

Runkle School

8/27/09

Schematic Design Estimate 2 Accepted Scope Options

		<u>Est. Project Cost [1]</u>
Possible Deductions		
Building Systems		
	Mark up:	1.47
1.	Maintain existing roofing and roof insulation in lieu of demolishing and replacing both. Investigate reusing exist insul. (BID ALTERNATE)	Deduct (\$723,000)
2.	Omit protection board under new roof membrane at new addition. Note: Protection board at existing building is included above. If the existing roof is replaced without protection board, then increase this amount to \$120,000. (Possible Bid Alternate)	Deduct (\$62,000)
3.	Use storefront window system in lieu of curtain wall throughout. [2]	Deduct (\$103,000)
4.	Use black colored EPDM roofing membrane in lieu of white. (1 MA CHPS point) (Possible Bid Alternate)	Deduct (\$15,000)
5.	Eliminate (8) toilet fixtures. (Note: Access to toilet rooms in the classroom wings is req'd for simultaneous use of gym and cafeteria or gym and multi-purpose room.) [2]	Deduct (\$33,000)
6.	Omit in-room sinks for Gr. 3-6 classrooms. (Possible Bid Alternate)	Deduct (\$42,000)
7.	Omit acid waste neutralization system for all but one sink in one science classroom. (Pending Plumbing Inspector's approval) [2]	Deduct (\$85,000)
8.	Use a single concrete floor system comprised of one 7" concrete slab with a wood athletic floor in lieu of a composite concrete floor system comprised of two separate concrete slabs, 6" & 4". [2]	Deduct (\$85,000)
	<u>OR</u>	
9.	Use synthetic athletic floor in lieu of hardwood athletic floor system in the gym. Not recommended if 8. above is deducted. [2]	Deduct (\$44,000)
10.	Use brick in lieu of precast concrete trim at the exterior wall of the new addition, except use precast window sills. [2]	Deduct (\$18,000)
11.	Reduce amount of casework in each classroom to 3 LF of upper and lower cabinets and 12 LF of perimeter shelving in each room in lieu of 6 LF of upper & lower and 24 LF of perimeter in each. (Possible Bid Alternate)	Deduct (\$110,000)
12.	Use plastic laminate faced casework in lieu of hardwood for doors, upright standards and shelves. Note: Industry standard life span is only 10 yrs. If the amount of casework is not reduced by 50%, then increase this amount to \$70,000. (Possible Bid Alternate)	Deduct (\$70,000)
13.	Omit 36" porcelain tile on cementitious backer board at wainscot at corridors. Use vinyl fabric on high-density gypsum wall board instead. (Typical for options 13, 14 & 15.) (Possible Bid Alternate)	Deduct (\$56,000)
14.	Omit 72" ceramic tile wainscot at (3) walls in student gang toilet rooms. Use vinyl fabric instead. (Possible Bid Alternate)	Deduct (\$88,000)
15.	Omit 72" ceramic tile at wainscot at single-user toilet rooms. Use painted GWB instead. (Possible Bid Alternate)	Deduct (\$58,000)
Subtotal Deductions Accepted		<hr/> (\$508,000)

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Deductions Previously Considered & Not Yet Accepted

Building Systems & Equipment

16.	Reuse (2) existing boilers in lieu of replacement with (3) new boilers. [2]	Deduct	(\$165,000)
17.	Omit all playground equipment and associated rubber safety surfacing. (Possible Bid Alternate)	Deduct	(\$555,000)

School Programs

18.	Reduce size of 6th Grade Science Classroom by 350 sf. (Note: Save 80% X trade cost per SF of new construction. No re-design required.) [2]	Deduct	(\$76,000)
19.	Omit PTO and RED Workrooms and Offices. Save 650 sf. (Note: Save 80% X trade cost per SF of new construction. No re-design required.) [2]	Deduct	(\$142,000)
20.	Omit dedicated Department Storage rooms. Save 300 sf. (Note: Save 80% X trade cost per SF of new construction. No re-design required.) [2]	Deduct	(\$66,000)
21.	Omit Multi-purpose Room. Use old gym for new Cafeteria. Save net area of 1,400 sf. (Note: Save 80% X trade cost per SF of new construction, less re-design cost.) [2]	Deduct	(\$188,000)
22.	Omit Computer Lab. Save net area of 600 sf (Note: Save 80% X trade cost per SF of new construction, less re-design cost.) [2]	Deduct	(\$102,000)
23.	Reduce Indirect Expense allowance.	Deduct	(\$150,000)
Total Deductions Accepted			(\$800,000)

Possible Additions

Building Configuration

1.	Cafeteria		
a.	Lower the cafeteria floor by 2 feet to El. 122' 10". Provide new stair and ramp located in the cafeteria. Increase the size of the cafeteria to accommodate the stair and ramp. Cafeteria storage is included in the open Cafeteria. [2]	Add	\$59,000
			<u>OR</u>
b.	Increase the size of the cafeteria to accommodate seating for 230. [2]	Add	\$37,000

Building Systems

2.	Allowance for using high efficiency steel boilers in lieu of cast iron.	Add	\$50,000
3.	Allowance for using proprietary cast iron boilers.	Add	\$50,000
4.	Allowance for key card access system at all exterior doors.	Add	\$25,000

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5.	Reclaim stormwater for irrigating the playfield, including storage tank, water pump, piping and valves for interconnection with the domestic water system. This amount does not include water cost savings. (Possible Bid Alternate)	Add <i>To be Studied</i>
6.	Flush out indoor building air upon completion of construction and replace filters for a second time. (2 MA-CHPS points)	Add \$26,000
7.	Add classroom speech reinforcement system. (Possible Bid Alternate)	Add \$76,000
8.	Add new video head-end equipment and coaxial cabling to all classrooms.	Add \$85,000
<i>Sitework</i>		
9.	Restore existing ornamental metal fence and repair existing decorative seat walls. (BID ALTERNATE)	Add \$103,000
10.	Transplant existing trees and provide new plant materials.	Add \$22,000
11.	Provide (1) outdoor barrier-free water fountain.	Add \$18,000
12.	Allowance for outdoor picnic tables and benches.	Add \$22,000
13.	Provide approx 3,400 sf of 'green' roof system on the Pre K / K addition. This amount does not include energy and life cycle cost savings. [2]	Add <i>To be Studied</i>
<i>Total Additions Accepted</i>		<hr/> \$40,000
<i>Total Additions and Deductions Accepted</i>		(\$760,000)