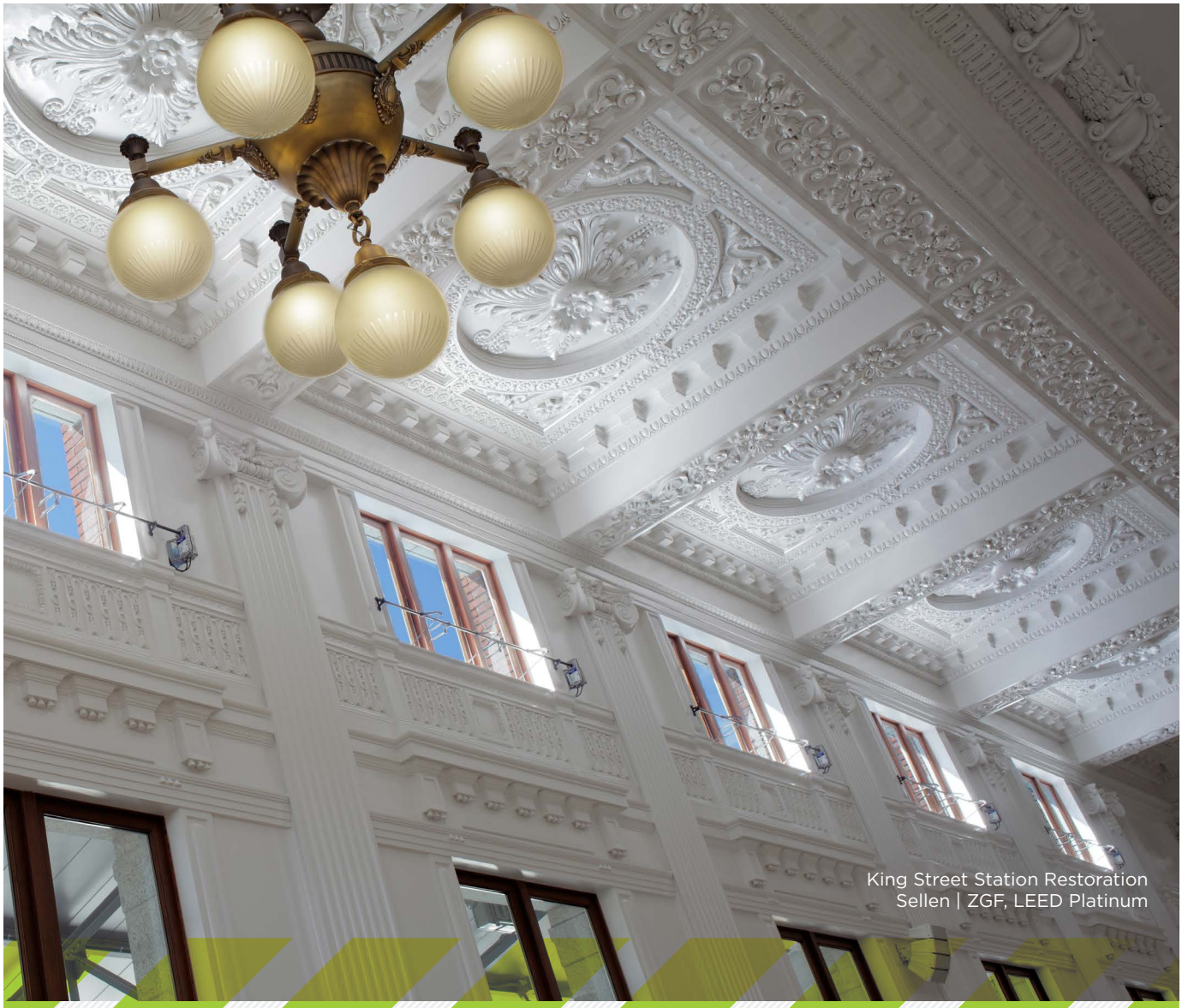
Sellen

ZGF
ZIMMER GUNSUL FRASCA ARCHITECTS LLP



King Street Station Restoration
Sellen | ZGF, LEED Platinum

16. Exceptions/ Qualifications, Deviations and Assumptions

On the following pages, we have provided our deviations to the RFP on Form H, Exceptions/Qualifications to the RFP Scope. In this section, we have also provided some clarifications. We have no changes to Form J, Design-Builder/Owner Responsibility Matrix.

