

Carver Elementary School



Carver School Building Committee Meeting
August 31st, 2015

Recent Updates:

- Security Meeting on 8/27
- Schematic Design Issued to Estimators on 8/24
- Draft VE Option List Provided to Estimators
- PMA Design Review 50% Complete
- MSBA Funding Scenarios Developed
- JC Engineering Compiling WS-13 Application
- Mass Historical – No Response Yet
- Estimate Reconciliation Meeting Scheduled for 9/10

Building Security

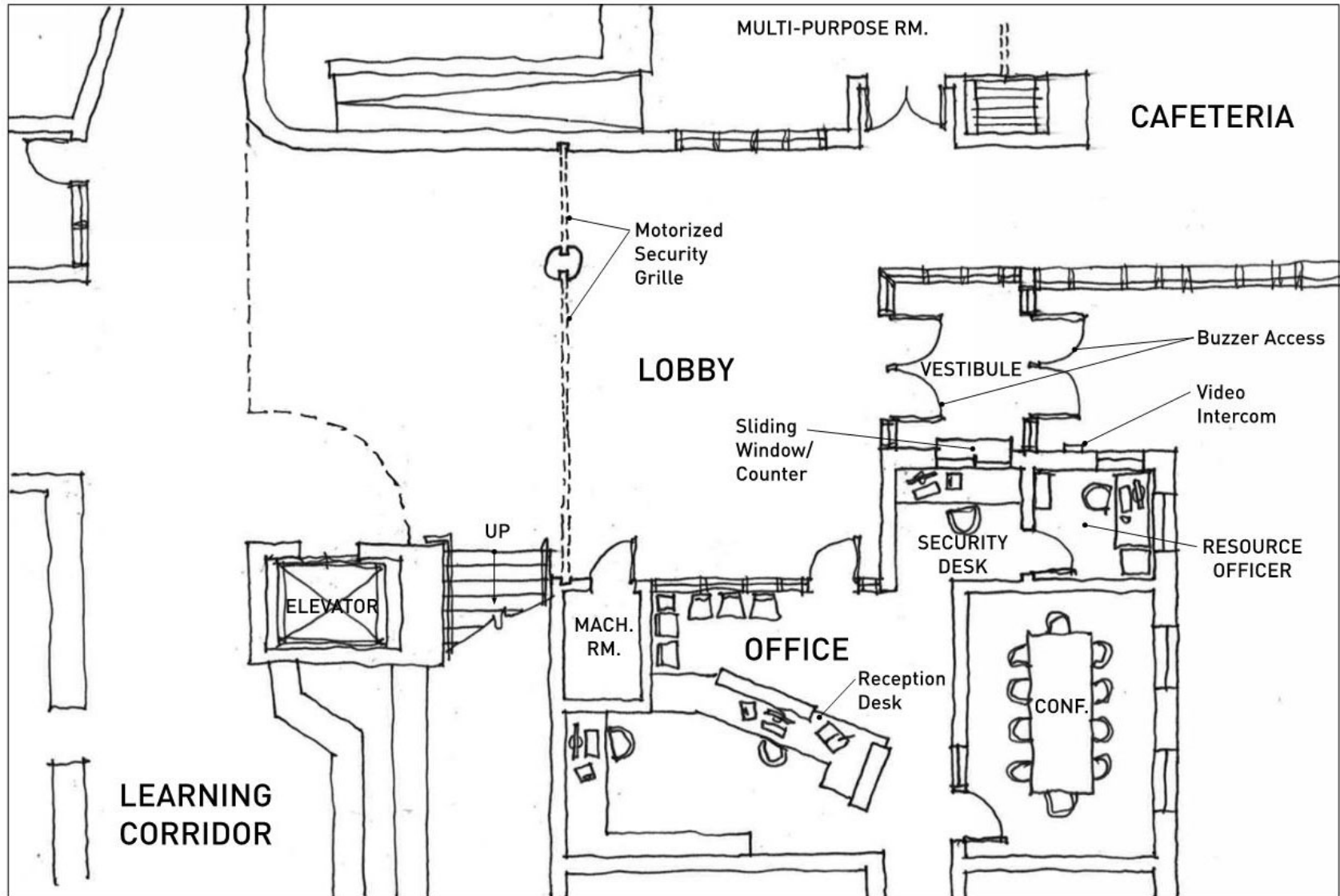


First Floor Plan

This detailed floor plan of the second floor of the University of Utah Health Center shows a variety of functional spaces. At the top, there are several classrooms (CR-1, CR-2) and lecture halls (LH). The central area includes a multi-purpose room, cafeteria, kitchen, and music rooms. The bottom section features a large gymnasium, a staff lounge, and various support spaces. Red arrows are placed throughout the plan to indicate the strategic locations of fire extinguishers, ensuring coverage in all major areas.

First Floor Plan

Main Entry Security



General Contractor v Construction Manager

Pros & Cons

Overview & Terms

- **Chapter 149 General Contracting (GC)** – Traditional Design-Bid-Build where Architect will complete design to 100% before soliciting Trade bids and General Contractor Bids – **Lowest responsive Bidder must be accepted.**
- **Chapter 149A Construction Manager At Risk (CM)** – Architect will complete design but may begin to solicit early work packages before 100% CD. Trade Bids are solicited, CM is selected based on quality and team determined to be most beneficial for the Project. May not be the lowest cost CM.
- With the CM-at-Risk approach, **the contractor is selected based on qualifications and fee**; as compared to the Design-Bid-Build approach vs where **the low-bid General Contractor (GC) is accepted**.

General Contractor v Construction Manager

Pros & Cons

Advantages to General Contractor (Hard Bid) (Chapter 149)

- **CM has Perceived higher initial cost** (however, CM-at-Risk firms assert that any higher perceived initial costs are offset by a project that is designed to budget with fewer post-bid change orders). Our experiences show that an initial cost premium may be in the range of 6% to 10% with a CM.
