



New Middle School Design Development

and Value Engineering
October 23, 2018





La Center Middle School Proposed VE Item Acceptance

The following report reflects the design teams review of the Value Engineering Study on the new La Center Middle School. It is important to note that the VE study and findings are based on the early cost model. Values given to specific items may not reflect current Design Development scope and current bidding conditions. As a result the design team has made suggested reduction values that may be less than what the initial VE report suggests.

The following summary shows a total of approx. \$5.1 million is proposed accepted VE items. It is important to note that with these accepted VE items we have reduced the number of general classrooms to 12 and removes the Choir Room, so this program will be sharing the Stage with Drama. We are including two alternates in the final DD set. Alternate-1 will add two classrooms to the west wing. Alternate-2 will add the Choir room and 1 classroom to the south wing. The following shows student capacity and building size for these changes.

Base Plan

Classroom Type	Number	25 students
General	12	300
Support	1	10
Labs	6	150

total 19 460

77,275 SF

Alternate #1 (Add 2 Classrooms)

Classroom Type	Number	25 Students
General	2	50

2,114sf

Alternate #2 (Add Choir Room / Classroom)

Classroom Type	Number	25 Students
General	1	25
Choir	1	0

2,259sf

*note that we are not counting Band, Stage, Choir, Gym, or Aux. Fitness in the student capacity count.

The intent of this study has been to help inform us as to what changes we can make to successfully bring the project into budget. After discussions with the District, we will be finalizing the Design Development drawings and submitting them for a more detailed final DD cost estimate in a few weeks.

We are confident, given the VE information provided, the project can be brought into budget while still fulfilling the Districts needs and goals and be a source of pride for the La Center School District and Community.

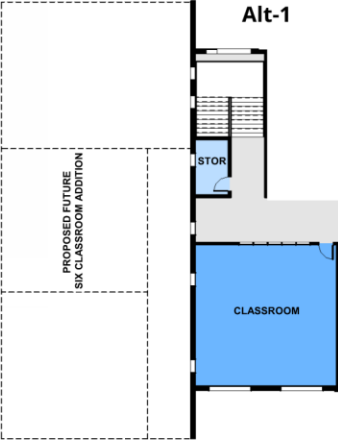
La Center Middle School

Accepted VE Items

ID	Description	Savings	Explanation
Architecture Summary			
AR-2	Change Fitness to outdoor play	(14,000)	Partial Acceptance, delete roll-up doors
AR-3	Provide classroom furniture in maker labs	(4,500)	Partial Acceptance, Kiln as alternate
AR-7	Suggested window reconfiguration	(37,800)	Standard size windows are being studied. Further window development from SD
Total		(56,300)	
Civil Summary			
CI-2	Reduce Hardscape	(30,000)	Reduce hardscape at front plaza
CI-3	Use sothern lot for construction lay-down	0	Will study if there is room after wasting material stockpiled there
CI-5	Add note on dry weather work	0	
CI-6	Move sewer pump station	(50,000)	Pump station moved 158' closer to building
CI-7	Move Building NE	(410,000)	Finalizing grading decreased fill to 33,000 CY - reduction in fill
CI-8	Confirm water Sewer capacity	0	Underway
CI-9	Distribute cut material in south lot	(200,000)	Study how much area is available
CI-11	Use Kalama Port Fill Soil	(450,000)	We will still anticipate approx. 6,200CY of gravel borrow on slope areas.
CI-13	Provide curb-cut and drop area north of kitchen for food deliveries	0	Study how we can incorporate a drop area east of gym, near kitchen
CI-14	Security in South Plazas	0	Scope will include securrity camera system in these areas.
CI-15	Reduce Fencing	(49,000)	Move all fencing to an alternate. Both existing school campuses are not fenced. Look at two vehicle gates to separate bus and parking areas from loop around building. Fence at detention pond and wetlands to remain.
Total		(1,189,000)	
Constructability Summary			
CS-1	Blue Point Alert System	0	Would be nice to have. Don't show for now, but get a better idea on pricing and see how DD cost numbers come in.
CS-2	Door Security Hardware	0	We will have this
CS-3	Coordinate low voltage install	0	Will coordinate
CS-6	Reduce Showers in Locker Rooms	(10,000)	Reduced down to 4 per gender.
CS-7	Reduce Plumbing Fixtures	(26,800)	Reduced to code minimum throughout
CS-8	Mechanical Mezzanines	0	Yes, we will have mezzanines
CS-9	Lighting Control Design	0	Attention will be given to design
CS-10	Life-saftey Systems	0	Will be provided per code
Total		(36,800)	
Construction Summary			
CO-3	Eliminate Balconies	(200,000)	Plans have been revised.
CO-8	Width of main stair	(7,000)	Main stair has been reduced and reconfigured.
CO-9	Width of west stair	(9,000)	Width reduced at west stair
Total		(216,000)	