DEVIATIONS ~~EXCEPTIONS/QUALIFICATIONS~~ TO RFP SCOPE

Section	Article No. (or Dwg.)	Exception/ Clarification	DES Use Only
A. Substructure		None	
B. Shell	Addendum 7, Q6	The Addendum requires overhead canopies on each block face. We have provided overhead canopies on the south façade and on the east and north façade at the corner of Union and Capitol Way. These are generally at the two building entrances. **Savings**: $300,000	
C. Interiors		None	
D. Services			
		Plumbing - none	
		HVAC	
Appendix, Section I	Section 23 00 00 1.2.B	The Design Guidelines state that, "all mechanical equipment should be located in building mechanical rooms or penthouses." We have included mechanical equipment in mechanical rooms, enclosed penthouses and open air screened mechanical areas on the roof as is reasonable for office buildings and long-term maintenance. **Savings**: A range of $50,000 - $100,000 depending on the final configuration of the mechanical penthouse.	
4 Design Program Narrative	1020 Operations, Main, Energy Perf & LEED Program Addenda 4 & 6	Clarification: There is no clear specification for overall equipment, lighting and occupancy profiles. Hours of operation were assumed to be 6 a.m. to 6 p.m., per Addendum 6, and ASHRAE profiles were used to determine loading throughout the day. **Cost/Savings**: $0	
4 Design Program Narrative	1020 Operations, Main, Energy Perf & LEED Program 1070 – Electrical E	Clarification: 24/7 server room and IDFs are provided with the required electrical service but for energy performance we assumed a diversity on the 24/7 loads such that the total equipment loads are equal to 25 percent of the baseline building energy performance. This assumption is based on LEED energy modeling guidelines. **Cost/Savings**: $0	
4 Design Program Narrative	1064 HVAC Design Criteria B.4	The design criteria call for "independent" cooling systems for telecom, IDF and MDF rooms. In our proposed design, the primary cooling system for these rooms will be provided by dedicated fan-coil units to recover the heat for beneficial use elsewhere in the building. Each room would also have a back-up exhaust fan that would activate if the primary fan-coil unit were to fail. During back-up fan operation, the space temperature may rise to 90 degrees Fahrenheit, depending on the actual electrical load and the current temperature of the space. This temperature is generally acceptable for current IT equipment. If a fully-redundant HVAC system is required for these spaces, the cost would be substantial. **Savings**: $120,000	
		Fire Protection - none	
		Electrical	
4 Design Program Narrative	1070 Electrical D/E	Addendum 8 allowed aluminum wound transformers but was not specific to indicate that this allowance also applies to the unit substation transformer; we assume that aluminum-wound unit substation transformers are allowed. This assumption represents cost savings with no reduction in building long-term performance. **Savings**: $50,000	
4 Design Program Narrative	1070 Electrical E 2	The RFP calls for copper bussing for switchboards. We included aluminum bussing for switchboards as this is industry standard for commercial office buildings and is a lower cost than copper bussing. There is no reduction in building long-term performance. **Savings**: $20,000	

