Turner
Building the Future of San Diego

San Diego New Main Library
Budget Update

Revised DD Estimate - Draft # 5					**130,117,000**
Current Value Engineering					**(7,840,000)**
Project Delay Costs					Included
Current Project Estimate					**122,277,000**
Additional Credits		**Escalation 6.50%**	**Design 5.00%**	**Construction 3.00%**	
Defer 6th and 7th floor TI	3,119,355				**(3,119,000)**
Defer Auditiorium	2,050,000	133,250	102,500	61,500	**(2,347,000)**
Regular Quality Concrete 3rd - 8th floors (no sandblasting / sealing)	292,000	18,980	14,600	8,760	**(334,000)**
Revised Total Hard Construction Cost					**116,476,000**
Reuse Existing Furniture					**(1,500,000)**

Potential Alternates

Book Conveyor System Cost Range: $1,500,000 to $2,000,000

Photo Voltaic System Cost Range: $1,500,000 to $3,500,000

Attachment C

SAN DIEGO NEW MAIN LIBRARY - VALUE ENGINEERING MONITOR

2/23/05

Item #	Spec / Dwg Ref	Est. ID	Description	Accepted Savings	Comments
1			Revised East exterior wall	(28,835)	Slight added cost accepted 9-3-04
9A			Eliminate some floor boxes in the middle of rthe floors	63,750	delete 85 pwr / data near int. columns, 100 data & 50 pwr at "floating tables
10		08810.250.011	In lieu of U Channel Pilkington Profilit glass panel around passenger elevator core, consider using 3-Form plastic product.	387,870	
11B			Substitute aluminum for stainless steel base at elevator lobbies.	7,200	$10.00 / lf credit
12A			Eliminate stainless steel base in office areas - use standard tempered glass light to floor	41,250	
17A		08620.800.2300	Substitute standard 3'-6" skylights for pyramid shape	74,047	Substitute 55 - 3'6" skylights
20			Lower Parking Level Floor: Current plans call for a concrete slab on about 18" of fill over a 6' deep mat foundation. Eliminate 18" fill section and place topping slab directly over WP memebrane and matt foundation.	210,013	WP added to estimate - below SOG. Maintain 4" topping slab directly over matt slab. LSW and Martin Libby OK; add dry sump
22			In lieu of sharp square edges on concrete columns, walls, etc, consider use of chamfered edges – this is only for the parking garage levels.	7,130	Recommend radius chamfer throughout
23			Consider replacing brick pavers in Auditorium to carpet. This would only apply to seating area.	9,456	1700sf
24		09510.700.0300	Eliminate acoustic ceiling tiles glued to waffle slab in all but 2 bays per floor	281,417	Leave in place 32' x 64' area x 6 floors
27A		05720.700	Substitute galvanized, handrail at exterior stair #1 in lieu of stainless steel	50,000	
27B		05720.700	Substitute galvanized, handrail at all other locations (excluding exterior stair #1) in lieu of stainless steel	152,908	
29A		81300.010.0620	Change Pau Lope slats on dome to 6" aluminum stock	150,000	
30		9250 / 9260	Alternate methods for interface between full height partitions and waffle slab	37,500	Allowance in estimate - consider soffit to waffle grid vs. extending wall inside waffle cavity

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31B		03310.200.0600	Use slag cement (GGBF) in lieu of white cement on all above grade vertical surfaces	788,508	Subject to sample approval
32B		03310.200.0600	Eliminate white cement at at waffle decks, substitute regular cement and witewash 1/2 underside of deck	1,706,456	
34B		09260.100	Reduce gauge of standard partition studs from 16ga to 20ga. (except at ground floor)	162,752	
35		09310.100.3400	Replace recycled ceramic tile walls with standard ceramic tile	358,626	
36A		09310.100.3400	Replace recycled ceramic tile floor with standard ceramic tile	97,553	
37A		09658.100.1150	Substitute "Marmoleum" linoleum floor in lieu of high end resilient flooring	456,379	
39A		14320.300.1120	Reduce width of escalators from 40" to 24"	27,000	Decided to use in 11/4 meeting
41			Delete wheel stops in parking garage with exception of handicapped stalls	2,776	
43			Eliminate temporary light fixtures at floors 6 and 7 (with exception of elevator lobbies and minimal area lighting)	30,800	140ea x 2 floors x $110
44			Revise equipment distribution panels to only floors 2, 5, 8 & P.H.	70,800	$11800 x 6
45A			Reduce cable trays to one run at each column line	65,300	2040lf
45B			Reduce cable trays to one run every other column line	42,800	2000 lf less 1/3 for added conduits
46A			Evaluate entire lighting package to simplify and reduce the number of different types of fixtures.	500,000	Review methods and potential to attain $500K goal
46C			Evaluate alternatives for stack lighting	20,800	Delete 'C' fixtrue and support: lighting with compact stacks
47B		02780.200.0580	Substitute topping slab for pedestal pavers at out door courtyard and perimeter decks only.	53,921	3900sf
48			Delete audio visual system at Commission Room	40,000	Keep projector
49			Delete audio visual satelite system	13,500	Provide conduit only
51			Revise mat foundation system to individual footing per Engineer's drawing	2,160,000	Accepted per disscusion on 10/8
52			Delete bookends on stacks	100,000	Included in FF&E

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53			Delete approximately 2400 SF in Bsmt/Gar space per Arch's sketch.	106,560	
54			Delete AV at 1/2 of meeting room	5,500	Revisit credit
55			Use sleeve installation at sewer	200,000	
56		16820.84	Delete UPS / PDU allowance	100,000	
			TOTAL	**6,847,279**	

			Delete Escalation on above	445,073	
			Delete Design Contingency on above	342,364	
			Delete Construction Period Contingency on above	205,418	
			Total Value Engr / Savings	**7,840,135**	