

# STEPHENSON HIGH SCHOOL

Dripping Springs, Texas



## City of Dripping Springs VE Budget Summary

September 3, 2024

*Rehabilitation of the Historic Stephenson  
High School Building and Addition*

# Estimated 100% Construction Documents Construction Cost



<b>Direct Construction Costs</b>	
Existing Building Renovation	\$1,569,686
Addition	\$991,843
Site	\$404,559
<b>Total Direct Construction Cost:</b>	<b>\$2,966,088</b>
General Conditions	\$489,405
Contingencies (Escalation to Jan. 2025)	\$474,574
<b>Total</b>	<b>\$3,930,067</b>
<b>Value Engineering Goal 5-10%</b>	<b>\$148k - \$296</b>

# Value Engineering Available Elements

CATEGORY	VERMEULENS SECTION	ORIGINAL ITEM	PROPOSED CHANGE	COST SAVINGS		
G CREEK REDUCTIONS		STOREFRONT	REDUCE SF COST	\$	6,000.00	
	A33	HOLLOW MTL. DOOR	COST REDUCTION	\$	2,900.00	
	A34	ROOFING	COST REDUCTION	\$	36,000.00	
	B12	SITL RAIL DOORS	COST REDUCTION	\$	13,000.00	
		BIM COORDINATION	REMOVE BIM COORDINATION	\$	16,000.00	
	C11	PLUMBING	COST REDUCTION	\$	30,000.00	
TILE FINISH	B23, B21	TILE WAINSCOT AT ALL RR WALLS	WAINSCOT ONLY AT WET WALLS	\$	11,948.42	
COUNTER TOP MATERIAL	B31	STAINLESS STEEL COUNTERS AT CATERING	PROVIDE SOLID SURFACE IN LIEU	\$	3,150.00	
	B31	COUNTER VANITY	REDUNDANT LINE ITEM	\$	3,750.00	
CEILING FINISH	B22	SUSPENDED GYP CEILINGS	PROVIDE SUS. ACOUSTIC TILE AT OFFICES	\$	1,193.75	
FLOOR FINISH	B21	POLISHED CONCRETE	PROVIDE CARPET TILE AT OFFICES	\$	5,000.00	
SITE	D11	CONCRETE AREAWAYS	REUSE EXIST. MTL. AREAWAYS	\$	4,716.00	
MEP	C22	LIGHTING	ASSUMED 10% SAVINGS	\$	12,688.80	
	C11	WATER HEATER	COST CHECK	\$	5,004.00	
DESIGN CHANGE	A32	FULL LIMESTONE FAÇADE	LIMESTONE WAINSCOT WITH CORRUGATED METAL	\$	53,659.60	
DESIGN CHANGE	A11, A35, D1	EAST PORCH	REMOVE EAST PORCH, INSET VESTIBULE ENTRY	\$	15,000.00	
				% ACHIEVED		
<b>TOTAL SAVINGS</b>				<b>\$</b>	<b>220,010.57</b>	<b>7.42%</b>
	B32	AV EQUIPMENT ALLOWANCE	OFOI	\$	50,000.00	
	B32	STAGE LIGHT BAR ALLOWANCE	OFOI	\$	10,000.00	
<b>OWNER FURNISHED OWNER INSTALL COST (OFOI)</b>				<b>\$</b>	<b>60,000.00</b>	<b>2.02%</b>

# Value Engineering Available Elements

## Potential VE Savings

## Owner Furnished Owner Installed (OFOI)

Contractor Cost Adjustments	\$103,900
Product Adjustments	\$47,451
Design Changes	\$68,659
Requires Additional Design Costs	

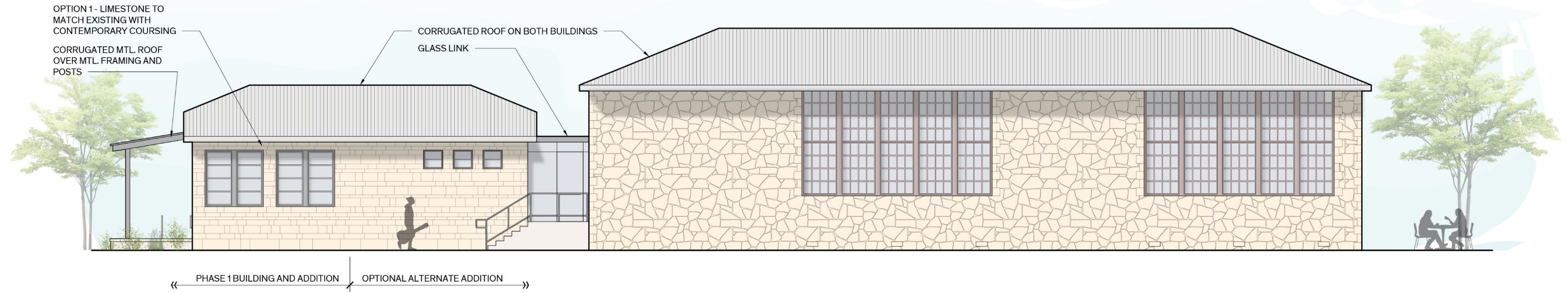
AV Equipment Allowance	\$50,000
Stage Light Bar Allowance	\$10,000

