

June 1, 2022

 Town of Bloomfield  
 Prosser & McMahon Libraries

**Subject: Downes Building Committee Agenda**

## 1. Project Update

## A. Project Financial Summary

<b>Total Construction Budget for Schematic Design</b>	<b>\$29,158,238</b>
<b>Owner Soft Costs</b>	<b><u>\$5,670,810</u></b>
<b>Total Schematic Design Budget</b>	<b>\$34,829,048</b>
<b>Potential Value Management</b>	<b>(<u>\$5,213,768</u>)</b>
<b>Total Schematic Budget</b>	<b>\$29,615,280</b>
<b>Referendum Budget</b>	<b><u>\$29,255,000</u></b>
<b>Total Project Budget Over / (Under)</b>	<b>\$360,280</b>

**Proposed Alternates**

1. Ice Melting at South Porch & Bridge of Prosser	TBD
2. Revised bid/schedule for McMahon grant approval	TBD
3. Photovoltaic system purchase agreement (No Lease)	\$ 445,345
4. Fire Protection system at McMahon	\$ 60,294
5. Increase Riley parking lot by 50% & required drainage at Prosser	\$ 294,270
6. Cloud ceilings at Prosser children's area in favor of conventional ceiling	\$ 27,014

- **Contingencies are included in above budget.**
  - Design & Estimating Contingency: \$2,312,109
  - Construction Contingency: \$635,830
  - Escalation Contingency: \$1,042,761

**\*Major Items for Value Management**

- **Reduce Building Area at Prosser- (\$1,413,720)**
- **Reclaim & Pave Existing Rear Parking Lot at McMahon & Reduce Parking Lot at Prosser- (\$825,657)**
- **Reduce Building Height at Prosser- (\$523,520)**
- **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)**

- **Divisional Summary**  
(See Attached)
- **Value Management Log**  
(See Attached)
- **Area Analysis**  
(See Attached)

