



Town of Concord

Concord Middle School

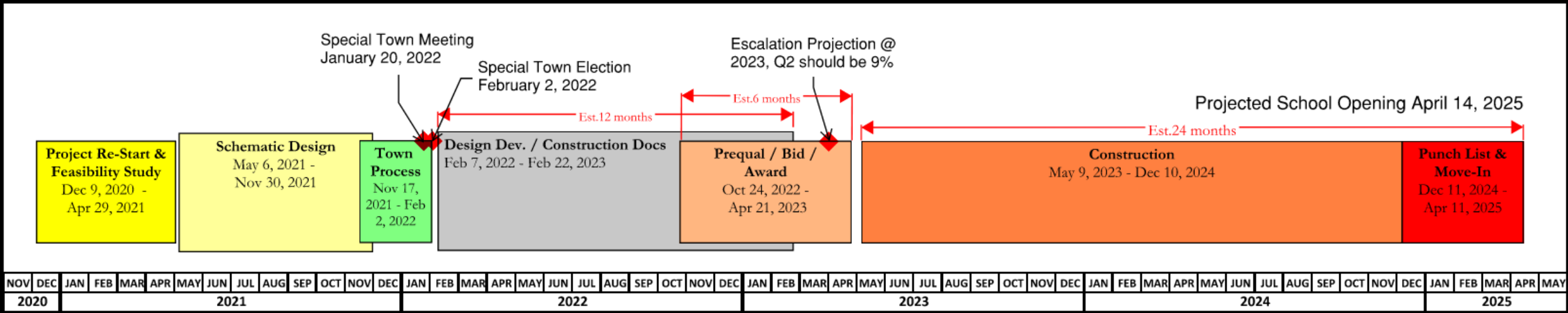
Middle School Building Committee

02.17.2022

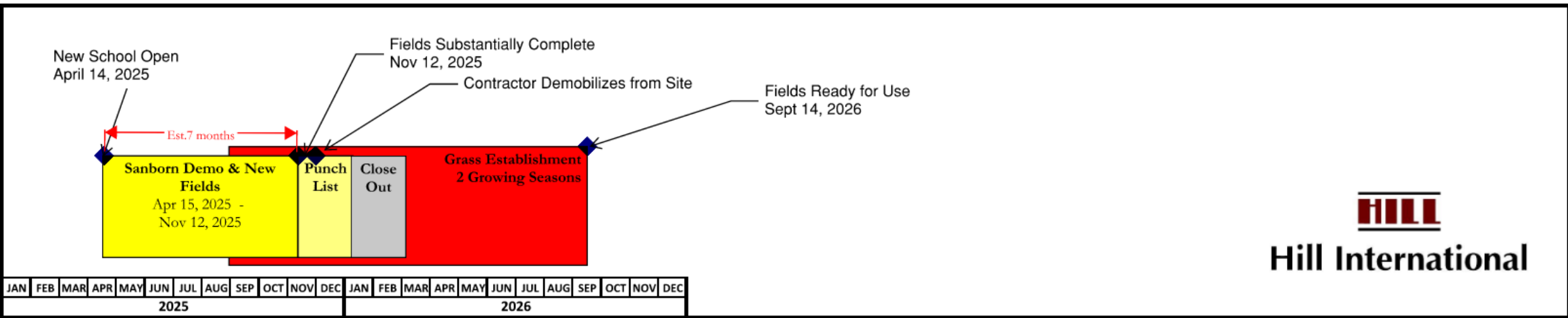
**EWING
COLE** | **SMMA**

Schedule Recap

PHASE 1 - NEW SCHOOL DESIGN & CONSTRUCTION



PHASE 2 - SANBORN DEMO & NEW FIELDS



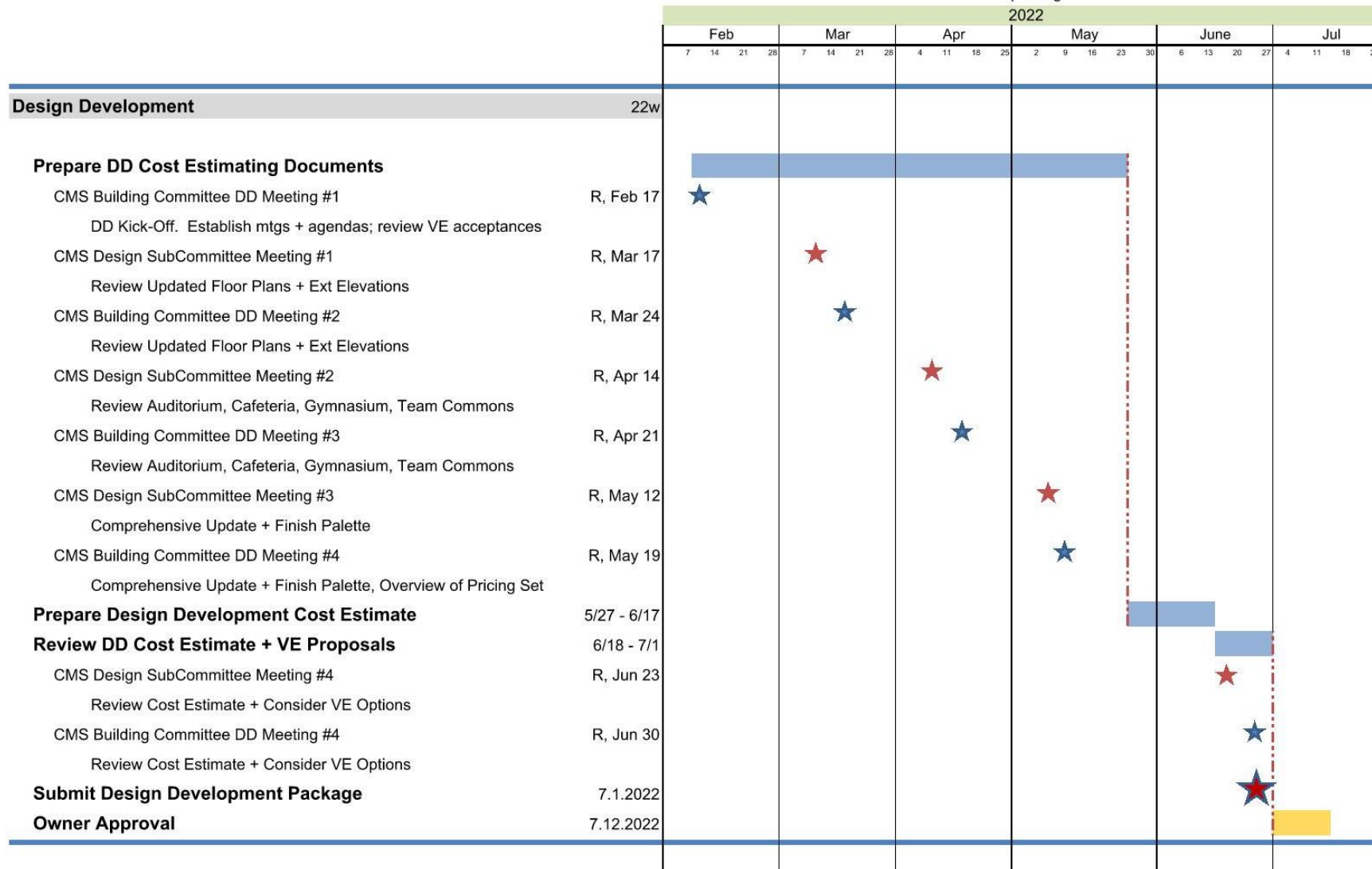
Hill International

Design Development Milestone Schedule - DRAFT

ID	Task Name	Duration	Start	Finish
1	DESIGN DEVELOPMENT	175 days	Mon 2/7/22	Fri 10/7/22
2	Site Permitting Project	175 days	Mon 2/7/22	Fri 10/7/22
3	Concord Planning Board - Site Plan Approval	175 days	Mon 2/7/22	Fri 10/7/22
4	Prepare Application Documents	173 days	Mon 2/7/22	Wed 10/5/22
5	File Application	0 days	Tue 8/9/22	Tue 8/9/22
6	Hearing No. 1	0 days	Tue 8/23/22	Tue 8/23/22
7	Planning Board Issues Site Plan Approval	0 days	Tue 9/13/22	Tue 9/13/22
8	Appeal Period	14 days	Thu 9/15/22	Tue 10/4/22
9	File at Registry	4 days	Tue 10/4/22	Fri 10/7/22
10	DD Notice to Proceed	0 wks	Mon 2/7/22	Mon 2/7/22
11	DD Package to Estimators	16 wks	Mon 2/7/22	Fri 5/27/22
12	DD Estimating	3 wks	Mon 5/30/22	Fri 6/17/22
13	DD Review Estimate and VM with CSMBC	2 wks	Mon 6/20/22	Fri 7/1/22
14	DD Final Package to CSMBC	0 days	Fri 7/1/22	Fri 7/1/22
15	OPM & Cx DD Document Review	2 wks	Mon 5/30/22	Fri 6/10/22
16	CSMBC Review of DD Package	1 wk	Wed 7/6/22	Tue 7/12/22

Design Development SBC Meeting Agenda - DRAFT

Concord Middle School
Preliminary Agendas for BC and DSC Meetings
