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**REDEVELOPMENT AGENCY
OF THE CITY OF OAKLAND
SUPPLEMENTAL AGENDA REPORT**

TO: Office of the Agency Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: December 15, 2009

RE: **A Supplemental Report Regarding a Resolution Authorizing The Agency Administrator To Provide A Loan To Fox Oakland Theater, Inc., A California Non-Profit Corporation, In An Amount Not To Exceed \$2,000,000 To Fund The Completion Of The Fox Theater Renovation Project**

SUMMARY

This Supplemental Report provides additional information about the Fox Theater Project, in response to requests made at the December 1, 2009 meeting of the Community and Economic Development (CED) Committee. Issues addressed here include:

- 1) Who will receive the funds requested from the Agency?
- 2) What fees did California Capital Group ("CCG") receive?
- 3) What was the approval process for Change Orders?
- 4) What were the cost over runs?
- 5) Why are Turner and CCG not responsible for the cost over runs?
- 6) What repayments from grants and loans can the Agency expect to receive and when will they be received?
- 7) What can be done to make the Fox operate like a public building?
- 8) What Role does CCG and Friends of the Oakland Fox ("FOOF") have in the operation of the theater?
- 9) Explain the deal structure and why the loan needs to be for 30 years?

After providing this information, staff is requesting that the Agency Board approve the resolution authorizing the Agency Administrator to provide a loan to Fox Oakland Theater, Inc. for the Fox Theater Project. Authorization of this loan will allow the Project to pay the outstanding invoices from contractors and consultants, many of which are Small/Local Business Enterprises ("S/LBEs").

FISCAL IMPACT

The fiscal impact of the proposed loan is described in detail in the report presented to the CED Committee on December 1, 2009. No new fiscal impacts are included with this supplemental report.

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KEY ISSUES AND IMPACTS

1. Contractors and Consultants

There are 34 subcontractors plus Turner Construction, the general contractor, that have not been fully paid for work performed on the Fox Theater Project and 15 subcontractors that have been fully paid. Most of them have been paid 80% to 90% of their fees and are awaiting final payment and release of the project retention. *Attachment A* to this report is a Contractor List, which includes: (1) the full list of subcontractors and the amount each has been paid to date; (2) the amount outstanding on their contract; and (3) notation of those contractors that are Small/Local Business Enterprises (“S/LBEs”). This list shows that six S/LBEs were fully paid and 12 S/LBEs are among the contractors awaiting final payment.

In addition to the contractors, CCG and a number of consultants are awaiting final payments due them. CCG’s contract requires them to complete construction of the project, obtain all of the financing including the final tax credit equity payment, and pay all other contractors and consultants before receiving its final \$120,000 payment. Architectural Dimensions, the architect on the project, is owed \$255,000, and an additional \$159,000 is owed for other outstanding fees for legal, accounting and miscellaneous expenses.

2. California Capital Group

CCG managed the Fox Theater Renovation Project, acting as the owner’s representative for the design, construction and financing of the project. CCG hired all of the professional consultants for the project except the attorneys and accountants, including all of the architects, engineers, security, surveying, testing consultants, etc. The total soft costs contract for CCG to complete the project was \$11,495,034. CCG will have received this full amount when all of the final payments are made. CCG was not paid any overhead or mark up on its subcontracts, only a developer fee of \$1,977,540 and reimbursement of other expenses. The developer fee included \$320,000 during predevelopment, and \$1,677,540 under the two Disposition and Development Agreements (“DDA”) with the Agency which created the non-profit and for-profit entities. This contract was amended three times since the start of construction, adding \$466,040 in additional services to assist in the fire settlement with the insurance company, coordinate additional New Markets Tax Credit/Historic Tax Credit financing, manage the renovation of the “restaurant space,” and to work an additional 18 months on the project.

In addition to the developer fee, CCG was paid for expenses and hiring staff to administer the construction. This included:

1. \$419,148 for Quality Assurance and Quality Control, which includes technical experts to monitor construction and staff to manage paperwork, such as Requests for Information (“RFI”), Potential Change Orders (“PCO”), Change Orders (“CO”), testing, etc.;
2. \$94,127 for printing and duplicating;
3. \$148,323 for accounting;

4. \$110,000 (estimated) for a real estate brokerage fee for leasing the “restaurant space.” This fee will depend on the lease revenue based on standard broker rates (5% to 2%, depending on the year)
5. \$90,000 for property management starting from the end of substantial completion of construction on the theater and school to completion and occupancy of the restaurant and stabilized occupancy (18 months). This fee of \$5,000 per month is based on standard fees of 5% of revenue from the project.

Attachment B, the California Capital Group Contract Summary, provides a list of the CCG contract and amendments, dates, CCG’s fees and other costs.

3. Change Order Process

Change Orders (“CO”) were initiated by the contractor, the architect or CCG, the owner’s representative, based on new conditions or tenant requests. They were first sent to the architect as a Request for Information (“RFI”). The RFI was evaluated as to the impact on contract price and project schedule by the architect, contractor, and sub-contractors, and was then submitted and tracked as a Potential Change Order. CCG, the contractor, and the architect then determined if the PCO would be rejected or submitted as a CO. All Change Orders under \$50,000 were approved by CCG, while those over \$50,000 necessitated the additional approval of the Fox Oakland Theater (“FOT”), the owner.

The process of approving change orders involved CCG, Architectural Dimensions, Turner Construction, FOT and Agency staff. These last two entities were represented by the same people; FOT has no staff outside of City staff and consultants. The City and Redevelopment Agency provide all of the staff and officers for FOT and Fox Theater Manager (“FT Manager”), and represent the combined interests of these parties. Change Orders were discussed and often approved at the weekly Construction meetings held at the job-site construction office. These meetings were chaired by CCG’s Managing Partner, who acted as the Agency’s and FOT’s paid consultant and advisor on the project. Regular attendees included: Turner Construction’s senior project management team, including the Senior Project Manager, Senior Engineer and Field Supervisor, the Agency’s representatives including the Senior Project Manager and the Project Construction Manager, the architect and usually an assistant architect.

FOT represented by Agency staff relied on the professional judgment, expertise and final recommendation of CCG and their design and construction team in approving all change orders. FOT and/or Bank of America at all times controlled the funds for the project. The loan funds were on deposit with Bank of America, while some grant and other funds were in FOT’s account. CCG received monthly invoices from the contractor and consultants, and submitted draw requests to FOT, which were then approved by one officer (president, secretary and/or chief financial officer) and either a second officer or a board member, before being forwarded to Bank of America. Funds were then wired to FOT, and then wired to the contractor, CCG and other consultants. CCG would then pay its sub-consultants. CCG was never in direct control of the funds.

4. Cost Over-Runs and Change Orders

The cost over-runs and Change Orders were required to complete the Fox Theater for a number of reasons, including:

1. Unforeseen design and construction difficulties involved with installing new building systems into the historic Fox Theater;
2. The City's Fire and Building Departments' requirements for life safety changes, even though those requirements were not included in the approved designs after the construction contract was approved;
3. The National Parks Service ("NPS") and State Historic Preservation Office ("SHPO") requirement for changes to the historic renovation, including last minute modifications to the building storefronts before the building would qualify for a Part III Certification and be eligible to receive all the anticipated tax credit equity; and
4. Additional tenant improvements needed to make the theater fully operational.

The project required a total of 524 Change Orders amounting to **\$16.1 million**, including \$1.5 million in costs reimbursed by the tenants, as shown in *Attachment C*, the Change Order Summary. The \$14.6 million in Change Orders paid by the project is a 30% increase on the \$47.8 million original contract. It is normal for a historic renovation project to have a 25% contingency for Change Orders.

Given the complex nature of the theater project, the need for meeting the NPS standard for historic renovations and the life safety issues for a public assembly building, staff believes that this budget increase is reasonable. However, by the time the contract was ready to execute, the contingency had been reduced to \$100,000, which was never considered sufficient. Additional fundraising was planned during construction while the changes required for the project were still being identified.

Most Change Orders were in the \$10,000 to \$30,000 range, and were the result of revisions and additions to work in progress or testing that revealed needed improvements to the building. Some COs were larger, with the largest being for \$1.9 million for upgrades to the mechanical systems in the Theater. The 524 COs included:

- 65 Change Orders that increased the price \$16,073,685 and required FOT/Agency approval;
- 338 Change Orders that increased the price \$4,533,828, which only required CCG approval;
- 26 Change Orders that reduced the contract price by \$4,482,897;
- 44 Change Orders were for items with allowances, and did not change the contract price;
- 23 Change Orders that included scope changes that did not change the contract price; and
- 37 Change Orders that were rejected or otherwise cancelled.

These Change Orders can be attributed to the following categories:

- \$2 million for additional Another Planet Entertainment (“APE”) Tenant Improvements, including additional plumbing, new structural system for projection room, additional power conduit cables and outlets, etc. Approximately half of this amount was reimbursed by GASS Entertainment LLC (“GASS”) from the \$2 million Agency grant, and the rest was from the tenant improvement allowances
- \$193,000 for restaurant infrastructure, including mechanical platforms and a grease interceptor
- \$887,000 for City Code additions
- \$1.7 million for NPS and SHPO additions, including major revisions to set back of 2nd and 3rd floor wrap building, upgrades to wood storefronts, painting woodwork, refinishing wood and marble, revisions to marquee window assembly, and a required façade mockup
- \$970,000 for additional demolition and Hazmat issues
- \$780,000 for additional structural work (proscenium, projection booth, etc.)
- \$765,000 for General Conditions
- \$397,000 for additional plumbing
- \$684,000 for additional electrical
- \$5.9 million added for General Scope changes, identified after demolition and initial construction on building systems which provided additional information on the condition of the buildings. These Change Orders included additional mechanical and electrical equipment, historic interior painting, structural upgrades, repair and paint rear wall, stage structure and rigging, upgrade orchestra platforms, stage house additions, site work, and stage elevator
- \$1.0 million for unforeseen conditions such as patching wrap wall for HVAC, exterior plaster at buttress walls, ceramic tile work, peeling paint repair, repairs at main entry, wood and marble refinishing, etc.

