

CATEGORY	ITEM	VMC Options Study Title	Base Options Description	OAA Description	DF/IT Description	ER&R	T/UEE	SME	OAA	DF/IT
Mechanical	A.02a	Replace chiller, pumps, piping & assoc. controls	This measure replaces the remaining chiller (CH-3) that dates from the original construction and completes the renovation of the chilled water and ice making plant. In addition to replacing the chiller, the work integrates the ice plant and the chilled water comfort cooling plant into a single plant and the replacement of CH-3 allows the building to conform to LEED minimum requirements.	2/10/15: Track chiller replacement for OAA in Item A.02D 1/28/2015: Chiller replacement not required unless making ice and hosting events in meeting room simultaneously during summer months (April - October)		\$ 1,082,900	N	N	N	N
Mechanical	A.02b	Replace chiller, pumps, piping & assoc. controls. Includes reduced plant size due to energy conservation measures.	As above but includes smaller chiller and associated support equipment. Includes cooling tower refurbishment and improved ice chiller loop integration.			N	\$ 922,633	N	N	N
Mechanical	A.02c	Replace chiller, pumps, piping & assoc. controls. Includes scope to manage concourse occupant comfort.	New chiller and air system to provide concourse comfort.		5/14/2015: Accept SME SoW	N	N	\$ 1,993,700	N	\$ 1,993,700
Mechanical	A.02d	Replace chiller, pumps, piping and assoc controls for OAA scope		3/10/15: Assume 3rd smaller chiller and associated plumbing support in the base scope in order to support hockey in the shoulder months. 3/3/15: Decommission the historic chiller, reconnect the previously replaced chillers to support the reduced demand. Replace piping and pumps as necessary. Assume not making ice from April 1 - October 31		N	N	N	\$ 1,151,725	N
Mechanical	A.03	Recondition and recommission existing air handlers, fans & ductwork in mechanical rooms	This measure addresses both the deterioration of the original air handlers and the difficulty maintaining the air handlers because of difficult service access with the objective of restoring the original equipment to serviceable and improved energy performing condition.	1/28/15: Significantly less conditioned volume and extent of system upgrades (assume percentage of SME \$)	5/14/2015: Accept base SoW	\$ 773,500	\$ 773,500	\$ 773,500	\$ 541,450	\$ 773,500

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Mechanical	A.05	Replace boiler, heating pumps & piping	This measure replaces the existing heating system with new high efficiency heating equipment including a new condensing boiler and heating coils.	1/28/15: Significantly less conditioned volume and extent of system upgrades (assume percentage of SME \$)	5/14/2015: Accept SME SoW	N	\$ 773,500	\$ 773,500	\$ 541,450	\$ 773,500
Mechanical	A.06	Upgrade HVAC controls	This measure would replace the remaining older generation of building HVAC controls and integrates the three existing systems into a single system allowing improved control and service of the building HVAC systems.	1/28/15: Significantly less conditioned volume and extent of system upgrades (assume percentage of SME \$)	5/14/2015: Accept base SoW	\$ 403,325	\$ 403,325	\$ 403,325	\$ 282,328	\$ 403,325
Contingency	A.09	Replace building main electrical switchgear	No parts are available for the obsolete primary electrical distribution switchgear. This measure addresses the obsolescence and risk associated with failure of this gear by replacing the equipment using a phased approach.			N	N	N	N	N
Electrical	A.10	Recondition event level meeting room electrical systems		1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	\$ 208,845	\$ 208,845	\$ 271,499	\$ 208,845
Electrical	A.11	Upgrade arena event lighting	Includes arena floor lights and shuttered HID fixtures for instant dark.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	\$ 371,280	\$ 371,280	\$ 482,664	\$ 371,280
Electrical	A.12	Upgrade arena house lighting	Includes replacement of existing 100W fluorescent light fixtures with LED fixtures	1/28/15: Replacement fixtures may need to be temperature and/or damp rated	5/14/2015: Accept SME SoW	N	N	\$ 738,400	\$ 959,920	\$ 738,400
Plumbing	A.14	Replace meeting room lighting	Includes new, energy efficient fixtures and new control system.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	\$ 198,900	\$ 198,900	\$ 198,900	\$ 198,900
Plumbing	A.15	Replace domestic plumbing	Includes cold and hot water supply and return. Includes repair to architectural finishes removed to access piping.	1/28/15: Likely to require fewer fixtures than SME based on reduced seating load (Assume 41WC/20LAV men & 80WC/42LAV women for A-2; add locker/green rooms above public use); 2014 plumbing code likely result in significant add to overall fixture count in building	5/14/2015: Accept SME SoW	\$ 2,209,102	\$ 2,209,102	\$ 2,209,102	\$ 2,209,102	\$ 2,209,102
Plumbing	A.16	Replace restroom valves with water efficient models	Replaces valves only. If fixture performance is deemed inadequate after new valves, fixtures will need to be replaced per A.16b.	1/28/15: See A.15	5/14/2015: Accept base SoW	\$ 63,370	\$ 63,370	\$ 63,370	N	\$ 63,370

