



AGENDA
CUYAHOGA COUNTY COMMITTEE OF THE WHOLE MEETING
TUESDAY, JANUARY 5, 2016
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
1:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT RELATED TO AGENDA

4. DISCUSSION / EXECUTIVE SESSION:

- a) Pending or imminent litigation.

5. ITEMS REFERRED TO COMMITTEE / DISCUSSION:

- a) R2015-0274: A Resolution making an award on RQ35765 to Turner/Ozanne, a Joint Venture for design-builder services for the Huntington Park Garage Rehabilitation Project; authorizing the County Executive to negotiate, enter into, and execute an initial contract with Turner/Ozanne, a Joint Venture in the amount not-to-exceed \$_____ for the period _____ - _____ and to execute all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.
- b) R2015-0275: A Resolution authorizing an amendment to the Design-Build Agreement with Turner/Ozanne/VAA A Joint Venture establishing a guaranteed maximum price in the amount not-to-exceed \$238,600,233.00 for design-build services for the Convention Center Hotel Project and the underground enclosure from Huntington Park Garage to the Hotel; authorizing the County Executive to execute the contract and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

6. MISCELLANEOUS BUSINESS
7. PUBLIC COMMENT UNRELATED TO AGENDA
8. ADJOURNMENT

**Complimentary parking for the public is available in the attached garage at 900 Prospect. A skywalk extends from the garage to provide additional entry to the Council Chambers from the 5th floor parking level of the garage. Please see the Clerk to obtain a complimentary parking pass.*

***Council Chambers is equipped with a hearing assistance system. If needed, please see the Clerk to obtain a receiver.*

County Council of Cuyahoga County, Ohio

Resolution No. R2015-0274

Sponsored by: County Executive Budish/Department of Public Works	A Resolution making an award on RQ35765 to Turner/Ozanne, a Joint Venture for design-builder services for the Huntington Park Garage Rehabilitation Project; authorizing the County Executive to negotiate, enter into, and execute an initial contract with Turner/Ozanne, a Joint Venture in the amount not-to-exceed \$_____ for the period _____ - _____ and to execute all other documents consistent with said award and this Resolution; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, pursuant to Chapter 504 of the Cuyahoga County Code, the Department of Public Works issued a Request for Proposals (RQ35765) for Design-Build Services for the Huntington Park Garage Rehabilitation Project and received proposals from design builders for the project; and

WHEREAS, the County evaluated the qualifications and proposals of the design builders who responded to the RFP and Turner/Ozanne, a Joint Venture (“Design-Builder”) received the highest rankings; and

WHEREAS, due to the complexity of the project and the scope involved, it is not possible to determine with a reasonable amount of certainty the maximum not-to-exceed value of the contract with the Design-Builder before completion of additional work on the project; and

WHEREAS, it is necessary to authorize the recommended Design-Builder to proceed with the initial phase of work necessary, including, but not limited to, providing for pre-construction and construction services, including preparation of construction documents; and

WHEREAS, Council has determined to award an initial contract to the Design Builder for an amount not-to-exceed \$_____ ; and

WHEREAS, the final definitive contract with Design-Builder shall be subject to County Council’s approval; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that the time-sensitive project can continue proceeding on schedule and that critical services provided by Cuyahoga County can continue and to provide for the usual, daily operation of a County entity.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That County Council hereby makes an award on RQ35765 to Turner/Ozanne, a Joint Venture for design-builder services for the Huntington Park Garage Rehabilitation Project; authorizing the County Executive to negotiate, enter into, and execute an initial contract with Turner/Ozanne, a Joint Venture in the amount not-to-exceed \$_____ for the period _____ - _____. To the extent that any exemptions, if any, are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution. The final negotiated terms of the contract, including the maximum not-to-exceed amount and risk management protections, shall be subject to the approval of the Director of Law, but in no event shall the maximum amount exceed the herein authorized \$_____.

SECTION 2. That the final definitive contract with Turner/Ozanne, a Joint Venture shall be subject to Council's approval.

SECTION 3. That the County Executive is authorized to execute a contract and all other documents, as approved to legal form and correctness, by the Director of Law, or his designee, in accordance with this Resolution.

