

**CITY OF PORTLAND
CONTRACT NO. 30005394
 AMENDMENT NO. FOUR (4)**

for

Progressive Design-Build-Relocate Services for the Portland Building Progressive Design-Build-Relocate Project

Effective Date: November 29, 2017

Pursuant to Ordinance Number 187559

This contract was made and entered by and between Balfour Beatty Construction, LLC., dba Howard S. Wright hereinafter called Design, Build, Relocate Contractor ("DBR Contractor"), and the City of Portland, a municipal corporation of the State of Oregon, by and through its duly authorized representatives, hereinafter called City.

1. The DBR Contractor is authorized to proceed with Phase 3 – Finalization of Design, Construction, and Close Out of the Progressive Design-Build Relocate Services agreement ("Base Contract") and to perform all remaining work set forth in Section 4.03 of the Contract. The Scope of Work for Phase 3 is established in this Amendment (the "GMP Amendment") and Attachments #1-8 as listed below. The GMP included all amounts previously paid to the DBR Contractor and all other Consultants during Phase 1, Phase 2 (A&B) and all Early Work Authorization's (EWA's) indicated in this Amendment.
 - a. List of attachments:
 1. 300005394 AMENDMENT No.4 Attachment 1.0 Project Budget Recap (10-30-2017)
 2. 300005394 AMENDMENT No.4 Attachment 1.1 Change Order Requests in GMP Amendment (10-30-2017)
 3. 300005394 AMENDMENT No.4 Attachment 1.2 Budget Revision Tracker (10-30-2017)
 4. 300005394 AMENDMENT No.4 Attachment 2.0 Final Basis of Design (10-30-2017)
 5. 300005394 AMENDMENT No.4 Attachment 2.1 Final Basis of Design Reference Documents (10-30-2017)
 6. 300005394 AMENDMENT No.4 Attachment 3.0 GMP Qualifications and Assumptions (10-30-2017)
 7. 300005394 AMENDMENT No.4 Attachment 4.0 Project Schedule (10-30-2017)
 8. 300005394 AMENDMENT No.4 Attachment 5.0 Cost Matrix Revisions (10-30-2017)
2. The Parties agree to modify and incorporate into the Contract the terms set forth below:
 - a. Revise "ARTICLE 2 – The Contract Documents" of the Agreement to include and have the following order of precedence of the documents:
 1. Change Orders and Amendments to the Contract, including but not limited to:
 - a. Change Orders
 - b. Construction Change Directives
 - c. Amendment(s) in reverse order of issuance
 2. The Progressive Design-Build Relocate Services Agreement for the Portland Building Progressive Design-Build-Relocate Project and its Attached Exhibits ("Base Contract"):
 - a. Exhibit 1-A: Fee/Price Proposal for DBR Services Form revision date 7/22/16
 - b. Exhibit 1-A-1: Cost Responsibility Matrix
 - c. Exhibit 1-A-2: Design Fee Calculation – Cost Allocation Matrix Form revision date 7/22/16
 - d. Exhibit 1-A-3: Fee/Price Proposal Insurance Alternate
 - e. Exhibit 1-B: Non-Collusion Affidavit
 - f. Exhibit 1-C: Assignment of Anti-Trust Right
 - g. Exhibit 2-C: Statement of Work revision date 7/22/16
 - h. Exhibit 2-C-1: Design Responsibility Matrix
 - i. Exhibit 2-C-3: Technology Summary
 - j. Exhibit 2-C-4: Sustainability Summary

- k. Exhibit 2-D-4: Collaboration Guide DBR Contractor's Incentive Plan
 3. Exhibit 2-F: Equity, Inclusion, and Diversity Plan
 4. Exhibit 2B: General Conditions of the Contract for the Portland Building Reconstruction Project
 5. Authorized Architects Supplemental Instructions or RFI responses modifying previous documents
 6. Specifications
 7. Drawings - Large scale drawings over small scale drawings
 8. Standard Details
 9. Reviewed Submittals
 10. Reviewed Shop Drawings
 11. Reviewed Product Data and Samples
 12. DBR Contractor Request for Proposal
 13. DBR Contractor's Response to Request for Proposal
- b. Revise item "103.03C Order of Precedence" of the General Conditions of the Contract in its entirety as follows:
- "103.03C Not Used."
- c. Revisions to the Equity Plan – Remove the amended Equity, Inclusion and Diversity Plan (EID) included in Amendment 1 of the contract and replace with original EID included as Exhibit 2-F of the original contract. Information included into Amendment 1 by HSW will be removed from the contract and replaced with a separate approach document written by HSW to outline their means and methods intentions to meet the requirements of the EID. Modify the original Exhibit 2-F in the following ways:
1. On page 3, Definitions add the following definition:

Certified Firm means firms certified by the State of Oregon Certification Office of Business Inclusion and Diversity ("COBID"). For purposes of calculating Subcontracting Goals (both PTE & Construction), certified designers, subcontractors, and suppliers must have their State of Oregon M/W/ESB certification in the NIGP codes for the work in which they are performing a commercially useful function at the time of Subcontract award.
 2. On page 4, Definitions, replace the definition of Hard Construction Costs with the following:

Hard Construction Costs means the cost to build improvements on a property, all related construction labor and materials, including fixed and built-in equipment costs. The total of hard construction costs for the purposes of this agreement shall be as identified at the time of GMP. Costs not directly related to the construction of an improvement, such as overhead, administration or taxes, Owner's allowance, contingency, telephone/data equipment & support services, move services, furniture procurement & installation, insurance, bonds, or other professional services inclusive of preconstruction services, and the DBR Contractors fee shall not be considered as part of the Hard Construction Costs.
 3. On page 10, Article 5.1, insert the following at the end of the paragraph:

The Contractor has committed to an additional overall aspirational goal of 3% equity participation. Additionally, as the state has begun recognizing Service Disabled Veteran's certifications, the City may choose to add this certification to the EID at a later time.
 4. On page 10, replace Article 5.2.b with:

b. The Owner's Prime Contractor Development Program (PCDP) will be used as a resource for identifying and soliciting work from State of Oregon (COBID) certified firms. The program allows for Direct Negotiation with contractors enrolled in the program above the limits set forth for below Direct Negotiations. Depending on the Scope of Work and available firms the program allows for contract awards up to \$1 million. However, increased limits may be approved by the Chief Procurement Officer pursuant to a demonstration by the DBR contractor that the City's best interests will be served. The

contractor shall work with the PCDP Program Coordinator to identify available firms during scope development.

5. Starting on page 11, Article 5.3, replace the identified limits with the following:

- * Direct Negotiations: up to \$200,000
- * Informal solicitations/bid packages: up to \$300,000
- * Formal solicitation, bid packages, or qualifications selections: any limit

6. Page 12, insert the following under Article 5.3(c) "c. Solicitation Methods":

During Pre-construction, Subcontractor trade partners for mechanical, electrical, plumbing, curtain wall, and fire protection scopes of work will be selected through a formal qualifications-based process. Subcontractor trade partners shall be selected utilizing a Request for Information process based upon company experience, team member experience, and stated fee. Requirements for participating in awarding M/W/ESB subcontracted scopes shall be included as a requirement of their participation in the project. Subcontractor Trade Partners shall be required to submit their respective M/W/ESB plans for Contractor and Owner review.

7. Page 12, Article 5.3(c)(1), replace with:

"1.) Direct Negotiation - where the estimated Work package value is up to \$200,000
Project Work packages at this level will be negotiated directly with a certified M/W/ESB selected by the Contractor, provided firms are available and qualified to perform the work. Only one M/W/ESB need be solicited in this category and contract award may occur provided the bid amount is under \$200,000 and other contract requirements are properly met. If no M/W/ESB is available, the Work package will be bid to the open market or may be combined with another contract package."

All required documentation will be provided to the Owner's Contract Compliance Specialist.

8. Page 12-13, Article 5.3(c)(2), replace with:

"2) Informal Solicitation may be used where the estimated Work package is up to \$300,000. Work/bid packages at this level will not be required to be publicly advertised. The solicitation will target a minimum of three (3) certified D/M/W/ESB firms for each Work/Bid Package, as available in the marketplace. Contractor may extend to the open marketplace if less than 2 responsive bids are received or if bids significantly exceed budgeted expectations.

