



Exterior Skin Options

McKinney Gateway Hotel

March 26, 2014

| ID Number | Description of Proposed Change | Proposed Change Add / (Deduct) |
|---|--|--------------------------------|
| 1* | Re-align North Building Face & Change Brick to Stone | 23,442 |
| 2 | Add Stone at Level 4 Windows | 19,489 |
| 3* | Group Level 1 Guestroom Windows | 34,980 |
| 4 | Add Awnings | 30,031 |
| 5 | Add Canopies at Level 1 | 53,241 |
| 6* | Add Juliet Balconies & Enlarge Windows | 57,504 |
| 7* | Raise Parapets | 24,095 |
| 8* | Additional Vertical Plaster Columns (removed) Plaster bumpouts at slab lines | 2,539 |
| 9 | Change Courtyard Exterior Materials | (3,574) |
| 10 | Add Canopy at Courtyard Entry | 13,608 |
| 11 | Change Main Entry Exterior Materials | 16,893 |
| 12 | Additional Plast Color on Elevations | - |
| Current Total of Proposed Changes Add / (Deduct) | | 272,248 |

Pricing does not include added design fees.

No changes priced on main entry porte cochere due to Sheraton standards.

Items denoted with * require decision by April 1, 2014; Others by April 15, 2014



Budget Details

McKinney Gateway Hotel

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1* Re-align North Building Face & Change Brick to Stone

| Element Description | Quantity | Unit | Unit Price | Total |
|--|----------|------|------------|---------------|
| Change brick to stone (Stone Add) | 1,169 | sf | 25.00 | 29,225 |
| Change brick to stone (Brick Reduction) | 1,026 | sf | (14.00) | (14,364) |
| Eliminate all plaster soffit | (108) | sf | 7.50 | (810) |
| Grade beam | 60 | lf | 75.00 | 4,500 |
| Slab on grade | 176 | sf | 4.00 | 702 |
| Floor and ceiling finishes (Add Flooring finishes) | 176 | sf | 25.00 | 4,388 |
| Floor and ceiling finishes (Add Ceiling Finishes) | 176 | sf | 5.80 | 1,018 |
| Change low wall stone to brick (stone reduction) | 378 | sf | (25.00) | (9,450) |
| Change low wall stone to brick (brick addition) | 378 | sf | 14.00 | 5,292 |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| Safety factor | | | 0.000% | - |
| Direct Cost of Change | | | \$ | 20,500 |
| Preconstruction services | | | 1.000% | 234 |
| General conditions | | | 6.000% | 1,230 |
| General requirements | | | 0.000% | - |
| General & excess liability insurance | | | 0.922% | 216 |
| Builders risk insurance | | | 0.180% | 42 |
| Sub guard | | | 1.200% | 281 |
| Construction fee | | | 3.000% | 703 |
| Payment & performance bond | | | 1.000% | 234 |
| Contractor contingency | | | 0.000% | - |
| Owner contingency | | | 0.000% | - |
| Cost escalation | | | 0.000% | - |
| Total Cost of Change | | | \$ | 23,442 |



Budget Details

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2 Add Stone at Level 4 Windows

| Element Description | Quantity | Unit | Unit Price | Total |
|---|----------|------|------------|---------------|
| Change plaster to stone - Stone Addition | 897 | sf | 29.00 | 26,013 |
| Change plaster to stone - Plaster Reduction | 897 | sf | (10.00) | (8,970) |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| Safety factor | | | 0.000% | - |
| Direct Cost of Change | | | \$ | 17,043 |
| Preconstruction services | | | 1.000% | 195 |
| General conditions | | | 6.000% | 1,023 |
| General requirements | | | 0.000% | - |
| General & excess liability insurance | | | 0.922% | 180 |
| Builders risk insurance | | | 0.180% | 35 |
| Sub guard | | | 1.200% | 234 |
| Construction fee | | | 3.000% | 585 |
| Payment & performance bond | | | 1.000% | 195 |
| Contractor contingency | | | 0.000% | - |
| Owner contingency | | | 0.000% | - |
| Cost escalation | | | 0.000% | - |
| Total Cost of Change | | | \$ | 19,489 |



