

Abington Frolio Middle School Project Working Session #31

Notes for Session: 7:30 AM, February 13, 2015

Attendees: Peter Schafer, Jason Linn, Teresa Sullivan, Shawn Reilly, Kathy Bailey, David Drew, Troy Randall, Craig Olsen, Roger Boddie, and Mary Mahoney

Items:

1. T. Randall reported on the process of reconciling the two independent cost estimates for Design Development Phase, noting the narrow differential between the two estimates through all line items.
2. T. Randall presented and distributed a list identifying fifty-six (56) value engineering (VE) items proposed at the Design Development phase to reconcile the cost estimates to the fixed construction budget of \$78,465,367. The value of all the VE items totaled \$3,795,022 with scope adjustments through various categories of work. The VE items, work category and cost reductions included:
 - a) GENERAL
 - i. Reducing the Design and Estimating Contingency from 5% to 3.75% = \$859,984
 - b) SITEWORK
 - i. Reduce landscaping by 25% = \$55,000
 - ii. Reduce hardscaping in courtyard area by 25% = \$1,000
 - iii. Replace granite curb with bituminous berm at areas set back from the main drive = \$48,000
 - iv. Replace 12,000sf of concrete sidewalk with bituminous sidewalk = \$20,000
 - v. Reduce under drains under site pavement due to additional geotech information = \$87,500
 - vi. Reduce steel benches (10) and litter receptacles (12) to main entry points and feature areas = \$28,000
 - vii. Eliminate stone and precast entrance sign = \$8,000
 - viii. Eliminate seat wall with re-used "Abington High School" precast sign = \$23,000
 - ix. Reduce bike rack type A from 24 to 18 = \$3,600
 - x. Eliminate bike rack Type B = 4,800
 - xi. Eliminate green trellis screen (at utility service area) = \$9,000
 - xii. Reduce exposed aggregate concrete to 12,000sf = \$21,450
 - xiii. Change remaining exposed concrete to broom finish concrete = \$24,000
 - xiv. Reduce granite pavers by 50% = \$11,000
 - xv. Eliminate 1 of 3 field scoreboards = \$10,000

General discussion ensued regarding the proposed site work VE items including; clarification that hardscape, landscape, steel benches & litter receptacle reduction were not yet incorporated for recent site improvement presentations but that the reductions will not impact the site design approach, confirmation that granite curbing would be provided at the main drive and berm used at set back areas such as parking lots and may assist snow removal, change to concrete sidewalks would be away from main entries and heavy pedestrian traffic areas, the existing "Abington High School" precast pieces will continue to be considered for re-use, discussion of concrete sidewalk finish exposed aggregate vs. broom finish design, eliminating the scoreboard at the natural turf field and location of the remaining two

scoreboards at the synthetic turf field, and options for providing protection of the natural turf fields and managing pedestrian traffic from the fields to the parking areas.

c) EXTERIOR CONSTRUCTION

- i. Change 32,250 sf of face brick to ground face CMU = \$32,250
- ii. Change 1,100sf of face brick to cement board = \$11,000
- iii. Reduce precast watertable by 436 lf = \$21,400
- iv. Reduce linear footage of louvered equipment enclosure by 50 lf = \$16,000
- v. Reduce linear footage of sunshades by 500 lf = \$70,000
- vi. Reduce canopy sizes by 30% = \$20,000
- vii. Eliminate 3" metal stud furring = \$53,380
- viii. Change glass reinforced fiber panel (GRFP) trim & paneling to PVC = \$121,500

General discussion ensued regarding the proposed exterior construction VE items including; Changes to the face brick to ground faced CMU and cement board panels at the gymnasium and locker room areas as the proposed locations are away from public areas, reduction to louvered equipment enclosure based on coordination of structural supports locations, confirming reduction to sunshades will not impact LEED credits or cause glare issues in learning spaces, revised canopy size will provided covered protection at main public entry/exit locations, metal furring reduction is a detail revision and does not impacts the building's exterior aesthetic, and difference in GRFP vs. PVC for exterior architectural trim.

d) INTERIOR CONSTRUCTION

- i. Change CMU at gang toilet rooms to be gypsum wallboard = \$83,085
- ii. Reduce seismic clips at CMU (due to bathroom wall change above) = \$11,000
- iii. Eliminate CMU knee wall (at main office exit to lobby to separate MS Café) = \$7,938
- iv. Reduce sunshades at Library clerestory by 50% = \$9,500
- v. Reduce marker board by 25% = \$42,440
- vi. Reduce corridor lockers to 1200 total (eliminate 132) = \$22,440

General discussion ensued regarding the proposed interior construction VE items including; concern expressed with changing toilet rooms walls to gypsum wall board and the durability needed in unsupervised location with direction to add CMU back at toilet rooms, reinsertion of CMU at toilet rooms will also add seismic clipping requirements resulting in a total scope cost increase of \$94,085, clarification that knee wall change will be further reviewed to create separation between the main lobby & Middle School cafeteria at the Main Office exits, confirmation that the sunshade reductions proposed for the Library will not adversely impact the space, confirmation that reduction in marker board will not prevent creating two teaching walls in each classroom and an agreement that reduced marker board length was acceptable, and confirmation that the locker count at 1200 still exceeds the projected enrollment of 1100 students for the project.

