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VALUE ENGINEERING

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Abstract:

This document describes the value engineering procedure.

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REVISION LOG

Issue	Date	Comment	Author
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DOCUMENT CHANGE RECORD

Issue	Item	Reason for Change

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1.0 SCOPE

This document provides guidelines and procedures for the implementation and application of Value Engineering (VE) on construction projects.

2.0 THEORY

(Your Company) will evaluate all projects for VE potential. Projects or designs judged to have significant potential for cost reduction should be formally value engineered. Analyses should result in designs providing the essential functions at the lowest cost consistent with required quality and safety. Each office involved with the management of construction contracts designates a Value Engineering Coordinator (VEC) who has received Society of American Value Engineers (SAVE) 40 hour approved training to coordinate the VE activities.

(Your Company)'s corporate officer (CO) is responsible for determining which contracts are subject to VE and for formally accepting or rejecting value engineering proposals (VEP).

See Appendix A for common areas where VE can be applied to construction projects.

See Appendix B for Value Engineering Proposal Form

See Appendix C for Value Engineering Cost Estimate Form

3.0 REQUIREMENTS

3.1 VE Reviews

The VEC identifies areas of potential VE savings for construction projects and prepares [Redacted]

3.2 VE Team

A VE team consists of [Redacted]

The team leader's minimum qualification requirements are:

1. [Redacted]
2. [Redacted]
3. [Redacted]

3.3 VE Studies

The VEC performs the VE studies using accepted Value Engineering methodology and qualified personnel, including [Redacted]

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[Redacted]

3.3.1 Pre-Study Preparation

The Prestudy Preparation phase often commences with a meeting between [Redacted]

3.3.2 Project Study Workshop

The Project Study Workshop phase is conducted at a location convenient to the Owner and Designer, frequently at the owner's premises near the project site. It lasts for [Redacted] with an agenda for the first meeting including:

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

After the designer's oral presentation with question and answer period, it is desirable [Redacted] with the following basic job plan, common to all VE studies:

Information Phase:

[Redacted]

Creative Phase:

[Redacted]

Analysis Phase:

[Redacted]

Development Phase:

[Redacted]

Presentation Phase:

[Redacted]

3.3.3 Post Workshop

In the Post Workshop phase, the team [Redacted]

3.4 VE Study Report

At the conclusion of each study, the VEC submits a written summary report that includes:

1. [Redacted]
2. [Redacted]
3. [Redacted]
4. [Redacted]
5. [Redacted]
6. [Redacted]
7. [Redacted]

3.5 Implementation

During approval of the VE proposal, the VE team prepares [Redacted]

3.5.1 Checklist

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

3.6 Audit

The VE team performs an Audit of the Value Engineering improvement to [Redacted]

3.6.1 Outline

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

APPENDIX A - COMMON VE APPLICATIONS

Common functional areas where VE potential is frequently identified are listed below:

CONVEYING SYSTEMS

- (a) [Redacted]
- (b) [Redacted]
- (c) [Redacted]
- (d) [Redacted]
- (e) [Redacted]
- (f) [Redacted]

ELECTRICAL

- (a) [Redacted]
- [Redacted]
- [Redacted]
- (b) [Redacted]
- [Redacted]
- [Redacted]
- (c) [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

EQUIPMENT

- (a) [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

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[Redacted]
[Redacted]
[Redacted]

(b) [Redacted]

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

(c) [Redacted]

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Exterior Closure

(a) [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

(b) [Redacted]

[Redacted]
[Redacted]
[Redacted]
[Redacted]

Foundations

(a) [Redacted]
[Redacted]
[Redacted]

(b) [Redacted]

[Redacted]

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[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Interior Construction

(a) [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

(b) [Redacted]
[Redacted]
[Redacted]

(c) [Redacted]
[Redacted]
[Redacted]

Mechanical System

(a) [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

(b) [Redacted]
[Redacted]
[Redacted]
[Redacted]

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[Redacted]
[Redacted]
[Redacted]

- (c) [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

- (d) [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Roofing

- (a) [Redacted]
- (b) [Redacted]
- (c) [Redacted]
- (d) [Redacted]

Site Work

- (a) [Redacted]
[Redacted]
[Redacted]
[Redacted]
- (b) [Redacted]
[Redacted]
[Redacted]
[Redacted]

Substructure

- (a) [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

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(b) [Redacted]
[Redacted]
[Redacted]
[Redacted]

(c) [Redacted]
-Base [Redacted]
[Redacted]
[Redacted]

Superstructure

(a) [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

(b) [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

(c) [Redacted]

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APPENDIX C - VALUE ENGINEERING COST ESTIMATE

VALUE ENGINEERING COST ESTIMATE			
Project Name:			Date:
Prepared By:			
[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]		[Redacted]	

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