



Concord Middle School Project

Project Manager Report

September 2022





CONCORD MIDDLE SCHOOL PROJECT

PROJECT MANAGER'S REPORT SEPTEMBER 2022

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Executive Summary

Town of Concord

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Executive Summary

This Project Manager's Report for the Concord Middle School Project is submitted by **Hill International** (Hill) and covers activities for the month of **September 2022**.

Project Progress

Project related meetings are being held in a hybrid format both via Zoom Video Conferencing and in person at various locations in Concord, MA.

The Project Team continued advancing permitting tasks and the design through the CD phase while the CMSBC explored potential Value Management opportunities. Hill and SMMA attended Concord Middle School Building Committee (SBC) meetings on September 8th, 15th, 22nd, and 29th. Hill scheduled and facilitated weekly Leadership Team meetings on September 6th, 13th, 14th, 20th, and 27th. Hill and SMMA attended a MEPA hearing on September 6th, an IT/Security design coordination meeting on September 9th, a Planning Board hearing on September 13th, a Public Works design coordination meeting on September 14th, a Select Board Meeting on September 19th, and a Board of Health meeting on September 20th. Hill and SMMA also met weekly to coordinate work tasks and deliverables to the SBC.

Milestones

The following milestones were achieved during the month of **September 2022**:

- September 8th CMSBC meeting: Hill and the Co-Chairs reported on the August 29th Select Board meeting. They notified the SBC that a budget increase in excess of \$1,000,000 would require a Special Town vote. The SBC and Hill were charged with updating the Master Schedule to include an updated Town meeting timeline. The SBC held a targeted discussion surrounding value management at the bridge, with the idea of having the design team explore alternatives to potentially save money, but subsequently voted not to pursue this idea. The current Value Management log was reviewed at this meeting and a strategy to poll SBC members before the next meeting was developed.
- September 15th CMSBC meeting: Hill presented the findings from a poll sent out to members of the committee. The committee proceeded to use the poll results as a guide to vote on a number of VM items. The committee voted to accept 3 VM items, reject 18 VM items, and accept 2 VM items with modified scope changes. An estimated construction budget savings of \$242,997 plus the pending updated savings from the modified VM items was accepted. The VM decisions that were accepted and removed/altered from the design:
 - Replace granite bollards with concrete filled galvanized steel bollards. (\$126,291)
 - Reduce advanced lighting controls from 100% addressable lights to 60%. (\$41,573)
 - Eliminate full height built-in shelving at media center, purchase shelving via FF&E. (\$75,133)
 - Reduce restroom tile walls to 6'. (Hill/SMMA to coordinate with cost estimators and will report back on the estimated savings)
- September 19th Select Board Meeting: Hill and the Co-Chairs of the CMSBC reported on the project status and requested that the Select Board open up a warrant for a town vote. The presentation is attached for reference. The Select Board expressed some interest in delaying the proposed Town meeting timeline to align more closely with the 90% estimate package, citing concerns regarding the project potentially coming back for additional funding after this estimate is released. Hill and the Co-chairs detailed the current risks to the project:

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- If the design were stopped at this time, and restarted in January 2022 upon additional funding approval, the project would incur a 2-3 month schedule delay with an estimated cost of \$1.3M to \$1.95M.
 - If the vote were to fail, the project would have to be redesigned, which would trigger a 6-9 month schedule delay with an estimated cost of \$4.5M to \$6.55M.
 - SMMA would be designing at risk until a change was made to their contract which currently requires them to design the project to budget, which the SBC would like to pursue.
 - In short, time is money and maintaining the current project schedule is critical.
 - The Select Board voted to open the Warrant by a vote of 4-1.
 - September 22nd CMSBC meeting: Hill presented the remaining 16 value management items that had yet to be reviewed and voted on by the committee. The committee voted to accept 6 VM items, reject 7 VM items, and accept 3 VM items with modified scope changes. An estimated construction budget savings of \$396,691 plus the pending updated savings from the modified VM items was accepted. VM items that were accepted and removed/altered the design:
 - Remove bollard lighting from outdoor classrooms (\$21,838)
 - Replace curtain wall on north wall of art rooms up to the canopy, not including the bridge. (cost estimators/Hill/SMMA will report of the potential savings for this change in scope)
 - Form facing panels for smooth finish at exterior foundation walls. (\$40,427)
 - Reduce height of gymnasium to minimum clearance allowed by MIAA, approximately 5' reduction. (\$104,332)
 - Reduction in AV systems in specialty spaces by 15%. (\$159,162)
 - Eliminate green screen/cable trellis. (\$58,100)
 - Eliminate entry concrete planter, add metal picket fence rail for fall protection and keep concrete retaining wall. (\$12,832)
 - Reduce quantity of granite bollards. (cost estimators/Hill/SMMA will report of the potential savings for this change in scope)
 - Granite bollards were previously voted and removed from the scope on September 15th with a savings of \$126,291. That vote is now null and void, the savings associated with reducing the quantity of granite bollards will be carried in its place.
 - There are currently 69 granite bollards in the design.
 - Remove bevel at CMU exterior walls on South façade only and keep bevel on North façade. (cost estimators/Hill/SMMA will report of the potential savings for this change in scope)
 - September 29th CMSBC meeting: Hill presented an updated project schedule:
 - 60% CD estimate will begin 9/30/22.
 - 60% CD package will be submitted to the CMSBC on 10/19/22.
 - 90% CD estimate will begin 12/19/22.
 - 90% CD set will be submitted to the CMSBC on 1/13/23.
 - 100% CD/Bid package will be complete on 2/27/23.
 - GC and Sub Contractor prequalification will begin 11/1/22 and finish 2/9/23.
 - Bid packages will be advertised on 2/27/23.
 - Filed sub bids will be due 4/4/23 and GC bids will be due 4/19/23.
- SMMA and Committee members discussed proceeding with 90% CD's.
- Section 4.10.2 of SMMA's contract details that the Designer must design to the Project Construction Budget
 - SMMA to date has designed a building per the decisions made by the CMSBC which is currently over the approved SD budget.

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- The CMSBC voted to authorize SMMA to proceed with designing to the scope of the project as defined by the Schematic Design, including accepted value management to date. As a follow-up, SMMA will engage Town Counsel for a specific contract language amendment per the committee's direction.

Hill informed the SBC that prequalification of GC's and filed sub-bidders needs to commence in November 2022 in order to maintain schedule.

- Statements of qualifications are only valid by law for 3 months.
 - If the Town vote were to fail and a redesign were to occur, the schedule impact would result in the Statement of Qualifications being invalid and Hill would have to prequalify prospective GC's and filed sub-bidders again.
 - The CMSBC and Hill agreed to proceed with the prequalification process as Hill's contract is invoiced on a per-service basis and should Hill have to do the prequalification process a second time, additional work would be invoiced accordingly.

Milestones projected for the coming months are:

- Finalize 60% CD package
- Reconciled cost estimate for 60% CD
- Prequalification of General Contractors and Sub Contractors
- Advance Town meeting process
- Advance design through 90% CD

Issues & Challenges

- Current construction market cost conditions
- Establishing a Special Town Meeting date
- Construction budget alignment prior to Bid Phase

Schedule

Major milestones are as follows:

- | | |
|---------------------------|--|
| ▪ OPM Selection | Completed Aug. 28 th , 2019 |
| ▪ Designer Selection | Completed Nov. 18 th , 2019 |
| ▪ Feasibility Study | Completed April 29 th , 2021 |
| ▪ Schematic Design | Completed December 9 th , 2021 |
| ▪ Town Hearing | Completed December 16 th , 2021 |
| ▪ Special Town Meeting | Completed January 20 th , 2022 |
| ▪ Town Vote | Completed February 3 rd , 2022 |
| ▪ Design Development | Completed June 30 th , 2022 |
| ▪ 60% Contract Documents | July 1 st , 2022 (start date) |
| ▪ 90% Contract Documents | See attached schedule |
| ▪ 100% Contract Documents | See attached schedule |
| ▪ Bidding | See attached schedule |

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- | | |
|--|-----------------------|
| ■ Construction | See attached schedule |
| ■ Substantial Completion (New Building) | See attached schedule |
| ■ Demolition of Existing Building and Add New Fields | See attached schedule |
| ■ Closeout | |

Budget

In January 2022, the Town of Concord held a Special Town Meeting to present the Middle School Building Project and held an in-person vote on a not-to-exceed project budget \$104,316,000 to be reflected on the ballot at the February 3rd Town Vote.

In February 2022, the Town of Concord voted by ballot to approve debt authorization amounting to \$102,816,000 for the new Concord Middle School project bringing the total project budget including Feasibility and Schematic Design Phase to \$104,316,000.

In June 2022, the Design Development estimate was presented at \$5,332,865 over the construction budget of \$80,772,447. However, the Concord Middle School Building Committee voted to proceed with Contract Document design preparation at the June 30, 2022 CMSBC Meeting with the idea that value management and budget alignment must happen no later than October 2022 at the 60% CD estimate phase.

In August 2022, the Town of Concord executed the contract for AKF+SGH for Commissioning Services in the amount of \$158,310, which is now shown as committed costs in the total project budget.

Cash Flow

Total project budget is \$104,316,000.

Total encumbered to date is \$12,862,885.00

Total spent on construction to date is \$0.00.

Total spent to date is \$4,152,506.22. 32.3% of total encumbered.

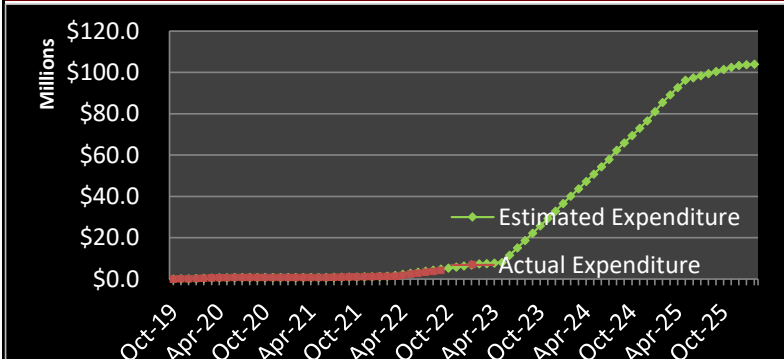
Project Team Summary

Awarding Authority	Town of Concord (ToC)
Client	Town of Concord / Concord Public Schools
Owner's Project Manager	Hill International, Inc. (Hill)
Commissioning Agent	AKF Group / Simpson Gumpertz and Heger (AKF/SGH)
Designer	SMMA
CM / GC	TBD



Project Dashboard



Project Accomplishments this Month					Current Issues & Areas of Focus				Current Progress Photos		
<p>At the September 8th CMSBC meeting the Hill and the co-chairs reported on the August 29th Select Board meeting. They notified the SBC that a budget increase in excess of \$1,000,000 would require a Special Town vote. The SBC and Hill were charged with updating the Master Schedule to include an updated Town meeting timeline.</p> <p>At the September 15th CMSBC meeting Hill presented the findings from a poll sent out to members of the committee. The committee proceeded to use the poll results as a guide to vote on a number of VM items. They ultimately accepted 3 VM items, rejected 18 VM items, and accepted 2 VM items with modified scope changes for an estimated construction budget savings of \$242,997 plus the pending updated savings from the modified accepted VM items.</p> <p>At the September 22nd CMSBC meeting Hill presented the remaining 16 VM items. The CMSBC accepted 9 VM opportunites and rejected 7.</p> <p>At the September 29th CMSBC meeting Hill presented an updated project schedule. The CMSBC voted to direct SMMA to proceed with designing into the 90% CD phase with the stipulation that SMMA would work with Town Counsel to modify their design to budget contract clause. Hill and SBC members agreed to proceed with the prequalification process in November 2022 with the understanding the SOQ's are only valid for 3 months.</p>					Current construction market conditions and uptick in actual escalation. Securing supplemental project funding at the Special Town meeting						
Projected Major Tasks next Month											
Reconciled 60% estimate Finalize and submit 60% package Advance the process of taking the project to a Special Town Meeting Prequalification of GC's and filed sub-bidders											
Schedule Summary - Upcoming Milestones					Diversity Compliance				Project Cash Flow - Plan vs Actual		
	Scheduled Start	Scheduled Finish	Actual Start	Actual Finish	Metric		Target	Actual			
Designer Procurement	9/25/2019	11/18/2019	9/25/2019	12/9/2019							
Feasibility/Schematic Design	11/19/19	7/1/2020	11/19/19	12/9/2021	Designer's WBE/MBE		TBD	TBD			
Special Town Meeting	12/17/21	12/17/21	1/20/22	1/20/2022	Contractor's WBE/MBE		TBD	TBD			
Town Vote	2/3/22	2/3/22	2/3/22	2/3/22							
Design Development / Contract Documents	2/7/22	2/22/23	2/7/22								
Bidding	10/24/22	4/23/23									
Construction	5/9/23	12/10/24									
Punch List & Move-in	12/11/24	4/11/25									
Demolition Existing Building	4/15/25	9/12/25									
Closeout	9/12/25	1/15/26									
PROJECT FINANCIAL OVERVIEW											
Description	BUDGET				COST				CASH FLOW		Scope changes from the Original Scope
	Baseline	Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend	
Site Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Construction	\$ 80,000,000	\$ 772,477	\$ 80,772,477	\$ -	\$ 80,772,477	\$ -	\$ 80,772,477	\$ -	\$ 80,772,477	\$ 80,772,477	
Design Services	\$ 8,281,000	\$ 936,347	\$ 9,217,347	\$ 8,937,347	\$ 280,000	\$ -	\$ 9,217,347	\$ 3,533,527	\$ 5,683,819		
Administrative	\$ 4,279,595	\$ 485,948	\$ 4,765,543	\$ 3,925,538	\$ 840,005	\$ -	\$ 4,765,543	\$ 618,979	\$ 4,146,565		
FF&E	\$ 2,677,500	\$ (52,500)	\$ 2,625,000	\$ -	\$ 2,625,000	\$ -	\$ 2,625,000	\$ -	\$ 2,625,000		
SUBTOTAL	\$ 95,238,095	\$ 2,142,272	\$ 97,380,367	\$ 12,862,885	\$ 84,517,482	\$ -	\$ 97,380,367	\$ 4,152,506	\$ 93,227,861		
Construction Contingency (Hard Cost)	\$ 4,000,000	\$ 38,927	\$ 4,038,927	\$ -	\$ 4,038,927	\$ -	\$ 4,038,927	\$ -	\$ 4,038,927		
Owner's FFE Contingency	\$ -	\$ 2,019,312	\$ 2,019,312	\$ -	\$ 2,019,312	\$ -	\$ 2,019,312	\$ -	\$ 2,019,312		
Owner's Contingency (Soft Cost)	\$ 761,905	\$ 115,489	\$ 877,394	\$ -	\$ 877,394	\$ -	\$ 877,394	\$ -	\$ 877,394		
SUBTOTAL	\$ 4,761,905	\$ 2,173,728	\$ 6,935,633	\$ -	\$ 6,935,633	\$ -	\$ 6,935,633	\$ -	\$ 6,935,633		
PROJECT TOTAL	\$ 100,000,000	\$ 4,316,000	\$ 104,316,000	\$ 12,862,885	\$ 91,453,115	\$ -	\$ 104,316,000	\$ 4,152,506	\$ 100,163,494		
Project Budget Transfers											N/A



Budget Update



September 30th, 2022

Town of Concord
Concord Middle School
Project Budget and Cost Summary



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	
	Intial Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
20 Construction									
Construction	\$80,000,000	\$772,477	\$80,772,477	\$0	\$80,772,477	\$0	\$80,772,477	\$0	\$80,772,477
Subtotal	\$80,000,000	\$772,477	\$80,772,477	\$0	\$80,772,477	\$0	\$80,772,477	\$0	\$80,772,477
30 Architectural & Engineering									
Designer - Basic Services	\$6,590,600	\$589,400	\$7,180,000	\$7,180,000	\$0	\$0	\$7,180,000	\$2,337,000	\$4,843,000
Schematic Design	\$889,400	\$232,447	\$1,121,847	\$1,121,847	\$0	\$0	\$1,121,847	\$1,121,847	\$0
Geotechnical Engineering CA	\$250,000	-\$45,000	\$205,000	\$205,000	\$0	\$0	\$205,000	\$36,926	\$168,074
Geoenvironmental Engineering-allowance	\$51,000	\$134,000	\$185,000	\$185,000	\$0	\$0	\$185,000	\$0	\$185,000
Site Survey	\$50,000	-\$30,000	\$20,000	\$10,000	\$10,000	\$0	\$20,000	\$0	\$20,000
Survey of Existing Conditions / Wetlands	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hazardous Materials	\$100,000	\$45,000	\$145,000	\$145,000	\$0	\$0	\$145,000	\$1,338	\$143,662
A&E Sub Consultants	\$0	\$70,500	\$70,500	\$70,500	\$0	\$0	\$70,500	\$36,322	\$34,178
Other Reimbursable Costs	\$100,000	-\$80,000	\$20,000	\$20,000	\$0	\$0	\$20,000	\$95	\$19,905
Printing (Over the Minimum)	\$50,000	-\$30,000	\$20,000	\$0	\$20,000	\$0	\$20,000	\$0	\$20,000
Testing & Inspections	\$150,000	\$100,000	\$250,000	\$0	\$250,000	\$0	\$250,000	\$0	\$250,000
Subtotal	\$8,281,000	\$936,347	\$9,217,347	\$8,937,347	\$280,000	\$0	\$9,217,347	\$3,533,527	\$5,683,819
40 Administrative Costs									
Owner's Project Manager Basic Services	\$3,200,000	\$443,580	\$3,643,580	\$3,383,575	\$260,005	\$0	\$3,643,580	\$229,278	\$3,414,303
OPM Feasibility Study	\$299,800	\$78,353	\$378,153	\$378,153	\$0	\$0	\$378,153	\$378,153	\$0
OPM Cost Estimates	\$0	\$5,500	\$5,500	\$5,500	\$0	\$0	\$5,500	\$5,500	\$0
Advertising	\$29,795	\$205	\$30,000	\$0	\$30,000	\$0	\$30,000	\$0	\$30,000
Other Administrative Costs	\$50,000	\$0	\$50,000	\$0	\$50,000	\$0	\$50,000	\$0	\$50,000
Other Project Costs (Moving)	\$150,000	\$50,000	\$200,000	\$0	\$200,000	\$0	\$200,000	\$0	\$200,000
Utility Fees	\$300,000	\$0	\$300,000	\$0	\$300,000	\$0	\$300,000	\$0	\$300,000
Legal	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commissioning Agent	\$200,000	-\$41,690	\$158,310	\$158,310	\$0	\$0	\$158,310	\$6,048	\$152,262
Subtotal	\$4,279,595	\$485,948	\$4,765,543	\$3,925,538	\$840,005	\$0	\$4,765,543	\$618,979	\$4,146,565



September 30th, 2022

Town of Concord
Concord Middle School
Project Budget and Cost Summary



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	
	Intial Budget	Authorized Changes	Approved Budget	Committed Costs	Uncommitted Costs	Forecast Costs	Total Project Costs	Expenditures to Date	Balance To Spend
50 Furniture, Fixtures and Equipment									
Furniture, Fixtures and Equipment	\$1,225,000	\$140,000	\$1,365,000	\$0	\$1,365,000	\$0	\$1,365,000	\$0	\$1,365,000
Security	\$227,500	-\$227,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Technology	\$1,225,000	\$35,000	\$1,260,000	\$0	\$1,260,000	\$0	\$1,260,000	\$0	\$1,260,000
Subtotal	\$2,677,500	-\$52,500	\$2,625,000	\$0	\$2,625,000	\$0	\$2,625,000	\$0	\$2,625,000
Project Sub-Total	\$95,238,095	\$2,142,272	\$97,380,367	\$12,862,885	\$84,517,482	\$0	\$97,380,367	\$4,152,506	\$93,227,861
70 Project Contingency									
Construction Contingency	\$4,000,000	\$38,927	\$4,038,927		Current Contingency	Potential Risk	Potential Contingency		
Owner's Bid Contingency	\$0	\$2,019,312	\$2,019,312		\$4,038,927	\$0	\$4,038,927		\$4,038,927
Owner's Contingency	\$761,905	\$115,489	\$877,394		\$2,019,312	\$0	\$2,019,312		\$2,019,312
Subtotal	\$4,761,905	\$2,173,728	\$6,935,633		\$877,394	\$0	\$877,394		\$877,394
					\$6,935,633	\$0	\$6,935,633		\$6,935,633
Project Total	\$100,000,000	\$4,316,000	\$104,316,000	\$12,862,885	\$91,453,115	\$0	\$104,316,000	\$4,152,506.22	\$100,163,494
*Includes \$1.5M from Feasibility and Schematic Design Phase									
Construction Cost Estimates	Date	Amount	Gross Square Feet	Cost Per SF		Budget Revisions Summary		Date	Amount
Schematic Design Estimate	11/03/21	\$82,512,622	143,510	\$574.96					
Design Development	06/29/22	\$86,105,512	142,704	\$603.39					
Construction Documents (60%)									
Construction Documents (90%)									
Finalized GC Contract									