SECTION 4. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health, or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 5. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by _____, seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: December 8, 2015

Committee(s) Assigned: Committee of the Whole

Journal _____
_____, 20__

County Council of Cuyahoga County, Ohio

Resolution No. R2015-0275

Sponsored by: County Executive Budish/Department of Public Works	A Resolution authorizing an amendment to the Design-Build Agreement with Turner/Ozanne/VAA A Joint Venture establishing a guaranteed maximum price in the amount not-to-exceed \$238,600,233.00 for design-build services for the Convention Center Hotel Project and the underground enclosure from Huntington Park Garage to the Hotel; authorizing the County Executive to execute the contract and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, in Resolution No. R2013-0234, County Council made an award on RQ28353 to Turner/Ozanne/VAA A Joint Venture (“Design Builder”) and authorized the County Executive to negotiate, enter into, and execute an initial contract (CE1300555-01) with the Design Builder in an amount not-to-exceed \$10,000,000.00; and,

WHEREAS, in Resolution No. R2014-0089 Council authorized a GMP amendment number 1 with Design Builder for an amount not-to-exceed \$217,053,982.00 as the design-builder for the Convention Center Hotel Project; and,

WHEREAS, the Cuyahoga County Board of Control approved GMP amendment number 2 under which County and Design-Builder amended the Agreement to include the scope of design and pre-construction services related to the underground enclosure from Huntington Park Garage to the Hotel (as defined in the Agreement) and an amended GMP amount not-to-exceed \$217,478,982.00; and,

WHEREAS, the County and Design-Builder wish to amend the Agreement to reconcile the scope of services and work as contemplated throughout the project and to include construction services related to the underground enclosure from Huntington Park Garage to the Hotel as defined in an amended agreement; and,

WHEREAS, it is necessary that this Resolution become immediately effective in order that the time-sensitive project can continue proceeding on schedule and that critical services provided by Cuyahoga County can continue and to provide for the usual, daily operation of a County entity.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. County Council hereby authorizes GMP amendment number 3 with Turner/Ozanne/VAA A Joint Venture for an amount not-to-exceed \$238,600,233.00 as the design-builder for the Convention Center Hotel Project and the underground enclosure from Huntington Park Garage to the Hotel as defined in the Agreement, and authorizes the County Executive to enter into said contract. Said contract shall have a substantial completion date related to the underground enclosure from the Huntington Park Garage to the Hotel of May 12, 2017, unless otherwise agreed to in the Change Order related to such work. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution. The final negotiated terms of the contract, including the actual maximum not-to-exceed amount and risk management protections, shall be subject to the approval of the Director of Law, but in no event shall the finally negotiated amount exceed the herein authorized maximum of \$238,600,233.00.

SECTION 2. The County Executive is authorized to execute the contract and all other related documents, as approved to legal form and correctness by the Director of Law or his designee, consistent with this Resolution.

SECTION 3. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health, or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 4. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by _____, seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: December 8, 2015