- **GC will traditionally yield a lower initial construction cost** and advantages of CM-at-Risk may diminish somewhat with less complex projects, less schedule-critical projects, and projects with a well-developed design.
- **CM requires greater owner involvement for collaboration and resolution of issues with CM**, if early work packages are released, more effort is required from the architect to develop both the early and the later work packages; thereby increasing the cost of the architectural contract and overall project cost.
- **General Contractor will obtain better pricing on Non-Filed Sub-Bid Work** (ex.: Site, Concrete, Steel, General Trades) as they are driven to lowest responsive Bid.
- Errors, Omissions, 3rd Party changes and added scope/work are all proposed and negotiated as Change Orders.

General Contractor v Construction Manager

Pros & Cons

Advantages to Construction Manager (Chapter 149A)

- The CM-at-Risk Contractor's **professional approach to project delivery**, from design through occupancy, particularly with regard to estimating, scheduling, and managing the work, can result in less potential for budget overruns, late completion, and poor quality.
- At the time that the filed sub-bidders (trade contractors) prepare their bids they know who the CM is, thus there **may be fewer allowances for uncertainty** included in their bid prices.
- General Conditions can be negotiated rather than bid; this can result in **more experienced and a larger number of on-site staff** which can provide better inspection and improved quality.
- **Cost estimates by the CM-at-Risk firm may be more accurate** since the estimate is made by a contractor who has been responsible for constructing similar work.
- **Cost transparency** (open books during construction); Owner has the ability to audit costs.
- CM-at-Risk firm is **responsible for certain costs in excess of the GMP**.
- **Savings are returned to Owner**.
- Errors, Omissions, 3rd Party changes and added scope/work are often worked on collaboratively by the CM/AE/OPM Team for minimal cost solutions and as negotiated Change Orders where appropriate.

