



Pierce School Building Committee

1. Announcements, Updates, and Comments
2. Meeting Minute Approvals:
 - July 6, 2022 SBC Meeting Minutes
4. Pierce Project Communications Subcommittee
5. Project Cost Update
6. Possible Vote to Approve the Pierce School Value Management Approach
7. Old Business
8. New Business
9. Public Comment

		GSF 262,787		GSF 262,787		GSF 262,787			
		OPM Estimator (PM&C)		ARCH Estimator (AM Fogarty)		Consigli Construction		SD Estimate Variance (high - low)	
		Total Amount	Cost/SF	Total Amount	Cost/SF	Total Amount	Cost/SF	Total Amount	Cost/SF
02	Existing Conditions	\$ 12,295,167	\$ 46.79	\$ 14,068,793	\$ 53.54	\$ 13,591,326	\$ 51.72	\$ 1,296,159	\$ 4.93
03	Concrete	\$ 11,020,562	\$ 41.94	\$ 11,329,730	\$ 43.11	\$ 11,574,428	\$ 44.04	\$ 553,866	\$ 2.11
04	Masonry	\$ 3,754,318	\$ 14.29	\$ 5,203,389	\$ 19.80	\$ 4,086,872	\$ 15.55	\$ 332,554	\$ 1.27
05	Metals	\$ 10,405,741	\$ 39.60	\$ 11,826,882	\$ 45.01	\$ 12,615,329	\$ 48.01	\$ 2,209,588	\$ 8.41
06	Woods, Plastics, and Composites	\$ 1,852,743	\$ 7.05	\$ 2,408,373	\$ 9.16	\$ 2,928,107	\$ 11.14	\$ 1,075,364	\$ 4.09
07	Thermal and Moisture Protection	\$ 8,453,471	\$ 32.17	\$ 8,486,677	\$ 32.29	\$ 7,333,582	\$ 27.91	\$ 1,119,889	\$ 4.26
08	Openings	\$ 6,747,090	\$ 25.68	\$ 6,498,726	\$ 24.73	\$ 7,041,124	\$ 26.79	\$ 294,034	\$ 1.12
09	Finishes	\$ 11,906,519	\$ 45.31	\$ 11,750,485	\$ 44.71	\$ 10,715,767	\$ 40.78	\$ 1,190,752	\$ 4.53
10	Specialties	\$ 687,986	\$ 2.62	\$ 960,160	\$ 3.65	\$ 819,142	\$ 3.12	\$ 131,156	\$ 0.50
11	Equipment	\$ 1,063,544	\$ 4.05	\$ 1,220,032	\$ 4.64	\$ 2,388,317	\$ 9.09	\$ 1,324,773	\$ 5.04
12	Furnishings	\$ 2,621,382	\$ 9.98	\$ 1,992,108	\$ 7.58	\$ 2,263,088	\$ 8.61	\$ 358,294	\$ 1.36
13	Special Construction	\$ 50,000	\$ 0.19	\$ -	\$ -	\$ 228,000	\$ 0.87	\$ 178,000	\$ 0.68
14	Conveying Systems	\$ 645,000	\$ 2.45	\$ 633,000	\$ 2.41	\$ 737,500	\$ 2.81	\$ 92,500	\$ 0.35
21, 22, 23	Mechanical	\$ 19,912,125	\$ 75.77	\$ 19,939,450	\$ 75.88	\$ 19,428,887	\$ 73.93	\$ 483,238	\$ 1.84
26	Electrical	\$ 17,394,431	\$ 66.19	\$ 15,894,378	\$ 60.48	\$ 17,037,891	\$ 64.84	\$ 356,540	\$ 1.36
31	Earthwork	\$ 8,081,768	\$ 30.75	\$ 7,395,536	\$ 28.14	\$ 7,771,069	\$ 29.57	\$ 310,699	\$ 1.18
32	Exterior Improvements	\$ 5,232,432	\$ 19.91	\$ 5,424,576	\$ 20.64	\$ 4,406,591	\$ 16.77	\$ 825,841	\$ 3.14
