

# **METROPOLITAN EXPOSITION-RECREATION COMMISSION**

## **Resolution No. 02-33**

**For the Purpose of revising Change Order #2 to GMP Contract 922771 with Hoffman Construction Company of Oregon for the Oregon Convention Center Expansion, and authorizing the MERC General Manager to execute Change Order #2 (REVISED) on behalf of the Commission.**

**WHEREAS, the Commission previously approved via Resolution #02-14 on April 24, 2002, Change Order #2 to the contract with Hoffman Construction Company for inclusion of 11 alternates of work in the existing building as part of the Oregon Convention Center Expansion, and for increasing the GMP maximum total to \$102,070,981; and,**

**WHEREAS, funds totaling \$3,570,981 have been previously established and approved within the OCC CIP account for the estimated costs identified in Change Order #2; and**

**WHEREAS, Change Order #2 allowed for future revisions based on final scope and pricing; and**

**WHEREAS, the scope of work identified within Change Order #2 has been reassessed by the Oregon Convention Center Director based on the available funding within Change Order #2 and confirmed by competitive bidding; and**

**WHEREAS, Change Order #2 (REVISED) reallocates the available funds previously established and incorporates the change of scope work items as directed by the Oregon Convention Center Director without additional costs, and**


**WHEREAS, the OCC Expansion Team recommends that the Commission approve these changes to the GMP scope of work through Change Order #2 (REVISED); and**

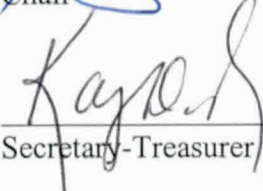
**WHEREAS, the OCC Expansion Advisory Committee has reviewed and recommends Change Order #2 (REVISED) in a form substantially similar to Exhibit A, to the contract with Hoffman Construction Company to document these changes to the GMP contract,**

**BE IT THEREFORE RESOLVED AS FOLLOWS:**

1. That the Metropolitan Exposition-Recreation Commission approves revising Change Order #2 to Change Order #2 (REVISED) to MERC contract #922771 with Hoffman Construction Company of Oregon for the Oregon Convention Center Expansion, in a form substantially similar to Exhibit A, for no additional cost; and
2. That the MERC General Manager is authorized to execute GMP Change Order #2 (REVISED) on behalf of the Commission.

Passed by the Commission on October 23, 2002.

  
\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Secretary-Treasurer

Approved As To Form:  
Daniel B. Cooper, General Counsel

By:   
\_\_\_\_\_  
Senior Assistant Counsel

Exhibit A: Change Order #2 (REVISED) to MERC Contract #922771 with Hoffman Construction Company of Oregon.

## MERC STAFF REPORT

**Agenda Item:** Approval of Change Order #2 (REVISED) to the Guaranteed Maximum Price (GMP) MERC Contract #922771 with Hoffman Construction Company of Oregon for the Oregon Convention Center Expansion.

**Resolution No.** 02-33

**Date:** October 16, 2002

**Presented by:** Karl Schulz

### **Background/Analysis:**

MERC Commission Resolution 01-02 dated January 17, 2001 established the Guaranteed Maximum Price (GMP) contract # 922771 for \$98.5 million with Hoffman Construction Company for the construction of the Oregon Convention Center Expansion. Change Order #1, approved via MERC Commission Resolution #2-13, dated April 24, 2002 incorporated (11) work alternates to the contract without an increase in the GMP maximum price, utilizing savings identified within the GMP.

Change Order #2, approved via MERC Commission Resolution #02-14 also dated April 24, 2002, authorized the increase of the GMP by \$3,570,981 to a total maximum price of \$102,070,981 for the incorporation of an additional (11) alternates to the scope of the Project. Funding for these alternates was authorized through the OCC CIP account in order to incorporate CIP work for the existing building to be completed as requested by the Director of the Oregon Convention Center.

Change Order #2 established allowances for the majority of the work to be completed under this Change Order, based on estimated costs for the work. Alternates #21, #39, and #25 were bid and costs were substantiated. The Change Order #2 (REVISED) defined below is the adjustment required based on actual bids and negotiation of the work to be completed.

In addition, the OCC Director has defined reallocation of costs of the CIP program to fund critical work as determined at this point of the Project. The adjustments defined below incorporate the OCC Director's established priorities for completion of work for the Oregon Convention Center.

