



Special Session

SPS

Milwaukie City Council

COUNCIL SPECIAL SESSION

City Hall Council Chambers

10722 SE Main Street

(location changed December 7, 2018)

www.milwaukieoregon.gov**REVISED AGENDA**

DECEMBER 11, 2018

(Revised December 7, 2018)

Note: times are estimates and are provided to help those attending meetings know when an agenda item will be discussed. Times are subject to change based on Council discussion. **Page #**

1. **Ledding Library Improvement Project Guaranteed Maximum Price (GMP) Contract – Resolution** (5:15 p.m.) **1**
Staff: Leila Aman, Development Manager
2. **Adjourn** (5:30 p.m.)

Upon adjournment of the Special Session, Council will immediately meet in Study Session. For more information on the Study Session click on the link below.

<https://www.milwaukieoregon.gov/citycouncil/city-council-study-session-88>

Americans with Disabilities Act (ADA) Notice

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Executive Sessions

The City Council may meet in Executive Session pursuant to ORS 192.660(2); all discussions are confidential and may not be disclosed; news media representatives may attend but may not disclose any information discussed. Executive Sessions may not be held for the purpose of taking final actions or making final decisions and are closed to the public.

Meeting Information

Times listed for each Agenda Item are approximate; actual times for each item may vary. Council may not take formal action in Study or Work Sessions. Please silence mobile devices during the meeting.



COUNCIL SPECIAL SESSION

City Hall Council Chambers
10722 SE Main Street
www.milwaukieoregon.gov

MINUTES

DECEMBER 11, 2018

Mayor Mark Gamba called the Council meeting to order at 5:16 p.m.

Present: Council President Lisa Batey; Councilors Angel Falconer, Wilda Parks, Shane Abma

Staff: Assistant City Manager Kelly Brooks
City Manager Ann Ober
City Recorder Scott Stauffer
Development Manager Leila Aman

Library Director Katie Newell
Planning Director Denny Egner
Senior Planner David Levitan

1. Ledding Library Improvement Project Guaranteed Maximum Price (GMP) Contract - Resolution

Ms. Aman explained staff's recommendation that Council approve a resolution adopting Change Order 01 that would set a GMP for the library project. She reviewed the details of the GMP and thanked the staff, contractor, architectural firm, Friends of the Ledding Library, the Library Board, and the Library Construction Task Force for their work. She noted the new building would be energy efficient and would feature salvaged materials from the old building and trees that had been removed.

Councilor Abma asked if any materials from the old building had been given to the Milwaukie Museum. **Ms. Aman** reported that nothing from the old library had been given to the Museum yet but some things may be offered in the future. **Ms. Ober** added that per state historic preservation requirements, salvaged items would be installed in the new building. **Council President Batey** and **Ms. Aman** noted that there would be video and photographic histories available in the library.

The group noted that "AWP" was an acronym that meant acoustic wall paneling.

Council President Batey asked if project elements not on the alternates list could be added into the project if funding was available. **Ms. Aman** and **Ms. Ober** remarked on the cost and change order implications of adding elements or redesigning components.

Mayor Gamba asked about the emergency radio system included on the alternates list. **Ms. Aman** and **Ms. Ober** explained that such a system would help improve signal quality for first responder radios in a known weak signal area around the library and North Main Village. **Councilor Falconer** and **Ms. Aman** noted that the library may be the only building left standing after an earthquake and could be used for emergency response activity.

Council President Batey remarked on the choices that had to be made to keep the project on budget. The group thanked Ms. Aman for her work negotiating project costs.

Council President Batey expressed disappointment regarding the number of trees scheduled to be removed from the site given previous assurances they would remain. **Ms. Ober** noted steps taken to protect existing trees on the site. The group noted that the disclaimer language used by the contractor regarding trees was meant to protect the contractor in the event trees were damaged. They also noted that some of the trees on the site had fallen due to rot damage.

It was moved by Councilor Falconer and seconded by Councilor Parks to approve the Resolution authorizing the City Manager to execute a Change Order establishing a Guaranteed Maximum Price with Swinerton Builders for the Ledding Library Improvement Project. Motion passed with the following vote: Councilors Falconer, Batey, Parks, and Abma and Mayor Gamba voting "aye." [5:0]

Resolution 102-2018:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE ORDER ESTABLISHING A GUARANTEED MAXIMUM PRICE WITH SWINERTON BUILDERS FOR THE LEDDING LIBRARY IMPROVEMENT PROJECT.

2. Adjourn

It was moved by Councilor Falconer and seconded by Councilor Parks to adjourn the Special Session. Motion passed with the following vote: Councilors Falconer, Batey, Parks, and Abma and Mayor Gamba voting "aye." [5:0]

Mayor Gamba adjourned the Special Session at 5:28 p.m.

Respectfully submitted,



Scott Stauffer, City Recorder

COUNCIL STAFF REPORT

To: Mayor and City Council
Ann Ober, City Manager

Date Written: Dec. 7, 2018

Reviewed: Justin Gericke, City Attorney
Kelli Tucker, Accounting & Contracts Specialist
Bonnie Dennis, Finance Director
Katie Newell, Library Director

From: Leila Aman, Development Manager

Subject: **Authorizing the City Manager to execute a Change Order to establish the Guaranteed Maximum Price with Swinerton Builders for the Ledding Library Improvement Project**

ACTION REQUESTED

Adopt a resolution authorizing the City Manager to execute Change Order 01 establishing the Guaranteed Maximum Price (GMP) with Swinerton Builders for the Ledding Library Improvement project.

HISTORY OF PRIOR ACTIONS AND DISCUSSIONS

On January 17, 2017, Council approved [Resolution 16-2017](#) authorizing the City Manager to enter into a Construction Management/ General Contractor (CM/GC) contract with Swinerton Builders in an amount not to exceed \$6,462,500.

On October 1, 2018, Change Order 00 was executed by the City Manager to begin early work on the Ledding Library site including hazardous material abatement, demolition of the library structure, and grading for an amount not to exceed \$1,829,905. This amount is only a portion of the GMP.

ANALYSIS

On December 6th 2018, Swinerton Builders presented a cost estimate for construction of the Ledding Library based on the 90% construction document set to establish the GMP in an amount not to exceed \$8,116,290. This amount exceeds the authorized amount adopted through [Resolution 16-2017](#) and requires further approval from Council. The resolution also includes authorization for the City Manager or designee to expend project contingency up to \$547,711 in addition to the GMP.

The City is ready to issue Change Order 01 and continue construction on the library. Change Order 00 and 01 together establish the full GMP for the Ledding Library Improvement project.

BUDGET IMPACTS

The project is funded by the General Obligation bond proceeds, donations, County and State resources, and additional resources allocated from the General Fund.

WORKLOAD IMPACTS

The project is being managed by the City's Development Manager.

COORDINATION, CONCURRENCE, OR DISSENT

City Manager, Library Director, and Finance Director all concur with this recommendation.

STAFF RECOMMENDATION

Approve the execution of Change Order 01 with a project authorization of \$8,664,001.

ALTERNATIVES

None

ATTACHMENTS

1. Change Order 01
2. Change Order 00
3. Resolution



**CHANGE ORDER 01
TO AIA AGREEMENT
FOR CM/GC CONSTRUCTION SERVICES**

Contract No. C2017-024

This Change Order hereby amends the above entitled contract between the City of Milwaukie Swinerton Builders, where the basis of payment is the cost of work plus a fee with a Guaranteed Maximum Price (GMP).

CITY AND CONTRACTOR AGREE:

1. **Public Improvement Contract.** On March 7, 2017, City and Contractor entered into a contract for construction, alteration, installation or repair of buildings, structures, fixtures, equipment, or other facilities that contains terms and conditions for performing work for the City. Contract requires services to be authorized by written change orders. Except to the extent that they are inconsistent with specific provisions of this agreement, the terms and conditions of the Contract are incorporated herein.
2. **Background.** Early work plans were developed and permitted to demolish the building and prepare the site in order to expedite construction to the greatest extent possible. The early site package was approved through Change Order 00 and work is underway. Concurrent with the work described in Change Order 00, the design team completed the 90% construction document set for the building permit and bid issuance by Swinerton to establish a GMP. The document set was put out to bid on November 1, 2018. On November 13, 2018, an Addendum to the bid set was issued with a bid closing date of November 20, 2018.
3. **Extra Work Description.** Contractor shall perform the following tasks pursuant to this Change Order:
 - a. Attachment A1 – Task and Schedule Of Values dated December 6, 2018 for the Permit Documents Dated October 31, 2018 and Addendum 1 Issued November 13, 2018
 - b. Attachment A2 – Contract Allowances & Alternates
 - c. Attachment B – Document and Specifications dated December 6, 2018
 - d. Attachment C – Assumptions, Clarifications, and Exclusions dated December 6, 2018
4. **Time of Completion of Tasks Under this Change Order:**
 - a. Attachment D – Schedule of performance with a projected notice to proceed of December 12, 2018
5. **Cost of Services.** The modified cost of materials and services covered by this change order is \$6,286,385.00, making the total GMP not to exceed \$8,116,290.00.

CITY OF MILWAUKIE

CONTRACTOR

Signature

Signature

Print Name & Title

Print Name & Title

Date

Date

Attachment A1 - Task and Schedule of Values

Project: Milwaukie Ledding Library
 Owner: City of Milwaukie
 Architect: Hacker
 Location: Milwaukie, OR

Estimate No.: GMP (90%CD) REV02
 Estimator: AW/WS/CC/AG/EVR
 Date: December 6, 2018
 Subject: Budget Summary



Description		TOTAL 18,100 SF	
A SUBSTRUCTURE		\$623,187	\$34.43 /SF
A10 Foundations		\$623,187	\$34.43 /SF
B SHELL		\$1,947,420	\$107.59 /SF
B10 SUPERSTRUCTURE		\$1,001,949	\$55.36 /SF
B20 EXTERIOR ENCLOSURE		\$700,560	\$38.70 /SF
B30 ROOFING		\$244,911	\$13.53 /SF
C INTERIORS		\$974,298	\$53.83 /SF
C10 INTERIOR CONSTRUCTION		\$694,454	\$38.37 /SF
C30 INTERIOR FINISHES		\$279,844	\$15.46 /SF
D SERVICES		\$2,069,137	\$114.32 /SF
D20 PLUMBING SYSTEMS		\$229,718	\$12.69 /SF
D30 HVAC SYSTEMS		\$702,964	\$38.84 /SF
D40 FIRE PROTECTION		\$63,120	\$3.49 /SF
D50 ELECTRICAL SYSTEMS		\$931,572	\$51.47 /SF
D60 COMMUNICATIONS & SECURITY		\$141,763	\$7.83 /SF
E EQUIPMENT & FURNISHINGS		\$22,172	\$1.22 /SF
E20 FURNISHINGS		\$22,172	\$1.22 /SF
G BUILDING SITEWORK		\$1,120,882	\$61.93 /SF
G10 SITE PREPARATION		\$482,420	\$26.65 /SF
G20 SITE IMPROVEMENTS		\$577,644	\$31.91 /SF
G30 SITE PLUMBING UTILITIES		\$60,818	\$3.36 /SF
Subtotal		\$6,757,096	\$373.32 /SF
Escalation & Estimating Cont.		-	
Design Contingency (By Owner)		-	
Construction Contingency 2.00%		\$202,713	\$11.20 /SF
Preconstruction Services Fee		-	
General Conditions 1 LS		\$710,148	\$39.23 /SF
Subguard Insurance 1.15%		\$68,114	\$3.76 /SF
Contractor Fee 2.95%		\$239,431	\$13.23 /SF
Insurance 1.11%		\$90,091	\$4.98 /SF
Payment & Performance Bond 0.60%		\$48,698	\$2.69 /SF
Total		\$8,116,290	\$448.41 /SF

Attachment A1 - Task and Schedule of Values

Project: Milwaukie Ledding Library
Owner: City of Milwaukie
Architect: Hacker
Location: Milwaukie, OR

Estimate No.: GMP (90%CD) REV02
Estimator: AW/WS/CC/AG/EVR
Date: December 6, 2018
Subject: Budget Summary



ALTERNATES

1. Built-in Shelving at Children's/Central Public Demising Wall	\$39,744
2. Emergency Responder Radio	\$43,696
3. Add AWP1 at Foyer South	\$4,398
4. Add AWP2 at Meeting 1 & 2 Walls	\$2,363
5. Add AWP3 at Storytelling Walls	\$12,749

Alternates Total	\$102,950
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Attachment A1 - Task and Schedule of Values

Project: Milwaukie Ledding Library
 Owner: City of Milwaukie
 Architect: Hacker
 Location: Milwaukie, OR

Estimate No.: GMP (90%CD) REV02
 Estimator: AW/WS/CC/AG/EVR
 Date: December 6, 2018
 Subject: Budget Detail

Description		TOTAL 18,100 SF	
A SUBSTRUCTURE		\$623,187	\$34.43 /SF
A10 Foundations		\$623,187	\$34.43 /SF
Surveying / Field Engineering - Building		\$6,500	\$0.36 /SF
Surveying / Field Engineering - Site		\$14,460	\$0.80 /SF
Micropile		Excluded	
Concrete Place (Footings / Foundations)		\$154,252	\$8.52 /SF
Concrete Place (Foundation Wall)		\$187,122	\$10.34 /SF
Waterproofing at Stem Walls		\$37,244	\$2.06 /SF
Rigid Insulation at Stem Walls		Included	
4" Concrete Place (Slab on Grade)		\$223,609	\$12.35 /SF
6" Concrete Place (Slab on Grade)		Included	
B SHELL		\$1,947,420	\$107.59 /SF
B10 SUPERSTRUCTURE		\$1,001,949	\$55.36 /SF
Roof Truss Package		\$256,417	\$14.17 /SF
Roof Framing		\$133,673	\$7.39 /SF
Structural Steel Framing		\$67,350	\$3.72 /SF
Concrete Slab On Deck - Mezzanine		\$26,912	\$1.49 /SF
Countertop Supports		Included	
Miscellaneous Steel		\$45,133	\$2.49 /SF
Wall / Onsite Framing		\$472,464	\$26.10 /SF
B20 EXTERIOR ENCLOSURE		\$700,560	\$38.70 /SF
Weather Barrier - Exterior Walls		\$41,310	\$2.28 /SF
Metal Wall Panels		\$143,176	\$7.91 /SF
VE: B-02 Eliminate Exterior Insulation & SS Skirt Flashing 8" Below FF Elevation		\$(9,647)	\$(0.53) /SF
Exterior Windows		\$300,501	\$16.60 /SF
VE: B-03 Eliminate All Operable Windows		\$(5,788)	\$(0.32) /SF
VE: B-07 Alternate Accurate Dorwin Fiberglass Window Manufacturer in lieu of		\$(32,249)	\$(1.78) /SF
Exterior Doors and Frames	Incl. In Interior Doors		
Wood Siding		\$223,989	\$12.38 /SF
Wood Soffit		\$50,015	\$2.76 /SF
VE: B-01b Eliminate WD Siding 2 at Exterior Canopy		\$(50,015)	\$(2.76) /SF
Exterior Wood Screen		\$27,000	\$1.49 /SF
VE: B-05b Eliminate Wood Screen & Associate Steel on North Elevation		\$(2,676)	\$(0.15) /SF
VE: B-06 Reduce Spacing of Exterior Wood Screen Slats on South & West		\$(4,216)	\$(0.23) /SF
Weather Protection	Included		
Caulking / Joint Sealants		\$8,000	\$0.44 /SF
Exterior Skin QA/QC Program		\$11,160	\$0.62 /SF
B30 ROOFING		\$244,911	\$13.53 /SF
Membrane Roofing		\$212,400	\$11.73 /SF
Skylights	Excluded		
Rooftop Accessories (Fall Protection & Hatches)		\$32,511	\$1.80 /SF

Attachment A1 - Task and Schedule of Values

Project: Milwaukie Ledding Library
 Owner: City of Milwaukie
 Architect: Hacker
 Location: Milwaukie, OR

Estimate No.: GMP (90%CD) REV02
 Estimator: AW/WS/CC/AG/EVR
 Date: December 6, 2018
 Subject: Budget Detail

Description	TOTAL 18,100 SF	
C INTERIORS	\$974,298	\$53.83 /SF
C10 INTERIOR CONSTRUCTION	\$694,454	\$38.37 /SF
Interior Framed Walls	\$227,010	\$12.54 /SF
VE: C-11 Added Gyp Board at Remove Interior Clerestory Glazing Above Doors	\$2,069	\$0.11 /SF
VE: C-16 Add Gyp Board Returns at Removed WD Trim Window Sills (Dtl 2/A530)	\$2,701	\$0.15 /SF
VE: C-18 Stop Gyp Board 6" Above Ceiling at Rooms with Hardlids & ACT	\$(8,103)	\$(0.45) /SF
VE: C-19 Eliminate Gyp Board on One Side of Shear Walls at Water 132, JC 124, IT	\$(2,315)	\$(0.13) /SF
Ceiling Finishes	\$15,200	\$0.84 /SF
VE: B-01b Added Exterior Rated Sheathing at Exterior Canopy in lieu of WD Sdg 2	\$22,982	\$1.27 /SF
VE: C-06 Added Acoustic Ceiling Tile System In Lieu of ACP2	\$21,222	\$1.17 /SF
Interior Doors	\$126,663	\$7.00 /SF
VE: C-10b Added Door at Eliminated Sliding Door #115	\$1,818	\$0.10 /SF
VE: C-11 Eliminate Aluminum Frame at Removed Clerestory Glazing Above Doors	\$(564)	\$(0.03) /SF
Interior Windows	\$126,365	\$6.98 /SF
VE: C-10b Eliminate Sliding Door #115 & Replace with Full Height RACO / Glazing	\$(10,155)	\$(0.56) /SF
VE: C-11 Remove Interior Clerestory Glazing Above Doors at Gridline C & K	\$(6,584)	\$(0.36) /SF
Architectural Woodwork	\$122,170	\$6.75 /SF
VE: C-08 Standard Laminate & P-Lam in Lieu of ApplePly	\$(13,698)	\$(0.76) /SF
VE: C-12 Eliminate Wood Base at All Locations	\$(10,842)	\$(0.60) /SF
VE: C-16 Remove WD Trim 1 at Window Sill (Dtl 2/A530)	\$(6,458)	\$(0.36) /SF
Mics. Specialties	\$10,560	\$0.58 /SF
Interior & Exterior Signage Allowance	\$50,000	\$2.76 /SF
Bathroom Partitions / Accessories	\$22,228	\$1.23 /SF
Code Signage	\$2,185	\$0.12 /SF
C30 INTERIOR FINISHES	\$279,844	\$15.46 /SF
Painting	\$43,655	\$2.41 /SF
VE: B-01b Painting of Exterior Rated Sheathing in lieu of WD Sdg 2	\$3,895	\$0.22 /SF
VE: C-11 Painting of Gyp Board at Removed Interior Clerestory Glazing Gridline C	\$245	\$0.01 /SF
Fabric Wallcoverings (Interior Wall Finishes)	\$220,008	\$12.16 /SF
VE: C-05b Utilize ATS Acoustical Cotton Batts (2'x4'x2") in Lieu of ACP1	\$(70,510)	\$(3.90) /SF
VE: C-06 Remove ACP2 for New ACT Ceilings at BOH Locations	\$(35,410)	\$(1.96) /SF
VE: C-07a Eliminate AWP1 at Foyer South	\$(4,026)	\$(0.22) /SF
VE: C-07b Eliminate AWP2 at Meeting 1 & 2	\$(2,163)	\$(0.12) /SF
VE: C-07c Eliminate AWP3 at Storytelling Walls	\$(11,671)	\$(0.64) /SF
Resilient Flooring	\$16,940	\$0.94 /SF
VE: C-12 Added Rubber Base at All Locations	\$4,052	\$0.22 /SF
General Clean Up Material	Included	
Final Cleaning	\$18,100	\$1.00 /SF
Tiling	\$24,878	\$1.37 /SF
VE: C-03 Reduce Height of Ceramic Tile at all Restrooms to 4' AFF	\$(4,341)	\$(0.24) /SF
VE: C-04b Remove Ceramic Tile at Restrooms	\$(8,754)	\$(0.48) /SF
Carpeting	\$55,014	\$3.04 /SF

