

MEETING NOTES

Design Development Meeting 09 (DD 09)

Project:
FCPS – ES Prototype: Waverley ES (WAVES)
 GWWO Project #18045

Meeting Date: September 19, 2019
 Report Date: October 7, 2019

In Attendance:

Name	Initials	Organization	Email
Brian Staiger	BS	FCPS	Brian.staiger@fcps.org
Dave Toth	DT	Oak Contracting	dtoth@oakcontracting.com
Steve Krell	SK	Oak Contracting	skrell@oakcontracting.com
Nate Giordano	NG	Oak Contracting	ngiordano@oakcontracting.com
Jason Hearn	JH	GWWO	jhearn@gwwoinc.com
Eric Feiss	EF	GWWO	efeiss@gwwoinc.com
Jess Dancer	JD	GWWO	jdancer@gwwoinc.com
Scott Moir	SM	GWWO	smoir@gwwoinc.com

The purpose of this meeting was to discuss the Design Development cost estimate provided by Oak Contracting on 9/10/19.

- JH presented an augmented spreadsheet comparing the DD estimates for Waverley ES and Blue Heron ES. Emphasis was placed on those divisions with significant variations between the two projects.
 - 020000 – Existing Conditions
 - GWWO assumes that the \$1.4 million difference is based heavily on previous development. Oak agreed and pointed out the phased demolition of the two existing buildings as the main cost driver.
 - 060000 – Wood, Plastics and Composites
 - GWWO requested clarification on the \$1,350,095 “Other” line item. Oak grouped unknown casework items and construction into this line item. GWWO itemized the

presumed casework to be included and agreed to send additional information developed since the submission.

- Given the items listed and a 5% overall contingency, Oak agreed that the number could be reduced by 50% totaling approximately \$675,050 in savings.
- 100000 – Specialties
 - There was no clear cost driver between the two projects. GWWO assumes “Protective Covers” includes entry canopies; Oak confirmed. GWWO is seeking two separate canopy strategies depending on location. The three main access points will have canopies integrated into the main structure; other entrances may be best suited for prefabricated systems. Monies allocated to this line item will be moved to Division 7.
 - Paul Lebo omitted canopies at all secondary locations of the Blue Heron ES project. BS will confirm if that is the case at Waverley; the Judy Center entrance may be an exception.
- 120000 – Furnishings
 - Waverley ES was estimated at \$10/SF more than Blue Heron ES. Oak padded the “Manufactured Wood Casework” number due to unknowns. JH argued that the 5% project contingency should cover unknowns.
 - EF noted that Division 12 was above what GWWO has seen in recent education projects. Oak agreed and believes the number should come down.
- 140000 – Conveying Equipment
 - GWWO assumed the second elevator and additional stops at the mechanical penthouse level are the main drivers; Oak agreed.
- 230000 – HVAC
 - Given the similarity of systems, GWWO assumed difference between projects would be much less than \$8/SF in unit cost. Oak attributed the added cost to the additional unit requirements for conditioning the increased square footage of the facility. JH will review further with Alban Engineering.
- 320000 – Exterior Improvements
 - Oak emphasized the lack of development in the civil/site drawings. Therefore, the SD estimate for this section did not change.
 - JH will follow-up with ADTEK; the 100% DD submission should contain more information.

- 330000 – Utilities
 - o Oak emphasized the lack of development in the civil/site drawings. Therefore, the SD estimate for this section did not change.
 - o JH will follow-up with ADTEK; the 100% DD submission should contain more information.
- JH directed attention to the numbers for Divisions 4 and 7.
- 040000 – Unit Masonry
 - o Blue Heron ES is nearly \$21/SF more in masonry costs than Waverley ES. As currently designed, 55% of the facade is masonry veneer (excluding glazing). The balance is a metal panel rainscreen. Blue Heron ES is 100% masonry veneer.
- 070000 – Thermal & Moisture Protection
 - o Waverley ES is estimated at \$10/SF more than Blue Heron ES. GWWO assumes this accounts for the metal panel rainscreen façade and associated flashings. Oak agreed.
 - o The metal panel rainscreen is priced at \$1,292,500, which includes the panels and associated clips/anchors. The rest of the wall construction is identical to the masonry veneer rainscreen/cavity wall (5/8” interior gypsum board, 6” metal stud, 1/2” exterior sheathing, fluid-applied air/vapor barrier, and 3” of mineral wool insulation).
 - o Flashings and sheet metal are not a separate line item, therefore flashings associated with the metal panel are assumed to be included in 074200. However, even if they are not included, these numbers indicate that a masonry/metal panel hybrid façade could be the more cost-effective solution as compared to a 100% masonry veneer façade (the decrease in Division 7 does not appear to balance the increase in Division 4).
- BS indicated that Paul Lebo will likely prefer the “traditional” 100% masonry cavity wall. JH acknowledged this and is confident in transitioning the design to 100% masonry cavity wall if necessary. BS will confirm direction prior to commencement of Construction Documents.
 - o JH asked FCPS and Oak to consider using metal panel at the penthouses and along portions of the second-floor façade to reduce the added dead load on the steel frame. BS and DT acknowledged the point and agreed, especially at the penthouse locations.
 - o GWWO plans to include a façade system comparison in the Design Development narrative. The “basis-of-design” metal panel system is by Morin but a heavy-duty aluminum plate façade system could also be used. Oak agreed to look at the costs of those systems if specifications were provided.
- Other items discussed within the estimate:

- Per Paul Lebo’s direction, there will be no wood flooring in the project. Line item 096400 should be removed.
- Oak to confirm line item 075100, “Built-Up Bituminous Roofing” is actually intended to be line item 075400, “Thermoplastic Membrane Roofing,” and that the number is correct. FCPS has requested an 80-mil TPO membrane for both Waverley ES and Blue Heron ES.

The foregoing represents the writer’s interpretations of what transpired at the meeting. Please forward any changes or corrections within five (5) days to jhearn@gwwoinc.com. Otherwise these notes will stand as the final record of the meeting.

Respectfully submitted,
GWWO, Inc./Architects



Jason T. Hearn, AIA, LEED AP BD+C
Project Manager

CC: All Attendees
Tammie Smith
Paul Hume