**Issue:** Based on actual bids, adjustments have been required in order to fund the scope of work desired by the Oregon Convention Center Director. The following is a detailed list of the adjustments requested for Change Order #2:

Alt. #4 – Exterior Signage, Alt. #25 – Interior Signage, Alt. #26 – Interior Electronic Signage, Alt. #27 – Exterior Electronic Signage. Original Budget - \$710,000 total. Revised Budget - \$1,020,000 total. The original budget established for this signage totaled \$710,000, including interior electronic signage. This budget which was established two years ago did not account for the many adjustments that have been required with the signage. This includes extensive investment in additional signage for the exterior to meet the City of Portland conditions and long-term desires by the OCC. Additional impacts include the upgrade of the existing signage to a higher level to match the design-approved existing building. Based on actual bids, the OCC Director has determined that the funding of the sign package as bid is critical and has transferred costs in the amount of \$1,020,000. This revised budget also withdraws the funding for interior electronic signage at this time.

Alt. #15 – Upgrade Existing AV. Original Budget - \$600,000. Revised Budget – \$0. Bids were received for upgrading the existing AV system. Based on an increased scope and receipt of only one bid, bids for the upgrading of the existing AV system were rejected. It was determined that the funds originally budgeted for the upgrade of the AV system should be

transferred to pay for increases in the signage and concessions area, per the priority of the OCC Director.

Alt. #20 – Remodel Existing Operations. Original Budget - \$600,000. Revised Budget – \$0. With the increases required for the signage and the concessions, funding sources were reallocated and prioritized to pay for the signage and the concessions. The upgrade of the existing Operations area will be put on hold until alternative funding sources can be established.

Alt. #21/39 – Replace Existing Carpeting. Original Budget - \$1,010,981. Revised Budget - \$1,150,000. Costs have increased to pay for an additional superintendent to coordinate the work for the interior carpet replacement. With the complex schedule required for the installation of this carpet and the limited amount of days within which the carpet must be installed, the Project Team agreed to fund the additional supervision to coordinate the carpet installation without impacting the operations of the existing Convention Center.

Alt. #22 – Wallcovering Replacement in Existing. Original Budget - \$0. Revised Budget - \$100,981. This item was not originally identified in Change Order #2 in April 2002 based on lack of funding at that time. However, it was requested in the Summer of 2002 by the Oregon Convention Center Director to replace the wallcovering in the existing building based on its deterioration and its conflict with the Expansion wall finishes. With the receipt of bids, it was determined that the value was competitively bid for this work, and it was cost-effective to make the replacement at this time along with the carpet. The Convention Center Director has determined that CIP funds should be reallocated for this item. This cost is being funded by the deletion of funding for the AV system and Operations remodeling.

Alt #28 – Existing Kitchen Remodel. Original Budget - \$175,000. Revised Budget - \$325,000. The original budget established a year ago only addressed the dishwasher area. Through planning and coordination with the OCC Director, it's been determined that additional work is required to offset staff and make room for the new dishwasher. This includes the remodel of the bunker area to relocate the beverage area, and the remodel of the current beverage area to increase the area available for the dishwasher. Construction costs for this work has been competitively bid and an allowance of \$325,000 has been established. This cost is for construction only; it does not include the cost for the dishwasher which is being funded by an alternative source.

Alt. #29 – Replace Fire Alarm Annunciation in Existing. Original Budget - \$400,000. Revised Budget - \$275,000. The original budget had been projected at \$400,000. Actual bids has reduced this cost. The revised contracted amount will be \$275,000. The savings will be used to offset additional costs for signage and concessions.

Commissioning Services. Original Budget - \$75,000. Revised Budget – \$0. The Commissioning services, at the cost of \$75,000 has been transferred to Change Order #3. This is to provide a clean audit trail for the Commissioning services that are being utilized for the entire Project. Therefore, it was determined that the funding should be separated and removed from Change Order #2 which has been funded by CIP funds for work in the existing building.

Alt #13 – Concessions TI. Original Budget - \$0. Revised Budget - \$700,000. The OCC Director has re-prioritized the CIP funding to include the concessions area. A budget of \$700,000 has been established to complete the coordination and construction of the concessions TI. This includes construction, and mechanical and electrical costs. Equipment and cabinetry will be funded by an alternative source for installation into the Concessions TI.

**Fiscal Impact:**

Although funds are reallocated and some scope of work redefined, the total cost of Change Order #2 (REVISED) has not altered the amount of the original Change Order #2 which was established at \$3,570,981. Change Order #2 (REVISED) is the same total, therefore there is no financial impact to the Project.

