

17. RFP PRICE
PROPOSAL ALTERNATIVES





1063 Block Replacement Rendering
Representing Betterments 2 and 3

17. RFP Price Proposal Alternates

We have provided pricing information for the DES' requested alternates, as outlined on Form G, amended with Addendum 8. In addition, our team has developed some innovative betterments to the proposed design that we believe will add to value to the 1063 Block Replacement. We have described each of these betterments in this section, and we look forward to working with the DES and the 1063 tenants to further develop your desired betterments as the project progresses.

17 | RFP PRICE PROPOSAL ALTERNATES

Alternates Price Proposal Cost Estimate (UPDATED BY ADDENDUM # 7)

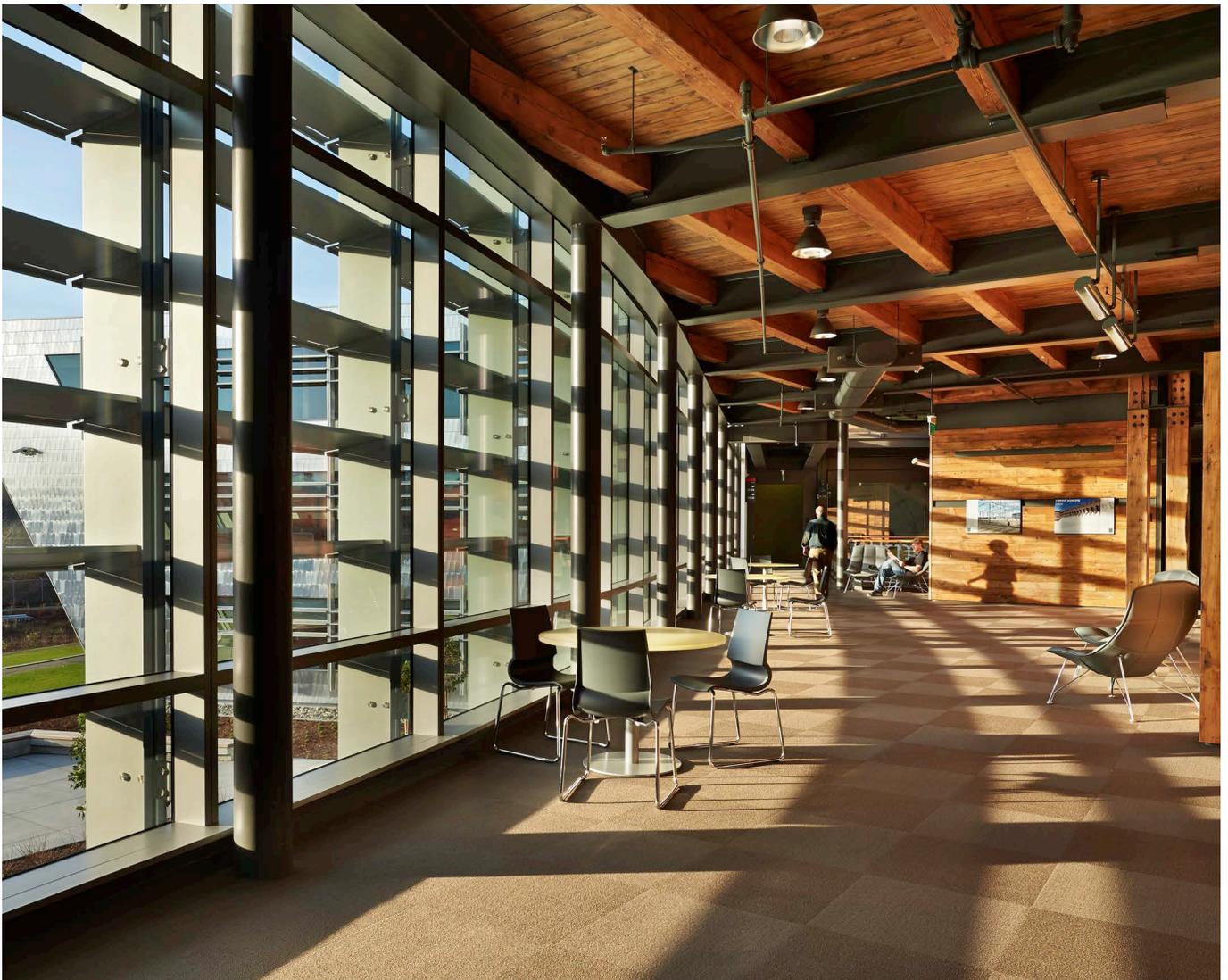
Alternates	Scope Description	Qty	Unit	Labor including burden	Materials	Equipment	Purchase Order / Subcontract	Total
1.0	On-site below grade parking in lieu of no parking	48,500	SF	79,504.00	546,018.00		4,451,679.00	5,077,201.00
2.0	Exterior Transformer Option not required Exterior Transformer Option							-
3.0	Tenant Generator	1.00	ea	1,346.00	5,674.00		327,199.00	334,219.00
4.0	Tenant WiFi Networks							-
5.0	Reclaim Water System							-
6.0	District Steam System							-
7.0	District Chilled Water System							-

