



Options for Scope Reduction and Value Engineering

11/6/24

Burnet Annex Remodel

Burnet, TX

RFP Description: Annex Building Remodel/Expansion

Company: J Poole Group

Contact: Jeff Poole, President & CEO

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Item No.	Description	Quantity	Unit	Price	Extended Price
Base Bid Package					
1	Demo – top half of rear stone wall, entire roof package, glass blocks, and shutters.	1	LS	\$ 7,601.00	\$ 7,601.00
2	EP – water heater, mop sink, lines for plumbing lines for bathroom, plumbing for future expansion, elevator sump; interior and exterior electrical panels, full interior electrical and data distribution systems per plans.	1	LS	\$ 248,768.00	\$ 248,768.00
3	Steel – steel posts, I-beams, beams tied into roof system, metal canopy, standing seam roof with gutter system, top cap for walls, exterior siding, rear awning, fabricate and install stair and hand railing.	1	LS	\$ 210,052.00	\$ 210,052.00
4	Concrete – demo and remove existing per plan, new structural beams, new foundation for expansion	1	LS	\$ 75,315.00	\$ 75,315.00
5	Interior Walls and Insulation – construct portion walls, cover existing stone walls with hat channel and drywall, all interior drywall prepped to level 4, install door assemblies and cased openings. PAINT IS NOT INCLUDED	1	LS	\$ 147,506.00	\$ 147,506.00
6	Stone Work – facade around new addition	1	LS	\$ 59,077.00	\$ 59,077.00
7	Glass – exterior storefront + exterior windows + interior glass walls	1	LS	\$ 48,675.00	\$ 48,675.00
8	Fire Alarm, Fire Sprinkler, Fire Plan	0	LS	\$ 82,895.00	\$ -
Subtotal—Base Bid:					\$ 796,994.00
Alt Adds					
9	JPG Provide Material + Labor, All Paint	0	LS	\$ 18,715.00	\$ -
10	JPG Provide Material + Labor, All Cabinetry + Trim—as specified	0	LS	\$ 36,012.00	\$ -
11	JPG Provide Material + Labor, All Flooring	0	LS	\$ 50,654.00	\$ -
12	JPG Provide Material + Labor, All HVAC	0	LS	\$ 42,901.00	\$ -
13	JPG Provide Material + Labor for Plumbing Fixtures	0	LS	\$ 3,200.00	\$ -
Subtotal—Alt Adds:					\$ -
Value Engineering					
14	Alternate Lighting Fixtures—Reduces MEP	1	LS	\$ (6,720.00)	\$ (6,720.00)
15	Alternate Plumbing Fixtures—Reduces MEP—this is an estimate, needs to be validated after submittal review	0	LS	\$ (2,800.00)	\$ -
16	Standard Partition Walls in lieu of Interior Glass Walls—Reduces Interior Walls	0	LS	\$ (3,360.00)	\$ -
17	Metal Siding in lieu of Exterior Stone	0	LS	\$ (11,200.00)	\$ -
18	Alternate Cabinet Package—Paint Grade	0	LS	\$ (17,920.00)	\$ -
19	Back wall constructed with CMU instead of stone	1	LS	\$ (1,000.00)	\$ (1,000.00)
Subtotal—Value Engineering:					\$ (7,720.00)
Subtotal—Base Bid:					\$ 796,994.00
Subtotal—Alt Adds:					\$ -
Base + Alt Adds:					\$ 796,994.00
Subtotal—Base Bid:					\$ 796,994.00
Subtotal—Value Engineering:					\$ (7,720.00)
Base + VE:					\$ 789,274.00
Subtotal—Base Bid:					\$ 796,994.00
Subtotal—Alt Adds:					\$ -
Subtotal—Value Engineering:					\$ (7,720.00)
Contingency:					\$ 40,000.00
Base + Alt Adds + Value Engineering:					\$ 829,274.00

See Clarifications Sheet

Name: Jeff Poole, President & CEO

Signature:

Date: 11/6/24