



Hanlon – Deerfield Elementary School Project

School Building Committee Meeting

1 April 2022



Topics for Review

1. Overview: 90% CD Package for MSBA submission
2. 90% CD Cost Estimates
3. Value Engineering (VE)
4. Order of Alternates
5. Schedule: Look Ahead

Meeting Objectives:

- Confirm VE List, List of Alternates and Determine Order
- Authorize 90% CD submission to MSBA

90% CD Cost Estimates

Budget: \$70.3 M

After reconciliation cost estimates totaled:

MCI: \$71.7 M

PM+C: \$71.8 M

= \$1.5M over budget

90% CD Cost Estimates

Primary areas of increases since January 2022 (60% CD):

Plumbing: +16.8% = +\$ 332k

HVAC: + 7.1% = +\$ 613k

Electrical: +20.2% = +\$1 M

Three items combined = Approx. +\$2M

Contributing Factors for Unprecedented Increases in Construction Industry:

- Shipping Costs, Supply Chain Issues, Labor Shortages, Record Inflation, unknowns associated with war in Ukraine

Value Engineering Effort

ITEM	VALUE
SITE	-\$555,479
BUILDING EXTERIOR	-\$670,894
BUILDING INTERIOR	-\$885,843
ELECTRICAL	-\$141,900
Product/Detail Changes	-\$65,648
Supplement Playground Budget	+\$75,000
SUBTOTAL	-\$2,244,763 Construction Budget Savings

Reduce Tech Procurement to align with MSBA reimbursement	-\$178,000 Shift Soft Cost Savings to Construction Budget
TOTAL	-\$2,422,763 Construction Budget Savings

Site

Value Engineering Effort

					Recommended List of Items	ADD ALTERNATE
SITE						
1	Revise Site wall at Stem Porch to CIP concrete with granite stone top and guardrail (per detail)				(110,000)	
2	Remove \$12k of additional plantings added since 60% set from Shrubs and Perennials line item				(13,200)	
3	Move additional site furnishings items into Site Furnishings Alternate (Players benches, Alum bleachers, Soccer Goals, Trash receptacles, bird house). Bike racks to remain in base.				(46,200)	46,200
4	Change site signs at entry to carry \$30,000 value (\$15k each). Posts with MDO Panel				(48,400)	
5	Reduce size of STEM porch: Delete 800 sf of concrete pavement and substrate and replace with lawn. Delete 44 LF of CIP concrete site wall with guardrail (assume item 1 above credit is taken). Add 23'x3' wide bitum walkway				(90,200)	
6	Delete outdoor classroom (stonedust, semi-circle walkway)				(8,800)	
7	Change limited on-site concrete sidewalk to asphalt (yellow highlight)				(41,902)	
8	Place field irrigation into Alternate				(153,000)	153,000
9	Delete all Base Bid trees, shrubs, and plantings (with dark shade on plan) as shown on sketch plan, replace with Wildlife seed mix				(11,677)	
10	Provide cost for stormwater drainage adjustments associated with reduced impervious pavement				(32,100)	
			SUBTOTAL	(555,479)		

Requires review with Planning Board
Add Alternate



Building Exterior

Value Engineering Effort

					Recommended List of Items	ADD ALTERNATE
BUILDING EXTERIOR						
11	Remove walkway canopy, Canopy C out of base bid, provide as an Alternate				(271,717)	271,717
12	Remove east end sunshade element at end of Extended Learning Area				(60,500)	
13	Remove canopy over exit door at all three ELA wings				(64,807)	
14	Remove curtainwall sidelight and transom at three stair exit doors and replace with stone (60 sf ea x 3= 180sf). (A19/A4.11, M12/A4.11, S17/A4.11)				(7,146)	
15	Remove terracotta shade screen at admin. Wing, make windows curtainwall type, with alum alum shades, provide terracotta above windows				(91,742)	
16	Remove the equipment screen by the gym				(51,326)	
17	At Gym west elevation: Eliminate curtain wall clerestory windows, and MCM panels, and replace with brick and acoustical block.				(68,657)	
18	Remove MCM Sunscreen at Library				(55,000)	
			SUBTOTAL		(670,894)	

