

Value Management Log

Schematic Design Documents

A	B	C	D	E	F			G	H	I	J	K	L	M	N	O	P
Item #	Ext.	VE/VM Item	Discipline/Trade	Ed Prog. Impact	Sustain. Impact	Maint. Impact	Quality of Space Impact	Risks/Impacts	Comments/Details	Ball In Court	Estimated Value (PM+C)	Estimated Value (AM Fogarty)	Reconciled Value (Avg of Estimates)	Status	SMMA Recommendation	Accepted Value	Rejected Value
1	A	Topsoil - export 50% existing topsoil to off-site location in Town; stockpile, stabilize, and re-use on site. Dispose of excess material in Town.	Site					Finding locations in town to take excess materials.	Stockpile 7,500 CY Export 7,500 CY	CMSBC	\$(329,972.18)	\$(347,700.00)	(\$338,836)	Pending			
1	B	Topsoil - move 50% existing topsoil to on-site location; stockpile, stabilize, and re-use on site. Dispose of excess material in Town.	Site					Finding locations in town to take excess materials.	Stockpile 7,500 CY Export 7,500 CY	CMSBC	\$(426,847.50)	\$(494,100.00)	(\$460,474)	Pending	(\$460,474)		
2	A	Suitable Fill - export 50% existing suitable fill to off-site location in Town; stockpile, stabilize, and re-use on site. Dispose of excess material in Town.	Site					Finding locations in town to take excess materials.	Stockpile 15,000 CY Export 15,000 CY Difference in base bid unit price assumptions.	CMSBC	\$(559,675.00)	\$(388,048.00)	(\$473,862)	Pending			
2	B	Suitable Fill - move 50% existing suitable fill to on-site location; stockpile, stabilize, and re-use on site. Dispose of excess material in Town.	Site					Finding locations in town to take excess materials.	Stockpile 15,000 CY Export 15,000 CY Difference in base bid unit price assumptions.	CMSBC	\$(824,110.00)	\$(723,792.00)	(\$773,951)	Pending	(\$773,951)		
3		Reduce number of outdoor classrooms on south of academic wing from 4 to 3.	Site	Y				Impacts Education Plan	We have had limited discussion on utilization of / plan for outdoor classrooms at this time to inform how many should be provided.	CMSBC	\$(36,600.00)	\$(30,500.00)	(\$33,550)	Pending			
4		Replace gabion wall seating at outdoor learning areas with concrete seat wall; (4) locations total	Site				Y		Difference in unit price cost assumptions.	CMSBC	\$(91,500.00)	\$(55,724.00)	(\$73,612)	Pending	(\$73,612)		
5		Add displacement ventilation system in Auditorium (HVAC + Architectural Components)	Mechanical						SSC recommended	CMSBC	\$230,000.00	\$230,000.00	\$230,000	Pending			
6	A	ALT 1 @ 30 CFM per person, no Aircuity	Mechanical						Cannot be chosen with 6B	CMSBC	\$932,760.00	\$1,104,406.00	\$1,018,583	Pending			
6	B	ALT 1 @ 25 CFM per person, no Aircuity	Mechanical						Cannot be chosen with 6A	CMSBC	\$685,100.00	\$775,000.00	\$730,050	Pending			
6	C	Break-out cost for Aircuity	Mechanical							CMSBC	\$175,000.00	\$175,000.00	\$175,000	Pending			
7		Remove electrical from outdoor classrooms	Electrical	Y				Any devices used in the outdoor classrooms must be battery powered and are reliant on the battery life being adequate.		CMSBC	\$(9,760.00)	\$(9,760.00)	(\$9,760)	Pending	(\$9,760)		
8		Remove bollard lighting from outdoor classrooms	Electrical	Y						CMSBC	\$(18,056.00)	\$(25,620.00)	(\$21,838)	Pending			
9		Reduce advanced lighting controls from 100% addressable lights to 60%	Electrical		Y			This is a MA Energy Code c406 requirement that would need to be replaced with another. This project may not be able to achieve other c406 requirements.		CMSBC	\$(87,541.10)	\$(61,279.00)	(\$74,410)	Pending			