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Contingency	A.16b	Replace restroom fixtures with water efficient models	Includes replacement of existing fixtures with low flow type. Additive to A.16.	1/28/15: See A.15		N	N	N	\$ 115,198	N
Electrical	A.18	Replace arena audio system	Includes new suspended loudspeakers and catwalk platform mounted amplifiers and electronic processors, new control/Mix position equipment, new intercom system, replacement patch panels and new cabling systems. Interface with new scoreboard, includes assisted listening system.	1/28/15: Accept base SoW	5/14/2015: Accept base SoW	\$ 350,000	\$ 350,000	\$ 350,000	\$ 455,000	\$ 350,000
Bowl	A.19a	Refurbish existing curtain system	This measure addresses the deteriorating condition of the existing curtain system by cleaning and repairing. Includes existing curtain tracks, motors and controls at seating bowl perimeter.			\$ 221,000	\$ 221,000	N	N	N
Bowl	A.19b	Replace existing curtain system	This measure addresses the deteriorating condition of the existing curtain system by replacing the existing system with a new system and curtain. Scope includes removal of existing system.	2/11/15: Perimeter roller curtains reduced out of base scope and made an alternate. 1/28/15: Review options with Stagecraft. Consider simpler curtain system behind curtain wall or two track system for flexibility	5/14/2015: Accept SME SoW	N	N	\$ 750,000	\$ 750,000	\$ 750,000
Telecom	A.20a	New TV / Cable system and infrastructure	Provide new CATV cabling infrastructure throughout the building. Backbone cable shall be RG11/U coaxial cable.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	N	\$ 110,500	\$ 143,650	\$ 110,500
Telecom	A.20b	New Intercom system and infrastructure	This measure provides a production intercom system to allow communication among event and game presentation personnel. Existing intercom cabling is to be abandoned with new two-channel cable runs as needed to complete system.	1/28/15: Accept base SoW	5/14/2015: Accept base SoW	\$ 334,038	\$ 334,038	\$ 334,038	\$ 434,249	\$ 334,038
Security	A.21	New access control system	This measure addresses facility access control at doors on both the Concourse and Event levels. Includes proximity card readers and IP cameras at event and concourse level entrances.	1/28/15: Accept SME SoW	5/14/2015: Accept base SoW	\$ 80,000	\$ 80,000	\$ 80,000	\$ 104,000	\$ 80,000

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Electrical	A.22	Upgrade Lighting Control System	Addition of lighting controls to reduce lighting when spaces are unoccupied or when daylighting is available. This measure includes upgrading the lighting controls to provide "all dark" functionality and installation of occupancy sensors in selected spaces including the Concourse.	1/28/15: Accept SME SoW	5/14/2015: Accept base SoW	N	N	\$ 668,076	\$ 868,499	\$ 668,076
Telecom	A.23	New data hub	Includes demolition of existing data hub within Comcast offices and new data hub.	1/28/15: Accept base SoW	5/14/2015: Accept SME SoW	N	\$ 110,000	\$ 110,000	\$ 143,000	\$ 110,000
Telecom	A.24	New public wireless network at concourse, bowl and event level.	Includes wireless access points for public connection throughout the facility.	1/28/15: Accept base SoW	5/14/2015: Accept SME SoW	N	N	\$ 232,750	\$ 302,575	\$ 232,750
Bowl	A.25a	Main mechanical flooring system			5/14/15: 30x30' lifts (50 @ \$275,000); point load upgrades, finished surface. Serapid Systems.	N	N	N	N	\$ 16,573,640
Bowl	A.25b	Track/bike/sports surfaces			5/14/15: Infrastructure only. Allowance, scope TBD.	N	N	N	N	\$ 300,000
Bowl	A.26a	Track FFE			5/14/15: IAAF 200M demountable track and infield	N	N	N	N	\$ 2,360,000
Bowl	A26.b	Veledrome FFE			5/14/15: 200M veledrome track	N	N	N	N	\$ 1,590,000
Event	B.01	Replace coiling metal doors	Includes removal of worn and broken doors and replacement with new doors.	1/28/15: Accept SME SoW	5/14/2015: Accept base SoW	\$ 123,028	\$ 123,028	\$ 123,028	\$ 123,028	\$ 123,028
Code/Life Safety	B.05	New sealant at existing rated wall penetrations	This is an allowance for general code conditions.	1/28/15: Accept SME SoW	5/14/2015: Accept base SoW	\$ 12,790	\$ 12,790	\$ 12,790	\$ 12,790	\$ 12,790
Bowl	B.07a	Replace and reconfigure existing seating, including accessible seating platforms.	This measure addresses the worn condition of the existing seats and reduces overall Arena seating counts. Linked to item C.08	2/25/14: Overall reduced count from SME. Max fixed seats = 5,260 and max folding = 3,086; 1/28/15: reduced seat count from SME	5/14/2015: Accept SME SoW	N	\$ 3,236,545	\$ 3,236,545	\$ 2,265,582	\$ 3,236,545
Bowl	B.07b	Replace retracting end seating	Includes new retracting platforms for hockey configuration only.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	\$ 120,000	\$ 120,000	\$ 102,000	N
Bowl	B.07c	New folding chairs at retracting seating	Folding chair model to be GS100 with optional permanent arm rest, one side only.	2/25/14: See B.07a. 1/28/15: reduced seat count from SME	5/14/2015: Accept SME SoW	N	\$ 31,950	\$ 31,950	\$ 57,510	\$ 31,950

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Bowl	B.07d	Refurbish existing seats, including accessible seating platforms.	Includes removal of worn seat elements and replacement with new elements. Alternate to B.07a. Includes accessible seating platforms.			\$ 725,970	N	N	N	N
Event	B.08a	Repair finishes in visitors' locker and dress rooms.	This measure addresses the worn condition of the existing visitor's' locker room without revising the layout or amenities. Level C3 remodel. Area 1,500SF			\$ 45,720	N	N	N	N
Event	B.08b	Renovate visitors' locker and dress rooms.	This measure addresses the worn condition of the existing visitor's' locker room by providing a revise layout, new lockers, light fixtures and finishes. Level A2 remodel. Area 1,500SF	1/28/15: All new locker facilities in new locations	5/14/2015: Accept SME SoW; portion of \$ may be covered in allowance of G.07d	N	\$ 187,500	\$ 187,500	\$ 2,575,100	\$ 187,500
Exhibit	B.09	Repair finishes in Exhibit Hall	This measure addresses the worn condition of the Exhibit hall without revising the layout or amenities. Level C3 remodel. Does not include roof repair (Item O.01). Area TBD during construction documents phase.	1/28/15: See B.09a	5/14/2015: Accept SME SoW	N	\$ 268,902	\$ 268,902	N	\$ 268,902
Exhibit	B.09a	Repair finishes in Exhibit Hall as required by tunnel connection (smaller exhibit area)		2/25/14: (moved from B.09) With introduction of open air connector between memorials exhibit area is reduced to incorporate MEP plant, exhibit support offices, toilets, and concessions. 2/11/15: Additional SoW to integrate MEP plant and exhibit hall support spaces displaced by tunnel. 1/28/15: Accept SME SoW		N	N	N	\$ 268,902	N
Event	B.10a	Renovate event level kitchen	This measure addresses the outdated and inefficient existing kitchen by providing a new layout, equipment, walk-in refrigerator, finishes and light fixtures. Scope includes level B2 remodel, reduce overall size by 50%.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	\$ 518,577	\$ 518,577	\$ 518,577	\$ 518,577
Concourse	B.12a	Refurbish concourse & event level concessions	Paint, patch and repair finishes and replace existing equipment. Level C3 remodel. Allowance based on total impacted area. See D.03 for casework information			\$ 1,160,250	\$ 1,160,250	N	N	N