There were 157 Change Orders executed over the last year, since the last report to Council, totaling \$2,215,378. 151 of these Change Orders were for less than \$50,000 each, at an average of less than \$8,000, requiring only CCG’s approval. These added up to \$1,055,686. The six largest Change Orders, which required FOT approval, total \$1,159,692 and were for the following items:

- \$96,363 upgrades to wood storefronts (CO. #359)
- \$107,007 Refinish wood and clean marble at theater (CO. #362)
- \$75,125 Tenant Improvements for the theater (CO. #367R)
- \$148,380 dry wall time and material increases (CO. #377R)
- \$122,459 security wiring and equipment for theater (CO. #394)
- \$610,358 General Scope and Unforeseen Conditions to go with other COs (CO. #524)

Several of the changes were out of the control of the project’s managers from CCG, FOT and the Agency. The project was required to be substantially complete and receive a temporary

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certificate of occupancy by December 31, 2008 or risk penalties from the historic tax credit investor. Schedule accelerations, necessitating overtime and weekend work, were required to meet this deadline.

NPS and SHPO made last minute changes to the plans that required substantial redesigns in late 2006 and early 2007, including setting back the new 2nd and 3rd floor wings for the Oakland School of the Arts (“OSA”). Despite full review of the plans before the start of construction, NPS and SHPO had additional requirements after the substantial completion of construction, including building out the “restaurant space,” painting woodwork on the storefronts, and painting and plastering to cover structural elements. All of the changes to the scope caused the Building and Fire Departments to review the project again under the new Building Code, which added \$887,000 in requirements to the scope of the project.

5. Turner and CCG Responsibility

Turner’s contract is based on the construction documents prepared in the fall of 2006. Turner was only responsible for the construction outlined in those documents. Any and all Change Orders were revisions to those plans based on new information, requirements and additional enhancements requested by CCG and FOT. The Change Orders are contract amendments that agree to additional scope with an additional cost. This is customary in a project of this size and complexity. The general rule is to have a contingency of 25% in historic rehabilitations, but 30% (\$14.7 million/\$47.8 million) is well within typical range for projects of this type. Turner only agreed to the changes when the property owner, either directly or through its agent CCG, agreed to the additional fee.

CCG’s role was as a consultant and owner’s representative for the project. CCG was paid a fee to manage the project. CCG has no ownership in the Fox Theater, receives no benefit from cost increases or decreases, and will not receive any of the revenue from the Fox Theater. Without specific contract requirements that give CCG financial risk, there is no reason why CCG should be responsible for the cost over runs.

6. Agency Repayments

There are several other sources of funds that will be available to pay for the outstanding expenses, including \$300,000 cash on hand, \$3.7 million in historic tax credit equity, and a \$200,000 FOOF contribution that, if combined with the requested Agency loan, would allow all the sub contractors and Turner to be paid. The final tax credit payment will cover the required \$500,000 reserve and \$685,630 in expenses, and may leave some excess that could repay the Agency loan.

In addition to the tax credit equity and FOOF contributions, there are three grants that the project was anticipating, including California Proposition 40 and Proposition 1C grants and a U.S. Department of Housing and Urban Development Grant. There have been delays with all of these sources. All California Proposition 1C grants have been delayed due to the state’s economic crises. The state did not issue bonds for this purpose as expected when the project received its

award in August 2008. The latest word the Agency received in November was that the grant agreements would be sent to applicants by mid-December 2009 and funds would be available for projects starting in January 2010. The California Proposition 40 grant was delayed while the state determined how many projects would be declining their awards and what funds would be available for reallocation. Once that was determined the state decided to issue a Request for Proposals with proposals due in February. Project staff is preparing this proposal now. The HUD grant was a special allocation for the Fox Theater that Senator Dianne Feinstein originally included in the 2009 federal budget; however, the project was removed before the final budget was approved late last year. At that time, the economy was experiencing trouble and federal resources were focused on the bailouts and stimulus. It is possible to request these funds again for 2011, but the chance of receiving funds seems remote at this time. Therefore the Agency can only expect to be reimbursed the \$2.0 million from the Proposition 1C grant and repayments from the various small loans at this time.

The Oakland School for the Arts also received a \$2,300,000 loan from the Agency and has been making regular payments since it occupied the building in January 2009. To date, the Agency has received 10 payments totaling \$312,725 (\$190,908 in principal and \$121,817 in interest).

The \$1.3 million FOOF Loan, for improvements to the theater, has not even been fully funded. There are a few small improvements for sound attenuation and the audio system that are still planned. The Agency will only see small payments on this loan over the first 5 years (there have been no payments to date), and then the loan will be fully amortized from year six to the end of the lease with GASS.

The \$1.4 million loan to Fox Theater Master Tenant has only been partially funded. Less than half of the funds were spent on the basic improvements to the "restaurant space;" the rest of the funds will be spent over the next six months, and then the Agency should see repayments from the rent from the restaurant.

7. Public Buildings

Most public entertainment facilities operate in the same manner as the Fox Theater, by charging admission. This is true with the City-owned Paramount Theater, the Oakland Museum of California, the Chabot Space and Science Center, and the Oakland Coliseum. In the case of the Fox Theater, there are also opportunities for public use of the theater without rent. The Theater has been leased to GASS, a company created by Another Planet Entertainment, LLC for the project. Per the lease with GASS, the City has access to the facility five days per year without rent, though it must still pay basic operating charges. To date, the City has used the theater twice: On January 29, 2009, for the International Council of Shopping Centers Meet the Mayors and Urban Land Institute tour and discussion, and on December 5, 2009 for the 100 Black Men event. Certain criteria must be met to use the theater for one of the City's five days, including:

- 1. Organization:** City of Oakland sponsored events must be presented or approved by the City of Oakland and can include school districts, community organizations or existing non-

profit organizations, as currently defined by the Internal Revenue Service codes 501C, or other codes which govern non-profit organizations which are similar to those of a 501c(3) and which are located in the City of Oakland, serving Alameda County and the Bay Area.

2. Purpose: City-sponsored events must serve the community, educational and cultural interests of the people of Oakland.

3. Accessibility: City-sponsored events must either be free to the general public, or must raise funds for causes that serve the community, educational and cultural interests of the people of Oakland.

4. Use of Space: City of Oakland sponsored events must attract sufficient interest from the community to maximize the use of the auditorium.

8. Operation of the Theater

The operation of the theater is solely under the control of GASS. The Agency, FOT, FOOF and CCG must give 24 hour notice before inspecting, touring and otherwise entering the facility. GASS has a 10 year lease with extensions for up to 25 years. FOOF has no authority, rights or direct responsibilities for the theater; FOOF is simply a 501(c)(3) non-profit corporation that lobbies and fund raises for the renovation of the Fox Theater in Oakland. FOOF had to rent the theater in order to have its fall fund raiser in the theater. CCG is a consultant or fee developer for the Agency, and more recently for FOT. CCG manages the project for FOT and derives all of its authority from this relationship. CCG has no financial stake in the theater or building. FOT was created to benefit the City and Redevelopment Agency through the renovation of the Fox Theater Building. FOT and FT Manager are the managing members of the entities created to own the theater for the tax credit investor. The Agency leases the land to these entities and they in turn lease the theater to GASS. GASS is responsible for managing the theater and operating it for at least 50 live events per year.

To be perfectly clear on this issue, GASS will continue to control the theater even if the Agency regains full ownership. The lease will run with the building in the event of a change in ownership. The lease term is 10 years with two additional extensions at GASS's discretion. The agreement with GASS is expected to last for 25 years. The Council saw the terms of this lease when it was attached to the July 18, 2006 Supplemental Report along with the terms for the OSA lease.

9. Structure of the Deal

The Fox Project necessitated a very complex financial structure, involving the Agency, tax credit investors, state and federal grants and private donations. The four separate sources of New Markets Tax Credits ("NMTC") in the project are Bank of America, the Charter School Development Corporation, the National Trust (all of which were part of the original deal in 2006), and the Local Initiatives Support Corporation, which was added earlier this year to generate an additional \$800,000 in equity invested in the project. Combined, these four sources

generated \$11.8 million in equity for the project from NMTC. In addition, the National Trust was the conduit for the historic tax credits, which are expected to generate an additional \$13.2 million including the original \$9.5 million commitment and an additional \$3.7 million based on the increase in eligible expenses.

The requirements for these tax credits necessitate two levels of ownership with different terms of tenure. The Agency created a non-profit corporation, Fox Oakland Theater, Inc., and a for-profit corporation, Fox Theater Manager, Inc., to develop the theater. These two entities created two limited liability companies, Fox Theater Landlord LLC and Fox Theater Manager LLC, to allow the investor to own the theater and generate the tax credits. This structure has generated a \$25 million investment by Bank of America, the investor for all of the tax credits. The Agency has continued to own the land and, through the DDA and loan, controls the use of the building. After approximately six years it will be possible to unwind the current ownership structure and have the Agency regain full ownership of the theater. At that time, the Agency will need to pay approximately \$2 million to buy out the investor.

After the buy out, the Agency will own a first rate entertainment facility valued at \$89 million, with a public investment of approximately \$50.5 million. The rest of the project value will have been funded from the tax credit equity, state and federal grants and private fund raising efforts. The deal needs to be structured as a long term ownership to meet certain tax codes and be eligible for all of the tax credits. The loans need to be long term, 30 years, to have any possibility of repayment and therefore be considered genuine. However, tax laws allow for the deal to unwind after seven years, about six years since the project was substantially completed last year.

RECOMMENDATION(S) AND RATIONALE

As stated in the December 1, 2009 Supplemental Report to the CED Committee, the project is in need of **\$6.8 million** to pay off all outstanding bills. Of this amount, **\$ 5,769,791** is needed by FOT to pay Turner Construction and the sub-contractors and to clear the liens currently placed on the project. An additional \$534,526 is needed to pay soft costs associated with design and project management and to clear those liens on the project. Finally, an additional \$500,000 is needed to maintain a required operating reserve for the project but would not involve any lien issues.

The project is expecting two payments from the National Trust, totaling \$3.7 million in historic tax credit equity by December 15, 2009. However, these funds could be at risk if FOT does not identify funds to complete the project and obtain a lien-free title report. One of the requirements of the tax credit investors is that the project budget be in balance. Without being able to show a source to cover the remaining gap, the investor is not required to make any of the additional payments. Obtaining this loan is therefore of the utmost importance.

