



Value Management Log

Updated 7/26/22



Design Development Set

A	B	C	D	F	G	H	I	J	L	M	N	O	P
Item #	Ext.	VE/VM Item	Discipline/Trade	Comments/Details	Bail In Court	SD Reconciled Value (Avg of Estimates)	DD Estimated Value (PM+C)	DD Estimated Value (AM Fogarty)	DD Reconciled Value (Avg of Estimates)	Status	SMMA Recommendation	Accepted Value	Rejected Value
3		Reduce number of outdoor classrooms on south of academic wing from 4 to 3.	Site	We have had limited discussion on utilization of / plan for outdoor classrooms at this time to inform how many should be provided.	Concord	(\$33,550)	(\$58,000)	(\$49,618)	(\$53,809)	Under Review	Accept	(\$53,809)	
7		Remove electrical from outdoor classrooms	Electrical		Concord	(\$9,760)	\$0	\$0	\$0	Under Review	Reject		(\$9,760)
8		Remove bollard lighting from outdoor classrooms	Electrical		Concord	(\$21,838)	\$0	\$0	\$0	Under Review	Reject		(\$21,838)
9		Reduce advanced lighting controls from 100% addressable lights to 60%	Electrical		Concord	(\$74,410)	(\$41,384)	(\$41,761)	(\$41,573)	Under Review	Reject		(\$41,573)
11		Remove sink in all (9) Team Commons	Plumbing	Reduces the flexibility of the team commons by eliminating the potential for any projects that need to incorporate water usage.	Concord	(\$52,247)	(\$40,600)	(\$49,499)	(\$45,050)	Under Review	Reject		(\$45,050)
13		Remove millwork "work station" from Grade Level 6 Team Commons; retain sink on perimeter of room	Interiors	Use of moveable furniture in lieu of work station. Will allow for different identity, more movement; retains "Maker Space" sink	Concord	(\$37,023)	(\$52,461)	(\$46,575)	(\$49,518)	Under Review	Reject		(\$49,518)
15		Reduce quantity of wall tile in the cafeteria to 50%	Interiors		Concord	(\$12,231)	(\$10,962)	(\$11,081)	(\$11,022)	Under Review	Reject		(\$11,022)
17	A	Reduce interior lightshelf to 10"	Interiors	Cannot be chosen with 17B	Concord	(\$17,568)	(\$45,675)	(\$45,833)	(\$45,754)	Under Review	Reject		(\$45,754)
17	B	Remove interior light shelf	Interiors	Cannot be chosen with 17A	Concord	(\$52,704)	(\$121,800)	(\$122,220)	(\$122,010)	Under Review	Accept	(\$122,010)	
21		Remove sunshades from south facing windows at classrooms	Exteriors		Concord	(\$143,402)	(\$91,872)	(\$122,528)	(\$107,200)	Under Review	Reject		(\$107,200)
22		Reduce sunshades at south facing classrooms to 1'-0" deep	Exteriors		Concord	(\$70,833)	(\$30,624)	(\$49,674)	(\$40,149)	Under Review	Reject		(\$40,149)
23		Replace sunshades on south facing curtainwall with deep mullion caps (assume custom/semi-custom die to make 2.5"x8" cap)	Exteriors	Difference in unit price cost assumptions. PMC ; 204LF SUNSHADE VS 300LF CW MULLION	Concord	(\$47,824)	(\$24,847)	(\$33,244)	(\$29,046)	Under Review	Reject		(\$29,046)
24		Remove sunshades from south facing curtainwall	Exteriors	Difference in unit price cost assumptions.	Concord	(\$64,050)	(\$35,496)	(\$43,929)	(\$39,713)	Under Review	Reject		(\$39,713)
27		Reduce entrance canopy by 15 LF of the canopy length. Canopy is 16.5' wide.	Architecture	Canopy can be reduced 15 LF from what is shown on A-103 to keep the projection beyond the admin volume.	Concord	(\$45,498)	see #78	see #78	see #78	Under Review	Reject		\$0
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	This may benefit comfort, glare reduction and slight impact in improving enclosure performance	Concord	(\$48,038)	(\$36,459)	(\$39,490)	(\$37,974)	Under Review	Reject		(\$37,974)
29		Change curtainwall and window glazing from triple to double	Architecture	Difference in unit price cost assumptions. PMC SAVINGS \$30/Sf	Concord	(\$544,028)	(\$491,828)	(\$384,469)	(\$438,149)	Under Review	Reject		(\$438,149)
30		Site: At south side of building at Dining Commons terrace: Remove 100 linear feet of retaining wall and guardrail, remove lawn terraces, remove CIP Stairs and concrete walkway. Add 800 SF of concrete pavement to patio and regrade. (BOD C-121)	Site		Concord	N/A	\$(319,824)	\$(385,109)	\$(352,467)	Under Review	Accept	(\$352,467)	