Committee(s) Assigned: Committee of the Whole

Journal _____
_____, 2016

Change Orders	Bid Package	Amount	Comments
1	Amount of DB Agreement	\$0	No comment needed
2	Unused Gas Mediation Design work	\$0	No comment needed
2, R1	Unused Gas Mediation Design work	(\$45,893)	VE item - based on Geotech testing
3	Turner Logistics purchase of MEP equipment	(\$4,867)	Buy out savings
4	PLA	void	void
4, R1	PLA	\$0	No comment needed
5	RWDI glass change	\$6,470	Design issue related to code that was not reflected in the GMP. Importance factor requirements
6	Façade articulation in podium	\$170,186	Reinstalled VE item. Original façade was too flat aesthetically. Added metal panels.
7	West façade going to spandrel	\$13,943	Needed due to coordination of ceilings
8	South façade spandrel	\$24,915	Vison glass would not work due to guest room design
9	Ballroom Power Distribution	void	void
9, R1	Ballroom Power Distribution	\$5,908	Hilton request to maximize sellability of meeting space
10	Upsizing Elev Cabs	\$7,877	Hilton Standard, not included in the original GMP
11	10' Tall Cabs	\$22,884	Hilton Standard, not included in the original GMP
12	Hall Lanterns	void	void
12, R1	Hall Lanterns	\$67,193	Design scope not reflected in GMP. Critical for guest wayfinding. The GMP only had them in the cabs. Needed them in the elevator lobby
13	Delete Penthouse Elev Stops	(\$17,032)	VE item
14	Deduct nickel silver to alum sills	(\$16,086)	VE item
15	Porch Column Bases	\$205,970	Reinstalled VE item to allow for additional seating on terrace
15, S1	Porch Granite	(\$10,642)	Reduced scope
16	Skybar Curtainwall lowered	(\$22,714)	Design revision which resulted in less wall needed.
17	Permit Set Underground Utilities	\$76,257	Additional utilities added to permit set
18	BW Model Rm and Laundry	\$203,416	Was in FF&E budget but to expedite we had Turner do initial payment. Not a real cost to project
19	Transfer of Office Rent	void	void
19, R1	Transfer of Office Rent	(\$2,286)	Turner supplied credit related to rent paid in Standard bldg.
20	Transfer Part Time First Aid	(\$592)	Turner supplied credit
21	Rigging Points	\$59,031	Hilton requested more hang points than assumed. Maximizes show setups in the ballrooms, which will maximize marketability
22	Transfer Swimming Pool Scope	\$0	No comment needed
23	Relocate 2nd level Depressed slab	\$12,795	Location of walk in freezer moved resulting in rework of slab depression
24	GCs for FF&E	\$178,906	Cost for Turner's assistance in managing this install of laundry and food service equipment, which has proven value in field coordination.
25	Kone 3rd party COP	\$55,258	Standard car operating panel would not allow for all call buttons and Hilton did not want to do destination dispatch as it would lead to guest confusion
26	Credit on Methane mitigation installation	(\$154,756)	VE item. We did not need such an elaborate system
27	Transfer Caisson Hold Savings	\$0	No comment needed
28	Transfer credit for Vibration Monitoring	\$0	No comment needed
29	Vertical Seam Light	\$67,281	Main lighting element that was assumed to be just a light shining in a slot which did not work in field mock ups. Design modified to be behind glass to maintain the approved night image of the bldg.
30	Corridor Fan Coil Unit	\$41,967	Engineer recommendation to maintain guest comfort. This is located in the elevator lobbies.
30, S1	Corridor Fan Coil Unit	\$14,856	Engineer recommendation to maintain guest comfort. This is located in the elevator lobbies. Structural portion
31	Podium roof anchors	\$108,384	Needed for fall protection
32	Deleting Lakeside Canopy Sprinkler	(\$33,318)	VE item after determining we did not need by code.
33	Escalators to B1	\$278,217	Result of consultation with CC and volume of proposed guests
34	Credit on preaction sprinkler	(\$10,156)	VE item
35	Armacell in lieu of Fiberglas	\$37,555	(Pipe Insulation) This was a Hilton request
36	Credit for Sidewall Sprinkler Heads at Tower Corridor	(\$15,532)	VE item
37	Mark up on contingencies	void	void
37, S1	Mark up on contingencies	\$0	transfer of mark up from contingency spend. 1/9/15 & 9/2/15
