



Value Management Log  
Updated 9/26/2022  
Design Development Set



A	B	C	D	E	F	G	H	I	J	K	L	M
Item #	Ext.	VE/VM Item	Discipline/ Trade	Risks/Impacts	Comments/Details	Ball In Court	DD Estimated Value (PM+C)	DD Estimated Value (AM Fogarty)	DD Reconciled Value (Avg of Estimates)	Status	Accepted Value	Rejected Value
3		Reduce number of outdoor classrooms on south of academic wing from 4 to 3.	Site	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.	N/A	(\$58,000)	(\$49,618)	(\$53,809)	Accept	(\$53,809)	
7		Remove electrical from outdoor classrooms	Electrical	Any devices used in the outdoor classrooms must be battery powered and are reliant on the battery life being adequate.		N/A	\$(9,760.00)	\$(9,760.00)	(\$9,760)	Reject		(\$9,760)
8		Remove bollard lighting from outdoor classrooms	Electrical			N/A	\$(18,056.00)	\$(25,620.00)	(\$21,838)	Accept	(\$21,838)	
9		Reduce advanced lighting controls from 100% addressable lights to 60%	Electrical	This is a MA Energy Code c406 requirement that would need to be		N/A	(\$41,384)	(\$41,761)	(\$41,573)	Accept	(\$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.	N/A	(\$40,600)	(\$49,499)	(\$45,050)	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	N/A	(\$52,461)	(\$46,575)	(\$49,518)	Reject		(\$49,518)
14		Replace 4,500 SF wood-look metal ceiling panel (MCP-1) with 2x2 ACP-1. (1/3 of the total 7,500 was removed in SD)	Interiors		4,500 is the total remaining	N/A	(\$193,586)	(\$185,257)	(\$189,422)	Reject		(\$189,422)
15		Reduce quantity of wall tile in the cafeteria to 50%	Interiors			N/A	(\$10,962)	(\$11,081)	(\$11,022)	Reject		(\$11,022)
16		Remove wood paneling from Media Center walls and ceiling, replace with Painted wall and ceiling. (1/3 of the total SF was removed in SD)	Interiors		Wall paneling removed during DD as wall shelving and display cases were finalized. Misc wood trim only remains	N/A	\$0	(\$5,000)	(\$2,500)	Reject		(\$2,500)
17	A	Reduce interior lightshelf to 10"	Interiors		Cannot be chosen with 17B	N/A	(\$45,675)	(\$45,833)	(\$45,754)	Reject		(\$45,754)
17	B	Remove interior light shelf	Interiors	Minimal impact on daylighting and glare.	Cannot be chosen with 17A	N/A	(\$121,800)	(\$122,220)	(\$122,010)	Accept	(\$122,010)	
21		Remove sunshades from south facing windows at classrooms	Exteriors	Major glare impact		N/A	(\$91,872)	(\$122,528)	(\$107,200)	Reject		(\$107,200)
22		Reduce sunshades at south facing classrooms to 1'-0" deep	Exteriors	Major glare impact		N/A	(\$30,624)	(\$49,674)	(\$40,149)	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	Major glare impact	Difference in unit price cost assumptions. PMC ; 204LF SUNSHADE VS 300LF CW MULLION	N/A	(\$24,847)	(\$33,244)	(\$29,046)	Reject		(\$29,046)
24		Remove sunshades from south facing curtainwall	Exteriors	Major glare impact	Difference in unit price cost assumptions.	N/A	(\$35,496)	(\$43,929)	(\$39,713)	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.	N/A	see #78	see #78	see #78	Reject		\$0
28	A	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	N/A	(\$36,459)	(\$39,490)	(\$37,974)	Reject		(\$37,974)
28	B	Replace curtain wall on north wall of art rooms with punched windows up to the bridge deliniation (per CMSBC motion on 9/22).				SMMA	TBD	TBD	TBD	Accept	TBD	
29		Change curtainwall and window glazing from triple to double	Architecture	Significant impact to energy model and building EUI	Difference in unit price cost assumptions. PMC SAVINGS \$30/SF	N/A	(\$491,828)	(\$384,469)	(\$438,149)	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			N/A	\$(319,824)	\$(385,109)	\$(352,467)	Reject		(\$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	N/A	\$(46,400)	\$(34,454)	\$(40,427)	Accept	(\$40,427)	
31	B	Board Forms: Lumber boards of face design, texture,	Site		Cannot be selected with 31A or C	N/A	\$(69,600)	\$(10,592)	\$(40,096)	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	N/A	\$144,072	\$184,814	\$164,443	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			N/A	\$(1,228,773)	\$(1,775,769)	\$(1,502,271)	Reject		(\$1,502,271)