Value-Added Suggestions and Betterments

During the course of preparing our design solution, the Sellen | ZGF team wanted to provide as much scope and value in the project as possible for the stipulated budget. The following is our list of ideas that will add value to the project but were beyond the project's current budget.

From the beginning, the team understood that the budget was a challenge given the program requirements, as well as the current market conditions and rising construction prices. Just like a movie director with a four-hour movie, we knew that some ideas would not make it into the final cut. In the final hours of the editing process, we had to move some design elements to the "betterments" list. However, we didn't want these ideas to remain on the cutting room floor.

Our hope is to work collaboratively with the DES to further add value to the 1063 Block Replacement as resources or opportunities arise. We can further develop the list to provide information about the timing to start design, when the idea would be implemented to achieve highest value, and the costs for investigation, design and construction. Our list of 29 potential betterments begins on the following page.



Federal Center South, Sellen | ZGF Design-Build Team (Pursuing LEED Gold)

ITEM NO.	BETTERMENT DESCRIPTION
SHELL	
1	Additional Overhead Canopies: Along Capitol Way, Columbia Street and at the corner of Columbia and Union, provide additional overhead weather protection for pedestrians. Addition of canopies assists in reducing the overall building scale and adding detail to these frontages.
2	Alternate South Façade: Incorporation of glass and wood clad boxes into the center of the south façade under the porch to further express the variety, vitality and ingenuity inherent within the greater State of Washington. The boxes incorporate meeting spaces, collaboration areas and lounges, providing transparency between inside and out, connecting the function of government directly to citizens on the street while modulating the scale of the overall façade. The rendering of the alternate south façade below.
3	Wood Scrims at East and West Ends of the South Porch: Wood lattice, perforated panel, and/or mesh infill at the east and west ends of the south porch to create a sense of enclosure and further demarcate the porch as a public assembly area. The scrims will help mitigate winds across the porch area and provide additional shading from morning and afternoon sun during peak commuting times.

