

SOUTHINGTON

PUBLIC LIBRARY

Town Council

MEETING – 02/13/2023

LIBRARY PLANNING
AND DESIGN SERVICES



DRA

Discussion Agenda

- I. Overview of Site and Building Design
- II. Review of Estimate and Budget

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Site Plan



SOUTHINGTON PUBLIC LIBRARY - SITE PLAN RENDERING
SLR[®]



Building Renderings



WEST ELEVATION

DRA

Building Renderings



EAST ELEVATION

DRA

Building Renderings



NORTH ELEVATION



SOUTH ELEVATION

NORTH & SOUTH ELEVATIONS



Building Renderings



NORTH - WEST

DRA

Building Renderings



NORTH - EAST

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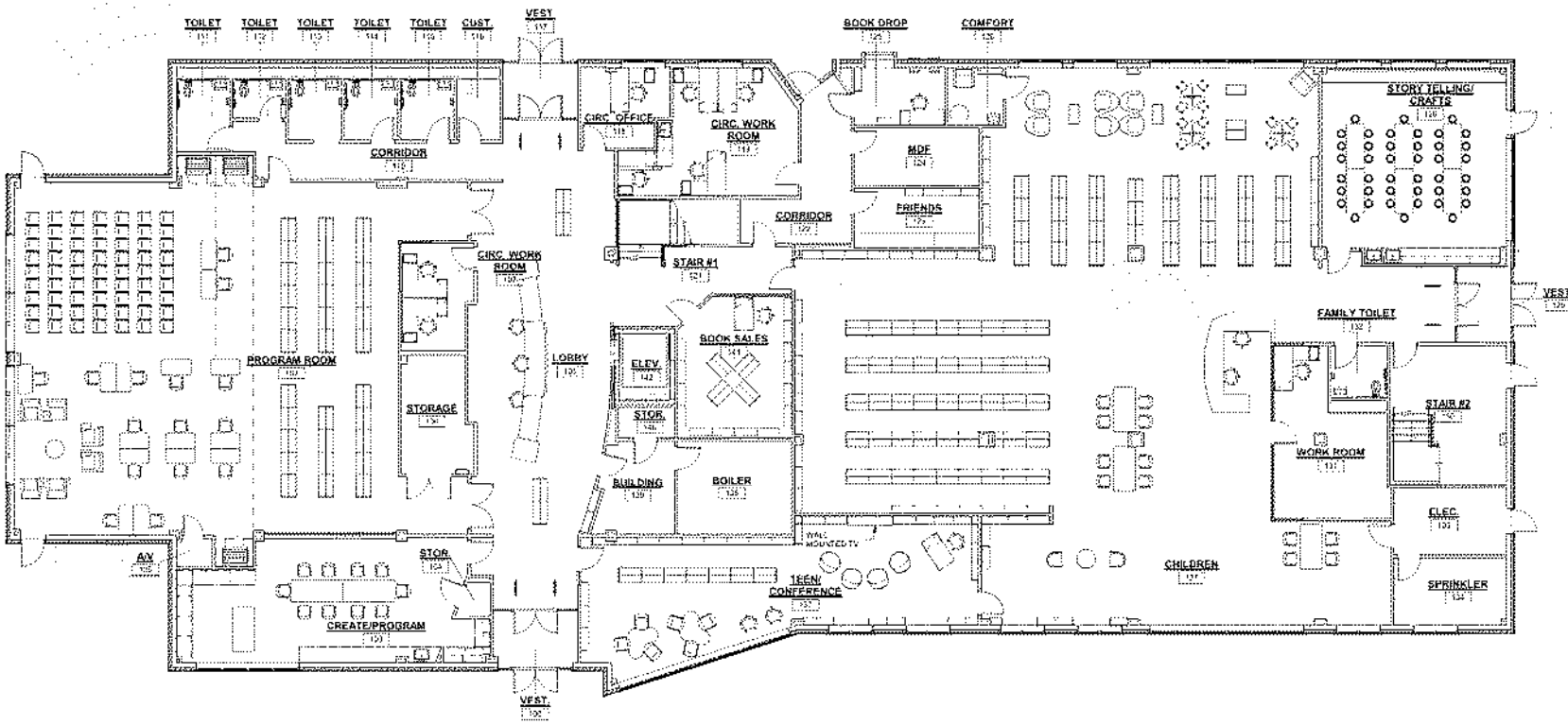
Building Renderings



