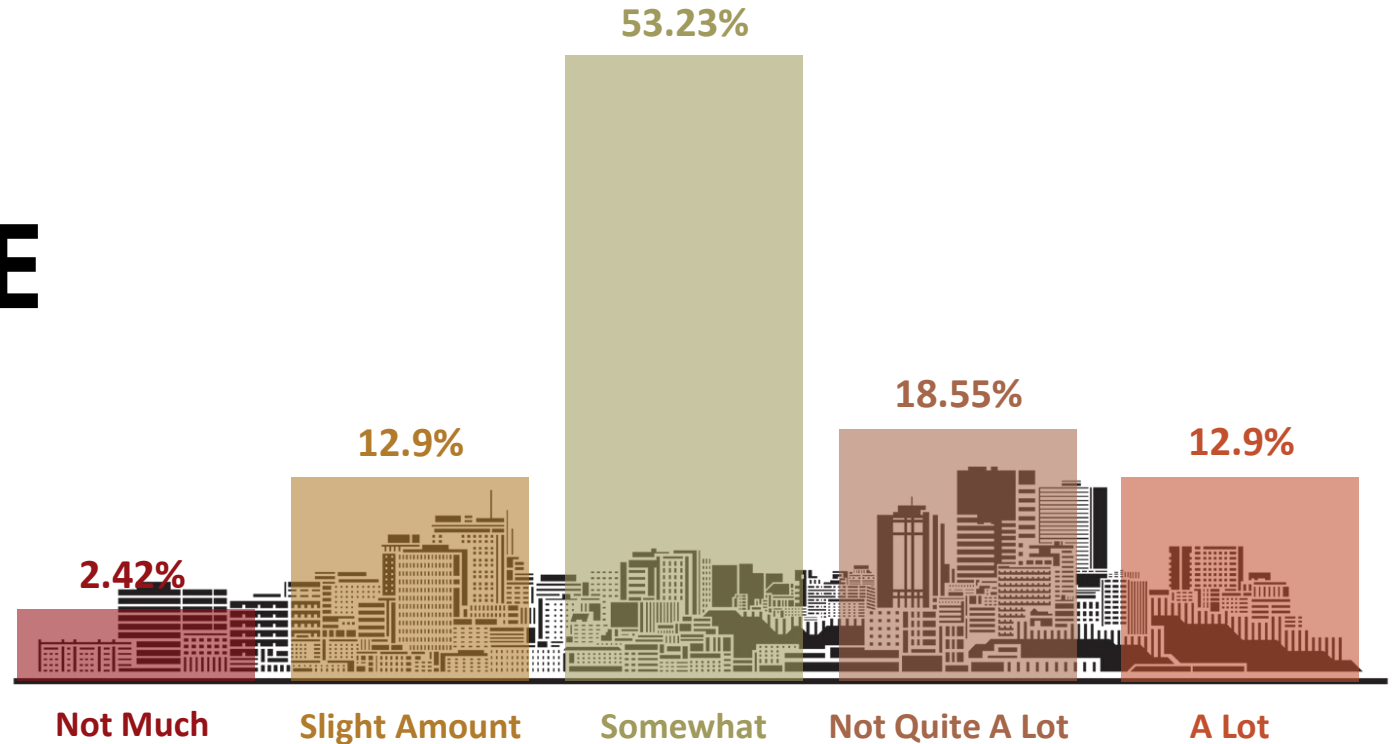


Source: Cornerstone contractor survey 2023 results.

CONTRACTOR Q&A #2

# COST/SCHEDULE FLEXIBILITY

*Survey Question: How much cost or schedule flexibility should Building Owners consider for your specific trades?*

