



Somerville High School

SHS School Building Committee Meeting



December 12, 2016

Somerville High School

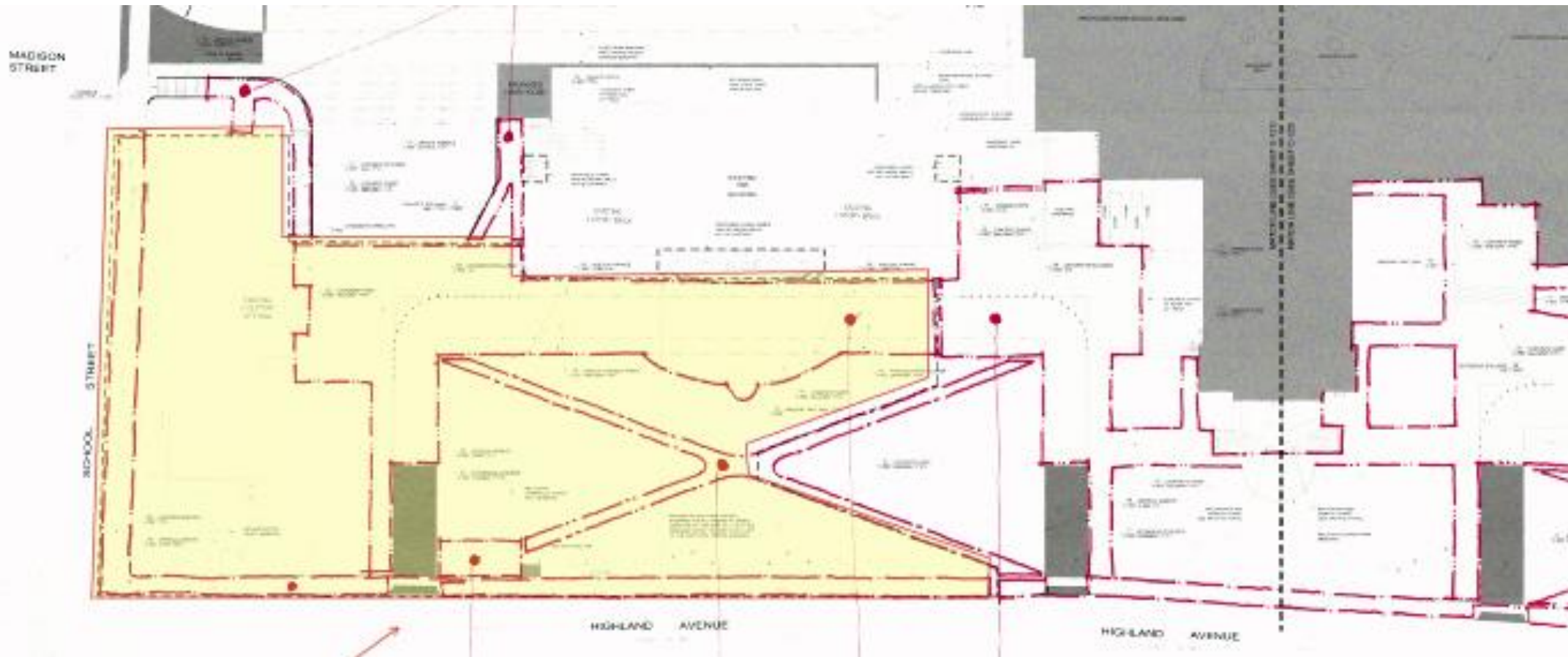
Agenda:

- Value Management Opportunities
- Schedule and Next Steps

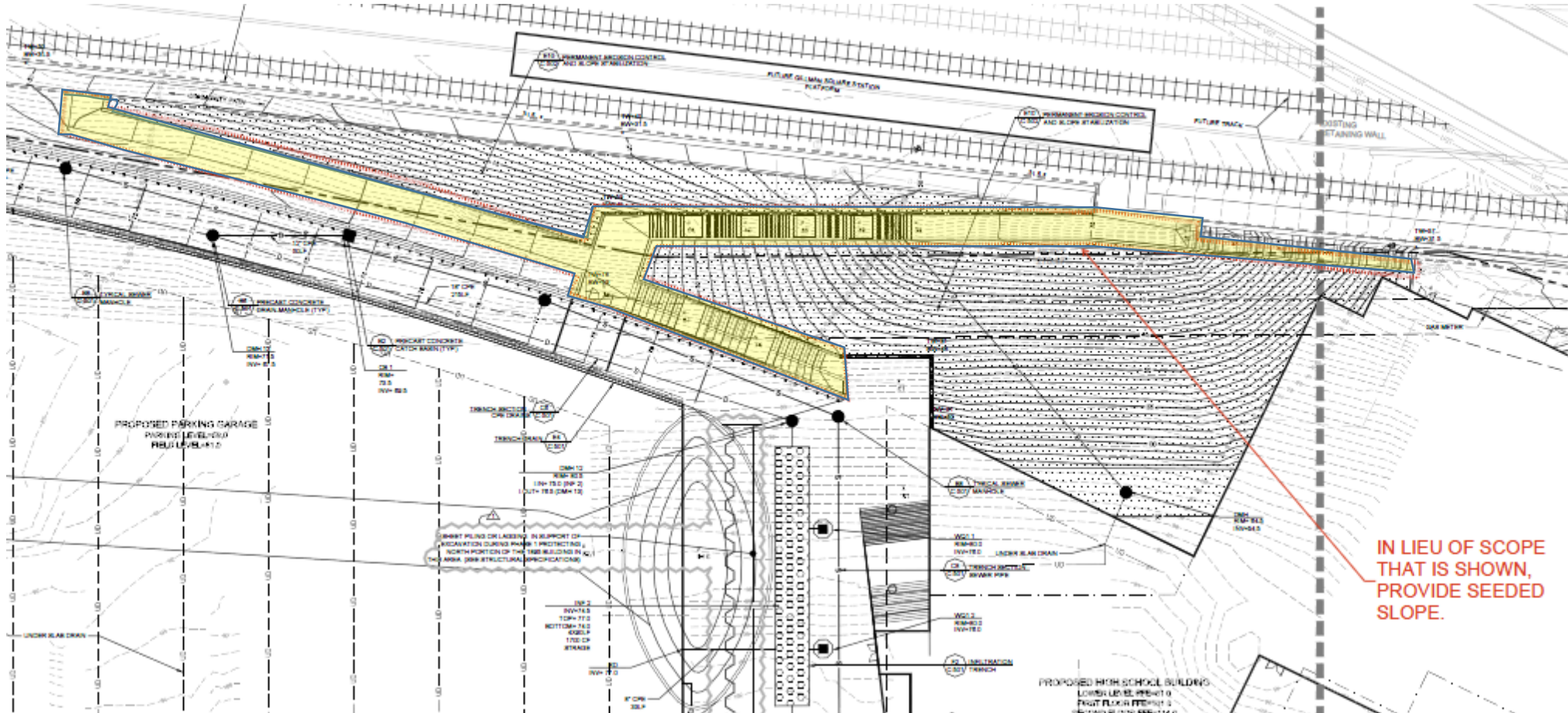
Value Management Opportunities



VE-001: Remove site improvements in front of City Hall

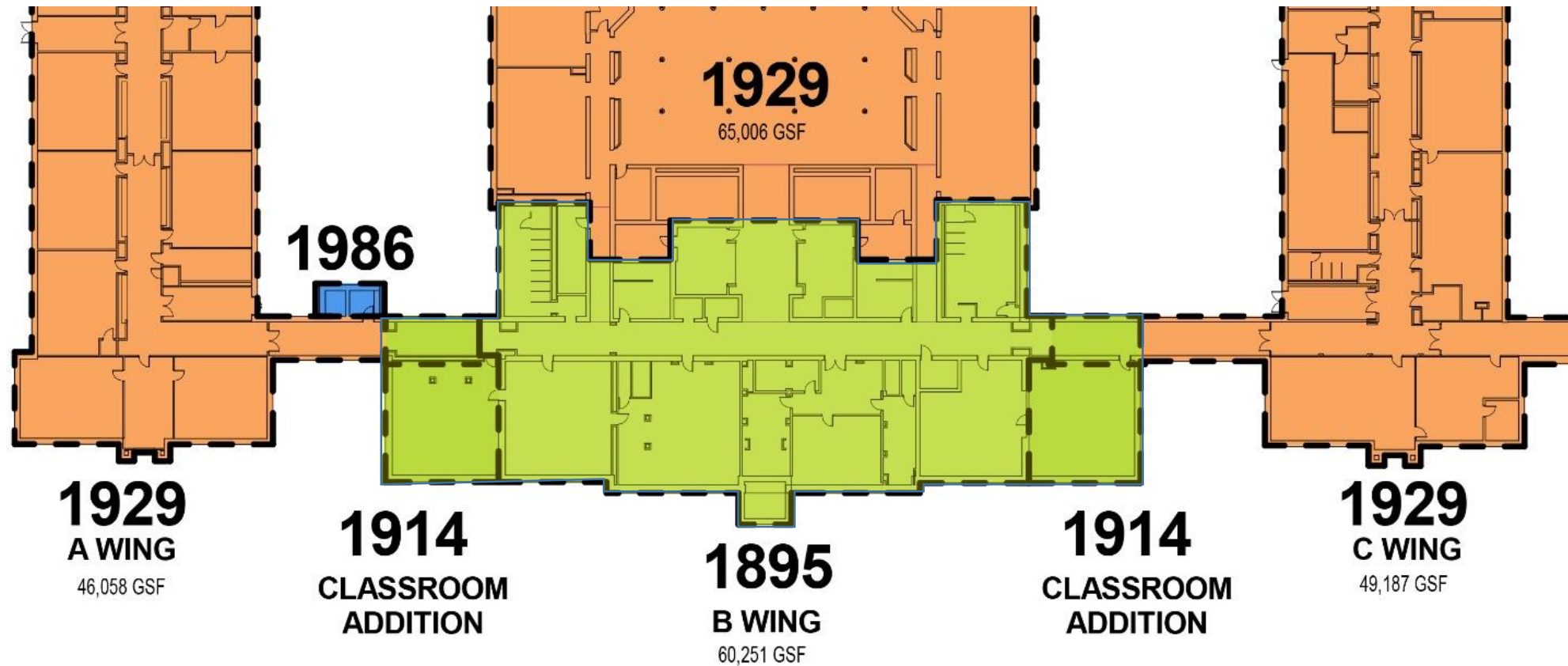


VE-002: Remove Community Path work from HS scope



VE-003:

Remove 1895 make-safe from HS scope and issue as separate contract



VE-004:
Remove playground from HS scope and fund
through CPA



VE-005:

Remove 2/3 of playground from HS scope keeping only 1/3 for the Daycare Program



VE-006:

Remove amphitheater granite terrace seating from
HS scope



VE-007:

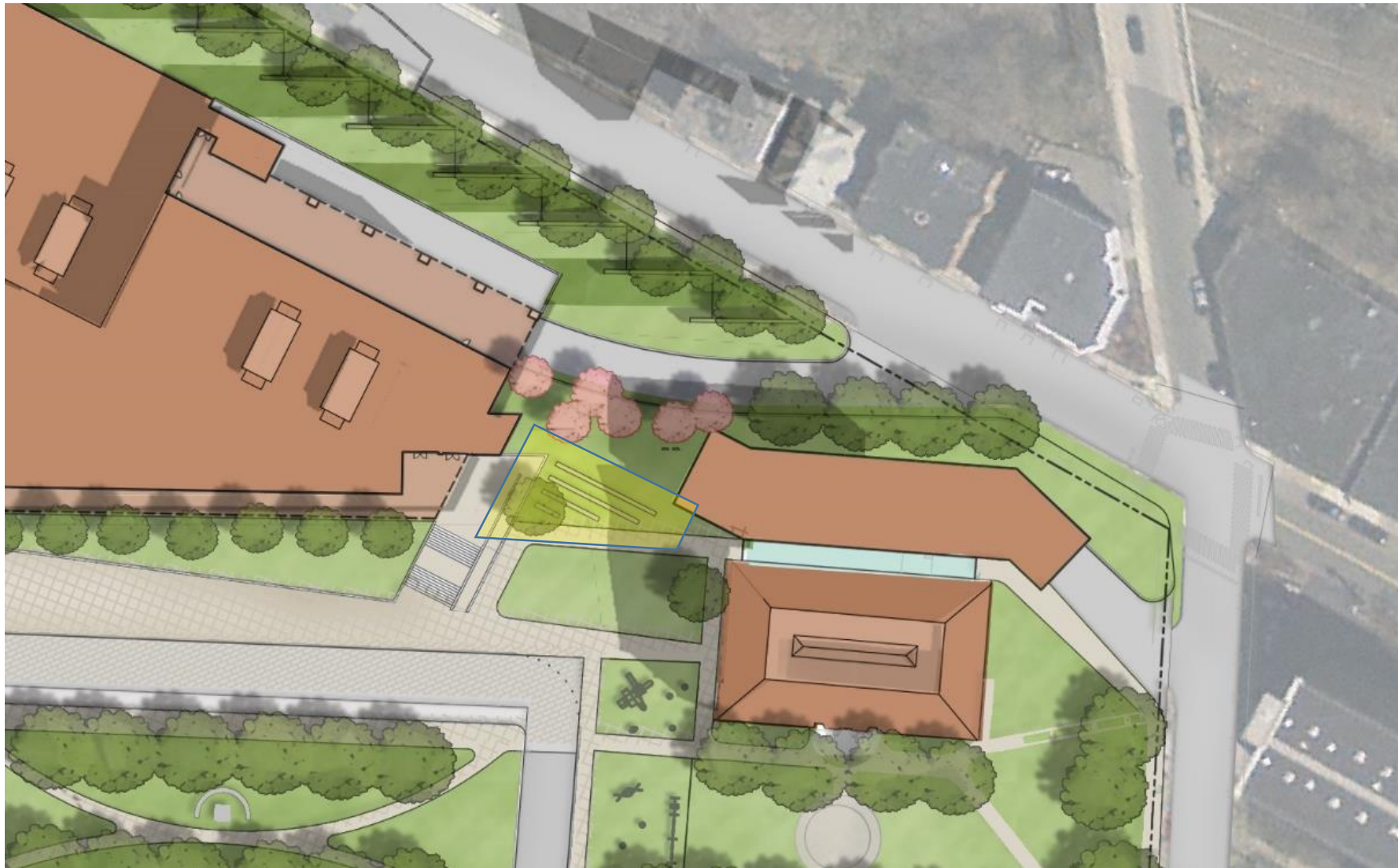
Remove granite/concrete steps and cheekwalls from
1895 and HS scope



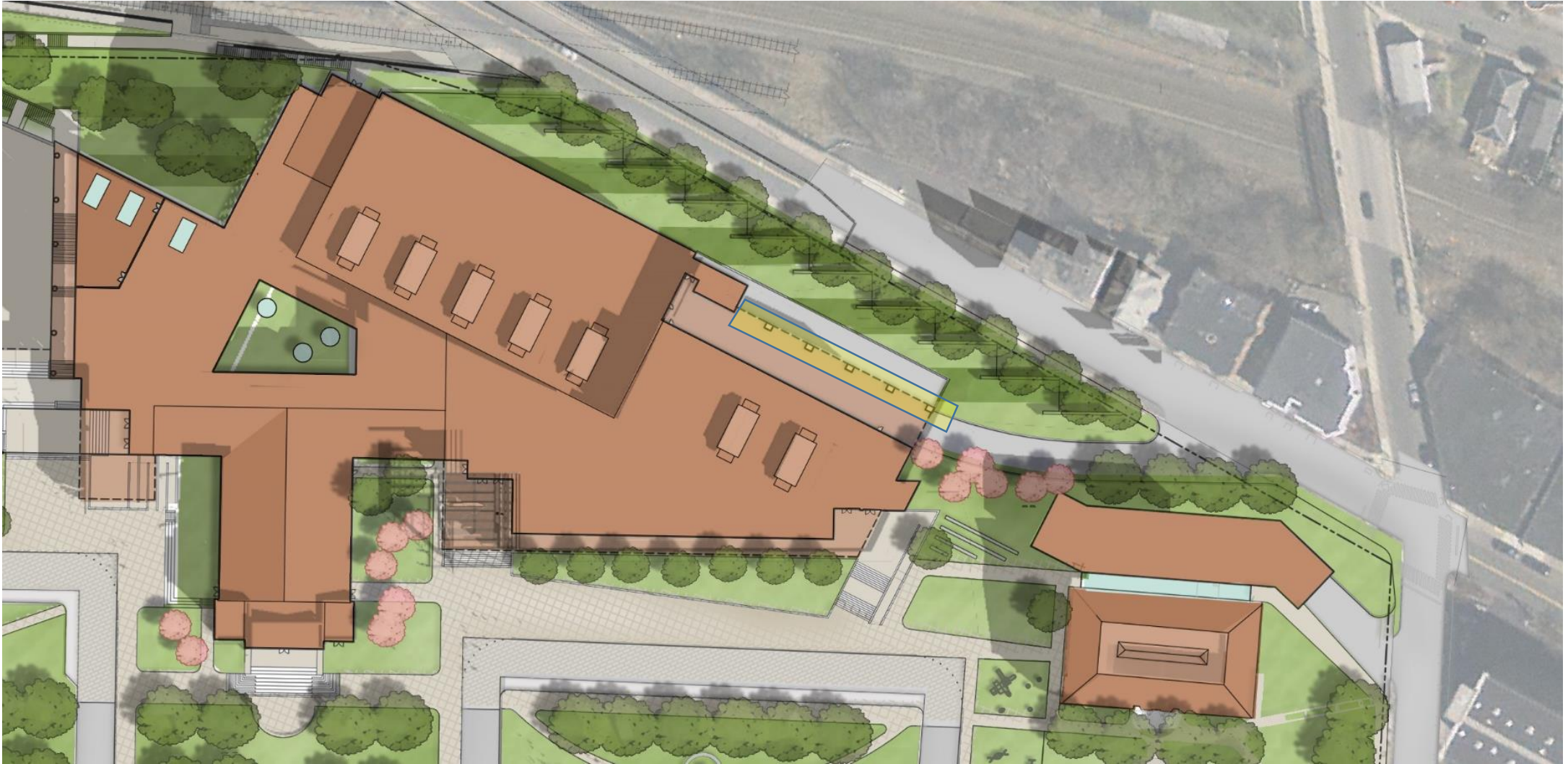
VE-008: Remove bus shelters from HS scope



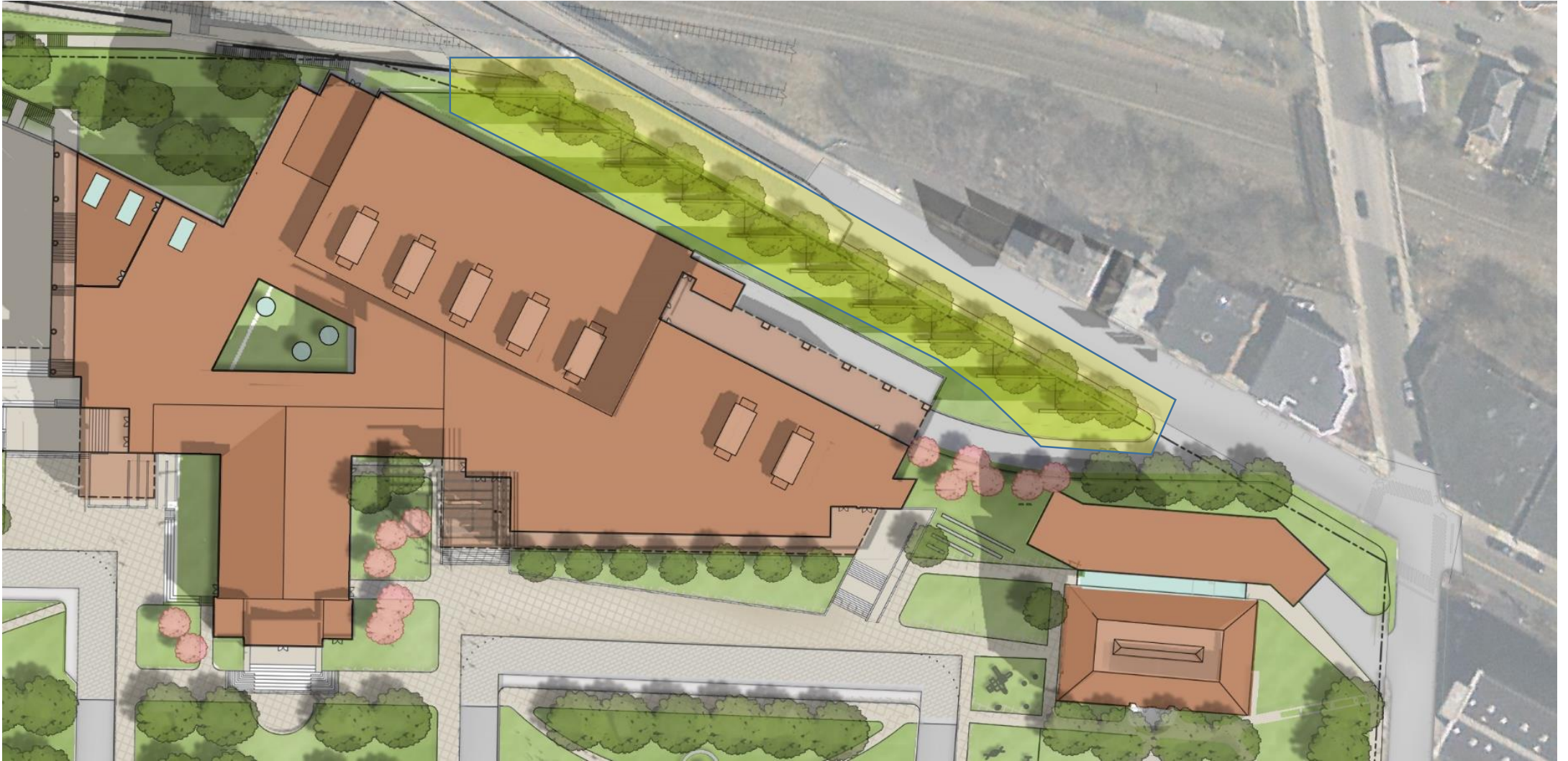
VE-009:
Remove granite seating adjacent library from HS
scope



VE-010: Eliminate deep foundation wall for future Medford Street retail construction



VE-011:
Eliminate decorative retaining walls along Medford
Street and replace with lawn



VE-012:

Reduce GC's to reflect Suffolk's condensed phasing approach

VE-013:

