

Concord Middle School Value Management Log Poll Results

9/14/2022

Overview

The following slides summarize the Value Management polling completed via a Google Form between Monday, 9/12/22 and Wednesday, 9/14/22 by all 13 Voting Members of the Concord Middle School Building Committee.

Each slide describes the Value Management item, shows the polling results, and provides all related comments.

Summary by Category

Category	Value
VM Items Accepted by Majority	\$264,994
VM Items Rejected by Majority	\$5,119,284
VM Items that Require Further Discussion	\$2,203,875
Total	\$7,588,103

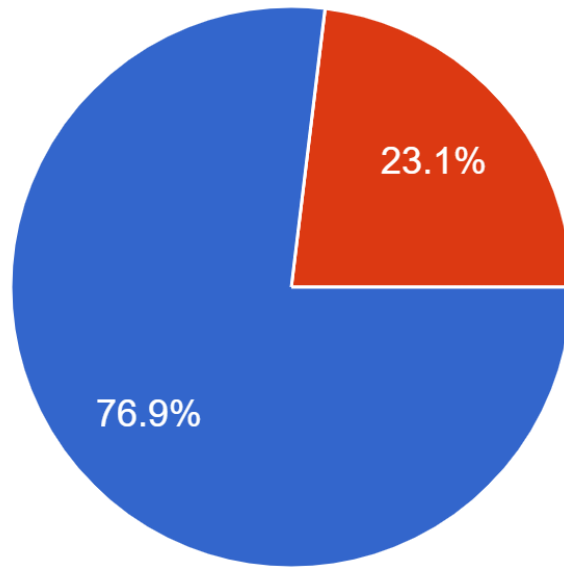
VM Items with Majority Support

VM Items Accepted by Majority

Accepted	Value
33 Site: Wood Bridge: Remove 6' wide wood bridge with wood guardrails (43 LF)	-80,603
70 Eliminate environmental graphics (\$50K allowance)	-58,100
79 Replace granite bollards with concrete filled galvanized steel bollards	-126,291
Totals	-264,994

Item # 33: Site: Wood Bridge: Remove 6' wide wood bridge with wood guardrails (43 LF) (-80,603).

13 responses

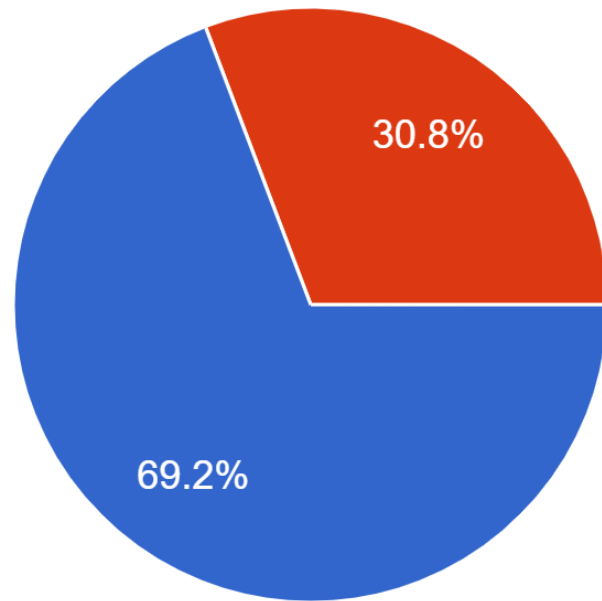


● Accept
● Reject

- Not happy to lose but could see alternative routes around rear of building
- Required for elegant backdrop for performance area and to maintain strong connection to nature and natural materials
- This is part of a shady, wet, rarely-used feature we can reject

Item # 70: Eliminate environmental graphics (\$50K allowance) (-58,100).

13 responses

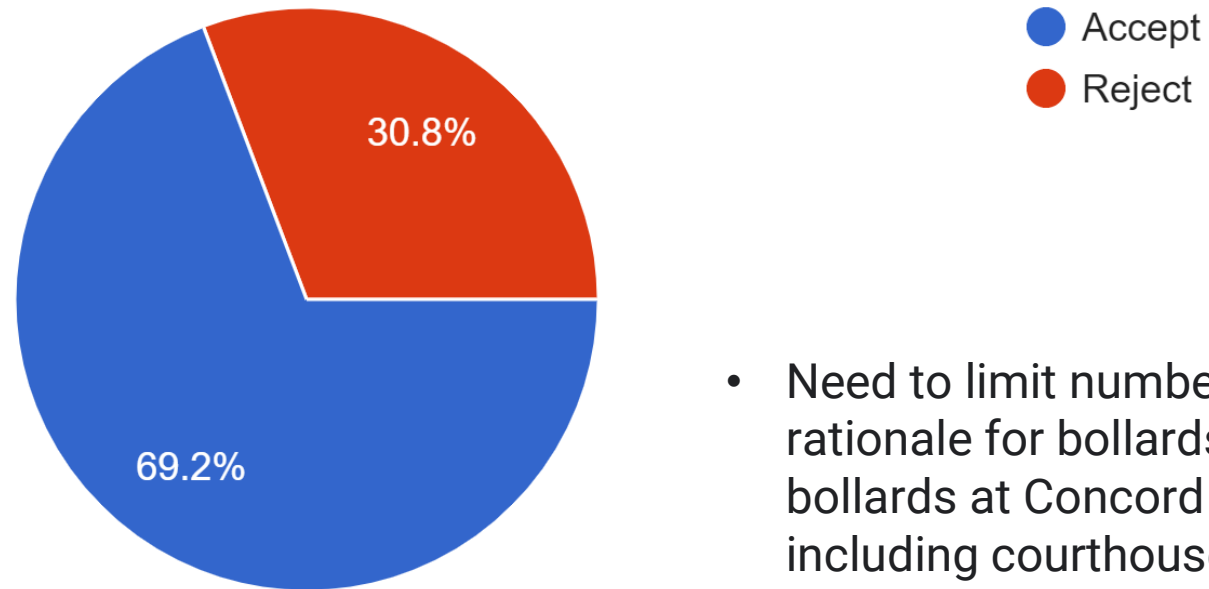


● Accept
● Reject

- Private funding.
- As an educational component could it be integrated into the curriculum in another way, or identify a grant to include later
- I don't know what this is, but sounds like I could support.
- Graphics are a necessary part of the overall development.
- I don't see why these need to be built into the building - you could pay an artist to do a mural later for less
- Perfect for community grants programs later

Item # 79: Replace granite bollards with concrete filled galvanized steel bollards (-126,291).

13 responses



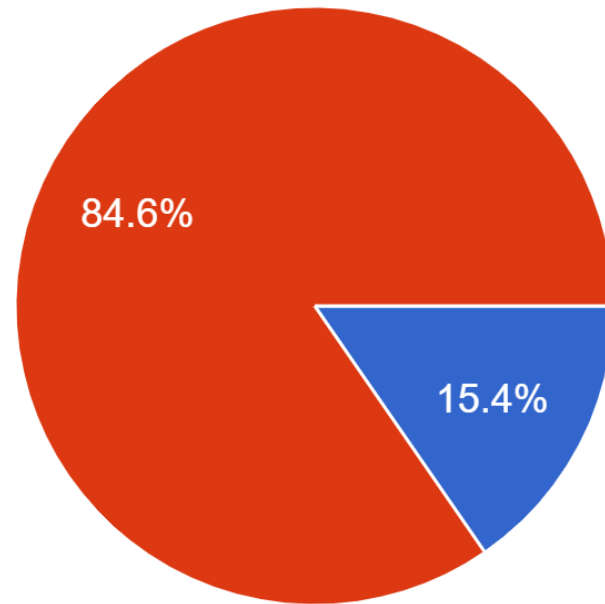
- Need to limit number of bollards. Need to understand rationale for bollards. There are very few to almost zero bollards at Concord Schools and public buildings, including courthouse.
- The school is in a highly visible primary travel corridor.
- Use stainless steel sleeved bollards instead (#79 below)
- Need more info
- Granite looks nice, but brittle and expensive; what function are we considering here?

VM Items Rejected by Majority

Rejected		Value
29	Change curtainwall and window glazing from triple to double	\$(438,149)
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.	\$(34,703)
50	Replace folding glass walls at Classrooms into Commons with hollow metal frames and glazing (Maintain folding glass wall at Media Center)	\$(113,431)
52	Eliminate stair access to roof- reduce height of stair tower, add alternating tread stair and hatch for roof access	\$(143,403)
56	Remove 8' tall mesh front storage cabinets at Team Commons	\$(69,750)
59	Eliminate unit skylights in Admin area	\$(23,990)
62	Eliminate Phase 2 existing building demo and abatement scope	\$(1,985,945)
65	Replace linoleum with VCT	\$(169,719)
68	Remove (2) maintenance sheds at loading dock- provide conduit and electrical stub up and concrete pads only	\$(17,452)
71	Eliminate bleachers in the Gymnasium (possibly provided by donation?)	\$(84,240)
72a	Eliminate all millwork display cases	\$(154,752)
74	Rough in Only for Sound Field Systems in Classrooms- Systems and Speakers by FF&E (Teacher Amplification)	\$(125,874)
81	Reduce size of Gymnasium by 3,500 Square Feet to MSBA Standard (6,000 SF Gym with MIAA Court)	\$(1,213,750)
82	Reduce size of Auditorium to accommodate 270-person occupancy; reduce by 1/3 from 5040 SF to 3240 SF	\$(670,000)
Totals		\$(5,119,284)

Item #: 29: Change curtainwall and window glazing from triple to double (-438,149).

13 responses

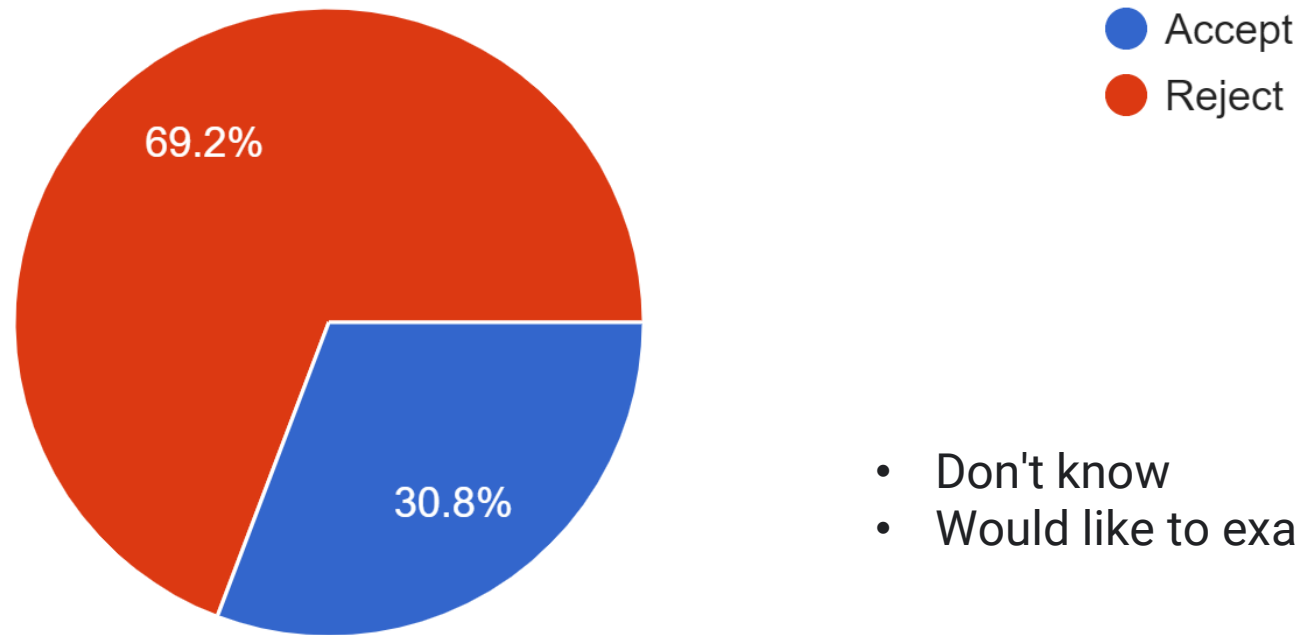


● Accept
● Reject

- Our commitment to town re sustainability
- I believe that this would prevent us from meeting our obligations to create a net-zero building, which were voted at special town meeting
- I don't support any cuts that will reduce energy efficiency or increase maintenance costs
- Is this savings estimate only the cost delta between double and triple glazing. Does SMMA foresee any cost increases, like with MEP, because of this change?