33	Utilities	\$ 837,548	\$ 3.19	\$ 1,296,824	\$ 4.93	\$ 1,902,114	\$ 7.24	\$ 1,064,566	\$ 4.05
INCL.	Geothermal Under Building	\$ 4,704,573	\$ 17.90	\$ 8,458,328	\$ 32.19	\$ 7,337,922	\$ 27.92	\$ 3,753,755	\$ 14.28
NOT INCL.	Geothermal In Park/Playground	\$ 3,434,128	\$ 13.07	\$ 7,687,083	\$ 29.25	\$ 6,694,087	\$ 25.47	\$ 4,252,955	\$ 16.18
TOTAL DIRECT CONSTRUCTION COSTS		\$ 130,835,775	\$ 497.88	\$ 134,787,447	\$ 512.92	\$ 134,207,056	\$ 510.71	\$ 3,371,281	\$ 12.83
	Design & Estimating Contingency	\$ 12,613,120	\$ 48.00	\$ 12,632,912	\$ 48.07	\$ 12,686,913	\$ 48.28	\$ 73,793	\$ 0.28
	General Conditions	\$ 10,478,617	\$ 39.87	\$ 10,478,617	\$ 39.87	\$ 10,478,617	\$ 39.87	\$ -	\$ -
	General Requirements	\$ 3,799,702	\$ 14.46	\$ 4,118,162	\$ 15.67	\$ 4,128,302	\$ 15.71	\$ 328,600	\$ 1.25
	Insurances	\$ 2,763,024	\$ 10.51	\$ 2,784,070	\$ 10.59	\$ 2,906,208	\$ 11.06	\$ 143,184	\$ 0.54
	Bonds	\$ 1,847,577	\$ 7.03	\$ 1,145,979	\$ 4.36	\$ 1,222,303	\$ 4.65	\$ 701,598	\$ 2.67
	CM Fee (Overhead & Profit)	\$ 3,443,634	\$ 13.10	\$ 3,566,110	\$ 13.57	\$ 3,627,013	\$ 13.80	\$ 183,379	\$ 0.70
	CM GMP Contingency	\$ 4,304,542	\$ 16.38	\$ 4,348,915	\$ 16.55	\$ 4,334,723	\$ 16.50	\$ 44,373	\$ 0.17
	SDI / Sub Bond Pool	\$ 1,304,657	\$ 4.96	\$ 1,181,912	\$ 4.50	\$ 1,776,168	\$ 6.76	\$ 594,256	\$ 2.26
	Escalation	\$ 13,243,776	\$ 50.40	\$ 15,285,823	\$ 58.17	\$ 13,321,259	\$ 50.69	\$ 2,042,047	\$ 7.77
TOTAL ESTIMATED CONSTRUCTION COSTS		\$ 184,634,424	\$ 702.60	\$ 190,329,944	\$ 724.27	\$ 188,688,562	\$ 718.03	\$ 5,695,520	\$ 21.67
	Soft Costs Calculated at 25%	\$ 46,158,606	\$ 175.65	\$ 47,582,486	\$ 181.07	\$ 47,172,141	\$ 179.51	\$ 1,423,880	\$ 5.42
	TOB Project Management Costs	\$ 1,500,000	\$ 5.71	\$ 1,500,000	\$ 5.71	\$ 1,500,000	\$ 5.71	\$ -	\$ -
	Relocation Costs	\$ 10,000,000	\$ 38.05	\$ 10,000,000	\$ 38.05	\$ 10,000,000	\$ 38.05	\$ -	\$ -
TOTAL ESTIMATED PROJECT COSTS		\$ 242,293,030	\$ 922.01	\$ 249,412,430	\$ 949.10	\$ 247,360,703	\$ 941.30	\$ 7,119,400	\$ 27.09
ESTIMATED CONSTRUCTION COSTS COMPARED TO PSR \$150,518,571		\$ 34,115,853	22.67%	\$ 39,811,373	26.45%	\$ 38,169,991	25.36%		
ESTIMATED TOTAL PROJECT COSTS COMPARED TO PSR \$220,000,000		\$ 22,293,030	10.13%	\$ 29,412,430	13.37%	\$ 27,360,703	12.44%		

