

RESOLUTION NO. 24-114

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA APPROVING CHANGE ORDER 3 TO KEYSTAR INC. IN A TOTAL AMOUNT NOT TO EXCEED \$123,703.67 FOR THE FREDERICK DOUGLASS COMMUNITY CENTER PROJECT; AUTHORIZING ANY NECESSARY BUDGET TRANSFERS AND AMENDMENTS; AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS UPON ADVICE AND CONSENT OF THE CITY ATTORNEY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in Resolution No. 23-193 a contract in the amount of \$7,985,927.86 was awarded to Keystar, Inc. for the Frederick Douglass Community Center Project, in response to ITB #23-005; and

WHEREAS, a no cost Change Order to the contract for Value Engineering changes, relocation of two site trees, BDA (Bi-Directional Amplifier) system design cost, additional access controls, and addition of a fire suppression system was accepted by City staff; and

WHEREAS in Resolution 24-024 a Change Order 2 to include a solar energy system in the amount of \$181,614.68 was approved; and

WHEREAS, additional amendments, including improvements to the underground stormwater detention system, adding electrical hand dryers, additional repair to the existing

generator service to the gymnasium, revised roof parapet, and deducts for casework, revised main hall ceiling to improve acoustics, main hall HVAC revisions, and adding a soffit to cover HVAC within the main hall are necessary, at a cost of \$123,703.67; and

WHEREAS, City staff recommends approval of Change Order 3, which will bring the total project cost to \$8,291,246.21; and

NOW, THEREFORE, BE IT RESOLVED BY CITY COMMISSION OF THE CITY OF KEY WEST, AS FOLLOWS:

Section 1: That the attached Change Order in the amount of \$123,703.67 for additional amendments to the Frederick Douglass Community Center, under the contract awarded to Keystar, Inc. (ITB 23-005) in Resolution 23-193, is hereby approved.

Section 2: That funds for this change order will be provided from account #601-5502-555-6200 (Project BV55021701) (CRA Bahama Village Capital Improvements). Any necessary budget transfers or amendments are hereby authorized.

Section 3: That the City Manager is authorized to execute documents related to this Change Order, upon the advice and consent of the City Attorney.

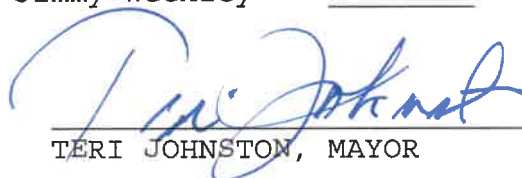
Section 4: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 6th day of June, 2024.

Authenticated by the Presiding Officer and Clerk of the Commission on 6th day of June, 2024.

Filed with the Clerk on June 6, 2024.

Mayor Teri Johnston	<u>Yes</u>
Vice Mayor Sam Kaufman	<u>Yes</u>
Commissioner Lissette Carey	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Yes</u>
Commissioner Clayton Lopez	<u>Yes</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>


TERI JOHNSTON, MAYOR

ATTEST:



KERI O'BRIEN, CITY CLERK



MEMORANDUM

Date: June 6, 2024

To: Honorable Mayor and Commissioners

Via: Albert P. Childress 
City Manager

From: Gary Volenec, P.E.
Engineering Director

Subject: **24-5864 Frederick Douglass Community Center – Change Order 3**

Introduction

This resolution will approve a change order to Keystar Inc. for revisions to the contract for the Frederick Douglass Community Center, in the amount of \$123,703.67, and authorize the City Manager to execute the contract and provide any necessary budget transfers/amendments.

Background

The Frederick Douglass Community Center project is under construction and staff had identified changes that are required for the project. The attached Change Order 3 documents outline the revisions and identifies the additional work as well as deducted work from the base bid of the contract. The changes include improvements to the underground stormwater detention system, replacing paper towel dispensers with electric hand dryers, added services to repair and replace parts on the existing generator that powers the gym in an emergency, revision to the roof parapet to convert to stud wall construction, deduction for eliminated casework, revision to main hall ceiling to improve acoustics, revision to the main hall HVAC from exposed to concealed ductwork, and addition of a soffit to cover HVAC ductwork within the main hall.

