

Hanlon – Deerfield Elementary School Project

School Building Committee Meeting

11 February 2022



Topics for Review

Project Update

- a. Construction Cost Management
- b. Schedule: Look Ahead

Construction Cost Management

Meeting Objectives:

- Understand, and vote to accept, the proposed value engineering of some base bid items
- Understand, and vote to accept, the conversion of some base bid items to bid alternates
 - Prioritization of agreed upon alternates will be voted at the March SBC
- Understand potential “soft cost” budget modifications identified for bid / budget management
 - Decisions are not required until bid results are received.

Construction Cost Management

Construction Budget: \$70.362M. Does not include HVAC UV and Landscaping Alternates

Current:



5%

Proposed:

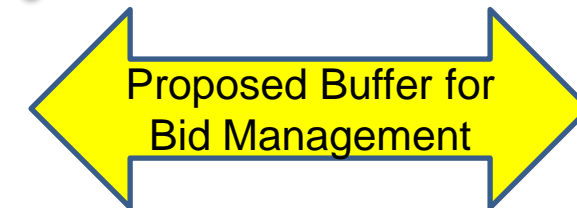


% TBD

% TBD

Options to Create Buffer:

- Value engineer current Base Bid Scope items
- Convert Base Bid items to Alternates
- Reduce contingency and/or soft costs (i.e FFE)



Construction Cost Management



Option: Value engineer current base bid scope. Easy to implement. Decision on scope required now.

SCOPE	Estimated Cost Reduction*
Minor design adjustments	\$ (155,643)
Reduce excess Gym SF	\$ (39,598)
Eliminate skylight at the 2nd floor corridor “neck”	\$ (5,136)
Remove MCM fins/screens at two west ends. Leave east end (front)	\$ (129,753)
Gallery 140, interior wood finishes, display panels	\$ (19,367)
Faucets and flush valves (<i>from automatic sensors to manual</i>)	\$ (34,240)
Reduce quantity of geo-thermal wells per final design calcs	\$ (500,000)
Subtotal	\$ (883,737)

*Per D&W’s VE list of items dated 1/24/22. Values from 60% CD estimate.

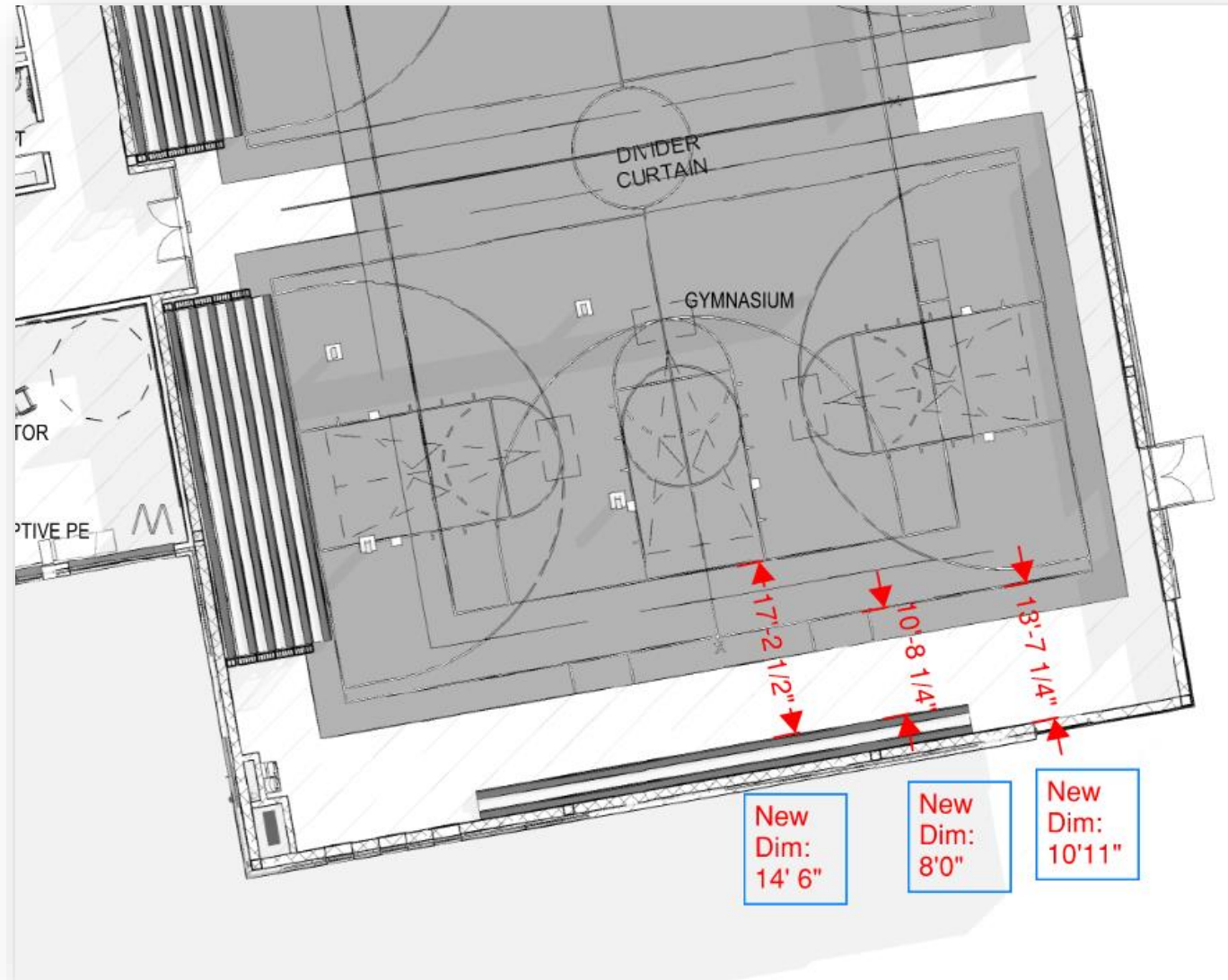
Westwood: Hanlon-Deerfield Elementary School