The Oakland School for the Arts is also expected to prepay \$400,000 in rent in lieu of the grant that was pledged to the project but never delivered. There are also contributions from FOOF and

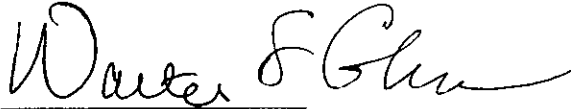
funds on hand that when combined with the requested Agency loan and tax credit equity, will enable FOT to pay Turner Construction, all the sub-contractors and some of the consultants. Any outstanding balance owed CCG and the other consultants will be paid when the final tax credit equity payment of \$1,186,000 is received in the spring of 2010, from which the reserve will also be financed. This reserve is expected to stay in place throughout the tax credit period and will come back to FT Landlord when FOT is able to unwind the current ownership structure and take back ownership of the theater. At that time, the Agency will have the option of direct ownership of the theater through a buy out, and can gain control of the reserve, or at least have the funds used for loan repayments to the Agency.

Authorizing this loan will allow the contractor, 34 subcontractors, and various other consultants to be paid, including 12 local and small local companies.

ACTIONS REQUESTED OF THE REDEVELOPMENT AGENCY

For the reasons stated above, it is recommended that the Agency approve the resolution regarding the Fox Theater Project, authorizing the Agency Administrator to provide a loan to Fox Oakland Theater, Inc., a California non-profit corporation, in an amount not to exceed \$2,000,000 to fund the completion of the Fox Theater renovation project.

Respectfully submitted,




Walter S. Cohen, Director
Community and Economic Development Agency

Reviewed by:
Gregory D. Hunter, Deputy Director
Economic Development and Redevelopment, CEDA

Prepared by: Patrick S. Lane and Jeffrey Chew
Redevelopment Division

APPROVED AND FORWARDED
TO THE COMMUNITY AND ECONOMIC
DEVELOPMENT COMMITTEE:



Office of the Agency Administrator

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**ATTACHMENT A
Contractor List**

FOX THEATER

10/13/2009

<u>SUBCONTRACTOR</u>	<u>CONTRACT AMOUNT</u>	<u>AMOUNT PAID</u>	<u>REMAINING TO BE PAID</u>	<u>LBE/ SLBE</u>
1 Baines Group	418,893.00	418,893.00	0.00	SLBE
2 Bigge Crane	23,820.00	23,820.00	0.00	
3 Cal Pacific Construction	783,099.00	783,099.00	0.00	
4 Chase Contracting	174,969.00	174,969.00	0.00	
5 Coast Insulation	96,322.00	96,322.00	0.00	
6 Corbin Building	1,029,257.00	1,029,257.00	0.00	SLBE
7 Drill Tech	1,933,967.00	1,933,967.00	0.00	
8 Jones Tile	609,521.00	609,521.00	0.00	SLBE
9 James Island Plastering	563,761.00	563,761.00	0.00	SLBE
10 KML Associates	22,500.00	22,500.00	0.00	
11 Koslo Corporation	103,698.00	103,698.00	0.00	
12 Martin M Ron	40,200.00	40,200.00	0.00	
13 Mecca Management Ins	19,925.00	19,925.00	0.00	LBE
14 Stripe, Inc.	40,892.00	40,892.00	0.00	
15 Masterpiece Painting	495,609.00	495,609.00	0.00	SLBE
Subtotal - Fully Paid Subcontractors	6,356,433.00	6,356,433.00	0.00	

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Contractor List**

<u>SUBCONTRACTOR</u>	<u>CONTRACT AMOUNT</u>	<u>AMOUNT PAID</u>	<u>REMAINING TO BE PAID</u>	<u>LBE/ SLBE</u>
1 North Bay Overhead Doors	39,657.00	34,998.00	4,659.00	
2 Partition Specialties	43,499.00	37,413.70	6,085.30	
3 Mission Bell Mfg	68,725.00	60,727.50	7,997.50	
4 Global Specialties	112,637.00	101,467.00	11,170.00	SLBE
5 Stoncor	61,137.00	48,741.30	12,395.70	
6 Turner Logistics	1,445,478.00	1,429,528.00	15,950.00	LBE
7 Bailey Fence Co	67,306.00	50,708.10	16,597.90	
8 Hankin Specialty Equipt	104,470.00	85,277.60	19,192.40	
9 George Family Enterprises	78,581.00	58,426.00	20,155.00	
10 Gilmore Steel	914,657.00	893,346.69	21,310.31	SLBE
11 Alpha Restoration and Waterproofing	28,978.00	0.00	28,978.00	
12 Anderson Carpet & Linoleum	356,191.00	316,870.60	39,320.40	LBE
13 All American Tile	102,731.00	62,796.00	39,935.00	
14 Barbosa Cabinet	314,171.00	268,057.50	46,113.50	
15 O C Jones & Sons	426,227.00	378,512.90	47,714.10	
16 RT Western Maintenance	81,026.00	25,172.60	55,853.40	
17 Turner Group Const	474,432.00	404,595.00	69,837.00	SLBE
18 Alcal Roofing & Insulation	347,954.00	254,270.00	93,684.00	
19 Valley Sheet Metal	532,643.00	421,355.20	111,287.80	
20 Schindler Elevator	711,351.00	592,719.60	118,631.40	
21 Silverado Contractors	1,533,498.00	1,373,182.25	160,315.75	SLBE
22 Allied Fire Protection	1,192,131.00	1,018,820.00	173,311.00	LBE
23 Brand Energy	1,210,221.00	1,017,950.90	192,270.10	
24 Sullivan Thompson	1,351,164.00	1,154,740.80	196,423.20	SLBE
25 L J Kruse	2,798,714.00	2,596,100.00	202,614.00	
26 Nancy Smith Construction	2,798,045.00	2,588,061.18	209,983.82	LBE
27 Guarantee Glass	1,599,499.00	1,372,665.90	226,833.10	
28 Polk Construction	1,945,206.00	1,709,115.21	236,090.79	SLBE
29 Evergreene Painting	1,756,062.00	1,518,693.00	237,369.00	
30 William P Young Const	6,994,509.00	6,701,675.80	292,833.20	
31 Shepherd & Sons	2,148,305.00	1,769,064.30	379,240.70	
32 Olson & Co Steel	4,350,021.00	3,935,165.70	414,855.30	
33 Johnson Controls	4,791,172.00	4,218,904.60	572,267.40	
34 Morrow Meadows Corp	5,643,365.00	4,815,574.70	827,790.30	LBE
Turner Construction Co.	7,227,420.00	6,566,685.37	660,734.63	LBE
Subtotal - Partially Paid Subcontractors	53,651,183.00	47,881,383.00	5,769,800.00	
Total	60,007,616.00	54,237,816.00	5,769,800.00	

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ATTACHMENT B
California Capital Group Contract Summary

Contract/ Amendments	Date	CCG Fee	Other Costs	Total Contract
<u>Predevelopment - Agency Contract</u>				
Original Contract	2/1/04	\$103,000	\$329,500	\$432,500
Amendment 1	2/9/05	\$217,000	\$529,000	\$746,000
Subtotal Predevelopment	18 months	\$320,000	\$858,500	\$1,178,500
<u>Design/Bid - Initial DDA with ORNMTC Inc.</u>				
Amendment 2	8/1/05	\$574,000	\$2,326,000	\$2,900,000
<u>Demolition - Amended DDA with FOT Inc.</u>				
Amendment 3	8/2/06	\$47,500	\$852,500	\$900,000
<u>Construction</u>				
Amendment 4	11/27/06	\$570,000	\$3,275,040	\$3,845,040
Amendment 5	7/31/08	\$169,040	\$1,550,454	\$1,719,494
Amendment 6	1/1/09	\$189,000	\$0	\$189,000
Amendment 7	6/2/09	\$108,000	\$655,000	\$763,000
Subtotal Delopment	54 months	\$1,657,540	\$8,658,994	\$10,316,534
Total	72 months	\$1,977,540	\$9,517,494	\$11,495,034

