

June 3, 2019

 Town of Bloomfield
 Prosser & McMahon Libraries

Subject: Downes Building Committee Agenda

1. Project Update

A. Project Financial Summary

Schematic Design Construction Budget	\$29,158,238
Owner Soft Costs	<u>\$5,670,810</u>
Total Schematic Budget	\$34,829,048
Potential Value Management	<u>(\$5,558,637)</u>
Total Schematic Budget	\$29,270,411
Referendum Budget	<u>\$29,255,000</u>
Total Project Budget Over / (Under)	\$15,411

Proposed Alternates

1. Ice Melting at South Porch & Bridge of Prosser	TBD
2. Friends of the Library and associated work to be added to the Prosser garage (includes deleting imported fill)	\$ 41,741
3. Revised bid/schedule for McMahon grant approval	TBD
4. Photovoltaic system purchase agreement (No Lease)	\$ 445,345
5. Fire Protection system at McMahon	\$ 60,294
6. Increase Riley parking lot by 50% & required drainage at Prosser	\$ 294,270
7. Cloud ceilings at Prosser children's area in favor of conventional ceiling	\$ 27,014

- **Contingencies are included in above budget.**
 - Design & Estimating Contingency: \$1,601,631
 - Construction Contingency: \$503,211
 - Escalation Contingency: \$825,267

***Major Items for Value Management**

- **Reduce Building Area at Prosser- (\$1,673,280)**
- **Reclaim & Pave Existing Rear Parking Lot at McMahon & Reduce Parking Lot at Prosser- (\$825,657)**
- **Reduce Building Height at Prosser- (\$747,886)**
- **Delete Stucco Finish at Garage Ceiling at Prosser- (\$200,514)**
- **Substitute Storefront for Curtain Wall at both Libraries- (\$195,741)**
- **Delete VRF in Favor of VAV System for Mechanical- (\$176,000)**

