Owner Defined Value Statement / Conditions of Satisfaction

1. Allowable/Expected Cost: $495,000,000.
2. Project Completion on or Before August 31, 2020
3. Maximizing first cost value is prefered to reducing long term operational cost.
4. Safety - No lost time incidents.
5. Total Allowable Area: 1.3M sf.
6. LEED Platinum required
7. Exterior: Unitized glass curtainwall and perforated panel tower top. Public art is anticipated to be added to tower top.
8. Bridge on level 5 and plaza need to be open when the adjacent transit center
9. Interior: Core and shell buildout with public space on level 1 and 5
10. Vertical Transportation - Provide 34 elevators with high-end cab interiors.
11. Demonstrate that an ILPD approach utilizing an IFOA delivery is a viable model for future core and shell projects.