

Defined Minimum Scope of Development

DRAFT

Revisions to Populous March 1, 2012 Schematic Design Documents

9/6/2012

Item #	Level	Item	Description	Estimated Cost
1	230	Storage Room - Carpenter, Painter, Mechanic, and LEO	4,080 sf-- space for Carpenter, Painter, Mechanic, and LEO storage. Recommend building on the 230' level next to (south of) the new DWP vault.	\$715,000
2	250	Storage Room - Event Set-Up Equipment	8,000 sf-- Event Set-Up storage, Level-1	\$800,000
3	230	Storage Room - Parking Operations	1,200 sf-- space for Parking Operations to be built in "undeveloped" area next to the Pico Lobby Meeting Room.	\$235,000
4	230	Storage Room - Food Service Equip	2,000 sf - Food Services equipment storage to be built in the "undeveloped" area next to the Pico Lobby Meeting Room.	\$390,000
5	270	Storage Room - Event Set-Up Equipment	900 sf - Event Set-Up storage, Level-2. Recommend building out space next to the three freight elevators on the 270' level.	\$230,000
6	270	Storage Room - Tech Services	1,000 sf - Tech Services storage, level-2. Recommend building out space next to Tech Services shop & office.	\$255,000
7	230	Storage Room - Control Room	480 sf - Storage for various parts and components used by the Control Room. Recommend creating storage space in the new chiller plant.	\$85,000
8	250	Storage Room - Electrical Shop	Electric Shop - Build a 1,500 sf storage mezzanine in the new shop	\$75,000
9	230, 270	Storage Rooms - Life Safety & Occupancy Requirements	Additional building square footage to meet life safety & occupancy requirements needed for additional 'new' building square footage per line items above. Renovation work and new mezzanine line items above not included (these items to not affect life safety & occupancy).	\$170,000
10	270	Tech Services Shop / Office & Operations	TS Shop & Office: additional 500sf of office/shop space	\$127,500
11	230	Control Room Operations	1,000sf of space for Control Room, Chief & Senior offices, kitchenette, restroom & shower room located near the Chiller Plant	\$200,000
12	230	Food Service Offices	Add 2,300 sf to the space for the new Food Services offices that will be created adjacent to the LACC Admin Office core.	\$690,000
13	230	Pico Lobby Meeting Room	Install one (1) air wall between the Pico Lobby Mtg room and registration, costs also includes addition of two entrance/exit doors in meeting room	\$91,380
14	230	Entrance into Pico Lobby	Allowance for adding four (4) 48" wide single swing doors on the south side to access Pico Lobby	\$21,000
15	230	Escalators from Pico Lobby	Add a 3rd escalator leading from the Pico Lobby to the 250' level. This is based on original recommendation from Lerch Bates, and concerns shared by Auto Show Management and LACC.	\$220,000
16	250	Freight Access into MPR & Concourse Hall	Create 10' wide by 10' high path way from main pre-function space west of the MPR, into Concourse Hall. This includes widening the existing freight ramp to 10' and installing six (6) 12'x12' freight doors.	\$200,000
17	All	3rd (New) Freight Elevator Behind the MPR	Add freight elevator in the future elevator shaft.	\$750,000
18	250	Bridges from Parking Structures-Bond St Garage	Install framework/steel to accommodate placement of banners along with power for temp lighting.	\$50,000
19	250	Path from Concourse Walkway to GL Plaza	Enhance one existing exit path from the Food Court/Concourse Walk Way to & from GL plaza.	\$500,000
20	230	Path from Concourse Parking to Admin Reception via GL Plaza	Construct new pedestrian path from Concourse Parking Lot to GL Plaza.	\$100,000
21	250	MPR - Air Wall Panels	Install all air wall panels to facilitate the set-up of all eight rooms. Also includes 1,000sf of additional bldg area to accommodate air wall storage.	\$1,245,000
22	250	Exhibit Hall - Air Walls	Install track system to run N/S in the New Hall to connect to existing exhibit hall track system.	\$350,000
23	290	Catwalk	Install restroom and drinking fountain on catwalk.	\$50,000