Attachment A1 - Task and Schedule of Values

Project: Milwaukie Ledding Library
 Owner: City of Milwaukie
 Architect: Hacker
 Location: Milwaukie, OR

Estimate No.: GMP (90%CD) REV02
 Estimator: AW/WS/CC/AG/EVR
 Date: December 6, 2018
 Subject: Budget Detail

Description	TOTAL	
	18,100 SF	
VE: C-01 Alt Carpet Manufact. for Public Space	\$(5,000)	\$(0.28) /SF
VE: C-02 Alt Carpet Manufact. for BOH Spaces	\$(5,000)	\$(0.28) /SF
Concrete Finishing (CONC1, CONC2, CONC3)	\$42,976	\$2.37 /SF
VE: C-04b Sealed Concrete Flooring at Restrooms in Lieu of Ceramic Tile	\$5,383	\$0.30 /SF
VE: C-17 Reduce CONC1, CONC2 from 800Grit to Sealed Concrete	\$(8,427)	\$(0.47) /SF
D SERVICES	\$2,069,137	\$114.32 /SF
D20 PLUMBING SYSTEMS	\$229,718	\$12.69 /SF
Plumbing Fixtures	\$69,795	\$3.86 /SF
VE: D-08 Alternate Plumbing Fixture Package	\$(820)	\$(0.05) /SF
Domestic Water Piping	\$77,290	\$4.27 /SF
VE: D-04 Install Water Piping to Ext Hose Bid Below Grade	\$(3,241)	\$(0.18) /SF
Rain Water Drainage	\$9,750	\$0.54 /SF
VE: D-05 Reduce Qty of Hose Bibs (WH-1) on East & West Side of Bldg	\$(926)	\$(0.05) /SF
Sanitary Waste Piping	\$59,560	\$3.29 /SF
VE: D-06 ABS Sanitary Waste & Storm Drain Piping in Lieu of Caste Iron	\$(5,055)	\$(0.28) /SF
Other Plumbing Systems	\$23,365	\$1.29 /SF
D30 HVAC SYSTEMS	\$702,964	\$38.84 /SF
Distribution Systems	\$299,049	\$16.52 /SF
VE: D-11 Preinsulated Soft Copper (PDM) Piping for all Refrigerant Piping	\$(10,852)	\$(0.60) /SF
Controls & Instrumentation	\$120,380	\$6.65 /SF
VE: D-03 Acceptance of NCC Substitution Request	\$(6,174)	\$(0.34) /SF
System Testing & Balancing	\$7,590	\$0.42 /SF
Mechanical Equipment	\$259,343	\$14.33 /SF
VE: D-01b 50% Reduction of UG Radon Piping / Exhaust	\$(15,627)	\$(0.86) /SF
VE: D-07 Mechanical Synergy - Carrier, Trane, Lennox Equipment	Included	
Other HVAC Systems & Equipment	\$49,255	\$2.72 /SF
D40 FIRE PROTECTION	\$63,120	\$3.49 /SF
Wet-Pipe Sprinkler Systems	\$63,120	\$3.49 /SF
Dry-Pipe Sprinkler Systems	Included	
D50 ELECTRICAL SYSTEMS	\$931,572	\$51.47 /SF
Electrical Service & Distribution	\$214,102	\$11.83 /SF
VE: E-04b MC Cabling at all Back of House Areas in Lieu of Conduit	\$(4,127)	\$(0.23) /SF
VE: E-06 Eliminate Floor Boxes at Short Book Stacks (11 Total)	\$(6,065)	\$(0.34) /SF
VE: E-09 Reduce Lighting Inverter to 4KW	\$(2,894)	\$(0.16) /SF
Electrical Lighting & Branch Wiring	\$360,943	\$19.94 /SF
VE: E-02 Alternate Light Fixture Package	\$(21,608)	\$(1.19) /SF
VE: E-08 Code minimum Lighing Controls in Lieu of Specified	\$(14,180)	\$(0.78) /SF
Communication & Security (Rough-in)	\$42,036	\$2.32 /SF
Site Lighting & Utilities	\$244,801	\$13.52 /SF
VE: E-03 Above Grade Transformer in lieu of Below Grade	\$(37,325)	\$(2.06) /SF
VE: E-07 Eliminate (3) Light Bollards at Sidewalk Adjacent to Courtyard	\$(2,771)	\$(0.15) /SF
Other Electrical Systems	\$51,511	\$2.85 /SF

Attachment A1 - Task and Schedule of Values

Project: Milwaukie Ledding Library
 Owner: City of Milwaukie
 Architect: Hacker
 Location: Milwaukie, OR

Estimate No.: GMP (90%CD) REV02
 Estimator: AW/WS/CC/AG/EVR
 Date: December 6, 2018
 Subject: Budget Detail

Description	TOTAL	
	18,100 SF	
VE: E-01 Eliminate Glass Break Detection System	\$(2,650)	\$(0.15) /SF
Photovoltaic System Allowance (1.5% of Construction Contract Value)	\$109,799	\$6.07 /SF
D60 COMMUNICATIONS & SECURITY	\$141,763	\$7.83 /SF
Voice & Data Distribution (LV Cabling)	\$44,139	\$2.44 /SF
AV & Video Conferencing	\$32,596	\$1.80 /SF
Video Surveillance	\$38,533	\$2.13 /SF
Access Control & Intrusion System	\$26,495	\$1.46 /SF
E EQUIPMENT & FURNISHINGS	\$22,172	\$1.22 /SF
E20 FURNISHINGS	\$22,172	\$1.22 /SF
Projector / Screens	Excluded	
Window Coverings	\$29,060	\$1.61 /SF
VE: C-14 Remove Sill & Side Channels at Window Coverings	\$(4,549)	\$(0.25) /SF
VE: C-15 Remove Attic Stock for Window Coverings	\$(4,339)	\$(0.24) /SF
Appliances (Residential Dishwasher Only)	\$2,000	\$0.11 /SF
G BUILDING SITEWORK	\$1,120,882	\$61.93 /SF
G10 SITE PREPARATION	\$482,420	\$26.65 /SF
Site Clearing	Included	
EC / Site Prep - Early Work	\$63,650	\$3.52 /SF
Excavation and Fill - Early Work	\$205,925	\$11.38 /SF
Salvage	By Owner	
EC / Site Prep - Future Work	\$52,376	\$2.89 /SF
Asbestos Remediation	\$63,496	\$3.51 /SF
Building Demolition	\$96,973	\$5.36 /SF
G20 SITE IMPROVEMENTS	\$577,644	\$31.91 /SF
Building Excavation - Future Work	\$186,018	\$10.28 /SF
Site Paving (AC & Concrete) - Early Work	\$172,166	\$9.51 /SF
Misc. Site Concrete - Future Work	\$97,760	\$5.40 /SF
Flag Pole	Excluded	
Monument Sign	In Signage Allowance	
Site Accessories	\$57,646	\$3.18 /SF
VE: B-04 Eliminate Exterior Cable Trellis	\$(20,296)	\$(1.12) /SF
VE: G-01 Prefabricated Site benches in Lieu of Custom Concrete/Wood Benches	\$(19,100)	\$(1.06) /SF
Landscaping and Irrigation	\$103,450	\$5.72 /SF
G30 SITE PLUMBING UTILITIES	\$60,818	\$3.36 /SF
Site Utilities - Water Supply	\$8,950	\$0.49 /SF
Site Utilities - Fire Supply	\$4,800	\$0.27 /SF
Site Utilities - Sanitary Sewer	\$8,200	\$0.45 /SF
Site Utilities - Storm Sewer	\$38,868	\$2.15 /SF
Subtotal	\$6,757,096	\$373.32 /SF
Escalation & Estimating Cont.	-	
Design Contingency (By Owner)	-	

Attachment A1 - Task and Schedule of Values

Project: Milwaukie Ledding Library
Owner: City of Milwaukie
Architect: Hacker
Location: Milwaukie, OR

Estimate No.: GMP (90%CD) REV02
Estimator: AW/WS/CC/AG/EVR
Date: December 6, 2018
Subject: Budget Detail

Description	TOTAL	
	18,100 SF	
Construction Contingency	\$202,713	\$11.20 /SF
Preconstruction Services Fee	-	
General Conditions	\$710,148	\$39.23 /SF
Subguard Insurance	\$68,114	\$3.76 /SF
Contractor Fee	\$239,431	\$13.23 /SF
Insurance	\$90,091	\$4.98 /SF
Payment & Performance Bond	\$48,698	\$2.69 /SF
Total	\$8,116,290	\$448.41 /SF

Attachment A2 - Contract Allowances & Alternates

Project: Ledding Library
 Owner: City of Milwaukie
 GMP Pricing CO 01
 Date: 12/06/2018

SWINERTON



Allowances Included in GMP (Direct Costs Only - Markups are Included in the GMP Estimate)

VE #			
1	B-07	Allowance for Alternate supply and installation of Accurate Dorwin fiberglass windows in lieu of basis of design.	\$ 237,362
2	D-01b	Allowance for supply and Installation of UG radon piping / exhaust system 50% of design.	\$ 16,750
3	D-03	Allowance for changes due to below ground transformer being changed to above grade transformer. This allowance includes \$1,200 for concrete pad and \$1,500 for additional required landscaping for screening.	\$ 2,700
4	E-02	Allowance for supply and install alternate lighting fixture package.	\$ 149,556
5	N/A	Allowance for supply and install of wayfinding and monument signage.	\$ 50,000
6	N/A	Allowance for supply and install of linear stack luminaire fixtures (Type L1) at interior shelving.	\$ 30,000
TOTAL ALLOWANCES			\$ 486,368

Alternates Not Included in GMP

1	Built-in Shelving at Children/Central Public Demising Wall	\$ 39,744
2	Emergency Responder Radio System (DAS)	\$ 43,696
3	Add AWP1 at Foyer South	\$ 4,398
4	Add AWP2 at Meeting 1 & 2 Walls	\$ 2,363
5	Add AWP3 at Storytelling Walls	\$ 12,749
TOTAL ALTERNATES (NOT INCLUDED IN GMP):		\$ 102,950

Attachment B – Document and Specification Schedule

Milwaukie Ledding Library
Contract No. C2017-024
Date: 12/6/2018



DOC NO	DESCRIPTION	ARCHITECT	CONSULTANT	Current Date
				11/12/2018
	Natural Resource Review		Pacific Habitat Services, Inc	01/17/18
	Hazardous Building Materials Survey		APEX	10/23/17
	Limited Hazardous Asbestos Survey		KELSAY Environmental Consulting	10/18/18
	Geotechnical Report		GeoDesign Inc	08/25/17
GENERAL				
	ADDENDUM 1 COVERPAGE	Hacker		11/12/18
G-001	SHEET INDEX	Hacker		11/12/18
G-100	CODE SUMMARY	Hacker		10/31/18
G-101	LIFE SAFETY PLAN	Hacker		10/31/18
G-102	FIRE ACCESS & WATER SUPPLY PLAN	Hacker		10/31/18
G-201	WHOLE BUILDING ELEVATIONS	Hacker		10/31/18
SURVEY				
1 of 2	TOPOGRAPHIC SITE MAP	Hacker	Compass Land Surveyors	05/31/18
2 of 2	TOPOGRAPHIC SITE MAP	Hacker	Compass Land Surveyors	05/31/18
CIVIL				
C0.1	GENERAL NOTES, LEGEND, INDEX	Hacker	HHPR Inc.	10/31/18
C0.5	EXISTING CONDITIONS & DEMO PLAN	Hacker	HHPR Inc.	10/31/18
C1.0	SITE PLAN - NORTH	Hacker	HHPR Inc.	10/31/18
C1.1	SITE PLAN - SOUTH	Hacker	HHPR Inc.	10/31/18
C1.5	SE HARRISON STREET IMPROVEMENTS	Hacker	HHPR Inc.	10/31/18
C2.0	GRADING & EC PLAN - NORTH	Hacker	HHPR Inc.	10/31/18
C2.1	GRADING & EC PLAN - SOUTH	Hacker	HHPR Inc.	10/31/18
C3.0	UTILITY PLAN - NORTH	Hacker	HHPR Inc.	10/31/18
C3.1	UTILITY PLAN - SOUTH	Hacker	HHPR Inc.	10/31/18
C3.2	STORM PLAN - NORTH	Hacker	HHPR Inc.	10/31/18
C3.3	STORM PLAN - SOUTH	Hacker	HHPR Inc.	10/31/18
C4.0	DETAILS	Hacker	HHPR Inc.	10/31/18
C4.1	DETAILS	Hacker	HHPR Inc.	10/31/18
C4.2	DETAILS	Hacker	HHPR Inc.	10/31/18
C4.3	DETAILS	Hacker	HHPR Inc.	10/31/18
LANDSCAPE				
L-100	TREE PROTECTION PLAN	Hacker	PLACE	10/31/18
L-200	MATERIALS PLAN	Hacker	PLACE	11/12/18
L-300	GRADING PLAN	Hacker	PLACE	10/31/18
L-400	DESIGN BUILD IRRIGATION PLAN	Hacker	PLACE	10/31/18
L-500	PLANTING PLAN	Hacker	PLACE	11/12/18
L-501	PLANTING SCHEDULE	Hacker	PLACE	11/12/18
L-502	PLANTING PLAN	Hacker	PLACE	11/12/18
L-503	PLANTING PLAN ENLARGEMENTS	Hacker	PLACE	11/12/18
L-600	SITE DETAILS	Hacker	PLACE	10/31/18
L-601	SITE DETAILS	Hacker	PLACE	11/12/18
L-602	PLANTING DETAILS	Hacker	PLACE	10/31/18
STRUCTURAL				
AS-101N	SLAB PLAN NORTH	Hacker	ABHT Structural Engineers	10/31/18
AS-101S	SLAB PLAN SOUTH	Hacker	ABHT Structural Engineers	10/31/18
S-001	GENERAL STRUCTURAL NOTES AND DRAWING INDEX	Hacker	ABHT Structural Engineers	11/12/18
S-002	GENERAL STRUCTURAL NOTES CONTINUED	Hacker	ABHT Structural Engineers	11/12/18
S-003	STATEMENT OF SPECIAL INSPECTION	Hacker	ABHT Structural Engineers	11/12/18
S-004	STATEMENT OF SPECIAL INSPECTION, CONT.	Hacker	ABHT Structural Engineers	11/12/18
S-005	TYPICAL SHEET NOTES	Hacker	ABHT Structural Engineers	11/12/18
S-101N	FOUNDATION PLAN NORTH	Hacker	ABHT Structural Engineers	11/12/18
S-101S	FOUNDATION PLAN SOUTH	Hacker	ABHT Structural Engineers	11/12/18
S-102N	FRAMING PLANS NORTH	Hacker	ABHT Structural Engineers	11/12/18
S-102S	FRAMING PLANS SOUTH	Hacker	ABHT Structural Engineers	11/12/18
S-200	FRAMING ELEVATIONS	Hacker	ABHT Structural Engineers	11/12/18
S-501	CONCRETE DETAILS	Hacker	ABHT Structural Engineers	11/12/18
S-601	FRAMING DETAILS	Hacker	ABHT Structural Engineers	11/12/18
S-602	FRAMING DETAILS	Hacker	ABHT Structural Engineers	11/12/18