Item: _____
CED Committee
December 15, 2009

ATTACHMENT C
Change Order Summary

CHANGE ORDER #	DESCRIPTION OF CHANGE	DATE IN	DATE APPROVED	OFFICIAL ADDS	OFFICIAL CREDITS	FOT/ORA APPROVED
1	Move Demo from Phase I over to Phase 2	1/26/2007	2/1/2007	28,353		
2	Corridor demo and related adds	2/13/2007	2/27/2007	181,850		YES
3	Duct cleaning	2/26/2007	2/27/2007	ALLOWANCE		
4	Theater ACM abatement	3/27/2007	3/27/2007	95,612		YES
5	Lead abatement-theater	4/16/2007	4/25/2007	49,944		
6	Lead abatement-school wrap	4/16/2007	4/25/2007	35,738		
7	Relocate Historic Switchboard on Stage	3/14/2007		VOID		
8R	Connex Boxes Relocation	7/13/2007	7/17/2007	13,547		
9	Abatement adjustment to COR 2	3/19/2007	3/27/2007	0	(26,325)	
10	Temp shoring at elec.vault (50/50 Owner/Contractor split)	4/12/2007	4/16/2007	2,678		
11	Lead abatement for windows	4/16/2007	4/25/2007	46,670		
12	Add dowels at theater cheekwalls	4/16/2007	4/25/2007	11,491		
13	Lead abatement-exterior theater walls	4/16/2007	4/25/2007	36,359		
14	ASI-14-ACM plaster removal at rear wall of Theater	5/1/2007	5/2/2007	19,800		
15	Additional pile testing as of 5/2/2007	5/3/2007	5/2/2007	18,328		
16	ASI 21 grid iron exploratory work	5/10/2007	5/14/2007	2,648		
17	Add work at line 3 & 10 grade beams oer RFI 068	5/7/2007	5/14/2007	23,459		
18	Demo ceiling @ mezzanine betw 10&12, P&Y	5/10/2007	6/12/2007	9,468		
19	Add time to Phase I Schedule	5/10/2007	6/12/2007	VOID		
20	Exploratory Demo for Historic Elevator Pit	5/11/2007	5/15/2007	4,856		
21	37 Line Duct Penetration	5/11/2007		VOID		
22R	Historic Elevator Pit Wall Demo	8/8/2007		ALLOWANCE		
23	ASI 13 and 15-Demolition only	6/1/2007	6/12/2007	6,881		
24	Added shotcrete and rebar holes per RFI 038	5/11/2007	5/15/2007	1,983		
25	Remove flaking exterior paint at dome	5/11/2007	5/15/2007	28,330		
26	HSS wall bracing revisions per Phase 1 RFI 026.001	5/11/2007	5/15/2007	24,018		
27	Waterproofing at footing on line 37	5/14/2007	5/15/2007	4,500		
28	Modify terra cotta at A/17 & AN/17	5/15/2007	5/15/2007	11,560		
29	Bulletin No.1-Structural revisions	5/11/2007	6/12/2007	204,372		YES
30	Remove (e) conc.pads in lower fan room	6/5/2007	6/12/2007	20,580		
31	Mechanical demo moved from Phase 1	6/1/2007	6/5/2007	17,050		
32	Added pile testing as of 6/4/2007	6/4/2007	6/5/2007	27,927		
33	ASI 26-Additional duct removal @ upper and lower fan rooms	6/11/2007	6/12/2007	8,086		
34	Add work at line 12 and 10 trusses	6/25/2007	7/3/2007	40,032		
35	Conc.demo @ line 12 truss	6/25/2007	7/3/2007	ALLOWANCE		
36	Adjustment to COR 29	6/25/2007	7/2/2007		(29,956)	
37	Remove lattice panels at dome	6/27/2007	7/3/2007	ALLOWANCE		
38	LBP removal at corridor end of wrap beams	6/28/2007	7/2/2007	4,562		
39R	ASI -040 Orchestra Pit Floor	7/9/2007	8/21/2007	14,000		
40	Extra Surveying - to be paid directly by Owner	3/19/2007	1/0/1900	VOID		
41	Upsize Micropiles	7/12/2007		VOID		
42	Bul 3 partial pricing -LBP removal at theater walls	7/12/2007	7/17/2007	8,518		
43	Remove lights in orchestra turrets	7/13/2007	7/17/2007	7,103		
44	HVAC-equipment and subcontractor budget adjustment	7/26/2007	7/30/2007	1,883,712		YES
44	HVAC-equipment and subcontractor budget adjustment	7/26/2007	7/30/2007	ALLOWANCE		YES
45	ASI-030 Alleyway roofs	7/30/2007	8/1/2007	19,608		
46	Bulletin 4-structural revisions to S3.5, S3.9, and S3.13	7/30/2007	8/1/2007	18,731		
47	Removal of sidewalk bumpout and metal grates at front of theater	8/8/2007		REJECTED		
48R	Fire Sprinkler Additions	9/24/2007	10/5/2007	258,678		YES
49	Plaster Removal 3rd Floor Ceiling	8/9/2007		ALLOWANCE		
50	OSA Preconstruction Services	8/9/2007	8/14/2007	49,000		
51	Add dowels at columns AL/21 and AL/23 per RFI 11	8/10/2007	8/21/2007	7,611		

CHANGE ORDER #	DESCRIPTION OF CHANGE	DATE IN	DATE APPROVED	OFFICIAL ADDS	OFFICIAL CREDITS	FOT/ORA APPROVED
52	Add dowels at line 3 and 10 walls per RFI 64	8/10/2007	8/21/2007	5,627		
53	Drill Epoxy Dowels at AG	8/10/2007		REJECTED		
54	ASI-36 Orchestra platform layout	8/13/2007		REJECTED		
55R	Alley Slab Demo	9/20/2007	10/5/2007	3,893		
55R	Alley Slab Demo	9/20/2007	10/5/2007	ALLOWANCE		
56	Plaster removal at lighting runways	8/9/2007		REJECTED		
57	Add rebar due to shop drawings	8/9/2007		REJECTED		
58R	Drill through buried concrete on AG Line	1/25/2007	1/26/2007	26,691		
59	RFI-96 demo (e) operable vents all transoms	8/29/2007	9/12/2007	4,041		
60	LBP Removal for buttress tie-in	8/29/2007	9/12/2007	12,386		
61	Plaster demo @ 2nd and 3rd floor	8/30/2007	9/12/2007	ALLOWANCE		
62R	Evergreene added scope	9/6/2007	9/12/2007	398,874		YES
63	Elevator #5 jack hole depth increase	9/10/2007		VOID		
64	ASI 29 basement water	9/24/2007		REJECTED		
65	ASI 39- Thicken C line shear wall & add opening	9/24/2007	10/5/2007	4,238		
66	ASI 47-Duct penetrations @ lines P & Y	9/24/2007	10/5/2007	5,174		
67	Add plumbing at trash area (sitework allowance usage)	9/25/2007	11/20/2007	ALLOWANCE		
68	Add plumbing fixtures @ lobby annex (lobby annex allowance usage)	9/25/2007	11/20/2007	ALLOWANCE		
69	Add plumbing @ West basement (back of house allowance)	9/26/2006	11/20/2007	ALLOWANCE		
70	Add plumbing @ East basement (lobby annex allowance)	9/26/2007	11/20/2007	ALLOWANCE		
71R	Plumbing revisions for storm water	9/26/2007	11/21/2007	59,439		
72R	Add plumbing at (e) wrap restrooms	9/26/2007	11/21/2007	128,791		YES
73	Removal of loose ACM plaster @ Theater walls	9/28/2007		VOID		
74	ASI 19R & RFI 130-Chair Storage	9/28/2007	10/5/2007	16,422		
75	RFI 139.1- Core thru (e) conc obstructions @ CIDHs 64 & 68	9/28/2007	10/5/2007	8,316		
76	Regarding @ lobby annex per ASI 41	10/3/2007	10/5/2007	15,000		
77	Eliminate backfill @electrical vault Bulletin No.7-Electrical vault	10/18/2007	10/22/2007	66,084		YES
78	ASI 49R-Grid Iron Coupons	10/10/2007	10/22/2007	4,586		
79	RFI 163-K bracing revisions	10/10/2007	10/22/2007	10,369		
80	Ext. plaster demo above roofline @ East end shear walls	10/10/2007	10/22/2007	7,373		
81	Demo below grade walls on 41 and 43 lines	10/10/2007		REJECTED		
82	Steel transom supports per RFI 101 response	10/19/2007		REJECTED		
83	RFI 15-Door @ lower fan room	10/19/2007	10/22/2007	3,717		
84	RFI 170-Thickend wrap SOG perimeter detail	10/19/2007	10/22/2007	5,968		
85	1) Demo conc.encasement @ 11/AF column per RFI 136 2) ASI 54-Stage Valance 3) Demo concrete at line 24 truss for BD rods installation 4) Misc. demo between 9/21 and 10/9	10/19/2007	10/22/2007	7,295		
86	RFI 200- Revise HSS connection @ (E) roof trusses	10/19/2007	10/22/2007	3,914		
87	Asl 55R-new access door opening	10/19/2007	10/22/2007	2,866		
88R	Deductive Change Orders consisting of: D/F/H, woodwork, reduction in contractor's contringency, elimination of acoustic ceilings and rest.slab reduction	11/2/2007	11/9/2007		(1,629,756)	
88R	Deductive Change Orders consisting of: D/F/H, woodwork, reduction in contractor's contringency, elimination of acoustic ceilings and rest.slab reduction	11/2/2007	11/9/2007	ALLOWANCE		
89R	Bulletin No. 6-projection room	10/30/2007	12/10/2007	76,217		YES
90	AHU-2 Coil revision	11/1/2007	11/20/2007	9,998		
91	AHU-1 Fan revisions	11/1/2007	11/21/2007	13,787		
92R	Gas furnace ant AC mods, 10yr chiller warranty	11/1/2007	12/10/2007	26,487		
93	MEPF Design fees for school Tis	11/20/2007	11/30/2007	70,562		YES