10		Diesel Generator in lieu of Natural Gas Generator	Electrical							CMSBC	\$(122,000.00)	\$(112,972.00)	(\$117,486)	Pending	(\$117,486)		
11		Remove sink in all (9) Team Commons	Plumbing	Y			Y		Reduces the flexibility of the team commons by eliminating the potential for any projects that need to incorporate water usage.	CMSBC	\$(49,410.00)	\$(55,083.00)	(\$52,247)	Pending			
12		Remove Fire Pump	Fire Protection					Option Only for Design Development	A fire pump is likely not required. It is in the design pending confirmation that it can be removed after receipt of flow test results.	CMSBC	\$(122,000.00)	\$(152,500.00)	(\$137,250)	Pending			
13		Remove millwork "work station" from Grade Level 6 Team Commons; retain sink on perimeter of room	Interiors	Y			Y		Use of moveable furniture in lieu of work station. Will allow for different identity, more movement; retains "Maker Space" sink	CMSBC	\$(36,000.00)	\$(38,046.00)	(\$37,023)	Pending	(\$37,023)		
14		Replace 7,540 SF wood-look metal ceiling panel with 2x2 ACT	Interiors				Y			CMSBC	\$(366,145.18)	\$(323,337.00)	(\$344,741)	Pending	(\$113,765)		
15		Reduce quantity of wall tile in the cafeteria to 50%	Interiors				Y			CMSBC	\$(13,664.00)	\$(10,797.00)	(\$12,231)	Pending			
16		Remove wood paneling from Media Center walls and ceiling, replace with Painted wall and ceiling	Interiors				Y		Difference in unit price cost assumptions.	CMSBC	\$(71,004.00)	\$(33,696.00)	(\$52,350)	Pending	(\$17,276)		
17	A	Reduce interior lightshelf to 10"	Interiors				Y		Cannot be chosen with 17B	CMSBC	\$(17,202.00)	\$(17,934.00)	(\$17,568)	Pending			
17	B	Remove interior light shelf	Interiors				Y	Minimal impact on daylighting and	Cannot be chosen with 17A	CMSBC	\$(51,606.00)	\$(53,802.00)	(\$52,704)	Pending			
18	A	Replace brick on south elevation with 4x4x16 ground face CMU	Exteriors						Can't be chosen with 18B	CMSBC	\$(84,204.40)	\$(72,929.00)	(\$78,567)	Pending			
18	B	Replace brick type 3 (dark) 4x4x16 ground face CMU in all locations	Exteriors						Can't be chosen with 18A	CMSBC	\$(56,608.00)	\$(42,456.00)	(\$49,532)	Pending			
20		Replace all brick type 1 (light/white) with 4x4x16 ground face CMU	Exteriors						Difference in unit price cost assumptions.	CMSBC	\$(50,020.00)	\$(37,515.00)	(\$43,768)	Pending			
21		Remove sunshades from south facing windows at classrooms	Exteriors		Y		Y		Difference in unit price cost assumptions.	CMSBC	\$(102,846.00)	\$(183,958.00)	(\$143,402)	Pending			
22		Reduce sunshades at south facing classrooms to 1'-0" deep	Exteriors		Y		Y		Difference in unit price cost assumptions.	CMSBC	\$(51,423.00)	\$(90,243.00)	(\$70,833)	Pending			
23		Replace sunshades on south facing curtainwall with deep mullion caps (assume custom/semi-custom die to make 2.5"x8" cap)	Exteriors		Y				Difference in unit price cost assumptions.	CMSBC	\$(34,160.00)	\$(61,488.00)	(\$47,824)	Pending			
24		Remove sunshades from south facing curtainwall	Exteriors		Y		Y		Difference in unit price cost assumptions.	CMSBC	\$(51,240.00)	\$(76,860.00)	(\$64,050)	Pending			
25		Reduce length of acoustic mechanical screen by 164 LF	Exteriors		Y			Zoning dependent.		CMSBC	\$(217,887.12)	\$(224,661.00)	(\$221,274)	Pending	(\$221,274)		
26		Remove 934 gsf from building	Architecture				Y	Locker room users will be required to pass through the gym for their	Eliminate corridor between locker rooms, OTPT room and gym.	CMSBC	\$(170,922.00)	\$(206,816.00)	(\$188,869)	Pending	(\$188,869)		