Attachment B – Document and Specification Schedule

Milwaukee Ledding Library
Contract No. C2017-024
Date: 12/6/2018



DOC NO	DESCRIPTION	ARCHITECT	CONSULTANT	Current Date
				11/12/2018
S-603	DRAWING TITLE FRAMING DETAILS	Hacker	ABHT Structural Engineers	11/12/18
S-604	FRAMING DETAILS	Hacker	ABHT Structural Engineers	11/12/18
S-605	FRAMING DETILS	Hacker	ABHT Structural Engineers	11/12/18
S-701	STEEL DETAILS	Hacker	ABHT Structural Engineers	11/12/18
ARCHITECTURAL				
A-001	ARCHITECTURAL SYMBOLS AND ABBREVIATIONS	Hacker		10/31/18
A-005	ARCHITECTURAL DEMO PLAN	Hacker		10/31/18
A-010	INTERIOR PARTITIONS	Hacker		10/31/18
A-011	ACOUSTICAL ASSEMBLIES	Hacker		10/31/18
A-040	SIGNAGE STANDARDS	Hacker		10/31/18
A-099	GRID LAYOUT PLAN	Hacker		10/31/18
A-100	ARCHITECTURAL SITE PLAN	Hacker		10/31/18
A-101N	FLOOR PLAN NORTH	Hacker		11/12/18
A-101S	FLOOR PLAN SOUTH	Hacker		11/12/18
A-102	ROOF PLAN	Hacker		10/31/18
A-120	ENLARGED PLANS	Hacker		10/31/18
A-150	RCP - NORTH	Hacker		11/12/18
A-151	RCP - SOUTH	Hacker		11/12/18
A-200	EXTERIOR ELEVATIONS	Hacker		10/31/18
A-201	EXTERIOR ELEVATIONS	Hacker		10/31/18
A-250	INTERIOR ELEVATIONS, STANDARD MOUNTING HEIGHTS	Hacker		11/12/18
A-251	INTERIOR ELEVATIONS	Hacker		11/12/18
A-252	INTERIOR ELEVATIONS	Hacker		10/31/18
A-253	INTERIOR ELEVATIONS	Hacker		10/31/18
A-254	INTERIOR ELEVATIONS	Hacker		10/31/18
A-301	BUILDING SECTIONS	Hacker		11/12/18
A-302	BUILDING SECTIONS	Hacker		10/31/18
A-500	EXTERIOR VERTICAL ASSEMBLIES	Hacker		10/31/18
A-501	EXTERIOR HORIZONTAL ASSEMBLIES	Hacker		10/31/18
A-510	EXTERIOR PLAN DETAILS	Hacker		10/31/18
A-511	EXTERIOR PLAN DETAILS	Hacker		10/31/18
A-515	EXTERIOR PLAN DETAILS ENLARGED	Hacker		10/31/18
A-520	EXTERIOR SECTION DETAILS	Hacker		10/31/18
A-521	EXTERIOR SECTION DETAILS	Hacker		10/31/18
A-522	EXTERIOR SECTION DETAILS	Hacker		10/31/18
A-523	EXTERIOR SECTION DETAILS	Hacker		10/31/18
A-530	EXTERIOR SECTION DETAILS - ENLARGED	Hacker		10/31/18
A-531	EXTERIOR SECTION DETAILS - ENLARGED	Hacker		10/31/18
A-550	INTERIOR PLAN DETAILS	Hacker		10/31/18
A-560	INTERIOR SECTION DETAIL	Hacker		11/12/18
A-590	CASEWORK DETAILS	Hacker		11/12/18
A-591	TYPICAL CEILING DETAILS	Hacker		10/31/18
A-644	DOOR SCHEDULE, TYPES	Hacker		10/31/18
A-650	ROOM FINISH SCHEDULE	Hacker		11/12/18
A-700	FURNITURE PLAN	Hacker		10/31/18
A-701N	FINISH PLAN NORTH	Hacker		11/12/18
A-701S	FINISH PLAN SOUTH	Hacker		11/12/18
PLUMBING				
P-001	SYMBOLS, LEGENDS, AND ABBREVIATIONS - PLUMBING	Hacker	PAE	10/31/18
P-002	EQUIPMENT SCHEDULE - PLUMBING	Hacker	PAE	11/12/18
P-200	UNDERGROUND PLAN - PLUMBING	Hacker	PAE	10/31/18
P-201N	FLOOR PLAN - NORTH PLUMBING	Hacker	PAE	10/31/18
P-201S	FLOOR PLAN - SOUTH PLUMBING	Hacker	PAE	11/12/18
P-204	ROOF PLAN - PLUMBING	Hacker	PAE	11/12/18
P-501	DETAILS - PLUMBING	Hacker	PAE	10/31/18
MECHANICAL				
M-001	MECHANICAL SYMBOLS, LEGENDS, AND ABBREVIATIONS	Hacker	PAE	10/31/18
M-002	EQUIPMENT SCHEDULE - MECHANICAL	Hacker	PAE	11/12/18

Attachment B – Document and Specification Schedule

Milwaukee Ledding Library
Contract No. C2017-024
Date: 12/6/2018



DOC NO	DESCRIPTION	ARCHITECT	CONSULTANT	Current Date
				11/12/2018
M-003	EQUIPMENT SCHEDULE MECHANICAL	Hacker	PAE	10/31/18
M-200	UNDERGROUND PLAN MECHANICAL	Hacker	PAE	10/31/18
M-201N	FLOOR PLAN - NORTH MECHANICAL	Hacker	PAE	11/12/18
M-201S	FLOOR PLAN - SOUTH MECHANICAL	Hacker	PAE	11/12/18
M-204	ROOF PLAN - MECHANICAL	Hacker	PAE	10/31/18
M-301	ZONE MAPS - HVAC	Hacker	PAE	10/31/18
M-501	DETAILS - MECHANICAL	Hacker	PAE	11/12/18
M-502	DETAILS - MECHANICAL	Hacker	PAE	10/31/18
M-601	FLOW DIAGRAMS - MECHANICAL	Hacker	PAE	10/31/18
ELECTRICAL				
E-001	ELECTRICAL SYMBOLS, LEGENDS, AND ABBREVIATIONS	Hacker	PAE	11/12/18
E-001U	ELECTRICAL DETAILS, SYMBOLS, LEGENDS, AND ABBREVIATIONS	Hacker	PAE	11/12/18
E-002	LIGHTING SCHEDULES	Hacker	PAE	11/12/18
E-003	ELECTRICAL MECHANICAL EQUIPMENT CONNECTION SCHEDULE	Hacker	PAE	11/12/18
E-010U	ELECTRICAL UNDERGROUND SITE PLAN - ELECTRICAL	Hacker	PAE	11/12/18
E-301N	REFLECTED CEILING PLAN NORTH - LIGHTING	Hacker	PAE	11/12/18
E-301S	REFLECTED CEILING PLAN SOUTH - LIGHTING	Hacker	PAE	11/12/18
E-401N	FLOOR PLANS - NORTH POWER	Hacker	PAE	11/12/18
E-401S	ROOF PLAN - SOUTH POWER	Hacker	PAE	11/12/18
E-404	ROOF PLAN - POWER	Hacker	PAE	10/31/18
E-501	PARTIAL PLANS - ELECTRICAL	Hacker	PAE	11/12/18
E-601	DIAGRAMS - ELECTRICAL	Hacker	PAE	11/12/18
E-701	ONE LINE DIAGRAM - ELECTRICAL	Hacker	PAE	11/12/18
E-801	PANEL SCHEDULES ELECTRICAL	Hacker	PAE	11/12/18
TECHNOLOGY				
T-001	SYMBOLS, LEGENDS, AND ABBREVIATIONS - TECHNOLOGY	Hacker	PAE	10/31/18
T-010	TECHNOLOGY SITE PLAN	Hacker	PAE	10/31/18
T-201N	FLOOR PLAN - NORTH TECHNOLOGY	Hacker	PAE	11/12/18
T-201S	FLOOR PLAN - SOUTH TECHNOLOGY	Hacker	PAE	11/12/18
T-501	DETAILS AND PARTIAL PLANS - TECHNOLOGY	Hacker	PAE	10/31/18
T-601	DIAGRAMS - TECHNOLOGY	Hacker	PAE	10/31/18
T-602	DIAGRAMS - AV SYSTEMS	Hacker	PAE	10/31/18
WAYFINDING				
W-101	WAYFINDING FLOOR PLAN	Hacker	THE FLET HAT	10/31/18
W-102	WAYFINDING STACKS	Hacker	THE FLET HAT	10/31/18
W-103	WAYFINDING SIGNS & INFORMATION DESK	Hacker	THE FLET HAT	10/31/18
W-104	WAYFINDING	Hacker	THE FLET HAT	10/31/18
W-105	WAYFINDING INTERIOR ELEVATION	Hacker	THE FLET HAT	10/31/18
W-106	WAYFINDING EXTERIOR SIGNAGE	Hacker	THE FLET HAT	10/31/18
SPECIFICATION		Hacker		
Division 00 PROCUREMENT AND CONTRACTING REQUIREMENTS				
000100	Specifications Table of Contents	Hacker		10/31/18
Division 01 GENERAL REQUIREMENTS				
011000	Summary	Hacker		10/31/18
012000	Price and Payment Procedures	Hacker		10/31/18
012300	Alternates	Hacker		10/31/18
012500	Product Substitution Procedures	Hacker		10/31/18
FORM	Substitution Request Form, Bid Phase	Hacker		10/31/18
FORM	Substitution Request Form, CA Phase	Hacker		10/31/18
013000	Administrative Requirements	Hacker		10/31/18
013001.01	Electronic Media Agreement	Hacker		10/31/18
013113	Project Coordination	Hacker		10/31/18
013216	Construction Progress Schedule	Hacker		10/31/18
014000	Quality Requirements	Hacker		10/31/18
014219	Reference Standards	Hacker		10/31/18
014517	Accessibility Requirements	Hacker		10/31/18

Attachment B – Document and Specification Schedule

Milwaukie Ledding Library
Contract No. C2017-024
Date: 12/6/2018



DOC NO	DESCRIPTION	ARCHITECT	CONSULTANT	Current Date
				11/12/2018
015000	Temporary Facilities and Controls	Hacker		10/31/18
015639	Temporary Tree and Plant Protection	Hacker		10/31/18
015722	Construction Indoor Air Quality	Hacker		10/31/18
016000	Product Requirements	Hacker		10/31/18
016116	Delegated Design Requirements	Hacker		10/31/18
017000	Execution and Closeout Requirements	Hacker		10/31/18
017419	Construction Waste Management and Disposal	Hacker		10/31/18
017800	Closeout Submittals	Hacker		10/31/18
017900	Demonstration and Training	Hacker		10/31/18
018113	Sustainability Requirements	Hacker		10/31/18
019113	General Commissioning Requirements	Hacker		10/31/18
Division 02 EXISTING CONDITIONS				
024116	Structure Demolition	Hacker		10/31/18
Division 03 CONCRETE				
033000	Cast-In-Place Concrete	Hacker		10/31/18
Division 04 MASONRY				
044113	Hand Placed Boulders and Stone	Hacker		10/31/18
Division 05 METAL				
051200	Structural Steel Framing	Hacker		10/31/18
053100	Steel Decking	Hacker		10/31/18
054510	Cladding Support System	Hacker		10/31/18
055000	Metal Fabrications	Hacker		10/31/18
Division 06 WOOD AND PLASTIC				
061000	Rough Carpentry	Hacker		10/31/18
061600	Sheathing	Hacker		10/31/18
061736	Metal-web Wood Joists	Hacker		10/31/18
061800	Glued-Laminated Construction	Hacker		10/31/18
062013	Exterior Finish Carpentry	Hacker		10/31/18
062023	Interior Finish Carpentry	Hacker		10/31/18
064113	Architectural Cabinets	Hacker		10/31/18
Division 07 THERMAL AND MOISTURE PROTECTION				
071113	Bituminous Dampproofing	Hacker		10/31/18
071700	Bentonite Waterproofing	Hacker		10/31/18
071900	Water Repellents	Hacker		11/12/18
072100	Thermal Insulation	Hacker		10/31/18
072500	Weather Barriers	Hacker		10/31/18
074215	Formed Metal Wall Panels	Hacker		10/31/18
074623	Wood Siding and Soffits	Hacker		10/31/18
075423	Thermoplastic Polyolefin (TPO) Roofing	Hacker		10/31/18
076200	Sheet Metal Flashing and Trim	Hacker		10/31/18
077200	Roof Accessories	Hacker		10/31/18
079200	Joint Sealants	Hacker		10/31/18
Division 08 OPENINGS				
081113	Hollow Metal Doors and Frames	Hacker		10/31/18
081216	Interior Aluminum Frames	Hacker		10/31/18
083113	Access Doors and Frames	Hacker		10/31/18
084113	Aluminum-Framed Entrances and Storefronts	Hacker		10/31/18
084117	Aluminum-Framed Sliding Storefront System	Hacker		10/31/18
084126	All-Glass Entrances And Storefronts	Hacker		10/31/18
085413	Fiberglass Windows	Hacker		10/31/18
087100	Door Hardware	Hacker		10/31/18

Attachment B – Document and Specification Schedule

Milwaukee Ledding Library
Contract No. C2017-024
Date: 12/6/2018



DOC NO	DESCRIPTION	ARCHITECT	CONSULTANT	Current Date
				11/12/2018
087100.01	Door Hardware Index	Hacker		10/31/18
087100.02	Door Hardware Sets	Hacker		10/31/18
088000	Glazing	Hacker		10/31/18
088300	Mirrors	Hacker		10/31/18
089119	Louvers	Hacker		10/31/18
Division 09 FINISHES				
092216	Non-Structural Metal Framing	Hacker		10/31/18
092513	Acrylic Plaster Finish	Hacker		10/31/18
092900	Gypsum Board	Hacker		10/31/18
093000	Tiling	Hacker		10/31/18
095113	Acoustical Panel Ceilings	Hacker		10/31/18
096500	Resilient Flooring	Hacker		10/31/18
096513	Resilient Base and Accessories	Hacker		10/31/18
096800	Carpeting	Hacker		10/31/18
098400	Fabric-Wrapped Panels	Hacker		10/31/18
098436	Sound-Absorbing Ceiling Units	Hacker		10/31/18
099100	Painting	Hacker		10/31/18
099600	High-Performance Coatings	Hacker		10/31/18
Division 10 SPECIALTIES				
101100	Visual Display Surfaces	Hacker		10/31/18
101400	Signage	Hacker		10/31/18
102113	Toilet Compartments	Hacker		10/31/18
102600	Wall Protection	Hacker		10/31/18
102800	Toilet and Custodial Accessories	Hacker		10/31/18
104116	Emergency Key Cabinets	Hacker		10/31/18
104415	Fire Protection Cabinets and Fire Extinguishers	Hacker		10/31/18
Division 11 EQUIPMENT				
112425	Fall Protection and Fall Maintenance	Hacker		10/31/18
113110	Appliances	Hacker		10/31/18
115116	Book Depositories	Hacker		10/31/18
Division 12 FURNISHINGS				
122413	Roller Window Shades	Hacker		10/31/18
124813	Entrance Floor Mats and Frames	Hacker		10/31/18
129300	Site Furnishings	Hacker		10/31/18
Division 13 SPECIAL CONSTRUCTION				
	Not Used	Hacker		10/31/18
Division 14 CONVEYING EQUIPMENT				
	Not Used	Hacker		10/31/18
PROJECT MANUAL - VOLUME 2 OF 2				
Division 21 FIRE SUPPRESSION				
210500	Common Work Results for Fire Suppression	Hacker		10/31/18
211000	Water Based Fire Suppression Systems	Hacker		10/31/18
Division 22 PLUMBING				
220500	Common Work Results for Plumbing	Hacker		10/31/18
220518	Plumbing Expansion Compensation	Hacker		10/31/18
220519	Meters and Gauges for Plumbing	Hacker		10/31/18
220523	General Duty Valves and Specialties for Plumbing	Hacker		10/31/18
220529	Hangers, Supports, and Anchors for Plumbing	Hacker		10/31/18
220548	Vibration and Seismic Controls for Plumbing Piping and Equipment (Vib)	Hacker		10/31/18
220553	Identification for Plumbing Piping and Equipment	Hacker		10/31/18

Attachment B – Document and Specification Schedule

Milwaukee Ledding Library
Contract No. C2017-024
Date: 12/6/2018



DOC NO	DESCRIPTION	ARCHITECT	CONSULTANT	Current Date
				11/12/2018
220590	Pressure Testing for Plumbing Systems	Hacker		10/31/18
220593	Testing, Adjusting, and Balancing for Plumbing	Hacker		10/31/18
220700	Insulation for Plumbing	Hacker		10/31/18
220800	Commissioning for Plumbing	Hacker		10/31/18
222113	Pipe and Pipe Fittings for Plumbing	Hacker		10/31/18
222123	Pumps for Plumbing	Hacker		10/31/18
222500	Plumbing Water Treatment	Hacker		10/31/18
223000	Plumbing Equipment	Hacker		10/31/18
224000	Plumbing Fixtures	Hacker		11/12/18
Division 23 HEATING VENTILATING AND COOLING				
230500	Common Work Results for HVAC	Hacker		10/31/18
230514	Variable Frequency Drives for HVAC Equipment	Hacker		10/31/18
230518	HVAC Expansion Compensation	Hacker		10/31/18
230519	Meters and Gages for HVAC	Hacker		10/31/18
230523	General Duty Valves and Specialties for HVAC	Hacker		10/31/18
230529	Hangers, Supports, and Anchors for HVAC	Hacker		10/31/18
230548	Vibration Isolation and Sound and Seismic Controls for HVAC Piping Equipment	Hacker		10/31/18
230553	Identification for HVAC Piping and Equipment	Hacker		10/31/18
230590	Pressure Testing for HVAC Systems	Hacker		10/31/18
230593	Testing, Adjusting, & Balancing for HVAC	Hacker		10/31/18
230700	Insulation for HVAC	Hacker		10/31/18
230800	Commissioning for HVAC	Hacker		10/31/18
230900	Instrumentation and Controls for HVAC	Hacker		10/31/18
230993		Hacker		11/12/18
232113	Pipe and Pipe Fittings for HVAC	Hacker		10/31/18
232123	Pumps for HVAC Systems	Hacker		10/31/18
232500	HVAC Water Treatment	Hacker		10/31/18
233101	HVAC Ducts and Casing-Low Pressure	Hacker		10/31/18
233300	Air Duct Accessories	Hacker		10/31/18
233319	Duct Silencers	Hacker		10/31/18
233700	Air Outlets and Inlets	Hacker		10/31/18
234000	HVAC Air Cleaning Devices	Hacker		10/31/18
236400	Packaged Air to Water Heat Pump	Hacker		10/31/18
237200	Air to Air Energy Recovery Units	Hacker		10/31/18
238100	Decentralized Unitary HVAC Equipment	Hacker		10/31/18
238200	Convection Heating and Cooling Units	Hacker		10/31/18
238316	Radiant Floor Systems	Hacker		10/31/18
238410	Electric Heating Equipment	Hacker		10/31/18
Division 26 ELECTRICAL				
260505	Common Work Results for Electrical	Hacker		10/31/18
260519	Low-Voltage Electrical Power Conductors and Cables	Hacker		10/31/18
260526	Grounding and Bonding for Electrical Systems	Hacker		10/31/18
260529	Hangers and Supports for Electrical Systems	Hacker		10/31/18
260533	Raceways and Boxes for Electrical Systems	Hacker		10/31/18
260545	Seismic Restraints and Electrical Raceways and Equipment	Hacker		10/31/18
260553	Identification for Electrical Systems	Hacker		10/31/18
260573	Overcurrent Protective Device Coordination Study	Hacker		10/31/18
260580	Electrical Testing	Hacker		10/31/18
260630	Solar Photovoltaic System	Hacker		10/31/18
260800	Commissioning for Electrical	Hacker		10/31/18
260923	Lighting Control Devices	Hacker		10/31/18
260943	Network Lighting Devices	Hacker		10/31/18
260999	Sequence of Operations for Lighting Controls	Hacker		10/31/18
262413	Switchboards	Hacker		10/31/18
262416	Panelboards	Hacker		10/31/18
262726	Wiring Devices	Hacker		10/31/18

