

# PROJECT XYZ

## **SAMPLE CONSTRUCTABILITY REVIEW**

1-Jan-00

### **Section III, Value Engineering**

<u>Item No.</u>	<u>Dwg.</u>	<u>Clarification</u>	<u>Notes</u>
1	1/A-XX	Suggest using t-bar ceilings in lieu of hard lids @ janitors closets and storage rooms.	
2	A-XX	Storage area calls for concrete walls and columns to be furred out. Suggest leaving as painted concrete.	
3	05500	Calls for all roof, elevator and other maintenance ladders to be steel. Drawings also reflect steel. Suggest changing spec to less expensive aluminum ladders for general maintenance locations	
4	07115	The specified roofing warranty is 10 years. Suggest discussing cost of extended warranty with roofing sub prior to award of contract. Generally these extended warranties are relatively inexpensive and excellent insurance.	
5	A-XX	Eliminate painting of loading dock and warehouse area concrete walls, leave grey.	
6	S-XX and A-YY	Shift concrete shearwalls to align with face of column.	
7	05500	Field paint railings in lieu of baked enamel	
8	09250	Suggest using integral color in the plaster even though it is to be painted. When the plaster is scratched/chipped over the years, particularly within 6 feet of ground level, the integral color will mask the damage.	
9	14000	Eliminate high end elevator finishes and allow manufacturers standard interior panels.	
10	16000	Reduce quantity of track lighting and downlights in favor of general drop in light fixtures.	
11	09000	Reduce quantity of gypsum soffits	
12	02800	Use simple 2" SQ galvanized fencing @ warehouse area in lieu of 1" SQ vinyl coated.	

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13	09900	As discussed with Owner - potentially change granite countertops at restrooms and break rooms to corian	
14	15000	As discussed with Owner - Potentially eliminate HVAC zones at maintenance shop in favor of house fan	
15	1/A-YY	Field painting of loading dock stair railings in lieu of powder coat.	
16	08300	Change small coiling doors to manual chain in lieu of motors.	
17	02000	Eliminate colored concrete from loading dock paving, just keep colored concrete in public areas. Spec calls for all site flatwork to be colored.	
18	07500	Eliminate costly flood testing of roof in favor of less expensive testing, suggest 72 hour sprinkler testing.	
19	L-XX	As discussed with Owner - eliminate planting and irrigation at loading dock area in favor of low maintenance rock-gardens	
20	A-XX1-A-XX11	Reduce drywall reveals throughout	
21	A-YY1-A-YY11	Cut expense of high end ceiling grid, expensive 2x2 fixtures and high end diffusers. Potentially use 2x4 grid with a second look style tile and 2x4 fixtures.	
22	E-XX1-E-XX11	Eliminate track lighting at offices.	
23	08700	As discussed with Owner - use brushed aluminum in lieu of stainless steel hardware. Brushed aluminum hides scratches and general wear better than SS as well as being less expensive.	
24	08000	Use paint grade doors in warehouse in lieu of Oak	
25	07600	Field paint metal panels in lieu of baked enamel	
26	10000	Use plastic wall and corner guards @ warehouse area and service corridors in lieu of wood wall rails and stainless steel corner guards	
27	A-XX	Use less expensive theater seating in lecture room	
28	09000	Per discussion with Owner - Eliminate acoustical wall panels at conference room in favor of wall covering.	
29	12000	Eliminate window blinds @ lobby.	
30	C-XX	Use cast iron in lieu of bronze area and trench drains	
31	A-XX	Use double doors with magnetic hold opens in lieu of fire rated coiling doors at service corridors.	
32	L-XX	Eliminate irrigation to planter pots and provide pots with bladder systems. This will also allow flexibility to relocate pots.	