Procurement

Funding for this change order will be transferred from Bahama Village TIF Fund reserve account 601-5502-555-9800 in the amount of \$123,703.67 to Bahama Village TIF Fund account 601-5502-555-6200, Project Number BV55021701, bringing the total contract amount to \$8,291,246.21.

Recommendation

The City Manager's Office recommends the approval of Change Order 3 to Keystar Inc. for revisions to the contract with Keystar, Inc. for the Frederick Douglass Community Center, in the amount of \$123,703.67. Staff recommends authorizing the City Manager to execute the change order upon consent of the City Attorney and execute any necessary budget transfers.

Attachments:

Resolution 23-193 Keystar, Inc. Construction Award
Resolution 24-024 Keystar, Inc. Solar addition
Change Order 3
Change Order 2
Change Order 1



THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3883

CHANGE ORDER

CHANGE ORDER NO. 3

CHANGE ORDER DESCRIPTION See Revised scope of work for trench drains generator toilet accessories parapet changes and main hall ceiling.

PROJECT NAME: Frederick Douglass Community Center


PROJECT CODE: BV55021701

CONTRACTOR NAME: Keystar, Inc

THE FOLLOWING MODIFICATIONS TO THE CONTRACT ARE HEREBY ORDERED:
(Detail provided on additional page(s). Yes or No)

CONTRACT VALUE		CONTRACT TIME (CALENDAR DAYS)	
ORIGINAL CONTRACT	\$ <u>7,985,927.86</u>	ORIGINAL CONTRACT	<u>545</u> DAYS
PREVIOUS CHANGE ORDERS	\$ <u>181,614.68</u>	PREVIOUS CHANGE ORDERS	<u>0</u> DAYS
THIS CHANGE ORDER	\$ <u>123,703.67</u>	THIS CHANGE ORDER	<u>0</u> DAYS
REVISED CONTRACT VALUE	\$ <u>8,291,246.21</u>	REVISED CONTRACT TIME	<u>545</u> DAYS

REVISED CONTRACT COMPLETION DATE: N/A

By: City of Key West

 Authorized Signature
Albert P. Childress
 Printed Name
City Manager
 Title
Jun 7, 2024
 Date

By: Keystar
 Contractor Name

 Authorized Signature
Chas Spottswood
 Printed Name
Pres
 Title
4/26/24
 Date

Reviewed for Legal Sufficiency
RR 6/7/24
 Ronald J. Ramsingh, City Attorney



PCCO #003

Credit for Classroom and Multipurpose Room: (\$3,030.00)
 Shelving revision at IT 135: \$750.00
 Total of City revisions: (\$2,280.00)

Furnish and install all revised work at Main Hall as shown in Revision 7 dated 3.29.24. Work includes the following:

1. Addition of framing and drywall to create new soffit along wall adjacent to the kitchen
2. Revise lighting controls and utilize canopy lights (already purchased) in place of additional ten (10) type "C" light fixtures
3. Revise ductwork and include linear diffusers as shown
4. Addition of new acoustical ceiling system
5. Credit for removing three (3) courses of CMU from building

NOTE: We reserve our rights in the event this added scope of work impacts the project schedule

ATTACHMENTS:

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
010	Community Center Design Changes		\$57,297.57
012	Main Hall Ceiling Revisions		\$66,406.10
Total:			\$123,703.67

CHANGE ORDER LINE ITEMS:

PCO # 010: Community Center Design Changes

#	Budget Code	Description	Amount
1	10-010.SUB Bath Accessones.Subcontractor	Revised Toilet Accessories per Submittal	\$3,190.00
2	16-005.SUB Electrical.Subcontractor	Electrical for Hand Dryers	\$1,125.00
3	02-030.SUB Site Preparation.Subcontractor	Trench Drain Revision	\$12,277.00
4	02-030.SUB Site Preparation.Subcontractor	Trench Drain Connections	\$6,048.00
5	16-005.SUB Electrical.Subcontractor	Generator Troubleshooting	\$970.00
6	16-005.SUB Electrical.Subcontractor	Replace Gym ATS	\$8,158.00
7	09-100.SUB Drywall/Framing.Subcontractor	Frame Roof Parapets	\$9,300.00
8	03-100.SUB Concrete Shell Package.Subcontractor	Credit for Roof Parapet and ADA Ramp Walls	\$(1,885.00)
9	09-015.SUB Exterior Insulation Finish Sys.Subcontractor	Stucco Bands at Gym	\$7,980.00
10	06-105.SUB Interior Arch Woodwork.Subcontractor	Credit for City Casework Revisions	\$(2,280.00)
11	90-210.LAB Senior Project Manager.Labor	General Conditions	\$2,917.40
12	90-210.BUR Senior Project Manager.Burden	General Requirements	\$1,795.32
13	90-500.OTH Contractor Fee.Other	Fee	\$4,959.57
14	90-475.OTH P & P Bonds.Other	Bond	\$545.55
15	90-450.OTH General Liability - On Site Other	Insurance	\$826.51
16	90-460.OTH Builders Risk Policy.Other	Builder's Risk	\$1,370.22
Grand Total:			\$57,297.57

