

Due to the project being classified within a higher-risk category associated with an Education occupancy, the originally proposed post-frame building—initially selected as the most cost-efficient solution to meet the District’s needs— was not approved by the Regional Office of Education (ROE). Accordingly, the structural engineer performed a detailed evaluation to determine what type of construction would meet the shear and seismic requirements. Through coordination with FGM and Poettker, the project team elected to proceed with a conventional wood-framed building utilizing engineered wood trusses, which meets all applicable structural, life safety, and building code requirements at the lowest cost. The building envelope will consist of metal exterior wall panels with continuous 2.5” rigid insulation and blown-in attic insulation that meets R-50 value to achieve compliance with applicable energy code requirements. This will also include metal liner panels at the interior ceiling and walls. With the ROE requirements, the restrooms and any electrical work will now need to be completed by licensed contractors in lieu of the district. This work was not originally planned in Poettker’s preconstruction efforts or budget.

With going this current route, we feel that this would be the most efficient with the current requirement regarding cost and schedule.

Below are 2 options of the building, one with a 12’ wall height and the other with a 16’ wall height. The 16’ wall height would require 2x8 studs compared to the 2x6 studs of the 12’ wall.

	<b>12' eave</b>	<b>16' eave</b>	
<b>Concrete</b>	\$ 110,400	\$ 110,400	
<b>Building Shell</b>	\$ 401,192	\$ 641,192	
	\$ 58	\$ 93	SF cost
<b>Ext. Man Doors</b>	\$ 8,140	\$ 8,140	
<b>Plumbing</b>	\$ 45,000	\$ 45,000	6 plumbing fixtures
<b>HVAC</b>	\$ 82,800	\$ 103,500	
<b>Electric</b>	\$ 82,800	\$ 82,800	
<b>TOTAL</b>	<b>\$ 730,332</b>	<b>\$ 991,032</b>	
<b>Cost per S.F.</b>	<b>\$ 105.85</b>	<b>\$ 143.63</b>	
NOTE: no costs included for any sitework or site concrete			

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