**Recommendation:**

Staff recommends that the Metropolitan Exposition-Recreation Commission:

1. Approve that Change Order #2 dated April 2002 be revised to Change Order #2 (REVISED) to MERC GMP contract 922771 with Hoffman Construction Company of Oregon for the Oregon Convention Center Expansion Project for adjustments in the Scope of Work in the existing building as defined in this Staff Report and requested by the Oregon Convention Center Director, and
2. That the MERC Commission approves the redistribution of the \$3,570,981 CIP funds previously established for work in the existing building within the original Change Order #2 so as to fund the Scope of Work as re-defined in Change Order #2 (REVISED), and
3. That the MERC Commission further authorizes the MERC General Manager to execute Change Order #2 (REVISED) to the GMP contract on behalf of the Commission following established signature authority protocol.

Exhibit A: Change Order #2 (REVISED) to MERC contract #922771 with Hoffman Construction Company of Oregon.

# CHANGE ORDER

AIA DOCUMENT G701

Distribution To:

OWNER	YES
CONTRACTOR	YES
FIELD	YES
ARCH	YES

<b>Project:</b> (Owner)	Oregon Convention Center Expansion MERC 777 NE MLK Jr. Blvd. Portland, Oregon 97208	<b>CHANGE ORDER NUMBER:</b> 02 - REVISED
		<b>INITIATION DATE:</b> October 15, 2002
<b>To:</b> (Contractor)	Hoffman Construction Company of Oregon 805 SW Broadway Suite 2100 Portland, OR 97205	<b>CONTRACTOR'S PROJECT NO.:</b> 1360000
		<b>CONTRACT FOR:</b> Oregon Convention Center
		<b>CONTRACT DATE:</b> February 25, 2001

You are directed to make the following changes in this Contract:

- 1) This Change Order incorporates bidding, contracting and procurement of work performed as directed for GMP alternates and added scope of work items as listed below. Alternate costs will be tracked separately within the GMP contract for funding and accounting purposes only. See attached Alternate Pricing Summary/Change Order 2 Reconciliation worksheet for more detail. This revised Change Order reconciles final costs and scope of work previously undefined.

All costs are executed for adding the following GMP Alternates into the GMP scope of work:

Description	Original	REVISED/FINAL
• Alternate 4 – Exterior Signage	\$50,000	\$365,000
• Alternate 15 – Upgrade Existing AV	\$600,000	\$0 - Withdrawn
• Alternate 20 – Remodel Existing Operations	\$600,000	\$0 - Withdrawn
• Alternate 21/39 – Replace Existing Carpeting	\$1,010,981	\$1,150,000
• Alternate 22 – wallcovering replacement in Existing	\$0	\$100,981
• Alternate 25 – Interior Signage at Existing	\$200,000	\$290,000
• Alternate 26 – Interior Electronic Signage	\$150,000	\$0 – Withdrawn
• Alternate 27 – Exterior Electronic Signage	\$310,000	\$365,000
• Alternate 28 – Existing Kitchen Remodel	\$175,000	\$325,000
• Alternate 29 – Replace FA annunciation at Existing	\$400,000	\$275,000
• Add Commissioning services –HMC/Mechanical	\$75,000	\$0
• Alternate 13 – Concessions TI – ALLOWANCE	\$0	\$700,000
<b>TOTAL</b>	<b>\$3,570,981</b>	<b>\$3,570,981</b>

TOTAL ADDED CO AMOUNT - \$3,155,000

- 2) There is no costs added for HCC fees per the 10% "deadband" contract requirements.

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Not valid until signed by the Owner, the Architect [if applicable] and the Contractor.  
Signature of the Contractor indicates agreement herewith, including any adjustment in the Contract Sum or the Contract Time.