Cost Comparison - Driscoll to Pierce

12-Jul-22

DRISCOLL						157,950 Total GSF
	GSF	GMP	Escalation	Escalated to Jun '22	Cost/SF	
New School	157,950	\$ 63,873,121	14%	\$ 72,815,358	\$ 461.00	
New School Subtotal	157,950			\$ 72,815,358	\$ 461.00	
Garage (N/A)		\$ -	14%	\$ -		
Garage Subtotal	157,950			\$ -		
Site and Site Improvements		\$ 14,527,053	14%	\$ 16,560,840	\$ 104.85	
Site Subtotal	157,950			\$ 16,560,840	\$ 104.85	
Demo and Abatement		\$ 1,472,460	14%	\$ 1,678,604	\$ 10.63	
Demo/Abatement Subtotal	157,950			\$ 1,678,604	\$ 10.63	
Geothermal		\$ 4,700,307	N/A	\$ 4,700,307	\$ 29.76	
Geothermal Subtotal	157,950			\$ 4,700,307	\$ 29.76	
Total Direct Construction Costs		\$ 84,572,941		\$ 95,755,110	\$ 606.24	
Add for Contingencies, GRs, GCs, Bonds, Insurance, Fee		\$ 13,950,699		\$ 15,903,797	\$ 100.69	
Total Estimated Construction Cost June '22 - Before Escalation		\$ 98,523,640		\$ 111,658,907	\$ 706.93	
Escalation to '24				\$ 11,724,185	\$ 74.23	
Total Estimated Construction Cost Escalated to 2024				\$ 123,383,092	\$ 781.15	

PIERCE				262,787 Total GSF
	GSF		Cost/SF	
New School	143,099	\$ 79,268,865	\$ 554	
Historic Building	30,456	\$ 8,963,297	\$ 294	
Addition at Historic Building	6,994	\$ 2,944,179	\$ 421	
total educational GSF:	180,549	91,176,341	\$ 504.99	
New Garage	62,839	\$ 9,732,861	\$ 154.89	
Existing Garage	19,849	\$ 976,870	\$ 49.22	
total garage GSF:	82,688	10,709,731	\$ 129.52	
Site and Site Improvements		\$ 11,806,704	\$ 44.93	
total bldg GSF:	262,787	11,806,704	\$ 44.93	
Demo and Abatement		\$ 11,654,338	\$ 44.35	
Floor Tile, Ceiling Tile, UST		\$ 1,522,020	\$ 5.79	
total bldg GSF:	262,787	13,176,358	\$ 50.14	
Geothermal		\$ 7,337,922	\$ 27.92	
total bldg GSF:	262,787	7,337,922	\$ 27.92	
Total Direct Construction Costs		134,207,056	\$ 510.71	
Add for Contingencies, GRs, GCs, Bonds, Insurance, Fee*		\$ 41,160,247	\$ 156.63	
Total Estimated Construction Cost June '22 - Before Escalation		175,367,303	\$ 667.34	
Escalation to '24		\$ 13,321,259	\$ 50.69	
Total Estimated Construction Cost Escalated to 2024		188,688,562	\$ 718.03	

Variance	
\$	6,453,507
\$	8,963,297
\$	2,944,179
	18,360,983
\$	9,732,861
\$	976,870
	10,709,731
\$	(4,754,136)
	(4,754,136)
\$	9,975,734
\$	1,522,020
	11,497,754
	2,637,615
	38,451,946
	63,708,396
	65,305,470

*Pierce higher % than Driscoll because design contingencies become 0% at GMP

07/13/22

Significant Contributors to Cost Delta

Description	Cost of work	adders*	Total Cost
Hazardous material abatement Premium at Pierce	\$ 11,500,000.00	1.30	\$ 14,950,000.00
Cost of Pierce Garage	\$ 10,700,000.00	1.30	\$ 13,910,000.00
Additional Pierce Educational Program Area Pierce=180,549 v Driscoll=157,950	\$ 12,656,000.00	1.30	\$ 16,452,800.00
Longer Pierce Construction Duration (+12 months)	\$ 3,651,729.00	1.30	\$ 4,747,247.70
Other Scope/ Cost Items			
Structural Steel pricing	\$ 1,000,000.00	1.30	\$ 1,300,000.00
Roofing pricing	\$ 564,000.00	1.30	\$ 733,200.00
AV Equipment scope	\$ 1,898,341.00	1.30	\$ 2,467,843.30
Electrical Service pricing/scope	\$ 1,170,741.00	1.30	\$ 1,521,963.30
Distribution			
Access/ Intrusion Alarm pricing/scope	\$ 188,150.00	1.30	\$ 244,595.00
Tie Back and scope	\$ 175,371.00	1.30	\$ 227,982.30
Lifeline Anchors			
Vegetated Roof scope	\$ 300,000.00	1.30	\$ 390,000.00
Terrazzo Stairs scope	\$ 128,000.00	1.30	\$ 166,400.00
Terrazzo Floor scope	\$ 827,000.00	1.30	\$ 1,075,100.00
Exterior Scaffolding scope	\$ 202,500.00	1.30	\$ 263,250.00
Exterior - Slate scope	\$ 181,500.00	1.30	\$ 235,950.00
Exterior - ACM scope	\$ 906,172.00	1.30	\$ 1,178,023.60
CW Premium to scope	\$ 1,447,900.00	1.30	\$ 1,882,270.00
Storefront framing			
* 30% is markup excluding escalation	\$ 47,497,404.00		\$ 61,746,625.20