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94	ASI 59- Shearwall extensions, ASI 60 and 61R1-shearwall mech platform anchor bolts	11/6/2007	12/10/2007	27,068		
95	Addendum H: Structural mods per CIDH as-builts	11/6/2007	1/28/2008	37,716		
96	RFI 184-add angle @ roof slab edge, RFI 187-add plates at 11/C and AL connections, RFI 214-enlarge plates at buttress connections	11/6/2007	11/21/2007	6,977		
97	Chip (e) footings for (n) grade beams @ school wings	11/6/2007	11/21/2008	5,725		
98	Added demo at revised cross bracing connections	11/8/2007	11/20/2008	6,988		
99	RFI 147-added demo @ column 21/c, ASI 53-storefront concrete stemwall, demo pilasters on H & AG for (n) grade beams, RFI 206-added conc work at CIDH East of line 29	11/8/2007	11/21/2007	11,564		
100	ASI 67 Fire sprinkler hanger support	11/27/2007	12/10/2007	34,755		
101	ASI 58 & 58R New Stage Opening in Rear Wall	11/27/2007	12/10/2007	ALLOWANCE		
102R	ASI 57R- Rigging demolition	11/27/2007	12/17/2007	60,150		YES
103	ASI 52-Wrap ceiling plaster removal	11/27/2007	12/10/2007	28,784		
104	Loose tile over entry in excess of base scope	11/28/2007	12/10/2007	3,137		
105Ra	Bulletin -8-Architectural and Structural Revisions	12/14/2007	1/15/2008	322,856		YES
105Rb	Bulletin -8-Architectural and Structural Revisions	12/14/2007	2/24/2008	365,980		YES
106R	Move lighting panel from stage	12/10/2007	12/17/2007	14,681		
107	Cleaning (e) auditorium light fixtures	12/13/2007	12/17/2007	12,055		
108	Change AC-6 from 10-ton unit to 20-ton unit	12/13/2007	12/17/2007	13,664		
109Ra	Bulletin 9- Mechanical platforms	12/14/2007	1/15/2008	482,699		YES
109Rb	Bulletin 9- Mechanical platforms	1/15/2008	2/24/2008	555,182		YES
110	Daiken equipment revisions	12/17/2007	1/25/2008	58,052		
111	Bulletin 5 addendum G partial-concrete only	12/18/2007	1/25/2008	65,888		YES
112	ASI 66 & 66R partial- Theater lighting in (e) fixtures (lighting allowance usage)	12/18/2007	1/8/2008	SUBCONTRACTOR		
113	RFI 269-Repair spalled concrete @ Marquee	12/20/2007	1/8/2008	4,296		
114	ASI 73-Electrical vault infill amendment	12/20/2007	1/8/2008	3,374		
115	RFI 267-Added FSDs in old elevator shaft	12/20/2007	1/8/2008	22,359		
116	School wing TS column modifications	12/21/2007	1/8/2008	15,122		
117	ASI 63 add basement stop @ historic elevator	12/21/2007	1/8/2008	25,579		
118R	Floor trough @ ice machines per Ballinger spec	1/3/2008	1/8/2008	ALLOWANCE		
119	3rd floor wrap ceiling revision (bulletin 10 partial)	1/9/2008	1/24/2008	15,381		
120	Temp weather protection @ alley's	1/10/2008	1/28/2008	10,394		
121	Reframe duct penetrations @ wrap corridors	1/10/2008	1/28/2008	7,193		
122	ASI 45-partial-paint buttress steel	1/14/2008		REJECTED		
123	Add plumbing bars	1/18/2008		562,274		YES
124	School TI-Plumbing - Cost moved to OSA 3/14/08	1/18/2008	2/24/2008	OSA		YES
125	Credit for reduction of uncommitted funds	1/18/2008	1/21/2008	0	(600,000)	
126	Extended GC's and shared savings	1/18/2008	1/21/2008	254,959		YES
127	Add Hose Bibs	1/18/2008	1/28/2008	19,889		
128	Water Heater Changes	1/18/2008	1/28/2008	10,953		
129	Water heater for restaurant	1/18/2008		REJECTED		
130	Overtime HVAC detailing	1/23/2008	3/19/2008	7,485		
131	Change Fire Sprinkler Coverage in School to Ordinary	1/25/2008	1/28/2008	58,763		YES
132R	Detailing of Mechanical Platform Steel on School Wings	1/25/2008	3/3/2008	1,420		
133	ACM Abatement on Stage	1/25/2008	1/28/2008	28,027		
134	Storm Drain Tie ins on Telegraph	1/28/2008	1/28/2008	ALLOWANCE		
135	Additional Fireproofing	1/30/2008		VOID		

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136R	Detailing for aded mech @ future restaurant	1/31/2008	3/19/2008	5,610		
137	Uplighting in Lobby Annex (Annex allowance Usage)	2/1/2008	2/24/2008	ALLOWANCE		
138	Add elect. @ Lobby Annex (Annex Allowance Usage)	2/1/2008	2/24/2008	ALLOWANCE		
139	Remove tile and plaster @ dome niches	2/1/2008	2/24/2008	4,702		
140	Stair 1 & 3 revisions per shop draw mark ups	2/4/2008	2/24/2008	8,784		
141	School Wing Drywall Ceilings	2/4/2008	2/24/2008	0	(10,946)	
142	Delete pony wall at 3rd floor corridor	2/4/2008	2/24/2008	0		
143	Lighting runway drywall	2/5/2008	2/24/2008	43,545		
144	Lighting @ gargoyles and dome niches	2/5/2008		REJECTED		
145	New slab details @ stair 4 & 5 alleys	2/6/2008	2/24/2008	25,113		
146	Electrical - Lighting Bulletin 16 - Balance of Lights after COR 112	2/13/2008		VOID		
146R	Bulletin 16 partial - House Lighting (OFCI fixtures)	3/24/2008	4/16/2008	5,077		
147R	Bulletin 16 partial - House Lighting (OFCI fixtures)	2/13/2008	3/19/2008	141,715		YES
148	Electrical - Single Line Diagram Changes since GMP	2/13/2008	3/4/2008	122,796		YES
xx	Kent Lim Design Services	xxx	xxx	ALLOWANCE		
149	Relocate Duct in Lower Fan Room	2/19/2008	2/27/2008	39,305		
150	Credit for fire treated plywood in theater	2/19/2008	3/3/2008	0	(7,760)	
151	Credit for use metal studs vs. suspended system in wrap clgs.	2/19/2008	3/3/2008	0	(5,700)	
152	Mechanical for Return Ducts in Wrap + Dampers in Corridors	2/20/2008	2/25/2008	163,741		YES
153	Lobby Annex Ductwork	2/20/2008	2/24/2008	ALLOWANCE		
154	School Tenant Improvements	2/23/2008		REJECTED		
155R	School Wing Shell - Bulletins 5 and 8	2/23/2008	3/11/2008	178,660		YES
155R	School Wing Shell - Bulletins 5 and 8	2/23/2008	3/11/2008	ALLOWANCE		YES
156	Mechanical Delta 4 Changes	2/25/2008	3/19/2008	409,204		YES
157	ASI 67 - Sheet Metal Flashing - Balcony Scallop Light Shrouds	2/25/2008	2/28/2009	4,901		
158	Credit for Not Painting Theater Buttress Steel	2/28/2008	3/3/2008		(23,520)	
159	Mechanical - 2nd Mobilization for Crane for Platforms 7 & 8	2/28/2008	3/19/2008	8,110		
160	House Lighting Dimming System	2/28/2008	3/19/2008	145,494		YES
161	Speaker System Wiring for OSA	2/29/2008	3/19/2008	OSA		
162	Additional Electrical for VRVs	3/3/2008	3/25/2008	57,611		YES
163	Mechanical Additions - Breen's Delta 4 Revisions	3/3/2008	3/19/2008	187,790		YES
164	Infill Basement Pits	3/3/2008	3/3/2008	15,571		
165	Clean Turret Lights	3/3/2008	3/3/2008	6,622		
166R	Infill Openings in North Theater Wall	3/10/2008	3/11/2008	28,208		
167	Elevator Guide Rail structural attachments	3/3/2008	3/11/2008	11,067		
168	Additional LVLs for Sprinkler Pipe Hangers in Wrap	3/3/2008	3/4/2008	7,866		
169	Roof Drainage Repairs at 3rd Floor Wrap	3/5/2008	3/25/2008	32,284		
170	Electrical - Bus Shore Power in Rear Yard	3/5/2008	4/8/2008	ALLOWANCE		
171	Electrical - Company Switch for Stage Right Dimmer Room	3/5/2008		REJECTED		
172	RFI 294 Rebar Conflict with Gusset Plates at Line 3	3/10/2008	3/11/2008	2,974		
173	Existing Duct Relocations at Line 12	3/10/2008	3/11/2008	9,781		
174	Additional Work for Projection Room due to Structural Changes	3/10/2008	3/11/2008	15,898		
175	Raise grilles @ East basement exposed duct	3/17/2008	3/9/2008	2,236		
176	Relocate Connex boxes across 19th Street	3/4/2008		VOID		
177	RFI 381 - 2nd & 3rd FI Ceiling Rating	3/17/2008	3/25/2008	30,270		
178	Roof jacks for HVAC pipe supports	3/17/2008	3/25/2008	4,126		
179	Bulletin 10 & 10R - 2nd & 3rd Floor Wrap Revisions	11/2/2007	4/1/2008	336,690		YES
179	Bulletin 10 & 10R - 2nd & 3rd Floor Wrap Revisions	11/2/2007	4/1/2008	ALLOWANCE		
181	Credit for Cal Air CO discount	3/18/2008	3/19/2008		(42,000)	

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182	ASI Façade Mockup	10/18/2007	4/8/2008	58,525		Yes
183	Relocate marquee conduit	3/19/2008	3/25/2008	2,246		
184	Type E fixtures (Bul 16 OFCI House Lighting partial)	3/24/2008	3/25/2008		SUB-CONTRACTOR	
185	ASI 85- Mech Platform Detailing - School Wing Roofs	3/19/2008	3/25/2008	5,424		
186R	Fire Alarm Changes	4/11/2008	4/15/2008	37,042		
187	Water meters	3/25/2008	4/16/2008	50,895		YES
188	Bulletin 12- Wood Stage Demo Only	3/26/2008	4/1/2008	18,562		
189	Bulletin 12- Rig lock tower demo only	3/26/2008	4/1/2008	11,068		
190	Demo brick pockets for rebar, demo for (n) 3rd fl Wrap, remove misc pipe & conduit above 3rd fl Wrap, clean out Theater niches, demo @ SE basement elevator shaft	3/26/2008	4/1/2008	18,990		
191R	Exterior concrete repair & elastometric coating	4/1/2008	4/1/2008	188,666		YES
192	Breen "Delta 4" partial- Coring for HVAC Penetrations	3/27/2008	4/1/2008	58,707		YES
193	Documentation of (e) artwork- stencils	3/27/2008	4/1/2008	6,989		
194	Auditorium painting adds	3/27/2008	4/1/2008	1,610		
195	ASI 79R Theater ceiling rigging holes	3/27/2008	4/1/2008	11,718		
196	House Lights - Add Type C fixtures	3/27/2008	4/1/2008	23,588		
197	dome demo & rebuild for HVAC Fan Rooms	4/1/2008	4/1/2008	135,302		YES
198	Bulletin 15 partial-Site Improve. Allowance	4/3/2008	4/16/2008		ALLOWANCE	
199	Plumbing trench infill and raised slab in E. basement (lobby annex allownace)	4/3/2008			ALLOWANCE	
200	Plumbing adds per Health Dept. Requirements (Lobby Annex Allowance)	4/4/2008	4/16/2008	7,911		
201	Relocate roof drain for bracing, investigate (e) plumbing lines at West basment, Stair 4&5 alley drain lines routing to basement, chip buried conc @ sewer main btwn. N&P /1&2	4/4/2008	4/16/2008	13,778		
202	Modify (e) roof drainage at Wrap Bldg.	4/4/2008	4/16/2008	11,277		
203R	Plumbing adds per Health Dept. Requirements (Lobby Annex Allowance)	4/5/2008	4/16/2008		ALLOWANCE	
204R1	Controls revision- Integrate VRVs	4/4/2008	4/8/2008	23,096		
204R	Mech cost to add VRVs to TracerSystem	4/8/2008			REJECTED	
205	Controls revisions - Delete AC-5, add GF-3, code required	4/4/2008	5/6/2008	12,471		
206	Bulletin 11 Stage front rigging	4/7/2008	4/16/2008	412,631		YES
207	Bulletin 101R RCP Revisions	4/7/2008	4/22/2008	32,095		
208	Bulletin 12R1: Stagehouse	4/8/2008		1,265,479		YES
210	Breen Delta 4 & 5 partial - Electrical only	4/14/2008	5/6/2008	18,483		
211	Breen Delta 6 partial - Electrical only fire smoke damper wiring	4/14/2008	5/6/2008	30,146		
212	ASI 82,82R, & 82R1: Projection Room Structure	4/14/2008	4/22/2008	275,458		YES
213	Crdit for Fry plaster corner bead	4/14/2008	4/16/2008		(4,400)	
214	Historic Doors Frames Hardware (Historic wrap Bldg. Window stools (Architectural Casework Allowance Usage)	4/14/2008	4/22/2008		ALLOWANCE	
215	Casework Allowance Usage)	4/14/2008	4/15/2008		ALLOWANCE	
216	Condensates and roof receptors	4/17/2008	5/6/2008	63,005		YES
217	Commercial washing machine drain receptor	4/17/2008	4/24/2008	2,786	0	
218	Asi 81: Plumbing - Ice Machine Room	4/17/2008	5/6/2008		(1,270)	
219	Remove ACM @ radiators first floor	4/21/2008	5/6/2008	4,573		
220R	Basement Lighting additions missing from scope of GMP	4/5/2008	5/6/2008		ALLOWANCE	
221	Additional power conduit and outlets	4/4/2008	5/6/2008	218,599		YES
222	Repainting delaminated ceiling in lobby		5/13/2008	8,226		
223	Wrap plaster demo	4/25/2008	5/6/2008	32,752		
224	Beer and soda conduits	4/25/2008	5/6/2008		closed See CO 241	
225	Allowance Reductions and OSA TI-related credits	5/1/2008	5/1/2008		(910,000)	
225	Allowance Reductions and OSA TI-related credits	5/1/2008	5/1/2008		ALLOWANCE	

