



Windham Community Center - Value Engineering Suggestions

Project Area	VE Item	VE Detail	Discussion/Result
1 Site			
	1.01	Delete Pickleball Courts Courts, Fencing, Lighting, Stormwater Soil Filter, Driveway/Parking/Sidewalk reconfiguration	Area remains as-is including driveway and parking
	1.02	Delete Inclusive Playground Play Surface & Equipment, Concrete Walk, Landscaping, Fencing, Stormwater Soil Filter	Courtyard improved with the removal of some of the asphalt and replacing with loam and seed.
	1.03	Delete Library Courtyard (between Rec and Library) Concrete Walk/Plaza, Landscaping, Fencing, Lighting	Courtyard improved with the removal of some of the asphalt and replacing with loam and seed.
	1.04	Delete Library Entry Plaza Concrete Plaza, Landscaping	Regrading of Library entry area for access with 10' asphalt walk. A ±400 sf concrete entry plaza is provided.
	1.05	Delete Reconfiguration of Primary Electric Service (2) Poles, Conduit, Junction Box, CMP coordination	Primary and secondary electric service to the site and high school remain as-is.
	1.06	Delete Parking and Driveway around Library & Town Hall Fill, Paving, Lighting, Signage, Wetland impact, Under-Pavement Stormwater Sand Filter, Retaining Wall, Fidium Property acquisition	Area remains as-is
	1.07	Add Town Hall Access Uncovered Bridge with Railing	Approx. 32' length, 8-10' width. Radiant snow-melt. Requires interior reconfiguration.
	1.08	Delete Town Hall North Patio Concrete Plaza, Retaining Wall	Area remains as-is.
	1.09	Minimize Rear Parking Area reconfiguration Pavement removal and regrading, Lighting, Stormwater	Traffic pattern and parking configuration remains largely as-is but is modified to accommodate GA Canopy, Town Hall entrance, and new west driveway and parking area. New parking area connecting to Educational Way redesigned.
	1.10.	Revise Stormwater System Reduced Stormwater System - manholes, culverts, treatment	Provide BMP system for new west parking area behind gym. No other stormwater systems required.
	1.11	Delete Rear Entry Plaza Concrete Plaza, Landscaping, Lighting	Area improved with the removal of some of the asphalt and replacing with loam and seed.
2 Gymnasium			
	2.01	Delete Mezzanine Enclosure Steel Frame, Laminated Glass Storefront, Wall	Mezzanine remains open to gym but with a netted separation
	2.02	Delete Mezzanine Rubber Floor LVP in lieu of Rubber Flooring	Parquet Floor removed. LVP floor.

	2.03	Delete Gym Reconfiguration	Bleacher relocation and reconditioning, Floor restriping and added hoops	Gym floor, basketball hoops and bleachers to remain as-is
	2.04	Reduce Door Replacement	Exterior and Interior Doors	Evaluate by piece which doors require replacement, reuse/relocate interior doors
3 Central Core				
	3.01	Reduce Council Chambers Scope of Work (no reconfiguration)	Minimizes Demolition & New Walls, Ceilings, (2) ADA Bathrooms	Division of rooms remains as-is except existing offices are combined for Community TV and Meeting/Program use. Main hallway bathrooms need to remain available for after hours use. Primary access will be from the main corridor.
	3.02	Delete Reconfiguration of Walk-in Cooler and Freezer	CMU wall demolition, Reach-in doors and shelving, Replaced refrigeration equipment	Walk-in access remains as-is. Volunteers will access cooler and freezer items for customers.
	3.03	Delete Vault Removal	Demolition and removal	Vault remains in place as a storage room. Deputy Director uses the adjacent office
	3.04	Delete Multi-Purpose Room Storage Addition	Walls & Doors. Lounge Floor, Stair & Railing above	Multi-Purpose and adjacent Storage rooms remain as-is
	3.05	Reduce General Assistance Canopy	Concrete, Steel, Roof. Reduced parking lot impact	Canopy to cover (3) cars instead of (6) and extends to cover GA delivery door. Less impact on parking circulation and counts.
	3.06	Delete Main Entry Canopy	Concrete, Steel, Roof	Front doors remain unsheltered as-is
	3.07	Reduce Door Replacement	Exterior and Interior Doors	Evaluate by piece which doors require replacement, reuse/relocate interior doors
	3.08	Storefront Replacement		Evaluate by piece which require replacement. Wood window in Gym Connector will be abated and replaced
4 East (Classroom) Wing				
	4.01	Delete 3,000 SF Library Addition and Canopy	Site, Concrete, Steel, Wall, Window Wall, Roof, HVAC, etc. Demolition of existing site retaining wall and regrading.	Library and Town Hall to be reconfigured to utilize the existing square footage.
	4.02	Retain Window Locations	Window Removal, Storage & Reinstall. Brick Removal & Disposal. Wall Demolition & Reframing, Insulation upgrade per code, First Floor Siding	First Floor retains brick veneer and Second Floor is resided to replace faux mansard roof. Exterior wall insulation is not improved. Library and Town Hall are redesigned to work with existing window locations. Fewer enclosed offices and more open office space will likely result in the Town Hall. Do departments each occupy a classroom? This is the model in Gorham and South Portland (Hamlin).
	4.03	Reduce Interior Wall Removal	Demolition, Wall, Doors, Ceilings, etc.	See 4.02 Discussion
	4.04	Retain Existing Elevator	Demolition, Wall and Floor	Keep elevator for Library staff use.

	4.05	Retain Enclosed Stair	Demolition, Temp Shoring, Steel, Floor	Stair enclosure remains as-is. Double doors removed to open up stairs as possible.
	4.06	Reduce Door Replacement	Exterior and Interior Doors	Evaluate by piece which doors require replacement. Interior doors could be kept as discussed in 4.02. Reuse/relocate interior doors
	4.07	Delete Town Hall Door Canopy	Concrete, Steel, Roof	No covering at Town Hall entrance. Town Hall Entrance relocated per 1.07.
5 General Facility Systems				
	5.01	Reduce quantity of added bathrooms	Demolition, Piping, Fixtures, etc.	Provide bathroom quantity to meet code requirements. Staff toilets in Town Hall and Library provided.
	5.02	Reduce AC Scope	Equipment, power and infrastructure requirements	No AC in Gymnasium, Fitness, Clothes Closet & Food Pantry. Add AC to Maker Spaces, Council Chambers, GA Offices, Library and Town Hall. AC already exists in Multi-Purpose and Rec Offices. Code required ventilation provided throughout.
	5.03	Replace unit ventilator/heater in kind - Gym	Demolition of hydronic infrastructure	Ventacity units using existing hydronic heating system
	5.04	Delete Fitness Room Mini-Split	Dedicated Mini-split system	Ventacity unit using existing hydronic heating system
	5.05	Delete Mini-Splits in Clothes Closet/Food Pantry	Dedicated Mini-split system	Ventilation and hydronic heating provided by existing system
	5.06	Delete VRF System in Town Hall	VRF	Provide HVAC with ground mount package unit and VAV boxes (similar to Library) . A more open floor plan required
	5.07	Delete 750kVaTransformer Replacement	Feeder reconfiguration, 9'x9' concrete pad	500kVa unit is existing and 50+ yrs old. Will be in CMPs queue for replacement. Reduced AC loads will allow 500kVa to remain
	5.08	Reconsider Existing Electric Panel Replacement	Panel Demo and Replacement	Evaluate on a case by case basis as some have been replaced more recently. Panels may accept new breakers or can be refitted with new bus structure rather than having to be wholesale replaced. Refurbished panels may have the capacity to accept the added AC loads rather than adding panels.