Attachment B – Document and Specification Schedule

Milwaukie Ledding Library
Contract No. C2017-024
Date: 12/6/2018



DOC NO	DESCRIPTION	ARCHITECT	CONSULTANT	Current Date
				11/12/2018
262900	Motor Controllers	Hacker		10/31/18
263323	Central Battery Equipment	Hacker		10/31/18
264313	Surge Protective Devices	Hacker		10/31/18
265000	Lighting	Hacker		10/31/18
260630	Photovoltaic System	Hacker		11/12/18
Division 27 COMMUNICATIONS				
270500	Common Work Results for Communications	Hacker		10/31/18
270526	Grounding and Bonding for Communications Systems	Hacker		10/31/18
270528	Pathways for Communications Systems	Hacker		10/31/18
270800	Commissioning of Communications	Hacker		10/31/18
271100	Communications Equipment Room Fittings	Hacker		10/31/18
271119	Communications Termination Blocks and Patch Panels	Hacker		10/31/18
271500	Communications Horizontal Cabling	Hacker		10/31/18
274116	Integrated Audio-Video Systems and Equipment	Hacker		10/31/18
Division 28 ELECTRICAL SAFETY AND SECURITY				
280500	Common Work Results for Electronic Safety and Security	Hacker		10/31/18
280513	Conductors and Cables for Electrical Safety and Security	Hacker		10/31/18
280800	Commissioning for Fire Alarm and Security	Hacker		10/31/18
281300	Access Control	Hacker		10/31/18
281600	Intrusion Detection	Hacker		10/31/18
282300	Video Surveillance	Hacker		10/31/18
283000	Fire Detection and Alarm	Hacker		10/31/18
Division 31 EARTHWORK				
311000	Site Clearing	Hacker		10/31/18
312000	Earthwork	Hacker		10/31/18
312317	Trenching	Hacker		10/31/18
312500	Erosion and Sediment Control	Hacker		10/31/18
Division 32 EXTERIOR IMPROVEMENTS				
321123	Aggregate Base Course	Hacker		10/31/18
321216	Asphaltic Paving	Hacker		10/31/18
321243	Porous Surfacing	Hacker		10/31/18
321313	Concrete Paving	Hacker		10/31/18
321316	Site Concrete	Hacker		10/31/18
328410	Design-Build Irrigation	Hacker		10/31/18
329113	Soil Preparation	Hacker		10/31/18
329219	Seeding	Hacker		10/31/18
329300	Plants	Hacker		10/31/18
Division 33 UTILITIES				
331116	Water Distribution	Hacker		10/31/18
333111	Site Sanitary Sewer Piping	Hacker		10/31/18
334111	Storm Drainage Piping	Hacker		10/31/18

Attachment C – Assumptions, Clarifications, and Exclusions

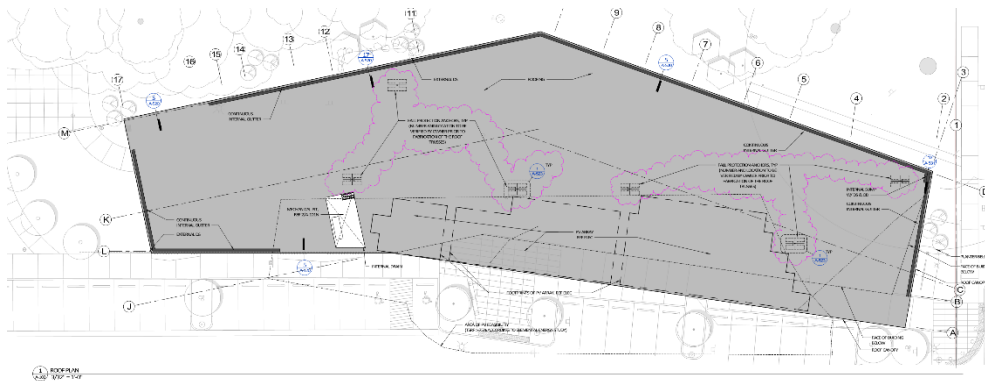
Project: Milwaukie Ledding Library
Owner: City of Milwaukie
Architect: Hacker
Location: Milwaukie OR
December 6, 2018



1. This estimate is based on the following documents:
 - A. Milwaukie Ledding Library Permit Set dated 10/31/2018
 - B. Specifications Volume I & II dated 10/31/2018
 - C. Report of Geotechnical Engineering Services dated 08/25/2017
 - D. APEX Hazardous Building Materials Survey dated 10/23/2017
 - E. Natural Resource Review dated 01/17/2018
 - F. Demo & Early Sitework Bid Set & Reference Set dated 06/22/2018
 - G. Addendum #1 Transmittal, Drawings, and Specifications dated 11/13/2018
2. General
 - A. Swinerton is not responsible for and cannot address concealed or undisclosed conditions relative to the trees, and their health, and any resultant failures (eg tree falling over or continuing to deteriorate).
 - B. Demo and abatement of hazardous materials during demo of existing building is included in the base proposal. Abatement costs include added scope of work not shown in the APEX Hazardous Building Material Survey.
3. Concrete
 - A. Concrete planter walls will have a Class A finish on the exterior face and Class C finish on the interior face. Building concrete walls will have a Class C finish at concealed locations. Cement wash finishing of vertical surfaces is excluded.
 - B. Waterproofing admixture for concrete walls is not included as walls are covered with either dampproofing, skirt flashing or elastomeric coating.
 - C. 4000 PSI is included at all building concrete per structural notes on S-001.
 - D. The interior thickened shear wall footings will have a cold joint at the bottom of slab elevation for constructability purposes.
4. Superstructure
 - A. Limited details have been provided for how the roof trusses and sheathing are required to be shimmed in order to meet bearing and fastening requirements.
 - B. Swinerton reserves the right to further refine misc wood blocking details and remove unnecessary blocking.
5. Exterior Enclosure
 - A. Exterior mockup is assumed to be an in place mockup. A separate exterior mockup has not been included.
 - B. All exterior wood siding and trim is included as Western Red Cedar, Select Knotty as indicated in Specification Section 074623.
 - C. Metal panel system is based on AEP Span PS-12 Prestige Wave Style 22 gauge panel which is an alternate to what is shown in Specification Section 074215.
 - D. Per approved **VE Item B-01b** the exterior soffit has been revised to a USG Sheetrock Brand Mold Tough Panels which will be installed directly over the structural plywood sheathing and painted with an exterior grade paint. All Wood Siding 2 and the associated wood furring system shown in Detail 9/A-501 is excluded.
 - E. The cladding support system for both metal wall panels and wood siding is included as a 16 gauge bent structural clip as shown in Detail 8/A-500 which is inclusive of a complete cladding support system. The cladding support products noted in Specification Section 054510 are excluded. A single horizontal 2x4 will be installed over the intermittent 16 gauge structural clips for the attachment of the wood siding.
 - F. Exact sizes and configuration of exterior windows were not provided in the Contract Documents and had to be scaled from the elevations. Due to size limitations of the specified fiberglass window manufacturers, the windows were reconfigured in some locations.
 - G. Exterior Louver assumed color to be a standard manufacture color.

Attachment C – Assumptions, Clarifications, and Exclusions

- H. Per approved **VE Item B-03** all operable windows have been eliminated and are therefore excluded.
 - I. Damproofing is included at perimeter concrete walls as called out in Detail 14/A-500. Bentonite waterproofing appears to have been eliminated from the Contract Documents and is therefore excluded.
 - J. Third party testing of exterior assemblies is excluded.
 - K. Per approved **VE Item B-02** all stainless steel skirt flashing and insulation have been eliminated 8" below the finished floor elevation and are therefore excluded. The exposed concrete wall will be painted with an elastomeric coating.
 - L. Per approved **VE Item B-04** all exterior cable trellis's and associated components have been eliminated and are therefore excluded.
 - M. Per approved **VE Item B-05b** the exterior wood screen shown on Elevation 4/A-201 has been eliminated and is therefore excluded.
 - N. Per approved **VE Item B-06c** the spacing of the exterior wood screen slats shown on Elevation 5 & 6 / A-200 has been reduced by 25%.
 - O. An **Allowance of \$237,362** is included to furnish and install the alternate Accurate Dorwin fiberglass window system that is listed in Specification Section 085413 with Solarban 60 coating and a standard black finish. Per approved **VE Item B-07** the fiberglass window supply was reduced by \$35,370 to meet this Allowance. The basis of design manufacturer is excluded.
6. Roofing
- A. This roofing system includes a fully adhered TPO membrane to the cover board. All other layers will be mechanically fastened. The slip sheet shown between the TPO membrane and cover board is not required as the membrane is fully adhered to the coverboard and therefore the slip sheet is not included.
 - B. The roofing system includes (1) layer of 6 Mil re-inforced visqueen for Vapor Barrier 1 called out below the roofing membrane. Specification section 075423 calls for a second layer of re-inforced visqueen which is not shown in any of the roofing assembly details and therefore excluded.
 - C. Proposal includes Babcock Davis Model BRHPG galvanized roof hatch with powder coated finish and Model SRCA safety railing system with self-closing gate.
 - D. Swinerton reserves the right to further review and refine the drip edge details shown on Drawings A520 and A521 in order to achieve a more constructible and weatherproof detail.
 - E. A total of (6) six fall protection anchors are included per ASI 01 Revision on Drawing A-102 shown below. Any required engineering and/or redesign of the structural systems is not included unless specifically shown on the Structural Documents. This proposal includes a prefabricated / engineered tie-off davit from Guardian Fall Protection. The custom fall protection anchors shown on Drawing A-523 are excluded.



Attachment C – Assumptions, Clarifications, and Exclusions

7. Interior Construction

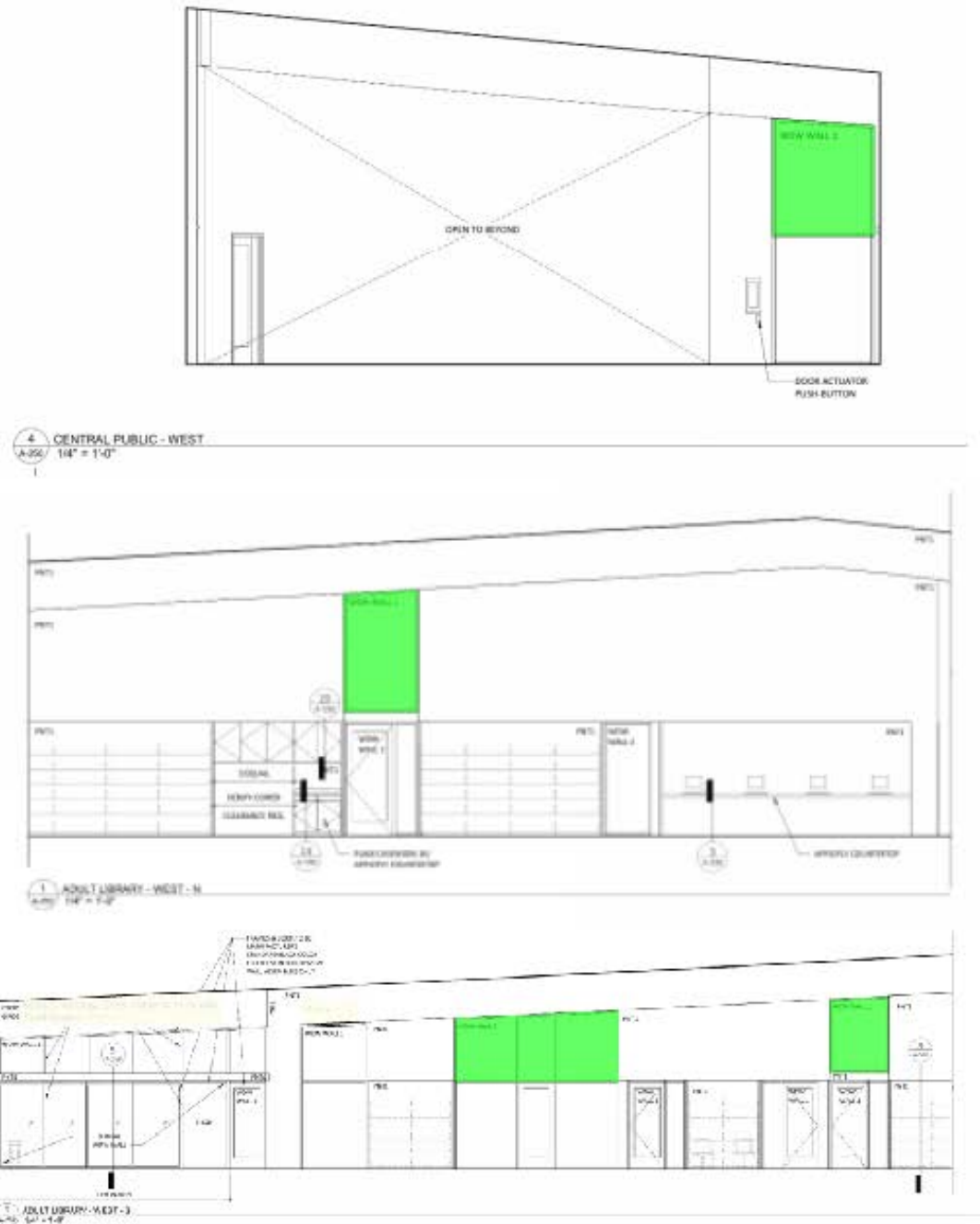
- A. All colored furniture as shown on A700 Furniture Plan dated 10/31/2018 including shelving, reference desks, chairs, tables, and furniture is excluded. Pricing includes upper cabinets, lower cabinets, and built-in shelving/countertops.
- B. Wood doors are assumed to be factory primed MDO and painted in the field. Particle core is used at flush doors. Structural composite lumber core at full-lite doors.
- C. In wall backing for FF&E, including perimeter book stacks is not required and therefore excluded.
- D. An Allowance of \$10,000 is been included for the reception desk at Central Public 108. All other circulation desks are excluded and assumed to be FF&E.
- E. Proposal includes double shelving at Sorting+Returns 110 and Staff Workroom 111. Lower built-in desktop is excluded.
- F. Shelving at Central Public/Children's demising wall is not included in the base proposal. Reference Alternate #1 for added costs.
- G. AWI Certification is excluded.
- H. Sealant Type 2A is currently shown around the perimeter of the fiberglass windows between the fiberglass window frame and either gypsum board or wood trim. This sealant joint is not required for air barrier. Swinerton has included a fry reglet with a 1/4" reveal between the gypsum board and window frame. The sealant shown is not included.
- I. Access panel locations are not currently indicated on the Drawings and will be located based on equipment needs.

8. Interior Finishes

- A. Per approved VE Item C-05b ACP1 as shown on A150, A151, and 2/A591 as F Sorb Panel Standard color, 1" thick (0.7 NRC) with square end cuts near the walls. ACP1 vertical attached to the joist as shown in detail 5/A501 is excluded.
- B. ACP3 is assumed to be furnished and installed by the Owner and is therefore excluded.
- C. Per approved VE Item C-06, ACP2 has been replaced with ACT1 ceiling system that will be installed approximately 9'-0" AFF and span from wall to wall with an axiom trim along all of the walls. ACP2 is now excluded.
- D. Per approved VE Items C-07a, C-07b and C-07c, all acoustic wall paneling (AWP1, AWP2 and AWP3) has been eliminated and are therefore excluded. Reference Alternates 3,4,&5.
- E. Painting of open to structure ceilings and joists is not included.
- F. Painting of all exposed fire sprinkler piping, ductwork, and conduit is not included.
- G. Mechanical mezzanine concrete floor is to is assumed to remain unfinished.
- H. Tile Grout is included as standard in accordance with ANSI A118.6. Epoxy and/or special grout is excluded.
- I. Seismic supports needed for MEPF system will be visible in exposed ceiling space.
- J. CONC3 has been included as auto scrub and seal concrete. Sealer assumed to be Prosoco Guard penetrating stain sealer.
- K. Per approved VE Item C-01 an agreed to alternate carpet manufacturer will be used for CPT1B, CPT1C, CPT1D, CPT3, CPT4. The specified carpet for CPT1B, CPT1C, CPT1D, CPT3, CPT4 is excluded. Custom carpeting is also excluded unless it meets the minimum order requirements, budget and schedule.
- L. Per approved VE Item C-02 an agreed to alternate carpet manufacturer will be used for CPT 2 in order to meet the VE amount. The specified CPT2 carpet is excluded. Custom carpeting is also excluded unless it meets the minimum order requirements, budget and schedule.
- M. Per approved VE Item C-03 the ceramic wall tile at all restrooms has been reduced from full height to a 4' wainscot at the base of the wall.
- N. Per approved VE Item C-04b the ceramic floor tile at all restrooms has been replaced with exposed sealed concrete finish. Ceramic floor tile is excluded.
- O. Per approved VE Item C-08 Plywood substrates and Standard P-Lam will be used in lieu of appleply and solid-core laminate.
- P. Per approved VE Item C-10b the Sliding Door #115 is eliminated and will be replaced with a Full Height RACO / Glazing System & Wood Door. Sliding Door #115 per Specification 084117 is excluded.

Attachment C – Assumptions, Clarifications, and Exclusions

- Q. Per approved **VE Item C-11** the interior clerestory windows have been eliminated at several locations above the doors and replaced with framing and gypsum board on Gridline C & K. See green highlighted areas below for specific locations where clerestory windows have been removed and replaced by framing and gypsum board.



- R. Per approved **VE Item C-12**, all wood wall base has been eliminated and is therefore excluded. Rubber base is included at all locations.
- S. Per approved **VE Item C-16** Wood Trim 1 at window sills (Detail 2/A-530) has been excluded. Proposal includes gyp board returns.
- T. Per approved **VE Item C-17** CONC-1 has been included as a sealed concrete. CONC-2 has been included as a sealed concrete with topical applied stain (gray color).

