

Date: April 7, 2025  
To: Dr. Robert Halverson, Superintendent of Schools  
East Aurora School District 131 Board of Education  
From: Steven Megazzini, Interim Assistant Superintendent of Operations  
RE: Career Technical Center Update

**Update – April 7, 2025**

- Architect and CM team have analyzed multiple Value Engineering (VE) options to date to determine opportunities to save costs without sacrificing the core functionality of the spaces.
  - Combo of sitework changes, square footage reductions and/or reconfigurations, construction material changes, unit price reductions, etc.
- Not all options are deemed viable, but preliminary options indicate multiple pathways to significantly reduce overall budget.
- Options will continue to be refined/developed; additional options may be added to the list.
- Following completion of construction documents (for each bid phase) these options and additional options can be included as bid alternates. This allows the district to add or delete alternate items after bids are received and price certainty is achieved. This approach provides flexibility, fiscal control, and keeps project on schedule by avoiding re-bidding.
- Looking for concurrence from the board to this approach so Architect & CM can get back to work on design/budgeting/scheduling and steer the project into the budget range (\$43MM to \$47MM)

**Value Engineering Draft Budget/Options Attached**

**Issue:**

Remodeling of Indian Trail Property to create the East Aurora Career Technical Center.

**Justification:**

The East Aurora Career Technical Center being proposed would include all CTE pathways from East High School. The Career Technical Center would serve 600 students daily with approximately 65,000 sq. ft. The Center would also include proposed new career technical programs of study in S.T.E.M. areas. These programs will include:

Health Science Cluster

- Therapeutic Services Pathway

Information Technology Cluster

- Programming & Software Development Pathway

Manufacturing Cluster

- Manufacturing Production Process Development Pathway

Science, Technology, Engineering and Mathematics Cluster

- Engineering & Technology Pathway cluster

Transportation, Distribution and Logistics Cluster

- Facility & Mobile Equipment Maintenance Pathway

**Strategic Plan:**

This recommendation supports Strategic Goal #1, Educational Equity that states *East Aurora School District 131 will meet the diverse needs of all students by ensuring a safe and inclusive learning environment.* Strategic Goal #2, Operational Excellence that states *East Aurora School District 131 will align and utilize systems and resources that promote operational excellence, efficiency, and fiscal accountability.* Strategic goal #4, Student Achievement that states *East Aurora School District 131 will ensure the academic success of all students by closing the opportunity gap.*

**Documentation:**

See attached

**Timeline:**

Board Consensus to Proceed with bidding process



**Value Engineering Options Rough Magnitude - DRAFT / UNDER REVIEW**

	Total Budget	Savings Included	Option Totals	Notes
1/8/25 Conceptual Pricing	\$54.4MM to \$63MM			
1/31/25 BP1 75% CD's / BP2 DD's	\$ 52,570,254.34			
Contingency Reallocation & Removal of Roof Garden Structural Concrete, Landscape, Demolition Scope Pricing Reductions		\$ (1,970,254.34)	\$ (1,970,254.34)	
BP2 50% Scope Updates - Precast, Masonry, FP, Plumbing		\$ (675,000.00)	\$ (675,000.00)	
		\$ (525,760.00)	\$ (525,760.00)	
1 VE Option 2 - Reduce Parking Lot		\$ (90,000.00)	\$ (90,000.00)	
2 VE Option 2A - Reduce Storm Detention System			\$ (150,000.00)	
3 VE Option 3 - Remove Aviation Space		\$ (2,600,000.00)	\$ (2,600,000.00)	
4 VE Option 4 - Remove Woodshop & Welding			\$ (3,700,000.00)	Unlikely
5 VE Option 5 - Remove Lecture Hall			\$ (2,000,000.00)	Requires further analysis
6 VE Option 7 - Reduce Kitchen SF (Back of House) & Equipment		\$ (950,000.00)	\$ (950,000.00)	Can't combine with Opt. 7A
7 VE Option 7A - Reduce Kitchen Equipment Only			\$ (200,000.00)	Can't combine with Opt. 7
8 VE Option 8 - Precast Planks in lieu of Metal Deck & Joists		\$ (150,000.00)	\$ (150,000.00)	Requires further analysis
		<u>\$ (6,961,014.34)</u>	<u>\$ (13,011,014.34)</u>	
VE Total Savings:		\$ (6,961,014.34)	\$ (13,011,014.34)	
Fee/Insurance/Bond/Contingency:		\$ (594,272.00)		
Total Savings from 1/31/25 Pricing:		\$ (7,555,286.34)		
Revised Budget	\$ 45,014,968.00			