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Concourse	B.12b	Renovate concourse & event level Concessions	Complete renovation of concourse & event level stands in place, level A2 remodel, including equipment. See D.03 for casework information and E.11 for new concessions scope.	1/28/15: Four new primary locations; renovate some of existing concessions; Run exhaust along column or use all convection equipment	5/14/2015: Accept SME SoW	N	N	\$ 650,000	\$ 650,000	\$ 650,000
Contingency	B.16b	New green roof at carpenter shop*	Provides a new vegetated roof system over portions of the carpenter Shop. Alternate to Item B.16c.	2/25/15: Removed from SME scope at 1/30/15 matrix update by BOORA		N	N	N	N	N
Concourse	B.16c	New event terrace at carpenter shop	This measure provides a new exterior event space. Includes new doors and bridges to exterior area, new concrete pavers, guardrails, planters, electrical and plumbing infrastructure will be provided. Alternate to Item (B.16b).		5/14/2015: Accept SME SoW	N	\$ 404,163	\$ 404,163	N	\$ 404,163
Concourse	B.17	New branding and advertising signage	This measure provides signage that is directed towards generating advertising revenue or enhancing the VMC brand identity. Includes signage at the memorial gardens and interior suspended graphics.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	N	\$ 237,023	\$ 237,023	\$ 237,023
Envelope	B.18a	Repair glass curtain wall system	This measure addresses air leakage and air infiltration through the existing curtain wall system through minor scale improvements. Scope includes added sealant and repair of missing fasteners. Does not include added films applied to glass. See P.03 for other curtain wall scope. Impacts entire curtain wall.			\$ 889,613	N	N	N	N
Envelope	B.18b	Refurbish glass curtain wall system	This measure addresses poor curtain wall performance (air leakage and air infiltration and solar heat gain) through removal and reglazing and application of exterior window film. See P.03 for other curtain wall scope. Impacts entire curtain wall.			N	\$ 3,220,320	N	N	N

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Envelope	B.18c	Replace glass curtain wall	This measure addresses air leakage and air infiltration through the existing curtain wall system through complete replacement of the existing system. Includes removal of existing system and new curtain mullion and glazing mullion system.		5/14/2015: Accept SME SoW	N	N	\$ 9,258,420	N	\$ 9,258,420
Envelope	B.18d		Remove curtain wall glass above first mullion for OAA concept	Assume lowest level of curtainwall remains all around. Salvage, catalog, store (on site) 75% of remaining historic glass above first horizontal. 1/28/15: This is a midpoint scope of work assumption. Could be more or less left in place following detailed weather pattern and daylight analysis		N	N	N	\$ 1,183,373	N
Envelope	B.19a	Replace Coliseum roof	This measure addresses deterioration of existing Coliseum roofing system. Includes complete removal of roof down to existing structural deck and replacement with new system.	1/28/15: Provide sloped structure or other positive drainage; wouldn't need insulation as part of system replacement	5/14/2015: Accept base SoW	\$ 1,840,223	\$ 1,840,223	\$ 1,840,223	\$ 1,598,407	\$ 1,840,223
Envelope	B.19b	Replace Pagoda roof	This measure addresses deterioration of existing Entry Pagoda roofing system. Includes complete removal of roof down to existing structural deck and replacement with new system.	1/28/15: Accept base SoW	5/14/2015: Accept base SoW	\$ 118,170	\$ 118,170	\$ 118,170	\$ 118,170	\$ 118,170
Concourse	B.20	Repair finishes at concourse and seating bowl	Includes essential patch and paint of multiple surfaces throughout facility.	1/28/15: Several areas/components should be treat as exterior finishes (ie, traffic coating on concourse floor); potential more significant than SME due to healing finishes adjacent to removed areas	5/14/2015: Accept base SoW	\$ 83,572	\$ 83,572	\$ 83,572	\$ 83,572	\$ 83,572
Code/Life Safety	C.01a	Upgrade catwalk safety enhancements	Includes new guardrails, toe kick protection, walking surfaces and ladder enclosures to improve catwalk safety.	1/28/15: Accept SME SoW	5/14/2015: Accept base SoW	\$ 602,054	\$ 602,054	\$ 602,054	\$ 602,054	\$ 602,054
Code/Life Safety	C.01b	Upgrade catwalk seismic improvements	Includes diagonal bracing to provide increased stability in seismic event.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	N	\$ 28,200	\$ 28,200	\$ 28,200
Code/Life Safety	C.02	Replace fire sprinkler system at entry pagoda	This measure removes and replaces existing dry pipe sprinkler system serving Entry Pagoda. Includes new piping, heads, air compressor, and dry sprinkler valve. For other Pagoda repair scope see Item E.06b.	1/28/15: Accept SME SoW	5/14/2015: Accept base SoW	\$ 27,625	\$ 27,625	\$ 27,625	\$ 27,625	\$ 27,625