e) INTERIOR FINISHES

- i. Reduce wood paneling and trim at Auditorium by 50% = \$87,500
- ii. Reduce wood paneling at Library by 50% = \$10,020
- iii. Reduce wood trim and paneling in Main Lobby by 25% = \$20,000
- iv. Reduce wood trim and paneling in hall display cases by 500sf = \$22,500

General discussion ensued regarding the proposed interior finishes VE items including; the impact of reduction to available display cases and need to provide corridor display areas for student work & student recognition such as awards.

f) CEILING FINISHES

- i. Reduce quantity of gypsum wallboard soffits by 25% = \$101,089
- ii. Reduce quantity of wood clouds by 20% = \$39,627
- iii. Edging for wood cloud reduction = \$5,514
- iv. Reduce quantity of 2 x 4 clouds by 20% = \$31,785

General discussion ensued regarding the proposed ceiling finishes VE items including; identifying soffit reduction areas as corridor areas which will receive 2 x 2 tile with reveals and location for cloud reduction used predominately at the main lobby and student dining areas.

g) HVAC

- i. Eliminate radiant panels = \$335,700

General discussion ensued regarding the proposed HVAC VE items including; confirmation that eliminating the radiant panels would not impact the ability to meet the Energy Code or LEED credits, clarification that the radiant panels assist with night setback functionality of system, and concern expressed that the elimination of radiant panels will impact the future operating costs for the building with request to investigate reinstating radiant panels if not for the entire building then to areas to improve building efficiencies.

h) ELECTRICAL

- i. Eliminate two-way radio system = \$30,000
- ii. Eliminate cable tray at corridors and use J hooks = \$50,000
- iii. Eliminate lightning protection = \$70,611

General discussion ensued regarding the proposed electrical VE items including; clarification that the two way radio system is a school department building system of radio communications and that a separate bi-directional radio system will be provided for public safety radio communications within the building, that the two-way radio system is an important system for building communication at student arrival, bus queuing and to coordinate response to building incident with a suggestion to incorporate the system within future technology purchases and concern with elimination of the lightning protection system and request for further information from the electrical designer to explain why system is not needed.

i) TECHNOLOGY

- i. Eliminate PE Alternatives sound system = \$25,000
- ii. Eliminate Café sound system = \$25,000
- iii. Move wireless devices to technology budget = \$150,000
- iv. Move phone system to technology budget = \$150,000
- v. Move switches to technology budget = \$300,000
- vi. Reduce video display wall by 50% = \$50,000
- vii. Eliminate conduit & fiber for digital sign = \$6,075

General discussion ensued regarding the proposed technology VE items including; options for purchasing a mobile public address or audio/visual presentation system through technology for use in the cafeterias and/or alternative PE areas, impact to the technology budget based on newly assigned items, and the design for visual display boards and the cost offsets that may be provided in reducing scope.

j) EQUIPMENT

- I. Eliminate TV studio track, grid, and curtains = \$53,000
- II. Reduce food service equipment = \$75,000
- III. Eliminate mat hoists in gym = \$32,000

General discussion ensued regarding the proposed equipment VE items including; whether local cable access will be willing to supply the TV studio track, grid & curtains in addition to the camera, lights and recording/editing equipment already discussed and reconsideration of the hoist deletion or identifying space for storing units.

k) FIXED FURNISHING

- i. Reduce display cases by 50% = \$36,000
- ii. Reduce base and wall cabinets in typical classroom by 6lf = \$142,560

General discussion ensued regarding the proposed fixed furnishing VE items including; restating the impact of reduction to available display cases and need to provide corridor display areas for student work & student recognition such as awards and concerns that cabinet reductions will result in insufficient storage for educational materials in classrooms.

- l) Contractor General Conditions reductions (due to scope reductions above) = \$139,764

TOTAL ALL PROPOSED VE ITEMS = \$3,795,022

3. Schedule for future meetings:

- a) Working Sessions – February 27, 2015, 7:30am, at North School
- b) Building Committee Meetings –
 - i. March 10, 2015, 6pm, Community Room, Police Station

To the best of my knowledge, these notes are a fair representation of the issues and items discussed at the meeting. Additional items or corrections should be brought to the attention of the writer.