PCO # 012: Main Hall Ceiling Revisions

#	Budget Code	Description	Amount
1	09-100 SUB Drywall/Framing Subcontractor	New Soffit	\$11,780.00
2	16-005.SUB Electrical.Subcontractor	Revise Lighting Controls	\$6,253.00
3	15-200.SUB HVAC.Subcontractor	Revise HVAC	\$19,425.00
4	03-100.SUB Concrete Shell Package.Subcontractor	Remove Courses of Masonry	\$(9,000.00)



PCCO #003

Project: 23008 Frederick Douglass Community Center
111 Olivia Street
Key West Florida 33040

Prime Contract Change Order #003: Community Center Design Changes

TO:	The City of Key West 1300 White Street Key West Florida 33040	FROM:	Keystar Inc 5450 Macdonald Ave Suite #3 Key West Florida 33040
DATE CREATED:	4/24/2024	CREATED BY:	Jeremy Mosher (Keystar Inc)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	04/24/2024
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1	TOTAL AMOUNT:	\$123,703.67

DESCRIPTION:
Furnish and install the following changes:

- Toilet Accessory Submittal Changes
Provide updated toilet accessory package with associated labor, per returned submittal 102800 response dated 2/15/14 and Mardale Specialties Direct PCO #02 dated 2/19/24.
- Provide Electric to Hand Dryers
Provide installation of four (4) owner furnished hand dryers with all electrical work required for dedicated circuits to each hand dryer.
- Storm Drainage Revisions
Furnish and install new trench drain system with associated connections in accordance with response to RFI #52 dated March 8, 2024, and approval of Submittal 334416-2 Revision 0: Trench Drain.
- Generator Troubleshooting
Provide troubleshooting of existing generator feeding Douglass Gym building on 2/16/24 and 3/4/24 in accordance with Check Electric Invoices #200280 and #3024348.
- Replace ATS at Existing Gymnasium
Replace existing Gymnasium ATS with new Cummins ATS in accordance with Check Electric proposal #23-59FDCC dated March 15, 2024 and attached specifications.
- Metal Framed Roof Parapets
Provide revisions to roof parapets eliminating concrete and replacing with heavy gauge metal framing and metal deck in accordance with the response to RFI #47 dated March 6, 2024.
- Decorative Stucco Bands at Gym
Furnish and install decorative stucco bands on existing Douglass Gymnasium to match profile and finish of existing aluminum panels. Work includes demolition of existing metal siding and trim as required, installation of new flashing, new stucco finish, and Loxon paint.
- City of Key West Casework Revisions
Provide revisions to casework in accordance with Jeremy Mosher email to Karen Wilman dated Friday, March 15, 2024 RE: Casework markup. Music Department Casework to be broken out on a separate PCO.



PCCO #003

#	Budget Code	Description	Amount
5	90-210 LAB Senior Project Manager Labor	General Conditions	\$3,381.17
6	90-210 BUR Senior Project Manager Burden	General Requirements	\$2,080.72
7	90-500 OTH Contractor Fee Other	Fee	\$5,747.99
8	90-475 OTH P & P Bonds Other	Bonds	\$632.28
9	90-450 OTH General Liability - On Site Other	General Liability	\$957.90
10	90-460 OTH Builders Risk Policy Other	Builder's Risk	\$1,588.04
11	09-115 SUB Suspend Acoustical Ceilings Subcontractor	Acoustical Ceiling System	\$23,560.00
Grand Total:			\$66,406.10

The original (Contract Sum)	\$7,985,927.86
Net change by previously authorized Change Orders	\$181,614.68
The contract sum prior to this Change Order was	\$8,167,542.54
The contract sum will be increased by this Change Order in the amount of	\$123,703.67
The new contract sum including this Change Order will be	\$8,291,246.21
The contract time will not be changed by this Change Order	

Devon Ayers (K2M DESIGN INC.)

