

DICKINSON MIDDLE SCHOOL
 DICKINSON, NORTH DAKOTA
SD Estimate
VALUE ANALYSIS / PROJECT ALTERNATIVES
 May 21, 2015



Description	Estimated Cost	Accepted	Pending	Alternate	Rejected	Comments / Status
GLOBAL						
1 Value of "Forum" Space	(\$558,000)	Included in Estimate			(\$558,000)	Building GSF reduction
2 Value of Catwalk at Forum	(\$227,000)					
3 Reduce building width by 2' on North elevation between Grid lines 18 and 31	(\$60,000)				(\$60,000)	Reduction of GSF in "discovery space"
4 Reduce building width by one bay on the North elevation between grid lines 18 and 31	(\$880,000)				(\$880,000)	Elimination of "discovery space" on North elevation, both floors
5 Value of (1) court of the gym	(\$948,000)				(\$948,000)	Building GSF reduction
FOUNDATIONS						
A1.1 Validation of waterproofing at foundation walls	(\$135,000)	Included in Estimate				Pending geotech approval
SUPERSTRUCTURE						
B1.1 Cost to provide Epic acoustical decking	\$224,000				\$224,000	
B1.2 Provide standard roof deck in lieu of acoustical decking	(\$127,000)				(\$127,000)	
EXTERIOR ENCLOSURE						
B2.1a Reduce exterior soffit / canopy area by 50%	(\$521,000)				(\$521,000)	
B2.1b Reduce roof extension by 1'	(\$74,000)	Included in Estimate				
B2.1c Reduce exterior soffit / canopy area by 25%	(\$260,000)	Included in Estimate				
B2.2 Provide plaster finish in lieu of metal panel at reduce area of soffits / canopy - Assumed at the soffit, fascia and wrapped openings in canopy	(\$96,000)	Included in Estimate				Exterior Soffits and Canopies were reduce in SF by 25% in B2.1c
B2.3 Provide plaster finish in lieu of metal panel at all area of soffits / canopy	(\$207,000)				(\$207,000)	
B2.4a Simplify Exterior Precast Wall Panels by reducing the High Parapet Screen Walls along grid D and F	(\$101,000)				(\$101,000)	
B2.4b Eliminate mechanical screen walls	(\$550,000)	Included in Estimate				Assumes all units requiring screening are located behind the classroom screens
B2.5 Value of courtyards	(\$988,000)		(\$988,000)			Credit for enclosure walls and pavers
B2.6a Provide precast in lieu of metal panel at all locations, excludes canopy areas	(\$190,000)	Included in Estimate				

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B2.6b Provide precast in lieu of metal panel at 75% of all locations, excludes canopy areas	(\$113,000)				(\$113,000)	All metal panel has been removed and replaced with alternate products	
B2.6c Provide precast in lieu of metal panel at 50% of all locations, excludes canopy areas	(\$76,000)				(\$76,000)		
B2.7 Provide Dryvit or similar exterior system in lieu of metal panels, except at canopies	(\$151,000)				(\$151,000)		
B2.8 Validation of alternate metal panel system	TBD				TBD		
B2.9 Provide 2' high base of precast at courtyard exterior in lieu of Kalwall extending to grade	(\$9,000)	Included in Estimate					
B2.10 Provide 2' high base of precast at Communicating links in lieu of storefront	(\$4,000)	Included in Estimate					
B2.11 Provide standard insulated garage door in lieu of glass garage door at art/shop rooms	(\$28,000)		(\$28,000)				
B2.12 Provide 4' double HM doors in lieu of glass garage doors at art/shop rooms	(\$2,000)				(\$2,000)		
B2.13 Provide precast in lieu of Kalwall at gym exterior	(\$34,000)	Included in Estimate					
B2.14 Provide panelized exterior wall system in lieu of typical insulated precast	(\$228,000)		(\$228,000)				
B2.15 Eliminate portion of the south canopy / soffit between grid lines 11 and 14	(\$284,000)		(\$284,000)				
ROOFING							
B3.1a Provide fully adhered EPDM in lieu of TPO roofing system	(\$288,000)	Included in Estimate					Confirmation on aggregate availability required Note an increase in mechanical units will occur
B3.1b Provide ballasted EPDM in lieu of TPO roofing system	TBD				TBD		
B3.2 Reduce insulation at roofing to 2 layers of 2" polyiso.	TBD			TBD			
INTERIOR CONSTRUCTION							
C1.1 Provide typical drywall partition in lieu of "DIRTT" partition (demountable / operable)	(\$1,181,000)				(\$1,181,000)	Credit for STC rating at doors included	
C1.2 Provide typical drywall partition in lieu of "DIRTT" at classroom dividers	(\$61,000)		(\$61,000)				
C1.3 Provide "demountable" DIRTT walls in lieu of "movable" DIRTT partitions	(\$486,000)		(\$486,000)				
C1.4 Provide typical drywall partition in lieu of STC rated 40, 50, 60 and 65 partitions	(\$398,000)		(\$398,000)				