**Total Direct Savings: \$220,010**

**Total OFOI Cost: \$60,000**

**Available Estimate Cost Savings: 7.42%**

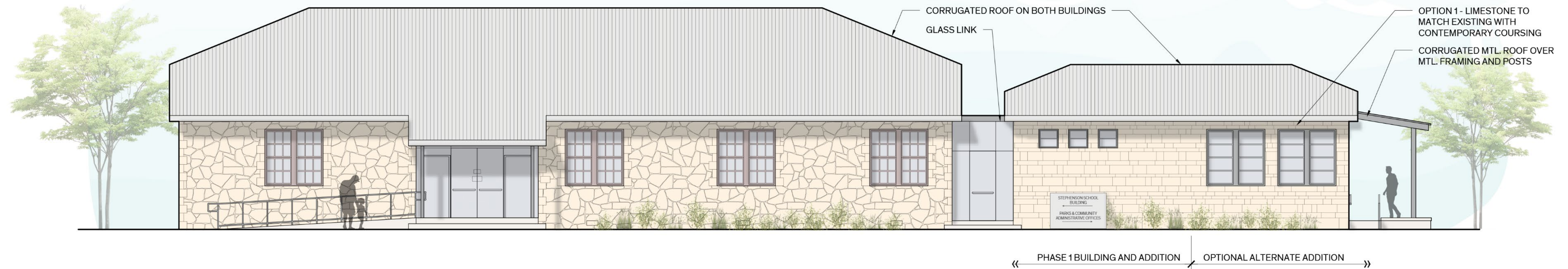
**Available OFOI: 2.02%**



## West Elevation

Scale: 3/32" = 1'

3/15/2023

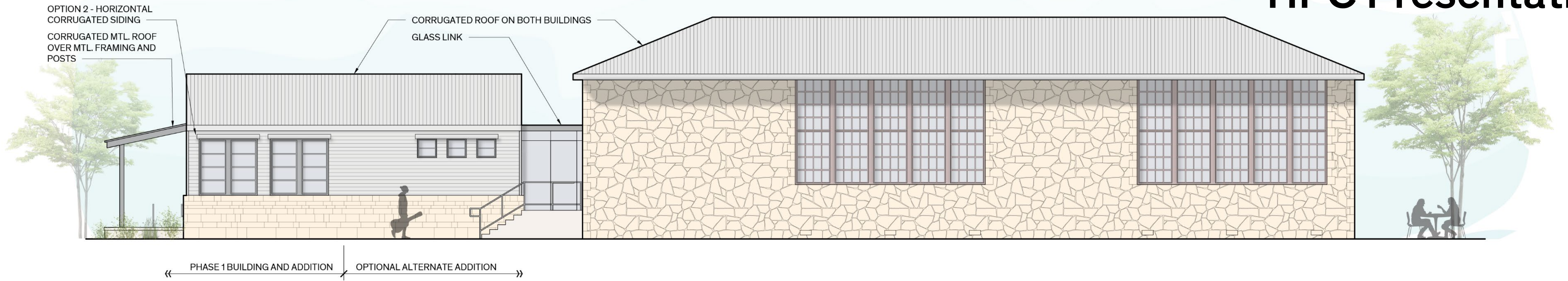


## East Elevation

Scale: 3/32" = 1'

3/15/2023

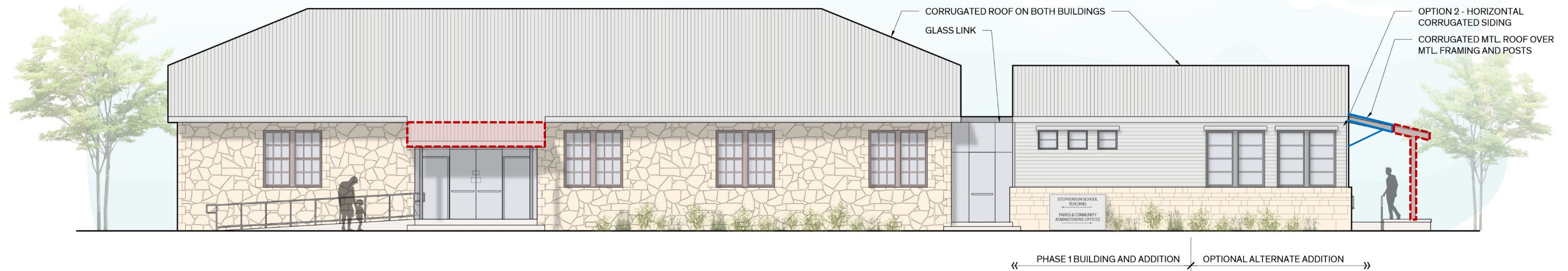
# Limestone Wainscot with Corrugated Metal HPC Presentation