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24	230	Address Security Issues related to Building Structure & Vehicle Denial	Project Team to assist Developer and LACC in development of Comprehensive Security Plan, including working with security consultant to be retained by Developer. If additional scope is necessary it shall be funded out of contingency.	TBD
25	230	Truck Ramps / Vehicle Denial	Design/install acceptable means of closing the ramps at street level, preventing vehicles from accessing the ramps when desired. System must be able to deny large trucks.	\$300,000
26	230	Business Center & Existing Support Area	Remodel area adjacent to the South Lobby to accommodate the relocated Business Center, Security offices, Exhibitor Service's operations, First Aid office, and general support functions.	\$375,000
27	250	Propane Tank	Relocate propane tank and distribution system near freight operations.	\$100,000
28	310	Radio Repeater Site	Relocate existing radio repeater and antenna.	\$100,000
29	290	Compressed Air on Catwalk	Install compressed Air Distribution system on catwalk (two, 2" lines).	\$29,000
30	250	Plumbing Wall Boxes	Install ten (10) plumbing wall boxes in Exhibit Hall (6ea) and MPR (4ea).	\$40,000
31		Electrical "Show Power"	Added electrical costs to reflect revisions as outlined in the Show Power document provided by LACC.	\$640,000
32	230	34.5 kV Automatic Transfer Switches	The LADWP 34.5 kV feeders that feed LACC are to be outfitted with Automatic Transfer Switches (ATS's) so load is automatically transferred to another source during outage conditions, not a construction cost, contained in Master Project Budget	N/A
33	230	Concourse Hall DWP 4.8 kV Satellites	Construction costs for the five (5) 4.8 kV satellites that feed the Concourse and Gilbert L Plaza (satellites 15 to 19).	\$500,000
34	All	Rest Room Walls - Ceramic Tile	Provide full height tile on all restroom walls to match existing conditions.	\$320,000
35	All	Signage and Wayfinding Plan	Integration of new signage and wayfinding in the existing building.	\$285,000
36	230	Pico Passage	Increase to existing allowance for enhancing Pico Passage finishes specifically for the pedestrian experience.	\$985,000
37	All	Enhanced Finishes	Design team will review the design for opportunities to enhance finishes including but not limited to the Multi Purpose Room, Pico Lobby and Prefunction areas.	\$7,000,000
38	250 & 230	Interior Seating for Food Service	Extend the Terrace food court seating area on 250' level to encompass the space over the planter south of the existing seating area. Also convert the planter (230' level) into additional seating space as well.	\$416,000
39	230	Marshaling Yard / Oversized Vehicle Parking (Site Modification)	Analyze additional access paths to be created to allow for proper truck circulation onto Convention Center Drive. Other site work will be required as well.	\$500,000
40	250	Freight / Crate Storage (37,000 sf)	Increase the freight apron behind south hall to span over Convention Center Drive and within the inter-radius of the existing Truck ramp.	\$5,354,000
41		Electronic Room Signage System (New Rooms only)	Install a system that provides programmable signage via flat panel monitors outside of all meeting rooms. The system is to accommodate remote programming capability.	\$2,800,000
42		Electronic Room Signage System (Existing Building Added)	Install a system that provides programmable signage via flat panel monitors outside of all meeting rooms. The system is to accommodate remote programming capability.	\$500,000
43		Electronic Access Control & Security System (New Building only)	Design & install a electronic access control system, and a security surveillance system that is reflective of a World Class facility. Systems are to be designed with enough capacity and capability to service all desired spaces within LACC (existing, new, and future).	\$1,260,000
44		Electronic Access Control & Security System (Existing Building)	Design & install a electronic access control system, and a security surveillance system that is reflective of a World Class facility. Systems are to be designed with enough capacity and capability to service all desired spaces within LACC (existing, new, and future).	\$2,684,500
45		Enhance Exterior Finishes	Allowance for the enhancement of the exterior façade.	\$1,579,765

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Item #	Level	Item	Description	Estimated Cost
46		Relocate Services Off Pico	Revise service areas into a single entrance to serve Event Center, New Hall and Orange Parking with the area being screened from pedestrians. Costs include relocation of the freight elevators being displaced by the redesign.	\$2,000,000
47	230	LED Signage	Add for additon of 3 LED signs in Pico Passage	\$875,000

Total Additional Cost of items Excluding Exterior Event Space = \$36,193,145