33		Site: Wood Bridge: Remove 6' wide wood bridge with wood guardrails (43 LF)	Site			N/A	\$(87,000)	\$(74,205)	\$(80,603)	Reject		(\$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	N/A	\$(69,601)	\$(12,102)	\$(40,852)	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?	N/A	\$-	\$-	\$-	Reject		\$0
35		Sound Absorptive Treatment @ C-Wing Corridors - Tectum Panels ilo K-13 spray insulation to 75% Area	Architecture			N/A	\$(88,949)	\$(49,781)	\$(69,365)	Reject		(\$69,365)
36		Plumbing - Overflow drainage; install scuppers at roof edge ilo internally piped overflow drainage	Plumbing			N/A	\$(84,680)	\$(34,920)	\$(59,800)	Accept	(\$59,800)	
37		Electrical: Change distribution feeders to aluminum for 150Amp feeders, and higher.	Electrical			N/A	\$(25,520)	\$(23,280)	\$(24,400)	Reject		(\$24,400)
38		Electrical: Change PVC 40 to EB conduit for Utility primary duct bank. Note Utility primary will need confirmation from CMLP.	Electrical			N/A	\$(4,640)	\$(4,640)	\$(4,640)	Accept	\$(4,640)	
39		Electrical: Change PVC 40 to EB conduit for Communications exterior duct bank	Electrical			N/A	\$(17,400)	\$(17,400)	\$(17,400)	Accept	(\$17,400)	
40		Electrical: Change PVC 40 to EB conduit for Building secondary and underground feeders	Electrical			N/A	\$(13,920)	\$(13,920)	\$(13,920)	Accept	(\$13,920)	
41		Electrical: Change PVC 40 to DB conduit for branch circuit wiring (lighting and power)	Electrical			N/A	\$(11,600)	\$(11,600)	\$(11,600)	Accept	(\$11,600)	
42		Electrical: Install low energy Fire Alarm cable in lieu of MC.	Electrical			N/A	\$(40,600)	\$(6,518)	\$(23,559)	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			N/A	\$(35,786)	\$(28,320)	\$(32,053)	Reject		(\$32,053)



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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			N/A	\$25,520	\$38,907	\$32,214	Reject		\$32,214
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			N/A	\$(63,585)	\$(5,820)	\$(34,703)	Reject		\$(34,703)
46		FOR DISCUSSION: Reduce Construction Schedule by (2) months	General	Risk of GC not completing project per schedule.	Would allow for an earlier occupancy and (2) months less in GC's.	N/A	\$(270,000)	\$(270,000)	\$(270,000)	Reject		\$(270,000)
47		Reduce underslab insulation from 4" to 2", Maintain 4" at 6' around the perimeter	Architecture	Potential increase in EUI		N/A	\$(102,725)	\$(88,988)	\$(95,856)	Accept	\$(95,856)	
48		Reduce exterior wall mineral wool insulation from 8" to 6"	Architecture	Potential increase in EUI		N/A	\$(139,200)	\$(139,680)	\$(139,440)	Accept	\$(139,440)	
49		Reduce roof polyiso insulation from 10" to 8"	Architecture	Potential increase in EUI		N/A	\$(189,776)	\$(288,415)	\$(239,096)	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?	N/A	\$(125,280)	\$(101,582)	\$(113,431)	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	N/A	\$(261,151)	\$(313,698)	\$(287,424)	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	N/A	\$(122,682)	\$(164,124)	\$(143,403)	Reject		\$(143,403)
53		Combine Gym and Auditorium AHUs	Mechanical		PMC; SAVINGS IN CURB, CONTROLS & COST OF AHU, ADD FOR DUCTWORK	N/A	\$(87,000)	\$(58,200)	\$(72,600)	Accept	\$(72,600)	
54		Replace exposed corridor ceilings (K-13) with ACP-1 ceilings	Architecture			N/A	\$(22,237)	\$(43,299)	\$(32,768)	Accept	\$(32,768)	
55		Change quarry tile floor and base with epoxy at Kitchen	Interiors		PMC; INCLUDES BASE	N/A	\$(69,124)	\$(24,686)	\$(46,905)	Accept	\$(46,905)	
56		Remove 8' tall mesh front storage cabinets at Team Commons	Interiors		PM+C; 9 LOCATIONS @ \$5000 PER LOC	N/A	\$(52,200)	\$(87,300)	\$(69,750)	Reject		\$(69,750)
57	A	Reduce ceramic wall tile in toilet rooms to 8' on wet walls only. Epoxy paint on all other walls	Interiors			N/A	\$(254,643)	\$(294,444)	\$(274,543)	Reject		\$(274,543)
57	B	Reduce ceramic wall tile in toilet rooms to 6' on wet walls only. Epoxy paint on all other walls	Interiors			N/A	\$(183,944)	\$(183,944)	\$(183,944)	Accept	\$(183,944)	
58		Eliminate porcelain wall tile at corridors- maintain 6" porcelain tile base and include impact resistant GWB and SS corner guards	Interiors			N/A	\$(249,641)	\$(237,642)	\$(243,641)	Reject		\$(243,641)