OVERALL 1ST FLOOR PLAN: Frame of Reference



1 LEVEL 1 - Overall Plan
1/8" = 1'-0"

1. Value Management at GYM: Reduce gym square footage

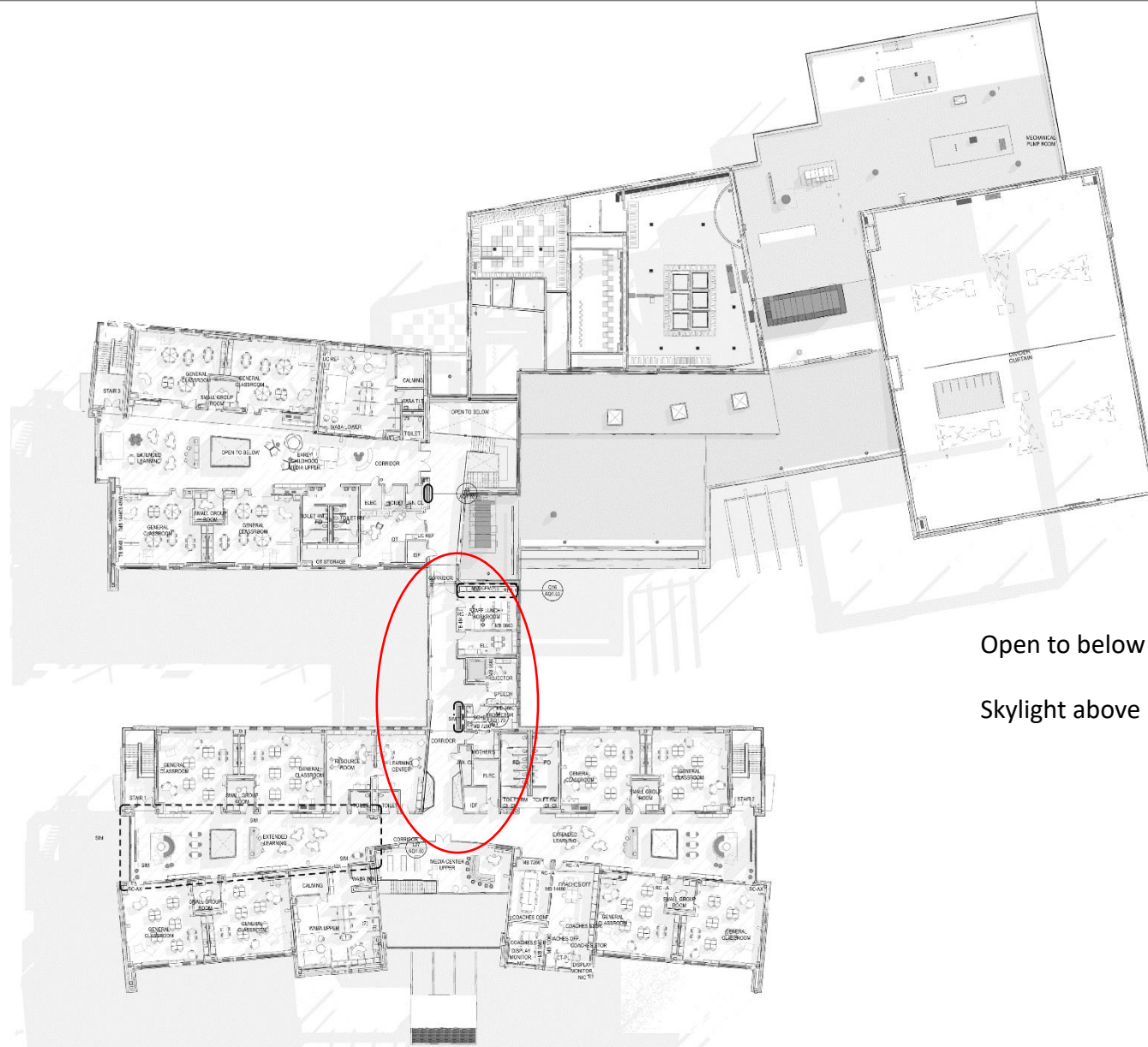


Value Management at Gym:

Move southern wall to the north, shortening length of Gym by 2'8"

Westwood: Hanlon-Deerfield Elementary School

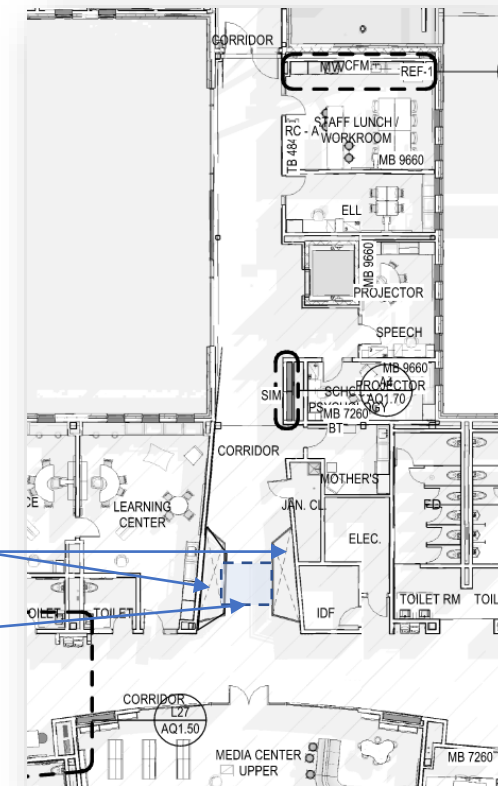
2. Value Management at “NECK” – Possible Revisions