Reduce GR's to reflect Suffolk's condensed phasing approach

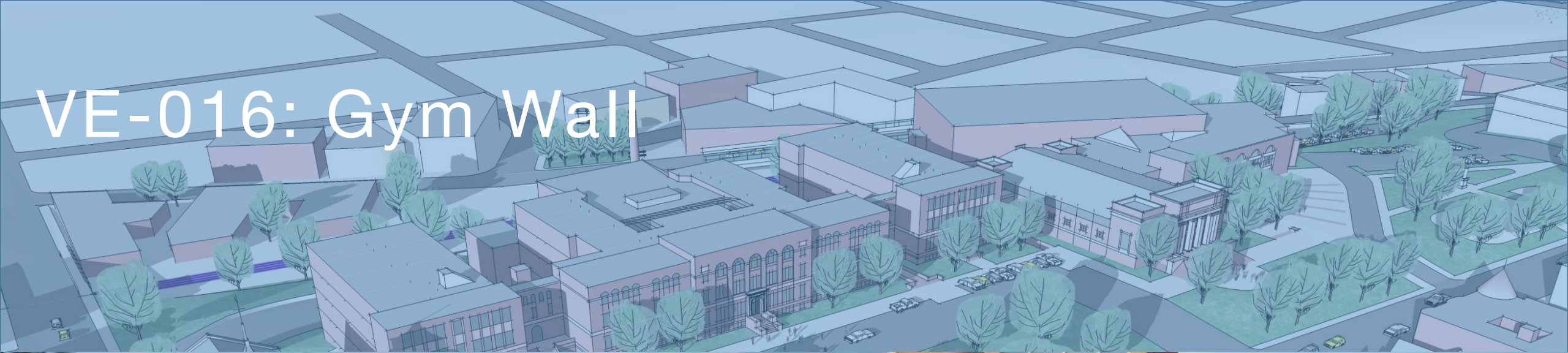
VE-014:

Merge Phase 2 & 3, reduce overall schedule by 1 year, extending modular classroom rental window

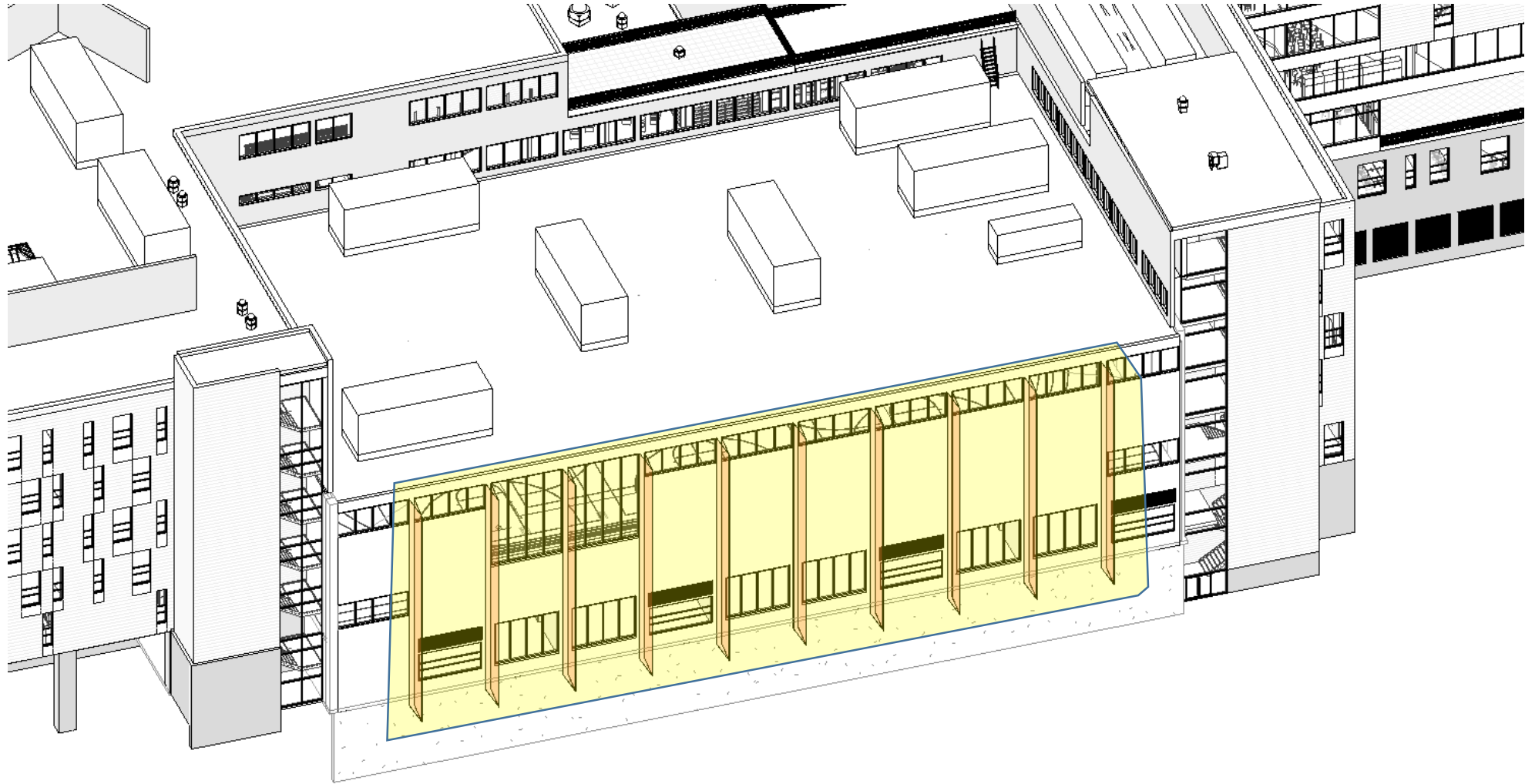
VE-015:

Begin enabling work early, Summer/Fall 2017

VE-016: Gym Wall

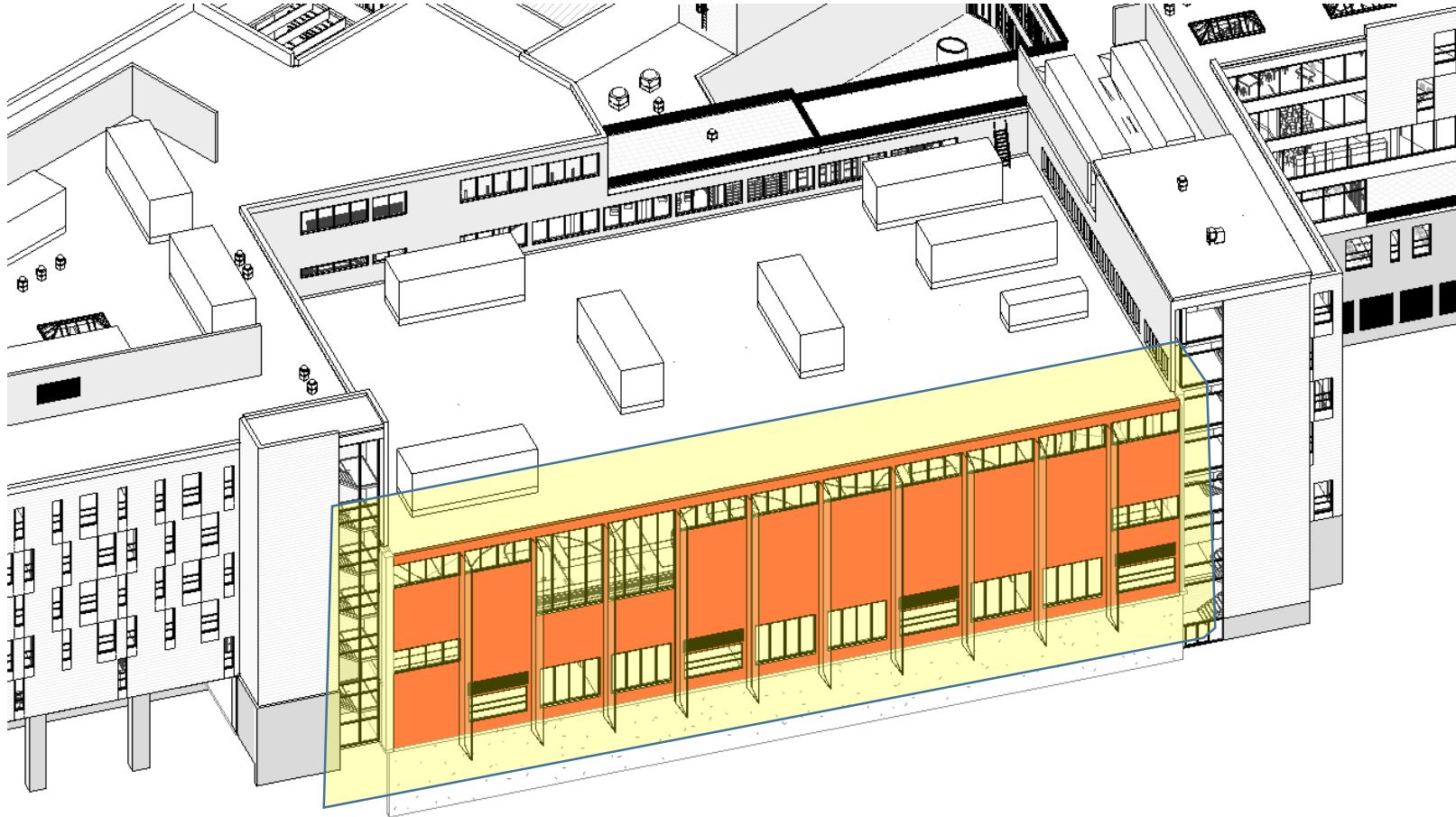


VE-017: Eliminate aluminum fins at rear of Gym



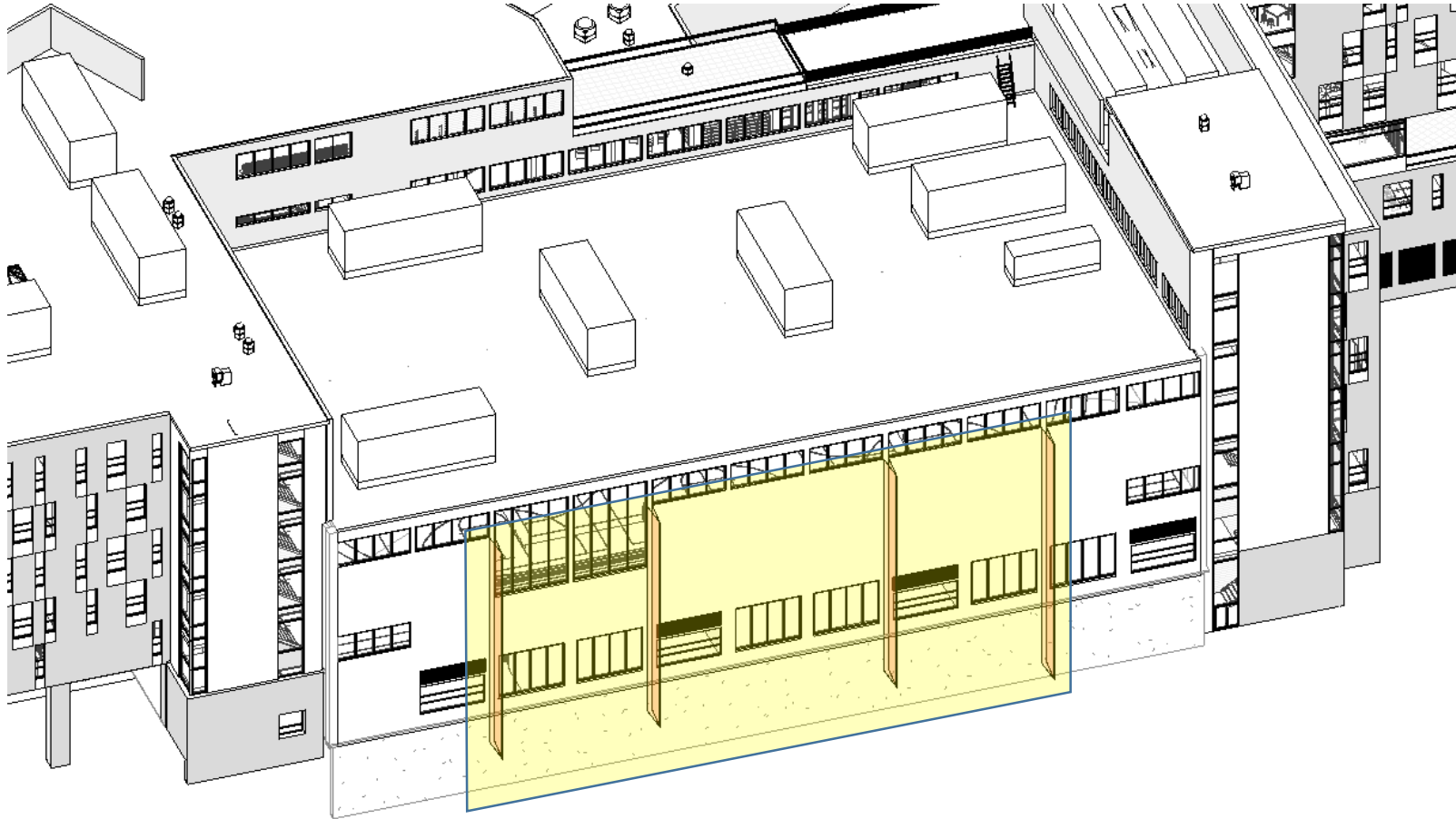
VE-018:

Eliminate green screen/metal panel at rear of Gym,
repointing existing brick only



VE-019:

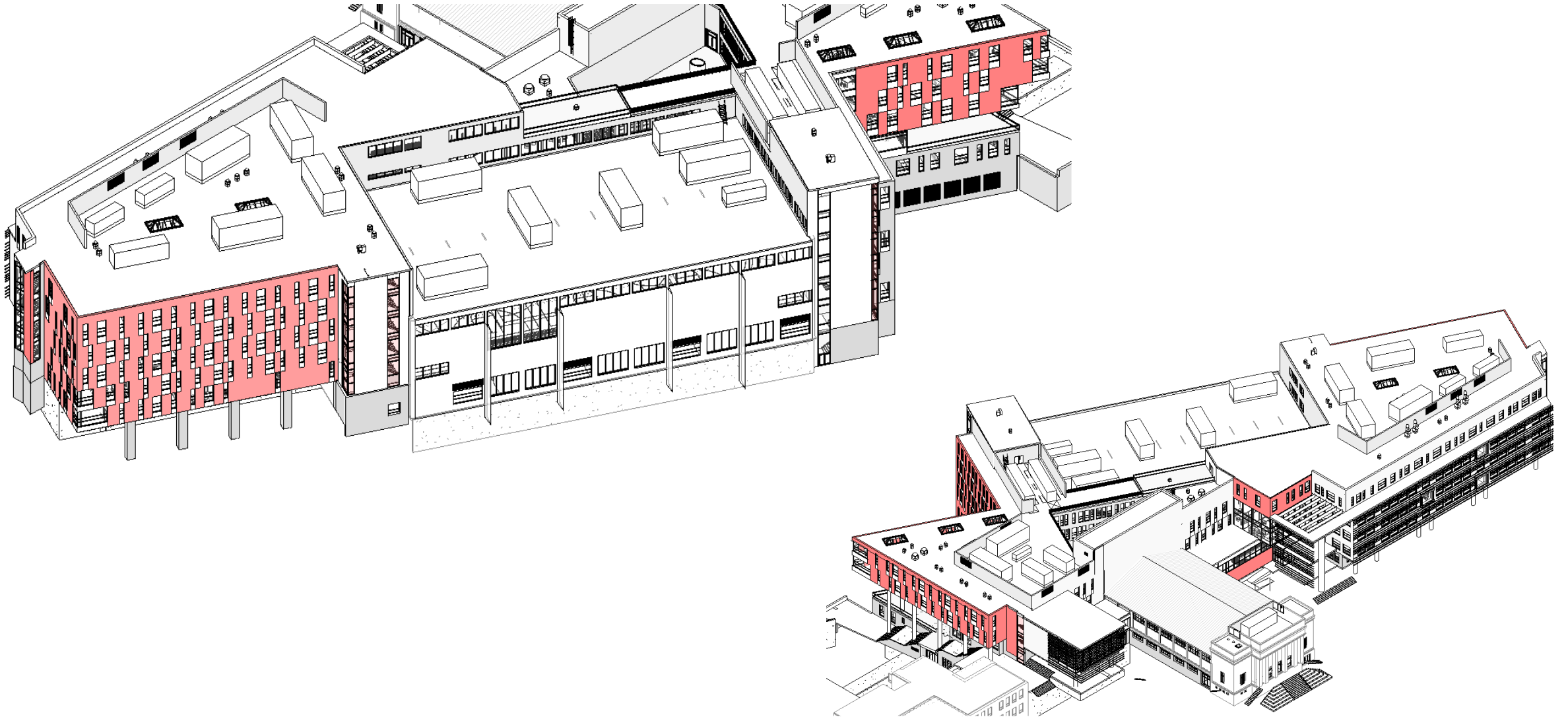
Simplify aluminum fins at existing Gym, reducing linear footage cost by 1/3 with single sided system



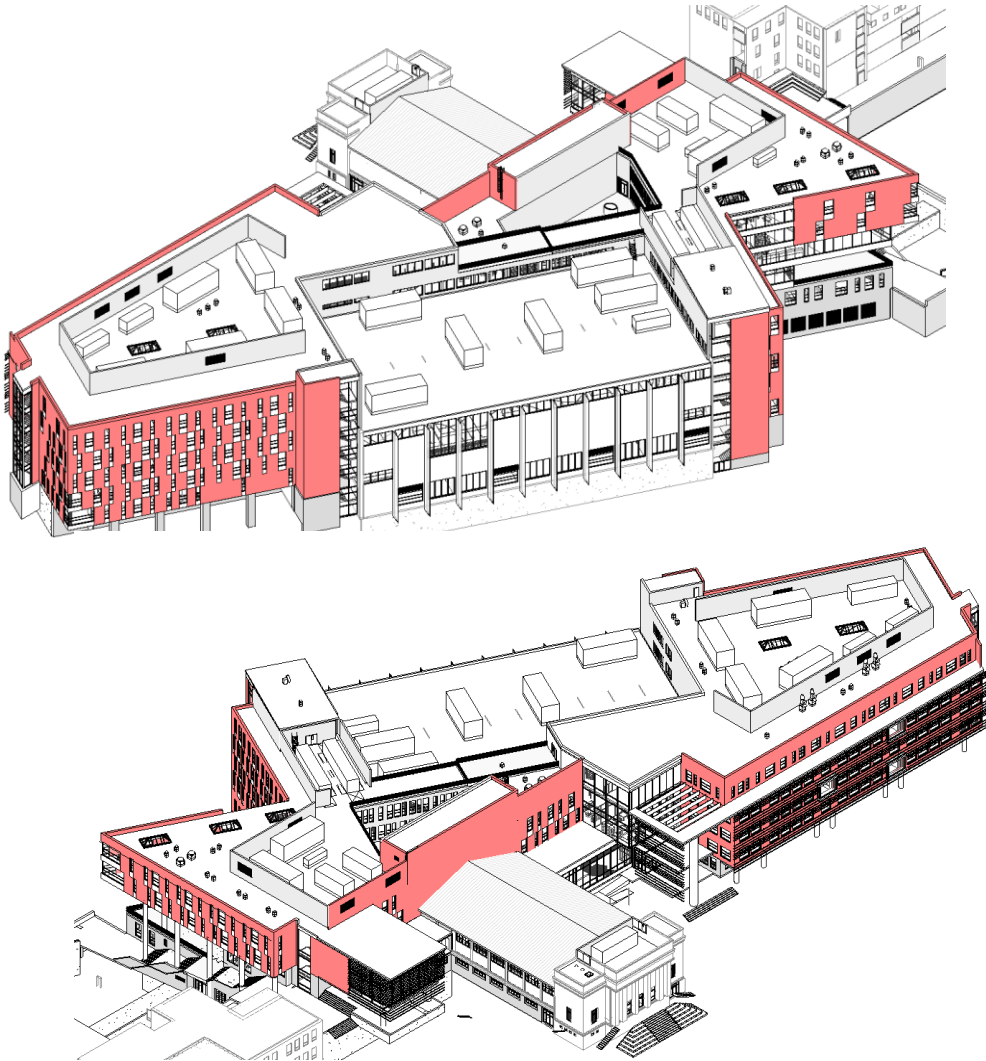
VE-020: Building Facade



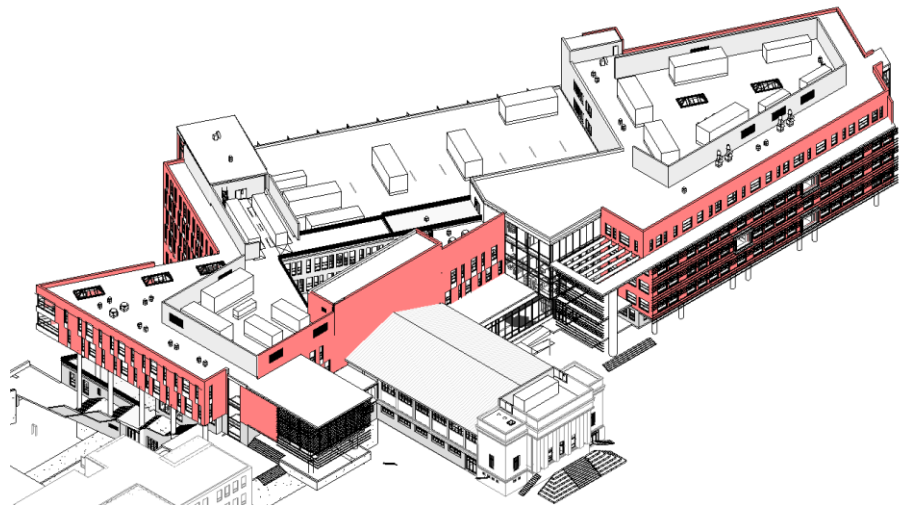
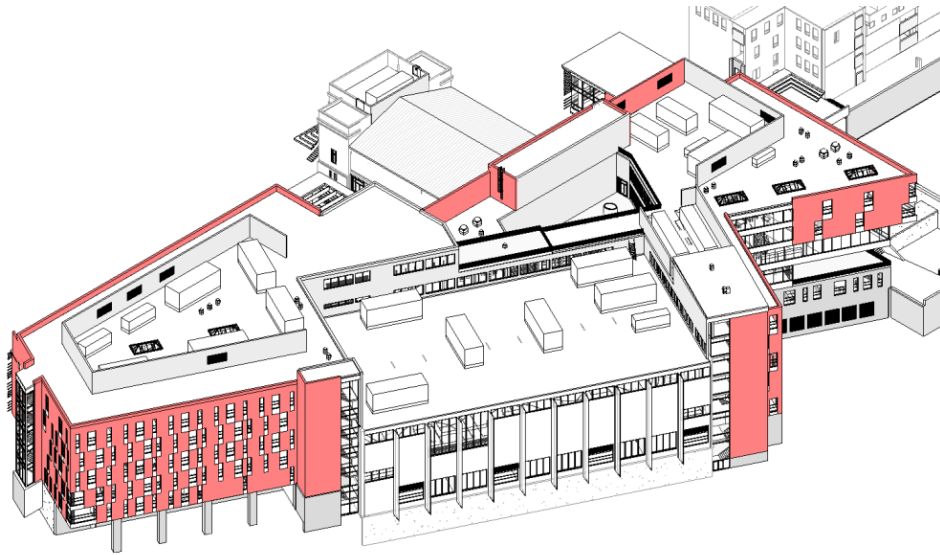
VE-021: Exterior Materials Redesign