Attachment C – Assumptions, Clarifications, and Exclusions

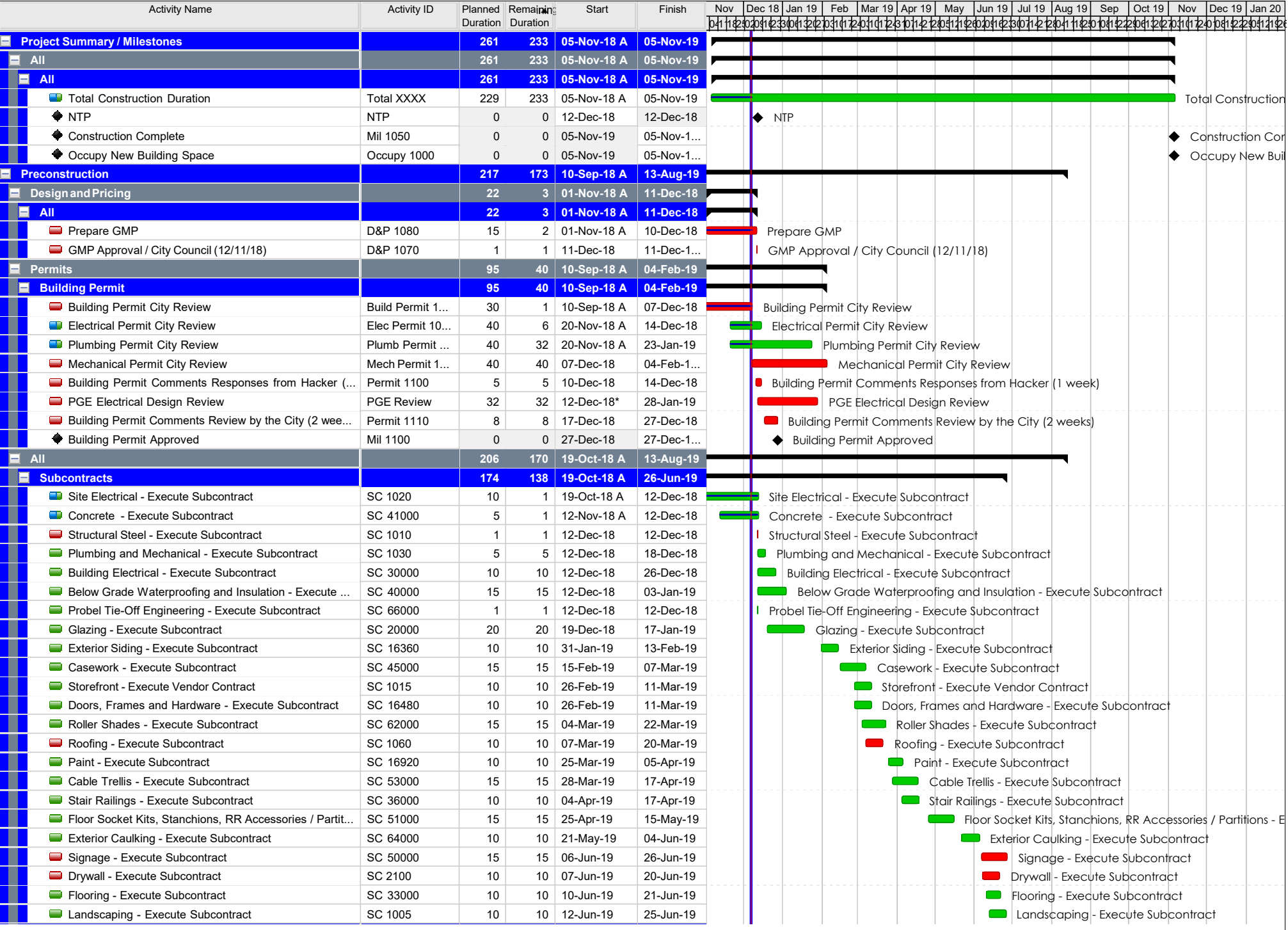
- U. Per approved **VE Item C-18** the gypsum board will stop 6" above the ceiling at all rooms shown to receive GBD, ACT1 and ACP2 ceilings on Drawings A-150 and A-151. Per VE Item C-06 above, ACP2 has been replaced by ACT1.
- V. Per approved **VE Item C-19** the gypsum board on one side of the shear walls in at Water 132, JC 124, IT 130 & Storage 103 have been eliminated and are therefore excluded.
- 9. Specialties / Furnishings
 - A. Per approved **VE Item C-14** the sill and side channels at all window coverings have been eliminated and are therefore excluded.
 - B. Per approved **VE Item C-15** The attic stock requirement for Window Coverings has been excluded.
 - C. Mockups for window coverings has been excluded.
 - D. Library equipment (work stations, printers, fax machines and copy machines) is excluded.
 - E. Code signage is included.
 - F. An **Allowance of \$50,000** is included for wayfinding and monument signage (Wayfinding / Environmental Graphics).
 - G. Specification Section 10 11 00 indicates marker boards, but no locations have been provided in the drawings. Marker boards are excluded.
- 10. Plumbing
 - A. Domestic water piping under 2" is assumed to be PEX.
 - B. Heat trace is excluded.
 - C. Per approved **VE Item D-04** all water piping to exterior wall hydrants will be installed below grade.
 - D. Per approved **VE Item D-05** the exterior wall hydrants (WH-1) have been eliminated on the east and west side of the building.
 - E. Per approved **VE Item D-06** all sanitary waste and storm drain piping below and above grade will be ABS. Cast iron piping is excluded.
 - F. Per approved **VE Item D-08** an alternate plumbing fixture package is included and will be submitted for approval.
- 11. HVAC
 - A. Screening for mechanical equipment is not included in price or shown on drawings. Assumed no screening will be needed.
 - B. No access platforms have been included in price, all HVAC and plumbing equipment is assumed to be serviceable by standing on floor or roof system.
 - C. Vibration and dynamic balancing has been excluded.
 - D. Exposed ductwork to be installed in conditioned space is provided without internal insulation.
 - E. Per approved **VE Item D-03**, Johnson Controls FX controls system will be for HVAC DDC Controls infrastructure installed by Northwest Controls Co. as accepted with 230900-001 substitution request for HVAC controls.
 - F. An **Allowance of \$16,750** is included for all underground radon piping. Per approved **VE Item D-01b** the radon piping currently shown on Drawing M-200 will be reduced by 50% in order to meet this Allowance.
 - G. Per approval of **VE Item D-11** pre-insulated soft copper (PDM) piping in lieu of specified hard drawn copper for all refrigerant piping.
- 12. Fire Protection
 - A. Fire pump is excluded.
 - B. Dry-type fire suppression system is included for the exterior canopy only.
 - C. Pre-action fire suppression system is excluded.
 - D. Fire Protection system is included as design build.
- 13. Electrical
 - A. This proposal includes an inverter required for emergency power. An emergency generator is not included in this proposal.
 - B. The base proposal includes rough-in only included for all low voltage systems including tele-data, network build, audio visual, CCTV, and security / access control system. All cabling, equipment, and finishes are not included in this budget. See alternate #2 for costs associated with the install of access control, video surveillance, tele/data and A/V System.

Attachment C – Assumptions, Clarifications, and Exclusions

- C. Linear stack luminaire fixtures (Type L1) are included at the interior shelving only. An Allowance of \$30,000 is currently included to supply the fixtures.
 - D. Emergency responder radio / DAS is not currently shown on the Contract Documents and is not included in the base 90% CD GMP Budget. Reference Alternate #2 for furnish and install of Emergency Responder Radio system if deemed required by the Fire Department.
 - E. Lighting quantities and pricing is based on the luminaire schedule found on E-002 & E-301 and is assumed to be coordinated with the Reflected Ceiling Plans.
 - F. Light fixtures D1-D4 are assumed to be standard manufacturer colors.
 - G. PGE engineering and associated design has not been received. Proposal does not include any changes that may incur from PGE design. Proposal assumes that a Level 3 contractor is not required to install vault and feeder raceways. This proposal includes the Primary and Secondary underground feeder raceways as currently shown on Drawing E-010U.
 - H. Electrical conduit is assumed to be exposed throughout the entire ceiling space.
 - I. Exposed conduit in the public space is assumed to be non-painted standard EMT.
 - J. Exterior Metal Louver no power or wiring shown to be required. Assumed they are non motorized louvers.
 - K. Per approved VE Item E-01 the Glass Break Detection System is excluded.
 - L. An Allowance of \$149,556 is included for an Alternate Lighting Fixture Package. Per approved VE Item E-02 the light fixture package will be reduced by \$23,700 in order to meet this Allowance.
 - M. An Allowance of \$2,700 is included for the above grade transformer pad and associated landscape screening. Per approved VE Item E-03 the below grade vault currently shown on Drawing E-010U is excluded. Additional screening required for the transformer is assumed to be additional planting material. Fencing required for screening the transformer is excluded.
 - N. Per Approval of VE Item E-04b MC cabling will be using in back of house areas, including Breakroom, Staff Work Room, Sorting & Receiving, Community Room and Children's Room that now have drop ACT ceiling based on VE item C-06.
 - O. PV/Solar is included. Total cost of the system is based on 1.5% of the total construction budget.
 - P. Electrical metering is excluded.
 - Q. Per approved VE Item E-06 FB1 floor boxes at short stacks that do not have stack fixtures have been eliminated.
 - R. Per approved VE Item E-07 three (3) lite bollards (SB1) have been eliminated from the half-moon sidewalk adjacent the courtyard.
 - S. Per approved VE Item E-08 code Minimum Lighting Controls in lieu of Specified controls will be used.
 - T. Per approved VE Item E-09 emergency light inverter has been reduced from 5KW to 4 KW.
14. Low Voltage/Security/AV
- A. Low voltage cabling will be exposed throughout the open ceiling space. All cabling will be hung with j-hooks or saddles, not cable tray.
 - B. (2) 4" raceways are included from the existing vault on Harrison Street into IT Closet 130 for incoming service providers. All fiber and/or copper service and final terminations in IT Room 130 are excluded.
 - C. Voice & Data distribution includes Cat6 cabling and RJ45 terminations from the rack mounted switch to the indicated outlet locations, cable testing. All head end equipment required for this system is assumed to be by owner. All head end equipment associated with this system is assumed to be by owner.
 - D. WIFI system includes Cat6 cabling and RJ45 terminations from the rack mounted switch to the indicated WIFI j-box locations, mounting of owner provided WIFI devices, patch cables and cable testing. All head end equipment, WIFI devices and commissioning is assumed to be by owner.
 - E. Build out of IT Closet 130 per T-501 includes (1) 19" equipment rack, (1) 24" equipment rack, (3) vertical cable managers, horizontal ladder rack system, and grounding bar.
 - F. Access control and intrusion detection system includes specified access controls at Doors X123, X100, X117, X109. Card reader access is only at Doors X123, X117, 125, and 130. Lenel card access system controlling. Bosch intrusion detection system to be installed.

Attachment C – Assumptions, Clarifications, and Exclusions

- G. Audio video and video conferencing system for the Community Room 102 includes a motorized wall mounted projection screen and ceiling mounted projector, (1) HDMI wall input source plate and wall mounted control panel for room control, pendant speakers, wall rack for AV equipment, and wireless microphone kit.
 - H. AV system for Rooms 129, 114, and 115 to install wire passive HDMI input wall media plates. All other AV equipment for these rooms are to be owner furnished owner installed.
 - I. Video surveillance system includes wiring and installing 10 cameras as shown on T201 drawings. Install Milestone CCTV VMS system including server for surveillance system. Alarm monitoring services are not included
 - J. Per Approval of **VE Item E-01** the glass breaks detection system has been eliminated from project and are therefore excluded.
 - K. Clock system is referenced on T-001, however no locations are indicated on the drawings. Clock system is excluded.
 - L. All TV's and associated mounting hardware is assumed to be Owner Furnished Owner Installed per Keynote 2 and Keynote 5 on T-201N and T-201S and therefore have been excluded.
 - M. UPS and all associated components are excluded and assumed to be by furnished and installed by Owner.
 - N. Rack mounted switches are excluded and assumed to be furnished and installed by Owner.
15. Equipment
- A. Furnish and install of (1) residential dishwasher is included. All other residential appliances are excluded and assumed to be furnished and installed by the Owner.
 - B. Library Stack Systems (Collections / Stacks / Shelving), Library Systems (RFID, Automated Book Return), and Library Furniture (FF&E, Loose Furniture, Chairs, Tables, ect.) is assumed to be Owner Furnished Owner Installed and is not included.
16. Sitework
- A. Removal of contaminated soil and/or hazardous material is excluded.
 - B. The site concrete specifications call out concrete with Exposed Aggregate, Integral Color, Board Form Finish, however the drawings do not call out any special finishes. This proposal assumes all site concrete as standard gray concrete with no special finishes.
17. Landscaping / Site Improvements
- A. Landscaping 1 year maintenance includes weekly visits for 40 visits (excluding December, January, February).
 - B. Per Approval of **VE Item G-01** prefabricated site benches will be used for site benches in lieu of custom concrete and wood top benches. \$1,500 is included for the furnish and install of each prefabricated bench.
 - C. 25 boulders assumed to be 2x2 = .75 ton each (average), not to exceed 20 tons. Boulders to be selected by architect in local supply yard prior to delivery to project.
 - D. Hydroseed priced is Sunmark Seeds NW Supreme Mix @ 7lbs/1000 SF.
18. The following items are excluded:
- A. All utility company fees, usage fees, and assessments.
 - B. The cost of all building permits and fees.
 - C. Testing and inspection costs.
 - D. All costs attributable to the removal of contaminated soil.
 - E. The cost of rock excavation or removal of unsuitable soils.
 - F. Parking costs.
 - G. All movable equipment and furnishings including chairs, tables, rolling storage, cubbies, lecterns, etc.
 - H. FF&E and Relocation costs
 - I. Off Site "In Lieu Fee" for Improvements on Harrison Street
 - J. Fountain / Artwork
 - K. Cost of electricity and water during construction



Activity Name		Activity ID	Planned Duration	Remaining Duration	Start	Finish	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20
Quality Control			113	113	05-Mar-19	13-Aug-19															
	Radiant Hydronic Piping Pre-Installation Meeting	PIMPLU 1060	0	0	05-Mar-19	05-Mar-19															
	Radiant Hydronic Piping First Work Inspection	FWIPLU 1060	0	0	21-Mar-19	21-Mar-19															
	Weather Barrier Pre-Installation Meeting	PIMSID 1080	0	0	10-Apr-19	10-Apr-19															
	Fiberglass Glazing Pre-Installation Meeting	PIMWIN 1050	0	0	19-Apr-19	19-Apr-19															
	Weather Barrier First Work Inspection	FWISID 1080	0	0	26-Apr-19	26-Apr-19															
	Roofing Pre-Installation Meeting	PIMELE 1030	0	0	02-May-19	02-May-19															
	Fiberglass Glazing First Work Inspection	FWIWIN 1050	0	0	07-May-19	07-May-19															
	Roofing First Work Inspection	FWIELE 1030	0	0	17-May-19	17-May-19															
	Storefront Glazing Pre-Installation Meeting	PIMWIN 1020	0	0	19-Jun-19	19-Jun-19															
	Taping Pre-Installation Meeting	PIMFRS 1000	0	0	21-Jun-19	21-Jun-19															
	Polished Concrete Pre-Installation Meeting	PIMSFR 1000	0	0	03-Jul-19	03-Jul-19															
	Storefront Glazing First Work Inspection	FWIWIN 1020	0	0	05-Jul-19	05-Jul-19															
	Taping First Work Inspection	FWIFRS 1000	0	0	09-Jul-19	09-Jul-19															
	Polished Concrete First Work Inspection	FWISFR 1000	0	0	19-Jul-19	19-Jul-19															
	Restroom Tile Pre-Installation Meeting	PIMFLR 1040	0	0	23-Jul-19	23-Jul-19															
	Casework Pre-Installation Meeting	PIMCSW 1010	0	0	24-Jul-19	24-Jul-19															
	HVAC Controls Pre-Installation Meeting	PIMPLU 1070	0	0	26-Jul-19	26-Jul-19															
	Restroom Tile First Work Inspection	FWIFLR 1040	0	0	07-Aug-19	07-Aug-19															
	Casework First Work Inspection	FWICSW 1010	0	0	08-Aug-19	08-Aug-19															
	HVAC Controls First Work Inspection	FWIPLU 1070	0	0	13-Aug-19	13-Aug-19															
Submittals & Procurement			235	233	04-Dec-18 A	05-Nov-19															
All			235	233	04-Dec-18 A	05-Nov-19															
Submittals			185	183	04-Dec-18 A	26-Aug-19															
	Rebar - Sub Prepare Submittal	Sub 2010	4	2	04-Dec-18 A	10-Dec-18															
	RedBuilt Trusses - Sub Prepare Submittals	Sub 1003	22	20	05-Dec-18 A	18-Jan-19															
	Formwork - Modeling and Shop Drawings	Sub 41000	5	5	10-Dec-18	14-Dec-18															
	MLL - Concrete SB Internal Review	MLL1005	5	5	11-Dec-18	17-Dec-18															
	MLL - MEPF Detailing - Undergrounds	MLL1011	5	5	12-Dec-18	18-Dec-18															
	Anchor Bolt Cages - Sub Prepare Submittals	Sub 1110	3	3	13-Dec-18	17-Dec-18															
	Probel Tie-Off Engineering	Sub 66000	5	5	13-Dec-18	19-Dec-18															
	MLL - Concrete Shop Drawings	MLL1007	5	5	18-Dec-18	24-Dec-18															
	MLL - MEPF Trade Coordination - Undergrounds	MLL1012	10	10	19-Dec-18	03-Jan-19															
	MLL - MEPF Detailing - Ceilings	MLL1015	8	8	19-Dec-18	31-Dec-18															
	Radon Piping Detailing - Undergrounds	Sub 3100	5	5	19-Dec-18	26-Dec-18															
	Mechanical Equipment - Sub Prepare Submittals	Sub 44000	15	15	19-Dec-18	10-Jan-19															
	MLL Onsite - Concrete Work	MLL1000.2	0	0	26-Dec-18	26-Dec-18															
	Photovoltaic Panels - Sub Prepare Submittals	Sub 43000	10	10	27-Dec-18	10-Jan-19															
	MLL - MEPF Trade Coordination - Ceilings	MLL1016	15	15	02-Jan-19	22-Jan-19															
	MLL - MEPF Underground Shop Drawings	MLL1013	6	6	04-Jan-19	11-Jan-19															
	Below Grade Waterproofing and Insulation - Sub Prep...	Sub 40000	15	15	04-Jan-19	24-Jan-19															
	MLL - NTP Drywall/Framing Detailing	MLL1000.1	0	0	10-Jan-19	10-Jan-19															
	MLL - Drywall/Framing RFIs	MLL1001	5	5	10-Jan-19	16-Jan-19															
	Steel Package - Sub Prepare Submittals	Sub 1045	10	10	16-Jan-19	29-Jan-19															
	MLL - Drywall Detailing	MLL1004	8	8	17-Jan-19	28-Jan-19															
	Exterior Glazing - Sub Prepare Submittals	Sub 20000	15	15	18-Jan-19	07-Feb-19															
	MLL - MEPF Fab/Delivery - Undergrounds	MLL1014	10	10	21-Jan-19	01-Feb-19															
	Radiant Hydronic Piping Pre-Installation Meeting																				
	Radiant Hydronic Piping First Work Inspection																				
	Weather Barrier Pre-Installation Meeting																				
	Fiberglass Glazing Pre-Installation Meeting																				
	Weather Barrier First Work Inspection																				
	Roofing Pre-Installation Meeting																				
	Fiberglass Glazing First Work Inspection																				
	Roofing First Work Inspection																				
	Storefront Glazing Pre-Installation Meeting																				
	Taping Pre-Installation Meeting																				
	Polished Concrete Pre-Installation Meeting																				
	Storefront Glazing First Work Inspection																				
	Taping First Work Inspection																				
	Polished Concrete First Work Inspection																				
	Restroom Tile Pre-Installation Meeting																				
	Casework Pre-Installation Meeting																				
	HVAC Controls Pre-Installation Meeting																				
	Restroom Tile First Work Inspection																				
	Casework First Work Inspection																				
	HVAC Controls First Work Inspection																				
Rebar - Sub Prepare Submittal																					
RedBuilt Trusses - Sub Prepare Submittals																					
Formwork - Modeling and Shop Drawings																					
MLL - Concrete SB Internal Review																					
MLL - MEPF Detailing - Undergrounds																					
Anchor Bolt Cages - Sub Prepare Submittals																					
Probel Tie-Off Engineering																					
MLL - Concrete Shop Drawings																					
MLL - MEPF Trade Coordination - Undergrounds																					
MLL - MEPF Detailing - Ceilings																					
Radon Piping Detailing - Undergrounds																					
Mechanical Equipment - Sub Prepare Submittals																					
MLL Onsite - Concrete Work																					
Photovoltaic Panels - Sub Prepare Submittals																					
MLL - MEPF Trade Coordination - Ceilings																					
MLL - MEPF Underground Shop Drawings																					
Below Grade Waterproofing and Insulation - Sub Prepare Submittals																					
MLL - NTP Drywall/Framing Detailing																					
MLL - Drywall/Framing RFIs																					
Steel Package - Sub Prepare Submittals																					
MLL - Drywall Detailing																					
Exterior Glazing - Sub Prepare Submittals																					
MLL - MEPF Fab/Delivery - Undergrounds																					