Item # 45: Exterior Wall Assemblies: Install Metal Composite material wall panels in lieu of phenolic: available products that may be incorporat....; ALOCTEX Inc Alcotex, FR.; Or equal. (-34,703).

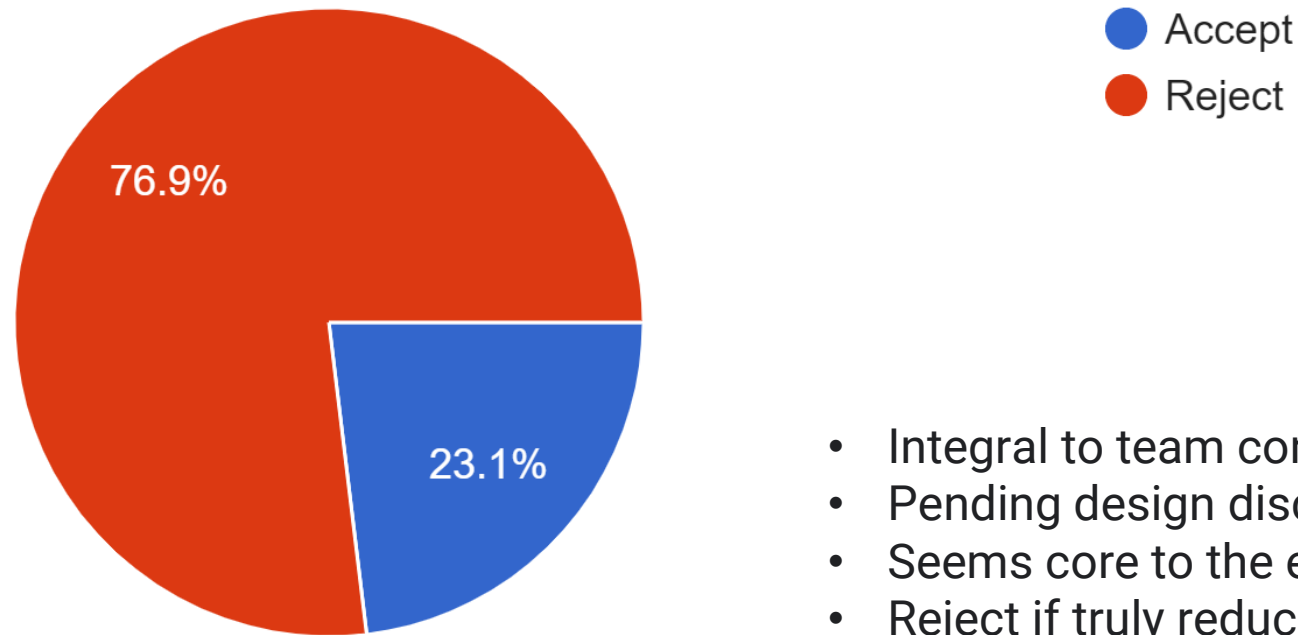
13 responses



- Don't know
- Would like to examine alternatives more closely

Item # 50: Replace folding glass walls at Classrooms into Commons with hollow metal frames and glazing (Maintain folding glass wall at Media Center) (-113,431).

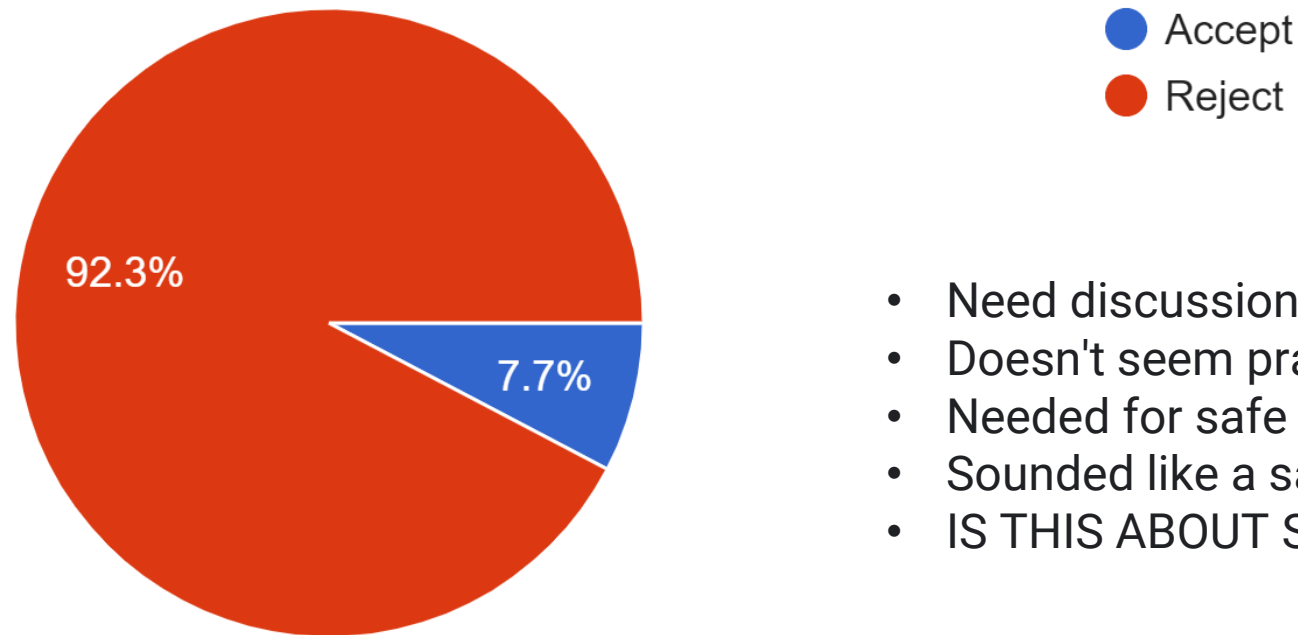
13 responses



- Integral to team concept
- Pending design discussion, this may be wise
- Seems core to the educational plan
- Reject if truly reduces functionality of team set-ups

Item # 52: Eliminate stair access to roof- reduce height of stair tower, add alternating tread stair and hatch for roof access (-143,403).

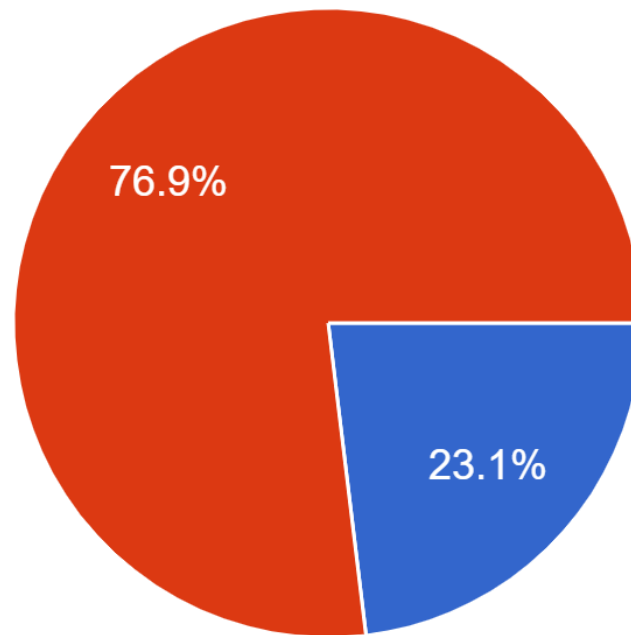
13 responses



- Need discussion. Need to see item 52 proposal.
- Doesn't seem practical in long run
- Needed for safe access to roof equipment.
- Sounded like a safety concern
- IS THIS ABOUT SAFETY OR CONVENIENCE?

Item # 56 Remove 8' tall mesh front storage cabinets at Team Commons (-69,750).

13 responses

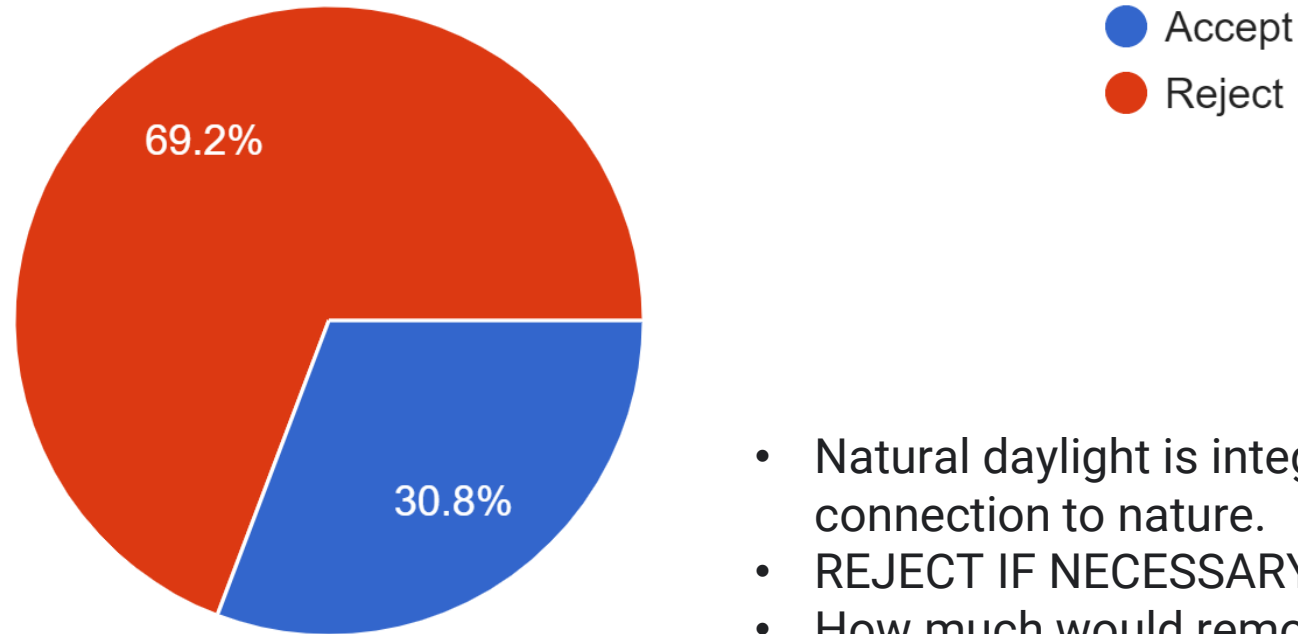


● Accept
● Reject

- I need more info on this one
- Storage is always an issue
- Reject if its the only place for student gear

Item # 59: Eliminate unit skylights in Admin area (-23,990).