Requires review with Planning Board
Add Alternate

Building Interior

Value Engineering Effort

					Recommended List of Items	ADD ALTERNATE
BUILDING INTERIOR						
19	Delete line item 591: tile backsplash at staff/lunch workrooms				(4,752)	
20	Delete line item 599: Gallery acoustical panels				(28,160)	
21	Change wood stage floor to linoleum				(17,903)	
22	Line item 652: Eliminate wood grille at ELAs				(86,625)	
23	Replace ceramic tile in toilet rooms with poured epoxy flooring				(52,811)	
24	Replace QT in kitchen with poured epoxy flooring				(35,013)	
25	Delete six skylights at the cafeteria, along with corresponding motorized shades, soffit work.				(40,549)	
26	Line 1081: Delete illuminated ceiling lighting panel (288 sf) and replace with ACP and recessed can lights				(72,230)	
27	Line 650: Delete half of wood slat walls/ceiling at lobby/living room space (260 sf)				(34,375)	
28	Delete remaining amount of wood slat walls/ceiling at lobby/living room space (260 sf)				(34,375)	
29	Delete wood slat walls/ceiling at Admin desk, library/media center (200 sf)				(30,250)	
30	Delete line 580, wood slats at corridor: Sectis wood fins				(45,650)	
31	Line item 466, change window seat at classrooms to eliminate vertical box element, and only have bench with storage below.				(61,600)	
32	Place Network Switches into E-Rate program to be completed by school district				(341,550)	
			SUBTOTAL		(885,843)	

Electrical

Value Engineering Effort

					Recommended List of Items	ADD ALTERNATE
ELECTRICAL						
33	Use low energy Fire Alarm cable (unarmored)				(44,000)	
34	Use rings and strings for tel/data locations (in lieu of back boxes and conduit to accessible ceiling)				(33,000)	
35	Delete Mass Notification feature of Fire Alarm (not required by code)				(64,900)	
			SUBTOTAL		(141,900)	

Product/Detail Changes + Playground

Value Engineering Effort

					Recommended List of Items	ADD ALTERNATE
Product/Detail Changes						
36	Line item 645. Change "Optima" Ceiling tile to "Calla" ceiling tile				(40,777)	
37	Move item 461 custodial work bench into FFE				(3,520)	
38	Remove the following toilet accessories, and indicate owner provided, contractor install: Semi recessed waste units, wall mounted soap dispensers, paper towel dispensers, sanitary napkin disposal, sanitary napkin dispensers. Leave allowance for Sanitary Napkin Dispensor and PT dispensers to be recessed.				(21,351)	
			SUBTOTAL		(65,648)	

ADD						
1	Add \$75,000 to Playground budget to provide \$300,000 budget for Playground Equipment				75,000	

Summary - Value Engineering Effort

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BUDGET SUMMARY and PROPOSED ALTERNATES

CONSTRUCTION BUDGET SUMMARY TOTALS

\$71,825,710	Reconciled PM+C estimate 90% CD	
-\$2,244,763	Value of VE Items + Playground Equip. Supplement	
\$69,580,947	Final Construction Cost Value	
\$70,312,141	Budget	
-\$731,194	Under Budget	
-178,000	Reduce Tech Procurement to align with MSBA reimbursement: Staff computers go into annual refresh	
-\$909,194	UNDER BUDGET	

Proposed Order of Alternates

1: Add UV-C system to HVAC	\$ 93,768
2. Add Entryway Canopy	\$ 271,717
3. Add Irrigation System	\$ 153,000
4. Add Chain link fencing around multipurpose field and 20' ht sports netting	\$ 139,992
5. Add Site Furnishings Grouping #1: (landscape boulders, raised gardens, sand/water tables, benches, picnic tables,). Bike racks to remain in base.	\$ 205,000
6. Add Site Furnishings - Grouping #2: players benches, alum bleachers, soccer goals, trash receptacles, bird house	\$ 46,200
7. Add Ph 2 Landscape plantings	\$ 224,495
Total Value of Alternates	\$ 1,134,172

2022: 4 Month Look-Ahead

January	February	March	April	May	June	July
<ul style="list-style-type: none"> • 1/21 (SBC): Review 60% CD Cost Estimates 	<ul style="list-style-type: none"> • 2/11 (SBC): Review value engineering and Alternate options and values • 2/28: Submit for 90% CD Cost Estimate 	<ul style="list-style-type: none"> • 3/4 (SBC): Determine order of Alternates • 3/18: Receive 90% CD Cost Estimate Results 	<ul style="list-style-type: none"> • 4/1 (SBC): Determine Construction Cost Management Strategy • Authorize 90% CD Submission to MSBA 	<ul style="list-style-type: none"> • 5/13 (PBC/SBC) Authorize 100% CD submission to MSBA and Out to Bid • 5/18: Submit Bid Set 	<ul style="list-style-type: none"> • 6/10 (PBC/SBC) 	<ul style="list-style-type: none"> • Bid Opening; PBC awards the contract

Questions, Comments, Reactions