## VE - West Elevation

Scale: 3/32" = 1'

3/15/2023

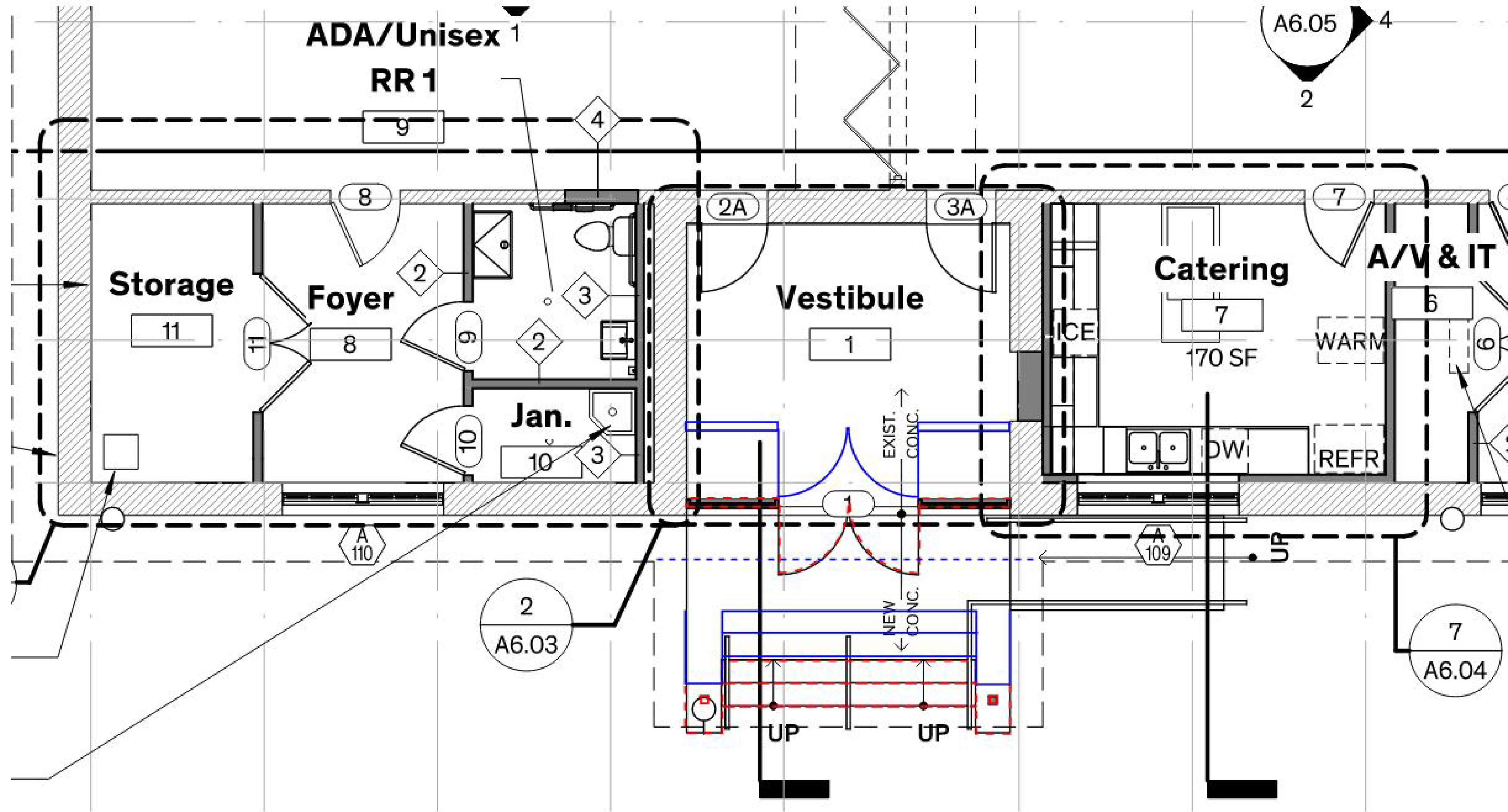


## VE - East Elevation

Scale: 3/32" = 1'

3/15/2023

# VE East Porch Revision



# Revised Total Cost With VE Savings

	Direct Construction Cost	General Requirements	Contingencies	Total Cost
Original	\$2,966,088.00	\$489,404.52	\$474,574.08	\$3,930,066.60
Revised	<b>\$2,686,077.43</b>	<b>\$443,202.78</b>	<b>\$429,772.39</b>	<b>\$3,559,052.60</b>