SOUTH - EAST

DRA

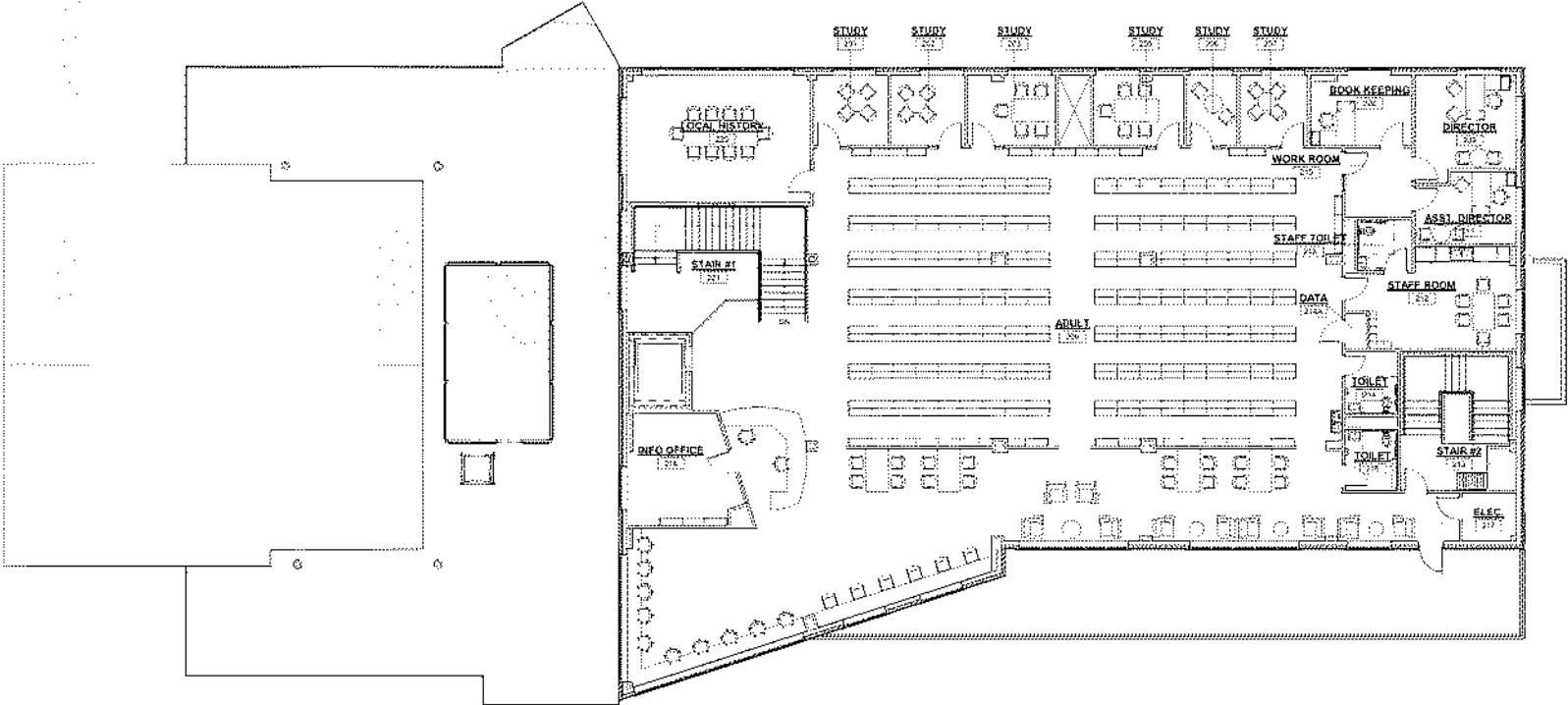
Floor Plans



FIRST FLOOR



Floor Plans



SECOND FLOOR



Discussion Agenda

- I. Overview of Site and Building Design
- II. Review of Estimate and Budget

Cost History

Southington Public Library Estimate Comparison	9/28/22 Schematic Design Estimate			2/9/23 Rev1 Design Development Estimate			Estimate Variances (DDRev1 to SD)	
	WT Estimate			WT Estimate			Delta	
	24,187	GSF		24,187	GSF			
CSI SUMMARY								
DIVISION	COST	\$/SF	% COW	COST	\$/SF	% COW	COST VARIANCE	
New Construction	\$ 10,398,629	\$ 429.93	55.70%	\$ 10,645,801	\$ 440.15	59.37%	\$	247,172
Demolition & Haz Mat	\$ 508,211	\$ 21.01	2.72%	\$ 476,782	\$ 19.71	2.66%	\$	(31,429)
Sitework	\$ 1,852,564	\$ 76.59	9.92%	\$ 2,108,336	\$ 87.17	11.76%	\$	255,771
Subtotal	\$ 12,759,404	\$ 527.53	68.34%	\$ 13,230,919	\$ 547.03	73.79%	\$	471,515
Escalation Contingency	\$ 371,309	\$ 15.35	1.99%	\$ 128,428	\$ 5.31	0.72%	\$	(242,881)