Pierce School Building Committee

Next Steps

- | | |
|----------|--|
| 07/06/22 | SBC Meeting to Review Cost |
| 07/07/22 | Value Engineering (VE) Meeting |
| 07/13/22 | SBC Meeting to Review and Approve VE List
and to Approve Budget |
| 07/20/22 | SBC Meeting to Approve Total Project Budget |
| 07/21/22 | Submit Ballot Language and Budget to Select Board |
| 07/26/22 | Select Board Meeting to Review and Approve
Adding Pierce Project to November Ballot |

VM Log

Schematic Design - Value Management Log

UPDATED July 12, 2022



Scope Options for SD Estimate

		Costs w/ Mark-ups				
		Consigli	Not Recommended	Pending	Accepted Value	Comments
MECHANICAL						
H	0	HVAC OPTION 1 CHILLED WATER COOLING AND ELECTRIC HEATING	\$157,005	NR		Base Estimated Scope
H	1	HVAC OPTION 2 WATER SOURCE HP CHILLER & DRY COOLER	\$243,637	NR		Add
H	2	HVAC OPTION 3 WATER SOURCE HP & GEOTHERMAL	\$7,325,182			Included in project costs
H	3	OR HVAC OPTION 3A WATER SOURCE HP & GEOTHERMAL AT PARK	(\$721,576)		(\$721,576)	Reduction from previous Add for consideration during DD. Article 97 and PFA considerations. Team working toward this now.
ccc	14	Geothermal Wells in Ball Field, but Keep Basketball Court as-is	(\$126,585)		(\$126,585)	Can only be taken with item H3 - Scope to be defined. Explore in DD.
ccc	2	Reduce Geothermal Well to 780' (HPGX) x 56, Similar to Driscoll	(\$601,830)		(\$601,830)	Need test wells and better understanding of well quantities. Explore in DD.
H	4	Eliminate Return/Exhaust Insulation within Building. With exception of maintaining 20 ft from exterior connection to inside the building for RTU and AHUs	(\$318,543)		(\$318,543)	
H	5	Kitchen Exhaust - Allow use of Code-approved Factory Fabricated Kitchen Exhaust Ductwork system	(\$11,624)		(\$11,624)	
H	6	Change Multi-purpose from Full AC to Partial AC/Dehumidification. Reduce AHU-9 by approx 1,000 CFM to 4,000 CFM (HVAC Option 2 & 3)	(\$1,600)	(\$1,600)		Ridley Full AC / Driscoll Partial AC Dehumid
H	7	Change Media Center from Full AC to Partial AC/Dehumidification, Reduce AHU-7 by approx 1,000 CFM to 4,000 CFM (HVAC Option 2 & 3)	(\$1,600)	(\$1,600)		Ridley/Driscoll Full AC
H	8	ATC - Delete weather stations and individual AHU unit OA temp & humidity sensors. Instead just use (2) Common Central OA Temp & %RH - One primary & one backup. Delete Wind Speed/Direction & Barometric Pressure Data	tbd	NR		
H	9	ATC - Use combine temp & humidity sensors for all AHU controls	tbd			GGD
ELECTRICAL						
EV	B	39 EV spaces (includes all equipment) (20 units of dual port)				Base Scope - Conduit to rest of spaces included.
EV	EV-1	Reduce to 30 EV spaces (15 units of dual port)	(\$110,517)		(\$110,517)	Reduction of 5 units of dual port. Minimum required with zoning prior to Town Meeting May 2022. Includes all EVSE equipment.
EV	EV-2	Add 120 EV spaces (60 dual EV Ready Stations + Automatic Load Systems)	\$295,174		\$295,174	Dependent on updated Town zoning. Does not include EVSE stations in add. Grants?
ccc	61	Correction to EV scope in base	(\$76,077)	(\$76,077)		Conduit to future locations. Less expensive now than later.
E	1	Change all PV panels to PPA by others or add alternate. Provide rough in and PV frame for PV Ready only in project.	(\$2,600,929)		(\$2,600,929)	\$2,000,000 x 1.44 500KW. Include as add alternate in documents.
E	2	Delete PV frame over mechanical areas.	(\$415,791)		(\$415,791)	Building EUI affected. Cost benefit of these panels?
E	2a	If yes on E2 and no on E1, also reduce PV's by 28% (360 KVA)	(\$728,260)	(\$728,260)		Building EUI affected. Can only be taken, if E1 not taken. Cost benefit of these panels?
E	3	OR Reduce the size of the PV system to 400kW from 500kW, if you don't take E1 or E2/E2a)	(\$520,186)	(\$520,186)		Building EUI affected. Can only be taken, if E1 not taken.
E	4	Allow Aluminum wiring for feeders 100Amperes and over	(\$82,298)	(\$82,298)		
E	5	Allow MC to be used for feeders in lieu of Pipe and wire	(\$25,446)		(\$25,446)	
E	6	Change data wiring to non-plenum cable	(\$11,285)		(\$11,285)	
E	7	Remove central UPS units	(\$134,666)	(\$134,666)		Rack mount units will need to be purchased in FF&E
E	8	Eliminate lightning protection	(\$96,205)	(\$96,205)		This is not required by code however GGD recommends keeping this system.
E	9	Allow Aluminum conductors for secondaries	see E4			
E	10	LV conduit provisions to be ENT in lieu of EMT	no savings			
E	11	Allow low energy fire alarm cable in lieu of MC cable.	(\$13,670)		(\$13,670)	
ccc	51	Relocate Transformer to Entry Drive & Electrical Room to Garage	(\$212,548)	(\$212,548)		Does not fit with all of the other program at receiving area.
ccc	52	Aluminum at Switchboards and Transformers	(\$22,472)	(\$22,472)		GGD: No issue
ccc	53	Local Lighting Control vs Networked System	(\$70,439)	(\$70,439)		GGD: We do not recommend this item as effects LEED and GGD does not think there will be that much savings when adding the other components to make a non-networked system code compliant.