Activity Name		Activity ID	Planned Duration	Remaining Duration	Start	Finish	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20
 MLL - MEPF Shop Drawings - Ceilings		MLL1017	10	10	23-Jan-19	05-Feb-19															
 Electrical Apparatus - Sub Prepare Submittals		Sub 1100	20	20	25-Jan-19	21-Feb-19															
 MLL - Framing/Drywall SB Internal Review		MLL1006	8	8	29-Jan-19	07-Feb-19															
 MLL - MEPF Installs - Undergrounds		MLL1019	0	0	04-Feb-19	04-Feb-19															
 MLL - Framing/Drywall Shop Drawings		MLL1008	10	10	08-Feb-19	21-Feb-19															
 Exterior Siding - Sub Prepare Submittal		Sub 1212	15	15	14-Feb-19	06-Mar-19															
 Casework - Sub Prepare Submittals		Sub 45000	20	20	08-Mar-19	04-Apr-19															
 Fall Arrest Anchors - Sub Prepare Submittals		Sub 60000	5	5	08-Mar-19	14-Mar-19															
 Storefront Doors - Sub Prepare Submittals		Sub 1225	10	10	12-Mar-19	25-Mar-19															
 Metal Decking at Mechanical Mezzanine - Sub Prepare Submittals		Sub 65000	5	5	15-Mar-19	21-Mar-19															
 Roofing - Sub Prepare Submittal		Sub 3140	20	20	21-Mar-19	17-Apr-19															
 Plumbing Trim - Sub Prepare Submittals		Sub 54000	15	15	22-Mar-19	11-Apr-19															
 Hollow Metal Door Frames- Sub Prepare Submittals		Sub 16490	10	10	25-Mar-19	05-Apr-19															
 Roller Shades - Sub Prepare Submittals		Sub 62000	15	15	25-Mar-19	12-Apr-19															
 MLL Onsite - Framing Work		MLL1000.3	0	0	26-Mar-19	26-Mar-19															
 Fire Alarm Design		Sub 3190	25	25	04-Apr-19	08-May-19															
 Architectural Light Fixtures - Sub Prepare Submittals		Sub 3000	20	20	08-Apr-19	03-May-19															
 Acoustical Ceiling Paneling ACP 2 and ACP 3 - Sub Prepare Submittals		Sub 48000	10	10	08-Apr-19	19-Apr-19															
 Acudor Recessed Access Panels - Sub Prepare Submittals		Sub 56000	25	25	10-Apr-19	14-May-19															
 Doors and Hardware - Sub Prepare Submittals		Sub 16630	10	10	15-Apr-19	26-Apr-19															
 Acoustical Wall Paneling AWP 1, AWP 2 and AWP 3 - Sub Prepare Submittals		Sub 49000	10	10	18-Apr-19	01-May-19															
 Cable Trellis - Sub Prepare Submittals		Sub 53000	15	15	18-Apr-19	08-May-19															
 Bike Racks and Bollards - Sub Prepare Submittals		Sub 63000	15	15	18-Apr-19	08-May-19															
 Acoustical Ceiling Paneling ACP 1 - Sub Prepare Submittals		Sub 47000	10	10	19-Apr-19	02-May-19															
 Stair Railings - Sub Prepare Submittals		Sub 36000	10	10	02-May-19	15-May-19															
 Restroom Partitions and Accessories - Sub Prepare Submittals		Sub 52000	15	15	16-May-19	06-Jun-19															
 MLL - MEPF Installs - Ceilings		MLL1020	0	0	23-May-19	23-May-19															
 Knox Box - Sub Prepare Submittals		Sub 58000	5	5	30-May-19	05-Jun-19															
 Exterior Caulking - Sub Prepare Submittals		Sub 64000	10	10	05-Jun-19	18-Jun-19															
 Floor Socket Kits, Stanchions and Toilet Accessories - Sub Prepare Submittals		Sub 51000	15	15	10-Jun-19	28-Jun-19															
 Paint and Wallcovering - Sub Prepare Submittals		Sub 16520	10	10	24-Jun-19	08-Jul-19															
 Flooring - Sub Prepare Submittals		Sub 42000	10	10	24-Jun-19	08-Jul-19															
 Landscaping - Sub Prepare Submittals		Sub 1005	10	10	26-Jun-19	10-Jul-19															
 Signage - Sub Prepare Submittals		Sub 50000	15	15	27-Jun-19	18-Jul-19															
 Kitchen Appliances - Sub Prepare Submittals		Sub 61000	10	10	13-Aug-19	26-Aug-19															
 A/E Review			185	185	12-Dec-18	03-Sep-19															
 Rebar - A/E Review		Sub Rev 2055	3	3	12-Dec-18	14-Dec-18															
 Anchor Bolts and Templates - A/E Review		Sub Rev 1100	5	5	18-Dec-18	24-Dec-18															
 Radon Piping - A/E Review		Sub Rev 3100	5	5	27-Dec-18	03-Jan-19															
 Photovoltaic Panels - A/E Review		Sub Rev 43000	5	5	11-Jan-19	17-Jan-19															
 Mechanical Equipment - A/E Review		Sub Rev 44000	10	10	11-Jan-19	24-Jan-19															
 MEPF Underground Shop Drawings - A/E Review		Sub Rev 1013	5	5	14-Jan-19	18-Jan-19															
 Below Grade Waterproofing and Insulation - A/E Review		Sub Rev 40000	10	10	25-Jan-19	07-Feb-19															
 Structural Steel Package - A/E Review		Sub Rev 1035	5	5	30-Jan-19	05-Feb-19															
 RedBuilt Trusses - A/E Review		Sub Rev 1003	5	5	01-Feb-19	07-Feb-19															
 MLL - MEPF Shop Drawings - Ceilings A/E Review		Sub Rev 1018	15	15	06-Feb-19	27-Feb-19															
 Exterior Glazing - A/E Review		Sub Rev 20000	5	5	08-Feb-19	14-Feb-19															

Activity Name		Activity ID	Planned Duration	Remaining Duration	Start	Finish	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20
 Exterior Framing and Sheathing - A/E Review		Sub Rev 1333	4	4	22-Feb-19	27-Feb-19															
 Electrical Apparatus - A/E Review		Sub Rev 1515	20	20	22-Feb-19	21-Mar-19															
 Exterior Siding - A/E Review		Sub Rev 1212	5	5	07-Mar-19	13-Mar-19															
 Fall Arrest Anchors - A/E Review		Sub Rev 60000	5	5	15-Mar-19	21-Mar-19															
 Metal Decking at Mechanical Mezzanine - A/E Review		Sub Rev 65000	5	5	22-Mar-19	28-Mar-19															
 Storefront Doors - A/E Review		Sub Rev 1225	5	5	26-Mar-19	01-Apr-19															
 Casework - A/E Review		Sub Rev 45000	5	5	05-Apr-19	11-Apr-19															
 Hollow Metal Door Frames- A/E Review		Sub Rev 16640	5	5	08-Apr-19	12-Apr-19															
 Plumbing Trim - A/E Review		Sub Rev 54000	5	5	12-Apr-19	18-Apr-19															
 Roller Shades - A/E Review		Sub Rev 62000	5	5	15-Apr-19	19-Apr-19															
 Roofing - A/E Review		Sub Rev 2010	5	5	18-Apr-19	24-Apr-19															
 Acoustical Ceiling Paneling ACP 2 and ACP 3 - A/E Review		Sub Rev 48000	5	5	22-Apr-19	26-Apr-19															
 Doors and Hardware - A/E Review		Sub Rev 16780	5	5	29-Apr-19	03-May-19															
 Acoustical Wall Paneling AWP 1, AWP 2 and AWP 3 - A/E Review		Sub Rev 49000	5	5	02-May-19	08-May-19															
 Acoustical Ceiling Paneling ACP 1 - A/E Review		Sub Rev 47000	5	5	03-May-19	09-May-19															
 Architectural Light Fixtures - A/E Review		Sub Rev 4600	5	5	06-May-19	10-May-19															
 Fire Alarm Design - A/E Review		Sub Rev 3190	10	10	09-May-19	22-May-19															
 Cable Trellis - A/E Review		Sub Rev 53000	5	5	09-May-19	15-May-19															
 Bike Racks and Bollards - A/E Review		Sub Rev 63000	5	5	09-May-19	15-May-19															
 Acudor Recessed Access Panels - A/E Review		Sub Rev 56000	5	5	15-May-19	21-May-19															
 Stair Railings - A/E Review		Sub Rev 36000	5	5	16-May-19	22-May-19															
 Knox Box - A/E Review		Sub Rev 58000	5	5	06-Jun-19	12-Jun-19															
 Restroom Partitions and Accessories - A/E Review		Sub Rev 52000	5	5	07-Jun-19	13-Jun-19															
 Exterior Caulking - A/E Review		Sub Rev 64000	5	5	19-Jun-19	25-Jun-19															
 Floor Socket Kits and Stanchions at Foyer - A/E Review		Sub Rev 51000	5	5	01-Jul-19	08-Jul-19															
 Paint and Wallcovering - A/E Review		Sub Rev 16670	10	10	09-Jul-19	22-Jul-19															
 Flooring - A/E Review		Sub Rev 42000	5	5	09-Jul-19	15-Jul-19															
 Landscaping - A/E Review		Sub Rev 1005	5	5	11-Jul-19	17-Jul-19															
 Signage - A/E Review		Sub Rev 50000	5	5	19-Jul-19	25-Jul-19															
 Kitchen Appliances - A/E Review		Sub Rev 61000	5	5	27-Aug-19	03-Sep-19															
 Fabrication			222	222	17-Dec-18	29-Oct-19															
 Rebar - Fabrication		Fab 1100	5	5	17-Dec-18	21-Dec-18															
 Formwork - Fabrication		Fab 41000	5	5	17-Dec-18	21-Dec-18															
 Anchor Bolt Cages - Fabrication		Fab 11090	1	1	26-Dec-18	26-Dec-18															
 Photovoltaic Panels - Fabrication		Fab 43000	100	100	18-Jan-19	07-Jun-19															
 Radon Piping - Fabrication		Fab 3100	25	25	22-Jan-19	25-Feb-19															
 Mechanical Equipment - Fabrication		Fab 44000	90	90	25-Jan-19	31-May-19															
 Structural Steel Package - Fabrication		Fab 1035	35	35	06-Feb-19	26-Mar-19															
 Below Grade Waterproofing and Insulation - Fabrication		Fab 40000	30	30	08-Feb-19	21-Mar-19															
 Exterior Glazing - Fabrication		Fab 20000	50	50	15-Feb-19	25-Apr-19															
 RedBuilt Trusses - Fabrication		Fab 1003	35	35	19-Feb-19	08-Apr-19															
 MLL - Prefab Panels		MLL1009	15	15	28-Feb-19	20-Mar-19															
 MLL - MEPF Fab/Delivery - Ceilings		MLL1018	60	60	28-Feb-19	22-May-19															
 Exterior Siding - Fabrication		Fab 1212	50	50	14-Mar-19	22-May-19															
 Electrical Panel Cans - Fabrication		Fab 2104	40	40	22-Mar-19	16-May-19															
 Fall Arrest Anchors - Fabrication		Fab 60000	30	30	22-Mar-19	02-May-19															
 Metal Decking at Mechanical Mezzanine - Fabrication		Fab 65000	25	25	29-Mar-19	02-May-19															

Activity Name		Activity ID	Planned Duration	Remaining Duration	Start	Finish	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20
	Storefront Doors - Fabrication	Fab 1225	60	60	02-Apr-19	25-Jun-19															
	Electrical Panel Guts - Fabrication	Fab 4100	90	90	08-Apr-19	13-Aug-19															
	Casework Wall Brackets - Fabrication	Fab 55000	25	25	12-Apr-19	16-May-19															
	Hollow Metal Door Frames - Fabrication	Fab 16925	25	25	15-Apr-19	17-May-19															
	Wall-Mounted Lav Supports - Fabrication	Fab 45000	25	25	19-Apr-19	23-May-19															
	Roller Shades - Fabrication	Fab 62000	70	70	22-Apr-19	30-Jul-19															
	Roofing Membrane - Fabrication	Fab 2030	10	10	25-Apr-19	08-May-19															
	Acoustical Ceiling Paneling ACP 2 and ACP 3 - Fabric...	Fab 48000	60	60	29-Apr-19	23-Jul-19															
	Roofing Vapor Barrier - Fabrication	Fab 2032	10	10	01-May-19	14-May-19															
	Casework - Fabrication	Fab 45002	60	60	06-May-19	30-Jul-19															
	Interior RACO Frames - Fabrication	Fab 57000	60	60	06-May-19	30-Jul-19															
	Acoustical Wall Paneling AWP 1, AWP 2 and AWP 3 - ...	Fab 49000	60	60	09-May-19	02-Aug-19															
	Acoustical Ceiling Paneling ACP 1 - Fabrication	Fab 47000	50	50	10-May-19	22-Jul-19															
	Architectural Light Fixtures - Fabrication	Fab 2526	60	60	13-May-19	06-Aug-19															
	Cable Trellis - Fabrication	Fab 53000	30	30	16-May-19	27-Jun-19															
	Bike Racks and Bollards - Fabrication	Fab 63000	30	30	16-May-19	27-Jun-19															
	Acudor Recessed Access Panels - Fabrication	Fab 56000	25	25	22-May-19	26-Jun-19															
	Stair Railings - Fabrication	Fab 36000	25	25	23-May-19	27-Jun-19															
	Knox Box - Fabrication	Fab 58000	15	15	13-Jun-19	03-Jul-19															
	Recessed Fire Extinguisher Cabinets - Fabrication	Fab 59000	40	40	14-Jun-19	09-Aug-19															
	Restroom Partitions and Accessories - Fabrication	Fab 52000	50	50	21-Jun-19	30-Aug-19															
	Exterior Caulking - Fabrication	Fab 64000	20	20	26-Jun-19	24-Jul-19															
	Doors and Hardware - Fabrication	Fab Door 1000	50	50	26-Jun-19	05-Sep-19															
	Floor Socket Kits and Stanchions at Foyer - Fabrication	Fab 51000	10	10	09-Jul-19	22-Jul-19															
	Flooring - Fabrication	Fab 42000	10	10	16-Jul-19	29-Jul-19															
	Landscaping - Fabrication	Fab 1005	5	5	18-Jul-19	24-Jul-19															
	Paint - Fabrication	Fab 16830	4	4	23-Jul-19	26-Jul-19															
	Signage - Fabrication	Fab 50000	30	30	26-Jul-19	06-Sep-19															
	Kitchen Appliances - Fabrication	Fab 61000	40	40	04-Sep-19	29-Oct-19															
	Delivery		222	222	24-Dec-18	05-Nov-19															
	Rebar - Delivery	Del 1020	1	1	24-Dec-18	24-Dec-18															
	Formwork - Delivery	Del 41000	1	1	24-Dec-18	24-Dec-18															
	Anchor Bolt Cages - Delivery	Del 11080	1	1	27-Dec-18	27-Dec-18															
	Radon Piping - Delivery	Del 3100	1	1	26-Feb-19	26-Feb-19															
	Below Grade Waterproofing and Insulation - Delivery	Del 40000	5	5	22-Mar-19	28-Mar-19															
	Structural Steel Package - Delivery	Del 1035	1	1	27-Mar-19	27-Mar-19															
	RedBuilt Trusses - Delivery	Del 1003	5	5	09-Apr-19	15-Apr-19															
	Exterior Glazing - Delivery	Del 20000	5	5	26-Apr-19	02-May-19															
	Fall Arrest Anchors - Delivery	Del 60000	5	5	03-May-19	09-May-19															
	Metal Decking at Mechanical Mezzanine - Delivery	Del 65000	5	5	03-May-19	09-May-19															
	Roofing Membrane - Delivery	Del 2050	5	5	09-May-19	15-May-19															
	Roofing Vapor Barrier - Delivery	Del 2052	1	1	15-May-19	15-May-19															
	Electrical Panel Cans - Delivery	Del 21040	4	4	17-May-19	22-May-19															
	Casework Wall Brackets - Delivery	Del 55000	5	5	17-May-19	23-May-19															
	Hollow Metal Door Frames- Delivery	Del 17120	5	5	20-May-19	24-May-19															
	Exterior Siding - Delivery	Del 5322	5	5	23-May-19	30-May-19															
	Wall-Mounted Lav Supports - Delivery	Del 45000	1	1	24-May-19	24-May-19															

