


Exhibit E, Alternates and Value Engineering Options – January 16, 2017

~~Alternate #1a – Exterior Insulation Finish System~~ ~~\$513,659~~

- 1.01 This alternate is to provide and install both a scratch coat and 3" EIFS at the exterior of the building to help reduce the amount of sweating the concrete tilt panels are acquiring.
- 1.02 This alternate does not include the removal and re-installation of electrical meters, plumbing fixtures, gas meters, or misc. items attached to exterior of the building.
- 1.03 This alternate includes the removal and replacing of wall packs on the exterior of the building that is affected by the new 3" insulation.
- 1.04 This alternate includes the removal and reinstallation of security cameras as required for the 3" insulation.
- 1.05 This alternate includes the removal and reinstallation of the building signage at the front of the building for the EIFS.
- 1.06 This alternate includes the removal and reinstallation of metal downspouts to allow for the installation of the EIFS.
- 1.07 The EIFS system does not include 100% of the exterior of the building but focuses on the cell areas and is noted on the drawings.
- ~~1.08 The EIFS system is not included in the recreation yards.~~

~~Alternate #1b – Metal Panel with Insulation at recreation yards~~ ~~\$49,424~~

- 1.09 This alternate is to add insulation inside of the recreation yard and provided a secure cover over the insulation. This is will help reduce the amount of sweating the concrete tile panels are acquiring.
- 1.10 This alternate includes the installation of Z furring channel with metal panels with ~~concealed fasteners.~~

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- ~~1.11 This alternate includes the installation of 3" VRR Insulation between furring channel and sheet metal:~~

Alternate #2 - 2nd Floor Fence at Pods**\$56,336**

- 1.12 This alternate includes the welding of a chain link fence to the existing ceiling of the pods on the second floor. There is an existing guard rail that shall remain.
- 1.13 This alternate includes the installation of new angles with metal post welded to the angles. The angles shall be field painted.
- 1.14 This alternate includes painting of an 18" stripe at the top of the fence to cover weld marks.
- 1.15 This alternate includes the painting of the concrete band at the bottom of the fence. Where the fence turns above the showers the paint band depth will stay continuous.

Alternate #3 - Prime Coat and New Shower Chase**\$865,876**

- 1.16 This alternate is to replace 48 existing shower chases in the PODS. See alternates 6, 8, 9 and 10 for additional recommendations.
- 1.17 This alternate includes a \$162,000 Allowance for misc. plumbing work in the chase walls as associated with this proposal.
- 1.18 This alternate includes the demo and installation of a new plumbing chase wall by Truss Built in separation cells (48 ea). Chase wall to come with prime coat primer for final coating system.
- 1.19 This alternate includes the removal and reinstallation of existing plumbing fixtures. This does not include repairs to the existing plumbing fixtures.
- 1.20 This alternate includes the installation of the Prime Coat special coatings for shower walls, floors, and shower ceilings. Coating will also be applied to the toilet wall.

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- 1.21 This alternate includes new coating system at day room showers and gang shower (16 ea).
- 1.22 This alternate includes the installation of new detention mirrors.
- 1.23 This alternate includes painting of ceiling after metal chase installation in separation cells only. In larger rooms an 18" stripe will be utilized.
- 1.24 This alternate does not include any concrete demo associated with this Alternate.
- 1.25 This alternate does not include any work to the existing floor drains or under slab plumbing.

Alternate #6 – Provide and Install New Detention Fixtures at Pods \$235,799

- 1.26 This alternate includes the installation of a new detention toilet/sink and showers at separation cells. (48 ea)
- 1.27 This alternate includes the installation of new detention showers at day room showers. (16 ea)
- 1.28 Acceptance of alternate #6 requires the acceptance of alternate #3; alternate #3 includes the costs associated with the installation of the fixtures.

Alternate #8 – Replace Cast Iron PVC in Chase (requires acceptance of Alt. #3)
\$26,550

- 1.29 Upon investigation of the showers it was determined that the existing cast iron lines are deteriorating. It is recommended that with alternate #3 the cast iron vent stacks and sanitary lines be replaced with PVC piping. The plumbing lines are behind a solid metal chase with limited access, in alternate #3 the metal panels will be removed which allows for access.
- 1.30 This alternate includes the demo of existing cast iron drains and install PVC drains at separation cell showers (48 ea.). New PVC pipe will connect to existing cast iron at floor level at closest connection to the floor.
- 1.31 This alternate EXCLUDES any under slab plumbing at showers.

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Alternate #9 – Replace Copper Plumbing in Chase (requires acceptance of Alt. #3)
\$29,229


- 1.32 Upon investigation of the showers it was determined the existing copper water lines are deteriorating to the point that when the old fixtures are removed it will not allow for the reinstallation of the fixtures without further work being required. It is recommended that with alternate #3 the copper lines should be replaced. The copper lines are behind a solid metal chase with limited access, in alternate #3 the metal panels will be removed which allows for access.
- 1.33 Demo old copper lines and install new copper lines at separation cell showers (48 ea.).
- 1.34 This alternate includes the installation of piping insulation on all copper plumbing lines in the chase walls.

Alternate #10 – Rework Duct in Chase (required acceptance of Alt. #3) \$5,074

- 1.35 Upon investigation of the showers it was discovered that some of the plumbing chases have duct work in the chases.
- 1.36 This alternate includes the reconnection of existing HVAC duct work to new metal chase. The duct will have to be modified and extended to match the design of the new chase.