ALTERNATE RENDERING OF THE SOUTH FAÇADE - BETTERMENTS 2 AND 3

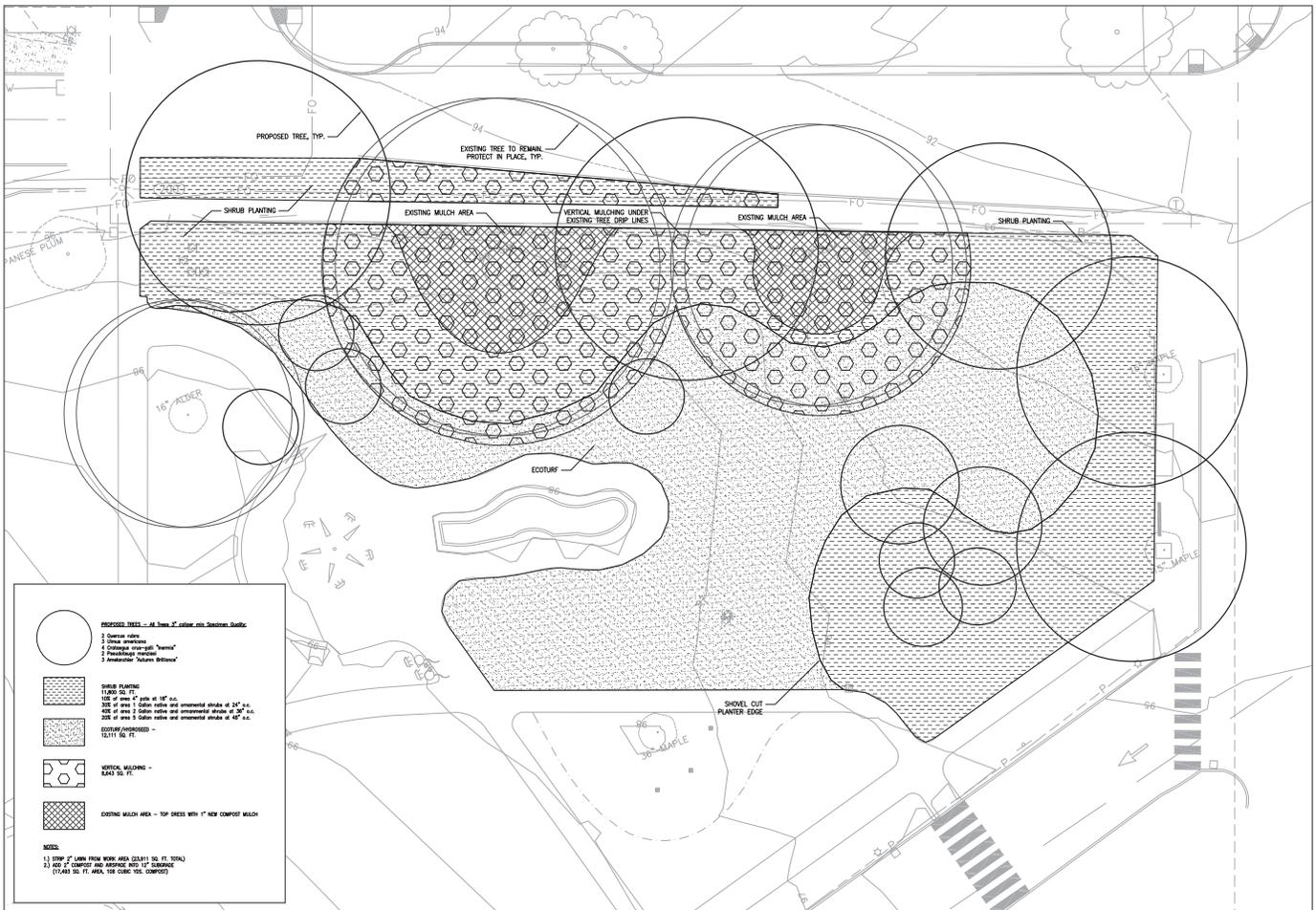


ITEM NO.	BETTERMENT DESCRIPTION
4	Roofing Material: Upgrade roofing material from Modified Bituminous roofing to PVC or TPO roof. The TPO roof would be light in color, with a solar reflectance index value that will satisfy the LEED Heat Island Effect credit, reducing the roof's heat gain and add to the sustainable features of the building. This betterment offers the opportunity to have all of the horizontal roofing and waterproofing systems used on the project to be under a single-source warranty.
5	Concrete Environmental Product Declaration (EPD): As part of the commitment to reduce this building's greenhouse gas impact (GHG), we propose obtaining an Environmental Product Declaration (EPD) specific to the concrete supplier and the concrete mixes we use on this project. This will reduce the amount of cement through the use of cementitious supplementary materials (CSM) while meeting the project's structural, cost and schedule requirements. Since there is a direct relationship between the amount of embodied GHG and the amount of cement used, concrete mixes that have partial cement replacement with SCMs can have a meaningful effect in reducing the GHG impact of the project. The benefits of investing in an EPD for this project are threefold: 1) it provides a rigorous analysis to quantify the environmental benefits of lower cement concrete, 2) it provides the data to potentially pursue a LEED version 4 credit as one of this project's Innovation credits, and 3) it positions a Washington concrete manufacturer at the forefront of the industry, helping to evolve concrete to a more sustainable future. Currently, there are no manufacturers in the Pacific Northwest with EPDs for concrete. An EPD for this project would firmly establish leadership in this area.
6	Elevator to the Roof: To provide easy transport for maintenance staff to the roof, we can extend one elevator to the roof level. We can also procure destination dispatching for the elevators. Destination dispatching could be one way to assist with security measures as it enables card key controlled access to certain floors.
7	Skylight Windows: There are many options for the atrium skylight glazing system that provide different levels of transparency, glare control and daylight penetration. We have provided translucent glass in the proposal. We could explore upgrading the skylight glazing to include a combination of transparent glazing with integral louvers for glare control and redirecting light down to atrium floor, and light diffusing insulating glass.
INTERIORS	
8	Upgrade Level 01 Lobby to Terrazzo: To provide for a durable low-maintenance, attractive civic finish for the main entry lobby, we propose upgrading the polished concrete to terrazzo.
9	Upgrade Atrium Railing System: Upgrade the cable rail system at the atrium walkways to a glass rail to provide a greater level of comfort for occupants walking along the atrium balconies and a higher quality finish.
10	Upgrade Interior Door Frames: Upgrade interior door frames from aluminum to natural wood finish to provide a warmer interior color palette and to further use a native State of Washington natural resource.
11	Glass Interior Partitions: We have provided relights at office doors to improve daylight penetration. Additional daylight benefits could be improved with glass partition walls.
SERVICES: PLUMBING	
12	Rainwater Collection and Reuse: Rainwater can be collected and reused to reduce potable water required for irrigation and toilet flushing. This was not required by the RFP, but it can improve the building's water performance; as such we are carrying this strategy as a betterment.
13	Solar Thermal: A solar thermal system can be installed on the roof of the building to generate domestic hot water. Although more efficient than a photovoltaic (PV) system in terms of energy generated per area of system, the domestic hot water demand is estimated to be at most 2 percent of the building's energy demand. To meet half of the domestic hot water demand and offset 1 percent of the total building's energy, we can install a 1,800-square-foot system, 104-kW solar thermal system. The system will also require a 300-gallon storage tank.