Total Estimated Project Budget w/VE

\$29,270,411

*See attached VE Log for all Cost Savings/Reductions

Bloomfield Libraries

Bloomfield, CT
Schematic Design

Estimate Date April 25, 2022 - Revised May 13, 2022

DIVISIONAL SUMMARY

SPEC SECTION	DESCRIPTION	PROSSER conceptual	PROSSER schematic	McMAHON schematic	PROJECT COSTS	COST / SF
			30,169 sf	9,276 sf	39,445 sf	
01 00 00	Project Requirements	\$ 528,574	\$ 682,791	\$ 364,279	\$ 1,047,070	26.55
02 11 00	Contaminated Soil Excavation & Disposal	None - Excluded	None - Excluded	None - Excluded	None - Excluded	
02 41 19	Existing Conditions	\$ 473,580	\$ 378,601	\$ 212,580	\$ 591,181	14.99
03 30 00	Cast - in - Place Concrete	\$ 684,545	\$ 864,994	\$ 149,587	\$ 1,014,581	25.72
04 20 00	Unit Masonry	\$ 1,154,406	\$ 808,367	\$ 157,200	\$ 965,567	24.48
05 00 00	Metals	\$ 1,579,188	\$ 1,942,330	\$ 423,482	\$ 2,365,812	59.98
06 00 00	Woods & Plastics	\$ 1,072,464	\$ 680,731	\$ 286,158	\$ 966,889	24.51
06 30 00	Porch Decking	None - Excluded	\$ 222,092	None - Excluded	\$ 222,092	5.63
07 00 00	Thermal, Moisture Protection, Siding & MTL Panels		\$ 165,212	\$ 252,481	\$ 417,693	10.59
07 50 00	Roofing	\$ 294,715	\$ 627,745	\$ 348,936	\$ 976,681	24.76
08 00 00	Doors & Windows	\$ 1,265,674	\$ 1,294,950	\$ 750,040	\$ 2,044,990	51.84
09 00 00	Gypsum Drywall & Framing	\$ 1,182,090	\$ 986,729	\$ 226,978	\$ 1,213,707	30.77
09 30 00	Tile & Carpet	\$ 91,463	\$ 196,254	\$ 72,902	\$ 269,156	6.82
09 51 00	Acoustical Ceilings	\$ 120,277	\$ 301,418	\$ 70,710	\$ 372,128	9.43
09 65 00	Flooring	\$ 303,084	\$ 40,120	\$ 18,280	\$ 58,400	1.48
09 91 00	Painting	\$ 125,177	\$ 150,170	\$ 40,843	\$ 191,013	4.84
10 00 00	Specialties	w/ Gyp	\$ 55,302	\$ 28,574	\$ 83,876	2.13
11 00 00	Equipment	w/ Gyp	\$ 11,950	\$ 9,650	\$ 21,600	0.55
12 00 00	Furnishings	w/ Gyp	\$ 63,270	\$ 21,912	\$ 85,182	2.16
14 00 00	Elevators	\$ 156,000	\$ 150,000	None - Excluded	\$ 150,000	3.80
21 00 00	Fire Suppression	\$ 152,994	\$ 210,936	See Alternates	\$ 210,936	5.35
22 00 00	Plumbing	\$ 514,615	\$ 446,230	\$ 229,200	\$ 675,430	17.12
23 00 00	HVAC	\$ 1,210,040	\$ 1,836,164	\$ 653,102	\$ 2,489,266	63.11
26 00 00	Electrical, Comm., Fire Alarm, Security, Site Elec.	\$ 973,595	\$ 1,467,688	\$ 478,353	\$ 1,946,041	49.34
26 31 00	Photovoltaic System PPE Lease	\$ 263,734	\$ -	\$ -	\$ -	-
31 00 00	Sitework (Landscaping)	\$ 2,046,883	\$ 2,695,773	\$ 1,082,842	\$ 3,778,614	95.79
31 10 00	Ground Improvements	\$ -	\$ 349,530	None - Excluded	\$ 349,530	8.86
32 34 00	Walking Bridge	\$ 426,000	\$ 231,415	None - Excluded	\$ 231,415	
ALLW	Utility Consumption Allowance	\$ -	\$ 75,000	\$ 25,000	\$ 100,000	2.54
ALLW	Hazardous Mats - Undefined or Not Quantifiable	\$ -	See Open Items	See Open Items	See Open Items	
ALLW	CT High Performance Consultant	\$ -	\$ 21,120	\$ 21,120	\$ 42,240	1.07
ALLW	Contaminated Soil Excavation & Disposal	\$ -	\$ 100,000	\$ 50,000	\$ 150,000	3.80
ALLW	Storm Water Diversion	\$ -	\$ 50,000	\$ -	\$ 50,000	1.27
ALLW	Remove Underground Fuel Tanks (excl. remediation)	\$ -	\$ 40,000	None - Excluded	\$ 40,000	1.01
TOTAL TRADE COST		\$ 14,619,098	\$ 17,146,882	\$ 5,974,207	\$ 23,121,090	586
10.00%	Design & Estimating Contingency	\$ 1,609,975	\$ 1,714,688	\$ 597,421	\$ 2,312,109	
2.50%	Construction Contingency	\$ 531,292	\$ 471,539	\$ 164,291	\$ 635,830	
4.00%	Escalation (Bid Contingency)	Incl Above	\$ 773,324	\$ 269,437	\$ 1,042,761	
	General Conditions & Staffing	\$ 852,080	\$ 807,408	\$ 380,562	\$ 1,187,970	
	Preconstruction	\$ 39,495	\$ 31,550	\$ 18,420	\$ 49,970	
0.80%	General Liability Insurance	\$ 116,359	\$ 167,563	\$ 59,235	\$ 226,798	
	Builder's Risk Insurance	By Owner	By Owner	By Owner	By Owner	
1.70%	Local Building Permit		Waived	Waived	Waived	
0.026%	State Education Fund	\$ 3,801	\$ 5,489	\$ 1,941	\$ 7,430	
0.70%	Payment & Performance Bond	\$ 145,928	\$ 147,829	\$ 52,259	\$ 200,088	
1.30%	CM Fee	\$ 468,925	\$ 276,462	\$ 97,731	\$ 374,193	
TOTAL CONSTRUCTION COST		\$ 18,386,953	\$ 21,542,735	\$ 7,615,503	\$ 29,158,238	739
OWNER SOFT COSTS		\$ 3,801				
	Owner Expenses				\$ 550,000	
	Professional Services				\$ 2,329,510	
	FF&E / Technology				\$ 1,291,300	
	Owner Contingency				\$ 1,500,000	
TOTAL SOFT COSTS					\$ 5,670,810	144
PROJECT TOTALS						
	TOTAL PROJECT COST W/O ALTERNATES	\$ 18,386,953			\$ 34,829,048	883
	TOTAL CONSTRUCTION BUDGET				\$ 29,255,000	742
OVER / (UNDER)					\$ 5,574,048	
	POTENTIAL VALUE ENGINEERING		\$ (4,734,945)	\$ (1,053,834)	\$ (5,558,637)	
PROJECTED OVER / (UNDER)			\$ (4,734,945)	\$ (1,053,834)	\$ 15,411	

