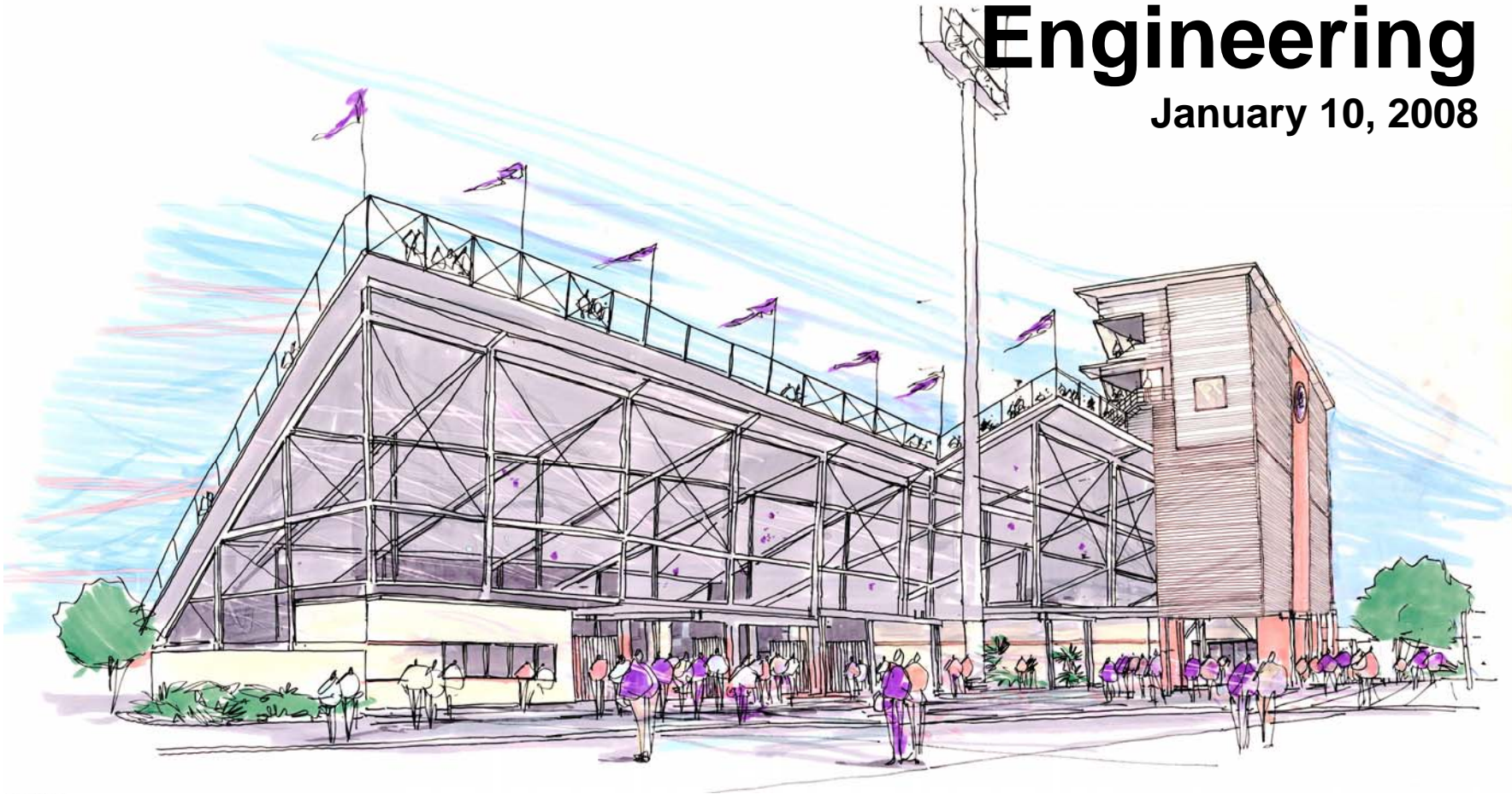


# PNG Stadium Design Amendment – Value Engineering

January 10, 2008



Port Neches – Groves Independent School District  
PNG Stadium

**SHWGROUP**  
ARCHITECTS | ENGINEERS | PLANNERS



# Purpose

The information presented in this package reflects revisions and updates to the design of the Port Neches – Groves Stadium Upgrades. The revisions illustrated herein have been performed in response to **market driven price overrun**.

The value engineering design revisions proposed are the work of the **entire project team**: Port Neches – Groves ISD, LanWalton, H.B. Neild & Sons, and SHW Group LLP.

In the case of differences between the information presented in the previous Design presentations:

September 11, 2007

October 20, 2007

This package dated January 10, 2008 shall govern.

Looking for **approval of construction contract** with H.B. Neild & Sons and the issuance of a Notice to Proceed.



# Proposals Received – 12/13/07

- Competitive Sealed proposals received on 12/13/2007
- Three general contractors offered proposals
- All proposals and contractors evaluated
- H.B. Neild & Sons deemed “best value” for project

Competative Sealed Proposals December 13, 2007	H.B. NEILD & SONS, INC.	SETEX CONSTRUCTION CORP.	DANIELS BUILDING & CONSTRUCTION, INC.
Base Proposal Amount	\$12,750,000.00	\$13,860,000.00	\$14,499,000.00
Alternates			
Alternate 3 -Food Service Equipment	\$422,879.00	\$406,000.00	\$422,000.00
Alternate 4 A- Turf - FieldTurf Monofilament	\$411,000.00	\$430,000.00	\$401,000.00
Grand Total	\$13,583,879.00	\$14,696,000.00	\$15,322,000.00

Stadium Budget: \$9,055,623.00  
 Approx scope of work from PNGHS: \$ 250,000.00



**Port Neches – Groves Independent School District**  
**PNG Stadium**

**SHWGROUP**  
ARCHITECTS | ENGINEERS | PLANNERS



# Value Engineering Issues & Team

## Issues

- Proposal with “best value” (also lowest cost) was \$4M over budget.
- Project moved into value engineering phase to “close the gap” between cost of work and budget.

