

Town of Madison

AS REVIEWED AND APPROVED BY SBC AT 05/15/2023 MEETING

New PreK-5 Elementary School

Design Development - Value Engineering & Value Management Log

Date: 5/15/2023

Source	Code	Description	Trade \$	Total w/Markup	Status	Accepted	Possible	Rejected	Alternate
GBC	Electrical	Fire Alarm as MC cable in lieu of EMT	(29,130.0)	(34,984.0)	Accepted	(34,984.0)			
CPL	Electrical	EV Charging stations - Provide Conduit/Panel Space/Site Box only	(38,000.0)	(45,636.5)	Accepted	(45,636.5)			
GBC	Electrical	Site Lighting Quote	(43,000.0)	(51,641.3)	Accepted	(51,641.3)			
TA	Envelope	Exterior Canopies: steel framing in lieu of heavy timber framing. Keep wood deck to avoid additional costs for deck finishes.	(36,000.0)	(43,234.6)	Accepted	(43,234.6)			
GBC/TA	Envelope	Reduce Gym Skylights by 50% (8 to 4)	(22,327.3)	(26,814.2)	Rejected			(26,814.2)	
GBC	Envelope	Switch from Butt-glazed to conventional curtainwall	(160,191.0)	(192,383.0)	Accepted	(192,383.0)			
GBC	Envelope	Reduce brick reveals at façade by 75% and have standard brick size in lieu of 16" brick. Explore brick blend coloration.	(163,893.6)	(196,829.7)	Accepted	(196,829.7)			
CPL	Envelope	Siding Materiality - Prefinished Metal Panel (or similar) in lieu of Zinc	(122,273.7)	(146,845.9)	Accepted	(146,845.9)			
TA	Envelope	North egress stair, change curtain wall to storefront and reduce size by 50%	(19,285.0)	(23,160.5)	Accepted	(23,160.5)			
TA	Envelope	Exterior storefront reductions: at main level many of the exterior storefront openings go up to the roof coping. Reduce height of these openings and infill zone above opening with brick or metal siding.	(103,194.0)	(123,931.9)	Accepted	(123,931.9)			
CPL (ADL)	Interior	FROM SD PHASE - Infill one side of stage by Cafe	(28,507.0)	(34,235.8)	Rejected			(34,235.8)	
CPL	Interior	Eliminate Maple Panels at Stage Surround	(43,520.9)	(52,266.8)	Accepted	(52,266.8)			
GBC	Interior	Delete additional drywall cover wall around CMU gym wall, Main and Lower floors. Corridors to be painted CMU	(91,825.0)	(110,278.2)	Accepted	(110,278.2)			
CPL	Interior	Eliminate Custom millwork display at Steam Wall	(6,729.7)	(8,082.1)	Rejected			(8,082.1)	
CPL	Interior	Stage - switch from Hardwood to LVT floor	(25,041.0)	(30,073.2)	Accepted	(30,073.2)			
CPL	Interior	Eliminate Breakout space millwork in hallways (at east end of building) - consider furniture solution	(5,607.0)	(6,733.8)	Accepted	(6,733.8)			
GBC/CPL	Interior	Reduce wall coverings/tackable surfaces (WC) by 25% at classrooms	(30,632.4)	(36,788.3)	Accepted	(36,788.3)			
GBC/CPL	Interior	Change wall protection (WP) at corridors/open spaces to more economical tile product.	(68,246.5)	(81,961.3)	Accepted	(81,961.3)			
GBC	Interior	Change from 2x6 ACT to standard 2x4 ACT (except at Cafeteria)	(14,393.5)	(17,286.0)	Accepted	(17,286.0)			
GBC	Mechanical	Provide Duct Sock in Gym in lieu of double-wall oval galv metal duct (ok per KR)	(33,306.7)	(40,000.0)	Accepted	(40,000.0)			
CPL	Site	Eliminate north monument sign when north parking dedicated for busing and deliveries. Keep south monument sign.	(19,000.0)	(22,818.2)	Accepted	(22,818.2)			
CPL	Site	Eliminate plantings in courtyard. (e.g., interior ground cover and shrubs)	(7,961.4)	(9,561.3)	Accepted except two trees				
GBC	Site	Earthwork - Use existing Glaciofluvial in lieu of import fill, keep 100k Unsuitables allowance to establish unit rate	(437,555.0)	(525,486.1)	Accepted	(525,486.1)			