ITEM NO.	BETTERMENT DESCRIPTION
SERVICES: HVAC	
14	<p>Campus Chilled Water Connection: Connect to the campus chilled water loop to potentially reduce or completely eliminate the need for on-site chillers, reducing at minimum long-term maintenance costs, with the potential to also reduce first cost and overall life-cycle cost. To fully assess this option we need more information regarding the cost and energy implications. What was provided in Addenda 7 and 9, while very helpful, does not enable us to do a complete ELCCA given we would ideally use this resource to serve a high temperature chilled water system in a way that actually could improve the campus central utility plant’s operational efficiency. As the design progresses, we would like to discuss this option further with the chilled water loop operator and the State. For that reason, we are carrying this option as a betterment for our proposal.</p>
15	<p>Thermal Storage: Thermal storage, in the form of water or phase change material, can help save energy and reduce peak loads. The viability of this option is heavily reliant on the expected 24/7 loads in the building. As this information is clarified through the proposed plug load study of the existing GA building, we can better assess the value of this betterment.</p>
SERVICES: ELECTRICAL	
16	<p>Renewable Energy and Path to LEED Platinum: To take this building’s sustainability performance to the LEED Platinum level, we propose roof-mounted, Washington-made photovoltaic (PV) arrays to provide 7 percent of the building’s energy needs. This investment would result in a lower whole building performance of 28.0 kBtu/sf/yr. Incorporating on-site renewable energy to cover 7 percent of the building’s energy needs benefits the LEED performance in three ways:</p> <ul style="list-style-type: none"> • Provides 4 additional EAc2 points for the On-site Renewable Energy Credit • Adds 2 additional points to the EAc1 Optimize Energy Credit • Captures 1 additional point by meeting the 7 percent on-site renewables threshold for the Regional Priority credit <p>Through this one strategy, the project efficiently achieves a total of 82 points. This provides the building with a prudent, and recommended, point contingency of 2 points above the minimum Platinum requirement of 80 points. Beyond performance and points, this strategy showcases Washington-fabricated PV arrays that deliver an industry-leading 18 percent efficiency. This betterment embodies how “Made in Washington” products are making a difference and helping to achieve higher levels of sustainability performance.</p>
17	<p>Branch Monitoring: Provide branch monitoring for the electrical system to allow metering information for multi-tenant floors. The current design provides for electrical metering at each floor and at each type of load. This would be an additional metering layer.</p>
118	<p>Data Cabling: Upgrade from Cat 6 data cabling to Cat 6A. Brings project into alignment with the RFP.</p>
BUILDING SITEWORK	
19	<p>Planters: The original sandstone of the legislative building was sourced from the Washington Wilkeson quarry. That stone is still available today, and we would like to incorporate the Wilkeson sandstone into exterior elements of this building. The exterior planters on the south porch could be clad in the Wilkeson sandstone, providing a warm surface close to the public and a tie to the historic campus.</p>
20	<p>Permeable Pavers: The building steps back from the street edge at the corner of Union and Capitol Way. This area then provides us with an opportunity to provide permeable pavers in the sidewalk in conjunction with the rain garden and stormwater planters as part of a holistic stormwater management strategy. Permeable unit pavers set over an infiltration base, in lieu of cast-in-place concrete, provide green stormwater infrastructure benefits that add value to create a high-performance streetscape.</p>
21	<p>Basalt Pavers: Similar to the historic tie to the Wilkeson stone pavers at the front entry, we would like to include basalt pavers for the walkways under the front porch. This would provide a link to eastern Washington as the basalt pavers would also be “Made in Washington” products.</p>

