

Congress Street Apartments

Value Engineering

Friday, September 11, 2026



NO.	TITLE & DESCRIPTION	QTY	UNIT	UNIT COST	SUBTOTAL	TOTAL	STATUS	ACCEPTED	PENDING	REJECTED	NOTES
1	Wood Framing @ Stairs ILO CMU					(\$99,644.00)	PENDING		(\$99,644.00)		
	Remove CMU Scope Floors 1-5	(3798)	sf	\$28.00	(\$106,344.00)						
	Remove CMU Reinforcing	(3)	tons	\$1,800.00	(\$5,400.00)						
	Wood Framing @ Stairs	11	flight	\$2,000.00	\$22,000.00						
	Remove Lintels	(11)	ea	\$900.00	(\$9,900.00)						
2	Wood Framed Stairs ILO Metal Stairs					(\$99,000.00)	PENDING		(\$99,000.00)		
	Remove Metal Pan Stairs Floors 1-5	(11)	flight	\$26,000.00	(\$286,000.00)						
	Metal Rails	11	flight	\$5,500.00	\$60,500.00						
	Wood Stairs	11	flight	\$7,500.00	\$82,500.00						
	Flooring @ Stairs	11	flight	\$1,500.00	\$16,500.00						
	Finished Carpentry	11	flight	\$2,500.00	\$27,500.00						
3	Reduce 1 Elevator					(\$329,678.00)	PENDING		(\$329,678.00)		
	Remove (1) Elevator	(6)	stops	\$35,000.00	(\$210,000.00)						
	Remove Elevator Operator Time	(6)	days	\$1,800.00	(\$10,800.00)						
	Remove Lintel @ Elevator Shaft	(6)	ea	\$950.00	(\$5,700.00)						
	Remove Elevator Pit Ladder, Grate and Beam	(1)	ea	\$11,450.00	(\$11,450.00)						
	Remove Waterproofing - At Elevator Pit	(1)	ea	\$8,000.00	(\$8,000.00)						
	Remove Unit Masonry - At Elevator	(2401)	sf	\$28.00	(\$67,228.00)						
	Remove Masonry Reinforcing	(2.5)	tons	\$1,800.00	(\$4,500.00)						
	Remove HVAC	(1)	lsum	\$3,500.00	(\$3,500.00)						
	Remove Electrical	(1)	lsum	\$8,500.00	(\$8,500.00)						
4	Steel Podium ILO Concrete Podium					(\$110,795.50)	PENDING		(\$110,795.50)		
	Remove Concrete Podium	(1)	lsum	\$1,153,484.00	(\$1,153,484.00)						
	Footings & Concrete Slab on Grade	16963	sf	\$20.00	\$339,260.00						
	Structural Steel @ 12 PSI	102	tons	\$5,500.00	\$561,000.00						
	Slab on Deck	16963	sf	\$8.00	\$135,704.00						
	Fireproofing	16963	sf	\$3.50	\$59,370.50						
	GC Reduction in Time	(2)	weeks	\$26,323.00	(\$52,646.00)						
5	MagicPack HVAC Units ILO Split Units @ Units					(\$515,000.00)	PENDING		(\$515,000.00)		
	Reduction to Switch to MagicPacks	(103)	units	\$5,000.00	(\$515,000.00)						
	VALUE ENGINEERING SUBTOTALS					(\$1,154,117.50)		\$0.00	(\$1,154,117.50)	\$0.00	
	BASE BID STARTING VALUE										
	BASE BID W/ ACCEPTED							\$0.00			
	BASE BID W/ ACCEPTED & PENDING VE								(\$1,154,117.50)		

(Values presented here are ESTIMATES and will be finalized upon receipt of drawings, sketches, and/or altered specifications.) (All values DO NOT INCLUDE adjustments for G.L. Insurance and OH & Fees.)