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226	Add Type A fixtures at turrets	5/2/2008	5/6/2008	4,484		
227	Replace display box lights	5/2/2008		0		
228	TV backboxes, conduit and cable	5/2/2008	5/6/2008	0		
229	Tele Data conduit and cable	5/2/2008		0		
230R	POS conduit and cable	5/2/2008	7/8/2008	97,925		YES
231	Audio Visual backboxes and conduit	5/2/2008		0		
232	Security conduit for theater	5/2/2008	8/5/2008	51,941		YES
233R	Tormentor Pipe	5/2/2008	8/19/2008	8,647		
234	School Wing Core/Shell door hardware credit (non-historic DFH Allowance)	5/5/2008	5/13/2008	ALLOWANCE		
235	Wrap Bldg Doors (Non Historic DFH Allowance) *** Turner's allowance balance fro DFH is different	5/5/2008	7/9/2008	ALLOWANCE		
236	RFIs 376-377- Welded Abs and Custom Plate Hanger	5/5/2008	5/6/2008	9,465		
237R	Restore plaster ceiling at 1st fl North & South Wrap	5/5/2008	5/6/2008	94,944		YES
238	Restore plaster ceiling at 1st fl South Wrap	5/5/2008		CLOSED		
239	Infill holes at proscenium bracing connections	5/5/2008	5/13/2008	13,784		
240	Dewatering at West basement	5/5/2008	5/13/2008	10,681		
241	TV backboxes, conduit and cable; TelDdata conduit and cable;Audio Visual backboxes and conduit ; Bar Lighting; Beverage conduit;Replace box lights	5/9/2008	5/13/2008	423,210		YES
242	Asi 88: Bulletin 9 Platform Framing Changes	5/9/2008	5/13/2008	29,235		
243	Modify (e) Wrap framing for new waste piping	5/9/2008	5/13/2008	3,482		
244	Patching @ wrap walls for HVAC penetrations;modify metal stud framing for ducted return air @wrap; mod wood framing for ducted retrun air @wrap	5/12/2008	5/13/2008	22,120		
245	Bulletin 13 & 13R: orchestra Platforms- Partial Theater Floor Covering Allowance usage	5/15/2008	5/20/2008	349,515		
245	Bulletin 13 & 13R: orchestra Platforms- Partial Theater Floor Covering Allowance usage		5/20/2008	ALLOWANCE		
246	RFI 432, 437,438: stage Roof Platform Attachments- structural Only	5/15/2008	5/20/2008	90,359		YES
247	Credit for deleted Bulletin 11 Stage Front Rigging	5/15/2008	5/20/2008		(396,698)	
248	Remove flaky LBP at Wrap walls	5/15/2008	5/20/2008	5,326		
249	Partial demo of sidewalk at bldg perimeter	5/15/2008	5/20/2008	5,189		
250	Various dry wall changes	5/19/2008	6/3/2008	2,688		
251	AsI 90: Wrap Building Room 350	5/16/2008	5/20/2008	3,294		
252R	Bulletin 15 partial- Elevator Only Allowance	5/19/2008	5/22/2008	ALLOWANCE		
253	UL listing and wiring of OFCI fixtures	5/19/2008	6/3/2008	32,843		
254	Add sprinklers at Theater lobbies	5/19/2008	6/3/2008	96,639		YES
255	Allowance usage storm drain tie in			ALLOWANCE		
256	RFI 447 Boiler air separators		6/3/2008	2,802		
257	Add FSDs not shown on Breen drawings	6/4/2008	6/17/2008	28,787		
258	Freight elevator- Code revision impact	5/28/2008	6/3/2008	3,523		
259	Freight elevator acceleration	5/28/2008	6/3/2008	15,823		
260	Grease Interceptor	5/29/2008	6/3/2008	21,266		
261	Remove remaining wood base at classrooms	6/4/2008	6/10/2008	5,389		
262	Asi 45 partial- Paint Stairs 4 & 5	6/4/2008		CLOSED		
263	RFI 397: Add curb and raise header at South Penthouse door RFI:397: Add flashing at South Penthouse door threshold	6/9/2008	6/17/2008	5,998		
264	Add flashing at (e) School wing columns	6/10/2008	6/19/2008	5,552		

CHANGE ORDER #	DESCRIPTION OF CHANGE	DATE IN	DATE APPROVED	OFFICIAL ADDS	OFFICIAL CREDITS	FOT/ORA APPROVED
265R	RFI 419- Exterior Plaster at buttress entries	6/13/2008	7/9/2008	19,635		
266	Asi 89: historic Stairs- Handrails	6/13/2008	6/17/2008	40,563		
267	Bulletin 17 partial- West basement slab infill (B.of H. Allowance Usage)	6/13/2008	6/18/2008	ALLOWANCE		
268	RFI 406: Ceramic tile delamination (original PCO #383 was only for \$10K and we had a note that ELS may be potentially responsible. PHt also made a note on CO to recalc. GMP allowances	6/16/2008	6/17/008	47,867		
269	Bulletin 15 & 15R2: Sitework	6/30/2008	7/9/2008	781,566		YES
269	Bulletin 15 & 15R2: Sitework	6/30/2008		ALLOWANCE		
270	3hr Fire Shutters @ Wrap Bldg 23 line (Door Allowance Usage)	6/23/2008	7/9/2008	ALLOWANCE		
271	Fire protection rezoning for School	6/23/2008	7/9/2008	37,502		
272	Bulletin 17 Partial: Structural work for Handicap Lift	6/23/2008	7/9/2008	24,085		
273	Stage Curtain motor conduit & wiring	6/25/2008	7/9/2008	6,901		
274	Add furring & skim coat @ 2nd & 3rd Fl center Wrap	6/24/2008	7/9/2008	6,676		
275	underlayment for added VCT at Wrap Bldg. Concrete strip along West property line	6/25/2008		REJECTED		
276	(Bulletin 15 Add Alt)	6/26/2008	9/23/2008	13,538		
277R	Wrap Access Panels	7/7/2008	7/9/2008	12,690		
278	ASI 93: Stage House Roof Structure	6/30/2008	7/9/2008	7,336		
279	Remove ACM below West basement slab Demo header at basement corridor, demo	7/1/2008	7/9/2008	24,176		
280	MEPF above fly system at Stage	7/2/2008	7/9/2008	2,640		
281	RFI 453: Stair 2 wall and ceiling revisions	7/2/2008	7/9/2008	4,346		
282	Add misc flashing at School Wings	7/2/2008	7/9/2008	8,368		
283	Patch plaster at theater for HVAC work	7/2/2008	8/26/2008	21,244		
284	Bulletin 17 Partial Framing and Drywall	???	7/9/2008	ALLOWANCE		
285	Bulletin 11 Stage front rigging (VE'd)			318,399		YES
286	Wrap corridors peeling paint repair	7/14/2008	7/22/2008	21,975		
287	Repaint Wrap window stools	7/21/2008		CLOSED		
288	RFI 470- Framing connections at 43 line	7/21/2008	8/26/2008	1,329		
289	Insulated overhead door at Stage	7/23/2008	8/19/2008	4,294		
290	Credit for Theater floor covering Allowance	7/24/2008	8/5/2008	63,000	(348,463)	YES
291	Bulletin 17: Theater Revision Part 4	7/24/2008	8/5/2008	628,034		YES
292	Place new slab on grade at South Wrap	7/28/2008	8/5/2008	32,289		
293	Winch power	7/31/2008	8/5/2008	43,501		
294	Speaker backbox replacement	8/4/2008	8/19/2008	5,076		
295	Additional GC/GRs	8/8/2008	8/12/2008	150,000		YES
296	Credit for markups on previous deductive Cos	8/8/2008	8/12/2008		(137,459)	
297	Storage Containers	8/8/2008	8/12/2008	8,685		
298	Bulletin 12R2- Stage House Revisions	8/11/2008	10/7/2008	105,490		YES
299	Infill exhaust holes at West side of Dome & Infill cores for relocated sprinkler pipe at Alley walls	8/14/2008	8/26/2008	2,302		
300	RFI 385 School wing roof hatch ladder revision	8/15/2008	8/19/2008		(7,215)	
301	Infill slab at West basement sewage ejector pit	8/18/2008	8/19/2008	7,105		
302R	Exterior Paint color change: **Note the actual value of this CO shall be reduced as Owner is only to bear 25% of this cost. AD and SBA to cover 50%. Turner has already reduced this CO to cover their 25%	8/18/2008	10/7/2008	8,234		
303R	Reroof Theater dome area and elevator shaft roofs	8/18/2008	9/19/2008	52,561		YES
304	Credit to delete sprinklers at Platforms 7 & 8	8/19/2008	8/26/2008		(22,419)	
305	Bulletin 17 Theater Revisions Part 5	8/19/2008	8/20/2008	1,052,046		YES
306	Staining of Wrap Bldg. new wood doors (Door allowance Usage)	8/25/2008		ALLOWANCE		
307	Move lighting panel into Lobby Annex	8/29/2008	9/2/2008	6,956		

