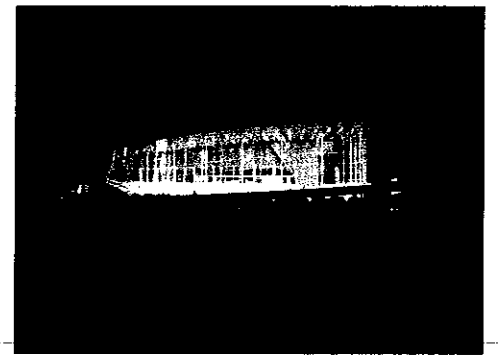
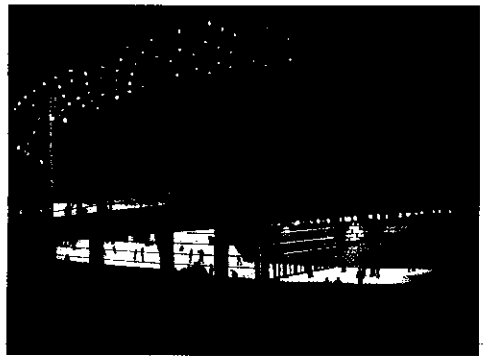
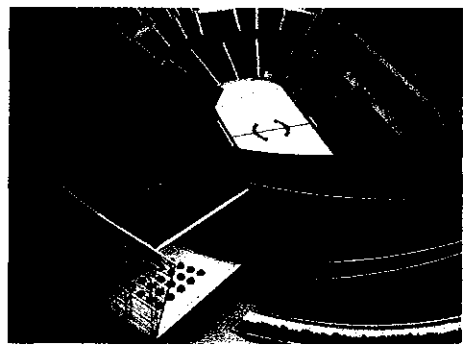


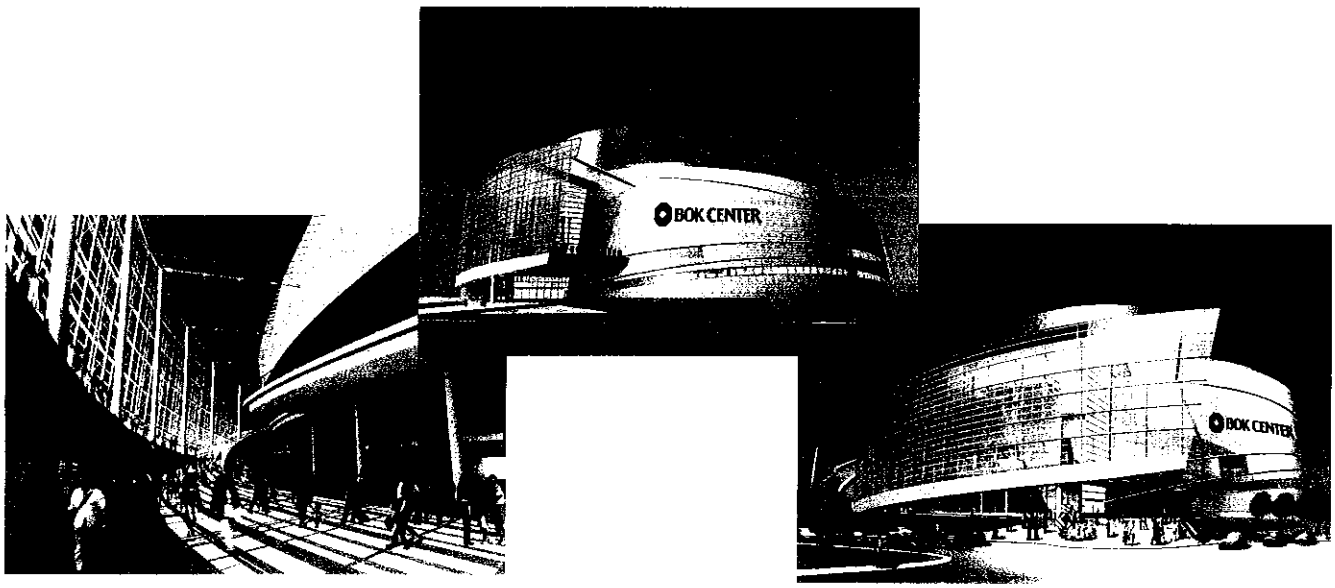




BOK Center

Tulsa County Vision Authority

July 18, 2006



Arena Projected Cost w/current form & function

Contracted Work/Expenses to Date	$	17,419,873
Bid Package 5A		
April 7 th Bids Estimated Value	$	4,893,351
April 21st Bids Opened	$	101,033,466
Bid Package 5B & 5C		
Projected Cost of Remaining Bids	$	41,555,671
Value Analysis Ideas	$	(11,555,266)
	$	153,347,095
Construction Contingency 3.5% of Total	$	5,367,148
Total Estimated Projection	$	158,714,244
Less Project Budget	$	(122,760,000)
Additional Funds Projected	$	35,954,244