## 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 conceptual	McMAHON schematic	PROJECT COSTS	COST / SF
		36,918 sf	30,169 sf		9,276 sf	39,445 sf	
01 00 00	Project Requirements	\$ 528,574	\$ 682,791	\$ 312,500	\$ 364,279	\$ 1,047,070	26.55
02 11 00	Contaminated Soil Excavation & Disposal	None - Excluded	None - Excluded	None - Excluded	None - Excluded	None - Excluded	
02 41 19	Existing Conditions	\$ 473,580	\$ 378,601	\$ 96,368	\$ 212,580	\$ 591,181	14.99
03 30 00	Cast - in - Place Concrete	\$ 684,545	\$ 864,994	\$ 90,688	\$ 149,587	\$ 1,014,581	25.72
04 20 00	Unit Masonry	\$ 1,154,406	\$ 808,367	\$ 333,243	\$ 157,200	\$ 965,567	24.48
05 00 00	Metals	\$ 1,579,188	\$ 1,942,330	\$ 98,897	\$ 423,482	\$ 2,365,812	59.98
06 00 00	Woods & Plastics	\$ 1,072,464	\$ 680,731	\$ 113,202	\$ 286,158	\$ 966,889	24.51
06 30 00	Porch Decking	None - Excluded	\$ 222,092	None - Excluded	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	\$ 94,484	\$ 348,936	\$ 976,681	24.76
08 00 00	Doors & Windows	\$ 1,265,674	\$ 1,294,950	\$ 409,982	\$ 750,040	\$ 2,044,990	51.84
09 00 00	Gypsum Drywall & Framing	\$ 1,182,090	\$ 986,729	\$ 303,714	\$ 226,978	\$ 1,213,707	30.77
09 30 00	Tile & Carpet	\$ 91,463	\$ 196,254	\$ 29,323	\$ 72,902	\$ 269,156	6.82
09 51 00	Acoustical Ceilings	\$ 120,277	\$ 301,418	\$ 38,560	\$ 70,710	\$ 372,128	9.43
09 65 00	Flooring	\$ 303,084	\$ 40,120	\$ 97,167	\$ 18,280	\$ 58,400	1.48
09 91 00	Painting	\$ 125,177	\$ 150,170	\$ 40,131	\$ 40,843	\$ 191,013	4.84
10 00 00	Specialties	w/ Gyp	\$ 55,302	w/ Gyp	\$ 28,574	\$ 83,876	2.13
11 00 00	Equipment	w/ Gyp	\$ 11,950	w/ Gyp	\$ 9,650	\$ 21,600	0.55
12 00 00	Furnishings	w/ Gyp	\$ 63,270	w/ Gyp	\$ 21,912	\$ 85,182	2.16
14 00 00	Elevators	\$ 156,000	\$ 150,000	None - Excluded	None - Excluded	\$ 150,000	3.80
21 00 00	Fire Suppression	\$ 152,994	\$ 210,936	\$ 49,049	See Alternates	\$ 210,936	5.35
22 00 00	Plumbing	\$ 514,615	\$ 446,230	\$ 164,983	\$ 229,200	\$ 675,430	17.12
23 00 00	HVAC	\$ 1,210,040	\$ 1,836,164	\$ 401,310	\$ 653,102	\$ 2,489,266	63.11
26 00 00	Electrical, Comm., Fire Alarm, Security, Site Elec.	\$ 973,595	\$ 1,467,688	\$ 312,130	\$ 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	\$ 679,449	\$ 1,082,842	\$ 3,778,614	95.79
31 10 00	Ground Improvements	\$ -	\$ 349,530	None - Excluded	None - Excluded	\$ 349,530	8.86
32 34 00	Walking Bridge	\$ 426,000	\$ 231,415	None - Excluded	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
<b>TOTAL TRADE COST</b>		<b>\$ 14,619,098</b>	<b>\$ 17,146,882</b>	<b>\$ 3,665,180</b>	<b>\$ 5,974,207</b>	<b>\$ 23,121,090</b>	<b>586</b>
10.00%	Design & Estimating Contingency	\$ 1,609,975	\$ 1,714,688	\$ 977	\$ 597,421	\$ 2,312,109	
2.50%	Construction Contingency	\$ 531,292	\$ 471,539	\$ 121,741	\$ 164,291	\$ 635,830	
4.00%	Escalation (Bid Contingency)	Incl Above	\$ 773,324	Incl Above	\$ 269,437	\$ 1,042,761	
	General Conditions & Staffing	\$ 852,080	\$ 807,408	\$ 341,350	\$ 380,562	\$ 1,187,970	
	Preconstruction	\$ 39,495	\$ 31,550	\$ 13,165	\$ 18,420	\$ 49,970	
0.80%	General Liability Insurance	\$ 116,359	\$ 167,563	\$ 31,120	\$ 59,235	\$ 226,798	
	Builder's Risk Insurance	By Owner	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	\$ 977	\$ 1,941	\$ 7,430	
0.70%	Payment & Performance Bond	\$ 145,928	\$ 147,829	\$ 39,931	\$ 52,259	\$ 200,088	
1.30%	CM Fee	\$ 468,925	\$ 276,462	\$ 125,412	\$ 97,731	\$ 374,193	
<b>TOTAL CONSTRUCTION COST</b>		<b>\$ 18,386,953</b>	<b>\$ 21,542,735</b>	<b>\$ 4,339,853</b>	<b>\$ 7,615,503</b>	<b>\$ 29,158,238</b>	<b>739</b>
<b>OWNER SOFT COSTS</b>							
Owner Expenses						\$ 550,000	
Professional Services						\$ 2,329,510	
FF&E / Technology						\$ 1,291,300	
Owner Contingency						\$ 1,500,000	
<b>TOTAL SOFT COSTS</b>						<b>\$ 5,670,810</b>	<b>144</b>
<b>PROJECT TOTALS</b>							
TOTAL PROJECT COST W/O ALTERNATES				\$ 4,339,853		\$ 34,829,048	883
TOTAL PROJECT BUDGET						\$ 29,255,000	742
<b>OVER / (UNDER)</b>						<b>\$ 5,574,048</b>	
POTENTIAL VALUE ENGINEERING		\$ (4,475,686)		\$ (1,051,145)		\$ (5,213,768)	
<b>PROJECTED OVER / (UNDER)</b>		<b>\$ (4,475,686)</b>		<b>\$ (1,051,145)</b>		<b>\$ 360,280</b>	

