

## **Falcon STEAM Construction Takes Flight**

**By Mike Richie**

Though it was a little late coming, the unseasonably warm weather that arrived early April helped us break ground and stay on schedule with our exciting Falcon STEAM construction project which is now front and center to all area residents. Behind the scenes, our board of education has been working overtime in direct communication with our partners at Hoffman Planning, Design & Construction Inc. to assess all of the incoming bids vs. budget as well as the inevitable adjustments in a project of this size that need to be made along the way.

As many of you may know, the project was sent out to bid in late December of 2022. We received good coverage when bids came in on January 19, 2023, but, unfortunately, despite planned-for inflationary pressures, bids still came in over budget. We've all seen inflation across so many product categories and industries, and, construction has been particularly affected.

That said, the team has done a fantastic job value engineering the project when we were initially \$3.3 million over budget in mid-January. And I'm happy to report that Falcon STEAM is on budget and on time with no significant impacts to the educational scope of the project. Here's some background as to how we've been able to tackle the problem and find a solution in working with Hoffman.

The Hoffman team collaborated with the district to compile a list of value engineering ideas which, all totaled ended up a bit more than \$5 million against the \$3.3 million that exceeded budget. That list was broken down into two categories, one consisting of minimal scope impact items, and the other containing scope impact items. The minimal scope impact items were put together to help reduce the budget without having major educational impact. The scope impact items would be much more difficult to cut and needed additional conversation. Throughout this value engineering process and the entire design phase of the project, the district's goal has been to maximize educational scope as much as possible. This had been a point of emphasis in all of the district's surveys and public forums conducted with district residents in the lead-up to the April 2022 referendum.

With the approved list of value engineering items from the district, Hoffman went out to re-bid in February. In March, Hoffman was able to share with the district that we are on budget. With a good group of approved contractors, we broke ground the week of March 27<sup>th</sup> (spring break) and are tracking on schedule as well.

This Falcon STEAM project, as approved by more than 60 percent of district voters, is critically important to the future of the Tomorrow River School District as we compete in a very competitive educational market to continue to attract families and students to our area and our school. The evidence about the importance of technical education and the trends toward careers in the trades is indisputable. Further, our new agricultural sciences area will do a much better job serving local interests and ensuring the rich farming tradition has a strong future here in Portage County and the Central Wisconsin region. Math, science and the arts are directly served with significant improvements as we strive to be the very best K-12 academic institution in the region.

We are blessed with exceptional educators, administrators and staff as well as a diligent and hard-working board of education here at TRSD. With the completion of this construction project we will also

have exceptional, first-class facilities both academically and athletically. Our school slogan is “Fly Like a Falcon” for good reason. Thank you to district residents for all of your support and trust. We will regularly share construction updates as we have news to share. Until then, enjoy the spring!