DRAFT February 11, 2022
SMMA | EwingCole



Value Management Log - OPEN Items



Value Management Log

Schematic Design Documents

SMMA

HILL
Hill International

A	B	C	D	G	H	I	L	M	O	P
Item #	Ext.	VE/VM Item	Discipline/Trade	Risks/Impacts	Comments/Details	Ball In Court	Reconciled Value (Avg of Estimates)	Status	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 Excess 7,500 CY	SMMA	(\$338,836)	Reject		(\$338,836)
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 Excess 15,000 CY Difference in base bid unit price assumptions.	SMMA	(\$473,862)	Reject		(\$473,862)
6	B	ALT 1 @ 25 CFM per person, no Aircuity	Mechanical		Cannot be chosen with 6A	SMMA	\$730,050	Reject	\$0	\$730,050
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.	SMMA	(\$137,250)	Reject		(\$137,250)
25		Reduce length of acoustic mechanical screen by 164 LF	Exteriors	Zoning dependent.		SMMA	(\$221,274)	Accept	(\$221,274)	\$0
TOTALS							DO NOT TOTAL		(\$221,274)	(\$219,898)

Value Management Log – OPEN Items

During the next phase of the project the Design team has committed to advancing four VM items:

1. **Soils** - Examine any potential additional savings which may be achieved by eliminating the need to export topsoil and suitable fill from the site. Working with the School Department and the Town (after characterizing the existing soils) to find locations to stockpile on site or locally within Concord and avoid export and import costs currently included within the construction cost estimate.