All documentation of advertisements and good faith efforts (Utilization Plan & Form 2) will be submitted to the Owner's Contract Compliance Specialist via the City's Contract Compliance Reporting System at www.portlandoregon.diversitycompliance.com.

9. Page 13, Article 5.3(c)(3), replace with:

3) Formal Price Based Solicitation - where the estimated Work package is greater than \$300,000

Project Work packages at this level will be publicly advertised; however, outreach invitations will be sent to M/W/ESBs in each division of Work as available Project solicitation packages will be advertised in the Daily Journal of Commerce, and a minimum of two minority publications (e.g., El Hispanic News, The Skanner, The Portland Observer, The Asian Reporter).

All documentation of advertisements and good faith efforts (Utilization Plan & Form 2) will be submitted to the Owner's Contract Compliance Specialist via the City's Contract Compliance Reporting System at www.portlandoregon.diversitycompliance.com.

Contractor will electronically post plans and specifications for solicitation packages for review on local plan center websites, such as (but not limited to), Daily Journal of Commerce, Oregon Association of Minority Entrepreneurs (OAME) Plan Center, Metropolitan Contractors Improvement Partnership (MCIP), and Ford Graphics. Confidential drawings must be handled separately and will only be distributed following the Owner's Confidentiality Policy. Hard copy sets of drawings will be provided to those plan centers requesting hard copies of documents.

10. Pages 13-14, Article 5.3(c)(4), replace the first three paragraphs with:

4) Formal Qualification Based Method:

Where the Work package involved requires specialized knowledge, skill, experience and expertise a Request for Proposal (RFP) may be used. Project Work packages at this level will be publicly advertised; however, outreach letters will be sent to M/W/ESB firms in each division of Work. RFP's will be publicly-advertised in the Daily Journal of Commerce, and a minimum of two minority publications (e.g., El Hispanic News, The Skanner, The Portland Observer, The Asian Reporter).

All documentation of advertisements and good faith efforts (Utilization Plan & Form 2) will be submitted to the Owner's Contract Compliance Specialist via the City's Contract Compliance Reporting System at www.portlandoregon.diversitycompliance.com.

Contractor will electronically post plans (of the non-confidential drawings) and specifications for solicitation packages for review on local plan center websites, such as (but not limited to), Daily Journal of Commerce, OAME Plan Center, MCIP, and Ford Graphics. Confidential drawings must be handled separately and will only be distributed following the Owner's Confidentiality Policy. Hard copy sets of drawings will be provided to those plan centers requesting hard copies.

11. Page 16, Article 5.3(i), replace the second paragraph starting "The contractor" with:
"The Contractor shall not replace an M/W/ESB firm without the documented and reasonable explanation for the termination. An M/W/ESB firm is considered substituted or replaced when any portion of the Work submitted on Form 1 as being performed by that M/W/ESB firm is performed with the resources of any firm other than the identified M/W/ESB firm. Resources include supplying the labor, supervision, material, equipment, technical and management expertise to perform the M/W/ESB's Work."

12. Page 16, at the end of Article 5.3, insert the following as Article 5.4:

5.4 Professional/Technical/Expert Goals and Solicitation:

- a. Goals: The city has set a goal of 20% participation by certified M/W/ESB Professional/Technical/Expert (PTE) firms for the design work of the project. The aspirational goal for disaggregation shall be a minimum of 8% MBE, 8% WBE and 4% ESB. The Contractor has committed to additional overall aspirational participation. Only the design portion of the work shall be counted in this goal and it excludes construction administration services.
- b. The DBR CONTRACTOR team will solicit and select M/W/ESB Professional/Technical/Expert (PTE) design and consulting firms to work on Phase 1 Programming and Phase 2 Design Development phases of the project. M/W/ESB PTE firms will be invited to respond to a request for information(RFI) for selection of structural, mechanical, electrical, and architectural design services. Selected M/W/ESB PTE firms will be embedded within the lead architectural design and engineering firms. Embedment is considered the best approach to integrate the M/W/ESB PTE firms into the team as opposed to assigning them a discreet section of work to complete in their own office. M/W/ESB PTE firms will have the opportunity to learn collaborative project delivery and design processes on a large project.

In addition, M/W/ESB PTE firms will be selected to provide support services

respectively to the structural, electrical, and mechanical design teams.