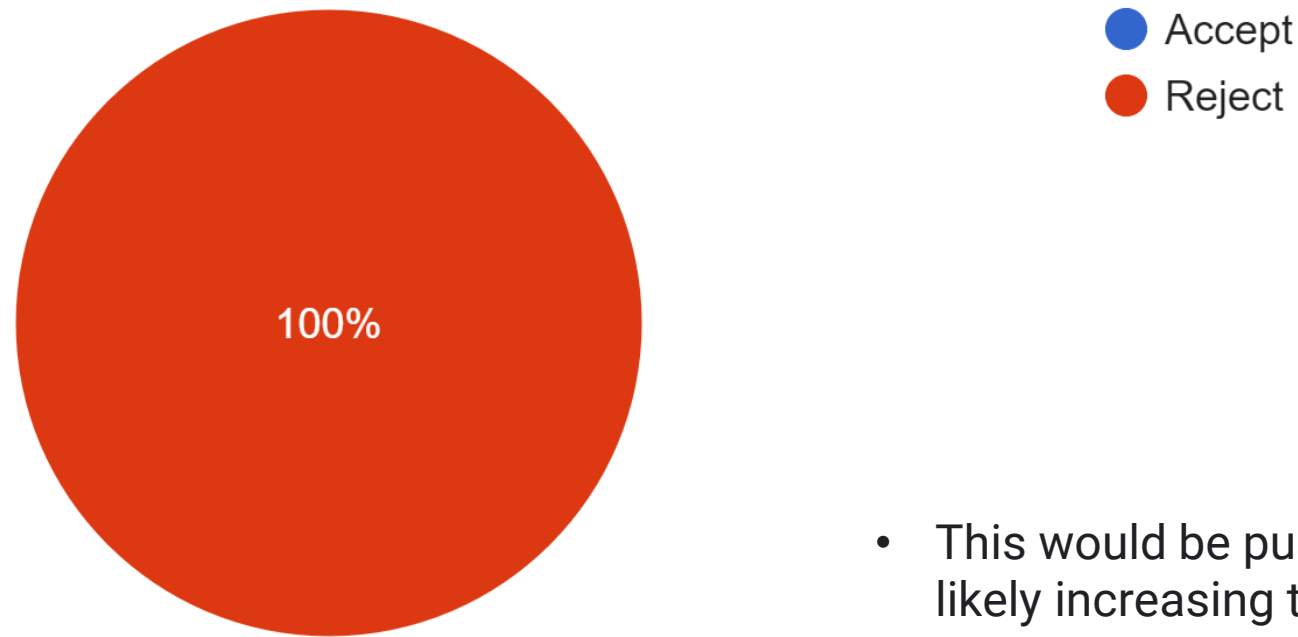
13 responses



- Natural daylight is integral to providing a sense of connection to nature.
- REJECT IF NECESSARY TO BUILD TO BUDGET
- How much would removing skylights impact daylighting in the space?

Item # 62: Eliminate Phase 2 existing building demo and abatement scope (-1,985,945).

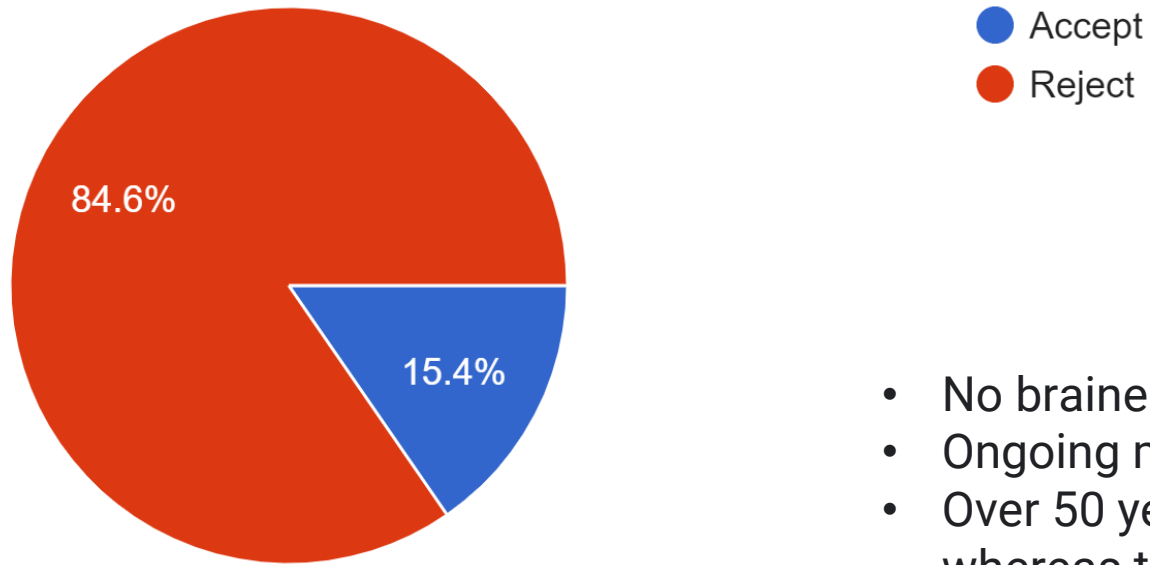
13 responses



- This would be pushing the costs to later, thus likely increasing them, which would be irresponsible.
- Not realistic option

Item # 65: Replace linoleum with VCT (-169,719).

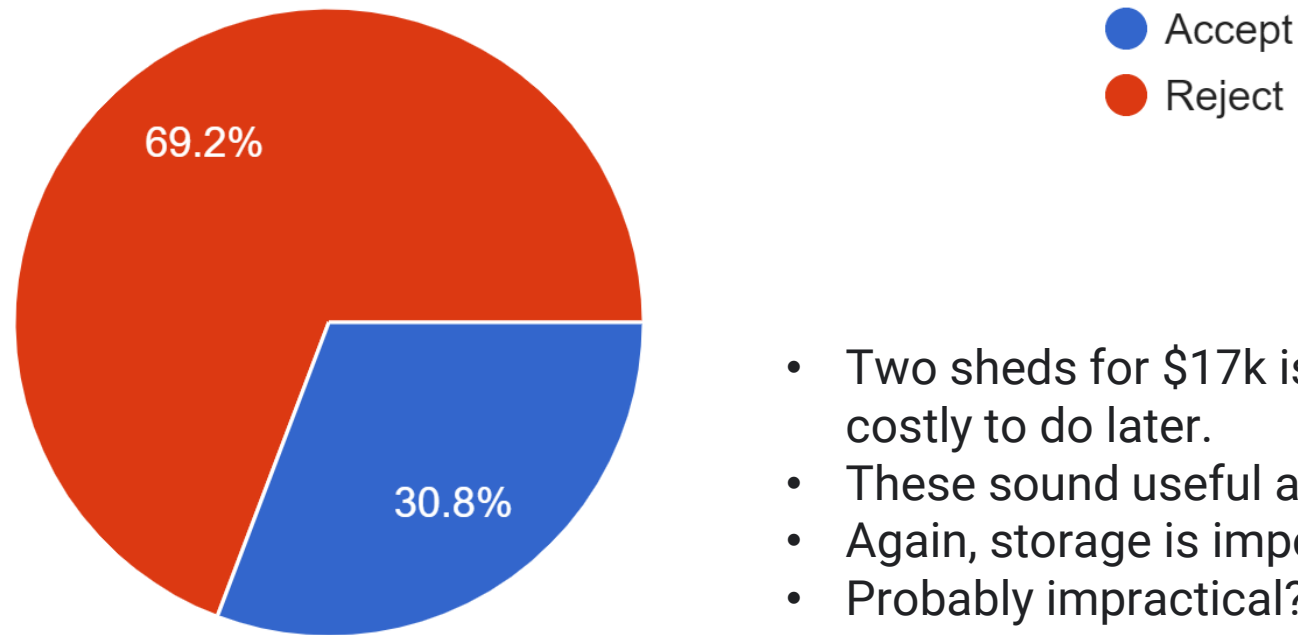
13 responses



- No brainer.
- Ongoing maintenance costs
- Over 50 years linoleum may need replacement whereas the VCT could potentially survive with proper maintenance.
- Maintenance tradeoff doesn't sound worthwhile for this one.
- Need more info
- Cost offsets with future maintenance

Item # 68: Remove (2) maintenance sheds at loading dock- provide conduit and electrical stub up and concrete pads only (-17,452).

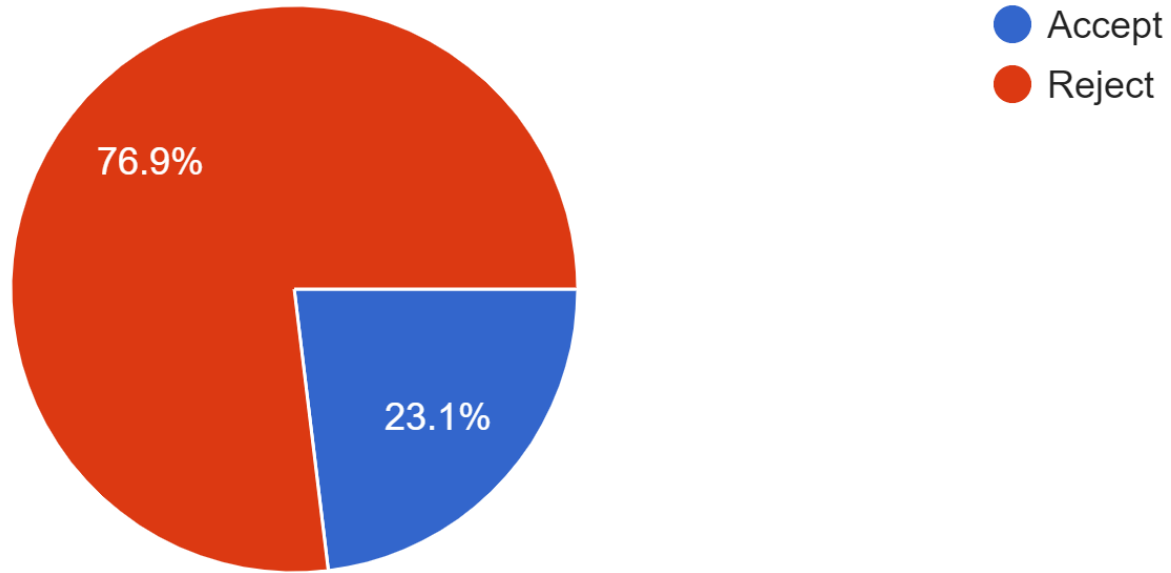
13 responses



- Two sheds for \$17k is a bargain. This will be more costly to do later.
- These sound useful and cost-effective
- Again, storage is important
- Probably impractical? let's examine this
- Russ' feedback on this item would be helpful.

Item # 71: Eliminate bleachers in the Gymnasium (possibly provided by donation?) (-84,240).