September 30th, 2022

Concord Middle School Estimated Project Cash Flow



	Month		OPM + Commissioning	Designer & Consultants	FF&E & Misc. Admin.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
Feasibility Study	1	Oct-19	\$25,110					\$25,110	\$25,110	\$25,110	\$25,110
	2	Nov-19	\$34,595					\$34,595	\$34,595	\$59,705	\$59,705
	3	Dec-19	\$20,660					\$20,660	\$20,660	\$80,365	\$80,365
	4	Jan-20	\$12,565	\$75,645				\$88,210	\$88,210	\$168,575	\$168,575
	5	Feb-20	\$16,445	\$151,290				\$167,735	\$167,735	\$336,310	\$336,310
	6	Mar-20	\$25,890	\$75,645				\$101,535	\$101,535	\$437,845	\$437,845
	7	Apr-20	\$34,480	\$75,645				\$110,125	\$110,125	\$547,970	\$547,970
	8	May-20	\$50,035	\$50,430				\$100,465	\$100,465	\$648,435	\$648,435
Pause	9	Jun-20	\$33,130	\$40,344				\$73,474	\$73,474	\$721,909	\$721,909
	10	Jul-20	\$15,520					\$15,520	\$15,520	\$737,429	\$737,429
	11	Aug-20	\$3,785					\$3,785	\$3,785	\$741,214	\$741,214
	12	Sep-20	\$720					\$720	\$720	\$741,934	\$741,934
	13	Oct-20	\$2,590					\$2,590	\$2,590	\$744,524	\$744,524
	14	Nov-20						\$0	\$0	\$744,524	\$744,524
Restart Feasibility Study	15	Dec-20	\$16,798					\$16,798	\$16,798	\$761,322	\$761,322
	16	Jan-21						\$0	\$0	\$761,322	\$761,322
	17	Feb-21						\$0	\$0	\$761,322	\$761,322
	18	Mar-21						\$0	\$0	\$761,322	\$761,322
	19	Apr-21						\$0	\$0	\$761,322	\$761,322
Schematic Design	20	May-21						\$0	\$0	\$761,322	\$761,322
	21	Jun-21		\$2,400				\$2,400	\$2,400	\$763,722	\$763,722
	22	Jul-21		\$69,318				\$69,318	\$69,318	\$833,040	\$833,040
	23	Aug-21		\$69,318				\$69,318	\$69,318	\$902,358	\$902,358
	24	Sep-21		\$69,318				\$69,318	\$69,318	\$971,676	\$971,676
	25	Oct-21		\$73,918				\$73,918	\$73,918	\$1,045,594	\$1,045,594
	26	Nov-21		\$57,765				\$57,765	\$57,765	\$1,103,359	\$1,103,359
Town Proce	27	Dec-21	\$18,016	\$42,361				\$60,377	\$60,377	\$1,163,736	\$1,163,736
	28	Jan-22	\$78,353	\$7,202				\$85,555	\$78,357	\$1,249,291	\$1,242,113
Design Development & Construction Documents	29	Feb-22	\$53,017					\$53,017	\$7,950	\$1,302,308	\$1,250,063
	30	Mar-22	\$53,017	\$436,495				\$489,512	\$62,018	\$1,791,820	\$1,312,081
	31	Apr-22	\$53,017	\$436,495				\$489,512	\$382,447	\$2,281,332	\$1,694,528
	32	May-22	\$53,017	\$436,495				\$489,512	\$733,550	\$2,770,844	\$2,428,078
	33	Jun-22	\$47,017	\$436,495				\$483,512	\$347,075	\$3,254,356	\$2,775,153
	34	Jul-22	\$107,867	\$424,658	\$16,667			\$549,191	\$473,965	\$3,803,547	\$3,249,117
	35	Aug-22	\$56,117	\$424,658	\$16,667			\$497,441	\$409,340	\$4,300,989	\$3,658,457
	36	Sep-22	\$52,165	\$424,658	\$16,667			\$493,489	\$494,049	\$4,794,478	\$4,152,506
	37	Oct-22	\$52,165	\$424,658	\$29,795			\$506,618	\$0	\$5,301,095	
	38	Nov-22	\$52,165	\$424,658	\$7,143			\$483,965	\$0	\$5,785,061	
	39	Dec-22	\$96,165	\$424,658	\$7,143			\$527,965	\$0	\$6,313,026	
	40	Jan-23	\$59,815	\$424,658	\$7,143			\$491,615	\$0	\$6,804,641	
	41	Feb-23	\$54,778	\$424,665	\$7,143			\$486,585	\$0	\$7,291,227	
Bid	42	Mar-23	\$64,988	\$127,350	\$7,143			\$199,481	\$0	\$7,490,708	
	43	Apr-23	\$103,938	\$127,350	\$7,143			\$238,431	\$0	\$7,729,138	
se 1 (New School)	44	May-23	\$77,588	\$96,200	\$7,143			\$180,931	\$0	\$7,910,069	
	45	Jun-23	\$96,088	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,574,062	\$0	\$11,484,131	
	46	Jul-23	\$97,578	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,575,552	\$0	\$15,059,683	
	47	Aug-23	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$18,629,495	
	48	Sep-23	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$22,199,307	
	49	Oct-23	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$25,769,119	
	50	Nov-23	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$29,338,931	
	51	Dec-23	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$32,908,743	
	52	Jan-24	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$36,478,555	
	53	Feb-24	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$40,048,367	
	54	Mar-24	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$43,618,178	
	55	Apr-24	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$47,187,990	

September 30th, 2022

Concord Middle School
Estimated Project Cash Flow



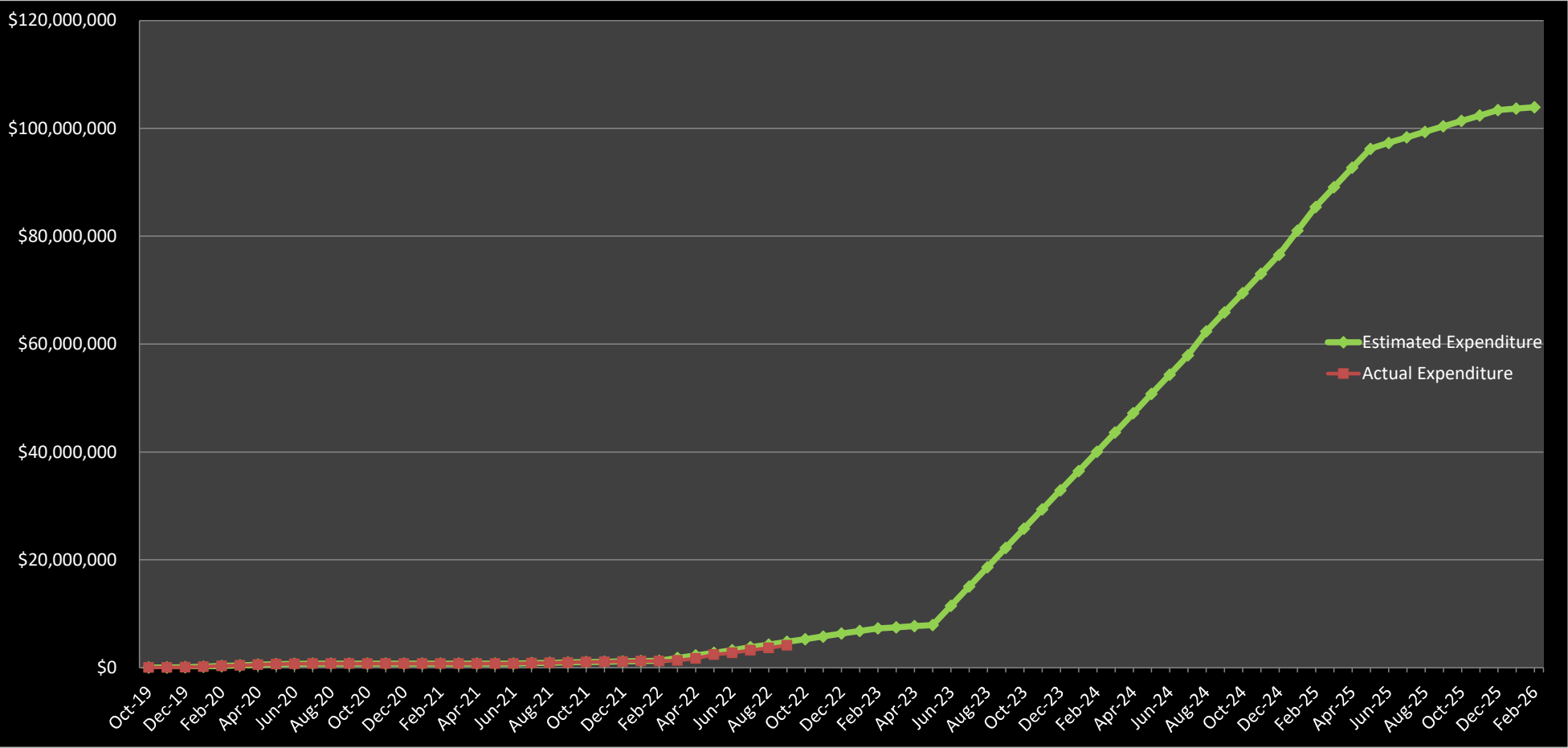
	Month	OPM + Commissioning	Designer & Consultants	FF&E & Misc. Admin.	Construction	Contingency	Estimated Expenditures	Actual Expenditures	Estimated Cumulative Expenditures	Actual Cumulative Expenditures
Construction Phase	56 May-24	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$50,757,802	
	57 Jun-24	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$54,327,614	
	58 Jul-24	\$91,838	\$96,200	\$8,333	\$3,094,687	\$278,753	\$3,569,812	\$0	\$57,897,426	
	59 Aug-24	\$78,338	\$96,200	\$887,500	\$3,094,687	\$278,753	\$4,435,479	\$0	\$62,332,905	
	60 Sep-24	\$78,338	\$96,200	\$12,500	\$3,094,687	\$278,753	\$3,560,479	\$0	\$65,893,383	
	61 Oct-24	\$78,338	\$96,200	\$12,500	\$3,094,687	\$278,753	\$3,560,479	\$0	\$69,453,862	
	62 Nov-24	\$78,338	\$96,200	\$12,500	\$3,094,687	\$278,753	\$3,560,479	\$0	\$73,014,340	
	63 Dec-24	\$78,338	\$96,200	\$12,500	\$3,094,687	\$278,753	\$3,560,479	\$0	\$76,574,819	
	64 Jan-25	\$78,338	\$96,200	\$887,500	\$3,094,687	\$278,753	\$4,435,479	\$0	\$81,010,298	
	65 Feb-25	\$78,338	\$96,200	\$887,500	\$3,094,687	\$272,669	\$4,429,394	\$0	\$85,439,692	
Phase 2 (Demo & Fields)	66 Mar-25	\$78,338	\$96,200	\$87,500	\$3,094,687	\$272,669	\$3,629,394	\$0	\$89,069,086	
	67 Apr-25	\$78,338	\$96,200	\$87,500	\$3,094,687	\$272,669	\$3,629,394	\$0	\$92,698,480	
	68 May-25	\$78,338	\$57,143	\$12,500	\$3,094,687	\$272,669	\$3,515,337	\$0	\$96,213,817	
	69 Jun-25	\$78,338	\$57,143	\$58,538	\$857,143	\$34,388	\$1,085,550	\$0	\$97,299,366	
	70 Jul-25	\$74,738	\$57,143		\$857,143	\$34,388	\$1,023,412	\$0	\$98,322,778	
	71 Aug-25	\$74,738	\$57,143		\$857,143	\$34,388	\$1,023,412	\$0	\$99,346,190	
	72 Sep-25	\$74,738	\$57,143		\$857,143	\$34,388	\$1,023,412	\$0	\$100,369,601	
	73 Oct-25	\$65,758	\$57,143		\$857,143	\$34,388	\$1,014,432	\$0	\$101,384,033	
	74 Nov-25	\$57,213	\$57,143		\$857,143	\$34,388	\$1,005,887	\$0	\$102,389,919	
	75 Dec-25	\$53,013	\$41,667		\$857,143	\$34,388	\$986,210	\$0	\$103,376,130	
Closeout	76 Jan-26	\$47,705	\$41,667		\$166,667	\$29,180	\$285,218	\$0	\$103,661,348	
	77 Feb-26	\$41,855	\$41,667		\$166,667		\$250,188	\$0	\$103,911,536	
	78 Mar-26	\$38,355	\$41,667		\$166,647		\$246,668	\$0	\$104,158,205	
	79 Apr-26	\$28,407	\$41,667				\$70,074	\$0	\$104,228,278	
	80 May-26	\$25,060	\$41,667				\$66,727	\$0	\$104,295,005	
	81 Jun-26	\$20,995					\$20,995	\$0	\$104,316,000	
	82 Jul-26						\$0	\$0	\$104,316,000	
	83 Aug-26						\$0	\$0	\$104,316,000	
	84 Sep-26						\$0	\$0	\$104,316,000	
	Subtotal for FY '19	\$252,910	\$468,999	\$0	\$0	\$0	\$721,909			
	Subtotal for FY '20	\$39,413	\$2,400	\$0	\$0	\$0	\$41,813			
	Subtotal for FY '21	\$355,454	\$2,135,180	\$0	\$0	\$0	\$2,490,634			
	Subtotal for FY '22	\$873,839	\$3,844,367	\$138,128	\$3,094,687	\$278,753	\$8,229,775			
	Subtotal for FY '23	\$1,107,796	\$1,154,401	\$100,000	\$37,136,249	\$3,345,038	\$42,843,483			
	Subtotal for FY '24	\$953,556	\$1,076,286	\$2,966,871	\$34,898,704	\$3,076,335	\$42,971,752			
	Subtotal for FY '25	\$602,575	\$535,714	\$0	\$5,642,837	\$235,507	\$7,016,634			
	TOTAL	\$4,185,543	\$9,217,347	\$3,205,000	\$80,772,477	\$6,935,633	\$104,316,000			



Town of Concord
Concord Middle School
Estimated Project Cash Flow Graph



September 30th, 2022





Schedule Update



Concord Middle School
Project Schedule UPDATE
September 26, 2022



ID	Task Name	Duration	Start	Finish	Total Slack	Predecessors	
1	Design & Pre-Construction Phases	940 days	Wed 8/14/19	Wed 5/10/23	830 days		<div><div></div></div> 34%
2	OPM Selection	15 days	Wed 8/14/19	Wed 9/4/19	0 days		<div><div></div></div> 100%
7	Designer Selection	62 days	Tue 8/20/19	Mon 11/18/19	0 days		<div><div></div></div> 100%
21	Feasibility Study	521 days	Tue 11/19/19	Thu 12/16/21	1183 days		<div><div></div></div> 99%
38	Schematic Design	155 days	Thu 5/6/21	Thu 12/16/21	355 days		<div><div></div></div> 0%
48	Town Actions	77 days	Mon 10/18/21	Fri 2/4/22	241 days		<div><div></div></div> 0%
60	Design Development	102 days	Mon 2/7/22	Fri 7/1/22	211 days		<div><div></div></div> 0%
69	Commissioning Agent Selection	126 days	Tue 2/22/22	Fri 8/19/22	1011 days		<div><div></div></div> 0%
84	Construction Documents	164 days	Tue 7/5/22	Mon 2/27/23	211 days		<div><div></div></div> 0%
85	60% Construction Documents	77 days	Tue 7/5/22	Fri 10/21/22	211 days		<div><div></div></div> 0%
86	60% Construction Documents - Pricing Set	62 days	Tue 7/5/22	Thu 9/29/22	211 days 68		<div><div></div></div> 0%
87	Finalize 60% CD Estimate Set	0 days	Thu 9/29/22	Thu 9/29/22	968 days 86		<div><div></div></div> 9/29
88	Building Inspector Review of 60% Estimate Set	15 days	Fri 9/30/22	Fri 10/21/22	968 days 87		<div><div></div></div> 0%
89	OPM & CxA Review 60% CD	10 days	Fri 9/30/22	Fri 10/14/22	973 days 87		<div><div></div></div> 0%
90	60% CD Cost Estimate	10 days	Fri 9/30/22	Fri 10/14/22	970 days 87		<div><div></div></div> 0%
91	60% CD Reconciliation & VM List	2 days	Mon 10/17/22	Tue 10/18/22	970 days 90		<div><div></div></div> 0%
92	60% CD submission to CMSBC	1 day	Wed 10/19/22	Wed 10/19/22	970 days 91		<div><div></div></div> 0%
93	CMSBC Meeting to Finalize Warrant Article Cost	0 days	Thu 10/20/22	Thu 10/20/22	158 days		<div><div></div></div> 10/20
94	90% Construction Documents	60 days	Thu 10/20/22	Fri 1/13/23	158 days		<div><div></div></div> 0%
95	90% Construction Documents- Pricing Set	40 days	Thu 10/20/22	Fri 12/16/22	158 days 93		<div><div></div></div> 0%
96	Finalize 90% CD Estimate Set	0 days	Fri 12/16/22	Fri 12/16/22	158 days 95		<div><div></div></div> 12/16
97	OPM & CxA review 90% CD	10 days	Mon 12/19/22	Fri 12/30/22	163 days 96		<div><div></div></div> 0%

Critical

Critical Split

Critical Progress

Task

Split

Task Progress

Manual Task

Start-only

Finish-only

Duration-only

Baseline

Baseline Split

Baseline Milestone

Milestone

Summary Progress

Summary

Manual Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Deadline

Page 1



Concord Middle School
Project Schedule UPDATE
September 26, 2022



ID	Task Name	Duration	Start	Finish	Total Slack	Predecessors	
98	90% CD Cost Estimate	17 days	Mon 12/19/22	Tue 1/10/23	158 days	96	
99	90% CD Cost Reconciliation	3 days	Wed 1/11/23	Fri 1/13/23	158 days	98	
100	Complete 90% CD Documents for submission	5 days	Mon 1/2/23	Fri 1/6/23	163 days	97	
101	90% CD submission to CMSBC	0 days	Fri 1/13/23	Fri 1/13/23	158 days	100,99	
102	100% Construction Documents	29 days	Tue 1/17/23	Mon 2/27/23	158 days	101	
103	100% Construction Documents	29 days	Tue 1/17/23	Mon 2/27/23	158 days		
104	100% CD Package to CMSBC / Bid Package Complete	0 days	Mon 2/27/23	Mon 2/27/23	158 days	103	
105	Permitting	196 days	Mon 8/1/22	Wed 5/10/23	344 days		
106	ZBA Plan Review & Approval	95 days	Mon 8/1/22	Thu 12/15/22	931 days		
107	Submit plans for review (i) Site Plan Review (ii) Special Permit for Ground Water Conservancy (iii) Building Height Waiver	0 days	Mon 8/1/22	Mon 8/1/22	995 days		
108	Plan Review by DPW / Engineering / Water / CMLP / ZBA / Planning Board	31 days	Mon 8/1/22	Tue 9/13/22	995 days	107	
109	Planning Board Meeting Date	0 days	Tue 9/13/22	Tue 9/13/22	995 days	108	
110	ZBA Meeting Date	0 days	Thu 11/10/22	Thu 11/10/22	955 days		
111	Special Permit Recommendations to ZBA from Planning Board	0 days	Thu 11/10/22	Thu 11/10/22	955 days	108	
112	ZBA - 20 Day Appeal (Filed by Town Clerk)	20 days	Thu 11/17/22	Thu 12/15/22	931 days		
113	ZBA Issues Approval & Order of Conditions	0 days	Thu 12/15/22	Thu 12/15/22	931 days	112	
114	Tree Protection and Removal Permit by Planning Board	35 days	Tue 2/28/23	Tue 4/18/23	846 days	104	
115	Septic System Approval by Health Division	84 days	Wed 9/7/22	Thu 1/5/23	916 days		
116	Building Permit	10 days	Thu 4/27/23	Wed 5/10/23	158 days		
117	GC Submit Application/Plan Review by Town	10 days	Thu 4/27/23	Wed 5/10/23	158 days	143	
118	GC pulls Building Permit (Upon Contract Award / Issuance of NTP)	0 days	Wed 5/10/23	Wed 5/10/23	158 days	117,143	