A PTE Mentor Protégé Sub-consultant shall be engaged, and will monitor the content, activity, and results of the embedment of the M/W/ESB engineering and design firms with the team and provide quarterly reports to the Social Equity Support Group team so that the process and results are documented and can be shared with project stakeholders.

Mentor-Protégé teams will be developed between lead design/engineering primes and M/W/ESB sub-consultants with the objective of assisting in the growth and development of the M/W/ESB firms. Two development areas will be addressed:

- What knowledge/capacity does the M/W/ESB firm want to gain from working on the project to build relationships and increase the professional capacity of their firm?
- What knowledge does the selected M/W/ESB team member(s) want to gain from their work on the project to advance their careers?

Education and development topics include software training, office management, project management, design management, financial management, and people management. Once growth areas are identified a plan to achieve the objectives will be designed. The PTE Mentor Protégé Sub-consultant will monitor progress to objectives and submit periodic reports to the Social Equity Work Group.

3. Effective November 29, 2017, this Amendment shall increase the final GMP Amount by \$7,350,000 for a contractual total not to exceed of \$147,350,000.
 - a. All other terms and conditions to remain unchanged.

CONTRACTOR SIGNATURE

This Contract amendment may be signed in two (2) or more counterparts, each of which shall be deemed an original, and which, when taken together shall constitute one and the same Contract amendment.

The parties agree the City and DBR Contractor may conduct this transaction by electronic means, including the use of electronic signatures.

DBR Contractor Name: Balfour Beatty Construction, LLC. dba Howard S. Wright

Address: 1455 NW Irving Street, Suite 400, Portland, OR 97209

_____	_____
Signature	Date
_____	_____
Name	Title

CITY OF PORTLAND SIGNATURES

By: _____	Date: _____
Signature	

Approved as to Form:

By: _____	Date: _____
Office of City Attorney	

PROJECT BUDGET RECAP**THE PORTLAND BUILDING RECONSTRUCTION PROJECT****Version: Snapshot #4 GMP**

Update: 10/30/17

Description	SS#4 GMP 10/30/2017	Comments
General Requirements	\$6,295,881	
Sitework	\$602,028	
Demolition	\$5,705,329	
Seismic Upgrades	\$9,486,534	
Other Structural Work	\$1,639,626	
Exterior Closure	\$23,193,757	
Roofing	\$969,933	
Interior Construction	\$13,833,305	
Conveying Systems - Elevators	\$432,124	
Conveying Systems - Stairs	\$412,927	
Fire Protection	\$874,038	
Plumbing	\$3,346,573	
HVAC	\$11,938,972	
Electrical	\$15,221,478	
Subtotal	\$93,952,505	
Subguard 1.00%	\$876,566	
Contingency (includes Equity Premiums, Labor Premiums, Escalation, Estimating, & Constructibility)	\$5,787,474	
Subtotal DBR Hard Costs	\$100,616,546	Apply Standard Ins./ Apply B.R.
Phase 1 Programming		
Phase 1 Preconstruction - LS	\$1,019,977	
Phase 1 Design - LS	\$2,703,354	
Co-location Ph 1	\$150,000	
Subtotal	\$3,873,331	Lump Sum. Includes Ins. & Fee/ B.R. Not Appl.
Phase 2 Design		
HSW Preconstruction Services		
Phase 2A	\$1,758,521	
Phase 2B	\$2,179,852	
Co-location Ph 2A	\$20,000	
Co-Location Ph 2B/3	\$200,000	
Architect/Engineer/ Consult. Fees		
Phase 2A	\$3,868,771	
EWA#02 - DLR CA for Temp TI	\$166,695	
Phase 2B	\$2,607,046	Includes Credit for Phase 2B Savings
Subtotal	\$10,800,885	Apply Standard Ins./ B.R. Not Appl.
Phase 3 Construction Admin. + Design		
Architect/Engineer/ Consult. CA Fee (NTE)	\$3,005,920	
Phase 3 Design Completion (Lump Sum)	\$447,300	Excludes FFE Fee incl. with space optimization
Technology Consulting (Budget)	\$150,000	
Subtotal	\$3,603,220	Apply Standard Ins./ B.R. Not Appl.
DBR Soft Costs		
EWA#16 - Remove Exist. Furn. from TPB	\$364,219	
Telecom/Electronic New Bldg	\$0	Moved to TVD Budgets/ City Allowances
1.5% Green Technology	\$0	See COW Above
FF&E	\$0	Excluded from GMP.
Subtotal	\$364,219	Apply Standard Ins./ B.R. Not Appl.
Temporary Relocation Move Out		
Temp Relocation Construction costs		
EWA#01 - Columbia 3&4 Const.	\$1,034,081	
EWA#02 - GC's for Temp TI	\$410,901	See Precon & Design Section for Temp TI CA Fee
EWA#04 - Columbia 5&6 Const.	\$815,206	
EWA#06 - 400 6th Ave. Const.	\$1,233,434	
EWA#07 - Congress Center TI	\$2,453,720	
EWA#10 - Water Bureau Printing	\$50,321	
EWA#12R1 - 1st & Jefferson Bike Prkg	\$39,768	
Moving Out Costs		
EWA#09 - Moving Costs to Temp TI	\$837,722	