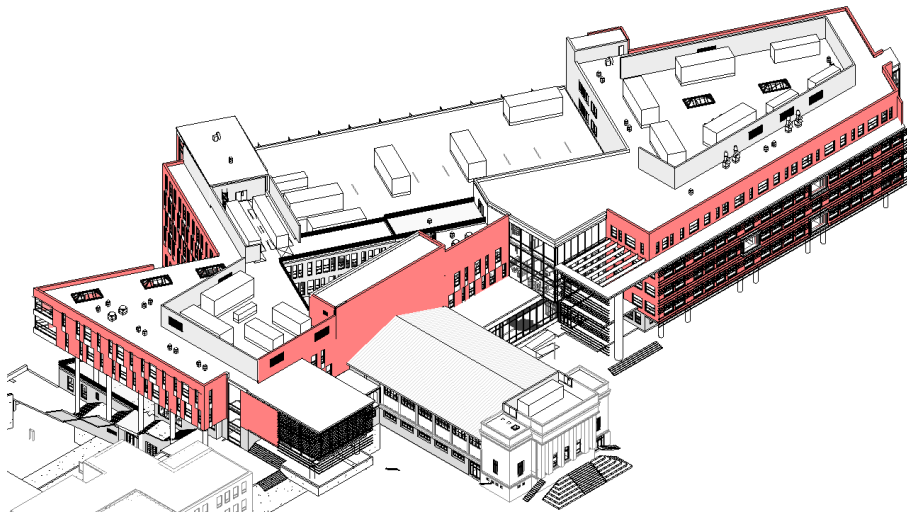
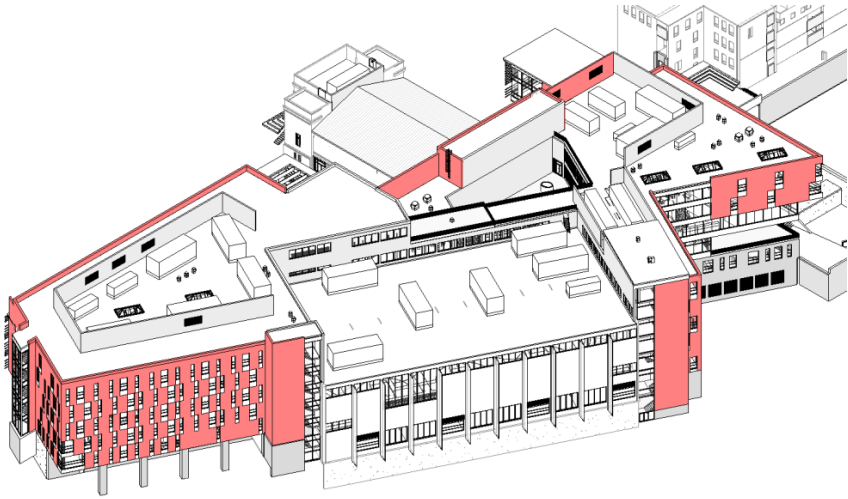
VE-022: Change terracotta cladding to a 4" CMU veneer



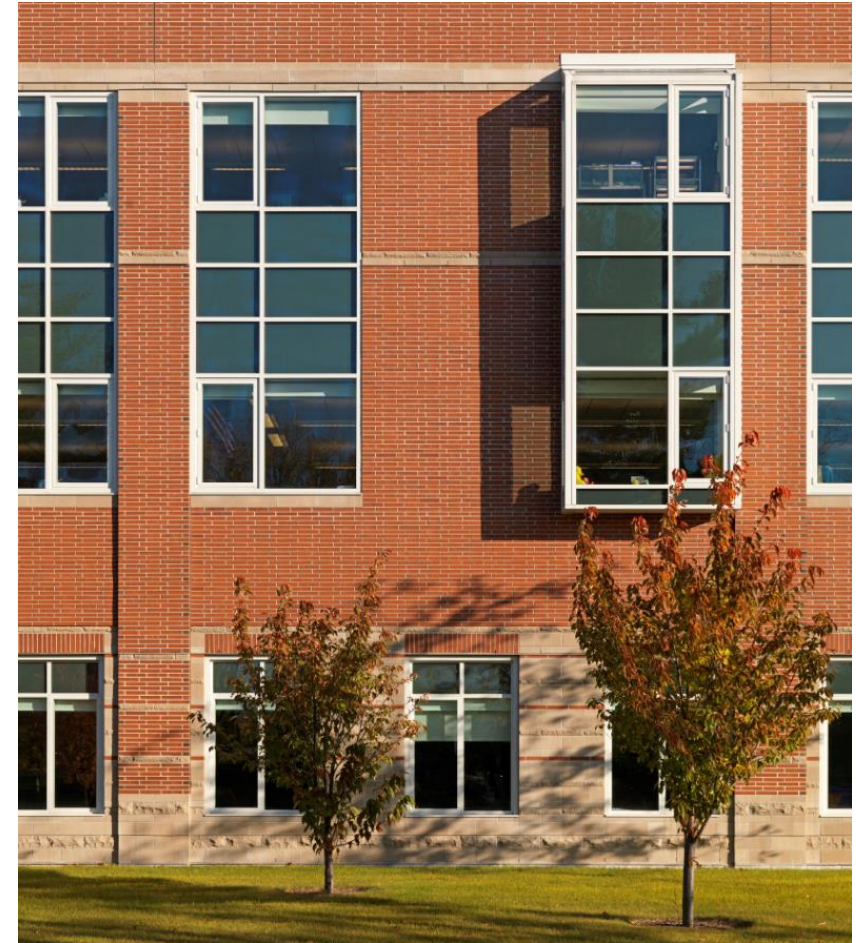
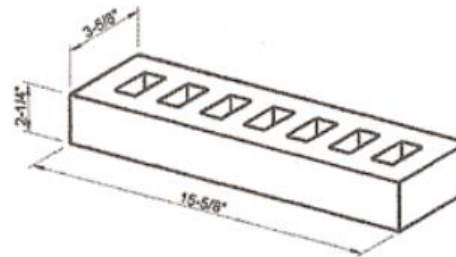
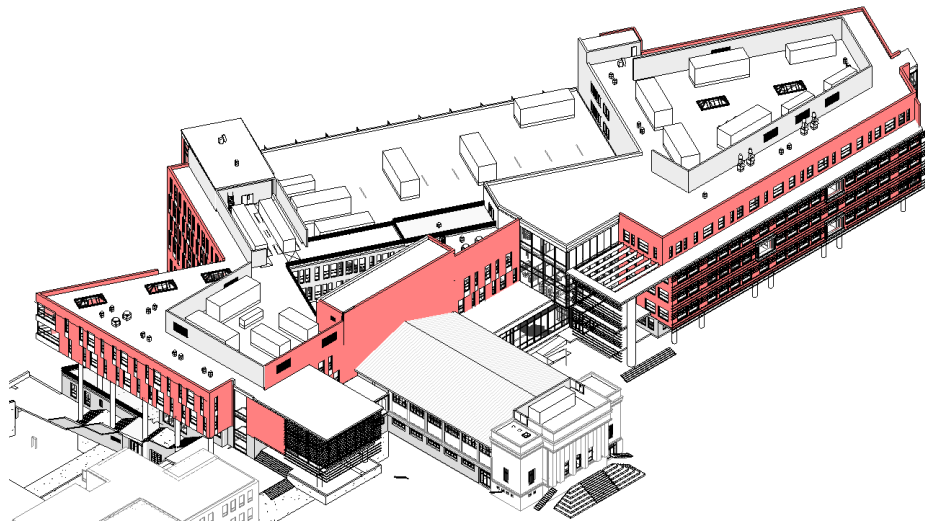
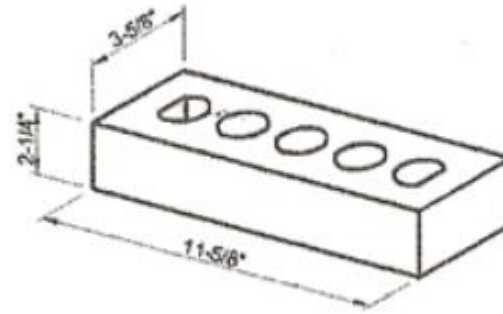
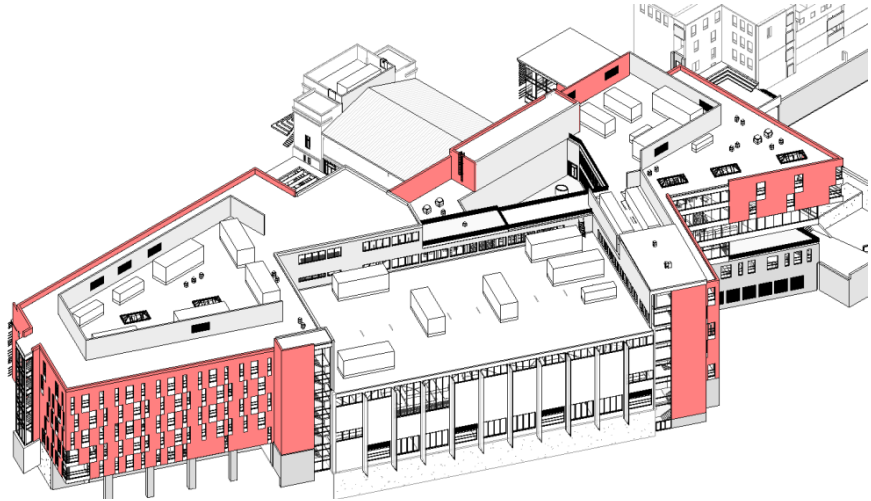
VE-023: Change terracotta cladding to high quality brick



VE-024: Change terracotta cladding to average quality brick

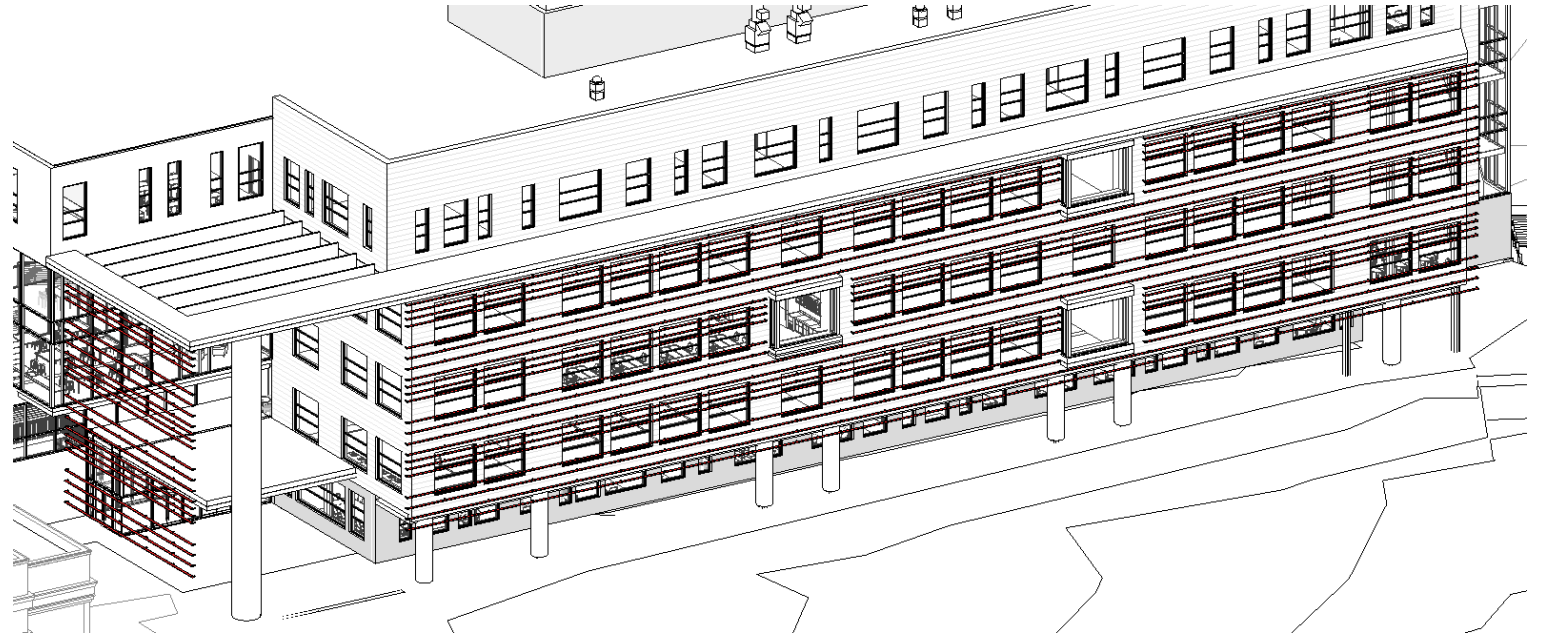
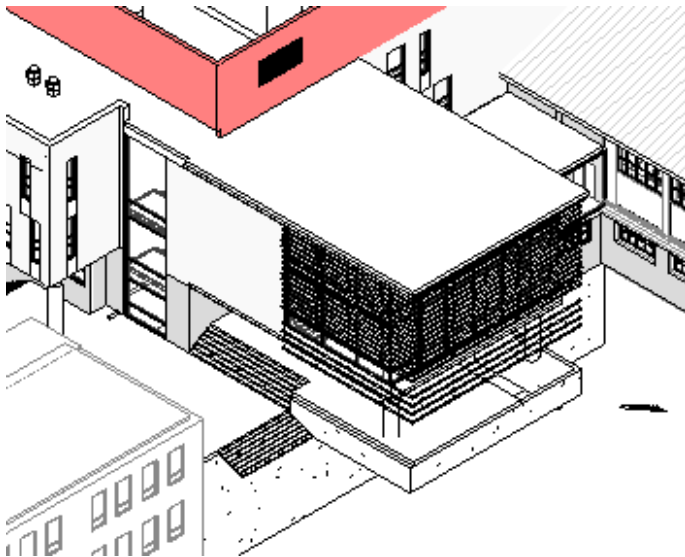


VE-025: Change terracotta cladding to larger size norman/roman brick

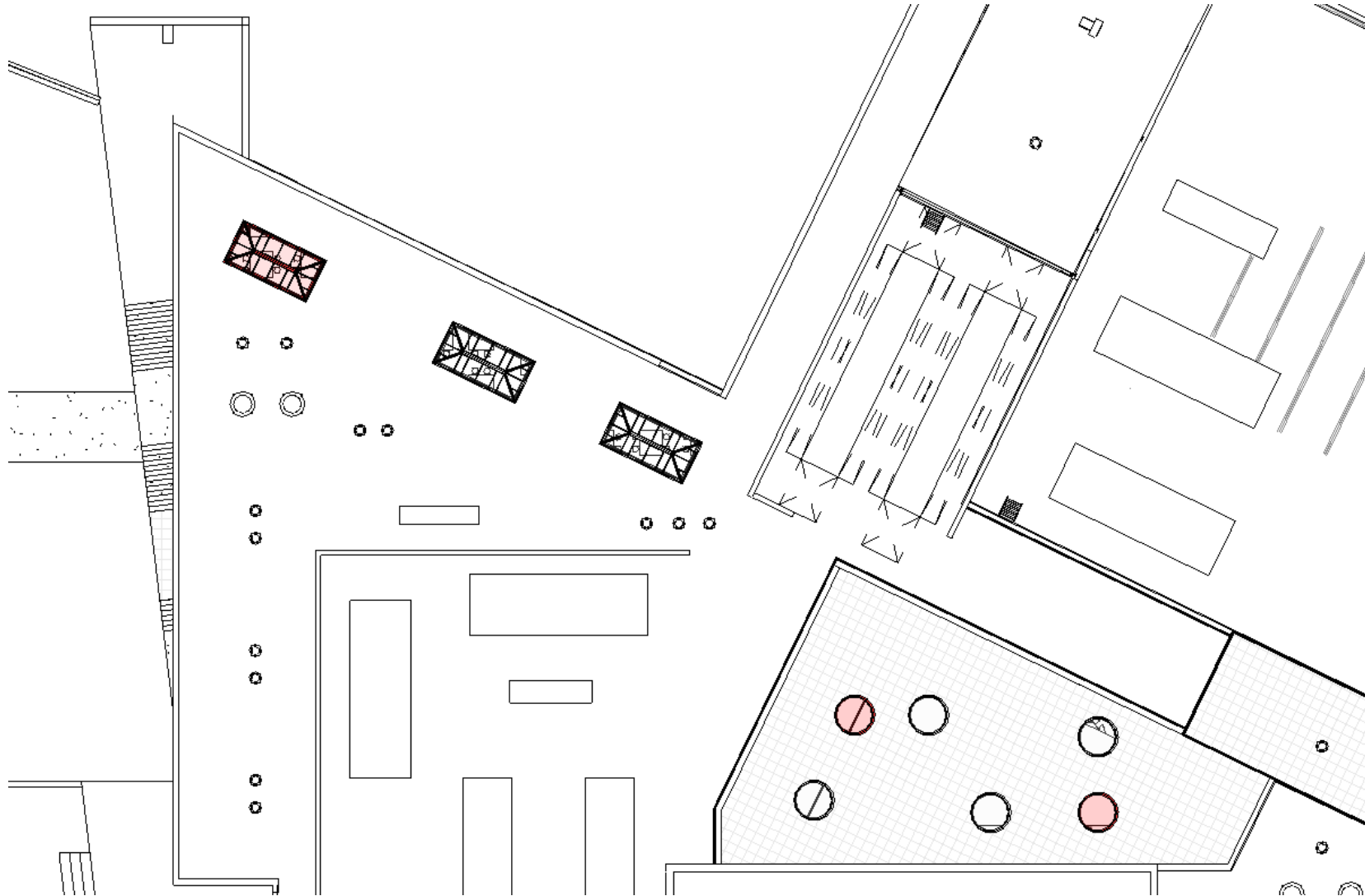


VE-026:

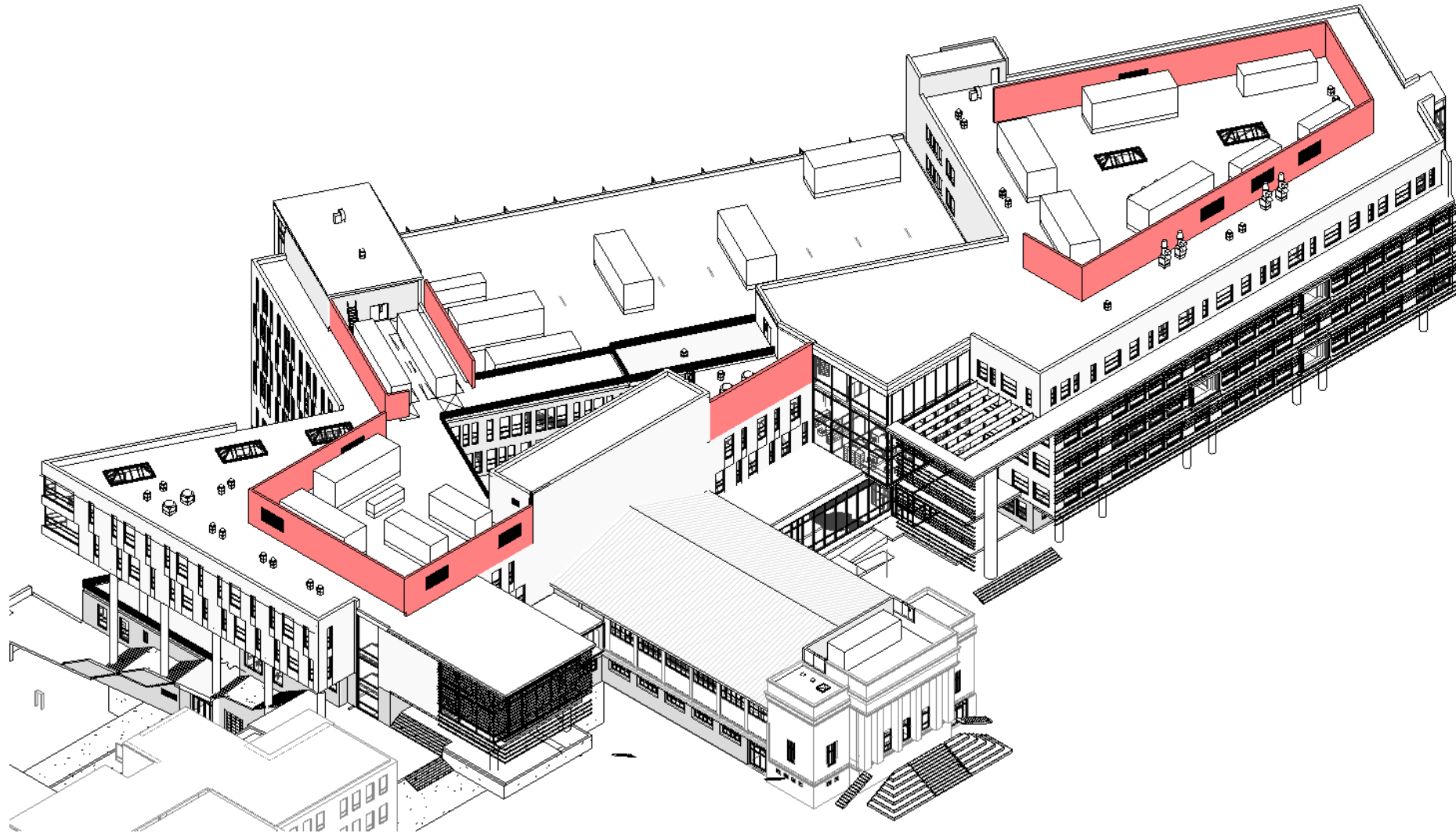
Change terra cotta sunshade to aluminum sunshade



