

PDO: Preconstruction



POTENTIAL DESIGN OPTIONS

Stonecrest at Northville
Potential Design Option
10/24/2017

PDO #	Description	Initiating Document	Estimated Cost	Current Design	Potential VE Items	Notes
1	Added Sidewalk at Courtyards and Front Entry	Updated Architecturals dated 6.13.17	\$ 6,091.33	\$		
2	Site Amenities Allowance (\$50,000)	Updated Architecturals dated 6.13.17	Allowance	Allowance		
3	Add (1) Additional Roof Wells from Original Estimate	40% CD Submittal Set 7.28.17	\$ 15,105.10	\$ 15,105.10		
4	(1) Additional Adjust Sink (3 Total)	Email from Jed 6.21.17	\$ 6,944.43	\$ 6,944.43		
5	Curb at Perimeter Road	City Comments/Updated Civils 6.28.17	\$ 13,080.53	\$ 13,080.53		
6	Widening at Perimeter Road to 20' in lieu of 20'	City Comments/Updated Civils 6.28.17	\$ 2,592.92	\$ 2,592.92		
7	Additional Sidewalk Tying MC Courtyard to Ring Road (Egress)	City Comments/Updated Civils 6.28.17	\$ 2,218.26	\$ 2,218.26		
8	Widening Asphalt Sidewalk along S Mile from 8' to 10'	City Comments/Updated Civils 6.28.17	\$ 2,721.79	\$ 2,721.79		
9	Additional 100 SF of Stone on the East Elevation	City Comments/Updated Civils 6.28.17	\$ 1,495.72	\$ 1,495.72		
10	Addition of Trees to Meet Replacement Tree Ordinance	City Comments/Updated Civils 6.28.17	\$ 39,348.21	\$ 39,348.21		
11	Add Storefront to Fitness Room	40% CD Submittal Set 7.28.17	\$ -	\$ -		Standard Vinyl Windows shown on Drawing
12	Add 2-Hour Separation Wall between MC and AL	40% CD Submittal Set 7.28.17	\$ 15,256.38	\$ 15,256.38		
13	Township requires use of Ductile Iron	DD Set 7.7.17	\$ 54,555.45	\$ 54,555.45		
14	Increased Height of Dumpster to 8' AFF	DD Set 7.7.17	\$ 4,957.26	\$ 4,957.26		
15	Precast Stairwells & Elevator Shaft	DD Set 7.7.17	\$	\$		
16	Added (1) AL Fireplace	DD Set 7.7.17	\$ 10,849.34	\$ 10,849.34		
17	Door Changes	DD Set 7.7.17	\$ 6,837.59	\$ 6,837.59		
18	Added RC Channel for STC Rating- Framing & Drywall	DD Set 7.7.17	\$ 14,300.72	\$ 14,300.72		
19	Deducted ACT Due to Changes	40% CD Submittal Set 7.28.17	(\$1,857.75)	(\$1,857.75)		
20	Eliminate Rigid Insulation at MC Building	Brinkmann VE Item	(\$17,433.75)	(\$17,433.75)		Gabe indicated this could be eliminated on most of MC building
21	Doors at Game Room	DD Set 7.7.17	\$ 11,538.44	\$ 11,538.44		
22	Plywood Cat Walk in MC Trusses	DD Set 7.7.17	\$ 1,426.92	\$ 1,426.92		
23	Add Indoor MC Water Feature	Updated Architecturals dated 7.14.17	\$ 16,025.61	\$ 16,025.61		
24	Delete Cement Board backing behind Stone	Required per Gabe's Email 8.4.17	(\$22,606.79)		(\$22,606.00)	Not required per our conversation with Canyon Stone 8.10.17
25	Landscape Requirements for Phase 2	Per Northville Township Requirements	\$0.00			Irrigation of ROW included in budget
26	Add Aluminum Screen Wall in AL Dining	40% CD Submittal Set 7.28.17	\$ 49,140.00	\$ 49,140.00		Alternate product or knee wall with wood paneling?
27	Changes to Resident Laundry Rooms	40% CD Submittal Set 7.28.17	\$ 6,303.41	\$ 6,303.41		
28	Added Lockers in Fitness Room	40% CD Submittal Set 7.28.17	\$ 3,739.31	\$ 3,739.31		Assumed Millwork cabinets. Need to confirm Material
29	Added Countertops in MC Activities	40% CD Submittal Set 7.28.17	\$ 2,617.52	\$ 2,617.52		Switched walls and extended countertop



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56	Add Common Area Wall Hung Casework	80% CD's 8.18.17	\$4,118.58	\$4,118.58		
57	Doors at MC Activities	80% CD's w/ Comments 8.28.17	\$11,538.44	\$11,538.44		
58	Remove Temporary Fencing	Per E-mail w/Jed 9.14.17	(\$14,981.00)	(\$14,981.00)		
59	Asphalt Shingles in Lieu of Standing Seam on Porte Cochere	80% CD's 8.18.17	(\$15,000.00)	(\$15,000.00)		
60	Delete Fireproofing from Structure	Per Direction from Gabe	(\$31,275.00)	(\$31,275.00)		
61	Requested Changes to Plumbing Fixture Package	Per Wife's Email dated 9.29.17	\$4,861.10	\$4,861.10		
62	Add 1000 SY Asphalt Sidewalks along Sheldon Rd	Per Jed's Email	\$27,700.00	\$27,700.00		
63	Asst \$100,000 Sitework Contingency	Per Jed's Email	\$100,000.00	\$100,000.00		
64	Add Interior Landscaping at Courtyards	Updated Civil Drawings dated 10.13.17	\$29,194.00	\$29,194.00		
65	Added Structure RY18A and 100 LF of 12" RCP	Updated Civil Drawings dated 10.13.17	\$7,478.62	\$7,478.62		
66	Flooring Material Premiums	9.13.17 Interior Design	\$150,000.00	\$150,000.00	Alternate tile selections recommended	
67	Food Service Cost Over \$200,000 Allowance	Allowance/VE	\$25,000.00	\$25,000.00		
68	Pocket Door Substitutions	VE Item	(\$45,000.00)	(\$45,000.00)	(\$45,000.00) Alternate pocket door hardware proposed	
69	Cabinet Handle Substitution	VE Item	(\$5,000.00)	(\$5,000.00)	Substitute handle proposed	
70	Poplar Base I/O Oak	VE Item	(\$5,000.00)	(\$5,000.00)	Alternate manufacturer included, proposed species change	
71	Crushed Concrete I/O Limestone at ROW	VE Item	(\$4,750.00)	(\$4,750.00)	Alternate rock base material	
72	2" Faux Wood Blinds I/O Roller Shades at Common Areas	VE Item	price pending			
73						
74						
75						
TOTALS			\$	811,253.54	\$	(123,605.75)

Price Pending	
Not in Estimate	
Rejected	
Included in Estimate	
Potential Savings	
Original Estimate Amount - 6.2.17	\$ 16,243,939
Brinkmann VE Items	\$ (123,606)
Current Changes in Estimate	\$ 811,254
Estimate of Current Design	\$ 17,055,193