Value Management Log

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A	B	C	D	E	F			G	H	I	J	K	L	M	N	O	P	
Item #	Ext.	VE/VM Item	Discipline/Trade	Ed Prog. Impact	Sustain. Impact	Maint. Impact	Quality of Space Impact	Risks/Impacts	Comments/Details	Ball In Court	Estimated Value (PM+C)	Estimated Value (AM Fogarty)	Reconciled Value (Avg of Estimates)	Status	SMMA Recommendation	Accepted Value	Rejected Value	
27		Reduce entrance canopy by 15 LF of the canopy length. Canopy is 16.5' wide.	Architecture				Y		Canopy can be reduced 15 LF from what is shown on A-103 to keep the projection beyond the admin volume.	CMSBC	\$(49,821.75)	\$(41,175.00)	(\$45,498)	Pending				
27		Reduce height of glass in connector between wings from 12' to 8' on (both) levels = reduction of 1,006 SF curtain wall, replace with opaque wall assembly with phenolic rainscreen cladding.	Architecture				Y		This may benefit comfort, glare reduction and slight impact in improving enclosure performance.	CMSBC	\$(55,229.40)	\$(58,194.00)	(\$56,712)	Pending	(\$56,712)			
28		Replace curtain wall on north wall of art rooms with punched windows. Change 898 SF of CW to 414 SF of punched window and 484 SF of opaque wall assembly with phenolic cladding	Architecture				Y		This may benefit comfort, glare reduction and slight impact in improving enclosure performance	CMSBC	\$(41,724.00)	\$(54,351.00)	(\$48,038)	Pending				
29		Change curtainwall and window glazing from triple to double	Architecture		Y			Significant impact to energy model and building EUI	Difference in unit price cost assumptions.	CMSBC	\$(607,743.00)	\$(480,313.00)	(\$544,028)	Pending				
30		Change CMU in receiving area to 4' FRP Panel with Impact Resistant Sheetrock Above (Including Back-up to Exterior Wall)	Architecture							CMSBC	\$(98,820.00)	\$(113,795.00)	(\$106,308)	Pending	(\$106,308)			
31		Change 4" CMU in gym to Impact Resistant Sheetrock	Architecture							CMSBC	\$(130,832.80)	\$(137,830.00)	(\$134,331)	Pending	(\$134,331)			
TOTALS											DO NOT TOTAL	DO NOT TOTAL	DO NOT TOTAL		(\$2,310,840)	\$0	\$0	
															SMMA Recommendation	Accepted Value	Rejected Value	

MAXIMUM POTENTIAL SAVINGS

\$(3,817,126.63)

*Includes Item 5 Add
for Aud. Displ.
Ventilation

*Excludes Item 6 Add
for Enhanced
Ventilation



November 5, 2021

Town of Concord
Concord Middle School
Project Budget and Cost Summary **DRAFT**



A	C	D (Bud. Adj. Tab)	E (C+D)	F (Com. Cost tab)	G (E-F)	H (Forecast. tab, >G)	I (F+G+H)	J (Invoice Tab)	K (I-J)
Description	BUDGET			COST				CASH FLOW	
	Proposed Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
20 Construction									
Construction	\$82,512,164	\$0	\$82,512,164	\$0	\$82,512,164	\$0	\$82,512,164	\$0	\$82,512,164
Subtotal	\$82,512,164	\$0	\$82,512,164	\$0	\$82,512,164	\$0	\$82,512,164	\$0	\$82,512,164
30 Architectural & Engineering									
Subtotal	\$8,001,600	\$0	\$8,001,600	\$0	\$8,001,600	\$0	\$8,001,600	\$0	\$8,001,600
40 Administrative Costs									
Subtotal	\$4,503,580	\$0	\$4,503,580	\$0	\$4,503,580	\$0	\$4,503,580	\$0	\$4,503,580
50 Furniture, Fixtures and Equipment									
Subtotal	\$2,625,000	\$0	\$2,625,000	\$0	\$2,625,000	\$0	\$2,625,000	\$0	\$2,625,000
Project Sub-Total	\$97,642,344	\$0	\$97,642,344	\$0	\$97,642,344	\$0	\$97,642,344	\$0	\$97,642,344
70 Project Contingency					Current Contingency	Potential Risk	Potential Contingency		
Subtotal	\$4,882,117	\$0	\$4,882,117		\$4,882,117	\$0	\$4,882,117		\$4,882,117
Project Total	\$102,524,461	\$0	\$102,524,461	\$0	\$102,524,461	\$0	\$102,524,461	\$0	\$102,524,461
Construction Cost Estimates	Date	Amount	Gross Square Feet	Cost Per SF		Budget Revisions Summary		Date	Amount
Schematic Design	11/03/21	\$82,512,622	143,510	\$574.96					
Design Development									
Construction Documents (60%)									
Construction Documents (90%)									
Finalized GMP Contract									

Notes:

20 - Construction reflects reconciled Schematic Design cost estimates.