38	Design fee to reconfigure B1	\$33,565	Design work related to changing to escalators in from a stair
39	Added Pantries Design Fee	\$13,472	Hilton request to help in functionality and efficiency in operations
40	Lakeside North Canopy	\$15,398	Reconciliation of scope and original allowance
41	Ontario West Canopy	\$33,297	Reconciliation of scope and original allowance
42	Food Service Employee Dining	\$11,554	Layout changed to better function
43	Upsize shower base	\$22,301	Result of model room review. Shower was too narrow.
44	Natural gas line from building to fire pit	\$8,161	Reinstalled VE item to enhance outdoor seating area.
45	Design Services for Guest Room Doors (Match FF&E Casework)	\$1,479	Design services related to changing from painted doors to wood grained laminate doors. Laminate doors will improve long term maintenance and aesthetic of doors.
46	Multivista MEP documentation	\$45,746	For long term benefit of operations. Photos show in wall MEP before drywall.
47	Upgrade Hall Lanterns from Amber Arrows to Digital	\$3,641	Better for guest wayfinding. Base lantern was difficult for a guest to see.
48	Replace Podium Faucet Battery with 30 Year Power Cell	\$11,646	Better for operations. Saves money from constant battery replacement.
49	Cornice Steel DD Phase 1	\$287,942	Reinstalled VE item to maintain approved aesthetics
50	Design services for B1 offices	\$4,167	Program added by Hilton after GM was hired.
51	Final Won Door system	void	void
52	Extend ext wall at podium	\$82,851	Needed to close off building at rooftop condition changed by adding back in cornice and porch roof
53	Added meeting room operable part	\$28,432	To give flexibility in meeting space and improve revenue
54	Design Services for Tier xx28 Guestroom	\$24,908	Able to make corner room a mini-suite. Premium rate achieved
55	Adjusted skylight at ground level	\$34,827	Enhanced design of skylight for better wayfinding to CC and better appearance at street level.
56	Furnish and Install Flue for Ironer;	\$48,036	Code issue that came up after GMP
56, S1	Furnish and Install Flue for Ironer;	\$3,052	Code issue that came up after GMP
57	Add (1) Can Light to ADA Room Entry Vestibules	\$4,047	Room not fully developed at time of GMP
58	Upgrade (252) Stair Light Fixtures to Include Built In Occupancy Sensor	\$42,921	Hilton request. ROI on energy savings
59	Design Services for Revised Hotel Site Design	\$15,270	To enhance access to restaurant as a distinct profit center for non-guests
60	Expanded CCI code work	\$6,158	VOA request as a result of continued meetings with city
61	Give-Back of GMP Scope Related to Green Wall System	(\$171,790)	Money to be added to art budget
62	Design Services for NTI's Add Services	\$2,052	Design work related to added WAPs on guest floors
63	Design Services for Barber & Hoffman's Structural Analysis for Walk-out Balcony	\$3,078	Changed to making an actual balcony
64	Delete FS dampers in guestrooms	(\$597,074)	VE item. PMC concept to modify and centralize smoke damper system.
65	Curtainwall ISA Scope Adjustments per Lerch Bates Report (L1-8)	\$32,888	Required by window washing consultant due to sloped wall
66	Give-Back of Owner Allowance Scope Related to Metal Sculptures in Lobby	(\$79,837)	Money to be added to art budget
67	Transfer Unused Schuff Subcontractor Allowances to Turner General 02 - Schedule Acceleration Exposure Hold in GMP	void	void
68	Furnish and Install Electric Canopy Heaters	\$39,921	Design scope not reflected in GMP
68, R1	Furnish and Install Electric Canopy Heaters	\$15,844	Design scope not reflected in GMP
69	PSAV Changes in Ballrooms and Meeting Rooms	void	void
69, R1	PSAV Changes in Ballrooms and Meeting Rooms	\$41,475	Hilton requirement to enhance marketability of meeting spaces
70	Outlet added at guest fan coil unit in QQ Rooms	void	void
70, R1	Outlet added at guest fan coil unit in QQ Rooms	void	void
70, R2	Outlet added at guest fan coil unit in QQ Rooms	\$34,625	Result of model room review. Needed one more outlet to power floor lamp.