PROJECT BUDGET RECAP

THE PORTLAND BUILDING RECONSTRUCTION PROJECT

Version: Snapshot #4 GMP

Update: 10/30/17

Description	SS#4 GMP 10/30/2017	Comments
FF&E Temp Space		
EWA#03r2 - FF&E Columbia 3&4	\$220,922	
EWA#05 - FF&E All Other	\$1,206,418	
Approved COR's Temp TI's	\$215,591	See COR Log Summary dated 10/30/17
Telecom/Electronic (B)	\$0	
Subtotal	\$8,518,084	Apply Standard Ins. / Includes B.R.
Temporary Relocation Move Back		
Moving Costs Returning to TPB	\$0	Moved to Owner Allowances
Temp Deconstruction	\$140,000	
Subtotal	\$140,000	Apply Standard Ins./ B.R. Not Appl.
Make Ready Work		
EWA#08 - Make Ready Part 1	\$796,134	
EWA#13 - Make Ready Part 2	\$397,726	
Subtotal	\$1,193,860	Apply Standard Ins. / Includes B.R.
Target Value Design Budget		
Owner Environmental Graphics Budget	\$200,000	
L1 Feature Wall	\$250,000	
Gathering Wall @ Typical Floors	\$300,000	
Typ. Elevator Lobby Wall Upgrade	\$550,000	
L1 Security Enclosure	\$150,000	
Specialty Connecting Stair	\$250,000	
Security System Allow (CA/CCTV/Dur)	\$600,000	
Audio Visual Infrastructure Allow	\$100,000	
Subtotal	\$2,400,000	Apply Standard Ins./ Apply B.R.
City Allowances		
Landmarks Interpretive Materials	\$20,000	
Customer Service Desk	\$120,000	
Moving Costs Returning to TPB	\$590,000	
Change Mgmt/Move Coord.	\$450,000	
Water Bureau Printing TI & Move	\$100,000	
PGE Vault Bus Duct Provisions	\$0	Incl. in OEG Scope at \$86K (Delete Line)
Century Link & Comcast Service Provs.	\$100,000	
Subtotal	\$1,380,000	Apply Standard Ins./ Apply B.R.
Contingencies		
DBR Temp Relocation Contingency	\$0	Included in Temp. Relocation EWA'/Values above.
DBR Other Soft Cost Contingency	\$193,407	
Owner Contingency	\$0	
General Conditions	\$6,139,402	12/1/17 to Completion; Excludes \$422,060 for Sp.Opt.
Subtotal	\$6,332,809	Apply Standard Ins./ Apply B.R.
Insurance (Standard) 0.55%	\$744,423	
Insurance (CCIP) 1.96%	\$0	
Subcontractor CCIP Credits	\$0	
Bond 0.941%	\$1,334,518	
Builders Risk Ins. 0.63%	\$701,796	Relocation section includes BR in EWA's.
GC Overhead & Profit 3.95%	\$5,346,310	
Subtotal DBR Soft Costs & Temp TI's	\$46,733,455	
TOTAL - DBR GMP Budget	\$147,350,000	

Change Order Requests in GMP Amendment

The Portland Building Reconstruction Project

Date: 10/30/17

The following Change Order Requests were authorized by the City as of October 30, 2017, but have not yet been incorporated into the Contract via an Amendment or Contract Change Order. These approved Change Order Requests are hereby included in the Contract as part of the Guaranteed Maximum Price Amendment. Change Order Requests authorized after 10/30/2017, shall be incorporated into the contract as Change Orders to the GMP Amount.