Critical

Critical Split

Critical Progress

Task

Split

Task Progress

Manual Task

Start-only

Finish-only

Duration-only

Baseline

Baseline Split

Baseline Milestone

Milestone

Summary Progress

Summary

Manual Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Deadline



**Concord Middle School
Project Schedule UPDATE
September 26, 2022**

[illegible]



Concord Middle School
Project Schedule UPDATE
September 26, 2022



ID	Task Name	Duration	Start	Finish	Total Slack	Predecessors	
141	Filed Sub-bid Due	0 days	Tue 4/4/23	Tue 4/4/23	158 days 138,139		
142	General Bid (DBB)	0 days	Wed 4/19/23	Wed 4/19/23	158 days 141FS+10 days,140		
143	Contract Award / NTP	5 days	Thu 4/20/23	Wed 4/26/23	158 days 142		
144	Construction Phase 1 - New School Building & Site	463 days	Thu 5/11/23	Mon 3/17/25	158 days		
145	Phase 1 Construction	20 mons	Thu 5/11/23	Thu 12/12/24	7.9 mons 143FS+9 days,118		
146	New Building Substantially Complete	0 days	Thu 12/12/24	Thu 12/12/24	430 days 145		
147	Construction Phase 1 - Punchlist	63 days	Fri 12/13/24	Mon 3/17/25	367 days 145		
148	Move into new Building	10 days	Fri 2/7/25	Fri 2/21/25	158 days 145FS+37 days		
149	New School Open for Classes	0 days	Mon 2/24/25	Mon 2/24/25	158 days 148FS+1 day		
150	Construction Phase 2 - Demo Existing School / Construct Fields	224 days	Tue 2/25/25	Thu 1/15/26	158 days		
151	Phase 2 Demo / Construction	7 mons	Tue 2/25/25	Fri 9/12/25	7.9 mons 149		
152	Fields Substantially Complete	0 days	Fri 9/12/25	Fri 9/12/25	158 days 151		
153	Construction Phase 2 Punchlist	42 days	Mon 9/15/25	Thu 11/13/25	158 days 152		
154	Project Final Completion	0 days	Thu 11/13/25	Thu 11/13/25	200 days 153		
155	Project Close-Out	42 days	Fri 11/14/25	Thu 1/15/26	158 days 153		
156	Grass Established for Field Usage	0 days	Tue 9/1/26	Tue 9/1/26	0 days		
157	Fields Ready for Use	0 days	Tue 9/1/26	Tue 9/1/26	0 days		

Critical

Critical Split

Critical Progress

Task

Split

Task Progress

Manual Task

Start-only

Finish-only

Duration-only

Baseline

Baseline Split

Baseline Milestone

Milestone

Summary Progress

Summary

Manual Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Deadline



Value Management

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

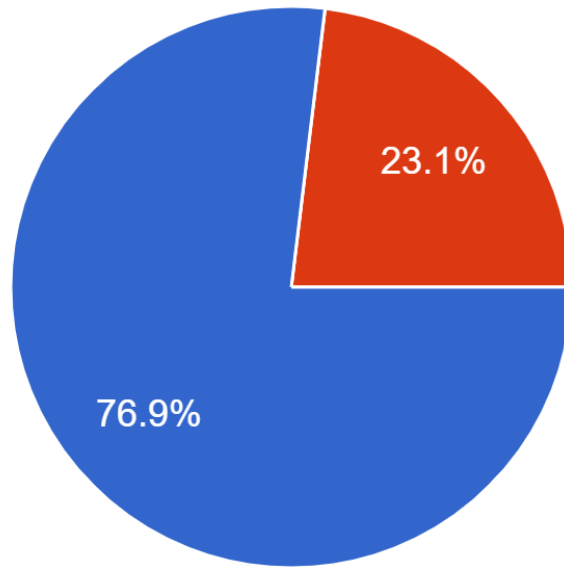
VM Items with Majority Support

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

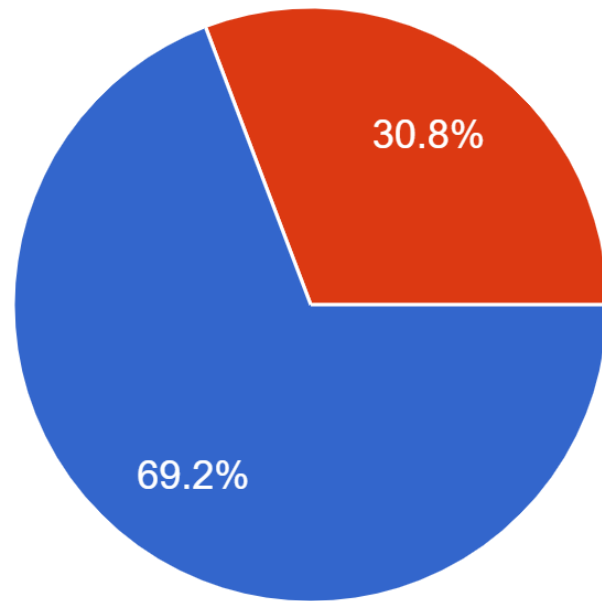


● Accept
● Reject

- 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

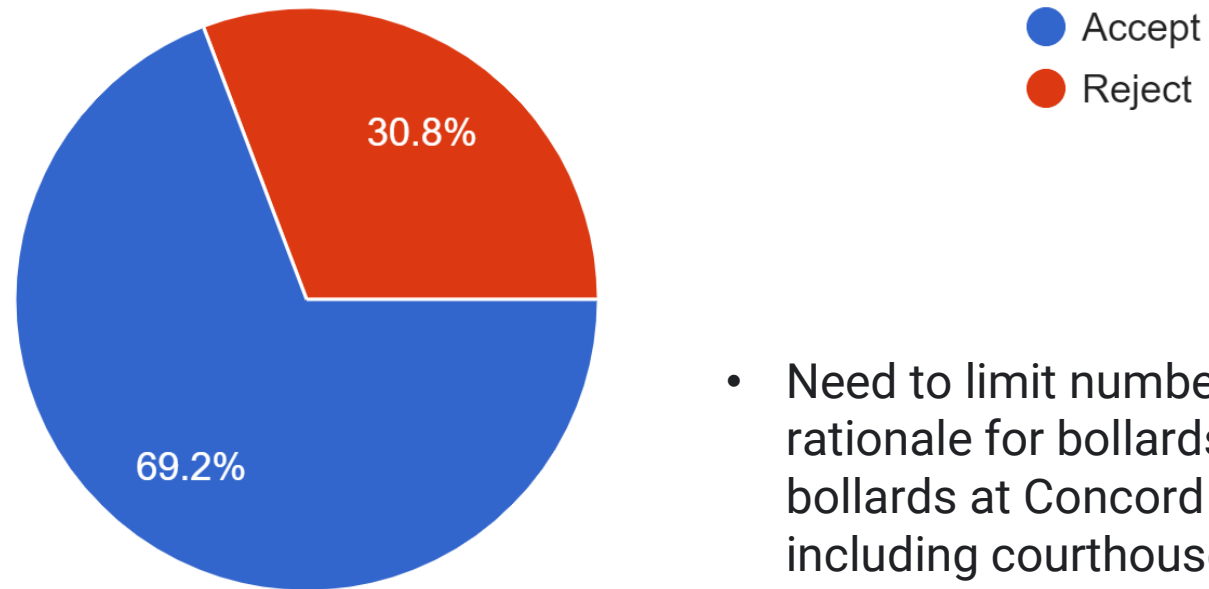


● Accept
● Reject

- 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



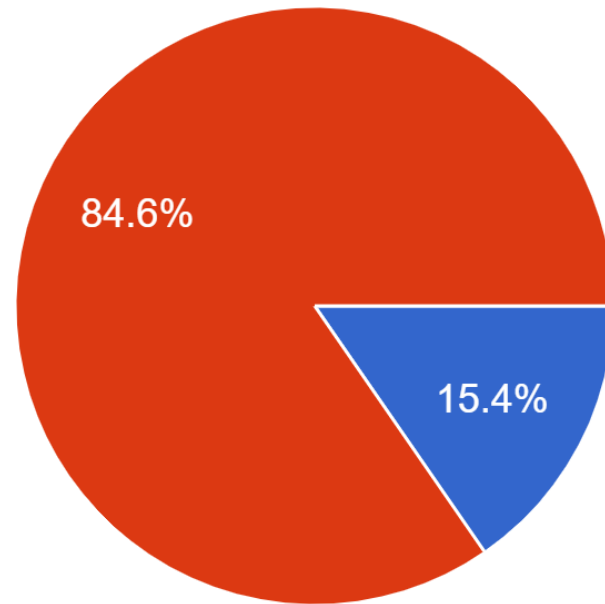
- Need to limit number of bollards. Need to understand rationale for bollards. There are very few to almost zero bollards at Concord Schools and public buildings, including courthouse.
- The school is in a highly visible primary travel corridor.
- Use stainless steel sleeved bollards instead (#79 below)
- 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

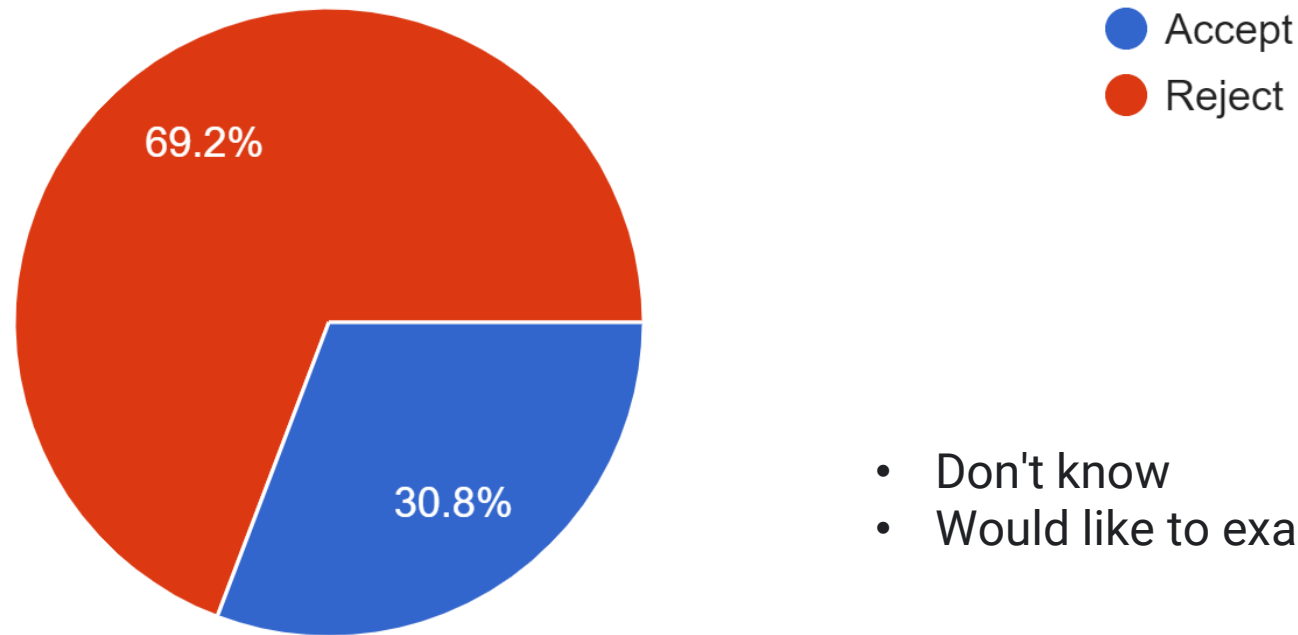


● Accept
● Reject

- 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).

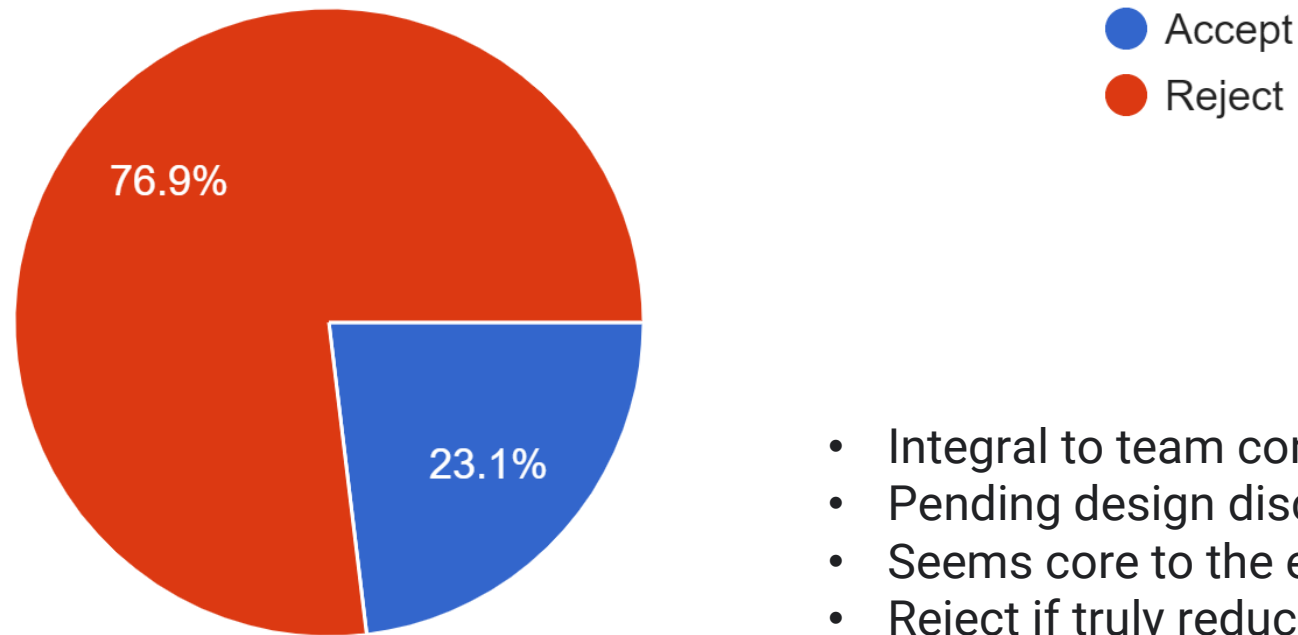
13 responses



- 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).

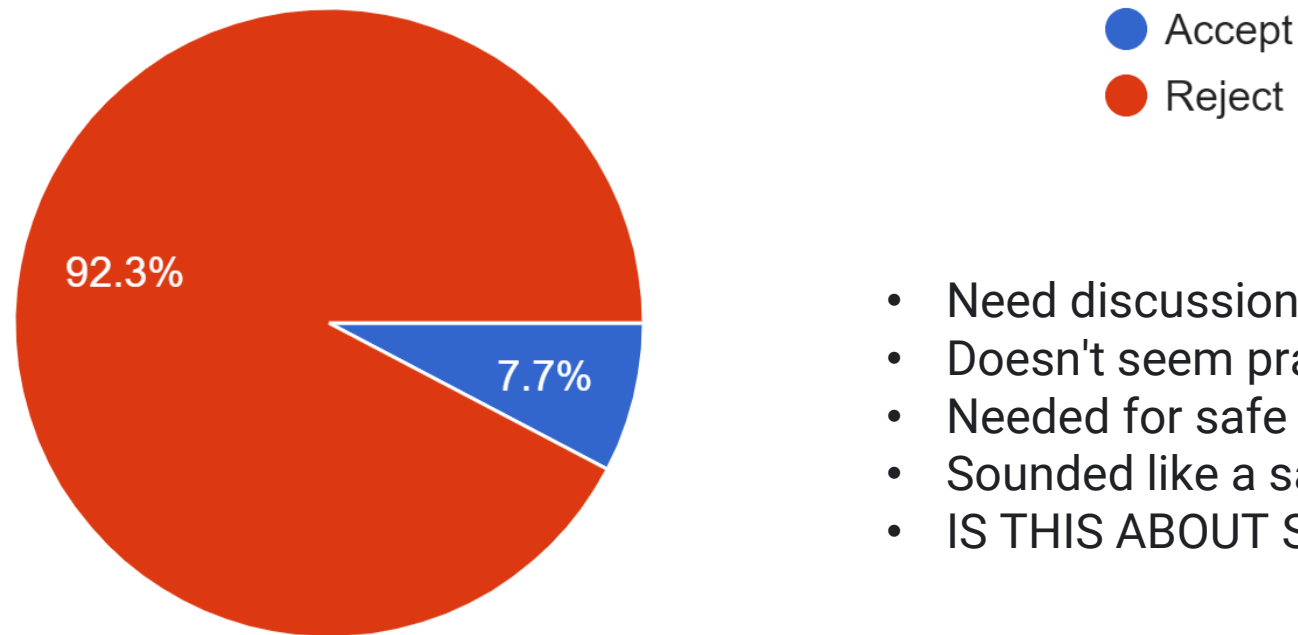
13 responses



- 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).

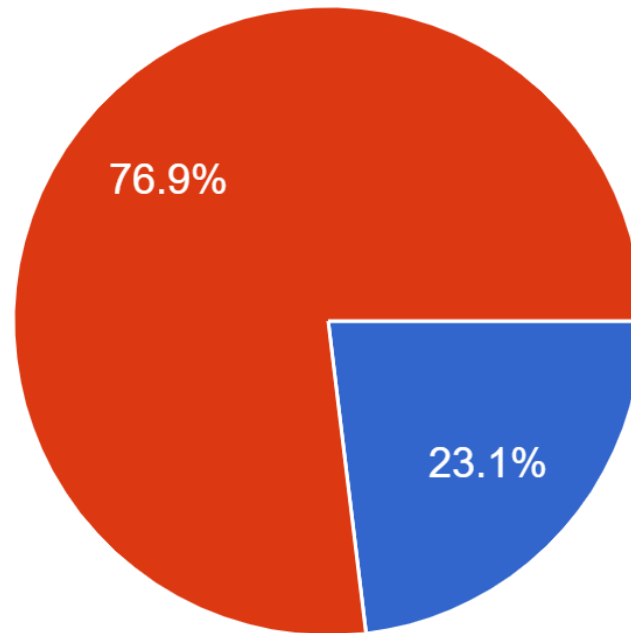
13 responses



- 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

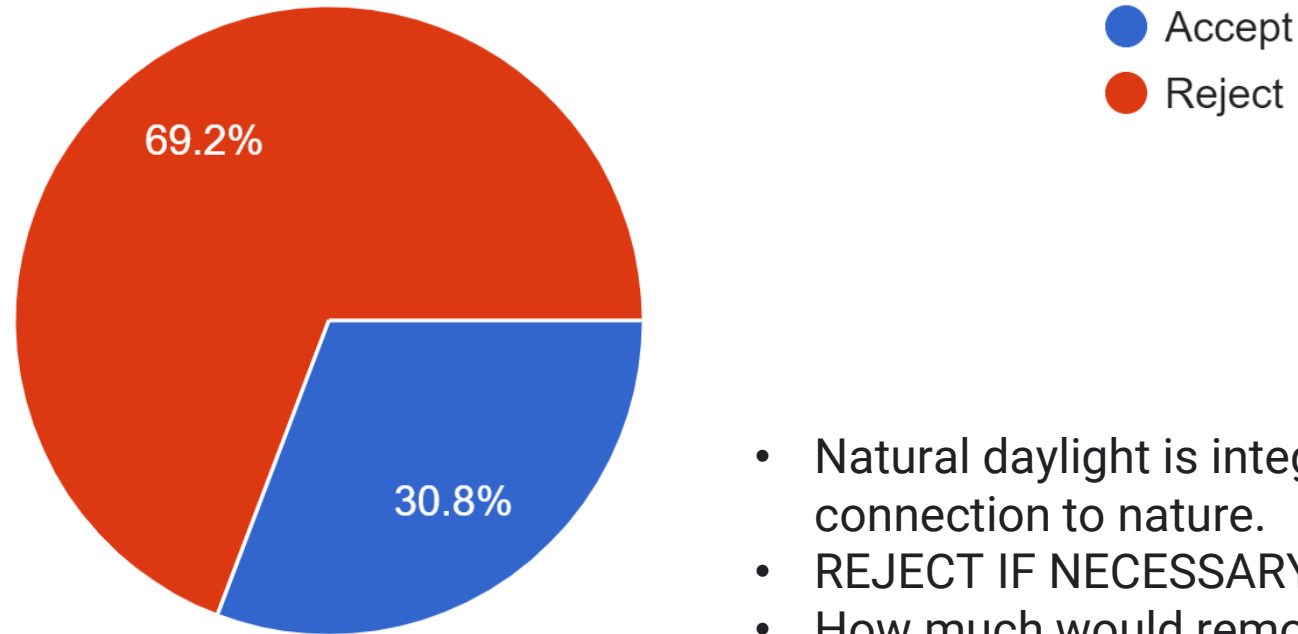


● Accept
● Reject

- 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).