Change Orders	Bid Package	Amount	Comments
71	First Responder Radio Systems	void	void
71, R1	First Responder Radio Systems	\$142,700	Design scope not reflected in GMP
72	CCTV System and Access Control System	void	void
72, R1	CCTV System and Access Control System	\$494,582	Transferred from owner budget. Actually a savings.
73	Audio and Video Systems	void	void
73, R1	Audio and Video Systems	\$921,422	Transferred from owner budget. Actually a savings.
74	Off Peak Chilled Water Pumps	void	void
74, R1	Off Peak Chilled Water Pumps	\$58,010	Added design scope not reflected in GMP
75	Concrete Scope Adjustment	\$556,678	Buyout modification. Original component of \$4 million contingency
76	VOID	void	void
77	Design Services for Horizontal and Vertical Fin Tube Revisions	\$2,830	Moved from vertically stacked to side by side so fin tube wasn't in window siteline
78	Design Services for FS Revisions to Lobby Bar Equipment	\$4,033	Result of Hilton F&B team joining later in the schedule
79	Design Services for FF Revised Scope	void	void
80	Design Services for MEP Updates Related to Ceiling Revisions	\$3,479	For better aesthetic and minimizing access doors in ceilings
81	Addition of 1-1/2" Irrigation Line	\$20,155	Reinstalled VE item
82	Addition of 4 Pantires	\$126,454	Hilton request to help in functionality and maximize operational efficiency
83	90% CD Pricing; Fire Protection	\$83,448	Added design scope not reflected in GMP, including: sprinkler curatin at CC connection, dry sprinkler at new storage space behind generator, needed double row of sprinklers due to ceiling designs in ballrooms
84	Addition of 5 VAV Boxes	\$26,612	Added to manage heat gain for offices facing western sun.
85	Transfer Unused Schuff Scope to Appropriate GMP Lines	(\$194)	Turner credit
86	Water Treatment Coupon Racks	\$6,416	Hilton request. Helps with operations in terms of maintenance.
87	Additional Circuit in North Core Elevator Lobbies for Added FCUs	\$2,130	Engineer recommendation to maintain guest comfort. This is located in the elevator lobbies.
88			
89	Design Services for FS Employee Dining Room Revisions	\$1,933	Result of Hilton F&B team joining later in the schedule. Added ice machine and soda dispenser.
90			
91			
92	Design Services for Redesign of Sky Bar	\$41,830	Result of Hilton F&B team joining later in the schedule. Added equipment and reconfigured pantry/toilet rooms
93	Design Services for FS Main Restaurant Bar and Kitchen Display	\$12,355	Hilton request. New program element.
94	LCM Scope of Services	\$3,078	Result of more time spent with Universal Design Group
95	General Requirements on GMP Changes through 5/5/15 (Owner Allowance)	\$217,907	GRs from Change orders. This is an allowance and money will come back if not spent.
96	BP#11 Winter Weather & Snow Removal Transfer to General Requirements	void	void
97	Sprinkler Heads at Added Soffits	\$3,653	Result of coordination at added soffits in the design
98	One Vancancy Switch/Sensor per Guestroom Restroom	\$44,307	To save energy costs ROI
99	Plastic Laminate Toilet Partitions at Public Restrooms	void	Use of wood grain plastic laminate in lieu of manufacturer standard stainless steel, resulting in better aesthetic.
99, R1	Plastic Laminate Toilet Partitions at Public Restrooms	\$31,397	Use of wood grain plastic laminate in lieu of manufacturer standard stainless steel, resulting in better aesthetic.
100	Hilton Office Space	\$153,331	Moved this from Pre-opening scope so Turner could build it. Allowed Hilton to maximize spend for sales and marketing.
101	Subducts at Exhaust Air Stack in South Core per KE	\$5,779	Design scope not reflected in GMP
102	Addition of Snow Melt & Requirements (Ontario & Lakeside)	\$68,690	Original VE Item put back to maintain approved aesthetics
103	Add Floor Drains Outside of ADA Roll In Showers	\$6,091	For better water control when guests roll out of shower
104	New Circuits for 3 Additional VAV's @ Level 1 Offices	\$1,558	Added to manage heat gain for offices facing western sun.
105	Add FSD's & Fans at Seventeen (17) IDF Closets at Guest Floors	\$63,409	Hilton request related to IT systems to be installed in closets
106	Lutron Lighting Controls at Public Spaces (Occupancy Sensors)	\$125,944	Hilton request. ROI on energy savings.
107	Entrance Canopies AESS Upgrades	\$11,101	To achieve nicer finish
108	P27 Ceramic Tile Stone Owner Changes Itemized at Buyout	void	void