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Contingency	C.03a	New sprinklers at Concourse under Bowl*	This measure addresses the lack of a sprinkler system in the covered, non-enclosed, areas under the bowl. Includes connection to new fire alarm system (C.05). Excludes restroom and concession areas (C.10).			N	N	N	N	N
Contingency	C.03b	New sprinklers at High Concourse*	This measure addresses the lack of a sprinkler system in all concourse level ceiling not above the seating bowl. Includes connection to new fire alarm system (C.05).			N	N	N	N	N
Code/Life Safety	C.04	Asbestos Abatement	Allowance based on total project scope of work. Includes all scope except where called out as part of another item (kitchen, boiler)	1/28/15: Accept SME SoW	5/14/2015: Accept base SoW	\$ 300,000	\$ 450,000	\$ 675,000	\$ 675,000	\$ 675,000
Code/Life Safety	C.05	New building wide fire alarm system	This measure provides a new addressable voice evacuation fire alarm system with mass notification. Includes main control panel with fire fighter phone handset, remote firefighter phone jacks, remote annunciator panel, smoke detection, speakers, visual strobes, air-sampling duct smoke detectors, sprinkler flow switch monitoring, sprinkler tamper switch monitoring, sprinkler air compressor low pressure switch monitoring, open-area smoke imaging detection for bowl smoke evacuation and exhaust fan control.	1/28/15: Accept SME SoW	5/14/2015: Accept base SoW	\$ 461,890	\$ 461,890	\$ 461,890	\$ 461,890	\$ 461,890
Code/Life Safety	C.06	New smoke evacuation system	This measure addresses the need for code required smoke evacuation by replacing existing fans with new fans. Includes replacing 4 existing smoke evacuation fans with four new 38,000 cfm UL listed smoke evacuation fans. Includes connection to new Fire Alarm system and new electrical distribution to accomplish upgrade. Alternate to item C.11. Linked to items C.03a+b.	1/28/15: not required for most of the project area	5/14/2015: Accept SME SoW	N	N	\$ 167,960	N	\$ 167,960

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Code/Life Safety	C.07	Upgrade emergency egress lighting	This measure provides code required egress lighting throughout the entire facility. Includes connection to existing building defined emergency lighting circuits and new emergency lighting circuits to the emergency power distribution system.	1/28/15: Accept SME SoW	5/14/2015: Accept base SoW	\$ 215,475	\$ 215,475	\$ 215,475	\$ 215,475	\$ 215,475
Code/Life Safety	C.08	Upgrade handrails and guardrails at seating bowl, concourse & exterior.	This measure modifies or replaces existing guardrails to create code compliant conditions.	1/28/15: Accept SME SoW plus new railings at unique edges	5/14/2015: Accept base SoW	\$ 508,306	\$ 508,306	\$ 508,306	\$ 583,306	\$ 508,306
Code/Life Safety	C.09	New stair nosings	This measure provides code required slip resistant stair nosings, contrast striping and non-typical tread striping at all treads in the facility.	1/28/15: Less step areas	5/14/2015: Accept SME SoW	\$ 162,988	\$ 162,988	\$ 162,988	\$ 130,390	\$ 162,988
Code/Life Safety	C.10	New sprinklers at enclosed areas of Concourse level	This measure addresses the lack of a sprinkler system in the enclosed areas under the bowl. Includes connection to new fire alarm system (C.05). Includes restroom and concession areas	1/28/15: Accept SME SoW	5/14/2015: Accept base SoW	\$ 132,600	\$ 132,600	\$ 132,600	\$ 132,600	\$ 132,600
Code/Life Safety	C.11	Connect existing exhaust fans to fire alarm system and emergency backup power.	This measure addresses the need for code required smoke evacuation by connecting existing 80,000 cfm fans to fire alarm system and emergency power. Alternate to new fan system (Item C.06).			\$ 112,710	\$ 112,710	N	N	N
Telecom	C.12	New DAS System		4/6/15: Added to base SME scope with cost pending	5/14/2015: Accept base SoW	\$ 250,529	\$ 250,529	\$ 250,529	\$ 275,582	\$ 250,529
Universal Accessibility	D.01	Replace concourse level, east side exterior entry door hardware.	This measure addresses non-compliant door hardware conditions at the main entry doors. Main entry exterior door hardware to be upgraded. Includes adding power operators at two additional door leafs to provide access to elevator lobby, main entry and box office.	1/28/15: Accept base SoW	5/14/2015: Accept base SoW	\$ 36,824	\$ 36,824	\$ 36,824	\$ 36,824	\$ 36,824
Universal Accessibility	D.02	Replace all interior doors and hardware to meet accessibility requirements.	This measure addresses non-compliant door width, weight and hardware conditions throughout the facility.	1/28/15: Accept base SoW	5/14/2015: Accept base SoW	\$ 516,090	\$ 516,090	\$ 516,090	\$ 516,090	\$ 516,090