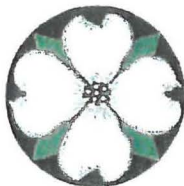
Activity Name		Activity ID	Planned Duration	Remaining Duration	Start	Finish	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20
 Mechanical Equipment - Delivery	Del 44000	5	5	03-Jun-19	07-Jun-19																
 Photovoltaic Panels - Delivery	Del 43000	20	20	10-Jun-19	08-Jul-19																
 Storefront Doors - Delivery	Del 1225	5	5	26-Jun-19	02-Jul-19																
 Acudor Recessed Access Panels - Delivery	Del 56000	5	5	27-Jun-19	03-Jul-19																
 Stair Railings - Delivery	Del 36000	5	5	28-Jun-19	05-Jul-19																
 Cable Trellis - Delivery	Del 53000	5	5	28-Jun-19	05-Jul-19																
 Bike Racks and Bollards - Delivery	Del 63000	5	5	28-Jun-19	05-Jul-19																
 Knox Box - Delivery	Del 58000	5	5	05-Jul-19	11-Jul-19																
 Acoustical Ceiling Paneling ACP 1 - Delivery	Del 47000	5	5	23-Jul-19	29-Jul-19																
 Floor Socket Kits and Stanchions at Foyer - Delivery	Del 51000	5	5	23-Jul-19	29-Jul-19																
 Acoustical Ceiling Paneling ACP 2 and ACP 3 - Delivery	Del 48000	10	10	24-Jul-19	06-Aug-19																
 Landscaping - Delivery	Del 1005	5	5	25-Jul-19	31-Jul-19																
 Exterior Caulking - Delivery	Del 64000	5	5	25-Jul-19	31-Jul-19																
 Paint - Delivery	Del 16980	1	1	29-Jul-19	29-Jul-19																
 Flooring - Delivery	Del 42000	5	5	30-Jul-19	05-Aug-19																
 Architectural Light Fixtures - Delivery	Del 4300	5	5	31-Jul-19	06-Aug-19																
 Casework - Delivery	Del 45002	5	5	31-Jul-19	06-Aug-19																
 Interior RACO Frames - Delivery	Del 57000	5	5	31-Jul-19	06-Aug-19																
 Roller Shades - Delivery	Del 62000	5	5	31-Jul-19	06-Aug-19																
 Acoustical Wall Paneling AWP 1, AWP 2 and AWP 3 - ...	Del 49000	10	10	05-Aug-19	16-Aug-19																
 Recessed Fire Extinguisher Cabinets - Delivery	Del 59000	5	5	12-Aug-19	16-Aug-19																
 Electrical Panel Guts - Delivery	Del 4100	5	5	14-Aug-19	20-Aug-19																
 Restroom Partitions and Accessories - Delivery	Del 52000	5	5	03-Sep-19	09-Sep-19																
 Doors and Hardware - Delivery	Del D/H 1000	1	1	06-Sep-19	06-Sep-19																
 Signage - Delivery	Del 50000	5	5	09-Sep-19	13-Sep-19																
 Kitchen Appliances - Delivery	Del 61000	5	5	30-Oct-19	05-Nov-19																
 Closeout Documents		158	158	18-Feb-19	30-Sep-19																
 Site Electrical - Closeout Documents	CO DOC 1000	15	15	18-Feb-19	08-Mar-19																
 Rebar - Closeout Documents	CO DOC 1010	15	15	19-Mar-19	08-Apr-19																
 Concrete - Closeout Documents	CO DOC 1020	15	15	26-Mar-19	15-Apr-19																
 Structural Steel - Closeout Documents	CO DOC 1030	15	15	02-Apr-19	22-Apr-19																
 Below Grade Waterproofing and Insulation - Closeout...	CO DOC 1040	15	15	12-Apr-19	02-May-19																
 RedBuilt Trusses - Closeout	CO DOC 1050	15	15	10-May-19	31-May-19																
 Exterior Siding - Closeout Documents	CO DOC 1060	15	15	08-Jul-19	26-Jul-19																
 Storefront - Execute Vendor Contract	CO DOC 1070	15	15	11-Jul-19	31-Jul-19																
 Stair Railings - Closeout Documents	CO DOC 1080	15	15	11-Jul-19	31-Jul-19																
 Cable Trellis - Closeout Documents	CO DOC 1090	15	15	12-Jul-19	01-Aug-19																
 Roofing - Closeout Documents	CO DOC 1120	15	15	30-Jul-19	19-Aug-19																
 Floor Socket Kits, Stanchions, RR Accessories / Partit...	CO DOC 1100	15	15	31-Jul-19	20-Aug-19																
 Paint - Closeout Documents	CO DOC 1110	15	15	07-Aug-19	27-Aug-19																
 Roller Shades - Closeout Documents	CO DOC 1130	15	15	14-Aug-19	04-Sep-19																
 Exterior Caulking - Closeout Documents	CO DOC 1140	15	15	15-Aug-19	05-Sep-19																
 Casework - Closeout Documents	CO DOC 1150	15	15	19-Aug-19	09-Sep-19																
 Drywall - Closeout Documents	CO DOC 1160	15	15	26-Aug-19	16-Sep-19																
 Landscaping - Closeout Documents	CO DOC 1180	15	15	06-Sep-19	26-Sep-19																
 Flooring - Closeout Documents	CO DOC 1170	15	15	09-Sep-19	27-Sep-19																
 Plumbing and Mechanical - Closeout Documents	CO DOC 1190	15	15	10-Sep-19	30-Sep-19																

Activity Name		Activity ID	Planned Duration	Remaining Duration	Start	Finish	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20
	Building Electrical - Closeout Documents	CO DOC 1200	10	10	12-Sep-19	25-Sep-19															
	Glazing - Closeout Documents	CO DOC 1210	10	10	16-Sep-19	27-Sep-19															
	Doors, Frames and Hardware - Closeout Documents	CO DOC 1220	10	10	16-Sep-19	27-Sep-19															
	Signage - Closeout Documents	CO DOC 1230	5	5	19-Sep-19	25-Sep-19															
	Construction		204	204	28-Nov-18 A	25-Sep-19															
	Site		203	203	28-Nov-18 A	24-Sep-19															
	All		199	199	28-Nov-18 A	24-Sep-19															
	Utility Excavation	Utl 1000	15	8	28-Nov-18 A	26-Dec-18															
	Site Plumbing Underground	PU 1000	15	10	03-Dec-18 A	28-Dec-18															
	Temp Power	Temp 1000	2	2	13-Dec-18	14-Dec-18															
	Treecology to Trim Remaining Trees	Land 0900	1	1	19-Dec-18	19-Dec-18															
	Demo and Grade For Site Concrete	Site Con 1000	10	10	27-Dec-18	10-Jan-19															
	Form Site Curb Concrete	Site Con 1010	10	10	11-Jan-19	24-Jan-19															
	Reinforce Site Curb Concrete	Site Con 1030	5	5	25-Jan-19	31-Jan-19															
	Site Electrical Underground	EU 1000	10	10	29-Jan-19	11-Feb-19															
	Pour Site Curb Concrete	Site Con 1040	4	4	01-Feb-19	06-Feb-19															
	Site Curb Concrete Complete	Site Conc Co...	0	0	06-Feb-19	06-Feb-19															
	Grading For Pavement	Site 1000	5	5	07-Feb-19	13-Feb-19															
	Bottom Lift Paving	Site 1010	5	5	14-Feb-19	20-Feb-19															
	Bike Racks and Bollards Install	Site 1002	3	3	08-Jul-19	10-Jul-19															
	Stair Railings Install	Site 1030	3	3	08-Jul-19	10-Jul-19															
	Site Sidewalks	Site 1040	15	15	11-Jul-19	31-Jul-19															
	Irrigation	Land 1010	10	10	01-Aug-19	14-Aug-19															
	Soil Import	Land 1020	5	5	15-Aug-19	21-Aug-19															
	Planting	Land 1030	10	10	22-Aug-19	05-Sep-19															
	Ground Cover	Land 1050	5	5	06-Sep-19	12-Sep-19															
	Top Lift Paving	Site 1060	5	5	13-Sep-19	19-Sep-19															
	Landscaping Punch List and Corrections	Land 1040	3	3	20-Sep-19	24-Sep-19															
	Landscaping Complete	Mil Land	0	0	24-Sep-19	24-Sep-19															
	Footings		49	49	07-Dec-18	15-Feb-19															
	Building Layout by Excavation Contractor	BLO 1000	1	1	07-Dec-18	07-Dec-18															
	Building Pad Preparation	Bld Exc 0900	5	5	07-Dec-18	13-Dec-18															
	Footing Excavation	Bld Exc 1000	5	5	14-Dec-18	20-Dec-18															
	Bottom of Footing Elevation Verification and Layout	Bld Con 0900	2	2	21-Dec-18	24-Dec-18															
	Form Building Footing Pour 1	Bld Con 1000	4	4	26-Dec-18	31-Dec-18															
	Reinforce Building Footing Pour 1	Bld Con 1060	3	3	27-Dec-18	31-Dec-18															
	Set Anchor Bolts For HSS Columns Pour 1	Bld Con 1010	2	2	28-Dec-18	31-Dec-18															
	Pour Building Footings Pour 1	Bld Con 1020	1	1	02-Jan-19	02-Jan-19															
	Form Building Footing Pour 2	Bld Con 1070	4	4	03-Jan-19	08-Jan-19															
	Strip Building Footing Pour 1	Bld Con 1100	2	2	03-Jan-19	04-Jan-19															
	Layout Stem Walls Pour 1	Bld Con 1030	1	1	07-Jan-19	07-Jan-19															
	Reinforce Building Footings Pour 2	Bld Con 1080	2	2	07-Jan-19	08-Jan-19															
	Set Anchor Bolts For HSS Columns Pour 2	Bld Con 1120	2	2	07-Jan-19	08-Jan-19															
	One Side Stem Walls Pour 1	Bld Con 1130	4	4	07-Jan-19	10-Jan-19															
	Pour Building Footings Pour 2	Bld Con 1090	1	1	09-Jan-19	09-Jan-19															
	Reinforce Stem Walls Pour 1	Bld Con 1140	2	2	09-Jan-19	10-Jan-19															
	Strip Building Footing Pour 2	Bld Con 1110	2	2	10-Jan-19	11-Jan-19															

Activity Name		Activity ID	Planned Duration	Remaining Duration	Start	Finish	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	Jan 20
	Layout Stem Walls Pour 2	Bld Con 1190	1	1	10-Jan-19	10-Jan-19															
	Close Stem Walls Pour 1	Bld Con 1150	3	3	11-Jan-19	15-Jan-19															
	Set J Bolts and Holddowns in Stem Walls Pour 1	Bld Con 1160	2	2	15-Jan-19	16-Jan-19															
	Place Stem Walls Pour 1	Bld Con 1170	1	1	17-Jan-19	17-Jan-19															
	Strip Stem Walls Pour 1	Bld Con 1180	2	2	18-Jan-19	21-Jan-19															
	One Side Stem Walls Pour 2	Bld Con 1200	4	4	21-Jan-19	24-Jan-19															
	Reinforce Stem Walls Pour 2	Bld Con 1210	2	2	23-Jan-19	24-Jan-19															
	Close Stem Walls Pour 2	Bld Con 1220	3	3	25-Jan-19	29-Jan-19															
	Set J Bolts and Holddowns in Stem Walls Pour 2	Bld Con 1230	2	2	28-Jan-19	29-Jan-19															
	Place Stem Walls Pour 2	Bld Con 1240	1	1	30-Jan-19	30-Jan-19															
	Strip Stem Walls Pour 2	Bld Con 1250	2	2	31-Jan-19	01-Feb-19															
	Interior Building Plumbing Underground Installs	Bld Con 1040	5	5	04-Feb-19	08-Feb-19															
	Interior Building Electrical Underground Installs	Bld Con 1050	5	5	11-Feb-19	15-Feb-19															
	SOG		54	54	18-Feb-19	02-May-19															
	Grade For SOG	SOG 1030	5	5	18-Feb-19	22-Feb-19															
	Form SOG	SOG 1000	4	4	22-Feb-19	27-Feb-19															
	Radon Piping Trenching	A1010	3	3	25-Feb-19	27-Feb-19															
	Radon Piping Installs and Backfills	A1000	3	3	27-Feb-19	01-Mar-19															
	SOG Insulation	SOG 1005	3	3	04-Mar-19	06-Mar-19															
	Slab on Grade Vapor Barrier	SOG 1010	4	4	06-Mar-19	11-Mar-19															
	Reinforce SOG	SOG 1040	5	5	12-Mar-19	18-Mar-19															
	Radiant Heating Hydronic Piping Installs	SOG 1050	3	3	19-Mar-19	21-Mar-19															
	Pour SOG Pour 1	SOG 1060	1	1	22-Mar-19	22-Mar-19															
	Pour SOG Pour 2	SOG 2030	1	1	25-Mar-19	25-Mar-19															
	Building Concrete Complete	Bld Conc Com...	0	0	25-Mar-19	25-Mar-19															
	Below Grade Dampproofing and Waterproofing	SOG 2000	10	10	29-Mar-19	11-Apr-19															
	Below Grade Insulation and Drainage Mat	SOG 2010	10	10	12-Apr-19	25-Apr-19															
	Backfill Around the Foundation	SOG 2020	5	5	26-Apr-19	02-May-19															
	Building		129	129	26-Mar-19	25-Sep-19															
	All		100	100	26-Mar-19	14-Aug-19															
	Framing Layout	Int A 1080	2	2	26-Mar-19	27-Mar-19															
	Exterior Framing	Ext Fin 1020	13	13	28-Mar-19	15-Apr-19															
	Structural Steel Erection	Str 1000	3	3	28-Mar-19	01-Apr-19															
	Exterior Sheathing	Ext Fin 1060	5	5	16-Apr-19	22-Apr-19															
	RedBuilt Trusses Erection	Str 1010	10	10	16-Apr-19	29-Apr-19															
	Cable Trellis Wood Blocking Installs	Ext Fin 0900	1	1	23-Apr-19	23-Apr-19															
	Exterior Weather Barrier	Ext Fin 1000	10	10	24-Apr-19	07-May-19															
	Decking	Str 1020	8	8	30-Apr-19	09-May-19															
	Exterior Glazing	Ext Fin 1010	15	15	03-May-19	23-May-19															
	Rough Carpentry Framing and Blocking of Box Gutters	Str 1030	6	6	08-May-19	15-May-19															
	Metal Decking at Mechanical Mezzanine Installs	Roof 1005	2	2	10-May-19	13-May-19															
	Fall Arrest Anchors Install	Str 1040	2	2	10-May-19	13-May-19															
	Reinforce Mechanical Mezzanine Deck	Roof 1020	1	1	14-May-19	14-May-19															
	Place and Finish Mechanical Mezzanine Concrete	Roof 1032	1	1	15-May-19	15-May-19															
	Roof and Gutters	Roof 1015	10	10	16-May-19	30-May-19															
	Electrical Rough-in	Int Elt 1000	12	12	23-May-19	10-Jun-19															
	Mechanical Rough-in	Int Mech 1000	15	15	23-May-19	13-Jun-19															

Activity Name		Activity ID	Planned Duration	Remaining Duration	Start	Finish	Nov	Dec 18	Jan 19	Feb	Mar 19	Apr 19	May	Jun 19	Jul 19	Aug 19	Sep	Oct 19	Nov	Dec 19	Jan 20
Plumbing Rough-in		Int Plm 1000	12	12	29-May-19	13-Jun-19															
Exterior Siding Installs		Ext Fin 1030	25	25	31-May-19	05-Jul-19															
Dehumidification and Framing Dry Out		Int Fin 0900	15	15	31-May-19	20-Jun-19															
Roof Flashing		Roof 1040	5	5	31-May-19	06-Jun-19															
Mechanical Equipment Files to the Mezzanine		Roof 1050	1	1	10-Jun-19	10-Jun-19															
Electrical and HVAC Above ACP Ceiling Rough-In		Int Elt 1010	6	6	11-Jun-19	18-Jun-19															
Plumbing to Mechanical Equipment		Roof 1060	10	10	11-Jun-19	24-Jun-19															
Acoustical Ceiling Paneling Cover Inspection		Int Elt 1020	1	1	19-Jun-19	19-Jun-19															
Exterior Insulation and Vapor Barrier		Ext Fin1035	4	4	21-Jun-19	26-Jun-19															
Electrical to Mechanical Equipment		Roof 1070	5	5	25-Jun-19	01-Jul-19															
Storefront Doors & Glass		Ext Fin 1080	5	5	03-Jul-19	10-Jul-19															
Cable Trellis Installs		Ext Fin 1090	4	4	08-Jul-19	11-Jul-19															
Photovoltaic Panels Install		Roof 2000	15	15	09-Jul-19	29-Jul-19															
Knox Box Installs		Ext Fin 1100	1	1	12-Jul-19	12-Jul-19															
Exterior Caulking		Ext Fin 1040	10	10	01-Aug-19	14-Aug-19															
Exterior Complete		Mil 1040	0	0	14-Aug-19	14-Aug-19															
ElectricalCommissioning			15	15	21-Aug-19	11-Sep-19															
Permanent Power On		Power 2000	5	5	21-Aug-19	27-Aug-19															
Final QC / Commissioning Branch Circuits		Comm 22680	5	5	28-Aug-19	04-Sep-19															
Fire Alarm Commissioning		Comm 2000	5	5	05-Sep-19	11-Sep-19															
Interior Finishes			96	96	10-May-19	25-Sep-19															
Pre-Grinding for Polished Concrete Areas		Int Fin 0990	4	4	10-May-19	15-May-19															
Interior Framing		Int Fin 1000	7	7	16-May-19	24-May-19															
Casework Wall Brackets Install		Int Fin 1002	2	2	24-May-19	28-May-19															
Hollow Metal Door Frames Install		Int Fin 1050	5	5	28-May-19	03-Jun-19															
Drywall Hang		Int Fin 1010	7	7	26-Jun-19	05-Jul-19															
Acudor Recessed Access Panels Install		Int Fin 1015	2	2	05-Jul-19	08-Jul-19															
Taping		Int Fin 1020	8	8	08-Jul-19	17-Jul-19															
Polish Concrete		Int Fin 1022	8	8	18-Jul-19	29-Jul-19															
Painting		Int Fin 1030	6	6	30-Jul-19	06-Aug-19															
Floor Socket Kits Install for Stanchions at Foyer		Int Fin 1035	1	1	30-Jul-19	30-Jul-19															
Acoustical Ceiling Paneling Installs ACP 1		Int Fin 1037	10	10	30-Jul-19	12-Aug-19															
Ceiling Grid		Int Fin 2000	5	5	06-Aug-19	12-Aug-19															
Electrical Finishes		Int Elt 1030	10	10	07-Aug-19	20-Aug-19															
Casework Installs		Int Fin 1110	8	8	07-Aug-19	16-Aug-19															
Roller Shades Install		Int Fin 2002	5	5	07-Aug-19	13-Aug-19															
Interior RACO Frames Install		Int Fin 2004	6	6	07-Aug-19	14-Aug-19															
Janitor Closet FRP Paneling		Int Fin 2050	2	2	07-Aug-19	08-Aug-19															
Acoustical Ceiling Paneling Installs ACP 2 and ACP 3		Int Fin 3000	10	10	07-Aug-19	20-Aug-19															
Mechanical Finishes		Int Mech 1010	8	8	07-Aug-19	16-Aug-19															
Finish Trim		Int Fin 1120	5	5	09-Aug-19	15-Aug-19															
Electrical and HVAC Ceiling Grid Rough-In		Int Fin 2010	6	6	12-Aug-19	19-Aug-19															
Interior Glass for RACO Frames Measures and Fabric...		Int Fin 2012	10	10	15-Aug-19	28-Aug-19															
Wood Base WD Base 1 Installs		Int Fin 2005	4	4	19-Aug-19	22-Aug-19															
Acoustical Wall Paneling Installs AWP 1, AWP 2 and A...		Int Fin 2015	4	4	19-Aug-19	22-Aug-19															
Recessed Fire Extinguisher Cabinets Install		Int Fin 2016	2	2	19-Aug-19	20-Aug-19															
Plumbing Finishes		Int Plm 1010	10	10	19-Aug-19	30-Aug-19															

