



Bloomfield Libraries

Bloomfield, CT

GROSS AREA ANALYSIS	PROSSER	McMAHON	TOTAL
EXISTING			
Gross Area	20,069 sf	6,023 sf	26,092 sf
CONCEPTUAL			
New Construction	28,000 sf	2,895 sf	30,895 sf
Renovation	0 sf	6,023 sf	6,023 sf
Total Gross Area	28,000 sf	8,918 sf	36,918 sf
SCHEMATIC DESIGN			
New Construction (prior to VE)	30,169 sf	3,253 sf	33,422 sf
Renovation (prior to VE)	0 sf	6,023 sf	6,023 sf
Total Gross Area (prior to VE - not incl garage)	30,169 sf	9,276 sf	39,445 sf
Gross Area Reduction VE item #24	-2,805 sf	0 sf	-2,805 sf
Total Gross Area (w/ VE - not incl garage)	27,364 sf	9,276 sf	36,640 sf
Garage Area reduction	613 sf	NA	613 sf

PROJECT: Bloomfield Libraries

Date: 5/31/2022



		Total Project Costs \$ 34,829,048		Pricing Status		Status	
		Amount of Accepted Items \$ (5,213,768)		A = Actual		1 = Accepted	
		Total Project Costs w/Adjustment \$ 29,615,280		B = Budget		2 = Pend. further rev.	
		Budget \$ 29,255,000		Q = Quote		3 = Rejected	
		Amount Needed to Meet Budget \$ 360,280		Total (\$46,597)			
Item #	Description	Status Code	Estimated w/ Markups	Recommended	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 existing rear parking lot and modify island to allow for 46 parking spaces ILO 51 spaces shown on SD drawings at McMahan	1	(\$531,387)	(\$531,387)			
5	Delete VRF in favor of VAV system	1	(\$176,400)	(\$176,400)			
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)	
8	Keep existing curb cuts to remain at Riley parking lot.	3	NA			NA	
9	Keep existing curb cuts to remain at McMahan - included w/ #4	3	w/ #4			w/ #4	
10	Delete Stucco finish and 1/2" cement board at garage ceiling - Prosser	1	(\$200,514)	(\$200,514)			
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 concrete w/ patterns at joints for pavers at Prosser Entry.	1	(\$79,104)	(\$79,104)			
14	Reduce building height - 1st floor (from 16'-6" to 15'-8") at Prosser	1	(\$523,520)	(\$523,520)			Total reduction 1'-10"
15	Reduce building height - 2nd floor (from 15'-6" to 14'-6") at Prosser	1	Incl Above	Incl Above			
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	2	(\$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)	
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 at Prosser (-2,805 sf)	1	(\$1,413,720)	(\$1,413,720)			
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	(\$40,013)	(\$40,013)			
32	Reduce Run Trim, Wood Paneling, & Wood Ceilings at both Buildings by 20%	1	(\$80,691)	(\$80,691)			
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)			assumes approval of #13 & adjusts accordingly
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)			Design to incorporate into DD documents
38	Substitute gravel and edging for porous pavers and curb at Prosser	1	(\$28,601)	(\$28,601)			Credit originally included McMahan
39	Ground improvements per trade contractor discussion	1	(\$126,000)	(\$126,000)			
40	Analyze gluelam vs structural steel unit pricing	3	NA			NA	
41	Substitute acoustical wall panel for acoustical wood wall at McMahan	1	(\$21,310)	(\$21,310)			adjusted for item #32

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42	Add spray 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)			
45	Reduce Riley parking lot fill by 1,500 cy (2') - see item #28	3	(\$63,000)			(\$63,000)	duplicate see item #28
46	Reduce landscaping to the East and South of McMahon - seat wall, pavers, plantings, sidewalk improvements - Assumed 25%	1	(\$29,095)	(\$29,095)			No seat wall shown
47	Use structural fill in lieu of aggregate piers at columns 4, 5 & 6 at Prosser	1	(\$95,235)	(\$95,235)			
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	3	(\$41,741)			(\$41,741)	rejected during meeting 5/21/2022
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)			
55	Reduce CM Project Requirements	1	(\$63,000)	(\$63,000)			
56	FF&E Reuse 20% of Existing	1	(\$150,000)	(\$150,000)			
SUBTOTAL COST MANAGEMENT SAVINGS:			(\$6,212,110)	(\$5,213,768)	(\$46,597)	(\$888,745)	

Proposed Alternates

1. Photovoltaic system purchase agreement (No Lease)	\$445,345
2. Fire Protection system at McMahon	\$60,294
3. Increase Riley parking lot by 50% & required drainage	\$294,270
4. Cloud ceilings at Proser children's area in favor of conventional acoustical ceiling	\$27,014

		Option#1	Option#2	Option#1A
Total System SF		36,640	39,445	36,640
		Proceed Today	Seek Addt'l Funding	McMahon Grant
Original Schedule				
Direction from LBC		6/15/2022	6/15/2022	6/15/2022
Incorporate VE into Design		7/20/2022		7/20/2022
Additional Funding Secured			11/8/2022	
Complete DD Design	5/27/2022	9/14/2022	2/2/2023	9/14/2022
Complete CD Drawings for Bid	8/8/2022	11/26/2022	4/16/2023	11/26/2022
Library Grant Approval				4/1/2023
Mobilize for Construction*	9/19/2022	1/7/2023	5/28/2023	5/13/2023
TOTAL OVER/(UNDER) without VE		\$ 5,493,146	\$ 6,596,882	\$ 6,236,050
OVER/(UNDER) with VE		\$ 391,762	\$ 2,745,232	\$ 1,096,384

* Move out of Existing libraries, to be complete one week prior to mobilization