VM Log

Schematic Design - Value Management Log

UPDATED July 12, 2022



Scope Options for SD Estimate

			Costs w/ Mark-ups				
			Consigli	Not Recommended	Pending	Accepted Value	Comments
ccc	54	Reduce Generator Load from 500kV to say 250kV	(\$130,046)	(\$130,046)			GGD: Not recommended as this will not allow for emergency power for electric fossil fuel free heating system to properly maintain freeze protection levels within building.
ccc	55	Lightning Preventor (single mast) vs UL Master System	(\$45,044)		(\$45,044)		Can only be taken, if haven't taken E8
ccc	56	Reduce Lighting Allowance at School to \$10.00/sf	(\$186,095)			(\$186,095)	
ccc	57	Reduce Site Lighting Allowance to \$150,000	(\$130,046)	(\$130,046)			Not recommended until detailed lighting design has taken place in DD phase.
ccc	58	Use WAP with Minimal Hardwired Tel-Data Outlets	(\$234,798)			(\$234,798)	Phone, wireless, PA speaker, projector, and 2 on wall.
ccc	59	Adjustment Wireless Clock System Pricing	(\$152,618)			(\$152,618)	
ccc	60	Non-Proprietary Vendor for Fire Alarm	(\$174,008)	(\$174,008)			Rejected TOB- need to match other projects in Town for consistency and maintenance
AUDIO-VISUAL							
AV	1	Delete Speech Reinforcement in classrooms (per ACT narrative)	(\$227,581)			(\$227,581)	Acentech noted that this shouldn't be needed with better HVAC system and wall separations. Lightspeed system. Carried as separate AV package. Need outlet only.
ccc	50	AV by Owner	(\$2,824,114)		(\$2,824,114)	Clarify scope	Clarify scope in Town vs. CM budget, as well as ACT scope. Carried as separate AV package at Driscoll. Sound in GMP at FRR, not in Driscoll, projectors FFE, after C of O. Conduit included in base.
PLUMBING							
P	1	Deduct 6 point of use acid neutralization locations per Science room (leaving a total of 2 at Prep rooms only.) 18 locations	(\$24,596)		(\$24,596)		Dependent on approval of Authority Having Jurisdiction
FIRE PROTECTION							
FP	1	Delete fire pump	(\$169,883)		(\$169,883)		Dependent on flow test TBD.
HAZMAT							
HZ	1	Reduce by 50% allowances for Hazmat -	(\$6,783,208)			(\$6,783,208)	Confirmed with additional testing
HZ	2	Remove library oil tank through other Town budget (per Charlie/Tony emails)	(\$156,056)			(\$156,056)	Confirmed by Town.
ARCHITECTURAL							
A	1	Delete Existing Historic Basement waterproofing, including 70% of replacement slab shown and perimeter drainage around historic building.	(\$900,000)			(\$900,000)	perhaps limit to west façade? Holes in walls. Waterproof from inside? Moisture mitigation on floors?
A	2	Eliminate waterproofing of existing garage roof	(\$195,590)			(\$195,590)	Not recommended under new landscaping and play structures. Carry patch and repair only? Keep \$50,000 allowance.
A	3	Substitute ERA-01R metal deck with fireproofing, except under mechanical, in lieu of ERA-01.2R 1-HR RATED ROOF ON COMPOSITE CONC./STEEL DECK	(\$359,765)			(\$359,765)	Some loss of sound control
A	4	Substitute ESA-03.1 Alternative Option at Garage/Building Interface for ESA-03.	\$3,624,357	\$3,624,357			
A	5	Substitute special sprinklers at rated interior glass in lieu of 90 minute Firelite ceramic glass locations	(\$448,010)			(\$448,010)	Dependent on approval of Authority Having Jurisdiction.
A	6	Replace spandrel glass area of CW at smaller typical openings to ACM panel within frame (6700sf)	(\$139,410)		(\$139,410)		Explore in DD.
A	6a	Replace spandrel glass area of CW to Zinc Panel Rainscreen	(\$115,449)		(\$115,449)		Cannot be taken with A6
A	7	Replace exterior glass rail with color galv rail system	(\$23,408)	(\$23,408)			92 If at 300S/SF X 1.44
A	8	Reduce some of the in-wall batt insulation and/or the roof and garage-soffit insulation and re-run energy model (there may be HVAC impacts that offset the savings - coordinate with GGD to find the sweet spot of maximum benefit)	TBD		EUI		Long term energy loss.
A	9	Is the 1" of insulation below slabs on grade required? Not at perimeter but in the field)	(\$25,512)	(\$25,512)			

