

ATTACHMENT B
POLARIS K12 SCHOOL ADDITION & RENOVATION PROJECT
Schematic Design Cost Reduction Options - January 27, 2003

Current SD Estimate: \$14,039,253

Gross Bldg. Area (SF): 74,639

Cost Per SF: \$188.10

SD ESTIMATE: Cost Reduction Alternatives

		POSSIBLE SAVINGS	PROPOSED SAVINGS	COMMENTS
Option 1:	Reduce covered Entry	(\$14,723)	(\$14,723)	
Option 2:	Replace bollards with berm	(\$13,106)	(\$13,106)	Equivalent safety
Option 3:	Resilient (not ceramic) flooring & base in toilets	(\$29,248)	(\$29,248)	
Option 4:	Integrally-colored exposed concrete at 1st Floor hallways	(\$20,428)	\$0	
Option 5:	Relocate structural snow drift support	(\$170,719)	(\$170,719)	
Option 6:	Eliminate construction phasing by providing Contractor use of school site and relocating school program off-site for duration of construction	(\$197,108)	\$0	No interim location for the school program has been investigated. A proposed phasing plan for the program to remain at the site is workable and may not cost as much as estimated.
Option 7:	Eliminate classroom overhang.	(\$30,311)	(\$30,311)	
Option 8:	Change IRMA roof system to conventional fully-adhered EPDM.	(\$98,555)	(\$98,555)	
Option 9:	Reduce casework by 15%	(\$45,446)	\$0	
Option 10:	Reduce clerestory over hallway and lobby	(\$32,647)	(\$32,647)	
Option 11:	Eliminate glass cases in lobby	(\$29,520)	(\$29,520)	
Option 12:	Reduce perimeter security fencing	(\$59,703)	(\$59,703)	Limit to area around elementary playground
Option 13:	Eliminate rock climbing wall in Gym	(\$12,915)	(\$12,915)	Provide blocking at wall for future installation.
Option 14:	Eliminate north parking lot	(\$81,244)	(\$81,244)	Requested by Municipal Planning Department.
Option 15:	Eliminate snow melt system at Entry	(\$25,892)	(\$25,892)	
Option 16:	Eliminate sidewalk on Ashwood Street	(\$24,967)	(\$24,967)	Most students are dropped off by parents.
Option 17:	Eliminate playground equipment (small piece), its curbs & synthetic fill	(\$27,837)	(\$27,837)	District standards allow for one large piece for small elementary schools' population.
Option 18:	Simplify exterior elevations' construction	(\$36,034)	(\$36,034)	
Option 19:	Main parking lot and sports field	(\$404,834)	\$0	
Option 20:	Maintain existing 1 story west wing	(\$175,094)	\$0	
Option 21:	Reduce mechanical 5%	(\$130,452)	(\$130,452)	

PROPOSED REDUCTION TOTAL

Revised SD Estimate:

Gross Building Area:

Revised Cost per SF:

(\$1,660,783)	(\$817,873)
\$12,378,470	\$13,221,380
74,639	74,639
\$165.84	\$177.14