Suggested New Alternates Below

GBC / TA	Envelope	Horizontal Sunshades AS ALTERNATE	(75,546.0)	(90,727.7)	Alternate				(90,727.7)
KR	Fire Protection	Provide standard wet system at IT closets in lieu of Novek/Preaction cabinets AS ALTERNATE	(188,102.0)	(225,903.0)	Alternate				(225,903.0)
TA	Interior	Reduce millwork cubbies by 4 per PK-2 classroom for 15 classrooms (5 K+10 Gr 1&2). Eliminate cabinets above removed cubbies. AS ALTERNATE	(28,800.0)	(34,587.6)	Rejected			(34,587.6)	
GBC	Food Service	Kitchen - Tray washing equipment AS ALTERNATE (Eliminate dishwasher, and drying rack/table/window frame/roll-down shutter/etc for tray washing. Sink for pots, etc washing to remain)	(60,000.0)	(72,057.6)	Alternate				(72,057.6)

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CPL	HVAC	Rejected at SD - Radiant flooring at K/Pre-K (in-slab hydronic heat) AS ALTERNATE	(296,522.0)	(356,111.1)	Alternate				(356,111.1)
TA	Interior	Telescoping platforms at gym side of stage AS ALTERNATE	(29,602.0)	(35,550.8)	Alternate				(35,550.8)
GBC	Interior	Flooring - Linoleum AS ALTERNATE (provide VCT instead)	(235,806.0)	(283,193.5)	Alternate				(283,193.5)
Town	Site	Sidewalk along Mungertown Road AS ALTERNATE	(38,629.5)	(46,392.5)	Alternate				(46,392.5)
Totals			\$ (2,502,628)	\$ (3,005,557)		\$ (1,782,339)	\$ -	\$ (103,720)	\$ (1,109,936)

Below Line Markup 20.10% (includes escalation and excludes lump Div 1 GRs and GCs, which substantially won't change)

	Summary of VE/Alternate Selections VE/VM per Above and Do Not Buy Alternates	If Purchase All Alternates at Bid VE/VM per Above and Buy All Alternates
Base Scope Estimate - Reconciled	\$ 55,386,912.5	\$ 55,386,912.5
Approved VE/VM/Alternates	(2,892,275.5)	(1,135,258.4)
Base Scope Estimate with VE Decisions	\$ 52,494,637.0	\$ 54,251,654.1
Original Construction Budget	46,609,900.00	46,609,900.00
Variance to Budget	\$ (5,884,737.00)	\$ (7,641,754.10)

Note: Neither the Base Scope nor the Alternates include the Cost of abatement and demolition of Ryerson.
The assessment/abatement/demolition of Ryerson can be explored during construction should Town desire and funds allow.

Note: Alternates are scope that are NOT in the base cost; however, they are designed in the plans such that they can be priced by bidders and the town can elect to add the scope to the cost 'a la carte' at bid time.

Previously-Accepted Alternates and Post-SD scope: Scope/Cost Not Reflected in Estimate

CPL (ADL)	Equipment	Accepted at SD - Gym Scoreboards AS ALTERNATE (Backup only in base scope)	(29,127.0)	(34,980.4)	Alternate				(34,980.4)
TA	Site	Accepted at SD - Pollinator path sidewalk and formal seating areas AS Alternate	(209,676.0)	(251,812.5)	Alternate				(251,812.5)
Town	Site	New After SD - Not in Estimate - Facilities Outdoor Storage Building - Allowance	(250,000.0)	(300,240.0)	Alternate				(300,240.0)
Town	Site	New After SD - Not in Estimate - Additional Site Plantings - Allowance	(50,000.0)	(60,048.0)	Alternate				(60,048.0)
TOTAL									(647,080.9)

Note: Playgrounds are tracked in a different budget than Construction because they will be bid separately. To avoid confusion, treating the third playground as an alternate has been removed from this main construction list.