|                                                                          |                                                                     |                       |                       |
|--------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------|-----------------------|
| Tomorrow River School District                                           |                                                                     |                       |                       |
| Value Engineering Summary                                                |                                                                     |                       |                       |
| January 31, 2023                                                         |                                                                     |                       |                       |
|                                                                          | <b>Current Budget Overage</b>                                       | <b>\$3,319,685.62</b> |                       |
| <b>Minimal Scope Impact VE Items</b>                                     |                                                                     |                       |                       |
| ITEM DESCRIPTION                                                         |                                                                     | ESTIMATE              | ACCEPTED VE           |
| Reduce Abatement Allowance from 275k to 175k                             |                                                                     | \$100,000.00          | \$100,000.00          |
| Increase panel sizes approx. 2-3 times bigger including less sub framing |                                                                     | \$245,000.00          | \$245,000.00          |
| 3" Thermax Insulation in lieu of 3" Xarmor Insulation                    |                                                                     | \$35,000.00           | \$35,000.00           |
| ACM panels in place of Ceramitex panel system                            |                                                                     | \$65,000.00           | \$65,000.00           |
| Standard color soffit panels in lieu of custom                           |                                                                     | \$45,000.00           | \$45,000.00           |
| <b>2" insulation in lieu of 3"</b>                                       |                                                                     | <b>\$31,000.00</b>    | <b>\$31,000.00</b>    |
| Simplify Signage Package                                                 |                                                                     | \$40,880.00           | \$40,880.00           |
| Lighting Reduction                                                       |                                                                     | \$25,000.00           | \$25,000.00           |
| Reduce Height of STEAM Addition 2'                                       |                                                                     | \$110,200.00          | \$110,200.00          |
| Reduce height of DO Addition 1'-4"                                       |                                                                     | \$20,528.00           | \$20,528.00           |
| <b>Ballasted Roof vs Fully Adhered</b>                                   |                                                                     | <b>\$53,550.00</b>    | <b>\$53,550.00</b>    |
| Sealed Concrete in Shops/Ag/Rec/Art/Storage                              |                                                                     | \$140,000.00          | \$140,000.00          |
| Reduce FF&E Budget by 50%                                                |                                                                     | \$200,000.00          | \$200,000.00          |
| Reduce Contingency to 1.5M from 1.89M                                    |                                                                     | \$389,853.00          | \$389,853.00          |
| Fiberglass batt in lieu of mineral wool                                  |                                                                     | \$15,000.00           | \$15,000.00           |
| District Removes Tech Ed Building                                        |                                                                     | \$75,000.00           | \$25,000.00           |
| Mill and overlay existing lot, or existing lot to remain                 |                                                                     | \$50,000.00           | \$50,000.00           |
| Eliminate Sprinkler Expansion for Future/Relocate FDC                    |                                                                     | \$20,000.00           | \$20,000.00           |
| Eliminate Glazing North wall STEAM above OHDs                            |                                                                     | \$10,000.00           | \$10,000.00           |
| Reduce Glazing Overhead Doors (one vision section)                       |                                                                     | \$20,000.00           | \$20,000.00           |
| Reduce Glazing at DO Addition (250 sf)                                   |                                                                     | \$10,000.00           | \$10,000.00           |
| Window Reduction Second Floor STEAM (100 sf)                             |                                                                     | \$4,000.00            | \$4,000.00            |
| Remove Glass Walls - HS/MS Library                                       |                                                                     | \$20,092.00           | \$20,092.00           |
| Remove Glass Walls - STEAM Lab                                           |                                                                     | \$42,770.00           | \$42,770.00           |
| Remove Corridor VCT Replacement                                          |                                                                     | \$105,000.00          | \$105,000.00          |
| Eliminate Renovation of HS/MS Bathroom Group - Area C                    |                                                                     | \$100,000.00          | \$100,000.00          |
| T-111 Remains                                                            |                                                                     | \$30,000.00           | \$30,000.00           |
| Eliminate Central Boiler Plant                                           |                                                                     | \$325,000.00          | \$325,000.00          |
| Simplify Façade @ STEAM                                                  |                                                                     | \$35,000.00           | \$35,000.00           |
|                                                                          |                                                                     |                       |                       |
|                                                                          | <b>Minimal Scope Impact VE Total</b>                                | <b>\$2,362,873.00</b> | <b>\$2,312,873.00</b> |
|                                                                          | <b>Budget Overage Including Accepted Minimal Scope Impact Items</b> |                       | <b>\$1,006,812.62</b> |
|                                                                          |                                                                     |                       |                       |
| <b>Scope Impact Items</b>                                                |                                                                     |                       |                       |
| ITEM DESCRIPTION                                                         |                                                                     | ESTIMATE              | ACCEPTED VE           |
| Eliminate Courtyard Collaboration incl. adjacent spaces                  |                                                                     | \$576,750.00          |                       |
| Remove District Office from DO/HS Addition (2,000 SF Reduction)          |                                                                     | \$350,000.00          |                       |
| Reduce SF on ES/MS Office Addition (500 SF)                              |                                                                     | \$87,500.00           |                       |
| Reduce STEAM Addition Eliminate Animal area (1050 SF)                    |                                                                     | \$183,750.00          |                       |
| Reduce FACS Renovation Scope (Eliminate Commercial Kitchen)              |                                                                     | \$219,375.00          | \$219,375.00          |
| Eliminate HS Social Studies Renovation                                   |                                                                     | \$40,700.00           |                       |
| Eliminate SPED Renovation @ HS/MS Library                                |                                                                     | \$24,000.00           |                       |
| Eliminate HS Math Renovation                                             |                                                                     | \$41,600.00           | \$41,600.00           |
| Eliminate ES Library Renovation                                          |                                                                     | \$318,000.00          | \$318,000.00          |
| Reduce ES Music Renovation                                               |                                                                     | \$24,250.00           | \$24,250.00           |
| Eliminate ES OP/PT Renovation                                            |                                                                     | \$42,150.00           | \$42,150.00           |
| Simplify Courtyard Collaboration                                         |                                                                     | \$57,652.00           |                       |
| STEAM Entrance/Stair Ceiling and Lighting                                |                                                                     | \$24,000.00           | \$24,000.00           |
| Eliminate Greenhouse (foundations remain)                                |                                                                     | \$142,500.00          |                       |
| Eliminate shading system in Greenhouse                                   |                                                                     | \$10,000.00           |                       |
| Greenhouse change polycarbonate from 16mm to 8mm twin                    |                                                                     | \$8,000.00            |                       |
| Remove Mezz in Metals and Transportation (200 sf and 550 sf)             |                                                                     | \$12,000.00           |                       |
| MS Science Modifications                                                 |                                                                     | \$17,500.00           |                       |
| Modify HVAC Controls                                                     |                                                                     | \$25,000.00           |                       |
| Eliminate FF&E Budget Completely                                         |                                                                     | \$200,000.00          | \$100,000.00          |
| Reduce Contingency another 250K (1.5M to 1.25M)                          |                                                                     | \$250,000.00          | \$250,000.00          |
| Other funding sources (ESSER, Interest earnings, Fund Balance)           |                                                                     |                       |                       |
|                                                                          |                                                                     |                       |                       |
|                                                                          | <b>Scope Impact VE Total</b>                                        | <b>\$2,654,727.00</b> | <b>\$1,019,375.00</b> |
|                                                                          | <b>Budget Over/(UNDER) Including All Accepted VE Items</b>          |                       | <b>(\$12,562.38)</b>  |
|                                                                          |                                                                     |                       |                       |
|                                                                          | <b>Grand Total</b>                                                  | <b>\$5,017,600.00</b> |                       |