The City of Key West
1300 White Street
Key West, Florida 33040

Keystar Inc
5450 Macdonald Ave Suite #3
Key West, Florida 33040

SIGNATURE DATE

SIGNATURE DATE

 4/26/24


SIGNATURE DATE



PCCO #001

Project: 23008 - Frederick Douglass Community Center
 111 Olivia Street
 Key West, Florida 33040

**Prime Contract Change Order #001: Value Engineering Addendum #1
 Conformed Set**

TO:	The City of Key West 1300 White Street Key West, Florida 33040	FROM:	Keystar Inc 5450 Macdonald Ave Suite #3 Key West, Florida 33040
DATE CREATED:	12/04/2023	CREATED BY:	Jeremy Mosher (Keystar Inc)
CONTRACT STATUS:	Approved	REVISION:	0
DESIGNATED REVIEWER:		REVIEWED BY:	
DUE DATE:		REVIEW DATE:	12/04/2023
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:		EXECUTED:	No
REVISED SUBSTANTIAL COMPLETION DATE:		SIGNED CHANGE ORDER RECEIVED DATE:	
CONTRACT FOR:	1:	TOTAL AMOUNT:	\$0.00

DESCRIPTION:

Furnish and install the following revisions to the Frederick Douglass Community Center in accordance with Change Order #01 listed on the Douglass CC VE, Alternate, and Allowance Log dated 12.01.23R and in accordance with the Addendum #1 Conformed Set of Plans dated 11.01.23 as follows:

Landscaping Revisions

1. Provide arborist to trim existing trees to remove branches in conflict with new building work.
2. Provide relocation of two (2) trees - Gumbo Limbo and Tamarino
3. Provide root pruning of Pongamia tree

Add Back In Parking Signs

Provide back-in parking signage as well as additional MOT as required by the City of Key West.

Mobilize Bobcat Drill Rig

Mobilize bobcat with auger drill rig assembly to access auger pile underneath branches of existing tree shown to remain.

Provide Stucco and Elastomeric Paint at Existing Gym Wall

Overage after utilizing \$20,000 allowance to provide new stucco at west wall of existing gym where old community center was demolished. Work to include all prep, accessories, etc. for a complete finished system. Supply and install Masterprotect EL750 in accordance with manufacturer's instructions to new stucco wall after completion of stucco work. Work does not include new decorative metal panels which will be handled on separate change order.

Change Restroom Counters to Quartz

Revise restroom countertops from plastic laminate to LG Hausys Viatera Quartz.

Reconcile Lightning Protection

Overage after utilizing \$38,000 lightning protection allowance to furnish and install a complete lightning protection system including engineered design drawings.

Revise EIFS to Stucco with Paint

Deduct to revise EIFS system to 3 coat stucco with 2 coat Loxon XP paint finish. Add new IT Room and Janitor closet. Work also includes added VR Plus Fi-foil and 1/2" rigid insulation at perimeter of exterior walls.

Delete Locker Allowance

Delete Locker Allowance as agreed to with the City of Key West during Value Engineering process.

Change VAV units to Single Zone

Provide revisions to HVAC system and all related electrical changing it to a low pressure, constant volume system utilizing no VAV's in accordance with the requirements of the Conformed set of Drawings dated 11.01.23. There will be no building management system, and point of control will be 7 day programmable thermostats.

Change to 1 Central Water Heater, Add Mop Sink and Add Drinking Fountain



PCCO #001

Provide revisions to the water heaters and recirculation lines, add hi-low drinking fountain with bottle fill, and add mop sink in accordance with the Conformed Set of Drawings dated 11.01.23.

Provide Revisions to Grease Trap

Provide revisions to the grease trap and associated underground piping adding additional dedicated sanitary line in accordance with the Conformed set of drawings dated 11.01.23.

Delete MDC Accent Wall

Delete MDC Accent Wall as agreed to with the City of Key West during Value Engineering process.

