

School Building Committee Meeting and Community Forum
Ipswich High School Ensemble Room, 134 High Street
February 20, 2018 – 7:00 p.m.

Acronyms used within:

OPM: Owner's Project Manager

SBC: School Building Committee

SC: School Committee

MSBA: Massachusetts School Building Authority

PDP: Preliminary Design Program

PSR: Preferred Schematic Report

SD: Schematic Design

TPC: Total Project Cost

VE: Value Engineering (also referred to as Value Management, VM)

Note:

The School Committee (SC) met concurrently with the School Building Committee (SBC); however, these minutes only address the SBC meeting.

1. Call to Order

7:04 p.m.

Attendees: Jeff Anderson, Dr. Brian Blake, Joanne Cuff, Sheila Halloran, Barry Hopping, Sheila McAdams, Mitchell Lowe, Nishan Mootafian, Kevin Murphy, and Sarah Player.

Also Attending: Daniel Colli, and Dawn Guarriello of Perkins Eastman, Architect. Kevin Nigro and Paul Queeney of PMA Consultants, Owner's Project Manager.

Not Attending: Bill Hodge, Richard Howard, and Chub Whitten.

2. Citizens' Queries

A citizen encouraged the SBC to update the Tri-Board on the status of the project. The citizen viewed a Tri-Board meeting as an opportunity to promote support for the project and to clear up any misunderstandings about the project. (The term Tri-Board refers to a joint meeting of the Board of Selectmen, the Finance Committee, and the School Committee.)

3. OPM Report

Kevin Nigro of PMA presented the OPM's Status Report. Report included a review and discussion of:

- the MSBA process and the SD deliverables to be submitted to the MSBA on 2/21/18
- special education information for Department of Elementary and Secondary Education (DESE)
- current project estimates (construction cost and total project cost)
- a summary of project cost estimates submitted to the MSBA
- school construction cost bid data tabulated by the MSBA (the estimated construction cost expressed in \$/SF for this project is at the lower end of the range of values published by the MSBA)

4. Designer Report

Dan Colli of Perkins Eastman, project architect, discussed the following key project scope elements that contributed to the current cost estimate, prepared for the Schematic Design (SD), being greater than the cost estimate developed for the Preferred Schematic Report (PSR): The SD documents reflect a more fully designed and programmed site which resulted in higher estimated costs for plantings, play areas, roadways, and pedestrian walkways. Within the building there were developments to the HVAC system, casework, interior partitions, and security system that resulted in greater costs.

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5. Review of Value Engineering List and Selection of Items to Eliminate and thereby Reduce the Estimated Total Project Costs (TPC).

The estimate of total project cost (TPC) prepared for the Schematic Design (SD) exceeded the estimated TPC that was developed in the earlier phase of design, called the Preferred Schematic Report (PSR). To address this, a value engineering (VE) log was developed. The VE log listed potential scope/design adjustments and the corresponding costs savings. In the value engineering process, a number of items are selected for elimination to bring the total project cost to a level that is acceptable to the Committee. This value engineering process is a common exercise in the design of a building project.

The SBC jointly reviewed and discussed the entire VE log. After a thorough review of the log, the SBC jointly selected particular items for elimination. Some of the remaining items were rejected from further consideration while other items were noted for possible future consideration. Only items that will have no impact on the education plan were selected for elimination. Through these Value Engineering efforts, the estimated total project cost (TPC) reduced to \$69,406,719; this amount is \$382,549 lower than the TPC submitted with the Preferred Schematic Report (PSR). The final value engineering log is attached to these minutes.

6. Approval of the Total Project Cost (TPC), the Value Management Log, and Submittal of Schematic Design Package to Massachusetts School Building Authority (MSBA).

- a) Upon a motion by Nishan Mootafian, seconded by Jeff Anderson, the SBC unanimously approved a Total Project Cost (TPC) estimate in the amount of \$69,406,719.
- b) Upon a motion by Jeff Anderson, seconded by Barry Hopping, the SBC unanimously approved the value management log (attached).
- c) Upon a motion by Dr. Brian Blake, seconded by Sarah Player, the SBC unanimously approved the submittal of the Schematic Design (SD) to the MSBA.

7. Review and Approval of SBC Meeting Minutes

The School Building Committee (SBC) unanimously approved the minutes from the 2/12/18 SBC Meeting.

8. Adjournment

The meeting adjourned at 10:07 p.m.