ID	Description	Savings	Explanation
Cost Estimate Summary			
CE-3	Change Brick veneer to Mtl Panels	(80,964)	Current pricing has cement fiber board coming in higher then metal siding.
CE-8	Reduce building square footage	(708,000)	Deleted one classroom in the south pod and other misc. plan adjustments to reduce size by approx. 2000 sf.
Total		(788,964)	
Electrical Summary			
		0	
Mechanical Summary			
ME-13	Add Heat Sensible Recovery to single zone AHU's	0	Good idea. Study how this might be an add alternate. Possible \$50,000 add to the project.
Operations Summary			
OP-2	Classroom Voice Amplification System	(42,000)	Rough in only. District testing different systems. Will be an add alternate
OP-3	Cable Trays	(15,000)	Study where it makes sense to go to J-hooks
OP-7	Reduce Landscape	(10,000)	Landscape areas already designed to minimize costs. Will look at reducing native restoration areas.
OP-8	Staff Training	0	Planning for staff trianing
OP-9	Elevator	0	Planning for elevator
OP-11	Storage Area Floor Finish	0	Sealed Concrete in all storage areas
OP-13	Commons Floor Finish	0	Polished Concrete, no color stain
OP-14	Seervery Floor Finish	0	Part of Commons, Polished Concrete
OP-16	Exterior window sill elevation	0	Will look at reducing window frames that sit on the slab
OP-17	Lawn Areas	0	Will study reducing some areas. Replacing lawn area with shrubs will increase installation costs.
OP-18	Plant Schedule	0	Plant types will be reviewed. Currently no real bamboo is in the plant schedule.
Total		(67,000)	
Structural Summary			
ST-1	Change to Low Slope Roofs	(307,000)	Change to low slope roofs on the east and west wings. Gable remains on central spine
ST-2	Reduce Roof Pitch	(12,000)	Pitch reduced to 3:12
ST-7	Clearspan Roof Joists at Gym	(60,000)	Cost to be determined by low slope
Total		(379,000)	
Additional Design Team Items			
Reduce mark-ups by 2%		(690,064)	
Alt-1	2-Classroom - Add Alternate	(776,600)	
Alt-2	Choir Room / Classroom - Add Alternate	(882,500)	
Total		(2,349,164)	
Total		(5,082,228)	





Minimalism

Opt 01 - Keep it Clean



Cool METALLIC CHAMPAGNE¹
SRI: 54 • LRV: 33 • GA: 24 & 22



Cool METALLIC COPPER¹
SRI: 53 • LRV: 29 • GA: 24 & 22

Primary:

Wood or Metal Panel (Lighter Color)

Secondary:

Wood or Metal Panel (Darker Color)

Screens:

Wood - with spacing



Minimalism

Opt 02 - All About Texture

Primary:

Wood Shingles

Secondary:

Wood with 3D patterning

Screens

Wood with spacing



Contrast

Opt 01 - Monolithic Material Application

Primary:

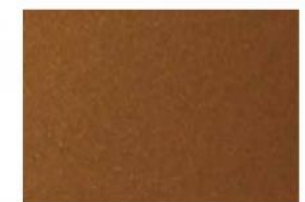
Corrugated Metal Panel - Dark Grey?

Secondary:

Wood or Metal Panel (Copper / Gold)

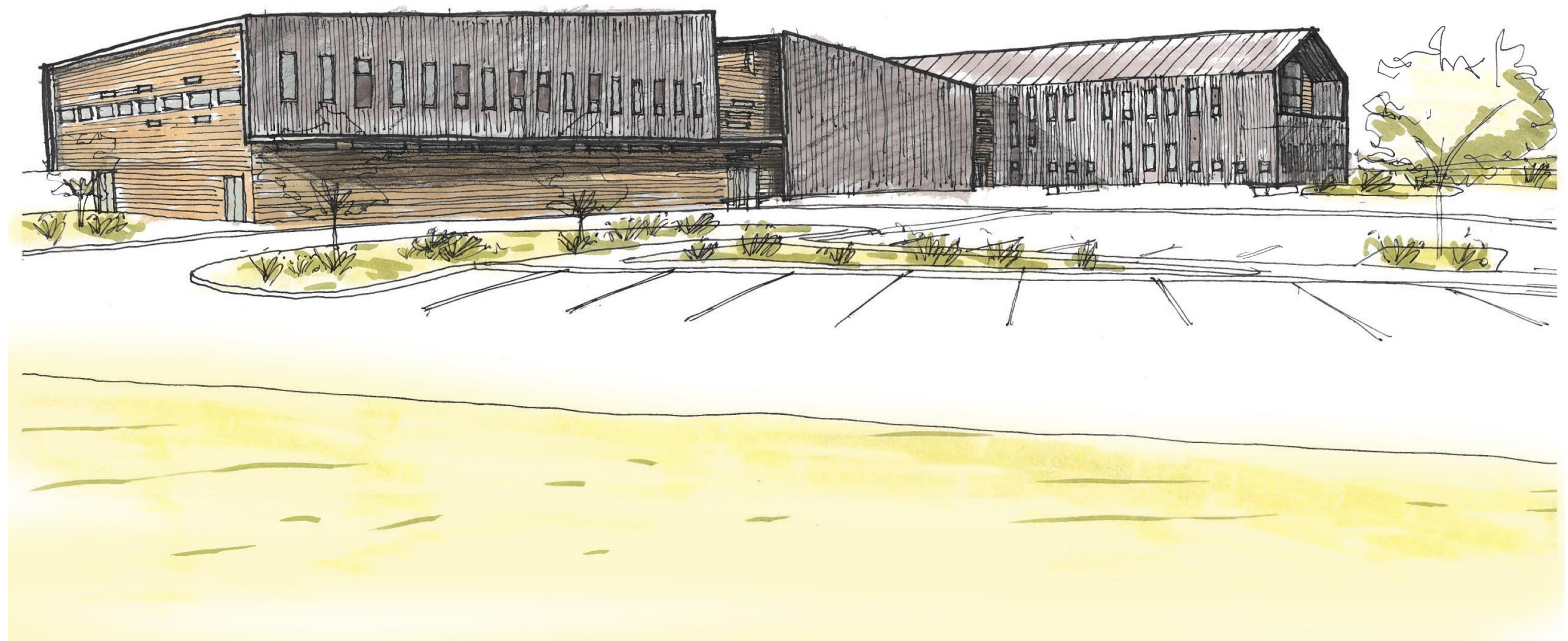
Screens:

