

The Westin Portland at the Convention Center

FEASIBILITY PHASE COST SAVING SUMMARY

ITEM	DESCRIPTION	CONCEPT ROM AMOUNT		VE INCLUDED IN THE 7-01-08 BUDGET A	VE PENDING P	VE REJECTED R	ADDITIVE COST ITEMS AC
ROUGH ORDER OF MAGNITUDE							
General Items							
1.00	Delete Pres. Suite Area Pop-up on 20th floor	(200,000)	A	(200,000)			
2.00	Reduce Plaza water features to one in lieu of three.	(85,000)	A	(85,000)			
3.00	Provide stained concrete topping slab @ plaza in lieu of precast sand set pavers	Adjusted in Base Budget	A	Adjusted in Base Budget			
4.00	Change Hotel Tower to a 12'-6" per 6/6/08 plan. (ALSO INCLUDES DELETING ONE FLOOR)	(2,700,000)	P		(2,700,000)		
4.10	Revise overall program to reduce 10,000 sf in Hotel Function per revised plans dated 7/22/08	(2,200,000)	P		(2,200,000)		
5.00	Change Hotel Tower to a 12' clear room width.	<i>Not used</i>	R			<i>Not used</i>	
6.00	Reduce Tower bay depth to 60' in lieu of 62' from G01-G20 Ref. Westin Standard 2.4.1	(525,000)	R			(525,000)	
7.00	Change Room Mix to 45% D/D per 5/29/08 e-mail and Ref. Westin Standard 2.3.2.	(265,000)	P		(265,000)		
8.00	Provide structural steel frame structure at south block for future tower expansion in lieu of concrete structure per KPFF revised plans dated 7/29/08.	(1,000,000)	P		(1,000,000)		
8.10	Delete foundations & MEP stubs & caps for future tower expansion over the south block and change structure to structural steel & metal decking for that area.	(1,500,000)	R			(1,500,000)	
9.00	Alt. 1+2 (per 6-19-08 sketches): Relocate pool to roof level of the podium over the south block and replace existing location of pool area with 17 +/- rooms. Add a half floor of rooms on the north side of the north tower @ level 142' and a half floor of rooms above that level at 151' for a total 24 additional room bays. Eliminate one entire "L" room floor with no loss of room bays. The relative areas are a wash, but we save all of the vertical elements of that room floor. Eliminate two large meeting rooms from level 132'. Move function storage to mech. mezz. & replace with medium sized meeting rooms. Move 3 board rooms to level 120' replacing meeting/retail space. Slightly reduce size of lobby & consolidate to one vestibule for entrance from MLK & drop off. This will allow net savings in hotel function space & structure covering the entry drive plaza.	(3,500,000)	A	(3,500,000)			
9.10	Alt. 1+3 (per 6-19-08 sketches): Essentially the same as Alt. 1+2 above plus eliminating the parking and drive through. This allows us to consolidate the basement mechanical & back of house spaces on the north block where we are excavated down to bearing soil for the tower and to found the entry drive & turnaround on grade. This allows retaining both large A meeting rooms on the JR ballroom level by taking advantage of the space of the garage ramp & elimination of the drive thorough @ Pacific. THIS REPRESENTS THE DELTA FROM ITEM 9.00 TO DELETE THE PARKING	(5,100,000)	R			(5,100,000)	
9.20	Provide additional below grade parking level (per 07/07/2008 sketches): Will provide an additional 165 valet parking spaces for a total of 280 parking spaces.	4,200,000	AC				4,200,000
10.00	Delete laundry requirement from program (includes equipment @ mech. requirements)	(900,000)	A	(900,000)			
11.00	If we are able to delete the MEP parking need and delete the gross area requirements.	<i>See Item #9.10</i>	P		<i>See Item #9.10</i>		
12.00	To Provide a LEED Gold in lieu of a LEED Silver per Matrix	1,200,000	AC				1,200,000
13.00	Reduce Art Budget to 1% of direct costs	(1,500,000)	A	(1,500,000)			
Structural Frame							
14.00	Reduce depth of mat foundation to 4' 4" in lieu of 4' 6"	(45,000)	A	(45,000)			
15.00	Reduce rebar in the shear walls & col. By 40% by using 100ksi type rebar for ties in lieu of 60ksi.	(125,000)	A	(125,000)			