**Pricing Exclusions:**

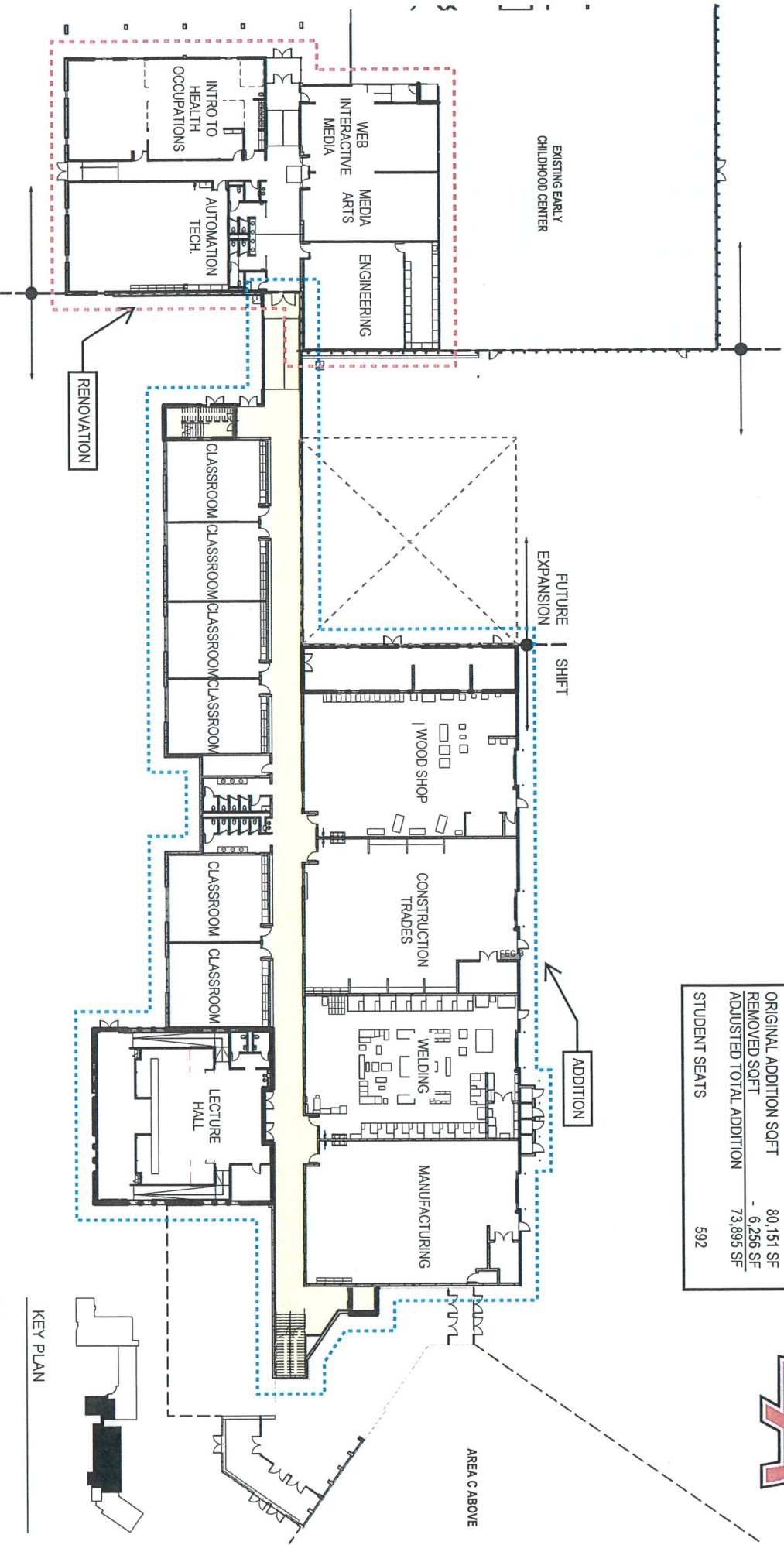
Trane Equipment Purchase	Pre-purchased
Classroom Furniture, Fixtures, and Equipment (FF&E)	\$ 450,000.00
Manufacturing Equip. Furniture, Fixtures, and Equipment (FF&E)	TBD
Architect / Engineering Fees	Pre-purchased
Inspections, Testing, Surveys	\$ 100,000.00
Commissioning Agent	\$ 50,000.00
Tariffs - Steel	\$200,000-\$250,000
Escalation	TBD
Utility Provider Fees	TBD
Building Permit Fees	TBD