VE-027: Eliminate (1) rectangular and (2) circular skylights

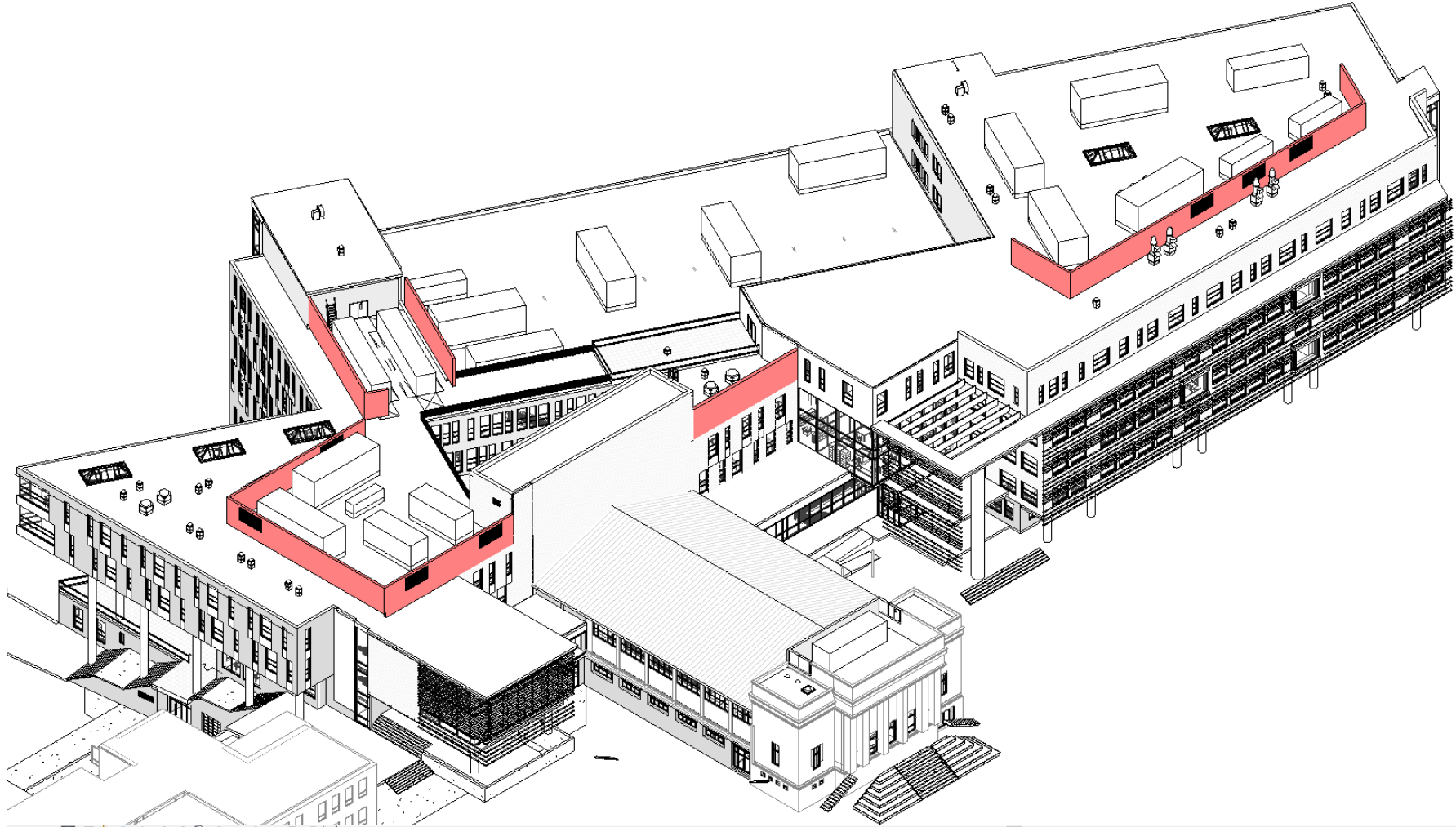


VE-028: Eliminate roof screens altogether



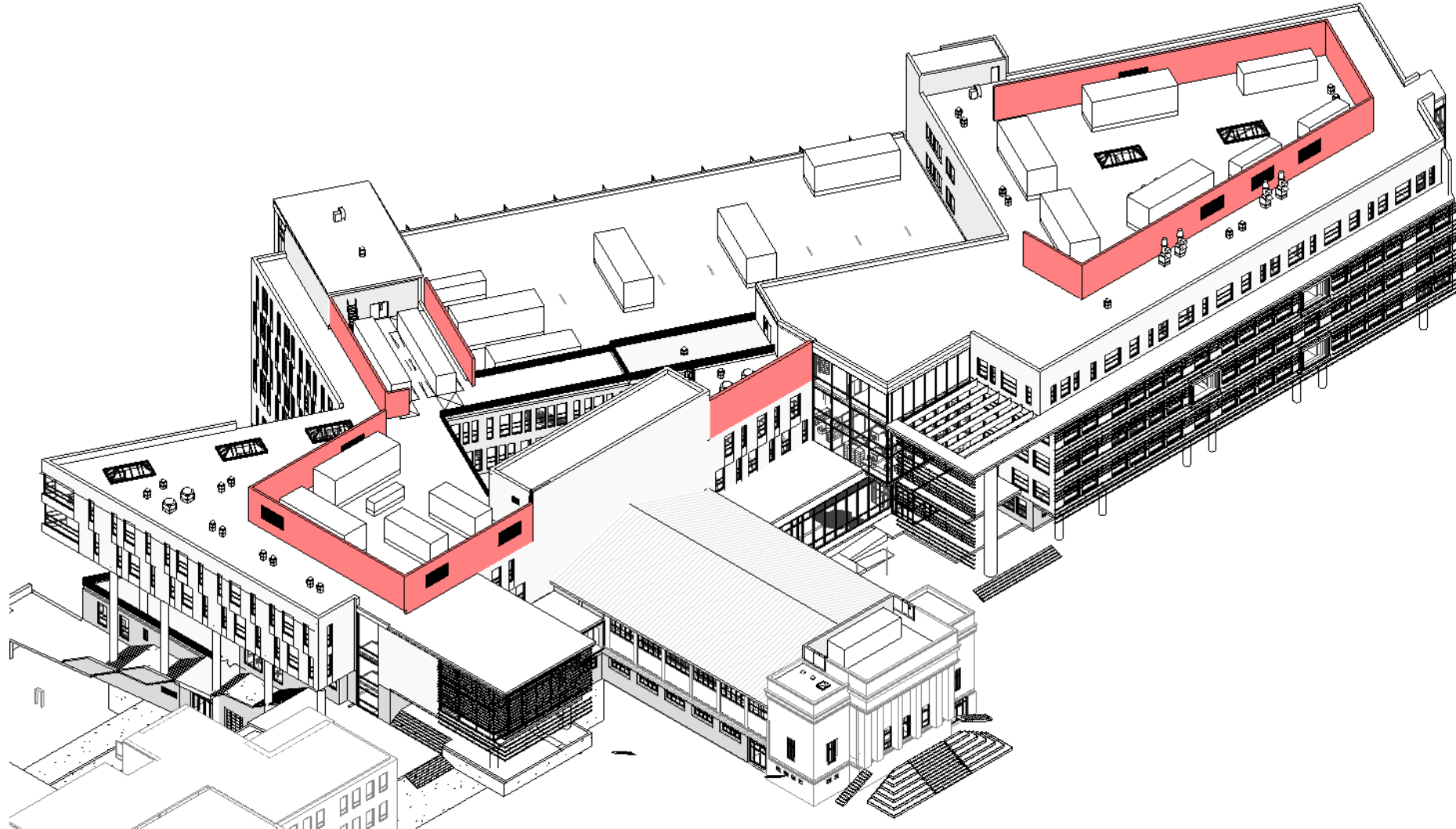
VE-029:

Limit roof screen scope to only critical visual areas,
lowering some and adjusting materials on others

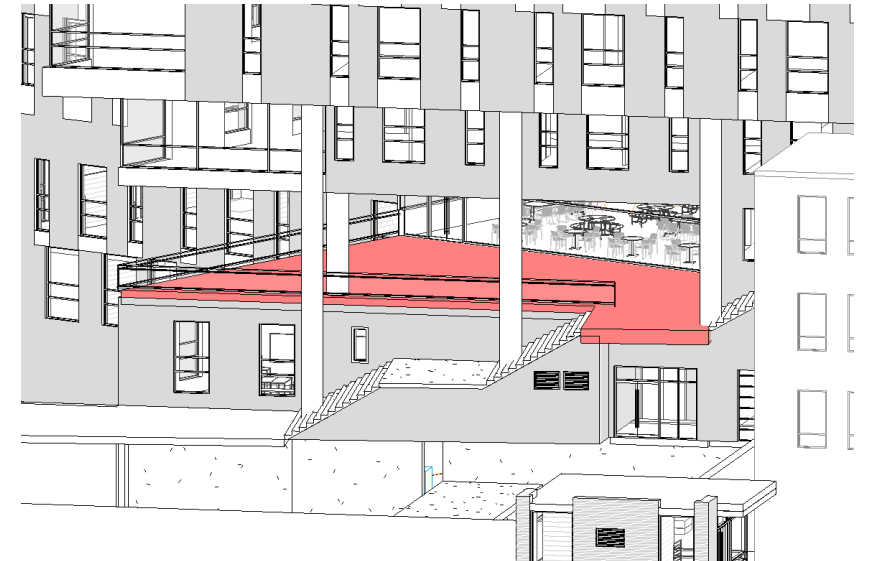
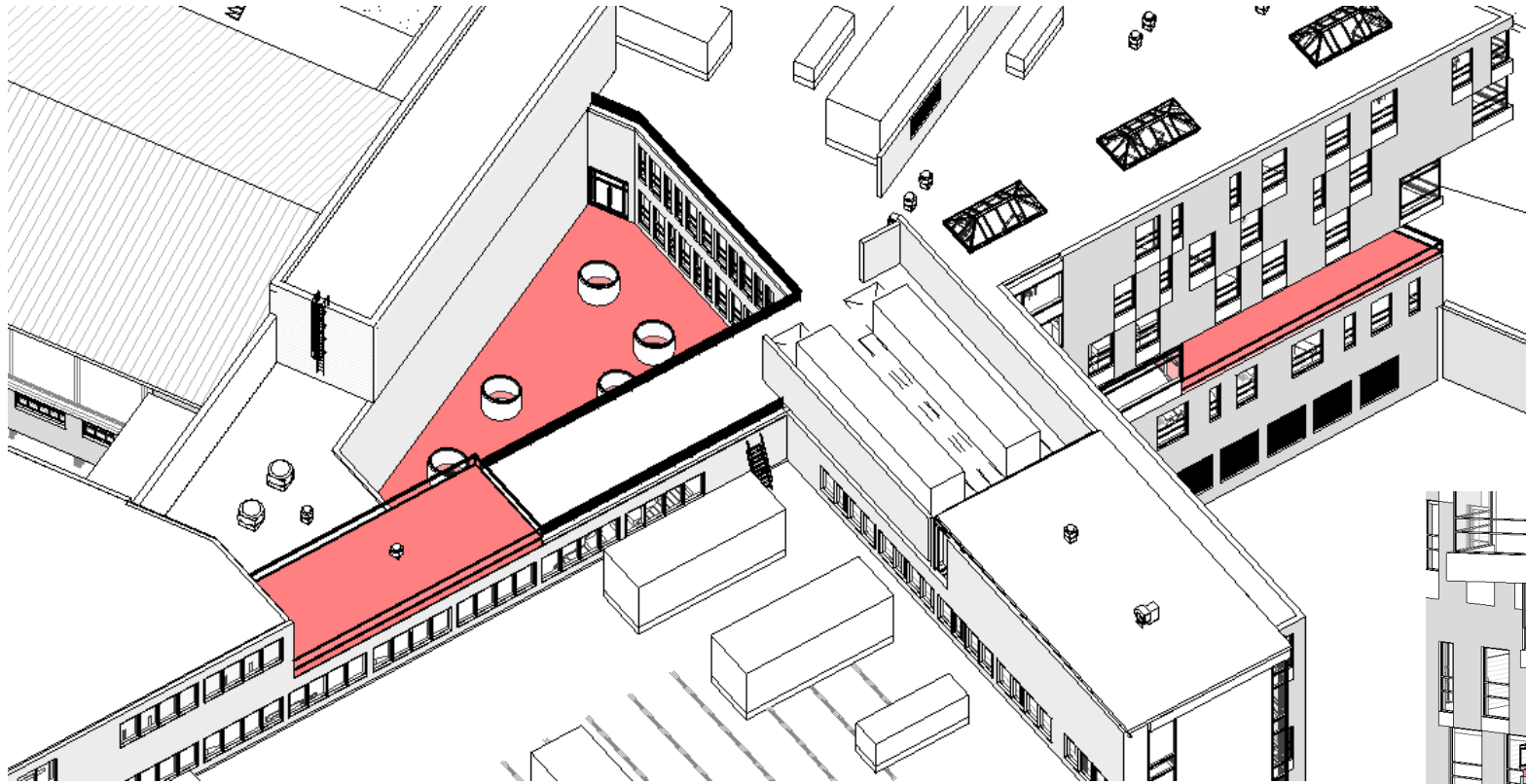


VE-030:

Eliminate all other roof screens, including critical visual areas

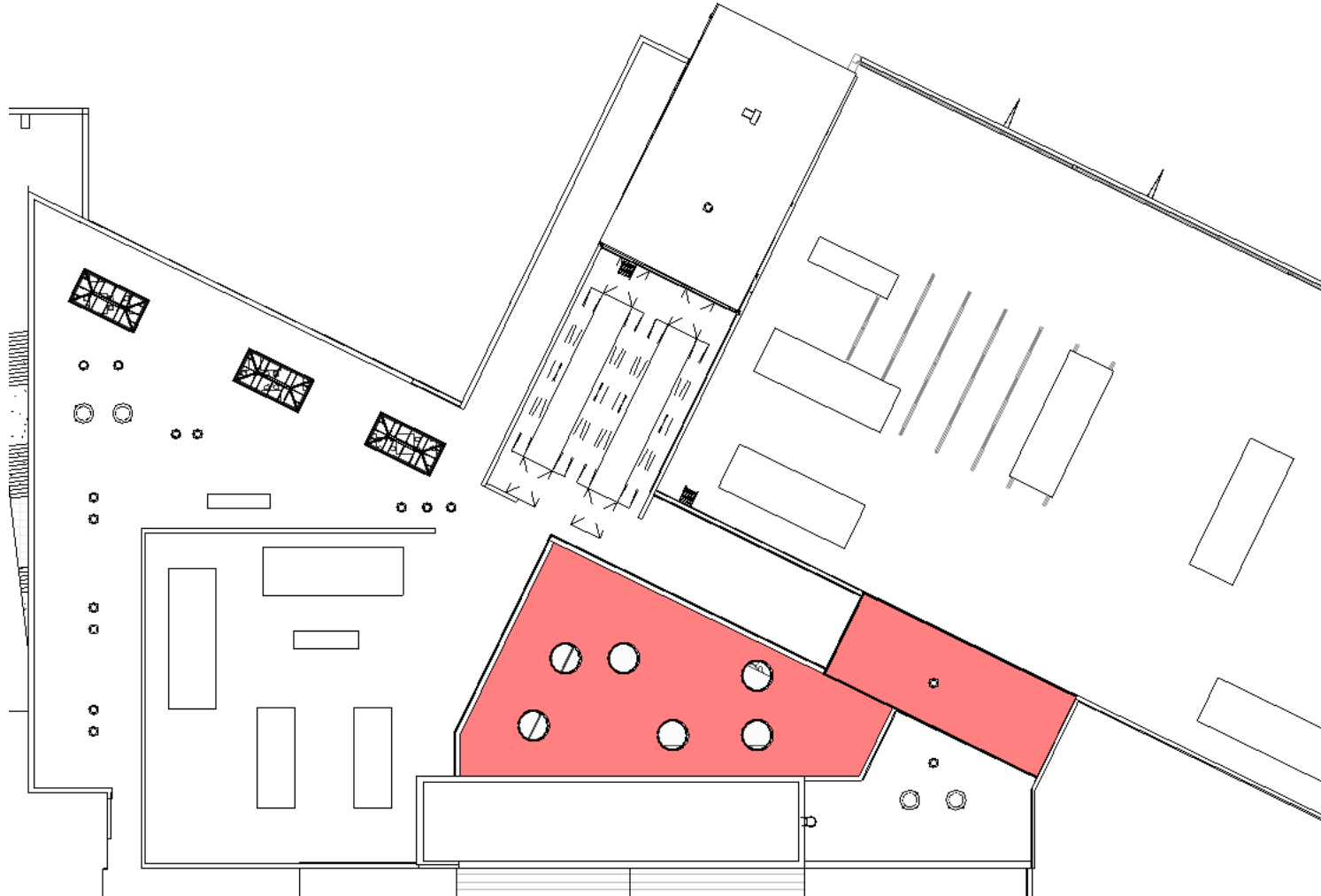


VE-031: Eliminate green roof



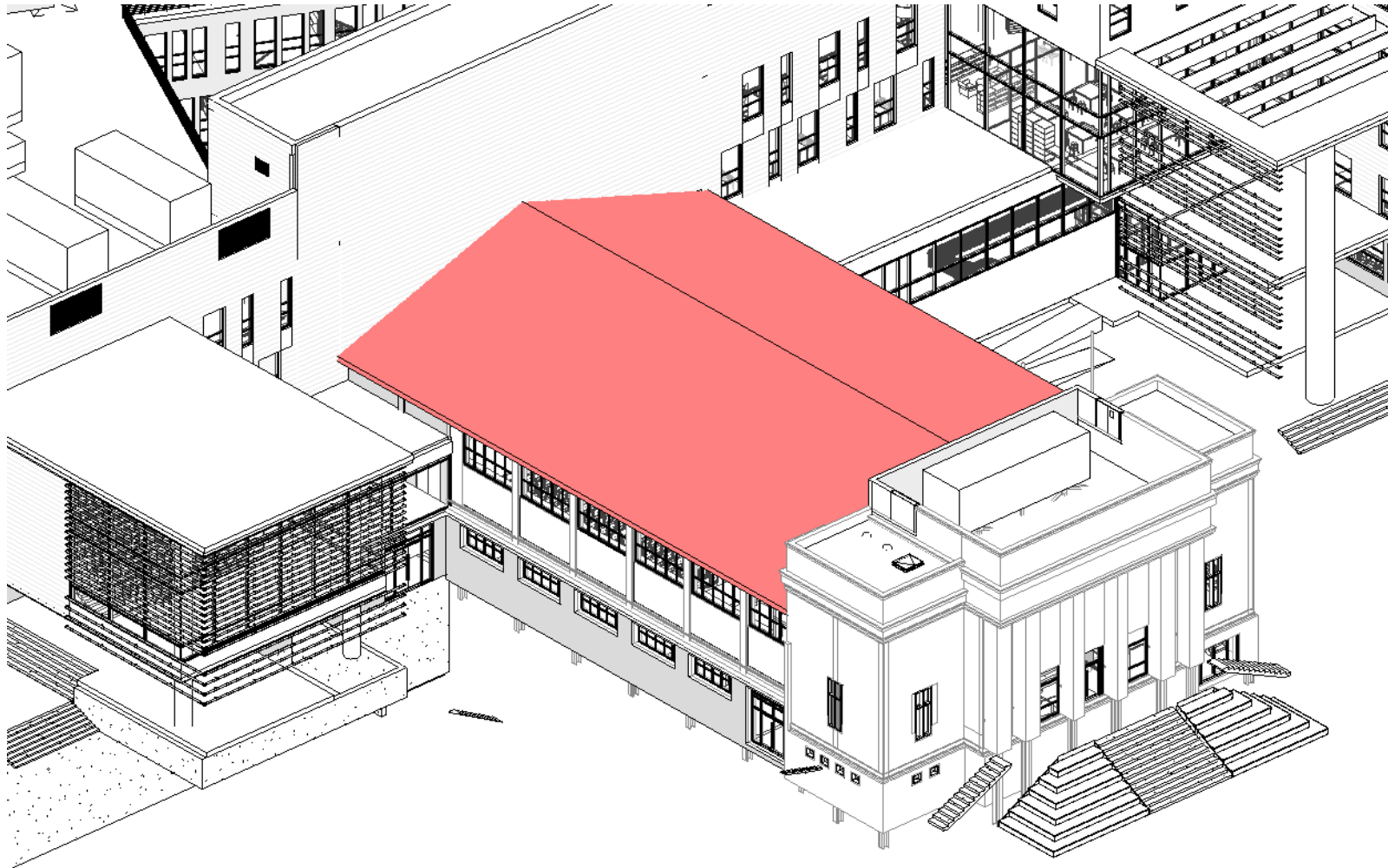
VE-032:

Move Electrical Shop green roof pavers to future install and reduce green roof landscape appurtenances (benches and plant material) at Level 3



VE-033:

Change Auditorium roof from standing seam copper to standing seam painted metal



VE-034:
Eliminate Barrier 1 Admix

VE-035: Building Layout



VE-036: Eliminate unfished space below eastern classroom wing



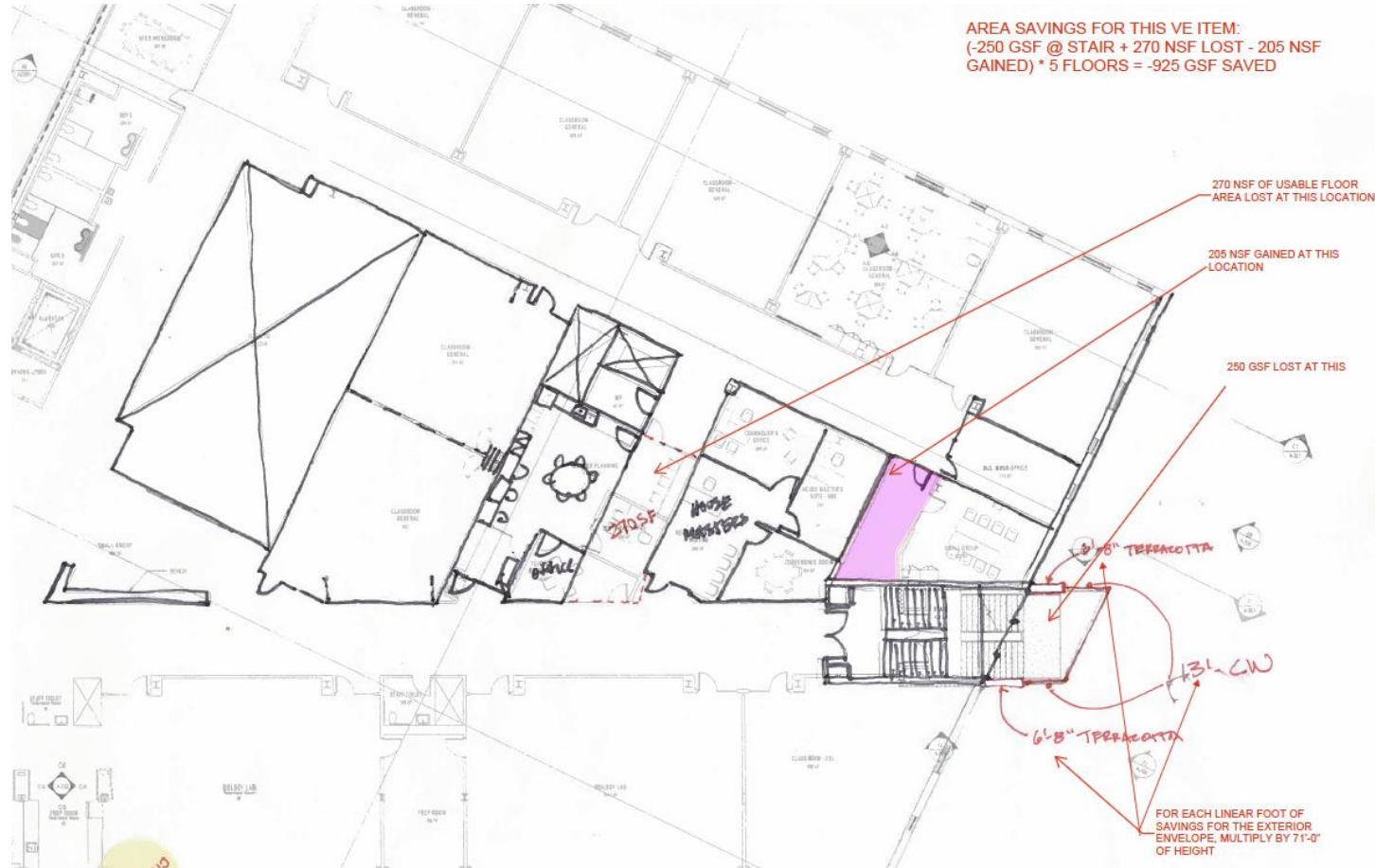
VE-037:

Modify circulation at East Wing, moving stairwell into the interior space, reducing GSF.