2. **Roof Screen** - Once the design team's acoustician has developed an existing environmental noise assessment which can be evaluated against the building design and equipment there may be a possibility to further reduce/eliminate the acoustical roof screens included within the construction cost estimate.
3. **Ventilation** – Advance the HVAC design with a goal to continue to reduce the CO2 PPM from the current 970ppm towards the enhanced ventilation option (which was not accepted due to the cost increase to the project) of 800 ppm. And increase the CFM per person from 19 towards 25 without increasing the CFM of the DOAS units.
4. **Fire Pump** – Once a hydrant flow test is complete, the project team can determine if a fire pump is required or not.

Design Development – Kick-off Tasks

Educational Programming

- Meetings to be schedule with Laurie and Justin

Traffic Study

- Currently being scheduled

Geotechnical Investigations

- Tentatively scheduled for March 21-24
- Will need to return for sod repair in spring

Geo-environmental

- To be coordinated with geotechnical test pits

Hydrant Flow

- Hydrant flow test being coordinated through concord Fire Dept.



Upcoming Meetings

Upcoming Meetings

Design Subcommittee – Thursday, March 17th

CMSBC – Thursday, March 24th

A stylized map background featuring green areas, white lines, and two orange markers. One marker is a large 'F' shape in the upper right, and the other is a large 'X' shape in the lower left.

Thank you!