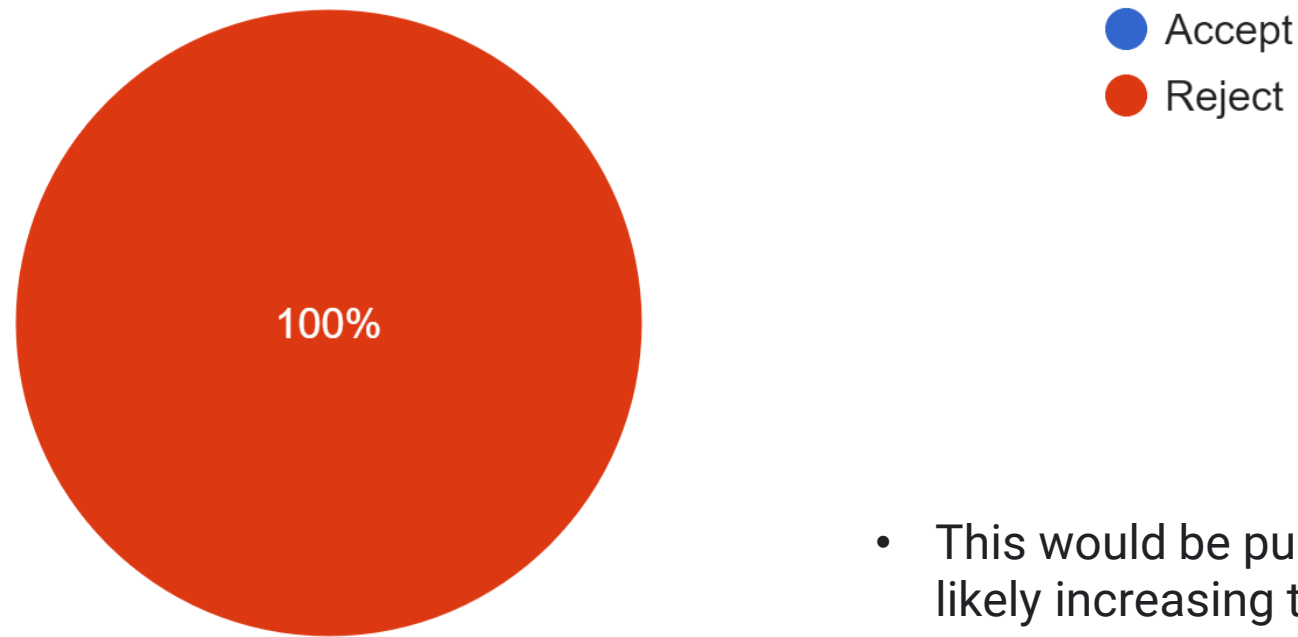
13 responses



- 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).

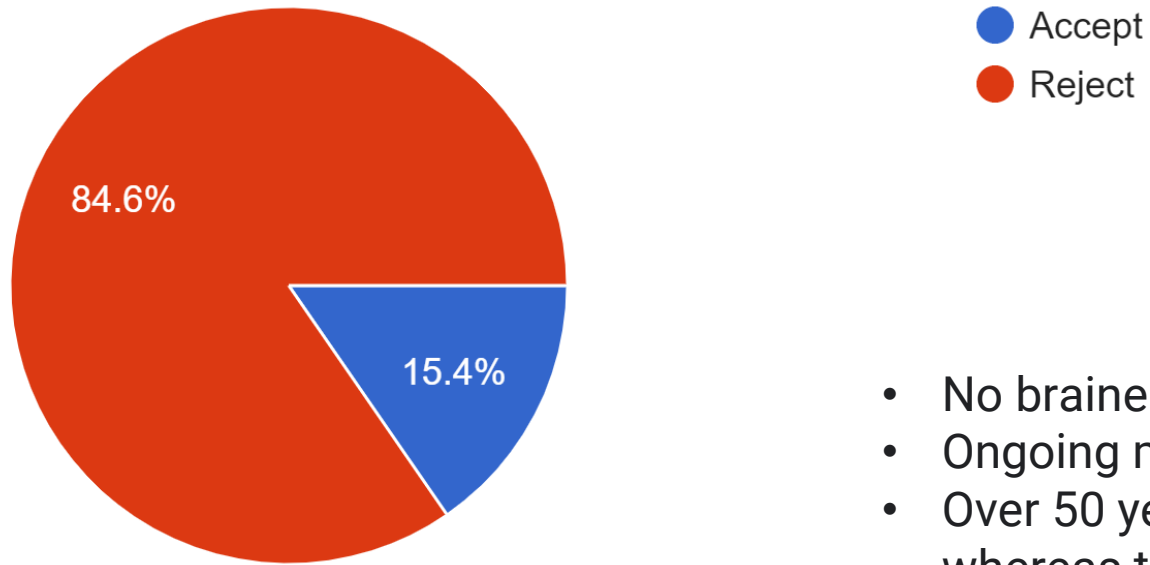
13 responses



- 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).

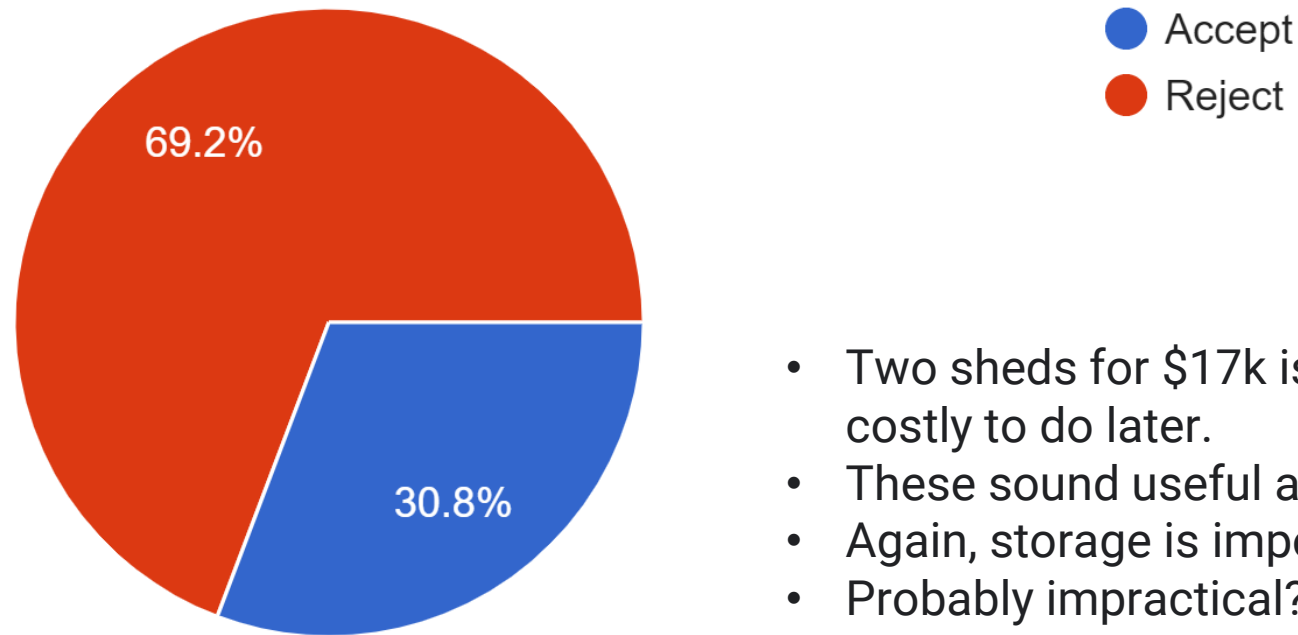
13 responses



- 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).

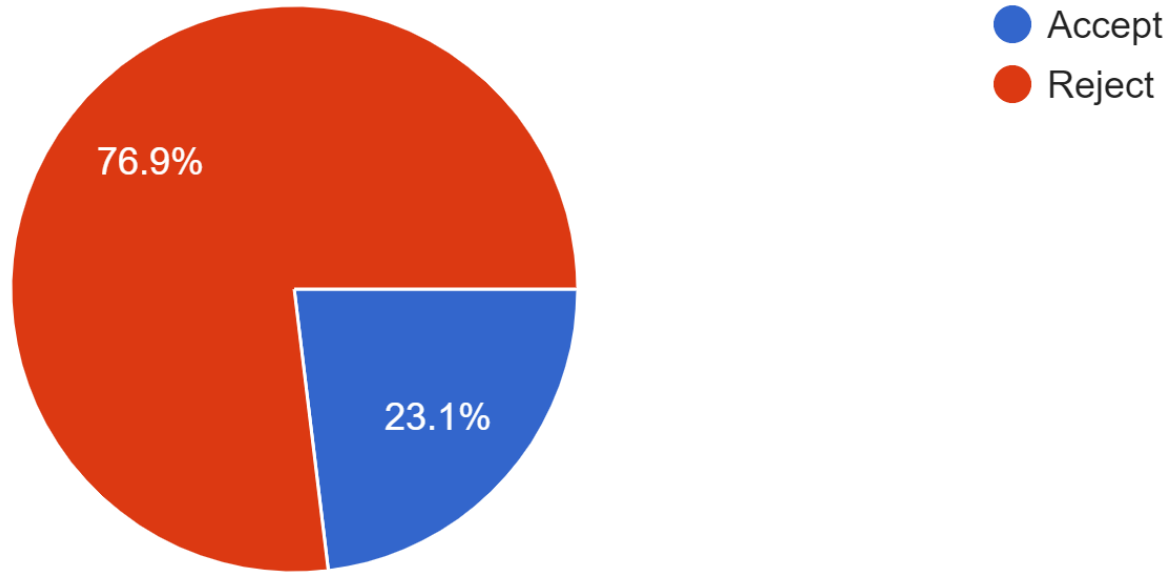
13 responses



- 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).

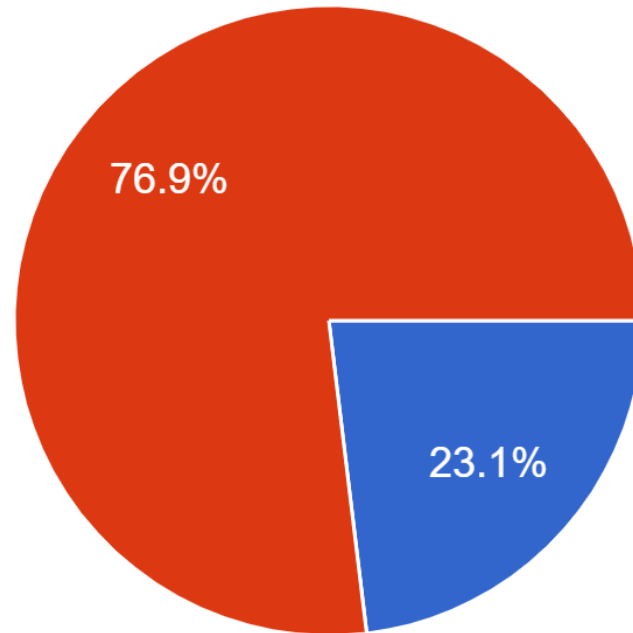
13 responses



- 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

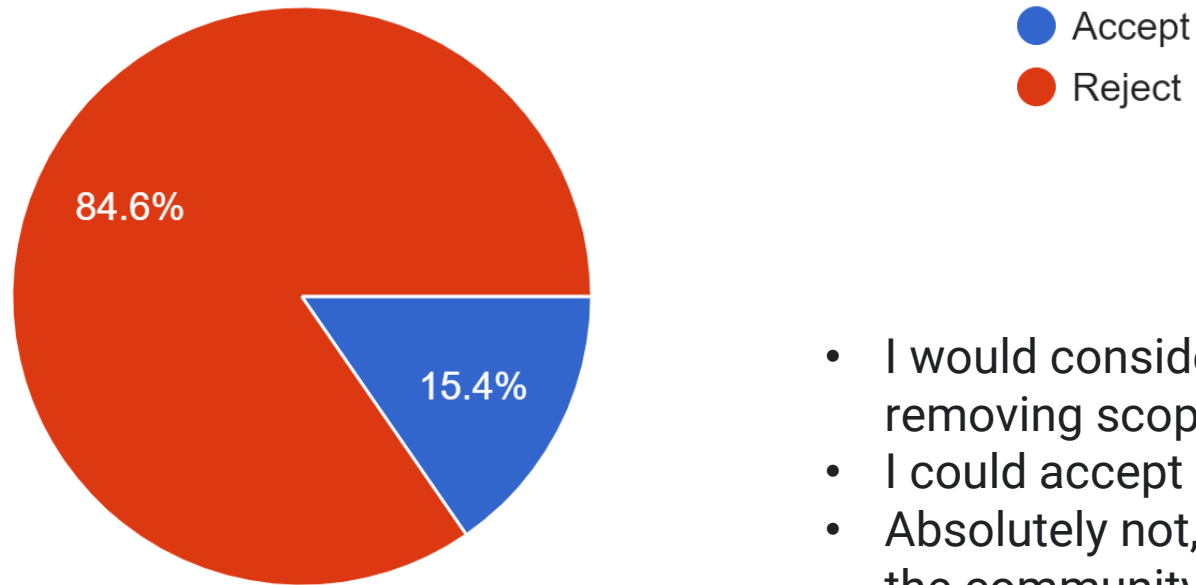


● Accept
● Reject

- 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).

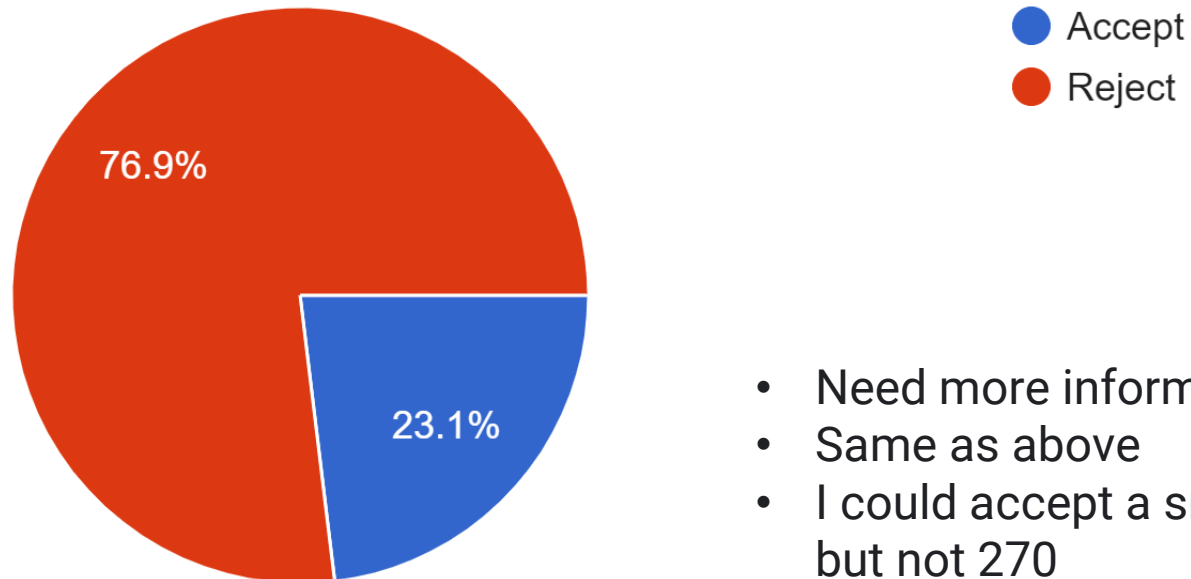
13 responses



- 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

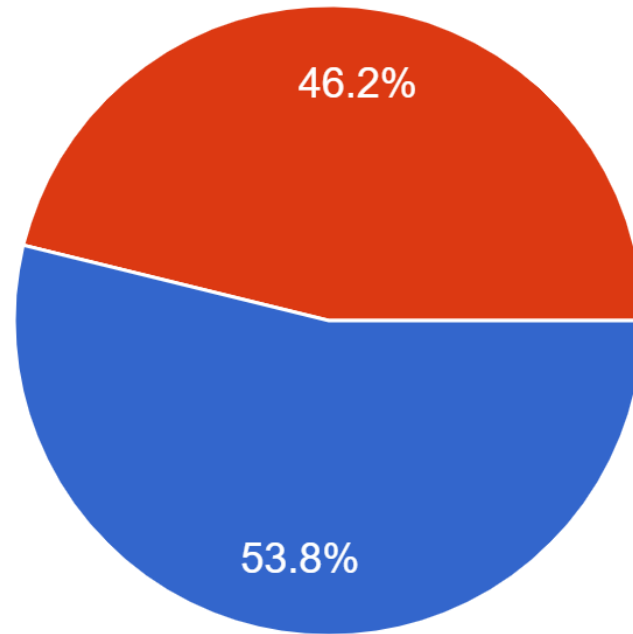
VM Items that Require Further Discussion

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		\$(2,203,875)

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

13 responses

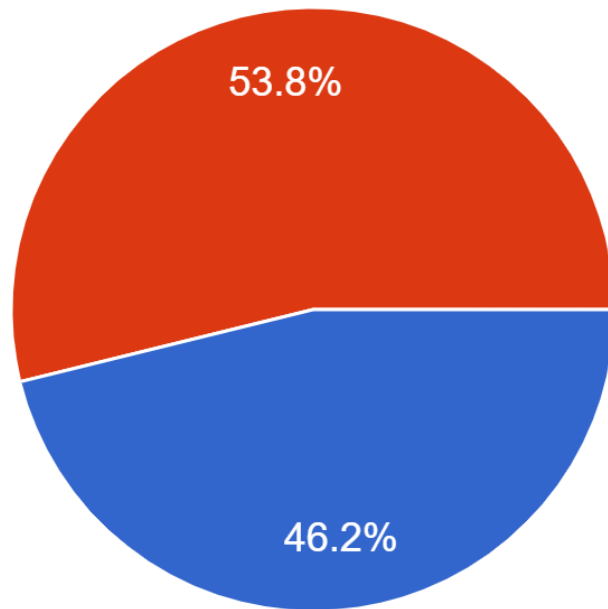


● Accept
● Reject

- 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

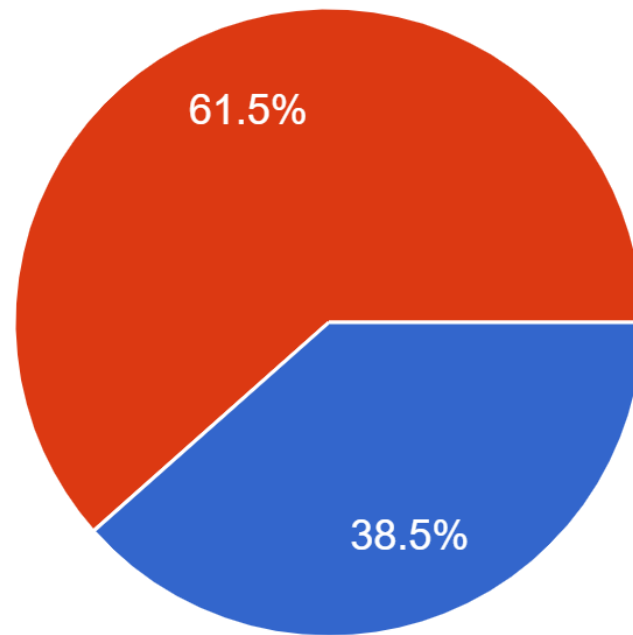


● Accept
● Reject

- 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

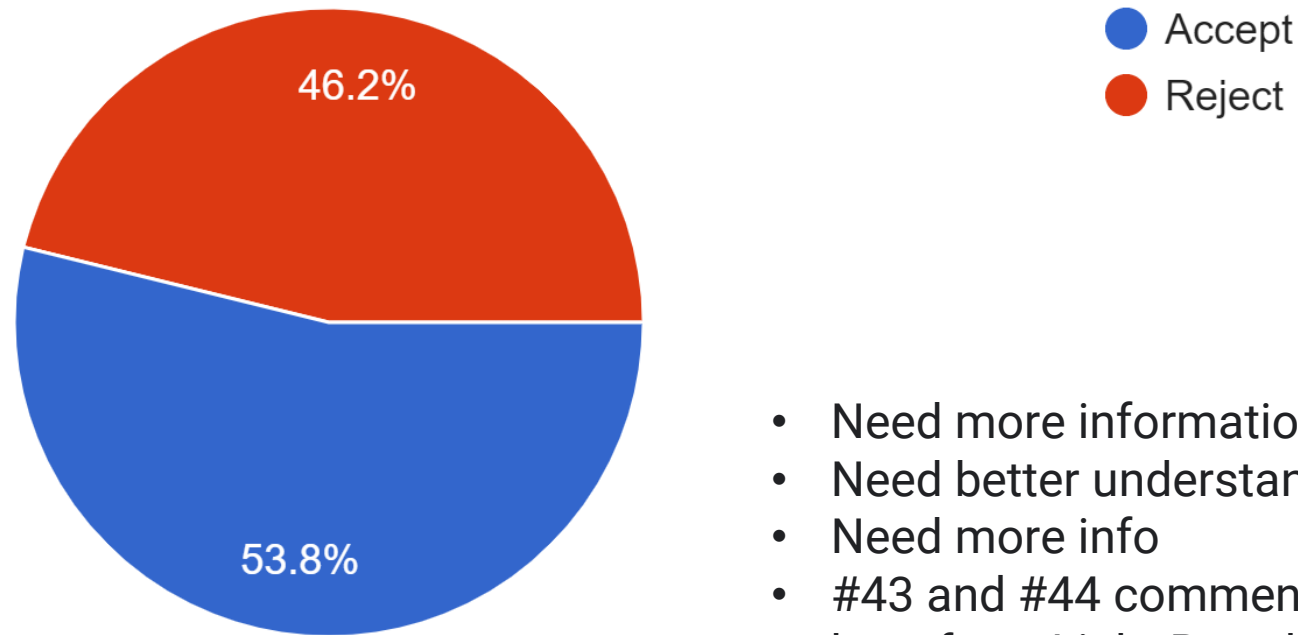


● Accept
● Reject

- 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).