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Universal Accessibility	D.03	Replace concessions casework with accessible counter	This measure addresses non-compliant counter heights at all concourse and event level concessions. Linked to other concession area improvements (Item B.12).	1/28/15: Accept base SoW	5/14/2015: Accept base SoW	\$ 174,148	\$ 174,148	\$ 174,148	\$ 174,148	\$ 174,148
Universal Accessibility	D.05	New wayfinding, code, and ADA signage.	Includes entire building.	1/28/15: Accept base SoW	5/14/2015: Accept base SoW	\$ 239,923	\$ 239,923	\$ 239,923	\$ 239,923	\$ 239,923
Universal Accessibility	D.06	New assisted listening devices in arena.	This measure provides code required assisted listening system (transmitters and receivers) for facility patrons. Linked to replacement of arena audio system (Item A.18).	1/28/15: Accept base SoW	5/14/2015: Accept base SoW	\$ 55,250	\$ 55,250	\$ 55,250	\$ 55,250	\$ 55,250
Universal Accessibility	D.09	Replace existing passenger elevator	This measure addresses non-compliant conditions in the existing elevator. Includes removal of existing elevator and new 2-stop elevator.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	\$ 96,688	\$ 96,688	\$ 96,688	\$ 96,688
Electrical	E.01	Upgrade Architectural Lighting at Concourse & Exterior	This measure provides new lighting fixtures at multiple areas in the facility. Includes new lighting at the Concourse, around the bowl "ring" and on the glulam columns. Includes new lighting control system.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	N	\$ 405,535	\$ 405,535	\$ 405,535
Concourse	E.02a	Replace interior entry vestibule system	Includes removal of existing barrier and installation of new glazed vestibule system.	2/11/15: Revised dimension based on input from Chris. 1/28/15: small glass walled and hard lid vestibules per indicated plan areas	5/14/2015: Accept base SoW	\$ 129,295	\$ 129,295	\$ 129,295	\$ 129,295	\$ 129,295
Concourse	E.02b	New box office at east concourse entry	Includes removal of existing box office and new box office system	2/11/15: See above	5/14/2015: Accept SME SoW	N	N	\$ 170,125	\$ 170,125	\$ 170,125
Concourse	E.02c	New mobile furniture/concessions at east concourse entry	Includes new Winterhawks retail store. Mobile furniture system or Concession "S".	1/28/15: provisions for speed bars or retail kiosks - not in location shown	5/14/2015: Accept SME SoW	N	\$ 64,000	\$ 64,000	\$ 64,000	\$ 36,685

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CATEGORY	ITEM	VMC Options Study Title	Base Options Description	OAA Description	DF/IT Description	ER&R	T/UEE	SME	OAA	DF/IT
Concourse	E.03a	Upgrade existing "Connector" canopy	Extends existing "Connector" canopy with new steel frame and modified bitumen roofing system. Scope to be priced on a unit basis (single bay) to capture 3-bay and 5-bay configurations. Includes light fixtures to match existing canopy.			N	\$ 96,795	N	N	N
Concourse	E.03b	New "Connector" canopy	This measure provides a new, glass roof "Connector" canopy along portions or along the entirety of the east entrance. Includes all new steel and glass canopy, lighting, speakers and connections to the existing exhibit hall structure. Scope to be priced on a unit basis (single bay) to capture 3-bay and 5-bay configurations.	1/28/15: Accept SME SoW 6/1/15: 5 bay option in estimate	5/14/2015: Accept SME SoW	N	N	\$ 636,825	\$ 636,825	\$ 636,825
Concourse	E.04a	New concourse freestanding concessions - fixed bar	This measure provides a new free standing bar at the southeast corner of the concourse level. Includes new wood casework, concession equipment, light fixtures, seating, MEPT connections and sculptural signage. Includes removal of existing offices in same area. See A.23 for relocation of data hub.	2/11/15: Chris favors SE bar layout. Accept in OAA; similar at NE.	5/14/2015: Accept SME SoW	N	\$ 569,075	\$ 569,075	\$ 1,138,150	\$ 569,075
Concourse	E.04c	New concourse freestanding concessions - portable carts	Includes new portable carts. Number depends on scenario.	1/28/15: Accept SME SoW 6/1/15: Qty 6) T/UEE, (Qty 3) SME	5/14/2015: Accept SME SoW	N	\$ 210,000	\$ 105,000	\$ 105,000	\$ 105,000
Concourse	E.05	New (50) HD monitors at the concourse level	This measure includes new monitors with CATV and power distributed throughout the Concourse.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	\$ 221,000	\$ 221,000	\$ 221,000	\$ 221,000
Concourse	E.06a	Refurbish existing wood glulam columns	This measure addresses the condition of the existing glulam columns by removing existing opaque finish and applying new clear finish.	1/28/15: Treat for exterior exposure	5/14/2015: Accept SME SoW	N	N	\$ 959,582	\$ 2,501,730	\$ 959,582
Concourse	E.06b	Repair existing entry pagoda	This measure addresses deterioration of existing Pagoda. Includes restoration of original cement plaster ceiling (Option 3), new paint, refinishing the glulam beams, new lights and fascia. Does not include new roof (Item B.19).	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	\$ 91,000	\$ 91,000	\$ 126,217	\$ 91,000

CATEGORY	ITEM	VMC Options Study Title	Base Options Description	OAA Description	DF/IT Description	ER&R	T/UEE	SME	OAA	DF/IT
Concourse	E.07	New concourse level floor infills	This measure closes all or portions of existing stairs to create more occupiable area on the concourse. Includes new concrete floors and demolition of existing stairs.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	N	\$ 307,743	\$ 307,743	\$ 307,743
Concourse	E.09a	New concessions point of sale system	This measure replaces existing point of sale system with (62) new terminals. Includes power and data connections. See A.23 for relocation of data hub.	1/28/15: Accept SME SoW	5/14/2015: Accept base SoW	\$ 276,250	\$ 276,250	\$ 276,250	\$ 276,250	\$ 276,250
Concourse	E.11	New concourse level freestanding concessions at structural concrete columns	This measure provides a new concession with cooking hood exhaust connected to the exterior via vents in the existing concrete columns. Includes (1) 20'x20' fixed bar with direct cooking exhaust ventilation through adjacent column, casework, equipment, MEPT and signage.	1/28/15: Relates to B.12b	5/14/2015: Accept SME SoW	N	N	\$ 237,686	\$ 237,686	\$ 237,686
Bowl	F.01a	New reduced scope scoreboard	Allowance for reduced scope score board that provides improvement over current system but less functionality and scale than larger scope item F.-01B. Box beam remains and system is not retractable.			\$ 425,000	N	N	N	N
Bowl	F.01b	New Scoreboard and Head End Equipment	Includes Center-Hung Scoreboard and Video Displays Assembly, Hoist and minimally remodeled Scoring and Video Production locations.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	\$ 2,209,121	\$ 2,209,121	\$ 2,209,121	\$ 2,209,121
Concourse	F.02	New monitor signage system above vomitories at the concourse level.	Measure provides LED monitors above each vomitory. Includes power and connection to Video Production office.		5/14/2015: Accept SME SoW	N	N	\$ 345,589	N	\$ 345,589
Bowl	F.03	New North End Party Deck	This measure provides a new access controlled, 20-seat concession area within the seating bowl. Includes demo of existing structure and finishes, new structure, finishes, MEPT to support amenities, wheel chair lift and furnishings.		5/14/2015: Accept SME SoW	N	N	\$ 1,300,000	N	\$ 1,300,000
Bowl	F.04	New structure for North event level 'stage' area	This measure provides structural and curtain improvements to allow a north stage seating configuration. Includes new structural steel within existing roof structure to increase rigging capacity at roof trusses from 60,000 lbs. to 100,000 lbs.		5/14/2015: Accept SME SoW	N	N	\$ 152,760	N	\$ 152,760