108, R1	P27 Ceramic Tile Stone Owner Changes Itemized at Buyout	\$79,738	Hilton request related to tile base
109	Give back on unused owner allowances	(\$549,581)	Unused owner allowances.
110	Furnish and Install Snap Covers i.o Screw Covers	\$6,924	Cleaner solution where covers will not be tampered
111	Revised Model Room Pricing	\$28,025	Moved this from Pre-opening scope so Turner could build it.
112	Add (4) Lower Restaurant Canopies	\$194,254	Reinstalled VE Item put back to maintain approved aesthetics
113	Cornice Steel DD Phase 2	\$449,435	Reinstalled VE Item put back to maintain approved aesthetics
114	Porch Column/Trellis Design Development; Phase 2 (2 of 2)	\$231,316	Reinstalled VE Item put back to maintain approved aesthetics
115	Bulletin #34 - Full-Height Wall Tile i.o. Wainscot at Rooms 0113B,0114B	void	void
115, R1	Bulletin #34 - Full-Height Wall Tile i.o. Wainscot at Rooms 0113B,0114B	\$8,806	Result of coordination with toilet accessories
116	90% CD Pricing Updates; HVAC	\$249,133	Added design scope not reflected in GMP, including: additional length of perimeter fin tube heat, added expansion tanks, added horizontal fan coil units
117	Add Windscreen @ Restaurant Terrace	void	void
117, R1	Add Windscreen @ Restaurant Terrace	\$92,944	Needed for guest comfort based on wind study. Allows for longer duration of use.
118	90% CD Pricing Updates; Gorman Lavelle	\$112,243	Added design scope not reflected in GMP, including: credit to locate suite sinks, added drains underneath pool, drain and sink in Herb N Kitchen, added lactation room for employees, added misc floor drains and lines.
119	Power at Added Escalators from B1 to L1	\$9,878	Result of consultation with CC and volume of proposed guests
120	Bulletin 21 Pricing; CSMI	\$26,053	Added design scope not reflected in GMP, including: added exhaust grill and duct in multi-bay suites, revisions to skybar ductwork and additional control panel for nitrogen storage at skybar
121	Void	void	void
122	Bulletin 14 Pricing; CSMI	\$173,454	Added design scope not reflected in GMP, including: gravity ventilator at skybar AHU, supply ducts to pantries, demo installed grease duct due to restaurant changes by Hilton, HVAC at coat closets
123	Snow Melt for Restaurant Entry from West Mall Drive; HVAC	\$86,426	To enhance access to restaurant as a distinct profit center for non-guests
124	BP18 Millwork Buyout	\$1,510,071	Reconciliation of scope and original allowance
125	Bulletin 14 Pricing; Electrical	\$76,920	Added design scope not reflected in GMP, including: revised lighting at storage and office spaces, revised lighting controls at Hilton added coffee station, added fireman's phone at serv elev lobby, added door hold open devices per Hilton ops request, enlarged power requirement at restaurant
126	Bulletin 17 Pricing; Plumbing - part NE Cornder room	\$50,522	Added design scope not reflected in GMP, including: relocating toilet room fixtures, changing bathtubs to showers due to conflicts, added rough in for laundry equip
127	Bulletin 21 Pricing; Electrical	\$9,012	Added design scope not reflected in GMP, including: added convenience outlets in restaurant, tech library and exec lounge.
128	Tube Steel Entrance/Vestibule Framing	\$17,735	At vestibule in lieu of glass ceiling. Achieved savings on glass ceiling in buyout.
129	Bulletin 01 Pricing; Electrical	\$6,174	Design scope changes primarily related to added two offices in basement per Hilton
130	Bulletin 06 Pricing; Electrical	\$10,891	Design scope changes related to lobby bar
131	Guest Room T-stat Changes and Inncom Tie to Devices	\$59,331	Hilton request. ROI on energy savings
132	Bulletin 02 & 03 Pricing; Fire Protection	void	Design scope changes primarily related to fire protection for added two offices in basement per Hilton
133	Bulletin 18 Pricing; Fire Protection - NE Corner room	\$7,122	To enhance corner experience. Premium rate achieved
134	Provide Airwalls Between (1) Set of Mtg. Rooms on L3	\$20,925	To give flexibility in meeting space and improve revenue due to enhanced marketability
135	Provide Airwalls Between (3) Sets of Mtg. Rooms on L5	\$52,728	To give flexibility in meeting space and improve revenue due to enhanced marketability
136	WAP's on Guest Room Floors	\$212,068	Per Hilton and changes in technology with many more small data devices. Futureproofs hotel
137	90% CD Pricing Updates; Electrical	\$30,636	Design scope not reflected in GMP
138	Provide Power to Added Escalator from Level B1 to Level 1	void	void