## Value Engineering

### PNG ISD

Dr. Lani Randall

Mr. Billy Curl

Ms. Cheryl Hernandez

Mr. Frank Wilson

Mr. Marc Keith

Mr. Matt Burnett

### Team Walton

Mr. Lamar Urbanovsky

Mr. John Gladden

Mr. J.P. Grom

### H.B. Neild & Sons

Mr. Tom Neild

### SHW Group

Ms. Jennifer Henrikson

Mr. J. Luis Del Valle



**Port Neches – Groves Independent School District**  
**PNG Stadium**

**SHWGROUP**  
ARCHITECTS | ENGINEERS | PLANNERS



# Project Non-Negotiables

Value Engineering Team identified scope that could not be reduced and/or deleted:

- Quantity of bleachers must not be reduced
- Bleacher spacing and size must not be reduced  
2'-6" back to back maintained
- Synthetic turf field must be provided
- Running track must be provided
- Restroom fixture count must not be reduced
- Concessions must be provided
- Press box must be provided



# Value Engineering Recap

H.B. Neild & Sons proposals	Original Proposal 12/13/2007	VE meeting #1 and 2 - 12/17/07 and 12/20/07	VE meeting #3 - 12/28/07	VE meeting #4 - 01/03/08	VE meeting #5 - 01/04/08
Base Proposal Amount	\$12,750,000.00	\$10,984,529.00	\$9,907,000.00	\$8,934,277.00	\$9,006,808.00
Alternates					
Alternate 3 -Food Service Equipment	\$422,879.00	\$254,000.00	\$254,000.00	\$254,000.00	\$281,522.00
Alternate 4 A- FieldTurf Monofilament	\$411,000.00	\$411,000.00	\$411,000.00	\$405,341.00	\$405,341.00
Grand Total	\$13,583,879.00	\$11,649,529.00	\$10,572,000.00	\$9,593,618.00	\$9,693,671.00
PNG Stadium Construction Budget	\$9,055,623.00	\$9,055,623.00	\$9,055,623.00	\$9,055,623.00	\$9,055,623.00
Approx scope of work shifted from PNGHS	unknown	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
<b>Total PNG Stadium Budget</b>	<b>\$9,055,623.00</b>	<b>\$9,305,623.00</b>	<b>\$9,305,623.00</b>	<b>\$9,305,623.00</b>	<b>\$9,305,623.00</b>
Amount over total budget	\$4,528,256.00	\$2,343,906.00	\$1,266,377.00	\$287,995.00	\$388,048.00

## Goal during Value Engineering:

- Reduce cost of project
- Preserve non-negotiables
- Preserve quality of project outcome

Grand total includes:  
 \$180,000 Owner's Contingency Allowance  
 \$20,000 Speaker System Allowance



**Port Neches – Groves Independent School District**  
**PNG Stadium**



# Major Design Revisions Required

## Major Changes in stadium design required to meet budget

- **Two story press box.**  
“Open air” level is deleted.
- **Change of exterior wall type.**  
The revised design utilizes a through-color concrete block in lieu of brick.
- **Concession areas are reduced in size by roughly 40%.**  
All related equipment and utility services are also reduced accordingly.
- **Reduction in storage rooms.**  
There will be roughly 1200 square feet of storage available in a new metal storage building provided under this project.
- **Deletion of the booster club sales room.**
- **Reconfiguration of the home side concourse.**  
This results in a more efficient layout for the restrooms. This also results in a more visually open concourse area; the “low side” of the home concourse will be enclosed with fencing in lieu of masonry.
- **Contractor salvage of the existing bleachers.**  
No portion of the existing home or endzone bleachers will be retained by PNG ISD.
- **Deletion of the metal skirting around the stadium.**
- **Deletion of the ornamental steel fencing.**  
This has been changed to chain-link fencing.



