

January 26, 2022

Town of Bloomfield, CT
Bloomfield Public Library Facilities
Prosser Library
P. Faith McMahon Wintonbury Library

Subject: Downes Construction Managers Progress Report

1. Project Update

A. Project Financial Summary –

a. Total Project Budget Summary

i. Budget Summary updated 1/18/2022 is attached for review and comment.

1. Downes has obtained a proposal from CMK Leed to be reviewed as a Leed Consultant for the Library Projects for acceptance by the Committee.

B. Schedule Update

a. Preconstruction Schedule Development

i. Project Schedule attached.

1. Schematic Design is currently tracking for completion at the end of March 2022.
2. Site Logistics Development
 - a. Site Survey's are ongoing at Prosser Library.
3. Design Documents are currently tracking for completion at the end of May 2022.
4. 100 % Construction Documents are currently tracking for completion for August 9, 2022.
 - a. Early Demolition & Abatement Bid Documents tracking for the end of July 2022.
5. Library Grant Contract Status
 - a. Conservation / Development Plan for 2022

C. Critical Items / Items for Discussion

a. Town Consultants

i. Site Surveyor

1. Tarbox is currently surveying the Prosser Site.

ii. Geo-Tech Consultant

1. Welti Geotechnical will begin exploration for both projects the week of 2/7/22.

iii. Environmental Consultant

1. Requests for pricing has been sent out by the Town to their on-call consultant SLR.

iv. Wetlands Mapping Consultant

v. Traffic Control Engineer

vi. Owners Project Manager

vii. Commissioning Agent

Act ID	Description	Orig Dur	Early Start	Early Finish	Total Float	%	2021				2022								2023								2024							
							SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PRECONSTRUCTION																																		
PRE010	Town of Bloomfield Vote	0	02NOV21 A			100																												
PRE011	Prosser Library Grant Approval	20d	03NOV21 A	30NOV21 A		100																												
PRE015	TSKP SD Drawings	70d	01DEC21 A	30MAR22	-2d	9																												
PRE013	Hazmat Investigation (Town of Bloomfield)	25d	31DEC21	03FEB22	557d	0																												
PRE012	Geotechnical Investigation (Town of Bloomfield)	12d	03JAN22 A	14JAN22	55d	10																												
PRE014	Site Survey Prosser Library	45d	03JAN22 A	05APR22	-2d	10																												
PRE020	CM SD Estimate	15d	30MAR22	20APR22	2d	0																												
PRE022	Building Committee Approval of SD & Budget	15d	30MAR22	20APR22	2d	0																												
PRE023	Development of Hazmat Design Documents	15d	30MAR22	20APR22	66d	0																												
PRE016	Site Survey McMahan Library	30d	05APR22	17MAY22	-2d	0																												
PRE025	TSKP DD Drawings	40d	05APR22	31MAY22	-2d	0																												
PRE027	Downes Community Outreach	8d	31MAY22	10JUN22	-2d	0																												
PRE035	CM DD Estimate	15d	31MAY22	21JUN22	-2d	0																												
PRE037	Building Committee Approval of DD & Budget	1d	31MAY22	01JUN22	-2d	0																												
PRE046	Technology Department Approval	20d	31MAY22	28JUN22	18d	0																												
PRE047	Building Department Approval	20d	31MAY22	28JUN22	18d	0																												
PRE095	DOT State Traffic Control Review	30d	31MAY22	13JUL22	8d	0																												
PRE045	Zoning Department Approvals	20d	31MAY22	28JUN22	27d	0																												
PRE075	TSKP 50% CD for Final Estimate	24d	01JUN22	06JUL22	-2d	0																												
PRE055	TSKP 100% CD Drawings for Bid	24d	06JUL22	09AUG22	-2d	0																												
PRE105	CM 50% Estimate	10d	06JUL22	20JUL22	13d	0																												
PRE110	Temporary Library Swing Space	45d	06JUL22	07SEP22	148d	0																												
PRE065	Early Demo & Abate Bid Documents	5d	20JUL22	27JUL22	3d	0																												
PRE085	Final Approvals	10d	26JUL22	09AUG22	-2d	0																												
PRE090	Building Department Permit Set Review	30d	09AUG22	20SEP22	31d	0																												
PRE100	DEEP Permit	30d	09AUG22	20SEP22	31d	0																												
BID/AWARD BOTH PROJECTS																																		
BID105	CM Prepare Early BP's for Bidding	10d	27JUL22	10AUG22	3d	0																												
BID120	CM Phase 2 Bid Period w/ Addenda	20d	09AUG22	06SEP22	-2d	0																												
BID110	CM Bid Early Demolition Bid Package	20d	10AUG22	07SEP22	3d	0																												
BID150	CM Phase 2 GMP Development/Submission	15d	06SEP22	27SEP22	16d	0																												
BID130	CM Submit Early Demo & Abate GMP for Approval	5d	13SEP22	20SEP22	-2d	0																												
BID140	Town of Bloomfield to Relocate Town Internet Hub	10d	20SEP22	04OCT22	11d	0																												
BID170	Owner Demobilizes Moves from Libraries	10d	20SEP22	04OCT22	139d	0																												

Start date	02NOV21
Finish date	02APR24
Data date	31DEC21
Run date	19JAN22
Page number	1A
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TOWN OF BLOOMFIELD
BLOOMFIELD PUBLIC LIBRARY
NEW PROSSER AND MCMAHON WINTONBURY LIBRARIES

Date	Revision	Checked	Approved
1/19/2022	Pre-Construction	JSA	JSA

Act ID	Description	Orig Dur	Early Start	Early Finish	Total Float	%	2021				2022								2023								2024													
							SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR		
CON230	Temporary Bridge	15d	15NOV22	06DEC22	11d	0																																		
CON250	Foundations	25d	06DEC22	10JAN23	11d	0																																		
CON270	Structural Steel & Deck	25d	10JAN23	14FEB23	11d	0																																		
CON300	Underslab Roughing	15d	09FEB23	02MAR23	11d	0																																		
CON310	SOG & SOD Prep & Place	15d	28FEB23	21MAR23	11d	0																																		
CON280	Envelope	80d	14MAR23	05JUL23	18d	0																																		
CON390	Site Utilities	20d	21MAR23	18APR23	131d	0																																		
CON320	Interior Partitions	75d	04APR23	19JUL23	11d	0																																		
CON290	MEFP Roughing	95d	07APR23	21AUG23	18d	0																																		
CON370	Sitework and Pedestrian Bridge	50d	05JUL23	13SEP23	76d	0																																		
CON330	Interior Finishes	105d	19JUL23	13DEC23	11d	0																																		
CON340	MEFP Finish	75d	14AUG23	27NOV23	18d	0																																		
CON350	TAB & Commissioning	15d	20NOV23	11DEC23	18d	0																																		
CON360	Final Completion All Trades	15d	13DEC23	05JAN24	11d	0																																		
CON400	Punch-List	15d	02JAN24	23JAN24	14d	0																																		
CON380	Certificate of Occupancy	5d	23JAN24	30JAN24	-2d	0																																		
CON205	Owner FF&E	15d	30JAN24	20FEB24	29d	0																																		
CON220	Closeout - PROSSER	45d	30JAN24	02APR24	-2d	0																																		
CON410	Owner Occupy	0		20FEB24	29d	0																																		

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