59		Eliminate unit skylights in Admin area	Architecture		2 LOC	N/A	\$(20,045)	\$(27,936)	\$(23,990)	Reject		\$(23,990)
60		Eliminate lightning preventor system	Electrical			N/A	\$(69,600)	\$(69,840)	\$(69,720)	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)	Accept	\$(58,918)	
62		Eliminate Phase 2 existing building demo and abatement scope	Site			N/A	\$(1,920,196)	\$(2,051,694)	\$(1,985,945)	Reject		\$(1,985,945)
63		Reduce height of Gymnasium to minimum clearance allowed by MIAA for basketball - Approx 5'-0" ft	Architecture			N/A	\$(97,411)	\$(111,252)	\$(104,332)	Accept	\$(104,332)	
64		Eliminate Vape Detection System	Electrical			N/A	\$(48,720)	\$(48,888)	\$(48,804)	Accept	\$(48,804)	
65		Replace linoleum with VCT	Interiors		PMC; ASSUME MCT	N/A	\$(169,180)	\$(170,257)	\$(169,719)	Reject		\$(169,719)
66	A	Reduce Auditorium and Specialty space AV systems by 25%	Electrical			N/A	\$(269,572)	\$(260,969)	\$(265,271)	Reject		\$(265,271)
66	B	Reduce Auditorium and Specialty space AV systems by 15%				SMMA	TBD	TBD	TBD	Accept	TBD	
67		Replace granite curbing at straight sections with precast concrete curbing	Site		PMC; 4700 LF	N/A	\$(49,068)	\$(85,808)	\$(67,438)	Reject		\$(67,438)
68		Remove (2) maintenance sheds at loading dock- provide conduit and electrical stub up and concrete pads only	Site			N/A	\$(11,600)	\$(23,303)	\$(17,452)	Reject		\$(17,452)
69		Eliminate full height built-in shelving at Media Center (all shelving to be FF&E)	Interiors			N/A	\$(77,952)	\$(72,314)	\$(75,133)	Accept	\$(75,133)	
70		Eliminate environmental graphics (\$50K allowance)	Interiors			N/A	\$(58,000)	\$(58,200)	\$(58,100)	Reject		\$(58,100)
71		Eliminate bleachers in the Gymnasium (possibly provided by donation?)	Interiors			N/A	\$(87,000)	\$(81,480)	\$(84,240)	Reject		\$(84,240)
72	A	Eliminate all millwork display cases	Interiors		Cannot be Accepted with 74B	N/A	\$(144,332)	\$(165,172)	\$(154,752)	Reject		\$(154,752)
72	B	Reduce millwork display cases by 50%	Interiors		Cannot be Accepted with 74A	N/A	\$(72,166)	\$(82,586)	\$(77,376)	Reject		\$(77,376)
73		Revise Ever Alert Master Clock system (proposed proprietary) to traditional wireless master clock system	Electrical			N/A	\$(78,848)	\$(104,760)	\$(91,804)	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	N/A	\$(115,420)	\$(136,328)	\$(125,874)	Reject		\$(125,874)
75		Eliminate roof davit and associated structure	Architecture			N/A	\$(23,200)	\$(34,920)	\$(29,060)	Reject		\$(29,060)
76		Eliminate green screen/cable trellis	Site			N/A	\$(58,000)	\$(58,200)	\$(58,100)	Accept	\$(58,100)	
77		Simplify main entry canopy design by 50%	Architecture		PMC; Target savings; dteel framing, decking, membrane roofing, DEFS soffit & framing	N/A	\$(60,320)	\$(58,087)	\$(59,203)	Reject		\$(59,203)
78		Eliminate entry concrete planter, add metal picket fence rail for fall protection, concrete retaining wall to remain	Architecture			N/A	\$(19,058)	\$(6,606)	\$(12,832)	Accept	\$(12,832)	
79	A	Replace granite bollards with concrete filled galvanized steel bollards	Site		PMC ASSUME 69 LOC	N/A	\$(120,060)	\$(132,521)	\$(126,291)	Reject		\$(126,291)
79	B	Provide a SS sleeve to concrete filled galvanized steel bollards	Site		Cannot be Accepted with 79A	N/A	\$(66,560)	\$(74,321)	\$(70,441)	Reject		\$(70,441)
79	C	Reject both 79a and 79b and look at using granite bollards in fewer numbers.				SMMA	TBD	TBD	TBD	Accept	TBD	
80	A	Remove bevel at CMU exterior walls	Architecture			N/A	\$(108,089)	\$(14,412)	\$(61,251)	Reject		\$(61,251)
80	B	Remove bevel at CMU exterior walls as proposed on South façade. Reject area on				SMMA	TBD	TBD	TBD	Accept	TBD	
81		Reduce size of Gymnasium by 3,500 Square Feet to MSBA Standard	Architecture			N/A	\$(1,500,000)	\$(927,500)	\$(1,213,750)	Reject		\$(1,213,750)
82		Reduce size of Auditorium to accomodate 270 person occupancy; reduce by 1/3 from 5040	Architecture			N/A	\$(800,000)	\$(540,000)	\$(670,000)	Reject		\$(670,000)

TOTALS							DO NOT TOTAL	DO NOT TOTAL	DO NOT TOTAL		(\$1,647,547)	(\$9,781,029)
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