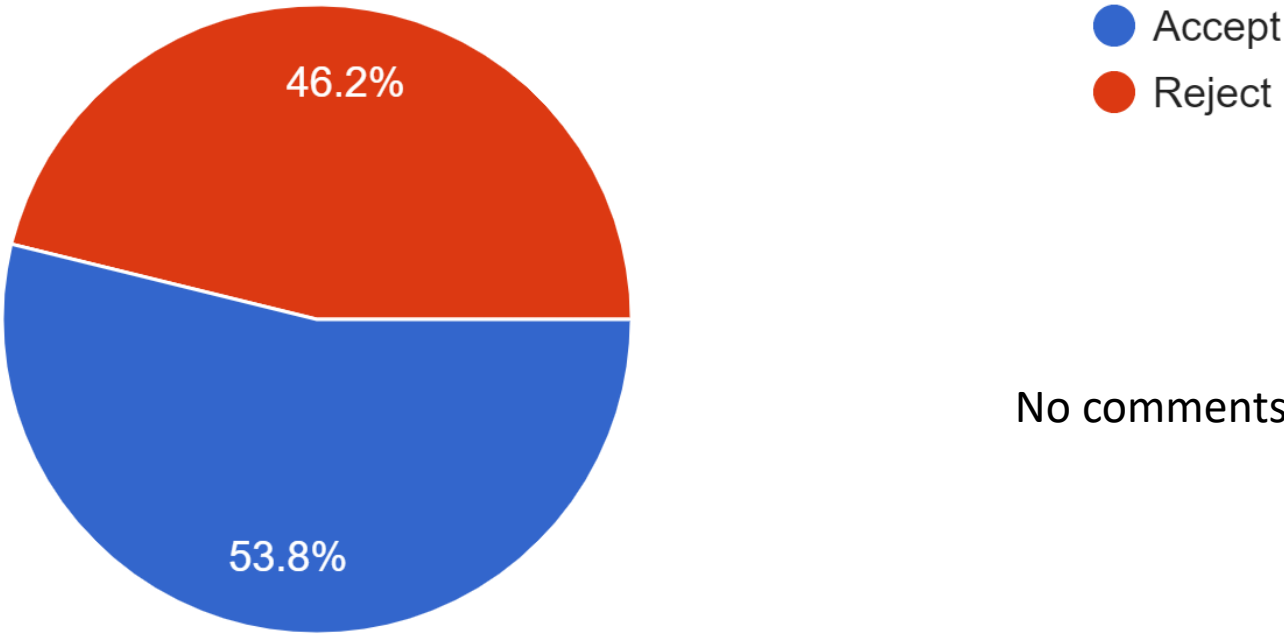
13 responses



- 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).

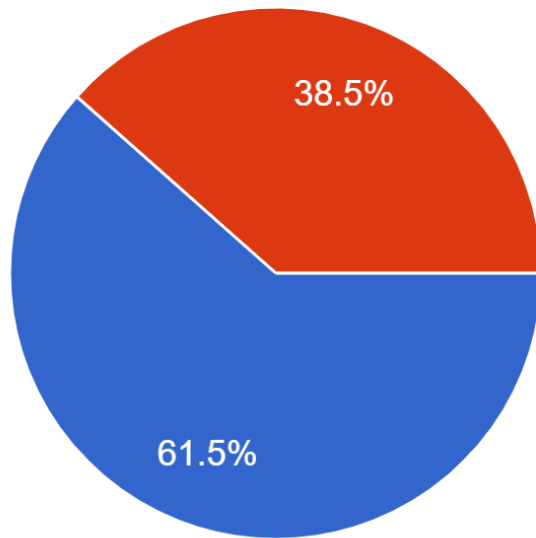
13 responses



No comments on this item

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

13 responses

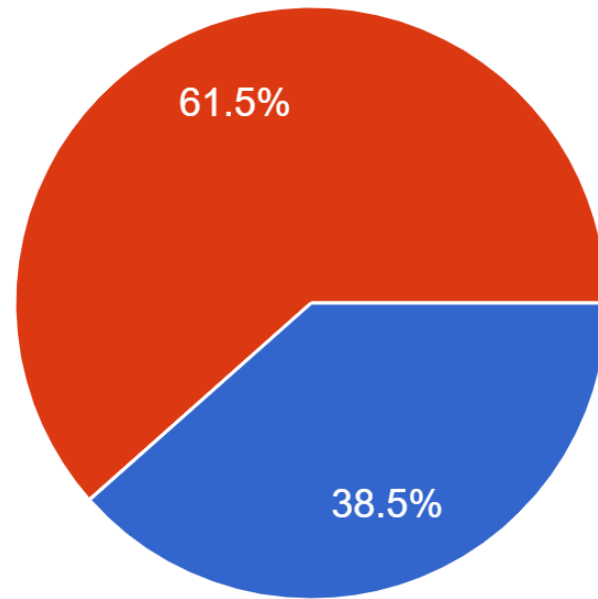


● Accept
● Reject

- 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

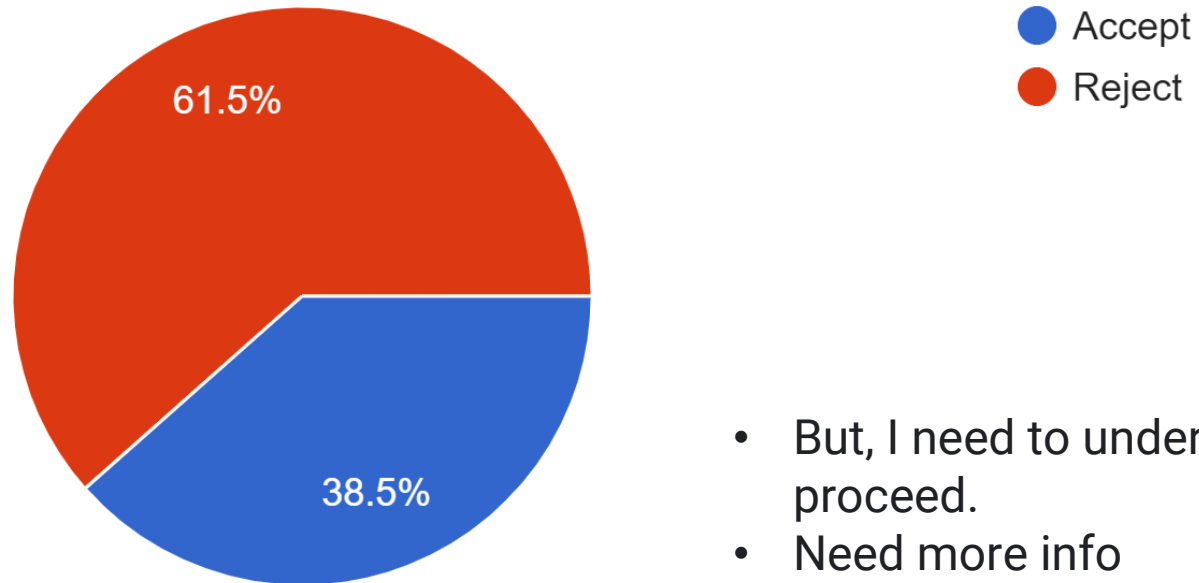


● Accept
● Reject

- 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).

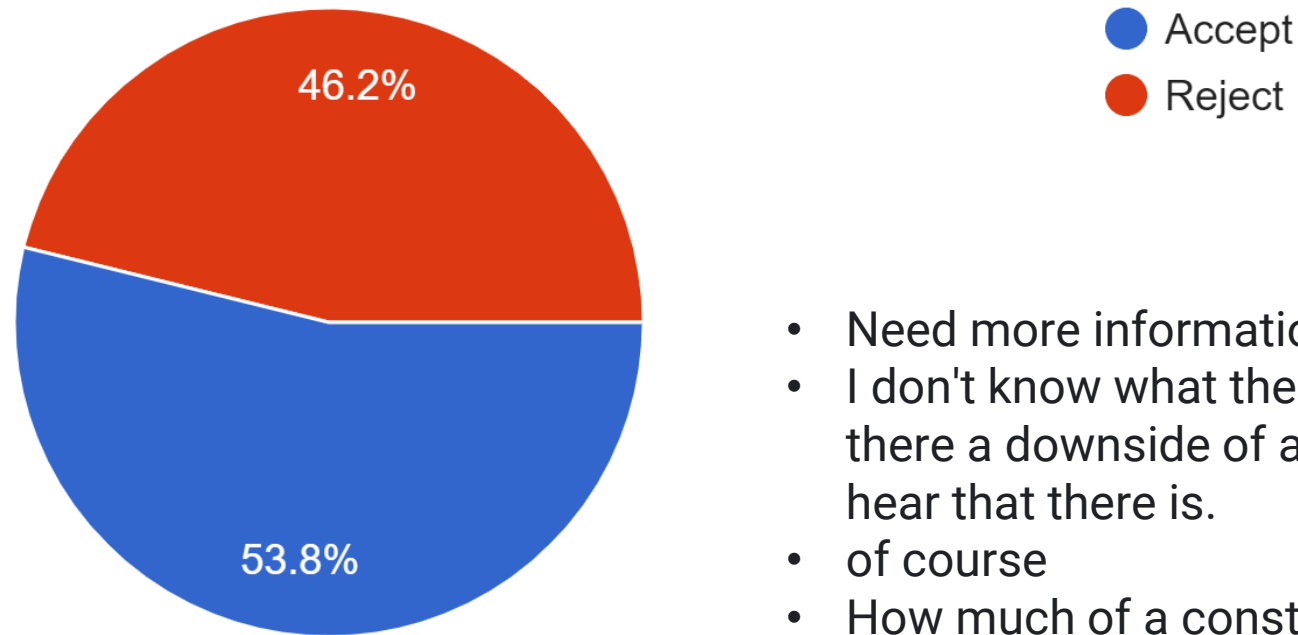
13 responses



- 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).

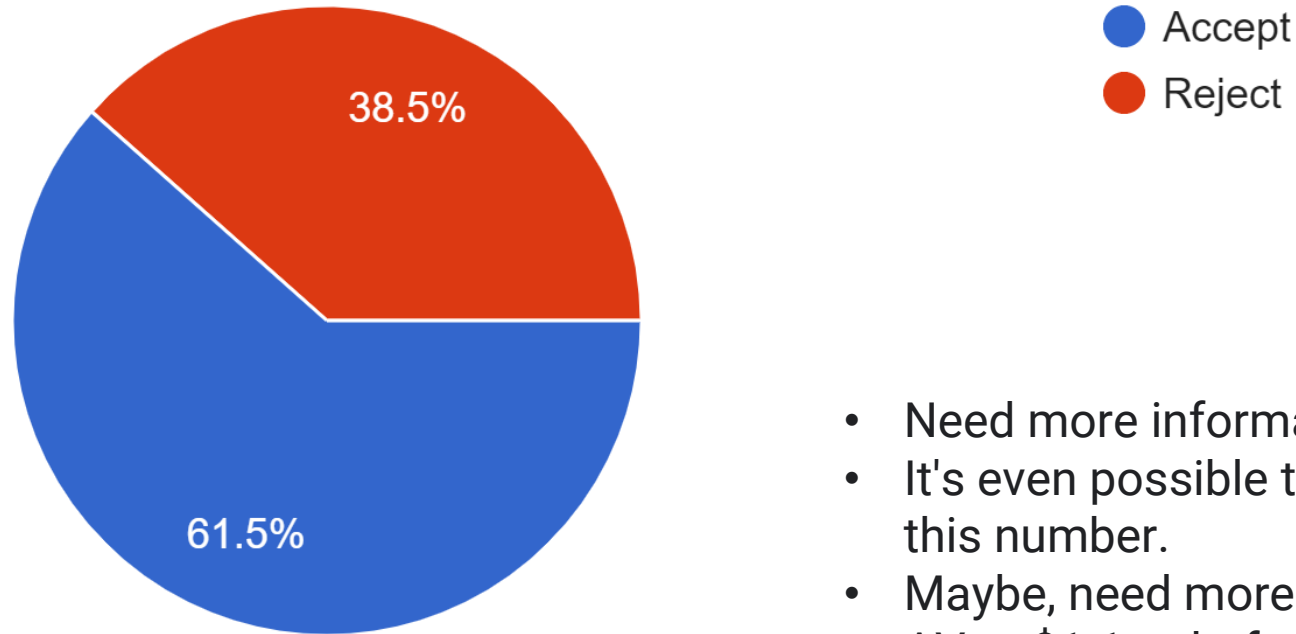
13 responses



- 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).

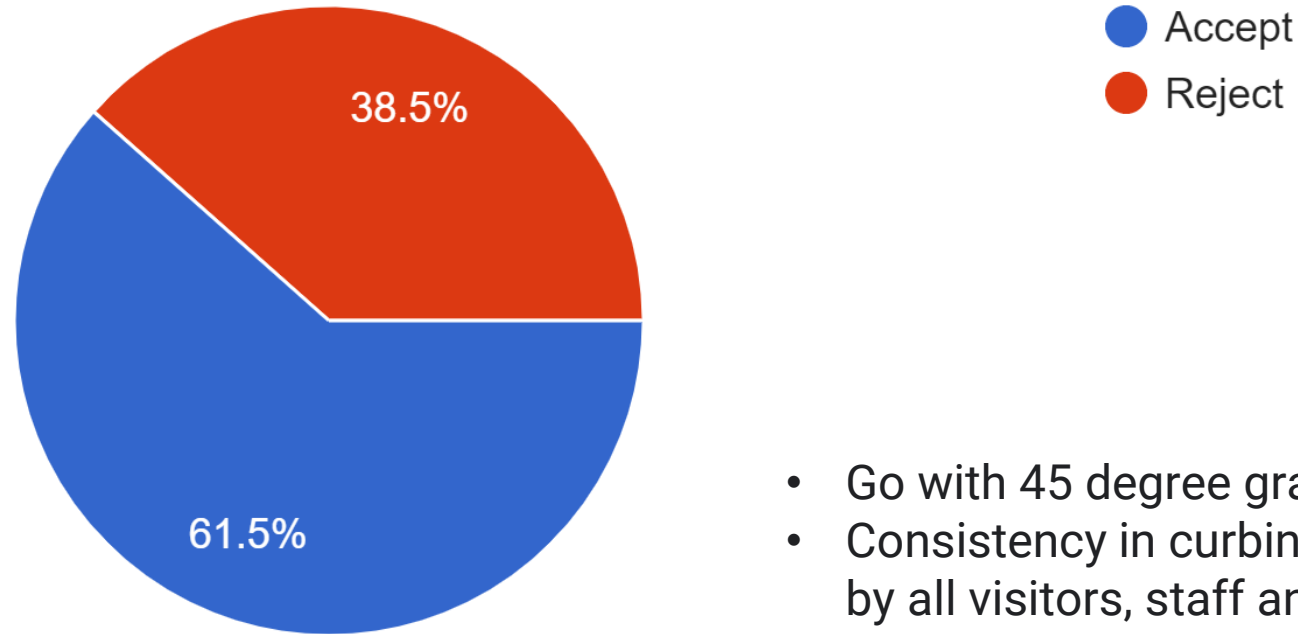
13 responses



- 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).