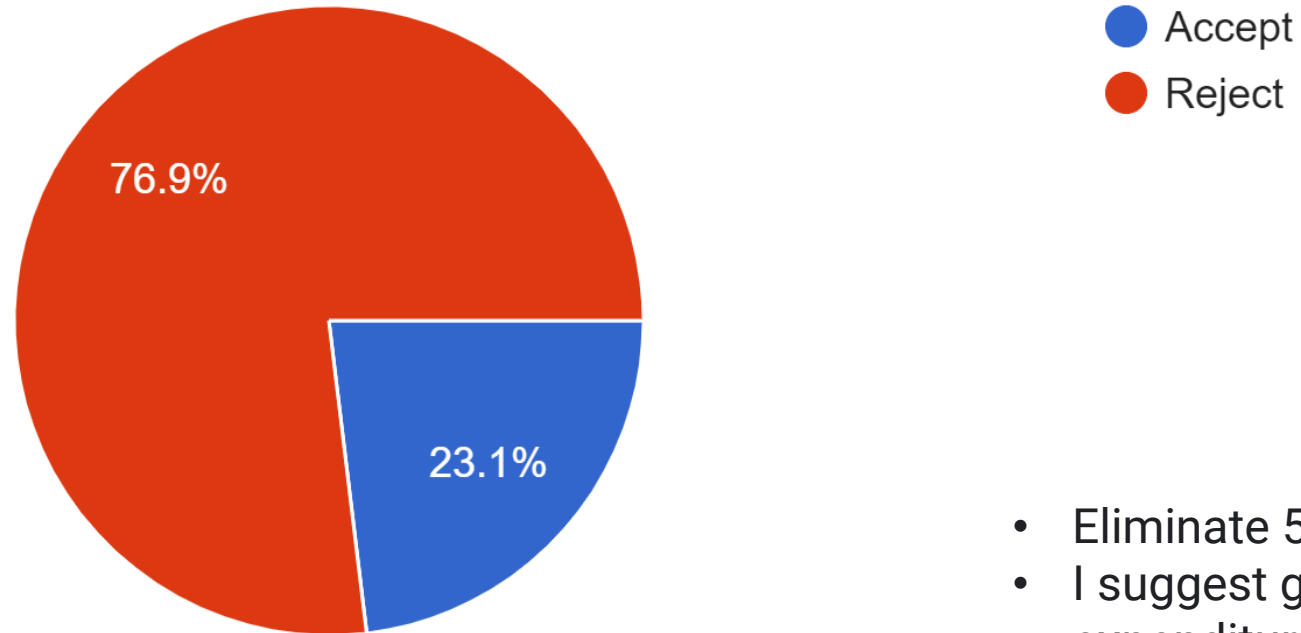
13 responses



- Seems like a reasonable thing to find donors... I assume if we reduce the size of the gym.
- Fee-based users could help benefit their cause

Item # 72a: Eliminate all millwork display cases (-\$154,752).

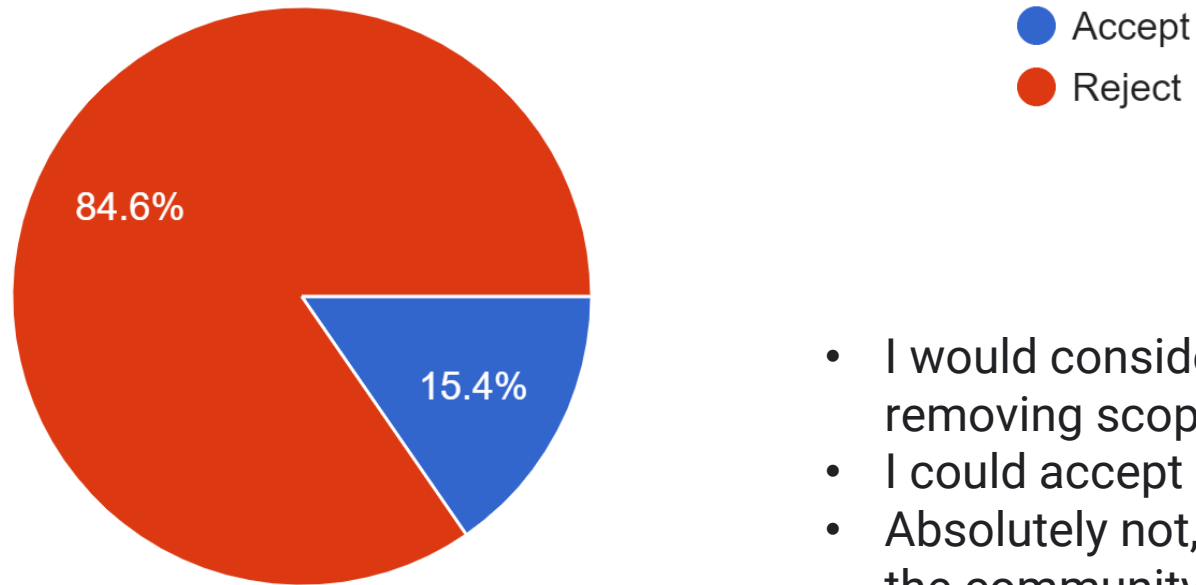
13 responses



- Eliminate 50%
- I suggest going with the 50% millwork expenditure item below
- OR! reduce by 50%

Item # 81: Reduce size of Gymnasium by 3,500 Square Feet to MSBA Standard (6,000 SF Gym with MIAA Court) (-1,213,750).

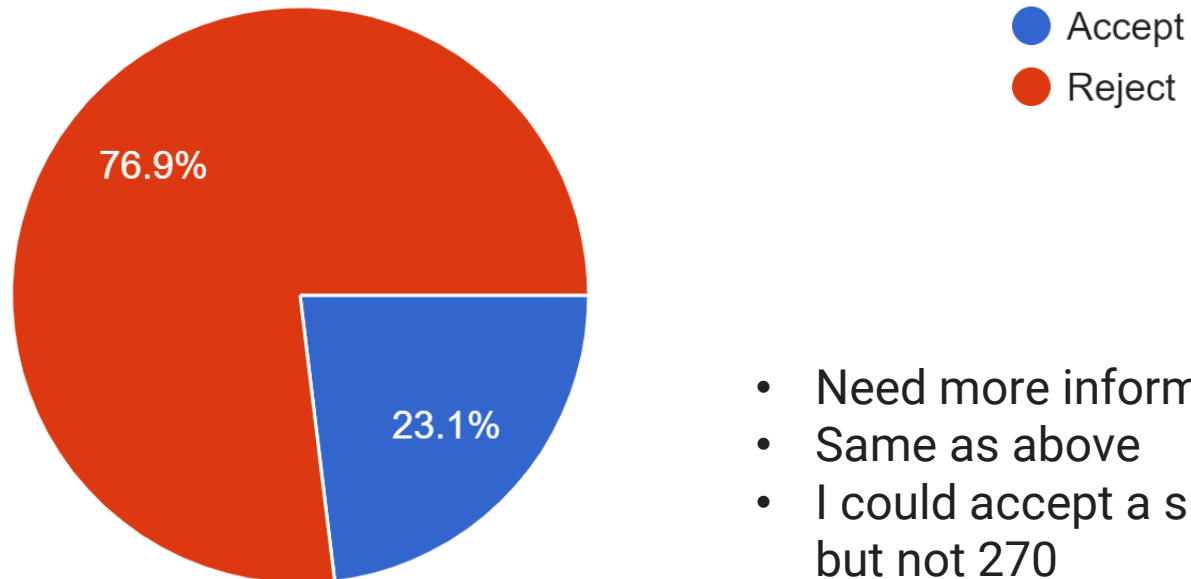
13 responses



- I would consider as a last resort prior to removing scope from academic Ed Plan spaces
- I could accept a smaller gym, but not 6000 sq ft
- Absolutely not, we've heard loud and clear from the community not to cut this space
- we can reduce height before we reduce size; reduce AV extras
- Put in sperate bucket with auditorium for town vote

Item # 82: Reduce size of Auditorium to accommodate 270 person occupancy; reduce by 1/3 from 5040 SF to 3240 SF (-670,000).

13 responses



- Need more information
- Same as above
- I could accept a smaller auditorium (maybe 350 seats) but not 270
- Ditto - above
- Painful, but consistent with sizing relative to overall population in all other schools
- Put in sperate bucket with gym reduction for town vote

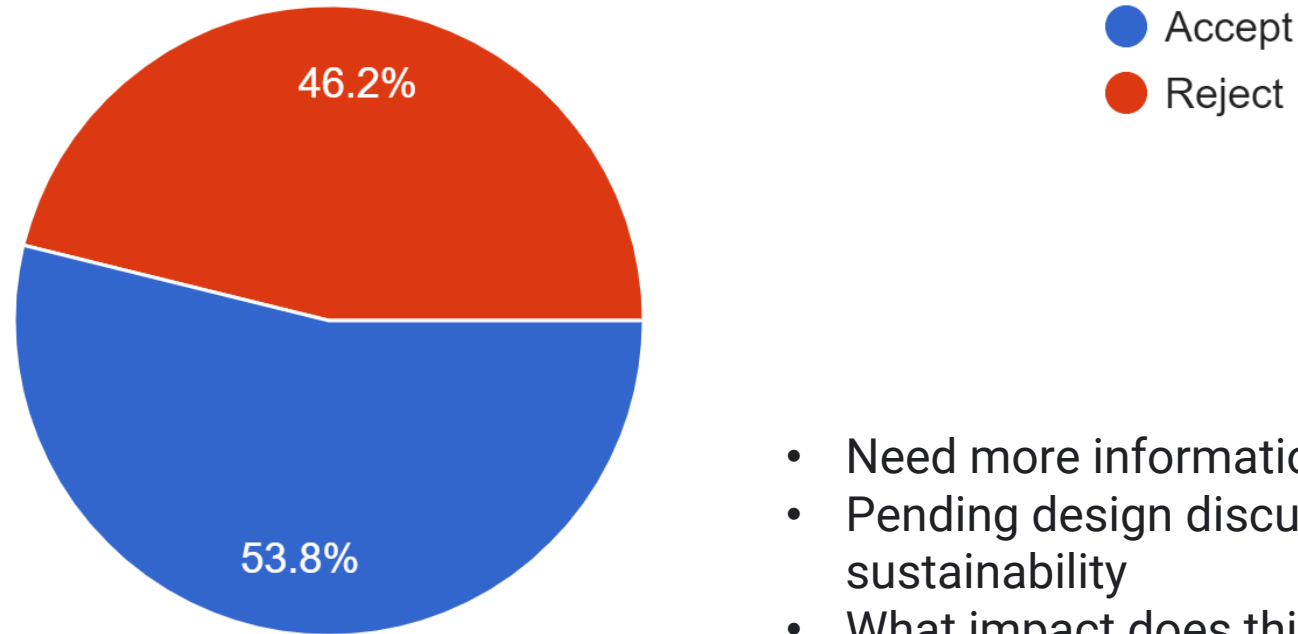
VM Items that Require Further Discussion

Requiring Discussion

Item		Value
9	Reduce advanced lighting controls from 100% addressable lights to 60%	\$(41,573)
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)	\$(189,422)
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)	\$(352,467)
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.	\$(32,053)
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.	\$32,214
46	FOR DISCUSSION: Reduce Construction Schedule by (2) months	\$(270,000)
57	Reduce ceramic wall tile in toilet rooms to 8' on wet walls only. Epoxy paint on all other walls	\$(274,543)
60	Eliminate lightning preventor system	\$(69,720)
63	Reduce height of Gymnasium to minimum clearance allowed by MIAA for basketball - Approx 5'-0" ft	\$(104,332)
66	Reduce Auditorium and Specialty space AV systems by 25%	\$(265,271)
67	Replace granite curbing at straight sections with precast concrete curbing	\$(67,438)
69	Eliminate full height built-in shelving at Media Center (all shelving to be FF&E)	\$(75,133)
72b	Reduce millwork display cases by 50%	\$(77,376)
74	Rough in Only for Sound Field Systems in Classrooms- Systems and Speakers by FF&E (Teacher Amplification)	\$(125,874)
75	Eliminate roof davit and associated structure	\$(29,060)
76	Eliminate green screen/cable trellis	\$(58,100)
77	Simplify main entry canopy design by 50%	\$(59,203)
78	Eliminate entry concrete planter, add metal picket fence rail for fall protection, concrete retaining wall to remain	\$(12,832)
79	Provide a SS sleeve to concrete filled galvanized steel bollards	\$(70,441)
80	Remove bevel at CMU exterior walls	\$(61,251)
Total		<div> <div>VM Poll Results 9/14/2022</div> <div> <div> <div></div> <div> <div></div> <div></div> </div> </div> </div> </div>

Item # 9: Reduce advanced lighting controls from 100% addressable lights to 60% (-41,573).