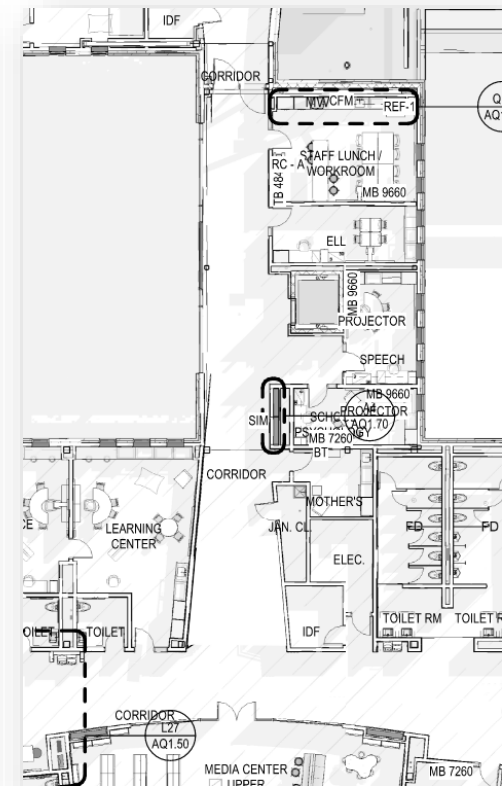
Second Floor Plan

Open to below