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Bowl	F.04a	Modify structure for new west stage configuration in OAA		5/8/15: Demolition of upper and lower bowl areas plus retractables; includes repairs to adjacent finishes and supplemental support for rim of the "teacup"		N	N	N	\$ 1,094,000	N
Bowl	F.04b	New portable stage		5/8/15: 40'x60' demountable stage with steps, ramps, drapes and carts		N	N	N	\$ 106,495	N
Bowl	F.04c	Modify structure for dynamic floor and track configuration			5/14/2015: Demolition of SOG and bowl walls. New recessed SOG (3' for new mech floor sys), new walls (440 LF x 15' high avg) and bowl seismic upgrades. MEP included in SOG and walls. Two new elevators (allowance, scope TBD).	N	N	N	N	\$ 6,673,120
Bowl	F.04d	Seating revisions for luxury boxes/suites.			5/14/15: Allowance, scope TBD	N	N	N	N	\$ 1,590,000
Bowl	F.05	New Removable 'Half House' curtain and trusses	This measure provides structural and curtain improvements to allow a "Theater of the Clouds" seating configuration. Includes new truss system, hoists and curtain.			N	N	\$ 132,600	\$ 87,750	\$ 132,600
Plumbing	F.08	Renovate concourse & event level bathrooms	This includes the renovation to all restrooms in concourse, event level, and exhibit hall. This also includes complete remodel of link restroom. Level A2 renovation to meet ADA requirements. Linked to item A.15 for new water efficient fixtures.	2/11/15: Include scope to treat doors/walls/ceiling as insulated exterior assembly. 1/28/15: Likely to require fewer fixtures than SME based on reduced seating load (Assume 41WC/20LAV men & 80WC/42LAV women for A-2; add locker/green rooms above public use); 2014 plumbing code likely result in significant add to overall fixture count in building	5/14/2015: Accept base SoW	\$ 1,771,757	\$ 1,771,757	\$ 1,771,757	\$ 2,764,757	\$ 1,771,757
Acoustics	F.10	New acoustical absorption panels/drapes at the curved ends of the event level walls	This measure addresses the acoustic deficiencies of the existing seating bowl. Includes acoustic panels of varying sizes at each end of the arena.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	\$ 88,400	\$ 88,400	\$ 88,400	\$ 88,400
Acoustics	F.11	New acoustical absorption above the suspended ceiling	This measure addresses the acoustic deficiencies of the existing seating bowl resulting from the removal of portions of the original ceiling. Includes acoustic batt of varying depths installed above existing arena ceiling.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	\$ 124,313	\$ 124,313	\$ 124,313	\$ 124,313

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Acoustics	F.12	New acoustical absorption at 75% of exposed roof deck area	This measure addresses the acoustic deficiencies of the existing seating bowl resulting from the removal of portions of the original ceiling. Includes suspended, perforated metal panel system with batt insulation.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	\$ 538,736	\$ 538,736	\$ 538,736	\$ 538,736
Bowl	F.13	New rigging related structural enhancements	This measure enhances ease and safety of rigging by adding new structural steel within the existing roof structure.		5/14/2015: Accept base SoW	\$ 25,920	\$ 25,920	\$ 25,920	N	\$ 25,920
BOWL	F.14	Sub-grid over demountable stage		3/2/15: 90'x70' grid platform rated to 70,000# live load. Significantly overstresses the roof trusses - particularly with snow load. Assume no occupancy with design snow load. 2/11/15: Create nominal 100'x75' sub grid over stage.		N	N	N	\$ 669,875	N
Event	G.02a	Renovate (relocate) Winterhawks Offices	This measure enhances and enlarges the existing Winterhawks office area. The new Winterhawks offices will expand from 3,200 square feet to 8,100 square feet and will expand south into what is now access and service areas for the existing exhibit hall. The new Winterhawks offices will have new mechanical and electrical systems, new finishes and can have windows north and south into the Veteran's Memorials. Level A1 renovation. Includes restrooms required by work & relocation of electrical room. Include adding link to office area and enclosure of Pine Court breezeway.	2/11/15: Demolish offices to create open air connector/tunnel; Coordinate with H.06. Not providing dedicated permanent facilities for the Winterhawks in OAA scheme.	5/14/2015: Accept SME SoW	N	\$ 832,399	\$ 832,399	N	\$ 832,399
Event	G.02b	New FFE for renovated (relocated) Winterhawks Offices		6/15/2015: Allowance	5/14/2015: Accept SME SoW	N	\$ 300,000	\$ 300,000	N	\$ 300,000
Event	G.02c	Renovate (in place) Winterhawks Offices	This measure enhances the existing Winterhawks office area. Level B2. Remodel in place (no expansion)			\$ 630,275	N	N	N	N
Event	G.02d	New FFE for renovated (in place) Winterhawks Offices		6/2/2015: Allowance		\$ 250,000	N	N	N	N