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The original Contract Sum/Guaranteed Maximum Cost was .....	\$98,500,000
Net change by previously authorized Change Orders.....	\$0
The Contract Sum/Guaranteed Maximum Cost prior to this Change Order was .....	\$98,500,000
The Contract Sum/Guaranteed Maximum Cost will be <i>increased</i> by this Change Order .....	\$3,570,981
The new Contract Sum/Guaranteed Maximum Cost including this Change Order will be .....	\$102,070,981
The Contract Time will be <i>unchanged with final TBD</i> by this Change Order .....	0 Days
The Date of Substantial Completion as of the date of this Change Order therefore is .....	April 15, 2003

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Recommended:

Approved:

Approved:

\_\_\_\_\_  
BY DATE

\_\_\_\_\_  
BY DATE

\_\_\_\_\_  
By DATE

HOFFMAN CONSTRUCTION CO.  
CONTRACTOR

MERC  
OWNER

ZGF Architects  
ARCHITECT

**EXHIBIT A-4**  
**Oregon Convention Center Expansion**  
**GMP ALLOWANCES and ALTERNATES LIST**

**GMP ALLOWANCES and ALTERNATES CLOSEOUT**

DATE: October 14, 2002

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**GMP ALLOWANCES**

Following is a listing of the GMP CONTRACT ALLOWANCE items, which were included as allowances within the GMP Pricing and scope of work. Pricing allocations have been agreed to by all parties. Allowance costs to be adjusted by the GMP Contingency to reflect final costs of these line item allowances. It is agreed by the Owner and Contractor that once the design is complete and the work is bid in the market place, the Contractor is to finalize all Allowance costs and close out all Allowances and incorporate the work into the GMP.

It is agreed by all parties that the following Allowance items are defined a **DESIGN ALLOWANCES** and the design team and owner are to provide a design that meets the budget constraints and GMP Allowance amounts defined as follows:

**TOTAL ALLOWANCE AMOUNTS - \$ 4,100,000.00**

**FINAL ALLOWANCE CLOSE OUT AMOUNT - \$TBD**

**1. AudioVisual – \$1,500,000.00 ALLOWANCE**

**FINAL CLOSE-OUT AMOUNT - \$1,337,286** See CPN 174

**2. Telecommunications System – \$600,000 ALLOWANCE**

**FINAL CLOSE-OUT AMOUNT - \$756,344** See CPN 71

**3. Carpeting Allowance - \$55 per SY. - \$/SY ALLOWANCE**

**FINAL CLOSE-OUT AMOUNT - \$49.32/sy** See CPN 71

**4. Skylight - \$2,000,000 ALLOWANCE**

**FINAL CLOSE-OUT AMOUNT - \$2,000,000** See CPN 43/71

**5. GMP VE C-24 from GMP Exhibit A-6- \$/VE ALLOWNACE:**

Panels in lobbies, meeting rooms, pre-function and ballrooms are set at \$15/sf supplied and installed and panels in exhibit halls are set at \$10/sf supplied and installed.

**FINAL CLOSE-OUT AMOUNT - \$669,790** See CPN 71



6. The following are new Allowances added through Change Order 2

**Concessions Alternate 13 changes to the work**

This Allowance will track changes per CCD and CPN for revisions and cost impacts.

**MEP Structural and Mechanical - Allowance Amount \$700,000**

7. The following are new Allowances added through Change Order 3

**Garage Exhaust Fan Modifications and changes to the work**

This Allowance will track changes per CCD and CPN for revisions and cost impacts.

**Garage Exhaust - Allowance Amount \$350,000**

**GMP ALTERNATES**

**GMP ALTERNATES – Revised Definitions through Bid documents**

Following is a listing of GMP ALTERNATE items that are not included, in part or in whole, within the GMP Scope of Work, GMP Pricing or GMP Contingency. These Alternates and all associated costs will be added to the GMP Scope of Work only as funds become available through the GMP contract and GMP Contingency as agreed in writing by both the Owner and Contractor. These items are to be addressed after Design Deadband period ending October 1, 2001. The following items have design definition through the final bid package documents. This document tracks the current pricing and execution status of each item:

**Item Description –**

**Alternate 1** - Add tenant improvements to office spaces at level 108.

Bid Package 5/6      Bid Pricing \$678,082      Execution Date 12/12/01      CPN 70

**Alternate 2** - TI of VIP Area in Expansion at level 108.

Bid Package 5/6      Bid Pricing \$254,285      Execution Date 12/12/01      CPN 70

**Alternate 3** - TI for retail, meeting space, and TI of existing mezz (EPO Area) for tickets and security staff at level 83'.