Submitted by: M. Mahoney 2/18/15

Abington Co-located Middle / High School w Pre-Kindergarten

Ai3 Project #1301.00

February 2, 2015

PROPOSED Cost Reduction Items:

GENERAL

Page 2 Design and Estimating Contingency: Reduce from 5% to 3.75% (\$859,984)

SITWORK

Reduce landscaping by 25% (\$55,000)
Reduce hardscape in courtyard area by 25% (\$1,000)
Replace Granite curb with bituminous berm at areas set back from main drive (\$48,000)
Replace 12,000sf of concrete sidewalk with bituminous sidewalk (\$20,000)
Reduce underdrains under site pavement due to additional geotech information (\$87,500)
Item 85 Page 37 Reduce steel benches and receptacles to main entry points and feature areas (\$28,000)
Remove 12 litter recycling and 10 benches
Item 31 Page 36 Reduce temporary parking by 89 spaces (200 spaces during school year, 115 in summer) (\$70,000)
Item 56 Page 37 Eliminate Stone and precast entrance sign (\$8,000)
Eliminate seat wall with re-used "Abington High School" precast sign (\$23,000)
Item 80 Page 37 Reduce Bike Rack Type A from 24 to 18 (\$3,600)
Item 81 Page 37 Eliminate Bike Rack Type B (\$4,800)
Item 97 Page 37 Eliminate Green trellis screen (\$9,000)
Item 77 Page 37 Reduce Exposed Aggregate concrete to 12,000sf (\$21,450)
Change remaining Exposed Aggregate concrete to broom finish (\$24,000)
Item 62 Page 37 Reduce Granite Pavers by 50% (\$11,000)
Item 125 Page 38 Eliminate 1 of 3 scoreboards (\$10,000)

EXTERIOR CONSTRUCTION

Item 194 Page 12 Change 32,250sf of Face Brick to be Ground Face CMU (\$32,250)
(Face Brick \$32/sf, Ground Face CMU \$28/sf)
Item 194 Page 12 Change 1,100sf of Face Brick to be Ground Face CMU (\$11,000)
(Face Brick \$32/sf, Cement Board \$18/sf)
Item 217 Page 13 Reduce precast watertable by 436lf (\$21,400)
Item 224 Page 13 Reduce LF of louvered equipment enclosure by 50lf (\$16,000)
Item 247 Page 13 Reduce LF of sunshades by 500lf (\$70,000)
Reduce canopy sizes by 30% (\$20,000)
Item 185 Page 12 Eliminate 3" metal stud furring (\$53,380)
Change GRFP Trim and Paneling to PVC (\$121,510)
(30% savings)

INTERIOR CONSTRUCTION

Item 309 & 310 Page 14 Change CMU at gang toilet bathrooms to be GWB (\$83,085)
Item 311 Page 15 Reduce seismic clips at CMU (CMU reduction proposed) (\$11,000)
Item 307 Page 14 Eliminate CMU knee wall (\$7,938)
Item 396 Page 16 Reduce sunshades in library by 50% (\$9,500)
Item 419 Page 17 Reduce markerboard by 25% (\$42,440)
Item 434 Page 17 Reduce corridor lockers by 132 (1200 total) (\$22,440)

INTERIOR FINISHES

Item 491 Page 18 Reduce wood paneling and trim at Auditorium by 50% (\$87,500)

Item 496	Page 18	Reduce wood paneling at library by 50%	(\$10,020)
Item 506	Page 19	Reduce wood trim and paneling in Main lobby by 25%	(\$20,000)
Item 508	Page 19	Reduce wood trim and paneling in hall display cases by 500sf	(\$22,500)

CEILING FINISHES

Items 545-547	Page 19	Reduce quantity of GWB soffits by 25%	(\$101,089)
Item 552	Page 19	Reduce quantity of wood clouds by 20%	(\$39,627)
Item 553	Page 20	Edging at wood clouds	(\$5,514)
Item 568	Page 20	Reduce quantity of 2x4 clouds by 20%	(\$31,785)

HVAC

Item 744	Page 24	Eliminate radiant panels	(\$335,700)
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ELECTRICAL

Item 982	Page 29	Eliminate two-way radio system	(\$30,000)
Item 970	Page 28	Eliminate cable tray at corridors and use J Hooks	(\$50,000)
Item 1101	Page 31	Eliminate lightning protection	(\$70,611)

TECHNOLOGY

Item 1087	Page 31	Eliminate PE Alternatives sound system	(\$25,000)
Item 1088	Page 31	Eliminate Café sound system	(\$25,000)
Item 980	Page 29	Move wireless devices to technology budget	(\$150,000)
Item 981	Page 29	Move phone system to technology budget	(\$150,000)
Item 979	Page 29	Move switches to technology budget	(\$300,000)
Item 1089	Page 31	Reduce video display wall by 50%	(\$50,000)
Item 977	Page 28	Eliminate conduit and fiber for digital site sign	(\$6,075)

EQUIPMENT

Item 1113	Page 31	Eliminate TV studio track, grid, and curtains	(\$53,000)
Item 1121	Page 32	Reduce food service equipment	(\$75,000)
Item 1125	Page 32	Eliminate mat hoists in gym	(\$32,000)

FIXED FURNISHINGS

Item 1148	Page 32	Reduce general display cases by 50%	(\$36,000)
Item 1190	Item 33	Reduce base and wall cabinets in typical classroom by 6lf	(\$142,560)

Contractor General Conditions reductions (not including Insurance, Bonds & Fees) a (\$139,764)

TOTAL ALL PROPOSED VE ITEMS (\$3,795,022)