**Port Neches – Groves Independent School District**  
**PNG Stadium**

**SHWGROUP**  
ARCHITECTS | ENGINEERS | PLANNERS



# PN-G Stadium Site Plan – Final Master

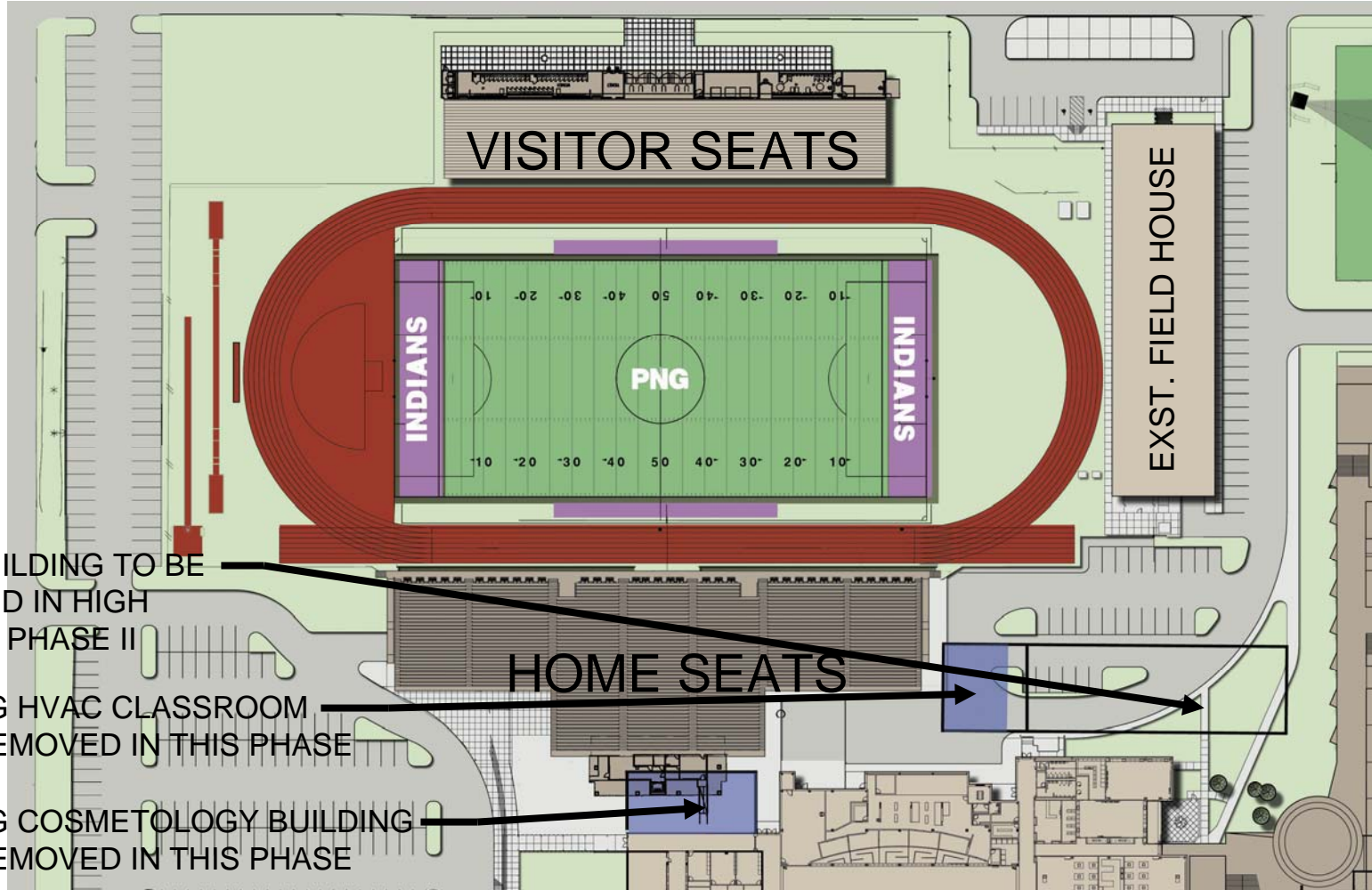


MASTER SITE PLAN  
AFTER COMPLETION OF HIGH SCHOOL PHASE II

Port Neches – Groves Independent School District  
PNG Stadium



# PN-G Stadium Site Plan – Demolition



CATE BUILDING TO BE  
REMOVED IN HIGH  
SCHOOL PHASE II

EXISTING HVAC CLASSROOM  
TO BE REMOVED IN THIS PHASE

EXISTING COSMETOLOGY BUILDING  
TO BE REMOVED IN THIS PHASE

HOME SEATS

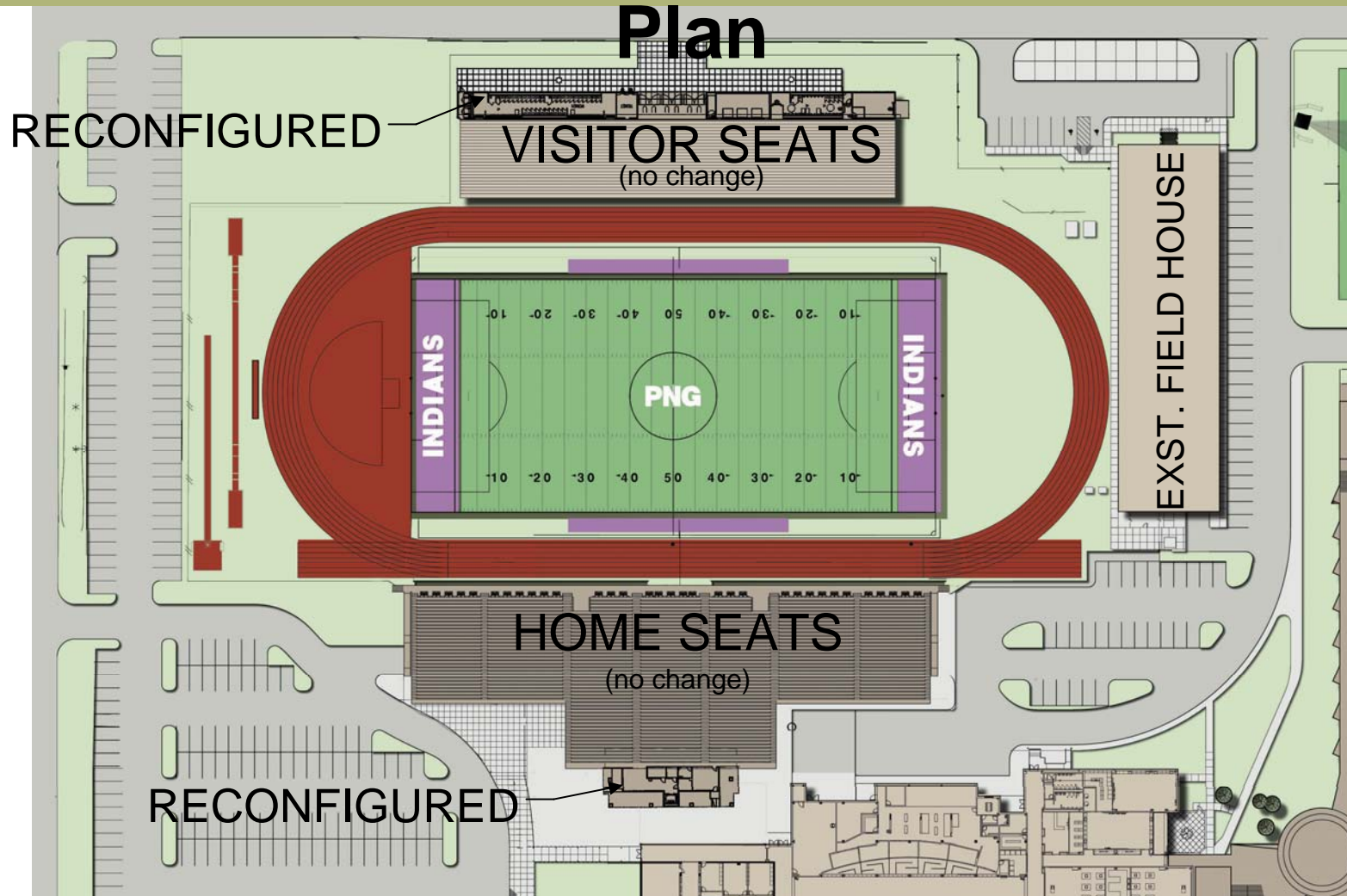


ENLARGED SITE PLAN  
WITH OVERLAY OF DEMOLISHED BUILDINGS  
**Port Neches – Groves Independent School District**  
**PNG Stadium**

