

Attachment III Scope Changes

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<p><i>Renovate a Floor for the Solid Waste Management Department:</i> The Solid Waste Department's professional staff will move to City Tower, requiring a floor to be finished out to accommodate the department. The department currently offices in two buildings located near Loop 410 and I-10. City Council was briefed on Solid Waste's inclusion in the project during a FY20 Budget worksession, and the funds to cover the cost of building out their floor are funded from the Solid Waste Operating Fund.</p>	\$ 2,384,953
<p><i>Security Enhancements:</i> The physical security of public buildings has become increasingly important in recent years, and the City has prioritized increasing physical security at many of its facilities, for the benefit of both staff and the public. The scope for the security enhancements includes features that allow for the rapid screening of all employees, tenants, and visitors as they enter the building, additional security cameras, additional lighting around the building, and force protection. Funding of \$3 million from property tax supported debt was included in the FY 2020 Adopted Capital Budget for these enhancements. Of the \$3 million in security enhancements, \$2.7 million of improvements and equipment will be added by Skanska-Nunnelly and as such is included in the contract amendment.</p>	\$ 2,671,510
<p><i>Conference Center:</i> A large conference center in the concourse that will support Council Committee meetings, as well as other public and internal meetings was added to the project. The conference center will include two large rooms that can be combined to seat approximately 250 people and will include flexible furniture, modern presentation equipment, and broadcast capabilities. Funding for the Conference Center will come from the City's PEG Fund.</p>	\$ 773,171
<p><i>COVID-19 Return to Work Redesign (\$1,731,605):</i> Following the conclusion of the project's design, City staff initiated a redesign of the workplace to implement key components of the City's Return to Work COVID-19 Guidelines. These changes included redesigning the staff work area to increase the size of workstations and provide adequate social distancing, to convert doors in high traffic areas to automatic doors with wave plates that allow the door to be opened without physical contact, and elevator controls that allow users to call for the elevator and select the button with their foot.</p>	\$ 1,731,605
<p><i>Mechanical, Electrical, and Plumbing:</i> The initial contract amount was informed by an assessment of the building's major systems completed by an engineering firm specializing in Mechanical, Electrical, and Plumbing (MEP). However, several major building system issues were not captured in the report, and additional funding needs to be added to the contract with Skanska-Nunnelly to fund the replacement of these items. The City Council was briefed during a FY20 Budget worksession that these issues would require additional funding be moved within the Project budget to the contract to cover the related work.</p>	\$ 4,587,856
<p><i>Enhanced Furniture Reconfiguration:</i> Furniture will be purchased that can be easily reconfigured in the future. This provides important flexibility for the City to be able to reconfigure office space to meet requirements as the needs of the City change over time.</p>	\$ 1,295,180
<p><i>Other Items:</i> The contract amendment includes \$500K for the moving of over 1,400 employees and disposition of assets from 11 facilities. It also includes a increase in the project contingency of \$1.6 million.</p>	\$ 2,145,616
<i>Total</i>	\$ 15,589,891