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CATEGORY	ITEM	VMC Options Study Title	Base Options Description	OAA Description	DF/IT Description	ER&R	T/UEE	SME	OAA	DF/IT
Event	G.03a	Renovate Fountain Room into event level "Club" room	This measure creates a new access controlled, premium event space in the existing Fountain Room. Finishes are refurbished and new bar casework, soft seating, and large screen monitors are provided. Includes MEPT improvements as required to support new concessions and amenities.	2/11/15: Potential artists' reception room. 1/28/15: Accept SME SoW; review with Chris	5/14/2015: Accept SME SoW	N	\$ 351,523	\$ 351,523	\$ 351,523	\$ 351,523
Event	G.04	Repair finishes in Public/Lobby areas of event level.	This measure repairs and repaints public area of the event level corridors. Level C1 renovation level.	2/11/15: Higher level finish in areas indicated as Public on the Functional Zone Diagram. 1/28/15: Accept SME SoW	5/14/2015: Accept base SoW	\$ 163,894	\$ 163,894	\$ 163,894	\$ 163,894	\$ 163,894
Security	G.05	New access control doors in event level corridors	This measure provides new doors in the event level corridors to allow control of public access to the arena floor and other "backstage" areas". Includes (2) double leaf doors and associated walls, hardware and Fire/Life Safety interconnection (for hold opens).	1/28/15: Strive to make these the hermetic enclosure line	5/14/2015: Accept SME SoW	N	\$ 48,000	\$ 48,000	\$ 48,000	\$ 48,000
Event	G.06a	Renovate Winterhawks locker room	This measure provides updated and reconfigured locker room for the Winterhawks. Includes new walls, finishes, lighting, equipment, MEPT infrastructure and lockers. Level A2 renovation.	2/11/15: WH use a "typical" (non-resident) locker room. No enhanced, dedicated locker room for WH in OAA. 1/28/15: displacing WH locker rooms	5/14/2015: Accept SME SoW	N	\$ 647,751	\$ 647,751	N	\$ 647,751
Event	G.06b	New FFE for renovated Winterhawks locker room		1/28/15: displacing WH locker rooms 6/2/15: Allowance	5/14/2015: Accept SME SoW	N	\$ 250,000	\$ 250,000	N	\$ 250,000
Event	G.06c	New home, visitor and swing locker room plus concert ready rooms	New home, visitor and swing locker room plus concert ready rooms	2/11/15: modified. No dedicated "home" team locker room; additional locker rooms for crew; Star dressing room probably not as elaborate as these once were (artists prefer to stay on their customized buses) ;OAA displaces locker rooms and proposed new locker room location as part of fan experience		N	N	N	\$ 6,148,315	N

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CATEGORY	ITEM	VMC Options Study Title	Base Options Description	OAA Description	DF/IT Description	ER&R	T/UEE	SME	OAA	DF/IT
Event	G.07a	Repair existing event level meeting rooms	This measure updates finishes and improves lighting and other infrastructure in the meeting rooms. Scope to be coordinated with Item A.10 and A.14 Includes the following rooms: US Plywood Room, GA Pacific room, International paper Room, Dwyer Room, Weyerhaeuser Room, and Simpson Room. Excludes the following rooms: Pope and Talbot Room (Item G.07b), Exhibit hall (Item B.09) and Fountain Room (Item G.03a)	2/11/15: Include additional food and bev bars in some of the rooms. 1/28/15: Accept SME SoW		N	\$ 595,578	N	\$ 595,578	N
Event	G.07b	Repair Pope & Talbot Room	Improve finishes and infrastructure in meeting room. Scope applies to scenarios that do not include new loading dock (H.05).			N	\$ 46,081	N	N	N
Event	G.07C	Renovate event level areas to accommodate concourse comfort scope	This measure updates finishes and improves lighting and other infrastructure in the meeting rooms in the context of the concourse comfort enhancements (A.02C). Scope is identical to G.07a with the exception of the following rooms: US Plywood Room and Simpson Room. In these spaces new partitions are provided to enclose new air handling units. Wood panels and ceiling are removed and reinstalled to new walls. Additional scope includes demolition and new acoustic partitions and door in the event level machine shop and new acoustic partitions and door in the event level commissary. Excludes the following rooms: Pope and Talbot Room (Item G.07a), Exhibit hall (Item B.09) and Fountain Room (Item G.03a)	5/14/2015: Accept SME SoW		N	N	\$ 648,174	N	\$ 648,174
Event	G.07d	Relocate and rebuild areas impacted by bowl modifications		5/14/15: Allowance, scope TBD.		N	N	N	N	\$ 590,000

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Event	G.09	Tunnel connector at memorials		2/11/15: Demolish interior construction between GA Pacific Room and Exhibit Hall. Enclose with aluminum storefront and metal panel wall system. Relocate MEP facilities into Exhibit Hall area. Provide insulated soffit for infrastructure connection across tunnel. New exterior finishes/paving in tunnel connector. Added during discussion with Chris and Susan.		N	N	N	\$ 2,998,779	N
Site	H.01	Refurbish Memorial Gardens	This measure addresses restoration and deferred maintenance of the two memorial gardens. Allowance of 2% hard construction cost.	4/6/15: Adjusted to include 2% for the arts. 1/28/15: Accept SME SoW	5/14/2015: Accept base SoW	\$ 391,532	\$ 684,093	\$ 1,016,176	\$ 1,016,176	\$ 1,016,176
Site	H.02	New east plaza improvements	This measure provides enhancements to the east entry plaza. Includes new 40x40 stage, steps and ADA ramp, electrical, A/V, data, and related demo.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	N	\$ 713,830	\$ 713,830	\$ 713,830
Contingency	H.03	New site improvements*	This measure provides for the reuse and treatment of storm water on the VMC site. Includes site and roof storm water collection and site infiltration facilities that exceed minimum management standards. Includes cistern for storm water collection and reuse for non-potable water needs. Includes English Ivy removal and replacement with drought tolerant species to address Portland noxious plant standards.			N	N	N	N	N
Contingency	H.04	Renovate Memorial Garden*	This measure revises and updates existing gardens to enhance their original memorial functions. Includes new materials, lighting, memorial elements and plantings in both Memorial Gardens. Scope based on design developed with Portland Veteran's group input.			N	N	N	N	N