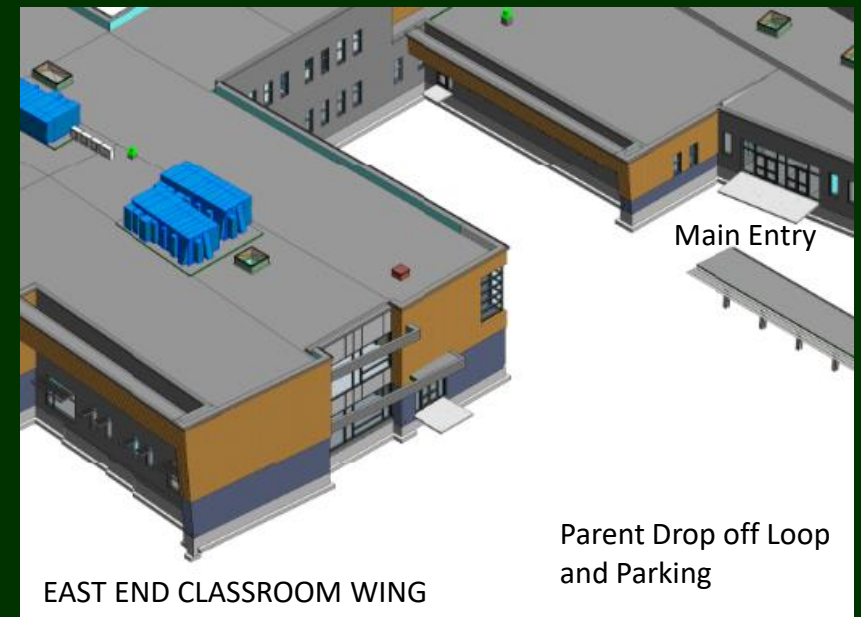
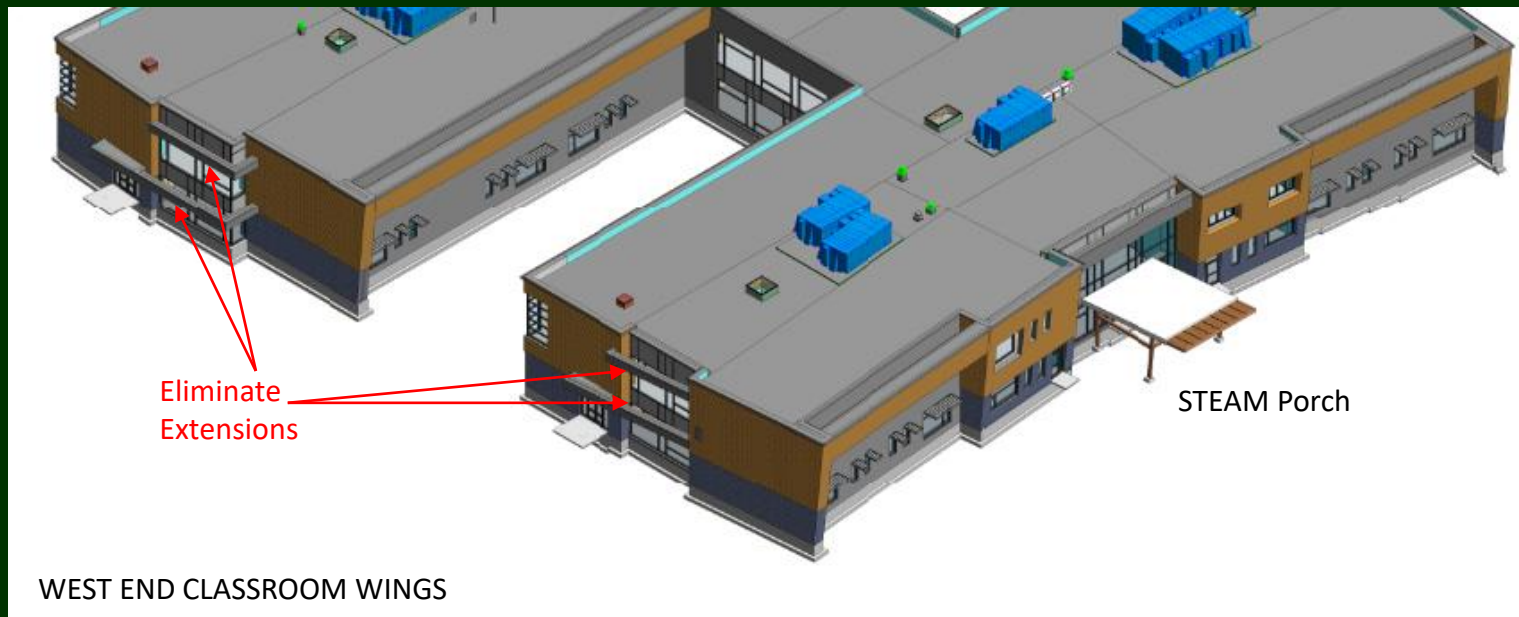
Skylight above