4 Design Program Narrative	1070 Electrical E 6	The RFP calls for fully rated vertical bussing in switchboards. In conjunction with the aluminum busses, we have down-sized, retaining full capacity bussing for the switchboard horizontal bussing. This is industry standard for commercial office buildings and represents cost savings for equipment with no risk to the building's long-term performance. **Savings**: $10,000	
4 Design Program Narrative	1070 Electrical L 2	The RFP calls for Schedule 80 PVC conduit. We have included Schedule 40 PVC conduit encased in concrete or under concrete floors. With best practices construction techniques, there is no reduction in value or long-term performance. **Savings**: $9,000	
4 Design Program Narrative	1070 Electrical L 4	The RFP calls for minimum size of EMT conduit of ¾". We have included a minimum size of ½" EMT conduit. This would be consistent with industry standard for commercial office buildings and provide long-term flexibility for future changes. **Savings**: $7,000	
4 Design Program Narrative	1070 Electrical L 5	The RFP calls for waterproof steel compression-type couplings and connectors only. We have included set screw fittings for EMT conduit. By specifying green-wire equipment grounding conductors in all raceways (including MC cable), we are not relying on the electrical continuity of the raceway for the equipment grounding connection. This change represents cost savings for material and labor with no reduction in the building's long-term performance. **Savings**: $4,000	
4 Design Program Narrative	1070 Electrical Q	The RFP calls for branch circuit junction boxes with terminal block strips to aid in long-term flexibility. To provide the desired flexibility, in lieu of providing terminal strips in junction boxes, we propose a branch circuit methodology of providing oversized EMT home-runs to panel boards from junction boxes distributed through the TI areas. For the current TI development (Day One), a single three-phase home run would be distributed from each junction box, the raceway and junction box will be sized to accommodate two three-phase home runs. MC cable will be run from the junction boxes to serve (primarily 120V) branch circuits in the TI space. For subsequent TI development, additional circuits could be pulled into the junction box to serve new TI loads. **Savings**: $20,000	
4 Design Program Narrative	1082 Telecomm Infrastructure Design Criteria E.2	In lieu of Cat6A cabling, we recommend using Cat 6 cabling to reduce costs with no impact to data transfer speed. **Savings**: $120,000	
4 Design Program Narrative	1082 Telecomm Infrastructure Design Criteria I.	In lieu of the installation of standard field-terminated optical fiber backbone, we recommend the use of pre-terminated (MTP) optical fiber backbone cabling from the MDF to each IDF. The installation of MTP will support future migration to 40G and 100G network backbone topologies as well as the implementation of next generation technologies as they become available. **Savings/Cost**: $0 - The increased materials cost for pre-terminated assemblies is offset by the technician labor time required to provide industry standard field terminated optical fiber cabling.	
E. Equipment & Furnishings		None	
F. Special Construction & Demolition		None	
G. Building Sitework			

4 Design Program Narrative	1030 Site/Civil Design B.8 Addendum #6	Clarification: The narrative requires off-site analysis to verify adequate downstream capacity for stormwater. Addendum #6 did not provide capacity information and indicates that the capacity survey will be an Owner expense. Therefore, we have not included any detention for storm water. **Cost/Savings**: $0	
4 Design Program Narrative	1030 Site/Civil Design B.11 Add. #7, Q6 Add. #8	Clarification: The addenda indicate strict dimensions for the planter areas and sidewalks. We have provided varying widths of planters and sidewalks that meet the intent of the requirements (providing adequate surface area for tree health and root growth) and sidewalk width for a pleasant pedestrian experience. Please see landscape plans for further detail. **Cost/Savings**: $0	
4 Design Program Narrative	1030 Site/Civil Design B.11 Add. #7, Q6	Clarification: The addendum indicates that curb bulbs should be at each corner. However, the City standards ask for curb bulbs at corners only where there is on-street parking. We have followed the City standard. **Cost/Savings**: $0	
Various Disciplines:			
Section 2 – Contract & Appendix	Addendum #3 GA Facilities Design Guidelines & Construction Standards	In Addendum #3 it was stated that the RFP documents take precedent over the Appendix items. The Article 1.3 (4) of the contract references the RFP documents and that they have precedence over the proposal and construction documents. This would imply that all referenced material, including the 465 page "GA Facilities Design Guidelines & Construction Standards" and the "DES Leased Space Requirements" in the RFP would have precedence over our proposal and construction documents unless we take exception here. Also, in the proprietary meetings, when asked about conflicting criteria, it was stated that this building is the new building standard for the Capitol campus and old standards may not apply. Developing new building standards is a complex undertaking and involves stakeholders that are not necessarily involved with this project. Therefore we take exception to the General Administration Facilities Design Guidelines & Construction Standards and the DES Leased Space Requirements and these documents no longer have precedence over our proposal and construction documents. **Cost/Savings**: To be determined in the scope validation period	
Section 2 – Contract & Appendix	Addendum #3 GA Facilities Design Guidelines & Construction Standards	If a wholesale exception is not acceptable, we are deviating from the following sections of the GA Facilities Design Guidelines & Construction Standards: 00022-01 requires NC-35 and we would like to have a range of NC-35 to -40. 00022-02 Roof access requires stairway and railings. We have provided access per our plans. h. No duct liner is allowed and we have included duct liner to meet the NC ratings. Most buildings still use duct liner, especially on RA boots and RA duct. 00022-05.6 – We have deviated from the following items: all restrooms and all shower areas have a hot & cold hose bibb. Trash receptacles are freestanding. Plumbing chases have access. All restrooms to have a floor drain, even singles. 00022-05.7 – We have deviated from the requirement of "Stairwells have an electrical outlet". We feel this is a bad idea to have an ignition source in a fire exit stairwell. 00022.05.10 – We have deviated from the requirement of all printers and copies have direct ventilation to the outside. 00023-01.A – We are drawing the project in Revit. Providing as-builts in AutoCAD may be outdated by the finish of the project. 00023-02.H – We have assumed there are no items in this project "involving high security risk" or "will involve special document security protocol" and the handling of documents does not include these protocols. 01 45 16 – Field Quality Control Procedures. Requires an extensive plan	