**SHWGROUP**  
ARCHITECTS | ENGINEERS | PLANNERS



# PN-G Stadium Site Plan – Final Master Plan



ENLARGED SITE PLAN

AFTER COMPLETION OF HIGH SCHOOL PHASE II

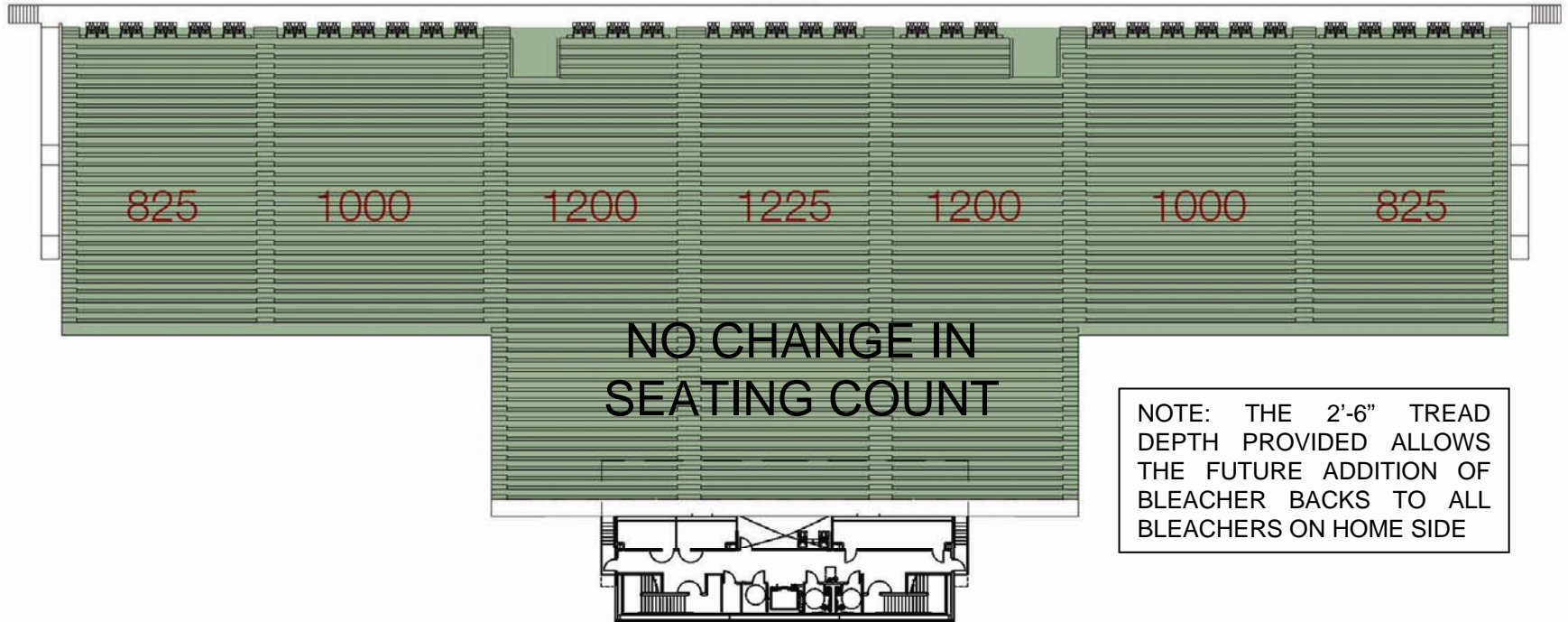
Port Neches – Groves Independent School District  
PNG Stadium



SHWGROUP  
ARCHITECTS | ENGINEERS | PLANNERS



# Bleacher Plan - Home Seating



Existing Home Stands: 6728  
Existing Endzone Stands: 500  
Existing Home Stands Total: 7228