Respectfully submitted,

Paul Queeney
PMA Consultants LLC
Owner's Project Manager

Town of Ipswich - Ipswich Elementary School
Schematic Design Estimate - Value Management Log
2.20.18

Approved by SBC
2/20/18

1	Total Project Cost Estimate	71,457,819
2	Target Construction Budget	56,250,000
3	Current Estimated Construction Budget	57,586,580
4	Current Variance	1,336,580
5	Recommended VE (Items with Status "1")	(2,051,100)
6	Revised Estimated Budget, w/ Recommended VE	55,535,480
7	Revised Variance, after Recommended VE	(714,520)
8	Possible Additional VE (Items Indicated with Status "2")	(749,906)
9	Revised Estimated Budget w/ Recommended + Possible VE	54,785,573
10	Revised Variance, after Recommended + Possible VE	(1,464,427)

Item No.	Date	Building System	Description	Estimated Cost	Status	A Alternates	No. 1 Recommend	No.2 Possible	No. 3 Reject	General Comments
1	2/9-2/14/18	GC/GR	Both estimating and project teams have reviewed all GC, GR, markups, Design and Construction Contingencies, insurances,	inc.in estimate						Price may decrease due to VE
2	2/14/2015	Concrete	Eliminate Barrier 1	(100,301)				(100,301)		
3	2/14/2018	Exterior Enc.	Change stone base to unit masonry	(646,000)			(646,000)			No impact on 25-year warranty
4	2/14/2018	Roofing	Delete roof protection board	(172,036)				(172,036)		
5	2/14/2018	Interior Finishes	Reduce library millwork	(25,840)			(25,840)			Targeted reduction of 25%
6	2/15/2018	Interior Finishes	Change porcelain tile in lobby to linoleum	(105,600)					(105,600)	
7	2/14/2018	Plumbing & Fire Suppression	Reduce sinks classroom by 50% - Include code required PreK and K, Science and work rooms.	(34,886)					(34,886)	
8	2/14/2018	HVAC	Change from 4 pipe to 2 pipe	(646,000)					(646,000)	
9	2/14/2018	HVAC	Change VRF and HVAC System at Caf and Gym to VAV and AHUs at Caf and Gym	(718,200)			(718,200)			Discuss alternate systems VRF
10	2/14/2018	Elevator	Provide 1 elevator (from 2 to 1)	(193,800)					(193,800)	
11	2/14/2018	Electrical	Reduce camera count from 58 to 40	(63,954)				(63,954)		Needs to be reviewed with School Security Group and Town Police
12	2/14/2018	Equipment	Change folding partition in gym to curtain type	(56,435)					(56,435)	
13	2/14/2018	Equipment	Change or reduce folding wall at maker space	(72,000)			(72,000)			
14	2/15/2018	Equipment	Reduce folding partition at classroom from 6 to 3	(26,615)				(26,615)		

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Item No.	Date	Building System	Description	Estimated Cost	Status	A Alternates	No. 1 Recommend	No.2 Possible	No. 3 Reject	General Comments
15	2/15/2018	Equipment	Reduce Built In sensory Wall by 50%	(30,680)			(30,680)			
16	2/14/2018	Furnishing	Targeted reduction of casework	(129,200)				(129,200)		Target is 10%
17	2/14/2018	Site Prep Landscaping	Reduce site plantings by 100K	(100,000)			(100,000)			
18	2/14/2018	Site	Further reduce overall site closer to cap value	(350,000)			(350,000)			
19	2/14/2018	Site	Make Parent Pavilion an alternate	(69,120)			69,120		See Comment	With rejection as alternate, construction cost estimate increases, thus entered as added cost in column 1
20	2/15/2018	Site	Make Covered Drop off an Alternate	(100,000)			100,000		See Comment	With rejection as alternate, construction cost estimate increases, thus entered as added cost in column 1
21	2/15/2018	Site	Change Concrete Pavers to Bituminous	(216,903)			(216,903)			
22	2/14/2018	Site Utilities	Remove BioClere System	(193,800)				(193,800)		
23	2/14/2018	Site	Redesign backstop	(35,000)			(35,000)			Estimate indicated 2 each at \$35,000; there is actually only one.
24	2/15/2018	Site	Delete Water Reclaim tank	(64,000)					(64,000)	
25	2/15/2018	Site	Sidewalk offsite improvement	(200,000)		(200,000)				Already an Alternate
26	2/15/2018	Interior	Delete Hand Dryers	(33,024)					(33,024)	
27	2/15/2018	Site	Reduce Playground B Sensory Equipment by Half	(64,000)				(64,000)		
28	2/15/2018	Interior Finishes	Replace Wood Floor in Gym with Alternative Surface	(76,800)			(25,597)			This adjustment was recommended for one third of the gym, leaving the remaining two thirds of the flooring as wood.
Totals				(\$4,524,194)		(\$200,000)	(\$2,051,100)	(\$749,906)	(\$1,133,745)	