## 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 conceptual	McMAHON schematic	PROJECT COSTS	COST / SF
		36,918 sf	30,169 sf		9,276 sf	39,445 sf	
<b>PROPOSED ALTERNATES</b>							
1	Ice Melting at South Porch & Bridge of Prosser		TBD		NA		TBD
2	Revised bid/schedule for McMahon grant approval		NA		TBD		TBD
3	Photovoltaic system purchase agreement (no lease)		\$ 338,951		\$ 106,394	\$ 445,345	
4	Fire Protection system at McMahon		NA		\$ 60,294	\$ 60,294	
5	Increase Riley parking lot by 50% & required drainage at Prosser		\$ 294,270		NA	\$ 294,270	
6	Cloud ceilings at Prosser childrens' area in favor of conventional ceiling		\$ 27,014		NA	\$ 27,014	
<b>SUBTOTAL ALTERNATES</b>		\$ -	\$ 660,235	\$ -	\$ 166,688	\$ 826,923	<b>20.96</b>
<b>TOTAL CONSTRUCTION w/ ALTERNATES</b>		\$ 18,386,953	\$ 22,202,970	\$ 4,339,853	\$ 7,615,503	\$ 29,985,161	<b>760</b>
<b>TOTAL PROJECT COST w/ ALTERNATES</b>						\$ 35,655,971	<b>904</b>

Total Project Costs \$ 34,829,048 Amount of Accepted Items \$ (5,213,768) <b>Total Project Costs w/Adjustment</b> \$ 29,615,280				Pricing Status	Status		
				A = Actual	1 = Accepted		
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 McMahon	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 McMahon	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	<i>Reduce drainage at Riley Parking lot - Prosser 50%</i>	3	(\$157,500)			(\$157,500)	
8	<i>Keep existing curb cuts to remain at Riley parking lot.</i>	3	NA			NA	
9	<i>Keep existing curb cuts to remain at McMahon - included w/ #4</i>	3	w/ #4			w/ #4	
10	Delete Stucco finish and 1/2" cement board at garage ceiling - Prosser	1	(\$200,514)	(\$200,514)			
11	<i>Front balcony at Prosser - delete (roof, decking, rails, door)</i>	3	(\$59,818)			(\$59,818)	
12	<i>Reduce bridge overall length from 140 lf - 110 lf - Prosser</i>	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	<i>Delete Aluminum Fire Rated Curtain Wall at South Stair Grnd &amp; 1st Floor Prosser</i>	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	<i>Reduced building area at Prosser (-2,805 sf)</i>	1	(\$1,413,720)	(\$1,413,720)			
25	<i>Reduced building area - McMahon</i>	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 McMahon	1	(\$18,900)	(\$18,900)			
30	<i>Delete Fritted glass at McMahon</i>	3	(\$34,650)			(\$34,650)	
31	ACT Ceilings ILO of Hard Ceilings in all locations shown at McMahon	1	(\$40,013)	(\$40,013)			
32	Reduce Run Trim, Wood Paneling, & Wood Ceilings at both Buildings by 20%	1	(\$80,691)	(\$80,691)			
33	<i>Asphalt Paving ILO Conc. Slab on Grade at Garage - Prosser (Won't work with Geopier)</i>	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	<i>Substitute Niclock, Unilock or equal retaining wall for stone veneer over cast-in-place concrete at Main Entrance of Prosser</i>	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 McMahon
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 McMahon	1	(\$21,310)	(\$21,310)			adjusted for item #32

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)
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Item #	Description	Status Code	Estimated w/ Markups	Recommended	Pending	Rejected	Comment
42	Add spray insulation at Garage ceiling - Prosser	1	\$58,199	\$58,199			revised cost includes spray
43	<i>Reduce area of south deck by 50%</i>	3	(\$111,934)			(\$111,934)	
44	Delete lightning protection system	1	(\$30,006)	(\$30,006)			
45	<i>Reduce Riley parking lot fill by 1,500 cy (2') - see item #28</i>	3	(\$63,000)			(\$63,000)	<i>duplicate see item #28</i>
46	Reduce landscaping to the East and South of McMahon - seat wall, pavers, plantings, sidewalk improvements - <b>Assumed 25%</b>	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	<i>Delete Friends of the Library including walls, floors, electrical, etc and incl fill</i>	3	(\$41,741)			(\$41,741)	<i>rejected during meeting 5/21/2022</i>
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	<i>Additional structural reinforcement for mech equipment and Photovoltaic system</i>	3	NA			NA	<i>Not required per structural engineers response</i>
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)			
<b>SUBTOTAL COST MANAGEMENT SAVINGS:</b>			(\$6,212,110)	(\$5,213,768)	(\$46,597)	(\$888,745)	

**Bloomfield Libraries**

Bloomfield, CT

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