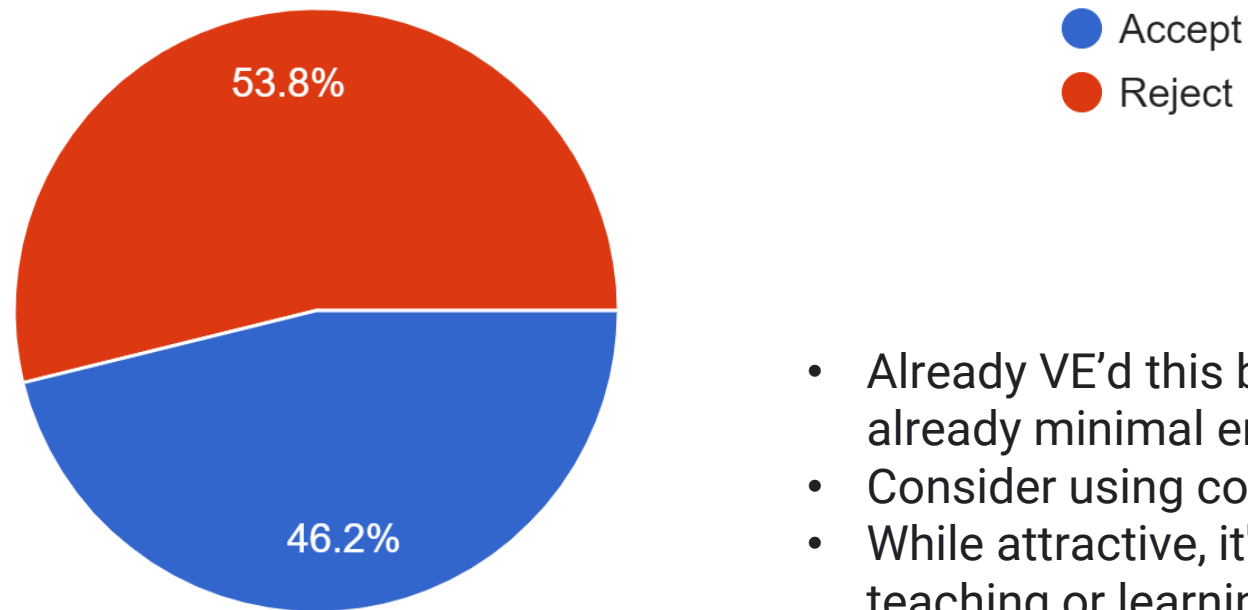
13 responses



- Need more information
- Pending design discussion for adequate control and sustainability
- What impact does this have?
- Reject if sustainability subcommittee recommends

Item # 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) (-189,422) .

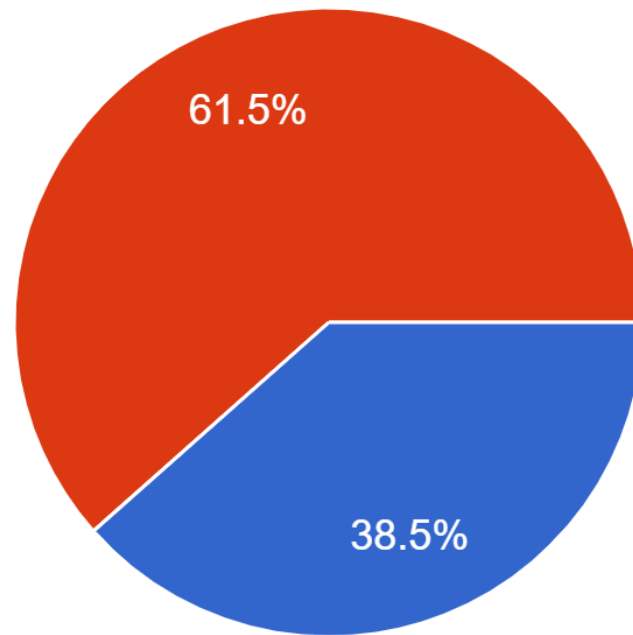
13 responses



- Already VE'd this by over half. Keep the design as it is already minimal enough.
- Consider using contrasting color panels instead
- While attractive, it's beyond our scope and budget, no teaching or learning implications

Item # 30: Site: At south side of building at Dining Commons terrace: Remove 100 linear feet of retaining wall and guardrail, remove lawn terraces,...ent to patio and regrade. (BOD C-121) (-352,467).

13 responses

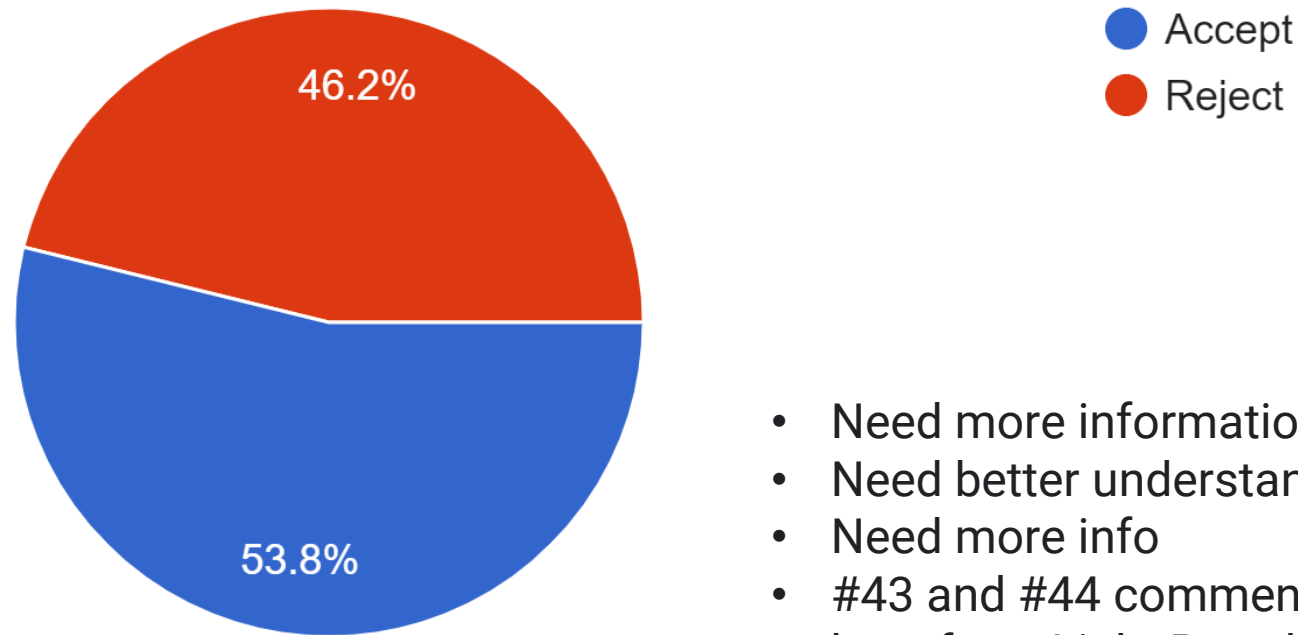


● Accept
● Reject

- Integral to connecting indoors to outdoors
- Student safety and connection to nature are primary concerns here.
- Will consider with more info
- Definitely, we have to - great number and variety of built and natural outdoor spaces will remain

Item # 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. (-32,053).

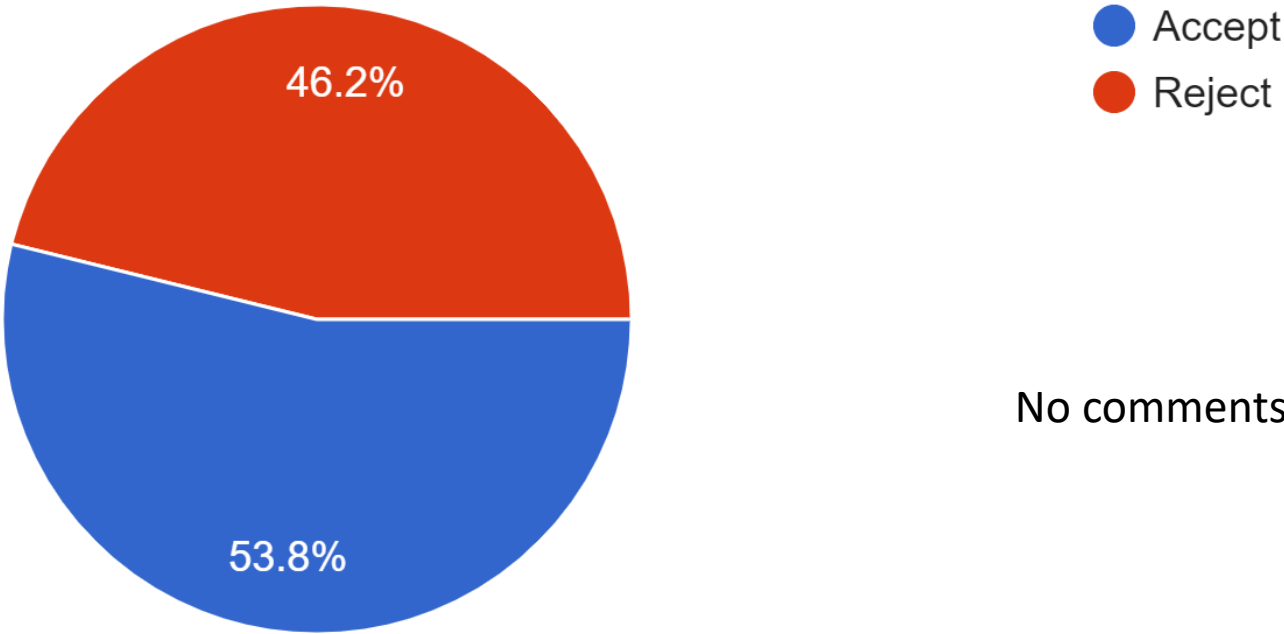
13 responses



- Need more information from CMLP
- Need better understanding of impact on safety
- Need more info
- #43 and #44 comment: DON'T KNOW ENOUGH - let's hear from Light Board!