General Contractor v Construction Manager

SBC DISCUSSION & VOTE

VE Process

| Tag | Value | Discipline | Description | Estimated Savings | Date Added | Accepted | Rejected | Maybe | Notes |
|-------|--------|--------------------|--|-------------------|------------|----------|----------|-------|-------|
| | | | | | | | | | |
| S.01 | \$ | Site / Landscaping | Reduce fire lane to 50% Asphalt & 50% reprocessed | \$ - | 31-Aug | | | | |
| S.02 | \$\$ | Site / Landscaping | Change fire lane to 100% reprocessed | \$ - | 31-Aug | | | | |
| S.03 | \$\$ | Site / Landscaping | Eliminate irrigation | \$ - | 31-Aug | | | | |
| S.04 | \$ | Site / Landscaping | Eliminate/defer two southernmost soccer fields | \$ - | 31-Aug | | | | |
| S.05 | \$\$\$ | Site / Landscaping | Change all fields to plain seeded lawn | \$ - | 31-Aug | | | | |
| S.06 | \$\$ | Site / Landscaping | Change playground rubberized surface to ADA compliant mulch | \$ - | 31-Aug | | | | |
| S.07 | \$\$ | Site / Landscaping | Reduce play equipment by 50% | \$ - | 31-Aug | | | | |
| S.08 | \$ | Site / Landscaping | Eliminate "special paving" in courtyards, replace with concrete | \$ - | 31-Aug | | | | |
| S.09 | \$ | Site / Landscaping | Eliminate planting areas in courtyards, replace with seeded lawn | \$ - | 31-Aug | | | | |
| S.10 | \$\$ | Site / Landscaping | Reduce plantings by 50% | \$ - | 31-Aug | | | | |
| S.11 | \$ | Site / Landscaping | Eliminate basketball court | \$ - | 31-Aug | | | | |
| S.12 | \$ | Site / Landscaping | Eliminate 8 islands in parking lot | \$ - | 31-Aug | | | | |
| S.13 | \$ | Site / Landscaping | Eliminate seating (benches) | \$ - | 31-Aug | | | | |
| S.15 | \$\$ | Site / Landscaping | Reduce number of parking spaces by 15% (from 200 to 170) | \$ - | 31-Aug | | | | |
| A.01 | \$\$\$ | Architectural | Eliminate maintenance garage | \$ - | 31-Aug | | | | |
| A.02 | | Architectural | Eliminate curved roof/wall juncture | | 31-Aug | | | | |
| A.02A | \$\$ | | at gymnasium | \$ - | 31-Aug | | | | |
| A.02B | \$\$ | | at admin area | \$ - | 31-Aug | | | | |
| A.02C | \$\$ | | at music room | \$ - | 31-Aug | | | | |
| A.04 | \$\$ | Architectural | Eliminate curved wall corner at cafeteria | \$ - | 31-Aug | | | | |
| A.06 | \$\$ | Architectural | Eliminate skylights | | 31-Aug | | | | |
| A.06A | \$\$ | | At Classroom Wings (Square) | \$ - | 31-Aug | | | | |
| A.06B | \$\$ | | At Main Entry (Round) | \$ - | 31-Aug | | | | |
| A.06C | \$\$ | | At Cafeteria (Square) | \$ - | 31-Aug | | | | |
| A.07 | | Architectural | Eliminate clerestories | | 31-Aug | | | | |
| A.07A | \$\$\$ | | at administration area | \$ - | 31-Aug | | | | |
| A.07B | \$\$\$ | | at classroom wing stairwells | \$ - | 31-Aug | | | | |
| A.07C | \$ | | at music room | \$ - | 31-Aug | | | | |

