

Avon Grove School District

Value Engineering-Final Results

May 16, 2019



The Schematic Design Budget

No.	Item	Budget	Comments
			SF- New Construction
1	General Contractor		
2	HVAC Contractor		
3	Electrical Contractor		
4	Plumbing Contractor		
	SUBTOTAL BUILDING COSTS		
5	Site Construction		
6	TOTAL CONSTRUCTION COSTS		
	Item	Budget	Comments
	Fees, Permits, Approvals, Etc		
31	Financing		
26	Contingency		
27	Escalation contingency		
32	SUBTOTAL SOFT COSTS		
	TOTAL PROJECT COSTS		

- Largely based on costs assumptions x building area
- Site costs guestimate based on size and complexity



The 30% Design Development Budget

NEW HIGH SCHOOL ON JENNERSVILLE CAMPUS				
No.		Item	Budget	Comments
		\$/SF	297,600	SF- New Construction
	General Contractor			
	HVAC Contractor			
	Electrical Contractor			
	Plumbing Contractor			
	SUBTOTAL BUILDING COSTS			
	Site Construction			
	TOTAL CONSTRUCTION COSTS			
Item			Budget	
	Fees, Permits, Approvals, Etc			
	Financing			
	Total Contingencies			
	SUBTOTAL SOFT COSTS			
	TOTAL PROJECT COSTS			

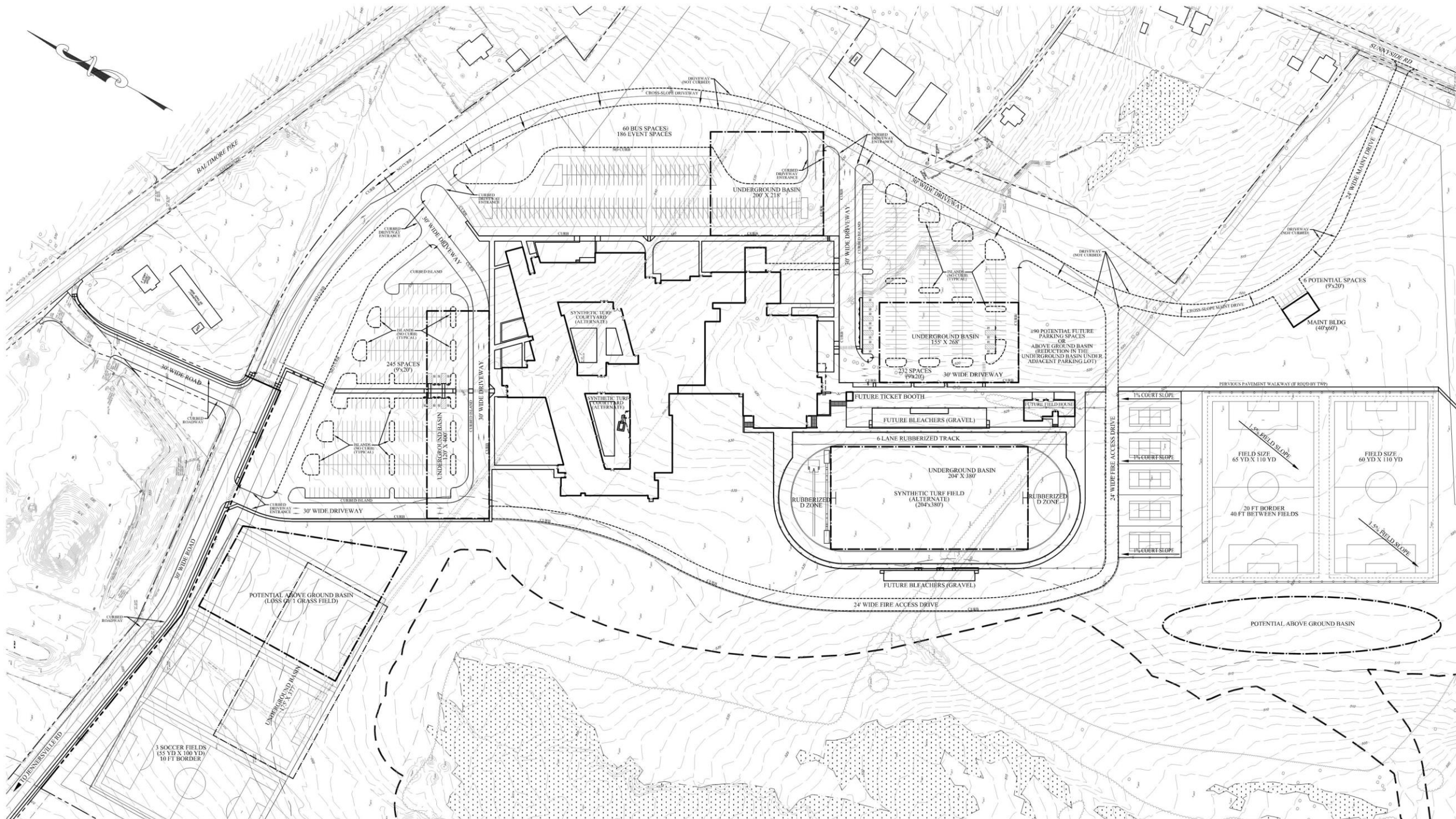
- General category takeoffs are more detailed
- Site costs include more detail and higher contingencies.

