

Chapel Hill Community Center Systems Renovation

Value Engineering Schedule - Option B: Base Bid Plus Alternates 1, 3, 5 & 7

Ref #	Value Engineering Description	Total Value of Item	Status	Estimate Adjustment	Current Estimate
	Original Base Bid without alternates	\$ 1,721,400			\$ 1,721,400
1	Alternate 1 - Preferred Brand Alternate: Translucent Pool Enclosure by Structures Unlimited	N/C	Accepted	N/C	\$ 1,721,400
2	Alternate 2 - Replace wood floor in gym, replace doors/frames	\$ 111,200	Rejected	\$ -	\$ 1,721,400
3	Alternate 3 - Replace HVAC system serving central area (area other than pool and gym)	\$ 121,700	Accepted	\$ 121,700	\$ 1,843,100
4	Alternate 4 - Provide HVAC system serving gymnasium	\$ 186,800	Rejected	\$ -	\$ 1,843,100
5	Alternate 5 - Replace metal lockers and benches in locker rooms with new solid polymer lockers	\$ 24,600	Accepted	\$ 24,600	\$ 1,867,700
6	Alternate 6 - Provide formed and poured balance tank	\$ 20,500	Rejected	\$ -	\$ 1,867,700
7	Alternate 7 - Preferred Brand Alternate: Provide Stantrol System 4 automatic chemical feed controller	\$ 1,600	Accepted	\$ 1,600	\$ 1,869,300
8	Locate the condensing unit NC-1 on the sun deck next to the pool building eliminating the underground condensate piping. Note: excludes any cost for a structural frame or new concrete pad for unit to sit on since it should be able to just sit on the existing sun deck slab.	\$ (152,000)	Accepted	\$ (152,000)	\$ 1,717,300
9	Locate the condensing unit CU-1 on the roof next to the gym. Includes roof flashing and additional structural steel as needed to accommodate the roof top unit. Note: this deduct only applies if alternate #4 is accepted.	\$ (17,700)	Rejected	\$ -	\$ 1,717,300
10	Provide SPI Advent light fixtures for types "P" and "P1" in lieu of specified fixtures. See cut sheets from lighting manufacturer. According to the electrical engineer this fixture does not fully meet specifications (see revised option 19 below).	\$ (4,500)	Rejected	\$ -	\$ 1,717,300
11	Delete stainless steel tub under the backflow preventors in the equipment room. Backflow preventors relief valve discharge will be piped out of building directly.	\$ (3,200)	Rejected	\$ -	\$ 1,717,300

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12	Furnish and install the Actionflex LP (Modified) floating floor system in lieu of the specified Anchor Flex LP system. The Actionflex system is a floating floor system which includes one layer of 6 mil poly with one layer of 1/4" foam, 2 layers of 3/8" CDX plywood (nailed and glued together) and 25/32" x 1-1/2" #2 and better "Edge Grain" maple flooring. Overall floor thickness would be same as specified system (1-3/4" thick). Note: this deduct only applies if alternate #2 is accepted.	\$ (8,200)	Rejected	\$ -	\$ 1,717,300
13	Upgrade item 12 above to 1/2" foam instead of 1/4" foam which is the typical foam thickness for the Actionflex system. This would raise the overall thickness of the floor to 2".	\$ 1,800	Rejected	\$ -	\$ 1,717,300
14	Substitute Stark filters for the specified filters.	\$ (1,800)	Rejected	\$ -	\$ 1,717,300
15	Change FRP doors with aluminum frames to galvanized hollow metal flush doors and galvanized hollow metal frames.	\$ (7,300)	Rejected	\$ -	\$ 1,717,300
16	Change aluminum storefront system from painted white finish to clear anodized finish.	\$ (3,000)	Accepted	\$ (3,000)	\$ 1,714,300
17	Delete the 2 coats of white coating on the modified roof - this is not needed to maintain the 30 year warranty.	\$ (3,500)	Accepted	\$ (3,500)	\$ 1,710,800
18	In addition to relocating the condensing unit CU-1 on the roof next to the gym, change this specified unit to a Carrier Moisturemiser Unit (Model # QC#6-01178). This packaged unit will be located on the roof beside the gym and delete the need for the suspended steel structure in the gym. Includes roof flashing and additional structural steel as needed to accommodate the roof top unit. Note: This deduct may be accepted in addition to the deduct given in item #9 above but again only applies if alternate #4 is accepted.	\$ (30,600)	Rejected	\$ -	\$ 1,710,800
19	Provide SPI model EIP3140 "totally enclosed" light fixtures with lamping and integral ballasts for types "P" and "P1" in lieu of specified fixtures per electrical engineer's request.	N/C	Rejected	\$ -	\$ 1,710,800
20		\$ -		\$ -	\$ 1,710,800
21		\$ -		\$ -	\$ 1,710,800