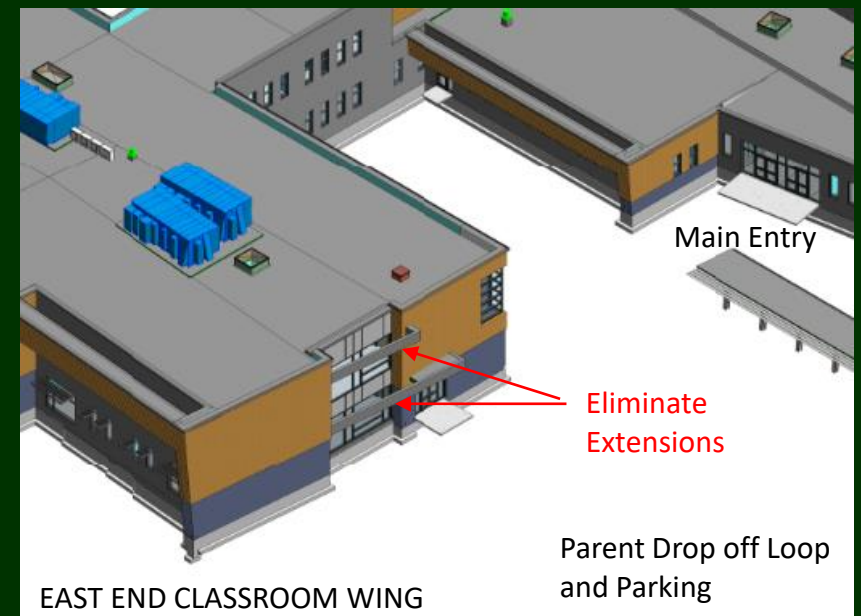
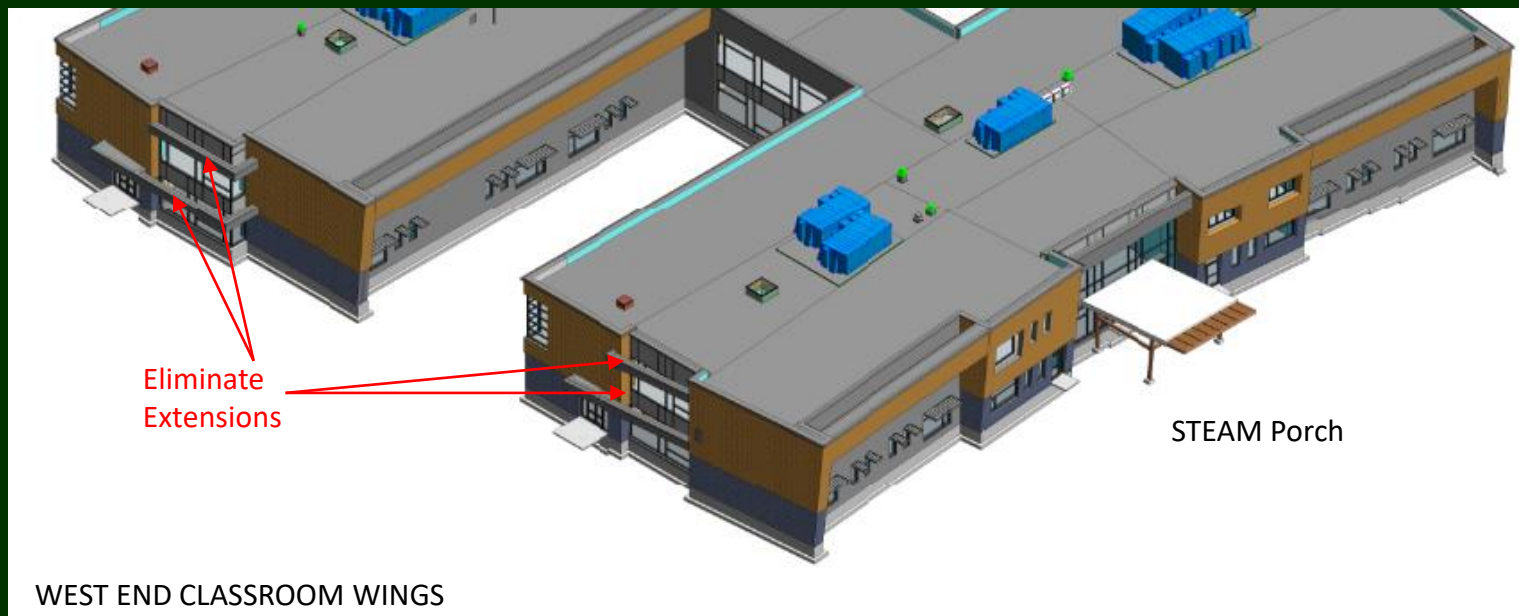
“Neck” – Current Plan