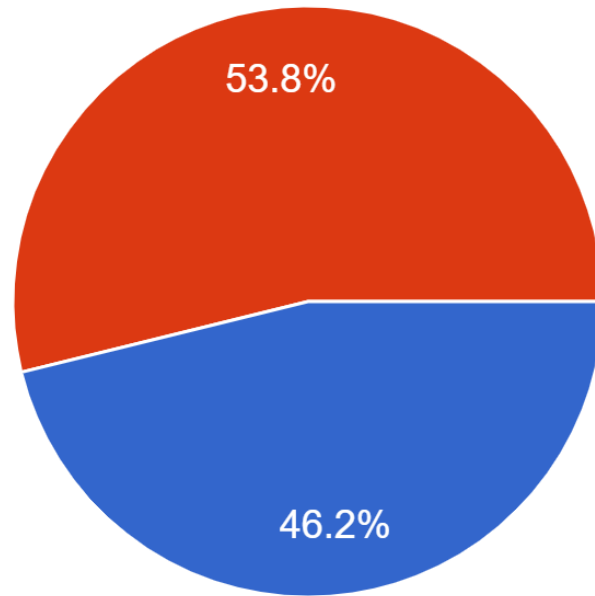
13 responses



- 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

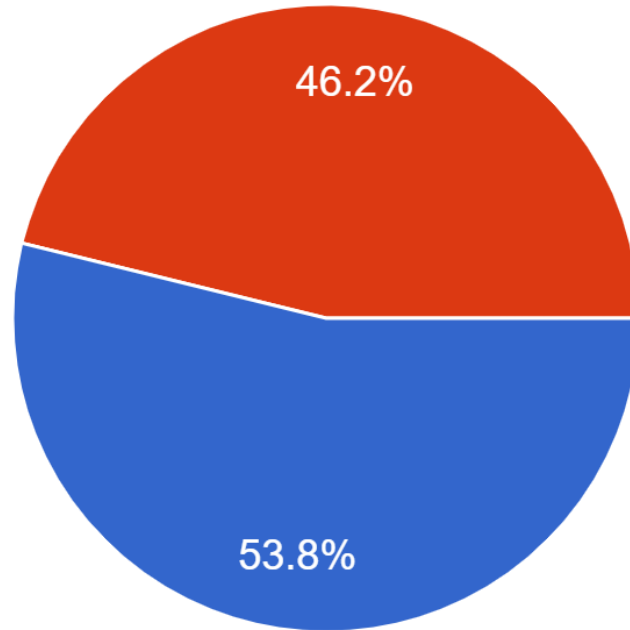


● Accept
● Reject

- 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

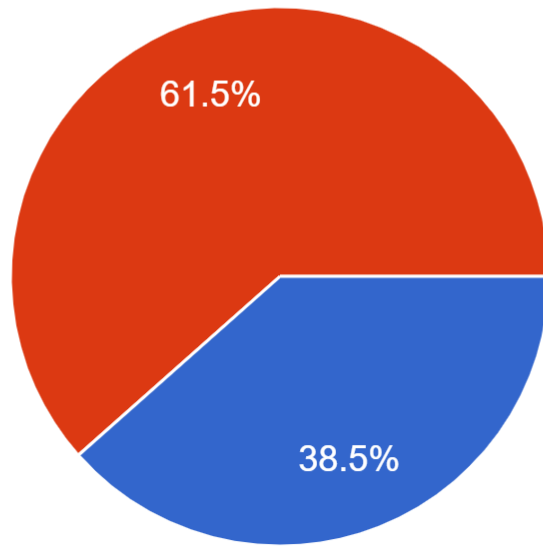


● Accept
● Reject

- 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

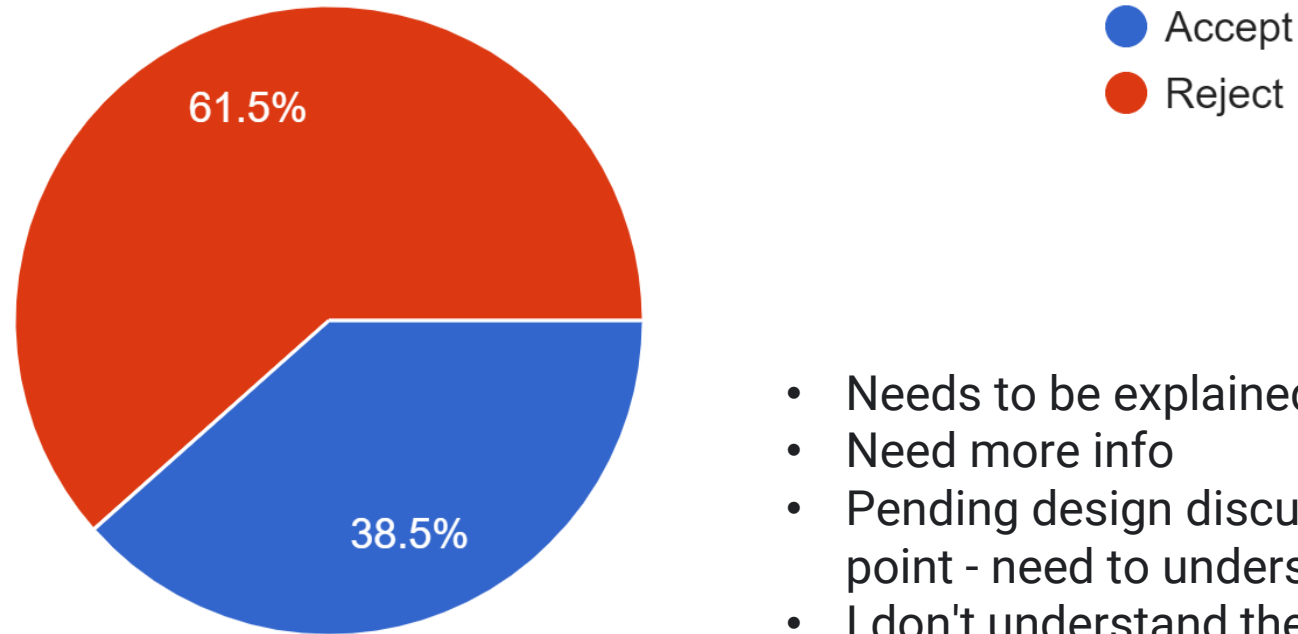


● Accept
● Reject

- 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).

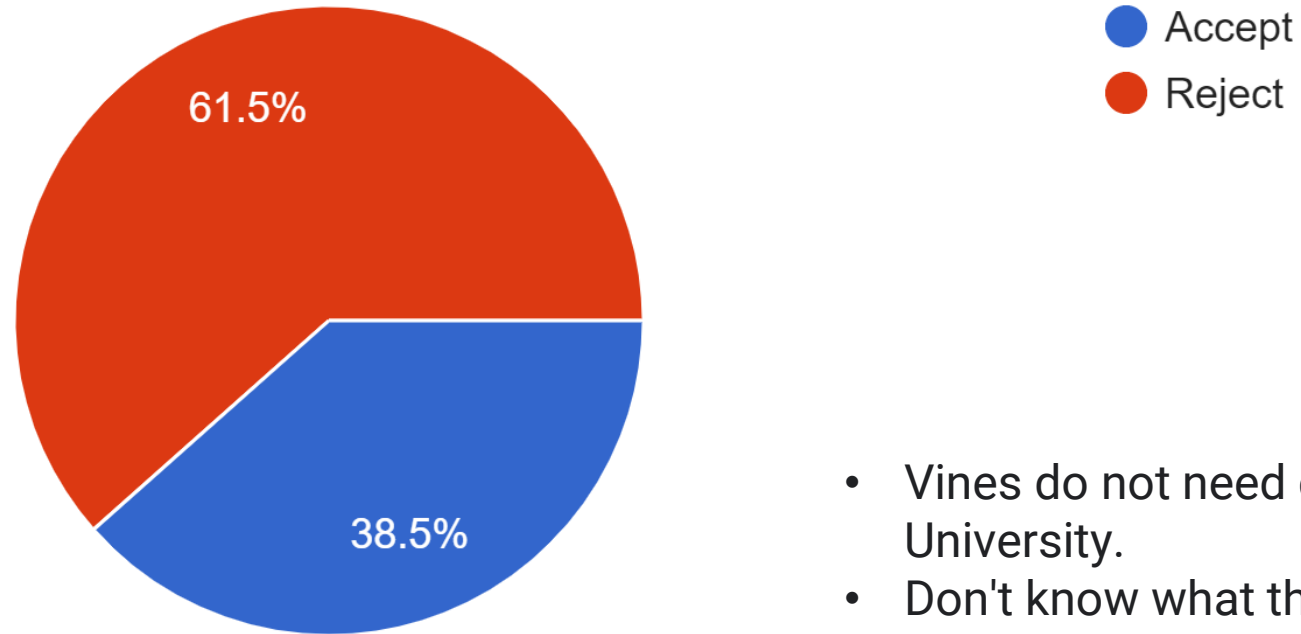
13 responses



- 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).

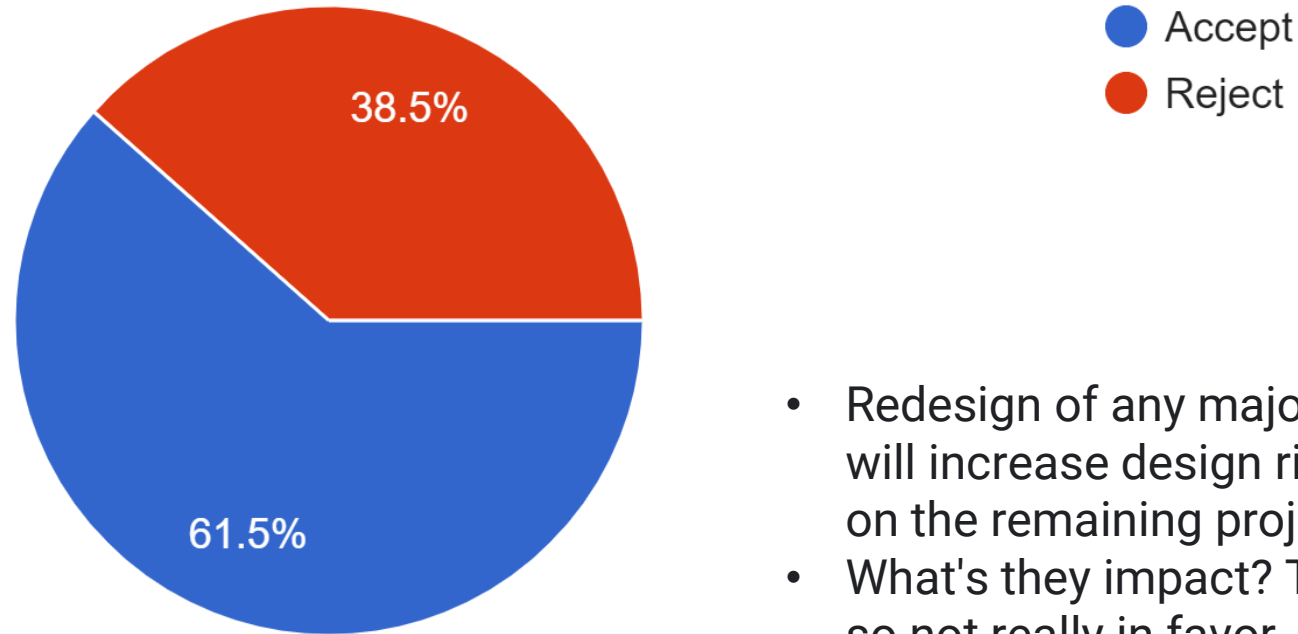
13 responses



- 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).

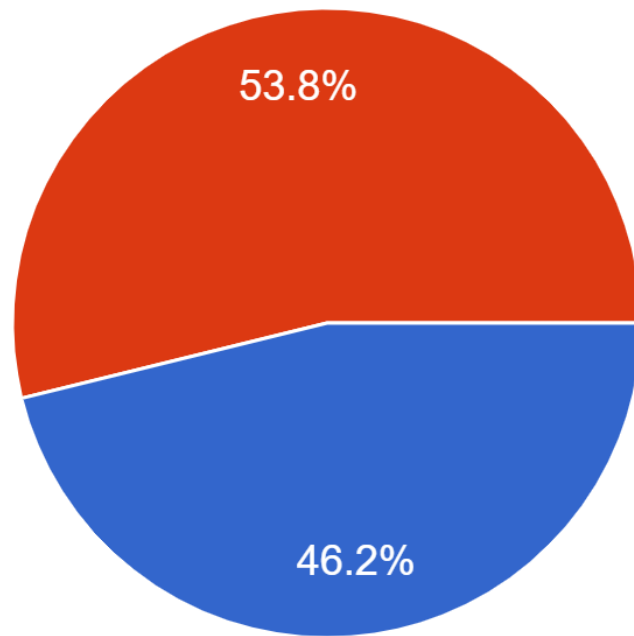
13 responses



- 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

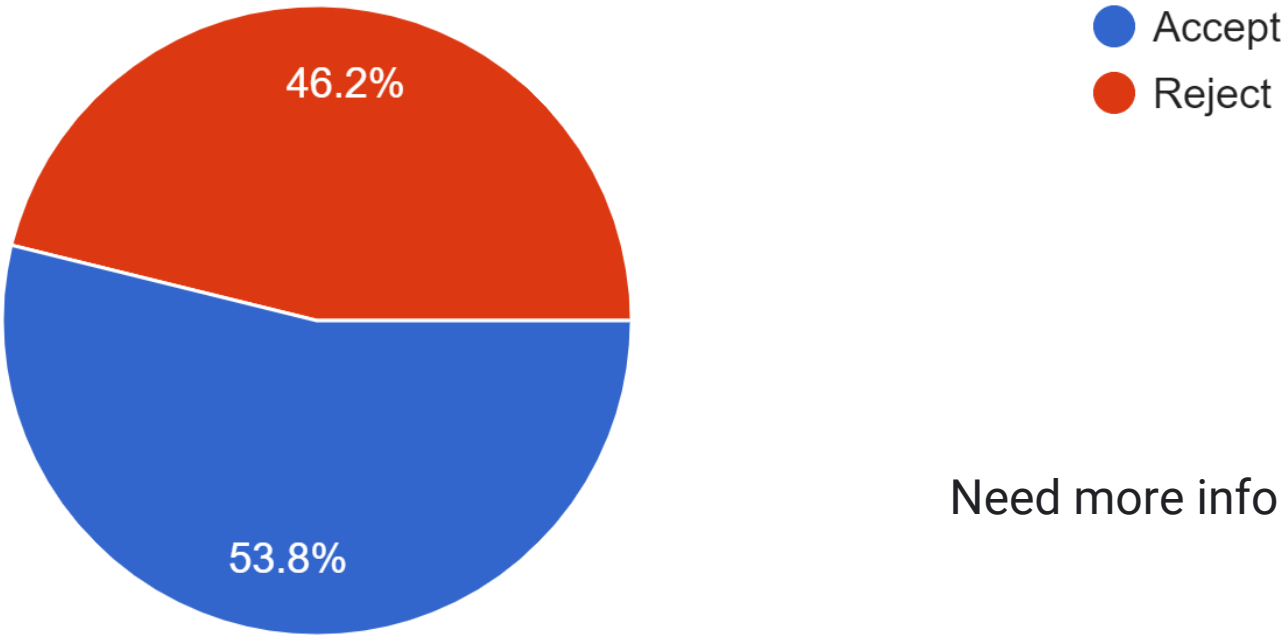


● Accept
● Reject

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

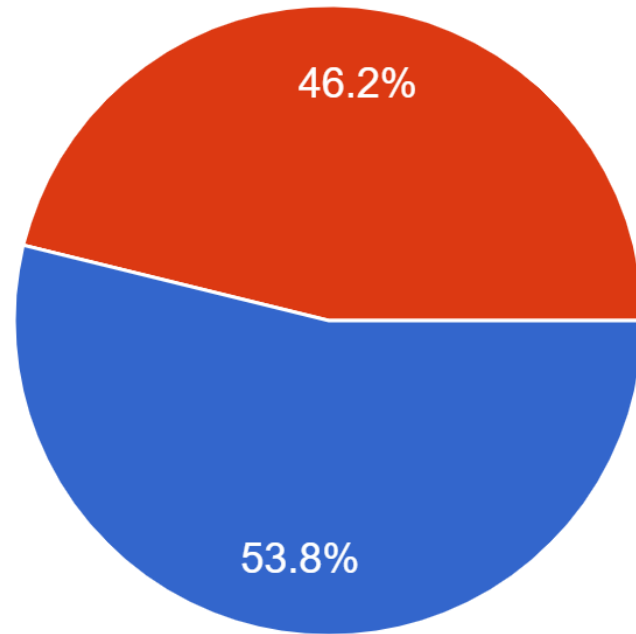
Item # 79: Provide a SS sleeve to concrete filled galvanized steel bollards (-70,441).

13 responses



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

13 responses



● Accept
● Reject

- Need more info
- Nobody will notice or care

Concord Middle School



Select Board Presentation 9.19.22

Task Name	Proposed Date
Town Process	Tue 12/13/22
Open Warrant	Mon 9/19/22
Propose Article	Thu 9/22/22
Select Board Vote on the Article	Mon 9/26/22
Close the Warrant	Mon 10/3/22
Post Warrant	Tue 10/18/22
Public Hearing	Tue 11/1/22
Finance Comm Report	Wed 11/23/22
Special Town Meeting	Tue 12/6/22
Town Vote	Tue 12/13/22

Possible to bring to resolution by year end?

Concord Middle School

Option A - Current Cost

Current Cost including \$1.1M Accepted VM 8/4

\$107.2M

includes \$84.5M construction cost, soft costs, contingencies @ 5% and a \$2M bid contingency



Concord Middle School

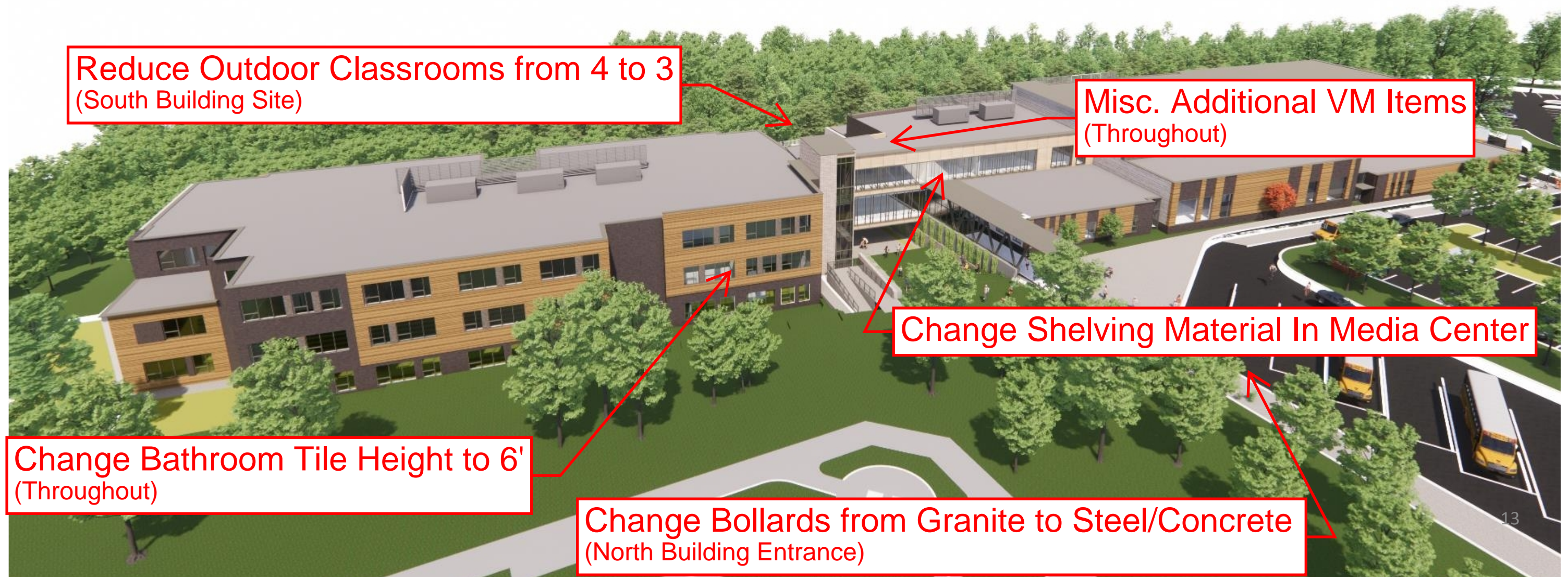
Option B - SBC Cost Proposal

Current Cost including \$1.1M Accepted VM

+ Additional \$641,545 Accepted VM thru 9/15 (Ongoing)

\$106.5M

includes \$84.3M construction cost, soft costs, contingencies @ 5% and a \$2M bid contingency