Bid Package 5/6      Bid Pricing \$314,180      Execution Date 12/12/01      CPN 70

**Alternate 4** - Exterior Signage and sign monuments and structure/foundations for Expansion –

Bid Package 7 Execution Date 10/01/02 CO 2

**Alternate 5** - Remodel existing Security System Devices. VOID

**Alternate 6** - Upgrade/replace existing Fire Life Safety system.

Bid Package 5/6 Bid Pricing \$246,541 Execution Date 12/12/01 CPN 70

**Alternate 7** - Seismic Upgrade of existing Cooling Towers.

Bid Package 5/6 Bid Pricing \$14,438 Execution Date 12/12/01 CPN 70

**Alternate 8** - Eco Roof System including soil, planting and drainage - VOID

**Alternate 9** - Integrate Existing Head End HVAC DDC System with New Expansion DDC

Bid Package 5/6 Bid Pricing \$249,365 Execution Date 12/12/01 CPN 70

**Alternate 10** - Close Condenser Loop for Existing Refrig and Ice Machines.

Bid Package 5/6 Bid Pricing \$OCC Execution Date N/A VOID

**Alternate 11** - Revise compressed air system for existing Exhibit Halls and tie to Expansion. Loop the existing buried compressed air system to reduce line pressure loss. VOID

**Alternate 12** - Telecom Upgrade at Existing facility and modified distribution. VOID

**Alternate 13** - Concessions and Kitchen tenant improvements.

Bid Package N/A -CCD 109 Execution Date 10/01/02 CO 2

**Alternate 14** - LEED's program.

Bid Package N/A VOID

**Alternate 15** - Upgrade Existing AV head end for the existing system, to be compatible and tie to expansion system.

Bid Package 8 Estimate \$600,000 Execution Date - Canceled VOID

**Alternate 16** - Upgrade Existing AV system speaker and boxes in Existing Ballroom and Meeting.

Bid Package 8 **VOID**

**Alternate 17** - Replace Existing AV wiring.

Bid Package 8 **VOID**

**Alternate 18** - Upgrade Existing Light Control System

Bid Package 5/6      Bid Pricing \$84,315      Execution Date 12/12/01      **CPN 70**

**Alternate 19** - Tenant Improvement of existing OCC and MERC Administration office Area.

Bid Package 5/6      Bid Pricing \$ \_\_\_\_\_      Execution Date \_\_\_\_\_      **VOID**

**Alternate 20** - Remodel Existing Operations Area for increase staff.

Bid Package N/A      Estimate \$600,000 **VOID**

**Alternate 21** - Replace existing carpet.

Bid Package 5/6 Execution Date 10/01/02 **CO 2**

**Alternate 22** - Replace vinyl wall covering at existing facility.

Bid Package N/A Execution Date 10/01/02 **CO 2**

**Alternate 23** - Replace existing lobby furniture.

Bid Package N/A      Bid Pricing \$ \_\_\_\_\_      Execution Date \_\_\_\_\_      **VOID**

**Alternate 24** - Install VAV at Existing Exhibit Hall Units

Bid Package N/A      Bid Pricing \$ \_\_\_\_\_      Execution Date \_\_\_\_\_      **VOID**

**Alternate 25** - New Interior Signage for Existing

Bid Package 7 Execution Date 10/01/02 **CO 2**

**Alternate 26** - New Interior Electronic Signage for Expansion.

Bid Package 7      Estimate \$365,000 **VOID**

**Alternate 27** - New Exterior Electronic event signage for Expansion and Existing facility.

Bid Package 7 Execution Date 10/01/02 **CO 2**



**Alternate 38** - GMP VE C-20a from GMP Exhibit A-6: Elimination catwalk in exhibit hall E removed through VE from the GMP scope of work. Replace with Structural supports.

Bid Package 5/6      Bid Pricing \$ \_\_\_\_\_      Execution Date \_\_\_\_\_      **VOID**

**Alternate 39** - GMP VE C-27 from GMP Exhibit A-6: Deletion of MLK existing lobby carpet upgrades removed through VE from GMP scope of work.

Bid Package 5/6      Bid Pricing \$ \_\_\_\_\_      Execution Date \_\_\_\_\_      **See Alt 21**

**Alternate 40** - GMP VE S-1 from GMP Exhibit A-6: Deletion of South Lot improvements removed through VE from the GMP scope of work.

Bid Package 1/5/6      Bid Pricing \$ \_\_\_\_\_      Execution Date \_\_\_\_\_      **CPN \_\_\_\_**

**Alternate 41** - GMP VE G-6a3 from GMP Exhibit A-6: Postponed concrete sealer of level P2 concrete floor (SOG) removed through VE from the GMP scope of work.