Description	Date Authorized	Approved Amount (excludes G.L. Ins. & Fee)
CE#007R2 - Day Care TI Concept Design	6/28/2017	\$33,115
CE#025 - CS TI Added Power/Data/Coax	8/24/2017	\$6,994
CE#026 - WB Billing Drop Box	8/1/2017	\$3,112
CE#028 - 6th Ave TI Added Bike Parking	9/25/2017	\$3,509
CE#030 - Fiber Splice to Columbia Square	6/14/2017	\$17,232
CE#032 - Security Upgrades at Columbia Square	6/16/2017	\$3,861
CE#036 - Fiber Splice Credit Reversal	6/28/2017	(\$17,232)
CE #40 - Replacement of Network Racks - Col. Sq.	8/1/2017	\$10,124
CE#041 - TPB Dumpsters for Owner Clean up	7/15/2017	\$1,870
CE#042 - Col. Sq. Rose Graphics	8/23/2017	\$3,577
CE#043 - 6th Ave Rose Graphics	8/23/2017	\$676
CE#044 - Congress Center Rose Graphics	8/23/2017	\$518
CE#048 - Congress Added Technology Scope	9/15/2017	\$4,080
CE#049 - Congress Added Tech Scope Part 2	9/15/2017	\$1,412
CE#050 - 6th Ave. BJL Tech Drawing Updates	9/15/2017	\$11,947
CE#051 - WB Printing 2nd Flr Door	9/15/2017	\$1,112
CE#052 - CS BJL Tech Drawing Updates	9/15/2017	\$10,809
CE#053 - CC BJL Tech Drawing Updates	9/15/2017	\$8,374
CE#054 - 6th Ave Additional Power/Data/Coax for AV	8/31/2017	\$8,602
CE#055 - CC Addl. Power/Data/Coax for AV	9/26/2017	\$14,919
CE#056 - 6th Ave 2nd Flr Reception Desk Removal	9/1/2017	\$1,573
CE#057 - UG Waste chg to MR	9/6/2017	\$7,547
CE#061R1 - CC Furniture & Security Adds	10/11/2017	\$18,078
CE#066 - CC Rm 517 Storage Rm Changes	10/11/2017	\$3,291
CE#070 - Revised Justice Center Fiber Pathway	10/27/2017	\$56,491