Design Contingency	\$ 436,661	\$ 18.05	2.34%	\$ 274,048	\$ 11.33	1.53%	\$	(162,613)
Subtotal	\$ 13,567,373	\$ 560.94	72.67%	\$ 13,633,394	\$ 563.67	76.04%	\$	66,021
CM Costs, Insurance & Fee (No Bond)	\$ 1,424,647	\$ 58.90	7.63%	\$ 1,368,553	\$ 56.58	7.63%	\$	(56,094)
Construction Subtotal	\$ 14,992,020	\$ 619.84	80.30%	\$ 15,001,947	\$ 620.25	81.67%	\$	9,927
Owner Soft Costs	\$ 1,469,300	\$ 60.75	7.87%	\$ 1,359,300	\$ 56.20	7.58%	\$	(110,000)
FF&E	\$ 1,299,547	\$ 64.71	8.38%	\$ 669,852	\$ 27.69	3.74%	\$	(629,695)
Technology	\$ 265,500	\$ 64.71	8.38%	\$ 288,000	\$ 11.91	1.61%	\$	22,500
Owner Contingency (3.5%)	\$ 644,000	\$ 26.63	3.45%	\$ 563,500	\$ 23.30	3.16%	\$	(80,500)
Accepted SD Value Management Target as of 12/30/2022	\$ (740,000)		-4.1%	DD Estimate Value Management TBD				
ESTIMATE TOTALS	\$ 17,930,367	\$ 741.32	100.00%	\$ 17,882,600	\$ 739.35	100.00%	\$	(47,768) -0.3%
Library Board Estimate of Donations	\$ (700,000)			\$ (700,000)				
UPDATED ESTIMATE TOTALS	\$ 17,230,367			\$ 17,182,600				

