



Kootenai County Coroner's - Autopsy Lab Remodel
Value Engineering Cost Savings Breakdown

12/30/2025

Scope	Description	VE Savings	Status	Accepted Value	Notes
02 Existing Conditions					
Selective Demolition	Existing HM Window Wallls to Remain, Added Sawcutting for door at Cooler	\$ (975)	Accept	\$ (975)	
03 Concrete					
Structural Concrete	Delete recessed slab for weigh scale	\$ (1,500)	Accept	\$ (1,500)	Use Owner Furnished Floor Mount Scale in lieu of recessed
06 Wood & Plastics					
Wood Framing	Raised floor in Observation Room 103	\$ 2,900	Accept	\$ 2,900	Add Alt - Request by owner
Casework	Delete north bank of Cabinetry in Radox area	\$ (5,800)	Accept	\$ (5,800)	Future Phase
07 Thermal & Moisture					
Exterior Finishes	Metal Siding in lieu of EIFS & Brick Wainscoting	\$ (42,400)	Accept	\$ (42,400)	
08 Openings					
Doors & Hardware	Delete Automatic Sliding Doors, add operated doors & revised doors & hardware	\$ (44,121)	Accept	\$ (44,121)	
OH Doors	Medium duty OH doors in lieu of Heavy duty	\$ (3,308)	Accept	\$ (3,308)	
Windows	Delete lead lined windows & frames	\$ (15,656)	Accept	\$ (15,656)	Future Phase
09 Finishes					
Ceiling Systems	Delete Drywall Suspension System & Paint, Add ACT	\$ (2,961)	Accept	\$ (2,961)	
Finishes	Delete Gyp Board and Paint in Sallyport	\$ (17,065)	Accept	\$ (17,065)	
Gypsum Board	Reduced lead lining in walls	\$ (2,000)	Accept	\$ (2,000)	Future Phase
Flooring	Reduced/revised flooring scope	\$ (21,900)	Accept	\$ (21,900)	
Painting	Delete Precat Epoxy Wall System, Add FRP	\$ 12,000	Reject	-	Rejected
Tile	FRP in lieu of Tile at Restrooms	\$ (3,200)	Accept	\$ (3,200)	
11 Equipment					
Walk-In-Cooler	Cooler 104 as a future item, reduction in install cost (ALLOWANCE)	\$ (7,000)	Reject	-	Rejected
21 Fire Protection					
Fire Sprinkler	Reduced scope in the hallway due to leaving as existing	\$ (2,077)	Accept	\$ (2,077)	
22 Plumbing					
Plumbing	Delete urinal carrier, alternate floor drains, alternate roof drains	\$ (3,520)	Accept	\$ (3,520)	
23 HVAC					
Equipment	Switch to gas unit heater and fresh air intake in Sallyport in lieu of base system	\$ (15,840)	Accept	\$ (15,840)	Consider future AC or Mini -Split for cooling in future phase
26 Electrical					
Lighting	Alternate lighting rep/reduced lighting in Sallyport	\$ (5,670)	Accept	\$ (5,670)	
32 Exterior Improvements					
Asphalt Paving	Asphalt drive lane in lieu of concrete	\$ (1,000)	Reject	-	Rejected
Asphalt Paving	Delete city approach work	\$ (14,000)	Reject	-	Rejected
Fencing	Delete fencing scope	\$ (49,446)	Accept	\$ (49,446)	
Site Furnishings	Added bike rack per city requirements	\$ 350	Accept	\$ 350	
Landscaping	Allowance for adding tree, per city requirements	\$ 10,000	Accept	\$ 10,000	ALLOWANCE
50 Overhead & Profit					
OH&P	OH&P Savings as a result of decreased volume	\$ (16,951)	Accept	\$ (16,211)	Based on VE options accepted
Insurance	Insurance Savings as a result of decreased volume	\$ (3,294)	Accept	\$ (3,171)	Based on VE options accepted
Bonds	Bond Savings as a result of decreased volume	\$ (2,270)	Accept	\$ (2,185)	Based on VE options accepted
Total Potential VE Savings		\$ (256,704)		\$ (245,756)	Total Accepted VE Savings