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Event	H.05	New 3-bay loading dock	This measure address the facility's lack of a loading dock. Includes regrading and resurfacing of north parking lot, demolition of Pope & Talbot Meeting room, and maintaining and enhancing accessible path between Fountain Court and Winning way. Includes new steel framing to support new openings in existing walls, new retaining walls, new truck landing pad, and relocation of mechanical and electrical infrastructure. Glass canopy to be priced separately as an alternate.	02/11/15: Chris and Susan agreed to include it as part of VMC OAA concept. 1/28/15: Get Chris's input; may not be required with the drive-thru concept	5/14/2015: Accept SME SoW	N	N	\$ 680,576	\$ 680,576	\$ 680,576
Electrical	L.01	New Shore power stations in north parking lot	This measure provides exterior power supplies for artist trailers and other temporary parking lot activities. Includes (3) 50 amp receptacles and assoc. conduit, wiring & distribution panels	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
Envelope	M.02a	Replace plywood fascia with new plywood fascia	This measure address the deterioration of the existing plywood fascia. Replace the plywood fascia assembly with marine grade plywood and high performance paint system. Includes any required support, fasteners and flashing.			\$ 850,374	N	N	N	N
Envelope	M.02b	Replace plywood fascia with insulated metal panels	This measure address the deterioration of the existing plywood fascia. Replace the plywood fascia assembly with a high performance insulated metal panel assembly. Includes removal of existing plywood system and installation of new prefinished, insulated metal panel system (Centria Formawall 3" panel), required support, fasteners and flashing.	02/25/15: Assume Trespa or other plywood imprinted panel product to meet Landmark appearance. 1/28/15: Wouldn't need to be insulated fascia panel	5/14/2015: Accept SME SoW	N	\$ 1,417,290	\$ 1,417,290	\$ 1,417,290	\$ 1,417,290
Mechanical	N.02	Replace damaged roof mounted exhaust fans (4)				\$ 120,000	\$ 120,000	N	N	N
Electrical	N.06	New emergency generator	This measure addresses the lack of emergency power for code required building life safety functions. Includes 400kW generator, belly fuel tank, electrical panels and 65 dBA enclosure.	1/28/15: Accept SME SoW	5/14/2015: Accept base SoW	\$ 350,875	\$ 350,875	\$ 350,875	\$ 350,875	\$ 350,875

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Contingency	N.07	New seismic restraint of MEP equipment*	Includes equipment not being replaced as part of other scope.	1/28/15: Accept SME SoW		N	N	N	N	N
Contingency	N.08	Replace exhibition hall busway*				N	N	N	N	N
Envelope	O.01a	Repair Plaza Waterproofing (Exhibit hall roof)	This measure addresses ongoing leaks in roof with limited repair of existing system. Conduct leak detection testing and conduct spot repair of the waterproofing to eliminate the source of water through the Exhibit Hall suspended slab. Repair the edge flashing details. Repair spalling concrete.			\$ 270,000	\$ 270,000	N	N	N
Envelope	O.01b	Replace Plaza Waterproofing (Exhibit Hall roof)	This measure addresses ongoing leaks in roof by replacing existing membrane system. The replacement of the membrane should include the repair of the expansion joint detail. The suspended slabs should also review and be re-sloped as needed. The new assembly to incorporate a drainage plane.	1/28/15: Accept SME SoW	5/14/2015: Accept SME SoW	N	N	\$ 1,723,500	\$ 1,723,500	\$ 1,723,500

LINE ITEM HARD COST SUBTOTAL	\$ 19,968,155	\$ 34,888,729	\$ 51,824,999	\$ 54,218,627	\$ 81,354,444
HARD COST SUMMARY					
Construction Contingency @ 5%	\$998,408	\$1,744,436	\$2,591,250	\$2,710,931	\$4,067,722
PHASING AND TEMPORARY WORK @ 2%	\$399,363	\$697,775	\$1,036,500	\$1,084,373	\$1,627,089
General Conditions @ 12%	\$2,396,179	\$4,186,647	\$6,219,000	\$6,506,235	\$9,762,533
Bonds and Insurance @ 2.5%	\$499,204	\$872,218	\$1,295,625	\$1,355,466	\$2,033,861
FEE @ 3%	\$599,045	\$1,046,662	\$1,554,750	\$1,626,559	\$2,440,633
TOTAL HARD COST	\$24,860,353	\$43,436,467	\$64,522,123	\$67,502,190	\$101,286,282
SOFT COSTS					
Soft Costs include A&E, Project Management, Permits and Fees, Special Testing and Inspection, Other Consultants and Fees. 25% of Direct Construction Costs	\$ 6,215,088	\$ 10,859,117	\$ 16,130,531	\$ 16,875,547	\$ 25,321,571
Estimating/Design Contingency @ 12%	\$ 2,983,242	\$ 5,212,376	\$ 7,742,655	\$ 8,100,263	\$ 12,154,354
SOFT COSTS TOTAL	\$9,198,331	\$16,071,493	\$23,873,186	\$24,975,810	\$37,475,924
Escalation @ 3% PER YEAR	\$ 1,021,761	\$ 1,785,239	\$ 2,651,859	\$ 2,774,340	\$ 4,162,866
ESTIMATED PROJECT COST 2016	\$35,080,444	\$61,293,199	\$91,047,168	\$95,252,340	\$142,925,073

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