		and a full-time Q/C specialist. We have not provided this and it is inconsistent with the Design-Build process and industry standard. See our QC plan in Section 14. 07 50 00 – Membrane Roofing. Our proposal will supersede this section. 08 70 00 – Hardware. Exception to "Toilet rooms require ADA access pads" 09 60 00 – Flooring. Elevators require sheet vinyl or terrazzo. Our proposal would supersede as there are other options to durable products. 09 90 00 – Painting. We are deviating from this section as the work rules are inconsistent with industry standards and best practices and there is no need to paint mechanical equipment that is protected. 22 00 00 –Plumbing. Use hand-flush flushometers – do not specify infrared flush meters. Sloan (no exceptions). This is an old specification and we are deviating from this section in our proposal. 23 00 00 – HVAC. Quality, proven systems are required. Liebert is the only allowed equipment. This is an old specification and we are deviating from this section in our proposal. 23 05 93 – TAB. Duct leakage test of 50% of the total duct length. Air outlet tolerance = 0 to +5%. This is an old specification and we are deviating from this section in our proposal. 25 00 00 – Integrated Automation Requirements. Our proposal includes robust automated building controls for a high-performance building and we are deviating from this out-dated specification. 26 00 00 – Electrical. Electrical systems must be designed for an anticipated 30 -40 year life span before major repairs or replacement is required. Generator shall be Cummins/Onan (no exceptions). Fuel tank sized for 72 hours (even if only a life-safey gen). Transformers are copper wound only, and < 35dB. Fluorescent lighting required. This is an old specification and we are deviating from this section in our proposal. 28 05 13 – Conductors for Electronic Safety & Security. We are deviating from this section in our proposal and providing cabling in EMT conduit only where the cabling is in view of occupants. **Cost/Savings**: To be determined in the scope validation period	
Section 2 – Contract & Appendix	Addendum #3 DES Leased Space Requirements	If a wholesale exception is not acceptable, we are deviating from the following sections of the DES Leased Space Requirements: Page 37 – Table 15 C-1 Ventilation rates are out of date. Page 38 – Table 15 C-3 HVAC loads table. Not applicable or current. Page 45 – 1.2 – Minimum 45 average foot-candles **Cost/Savings**: To be determined in the scope validation period	

Clarifications

We have completed the thorough cost analysis of our proposed design solution using industry input and Sellen's historical cost information. We look forward to the opportunity to meet with you and walk through our proposal in more detail.

Cost Analysis

To prepare this cost analysis we reached out to and received pricing input from the following subcontractors and suppliers:

- GeoPier NW: Soil densification
- Rhine: Demolition and abatement
- Kulchin Drilling: Shoring systems
- Titan Construction: Earthwork and utilities
- Miles Sand & Gravel and Holroyd: Ready mix concrete
- Farwest Steel: Reinforcing steel
- Pono Pavement: Street and site stiping (WBE)
- Merlino Construction: Site concrete and utilities
- Skyline Tile: Ceramic tile (WBE)
- Sustainable Floors: Carpet (MWBE)
- Element: Exterior Screens and Interior Rails (WBE)
- Electrical: Valley, Prime
- Mechanical: UMC, Macdonald Miller, PSF and Apollo
- ATS Automation
- Fire Protection: Patriot
- Elevators: Otis
- Teknon: Communication and Security
- ADI: Ceiling
- Expert: Drywall
- Walters & Wolf: Exterior Glazing
- DeaMor: Skylights
- Waynes Roofing: Roofing and waterproofing