DD Estimate Summary

Southington Public Library Design Development Rev 3: 2/9/2023			NEW LIBRARY BUILDING 24,187 GSF			SITework & DEMO 2.6 Acres			PROJECT TOTALS 24,187 GSF		
DIVISION	COST	\$/SF	% COW	COST	\$/acre	% COW	COST	\$/SF	% COW		
1 General Requirements	\$ 298,767	\$ 12.35	3.00%	\$ 75,295	\$ 28,959	3.00%	\$ 374,062	\$ 15.47	3.00%		
2 Existing Conditions	\$ -	\$ -	0.00%	\$ 476,782	\$ 183,378	18.44%	\$ 476,782	\$ 19.71	3.71%		
3 Concrete	\$ 600,214	\$ 24.82	5.85%	\$ -	\$ -	0.00%	\$ 600,214	\$ 24.82	4.67%		
4 Masonry	\$ 62,888	\$ 2.60	0.62%	\$ -	\$ -	0.00%	\$ 62,888	\$ 2.60	0.49%		
5 Metals	\$ 902,927	\$ 37.33	8.80%	\$ -	\$ -	0.00%	\$ 902,927	\$ 37.33	7.03%		
6 Wood, Plastics, and Composites	\$ 431,574	\$ 17.84	4.21%	\$ -	\$ -	0.00%	\$ 431,574	\$ 17.84	3.36%		
7 Thermal & Moisture Protection	\$ 1,296,646	\$ 53.63	12.64%	\$ -	\$ -	0.00%	\$ 1,296,646	\$ 53.63	10.50%		
8 Openings	\$ 932,310	\$ 38.55	9.09%	\$ -	\$ -	0.00%	\$ 932,310	\$ 38.55	7.26%		
9 Finishes	\$ 1,249,388	\$ 51.66	12.18%	\$ -	\$ -	0.00%	\$ 1,249,388	\$ 51.66	9.73%		
10 Specialties	\$ 292,125	\$ 12.08	2.85%	\$ -	\$ -	0.00%	\$ 292,125	\$ 12.08	2.27%		
11 Equipment	\$ 3,800	\$ 0.16	0.04%	\$ -	\$ -	0.00%	\$ 3,800	\$ 0.16	0.03%		
12 Furnishings	\$ 87,675	\$ 3.62	0.85%	\$ -	\$ -	0.00%	\$ 87,675	\$ 3.62	0.68%		
13 Special Construction	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%		
14 Conveying Systems	\$ 122,480	\$ 5.06	1.39%	\$ -	\$ -	0.00%	\$ 122,480	\$ 5.06	0.95%		
21 Fire Suppression	\$ 151,010	\$ 6.24	1.47%	\$ -	\$ -	0.00%	\$ 151,010	\$ 6.24	1.18%		
22 Plumbing	\$ 570,605	\$ 23.59	5.56%	\$ -	\$ -	0.00%	\$ 570,605	\$ 23.59	4.44%		
23 HVAC	\$ 1,548,558	\$ 64.02	15.10%	\$ -	\$ -	0.00%	\$ 1,548,558	\$ 64.02	12.06%		
25 Integrated Automation	\$ 207,400	\$ 8.57	2.02%	\$ -	\$ -	0.00%	\$ 207,400	\$ 8.57	1.61%		
26 Electrical	\$ 1,047,667	\$ 43.32	10.21%	\$ 213,368	\$ 81,295	8.18%	\$ 1,259,035	\$ 52.05	9.80%		
27 Communications	\$ 150,282	\$ 6.21	1.37%	\$ -	\$ -	0.00%	\$ 150,282	\$ 6.21	1.17%		
28 Electronic Safety & Security	\$ 301,350	\$ 12.46	2.94%	\$ -	\$ -	0.00%	\$ 301,350	\$ 12.46	2.35%		
31 Earthwork	\$ -	\$ -	0.00%	\$ 250,830	\$ 96,471	9.30%	\$ 250,830	\$ 10.37	1.95%		
32 Exterior Improvements	\$ -	\$ -	0.00%	\$ 1,252,896	\$ 481,883	48.47%	\$ 1,252,896	\$ 51.80	9.35%		
33 Site Utilities	\$ -	\$ -	0.00%	\$ 317,947	\$ 122,287	12.10%	\$ 317,947	\$ 13.13	2.48%		
SUBTOTAL - COST OF WORK	\$ 10,257,665	\$ 424.10	100%	\$ 2,585,118	\$ 994,276	100%	\$ 12,842,782	\$ 530.98	100.00%		
Escalation - Q2 2023 Start	\$ 102,577	\$ 4.24	1.00%	\$ 25,851	\$ 9,943	1.00%	\$ 128,428	\$ 5.31	1.00%		
Construction Contingency	\$ 310,807	\$ 12.85	3.00%	\$ 78,529	\$ 30,177	3.00%	\$ 389,336	\$ 16.05	3.00%		
CM GC's	\$ 720,296	\$ 29.78	6.75%	\$ 181,528	\$ 69,818	6.75%	\$ 901,824	\$ 37.29	7.02%		
CM Fee	\$ 216,305	\$ 10.60	2.25%	\$ 64,584	\$ 24,844	2.25%	\$ 280,889	\$ 11.27	2.25%		
CM General Liability Insurance	\$ 116,416	\$ 4.82	1.00%	\$ 29,354	\$ 11,290	1.00%	\$ 145,770	\$ 6.03	1.00%		
CM P&P Bond - Eliminated at DD	\$ -	\$ -	0.55%	\$ -	\$ -	0.55%	\$ -	\$ -	0.55%		
Building Permit Fee - Waived	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%		
Design / Estimating Contingency	\$ 214,753	\$ 8.83	2.00%	\$ 59,293	\$ 22,806	2.00%	\$ 274,046	\$ 11.33	2.00%		
CONSTRUCTION TOTALS	\$ 11,978,879	\$495.26 / GSF		\$ 3,024,009	\$ 1,163,103 / Acres		\$ 15,001,947	\$620.25 / GSF			
Owner Soft Costs / FF&E	N/A			N/A			\$ 2,880,652				
PROJECT TOTALS							\$ 17,882,600	\$739.35 / GSF			
Library Board Estimate of Donations							\$ (700,000)				
PROJECT TOTAL WITH DONATIONS							\$ 17,182,600	\$710.41 / GSF			