Concord Middle School

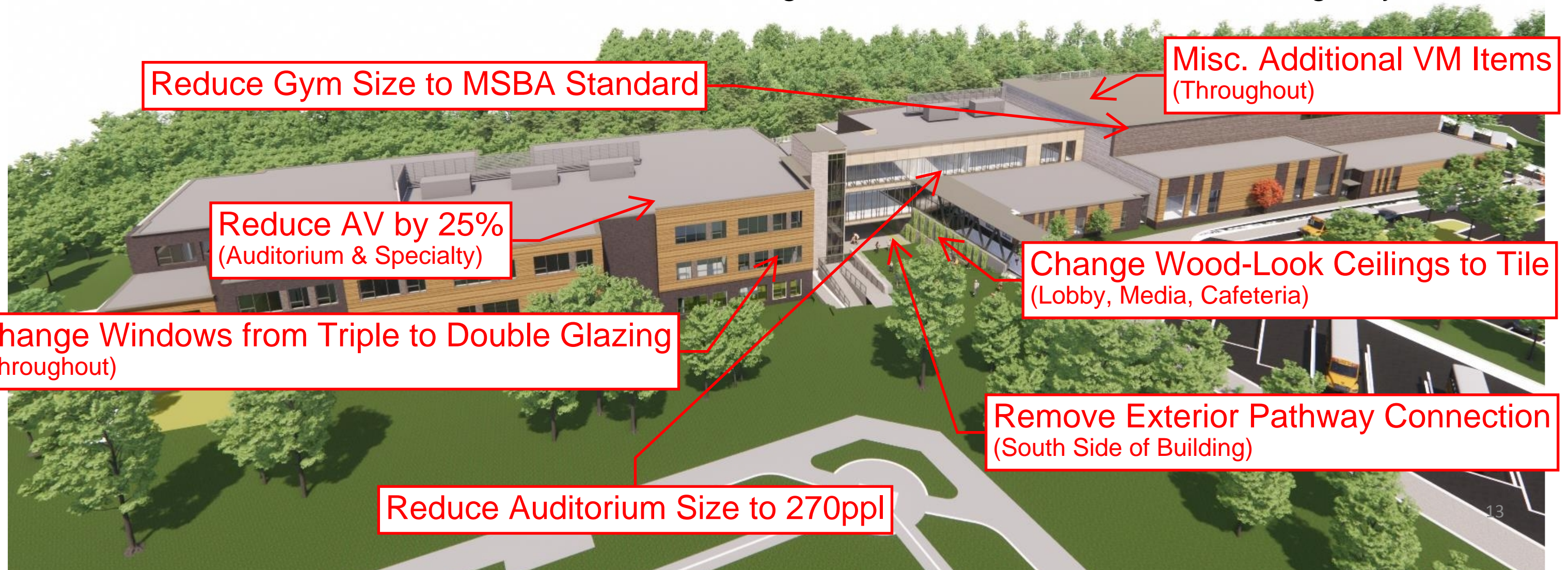
Option C - Back to Budget

Current Cost Estimate including \$1.1M Accepted VM

Additional \$4.2M VM req'd to get Back to Budget with Significant Scope Cuts

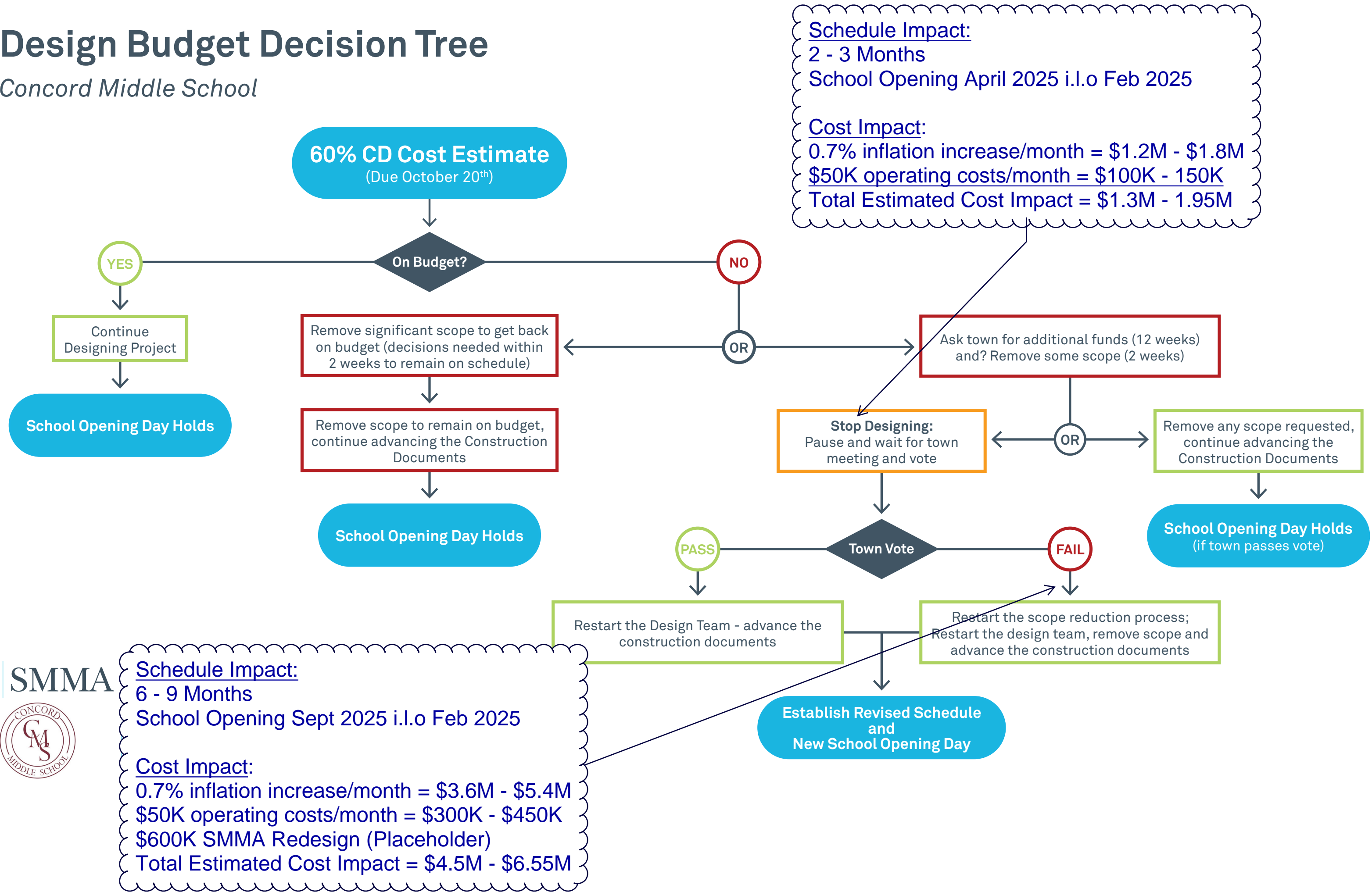
\$102.8M

includes \$80.7M construction cost, soft costs, contingencies @ 5% and a \$2M bid contingency



Design Budget Decision Tree

Concord Middle School



SMMA





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)



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
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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January - February 2022 Estimated Cost for Warrant Article / Special Town Meeting	
Description	Warrant Article Cost
20 Construction	
Schematic Design Reconciled Estimate	\$82,512,622
VM Accepted in Schematic Design (Dec 2021)	-\$1,740,145
SD Construction Estimate with VM Accepted	\$80,772,477
30 Architectural & Engineering	
Designer - Basic Services	\$7,180,000
Geotechnical Engineering CA	\$205,000
Geoenvironmental Engineering-allowance	\$185,000
Site Survey	\$20,000
Survey of Existing Conditions / Wetlands	\$0
Hazardous Materials	\$145,000
A&E Sub Consultants	\$70,500
Other Reimbursable Costs	\$20,000
Printing (Over the Minimum)	\$20,000
Testing & Inspections	\$250,000
Subtotal	\$8,095,500
40 Administrative Costs	
Owner's Project Manager Basic Services	\$3,643,580
Commissioning Agent	\$280,000
Advertising	\$30,000
Other Administrative Costs	\$50,000
Other Project Costs (Moving)	\$200,000
Utility Fees	\$300,000
Legal	\$0
Subtotal	\$4,503,580
50 Furniture, Fixtures and Equipment	
Furniture, Fixtures and Equipment	\$1,365,000
Security	\$0
Technology	\$1,260,000
Subtotal	\$2,625,000
70 Contingency	
Construction Contingency (5% Hard Costs)	\$4,038,624
Owner's Contingency (5% Soft Costs)	\$761,204
Subtotal	\$4,799,828
Sub-Total	\$100,796,385
Owner's Bid Contingency (2.5% Hard Costs)	\$2,019,312
Total	\$102,815,697
Note: **Excludes \$1.5M initial funding for Feasibility and SD Phase	

June 2022 Design Development Estimate Projection	
Description	DD Estimate Projection
20 Construction	
Design Development Reconciled Estimate	\$86,105,312
VM Review Pending (June 2022)	\$0
DD Construction Estimate with VM Pending	\$86,105,312
30 Architectural & Engineering	
Designer - Basic Services	\$7,180,000
Geotechnical Engineering CA	\$205,000
Geoenvironmental Engineering-allowance	\$185,000
Site Survey	\$20,000
Survey of Existing Conditions / Wetlands	\$0
Hazardous Materials	\$145,000
A&E Sub Consultants	\$70,500
Other Reimbursable Costs	\$20,000
Printing (Over the Minimum)	\$20,000
Testing & Inspections	\$250,000
Subtotal	\$8,095,500
40 Administrative Costs	
Owner's Project Manager Basic Services	\$3,643,580
Commissioning Agent	\$280,000
Advertising	\$30,000
Other Administrative Costs	\$50,000
Other Project Costs (Moving)	\$200,000
Utility Fees	\$300,000
Legal	\$0
Subtotal	\$4,503,580
50 Furniture, Fixtures and Equipment	
Furniture, Fixtures and Equipment	\$1,365,000
Security	\$0
Technology	\$1,260,000
Subtotal	\$2,625,000
70 Contingency	
Construction Contingency (5% Hard Costs)	\$4,305,266
Owner's Contingency (5% Soft Costs)	\$761,204
Subtotal	\$5,066,470
Sub-Total	\$106,395,862
Owner's Bid Contingency	\$2,019,312
Total	\$108,415,174
Note: **	

September 2022 Design Development Estimate + VM	
CURRENT COST	
Description	DD Estimate Projection
20 Construction	
Design Development Reconciled Estimate	\$86,105,312
VM Accepted 8/4 thru 9/22 SBC Meetings	-\$1,647,547
DD Construction Estimate w/ VM Accepted & VM Possible	\$84,457,765
30 Architectural & Engineering	
Designer - Basic Services	\$7,180,000
Geotechnical Engineering CA	\$205,000
Geoenvironmental Engineering-allowance	\$185,000
Site Survey	\$20,000
Survey of Existing Conditions / Wetlands	\$0
Hazardous Materials	\$145,000
A&E Sub Consultants	\$70,500
Other Reimbursable Costs	\$20,000
Printing (Over the Minimum)	\$20,000
Testing & Inspections	\$250,000
Subtotal	\$8,095,500
40 Administrative Costs	
Owner's Project Manager Basic Services	\$3,643,580
Commissioning Agent	\$280,000
Advertising	\$30,000
Other Administrative Costs	\$50,000
Other Project Costs (Moving)	\$200,000
Utility Fees	\$300,000
Legal	\$0
Subtotal	\$4,503,580
50 Furniture, Fixtures and Equipment	
Furniture, Fixtures and Equipment	\$1,365,000
Security	\$0
Technology	\$1,260,000
Subtotal	\$2,625,000
70 Contingency	
Construction Contingency (5% Hard Costs)	\$4,222,888
Owner's Contingency (5% Soft Costs)	\$761,204
Subtotal	\$4,984,092
Sub-Total	\$104,665,937
Owner's Bid Contingency	\$2,019,312
Total	\$106,685,249
Note: **	



Meeting Minutes



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

Meeting Minutes Thursday, September 8th, 2022

Call to Order

- The meeting was called to order at 7:30 AM
- Audio/video recording of the meeting can be found here: [Concord Middle School Building Committee Meeting - Zoom](#)

Name	Present	Name	Present	Name	Present
CONCORD MIDDLE SCHOOL BUILDING COMMITTEE:					
Alexa Anderson*	P	Peter Fischelis*	P	Pat Nelson*	P
Robert Conry	P	Russ Hughes	P	Chris Popov*	P
Court Booth*	P	Dawn Guarriello*	P	Charlie Parker*	P
Heather Bout*	P	Jon Harris	P	Matt Root*	P
Frank Cannon*	P	Laurie Hunter*	P	Steven Stasheski*	P
Justin Cameron	P	Matt Johnson*	P		
Gail Dowd	P	Kerry Lafleur	P		
Hill International					
Peter Martini	P	Ian Parks	P	Susan McCann	P
John Cutler	P				
SMMA / Ewing Cole					
Lorraine Finnegan	P	Nicole Bronola	NP	Keith Fallon	NP
Will Smarzewski	NP	Phil Poinelli	NP	Saul Jabbawy	NP
Chase Gibson	NP	Michael Dowhan	P	Jen Soucy	NP

*Voting Member of Committee P = Present, NP = Not Present

Approval of Meeting Minutes

- CMSBC Meeting August 18, 2022
- CMSBC Meeting August 25, 2022

Approval of these meeting minutes were deferred to the next meeting to afford Hill an opportunity to make some necessary updates.

Correspondence

- There was one email relating to cost savings/value engineering, suggesting a material for retaining walls.

Select Board Meeting Update (Dawn Guarriello and Pat Nelson)

- Pat and Dawn represented the Committee at the Select Board Meeting held on 8/29.
- Select Board is interested in learning more about our value management process to bring the project into alignment with the budget. There is a strong sentiment that there would be resistance to having a Special Town Meeting without substantial/vigorous value management to be undertaken.
 - To this end, the Select Board made suggestions relating to areas of the design where there might be design changes to seek savings.
- There was agreement among the Select Board that budget increases in excess of \$1M would require a townwide vote.
- The building committee needs to revisit the timing issues related to a Special Town Meeting within the master schedule.



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

Meeting Minutes Thursday, September 8th, 2022

OPM Report (Ian Parks, Hill International)

- There has been a great deal of effort to prepare documentation and summary information to assist with the value management work.
- In light of feedback from the Select Board and others, the Executive Team asked that the Design Team was present on a topic that had previously been discussed and voted on by the committee membership.
 - There was considerable discussion about a decision made in a previous CMSBC meeting regarding further design development at the exterior bridge area as a potential source of project savings. The committee had previously voted to leave this design as is.
 - Two specific options were discussed:
 - filling in the space that is currently designed as an amphitheater space with no circulation from front to back.
 - filling in the space under the bridge and to make program space (actual programming TBD).
- There are options but they may not result in cost savings and will impact the timing of the project.
- Decision is to get high level mark up to know what SF can be put under the bridge.
- SMMA would need to look at what could possibly be placed in that space. There would not be savings in SF.
 - Is it more or less expensive to fill in the space under the bridge?

Motion	To request that the design team explore the alternate designs for the space under the bridge as a potential cost savings to the project budget.
Motioned by	M. Johnson
Seconded by	A. Anderson
Discussion	Several Committee members shared their thoughts about whether the design team should go through the effort of exploring this further if, in the end, there will be little to no cost savings.
Summary: 11 No 2 Yes: This motion does not carry. The design team will not explore potential options relating to alternative use/design of the space under the bridge.	

Value management log review, discussion, vote (if needed) (Ian Parks)

- A list of suggested value management items (totaling \$4.2M) was presented, that if accepted, would bring the estimates into alignment with the budget. This is identified as Option C.
- The current status of the budget was defined as Option A – higher tier price (all in based on current estimates).
- The third option, Option B, would be established based on non-negotiable items remaining in the project from Option C. This total would be a middle ground budget option between the value of Option A and Option C.
- It was suggested that the representative members of the Building Committee inform the Select Board that the Committee is committed to and actively working to explore further value management.
- A Committee member made a suggestion that there be some sort of polling exercise completed prior to the next meeting where members could provide their stance on each of the possible value management items. The Committee Chairs will take this idea under advisement and work with Hill International to create a tool to facilitate this, if necessary.

Summary

- The Committee endeavored to discuss potential value management items that were identified by the Design Team.
- There was a great deal of discussion regarding the process for this. Due to the time, this discussion is deferred to the next meeting.
- The Design Team will prepare for detailed discussion on each item and any others that committee members identify.



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

Meeting Minutes Thursday, September 8th, 2022

Communications Update / Outreach

No discussion

New Business

No new business

Public Comments

There were no public comments

Next Steps / Meeting

The next meeting is scheduled for 9/15/2022 at 7:30 AM

Adjourn

The meeting was adjourned at 10:10 AM



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

Meeting Minutes Thursday, September 15th, 2022

Call to Order:

- P. Nelson called the meeting to order at 7:31am.
- The recording of this meeting: [Concord Middle School Building Committee Meeting - Zoom](#)

Name	Present	Name	Present	Name	Present
CONCORD MIDDLE SCHOOL BUILDING COMMITTEE:					
Alexa Anderson*	P	Peter Fischelis*	P	Pat Nelson*	P
Robert Conry	NP	Russ Hughes	P	Chris Popov*	P
Court Booth*	P	Dawn Guarriello*	P	Charlie Parker*	P
Heather Bout*	P	Jon Harris	P	Matt Root*	P
Frank Cannon*	P	Laurie Hunter*	P	Steven Stasheski*	P
Justin Cameron	P	Matt Johnson*	P		
Gail Dowd	P	Kerry Lafleur	P		
Hill International					
Peter Martini	P	Ian Parks	P	Susan McCann	P
John Cutler	P				
SMMA / Ewing Cole					
Lorraine Finnegan	NP	Matthew Rice	P	Keith Fallon	NP
Will Smarzewski	NP	Phil Poinelli	NP	Saul Jabbawy	NP
Chase Gibson	NP	Michael Dowhan	NP	Jen Soucy	P

*P=Present, NP= Not Present *=Voting Member*

Approval of Meeting Minutes

- August 18th Meeting Minutes

Motion:	Approve 8/18/22 CMSBC meeting minutes with spelling corrections directed by C. Popov
Motioned by	M. Johnson
Seconded by	D. Guarriello
Y = approve (13) N = reject Motion carries to approve the meeting minutes as amended.	

Correspondence

- 38 emails received but the majority were directed at the Select Board and copying the CMSBC.

Value management log review, discussion, vote (if needed)

- The CMSBC engaged in a straw poll survey to collect individual opinions on outstanding VM items for review which were collected by Hill.
 - No decisions were made through the poll/survey. It was an exercise to focus the CMSBC members in on specific items and gather individual opinions prior to making decisions on said items at public meetings.
- Hill International presented the responses to the straw poll item by item.
 - Items were organized into 3 groups:



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

Meeting Minutes

Thursday, September 15th, 2022

- Majority would accept.
- Majority would reject.
- Requiring discussion (threshold requisite for firm majority was not met, committee response was split between rejecting and accepting).
- The CMSBC began reviewing the VM items that the majority of the members responded in the poll that they would accept.
 - The CMSBC established that any decisions made to accept VM items would go to the middle ground budget option they will present at the Special Town Meeting.
 - All VM decisions would be presented to the public at the Special Town meeting as “possible/potential” VM opportunities.

Item # 33	Wood bridge: Remove 6' wide wood bridge with wood guardrails (43LF)
Motion	To accept the potential savings from the VM opportunity by removing the wood bridge from the scope.
Motioned by	C. Booth
Seconded by	S. Stasheski
Motion was rejected by a vote of 8 “no” to 5 “yes”. The wood bridge will remain part of the design and no potential savings will be applied to the middle ground budget option.	

Item # 70	Eliminate environmental graphics.
Motion	To accept the potential savings from the VM opportunity by removing the environmental graphics from the scope of the project.
Motioned by	C. Booth
Seconded by	S. Stasheski
Motion was rejected by a vote of 9 “no” to 4 “yes”. The environmental graphics will remain part of the design and no potential savings will be applied to the middle ground budget option.	

Item # 79	Replace granite bollards with concrete filled galvanized steel bollards
Motion	To accept the potential savings from the VM opportunity by removing the granite bollards and replacing them with concrete filled galvanized steel bollards.
Motioned by	C. Booth
Seconded by	S. Stasheski
Motion was accepted by a vote of 1 “no” to 12 “yes”. The granite bollards will be replaced with concreted filled galvanized steel bollards in the design and \$126,291 in potential savings will be applied to the middle ground budget option.	

- Multiple members of the CMSBC engaged in discussion prior to the vote regarding the quantity of bollards.
 - Concerns were raised over the practical need and the aesthetic impact of so many bollards
 - 69 total bollards to prevent cars from driving into the school and because there are two bussing lanes during pickup.



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

Meeting Minutes

Thursday, September 15th, 2022

- The CMSBC began reviewing items that the majority of members responded in the poll they would reject.
 - List of items the CMSBC would reject per the poll:
 - **Item # 29:** Change curtainwall and window glazing from triple to double \$(438,149).
 - **Item # 45:** Exterior wall assemblies: Install metal composite material wall panels in lieu of phenolic \$(34,703).
 - **Item # 50:** Replace folding glass walls at classrooms into commons with hollow metal frames and glazing \$(113,431).
 - **Item # 52:** Eliminate stair access to roof: or , reduce height of stair tower: Add alternating tread stair and hatch for roof access \$(143,403).
 - **Item # 56:** Remove 8' tall mesh front storage cabinets at team commons \$(69,750).
 - **Item # 59:** Eliminate unit skylights in admin area \$(23,990).
 - **Item # 62:** Eliminate Phase 2 existing building demo and abatement scope \$(1,985,945).
 - **Item # 65:** Replace linoleum with VCT \$(169,719).
 - **Item # 68:** Remove (2) maintenance sheds at loading dock: provide conduit and electrical stub up and concrete pads only \$(17,452).
 - **Item # 71:** Eliminate bleachers in the gymnasium (possibly provided by donation?) \$(84,240).
 - **Item # 72a:** Eliminate all millwork display cases \$(154,752).
 - **Item # 74:** Rough in only for sound field systems in classrooms: Systems and speakers by FF&E (teacher amplification) \$(125,874).
 - **Item # 81:** Reduce size of gymnasium by 3,500 square feet to MSBA Standard (6,000 SF gym with MIAA court) \$(1,213,750).
 - **Item # 82:** Reduce size of auditorium to accommodate 270-person occupancy: reduce by 1/3 from 5040 SF to 3240 SF \$(670,000).