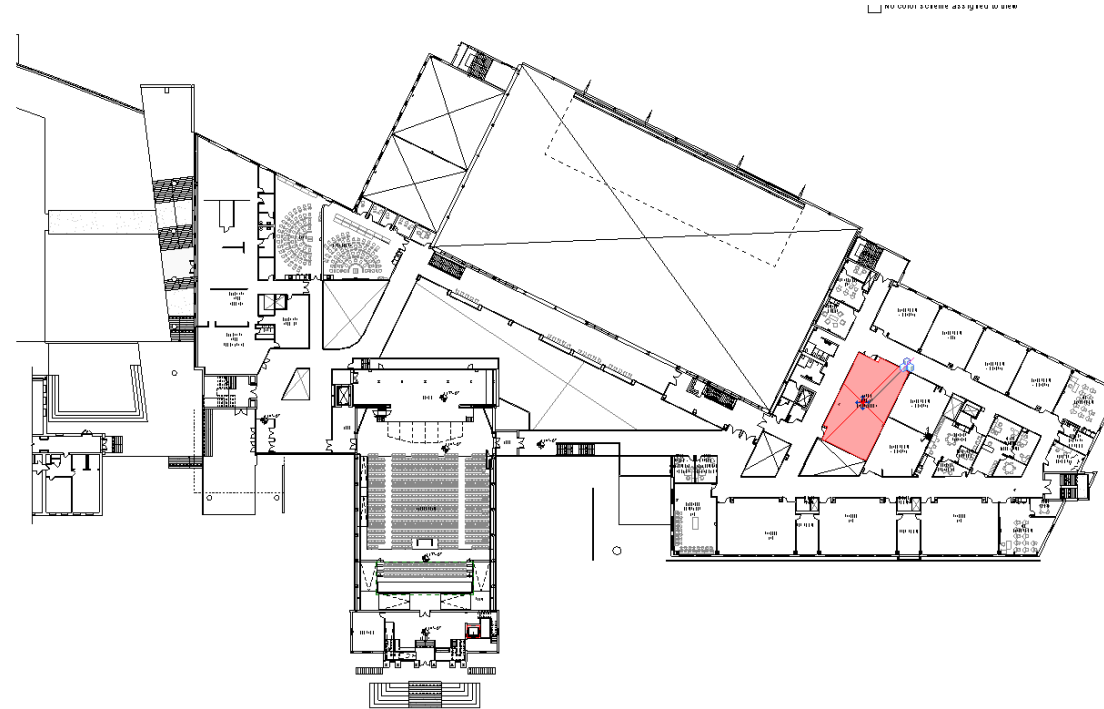
VE-038:

Shift east stair flush with building, reducing 250SF x 5 stories, SF savings only at \$200 SF

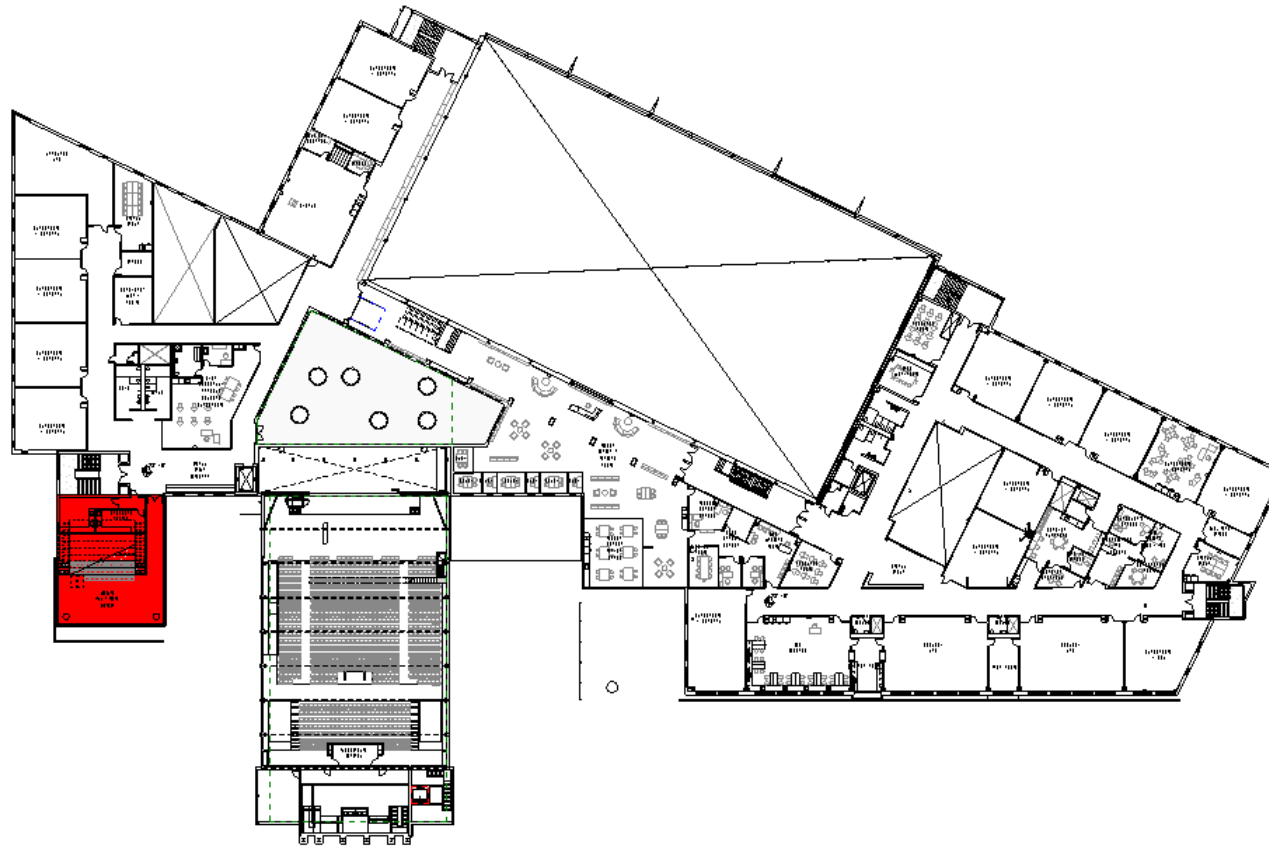


VE-039:
Reduce overall GSF by eliminating/ reducing select
spaces

VE-040:
Eliminate Large Group Instruction



VE-041: Eliminate Lecture Hall/Mini Theater



VE-042:
Obtain 1.5 multiplier instead of 1.52

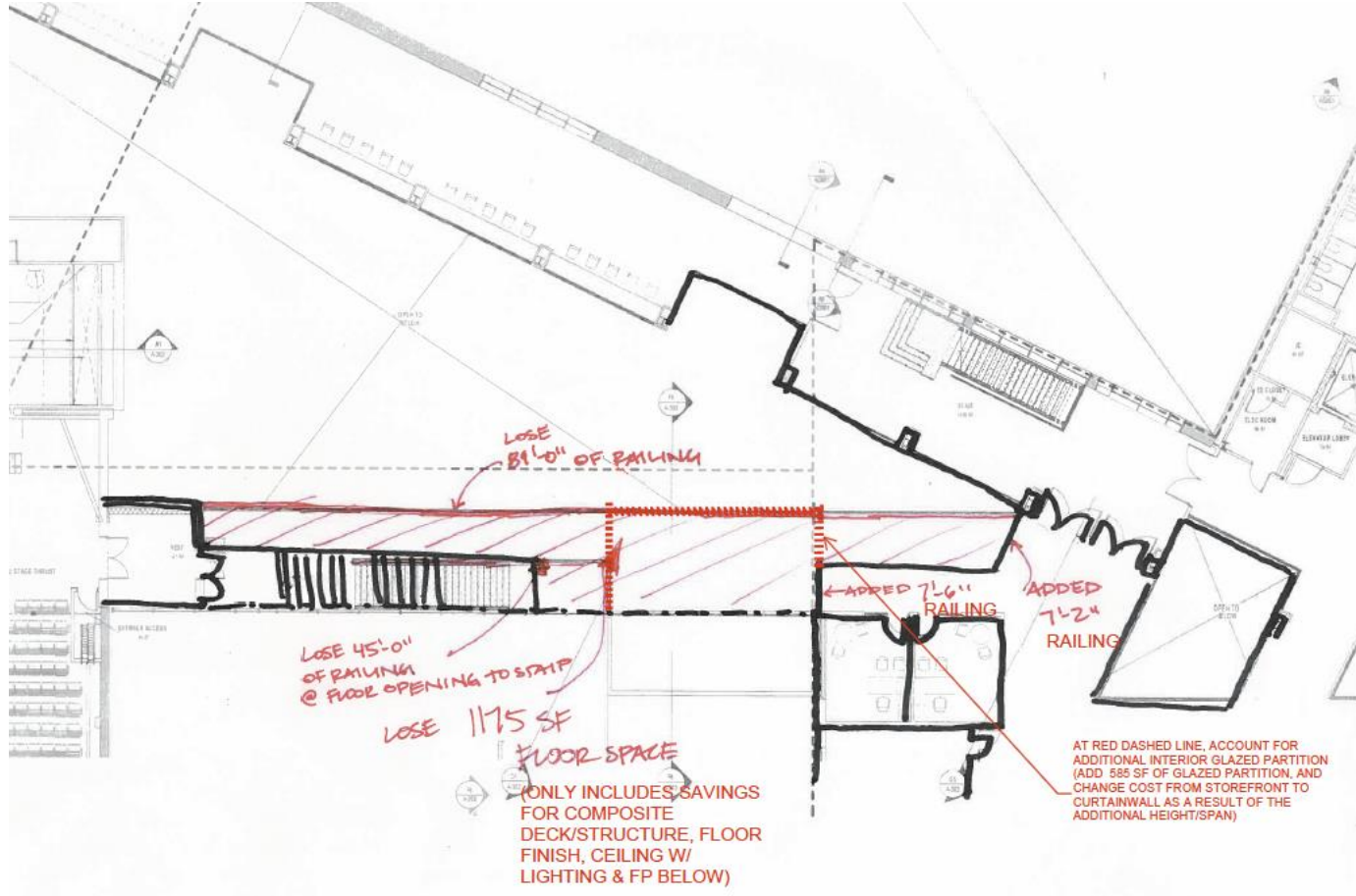
			Existing			Renovation		Addition		Total New
Total Building Net Floor Area (NFA)			235,296			59,448		184,923		245,160
Total Building Gross Floor Area (GFA)²			360,150			76,549		291,555		368,104
Grossing factor (GFA/NFA)			1.53			1.29		1.58		1.50

VE-043:

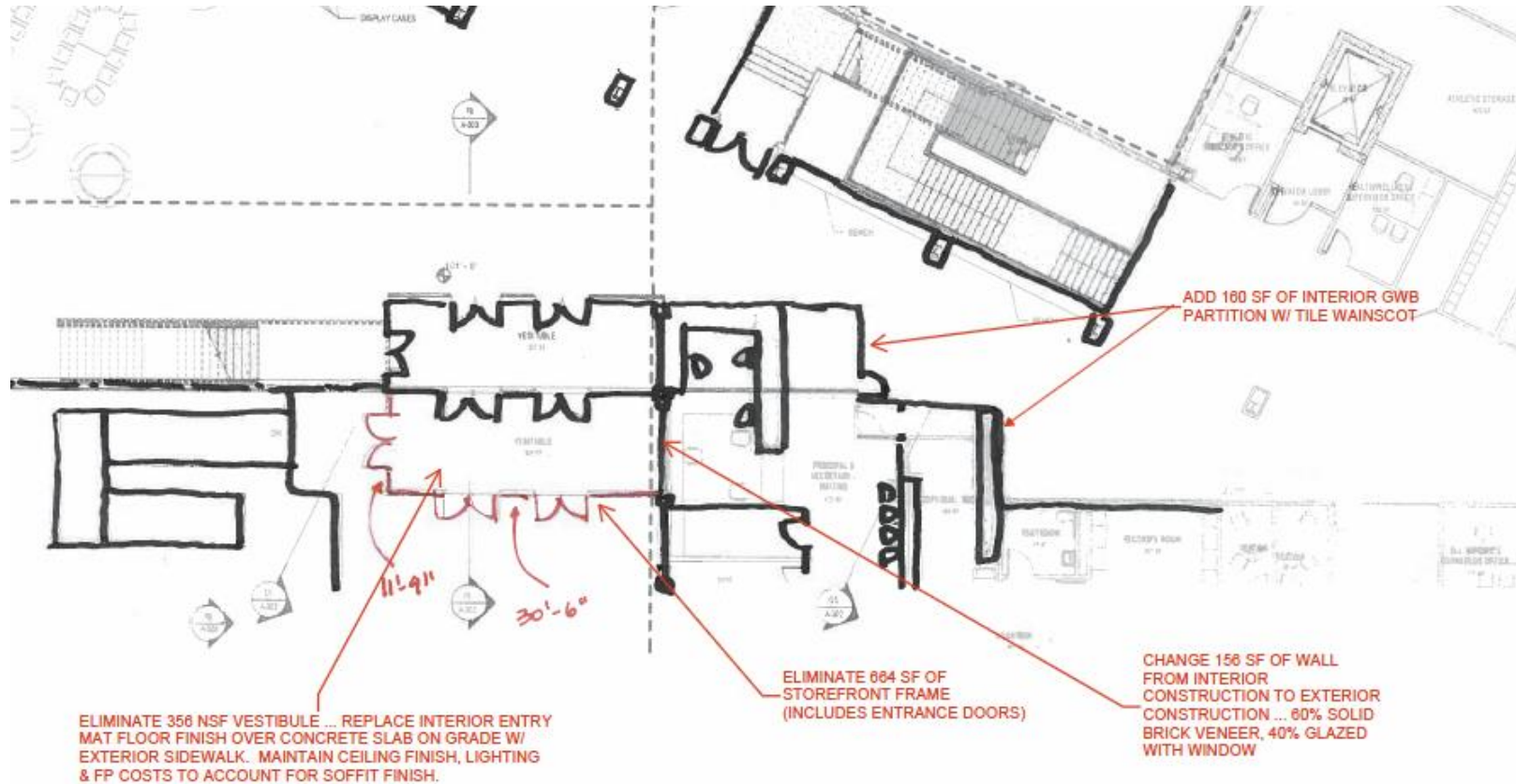
Move Autotech and NWFC to Core/Shell space, reducing Lower Level footprint and exported soil quantity



VE-044: Eliminate corridor connected at 2nd Floor East of Auditorium



VE-045: Move Entry Vestibule into Lobby



VE-046:

Change from epoxy terrazzo to porcelain tile on
Level 1 and in NWFC Commons



VE-047:

Change from epoxy terrazzo to polished integral colored concrete on Level 1 and in the NWFC Commons



VE-048: Change flooring in Classrooms from linoleum to VCT

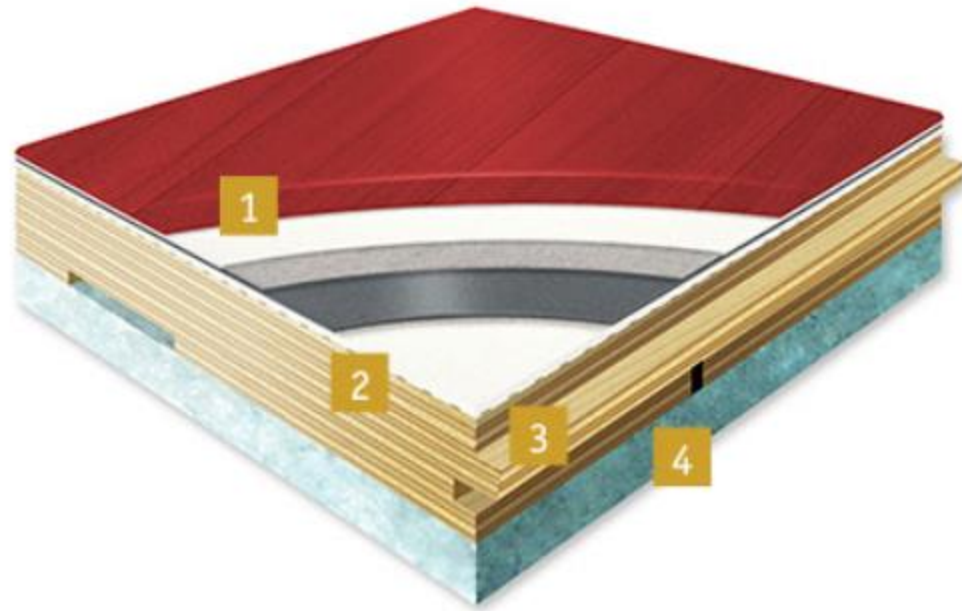


VE-049: Change corridor flooring to VCT from linoleum on 2-5 and epoxy on Lower Level



VE-050:

Change athletic flooring in Gymnasium from deep system to thin system



VE-051:

Eliminate motorized window shades and large projection screen in the Gymnasium

VE-052:

Reduce interior storefront by 1/3, replacing with gypsum wall board



VE-053: Replace 50% of Nanawall with interior storefront



VE-054:

Change window stools from solid surface to plastic laminate



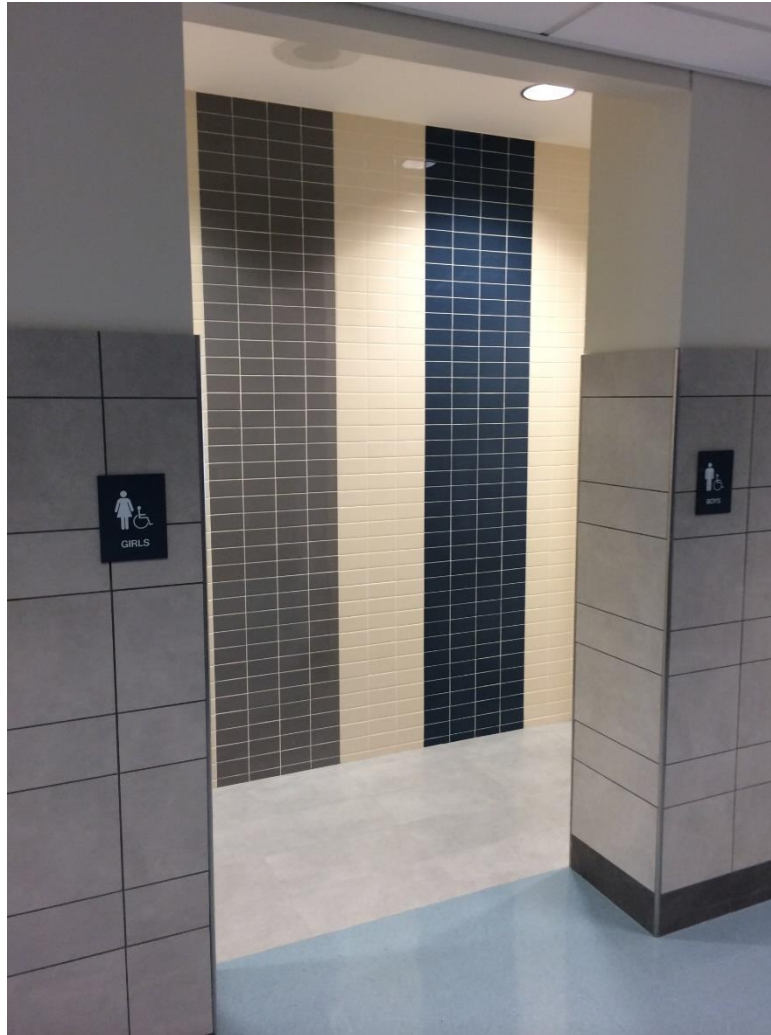
VE-055:

Eliminate wall tile at gang bathrooms except on wet walls



VE-056:

Lower wall tile at gang bathrooms to 6'-0" AFF for all walls with paint above



VE-057:

Revise ceiling design at Mini Theater, replacing wood panels with a more cost effective material



VE-058: Eliminate mini-blinds at interior glazing



VE-059:

Reduce quantity of lockers to 795 students, cutting the total number of lockers by half.