Convention Center Cost w/current form & function

1) The design that has been furthered since Schematic Phase would be built as planned starting 8/1/07
2) The increase in bids that occurred on the Arena would similar on the Convention Center Project

Original Budget	$	24,750,000
Uncertain Bid Market 30%	$	7,425,000
	$	32,175,000
Projected Cost Over Budget	$	7,425,000

Non-Construction Budget

Land Acquisition	$	10,000,000
Demolition & Abatement	$	750,000
Professional Services	$	27,439,900
Insurance/Independent Testing	$	1,500,000
Furniture Fixtures & Equipment	$	10,000,000
Add escalation at 15%	$	1,500,000
1% for Art	$	1,474,200
Add for additional projected construction cost	$	359,542
	$	53,023,642
Less Project Budget	$	50,915,000
Additional costs projected	$	2,108,642

Total Addition Costs projected $ 45,487,886

AMENDMENT NUMBER FOUR
TO AGREEMENT FOR
ARCHITECTURAL/ENGINEERING SERVICES FOR CONSTRUCTION
OF AN EVENTS CENTER AND MODERNIZATION OF THE EXISTING CONVENTION CENTER
PROJECT NO. 040470

ATTACHMENT A-1

BOK CENTER

TULSA, OK

Friday, June 02, 2006

VALUE ANALYSIS WORKSHOP SUMMARY

ITEM	DESCRIPTION
	Bid Process Changes
E-02	Allow Contractors's non-working Superintendent to be their full time Safety Manager.
E-13	Removal of Right of Way lighting from bid package (Provided by City)
E-15	Delete electrical contractors over current Study
GC-02	Evaluate risk / bonding structure on the entire project
GC-04	Reduce the safety person requirement/full time check specifications for full time safety being non working supervisor..
GC-06	Look for opportunities to share Interior common scaffold
GC-08	Establish defined parking rates / no rate for bidders with multiple parking sites. Civic Center, 2nd and Cheyenne, 2nd and Elgin, OSU Tulsa Campus
GC-10	Re-Bid selected bid packages that only received one bipod or needed clarification to reduce costs.
P-16	Clarify non-working foreman requirements that bidders included cost in their bid.
S-03	Break misc. steel out from Main Structural package.
S-04	Break out pipe handrails and other associated items out of structural steel bid package.
	Functional Impact (to the End Users)
A-10A	Eliminate One VIP Escalator - Bid as Add alternate
A-10B	Eliminate One Elevator in Premium Seating Lobby - Bid as Add Alternate
A-20	Use plastic seats or remanufactured seats at stage end. (Behind the curtain at most end stage concerts) Upper bowl Primarily (2670 seats)

ATTACHMENT A-1

BOK CENTER

TULSA, OK

Friday, June 02, 2006

VALUE ANALYSIS WORKSHOP SUMMARY

ITEM	DESCRIPTION
	No Functional or Operational Impact
A-05	Simplify ceilings in suites - Reduce 1 light cove - simplify diffuser in suites
A-13	Consider block walls in lieu of gyp in certain locations
A-14	Reducing stud size gyp thickness where not mandated by rating, acoustical requirements, structural requirements
A-18	Use remanufactured seats from Convention Center for use in upper bowl. (Approx. 8000 Existing Seats Available) 7000 refurbished + 2760 on Item A-202
A-25	Change Premium Level Ceilings from Metal to 2x4 perforated metal lay-in.
A-26	Main Concourse - Change from 20" x 60" Metal Snap - in to 24" x 48" Metal Snap - in Ceiling
A-27	Revise Ultima Ceiling Tile to Gypsum Stipple Ceramaguard type product - behind concessions middle wall
A-28	Revise Metal Ceiling @ Event Level to Acoustical Ceiling
A-29	Event Level Spaces / Some areas change to less expensive lay-in ceiling tiles
A-30	Use 8" high x 16" Block in lieu of 4" high x 16" Block and concave joints, bid add alternate to use integral colors blocks and matching mortar
A-31	Where not required by IBC delete requirements for vertical shaft enclosures of ducts, elec. Rm, etc.
A-32	Delete The Custom Color for Roof Membrane
A-33	Change Roof membrane from 80 Mil Roof to 60 Mil
A-35	Change to Sealed Concrete floors in lieu of Polished Concrete floors.