Bid Package 4      Bid Pricing \$ \_\_\_\_\_      Execution Date \_\_\_\_\_      **VOID**

**Alternate 42** - GMP VE C-4a from GMP Exhibit A-6: Southern operable partition in hall E removed through VE from the GMP scope of work.

Bid Package 5/6      Bid Pricing \$152,217      Execution Date 12/12/01      **CPN 70**

**Alternate 43** – North Entry Exterior Canopy

Bid Package 3/5/6      Bid Pricing \$150,000      Execution Date 12/12/01      **CPN 70**

# COST IMPACTS REPORT

## Oregon Convention Center Expansion

CONTRACT PROJECTIONS - Hoffman Job No. 1360000

### *OCC Cost Impacts Report*

UPDATED 10/14/02

<i>Unforeseen Cost Impacts</i>	Inside GMP	Outside of GMP	Comments
<b>MEP Joist Loading Costs</b>	\$ 600,000		CO 3 - Impact funding
Unforeseen - design modification			
<b>Alt 13 - CPN 109 - Concessions TI/Finishes</b>		\$ 700,000	CO 3 to be authorized
GMP Exclusion - Add Scope			TI Funding
<b>CPN 166 - Socapex - added system</b>	\$ 41,053		CO 3 - Impact funding
Added Scope - partial VE			
<b>CPN 285 - Artwork support - not in GMP</b>		\$ 75,500	CO 3 to be authorized
GMP Exclusion - Add Scope			Soft Cost Budget
<b>CPN 224 - Door matrix design confirmation</b>	\$ 420,000		CO 3 - Impact funding
Unforeseen - Sub Bid Impacts			
<b>CPN 225 - EF 41/42 re-design - final \$ TBD</b>		\$ 350,000	CO 3 to be authorized
Unforeseen - design modification		Estimated	Soft Cost Budget
<b>CPN 294 - CCD 122 - Damper Additions</b>	\$ 350,000		CO 3 - Impact funding
Unforeseen - Sub Bid Impacts			
<b>CPN 294 - Smoke Detectors</b>	\$ 250,000		CO 3 - Impact funding
Unforeseen - Sub Bid Impacts			
<b>Alt. 22 - Replace Existing Wallcoverings</b>		\$ 135,000	CO 2R Funding
GMP Exclusion - Add Scope			
<b>Alt. 34 - Potential Energy Study Adds</b>		TBD	TBD
GMP Exclusion - Add Scope			
<b>Commisioning Services</b>		\$ 75,000	TBD
GMP Exclusion - Add Scope			
<b>TOTAL COSTS</b>	<b>\$ 1,661,053</b>	<b>\$ 1,335,500</b>	<b>\$ 2,996,553</b>

# CHANGE ORDER 2 RECONCILIATION

## Oregon Convention Center Expansion

UPDATED 10/14/02

### Extra Work Status - CO 2 Alternates

Change Item Description	CO Amount	GC Allocation	Budget	Bids Plus YTB	Delta	Action	Revised Budget	GC Allocation	Revised CO
Alt. 4 - Exterior monument Signage	\$ 50,000	\$ -	\$ 50,000	\$ 339,524	\$ (289,524)	Proceed	\$ 350,000	\$ 15,000	\$ 365,000
Alt. 15 - Upgrade Existing AV	\$ 600,000	\$ (25,000)	\$ 575,000	\$ 1,600,000	\$ (1,025,000)	Hold all Work	\$ -	\$ -	\$ -
Alt. 20 - Remodel Existing Ops	\$ 600,000	\$ (25,000)	\$ 575,000	\$ 900,000	\$ (325,000)	Hold all Work	\$ -	\$ -	\$ -
Alt. 21/39 - Carpet Upgrade existing	\$ 1,010,981	\$ (25,000)	\$ 985,981	\$ 1,057,079	\$ (71,098)	Proceed	\$ 1,100,000	\$ 50,000	\$ 1,150,000
Alt. 22 - Existing wallcovering	\$ -	\$ -	\$ -	\$ 110,000	\$ (110,000)	Add to Scope	\$ 90,981	\$ 10,000	\$ 100,981
Alt 25 - Replace existing signage	\$ 200,000	\$ (10,000)	\$ 190,000	\$ 250,470	\$ (60,470)	Proceed	\$ 275,000	\$ 15,000	\$ 290,000
Alt 26 - Interior Digital Signage	\$ 150,000	\$ (10,000)	\$ 140,000	\$ 148,160	\$ (8,160)	Hold all Work	\$ -	\$ -	\$ -
Alt 27 - Exterior Digital Signage	\$ 310,000	\$ (10,000)	\$ 300,000	\$ 349,556	\$ (49,556)	Proceed	\$ 350,000	\$ 15,000	\$ 365,000
Alt. 28/28.1 - Existing Kit Remodel	\$ 175,000	\$ (25,000)	\$ 150,000	\$ 450,000	\$ (300,000)	VE to Budget	\$ 300,000	\$ 25,000	\$ 325,000
Alt. 29 - FA annunciation in existing	\$ 400,000	\$ (25,000)	\$ 375,000	\$ 354,200	\$ 20,800	Proceed	\$ 250,000	\$ 25,000	\$ 275,000
Commissioning Services	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ -	Proceed	To CO 3	\$ -	\$ -
CPN 225 - EF 41/42 re-design -	\$ -	\$ -	\$ -	To CO 3	To CO 3	Proceed	To CO 3	In GMP	\$ -
Alt 13 - CPN 109 - Concessions TI	\$ -	\$ -	\$ -	\$ -	\$ -	Add to CO 2	\$ 700,000	\$ -	\$ 700,000
<b>TOTAL COSTS</b>	<b>\$3,570,981</b>	<b>-\$155,000</b>	<b>\$3,415,981</b>	<b>\$ 5,633,990</b>	<b>\$ (2,218,009)</b>		<b>\$ 3,415,981</b>	<b>\$155,000</b>	<b>\$3,570,981</b>
								Delta	\$ -