VE-060:

Eliminate electrical submetering

VE-061:

Eliminate PA system, integrating with FA paging system and VOIP phones in classroom

VE-062: Garage Elevation & Layout



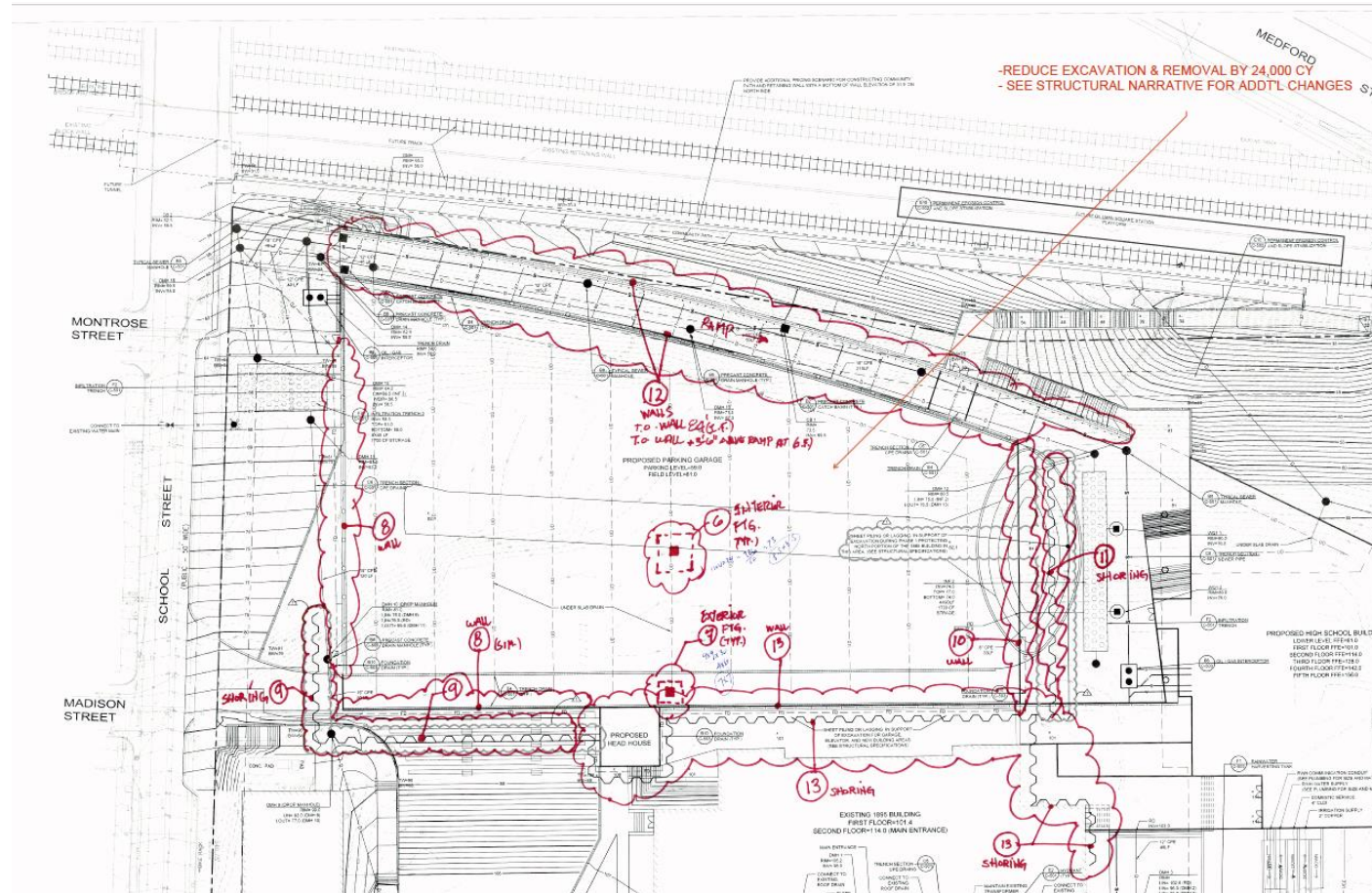
VE-063:

Eliminate all structural Parking, add for playfield over fill with service drives and retaining walls as required



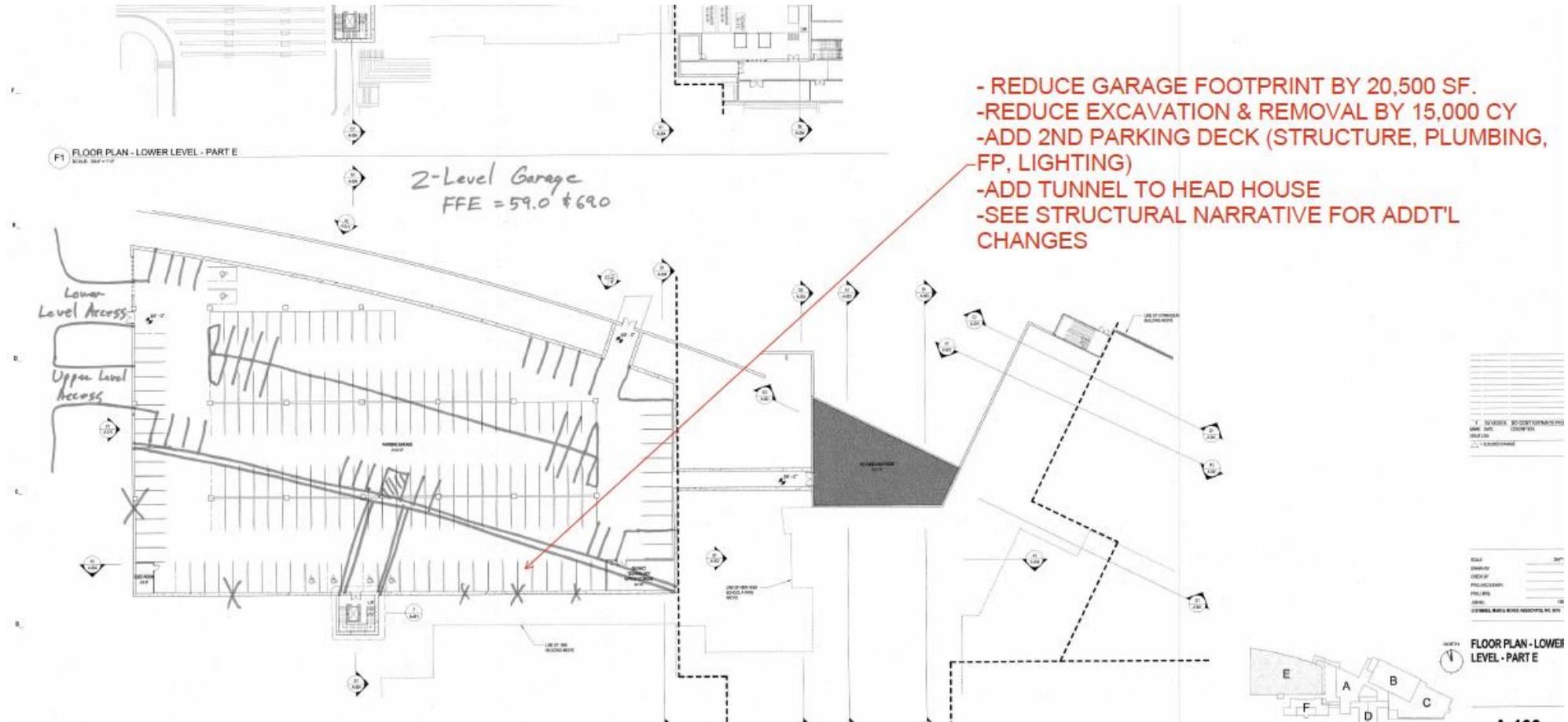
VE-064:

Raise elevation of parking garage level by 10'-0",
foot print of the garage remaining the same



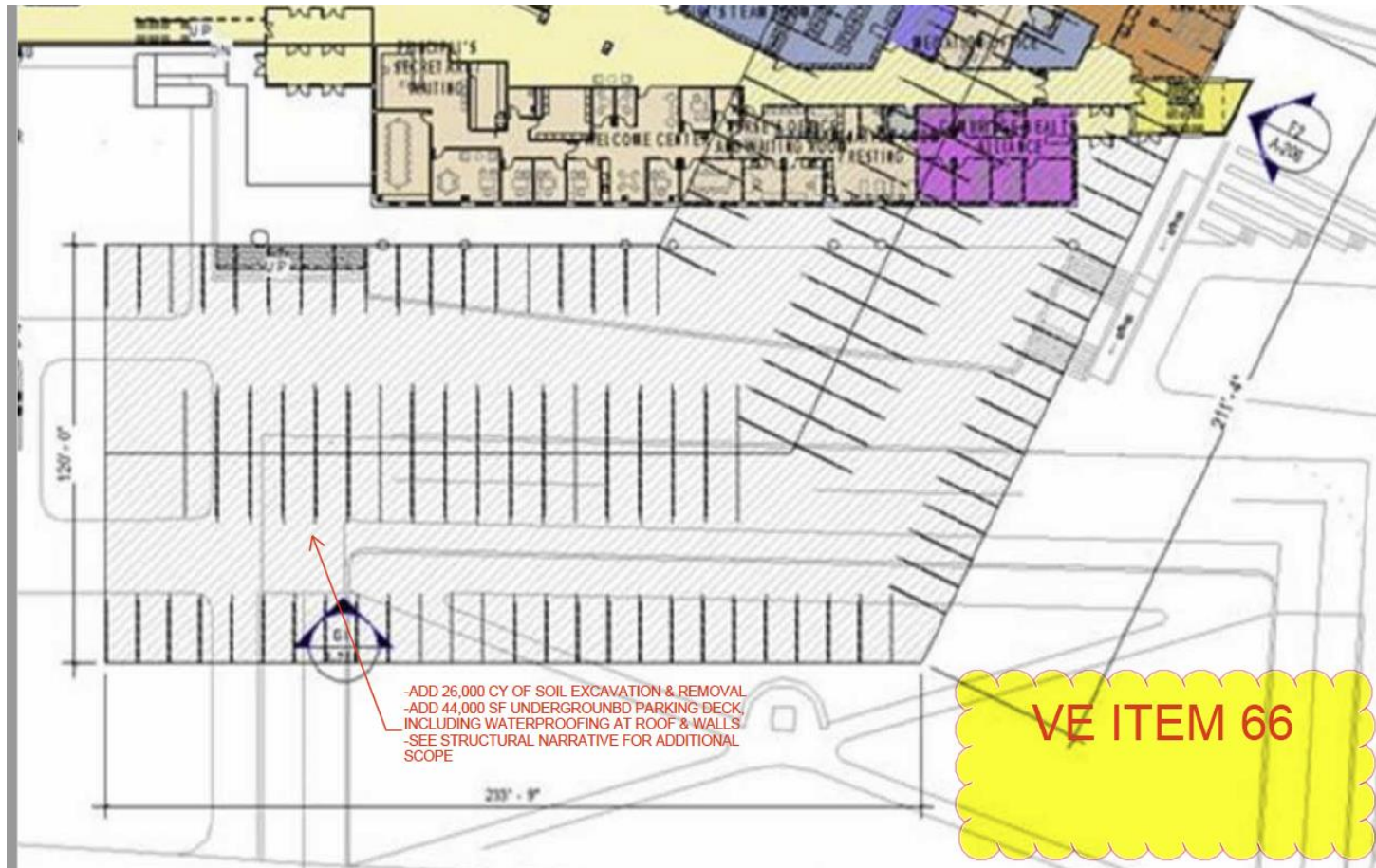
VE-065:

Change to two levels of structural parking, cut footprint in half and add second entrance on higher elevation on School Street.



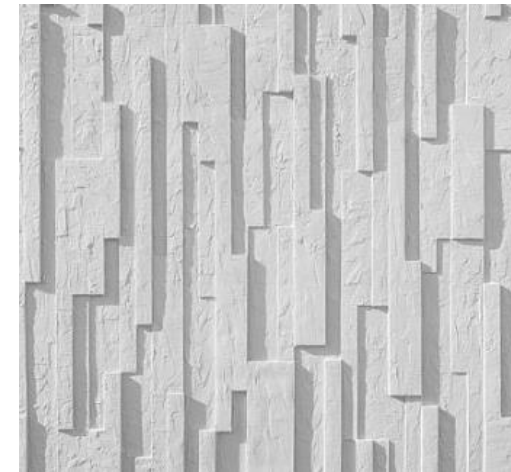
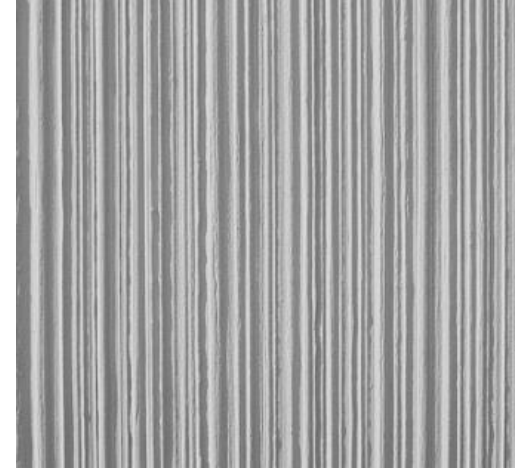
VE-066:

Shift parking garage to eastern side of the site below the HS building, maintaining loading, field and circulation at the western side

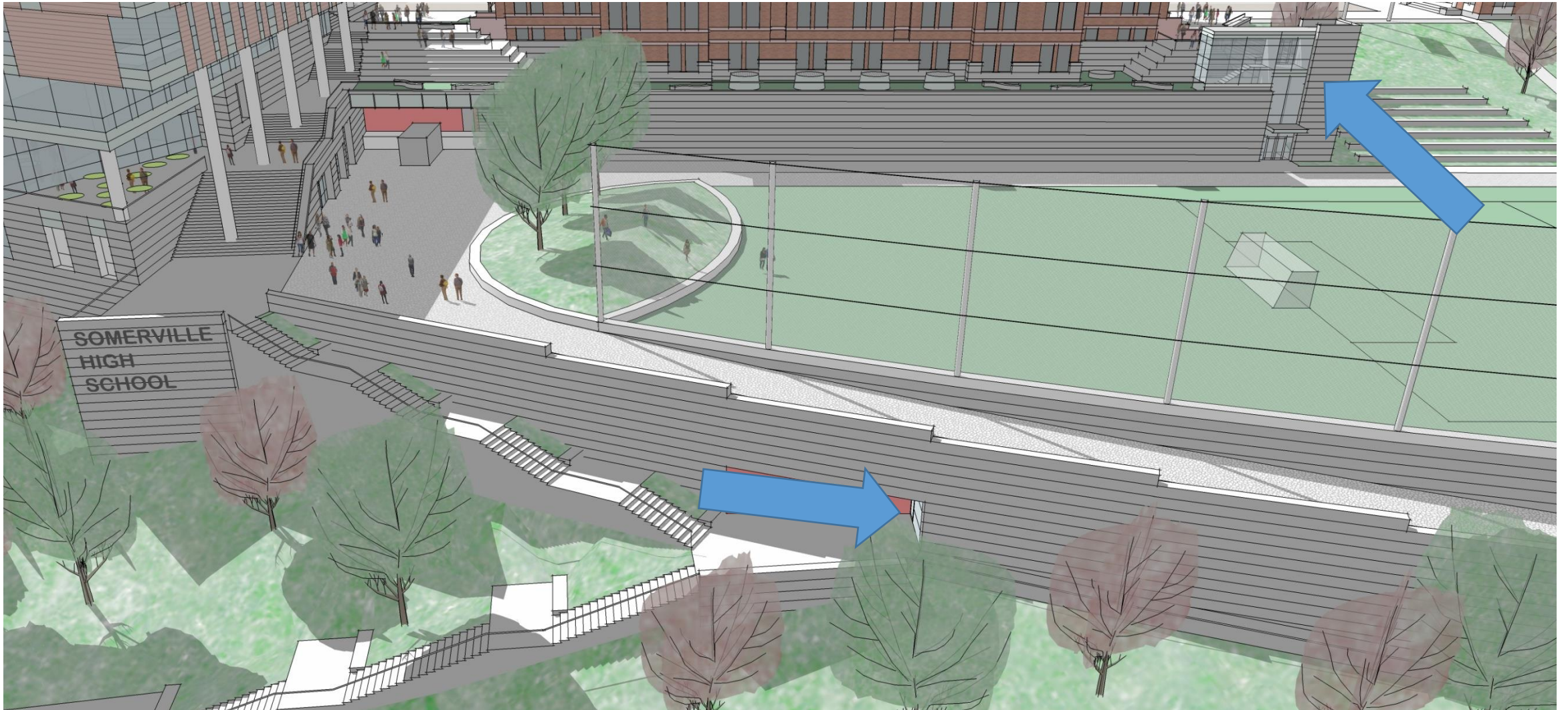


VE-067:

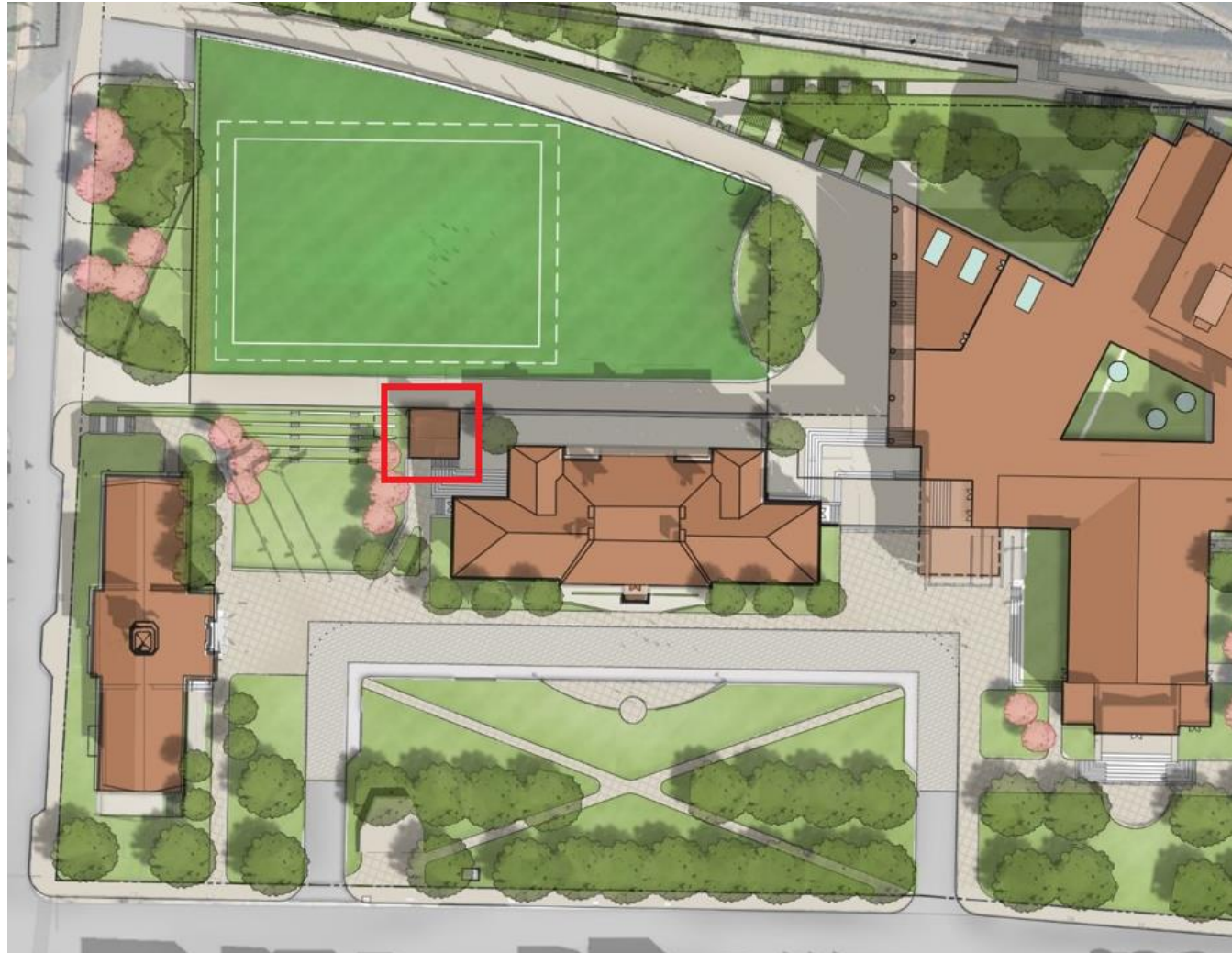
Eliminate brick veneer at Parking Garage, use form
liner for the CIP wall



VE-068: Eliminate aluminum curtain wall at Parking Garage

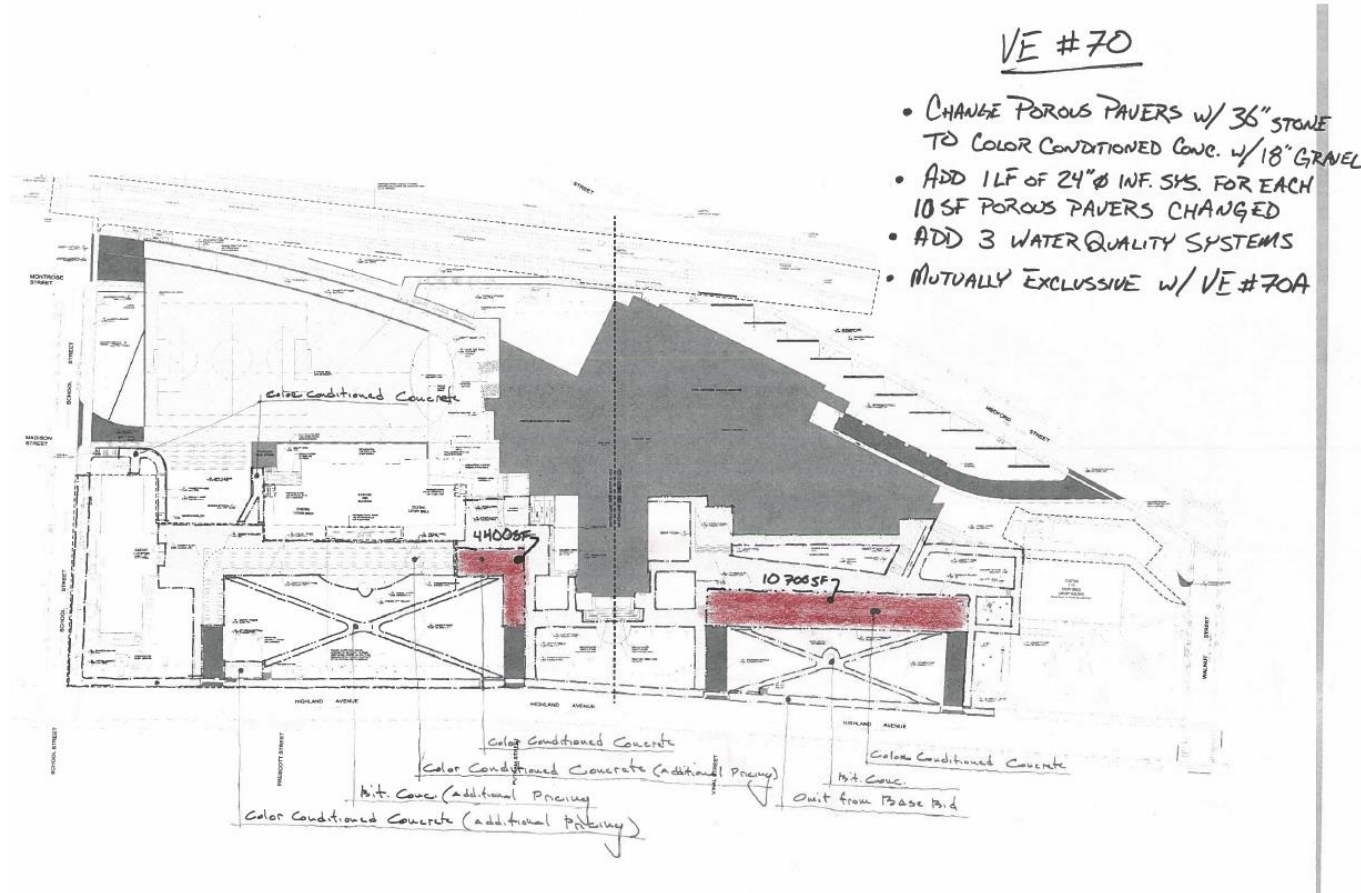


VE-069:
Eliminate Parking Garage head house with all garage
access from School Street