30 - Architectural & Engineering includes SMMA Basic Design Services (project design, construction, and close-out), Geotechnical/Geoenvironmental Engineering, Surveying, Hazardous Materials, A/E Sub Consultants, Reimbursable Costs, Printing, and Construction Testing & Inspection Services.

40 - Administrative Costs includes OPM Basic Services (project design, construction, and close-out), Commissioning Agent, Advertising & Other Administrative Costs, Moving Costs, and Utility Fees.

50 - Furniture, Fixtures and Equipment includes other FF&E (not fixed to the building) and Technology. Security included in construction (20 above).

70 - Project Contingency includes typical 5% contingency for construction hard costs (20 above) and typical 5% contingency for softs costs (30, 40, and 50 above).

October 31, 2021

Concord Middle School
Estimated Project Cash Flow Thru SD Phase



	Month	OPM	Designer & Consultants	Commissioning Agent, FF&E & Misc.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
Feasibility Study	1	Oct-19	\$38,290				\$38,290	\$25,110	\$38,290	\$25,110
	2	Nov-19	\$20,550				\$20,550	\$34,595	\$58,840	\$59,705
	3	Dec-19	\$18,790				\$18,790	\$20,660	\$77,630	\$80,365
	4	Jan-20	\$18,790	\$75,645			\$94,435	\$88,210	\$172,065	\$168,575
	5	Feb-20	\$18,790	\$151,290			\$170,080	\$167,735	\$342,145	\$336,310
	6	Mar-20	\$24,070	\$161,376			\$185,446	\$101,535	\$527,591	\$437,845
	7	Apr-20	\$22,670	\$105,903			\$128,573	\$110,125	\$656,164	\$547,970
	8	May-20	\$21,590	\$106,361			\$127,951	\$100,465	\$784,115	\$648,435
Pause	9	Jun-20	\$21,590	\$96,275			\$117,865	\$73,474	\$901,980	\$721,909
	10	Jul-20	\$22,290	\$96,275			\$118,565	\$15,520	\$1,020,545	\$737,429
	11	Aug-20	\$24,430	\$69,318			\$93,748	\$3,785	\$1,114,293	\$741,214
	12	Sep-20	\$53,450	\$26,957			\$80,407	\$720	\$1,194,700	\$741,934
	13	Oct-20					\$0	\$2,590	\$1,194,700	\$744,524
	14	Nov-20					\$0	\$0	\$1,194,700	\$744,524
Restart Feasibility Study	15	Dec-20					\$0	\$16,798	\$1,194,700	\$761,322
	16	Jan-21					\$0	\$0	\$1,194,700	\$761,322
	17	Feb-21					\$0	\$0	\$1,194,700	\$761,322
	18	Mar-21					\$0	\$0	\$1,194,700	\$761,322
	19	Apr-21					\$0	\$0	\$1,194,700	\$761,322
	20	May-21					\$0	\$0	\$1,194,700	\$761,322
Schematic Design	21	Jun-21					\$0	\$2,400	\$1,194,700	\$763,722
	22	Jul-21					\$0	\$69,318	\$1,194,700	\$833,040
	23	Aug-21					\$0	\$69,318	\$1,194,700	\$902,358
	24	Sep-21					\$0	\$69,318	\$1,194,700	\$971,676
	25	Oct-21					\$0	\$73,918	\$1,194,700	\$1,045,594
	26	Nov-21					\$0	\$0	\$1,194,700	
	27	Dec-21					\$0	\$0	\$1,194,700	
	Subtotal for FS/ SD		\$305,300	\$889,400	\$0		\$1,194,700			



Town of Concord
Concord Middle School
Estimated Project Cash Flow Graph



October 31, 2021