Total = \$215,591

BUDGET REVISION TRACKER

The Portland Building Reconstruction Project

Update: 10/30/17



Active Items Based on Snapshot#4

	Item No.	Description	Estimated Value	R=Rejected P=Pending A=Accepted VE = Target	Rejected	Pending	Accepted	Target VE (Future)	Comments
		SHELL & CORE							
0		General Items							
		Utilize Standard Insurance in Lieu of CCIP w/ WC	(\$690,000)	A			(\$690,000)		Estimated CCIP Amt for Subs
1		Sitework							
	100	Credit for not replacing existing sidewalks	(\$166,000)	VE				(\$166,000)	Pending Condition as Exterior Completion
2		Existing Conditions (Demolition)							
3		Seismic Upgrade							
4		All Other Structural Work							
	401	Limit Extent of Loading Dock Ramp Demolition	(\$43,122)	VE				(\$43,122)	Effectively eliminates Group Exercise Rm.
5		Exterior Closure							
	506	Remove & Replace Loggia Ceiling (Verses Patch & Paint)	\$272,000	P		\$272,000			
	509	Direct Source Exterior Ribbons (Save Benson M/up on \$600K)	(\$120,000)	P		(\$120,000)			
	510	Stick Build Capitals in Lieu of Benson Screenwall System	TBD	VE				TBD	Requires concept design to price.
	511	Eliminate Laminate Glass at Loggia/ Provide 1" Insulated	(\$28,000)	VE				(\$28,000)	
	514	Reduce Graphic Allowance at 4th Ave Facade	(\$20,000)	VE				(\$20,000)	\$40K budget in SS#2. Target a \$20K budget.
	515	Material Change @ Feature Headers above windows at Ground Flr	(\$75,000)	VE				(\$75,000)	Reduce \$/sf from \$125/sf to \$90/sf
6		Roofing							
	604	Remove Portlandia Viewing Platform Scope	(\$64,102)	VE				(\$64,102)	Leave existing. RACC funding?
7		Interior Construction							
	704	Evaluate Urinal Free Building Option (4/12/17 KW Rqst)	\$112,000	P		\$112,000			
	705	Head of wall (SS#2 equals net zero) - Baseline SS#2	Baseline	VE				Baseline	Current SS#2 Baseline
	705b	Moment frame (DIRTT/Furniture Solution)	TBD	P		TBD			
			Baseline	P		Baseline			
	705c	Reduce internal walls at typ. Floors to 6" above ACT - Baseline SS#2							Current SS#2 Baseline
	713	Reduce West Fitness Room Size to Match Current SF	TBD	VE				TBD	Need details of extent
	713a	Rubberized flooring only on 50% of fitness room	(\$14,021)	VE				(\$14,021)	Cannot take with item #713
	715	Revise Front Reception Counter from Millwork to Furniture	(\$91,785)	VE				(\$91,785)	
	730	Bathroom / Plumbing Revisions - 7.18.17	TBD	P		TBD			
	731	Wood Ceiling Feature	\$197,000	P		\$197,000			City Allowance - Need Verification from DIRTT
	732	Wood Wrapped Electric Fireplace	\$158,000	P		\$158,000			Per SS#4 Interior Basis of Design
	733	Full Height Tile Backsplash at Typical Floor Gathering Areas	\$45,000	P		\$45,000			
	734	Upgrade all door hardware with lockets on all floors	\$91,000	P		\$91,000			
			\$101,000	P		\$101,000			
	735	Upgrade Typical Floor to have (4) Additional doors/partitions at core							Match typical floor to Level 4
	736	Upgrade to Haworth Enclosed Frameless System at L1 & L2	\$153,555	P		\$153,555			Only at IGU-2 Glazing Systems
	737	Focus Room Felt Wall Covering/9 Wood Fronts	\$156,000	P		\$156,000			
	738	Revise Tile to Sealed Conc at Typ. Floor Gathering Rooms	(\$104,000)	P		(\$104,000)			
	739	Exterior Window Coverings at Typical Floors	TBD	P		TBD			
	740	Environmental Alternate Graphics	\$109,000	P		\$109,000			
	741	Level 1 Feature Walls	\$219,000	P		\$219,000			
	742	Upgraded Gathering Room Walls on Typical Floors	\$328,000	P		\$328,000			
	743	Typical Floor Elevator Lobby Upgrade	\$735,000	P		\$735,000			
	744	Bird Prevention Solution	\$50,000	P		\$50,000			Further Scope Refinement Needed
	745	Loggia Ceiling Scope Reduction	TBD	P		TBD			
8		Conveying Systems							
	801	Security Access Controls at Existing Elevators	\$26,250	A			\$26,250		
	802	Security Access Controls at New 4th Ave Elevator	\$10,000	A			\$10,000		
9		Fire Protection							