Bloomfield Libraries

Bloomfield, CT

Schematic Design

Estimate Date April 25, 2022 - Revised May 13, 2022

DIVISIONAL SUMMARY

SPEC SECTION	DESCRIPTION	PROSSER conceptual	PROSSER schematic	McMAHON schematic	PROJECT COSTS	COST / SF				
			30,169 sf	9,276 sf	39,445 sf					
PROPOSED ALTERNATES										
1	Ice Melting at South Porch & Bridge of Prosser		TBD	NA	TBD					
2	Friends of the Library and associated work to be added to the Prosser garage (includes deleting imported fill)	\$	41,741	NA	\$	41,741				
3	Revised bid/schedule for McMahon grant approval		NA	TBD	TBD					
4	Photovoltaic system purchase agreement (no lease)	\$	338,951	\$	106,394	\$	445,345			
5	Fire Protection system at McMahon		NA	\$	60,294	\$	60,294			
6	Increase Riley parking lot by 50% & required drainage at Prosser	\$	294,270	NA	\$	294,270				
7	Cloud ceilings at Prosser childrens' area in favor of conventional ceiling	\$	27,014	NA	\$	27,014				
SUBTOTAL ALTERNATES		\$	-	\$	701,976	\$	166,688	\$	868,665	22.02
TOTAL CONSTRUCTION w/ ALTERNATES		\$	18,386,953	\$	22,244,712	\$	7,615,503	\$	30,026,903	761
TOTAL PROJECT COST w/ ALTERNATES						\$	35,697,713		905	

PROJECT: Bloomfield Libraries



Total Project Costs	\$ 34,829,048	Pricing Status	Status
Amount of Accepted Items	\$ (5,558,637)	A = Actual	1 = Accepted
Total Project Costs w/Adjustment	\$ 29,270,411	B = Budget	2 = Pending further review
		Q = Quote	3 = Rejected
Budget	\$ 29,255,000		
Amount Needed to Meet Budget	\$ 15,411	Total	\$0

Item #	Description	Status Code	Estimated w/ Markups	Recommendations	Pending	Rejected	Comment
1	Substitute storefront for curtain wall at Prosser	1	(\$100,800)	(\$100,800)			
2	Coordinate and simplify curtain wall at Mahon	1	(\$94,941)	(\$94,941)			
3	Steel wrapped concrete piers and brick veneer substituted for round steel or concrete columns at Prosser garage.	1	\$37,626	\$37,626			
4	Reclaim and pave existng rear parking lot and modify island to account for 46 parking spaces at McMahan	1	(\$531,387)	(\$531,387)			46 spots vs 51
5	Delete VRF in favor of VAV system	1	(\$176,400)	(\$176,400)			RZ to review radiant heat
6	Reduce size of Riley parking lot by 50% & Existing Curb Cuts to Remain - Prosser	1	(\$294,270)	(\$294,270)			
7	Reduce drainage at Riley Parking lot - Prosser 50%	3	(\$157,500)			(\$157,500)	#6 & 7 can't accept both, Total value \$250K
8	Keep existing curb cuts to remain at Riley parking lot.	3	NA			NA	
9	Keep existing curb cuts to remain at McMahan	3	w/ #4			w/ #4	
10	Delete Stucco finish and 1/2" cement board at garage ceiling - Prosser	1	(\$200,514)	(\$200,514)			confirm fire rating requirements
11	Front balcony at Prosser - delete (roof, decking, rails, door)	3	(\$59,818)			(\$59,818)	
12	Reduce bridge overall length from 140 lf - 110 lf - Prosser	3	(\$63,000)			(\$63,000)	
13	Substitute stamped concrete for pavers at Prosser Entry.	1	(\$79,104)	(\$79,104)			regular concrete w/ patterns at joints
14	Reduce building height - 1st floor (from 16.5' to 15.5') at Prosser	1	(\$284,407)	(\$284,407)			
15	Reduce building height - second floor (from 15.5' to 14') at Prosser	1	(\$463,478)	(\$463,478)			18"
16	CMU or Mtl Stud in lieu of concrete at West, North and South Prosser Garage	1	(\$25,200)	(\$25,200)			
17	Delete Brick at 1st Floor cols in favor of exposed steel or alt material - Prosser	3	(\$46,597)			(\$46,597)	
18	Delete exterior Masonry below 1st Floor at South, North and West Prosser Garage	1	(\$20,953)	(\$20,953)			
19	Aluminum Punched Windows in Lieu of Aluminum Curtain Wall System at Prosser	1	(\$147,420)	(\$147,420)			
20	Delete Aluminum Fire Rated Curtain Wall at South Stair Grnd & 1st Floor Prosser	3	(\$7,661)			(\$7,661)	Design to confirm rating and if HM is acceptable
21	Delete Grilles at windows at Prosser	1	(\$15,120)	(\$15,120)			
22	Delete windows at rooftop mechanical farm at Prosser	1	(\$15,805)	(\$15,805)			
23	Mechanical Outdoor Area, Panels attached to CMU backup, insulated - Prosser	1	(\$25,200)	(\$25,200)			
24	Reduced building area - Prosser	1	(\$1,673,280)	(\$1,673,280)			
25	Reduced building area - McMahan	3	(\$225,540)			(\$225,540)	
26	Delete Cloud Ceilings at Prosser childrens area in favor of conventional ceiling	1	(\$27,014)	(\$27,014)			
27	Slope Steel at Prosser Roof to Reduce Roof Insulation	2	TBD		TBD		Design to incorporate in future drawings
28	Reduce fill at Riley Parking Lot - Prosser (half if item #6 is already accepted)	1	(\$126,000)	(\$63,000)			
29	Maintain existing Clearstory Windows at McMahan	1	(\$18,900)	(\$18,900)			
30	Delete Fritted glass at McMahan	3	(\$34,650)			(\$34,650)	
31	ACT Ceilings ILO of Hard Ceilings in all locations shown at McMahan	1	(\$41,189)	(\$41,189)			slide system
32	Reduce Run Trim, Wood Paneling, & Wood Ceilings at both Buildings by 20%	1	(\$80,691)	(\$80,691)			percentage to be verified
33	Asphalt Paving ILO Conc. Slab on Grade at Garage - Prosser (Won't work with Geopier)	3	(\$123,900)			(\$123,900)	
34	Reduce area of pavers or conc w/ patterned joints by 30% at Prosser entry - see #13	1	(\$30,861)	(\$30,861)			adjusted for #13 if approved
35	Substitute Nicolock, Unilock or equal retaining wall for stone veneer over cast-in-place concrete at Main Entrance of Prosser	3	NA			NA	
36	Reduce retaining wall length and/or height at main entrance by 25% at Prosser	1	(\$29,846)	(\$29,846)			
37	Reduce Landscaping package by 30% at Prosser	1	(\$107,577)	(\$107,577)			
38	Substitute gravel and edging for porous pavers and curb at both locations	1	(\$59,207)	(\$59,207)			
39	Ground improvements per trade contractor discussion	1	(\$126,000)	(\$126,000)			
40	Analyze gluelam vs structural steel unit pricing	2	TBD		TBD		
41	Substitute acoustical wall panel for acoustical wood wall at McMahan	1	(\$21,310)	(\$21,310)			adjusted for item #32
42	Add insulation at Garage ceiling - Prosser	1	\$58,199	\$58,199			revised cost includes spray
43	Reduce area of south deck by 50%	3	(\$111,934)			(\$111,934)	
44	Delete lightning protection system	1	(\$30,006)	(\$30,006)			