“Neck” – Eliminate
“Open to Below” floor
openings and skylight



3. Possible Value Management Item: Remove West Extensions at Ext. Lrng Areas. East End Remains: (\$130k savings)



Possible Value Management Item: Remove West and East Extensions at Ext. Lrng Areas: (\$195k savings)



3. Current Appearance: East End of Classroom Wing Shown



3. Potential Appearance after Value Management: East End of Classroom Wing Shown

4. Value Management: Gallery Stair and Acoustical Panels



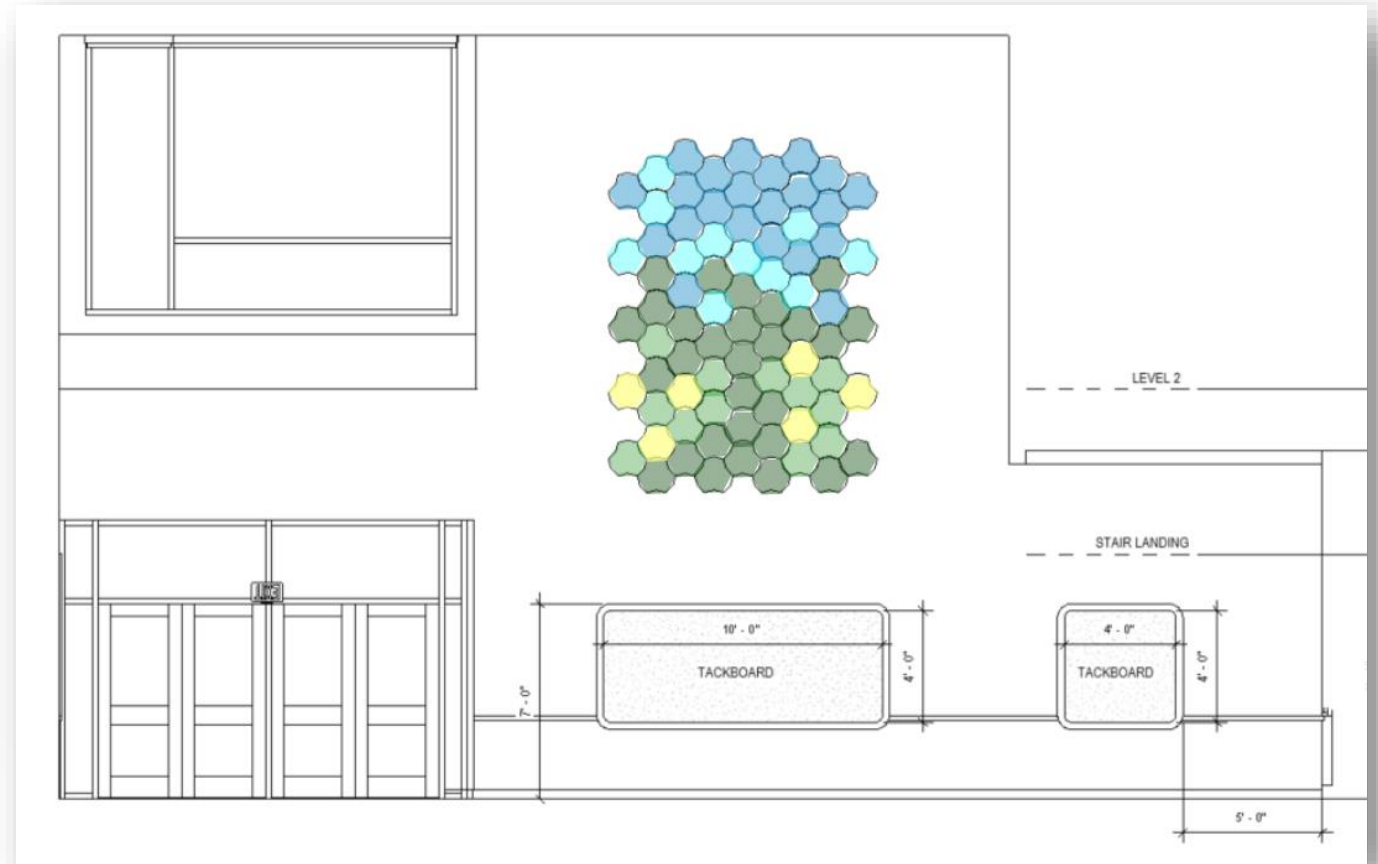
Reconfiguring the stair from “U” shape to “L” shape