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3* Group Level 1 Guestroom Windows

| Element Description | Quantity | Unit | Unit Price | Total |
|---|----------|------|------------|------------------|
| Change brick to stone - Stone Addition | 1,606 | sf | 32.00 | 51,392 |
| Change brick to stone - Brick Reduction | 1,606 | sf | (17.00) | (27,302) |
| Add Stone Sill | 242 | lf | 26.86 | 6,500 |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| Safety factor | | | 0.000% | - |
| Direct Cost of Change | | | | \$ 30,590 |
| Preconstruction services | | | 1.000% | 350 |
| General conditions | | | 6.000% | 1,835 |
| General requirements | | | 0.000% | - |
| General & excess liability insurance | | | 0.922% | 323 |
| Builders risk insurance | | | 0.180% | 63 |
| Sub guard | | | 1.200% | 420 |
| Construction fee | | | 3.000% | 1,049 |
| Payment & performance bond | | | 1.000% | 350 |
| Contractor contingency | | | 0.000% | - |
| Owner contingency | | | 0.000% | - |
| Cost escalation | | | 0.000% | - |
| Total Cost of Change | | | | \$ 34,980 |



Budget Details

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4 Add Awnings

| Element Description | Quantity | Unit | Unit Price | Total |
|--|----------|------|------------|------------------|
| Option #01 | | | | |
| Add awnings (fabric covering) | 16 | ea | 1,441.38 | 23,062 |
| Minor framing reinforcement & blocking | 16 | ea | 200.00 | 3,200 |
| Subtotal | | | | 26,262 |
| | | | | - |
| Option #02 All metal Awnings | | | | |
| Add awnings | 16 | ea | 2,100.00 | 33,600 |
| Minor framing reinforcement & blocking | 16 | ea | 200.00 | 3,200 |
| Subtotal | | | | 36,800 |
| | | | | - |
| Delta From Option #01 | | | | 10,538 |
| | | | | - |
| | | | | - |
| Safety factor | | | 0.000% | - |
| Direct Cost of Change | | | | \$ 26,262 |
| Preconstruction services | | | 1.000% | 300 |
| General conditions | | | 6.000% | 1,576 |
| General requirements | | | 0.000% | - |
| General & excess liability insurance | | | 0.922% | 277 |
| Builders risk insurance | | | 0.180% | 54 |
| Sub guard | | | 1.200% | 360 |
| Construction fee | | | 3.000% | 901 |
| Payment & performance bond | | | 1.000% | 300 |
| Contractor contingency | | | 0.000% | - |
| Owner contingency | | | 0.000% | - |
| Cost escalation | | | 0.000% | - |
| Total Cost of Change | | | | \$ 30,031 |

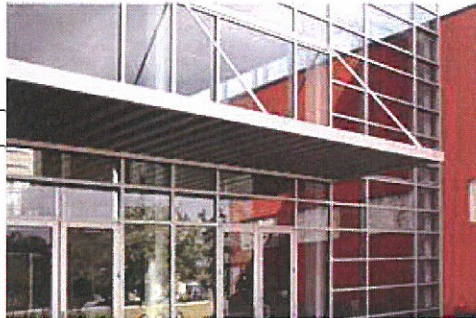
Budget Details

McKinney Gateway Hotel

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5 Add Canopies at Level 1

| Element Description | Quantity | Unit | Unit Price | Total |
|---|----------|------|------------|---------------|
| Option #1 | | | | |
| Add canopies (@ Hotel) (Not louvered) 3'-0" projection (11ea) | 740 | sf | 40.00 | 29,600 |
| Add canopies (@ Restaurant) (Not louvered) 4'-0" projection (4ea) | 299 | sf | 40.00 | 11,960 |
| Minor framing reinforcement & blocking (Steel Support) | 15 | ea | 300.00 | 4,500 |
| Minor framing reinforcement & blocking (Blocking by drywall) | 1 | ls | 500.00 | 500 |
| Subtotal | | | | 46,560 |
| Option #2 | | | | |
| Add canopies (@ Hotel) (Not louvered) 5'-9" projection (11ea) | 1,364 | sf | 38.00 | 51,832 |
| Add canopies (@ Restaurant) (Not louvered) 7'-6" projection (4ea) | 552 | sf | 38.00 | 20,976 |
| Minor framing reinforcement & blocking (Steel Support) | 15 | ea | 300.00 | 4,500 |
| Minor framing reinforcement & blocking (Blocking by drywall) | 1 | ls | 500.00 | 500 |
| Subtotal | | | | 77,808 |
| Safety factor | | | 0.000% | - |
| Direct Cost of Change | | | \$ | 46,560 |
| Preconstruction services | | | 1.000% | 532 |
| General conditions | | | 6.000% | 2,794 |
| General requirements | | | 0.000% | - |
| General & excess liability insurance | | | 0.922% | 491 |
| Builders risk insurance | | | 0.180% | 96 |
| Sub guard | | | 1.200% | 639 |
| Construction fee | | | 3.000% | 1,597 |
| Payment & performance bond | | | 1.000% | 532 |
| Contractor contingency | | | 0.000% | - |
| Owner contingency | | | 0.000% | - |
| Cost escalation | | | 0.000% | - |
| Total Cost of Change | | | \$ | 53,241 |