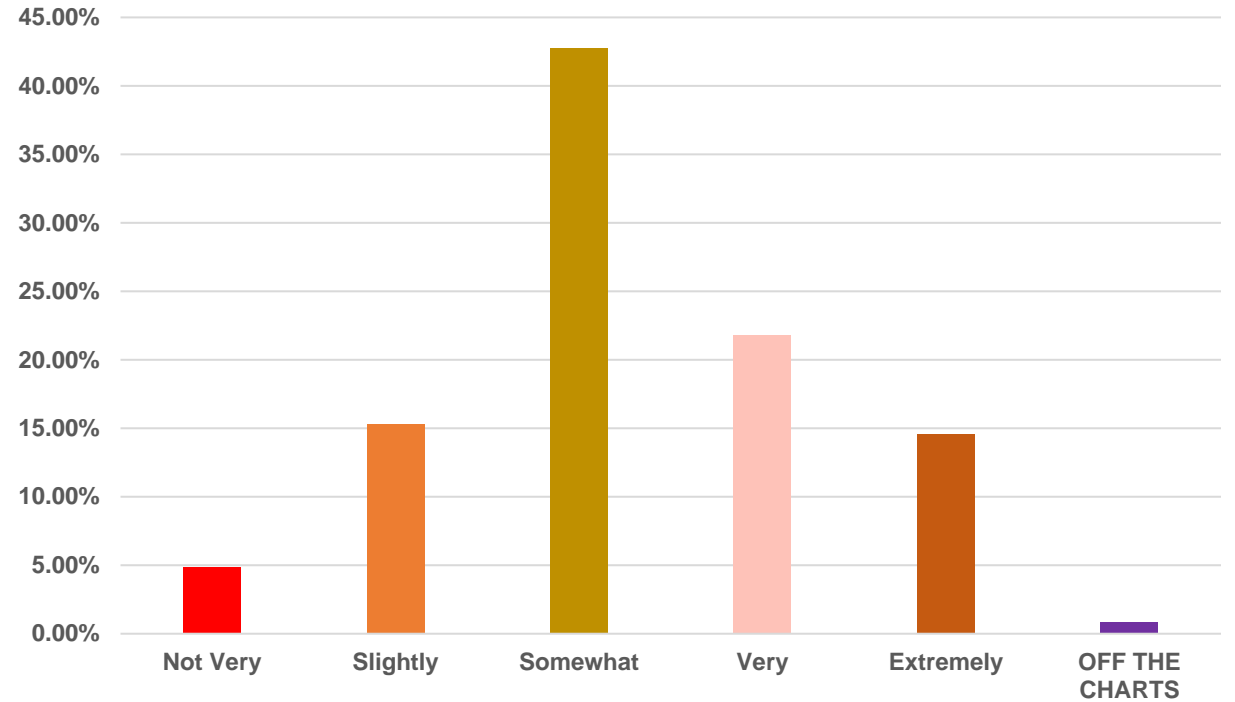


Source: Cornerstone contractor survey 2023 results.

CONTRACTOR Q&A #3

# PROJECT SATURATION

*Survey Question: How busy are you looking in 2023?*

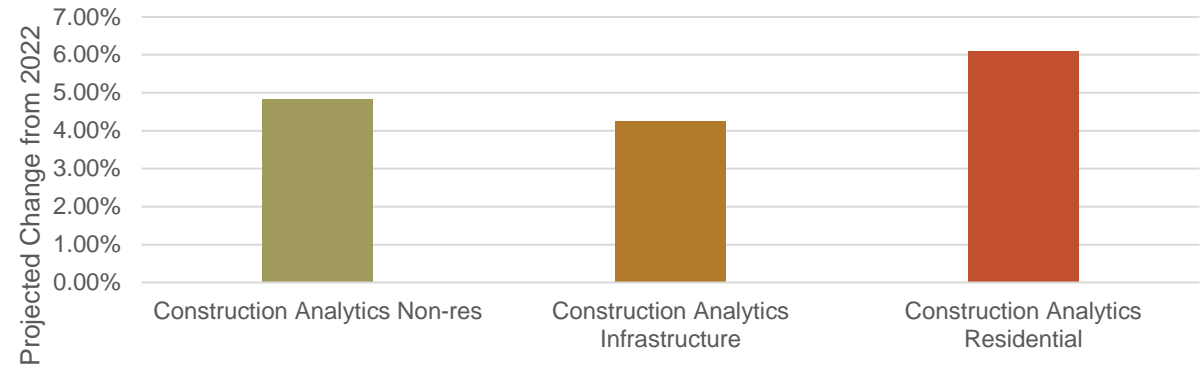


*Source: Cornerstone contractor survey 2023 results.*

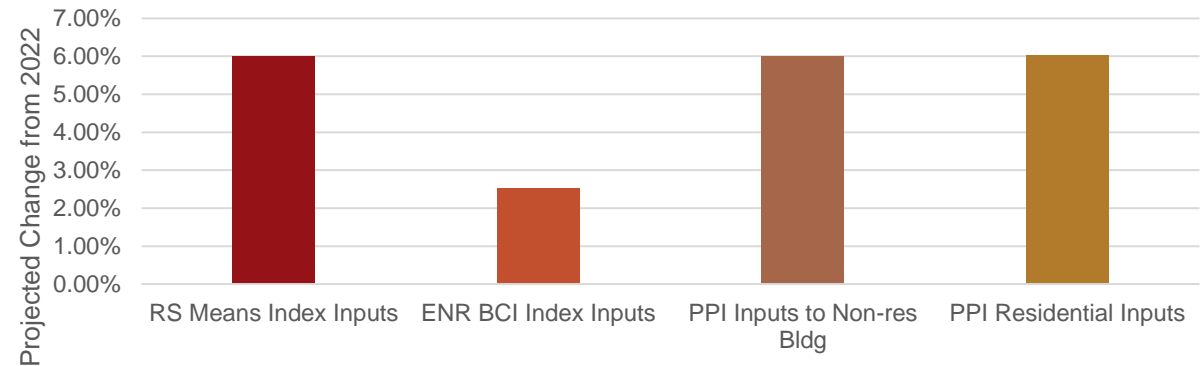
# INFLATION PROJECTIONS

What are the current construction cost inflation projections?