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33	S-XX	Parking garage levels B1 and B2 have various size columns. Should standardize column sizes to maximum repetitive form use and make for more efficient overall form and rebar construction. This could have impact on parking plan.	
34	1/A-XX	Groove stairs in lieu of nosings	
35	A-YY	Use wood veneer casework @ executive offices in lieu of solid wood	
36	A-XX5	As discussed with Owner - eliminate build-out of 5th floor. May want to consider stocking floor with studs and rock during construction to avoid costly stocking via freight elevator and disruptions to office caused by construction traffic.	
37	S-ZZ	Roof platform has been significantly oversized with the thought of future use, may want to eliminate some of the currently unused portions of the platform. There are 3 empty bays right now, possibly leave one empty bay at this time.	
38	02000	As discussed with the Owner - reduce quantity and/or use less expensive spec for the site furnishings.	
39	C-XX	Eliminate wrought iron gate to trash enclosure. This is not in the public area, though it can be seen from the public area. In reality this gate will likely be open the vast majority of the time.	
40	A-XX	Eliminate soffits at warehouse breakroom and offices.	
41	11/A-YY	Cap bollards in lieu of grout fill	
42	A-XX	As discussed with Owner - Paint in lieu of wood paneling at lecture room. Possibly use wood paneling wainscot in lieu of floor to ceiling. Possibly leave wood paneling at front and sides, but eliminate at rear of room and at perimeter soffits.	
43	A-XX11	Eliminate the crown moulding and extensive wood trim at the executive floor.	
44	A-XX	New changes to the elevator code have eliminated the necessity for sump pits and pumps at elevator pits. We may be able to eliminate them on this project.	
45	A-XX	Eliminate concrete staining at service corridors, maintenance rooms, etc...	
46	A-XX1 - A-XX10	Substitute granite pavers at balconies with less expensive finish	

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47	P-XX	There are a great deal of drinking fountains, but the Owner will likely provide bottled water throughout the building. Suggest bringing the total count of drinking fountains down to the code minimum, but possibly leaving some of the recessed wall locations for the Owner to place the bottled water dispensers.	
48	09200	Use rubber in lieu of wood base. Possible keep wood base in corridors and other heavily trafficed areas, but use rubber base in offices.	
49	S-XX	Allow use of shotcrete at the contractors option. Note 1/S-XX states no shotcrete is allowed.	
50	1/A-XX	Lessen finish of lobby sheetrock fom level 5	
51	A-ZZ	Use densglass in lieu of durarock at parapet.	
52	A-XX1 - A-XX11	Change spec at restrooms to have ceramic tile wainscot on wet walls only and paint everywhere else. Currently all walls shown to have full height ceramic tile.	
53	A-XX	Eliminate area drains and use thin (not thick) set ceramic tile at the small family restrooms.	
54	03350	Many of the interior concrete shear walls are exposed, but most are concealed within walls. Spec calls for steel trowel finish on all vertical concrete, but does not specify exposed versus concealed. Should allow for float finish on concealed concrete walls.	
55	07000	Roofing spec calls for R-19 minimum, but will an R-19 average be acceptable?	
56	15000	Concealed sprinkler heads are called out at all T-Bar ceilings. Suggest reducing this requirement at warehouse offices, maintenance offices, security office and other locations where a high end finish may not be necessary.	
57	A-XX	Tele-Data closet has a significant amount of expensive equipment. Suggest using either a pre-action system and/or a dry-type system set at a significantly lower temp than the wet heads to help protect the equipment. (code will not likely allow a dry type system alone)	
58	A-X1 thru A-X6	Suggest adding bollards and corner guards at various location throughout the building. See notes on sheets A-X1 thru A-X6 for suggested location of added corner guards and bollards. See also suggestions for altered locations of bollards for better protection	

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59	1/S-YY	Structurals call for steel edge angles at the entire deck perimeter. This structural angle is necessary where ledger angle is being welded on (1/A-YY), but at large curtainwall areas (2/A-YY) and at stairwells (3/A-YY) a simple gauge metal closure would likely be all that's needed.	