

# PROJECT ENHANCEMENTS TRACKER

## Gladstone Civic Center

UPDATED 11-09-18

Active Items based on 10.31.18 GMP Cost Proposal

	Item No.	Description	Estimated Value	Add (Deduct) Construction Schedule Days*	Need Decision By Date	R=Rejected P=Pending A=Accepted	Pending	Accepted
<b>1</b>	<b>Base Project</b>							
	101	Total Project - 20,798 square feet	\$11,998,688	NA	NA	A		\$11,998,688
<b>2</b>	<b>Enhanced Features</b>							
	201	Larger Main Lobby	\$153,800	14	11/14/2018	P	\$153,800	
	202	Direct and secure police vehicle access only to Portland Ave via 12' wide paved drive	\$113,636	0	12/10/2018	P	\$113,636	
	203	Ground face CMU walls in lieu of concrete tilt-up walls	\$72,568	28	11/14/2018	P	\$72,568	
	204	Increase ceiling height from 8' (base scope) to between 10' and 11'	\$184,596	14	11/14/2018	P	\$184,596	
	205	Added height of CMU walls if items 203 and 204 accepted	\$10,173	0	11/14/2018	P	\$10,173	
	206	Sloped roof (1 1/2 to 12 pitch) with sheet metal roof panels	\$433,329	49	11/14/2018	P	\$433,329	
	207	LVT (i.e. linoleum) flooring in lieu of VCT flooring	\$47,091	0	Mar-19	P	\$47,091	
	208	Heavy timber exposed structure at Lobby	\$19,085	0	Jan-19	P	\$19,085	
	209	If items 201 and 208 accepted, heavy timber for expanded lobby	\$14,648	0	Jan-19	P	\$14,648	
	210	Increase total glazing (i.e. window) area from 15% to 20%	\$59,668	0	11/14/2018	P	\$59,668	
	211	Add twelve (12) unit skylights at Lobby	\$21,217	0	Jan-19	P	\$21,217	
	212	Change heating / cooling system to a VRF system from VAV (base scope)	\$196,532	0	Jan-19	P	\$196,532	
	213	Enhanced lighting in selected public areas	\$36,850	0	Jan-19	P	\$36,850	
<b>3</b>	<b>Discretionary Adds During Final Design</b>		\$100,000			P	\$100,000	
	301	TBD	\$0			P	\$0	
	302	TBD	\$0			P	\$0	
	303	TBD	\$0			P	\$0	
<b>4</b>	<b>Other</b>							
	401	TBD	\$0			P	\$0	
	402	TBD	\$0			P	\$0	
	403	TBD	\$0			P	\$0	
		<b>Adds</b>					\$1,463,193	\$11,998,688
		<b>Deducts</b>					\$0	\$0
		<b>Total</b>					\$1,463,193	\$11,998,688

\* **NOTE:** The "Construction Schedule Days" column reflects the number of calendar days that must be added to the overall 10-month baseline scope schedule should any single line item be incorporated into the project. Also, the "Estimated Values" listed above do NOT include any cost for schedule time extension (i.e. General Condition) beyond that already included in the 10-month baseline schedule. Such General Conditions costs will be in the range of \$15,000 per week and will be identified once any Enhancements are selected and an updated schedule is created.