4. Value Management: Gallery Stair and Acoustical Panels



Current

Reducing acoustical panels and wood trim



Proposed (work in progress)

Construction Cost Management

Option: Convert base bid items to new alternates. Decision on scope required now.

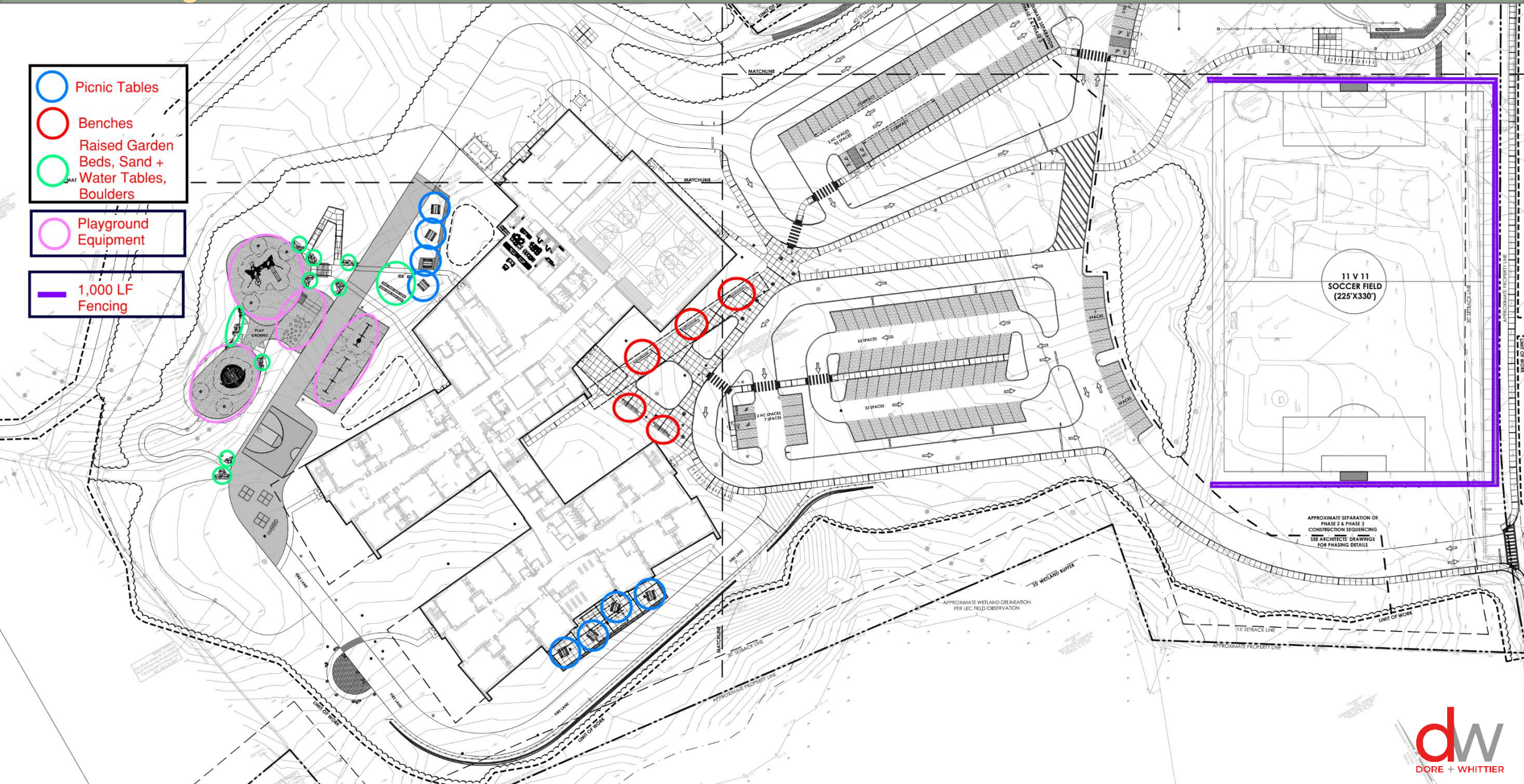
SCOPE to convert to alternates	Estimated Cost Reduction*
Landscape boulders and site furnishings: raised gardens, sand/water tables, benches, picnic tables, etc.	\$ (102,332)
All smaller playground equipment. Two large structures in base	\$ (170,000) **
Chain link fencing around field	\$ (65,000)
Subtotal	\$ (337,332)