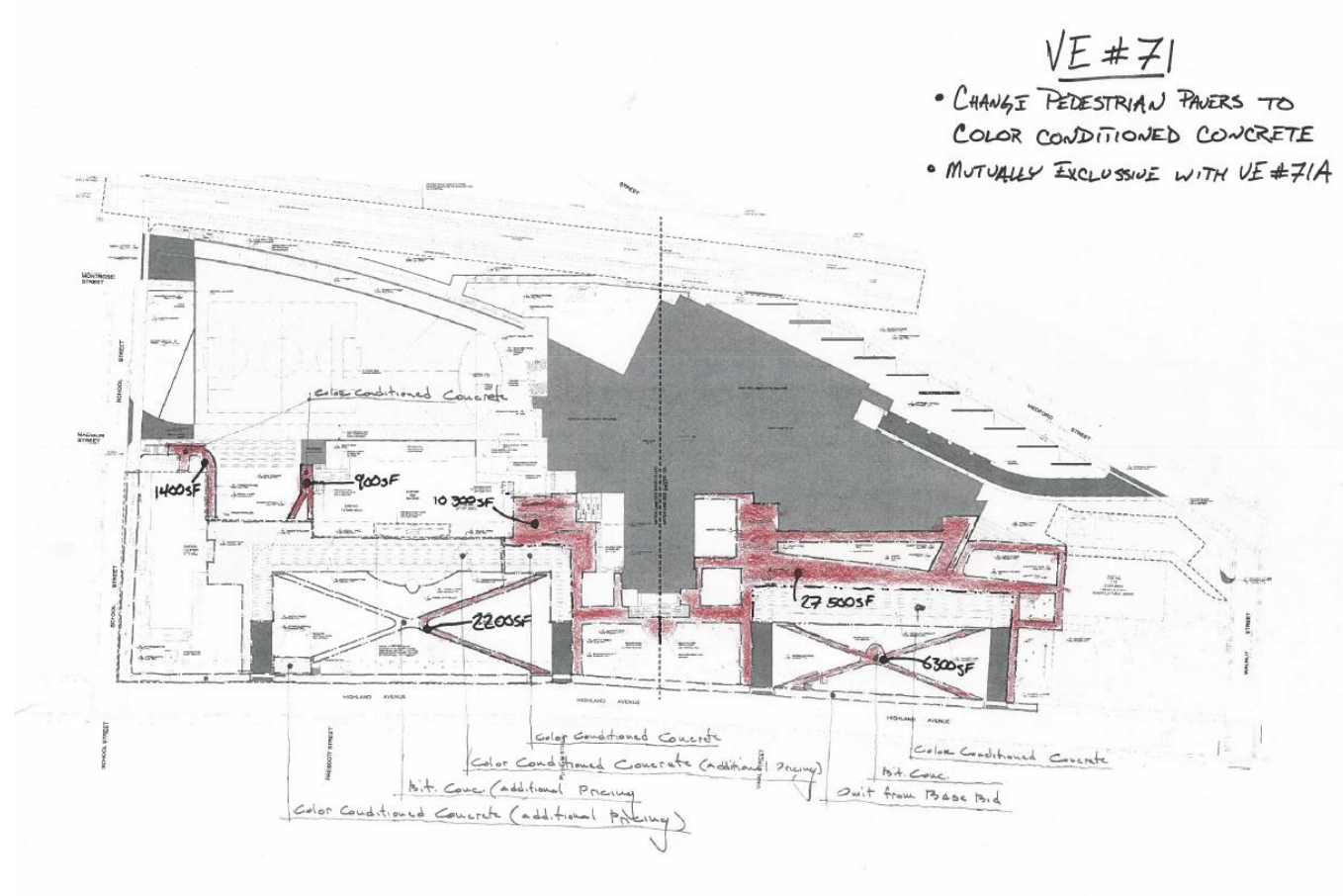
VE-070:

Change precast roadway pervious pavers to concrete paving



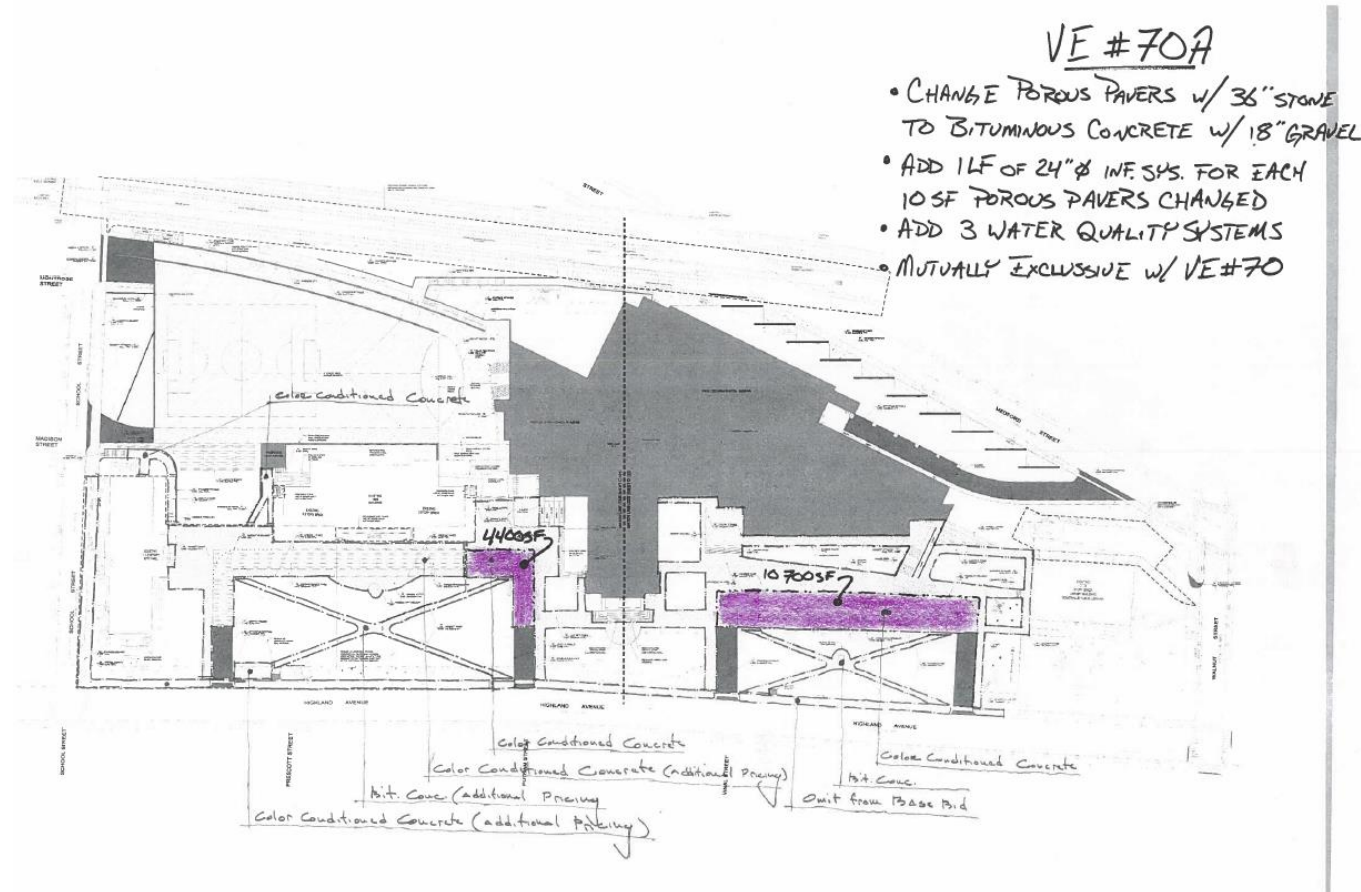
VE-071:

Change precast roadway pervious pavers to bituminous asphalt paving



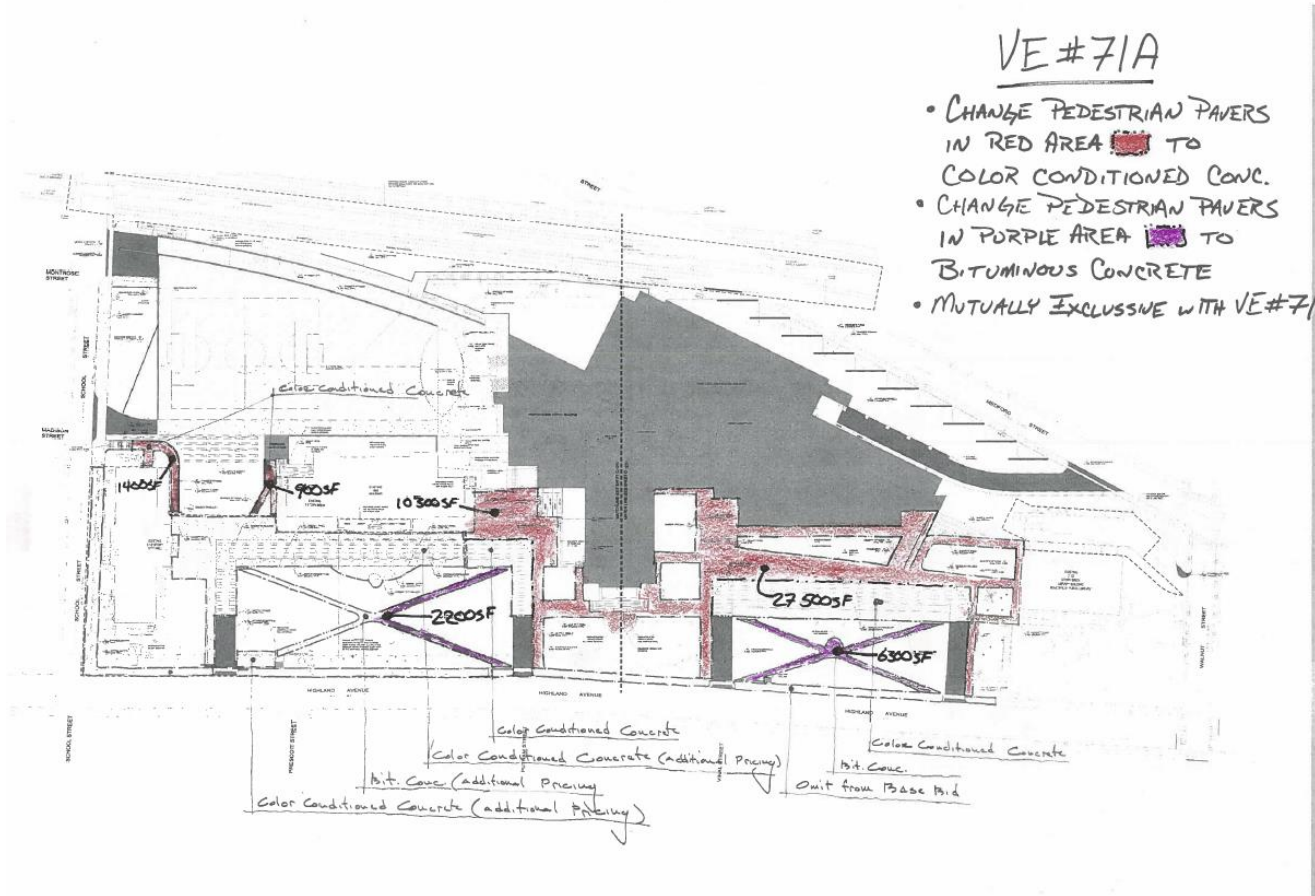
VE-070A:

Change precast pedestrian impervious pavers to concrete paving



VE-071A:

Change pedestrian concrete at greenway in front of HS only to bituminous asphalt paving



VE-072: Eliminate electrical vehicle charging stations



VE-073: Eliminate Athletic Field lighting



VE-074:

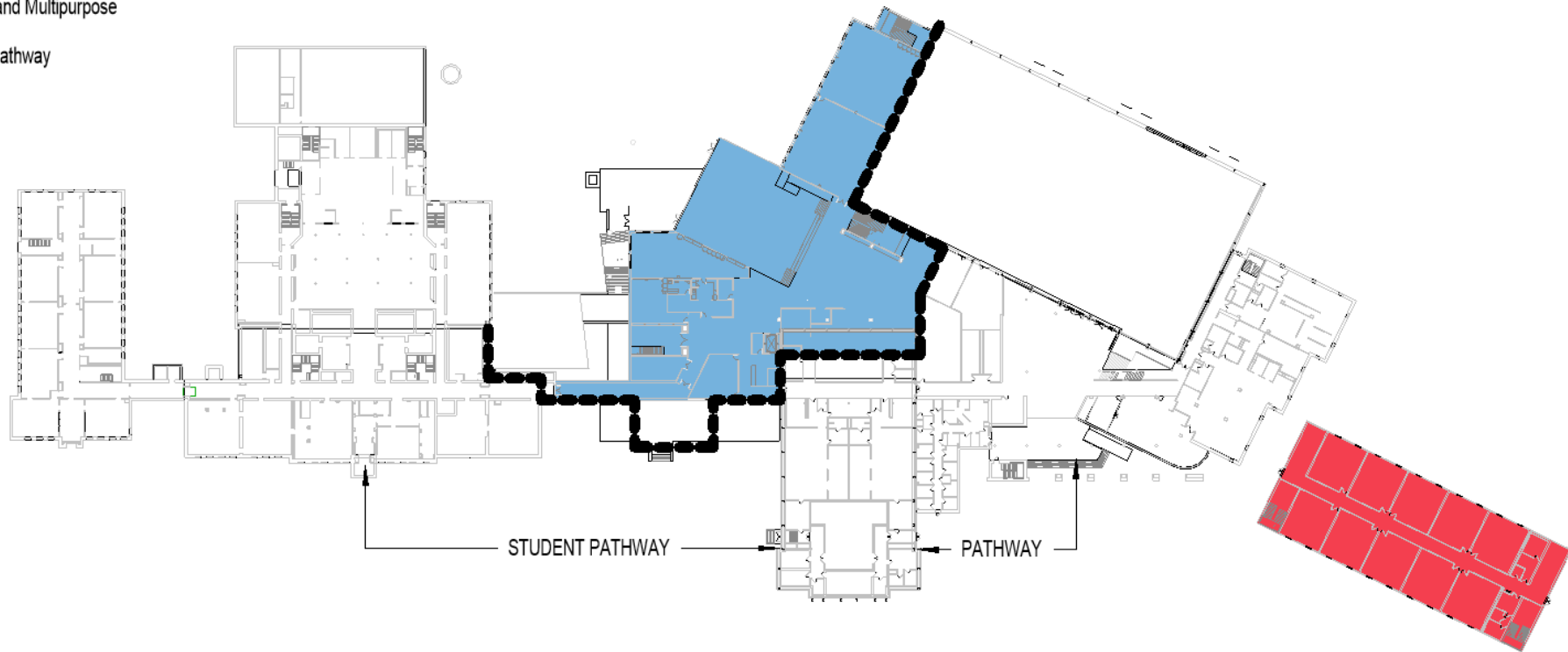
Modify the demarcation line of Phase ½ to preserve more of the existing HVAC infrastructure

Program Relocations:

FM Cafeteria/ Commons Kitchen

FM Weight Room and Multipurpose

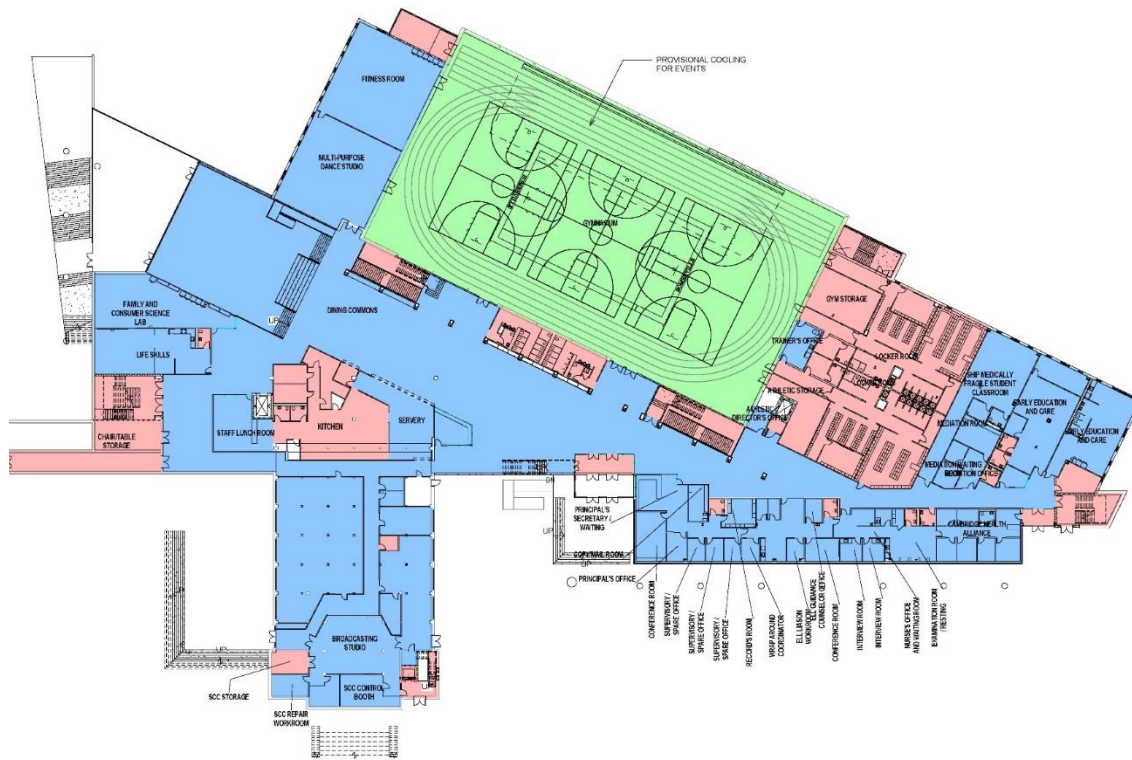
Student Pathway



VE-075: Change to 100% Green Air Conditioning in Dining Commons, Auditorium & Admin Suite