New Home Stands: 7275  
Endzone Stands: 0  
New Home Stands Total: 7275

## HOME SIDE – SEATING COUNTS

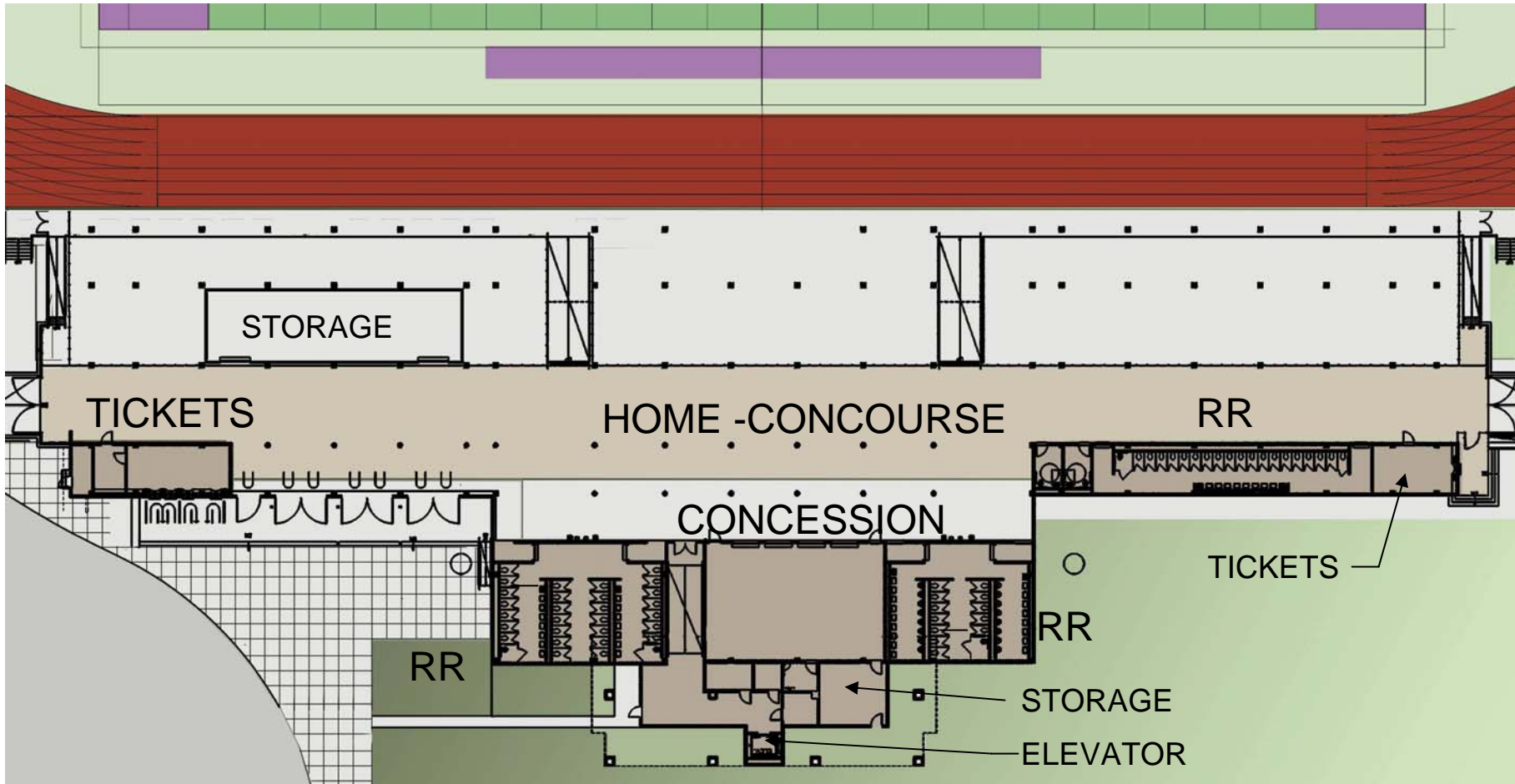


Port Neches – Groves Independent School District  
PNG Stadium

SHWGROUP  
ARCHITECTS | ENGINEERS | PLANNERS



# Home Concourse – VE Result



GROUND FLOOR - HOME SIDE CONCOURSE

