

ELLENSBURG SCHOOL DISTRICT NO. 401
KITTITAS COUNTY, WASHINGTON

RESOLUTION NO. 18.06.21

A RESOLUTION of the Board of Directors of Ellensburg School District No. 401, Kittitas County, Washington, approving the value engineering study and accepted implementation form for the Lincoln Elementary School Project.

WHEREAS, the District directed that a value engineering (VE) study be performed to review the architect's design and make recommendations for cost avoidance, cost verification and added value proposals.

WHEREAS, the Office of the Superintendent of Public Instruction required Board acceptance of the Value Engineering Report (per WAC 392-343-080, and WAC 392-344-065) for this project to be included in the D-7 submittal;

NOW, THEREFORE BE IT RESOLVED, that the Ellensburg School District No. 401 Board of Directors accepts the Value Engineering Report, including implementation, dated June 23, 2021 prepared by Garco Construction.

The foregoing resolution was adopted at the Regular Meeting of the Board of Directors of Ellensburg School District NO. 401 held the 23rd day of June 2021 with the following members present and voting:



Jinger Haberer, Superintendent
Secretary of the Board

DATED: June 25, 2021

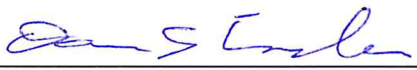
ATTEST:



Superintendent
Secretary of the Board

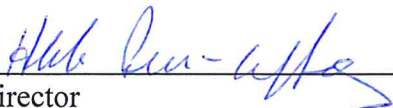


Chairperson



Director

Director



Director

Director



June 17, 2021

Mr. Damon Gardella
Program Manager, OAC Services, Inc.
Ellensburg School District
1300 East Third Ave
Ellensburg, WA 98926

RE: Lincoln Elementary School Project

Subject: Value Engineering

Dear Mr. Gardella,

This letter shall serve as a summary of the Value Engineering process the design-build team conducted on the Lincoln Elementary School Project. The goal for this review was to review the current design and identify potential Value Engineering opportunities that may assist Ellensburg School District in being responsible stewards of public funds.

The multi-disciplined team was led by the design-builder, Garco Construction, and included licensed Architectural, Civil, Structural, Mechanical and Electrical team members supported by an estimating staff, trade partners and Ellensburg School District administrative and maintenance personnel. The team met at regular intervals during the Design Development and Construction Documents phase of design culminating in two distinct Value Engineering and Constructability Review meetings held with the Ellensburg School District.

The Value Engineering Review resulted in nearly \$500,000 in costs savings, increased building efficiency, and increased life-cycle costs. Attached is an itemized list of value engineering and constructability review items and their associated value.

Sincerely,

Rob Decker
Sr. Project Manager
Garco Construction, Inc.

BUILDING EXCELLENCE SINCE 1978

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Lincoln Elementary School | Value Engineering & Constructability Review

Scope	Description	Value
Masonry	Delete brick veneer on site wall and chiller enclosure	\$ 37,960.00
Masonry	Revise Brick veneer to 4x4x12	\$ 35,800.00
Masonry	Delete precast wall caps	\$ 5,000.00
Masonry	Reduce exterior finish from brick veneer to MWP.	\$ 20,000.00
Metal Wall Panels/Roofing	Revise wall cladding system Qty	\$ 6,100.00
	Use Garco Forklift	\$ 10,000.00
	Revise Roofing Qty and labor	\$ 2,000.00
Storefront/Glazing	Delete W22 Window at Gym (North Side)	\$ 3,000.00
Storefront/Glazing	Add steel tube at openings to allow for 12' high openings, delete curtain wall	\$ 10,000.00
Storefront/Glazing	Revise Conference 206A to standard wall in lieu of storefront	\$ 8,000.00
Translucent Panels	Delete Skylights	\$ 31,500.00
Ceilings and Acoustics - AP Panels	Alternate AP mfg w/ FR701 Guilford or Anchorage fabric at 2" thickness	\$ 40,500.00
Ceilings and Acoustics - Wood Ceilings	Revise Wood Ceilings to Armstrong Ultima Create in wood look 2x2 tile (TBD)	\$ 15,500.00
Flooring	Reduce/delete wall tile at single toilet rooms to alt material (i.e. FRP)	\$ 10,000.00
Flooring	Reduce CT by 25%	\$ 14,650.00
Framing/Drywall/Insulation	Delete perforated gyp and allow for exposed conduit	\$ 6,500.00
Framing/Drywall/Insulation	Sheet building wrap in lieu of fluid applied	\$ 10,000.00
Wall Coverings	Revise to Pre-fabbed Tack Boards w/ Forbo Material	\$ 15,000.00
Wall Coverings	Reduce VWC & revise TWP to VWC	\$ 3,500.00