Alternate #7 – Builder Risk Insurance Coverage of Existing Buildings & Contents
\$66,976

- 1.37 In the event Alternate #6 is not accepted, Johnson County and LaSalle Corrections shall provide waiver of subrogation in favor of SEDALCO, Inc.

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Value Engineering #1a – Reduction of Phasing and Construction Time, 5 Months
-\$306,612


- 1.38 This alternate is based on not having any inmates in building C1 during construction.
- 1.39 This alternate includes the cost savings by eliminating the phasing schedule and additional security measures as required with inmates present in the facility.
- 1.40 This saves 2 months in the schedule along with the 3 months for the blue and green pod. The original schedule for the blue and green pod could not be started until the completion of area A, B, and C per jail commission.
- 1.41 This alternate requires acceptance of alternate #3. Alternate #3 has an additional 2 months included for phasing and additional scope of work that is credited under this alternate.

Value Engineering #1b – Reduction of Phasing and Construction Time, 3 Months
-\$219,642

- 1.42 This alternate is based on not having any inmates in building C1 during construction.
- 1.43 This alternate DOES NOT require acceptance of alternate #3.

Value Engineering #2 – Remove Scope of Work for Area C, Dispatch/Warrants
-\$361,117


- 1.44 This alternate excludes all work as shown on sheets A1.C.1, A1.C.2, A1.C.3, A1.C.4, E1.C.1, E1.C.2, E2.C.1, E2.C.2, FP1.C.1, M1.C.1, M1.C.2, P1.C.1, P1.C.2
- 1.45 This alternate excludes portions of work over area C as shown on A1.2, MEP2.0, MEP2.1, SE1.0
- 1.46 This alternate excludes demo of concrete floors for new restroom and break room.
- 1.47 This alternate excludes the removal and reinstallation of new walls for new ~~warrants, dispatch, supervisor, restroom, and break room.~~

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- ~~1.48 This alternate excludes the removal and reinstallation of lay in ceilings.~~
- 1.49 This alternate excludes the removal of the existing HVAC and associated duct work.
- 1.50 This alternate excludes the installation of RTU 7, RTU 8, FC2-1, FC2-2, FC3-1, FC3-2, VRF-3 and EF-4.
- 1.51 This alternate excludes the removal of the existing access flooring and the installation of the new access flooring with static carpet for the dispatch and supervisor rooms.
- 1.52 This alternate excludes new doors in area C as listed on the drawings.
- 1.53 This alternate excludes new cabinets.

Value Engineering #3 – Remove Scope of Work for Separation Cells -\$1,093,894


- 1.54 This alternate if accepted will require additional architect and engineering design.
- 1.55 This alternate excludes all work as shown on sheets A1.B.1, A1.B.2, A1.B.3, A1.B.4, E1.B.1, E1.B.2, E2.B.1, E2.B.2, FP1.B.1, M1.B.1, M1.B.2, P1.B.1, P1.B.2 with the exception of room B104 Training Room, B101 Refreshments and Corridor B155.
- 1.56 This alternate excludes portions of work over area B as shown on A1.2, MEP2.0, MEP2.1, SE1.0
- 1.57 This alternate excludes the demo of concrete for new separation cells, and B143 coffee.
- 1.58 This alternate excludes all work associated with corridor A133 as shown on drawings A1.A.2.
- 1.59 Corridor B155 shall have the following scope of work done so that we can have access to Area A visitation from the control room. Ceilings shall be removed and replaced with new lay in ceiling, new lights fixtures installed, new VCT floors, HVAC duct to be reinstalled in new ceiling. Fire Sprinkler Heads to be adjusted for new ceiling height. Sheet rock furr down to be installed at intersecting ~~corridors for ceiling transition.~~

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- ~~1.60 This alternate excludes the demo and removal of concrete walls, metal ceilings, lay in ceilings, light fixtures, HVAC duct work, flooring material, cabinets, and kitchen equipment.~~
- 1.61 This alternate excludes the remodel of the existing control room B147.
- 1.62 This alternate excludes the extension of offices B133, B134, B135, B136, and B138.
- 1.63 This alternate excludes new detention doors, detention hardware, detention furnishings for 18 separation cells.
- 1.64 This alternate excludes new cameras in area B (33)
- 1.65 This alternate excludes new intercoms in area B (42)
- 1.66 This alternate excludes new masonry walls and drywall extension to deck.
- 1.67 This alternate excludes new HVAC equipment SEF-1, SEF-2, SEF-3, SSF-1, SSF-2, SSF-3, RTU-1, RTU-2, and RTU-3
- 1.68 The new design of both the visitation and separation cells requires that existing AHU-K1 be removed with all associated duct work and replaced with two RTU's and new duct work. In the event that alternate #3 is accepted the HVAC will have to be redesigned to accommodate the revised air requirements for both the existing kitchen area, records, booking, existing cells and the new visitation. The ~~existing duct work will not allow the new duct work to be installed.~~

Value Engineering #4 – Add Camera at Blue and Green Pod \$34,617

- 1.69 This alternate includes the conduit, wire, and cameras associated with adding 16 cameras in pods blue and green. There will be two cameras on each level facing towards the blind spots in the pods.
- 1.70 Cameras to tie into new head end equipment required for new scope of work for visitation.

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