Budget Details

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6* Add Juliet Balconies & Enlarge Windows

| Element Description | Quantity | Unit | Unit Price | Total |
|--|----------|------|------------|---------------|
| Add ornamental railing (powder coated) | 305 | lf | 132.25 | 40,336 |
| Minor framing reinforcement & blocking | 26 | ea | 200.00 | included |
| Drywall/Sheathing reduction | 1 | ls | (2,200.00) | (2,200) |
| Reduce plaster | 546 | sf | (10.00) | (5,460) |
| Enlarged Size Windows | 17 | ea | 1,036.00 | 17,612 |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| Safety factor | | | 0.000% | - |
| Direct Cost of Change | | | \$ | 50,288 |
| Preconstruction services | | | 1.000% | 575 |
| General conditions | | | 6.000% | 3,017 |
| General requirements | | | 0.000% | - |
| General & excess liability insurance | | | 0.922% | 530 |
| Builders risk insurance | | | 0.180% | 104 |
| Sub guard | | | 1.200% | 690 |
| Construction fee | | | 3.000% | 1,725 |
| Payment & performance bond | | | 1.000% | 575 |
| Contractor contingency | | | 0.000% | - |
| Owner contingency | | | 0.000% | - |
| Cost escalation | | | 0.000% | - |
| Total Cost of Change | | | \$ | 57,504 |





Budget Details

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7* Raise Parapets

| Element Description | Quantity | Unit | Unit Price | Total |
|--|----------|------|------------|---------------|
| Raised parapet & returns - Roofing | 871 | sf | 3.68 | 3,205 |
| Raised parapet & returns - Drywall | 871 | sf | 4.02 | 3,501 |
| Raised parapet & returns - Plaster | 871 | sf | 10.00 | 8,710 |
| Additional steel supports (welded to embeds) | 65.00 | ea | 87.00 | 5,655 |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| Safety factor | | | 0.000% | - |
| Direct Cost of Change | | | \$ | 21,072 |
| Preconstruction services | | | 1.000% | 241 |
| General conditions | | | 6.000% | 1,264 |
| General requirements | | | 0.000% | - |
| General & excess liability insurance | | | 0.922% | 222 |
| Builders risk insurance | | | 0.180% | 43 |
| Sub guard | | | 1.200% | 289 |
| Construction fee | | | 3.000% | 723 |
| Payment & performance bond | | | 1.000% | 241 |
| Contractor contingency | | | 0.000% | - |
| Owner contingency | | | 0.000% | - |
| Cost escalation | | | 0.000% | - |
| Total Cost of Change | | | \$ | 24,095 |



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8* **Additional Vertical Plaster Columns (removed)**
Plaster bumpouts at slab lines

| Element Description | Quantity | Unit | Unit Price | Total |
|---|----------|------|------------|--------------|
| façade framing & plaster articulation @ vertical columns - removed | 1 | ls | (2,352.00) | (2,352) |
| façade framing & plaster articulation - waterproofing | 1,086 | sf | 4.00 | 4,345 |
| façade framing & plaster articulation - framing | 1,086 | sf | 4.20 | 4,562 |
| façade framing & plaster articulation - plaster | 1,086 | sf | 8.00 | 8,689 |
| | | | | - |
| façade framing & plaster at vertical face - Qty, should be included in base value | 703 | sf | (16.22) | (11,403) |
| removal of original vertical elements (bump outs) | 180 | sf | (9.00) | (1,620) |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| Safety factor | | | 0.000% | - |
| Direct Cost of Change | | | \$ | 2,221 |
| Preconstruction services | | | 1.000% | 25 |
| General conditions | | | 6.000% | 133 |
| General requirements | | | 0.000% | - |
| General & excess liability insurance | | | 0.922% | 23 |
| Builders risk insurance | | | 0.180% | 5 |
| Sub guard | | | 1.200% | 30 |
| Construction fee | | | 3.000% | 76 |
| Payment & performance bond | | | 1.000% | 25 |
| Contractor contingency | | | 0.000% | - |
| Owner contingency | | | 0.000% | - |
| Cost escalation | | | 0.000% | - |
| Total Cost of Change | | | \$ | 2,539 |