Change Orders	Bid Package	Amount	Comments
139	Bulletin #26 Skybar Restroom Sprinkler Changes	\$3,418	Reconfigured layout of restrooms for better guest experience
140	Give Back Buyout Savings of BP #31 - Façade Access Equipment	(\$46,581)	Hilton will rent equipment
141	Bulletin 32_HVAC Changes (COR Portion)	\$16,159	Design scope related to moving electrical and thermostats in ballrooms for better aesthetics.
142	Bulletin #28_Top of Tower Development (Misc. Metals & SOFP)	\$174,388	The structural design at the top of the tower roof and how the window washing would work was incomplete in the GMP set.
143	Hilton Requested BAS Interface @ Pool Equipment	\$4,684	Hilton request to better monitor performance of equipment
144	Add YD10 Fixtures and 3-way Switches to Rm. Xx28	\$27,469	Related to turning this room into a mini-suite and allows for a premium rate.
145	Bulletin 27 Pricing; Electrical	\$19,202	Design scope not reflected in GMP primarily related to moving ceiling mounted strobes on guest floors to wall mounted after model room review
146	Bulletin 21 Pricing; Plumbing (High Roof Drains ONLY)	\$14,012	Reconciliation of scope and original allowance
147	VOID	void	void
148	Added Precast Panels @ Zen Garden Sloped Retaining Wall	\$72,190	Required to maintain waterproof condition and to match design
149	Reconciliation of BP #21 - Owner 01 Shower Doors Owner Allowance	\$54,180	Reconciliation of scope and original allowance
150	IEG Epoxy Grout at L2 Kitchen	\$81,475	For better maintenance due to kitchen use
151	Bulletin 49; Plumbing - Related to added Restaurant bar	\$49,331	Design scope not reflected in GMP primarily related to added domestic and sanitary waste piping.
152	Exterior Soffits @ L1, L2, and L5 Terrace (COR Portion)	\$172,707	Originally soffits were cement plaster. Making them metal is far better aesthetic and less maintenance.
153	Bulletin 15 Pricing; Electrical	\$33,270	To give flexibility in meeting space and improve revenue due to enhanced marketability
154	Misc. Owner- Requested Tile Changes	void	Added tile in lieu of paint or wallcovering to better protect walls or for aesthetics
154, R1	Misc. Owner- Requested Tile Changes	\$91,816	Added tile in lieu of paint or wallcovering to better protect walls or for aesthetics
155	Bulletin 7 Pricing; Operable Walls	\$519,583	To give flexibility in meeting space and improve revenue due to enhanced marketability
156	NTI Change Orders related to Hilton technology changes	\$12,242	Per Hilton and changes in technology
157	KE Add Services for Added Vacancy Sensors	\$4,586	Hilton request. ROI on energy savings
157, S1	KE Add Services for Added Vacancy Sensors	(\$305)	Hilton request. ROI on energy savings
158	West Mall Redesign	\$28,638	To enhance access to restaurant as a distinct profit center for non-guests
158, S1	West Mall Redesign	(\$1,029)	To enhance access to restaurant as a distinct profit center for non-guests
159	Bulletin 50 Pricing; Design	\$8,902	Design services to update plans to accommodate Hilton changes to F&B
159, S1	Bulletin 50 Pricing; Design	(\$321)	Design services to update plans to accommodate Hilton changes to F&B
160	Huffcor Sliding Glass Partitions @ Mtg. Rooms 3 & 5; CSMI	\$5,911	To give flexibility in meeting space and improve revenue due to enhanced marketability
161	Won Door Model Revisions in 90% CD's	\$15,073	Doors changed size and went from non-pressurized to pressurized.
162	Provide Reveal Base in lieu of Mandalay in Guest Corridors	(\$6,576)	VE change during model room review
163	Bulletin #33_ Additional Granite @ East Side	void	void
163, R1	Bulletin #33_ Additional Granite @ East Side	\$388,504	Added scope due to exposed waterproofing condition. More long term solution. Originally exposed concrete and wood benches. In order to save costs by not removing existing wall between CC and hotel, this detail would not work.
164	Add Johnsonite Base i.l.o. Vinyl at Guest Rooms	void	void
164, R1	Add Johnsonite Base i.l.o. Vinyl at Guest Rooms	\$6,594	Change related to model room review
165	SlimLite Panel @ L3 & L5 Prefunction Area	\$64,791	Added stonelike finish at public space in lieu of just painted drywall
166	Extra Masonry Column Wrap	void	void
167	Provide 2 Terrace Doors @ L5 Balcony i/o Alum. Swing Doors	\$5,809	Better weather condition doors than assumed by contractor in buyout
168	Bulletin 51 Pricing; Plumbing	\$2,305	Plumbing changes related to Hilton repositioning of display kitchen elements
169	Bulletin 54 Pricing; Operable Walls	\$9,965	Modified partition storage to allow salons to be subdivided correctly
