

Westwood Public Schools

Hanlon Elementary School Building Project

School Building Committee

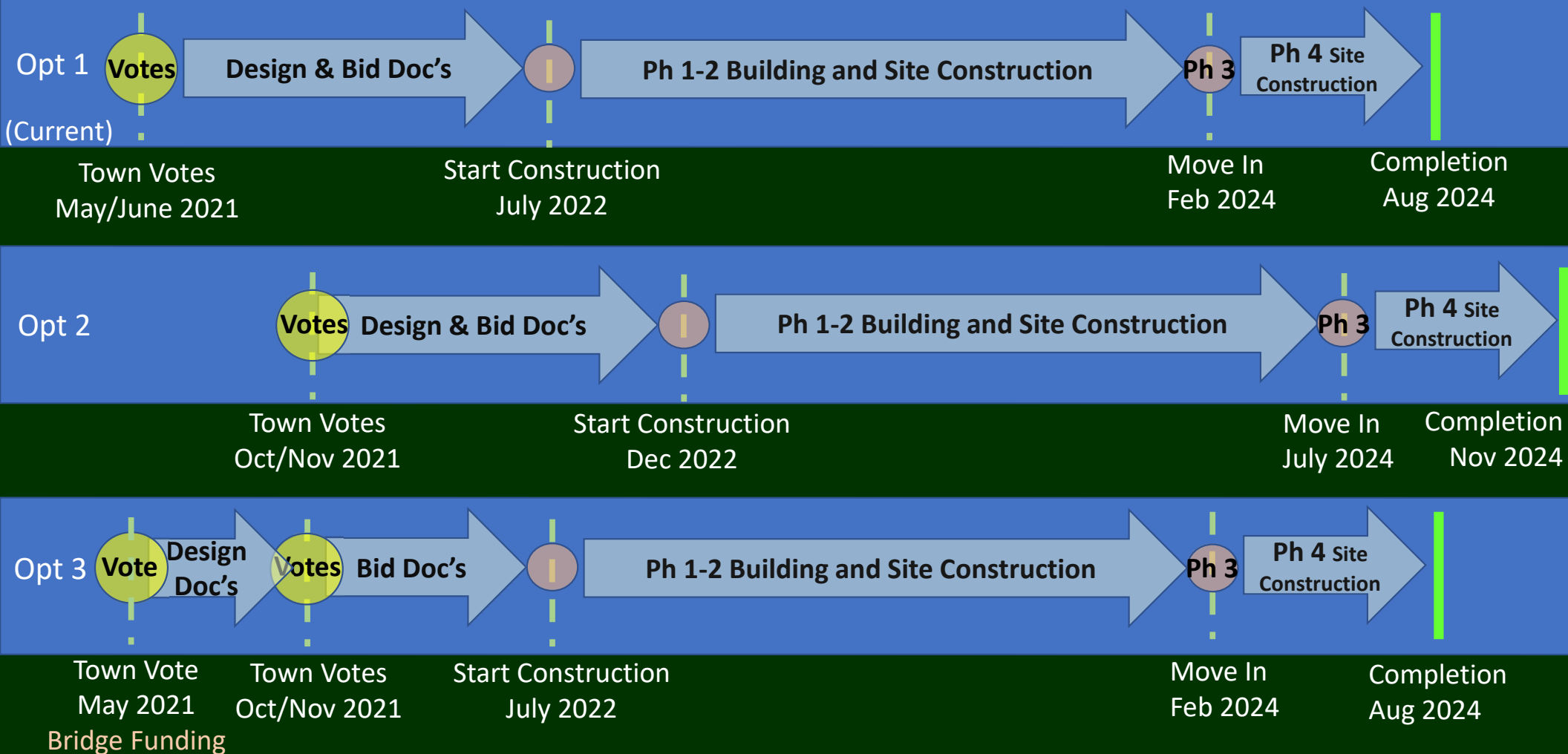
01.22.2021



Agenda

- **Schedule**
- **Value Management Overview**
- **Working Group Recommendations**

Projected Project Schedule Options



Construction Cost Estimates

From last SBC Meeting on Dec 11, 2020

Target Construction Cost	\$ 70,381,157
Target Soft costs	\$ 17,800,000
Target Project Cost	\$ 88,181,157