31	A	Form-Facing Panels for Smooth Finish: Exterior-grade plywood panels, nonabsorptive, that will provide continuous, true, and smooth architectural finished concrete surfaces, medium-density overlay, Class1, or better, mill-applied release agent and edge sealed, complying with DOCPS1. (BOD Sec. 03 30 00)	Site	Cannot be selected with 31B or C	Concord	N/A	\$(46,400)	\$(34,454)	\$(40,427)	Under Review	Accept	(\$40,427)	
31	B	Board Forms: Lumber boards of face design, texture, arrangement.	Site	Cannot be selected with 31A or C	Concord	N/A	\$(69,600)	\$(10,592)	\$(40,096)	Under Review	Reject		(\$40,096)
31	C	Masonry Veneer: Concrete retaining wall per structural, damp proofing with a 1" air cavity, CMU Masonry veneer similar to EWA-1.	Site	Cannot be selected with 31A or B	Concord	N/A	\$144,072	\$184,814	\$164,443	Under Review	Reject		\$164,443
32		Site: Athletic Fields: Remove Boys Baseball Field, Girls Softball Field, and overlay Soccer Field, including all fences, equipment, and revise athletic field cross sections to match typical lawn section. Leave retaining wall and limit of clearing in place.	Site		Concord	N/A	\$(1,228,773)	\$(1,775,769)	\$(1,502,271)	Under Review	Reject		(\$1,502,271)
33		Site: Wood Bridge: Remove 6' wide wood bridge with wood guardrails (43 LF)	Site		Concord	N/A	\$(87,000)	\$(74,205)	\$(80,603)	Under Review	Accept	(\$80,603)	
34	A	Air Vapor Barrier Alt 1: Fluid-Applied, Vapor-Retarding Membrane Air Barrier: Elastomeric, modified bituminous or synthetic polymer membrane	Architecture	Cannot be selected with 34B	Concord	N/A	\$(69,601)	\$(12,102)	\$(40,852)	Under Review	Reject		(\$40,852)
34	B	Air Vapor Barrier Alt 2: Modified Bituminous Sheet: 40-mil- thick, self-adheringsheet consisting of 36 mils of rubberized asphalt laminated to a 4-mil- thick, cross-laminated polyethylene film with release liner on adhesive side and formulated for application with primer that complies with VOC limits of authorities having jurisdiction	Architecture	Cannot be selected with 34A PMC - looks like similar product to what is carried in base estimate?	Concord	N/A	\$-	\$-	\$-	Under Review	Reject		\$0
35		Sound Absorptive Treatment @ C-Wing Corridors - Tectum Panels ilo K-13 spray insulation to 75% Area	Architecture		Concord	N/A	\$(88,949)	\$(49,781)	\$(69,365)	Under Review	Reject		(\$69,365)
36		Plumbing - Overflow drainage; install scuppers at roof edge ilo internally piped overflow drainage	Plumbing		Concord	N/A	\$(84,680)	\$(34,920)	\$(59,800)	Under Review	Accept	(\$59,800)	
37		Electrical: Change distribution feeders to aluminum for 150amp feeders, and higher.	Electrical		Concord	N/A	\$(25,520)	\$(23,280)	\$(24,400)	Under Review	Accept	(\$24,400)	
38		Electrical: Change PVC 40 to EB conduit for Utility primary duct bank. Note Utility primary will need confirmation from CMLP.	Electrical		Concord	N/A	\$(4,640)	\$(4,640)	\$(4,640)	Under Review	Accept	(\$4,640)	
39		Electrical: Change PVC 40 to EB conduit for Communications exterior duct bank	Electrical		Concord	N/A	\$(17,400)	\$(17,400)	\$(17,400)	Under Review	Accept	(\$17,400)	
40		Electrical: Change PVC 40 to EB conduit for Building secondary and underground feeders	Electrical		Concord	N/A	\$(13,920)	\$(13,920)	\$(13,920)	Under Review	Accept	(\$13,920)	
41		Electrical: Change PVC 40 to EB conduit for branch circuit wiring (lighting and power)	Electrical		Concord	N/A	\$(11,600)	\$(11,600)	\$(11,600)	Under Review	Accept	(\$11,600)	
42		Electrical: Install low energy Fire Alarm cable in lieu of MC.	Electrical		Concord	N/A	\$(40,600)	\$(6,518)	\$(23,559)	Under Review	Reject		(\$23,559)
43		Electrical: If PV canopies are installed in the North Parking lot, South parking Lot, and Walkway: Remove 4 Type BB light poles, 3 type AA1 Light poles, 5 Type CC Light poles.	Electrical		Concord	N/A	\$(35,786)	\$(28,320)	\$(32,053)	Under Review	Pending		
44		Electrical: If PV canopies are installed in the North Parking lot, South parking Lot, and Walkway: Install 40 surface mounted canopy light fixtures. Basis of design Hubbell Lighting STR1 Edge-Lit Size 1 (4500 lumen output, 3000K color temp.) or equal.	Electrical		Concord	N/A	\$25,520	\$38,907	\$32,214	Under Review	Pending		
