

# What's Next?

## Options for the Allegany High School Project

### Bids Received September 2, 2015

Bids were received for the construction of the new Allegany High School. All five of the bids that were submitted exceeded the available funding for the project, which is \$35.2 million.



## Funding Formula Comparison

	FY 2014 (93/7)	FY 2017 (83/17)
Projected Enrollment	709 (Reg. Ed.) 10 (Spec. Ed.)	772 (Reg. Ed.) 10 (Spec. Ed.)
State Approved Cost Per Square Foot	\$240.80 Per Square Foot	\$335.53 Per Square Foot
State Maximum Gross Area Allowance	115,440	125,520
State Funding	\$26,776,377 (Approved)	\$35,835,293 - \$36,691,777 (Estimated Range)

See the table above to compare State funding available in FY 2014 versus FY 2017. If the project is rescinded, the school board can resubmit under the new funding formula and **receive approximately \$10 million more from the State to build the new school.**

## Recommendations

At their October 13<sup>th</sup> meeting, school board members voted to authorize staff and design consultants to issue a post-bid addendum and request new bids from the five original bidders based on that addendum. The school board also voted to authorize staff to draft a letter to County Government asking for their support in rescinding the original project. Under a rescission option, the school board would lose the State allocation of 93/7 for FY 2014, but it would still receive more funding from the State under the FY 2017 formula of 83/17 as the result of increased cost per square footage and increased enrollment projections. County Government did draft a letter supporting this option, which the school board will vote on at its November 10<sup>th</sup> meeting. Also, staff is currently still working with the original bidders on cost-cutting suggestions prior to the project being bid a second time.



The reverse side of this informational sheet shows the cost-saving measures that the school board has taken, pre-bid, to lower the total price tag of the Allegany High School Construction Project.

# Project Design & Value Engineering List

## *Important Things to Know about the Project...*

The Allegany High School Replacement Project is designed to be a high school, as the program delivered drives the design process. No school in the state of Maryland is constructed at the minimum allowable square footage. Building a school at the minimum capacity would be inadequate to deliver the program offered by ACPS. The school system worked to make reductions throughout the design phase and by value engineering the project prior to it going out to bid. Cost savings during these two phases can be seen below.

➔ **Reductions made throughout the design phase of the project can be attributed to an approximate cost savings of between \$4 - \$4.5 million.** The following actions were taken to reduce the overall project cost:

- ✓ Educational specifications were reduced by 7,000 square feet in program space
- ✓ Deleted 1 Food/Nutrition Lab
- ✓ Deleted 1 Business Lab
- ✓ Reduced Size of Media Center
- ✓ Reduced Auditorium from 700 to 500 seats
- ✓ Eliminated Orchestra Pit, Reduced Size of Dressing Rooms and Scene Construction
- ✓ Combined Ticket Booth for Auditorium and Gym
- ✓ Decreased Size of Parking Lot
- ✓ Incorporated Public Address System into Telephone System
- ✓ Reduced Data Wiring to Classrooms, Eliminated Video Wiring to Each Classroom

## VALUE ENGINEERING LIST

Description	Potential Savings
Delete alternating recessed brick patterning and lay as typical running bond	\$25,000
Replace bus loop custom fabricated steel and translucent panel canopy with pre-fabricated canopy	\$54,000
Delete deep roof overhang at student dining	\$100,000
Delete green roof and delete use of roof for occupancy	\$100,000
Delete steel canopy/sun shade at roof over administration	\$65,000
Make one of the three cast iron boilers an add-alternate	\$35,000-\$50,000
Only provide capacity for base bid and alternate bid classrooms	\$125,000-\$225,000
Use CPVC piping vs. galvanized steel piping for condenser water system	\$5,000-\$10,000
In lab classrooms, only provide electronic emergency shut-off for natural gas. Manual shut-off valves for domestic and hot and cold water.	\$30,000-\$50,000
Use schedule 10 piping vs. schedule 40 for piping 2.5" or larger	\$40,000-\$60,000
Modify sprinkler design and layout	\$15,000-\$30,000
<b>Total Potential Savings</b>	<b>\$594,000-\$769,000</b>

## *Add-Alternates*

In addition, the school board worked to include add-alternate bid options to further reduce the project cost. The auditorium, one bank of classrooms (9 classrooms), the athletic fields (baseball, tennis, softball, football/soccer, track, dugouts, lighting), and several other items (welded HVAC piping, photovoltaic system, solar domestic hot water, geothermal admin heat pumps, sub-metering and dashboard, terrazzo tile flooring, decorative metal railings, various lighting rigging and dimming) were bid separate from the base bid, **reducing the cost approximately \$10 million.**

**TOTAL COMBINED  
SAVINGS BETWEEN  
\$14.5 MILLION –  
\$15.2 MILLION**