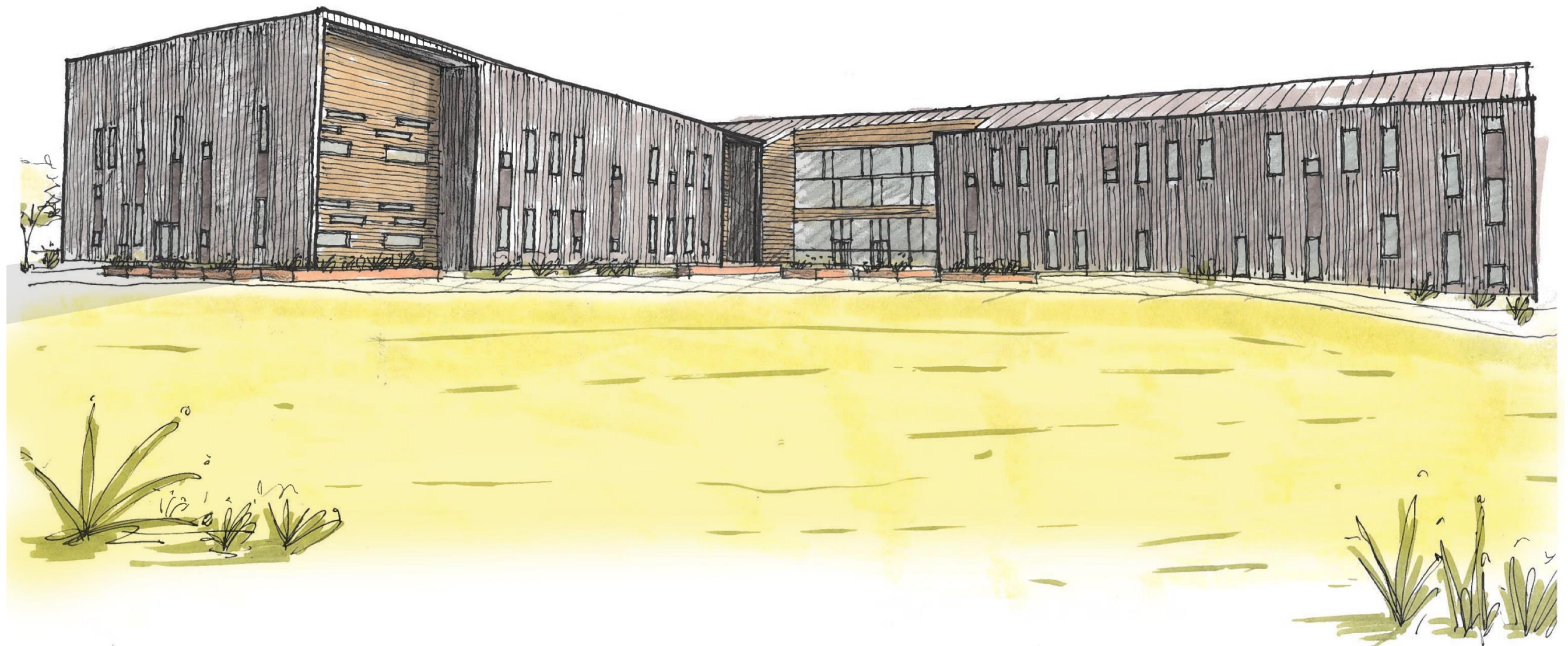
Corrugated Metal Panel - Perforated



Cool METALLIC COPPER¹
SRI: 53 • LRV: 29 • GA: 24 & 22







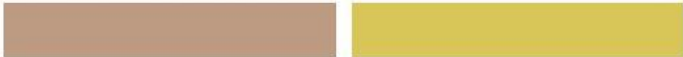


Organic Minimalism



Organic Minimalism

Color Palette







EXPLORE