Budget Details

McKinney Gateway Hotel

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9 Change Courtyard Exterior Materials

| Element Description | Quantity | Unit | Unit Price | Total |
|---|----------|------|------------|----------------|
| Change stone to brick (brick add) | 267 | sf | 14.00 | 3,738 |
| Change stone to brick (stone reduction) | 267 | sf | (24.00) | (6,408) |
| Change brick to stone (stone add) | 488 | sf | 24.00 | 11,712 |
| Change brick to stone (brick reduction) | 488 | sf | (14.00) | (6,832) |
| Added glass and doors w/hdwr | 1 | ls | 21,680.00 | 21,680 |
| Added glass due to design development | 397 | sf | (45.50) | (18,064) |
| Change Plaster to Brick (added brick) | 147 | sf | 14.00 | 2,058 |
| Change Plaster to Brick (reduced plaster) | 147 | sf | (10.00) | (1,470) |
| Drywall reduction | 1 | ls | (4,500.00) | (4,500) |
| Brick Reduction at glass | 360 | sf | (14.00) | (5,040) |
| | | | | - |
| | | | | - |
| | | | | - |
| Safety factor | | | 0.000% | - |
| Direct Cost of Change | | | \$ | (3,126) |
| Preconstruction services | | | 1.000% | (36) |
| General conditions | | | 6.000% | (188) |
| General requirements | | | 0.000% | - |
| General & excess liability insurance | | | 0.922% | (33) |
| Builders risk insurance | | | 0.180% | (6) |
| Sub guard | | | 1.200% | (43) |
| Construction fee | | | 3.000% | (107) |
| Payment & performance bond | | | 1.000% | (36) |
| Contractor contingency | | | 0.000% | - |
| Owner contingency | | | 0.000% | - |
| Cost escalation | | | 0.000% | - |
| Total Cost of Change | | | \$ | (3,574) |

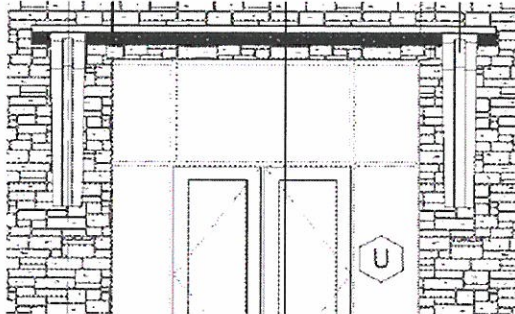
Budget Details

McKinney Gateway Hotel

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10 Add Canopy at Courtyard Entry

| Element Description | Quantity | Unit | Unit Price | Total |
|--------------------------------------|----------|------|------------|---------------|
| Add canopy (non louvered) | 96 | sf | 40.00 | 3,840 |
| Add special tapered supports | 2 | ea | 2,280.00 | 4,560 |
| Add structural support | 1 | ea | 3,500.00 | 3,500 |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| | | | | - |
| Safety factor | | | 0.000% | - |
| Direct Cost of Change | | | \$ | 11,900 |
| Preconstruction services | | | 1.000% | 136 |
| General conditions | | | 6.000% | 714 |
| General requirements | | | 0.000% | - |
| General & excess liability insurance | | | 0.922% | 125 |
| Builders risk insurance | | | 0.180% | 24 |
| Sub guard | | | 1.200% | 163 |
| Construction fee | | | 3.000% | 408 |
| Payment & performance bond | | | 1.000% | 136 |
| Contractor contingency | | | 0.000% | - |
| Owner contingency | | | 0.000% | - |
| Cost escalation | | | 0.000% | - |
| Total Cost of Change | | | \$ | 13,608 |





Budget Details

McKinney Gateway Hotel

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11 Change Main Entry Exterior Materials

| Element Description | Quantity | Unit | Unit Price | Total |
|---|----------|------|------------|------------------|
| Option #1 Uses Cedar Planks | | | | |
| Change stone to wood (stone reduction) | 680 | sf | (22.50) | (15,300) |
| Change stone to wood (wood addition- cedar plank) | 680 | sf | 46.50 | 31,620 |
| Change stone to brick (stone reduction) | 182 | sf | (22.50) | (4,095) |
| Change stone to brick (brick addition) | 182 | sf | 14.00 | 2,548 |
| Subtotal | | | | 14,773 |
| Option #2 Uses Redwood | | | | |
| Additional Cost for Redwood | 1 | ls | | 3,500 |
| Option #3 Uses Teak | | | | |
| Additional Cost for Teak | 1 | ls | | 13,500 |
| Safety factor | | | 0.000% | - |
| Direct Cost of Change | | | | \$ 14,773 |
| Preconstruction services | | | 1.000% | 169 |
| General conditions | | | 6.000% | 886 |
| General requirements | | | 0.000% | - |
| General & excess liability insurance | | | 0.922% | 156 |
| Builders risk insurance | | | 0.180% | 30 |
| Sub guard | | | 1.200% | 203 |
| Construction fee | | | 3.000% | 507 |
| Payment & performance bond | | | 1.000% | 169 |
| Contractor contingency | | | 0.000% | - |
| Owner contingency | | | 0.000% | - |
| Cost escalation | | | 0.000% | - |
| Total Cost of Change | | | | \$ 16,893 |