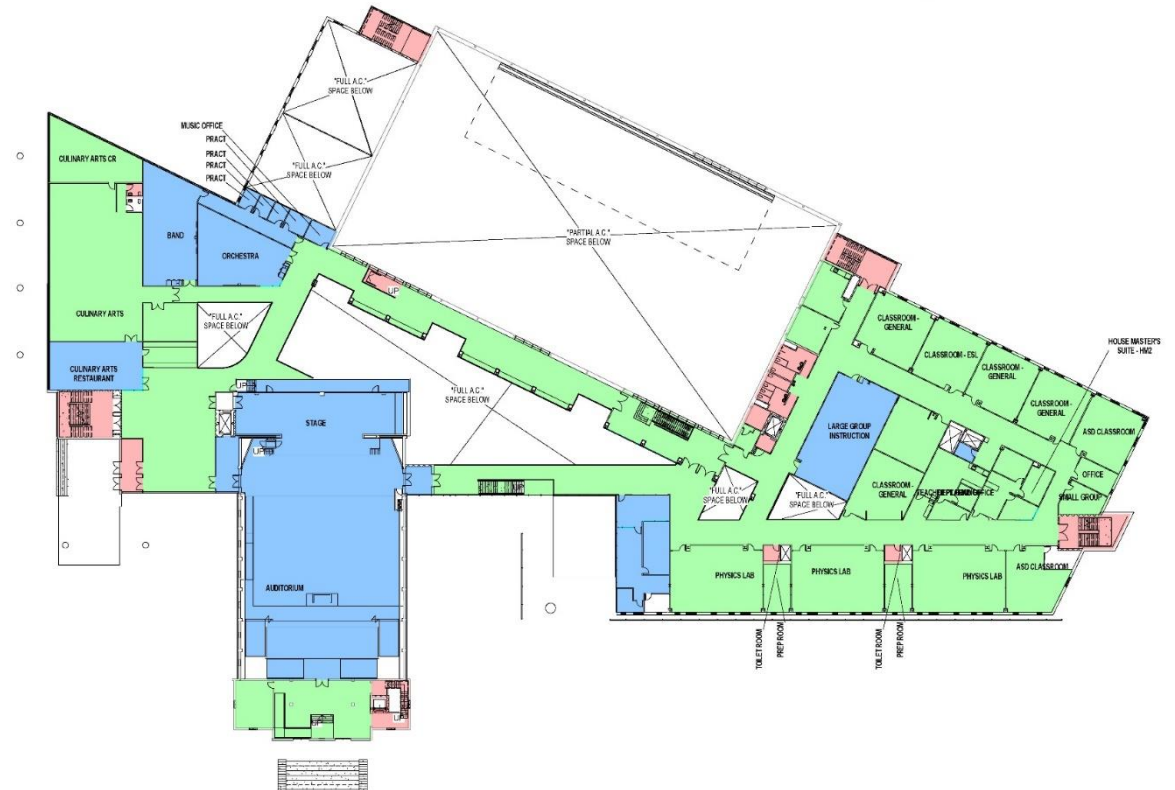
HVAC AIR CONDITIONING

- FULL AIR CONDITIONING
- GREEN AIR CONDITIONING
- NO AIR CONDITIONING

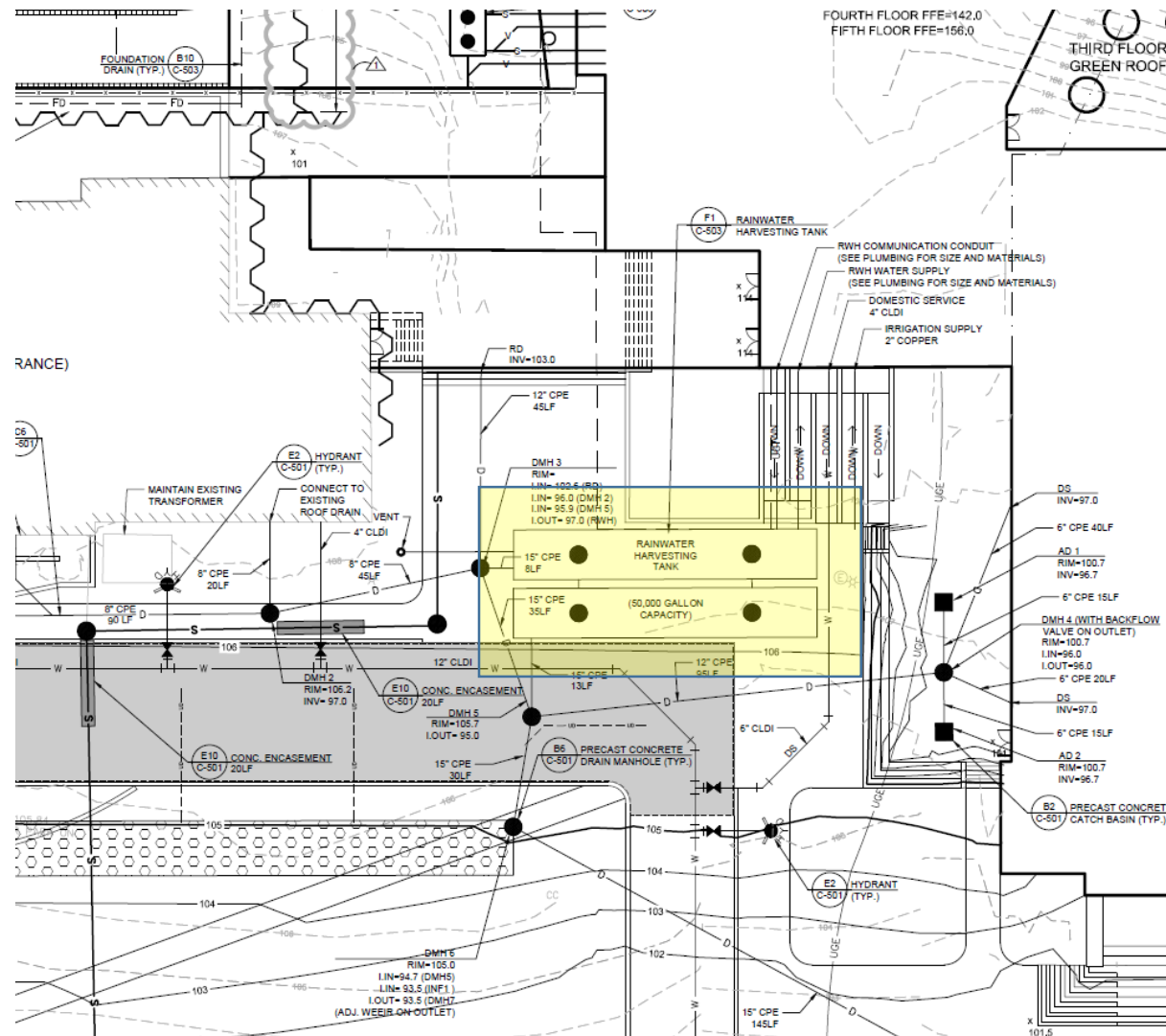


HVAC AIR CONDITIONING

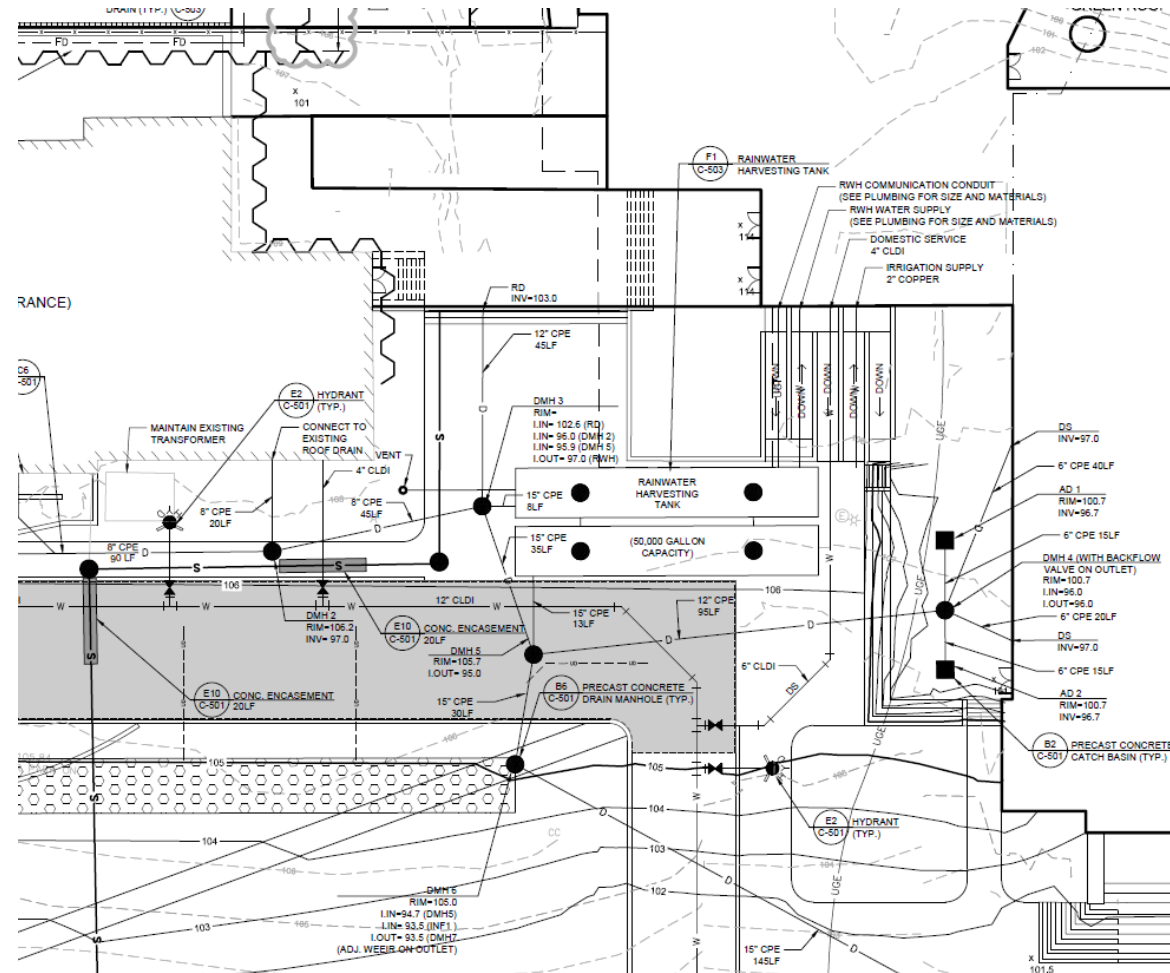
- FULL AIR CONDITIONING
- GREEN AIR CONDITIONING
- NO AIR CONDITIONING



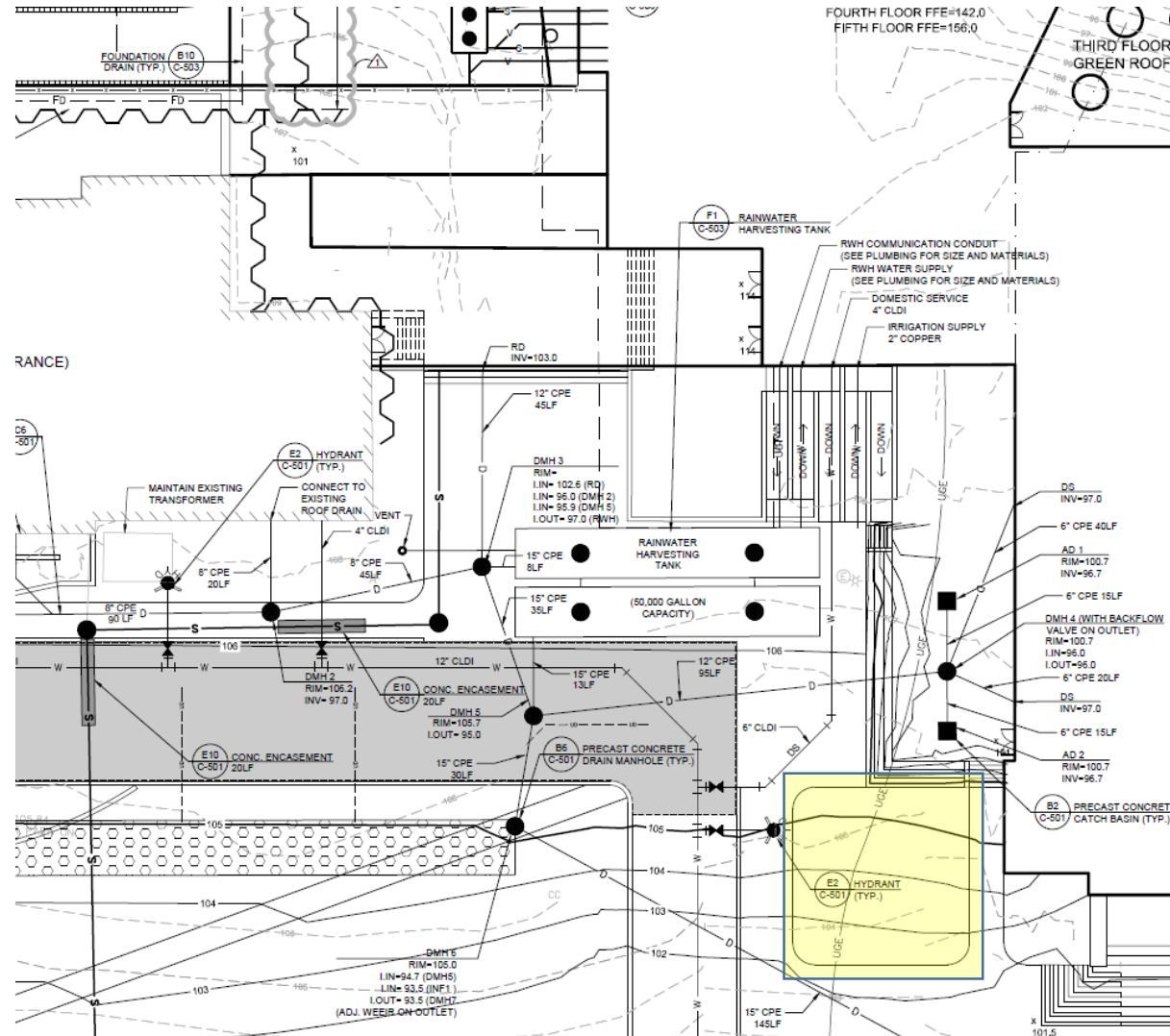
VE-076: Eliminate rainwater harvesting system



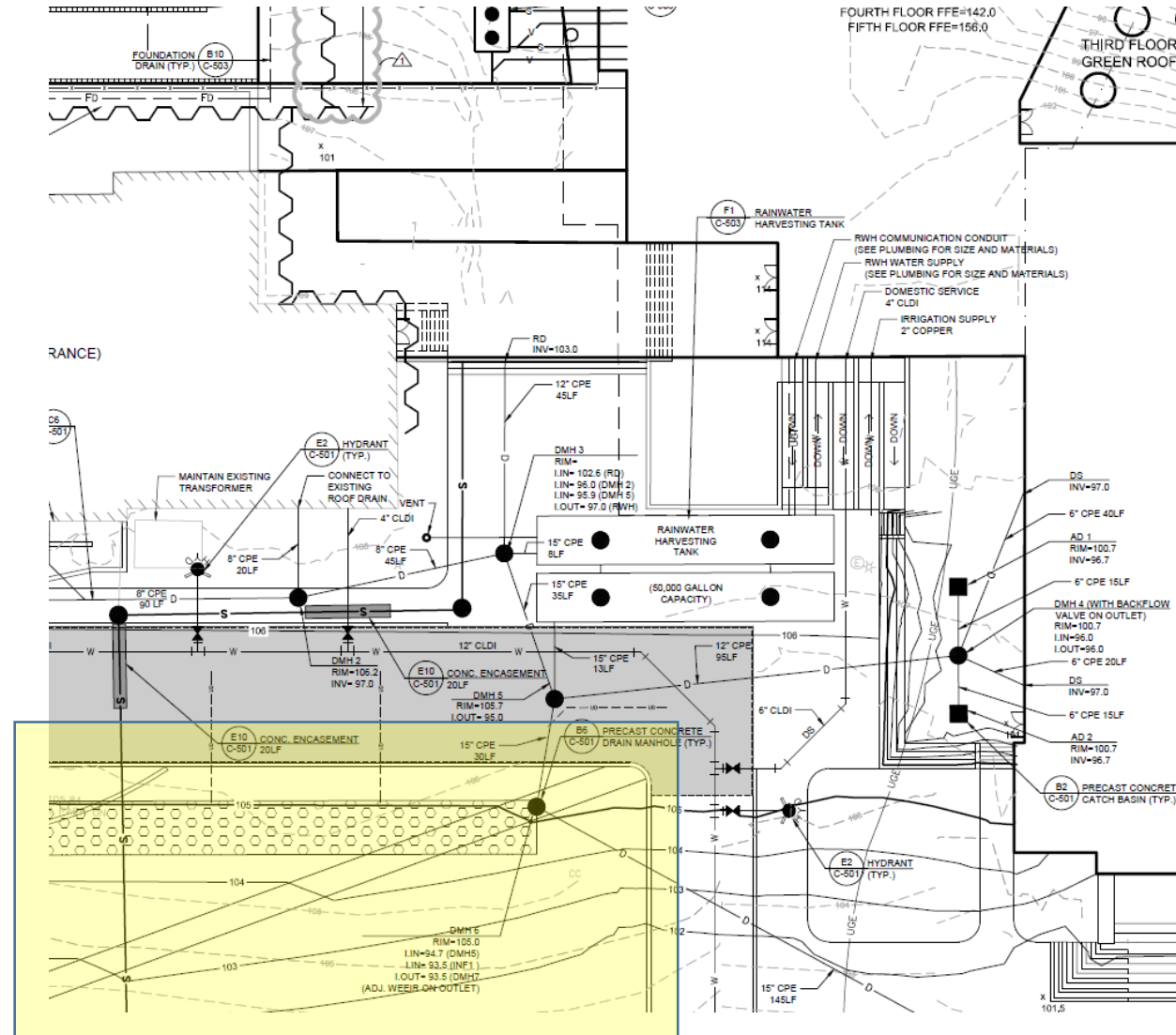
Eliminate reclaimed stormwater pipe including graywater flushing at First Floor toilets only, still using rainwater harvesting for irrigation needs



VE-078: Eliminate irrigation system

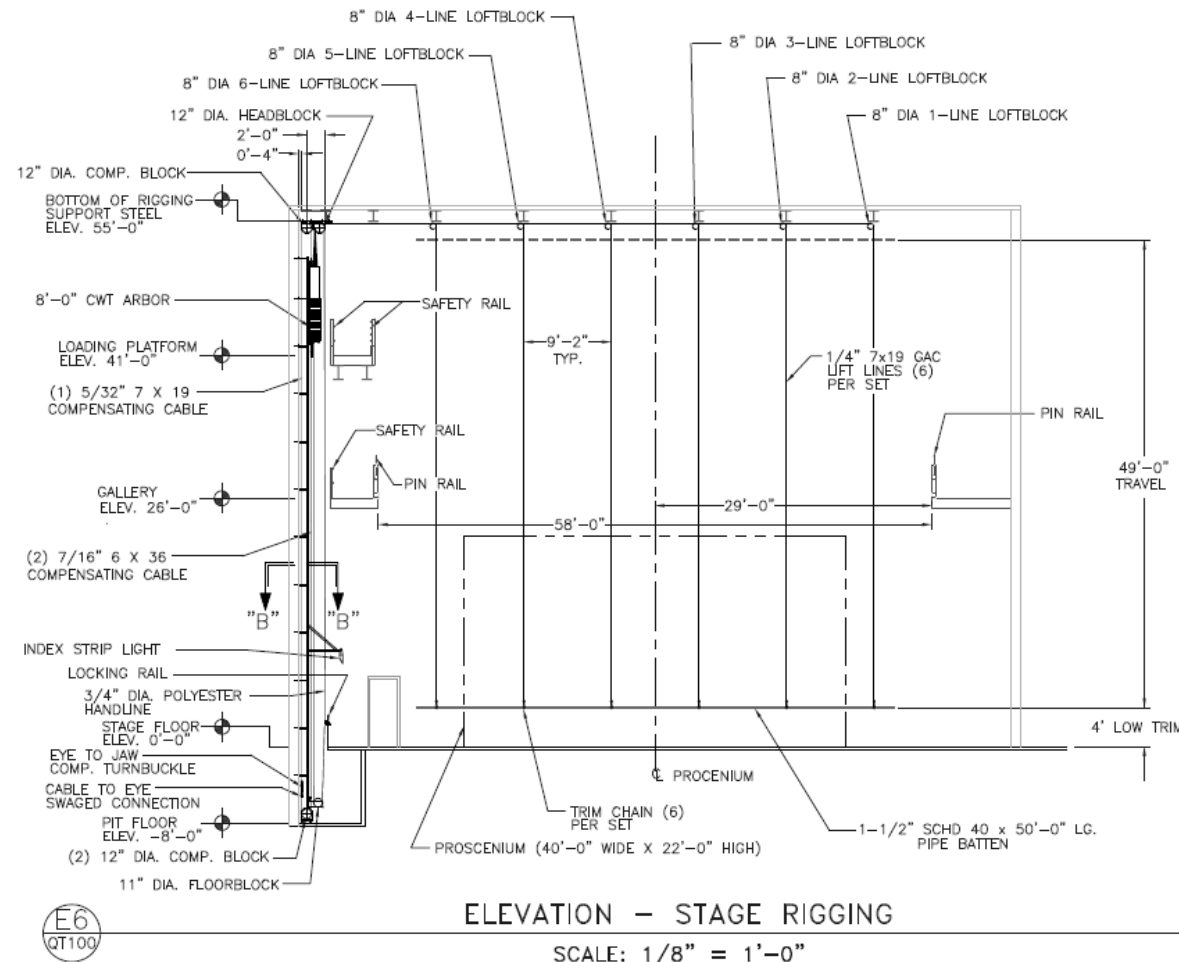


VE-079: Eliminate irrigation system for lawn areas only



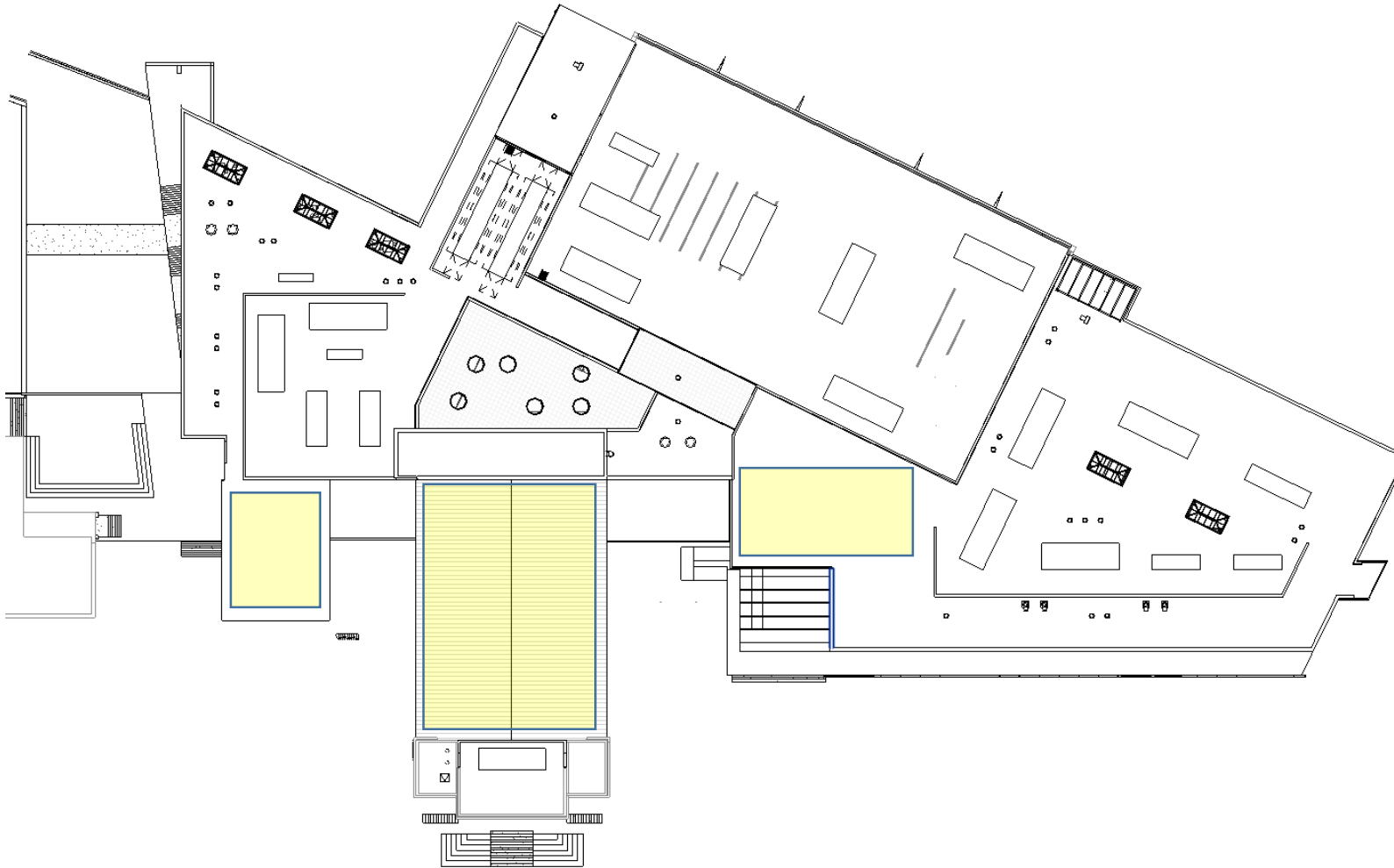
VE-080:

Change from automated rigging system to manual rigging system for the Auditorium stage and adjust pricing for theatrical performance lighting



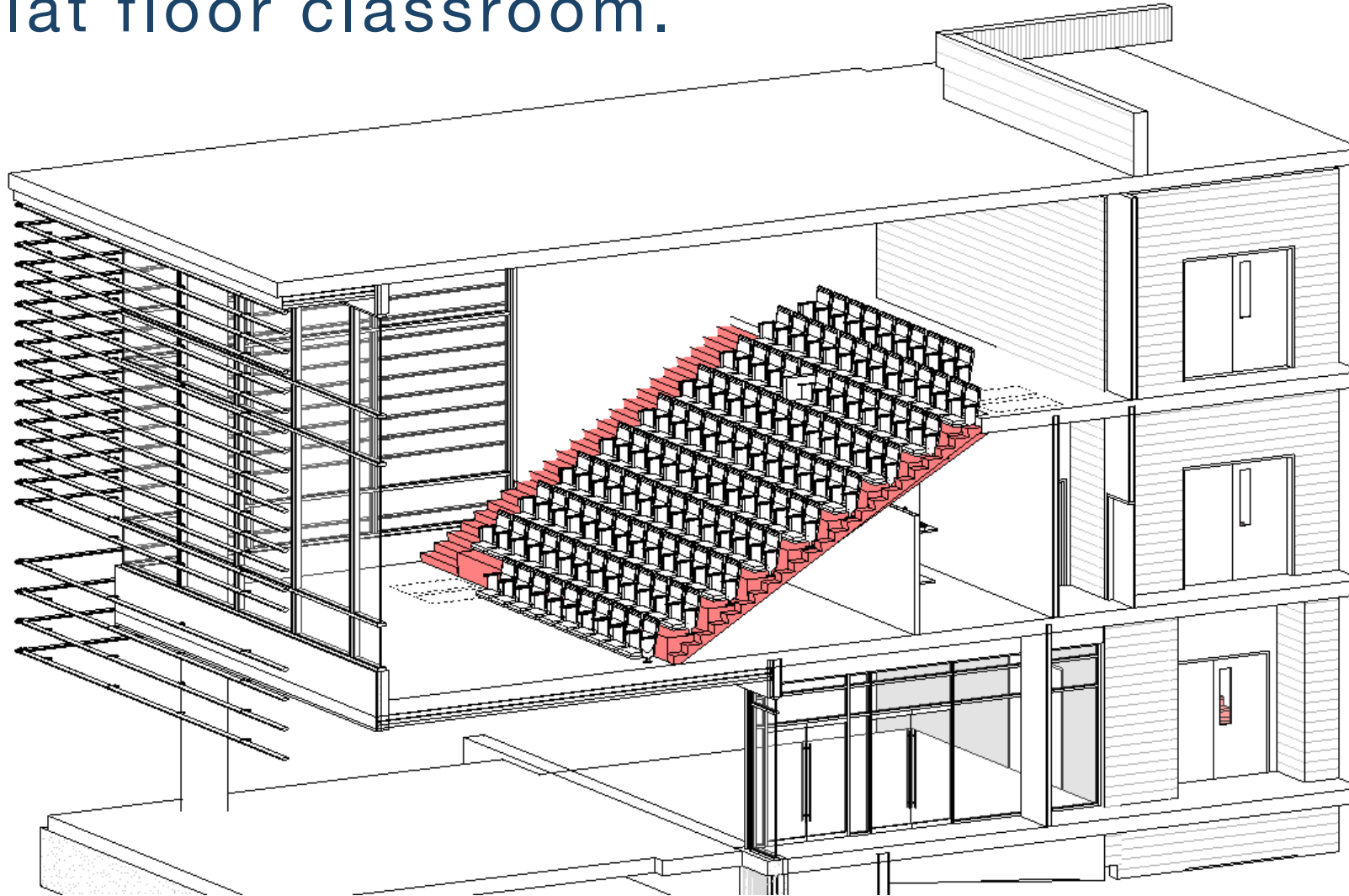
VE-081:

Eliminate additional structural support for future solar provisions



VE-082:

Eliminate sloped seating at Mini Theater, leaving this a flat floor classroom.



Thank you