ITEM NO.	BETTERMENT DESCRIPTION
22	Capitol Way Street Trees - On-Site: The existing street trees along Capitol Way are in good health but their natural form is inconsistent with the 2009 West Capitol Campus Historic Landscape Preservation Master Plan and the original design intentions of the Olmsted plans. We propose replacing them with elms or oaks to provide the form, canopy and consistency intended in the plans. We also propose to improve the growing medium for the street trees' roots by providing Silva Cell under the Capitol Way sidewalk. Silva Cell is a modular suspended pavement system that supports healthy soil volumes to support large tree growth and provide powerful on-site stormwater management through absorption, evapotranspiration and interception, thereby reducing sidewalk heaving.
23	Capitol Way Street Trees - Off-Site: Install historically intended trees at the 11th Avenue and Capitol Way edges of Greensward; rehabilitate soil and drainage as necessary.
24	Off-Site Improvements: "Frame and define the edges of the existing greensward with the intended layering of shrubs and trees" - A priority per the 2009 West Campus Historic Landscape Preservation Plan (WCHLPP). This proposal is illustrated in the Olmsted Lawn Betterment Plan drawing. It would add trees and shrubs off-site just south of the 1063 Block Replacement and make improvements to the soil. Below, we have a drawing to illustrate this betterment.

DRAWING FOR BETTERMENT 24: OFF-SITE IMPROVEMENTS



ITEM NO.	BETTERMENT DESCRIPTION
25	LOTT System: Extend a purple pipe system four blocks south from the existing end of the LOTT system to the building. This water could be used for toilet flushing and irrigation and can offset potable water use for cooling towers, as well as improve our LEED performance by 3 to 5 points.
26	Landscape Maintenance: Provide four (one per season) landscape maintenance workshops for Capitol staff. The topics covered will include landscape maintenance and training for native plant ecologies, rain gardens, ecoturf and integrated pest management.
MISCELLANEOUS	
27	Five-Year Warranties: Certain critical building components might benefit from a five-year warranty to minimize the risk to operational costs. We would like to discuss with the DES the costs and benefits of five-year warranties for elevators, air handlers, chillers, boilers, pumps, electrical switchgear and emergency generators.
28	Tenant Education: Moving into a high-performance building can be an exciting and learning experience. The mechanical system provided in our proposal will have a high degree of user control and features that allow the occupants to increase the building's energy efficiency. We can provide workshops for occupants to learn about the energy conservation features of the building and how to fine-tune their systems for comfort.
29	“Green Screen” Main Kiosk: Providing a “green screen” kiosk in the main lobby, similar to the kiosk we developed at Federal Center South. The green screen can inform tenants and visitors about the sustainable features of the building, inform them about their current energy and water usage, and encourage positive change through friendly competitions — for example, between floors.



Russell Investments Office Headquarters, Sellen (LEED Gold)