45		Exterior Wall Assemblies: Install Metal Composite material wall panels in lieu of phenolic; available products that may be incorporated into the Work include, but are not limited to, the following: 3A Composites USA, Inc.; Alucobond Plus; Alcoa Inc.; Reynobond FR.; ALOCTEX Inc Alcotex, FR.; Or equal.	Architecture		Concord	N/A	\$(63,585)	\$(5,820)	\$(34,703)	Under Review	Reject		(\$34,703)
46		FOR DISCUSSION: Reduce Construction Schedule by (2) months	General	Would allow for an earlier occupancy and (2) months less in GC's.	Concord	N/A	\$(270,000)	\$(270,000)	\$(270,000)	Under Review	Accept	(\$270,000)	
47		Reduce underslab insulation from 4" to 2", Maintain 4" at 6' around the perimeter	Architecture		Concord	N/A	\$(102,725)	\$(88,988)	\$(95,856)	Under Review	Accept	(\$95,856)	
48		Reduce exterior wall mineral wool insulation from 8" to 6"	Architecture		Concord	N/A	\$(139,200)	\$(139,680)	\$(139,440)	Under Review	Accept	(\$139,440)	
49		Reduce roof polyiso insulation from 10" to 8"	Architecture		Concord	N/A	\$(189,776)	\$(288,415)	\$(239,096)	Under Review	Accept	(\$239,096)	
50		Replace folding glass walls at Classrooms into Commons with hollow metal frames and glazing (Maintain folding glass wall at Media Center)	Architecture	PMC; REPLACE WITH SINGLE LEAF DOOR AND 15'X8' HM GLAZING?	Concord	N/A	\$(125,280)	\$(101,582)	\$(113,431)	Under Review	Reject		(\$113,431)
51		Replace operable panel walls in between classrooms with GWB wall (G3C.U)	Architecture	PMC; INCLUDES SOFFIT AND GWB ABOVE - REPLACE WITH ACT	Concord	N/A	\$(261,151)	\$(313,698)	\$(287,424)	Under Review	Reject		(\$287,424)
52		Eliminate stair access to roof- reduce height of stair tower, add alternating tread stair and hatch for roof access	Architecture	PMC; LEFT IN CLOSURE FOR ELEVATOR OVER RUN	Concord	N/A	\$(122,682)	\$(164,124)	\$(143,403)	Under Review	Reject		(\$143,403)
53		Combine Gym and Auditorium AHUs	Mechanical	PMC; SAVINGS IN CURB, CONTROLS & COST OF AHU, ADD FOR DUCTWORK	Concord	N/A	\$(87,000)	\$(58,200)	\$(72,600)	Under Review	Accept	(\$72,600)	
54		Replace exposed corridor ceilings (K-13) with ACP-1 ceilings	Architecture		Concord	N/A	\$(22,237)	\$(43,299)	\$(32,768)	Under Review	Accept	(\$32,768)	
55		Change quarry tile floor and base with epoxy at Kitchen	Interiors	PMC; INCLUDES BASE	Concord	N/A	\$(69,124)	\$(24,686)	\$(46,905)	Under Review	Accept	(\$46,905)	
56		Remove 8' tall mesh front storage cabinets at Team Commons	Interiors	PM+C; 9 LOCATIONS @ \$5000 PER LOC	Concord	N/A	\$(52,200)	\$(87,300)	\$(69,750)	Under Review	Reject		(\$69,750)
57		Reduce ceramic wall tile in toilet rooms to 8" on wet walls only. Epoxy paint on all other walls	Interiors		Concord	N/A	\$(254,643)	\$(294,444)	\$(274,543)	Under Review	Reject		(\$274,543)
58		Eliminate porcelain wall tile at corridors- maintain 6" porcelain tile base and include impact resistant GWB and SS corner guards	Interiors		Concord	N/A	\$(249,641)	\$(237,642)	\$(243,641)	Under Review	Reject		(\$243,641)
59		Eliminate unit skylights in Admin area	Architecture	2 LOC	Concord	N/A	\$(20,045)	\$(27,936)	\$(23,990)	Under Review	Reject		(\$23,990)
60		Eliminate lightning preventor system	Electrical		Concord	N/A	\$(69,600)	\$(69,840)	\$(69,720)	Under Review	Reject		(\$69,720)
61		Reduce concrete slab thickness to 4" at classroom wing. Maintain 5" at Auditorium and Gym	Structure			N/A	\$(47,733)	\$(70,102)	\$(58,918)	Under Review	Accept	(\$58,918)	
62		Eliminate Phase 2 existing building demo and abatement scope	Site		Concord	N/A	\$(1,920,196)	\$(2,051,694)	\$(1,985,945)	Under Review	Reject		(\$1,985,945)
63		Reduce height of Gymnasium to minimum clearance allowed by MIAA for basketball - Approx 5'-0" ft	Architecture		Concord	N/A	\$(97,411)	\$(111,252)	\$(104,332)	Under Review	Reject		(\$104,332)
64		Eliminate Vape Detection System	Electrical		Concord	N/A	\$(48,720)	\$(48,888)	\$(48,804)	Under Review	Accept	(\$48,804)	
65		Replace linoleum with VCT	Interiors	PMC; ASSUME MCT	Concord	N/A	\$(169,180)	\$(170,257)	\$(169,719)	Under Review	Reject		(\$169,719)

