



6 Thirteenth Street
Charlestown, MA 02129
P: (617) 241-2807/f: (617) 241-2857

Kevin J. Buckley, AIA
Daniel P. Bradford, AIA

Abington Frolio Middle School Project Working Session #33

Notes for Session: 7:30 AM, March 5, 2015

Attendees: Peter Schafer, Felicia Moschella, Jason Linn, Teresa Sullivan, Richard Testa, Jannette Leary, Shawn Reilly, Kathy Bailey, David Drew, Troy Randall, Scott Dunlap, Craig Olsen, and Mary Mahoney

Items:

1. T. Randall stated that the design team has continued to review the Design Development Value Engineering (VE) list and based on feedback received from the Working Group, School Department administrators, and information from advancement of design a revised list was developed. Today's session will review the revised list and adjustments made to achieve a VE value of \$3,760,864 to meet the construction budget. The amended VE list includes the following adjustments:

- a) SUPERSTRUCTURE

- i. Reduce concrete slab on grade thickness from 5" to 4" in classroom wings and administration areas = **\$25,800**

Group discussion ensued regarding the impact of reducing the slab thickness with Ai3 assuring the group that for the areas identified, classroom wings and administration areas, the change will have no impact.

- b) SITEWORK

- i. Reduce primary duct bank by approximately 480lf (install overhead power lines along east property line from Gliniewicz Way to proposed concession building) = **\$21,600**

- c) EXTERIOR CONSTRUCTION

- i. Reduction in Curtain Wall at corridor connecting the H.S Student Dining to the Gym/Auditorium Lobby = **\$14,750**

Group discussion ensued regarding the change with Ai3 elaborating that with refinement of design the detail for the curtain wall was altered to reduce the overall height of the curtain wall and place cement board assemblies above the head of the curtain wall.

- d) INTERIOR CONSTRUCTION

- i. Change CMU at gang toilets to gypsum wall board – Rescind this previous VE item and reinstate CMU walls.
 - ii. Reduce seismic clips at CMU – Rescind this previous VE item due to reinstatement of CMU wall in gang toilet rooms.
 - iii. Eliminate interior HM window frame at HS Teacher Planning (1st & 2nd floors) = **\$7,938**
 - iv. Eliminate interior HM window glazing at HS Teacher Planning (1st & 2nd floors) = **\$4,000**
 - v. **ADD metal wall studs at HS Teacher Planning (1st & 2nd floors) = **-\$2,480****
(construction assemblies required to replace windows at HS Teacher Planning)
 - vi. **ADD expand privacy wall to separate MS & HS Main Office building entries from MS Student Dining = **-\$5,000****
(School staff requested to separate visitors for MS Student Dining)

Ai3 noted that the expanded privacy wall at the MS Student Dining will not be a full height wall but rather a 6ft visual barrier.

e) INTERIOR FINISHES

- i. Reduce suspended truss system at MS Project Learning Lab presentation area (between classrooms in corridor/lobby area) = **\$18,800**

Group discussion ensued regarding the truss location and impact to the abutting Project Based Learning Lab (PBL) Classrooms. Ai3 noted that suspended truss components within the PBL classroom remain unchanged.

f) CEILING FINISHES

- i. Reduce quantity of gypsum wall board ceilings by 3850sf = **\$38,500**
- ii. **ADD acoustic ceiling tile (ACT) 2x2 at deleted GWB ceilings = -\$17,325**

Ai3 explained that the ceiling locations include staff toilets, vestibules, and certain corridor areas.

g) PLUMBING

- i. Eliminate Gas Interceptor at Custodial Area = **\$15,000**

Ai3 explained that the gas interceptor was a code requirement associated with installation of an overhead door at custodial/receiving. The School Department has agreed that two leaf swing door assembly at the same sized opening is acceptable so that the overhead door and associated gas interceptor is not required.

h) HVAC

- i. Eliminate Radiant Panels - Rescind this previous VE item and reinstate interior radiant heating panels.
- ii. Convert HVAC system from full air conditioning to tempered air system = **\$100,000**

Group discussion ensued regarding the operational intent of a tempered air system which de-humidifies the supply air to spaces versus full cooling of spaces, the energy efficiency of the new system, future energy savings, and the intent to provide full air conditioning at certain spaces such as the Auditorium, Seminar Room, Library, and Offices.

i) ELECTRICAL

- i. Reduce size of Emergency Generator from 750kW to 500kW = **\$50,000 (estimated)*see note below.**
- ii. Move Two-Way Radio to FF&E = **\$30,000**
- iii. Eliminate Lightning Protection - Rescind this previous VE item and reinstate Lightning Protection System
- iv. Eliminate specialty lighting track at Project Based Learning Labs (2 each floor) = **\$10,200**
- v. Reduction in overall quantity of site lighting poles SL-1 = **\$45,000**
- vi. Reduction in overall quantity of site lighting poles SL-2 = **\$24,000**

***Ai3 reported that the Emergency Generator size reduction will not eliminate power coverages previously identified for the emergency system. This morning the Electric Engineer reported that the actual credit for the reduction will be \$120,000 not the listed estimate of \$50,000.**

Lightning protection was reinstated based on request of the School Department and recommendation of the Electrical Engineer. Site light reduction is based on the advancement of design and development of a site photometric that verified desired light levels will be met with revised lighting plan inclusive of VE items.

j) TECHNOLOGY

- i. Eliminate PE Alternates sound system - Rescind this previous VE item and reinstate a more simplified sound system to support speakers, IPod input, NO mic input = **\$18,000**
- ii. Eliminate Café sound system - Rescind this previous VE item and reinstate a more simplified sound system to support speakers, IPod input, & mic input = **\$18,000**
- iii. Reduce video display wall by 50% - Rescind this previous VE item due to revised video display to be address in next item.
- iv. Reduce video display wall 90% (provide one TV on MS side and one TV on HS side of lobby) = **\$90,000**

k) EQUIPMENT

- i. Telescoping bleachers: Adjust cost estimate to reflect quantity of bleachers on construction documents (1,000 to 800) = **\$24,000**
- ii. Eliminate Mat Hoists in gym - Rescind this previous VE item and reinstate mat hoists.
- iii. Reduce HS Science Prep Room Equipment quantities - **\$80,000**

Ai3 explained that the reduction of the HS Science Prep Room equipment is based on input from staff to provide a Central Prep area with specialty equipment within the Chemical Storage Room and not providing specialty equipment in every science prep room.

l) FIXED FURNISHINGS

- i. Reduce base and wall cabinets in typical classroom by 6lf - Rescind this previous VE item and reinstate base and wall cabinets.
- ii. Delete Dressing Room base and wall hung counter = **\$8,000**

Ai3 explained that the Dressing Room deletion is based on input from the Music/Drama Depts. that Dressing Rooms are not needed as adjacent Music/Choral and other rooms may be used and side stage space would be preferred.

TOTAL OF REVISED VE ITEMS = \$3,724,025

2. Schedule for future meetings:

- a) Working Sessions – March 13 & 20, 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 3/6/15