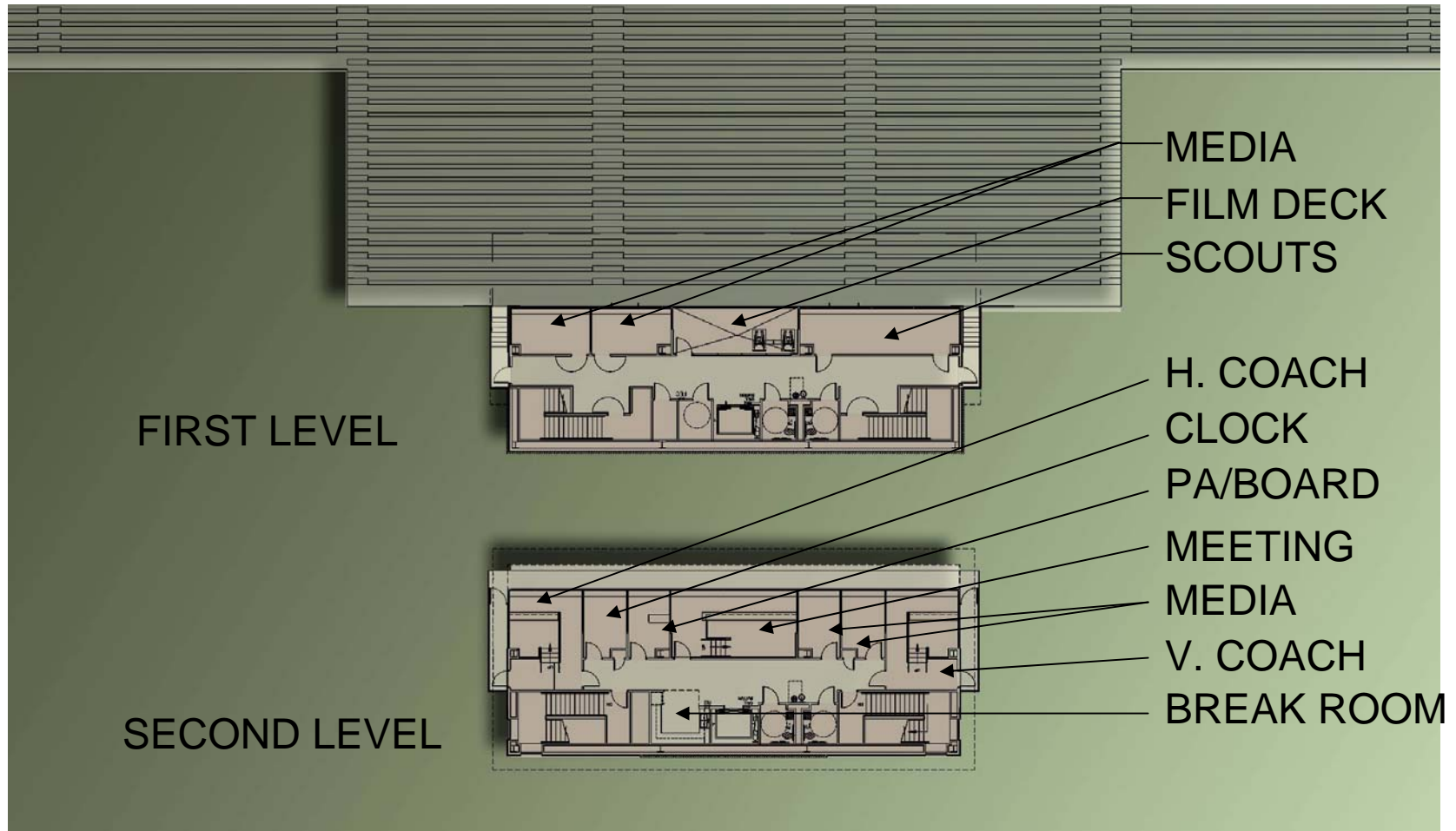


Port Neches – Groves Independent School District  
PNG Stadium

SHWGROUP  
ARCHITECTS | ENGINEERS | PLANNERS



# Press Box Plan – VE Result



## HOME SIDE – PRESS BOX

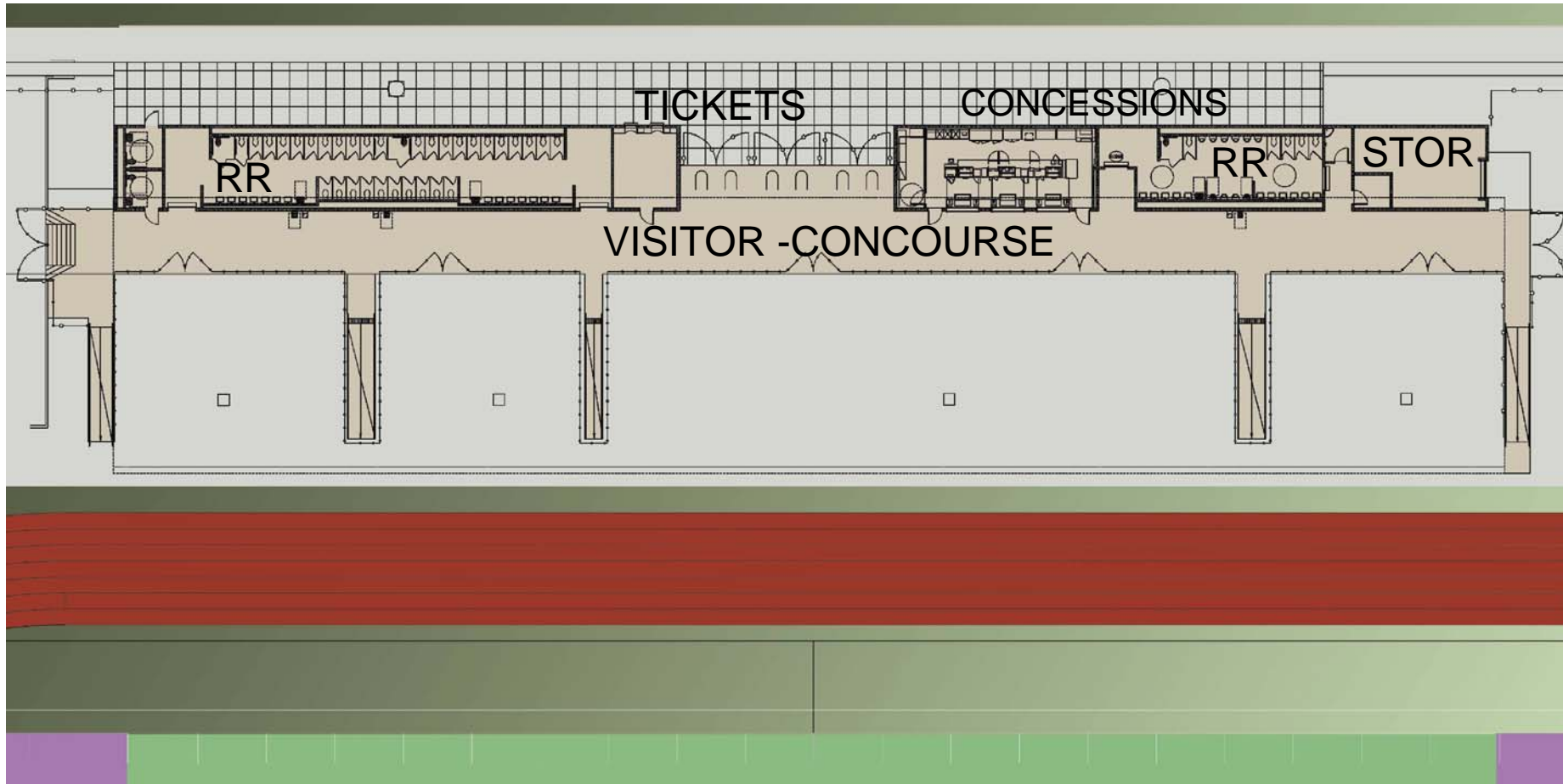


**Port Neches – Groves Independent School District**  