SMMA Initials & Comments

MID- 4th outdoor classroom had already been eliminated prior to DD Estimate submission

AJ- Code required for this project.

JLS- Will impact educational program

JLS- Will impact educational program

JLS- Maintenance Issue

JLS - Minimal impacts on daylighting. - WJS

MD- reject - removing the sunshades will greatly impact daylighting goals (LEED and SSC)

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WJS

WJS - Reduction in glazing was already made in SD. Concerned natural daylighting will be compromised in art rooms.

MD- In order to achieve EUI 25, we must keep triple glazing

MID - Would recommend remaining to accommodate continuous exterior space connection for students

WJS/KF, Would like to maintain item 77 if this is accepted.

MID - Added cost does not justify aesthetics

MID - Tied to Item 62. Athletic facilities are critical to education program. This type of scope change also warrants significant additional conversation with the client.

MID - Not necessary for educational program or exterior space connections

JLS

JLS- See Item #54

JLS

AJ

AJ

AJ

AJ

AJ

AJ

AJ- Dependant on PV Scope

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WJS

LBF

The VE energy model shows minimal impact to the pEUI; maintains an EUI under 30 (~26) - EMS

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LBF - Detrimental to the educational functionality of the Team Commons and cross curricular goals of the Ed Plan

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JLS - maintenance issue for accessing RTU's

CKG

KF - this represents a nominal savings. Aesthetically, it provides a significant counterpoint to uninterrupted areas of ACT.

JLS

JLS- Not recommended by CMS- this could impact educational program

JLS - not recommended at M5 and H5 levels

JLS

JLS

AJ- System is recommended, per NFPA 780 lightning risk assessment calculations.

PL - no impact on educational program

MID - Tied to Item 32 - Athletic Facilities are critical to education program. This type of scope change also warrants significant additional conversation with the client.

Reduce height of gymnasium and auditorium by xx'-0" Maintain glazing on north of gym - WJS