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Roofing & Waterproofing							
16.00	Reduce Eco-Roof area by 30% (15,126 sf) and provide membrane roofing. Would still leave 55% of the total roof area as Eco-Roof.	(330,000)	A	(330,000)			
17.00	Delete roof terrace access including pavers, waterproofing, railings and secondary structure.	(200,000)	P		(200,000)		
18.00	Provide painted metal roofing & coping at main canopy in lieu of S.S. roofing & coping.	(45,000)	P		(45,000)		
Exterior Skin							
19.00	Delete Pacific Street Glass Canopy	(150,000)	A	(150,000)			
20.00	Provide brick and punched windows at grid 1 between A-D & grid 4 between D-G in lieu of curtain wall from G1-G12.	See Item #22	P		See Item #22		
21.00	Review exterior skin brick, metal panels, punched windows and curtain wall ratios. TARGET BUDGET	(1,000,000)	A	(1,000,000)			
22.00	Delete roof screen wall framing & metal paneling at cooling towers.	(115,000)	P		(115,000)		
23.00	Delete clerestory windows @ grand ballroom	(70,000)	P		(70,000)		
24.00	Delete retail canopies at retail space. To be provided by retail tenants.	(30,000)	P		(30,000)		
25.00	Delete fritted glass @ operable windows.	(50,000)	P		(50,000)		
26.00	Provide 4" x 2 1/4" x 12" brick in lieu 4"x 2 1/4" x 8" brick at exterior	(265,000)	A	(265,000)			
Interior Construction							
27.00	Provide vinyl base @ guestrooms in lieu of wood base Ref. Westin Standard 2.4.5	(100,000)	A	(100,000)			
28.00	Use four granite slabs 2mm thick at guest room tub/surrounds in lieu of ceramic tile.	(125,000)	R			(125,000)	
29.00	Change Stone Tile ST-1 material allowance to \$15/sf in lieu of \$20/sf	(230,000)	A	(230,000)			
30.00	Change Porcelain Tile CT-1 material allowance to \$7/sf in lieu of \$10/sf	(395,000)	A	(395,000)			
31.00	Change Specialty Ceiling, Linear Wood SC-1 material allowance to \$30/sf in lieu of \$40/sf	(375,000)	A	(375,000)			
32.00	Change Hotel Guest Room Carpet material allowance to \$15/sy in lieu of \$48/sy	(700,000)	A	(700,000)			
33.00	Change Public Area Carpet material allowance to \$30/sy in lieu of \$48/sy	(225,000)	A	(225,000)			
34.00	Delete restaurant build-out, scope to be provided by third party tenant.	(1,400,000)	R			(1,400,000)	
Vertical Transportation							
35.00	Provide Tower passenger & service elevators as machine room less elevators Synergy with 500 fpm speed (available this fall). This credit includes lowering roof elevator penthouse.	(600,000)	R			(600,000)	
36.00	Provide Tower passenger elevators 1-3 w/ 23 stops and elevators 4-6 w/ 15 stops Level 01-G12.	(450,000)	R			(450,000)	
37.00	Provide Tower service elevators 7-8 w/ 24 stops and elevators 9 w/ 15 stops Level 01 - G12.	(395,000)	R			(395,000)	
38.00	Delete passenger elevator #12 at south entrance.	(150,000)	A	(150,000)			

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HVAC/Plumbing							
39.00	Provide stacked vertical FCU's with T-stats pre-mounted Westin Standard 2.4.3	(140,000)	P		(140,000)		
40.00	Mechanical equipment, systems & fixture Target V.E.	(500,000)	A	(500,000)			
Electrical							
41.00	Electrical equipment, systems & light fixture Target V.E.	(300,000)	A	(300,000)			
TOTAL VALUE ENGINEERING - ROM COST				(11,075,000)	(6,815,000)	(10,920,000)	5,400,000