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308	Fence and gates at Buttresses	8/29/2008	9/2/2008	3,147		
309R	ASI 87: Lower Fan Room ships ladder and guardrail ASI: 95 : Lower Fan Room Door	8/29/2008	11/12/2008	0		
309R2	ASI 95: Lower Fan Room Door		11/25/2008	6,037		
310	Fire Shutter mods due to field conditions		9/15/2008	ALLOWANCE		
311	Demo column cladding @ AG/12&14 Lines		9/15/2008	1,870		
312	Interior windows at 3rd floor Wrap (Door Allowance Usage)		9/15/2008	ALLOWANCE		
313	ASI 97 Fire Service backflow device		9/15/2008	14,183		
314	Complete Re-roof at Theater Stage Roof		9/17/2008	45,192		
315	ASI 96: Screens Behind GFRC Panels		10/7/2008	5,226		
316R	Scissor lift and ADA lift revisions		10/9/2008	20,299		
317	Reorder Stage trusses due to incorrect dimensions		9/22/2008	6,161		
318R	Corian backsplashes at Theater bars		10/7/2008	0		
319	Drywall at 3rd FI Wrap Rooms 326 & 332		9/23/2008	7,084		
320	Furring for door hold-opens @Stairs 1 & 3		10/7/2008	7,998		
321	ASI 103: Fireproofing under Stage		10/7/2008	8,202		
322	Patch plaster for new light fixtures at Upper Balcony walkways		10/7/2008	3,468		
323	Cap (e) pipes and infill slab at old bathrooms under Stage		11/12/2008	14,510		
324	Framing and concrete patching around Bul 9 roof columns		10/7/2008	3,736		
325	ASI 105: Marquee Window Assembly		10/7/2008	60,904		YES
326	Bulletin 15 VE Vehicle gates & canopy		10/21/2008		(203,259)	
327R	Additional repairs at Main Entry		11/20/2008	121,681		YES
328	Lion's heads @ old drinking fountain			CLOSED		
329	RFI 503- Supply fan 04 Controls		11/12/2008	8,008		
330	Marquee light bulb replacement - LEDs		10/7/2008	31,175		
331	Marquee light bulb replacement- incandescents		10/7/2008	CLOSED		
332	Bulletin 15R3: Sitework Revisions		11/20/2008	55,883		
333	Bulletin 12R2 Delta 4 revisions		11/20/2008	110,050		YES
334	RFI 453- Add closure plates at Stair 2		11/12/2008	9,965		
335	Marquee roof drains tie-in to new catch basin		10/30/2008	6,208		
336	ACM plaster and concrete removal and drilling;Plaster demo for bracing crenellated walls; Plaster demo at Lighting Runway for elec access panel		11/20/2008	21,637		
337	RFI 472 Stair landing conflict w/ K-bracing		11/12/2008	6,653		
338	Lighting changes in Lobby annex		11/12/2008	3,078		
339	Plaster moulding @ 19th Street corridor		11/20/2008	19,907		
340	Credit for deleted work @Wrap 3rd fl ceiling beams		10/30/2008		(10,370)	
341	Wrap Men's room 224 closet door refinishing			CLOSED		
342	Salvaged marble replacement			0		
343	Bulletin 18 - Interior Signage		11/11/2008	16,005		
344	Final Cleaning buyout overrun		12/16/2008	18,239		
345	Re-build Canopies at Bays 12 & 37 (Partial)					
346	Cleaning of marquee and vertical sign		12/16/2008	5,654		
347	Reframe drains and duct openings incorrectly shown on Bulletin 9; Framing mods for HVAC Lobby annex not shown on drawings; Plywood flooring at North organ Loft to support new electrical equipment		11/20/2008	10,937		
348	ASI 99 SE Wrap Slab & 18th St curb		11/12/2008	6,299		
349	Metal stud shaft walls at Stair 1 and 3 ground floor		11/12/2008	2,689		
350	ASI 112- Rigging Arbor Black Iron			50,773		YES
351	Modify 18th St stair tower for sidewalk work		11/20/2008	3,963		
352	Deities' eye and belly replacement		11/20/2008	3,639		

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353	Modify platform framing for uplights; Framing end walls for Orchestra; Build new floor in SE corner of Stage; Addn'l Balcony Stair Framing		11/20/2008	14,118		
354	Modify platform framing at Orchestra pit		11/20/2008	17,859		
355	Bulletin 9 Plan Check Revisions		11/20/2008	6,980		
356	Floor leveling at theater Main Lobby		11/20/2008	24,000		
357	Relocate door at Stage Room 021		11/20/2008	2,718		
358	Follow spot power at Projection Room		11/20/2008	5,706		
359	Bulletin 3R - Storefronts (Partial)		12/16/2008	96,363		YES
360	Premium Time for Electricians week ending 11/16/08		11/25/2008	17,995		
361	Stage lighting truss winch power		11/25/2008	17,995		
362	Refinish wood and Clean Marble at theater 1st, 2nd and 3rd Floors		12/12/2008	107,007		YES
363	Stall doors and hardware at Existing Restrooms		11/25/2008	7,655		
364	Premium Time for Electricians week ending 11/23/08		11/25/2008	16,333		
365R	Lighting runways painting		12/16/2008	4,600		
366	Flooring at School wing elevator cabs		1/6/2009	2,947		
367R	Bulletin 17 Delta 3 Revisions		2/27/2009	75,125		YES
368	Painting of Orchestra and Balcony Railings		12/16/2008	24,378		
369	Furring at Lobby Annex Interior Façade		1/6/2009	18,271		
370	Paint Mechanical Duct on Theater Rear Wall Exterior		1/6/2009	3,652		
371	ASI 100: Bulletin 15 Elevator Opening Reinforcement		12/16/2008	8,649		
372R	Access Panels at Organ Loft Dimmer Rooms and Foyer		1/7/2009	2,097		
373	Premium Time for Electricians week ending 11/30/08		1/13/2008	21,258		
374R	Add dimmer modules		1/13/2008	13,500		
375	Delete countertop at AP 112 per RFI 519		1/6/2009		(2,428)	
376	Historic Elevator overtime			REJECTED		
377R	Bul 17 drywall T&M overrun thru 11/18/08		1/18/2009	148,380		YES
378	Access Panels at Theater Ceiling		1/6/2009	3,027		
379	Demo per PCOs 623,670,716,749 & 751		1/13/2009	23,690		
380	Added electrical scopes Part 1		1/13/2009	25,821		
381R	Bulletin 17 Delta 4			0		
382	Clean out existing roof drains		1/6/2009	3,377		
383	additional repairs to Marquee sign		12/16/2008	28,167		
384	Air freight costs for LED lamps for Marquee sign		12/16/2008	1,974		
385	VCT in Theater Rooms 102,105 & AP202		1/6/2009	4,071		
386	ASI 110: Washer/Dryer Room East Basement		1/13/2009	9,404		
387	Bulletin 12 Revision 5: Catwalk Steel			45,000		
388	Various additional electrical scope Part II		1/13/2009	21,293		
389	Premium time for electricians wk ending 12/14/08		1/13/2009	13,440		
390	Various additional electrical scope Part III		1/13/2009	14,422		
391	Repair and retrofit Moroccan light fixtures		1/12/2009	22,581		
392	Bulletin 11 Additional Scope Revisions (VE) + ASI 111		1/13/2009	24,722		
393	Premium Time for Electricians wks ending 12/21 & 12/28/08		1/13/2009	18,120		
394	Security for theater		12/30/2008	122,459		YES
395	Credit for skim coat at Freight Elevator Shaft		1/6/2009		(10,843)	
396	Chip (e) belled concrete shaft wall at freight elevator		1/6/2009	9,094		
397	Premium time for Fire Alarm		1/13/2009	6,278		
398	Add tamper and flow switches to added zones		1/13/2009	13,015		
399	Premium time for electricians week ending 1/4/09		1/13/2009	2,341		