Qualifications

A few qualifications we wanted to highlight:

- We have not included a stormwater detention tank at this time pending confirmation from the City that there is sufficient capacity in the downstream system.
- We did not include a fire pump. Based upon information received from the City of Olympia the pressures are sufficient to meet the design requirements without a pump.
- Based upon Addendum No. 7 we have not included the cost to relocate the existing gas main out of the alley.
- Our pricing is based upon using Cat 6 cabling in lieu of Cat 6A. Based upon our industry partners Cat 6 cabling is standard for this type of project.
- We have included 66 card readers.
- Our fire alarm pricing is based upon using a different vendor than is specified. The specified vendor was on another team so we were unable to engage them. We have included an allowance to tie into the campus system.

1063 Block Replacement Project
Request for Proposal

Design-Builder Owner Responsibility Matrix

Item	By Design Builder	By Owner / DES	By Owner / Tenant	Remarks
Site Investigation				
Existing Neighborhood Conditions Survey		X		
Geotechnical Soils Report		X		*Provided in RFP Exhibits*
Potholing Investigation & Reports	X			
Asbestos & Hazardous Material Report & Survey		X		*Provided in RFP Exhibits*
Survey and locates of existing utilities	X			
Design & Consulting Fees (Including Construction Administration)				
Architectural Design Fees	X			
Structural Engineering Fees	X			
Structural Engineering for Construction Equipment	X			*Design of crane foundation*
Shoring Design	X			*Ground Support*
Civil Engineering & Existing Conditions Survey	X			
Landscaping & Irrigation	X			
Acoustical Consultant	X			
Elevator Consultant	X			
Mechanical Design	X			
Mechanical Design Assist & Engineering	X			
Mechanical Design-Build Engineering	X			
Energy / Life cycle costing	X			
Curtainwall Design Concept	X			
Curtainwall Final Design & Engineering	X			*by bidder designed - engineered*
Utility rebate Coordination	X			
Electrical Design	X			
Electrical Design Assist & Engineering	X			
Street Lighting & Signalization	X			
Temporary Power Design	X			*Temp power design fees are included.*
Waterproofing & Roofing Consultant	X			
Document reproduction	X			
Graphics design (signage design)	X			
Tel/comm consultant	X			
Security consultant	X			
Lab consultant	X			
Door/hardware consultant	X			
Indoor air quality consultant	X			
Interior design	X			
Food service consultant	X			
Renderings, presentations, models, etc	X			
Record drawings	X			
Testing & balancing	X			
Traffic Consultant		X		
Sustainability Documentation & Registration Fees	X			*LEED, Energy Star etc.*
Permit Cost				
Development or mitigation fees		X		
Clear and Grading Permit Fees	X			
General Building Permit Fees		X		
Shoring Permit Fees	X			
Street Use Permits & Use Fees	X			
Shoring Bond	X			
Mechanical Plan Check & Permit Fees	X			
Fire Protection Plan Check & Permit Fees	X			
Puget Sound Air Quality Plan Check and Permit Fees	X			
Electrical Plan Check & Permit Fees	X			
Testing and Inspection				
Geotechnical Inspection		X		
Hazardous Waste		X		*for site soils hazardous removal, asbestos abatement by DB Contractor*
Noise & Vibration Monitoring		X		
Structural Inspection - concrete, steel & fireproofing		X		
Curtainwall Performance Test		X		
On site Curtainwall Testing Fees		X		*Cost for third party inspection*
Curtainwall "u" value Testing	X			*Assumes system is already NFRC tested; to be done thru D-B Curtainwall sub*
Air Barrier / Envelope Leakage Testing		X		
Functional and start up testing	X			
Inspector overtime		X		
Commissioning Agent		X		*Third party commissioning agent; requirements for Cx to be reviewed with MEP/Systems subcontractors to determine fianl scope of Owner Cx Consultant*