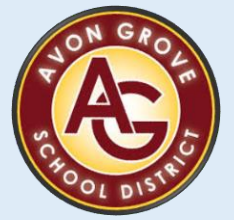


The 30% DD Budget w/VE Savings

NEW HIGH SCHOOL ON JENNERSVILLE CAMPUS 30% DD w/VE Savings		
Item		Budget
	\$/SF	296,028
		SF- New Construction
General Contractor		
HVAC Contractor		
Electrical Contractor		
Plumbing Contractor		
SUBTOTAL BUILDING COSTS		
VE BUILDING CONST SAVINGS	(\$4)	
Site Construction		
VE SITE CONST SAVINGS		
TOTAL CONSTRUCTION COSTS		
Item		Budget
Fees, Permits, Approvals, Etc		
Financing		
Total Contingencies		
VE CONTINGENCY ADJUSTMENT		
SUBTOTAL SOFT COSTS		
TOTAL PROJECT COSTS		

Total Contingencies = \$8,025,000

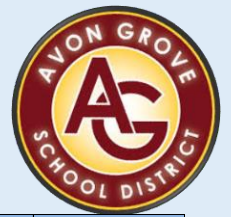




AGHS VE – By the Numbers

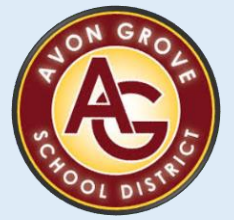
- Creative Phase Generated **>160** VE Ideas
- About half of those ideas were already being implemented
 - Design Pros → integrating VE in their everyday design culture.
- VE Process → list was narrowed ~~68~~ **59** items.
 - ~~11~~ **12** have been vetted for immediate implementation
 - ~~13~~ **11** are being considered for implementation following DD budgeting
 - ~~23~~ **30** are being integrated as “Alternates”
- The remaining ~~21~~ **6** require more information or depend on future permitting and approvals to be finalized.

Ideas to be Implemented



Idea Description	Assigned Rating (1-3)	Category	Cost Savings	Cost Add	Comment	Int Team Direction
Value Engineering Ideas Vetted for Implementation						
Use larger unit masonry, fewer products and minimize detail work.	3					Accept
Brake metal ILO comp metal panel for soffit and fascia where possible. (metal panel ILO Gyp and Cement plaster.)	3					Accept
minimize wall mirrors in fitness and dance areas	3					Accept
Reduce Parking	2					Accept
Maintenance Building - Materials/Construction	3					Accept
Standard doors ILO stacking glass at cafeteria or Delete	2					Accept
Reduce Acid Waste Piping in some classrooms and where installed use point of use system - Delete central neutralization tanks	2					Accept
Reduce LNG in some science rooms	2					Accept
Lower Aud roof (fly space)	2					Accept
Reduce width of Auditorium by 8'-8"						Accept
Reduced Glass Area, Exterior wall types.						Accept
Reduced Parking Roads, curbs and associated stormwater work (Est 15%)						Accept
Accepted Savings						

Ideas Deferred



Idea Description	Assigned Rating (1-3)	Category	Cost Savings	Cost Add	Comment	Int Team Direction
Reduce Gym Capacity by 400	2					Defer-DD
Eliminate Balcony in Auditorium	2					Defer-DD
Eliminate Learning Stairs - use area as LGI	2					Defer-DD
Flatten exterior wall bumpout in Ctyd	2					Defer-DD
Eliminate exterior stair in courtyard	2					Defer-DD
Flat roof on Choral/Band room	2					Defer-DD
Flat roof on Gym	2					Defer-DD
Reduce Exterior Glass area use less expensive wall components and finishes	2					Defer-DD
Alternate courtyard design-1	2					Defer-DD
Alternate courtyard design-2	2					Defer-DD
Reduce area of commons at Aud and Athletics Requires deletion of Learning Stair, Aud Balcony and						Defer-DD
Potential Add'l Savings						

Ideas to Be Implemented as Alternates



VF Ideas to be Implemented as Alternates		
Add alternate for sod against building and sidewalks.		
Add Alternate for "shelter" system door hardware		
Add Alternate underdrainage for playfields		
Provide alternate bid for 2 year warranty ILO 1 year warranty (prepare paper warranty and bond)		
Add Alternate for Cmty Health Clinic		
Add Alternate for Field House		
Add alternate for Turf Field		
Add alternate for Stadium Amenities		
Add Alternate for Auto Flush valves		
Deduct Alternate for Trench vs. formed wall foundations		
Deduct Alternate for Roof Mat'l (mod bit to sgl ply)		
Deduct Alternate for premium grade LVT or Quartz ILO Terazzo		
Deduct Alternate for Polished Concrete in science, tech		
Deduct Alternate for Polished Concrete in art clrms		
Deduct Alternate for Digital Wall Covering		
Deduct Alternate #2 Fuel Oil ILO Gas Generator		
Deduct Alternate for 8 to 6 lane track		
Deduct Alternate for track (6-lane)		
Delete exterior improvements related to Early Childhood space (alt)		
Delete Alternate for tennis courts		
Reduce site walls use fencing		
Delete Alt for Aux Gym and associated team rooms and structures		
Potential Savings		

Next steps



- VE report - 5/31
- Finalize DD documentation – 5/31
- Complete DD Budget 6/14
 - Geotech Information effect on budget
- Implement additional VE ideas if required.

Questions?