	Item No.	Description	Estimated Value	R=Rejected P=Pending A=Accepted VE = Target	Rejected	Pending	Accepted	Target VE (Future)	Comments
10	Plumbing								
	1003	Eliminate HX-1602 & HX-1604	(\$29,260)	P		(\$29,260)			PAE Yes
	1004	Eliminate 3 Pumps in Mechanical Penthouse	(\$26,648)	P		(\$26,648)			PAE Separate Recommendation.
	1005	Chiller Alternate (Trane)	(\$130,625)	P		(\$130,625)			PAE No
	1007	Plumbing Pressfit	(\$52,250)	A			(\$52,250)		PAE Yes
	1008	Plumbing Wirsbo	(\$10,450)	P		(\$10,450)			PAE Yes
	1009	Remove Heat Pump Water Heater	(\$88,825)	P		(\$88,825)			PAE Yes
	1010	Non-MWESB Insulation Contractor	(\$418,862)	P		(\$418,862)			
12	Mechanical/HVAC								
	1207	3rd Floor Shop HVAC/Equipment Provisions	\$59,000	P		\$59,000			
	1208	Reduce Pump Quantity and Increase Capacity	(\$30,500)	P		(\$30,500)			Reduce to 2 pumps at 75% capacity vs. 3 pumps at 50% capacity. Removes 1 pump from each of the CHWS, CCWS, and HWS. 6.29.17: COP Fac. Review Required.
	1209	Eliminate Redundant Heat Exchangers for Heating System	(\$28,000)	P		(\$28,000)			Eliminate HX-1602 & HX-1604. Eliminating 2nd HX prohibits any opportunity to service the HX's. 6.29.17: COP Fac. Review Required.
	1210	Eliminate UV Lights at HVAC Units	(\$14,162)	P		(\$14,162)			Need to determine if requirement is WELL Bldg or other.
	1211	Change VAV Box to Non-powered at Interior Zones	TBD	P		TBD			Need worksession to identify functional spaces where possible - Corridors, common open spaces, non-occupied spaces
	1212	Remove Carbon Filters from AHU's	(\$19,276)	P		(\$19,276)			
	1213	Hydronic Pressfit	(\$188,100)	A			(\$188,100)		PAE Yes
13	Electrical								
	1307	Reduce Requirement for UPS-backed Panelboards at IDF	TBD	P		TBD			6.29.17 - CoP review with BTS prior to eval.
	1308	Reduce IT Load Required to be on Standby Generators	(\$14,500)	P		(\$14,500)			6.29.17 - CoP review with BTS prior to eval.
	1309	Provide J-Box and Cord/Plug for Telecom vs Starline Bus at MDF and MPOE	TBD	P		TBD			Revisions currently under discussion w/ BTS.
	1312	Revise Auto Faucets to be Battery Operated vs. Hard Wired	(\$26,064)	A			(\$26,064)		OEG email quote 9/29/17
	1313	Remove Power Monitoring on Office Floors	(\$39,840)	A			(\$39,840)		OEG email quote 9/29/17
14	Low Voltage								
	1402	Change 600 strand Riser to be Multiple 50 strand risers to Flrs	(\$27,000)	P		(\$27,000)			6.29.17 - CoP review with BTS prior to eval.
	1403	288 Strand Fiber Riser to Multiple 24 Strand Fiber Risers	(\$64,000)	P		(\$64,000)			6.29.17 - CoP review with BTS prior to eval.
	1404	Revise Easy-Path For Backbone to Conduit Sleeves	(\$20,000)	P		(\$20,000)			6.29.17 - CoP review with BTS prior to eval.
	1405	Eliminate Cat6A Copper Backbone Cabling	(\$46,976)	P		(\$46,976)			
	1406	Provide for Vertical PDU's at IT Racks (74 ea.)	\$57,772	P		\$57,772			
15	Multiple Systems								
	1501	Buildout IDF on Alternating Typ. Floors	TBD	P		TBD			6.29.17: Hold on decision until December. Hold item in GMP as a deductive alternate
	1502	Remove WB Printing from Program (Level 3)	TBD	P		TBD			
	1503	Revisions Related to Revised Chillers and AHU Unit Types	TBD	P		TBD			Mech. Equipment under evaluation.
	1504	Reduct Structural Platform Size for Rooftop Mech Equipment	TBD	P		TBD			To be evaluated with mech. Equipment selection.
16	Sustainability								
		TENANT IMPROVEMENTS							
20	Interior Construction								
21	Plumbing								
22	HVAC								
23	Electrical								
	2301	Upgraded Lighting Control System	\$135,000	P		\$135,000			

	Item No.	Description	Estimated Value	R=Rejected P=Pending A=Accepted VE = Target	Rejected	Pending	Accepted	Target VE (Future)	Comments
	2303	Power Poles in Lieu of Floor Boxes and Wall Outlets to Workstations	TBD	P		TBD			
24	Low Voltage								
	2401	Deduct for Patch Cords at Telecomm (CAT 6)	(\$69,000)	P		(\$69,000)			
		TOTALS							
		Adds			\$0	\$2,978,327	\$36,250	\$0	
		Deducts			\$0	(\$1,262,084)	(\$996,254)	(\$502,030)	
		Total			\$0	\$1,716,243	(\$960,004)	(\$502,030)	