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Cosmopolis Municipal Building - Value Engineering Options

City of Cosmopolis
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Rognlin's, Inc. is pleased to offer these value engineering proposals for cost saving measures on the Municipal Building project. These cost savings options, if accepted, will constitute a change in scope from the project as described in the bidding documents.

06 10 00 - Rough Carpentry

Eliminate Overbuild Framing Detail at Specified Corners: (\$10,220)
Delete wall overframing detail at locations shown in value-engineering drawing. This change will be cosmetic only and will not effect building function

06 40 00 - Casework

Commercial-Grade Particle Board Cores (\$5,910)
Provide commercial-grade particle board cores and interiors with melamine instead of plywood cores as called out in bidding documents

Delete Lower Cabinet in City Clerks 127 (\$2,969)
Delete Countertop and Wall Supports in Lobby 101.2 (\$1,199)
Delete Countertop and Wall Supports in Hall 116.4 (\$1,391)
Delete Cabinets and Countertop in Booking 114 (\$2,943)

07 31 13 - Asphalt Shingle Roofing

Provide 40-Year Warranty Shingles (\$2,495)
Provide Malarkey Highlander 40-Year shingles in lieu of Malarkey Legacy 50-Year Shingles. This option substitutes a higher quality material for a lower grade building material.

07 54 25 - TPO Membrane Roofing Assembly

Delete Densdeck from Roofing Assembly (\$9,000)
Please Note: Approval by Building Official and Fire Marshall may be needed for this change as it will lower the fire resistance of the building

08 53 00 - Vinyl Windows & Glazing Film

Change Type A Windows to Type B (\$18,135)
Delete all Type A windows and provide Type B windows instead.
Delete the glazing film called out for lower panes of Type A windows

08 56 59 - Service Windows	
Delete one (1) Service Window	(\$4,000)
09 65 16 - Resilient Sheet Flooring	
Delete Resilient Sheet Flooring and provide Luxury Vinyl Plank Instead	(\$2,500)
This change will not effect funcion of buidling	
09 90 00 - Painting and Coatings	
Remove Painting from Contract	(\$39,690)
Please Note: Painting is an essential building component and will need to be completed for occupancy. Accepting this credit places this responsibility on the Owner to self-perform or hire out seperately. Painting must be done on schedule in a timely manner to avoid changes to cost and time of completion.	
10 00 00 - Specialties	
Please Note: Most of the building components listed below are required for final occupancy. Removing them from the contract means they are now Ower Furnashed Owner Installed	
10 11 16 - Delete Markerboards	(\$2,680)
10 14 00 - Delete Signage	(\$3,180)
10 26 00 - Delete Wall Protection Systems	(\$1,280)
10 28 13 - Delete Toilet Accessories	(\$4,510)
10 44 13 - Delete Fire Protection Specialties	(\$3,160)
10 51 00 - Delete Wardrobe Lockers & Benches	(\$7,340)
10 51 00 - Delete Evidence Lockers	(\$7,110)
22 00 00 - Plumbing	
Delete No-Hub Cast Iron Waste Piping	(\$4,300)
Provide ABS waste piping under building slab in lieu of no-hub cast iron	
23 00 00 - HVAC	
Switch to Mitsubishi Equipment	
Provide Mitsubishi Equipment in lieu of Trane	(\$15,000)
Additional Changes to HVAC System and Controls	(\$10,000) *
If the Owner is willing to make some additional changes to the HVAC system and controls there is oppportunity for up to \$10K additional in savings	
26 00 00 - Electrical	
Value Engineer Light Fixture and Delete Spares	(\$2,500)
Change PL-1 to Truly SOLA-36-40W-30K-U-DI-2-CM10-D, change WL-4 to Truly WPFS-S-L-C-U-D, and delete all lighting and control spares	
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TOTAL VALUE ENGINEERING SAVINGS	(\$161,512)
Base Bid Amount	\$2,915,000
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NEW VE BASE BID AMOUNT	\$2,753,488

* Asterisk signifies unconfirmed cost savings amount