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400	Additional lighting at 19th Street entrance		1/13/2009	10,663		
401	Premium costs for Plumbing OT for TCO		2/27/2009	2,541		
402R	Expediting costs for Jan 10th Event			0		
403	Lobby annex Scaffolding for plaster ceiling painting		1/13/2009	5,309		
404	Door Frames and Hardware VE		1/13/2009		(27,479)	
405	Premium Time for basement Restroom tile		2/26/2009	3,148		
406	Tile Demo and Coring at Theater & Wrap (E) restrooms for new Plumbing Work		2/26/2009	5,703		
407	Stage access Door for HVAC Equipment, Rear Wall Stage left Access Panel and Opening - Access to Duct Detector at Stage Right		2/26/2009	5,493		
408	Doors at fire Hose Recesses in Theater Auditorium				REJECTED	
409	Additional Tube Steel Post for Stage Curtain		2/27/2009	2,865		
410	Marble base and Corner Returns at 19th Street Corridor Restroom Alcoves		4/7/2009	14,371		
411	Demo for Stage Right Stair Installation		2/27/2009	3,704		
412	Decorative Paint at theater Lobby 150 Ceiling Epoxy buildup at Theater Mezzanine and Lobby Annex Bars				VOID	
413	Lobby Annex Bars		3/2/2009	4,953		
414	Plaster Patching at theater Main Lobby		4/7/2009	4,662		
415	Premium time for Electricians week ending 1/18/09		2/27/2009	3,168		
416	RFI 502/ RFI 534 Response: Beam to (e) column connection detail at rear yard man-door				2,959	
417	New BK Sign Lights Above Auditorium Entry Doors		2/27/2009	3,393		
418	Lobby Annex "Den" Paint Scope Revisions		2/27/2009	6,066		
419	Install Lenses and Patch plaster at under-balcony ceiling lights		4/7/2009	19,093		
420	Steel Supports for Freight Elevator Rooftop Condensing units		2/27/2009	8,417		
421	Fire Rportection at Underside of Lobby Annex Steel Stairs				0	
422	Premium Time for electricians week ending 1/25/09		3/6/2009	5,417		
423	Paint Scope Adds in Theater		4/7/2009	16,572		
424	Moroccan Light Fixture Modifications and Fixtures Changes at Lobby Annex Bar and Mezzanine		3/6/2009	28,817		
425	Morrow Meadows Premium Time for OT weeks ending, 11/9/08, 1/11/09, Sat and Sun 10/25/08 and 11/1/08		3/6/2009	37,849		
427	Demo and Repairs at Historic Elevator Door Openings		3/3/2009	20,504		
428	Bulletin 15R5: Sitework Revisions - Trash Enclosure		2/26/2009	27,765		
429	19th Street Entry Slab Mods at Bays 35-37		3/3/2009	6,482		
430	Concrete Hole Patching in walls and Floors at various locations throughout Theater				0	
431	Historic Elevator Shaft Offset Issue				0	
432	Demo and Replacement of SW corner of 18th Street				0	
433	Install Chains on Cable Chases on Theater Stage		2/26/2009	1,652		
434	Grout Additional Door Frames and jambs in theater				0	
435	Storefront Damage due to Public Demonstration		2/26/2009	11,198		
436	Addin'l sheet metal work in theater auditorium		2/27/2009	3,580		

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438	Breen HVAC Changes at Basement (Delta 5)		2/27/2009	47,821		
439	Miscellaneous concrete patch		4/7/2009	8,527		
440	New wood base at Room 35 and FRP covers at Bars		2/27/2009	3,938		
441	Added work at old elevator shaft roofs		2/27/2009	0		
442	Construct Temp Sidewalk at 19th Street		2/27/2009	2,222		
443	Demo and Excavation for grease interceptor		2/27/2009	7,107		
444R	Fire Marshal mandated notification devices in Wrap roof Mechanical rooms & Premium costs for OT week ending 9.21.09		3/16/2009	4,409		
445	Plumbing for future ADA Bathroom at Theater Mezzanine		2/26/2009	3,961		
446	Premium Time week ending 2/8/09		3/6/2009	8,699		
448	T-bar Ceiling Soffits @ Wrap Historic Doors		4/7/2009	1,202		
449	Olson Steel T&M Work on Misc Items week of 2.2.09			0		
450	Asphalt Ramping at Rear Yard Trash Enclosure		2/27/2009	2,291		
451	Addn'l Plaster Demo @ Theater Entry 150A Ceiling and add Trim Along Door Bank		3/18/2009	1,115		
452R	Historic Ticket Booth Restoration at Theater Entry		3/16/2009	9,353		
453	N and S Buttress Concrete Painting		2/26/2009	1,521		
454	Railing Installation at Lower Balcony Parapet Wall		3/18/2009	11,345		
455	Addn'l Access Panels Needed in theater		2/27/2009	2,082		
456	Addn'l Handrail Work at Buttresses, Stage Roof, and Rear Yard Mechanical Platform		2/27/2009	4,596		
457	Demo Plaster at Stairs Leading to East End Basement		4/7/2009	2,947		
458	(12) Replacement Light Fixtures in Lobby Annex Restrooms		2/27/2009	2,160		
459	Installation of locks at glass doors of theater main entry		2/27/2009	8,732		
460	Panic Hardware at Theater and School Wing Entrance Doors			1,918		
461	Historic Elevator Cab Refinish, Re-installation and new mahogany Handrail			0		
462	Repair Damage to Sign Board Neon		2/27/2009	3,554		
463	Overtime for Olsen Steel and Morrow Meadows			38,188		
464	Bay 12 and 37 Canopy Demo			0		
465	Replace roof Drains @ marquee roof		3/18/2009	6,530		
466	Paint Added Flashing and Dome Roof		3/16/2009	2,562		
467	ASI 109 Basement Prep Kitchen		2/27/2009	5,384		
469	Drywall Partition Assembly Work @ East and West Basement			0		
470	Electronic Strikes at Box Office Area Doors		3/18/2009	3,217		
471	Plywood Subtops for Lobby Annex Restroom Counters			REJECTED		
472	Guardrail at South Stage Lighting Runways / Modification to South Steel Platform Bracing		3/18/2009	4,388		
473	Premium Time for OT work on AC-3/Smoke & Fire Alarm Testing		3/17/2009	2,300		
474	OT for drywall sub to expedite completion in Lobby Annex			0		
475	Provide FRP in Basement Janitor Room and Mop Sink Room AP113		3/16/2008	1,834		
476	Wrap Building (E) Restroom Marble Partition Repair		3/16/2008	6,447		

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477	Reframe windows at box office for new countertop height / new metal framed wall at Stage Scissor lift for Safety		3/16/2008	2,198		
478	Provide and install temporary frames at ticket windows in API118 box office		3/16/2008	1,229		
479	Added baseboard in Wrap Bldg 2nd Floor Marquee Lobby		3/16/2008	3,128		
480	Wall covering in stroefront Adjacent to Women's Restroom AP120		3/16/2008	1,829		
481R	Addn'l cleaning and touch-up to Theater and OSA exterior at Street Level		3/10/2009	4,635		
482	Sheetmetal stair closures at Balcony level stairs and Window Cover at North Dome		3/16/2008	3,716		
483	Main Entry Ceiling Perimeter Vented Sheet Metal Soffit and Modifications to Main Entry Doors 150J&H		3/16/2008	8,981		
484	Bulletin 3R: Part 2 of 2			0		
485	RFI 436 Response: Bay 14 Column Buildout		4/7/2009	25,414		
486	Premium costs for Polk OT on stroefront Doors		3/16/2009	5,617		
487	Reimbursement for Reporgraphics Costs			8,566		
488	New floor drain at basement west mechanical room			0		
489	Costs for out of Sequence Terrazzo Work due to Sign Band Cleaning		3/17/2009	3,839		
490R	Clean-up of 18th Street Façade at street Level and Interior Glass at Storefronts		4/7/2009	5,654		
491	RFI 512: Stage roof details at column connections		3/17/2009	44,887		
492	Damage to New Stage Roofing from Mechanical Platform Intallation				REJECTED	
493	Credit for Bulletin 15R5 Flashing				(3,047)	
495	Acoustical Ceiling in Annex Storage Room		3/11/2009	4,186		
496	Bulletin 12 Demo Above Rigging Access Hole @ Grid Iron		3/16/2009		(2,007)	
497	Restore Fireproofing at Beam above Annex Mezz Stair		3/16/2009	1,982		
498	Sealant at West Dome Louver, Core 3" hole for CO2 line at 18th street VIP Room, Concrete leveling at St air 4 and 5 bottom riser, Drywall framing at back wall at stage to enclose conduit and copper pipes			3,159		
499	Freight Elevator Pit Water Intrusion		3/16/2009	15,625		
500	T&M Repainting at Wrap and School Wings		3/16/2009	9,405		
501R	Wrap and School Wing Door Frame and Hardware				REJECTED	
502	Mahogany mirror frames in Mezzanine Restrooms		3/16/2009	3,184		
503	Installation of Drywall at S. Side of Stage (Rigging Pit)		3/16/2009	1,799		
504	Sand Bags at Exteriuor of Stage Roll-up Door		3/25/2009	2,226		
505	AHU-1 supply & return duct supports at Roof		4/7/2009	9,023		
506	Added fire extinguishers at Roof and mechanical Areas & Removal of (E) Standpipes at Roof		3/25/2009	1,689		
507	Credit for 1" Stainless Steel Bar Supports & Theater Concrete Sealer		3/25/2009		(3,754)	
508	Freight Elevator Shaft Modifications					
509	2-hour Wall Infill at Freight Elevator for TCO		4/7/2009	5,301		
510	Additional Coring; 43-line at Mechanical Platform			0		

CHANGE ORDER #	DESCRIPTION OF CHANGE	DATE IN	DATE APPROVED	OFFICIAL ADDS	OFFICIAL CREDITS	FOT/ORA APPROVED
511	Custom Glass at bar 1 & 6 Shelf Counters and Dot Pattern Film at Annex Restroom Doors		4/7/2009	2,822		
512	Marble at Lobby 150 North Wall		4/7/2009	1,825		
513	Credit for cancelled acceleration of freight elevator		4/7/2009		(15,823)	
514	Hold-open Hardware at Glass Entry doors		4/7/2009	1,233		
515	Sprinkler head Adjustment at West Basement		4/7/2009	3,044		
516	Labor Costs to Survey Salvaged marble, Fabricate Stone Plinths and base in Theater Lobby			0		
517	Punchlist Item Repairs Throughout Theater		4/7/2009	3,447		
518	Water Intrusion at Misc. Basement and OSA Rooms			160		
520	Gilmore Steel Misc Iron Contract Work Installed by Olson Steel Final Reconciliation			0		
521	Extended GC's to Completion			REJECTED		
522	Interest on Outstanding Payments Starting 5.1.09			REJECTED		
523	Final Cost of Remaining CO's as of 3.27.09			0		
524	COR Reconciliation			610,358		YES
				Additions	Credits	
	TOTALS			20,607,513	(4,482,897)	

GRAND TOTAL CONTRACT CHANGE (Adds less Credits)	16,124,616
PHASE 2 BASE CONTRACT	43,883,000

TOTAL PHASE 2 CONSTRUCTION COST	60,007,616
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REJECTED COs:	22
VOID COs:	11
CLOSED COs:	6