

Potential Post-Bid Cost Savings							
November 7, 2011							
				SC Meeting 11/1/11 Discussion			
Cost Reduction Option	Comment	Estimated Direct Cost Savings**	Level 1: Likely	Level 2: Potential	Level 3: Unlikely	Add Alternate Potential	
<b>SITE</b>							
1	Reduce arsenic soils removal per new regulations and raise grade at play fields for on-site soils	<i>changes to regulations are anticiapted 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 (maxiumum 98 staff parking projected)</i>	\$34,000		\$34,000	Yes	
3	Simplify/reduce site drainage infrastructure	<i>keep future gardens water including irrigation line, ground hydrant, dedicated water meter (\$8,200)</i>	\$102,330	\$102,330			
4	Eliminate tiered amphitheater and other site walls except at main entry	<i>change retaining conditions to sloped grades</i>	\$55,000	\$55,000			
5A	Eliminate end fences at north play field		\$9,680		\$9,680		
5B	Eliminate end fence at south play field		\$7,875		\$7,875		
6A	Eliminate outdoor full basketball court completely		\$34,500		\$34,500		
6B	Reduce upper school play area by 25% and reduce basketball surfacing by 15%; reduce subsurface drainage and retention accordingly; remove Colorseal surfacing on outdoor basketball courts -- white painted lines to remain.	<i>ILO above</i>	\$25,500		\$25,500		
7	Change concrete paths to asphalt	<i>excludes sidewalks along Dexter St.</i>	\$23,000	\$23,000			
8	Simplify/reduce site furnishings		\$11,000	\$11,000			
9	Reduce plantings and simplify soils mix	<i>eliminate plantings at upper school front late add by RIDE; reduce sand layer thickness</i>	\$57,000	\$57,000			
9A	Move trees to future project		\$157,000	\$157,000		Yes	
10	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		Yes	
<b>ARCHITECTURAL</b>							
11	Eliminate entry archways and reduce length of entry retaining walls	<i>see illustration</i>	\$146,430	\$146,430			
12	Simplify bridge and end archway/gate wall; eliminate storage room at foundation		\$197,500	\$197,500			

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13	Simplify roof lines at entry façade	<i>see illustrations: includes Media Center roof, stair tower roof; Admin roof</i>	\$237,800	\$100,000	\$137,800			
13A	Simplify roof lines at end music/art rooms	<i>see illustrations</i>	\$112,000		\$112,000			
13B	Simplify sloped roof edge gutter detail	<i>ILO #13-13A above</i>	\$20,000	\$20,000				
13C	Flatten roof at gym		\$60,000	\$60,000				
13D	Change projecting bay window to flush at Storytelling		\$17,500	\$17,500				
14	Eliminate K Activity Area; shift rooms to make lower level rear façade flush with upper	<i>see illustration - reduces footprint, eliminates light wells, and some interior finishes</i>	\$170,200		\$170,200			
15A	Eliminate lower school convenience stair	<i>not necessary for egress; will lengthen moving between floors from end rooms; cannot be taken in combination with below; see illustration</i>	\$87,600	\$87,600				
15B	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 and other 2nd floor support spaces; adds to GSF; significant redesign time required; see illustration</i>	\$55,000					
15C	Eliminate bridge; add new end stair at lower school;	<i>ILO above; adds to GSF; NET COST ADD; see illustration</i>	(\$4,000)					
16	Change exterior materials: all brick to CMU	<i>see illustrations</i>	\$65,000		\$65,000		yes	
16A	Change exterior materials: 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>	\$177,500	\$177,500			yes	
17	Eliminate exterior sun screens and interior light shelves		\$125,000		\$125,000		yes	
17A	Eliminate building clock and reduce roof top equipment screens		\$60,000	\$60,000				
18	Eliminate all skylights	<i>at gym and 2nd floor corridors; reduced daylight harvesting</i>	\$20,000		\$20,000			
19	Reduce/simplify windows and entrance door systems; congregate smaller window openings; reduce interior borrowed lites		\$122,700	\$122,700				
20	Reduce exterior insulation: spray foam in stud walls and underslab rigid insulation	<i>reduced wall R-value results in \$800 additional annual operating costs (0.06% increase)</i>	\$188,982	\$188,982				
21	Eliminate operable partition at Platform		\$30,000		\$30,000		yes	
22	Simplify stage structure to a raised millwork platform without enclosure; reduced footprint		\$50,000			\$50,000		

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22A	Eliminate the stage and ramp altogether; include mobile platform equipment	<i>ILO above; floor space reverts to Caf seating - WILL STUDY INCREASE IN STORAGE</i>	\$84,616			\$84,616		
23	Remove small group study rooms	<i>floor space reverts to classrooms (SEE 23A below)</i>	\$132,575		\$132,575			
23A	Remove communicating doors in classrooms		\$31,000			\$31,000		
25	Reduce interior level of finish	<i>includes: simplified stair guardrails; substitute ACT for GWB ceilings in toilets, stairs; simplified various ceiling types</i>	\$96,000	\$96,000				
25A	Substitute tile wainscot in stairs with abuse resistant GWB		\$22,240		\$22,240			
26	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		\$47,760			
27	Change polished conc floor to VCT		\$23,064	\$23,064				
28	Simplify/reduce interior millwork	<i>includes: reduced wood paneling; simplified wood locker caps; <u>keeps storytelling</u></i>	\$211,000	\$211,000				
29	Eliminate 25% of perimeter shelving at classrooms	<i>makes all classrooms storage equal</i>	\$50,000	\$50,000				
30A	Reduce food service - to 2 serving lines		\$14,000			\$14,000		
30B	Reduce food service - to warming kitchen	<i>ILO above; reduce walk-ins; inc stor; reduce hood; elim bigger/prep equip; keep convect &amp; steamer; elim fire suppr sys</i>	\$70,000			\$70,000		
	<b>STRUCTURAL</b>							
31	Reduce typical slab on grade thickness	<i>independent structural review verified this as good option with little downside</i>	\$27,000	\$27,000				
32	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			
	<b>MECHANICAL/ELECTRICAL/PLUMBING</b>							
33	Change <b>Gym</b> HVAC system from Displacement to Overhead Distribution System ). In addition eliminate cooling from unit.	<i>no cooling</i>	\$10,000			\$10,000		
34	Change <b>Cafetorium</b> HVAC system from Displacement to Overhead Distribution System.	<i>includes cooling -- see option below to remove</i>	\$10,000			\$10,000		
34A	In addition to changing <b>Cafetorium</b> HVAC distribution system, also eliminate A.C. from Unit.	<i>no cooling -- to be taken in combination w/above</i>	\$9,000			\$9,000		