# COST IMPACTS - PROPOSED FUNDING

## Oregon Convention Center Expansion

CONTRACT PROJECTIONS - Hoffman Job No. 1360000

### Extra Work Status - CO 3 Alternates

UPDATED 10/14/02

<i>Unforeseen Cost Impacts</i>	<b>Costs</b>	<b>CO 2R</b>	<b>CO 3</b>	<b>Unfunded</b>	<b>Comments</b>
<b>MEP Joist Loading Costs</b>	\$ 600,000	\$ -	Below	\$ 600,000	CO 3 - Impact funding
Unforeseen					
<b>Alt 13 - CPN 109 - Concessions TI/Finishes</b>	TBD	\$ 700,000		\$ -	CO 2 to be authorized
GMP Exclusion	Estimated				TI Funding
<b>CPN 166 - Socapex - potential add</b>	\$ 41,053	\$ -	Below	\$ 41,053	Contingency Draw
Added Scope					
<b>CPN 285 - Artwork support - not in GMP</b>	\$ 75,500	\$ -	\$ 75,500	\$ -	CO 3 to be authorized
GMP Exclusion	Estimated				Karl Budget
<b>CPN 224 - Door matrix design confirmation</b>	\$ 420,000	\$ -	Below	\$ 420,000	GMP Line item impac
Unforeseen					Contingency Funds NA
<b>CPN 225 - EF 41/42 re-design - final \$ TBD</b>	\$ 350,000		\$ 350,000	\$ -	Revised to CO 3
Unforeseen	Estimated		Estimated		Soft Cost Budget
<b>CPN 294 - CCD 122 - Damper Additions</b>	\$ 350,000	\$ -	Below	\$ 350,000	GMP Line item impac
Unforeseen					Contingency Funds NA
<b>CPN 294 - Smoke Detectors</b>	\$ 250,000	\$ -	Below	\$ 250,000	GMP Line item impac
Unforeseen					Contingency Funds NA
<b>Alt. 22 - Replace Existing Wallcoverings</b>	\$ 135,000	\$ 100,981	\$ -	\$ -	CO 2R Funding
Added Scope					
<b>Alt. 34 - Potential Energy Study Adds</b>	TBD	\$ -	\$ -	\$ -	TBD
Added Scope					
<b>Commisioning Services</b>	\$ 75,000	\$ -	\$ 75,000	\$ -	Revised to CO 3
GMP Exclusion - Add Scope					Soft Cost Budget
<b>Construction Impacts costs</b>	Above	\$ -	\$ 600,000	\$ (600,000)	TBD
Settle \$600K add to GMP for impacts to date					
<b>SUBTOTAL</b>	<b>\$ 2,296,553</b>	<b>\$ 800,981</b>	<b>\$ 1,100,500</b>	<b>\$ 1,061,053</b>	<b>**</b>

Offset Cost Impacts to GMP through Concrete savings, YTB, etc.