170	Provide (7) Huffcor Sliding Glass Partitions at Mtg. Rooms 3 and 5; Electrical	\$10,735	To give flexibility in meeting space and improve revenue due to enhanced marketability
171	Bulletin 33 Pricing; BP43b Site Concrete/Asphalt	\$38,467	To enhance access to restaurant as a distinct profit center for non-guests
172	Convert Lantern Roof to Terrace Balcony; Harmon & Ind. First	\$114,396	Enhanced lantern by creating new balcony
173	Transfer Fire Extinguisher Maintenance & Distribution Scope from BP11 - Concrete to General Requirements	\$0	Just a move between trades
174	Bulletin 54 Pricing; Fire Protection (L3 & L5 Ceiling Sprinkler Changes)	void	diffuser changes due to change in better acoustic ceiling in prefunction areas
174, R1	Bulletin 54 Pricing; Fire Protection (L3 & L5 Ceiling Sprinkler Changes)	\$17,272	To give flexibility in meeting space and improve revenue due to enhanced marketability
175	97% CD HVAC Pricing; Linear Diffuser Changes	\$24,627	Diffuser changes due to change in better acoustic ceiling in prefunction areas
176	Site Concrete Reconciliation, Site Irrigation, Exterior Fire Pit, and Restaurant Entry Changes in BP43 Buyout	\$306,529	Multiple adjustments related to previously approved add alternates to improve the sitework around the project
177	Studio Graphique Revised Scope of Services II for Signage Design	void	void
177, R1	Studio Graphique Revised Scope of Services II for Signage Design	\$2,298	Design fee increase related to increased scope of work
178	Bulletin 33 Pricing; BP19a Roofing (Green Roof Reconciliation)	void	Needed for better guest experience on 6th floor view from west windows
178, R1	Bulletin 33 Pricing; BP19a Roofing (Green Roof Reconciliation)	\$20,614	Needed for better guest experience on 6th floor view from west windows
179	Guestroom Carpet Storage for Early Delivery	\$17,032	Required due to no available on site storage
180	Bulletin 31 Pricing; Electrical	\$22,329	Design scope not reflected in GMP primarily related to AT&T Wireless Access point requirements to future proof the hotel
181	Bulletin 53 Pricing; Electrical	void	void
181, R1			Changes primarily related to data for digital signs or house phones.
182	Bulletin 37 Pricing; Electrical	\$47,513	Data drops requested by Hilton
183	VOID	void	void
184	Bulletin 60 Pricing; Electrical	\$140,308	To enhance access to restaurant as a distinct profit center for non-guests
185	Hufcor Acoustical Glass Doors With Sidelights	void	To match aesthetic for all meeting rooms
185, R1	Hufcor Acoustical Glass Doors With Sidelights	\$33,726	To match aesthetic for all meeting rooms. Received credit from millwork doors.
186			
187	Unpackage Owner FF&E Vanities	\$12,322	Scope shift from FF&E to GC to unpack FF&E casegoods
188	Floor Sealant Reconciliation (H&C i.l.o. Armor Seal)	(\$16,271)	Specified product was not needed.
189			
190			
191			
192	Transfer Unused Exp. Holds from BP13 Structural Steel to CN		Transfer of money back into contingency
193	Bulletin 39 Pricing; Plumbing	\$9,157	Hilton request. New program element
194	Bulletin 54 Pricing; Electric (COR Portion) incl. Hilton Sign @ Top of Tower	\$31,495	Hilton revisions that required electric feeds
195	Nanawall @ Skybar (Material Only)	\$53,852	To enhance the free flowing bar area in nice weather.
196	Bulletin 41; Electrical	\$48,857	To accommodate hearing impaired per Universal Design Group
197	Main Ballroom Ceiling Reconciliation (COR Portion)	\$229,013	Added acoustic specialty ceilings in lieu of drywall to enhance ballroom acoustics. Acoustic consultant was concerned over too many hard surfaces.
198	Junior Ballroom Ceiling Reconciliation (COR Portion)	\$244,169	Added acoustic specialty ceilings in lieu of drywall to enhance ballroom acoustics. Acoustic consultant was concerned over too many hard surfaces.
199			
200	Credit Guest Room Closet Installation	(\$270,805)	Install is now by the FF&E installer
201	Bulletin 66; Elevators and Electrical	\$43,893	Added speakers in public cabs and security cameras in service cabs
202	Change from Calcutta to Caesarsstone @ Reception & Concierge Desks	(\$9,928)	VE substitution
203	Sub Stone Tile 16ST04/05 to White Marble & Mount Grey Marble	\$9,530	Original product was discontinued.
204	6" Conduit for Soda Station @ Employee Café (COR Portion)	\$36,896	Requested by Hilton for employee space soda machines. Missed in initial scope.
205	Replace Monumental Stair to B1 w/ Escalator; Donley's	\$74,515	Result of consultation with CC and volume of proposed guests
206	Add'l Rigging Point Material and Labor	\$172,587	Requested by Hilton to give rigging flexibility to ballrooms.
207	Unloading of Owner FF&E (Initial 5 Deliveries)	\$6,920	Net savings out of FF&E budget
	Total	\$11,245,189	