



FOREST SERVICE

Pacific Southwest Region

VALUE ANALYSIS

STUDY SUMMARY

Ashland Office
Study Name

Custer National Forest
Organizational Unit

October 20 - October 21, 1997
Dates of Study

VALUE ANALYSIS...

An Organized Method For Evaluating
an item, a project, process, or system.
to achieve the required function(s) at optimum cost.

INVESTIGATION

Forest Service - Region 5
Value Analysis - 1992



Gathering information, finding out what the project is about.

ANALYSIS

Looking for the components that have the highest potential for significant improvement or cost reduction, or both.

SPECULATION

Brainstorming alternative ways to meet the primary function(s).

EVALUATION

Identifying the best alternatives.

DEVELOPMENT

Forming complete descriptions of the best alternatives.

PRESENTATION

Presenting findings, alternatives, and recommendations to management.



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THE TEAM

NAME	DISCIPLINE	UNIT	PHONE IBM ADDRESS
1. Steve Oravetz	Engineer	MTDC	(406) 329-1037
2. Ken Duce	Facilities Engineer	Lolo NF	(406) 329-3963
3. Tom Keyes	Engineer	Region 1	(406) 587-6920
4. JoAnn Simpson	Archeologist	Region 6	(503)
5.			
6.			

RESULTS

(Estimated savings, costs avoided, or performance improvements.)

Road work - reduce area for parking \$28,000

Delay asphalt pavement for other contract \$9,800; \$38,000 Savings

Building work - Simplify roof and eliminate retaining wall

Change roofing and siding materials, \$152,500 Savings

FINANCIAL ASPECTS OF THE STUDY

	Amount	%
Estimated Initial Savings	\$152,500	29
Estimated Life-Cycle Savings	NA	



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DESCRIPTION OF THE PRESENT DESIGN

The present building is a 3750 square foot Ranger District office, located in remote S.E. Montana.

The office is set into the hill side to save energy, and to provide more area for parking.

The office is designed for 15 FTE's, as well as usual conference space, break room, and receptionist area.

The hallway is high and open due to a very nice roof structure.

The office spaces have exposed timber roof trusses.

The building exterior has 800 sq. ft. of Rock Waynes Coat, very attractive.

The parking lot is designed for 31 cars with room for larger vehicles on the parking lot edges.

(Use additional sheets as needed)



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SKETCH OF THE PRESENT DESIGN



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DESCRIPTION OF THE PROPOSED DESIGN

Our design would move the present building away from the hill to allow for a standard foundation.

We would also put a standard roof system on the building.

We would eliminate the Rock Wayne's Coat.

The parking lot could be reduced and still allow for 31 parking places. Use another contract for asphalt only.

(Use additional sheets as needed)



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SKETCH OF THE PROPOSED DESIGN



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PROPOSED ALTERNATIVE

Advantages	Disadvantages
Less cost for building	Less appealing
Better lighting in rear	Less parking lot space
Less roof access by kids	Redesign of current project
No roof air vents	Will take time to redesign
Poject can begin with current funds	
Less parking lot costs & area	
Less risk of retaining wall failure	

(Use additional sheets as needed)



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CONCEPT BEFORE VA		PROPOSED ALTERNATIVE CONCEPT	
Estimated Cost	\$ _____	Estimated Cost	\$ _____
		Est. Gross Savings	\$ _____
		Est Imple. Cost	\$ _____
		Est. Net Initial Savings	\$ _____
		Est. Life Cycle Savings	\$ _____

(Use additional sheets as needed)



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FINANCIAL SUMMARY

ESTIMATED COST				ESTIMATED		
ITEM	Before VA	After VA	Gross Savings	Cost of Implementation	Net Initial Cost Savings	Life-Cycle Savings
1. Roofing: change metal to asphalt.	600/sq .ft.	200/s q.ft.	\$22,000			
2. Change plywood sheathing from 3/4" to 5/8".			\$720			
3. Move bldg. forward, eliminate retaining wall. HVAC air intakes, go through rear wall instead of roof.			\$4,000			
4. Delay paving parking lot until a temporary hot mix plant is in the area.			\$9,800			
5. Eliminate retaining wall by moving building forward.			\$24,000			
6.						
7.						
8.						
9.						
10.						
11.						
12.						



13.						
14.						
15.						
TOTAL INITIAL COST SAVINGS						
TOTAL LIFE CYCLE SAVINGS						

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RECOMMENDATIONS

Move building away from hillside to eliminate concrete retaining wall (replace with 2X6 stud wall, clad windows, etc.).

Simplify structural system. (Replace half trusses and custom glulam trusses with standard full trusses).

Open office could be framed with rafters for vaulted ceilings.

Eliminate glulam beams and columns

Replace 14" TJI at 16 and 19.2" oc with 12" TJI at 16" oc.

Eliminate stone wainscot. Replace with horizontal clad siding.

Replace metal roof with high quality composition shingle roof

Remove ceramic tile from restrooms (paint walls with epoxy laminant plastic at water closets.

Reduce parking area (asphalt paving as a separate contract).



(Use additional sheets as needed)