JLS

JLS



Design Development Set													
A	B	C	D	F	G	H	I	J	L	M	N	O	P
Item #	Ext.	VE/VM Item	Discipline/Trade	Comments/Details	Ball In Court	SD Reconciled Value (Avg of Estimates)	DD Estimated Value (PM+C)	DD Estimated Value (AM Fogarty)	DD Reconciled Value (Avg of Estimates)	Status	SMMA Recommendation	Accepted Value	Rejected Value
66		Reduce Auditorium and Specialty space AV systems by 25%	Electrical		Concord	N/A	\$(269,572)	\$(260,969)	\$(265,271)	Under Review	Reject		(\$265,271)
67		Replace granite curbing at straight sections with precast concrete curbing	Site	PMC; 4700 LF	Concord	N/A	\$(49,068)	\$(85,808)	\$(67,438)	Under Review	Accept	(\$67,438)	
68		Remove (2) maintenance sheds at loading dock- provide conduit and electrical stub up and concrete pads only	Site		Concord	N/A	\$(11,600)	\$(23,303)	\$(17,452)	Under Review	Reject		(\$17,452)
69		Eliminate full height built-in shelving at Media Center (all shelving to be FF&E)	Interiors		Concord	N/A	\$(77,952)	\$(72,314)	\$(75,133)	Under Review	Reject		(\$75,133)
70		Eliminate environmental graphics (\$50K allowance)	Interiors		Concord	N/A	\$(58,000)	\$(58,200)	\$(58,100)	Under Review	Reject		(\$58,100)
71		Eliminate bleachers in the Gymnasium (possibly provided by donation?)	Interiors		Concord	N/A	\$(87,000)	\$(81,480)	\$(84,240)	Under Review	Reject		(\$84,240)
72	A	Eliminate all millwork display cases	Interiors	Cannot be Accepted with 74B	Concord	N/A	\$(144,332)	\$(165,172)	\$(154,752)	Under Review	Reject		(\$154,752)
72	B	Reduce millwork display cases by 50%	Interiors	Cannot be Accepted with 74A	Concord	N/A	\$(72,166)	\$(82,586)	\$(77,376)	Under Review	Reject		(\$79,981)
73		Revise Ever Alert Master Clock system (proposed proprietary) to traditional wireless master clock system	Electrical		Concord	N/A	\$(78,848)	\$(104,760)	\$(91,804)	Under Review	Accept	(\$91,804)	
74		Rough In Only for Sound Field Systems in Classrooms- Systems and Speakers by FF&E	Electrical	61 locations; PMC base estimate Accentech allowance @ \$130k	Concord	N/A	\$(115,420)	\$(136,328)	\$(125,874)	Under Review	Reject		(\$125,874)
75		Eliminate roof davit and associated structure	Architecture		Concord	N/A	\$(23,200)	\$(34,920)	\$(29,060)	Under Review	Reject		(\$29,060)
76		Eliminate green screen/cable trellis	Site		Concord	N/A	\$(58,000)	\$(58,200)	\$(58,100)	Under Review	Reject		(\$58,100)
77		Simplify main entry canopy design by 50%	Architecture	PMC; Target savings; dteel framing, decking, membrane roofing, DEFS soffit & framing	Concord	N/A	\$(60,320)	\$(58,087)	\$(59,203)	Under Review	Reject		(\$59,203)
78		Eliminate entry concrete planter, add metal picket fence rail for fall protection, concrete retaining wall to remain	Architecture		Concord	N/A	\$(19,058)	\$(6,606)	\$(12,832)	Under Review	Reject		(\$12,832)
79		Replace granite bollards with concrete filled galvanized steel bollards	Site	PMC ASSUME 69 LOC	Concord	N/A	\$(120,060)	\$(132,521)	\$(126,291)	Under Review	Accept	(\$126,291)	
80		Remove bevel at CMU exterior walls	Architecture		Concord	N/A	\$(108,089)	\$(14,412)	\$(61,251)	Under Review	Reject		(\$37,832)
81		Reduce size of Gymasium by 3,500 Square Feet to MSBA Standard	Architecture		Concord	N/A	\$(2,103,255)	\$(2,120,440)	\$(2,111,848)	Under Review	Reject		(\$2,116,144)
82		Reduce size of Auditorium to accomodate 270 person occupancy; reduce by 1/3 from 5040 SF to 3240 SF	Architecture		Concord	N/A	\$(1,081,674)	\$(1,090,512)	\$(1,086,093)	Under Review	Reject		(\$1,088,303)
TOTALS					DO NOT TOTAL		DO NOT TOTAL	DO NOT TOTAL	DO NOT TOTAL		\$0	(\$2,070,994)	(\$10,211,319)

SMMA Initials & Comments

JLS- Acentech to clarify what this would mean- could impact educational programming

MID - further review for specific locations

MID - Sheds will need to be purchased and installed by Town after project completion

KF - If there is room within FFE budget, this could offset retention of some architectural features

KF - EC has been thinking that using this allowance to introduce inspiring quotes from Concord authors would reinforce the sense of history and place.

JLS

JLS

WJS

JLS- CMS to confirm as this is also used for notifications

JLS - support accessibility

JLS- Maintenance Issue

Would like to keep if site wall form liner is removed

JLS

WJS - recommend maintain design to date.

MID - Review incorporation of stainless steel bollard sleeves over steel bollards in lieu of painted steel only

WJS