**PNG Stadium**

**SHWGROUP**  
ARCHITECTS | ENGINEERS | PLANNERS



# Visitor Concourse – VE Result



VISITOR SIDE

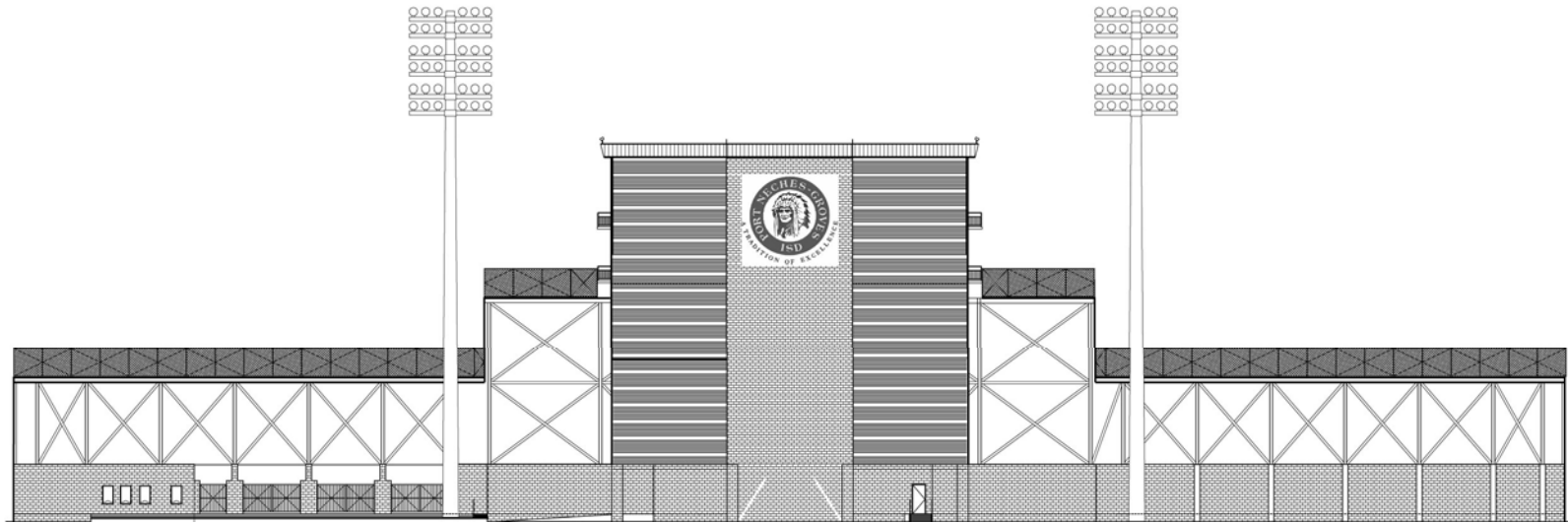


Port Neches – Groves Independent School District  
PNG Stadium

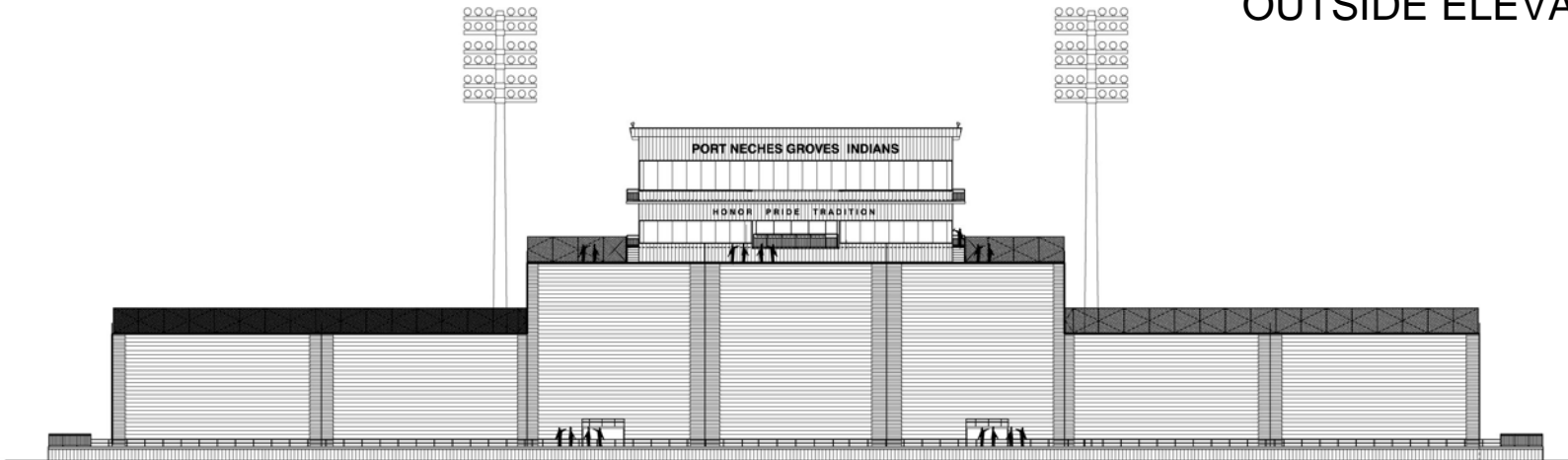
SHWGROUP  
ARCHITECTS | ENGINEERS | PLANNERS