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Scope Options for SD Estimate

		Costs w/ Mark-ups					
		Consigli	Not Recommended	Pending	Accepted Value	Comments	
A	10	Change stair 7 enclosure from EWA-02 to Concrete structure with louvers only. No rating. No insulation. No heat. Replace garage wall with fencing above 3'AFF	(\$42,000)			(\$42,000)	Reflected in dwgs
A	11	Remove garage to service corridor wall from above 3'AFF. Replace w/ fencing. Delete heat from corridor.	(\$20,000)			(\$20,000)	Reflected in dwgs
A	12	Reduce Service Corridor area by 80sf. Provide roof over that area only.	(\$18,000)		(\$18,000)		Rotate door 90 degrees.
A	13	Delete concrete openings and exterior metal grilles at existing garage	(\$99,486)			(\$99,486)	Reflected in dwgs
A	14	Delete Tieback and Lifeline Anchors	(\$228,064)		(\$228,064)		Note: PVs must be reduced to keep them further from the edge. No. 10' loss of PVs?
A	15	a) Substitute 2 hour High Durability fireproofing (Monokote Z-106/HY) for intumescent paint at Gymnasium beams (not columns)	(\$59,821)		(\$59,821)		
A	16	Delete fencing and automatic vehicle barriers at middle of upper garage.	(\$31,796)		(\$31,796)		
A	17	Delete existing garage concrete repair allowance	Repeat				repeat of A2
A	18	Reduce 6' snow barrier from 524sf to 344 sf	(\$34,826)			(\$34,826)	Reflected in dwgs
A	19	Delete roof ladders to low roofs and allow access through operable panels in CW.	(\$83,230)		(\$83,230)		
A	20	Reduce layers of GWB at walls from 3 to 2. Locations/Quantity TBD.	(\$92,951)		(\$92,951)		
A	21	Eliminate sinks not required by MSBA to match Driscoll	(\$64,445)		(\$64,445)		Delete 16 sinks = 1 each at (3) Pre-K, (4) ELL, (6) 7/8 classroom, (3) WL
A	22	Reduce casework at Breakroom/Workshop	(\$8,521)		(\$8,521)		
A	23	Reduce shelving at Storeroom 143. Purchase through FFE	(\$5,890)		(\$5,890)		
A	24	Replace metal soffits ESA-01 and ESA-02 with exterior stucco	(\$168,417)			(\$168,417)	life cycle of stucco?
A	25	Revise interior alum storefront to HM frames. 2/3 HM and 1/3 Alum.	(\$135,476)			(\$135,476)	
A	26	Reduce architectural woodwork by 10% of project area and other custom	(\$108,173)			(\$108,173)	
A	27	Revise precast terrazzo treads and risers to other material (metal/porcelain tile, other TBD?)	(\$39,480)	(\$39,480)			perforate riser, terrazzo at tread only
A	28	Reduce millwork wall panelling by 15%	(\$64,837)		(\$64,837)		
A	29	Reduce wall tile in toilet rooms to 6'	(\$171,408)			(\$171,408)	
A	30	Acoustical ceilings – consider alternate product for dining/cafeteria (AB-1) – target 10% cost reduction	(\$22,012)		(\$22,012)		
A	31a	End grain wood (WDF-1) \$70k – in tech lab and adjacent small group – could change to rubber	(\$49,712)		(\$49,712)		
A	31b	End grain wood (WDF-1) \$70k – in tech lab and adjacent small group – could change to polished concrete	(\$48,631)		(\$48,631)		Cannot be taken with A31a
A	32a	Reduce terrazzo flooring area by 2,533sf (remove from corridors C100, C103, C104, C106, C306, HC306) and replace with a) porcelain tile	(\$4,855)	(\$4,855)			at 42 \$/sf X 1.44
A	32b	Reduce terrazzo flooring area by 2,533sf (remove from corridors C100, C103, C104, C106, C306, HC306) and replace with b) marmoleum	(\$191,840)			(\$191,840)	at 42 \$/sf X 1.44 Cost ajusted for revised areas.
A	33	Reduce wall covering areas WC-1 and WG-1	(\$130,046)			(\$130,046)	
A	34	Provide galvanized and powder coated handrails in lieu of stainless steel handrails (exterior railings)	(\$198,321)	(\$198,321)			Rejected due to maintenance, cleaning, and durability.
A	35	Reduce Ground Floor New Garage by 359sf and 1st Floor New Garage by 818 sf (Move stair/service corridor east.)	(\$91,562)		(\$91,562)		Note: loss of 3 parking spaces. Explore in DD.
A	36	Would it be possible to start the elevator at floor 1, instead of floor 0 (garage)?	(\$50,068)	(\$50,068)			
A	37	Can we keep more garage by moving the break (new to old) further towards the north?			TBD		Consigli to locate as-built shrinkage bay. Explore in DD.
A	38	Reduce acoustical double slab with one inch Pliteq by 4,154 SF	(\$67,570)		(\$67,570)		\$10.5/SF
A	39	eliminate motor operated shades at gymnasium	(\$4,213)	(\$4,213)			
A	40	Cost savings to security film vs. security?	(\$26,009)			(\$26,009)	Clarification of scope from Town - reflected in dwgs.