PROJECT: Bloomfield Libraries



Total Project Costs \$ 34,829,048 Amount of Accepted Items \$ (5,558,637) Total Project Costs w/Adjustment \$ 29,270,411		Pricing Status Status A = Actual 1 = Accepted B = Budget 2 = Pending further review Q = Quote 3 = Rejected					
Budget \$ 29,255,000 Amount Needed to Meet Budget \$ 15,411 Total \$0							
Item #	Description	Status Code	Estimated w/ Markups	Recommendations	Pending	Rejected	Comment
45	Reduce Riley parking lot fill by 1,500 cy (2')	3	(\$71,820)			(\$71,820)	
46	Reduce landscaping at Blue Hills Ave - seat wall, pavers, plantings, sidewalk	2	TBD		TBD		
47	Use structural fill in lieu of aggregate piers at columns 4, 5 & 6 at Prosser	2	TBD		TBD		
48	Substitute gravel and edging ILO flexible pavers w/ flush curb at exterior perimeter of	1	(\$8,094)	(\$8,094)			
49	Delete Friends of the Library including walls, floors, electrical, etc and incl fill	1	(\$41,741)	(\$41,741)			
50	Design & Estimating Contingency Reduction from 10% to 9%	1	(\$251,051)	(\$251,051)			
51	Remove damp / waterproofing throughout garage foundation with the exception of waterproofing at the elevator pit.	1	(\$85,466)	(\$85,466)			
52	Additional structural reinforcement for mech equipment and Photovoltaic system	3	NA			NA	Not required per structural engineers response
53	Escalation reduction from 4% to 3.3%	1	(\$184,184)	(\$184,184)			
54	Reduce CM Performance Bond	1	(\$100,044)	(\$100,044)			estimated, DCC to verify
55	Reduce CM Project Requirements	1	(\$50,000)	(\$50,000)			
56	FF&E Reuse Existing Percentage	1	(\$150,000)	(\$150,000)			
SUBTOTAL COST MANAGEMENT SAVINGS:			(\$6,524,058)	(\$5,558,637)	\$0	(\$902,421)	