# Exterior Elevations – VE Result



OUTSIDE ELEVATION



INSIDE ELEVATION

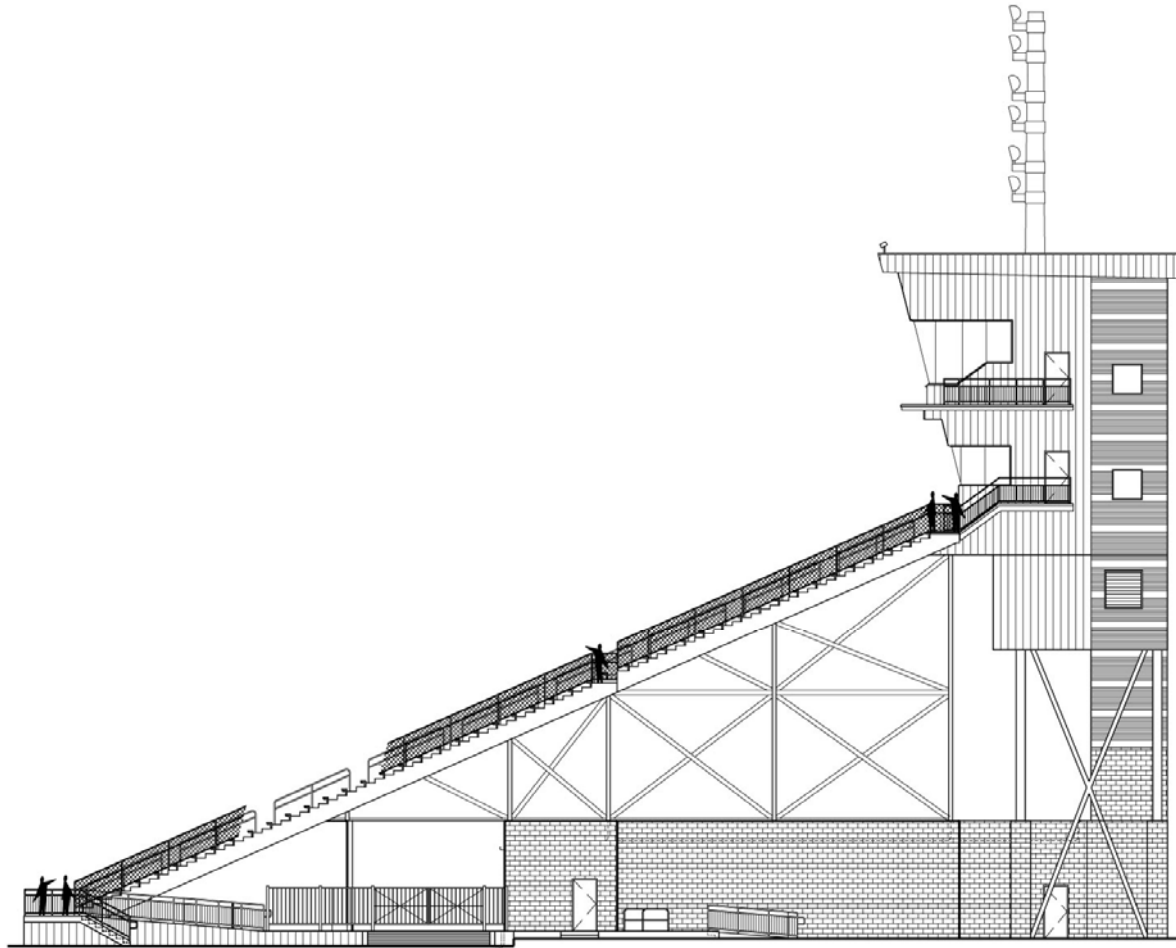


**Port Neches – Groves Independent School District**  
**PNG Stadium**

**SHWGROUP**  
ARCHITECTS | ENGINEERS | PLANNERS



# Exterior Elevation – VE Result



SIDE ELEVATION



**Port Neches – Groves Independent School District**  
**PNG Stadium**

**SHWGROUP**  
ARCHITECTS | ENGINEERS | PLANNERS



# Stadium Rendering – VE Result



HOME SIDE – VIEW FROM PARKING  
LOT

**Port Neches – Groves Independent School District**  
**PNG Stadium**



**SHWGROUP**  
ARCHITECTS | ENGINEERS | PLANNERS



# Stadium Rendering – VE Result



HOME SIDE CONCOURSE

**Port Neches – Groves Independent School District**  
**PNG Stadium**



**SHWGROUP**  
ARCHITECTS | ENGINEERS | PLANNERS



# Stadium Rendering – VE Result



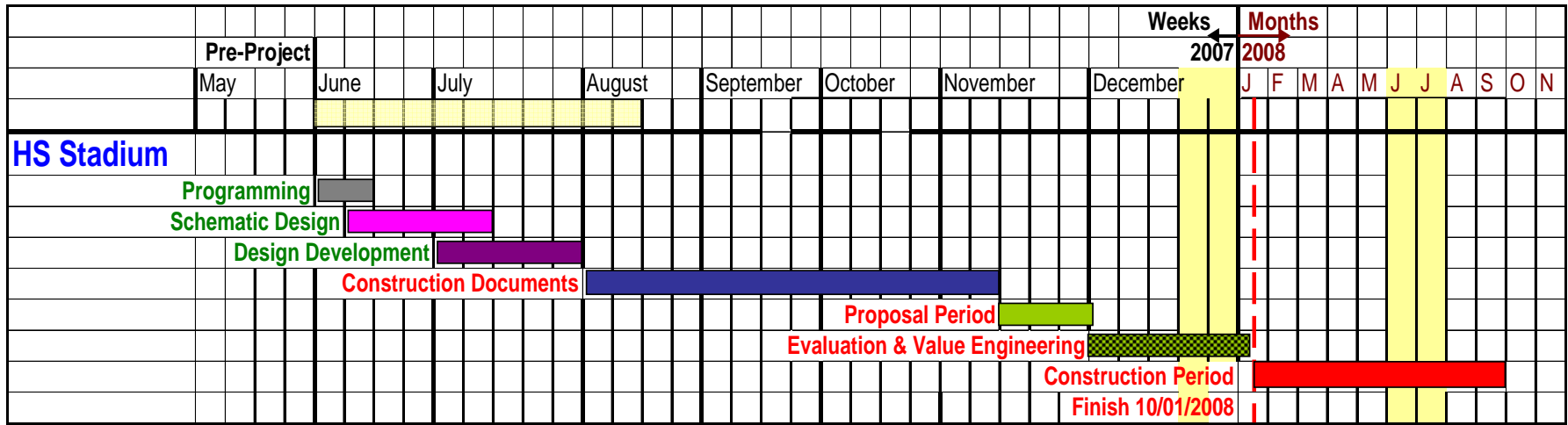
HOME SIDE – VIEW FROM  
FIELD

**Port Neches – Groves Independent School District  
PNG Stadium**

**SHWGROUP**  
ARCHITECTS | ENGINEERS | PLANNERS



# Project Schedule – VE Update



- Project schedule has been revised to accommodate design revisions from Value Engineering
- Proposed construction schedule by H.B. Neild
  - Substantial Completion: September 19, 2008
  - Final Completion: October 1, 2008

NOTE: CONSTRUCTION SCHEDULE IS VERY AGGRESSIVE. REQUIRES CAREFUL COORDINATION AND GOOD WEATHER CONDITIONS.



# Conclusion

- Design allows stadium to function as originally planned
- Proposed construction schedule by H.B. Neild
  - Substantial Completion: September 19, 2008
  - Final Completion: October 1, 2008
- Looking for approval of construction contract with H.B. Neild & Sons.
  - Contract based on a Guaranteed Maximum Price; a “not to exceed” amount of \$9,693,671.00
  - Issuance of a Notice to Proceed



