

February 8, 2023

Town of Bloomfield
Prosser & McMahon Libraries

Subject: Downes Building Committee Agenda

I. Project Schedule

- 100% Construction Documents will be provided by TSKP for February 15, 2023.
- 100% Specification have been received from TSKP.
- Bid Period is mid-March 2023 to April 2023.
- Owner relocation to Swing Space is tentatively scheduled for mid-April 2023 pending approval of the lease agreement.

II. 50% CD Estimate

- Divisional Summary (See attached)

Bloomfield Libraries
Bloomfield, CT
Construction Documents - 50%
2/8/2023

**DIVISIONAL SUMMARY
 & VARIANCE REPORT**

SPEC SECTION	DESCRIPTION	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS - 50%			VARIANCE (CD Less DD)
		T	PROSSER DD	McMAHON DD	PROJECT COST	
		PROJECT COST 39,445 sf	30,169 sf	9,276 sf	39,445 sf	
01 00 00	Project Requirements	\$ 1,047,070	\$ 682,791	\$ 364,279	\$ 1,047,070	\$ -
02 11 00	Contaminated Soil Excavation & Disposal	See Allow	See Allow	Excluded	See Allow	
02 41 19	Existing Conditions	\$ 591,181	\$ 416,639	\$ 210,821	\$ 627,461	\$ 36,280
03 30 00	Cast - in - Place Concrete	\$ 1,260,736	\$ 1,175,230	\$ 153,259	\$ 1,328,489	\$ 67,753
04 20 00	Unit Masonry	\$ 746,720	\$ 699,334	\$ 73,741	\$ 773,075	\$ 26,355
05 00 00	Metals	\$ 2,238,140	\$ 2,304,435	\$ 384,861	\$ 2,689,295	\$ 451,156
06 00 00	Woods & Plastics	\$ 1,246,419	\$ 662,466	\$ 295,157	\$ 957,623	\$ (288,795)
06 30 00	Porch Decking	\$ 159,694	\$ 111,829	Excluded	\$ 111,829	\$ (47,865)
07 00 00	Thermal, Moist. Prot., Siding & MTL Panels	\$ 272,486	\$ 182,377	\$ 131,774	\$ 314,151	\$ 41,665
07 50 00	Roofing	\$ 1,050,912	\$ 727,737	\$ 397,072	\$ 1,124,809	\$ 73,897
08 00 00	Doors, Frames & Hardware	\$ 231,470	\$ 204,240	\$ 57,385	\$ 261,625	\$ 30,155
08 41 00	Storefront & Curtainwall	\$ 2,148,195	\$ 1,525,170	\$ 722,109	\$ 2,247,279	\$ 99,084
09 00 00	Gypsum Drywall & Framing	\$ 1,424,350	\$ 1,170,912	\$ 372,271	\$ 1,543,183	\$ 118,833
09 30 00	Tile & Carpet	\$ 290,655	\$ 238,583	\$ 61,178	\$ 299,761	\$ 9,106
09 51 00	Ceilings	\$ 394,323	\$ 698,926	\$ 178,074	\$ 877,000	\$ 482,677
09 65 00	Flooring	\$ 65,703	\$ 59,199	\$ 7,818	\$ 67,017	\$ 1,314
09 91 00	Painting	\$ 176,615	\$ 157,849	\$ 52,566	\$ 210,415	\$ 33,800
10 00 00	Specialties	\$ 79,261	\$ 83,204	\$ 27,531	\$ 110,735	\$ 31,474
11 00 00	Equipment	\$ 21,250	\$ 13,617	\$ 9,843	\$ 23,460	\$ 2,210
12 00 00	Furnishings	\$ 24,532	\$ 51,959	\$ 28,639	\$ 80,597	\$ 56,065
14 00 00	Elevators	\$ 150,000	\$ 159,732	Excluded	\$ 159,732	\$ 9,732
21 00 00	Fire Suppression	\$ 280,415	\$ 286,023	See Alts	\$ 286,023	\$ 5,608
22 00 00	Plumbing	\$ 619,262	\$ 439,941	\$ 230,008	\$ 669,949	\$ 50,687
23 00 00	HVAC	\$ 2,592,375	\$ 2,099,154	\$ 643,669	\$ 2,742,823	\$ 150,448
26 00 00	Electrical, Comm., FA, Security, Site Elec.	\$ 2,574,196	\$ 1,877,636	\$ 729,354	\$ 2,606,990	\$ 32,794
26 31 00	Photovoltaic System PPA Lease	\$ -	\$ -	\$ -	\$ -	\$ -
31 00 00	Sitework (Landscaping)	\$ 3,605,407	\$ 2,672,018	\$ 840,452	\$ 3,512,470	\$ (92,937)
31 10 00	Ground Improvements	\$ 349,530	\$ 350,401	Excluded	\$ 350,401	\$ 871
32 34 00	Walking Bridge	\$ 538,000	\$ 585,480	Excluded	\$ 585,480	\$ 47,479
ALLW	Utility Consumption Allowance	\$ 120,000	\$ 85,000	\$ 35,000	\$ 120,000	\$ -
ALLW	Haz. Mats - Undefined or Not Quantifiable		See Open Items	See Open Items		
ALLW	CT High Performance Consultant	\$ 42,240	\$ 31,326	\$ 10,914	\$ 42,240	\$ -
ALLW	Contaminated Soil Excavation & Disposal	\$ 150,000	\$ 100,000	Excluded	\$ 100,000	\$ (50,000)
ALLW	Rem. Underground Fuel Tanks (excl. remed.)	\$ 40,000	\$ 40,000	Excluded	\$ 40,000	\$ -
TOTAL TRADE COST		\$ 24,531,135	\$ 19,893,207	\$ 6,017,775	\$ 25,910,982	\$ 1,379,847
	General Conditions & Staffing	\$ 1,331,830	\$ 1,163,451	\$ 424,709	\$ 1,588,160	\$ 256,330
	Preconstruction	\$ 73,790	\$ 55,699	\$ 18,091	\$ 73,790	\$ -
0.80%	General Liability Insurance	\$ 237,234	\$ 184,308	\$ 56,365	\$ 240,672	\$ 3,439
	Builder's Risk Insurance	By Owner	By Owner	By Owner	By Owner	By Owner
1.70%	Local Building Permit	Waived	Waived	Waived	Waived	Waived
0.026%	State Education Fund	\$ 7,772	\$ 5,994	\$ 1,833	\$ 7,828	\$ 56
0.70%	Payment & Performance Bond	\$ 109,250	\$ 161,389	\$ 49,357	\$ 210,746	\$ 101,496
1.30%	CM Fee	\$ 390,110	\$ 296,786	\$ 85,386	\$ 382,171	\$ (7,939)
3.00%	Construction Contingency	\$ 791,129	\$ 672,411	\$ 205,552	\$ 877,963	\$ 86,834
0.00%	Escalation	\$ 1,086,484	\$ -	\$ -	\$ -	\$ (1,086,484)
3.00%	Design & Estimating Contingency	\$ 1,839,835	\$ 693,188	\$ 211,903	\$ 905,091	\$ (934,744)
TOTAL CONSTRUCTION COST		\$ 30,398,569	\$ 23,126,434	\$ 7,070,971	\$ 30,197,404	
CONSTRUCTION BUDGET		\$ 30,170,867			\$ 30,170,867	
OVER / (UNDER)		\$ 227,702			\$ 26,537	