Activity Name		Activity ID	Planned Duration	Remaining Duration	Start	Finish	Nov	Dec 18	Jan 19	Feb	Mar 19	Apr 19	May	Jun 19	Jul 19	Aug 19	Sep	Oct 19	Nov	Dec 19	Jan 20
	 Ceiling Grid Cover Inspection	Int Fin 2020	1	1	20-Aug-19	20-Aug-19															
	 Drop Tile	Int Fin 2030	3	3	21-Aug-19	23-Aug-19															
	 Carpet, Resilient Flooring and Rubber Base Install	Int Fin 1040	9	9	26-Aug-19	06-Sep-19															
	 Bump Mechanical Equipment and Fire Up Boiler	Roof 1080	4	4	03-Sep-19	06-Sep-19															
	 Doors and Hardware Install	Int D/H 1000	5	5	09-Sep-19	13-Sep-19															
	 Kitchen Appliances Install	Int Fin 1090	2	2	09-Sep-19	10-Sep-19															
	 Interior Glass for RACO Frames Installs	Int Fin 2014	5	5	09-Sep-19	13-Sep-19															
	 Test and Balance	Int Fin 2040	3	3	16-Sep-19	18-Sep-19															
	 Signage Installs	Int Fin 4000	3	3	16-Sep-19	18-Sep-19															
	 Final Clean	Int FC 1000	5	5	19-Sep-19	25-Sep-19															
	 Interior Complete	Mil 1060	0	0	25-Sep-19	25-Sep-19															
	 Restrooms		79	79	28-May-19	17-Sep-19															
	 Wall-Mounted Lav Supports Install	RR 1000	2	2	28-May-19	29-May-19															
	 Waterproof Membrane and Ceramic Tile	RR 1010	10	10	06-Aug-19	19-Aug-19															
	 Glass Mirrors are Measured and Fabricated	RR 1020	7	7	20-Aug-19	28-Aug-19															
	 Glass Mirrors Install	RR 1030	3	3	29-Aug-19	03-Sep-19															
	 Plumbing Trim	RR 1040	4	4	04-Sep-19	09-Sep-19															
	 Restroom Partitions	RR 1050	3	3	10-Sep-19	12-Sep-19															
	 Restroom Accessories	RR 1060	3	3	13-Sep-19	17-Sep-19															
	 Close-Out		39	39	12-Sep-19	05-Nov-19															
	 All		39	39	12-Sep-19	05-Nov-19															
	 All		39	39	12-Sep-19	05-Nov-19															
	 Owner MEPF Training	Owner Train	3	3	12-Sep-19	16-Sep-19															
	 Weather Delay Allowance	Weather 1000	10	10	26-Sep-19	09-Oct-19															
	 Substantial Completion	Turn 9999	0	0	09-Oct-19	09-Oct-19*															
	 Final Inspections / Certificate of Occupancy	Final 1000	5	5	10-Oct-19	16-Oct-19															
	 Swinerton Punch List	Swin Punch 10...	5	5	10-Oct-19	16-Oct-19															
	 Swinerton Corrections	Swin Punch 10...	5	5	16-Oct-19	22-Oct-19															
	 Demobilize Subcontractors	Demobe 1000	5	5	23-Oct-19	29-Oct-19															
	 Barricade Removal	Demobe 1010	5	5	30-Oct-19	05-Nov-19															
	 Turnover	Turn 99999	0	0	05-Nov-19	05-Nov-19															

Contract No. C2017-024

**CHANGE ORDER 00
TO AIA AGREEMENT
FOR CM/GC CONSTRUCTION SERVICES**

This Change Order hereby amends the above entitled contract between the City of Milwaukee Swinerton Builders, where the basis of payment is the cost of work plus a fee with a Guaranteed Maximum Price (GMP).

CITY AND CONTRACTOR AGREE:

1. **Public Improvement Contract.** On March 7, 2017, City and Contractor entered into a contract for construction, alteration, installation or repair of buildings, structures, fixtures, equipment, or other facilities which contains terms and conditions for performing work for the City. The Contract requires services to be specifically authorized by written change orders. Except to the extent that they are inconsistent with specific provisions of this agreement, the terms and conditions of the Contract are incorporated herein.
2. **Background.** The Library project has encountered delays due to challenges to the bond language and the design has been modified (reduced square footage and more efficient construction details) to keep the cost of the project in line with the budget included in the bond. In order to start construction as soon as possible, at the request of the city, an early work set of plans was developed and permitted to demolish and remove the building, prepare the site, remove old and install new underground utilities, install curbs, and install asphalt. The early site package is to begin construction while the building plans are fully developed, submitted to the city, and building permit issued.
3. **Extra Work Description.** Contractor shall perform the following tasks pursuant to this Change Order:
 - a. Attachment A - TASK and SOV for Abatement, Demo & Early Sitework Bid Set, and Civil Work" dated September 27, 2018
 - b. Attachment B - Document & Specification Schedule dated September 27, 2018
 - c. Attachment C - Assumptions, Clarifications, and Exclusions dated September 27, 2018
4. **Time of Completion of tasks under this Change Order:**
 - a. Attachment D - Demo and Early Sitework Schedule dated September 27, 2018 with a projected Notice to Proceed (NTP) of October 1, 2018.
5. **Cost of Services.** The modified cost of materials and services covered by this change order is \$1,829,905, making the current contract amount not to exceed \$ 1,829,905.

CITY OF MILWAUKIE

Signature

Ann Ober, City Manager

Print Name & Title

Date

Change Order 00 to AIA Agreement -
CM/GC Construction Services

CONTRACTOR

Signature

Print Name & Title

Date

CITY OF MILWAUKIE

Contract No. C2017-024

Katie Newell
Signature

Katie Newell, Library Director
Print Name & Title

10/1/18
Date

ATTACHMENT A

TASK and SOV for Abatement, Demo & Early Sitework Bid Set, and Civil Work

Project: Milwaukie Ledding Library

Owner: City of Milwaukie

Architect: Hacker

Location: Milwaukie OR

SWINERTON



Date: September 27, 2018

Description	01 Sitework	02 Building	TOTAL 18,054 SF
D50 ELECTRICAL SYSTEMS	\$278,751	\$80,481	\$359,232
G10 SITE PREPARATION	\$478,812	-	\$478,812
G20 SITE IMPROVEMENTS	\$541,189	\$64,600	\$605,789
G30 SITE PLUMBING UTILITIES	\$60,818	-	\$60,818
Subtotal	\$1,359,570	\$145,081	\$1,504,651
Construction Contingency	3.00%		\$45,140
General Conditions (3 months x \$59,179)			\$177,537
Subguard Insurance	1.15%		\$17,303
Contractor Fee	2.95%		\$53,982
Insurance	1.11%		\$20,312
Payment & Performance Bond	0.60%		\$10,979
Total			\$1,829,905

Attachment B – Document & Specification Schedule

Project: Milwaukie Ledding Library
 Owner: City of Milwaukie
 Architect: Hacker
 Location: Milwaukie OR

SWINERTON



Date: September 27, 2018

DOC NO	DESCRIPTION	PROJECT	ARCHITECT	DATE
MISCELLANEOUS				
	Natural Resource Review	Ledding Library		01/17/18
	Hazardous Building Materials Survey	Ledding Library		10/23/17
GENERAL				
G-001	SHEET INDEX	Ledding Library	Hacker	06/22/18
SURVEY				
1 of 2	TOPOGRAPHIC SITE MAP	Ledding Library	Hacker	05/31/18
2 of 2	TOPOGRAPHIC SITE MAP	Ledding Library	Hacker	05/31/18
CIVIL				
C0.1	GENERAL NOTES, LEGEND, INDEX	Ledding Library	Hacker	06/22/18
C0.5	EXISTING CONDITIONS & DEMO PLAN	Ledding Library	Hacker	06/22/18
C1.0	SITE PLAN - NORTH	Ledding Library	Hacker	06/22/18
C1.1	SITE PLAN - SOUTH	Ledding Library	Hacker	06/22/18
C1.5	SE HARRISON STREET IMPROVEMENTS	Ledding Library	Hacker	06/22/18
C2.0	GRADING & EC PLAN - NORTH	Ledding Library	Hacker	06/22/18
C2.1	GRADING & EC PLAN - SOUTH	Ledding Library	Hacker	06/22/18
C3.0	UTILITY PLAN - NORTH	Ledding Library	Hacker	06/22/18
C3.1	UTILITY PLAN - SOUTH	Ledding Library	Hacker	06/22/18
C3.2	STORM PLAN - NORTH	Ledding Library	Hacker	06/22/18
C3.3	STORM PLAN - SOUTH	Ledding Library	Hacker	06/22/18
C4.0	DETAILS	Ledding Library	Hacker	06/22/18
C4.1	DETAILS	Ledding Library	Hacker	06/22/18
C4.2	DETAILS	Ledding Library	Hacker	06/22/18
C4.3	DETAILS	Ledding Library	Hacker	06/22/18
ELECTRICAL				
E-001	ELECTRICAL SYMBOLS, LEGENDS, AND ABBREVIATIONS	Ledding Library	Hacker	06/22/18
E-010U	ELECTRICAL UNDERGROUND SITE PLAN - ELECTRICAL	Ledding Library	Hacker	06/22/18
SPECIFICATION				
Division 02 EXISTING CONDITIONS				
	Structure Demolition	Ledding Library	Hacker	06/22/18
Division 31 EARTHWORK				
311000	Site Clearing	Ledding Library	Hacker	06/22/18
312000	Earthwork	Ledding Library	Hacker	06/22/18
312317	Trenching	Ledding Library	Hacker	06/22/18
312500	Erosion and Sediment Control	Ledding Library	Hacker	06/22/18
Division 32 EXTERIOR IMPROVEMENTS				
321123	Aggregate Base Course	Ledding Library	Hacker	06/22/18
321216	Asphaltic Paving	Ledding Library	Hacker	06/22/18
321313	Concrete Paving	Ledding Library	Hacker	06/22/18
321316	Site Concrete	Ledding Library	Hacker	06/22/18
Division 33 UTILITIES				
331116	Water Distribution	Ledding Library	Hacker	06/22/18
333111	Site Sanitary Sewer Piping	Ledding Library	Hacker	06/22/18
334111	Storm Drainage Piping	Ledding Library	Hacker	06/22/18

Attachment C – Assumptions, Clarifications, and Exclusions

Project: Milwaukie Ledding Library
Client: City of Milwaukie
Architect: Hacker Architects
Location: Milwaukie, OR
Job No: 16293074
Date: 09/27/2018
Subject: **Assumptions, Clarifications, and Exclusions**



This estimate is based on the following qualifications:

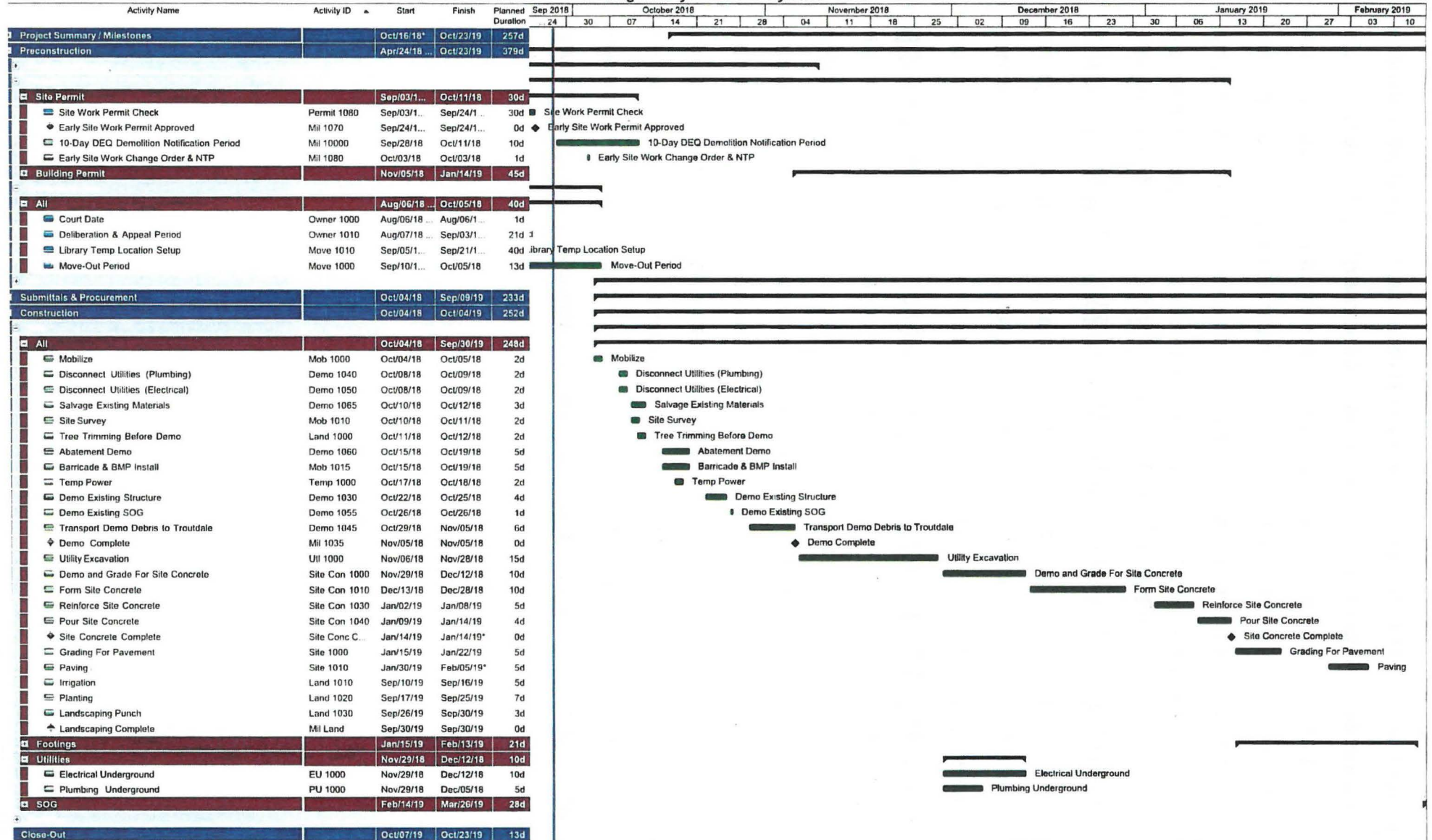
1. General
 - A. This proposal is based off the attached drawing list dated 09/27/18.
 - B. Deep foundation ground improvements are excluded.
 - C. Insurance, Bond, Fee, and other add-on percentages are listed in the Demo and Early work SOV.
 - D. General conditions and requirements are for managing construction operations and associated requirements for the Demo and Early work for a three-month period starting at the commencement of the early work.
2. Concrete
 - A. Concrete for plans other than those listed in Attachment B are excluded from this work.
3. Paving
 - A. 2" paving included, 1" topping paving is not included with this work.
4. Sitework
 - A. No allowance has been given for the excavation, handling, and disposal of rock, nested, or solid boulders 24" in diameter or larger.
 - B. No allowance has been given for the over excavation and backfill of soft spots
 - C. This proposal assumed that native backfill can be used is all pipe demolition trenches.
 - D. This proposal is contingent on getting NTP for Demo and Early work on or before October 1, 2018. These earthwork operations are starting late in the dry weather season and if unusual weather occurs in the September months, earthwork tactics will need to be reevaluated to address wetter weather conditions. Swinerton builders will be maintaining constant communication with the city of Milwaukie as undocumented soils are uncovered, surveyed, and weather arises.
5. Electrical
 - A. Site electrical for Feeders, site lighting, Temp power and lighting, site utilities are included.
6. Landscaping
 - A. No landscaping is included in this work.
7. The following items are excluded:
 - A. Design fees
 - B. All utility company fees and/or assessments.
 - C. The cost of all building permits and fees.
 - D. Testing and inspection costs.
 - E. Performance Bond
 - F. All costs attributable to the removal of contaminated soil.
 - G. The cost of rock excavation or removal of unsuitable soils.
 - H. FF&E and Relocation costs
 - I. Screening of existing soils
 - J. Hazardous waste material identification, monitoring above what is noted in the specifications.
 - K. Franchise Utilities
 - L. Dewatering for activities not specifically included
 - M. Signage/Striping
 - N. Structure Demolition Engineering
 - O. Gas Trenching
 - P. Utility Disconnection Fees

Sep/27/18

ATTACHMENT D

1

Ledding Library Demo & Early Sitework



1 of 1



COUNCIL RESOLUTION No.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE ORDER ESTABLISHING A GUARANTEED MAXIMUM PRICE WITH SWINERTON BUILDERS FOR THE LEDDING LIBRARY IMPROVEMENT PROJECT.

WHEREAS, at the May 17, 2016 Primary Election, voters of the City of Milwaukie authorized the City to issue up to \$9.2 million dollars in general obligation bonds for the purposes of repair and improvement of the Ledding Library; and

WHEREAS, a formal competitive solicitation following Public Contracting Rule 10.105(A) was conducted for the purposes of selecting a Construction Management/General Contractor for the Ledding Library Improvement Project; and

WHEREAS, on January 17, 2017, Council authorized the execution of an agreement with the awarded contractor, Swinerton Builders, through Resolution 16-2017; and

WHEREAS, on October 1, 2018, Change Order 00 was executed by the City Manager authorizing Swinerton Builders to perform abatement, demolition, and early site work on the Ledding Library site and establish a partial Guaranteed Maximum Price (GMP);

WHEREAS, on December 6, 2018, Swinerton Builders presented a cost estimate for the construction of the Ledding Library based on the 90% construction document set, and inclusive of Change Order 00, to set the GMP.

Now, Therefore, be it Resolved that the City Council of the City of Milwaukie authorizes the City Manager to execute Change Order 01 with Swinerton Builders to establish the GMP for the Ledding Library Improvement Project, and authorizes the City Manager, or their designee, to administer the project in accordance with the project specifications with a project authorization of \$8,664,001.

Introduced and adopted by the City Council on _____.

This resolution is effective on _____.

Mark F. Gamba, Mayor

ATTEST:

APPROVED AS TO FORM:

Scott S. Stauffer, City Recorder

Justin D. Gericke, City Attorney