Item # 44: Electrical: If PV canopies are installed in the North Parking lot, South parking Lot, and Walkway: Install 40 surface mounted canopy light f... output, 3000k color temp.) or equal. (+32,214).

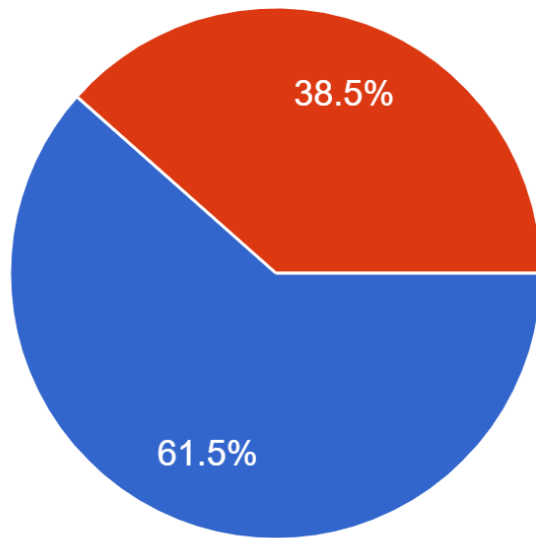
13 responses



No comments on this item

Item #: 46: FOR DISCUSSION: Reduce Construction Schedule by (2) months (-270,000).

13 responses

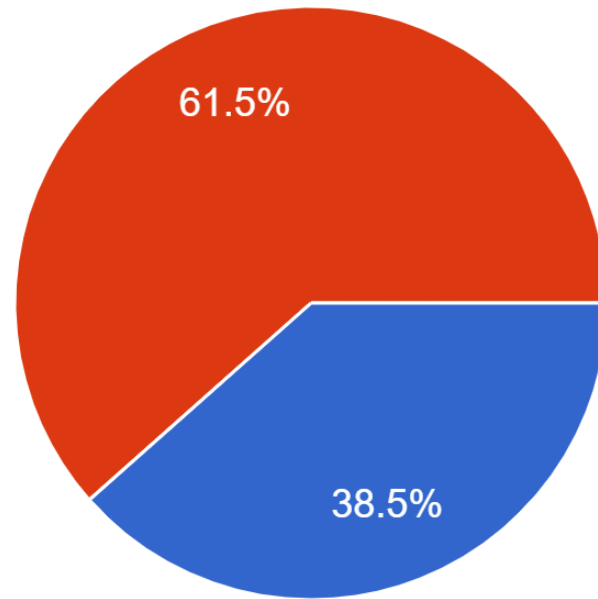


● Accept
● Reject

- Am not confident that Hill and SMMA can ensure that the Project will be complete in fewer than 24 months.
- Not recommended to assume a faster timeline is achievable in the current construction climate. By squeezing the schedule this puts additional pressure on the GC to make up the expense of expediting and overtime that would be needed to achieve the schedule (delay claims and change orders). By providing sufficient time to the GC, we can avoid a schedule crunch at the end of the job and improve the likelihood of on-time delivery of a quality product. Quality will suffer with a condensed timeline.
- Construction projects are facing labor shortages and material supply delays, so it's not reasonable to expect that everything will go perfectly.
- What are the risks?
- Unrealistic to assume we could do this

Item # 57: Reduce ceramic wall tile in toilet rooms to 8' on wet walls only. Epoxy paint on all other walls (-274,543).

13 responses

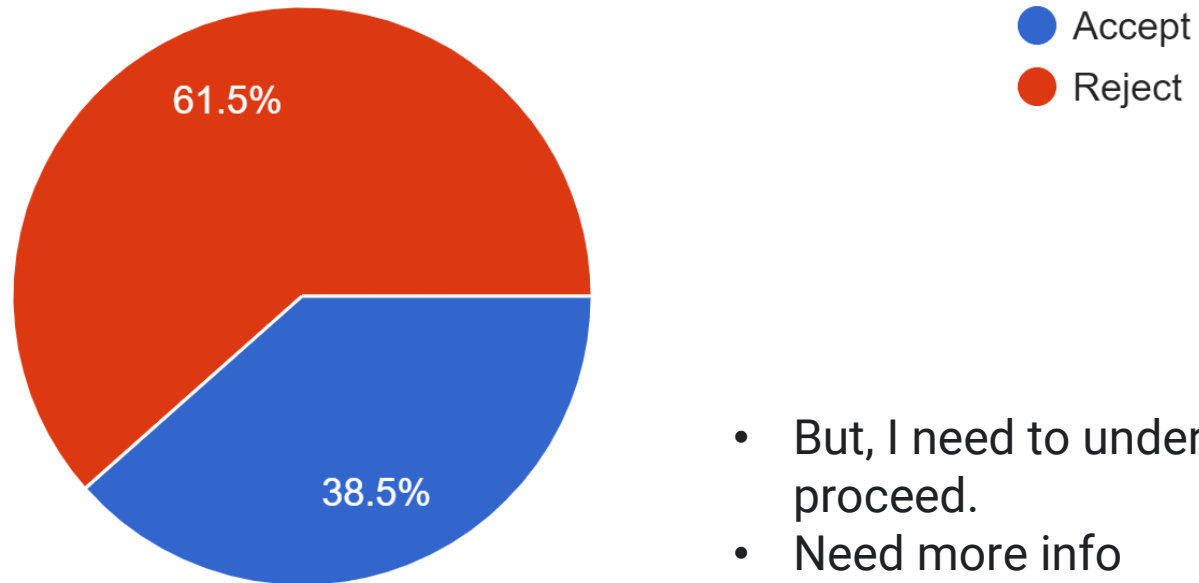


● Accept
● Reject

- Should go to 8' on all four walls
- Partly accept. Need more information about cost-effective alternatives to additional tiles
- Not advisable in a middle school setting.
- I realize that there might be some maintenance impact of reducing the amount of tile, but \$275,000 worth? The tradeoff seems worthwhile given our budget constraints.
- High School has 6" and it is acceptable

Item # 60: Eliminate lightning prevention system (-69,720).

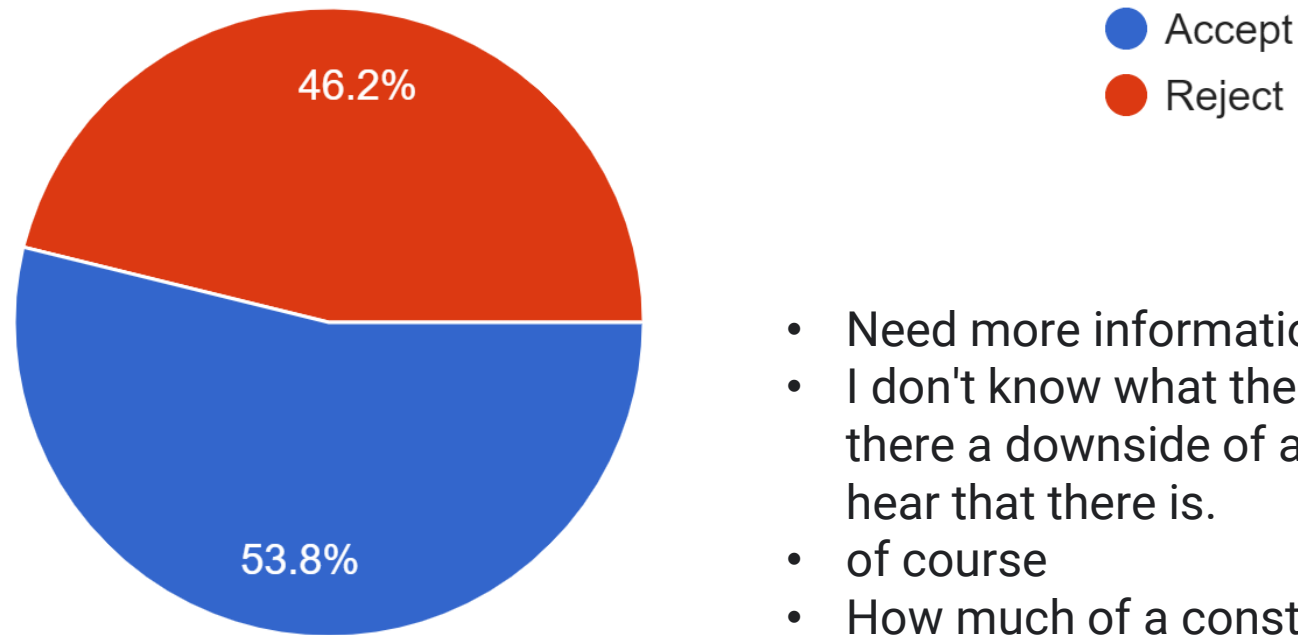
13 responses



- But, I need to understand this system before we proceed.
- Need more info
- Not a wise reduction in scope
- I need more info on this one
- Need more info
- Don't know about this unless and until we examine it further
- What exactly is this system?

Item # 63: Reduce height of Gymnasium to minimum clearance allowed by MIAA for basketball - Approx 5'-0" ft (-104,332).

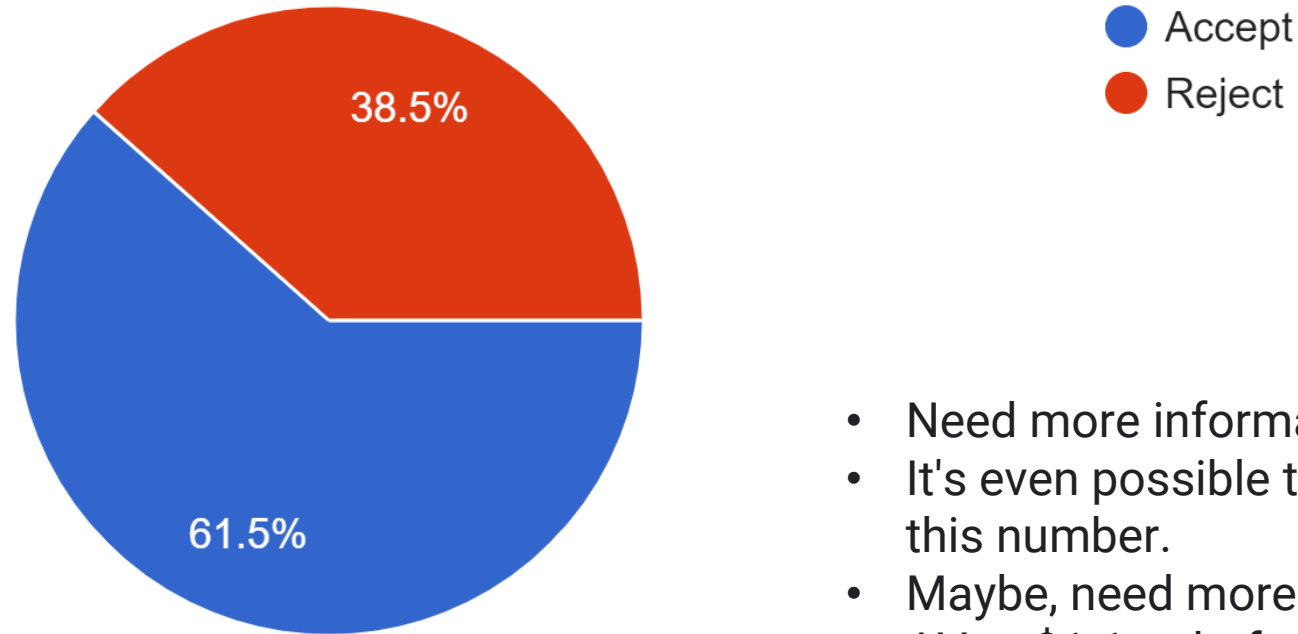
13 responses



- Need more information
- I don't know what the tradeoffs are for this item - is there a downside of a lower ceiling? Accepting until I hear that there is.
- of course
- How much of a constraint is this reduction?