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		PROJECT COST 39,445 sf	PROSSER DD 30,169 sf	McMAHON DD 9,276 sf	PROJECT COST 39,445 sf	

OWNER SOFT COSTS						
Owner Expenses	\$ 550,000	\$ 407,887	\$ 142,113	\$ 550,000	\$ -	\$ -
Professional Services	\$ 2,400,179	\$ 1,796,655	\$ 625,979	\$ 2,422,634	\$ 22,455	\$ 22,455
FF&E / Technology	\$ 1,398,000	\$ 1,056,761	\$ 396,239	\$ 1,453,000	\$ 55,000	\$ 55,000
Owner Contingency	\$ 1,837,944	\$ 1,363,042	\$ 474,902	\$ 1,837,944	\$ -	\$ -
TOTAL SOFT COST	\$ 6,186,123	\$ 4,624,344	\$ 1,639,234	\$ 6,263,578	\$ 77,455	\$ 77,455
SOFT COST BUDGET	\$ 6,110,133			\$ 6,110,133	\$ -	\$ -
OVER / (UNDER)	\$ 75,990			\$ 153,445	\$ 77,455	\$ 77,455

TOTAL PROJECT COST	\$ 36,584,692	\$ 27,750,778	\$ 8,710,204	\$ 36,460,982		
VALUE ENGINEERING	\$ (293,216)					
TOTAL PROJECT BUDGET	\$ 36,281,000			\$ 36,281,000		
OVER / (UNDER)	\$ 10,476			\$ 179,982		

0.50%

PROPOSED ALTERNATES						
P1 ACT Tile and Grid ILO ACT Clouds in the Children's Center 111	\$ (46,824)	\$ (46,824)	NA	\$ (46,824)	\$ -	\$ -
P2 Delete the ceiling in Open Parking 007	\$ (81,396)	\$ (81,396)	NA	\$ (81,396)	\$ -	\$ -
P3 Add ext. brick veneer at the lower level on the N & W Elevs (Cannot Select P3 & P4)	\$ 100,942	\$ 100,942	NA	\$ 100,942	\$ -	\$ -
P4 Add ext. stone veneer at the lowest level on the N & W Elevs (Cannot Select P3 & P4)	\$ 142,354	\$ 142,354	NA	\$ 142,354	\$ -	\$ -
P5 Add the range and hood at Kitchen 121	\$ 35,187	\$ 35,187	NA	\$ 35,187	\$ -	\$ -
P6A Add snowmelt sys. in conc. on mtl deck at bridge	\$ 65,726	\$ 61,032	NA	\$ 61,032	\$ (4,694)	\$ (4,694)
P6B Add snowmelt sys. w/ pavers on pedestals at bridge	\$ 84,966	\$ 78,898	NA	\$ 78,898	\$ (6,068)	\$ (6,068)
P7 Add 8x8 pavers in lieu of concrete at plaza.	\$ 79,104	\$ 79,104	NA	\$ 79,104	\$ -	\$ -
P8 Add Bird Friendly Glass (fritted ceramic)	NA	\$ 185,060	NA	\$ 185,060		
P9 Add for Mortorized Window Shades at Curtain Wall CW-3, CW-4 and CW-6 on East and South Elevations at Prosser	NA	\$ 300,830	NA	\$ 300,830	\$ 300,830	\$ 300,830
P10 Add for Manual Window Shades at Curtain Wall CW-3, CW-4 and CW-6 on East and South Elevations at Prosser	NA	\$ 95,316	NA	\$ 95,316	\$ 95,316	\$ 95,316
P11 Add Sitework within abutting 5 Tunxis Avenue Property				\$ 5,500		