VM Log

Schematic Design - Value Management Log

UPDATED July 12, 2022



Scope Options for SD Estimate

		Costs w/ Mark-ups					
		Consigli	Not Recommended	Pending	Accepted Value	Comments	
ccc	1	Reduce Floor to Floor Height by 12" per Floor	(\$708,152)	(\$708,152)			This misaligns floors at every level with existing neighbor elevations, existing library receiving elevation, existing top of garage, and alignment with historic building levels. It adds stairs/ramps.
ccc	1a	Reduce Upper Floor to roof by 5.5"	(\$83,511)		(\$83,511)		drop roof by 5.5" if we go geothermal, multiple reasons not to drop lower floors. Explore in DD.
ccc	3	Staging at Brick Only	(\$468,817)			(\$468,817)	
ccc	4	Reduce Escalation to 8.0%	(\$3,200,768)	(\$3,200,768)			Leave at 10.5% due to volatile market conditions
ccc	5	Reduce Improvements to Existing Garage	(\$180,985)			(\$180,985)	reduce fireproofing and delete painting only
ccc	6	Eliminate Integral Sunshades at CW	(\$153,390)	(\$153,390)			
ccc	7	Reduce Mfg Casework by 25%	(\$576,105)		(\$576,105)		Scope per staff meetings. Explore in DD.
ccc	8	15 Mil Poly in lieu of AVB above Garage Roof Slab	(\$254,078)		(\$254,078)		further review required. Explore in DD.
ccc	9	Leave Garage Walls, Columns and Ceiling Unpainted	(\$222,028)			(\$222,028)	
ccc	10	Replace Pavers and Railing at Balcony with Membrane Roof	(\$212,450)	(\$212,450)			Rejected.
ccc	11	Eliminate Benches at Interior Courtyard	(\$99,811)			(\$99,811)	
ccc	12	Change 60% of Spandrel Glass to Brick	(\$346,078)	(\$346,078)			
ccc	13	Eliminate tunnel (elev move separate consideration)	(\$807,519)			(\$807,519)	Yes.
STRUCTURAL							
S	1	Consider utilizing lightweight concrete for slabs on steel decking in order to reduce steel weight, foundations, and seismic load. A moisture mitigation system for flooring adhesives may be required if lightweight concrete is used.	(\$183,895)		(\$183,895)		based on 2.0% reduction in structural steel at floors. Explore in DD.
S	2	Consider reducing clearance in parking garage by changing structural system? Locations TBD		NR			
KITCHEN							
K	2	Delete the rotisserie.	(\$29,466)		(\$29,466)		
K	3	Delete the griddle.	(\$11,132)		(\$11,132)		
K	4	By taking items K2 and K3 the hood can be made smaller. Plus minor additional savings in mechanical system size and ductwork.	(\$10,497)		(\$10,497)		dependent on K2 and K3.
SITE							
L	1	Provide cast-in-place concrete treads in lieu of architectural precast concrete treads.	(\$50,328)		(\$50,328)		
L	2	Replace impermeable pavers with cast-in-place concrete pavement.	(\$256,712)			(\$256,712)	Replace all impermeable with cast in place
L	3	For site retaining walls <4' high, provide cast-in-place concrete walls in lieu of architectural precast concrete blocks, only at service area locations	no change	no change			