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C1.5 Provide STC Option #1	(\$302,000)	Included in Estimate				
C1.6 Provide STC Option #2	(\$363,000)				(\$363,000)	
C1.7 Reduce casework quantities by 50%	(\$359,000)		(\$359,000)			Assumed by furniture
C1.8 Provide typical drywall partition in lieu of operable partitions at Forum	(\$76,000)				(\$76,000)	
C1.9 Provide abuse resistant in classrooms up to 8' in lieu of high impact	(\$18,000)	Included in Estimate				
C1.10 Provide shelves with standards in lieu of fixed casework at music room	(\$11,000)	Included in Estimate				To be revised to shelves with standards
C1.11 Owner to purchase Markerboards, contractor to install	(\$69,000)				(\$69,000)	Design has changed to be writeable wall surface with tack strip and marker rail
STAIRS						
C2.1 Provide access stair in lieu of "Gathering Stair"	(\$188,000)	Included in Estimate		\$188,000		SF area to remain
C2.2 Provide sealed concrete at all steps and landings except Gathering Stair	(\$9,000)	Included in Estimate				
C2.3 Provide rubber treads / risers at all stairs except "Gathering Stair"	\$7,000				\$7,000	
INTERIOR FINISHES						
C3.1 Provide Ceramic walls to 6' height at wet walls only, except at shower areas	(\$228,000)	Included in Estimate		\$228,000		
C3.2 Provide polished concrete in lieu of LVT flooring	(\$66,000)				(\$66,000)	
C3.3 Provide polished concrete in lieu of LVT @ Commons	(\$18,000)				(\$18,000)	
C3.4 Provide polished concrete in lieu of Rubber/Cork @ Locker Rooms	(\$4,000)	Included in Estimate				
C3.5 Provide standard 3"x3" ceramic floor tile in lieu of 2"x4"	(\$3,000)	Included in Estimate				
C3.6 Provide 12" x 12" ceramic floor tile in lieu of 24"x24"	(\$37,000)	Included in Estimate				
C3.7 Provide quarry tile in lieu of Resinous flooring at kitchen	(\$33,000)	Included in Estimate				
C3.8 Provide walk off carpet tiles in lieu of recessed frame walkoff mats at vestibule entries	(\$33,000)	Included in Estimate				

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C3.9 Provide VCT in lieu of LVT at all locations except Commons	(\$113,000)	Included in Estimate		(\$113,000)		
CONVEYING						
D1.1						
MECHANICAL						
D2.1 Provide DX rooftop units in lieu of AHUs	(\$1,028,000)		(\$1,028,000)			Team to study
D2.2 Eliminate water softner	(\$18,000)		(\$18,000)			
D2.3 Provide double wall ductwork at the gym and commons area	\$84,000	Included in Estimate				
ELECTRICAL						
D5.1 Eliminate lightning protection	(\$55,000)		(\$55,000)			
D5.2 Provide J hooks in lieu of cable tray for Tele / Data	(\$70,000)		(\$70,000)			
EQUIPMENT AND FURNISHINGS						
E1.1						
SITE PREP AND IMPROVEMENTS						
G2.1 Defer Athletic Fields and associated elements and provide graded and seeded area	(\$782,000)				(\$782,000)	
G2.2 Validation of Balanced site - imported fill not requirements	(\$387,000)	Included in Estimate				
G2.3 Provide chain link fence around retention pond for safety	\$16,000	Included in Estimate				
SITE MECHANICAL UTILITIES						
G3.1						
SITE ELECTRICAL UTILITIES						
G4.1						
GENERAL REQUIREMENTS						
Z1.1						
TOTAL ADD OPTIONS	\$619,000	\$0	\$0	\$416,000	\$231,000	
TOTAL DEDUCT OPTIONS	(\$13,212,000)	\$0	(\$4,003,000)	(\$113,000)	(\$6,299,000)	
TOTAL OPTIONS	(\$12,593,000)	\$0	(\$4,003,000)	\$303,000	(\$6,068,000)	

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Updated SD Estimate - Post Owner Review	\$	61,498,641				
TOTAL CONSTRUCTION COSTS		\$61,498,641				
The Value Analysis items listed above have been provided to generate conversation and possible solutions for achieving the owner's desired project scope and budget, and should not be interpreted as engineered solutions. By acceptance of any item and prior to incorporating into the design, the Architect / Engineer of Record shall be solely responsible for verification of all design compatibility within the project including but not limited to life safety, code requirements, thermal and moisture protection, building functionality and program requirements.						