### Changes in the Cost of Construction in 2023 Composite Indices



### Changes in the Cost of Construction in 2023 Input Indices

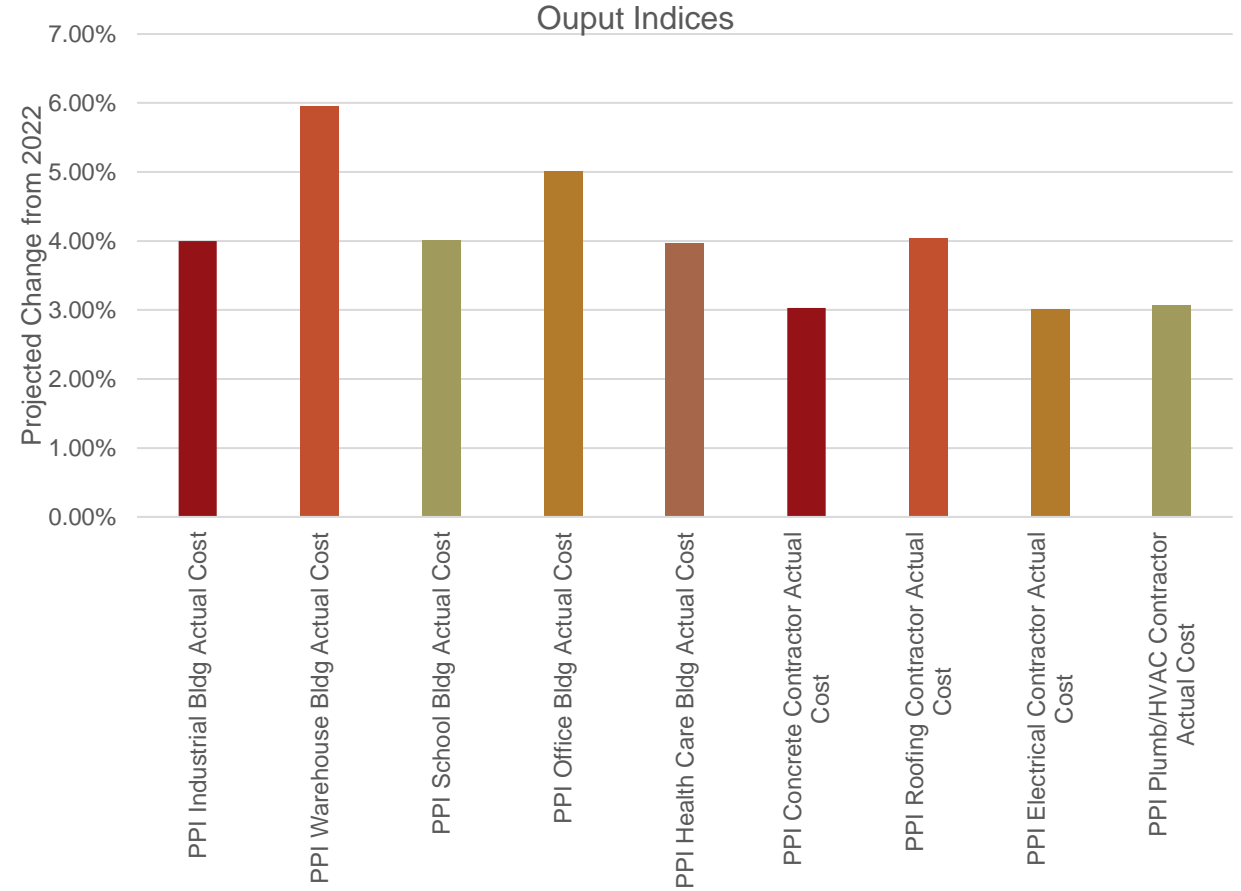


\*Source: Ed Zarenski, Construction Analytics, <https://edzarenski.com/2022/02/11/construction-inflation-2022/>

# INFLATION PROJECTIONS

What are the current construction cost inflation projections?

## Changes in the Cost of Construction in 2023



\*Source: Ed Zarenski, Construction Analytics, <https://edzarenski.com/2022/02/11/construction-inflation-2022/>