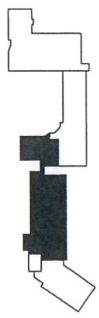


OPTION 1	
- KITCHEN AND CAFETERIA REDUCTION	
- SERVING KITCHEN ONLY	
- REMOVE AVIATION SPACE	
ORIGINAL ADDITION SQFT	80,151 SF
REMOVED SQFT	- 6,256 SF
ADJUSTED TOTAL ADDITION	73,895 SF
STUDENT SEATS	592



LOWER LEVEL - OPTION 1

KEY PLAN

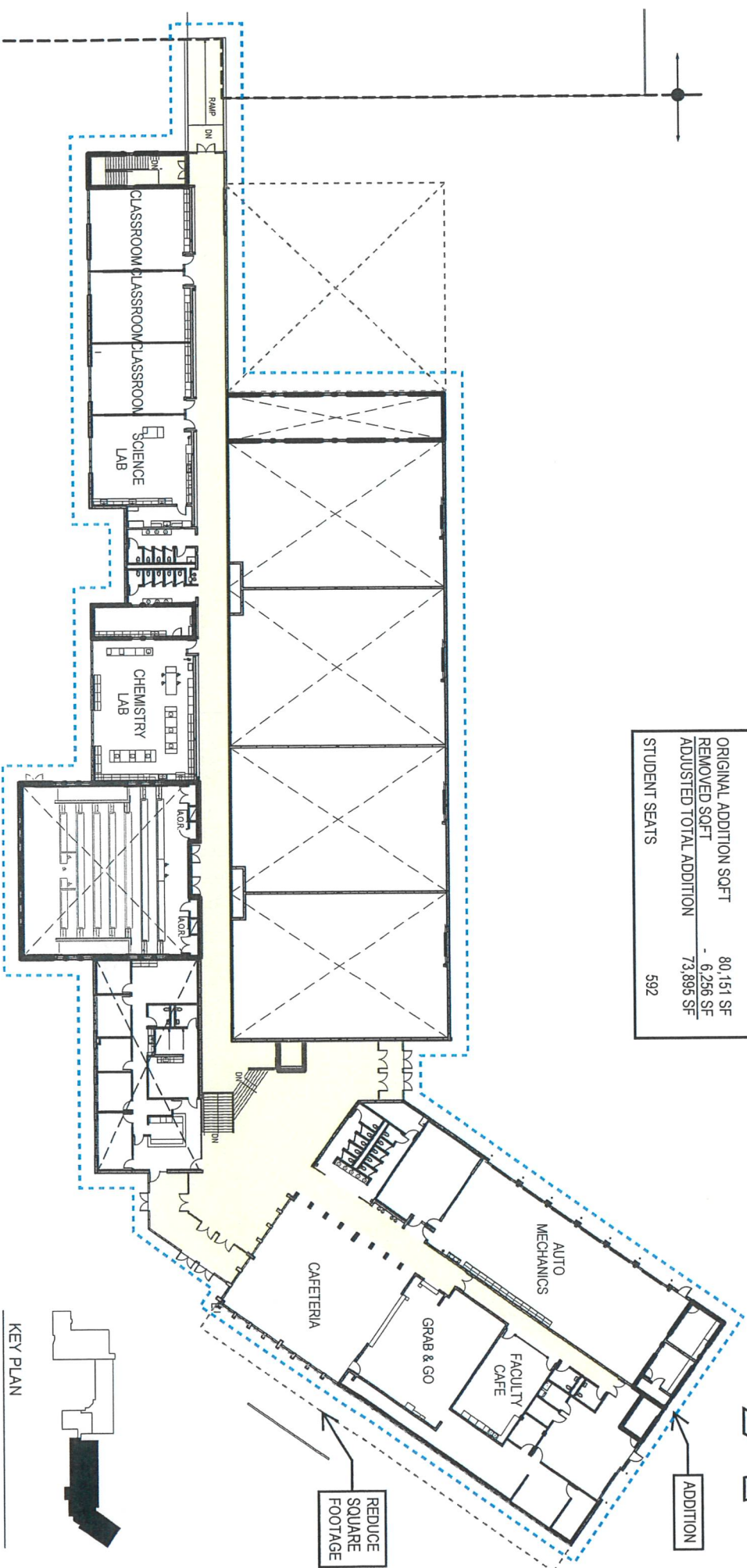


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- KITCHEN AND CAFETERIA REDUCTION	
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ADJUSTED TOTAL ADDITION	73,895 SF
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UPPER LEVEL - OPTION 1

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KEY PLAN