**Cost Estimates from two Professional Cost Estimators
Reconciled to form one agreed upon cost estimate**

Reconciled Construction Cost Estimate	\$ 70,885,948
Potential Savings (Three buckets) :	\$ (2,422,928)

Potential Revised Base Construction Cost	\$ 68,645,202
Possible AC revisions: future review	TBD

Alternate: Add UV-C system	\$ 205,760
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Items **included** in reconciled cost estimate:

- Natural Gas Emergency Generator vs. Bio-Diesel
- Radon Mitigation
- Project Schedule extended
- Possible Access Road connection
- Ledge Removal

\$504,791 Above target (*Rev 12/21/20*)

Three Buckets:

- ☐ Accept
- ☐ Make into an Alternate
- ☐ Not Accepted

Rev 12/21/20

Value Management: Review Assignments

Review and
Recommend:

Possible Savings \$2,422,928

Site Working Group:

Site

Aesthetics Working Group:

Design Related

Educators Working Group:

Functional Use

D+W:

Other



Value Management: Review Assignments

Site Working Group

Initial Estimated Savings: \$601,425

1. Phased Landscaping
2. Provide sloped grassed landscape in lieu of precast units at amphitheater
3. Modify planter beds and curbs at entry plaza
4. Modifications to curbing and sidewalks:
 - Replace portion of concrete sidewalks with asphalt
 - Reduce amount of curbing
 - Consider replacing granite curbing with precast concrete or wood guardrails



Site Plan

1. Phased Landscaping

Phase 1 Trees and shrubs in base bid



Site Plan

1. Phased Landscaping

Phase 2 Remaining
Trees and shrubs as
Alternate



Value Management Review Assignments

Site Working Group

Initial Estimated Savings: \$601,425

Proposed Credit: \$586,922

Item with initial estimated savings	Recommendation from Site Working Group	Proposed Credit	Notes/Discussion
1. Phased Landscaping (\$203,875):	Accept, with continued discussion at the SBC mtg	\$224,000	Deducted Ph 2 from the Base, include as an Add Alternate
2. Provide sloped grassed landscape in lieu of precast units at amphitheater(\$151,450):	Accept	\$166,686	
3. Eliminate planter beds and curbs at entry plaza(\$75,725):	Take \$40k credit	\$40,000	D+W team to identify alternative/modified approach or smaller elements and stay within revised budget
4. Modifications to curbing and sidewalks <ul style="list-style-type: none"> Reduce quantity of granite curbing Replace a portion of concrete sidewalks with asphalt Reduce curbing and replace with wood guardrails(\$170,375) 	Accept with revisions proposed by D+W on their revised site plan	\$156,236	After 2nd review with cost estimator, granite is less than wood guardrail due to extra stone, so granite remains in.
		\$586,922	Total



Value Management: Review Assignments

Initial Estimated Savings: \$1,649,083

Aesthetics Working Group:

Building Exterior: \$1,575,991

1. *Canopy outside Library: Reduce size or consider as Alternate
2. Eliminate roof screens
3. Change rainscreen system to Terracotta shingles
4. Entry walkway canopy: Simplify, reduce size
5. Remove or modify sunshades/horizontal element on east and west facades (item 5A), library (item 5B), and southern classroom facades (5C)
6. Change fieldstone to brick
7. Change curtainwall to storefront system

Building Interior: \$73,092

8. Delete wood trim at storefront systems, use aluminum finish instead (Media Ctr and Cafeteria)
9. Use painted concrete block at stairways in lieu of polished ground faced block

**Also being reviewed by Educators Working Group*



Building Exterior

2. (\$106,100) Eliminate roof screens



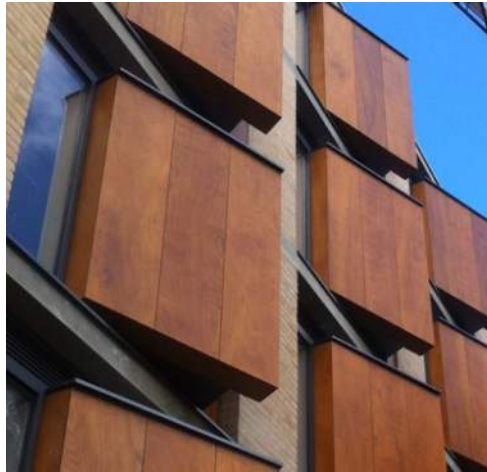
With roof screen



Without roof screen

Building Exterior

3. (\$326,400) Change rainscreen system to Terracotta shingles



Composite Wood-Resin– Rainscreen panel (Prodex shown)