Access Control System

Furnish and install a complete access control system including all revisions to hm doors (including credit of gym door), frames, and hardware, aluminum and glass doors and windows, frames, and hardware including addition of access control hardware in accordance with the revisions to Submittal #081113-2 Revision 1: Hollow Metal Doors and Frames-Shop Drawings distributed November 21, 2023, and in accordance with the response to RFI #14 dated 10.18.23.

BDA Rough-in Cost

Provide electrical rough-in of BDA system design per Skylight Techs, preliminary construction set, BDA Drawings dated 9/22/23. Work includes conduit and boxes with pull strings only throughout building. Provide conduit and boxes with pull strings only to roof mast per plans. Provide two (2) 120V circuits to BDA System.

Provide Utilities Revisions and Fire Suppression

Furnish and install utility and fire suppression revisions and additions in accordance with 19-0031 PLANS-Revision 3 09-28-23 S+S. Underground fire to be stubbed 1' above FF into Multi-Purpose Room 112 in SW corner of room in lieu of Mechanical/Electrical Room. Work to also include additional irrigation meter box and backflow preventer not shown on plans. Work to include but not be limited to all taps, sleeves, piping, fittings, accessories, bedding, valves, DDCV, RPZ's FDC, flushing, chlorination, bacterial testing, etc. in accordance with FKAA standards.

Skyfold

Provide credit for eliminating Skyfold folding partition system from project as agreed to with the City of Key West during Value Engineering process.

Main Hall Sound Panels

Provide credit for eliminating sound panels at Main Hall as agreed to with the City of Key West during Value Engineering process.

Projector Allowance

Provide credit for eliminating projectors from project as agreed to with the City of Key West during Value Engineering process.

BDA Design Cost

Provide a complete engineered BDA design for the project. Rough-in and supply and install of BDA equipment not included.

Permit Reconciliation

Provide reconciliation of permit cost overage

Water Softener Allowance

Utilize portion of Water Softener Allowance to zero out cost overage from changes to net \$0 change

Please note that we have included no additional time within this change order and reserve our rights as to how these changes impact project schedule.

ATTACHMENTS:

[Douglass CC VE, Alternate, and Allowance Log 12.01.23R.pdf](#)

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
001	Value Engineering Addendum #1 Conformed Set		\$0.00
Total:			\$0.00

CHANGE ORDER LINE ITEMS:

PCO # 001: Value Engineering Addendum #1 Conformed Set

#	Budget Code	Description	Amount
1	02-700.SUB Landscape & Irrigation Package.Subcontractor	Arborist Services	\$4,950.00



PCCO #001

#	Budget Code	Description	Amount
2	02-700.SUB Landscape & Irrigation Package.Subcontractor	Relocation of Two Trees	\$4,100.00
3	02-700.SUB Landscape & Irrigation Package.Subcontractor	Root Pruning of Pongamia	\$650.00
4	01-625.MAT Signage/Project Signs.Material	Back-in and MOT Signage	\$2,100.00
5	03-100.SUB Concrete Shell Package.Subcontractor	Mobilize Bobcat Drill Rig	\$1,452.00
6	03-100.SUB Concrete Shell Package.Subcontractor	Stucco at Existing Gym	\$24,771.87
7	06-105.SUB Interior Arch Woodwork.Subcontractor	Revise Bathroom Counters to Quartz	\$2,664.00
8	16-020.SUB Lightning Protection.Subcontractor	Lightning Protection	\$2,708.25
9	09-015.SUB Exterior Insulation Finish Sys.Subcontractor	EIFS Change to Stucco	\$(35,223.00)
10	10-910.SUB Lockers.Subcontractor	Delete Locker Allowance	\$(10,000.00)
11	15-200.SUB HVAC.Subcontractor	Revise HVAC System	\$(90,000.00)
12	15-005.SUB Plumbing.Subcontractor	Revise Hot Water System	\$(648.00)
13	15-005.SUB Plumbing.Subcontractor	Revise Grease Trap and Piping	\$3,500.00
14	06-910.SUB Laminated Plastics.Subcontractor	Delete MDC Wall	\$(2,000.00)
15	16-005.SUB Electrical.Subcontractor	Access Control System	\$176,571.00
16	16-020.SUB Lightning Protection.Subcontractor	BDA Rough-in Cost	\$12,241.00
17	02-030.SUB Site Preparation.Subcontractor	Add New Underground	\$161,522.05
18	09-005.SUB Lath, Plaster, Stucco.Subcontractor	Douglass Gym Allowance	\$(20,000.00)
19	15-015.SUB Water Purification System.Subcontractor	Utilize portion of Water Softener System Allowance	\$(10,994.00)
20	10-345.SUB Operable Partitions.Subcontractor	Delete Skyfold	\$(274,000.00)
21	09-110.SUB Acoustical Wall Panels.Subcontractor	Delete Acoustic Wall Panels	\$(82,000.00)
22	10-110.SUB Projection Screens.Subcontractor	Delete Projectors	\$(15,000.00)
23	16-005.SUB Electrical.Subcontractor	Add BDA Design Cost	\$8,250.00
24	01-431.OTH Permits.Other	Permit Cost Reconciliation	\$134,384.83
Grand Total:			\$0.00