VE Process

| Tag | Value | Discipline | Description | Estimated Savings | Date Added | Accepted | Rejected | Maybe | Notes |
|-------------------------|--------|----------------------------|--|-------------------|------------|----------|----------|-------|-------|
| A.30 | \$\$\$ | Architectural / Structural | Change from structured recessed loading bay/dock to at grade concrete pad | \$ - | 31-Aug | | | | |
| A.31 | \$ | Architectural | Replace Operable Partition in Music Room with Fixed Wall | | | | | | |
| M.01 | | Mechanical | HVAC Systems | | 31-Aug | | | | |
| M.01A | \$\$ | | Delete AC in Gym, outside air ventilation only | \$ - | 31-Aug | | | | |
| M.01B | \$\$ | | Delete AC in C Wing, use dehumidification system | \$ - | 31-Aug | | | | |
| M.01C | \$\$ | | Delete AC in Caf/MP, use dehumidification system | \$ - | 31-Aug | | | | |
| M.01D | \$\$\$ | | Delete AC in Entire Building | \$ - | 31-Aug | | | | |
| E.01 | \$\$ | Electrical | Change classroom fixtures from pendant to 2x4 recessed | \$ - | 31-Aug | | | | |
| E.02 | \$\$ | Electrical | Reduce Qty of Security Cameras by 50% - Cover Main Corridors, Entries and Stairs | \$ - | 31-Aug | | | | |
| E.07 | \$ | Electrical | Eliminate (4) data drops at typical classroom, use wireless | \$ - | 31-Aug | | | | |
| E.08A | \$\$ | Electrical | Change from lightning prevention system to lightning suppression system | \$ - | 31-Aug | | | | |
| E.08B | \$\$\$ | Electrical | Eliminate lighting prevention system altogether | \$ - | 31-Aug | | | | |
| E.11 | \$\$ | Electrical | Eliminate paging system, use telephones instead | \$ - | 31-Aug | | | | |
| Sp.02 | \$ | Specialty / Gym | Eliminate Gym Scoreboard & Shotclock | \$ - | 31-Aug | | | | |
| Sp.03 | \$ | Specialty / Gym | Eliminate Gym Divider Curtain | \$ - | 31-Aug | | | | |
| TARGET SAVINGS: | | | | TBD | | | | | |
| VALUE OF ACCEPTED ITEMS | | | | \$ - | | | | | |
| DELTA | | | | #VALUE! | | | | | |
| VALUE OF "MAYBE" ITEMS | | | | \$ - | | | | | |
| VALUE OF REJECTED ITEMS | | | | \$ - | | | | | |

MSBA Funding Scenarios

PMA Walkthrough of Live Document:

MSBA “Form 3011” Budget

Next Steps:

- 3/25/15 – SBC Approve Preferred Option
 - 4/13/15 – SBC Approve Preferred Schematic Report for Submission to MSBA
 - 5/13/15 – MSBA Facilities Assessment Subcommittee
 - 6/3/15 – MSBA Board Approval to Proceed into Schematic Design (Conditional Approval*)
 - 6/30/15 – FAS PSR Supplemental Info Due*
 - 8/17/15 – SBC Meeting: (Exterior Elevations & Materials, Green Discussion & Lifecycle Cost Analysis, Electrical & Lighting, Kitchen Design)
 - 8/24/15 – Schematic Design sent to Estimators
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- 8/31/15 – **SBC Meeting:** CM @ Risk Discussion, Design Briefing & VM Option Discussion
 - 9/8/15 – **SBC Meeting:** Review Estimates & Approve VM Options
 - 9/17/15 – Schematic Estimates/Budget Due to MSBA
 - 10/1/15 – Schematic Design Submittal to MSBA
 - 11/18/15 – MSBA Board Approval of Schematic Design
 - **TBD – Carver Town Meeting/Vote on Project Funding**

Community Outreach:

- Old Home Day – Takeaways:
 - Mostly positive feedback
 - Many people unaware that project still required voter approval to proceed
 - Some people concerned about being out of Town during vote
 - Only about half of residents have access to local cable programming
 - Obvious need to provide outreach to 'get the vote out'
- National Night Out – August 4th
- Mobile Home Park Outreach
- Local Cable Project Updates
- Chance Court Outreach
- Farmers Market (September)

Discussion / Questions?

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August 31st, 2015