10 year warranty

50 year expected lifespan

Current product specified

Building Exterior

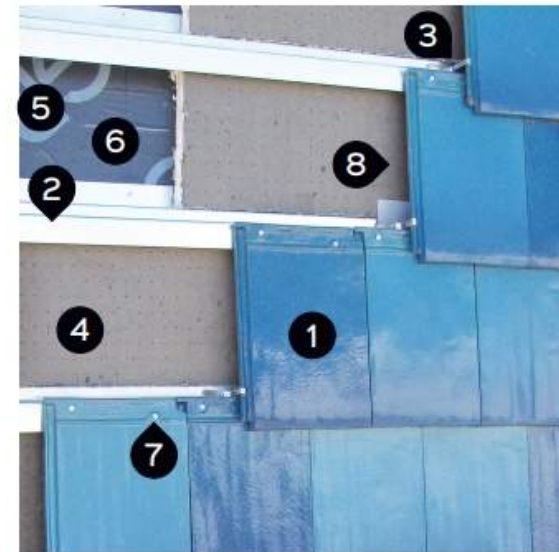
3. (\$326,400) Change rainscreen system to Terracotta shingles



TERRACOTTA PANEL ATTRIBUTES

- ◆ Warm, all-natural material provides superior aesthetics
- ◆ Variety of colors, textures, and sizes
- ◆ Color permanent façade
- ◆ Class A fire rated
- ◆ Sustainable material that will last 100 years
- ◆ Maintenance free

75-year warranty including color



Rainscreen NeXclad System

Proposed product

Building Exterior

3. (\$ 326,400) Change rainscreen system to Terracotta shingles



Building Exterior

3. (\$ 326,400) Change rainscreen system to Terracotta shingles



Building Exterior

3. (\$ 326,400) Change rainscreen system to Terracotta shingles



Building Exterior

3. (\$ 326,400) Change rainscreen system to Terracotta shingles



Building Exterior

5A. (\$100,000) Reduce size of solar shade on east and west facades



Building Exterior

5A. (\$100,000) Reduce size of solar shades on east and west facades



Building Exterior

5B. (\$30,000) Reduce size of solar shade at library



Building Exterior

5C. (\$168,000) Reduce size of solar shades on southern classroom wings



Building Interior

8. (\$42,000) Delete wood trim at storefront systems, use aluminum finish instead (Media Ctr and Cafeteria)



Building Interior

9. (\$38,846) Use painted concrete block at stairways in lieu of polished ground faced block

Polished ground faced block

Looks cleaner, polished look
Easier to maintain; no painting
Cannot change color



Painted concrete block

Institutional
Requires painting
Can paint mural or change colors



Building Exterior

1. (\$132,251) *Canopy outside Library: Reduce size or consider as Alternate (not accepted)



Educators: Okay to reduce in size but still would like ample shade

Building Exterior

4. (\$384,450) Entry walkway canopy: Simplify, reduce size
(not accepted)



Building Exterior

6. (\$173,148) Change fieldstone to brick
(not accepted)



Fieldstone blend



Possible brick option 1



Possible brick option 2





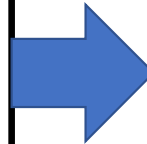
Building Exterior

7. (\$180,925) Change curtainwall to storefront system (not accepted)

Curtainwall system



- Water management with drainage through weeps at each lite of glass, better for exterior, exposed locations
- Various exterior mullion cap options available
- Structurally independent, anchored to building structure
- Can span multiple floor heights
- Larger opening/glazing sizes



Storefront system



- All water drainage through sill of assembly, best for interior use or protected locations
- Flush glaze with no projecting stops.
- Single span anchored at head and sill
- Not structural, framed openings required and coordinated with CFMF.
- 10' to 12' maximum heights typical
- Limited opening sizes