The original (Contract Sum)	\$7,985,927.86
Net change by previously authorized Change Orders	\$0.00
The contract sum prior to this Change Order was	\$7,985,927.86
The contract sum will not be changed by this Change Order in the amount of	\$0.00
The new contract sum including this Change Order will be	\$7,985,927.86
The contract time will not be changed by this Change Order.	

Reviewed for Legal Services

 Ronald J. Ramsingh, City Attorney

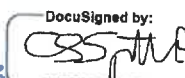
Devon Ayers (K2M DESIGN INC.)

The City of Key West
 1300 White Street
 Key West, Florida 33040

Keystar Inc
 5450 Macdonald Ave Suite #3
 Key West, Florida 33040


 SIGNATURE DATE 12/08/2023


 SIGNATURE DATE 12.21.23

DocuSigned by:

 SIGNATURE DATE 12/13/2023

Value Engineering, Alternate, and Allowance Log



PROJECT NAME:
OWNER
ARCHITECT
DATE

Frederick Douglass Community Center
City of Key West
K2M
12.01.23R

Value Engineering Items, Conformed Drawings and Allowances

Change Order #01 Item Descriptions	Actual Savings/Costs
Delete Skyfold	\$ (274,000.00)
Delete sound panels - Main Hall	\$ (82,000.00)
Eliminate Projector Allowance	\$ (15,000.00)
Add BDA Design Only	\$ 8,250.00
Utilize Permit Allowance	\$ (125,000.00)
Permit cost (Demo and Construction)	\$ 259,384.83
Arborist and tree trimming of existing trees	\$ 4,950.00
Relocate two (2) trees - Gumbo Limbo and Tamarino	\$ 4,100.00
Add back-in parking signs at Fort Street Parking and MOT	\$ 2,100.00
Mobilize bobcat drill rig to drill auger under tree	\$ 1,452.00
Root Prune Pomgamia at North	\$ 650.00
Utilize Allowance for finishes at Douglass Gym	\$ (20,000.00)
Repair stucco and paint Gym wall	\$ 24,771.87
Change restroom counters to quartz	\$ 2,664.00
Utilize Lightning Protection Allowance	\$ (38,000.00)
Lightning protection	\$ 40,707.86
Replace EIFS with stucco and interior VR Plus Fi-foil	\$ (35,223.00)
Eliminate Locker Allowance	\$ (10,000.00)
Change VAV units and controls to zones rather than individual control	\$ (90,000.00)
Change to 1 central water heater (80 gallon)	\$ (5,000.00)
Add individual grease trap sanitary line	\$ 3,500.00
Add hi low drinking fountain per Conformed plans	\$ 4,352.00
Credit lobby MDC accent wall	\$ (2,000.00)
Electronic access	\$ 176,571.00
Add fire sprinkler and associated underground	\$ 161,522.05
Add BDA rough-in cost (boxes, conduits, pull strings, 2 circuits)	\$ 12,241.00
Utilize portion of Water Softener System Allowance	\$ (10,994.00)
Actual Savings/Costs	\$ (0)

Value Engineering, Alternate, and Allowance Log

Allowances included within Contract Total

Item Description	Allowances/Remaining Allowance	
Testing allowance	\$	13,000.00
Utility allowance	\$	25,000.00
Water softener system (original allowance \$15,000)	\$	4,006.00
Total of Allowances:	\$	42,006