

Expansion Project **(associated construction work and estimated pricing)**

The following comparison is provided to Kris Anderson for her evaluation.

The following caveats apply:

1. All numbers are approximate *estimates* and rounded to provide comparison options.
2. Refinement of the Scope of Work and hence budget will occur once we have contract approval.
- 3. The following options give you the necessary perspective to provide Board direction.**

Options	Description	\$K	% Reduced	Delta
Base Line:	Scope of Work and Bid as of January 31, 2019	\$654		
Option 1	Scope Adjustments (LEDs, A/C, air, sprinklers, switch gear) Science, Automotive, Motor Sports and "sink" intact	\$562 \$0	14% 0%	\$93 \$0
Option 2	same as OPTION 1 with the following: with Automotive provisions removed Note: this does not DELETE Automotive, but requires them to provision at a later date.	\$532	19%	\$123
Option 3	Reductions to Option 2 Remove Science items including sink, exhaust Remove "shared / warehouse sink"	\$487	26%	\$167

Recommendation: Expand your "Capital Initiative" as follows.

- Phase 1: Expansion Project (defined as enhancement of Suites 102 and 104)
- Phase 2: DMS Future Planning (defined as the 5 year vision for DMS)
- Phase 3: Property location: design to build (owner)
- Phase 4: Build To suit (incorporates Phase 2 and 3 into fruition)

Time Period:

- Phase 1: 2019 (fully up and running by 4QTR)
- Phase 2: 2019 - 2021 (this is your Capital Acquisition period also)
- Phase 3: 2020 - 2221
- Phase 4: 2222 - 2223

NOTE: All scope reductions assume \$50K switch gear reduction that we cannot influence

Option #1

(LED conversion, Server Rm A/C removed, Air drops reduced, Woodshop sprinklers)

Mourton Bid (V2)	\$654,612	%	DMS Cost	Cost Savings	Total % savings
Electrical	\$214,033				
LED	\$19,238	8.99%	\$2,600	\$16,638	
Labor Cost	\$57,308	26.78%			
Gas Stub (provisioning removed)				\$0	
Compressed Air (drops and piping reduced)				\$10,000	
Server Room A/C (<u>provisioning removed</u>)				\$16,000	2.44%
Woodshop sprinkler head "retractable heads" removed				\$11,051	1.69%
Welding fume extractor --- <u>Provisioning ADDED</u>					
add	\$20,137			-\$20,137	-3.08%
Automotive and Motor Sports ---- <u>FULLY Provisioned</u>				\$0	0.00%
Science ---- <u>FULLY Provisioned</u>				\$0	0.00%
Switch Gear (potential savings based on transformer)				\$50,000	
<i>NOT within our control</i>					
Adjustment to: (based on the above)					
Contingency		3.00%		\$2,507	
OH & Profit		8.00%		\$6,684	
Subtotal			Savings	\$92,743	14.17%
Est. Contract Cost				\$561,869	

Option #2
(Option 1 + Automotive restricted)

Mourton Bid (V2)	\$654,612	%	DMS Cost	Cost Savings	Total % savings
-------------------------	------------------	----------	-----------------	---------------------	------------------------

SCOPE ADJUSTMENTS FROM OPTION 1:

Electrical	\$214,033				
LED	\$19,238	8.99%	\$2,600	\$16,638	
Gas Stub (provisioning removed)				\$0	
Compressed Air (drops and piping reduced)				\$10,000	
Server Room A/C (<u>provisioning removed</u>)				\$16,000	2.44%
Woodshop sprinkler head "retractable heads" removed				\$11,051	1.69%
Welding fume extractor --- <u>Provisioning ADDED</u>					
add	\$20,137			-\$20,137	-3.08%

NEW REDUCTIONS OPTION 2:

Automotive and Motor Sports (provisioning removed)				\$26,971	4.12%
Science ---- <u>FULLY Provisioned</u>				\$0	0.00%

Switch Gear (potential savings based on transformer) **\$50,000**
NOT within our control

Adjustment to: (based on the above)

Contingency	3.00%	\$3,316
OH & Profit	8.00%	\$8,842

Subtotal	Savings	\$122,681	18.74%
-----------------	----------------	------------------	---------------

Est. Contract Cost	\$531,931
---------------------------	------------------

Option #3
(Option 2 minus sinks/ Science reduced)

Mourton Bid (V2)	\$654,612	%	DMS Cost	Cost Savings	Total % savings
------------------	-----------	---	----------	--------------	-----------------

SCOPE ADJUSTMENTS FROM OPTION 1:

Electrical	\$214,033				
LED	\$19,238	8.99%	\$2,600	\$16,638	
Gas Stub (provisioning removed)				\$0	
Compressed Air (drops and piping reduced)				\$10,000	
Server Room A/C (provisioning removed)				\$16,000	2.44%
Woodshop sprinkler head "retractable heads" removed				\$11,051	1.69%
Welding fume extractor --- <u>Provisioning ADDED</u>					
add	\$20,137			-\$20,137	-3.08%

SCOPE ADJUSTMENTS FROM OPTION 2:

Automotive and Motor Sports (provisioning removed)	\$26,971	4.12%
--	----------	-------

NEW REDUCTIONS OPTION 3:

Science (provisioning removed)	\$10,500	1.60%
Warehouse Sink (provisioning removed)	\$29,850	4.56%

Switch Gear (potential savings based on transformer)	\$50,000
<i>NOT within our control</i>	

Adjustment to: (based on the above)

Contingency	3.00%	\$4,526
OH & Profit	8.00%	\$12,070

Subtotal	Savings	\$167,469	25.58%
----------	---------	-----------	--------

Est. Contract Cost	\$487,143
--------------------	-----------