Previously identified alternates (above \$70.3M base bid)

Add UV to HVAC	\$ 93,235
Add Phase 2 Landscape plantings	\$ 245,456
Subtotal	\$ 338,691

*Per D&W's VE list of items dated 1/24/22. Values from 60% CD estimate. ** Team finalizing estimated value.

-  Picnic Tables
-  Benches
-  Raised Garden Beds, Sand + Water Tables, Boulders
-  Playground Equipment
-  1,000 LF Fencing



Construction Cost Management

Option: Reduce contingencies and/or soft cost budget line items. NO decisions required until bid day.

Soft Cost budget line items to adjust	Estimated Cost Reduction*
Reduce uncommitted funds (OPM fee, Design Phase testing, permits)	\$ (125,000)
Reduce FF&E from \$950k to \$850k	\$ (100,000)
Reduce Technology from \$850k to \$750k	\$ (100,000)
Reduce Construction Contingency from 5% to 4%, leaving \$2.8M. **	\$ (700,000)
Reduce Owner's Contingency from 1% to .75%, leaving \$527k. **	\$ (176,000)
Subtotal	\$ (1,201,000)

*Per D&W's VE list of items dated 1/24/22. Values from 60% CD estimate

** % of base construction cost.

Construction Cost Management

Total of all options:

SCOPE	Estimated Cost Reduction*
Minor design adjustments	\$ (155,643)
Value engineering to base scope	\$ (728,094)
Convert base bid items to alternates	\$ (337,332)
Reduce contingency and/or soft cost budget line items	\$ (1,201,000)
Total projected costs reductions / buffer	\$ (2,422,069)

*Per D&W's VE list of items dated 1/24/22. Values from 60% CD estimate.

Construction Cost Management

Construction Budget: \$70.362M. Does not include UV and Landscaping Alternates

Current:



5%

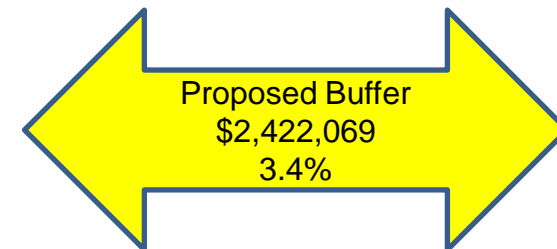
Proposed:



4 %

Options to Create Buffer:

- Value engineer current Base Bid Scope items
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2022: 7 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