Design-Builder Owner Responsibility Matrix

Item	By Design Builder	By Owner / DES	By Owner / Tenant	Remarks
Utility Connection Fees				
Electrical Design & Installation - Building Service	X			*Cost for engineering, Vista switch, vaults, transformers, ductbanks, medium voltage cable, terminations, connection, and coordination*
Design & Installation - Temp Power	X			*Temporary power connection costs and distribution*
Temporary Power Monthly Usage Fees (Power Bills)	X			
Street Lighting	X			
Water Department - Fees and connection		X		*Utility hook-up/service thru meter by Owner; estimate includes connection from meter to building*
Steam Connection				*Not required*
Telephone Connections	X			*Extensions from provider vaults into building*
Telephone Equipment		X	X	*Pathways to be provided by DB Contractor*
Data & Telephone Cabling	X			*Raceways, grounding and sleeves and cabling are included in the DB Scope*
FF&E				
Security System, rough-in	X			*Pathway, systems and equipment as required for base building systems. Specialty systems located within TI spaces are by Owner*
Security System, cabling and devices	X		X	*See note above…..base building systems by DB Contractor, tenant specific by owner*
Audio visual, rough-in	X			*Pathways, Power and Network cabling / connections by DB contractor*
Audio visual, cabling and equipment		X	X	*Equipment, Install and equipment cabling by Owner*
Public address, rough-in				*system not required*
Public address, cabling and equipment				*system not required*
Cable television, rough-in	X			*Pathways, Power and Network cabling / connections by DB contractor*
Cable television, cabling and equipment		X		*Equipment, Install and equipment cabling by Owner*
DAS, rough-in	X			*Pathway, systems and equipment as required for base building systems. Specialty systems located within TI spaces are by Owner*
DAS, cabling and equipment	X		X	*See note above…..base building systems by DB Contractor, tenant specific by owner*
Clock & program, rough-in				*system not required*
Clock & program, cabling and equipment				*system not required*
Building Signage	X			
Window Blinds	X			
Parking Equipment	X			*not required for base proposal. See Alternate 1.0*
Furnishings		X		*Non-user group areas*
Furnishings			X	*User group areas*
Site Furniture	X			
Trash Compactor/Recycling Equipment				*Not required*
Post Occupancy				
Post Occupancy Permits		X		*Operating permits by Owner*
Elevator Subcontractors Warranty Maintenance		X		*Amounts will be assigned to Owner*
Maintenance of Building Systems		X		
Contractor's Warranty	X			
Licensed Surveyor - As Built's		X		*Established property corners, ALTA Survey.*
Scope of Work				
Off site improvements	X			*Limited to typical minimum City requirements*
Traffic Signalization	X			
Asbestos Abatement / Hazardous Material Remediation	X			*Asbestos Report and Survey included in RFP exhibits*
Site Work Hazardous Waste / Contaminated Soil Removal & Disposal		X		
Licensed Surveyor - Shoring Monitoring		X		
Monthly Electrical Usage Costs	X			*Including temporary power bills during construction*
Project office Job Office / Site Laydown Area	X			*See RFP exhibits for GA building temp office location and GA site laydown location. Costs (noted in Exhibit) are to be included in DB Contractor scope if use of these areas from State are to be used*
Progress Photos	X			*DB Scope includes monthly aerial photos*
Final Cleaning	X			
Final Window Cleaning	X			
Printing Contract Documents & Approved Shop Drawings	X			
Moving/Relocation expenses			X	

Design-Builder Owner Responsibility Matrix

Item	By Design Builder	By Owner / DES	By Owner / Tenant	Remarks
Insurance, Bonds, & Taxes				
Washington State Sales Tax		X		
Builder's Risk Insurance	X			
Change Order Contingency		X		
Payment & Performance Bond - General Contractor	X			
Payment & Performance Subcontractors	X			*Requirements for subcontractor bonding to be discussed further between Owner/Contractor to determine appropriate course*
All insurance required per contract including E & O Insurance Premiums	X			

AUTHORIZED ACCEPTANCE

Sellen | ZGF Design-Build Team
Design-Builder Entity

Signature

Wilf Wainhouse, Chief Operations Officer
Print Name and Title

Feb. 20, 2014
Date