Value Management Review Assignments

Aesthetic Working Group

Initial Estimated Savings: \$1,649,083

Proposed Credit: \$811,346

Item and initial estimated savings	Recommendation from Aesthetics Working Group	Proposed Credit	Notes/Discussion
1.(\$132,251) * Canopy outside Library : Reduce size or consider as Alternate: not accepted	Not accepted		
2.(\$75,000) Eliminate roof screens	Accept credit	\$106,100	
3.(\$287,452) Change rainscreen system to Terracotta shingles	Accept credit	\$326,400	
4.(\$384,450) Entry walkway canopy : Simplify, reduce size	Not accepted		
5.(\$295,000) Modify sunshades /horizontal element on east, west, south facades	Accept credit	\$298,000	
6.(\$220,913) Change fieldstone to brick	Under further review by SBC		\$173,148 value: Identified as a deduct alternate
7.(\$180,925) Change curtainwall to storefront system	Not accepted		
8. (\$37,979) Use aluminum finish instead of wood (Media Ctr and Cafeteria)	Accept credit	\$42,000	
9. (\$35,113) Use painted concrete block at stairways in lieu of polished ground faced block	Accept credit	\$38,846	
		\$811,346	Total



Value Management: Review Assignments

Educators Working Group:

Initial Estimated Savings: \$73,395

Proposed Credit:
\$0

Item and initial estimated savings	Recommendation from Educators Working Group	Proposed Credit	Notes/Discussion
1. *Amphitheater – Eliminate Precast Units	Accept credit	Incl in Site	
2. *STEAM Canopy- reduce in size or eliminate	Not accepted		<ul style="list-style-type: none"> Important to curriculum Would accept reduction in size but desire ample shade
3. Sliding Glass Doors at ELA's – use fixed borrowed lite instead.(\$73,395)	Not accepted		<ul style="list-style-type: none"> Easy access to ELA is important to educational function
4. Change from 100% AC to partial AC and dehumidification (value TBD)	Not accepted		<ul style="list-style-type: none"> Educators need for summer programming Community needs Allows flexibility for future space use Climate Change resiliency
		\$0	Total



* Value carried in Site or Aesthetics

Value Management: Review Assignments

Dore + Whittier:

Initial Estimated Savings: \$99,025

Proposed Credit: \$0

Item	Recommendation from Dore + Whittier	Proposed Credit	Notes/Discussion
1. Eliminate External Grease Trap (\$29,125)	Not accepted		TBD during DD phase
2. Eliminate Lightning Protection (\$69,900)	Not accepted		Insurance doesn't require it but recommended to minimize damage to equipment and systems
		\$0	Total



Value Management – Recommendations Summary

Item	Recommendation from Working Groups	Proposed Credit	Notes/Discussion
1. Phased Landscaping (Ph 1 in base, Ph 2 as alternate)	Accept credit, Review with SBC	\$ 224,000	Deducted from the Base, included as an Add Alternate
2. Eliminate precast units at amphitheater	Accept credit	\$ 166,686	
3. Modify planter beds and curbs at entry plaza	Accept credit	\$ 40,000	
4. Reduce curbing and concrete sidewalk	Accept credit	\$156,236	
5. Eliminate roof screens	Accept credit	\$ 106,100	
6. Change rainscreen system to Terracotta shingles	Accept credit	\$ 326,400	
7. Modify sunshades on east, west, south facades	Accept credit	\$ 298,000	
8. Change fieldstone to brick	Review with SBC		\$173,148 value: Identified as a Deduct alternate
9. Delete wood trim at storefront systems (Media Ctr and Cafeteria)	Accept credit	\$ 42,000	
10. Use painted concrete block at stairways in lieu of polished ground faced block	Accept credit	\$ 38,846	
		\$ 1,398,268	Total

Construction Cost Estimate- Updated after VE

Target Construction Cost	\$ 70,381,157
Target Soft costs	\$ 17,800,000
Target Project Cost	\$ 88,181,157

Reconciled Construction Cost Estimate	\$ 70,885,948
Site	\$ (586,922)
Aesthetics	\$ (811,346)
Recommended Savings to Accept :	\$ (1,398,268)

\$504,791 Above target *(Rev 12/21/20)*

Recommendations from Working Groups

Revised Base Construction Cost	\$ 69,487,680
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(\$893,477) Below target

Alternate: Add UV-C system	\$ 205,760
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Under review by SBC

Add Alternate: Phase 2 landscaping \$ 224,000

Deduct Alternate: Use brick in lieu of fieldstone (\$173,148)



Questions, Comments,
Reactions?