

To: Board of Education & Dr. Pattee  
From: Doug Nefzger  
Subject: Aldrich Elementary  
Date: April 21, 2017

Construction on Aldrich Elementary has progressed to the point where the District needs to make a final decision on accepting the alternate bid for the construction of the six additional classrooms. The bid amount from Larsen Construction for those classrooms is \$659,000.00.

In an attempt to reduce the additional cost for the six classrooms, we took a look at our current building design construction standards, including mechanical, electrical and plumbing system standards. Standards reviewed include cast iron storm and sanitary sewer lines, copper domestic water lines, type of mechanical systems and lighting fixtures within the school. We have researched these items in the past, but felt the technology used in the manufacturing or installation of these items was somewhat unproven. We reached out and discussed updated standards with other school districts who have implemented the systems in consideration. After receiving positive feedback and discussions with the design team, we feel comfortable with modifying District standard for the following items:

- Change cast iron storm and sanitary lines to PVC (where allowed by building code)
- Change domestic water lines and condensate return lines from copper to PEX (where allowed by building code)
- Change ERV (heating/cooling unit) design and style in two locations
- Change lighting fixture style in hallways
- Change cavity wall insulation type (no change in R value)

The above changes would result in savings of \$186,661.95.

We also asked the design team to look at other possible construction cost savings. There recommendations include:

- Slight modification in door frames and hardware
- Discovered by slightly changing one color of exterior brick a savings of \$20,266.00
- Revised exterior metal panel system on the gym.
- Change window and shutter type in storm shelter

These changes would result in a savings of \$165,333.95

If above changes are approved, the cost of the extra six classroom would be reduced by \$351,995.90 for a net cost of \$307,004.10. Another consideration is the second reinjection well. The district did accept the alternate for the well, but previous experience with other projects indicates we will not need the second reinjection well. If this holds true, we would be able to apply the \$175,000.00 cost of the well towards the six additional classrooms lowering the net cost

to \$132,004.10, or \$27.30 per square foot.

It is our recommendation to accept the design changes mentioned above as well as accept Alternate #1 for six additional classrooms for Aldrich Elementary. The net cost for these classrooms will never be less than now and our enrollment projections indicate the District will need the space within the next 10 years.

If you have any questions, please feel free to contact me. Thank you.