Item # 66: Reduce Auditorium and Specialty space AV systems by 25% (-265,271).

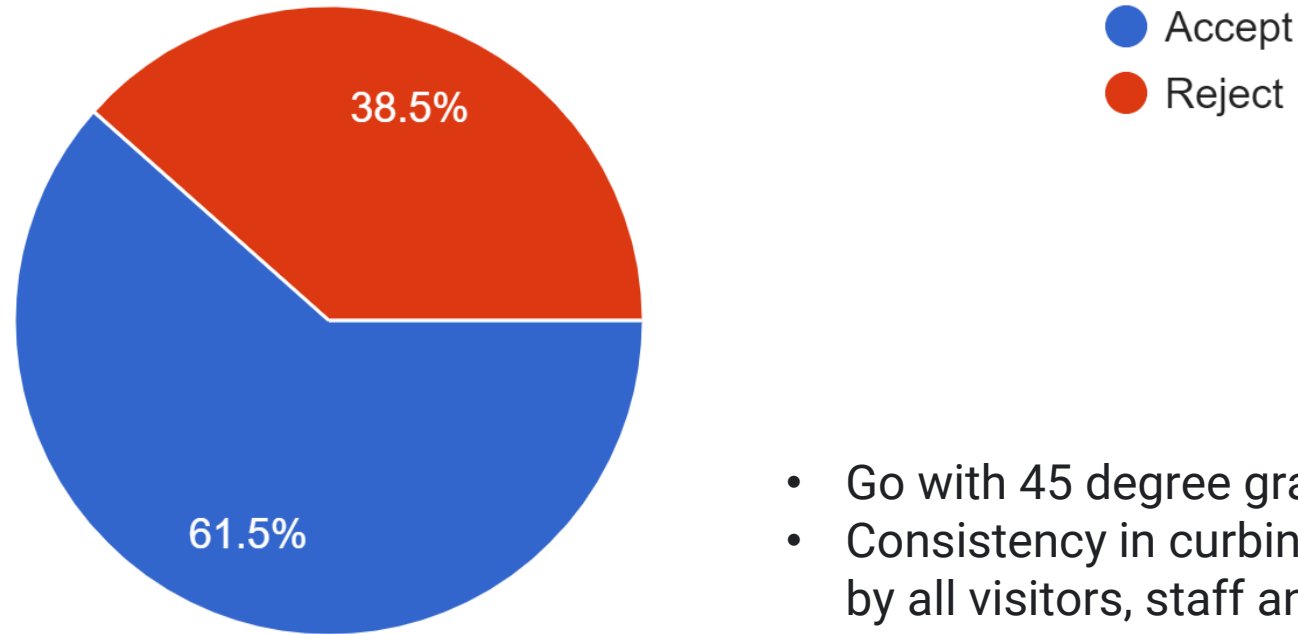
13 responses



- Need more information
- It's even possible that more could be taken out of this number.
- Maybe, need more info
- AV at \$1.1 m before F&F, in light of all the existing portable equipment, is not necessary
- Maybe not all 24%? Maybe only 15%? \$1M on AV equipment seems like a lot of money.

Item # 67: Replace granite curbing at straight sections with precast concrete curbing (-67,438).

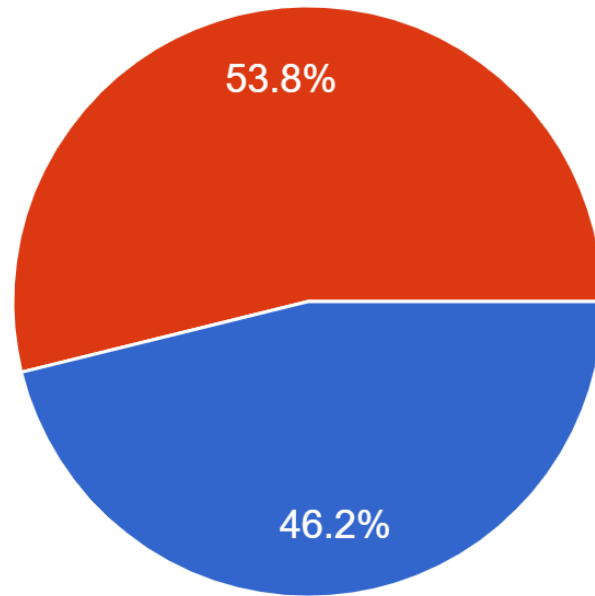
13 responses



- Go with 45 degree granite, not vertical.
- Consistency in curbing materials will be apparent by all visitors, staff and faculty.
- Higher maintenance
- Granite more attractive but unnecessary here

Item # 69: Eliminate full height built-in shelving at Media Center (all shelving to be FF&E)
(-75,133).

13 responses

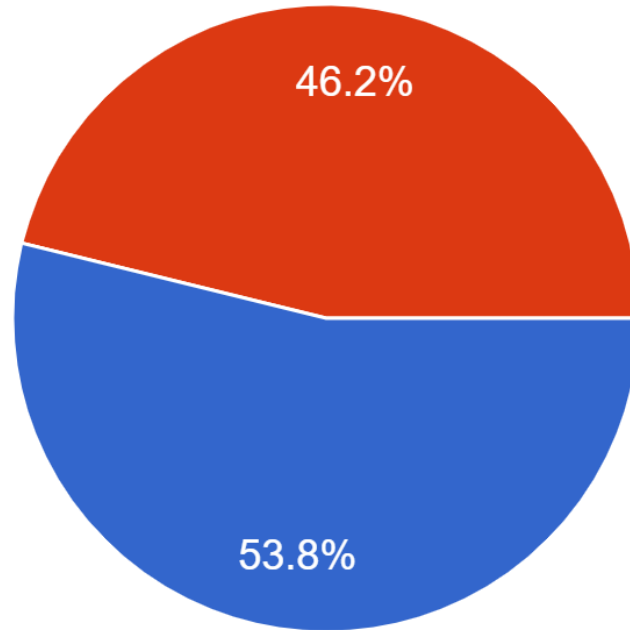


● Accept
● Reject

- Reduce to 5'.
- Never seem to have enough storage
- Build to future non-digital collection needs

Item # 72b: Reduce millwork display cases by 50% (-77,376).

13 responses

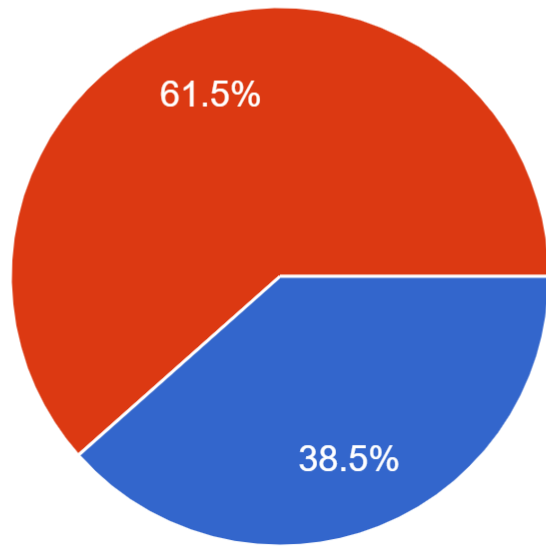


● Accept
● Reject

- Taken in lieu of 72a
- What is the impact?

Item # 74: Rough in Only for Sound Field Systems in Classrooms- Systems and Speakers by FF&E (Teacher Amplification) (-125,874).

13 responses

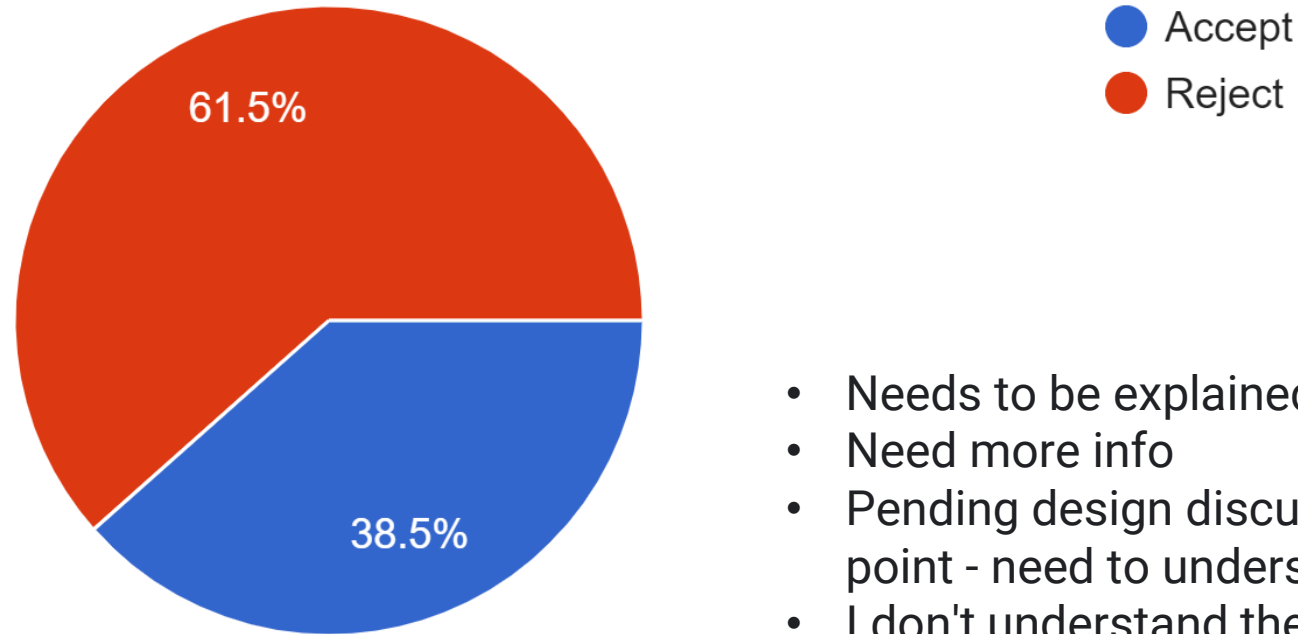


● Accept
● Reject

- Need to understand issue with portable system.
- Need more information
- Does this affect kids with hearing loss
- Unfamiliar with this item and would like clarification.
- \$3500/classroom sounds high for a system like this; are there alternatives?
- Maybe, need more info
- Discuss within larger AV \$1.1 budget, and consider our portable systems each teacher has

Item # 75: Eliminate roof davit and associated structure (-29,060).

