

Potential Post-Bid Cost Savings

Draft - 10/28/11

Proposals	Comment	Estimated Direct Cost Savings**	"probable" items **
SITE			
1 Reduce arsenic soils removal per new regulations and raise grade at play fields for on-site soils	<i>changes to regulations are anticipated to be approved Nov.8 - reduces clean soil cap depth by 50%</i>	\$375,164	\$375,164
2 Reduce northwest parking lot by 20 spaces; reduces subsurface detention; mound up for on-site soils	<i>change ok'd by zoning; goes from 133 long term spaces to 113 (maximum 98 staff parking projected)</i>	\$34,000	\$34,000
3 Simplify/reduce site drainage infrastructure		\$110,530	\$110,530
* 4 Eliminate tiered amphitheater and other site walls except at main entry	<i>change retaining conditions to sloped grades</i>	\$55,000	\$55,000
5 Eliminate end fences at play fields		\$17,555	\$17,555
6 Remove Colorseal surfacing on outdoor basketball courts. White painted lines to remain.		\$8,000	\$8,000
* 7A Eliminate outdoor full basketball court completely		\$27,000	
* 7B Reduce upper school play area by 25% and reduce basketball surfacing by 15%; reduce subsurface drainage and retention accordingly	<i>ILO above</i>	\$10,000	\$10,000
8 Change concrete paths to asphalt	<i>excludes sidewalks along Dexter St.</i>	\$23,000	\$23,000
9 Simplify/reduce site furnishings		\$11,000	\$11,000
10 Reduce plantings and simplify soils mix		\$104,000	\$104,000
* 11 Make play structures an <u>Add Alternate</u>	<i>consider moving equipment to other funding source and/or supplement new play equipment with good condition existing City equipment to be relocated</i>	\$150,000	\$150,000

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	20 Reduce/simplify windows and entrance door systems; congregate smaller window openings; reduce interior borrowed lites		\$92,700	\$92,700
	21 Reduce exterior insulation: spray foam in stud walls and underslab rigid insulation	<i>reduced R-value results in \$800 additional annual operating costs (0.06% increase)</i>	\$188,982	\$188,982
*	22 Eliminate operable partition at Platform		\$30,000	\$30,000
*	23 Simplify stage structure to a raised millwork platform without enclosure; reduced footprint		\$50,000	
*	24 Remove small group study rooms and communicating doors between classrooms	<i>floor space reverts to classrooms</i>	\$163,575	\$163,575
	25 Eliminate interior light shelves	<i>reduced daylighting effectiveness</i>	\$15,000	\$15,000
	26 Reduce interior level of finish		\$118,318	\$118,318
	27 Substitute ceramic tile wainscot at corridors with abuse resistant gypsum wall board	<i>not including stair tile taken above nor CT in bathrooms</i>	\$47,760	
	28 Change polished conc floor to VCT		\$23,064	\$23,064
*	29 Simplify/reduce interior millwork including eliminating storytelling tiered seating		\$223,000	\$223,000
*	31 Eliminate 25% of perimeter shelving at classrooms	<i>makes all classrooms equal</i>	\$50,000	\$50,000
	32A Reduce food service - to 2 serving lines		\$14,000	
	32B Reduce food service - to warming kitchen	<i>ILO above; reduce walk-ins; inc stor; reduce hood; elim bigger/prep equip; keep convect & steamer; elim fire suppr sys</i>	\$70,000	
	STRUCTURAL			
	33 Reduce typical slab on grade thickness		\$27,000	\$27,000
	34 Eliminate additional structural steel support for PVs at main roof - keep at gym only	<i>Potential for future 26kW system at gym roof</i>	\$50,000	\$50,000

be relocated

ARCHITECTURAL

12	Eliminate entry archways and reduce length of entry retaining walls	<i>see illustration</i>	\$175,430	\$175,430
13	Simplify bridge and end gate wall; eliminate storage room at foundation		\$197,500	\$197,500
14	Simplify roof lines throughout	<i>see illustrations: includes Media Center roof, stair tower roof; art/music roofs; and gym roof</i>	\$427,290	\$427,290
*	15 Eliminate K Activity Area; shift rooms to make lower level rear façade flush with upper	<i>see illustration</i>	\$170,200	\$170,200
*	16A Eliminate lower school convenience stair	<i>not necessary for egress; will lengthen time to move between floors from end rooms; cannot be taken in combination with below; see illustration</i>	\$87,600	\$87,600
*	16B Eliminate bridge; enlarge two end stairs; move art & music to first floor; switch 2nd grade w/ 1st grade	<i>ILO above; pre-k thru 1st cannot use media center; adds to GSF; significant redesign required; see illustration</i>	\$55,000	
17	Change exterior materials: all brick to CMU; rising walls to metal panels; soffits to sheathing board; polished CMU to standard CMU at gym; ramp walls to exposed concrete	<i>see illustrations</i>	\$242,500	\$242,500
18	Eliminate exterior sun screens, building clock and reduce roof top equipment screens		\$145,000	\$145,000
19	Eliminate all skylights	<i>at gym and 2nd floor corridors; reduced daylight harvesting</i>	\$20,000	

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	MECHANICAL/ELECTRICAL/PLUMBING			
35	Change Gym HVAC system from Displacement to Overhead Distribution System). In addition eliminate cooling from unit.	<i>no cooling</i>	\$10,000	
36	Change Cafetorium HVAC system from Displacement to Overhead Distribution System.	<i>includes cooling -- see option below to remove</i>	\$10,000	
36A	In addition to changing Cafetorium HVAC distribution system, also eliminate A.C. from Unit.	<i>no cooling -- to be taken in combination w/above</i>	\$9,000	
37	Change Classroom HVAC systems from Displacement to Heating and Ventilation only system.	<i>Due to elimination of cooling system, the unit may have discharge temperature close to that of the outdoor temperature during cooling season; requires significant HVAC redesign</i>	\$45,000	
38	Change perimeter radiant heating system to Fin Tube Radiation (majority would be installed in casework).	<i>lose 6" of floor space</i>	\$60,000	\$60,000
39	Simplify plumbing waste system		\$60,000	\$60,000
40	Simplify HVAC controls; open up to comparable alternates	<i>chps impact; applies to displacement portions only</i>	\$83,000	\$83,000
41	Reduce/simplify interior lighting, electrical and technology systems		\$160,880	\$160,880
42	Change bussing, panels and switchgear to aluminum	<i>allowed by code but requires maintenance</i>	\$30,000	
43	Reduce site lighting	<i>to miminal code required</i>	\$14,000	\$14,000
44	Open up fire alarm spec to other than Simplex	<i>Newport to review</i>	\$75,000	\$75,000

	Proposals	Comment	Estimated Direct Cost Savings**	"probable" items **
	GENERAL			
45	Reduce Contractor's general requirements	<i>includes temp facilities and QC staffing requirements</i>	\$55,000	\$55,000
		** SUBTOTAL <i>(not all items may be taken in combination)</i>	\$4,221,048	\$3,833,288
	* Program impact			
	** No GC markups or owner contingency are included			