ATTACHMENT A-1

BOK CENTER

TULSA, OK

Friday, June 02, 2006

VALUE ANALYSIS WORKSHOP SUMMARY

ITEM	DESCRIPTION
A-37	Revise termite treatment requirements where allowed by code.
A-41	Incorporate cost saving concepts in the storefront glass package
A-42	Explore methods to reduce costs at punched windows
A-43	Provide more cost efficient Concessions and Food Service Equipment
A-44	Compare costs of alternate Beer Distribution System
E-04	Reduce seat mounted lighting at aisle by 50% but maintain code & life safety requirements
E-05	Delete Requirement for fully rated breakers and consider series rated breakers
E-07	Go to manufacturer standard colors on lighting fixtures.
E-08	Allow use of MC Cable on feeders and in exposed areas at non public areas and back of house.
E-09	Revise Exterior Building Illumination - Review alternatives to illuminate, pole mounting vs. ground lighting
E-10	Revise Tagging/ Labeling of conduit every 20 feet and label in accordance to NEC
E-14	Generator - go to paralleled gensets
E-20	Reduce light fixture "quality" i.e. acrylic in lieu of parabolic or recessed indirect fixtures. Revise bathroom lighting.
E-22	Delete Vesda smoke detection system and go with standard beam and duct detectors
Ext-01	Open specification to foreign glass providers.

ATTACHMENT A-1

BOK CENTER

TULSA, OK

Friday, June 02, 2006

VALUE ANALYSIS WORKSHOP SUMMARY

ITEM	DESCRIPTION
Ext-04 B	Reduce height of icon glass wall approximately 4 ft
Ext-09A	Reduce extent of strip windows per PCPA investigation. Eliminate. 2400 sf.
Ext-10	Change back of parapets from stainless steel to 24 ga. galvanized sheet metal.
Ext-12A	Delete portions of the main lobby Skylight
Ext-15	Revise Icon Wall frame finish - 2 Coat outside / one acrylic coat inside in lieu of 3 coat system -
Ext-16A	Delete an average of 5 Ft off building parapet.
Ext-17	Use 22 Gauge in lieu of 20 Gauge Stainless Steel on exterior cladding.
Ext-18	Use mill-finished on interior metal panels - use single style of perforated interior panel (ilo 3)
Ext-23	Change all Concealed flashing to 24 Ga. stainless
FP-02	Open spec to other NFPA approved piping material
M-01	Replace Severe Duty Motors with Standard Duty Motors
M-04	Use Factory standard painted grilles vs. field painted custom colors
M-05A	Use AL mill finish on nozzle diffusers in lieu of anodized AL
M-05B	Use AL mill finish on nozzle diffusers in lieu of SS
M-06	Construction of large return air grille move to architectural construction from mechanical

ATTACHMENT A-1

BOK CENTER

TULSA, OK

Friday, June 02, 2006

VALUE ANALYSIS WORKSHOP SUMMARY

ITEM	DESCRIPTION
M-11	Use Factory standard return air louvers at concourses
M-12	Use Duct sox "Sonoma" in bowl
M-18	Revise equipment utilized on exhaust fan silencers and louvers.
P-02	Clarify with bidders the Seismic Restraint Requirements
P-03	Omit one of the Tri-Plex Pumps for domestic water
P-04	Revise grease waste system methodology to omit Heat Trace
P-05	Building Management System Reduce Points for Pump and Grease Waste & Heat Trace System that are changed in P-03 and P-04.
P-06	Delete Radiographic Inspection on gas pipe welding.
P-07	On Domestic Hot and Cold Water (in building) use CPVC in lieu of copper.
P-08	On Drain, Waste & Vent Above Grade use PVC in lieu of cast iron .
P-09	On Drain, Waste & Vent Below Grade use PVC in lieu of cast iron.
P-10	On Storm Drain, waste and vent Piping Above Grade (in building) use PVC in lieu of cast iron for all above grade piping where protected from operating damage.
P-11	Revise Low Roof Drainage System. * Fewer Drains / Bigger Pipe * Omit Overflows if possible
P-12	Clarify hot water heater scope and revise design requirements of heat exchangers.
P-13	Review plumbing fixture schedule. Find more economical fixtures.

ATTACHMENT A-1

BOK CENTER

TULSA, OK

Friday, June 02, 2006

VALUE ANALYSIS WORKSHOP SUMMARY

ITEM	DESCRIPTION
P-14	Change automated valves to manual and lav to push button
P-15	Add alternate manufacturer of booster pumps
P-17	Clarify condensate drain requirements for each bidder.
P-000	Review alternative underslab drainage requirements with geotechnical engineer.
S-01	Allow pre-cast culvert for HVAC tunnel in lieu of cast in place concrete.
S-02	Engineer identify areas of metal deck to be shored in lieu of contractor subbing out engineering
S-05	Clarify Grand Stair Case walls and other misc curved concrete structures / Concrete Curbs - Explore using CMU at stairs
S-07	Define Architectural Concrete finish expectations - previously unclear
S-08	Omit "double roof" structure approx. 25,500 sf of roofing and metal deck and 50 tons of steel