Rejected Items	All items detailed above that CMSBC members responded in the poll they would reject.
Motion	To reject items 29,45, 50, 52, 56, 59, 62, 65, 68, 71, 72a, 74, 81, & 82 and keep them in the design, and take no potential savings from their removal.
Motioned by	M. Johnson
Seconded by	D. Guarriello
Motion was accepted by a unanimous vote. All the items listed above will remain in the project as designed and no potential savings will be taken.	

- The CMSBC began reviewing items for which the responses of the poll did not meet a threshold for a majority.

Item # 9	Reduce advanced lighting controls from 100% addressable lights to 60%.
Motion	To accept the potential savings from the VM opportunity by reducing advanced lighting controls from 100% addressable lights to 60%.
Motioned by	D. Guarriello
Seconded by	C. Booth



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Motion was **accepted** by a unanimous vote. The advanced lighting controls will be reduced from 100% addressable lights to 60% in the design and apply \$41,573 in potential savings to the middle ground budget option.

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).
Motion	To reject the replacing 4,500 SF wood-look metal ceiling panel (MCP-1) with 2x2 ACP-1 as a potential VM initiative.
Motioned by	D. Guarriello
Seconded by	M. Root
Motion was accepted by a vote of to be consistent throughout list the no's first then yes's9 "yes" to 3 "no". The wood look metal ceiling panel will remain in the project as designed and no savings potential savings will be accepted.	

Item # 30	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
Motion	No motion
Motioned by	
Seconded by	
No action was taken on this potential VM initiative, the CMSBC decided further discussion and information was required to make a decision.	

Item # 43	Electrical: If PV canopies are installed in the North parking lot, South parking lot, and walkway: Remove four (4) Type BB light poles, three (3) Type AA1 light poles, five (5) Type CC light poles.
Item # 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.
Motion	No motion
Motioned by	
Seconded by	
Both items were removed from the VM log as they had offsetting savings. Item #43 would save \$32,053 while being offset by the cost of Item # 44 (\$32,214).	

Item # 46	Reduce construction schedule by 2 months.
Motion	No motion



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Motioned by	
Seconded by	
This item was removed from the VM log based on the CMSBC concern that the potential savings given the current market could not be accurately defined.	

Item # 57	Reduce ceramic wall tile in toilet rooms to 8' on wet walls only. Epoxy paint on all other walls.
Motion	To reject reducing ceramic wall tile in toilet rooms to 8' on wet walls only but to accept a value engineering that states 6' tile on all restroom walls.
Motioned by	S. Stasheski
Seconded by	H. Bout
Motion was accepted by a vote of to be consistent throughout list the no's first then yes's 12 "yes" to 1 "no". Hill and SMMA will work to provide a potential savings realized for reducing the ceramic wall tile to 6' on all restroom walls. This change will be added to the design.	

Item # 60	Eliminate lightning preventor system.
Motion	To reject eliminating the lightning preventor system.
Motioned by	S. Stasheski
Seconded by	A. Anderson
Motion was accepted unanimously. The lightning preventor system will remain in the project as designed and no potential savings will be taken.	

Item # 67	Replace granite curbing at straight sections with precast concrete curbing.
Motion	To reject replacing the granite curbing at straight sections with precast concrete curbing, but to direct the project professionals to explore 45-degree angle cheaper granite curbing.
Motioned by	S. Stasheski
Seconded by	A. Anderson
Motion was accepted by a vote 12 "yes" to 1 "no". The granite curbing will not be replaced with precast concrete curbing, but the project professionals will explore cheaper alternative granite options.	

Item # 69	Eliminate full height built-in shelving at media center (all shelving to be FF&E).
Item # 74	Rough in only for sound field systems in classrooms: Systems and Speakers by FF&E (Teacher Amplification).
Motion	To accept Item # 69 and reject Item # 74.
Motioned by	S. Stasheski
Seconded by	H. Bout



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Motion was **accepted** by a vote of to be consistent throughout list the no's first then yes's 12 "yes" to 1 "no". The full height built-in shelving will be eliminated and replaced with FF&E, the design will incorporate this change. The sound field systems will remain in the project as designed without alteration. The potential savings realized from removing the built-in shelving is \$75,133 which will be applied to the middle ground budget option.

Next Steps / Meeting

The CMSBC will reconvene on September 22nd to continue voting on VM items.

Public Comment

D. Banfield asked if the bid set for the DD process has a corresponding estimate set that goes with it.

Adjourn

Co-Chair P. Nelson adjourned the meeting at 10:33am.



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

Meeting Minutes

Thursday, September 22nd, 2022

Call to Order:

- Meeting was called to order at 7:30AM
- The recording of this meeting was corrupted and cannot be distributed.

Name	Present	Name	Present	Name	Present
CONCORD MIDDLE SCHOOL BUILDING COMMITTEE:					
Alexa Anderson*	P	Peter Fischelis*	P	Pat Nelson*	P
Robert Conry	P	Russ Hughes	P	Chris Popov*	P
Court Booth*	P	Dawn Guarriello*	P	Charlie Parker*	P
Heather Bout*	P	Jon Harris	P	Matt Root*	P
Frank Cannon*	P	Laurie Hunter*	P	Steven Stasheski*	P
Justin Cameron	P	Matt Johnson*	P		
Gail Dowd	P	Kerry Lafleur	P		
Hill International					
Peter Martini	P	Ian Parks	P	Susan McCann	P
John Cutler	NP				
SMMA / Ewing Cole					
Lorraine Finnegan	P	Matthew Rice	P	Keith Fallon	NP
Will Smarzewski	NP	Phil Poinelli	NP	Saul Jabbawy	NP
Chase Gibson	NP	Michael Dowhan	NP	Jen Soucy	P

*Voting Member of Committee P = Present, NP = Not Present

Correspondence

- Six (6) emails received.
 - Topics of the emails mainly surrounded the Select Board meeting
 - The Select Board was included in the emails.

Select Board Meeting Update

- D. Guarriello provided the full CMSBC with a recap of the recent Select Board Meeting
 - The Select Board voted 4 to 1 vote to open up a warrant
 - Preference of the Select Board would be to have the 90% CD estimate is in hand before going to a Town vote.
 - Delaying a Town vote until after the 90% CD estimate would constrain the design and overall project schedule.
 - Implications of tight schedule – gives voters a better understanding of cost.
 - Downside – construction documents going to completion before there is a townwide vote.
 - Should the vote fail, there would be an additional cost for the design.
 - Designer moves forward with known risk.

Value management log review, discussion, vote (if needed)

- D. Guarriello reminded the CMSBC that the estimators would be conducting their 60% CD estimate next week
- I. Parks followed up that anything accepted in today's meeting would be included in the estimate package.
 - Any items accepted would apply to the middle ground budget option that will be presented at the Town meeting.

Item # 8	Remove bollard lighting from outdoor classrooms
Motion	Move to accept the removal of bollard lighting from the outdoor classroom.
Motioned by	C. Booth
Seconded by	M. Root



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Motion was **accepted** by a vote of 12 “yes” to 1 “no”. The bollard lighting will be removed from the scope and a potential savings of \$21,838 to be applied to the middle ground budget option.

Item # 27	Reduce entrance canopy by 15 LF of the canopy length. Canopy is 16.5' wide.
Motion	Move to reject the reduction of the entrance canopy.
Motioned by	C. Popov
Seconded by	A. Anderson
Motion carried unanimously to accept keeping this canopy length and associated costs in the project scope as designed.	

Item # 77	Simplify main entry canopy design by 50%
Motion	Move to reject the simplification of the main entrance canopy design by 50%.
Motioned by	H. Bout
Seconded by	S. Stasheski
Motion was accepted by a vote of 7 “yes” to 6 “no”. The main entrance canopy will remain in the scope of the project as currently designed without alteration and in the budget at its current associated cost.	

Item #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.
Motion	Move to accept replacing the curtain wall up to the canopy, not including the bridge portion.
Motioned by	M. Johnson
Seconded by	S. Stasheski
Motion carried unanimously to accept the removal the recommended curtain wall square footage up to the bridge. SMMA/Hill will work with the cost estimators to determine the potential savings that can be applied to the middle ground budget.	



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Item # 30	At south side of building at Dining Commons terrace: Remove 100 LF of retaining wall and guardrail, remove lawn terraces, remove CIP stairs and concrete walkway. Add 800 SF of concrete pavement to patio and regrade.
Motion	Move to reject any changes to the current scope detailed in Item # 30.
Motioned by	P. Nelson
Seconded by	S. Stasheski
<p>Motion was accepted by a vote of 8 “yes” to 5 “no”. No design changes detailed by VM Item # 30 was accepted and no corresponding potential savings will be realized.</p>	

Item # 31A	Form-facing panels for smooth finish: Exterior-grade plywood panels, non-absorptive, that will provide continuous, true, and smooth architectural finished concrete surfaces, medium-density overlay, Class 1, or better, mill-applied release agent and edge sealed, complying with DOCPS1.
Motion	Move to accept the changes proposed in VM Item # 31A.
Motioned by	C. Booth
Seconded by	M. Root
<p>Motion was accepted by a vote of 11 “yes” to 2 “no”. The design changes proposed in VM Item # 31A will be implemented into the project design and an estimated savings of \$40,427 will be applied to the middle ground budget option.</p>	

Item # 63	Reduce height of Gymnasium to minimum clearance allowed by MIAA for basketball - Approx 5'-0" ft (Bring the structure down by 5 feet – should be good for all MIAA sports).
Motion	Motion to accept the reduction Gymnasium height by approximately 5’ ft.
Motioned by	C. Booth
Seconded by	M. Johnson
<p>Motion carried unanimously to accept and reduce the height of the gymnasium by approximately 5’ ft. An estimated savings of \$104,332 will be applied to the middle ground budget option.</p>	



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Item # 66	AV SYSTEM REDUCTION IN AUD AND SPECIALTY SPACES BY 25%.
Motion	Motion to reject a 25% reduction to the AV system in specialty spaces.
Motioned by	A. Anderson
Seconded by	S. Stasheski
<p>Motion was rejected by a vote of 5 “yes” to 7 “no”, with one (1) member Not Present for the vote. VM Item # 66 remains on the table for discussion.</p>	

Item # 66A	AV SYSTEM REDUCTION IN AUD AND SPECIALTY SPACES BY 15%.
Motion	Move to accept a 15% reduction to the AV system in specialty spaces.
Motioned by	S. Stasheski
Seconded by	M. Root
<p>Motion was accepted by a vote of 9 “yes” to 2 “no”, with two (2) members Not Present for the vote. SMMA will work with the School Administration to determine how to most effectively remove 15% of the AV system in specialty spaces from the scope. An estimated savings of \$159,162 will be applied to the middle ground budget option.</p>	

Item # 72b	Reduce millwork display cases by 50%.
Motion	Move to accept the reduction in millwork display cases by 50%.
Motioned by	C. Booth
Seconded by	M. Root
<p>Motion was rejected by a vote of 4 “yes” to 7 “no”, with two (2) members Not Present for the vote. There will be no reduction to the millwork cases in the current design.</p>	

Item # 75	Eliminate roof davit and associated structure.
Motion	Move to reject the elimination of the roof davit and associated structure.
Motioned by	M. Johnson
Seconded by	H. Bout



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Motion carried unanimously to **accept** to maintain the roof davit and its associated cost in the scope of the project and budget.

Item #76	Eliminate green screen/cable trellis.
Motion	Motion to accept the removal of the green screen/cable trellis from the project scope.
Motioned by	P. Fischelis
Seconded by	M. Root
Motion was accepted by a vote of 9 “yes” to 1 “no”, with three (3) members Not Present for the vote. The green screen/cable trellis will be removed from the scope of the project and an estimated savings of \$58,100 will be applied to the middle ground budget.	

Item # 78	Eliminate entry concrete planter, add metal picket fence rail for fall protection, concrete retaining wall to remain.
Motion	Move to accept the elimination of entry concrete planters and the addition of a picket fence rail for fall protection.
Motioned by	S. Stasheski
Seconded by	C. Booth
Motion carried unanimously to accept to eliminate the entry concrete planters and the add of a picket fence rail for fall protection. An estimated savings of \$12,832 will be applied to the middle ground budget option.	

Item # 79A	Replace granite bollards with concrete filled galvanized steel bollards.
Item # 79B	Provide a stainless-steel sleeve to concrete filled galvanized steel bollards.
Motion	Move to accept VM Item # 79B for stainless steel sleeve bollards located in front of school, to accept VM Item # 79A for bollards located along the bus lanes, and to direct SMMA to explore reduction in the number of bollards (with change in curbing).
Motioned by	M. Johnson
Seconded by	C. Booth
Motion was rejected by a vote of 5 “yes” to 6 “no”, with two (2) members Not Present for the vote. Items # 79A and # 79B will remain open for discussion.	



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Item # 79C	Reject VM Items # 79A and # 79B and direct SMMA to reduce the quantity of granite bollards.
Motion	Move to reject VM Items # 79A and # 79B and direct SMMA to reduce the quantity of granite bollards.
Motioned by	S. Stasheski
Seconded by	H. Bout
Motion was accepted by a vote of 9 “yes” to 2 “no”, with two (2) members Not Present for the vote. VM Items # 79A and # 79B were rejected and removed from the VM log, the granite bollards will remain in the scope of the project as designed, but SMMA is directed to explore reducing the quantity of bollards and report back to the committee the estimated savings associated with reducing the quantity of bollards.	

Item # 80A	Remove bevel at CMU exterior walls.
Item # 80B	Remove bevel at CMU exterior walls as proposed on South façade. Reject area on North façade.
Motion	Motion to reject VM Item #80A and accept VM Item # 80B.
Motioned by	M. Johnson
Seconded by	M. Root
Motion was unanimously accepted. SMMA/Hill will report the estimated savings associated with removing the bevel from the exterior walls on the South façade but maintaining them on the North façade.	

Public Comments

- Town resident Dean Banfield noted that with the accepted revision to the rear terrace and lawn space there would no longer be a need for the wooden bridge.
 - He further requested the CMSBC to look at the AV system further. He expressed a concern regarding a \$1.3M cost for AV systems for 3800sf commercial space.

Next Steps / Meeting

- Next meeting 9/29/2022 at 7:30AM.
- Updated chart of transactions for next Thursday.

Adjourn

- Co-chair D. Guarriello adjourned the meeting at 10:34.



Concord Middle School Building Committee

Dawn Guarriello, Co-Chairperson

Pat Nelson, Co-Chairperson

Meeting Minutes

Thursday, September 29th, 2022

Call to Order:

- Co-chair P. Nelson called the meeting to order at 7:30AM.
- Audio/video recording of the meeting can be found here: [Concord Middle School Building Committee Meeting - Zoom](#)

Name	Present	Name	Present	Name	Present
CONCORD MIDDLE SCHOOL BUILDING COMMITTEE:					
Alexa Anderson*	P	Peter Fischelis*	P	Pat Nelson*	P
Robert Conry	P	Russ Hughes	P	Chris Popov*	P
Court Booth*	P	Dawn Guarriello*	P	Charlie Parker*	P
Heather Bout*	P	Jon Harris	P	Matt Root*	P
Frank Cannon*	P	Laurie Hunter*	P	Steven Stasheski*	P
Justin Cameron	P	Matt Johnson*	P		
Gail Dowd	NP	Kerry Lafleur	P		
Hill International					
Peter Martini	P	Ian Parks	P	Susan McCann	NP
John Cutler	P				
SMMA / Ewing Cole					
Lorraine Finnegan	P	Matthew Rice	P	Keith Fallon	NP
Will Smarzewski	NP	Phil Poinelli	NP	Saul Jabbawy	NP
Chase Gibson	NP	Michael Dowhan	NP	Jen Soucy	P

*Voting Member of Committee P = Present, NP = Not Present

Correspondence

- Two (2) emails received
 - Requesting further detail on how estimates are compiled and advising further work to be done on VM.

Communications Update/Outreach

- H. Bout reported on the status of public outreach activity.
 - No Building Committee report for a few weeks because of volume of meetings, now that VM is done a report will be released.
 - H. Bout encouraged members of the CMSBC to email her or A. Anderson if they have any outreach suggestions.
 - Delaying a Town vote until after the 90% CD estimate would constrain the design and overall project schedule.
 - Role of communication outreach is to be informational, but the CMSBC should be prepared to answer what was changed, including some detail on the CMBSC process.

OPM Update

- Cash flow:**
 - Invoice listings in the month of September amounted to \$494,049.
 - Expenditures to date are \$4,152,506.
- Value Management Log recap:**
 - The CMSBC accepted \$1,647,547 in savings resulting from value management scope cuts/alterations.
 - There remain some items that have been accepted which are pending a savings value which will be provided by Hill/SMMA/cost estimators.
- Schedule update:**
 - Hill presented an updated project schedule including an updated permitting and design progress milestone schedule.
 - 60% CD estimate will begin 9/30/22.
 - 60% CD package will be submitted to the CMSBC on 10/19/22.



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- iii. 90% CD estimate will begin 12/19/22.
- iv. 90% CD set will be submitted to the CMSBC on 1/13/23.
- v. 100% CD/Bid package will be complete on 2/27/23.
- vi. GC and Sub Contractor prequalification will begin 11/1/22 and finish 2/9/23.
- vii. Bid packages will be advertised on 2/27/23.
- viii. Filed sub bids will be due 4/4/23 and GC bids will be due 4/19/23.

• Proceeding with 90% CD

- L. Finnegan informed the CMSBC that doing further value management at 60% CD would have an impact on the design schedule.
- Section 4.10.2 of SMMA's contract details that the Designer must design to the Project Construction Budget
 - i. SMMA to date has designed a building per the decisions made by the CMSBC which is currently over the SD budget.
 - ii. Should the Town vote fail to allocate additional funding to the project SMMA currently would own redesigning to the previously voted budget.
 - 1. The CMSBC must vote to either change the design budget or alleviate SMMA of the contractual obligation to design the project to budget.
 - 2. The CMSBC does not have the authority to change the project budget, must authorize SMMA to proceed with designing the scope identified to by the CMSBC which is over budget, and thus relieving SMMA of their contractual requirement to design the project to the construction budget of \$102,815,697 which was voted on by the Town during Schematic Design.
 - a. SMMA will work with Town Counsel to determine the specific contractual language to ratify the direction of the CMSBC.

Motion	Authorize SMMA to continue designing to the scope of the project as voted by the CMSBC
Motioned by	H. Bout
Seconded by	A. Anderson
Discussion ensued between CMSBC members supporting the motion and CMSBC members raising concern over the authority the CMSBC possesses to authorize SMMA to proceed. Post discussion vote: The motion was accepted by a vote of 8 "yes" to 2 "no" with 2 abstentions.	

Motion	Move to end discussion proceed with H. Bout's previously stated motion
Motioned by	A. Anderson
Seconded by	H. Bout
Motion was accepted by a vote of 8 "yes" to 4 "no". The CMSBC proceeded to vote on H. Bout motion, the result of which is documented above.	

• Proceeding with prequalification

- I. Parks reminded the CMSBC that Statement of Qualifications become invalid 3 months after being opened.
 - i. Risk: Should the Town vote fail then the project would be redesigned and the prequal process would have to be re-done.



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- Hill will proceed with prequal process after 60% CD; Hill has a Not-To-Exceed contract and in the event they have to do prequal twice they will bill for their services twice, no change is needed for their contract.

Proprietary Specs

- L. Finnegan walked the CMSBC through the proposed products.
- There can be multiple installers of proprietary product, so labor rates are competitive but the product itself is specified and not subject to a competitive bidding laws.
 - Security access controls - Genetec
 - Exterior drinking fountain – Elkay
 - Commercial locks - Schlage
 - BMS system - Johnson Controls
 - Intrusion detection system - Honeywell
 - Security video management system - Luxriot Global
 - Septic denitrification System – Aquapoint
 - Stormwater treatment (water quality) – Rain Guardian

Motion	Move to accept proprietary items proposed by SMMA.
Motioned by	H. Bout
Seconded by	M. Root
The motion was accepted by a unanimous vote.	

Public Comments

- Town resident Dean Banfield asked that the CMSBC take a further look at a package of items he proposed as value managements cuts which he sent via email to the CMSBC.

Next Steps / Meeting

- Next meeting 10/20/2022 7:30AM.
- The 60% CD package will be available at the next meeting.

Adjourn

- Co-chair P. Nelson adjourned the meeting at 9:06am.