

The Westin Portland at the Convention Center

Scope Option Summary

Updated: 8/8/2008

DESCRIPTION	GSF	FEASIBILITY BUDGET AMOUNT	\$/Key 597	\$/SF	COMMENTS
BASE LINE BUDGET					
PROJECT DEVELOPMENT BUDGET 7-01-08	556,094 SF	224,740,240	376,449	404.14	
SCOPE OPTIONS					
<i>Option #1: No Future Tower Expansion</i>					
PROJECT DEVELOPMENT BUDGET 7-01-08	556,094 SF	224,740,240	376,449	404.14	
Delete Future Tower Foundations & MEP Premium		(1,500,000)	(2,513)		
TOTAL OPTION #1 COSTS	556,094 SF	\$ 223,240,240	373,937	401.44	
<i>Option #2: Delete Parking & No Future Tower Expansion</i>					
PROJECT DEVELOPMENT BUDGET 7-01-08	556,094 SF	224,740,240	376,449	404.14	
Delete Future Tower Foundations & MEP Premium		(1,500,000)	(2,513)		
Delete Parking Scope Requirement	(35,828) SF	(5,100,000)	(8,543)	142.35	
TOTAL OPTION #2 COSTS	520,266 SF	\$ 218,140,240	365,394	392.27	
<i>Option #3: Delete Parking, Future Tower Exp. And Change Room Width to 12'-6"</i>					
PROJECT DEVELOPMENT BUDGET 7-01-08	556,094 SF	224,740,240	376,449	404.14	
Delete Future Tower Foundations & MEP Premium		(1,500,000)	(2,513)		
Delete Parking Scope Requirement	(35,828) SF	(5,100,000)	(8,543)	142.35	
Change Hotel Tower Room Width to 12'-6"	(10,000) SF	(2,700,000)	(4,523)	270.00	
TOTAL OPTION #3 COSTS	510,266 SF	\$ 215,440,240	360,871	387.42	
<i>Option #4: Change Future Tower Exp. to Steel, Reduce Hotel Function Space by 10,000sf & Adjust OS&E, IT Budget.</i>					
PROJECT DEVELOPMENT BUDGET 7-01-08	556,094 SF	224,740,240	376,449	404.14	
Change Future Tower Exp. To Structural Steel per KPFF design		(1,000,000)	(1,675)		
Reduce overall Hotel Function by 10,000 per ZGF design 7-22-08	(10,000) SF	(2,200,000)	(3,685)	220.00	
Revise OS&E Overall Budget		(230,000)	(385)		
Revise IT Overall Budget		(100,000)	(168)		
TOTAL OPTION #4 COSTS	546,094 SF	\$ 221,210,240	370,536	397.79	