L	4	Reduce play equipment allowance by 30%.	(\$438,907)			(\$438,907)	\$50k for PreK/K equipment only at Driscoll not including installation costs
L	5	Reduce or eliminate covered walkway/bus shelter canopy structure at Pierce Street dropoff	(\$296,506)		(\$296,506)		Explore in DD.
L	6	Add covered walkway from curb to front door (+150'x15')	\$675,000	\$675,000			Address in SD report, not an MSBA requirement, just a comment.
L	7	Provide architectural precast concrete in lieu of granite for raised planter edges along School Street.	(\$25,619)		(\$25,619)		
L	8	20% reduction in cafe tables, chairs, moveable seating costs (but no reduction of bike and scooter rack quantities)	(\$6,502)		(\$6,502)		
L	9	20% reduction in plants and soils costs.	(\$83,067)		(\$83,067)		Explore in DD.
L	10	Delete irrigation	(\$165,419)		(\$165,419)		Explore in DD.

VM Log

Schematic Design - Value Management Log

UPDATED July 12, 2022



Scope Options for SD Estimate

			Costs w/ Mark-ups				
			Consigli	Not Recommended	Pending	Accepted Value	Comments
ccc	20	Use Bituminous Paving in Lieu of Concrete Under Play Surface	(\$134,635)			(\$134,635)	might be able to go directly on existing and/or stone for additional savings - MDS to confirm with structural in DD
ccc	21	Reduce Playground Surfacing to 5,000 sf, Replace with Synthetic Lawn	(\$85,050)	(\$85,050)			Not recommended, until further design has been undertaken.
ccc	22	Use Concrete with Trench Drains in Lieu of 50% Permeable Pavers	(\$157,681)		(\$157,681)		Explore in DD.
TRAFFIC							
T	1	Street Improvements Washington St. to Harvard St. - Bike Lanes full length, full street light, sidewalk extension, etc.					
T	2	Extend extent of milling on School to Washington Street					
			(\$27,201,541)	(\$3,132,839)	(\$7,768,414)	(\$16,300,288)	

(\$448,010) Subtotal of values to be verified by Town



Pierce School Building Committee

Highest Value Accepted Items

\$6,783,208	Reduce hazmat allowances
\$2,600,929	PV Panels as Add Alternate in documents, PPA by Town if not by project
\$900,000	Reduce waterproofing scope at Historic Building basement (non-program space)
\$807,519	Eliminate tunnel between Historic Building basement and new construction
\$468,817	Staging at brick only
\$448,010	Substitute deluge sprinklers for 90 minute interior rated glass (PENDING with AHJ)
\$438,907	Reduce PreK/K play equipment allowance by 30%
\$359,765	Substitute ERA-01R metal deck with fireproofing, except under mechanical
\$318,543	Eliminate Return/Exhaust Insulation within bldg. except 20 ft from ext for RTU/AHU
\$256,712	Replace impermeable pavers with cast-in-place concrete pavement.
\$12,482,410	TOTAL