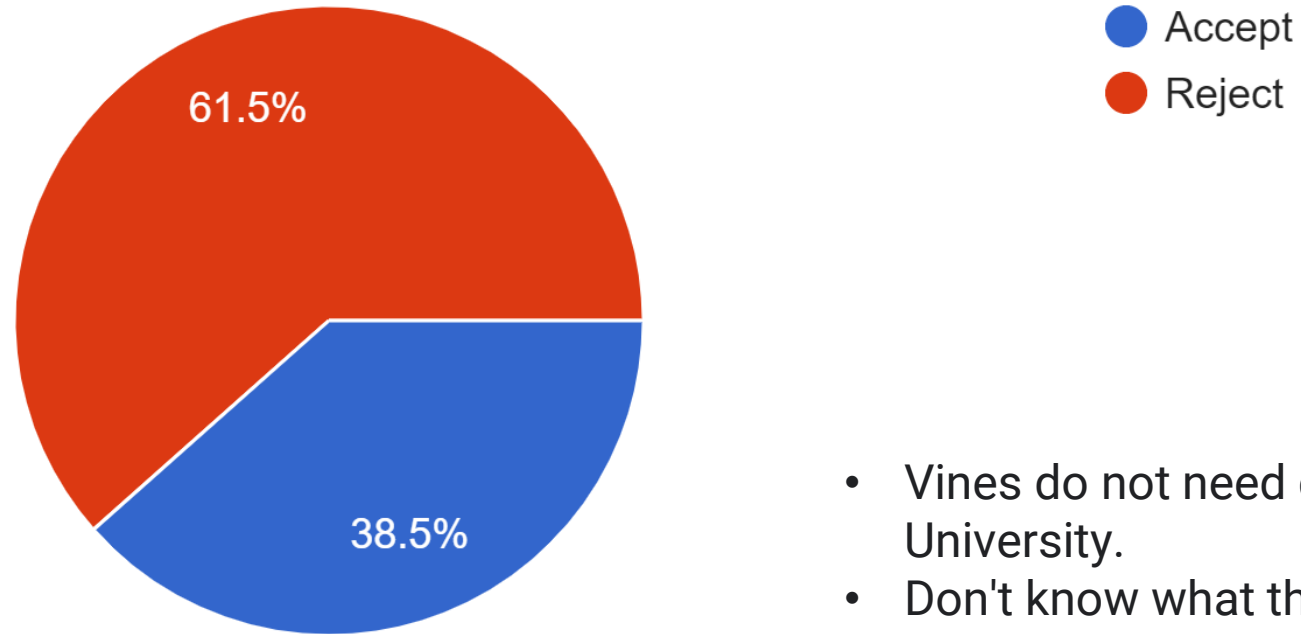
13 responses



- Needs to be explained.
- Need more info
- Pending design discussion of the need for this anchor point - need to understand alternative access plan.
- I don't understand the implications of doing this
- Not sure what this is
- PLEASE EXPLAIN

Item # 76: Eliminate green screen/cable trellis (-58,100).

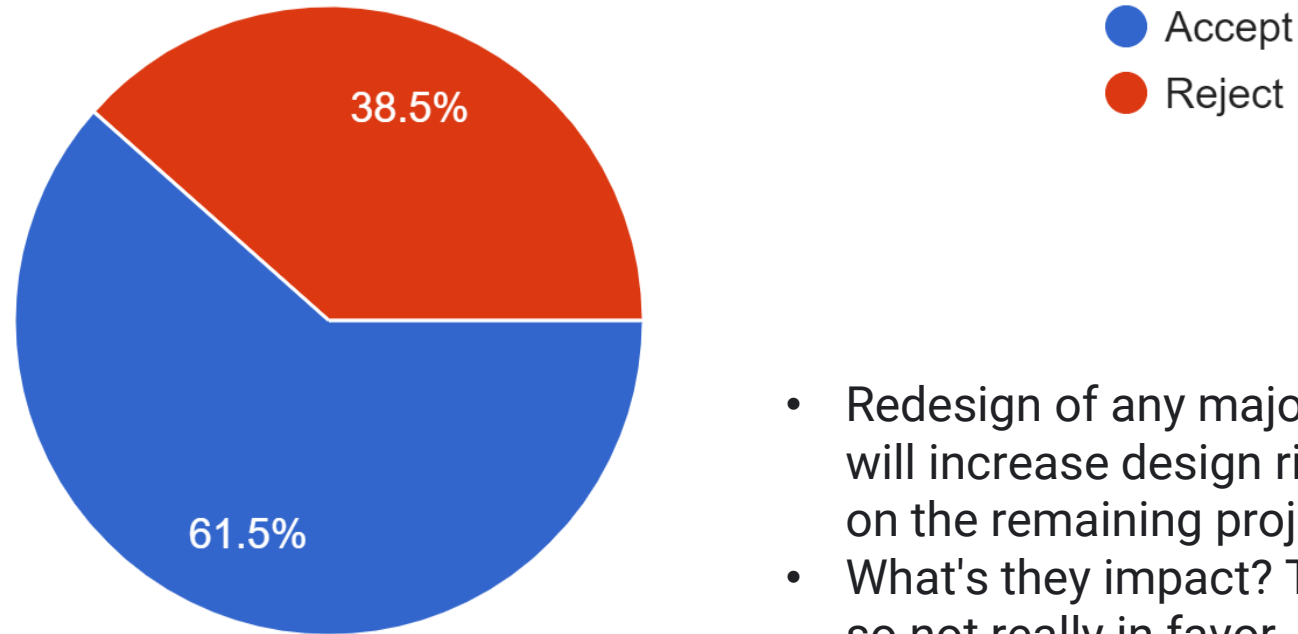
13 responses



- Vines do not need cables. Check out Harvard University.
- Don't know what the impact would be on ed plan
- Need more info
- Ivy will grow nicely without it

Item # 77: Simplify main entry canopy design by 50% (-59,203).

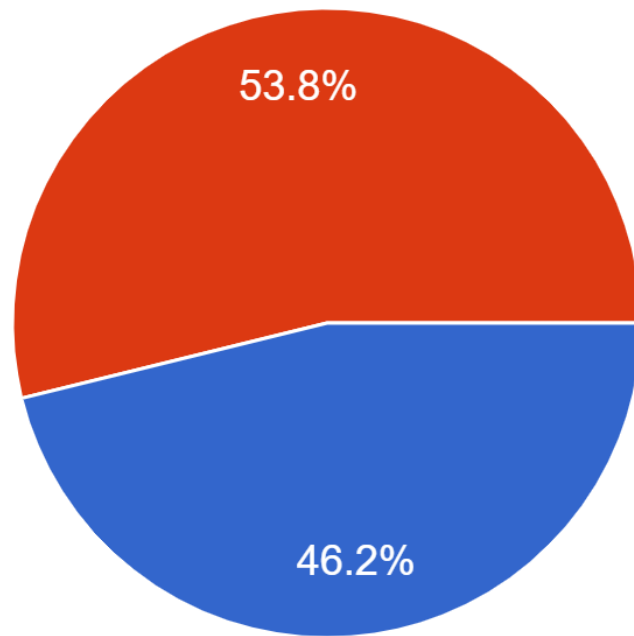
13 responses



- Redesign of any major component at this stage will increase design risk (design contingency \$) on the remaining project.
- What's the impact? This is the first thing you see so not really in favor
- Other schools fare well with no canopies

Item # 78: Eliminate entry concrete planter, add metal picket fence rail for fall protection, concrete retaining wall to remain (-12,832).

13 responses

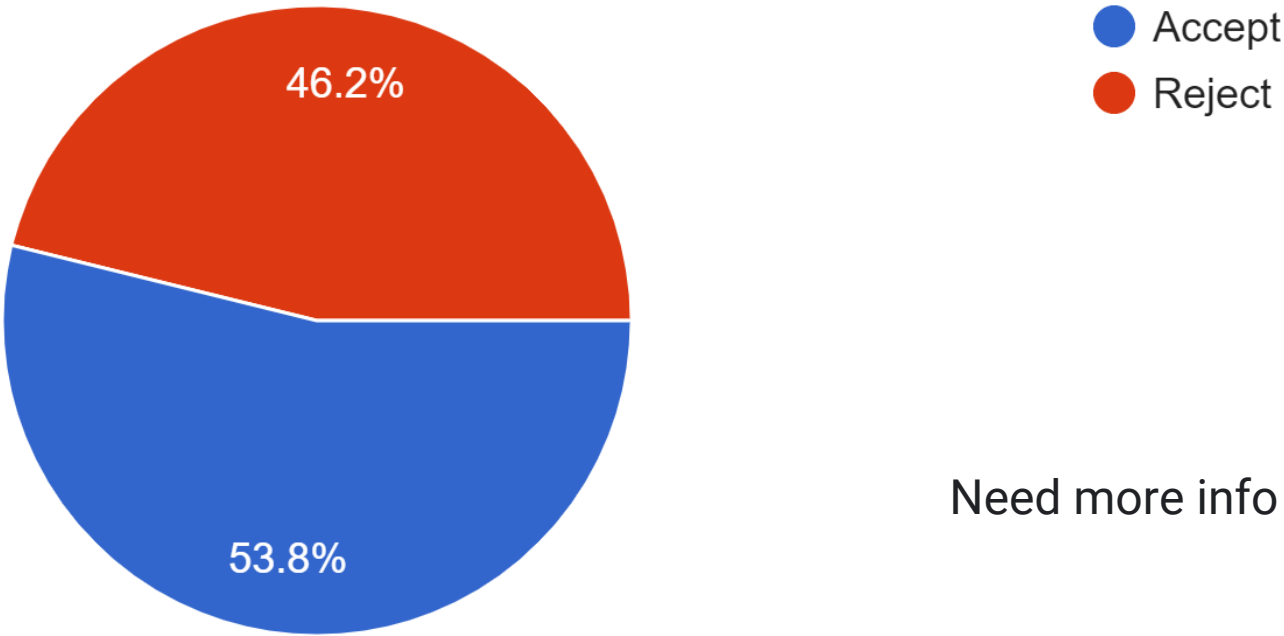


● Accept
● Reject

- A \$13,000 concrete planter?
- Please explain to Committee and discuss

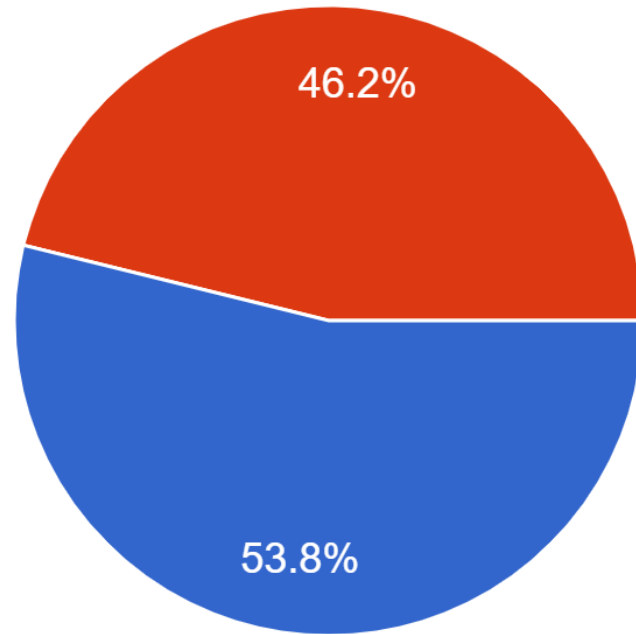
Item # 79: Provide a SS sleeve to concrete filled galvanized steel bollards (-70,441).

13 responses



Item # 80: Remove bevel at CMU exterior walls (-61,251).

13 responses



● Accept
● Reject

- Need more info
- Nobody will notice or care