DD Estimate Detail

The Whiting-Turner Contracting Company

Southington Public Library
Design Development Estimate

2/9/2023

NEW LIBRARY BUILDING						
06	WOOD, PLASTICS, AND COMPOSITES	DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL
06 10 00	Rough Carpentry	Rough Carpentry (In wall Strapping / Blanking)	24,187	sf	\$ 1.75	\$ 42,327
		Fire Treated Plywood @ Dec & Tel/Com Rms	448	sf	\$ 10.00	\$ 4,480
						Presumed 8' Height, two walls per room
06 40 00	Architectural Woodwork	Custom Reception Circulation Desk	26	lf	\$ 1,050.00	\$ 27,300
		Children's Circulation Desk	22	lf	\$ 1,050.00	\$ 23,100
		Adult Circulation Desk	28	lf	\$ 1,200.00	\$ 33,600
		Front Lobby Reception Desk				Budget from Workspace CG
		P Lam Wood Panels	375	sf	\$ 35.00	\$ 13,315
		Maple Apron	159	lf	\$ 150.00	\$ 23,850
		Maple Veneer Double Sided Shelving - 54"	12	lf	\$ 500.00	\$ 6,000
		Maple Veneer Double Sided Shelving - 74"	47	lf	\$ 700.00	\$ 32,900
		Maple Veneer Bench with Upholstery Seat	25	lf	\$ 550.00	\$ 13,750
		Maple Veneer Glass Display Box - 32"	75	lf	\$	\$
		Maple Veneer Glass Display Box - 84"	16	lf	\$	\$
						Carried in Owner furniture budget
						Carried in Owner furniture budget
		<u>Casework</u>				
		Wood/ Solid Surface Window Sills	350	lf	\$ 75.00	\$ 26,250
		Upper Maple Veneer Cabinets	44	lf	\$ 310.00	\$ 13,640
		Lower Maple Veneer Cabinets	86	lf	\$ 600.00	\$ 51,600
		<u>Countertops</u>				
		4" Backsplash - Plum	173	lf	\$ 24.00	\$ 4,152
		4" Backsplash - Solid Surface	210	lf	\$ 32.00	\$ 6,720
		Plum Countertop	173	lf	\$ 210.00	\$ 36,330
		Solid Surface Countertop	210	lf	\$ 345.00	\$ 72,450
TOTAL - DIV 6					\$	431,574
07 THERMAL & MOISTURE PROTECTION						
07 10 00	Damp proofing & Waterproofing	Damp proofing/Waterproofing Walls	2,300	sf	\$ 13.50	\$ 31,050
		2" Insulation Foundation Walls	2,300	sf	\$ 1.50	\$ 3,450
		2" Insulation Under Slab	15,400	sf	\$	\$
		Elevated RA Waterproofing	1	ea	\$ 3,000.00	\$ 3,000
						Not required by Energy Code
07 20 00	Thermal Protection/Weather Barriers	Exterior Wall Insulators and Siding 2x4 Furring Strips	9,575	sf	\$ 15.50	\$ 147,813
		2" Spray foam insulation	1,000	sf	\$ 7.50	\$ 7,500
						Per DD drawings, spray foam only at decking perimeter to (1)st flr walls
		Air/Weather Barriers	9,575	sf	\$ 5.00	\$ 47,875
07 40 00	Roofing and Siding Panels	Poly-kin Siding	9,575	sf	\$ 38.00	\$ 363,250
						includes Siding, trim around windows, 1"x8" PVC trim at fascia areas, and aluminum drip flanking at all windows and door heads.
		Asph. Fibr Board Around Windows / Siding Separation	2,678	lf	\$ 16.50	\$ 44,187
		Mechanical Screens - Low Roof R15	550	sf	\$ 87.00	\$ 47,850
		Mechanical Screens - 2nd Floor Roof	670	sf	\$ 87.50	\$ 58,775
		Building Envelope Performance Testing/Consulting	1	lf	\$ 7,200.00	\$ 7,200
						Envelope & Window system inspections
07 50 00	Membrane Roofing	50 mil 25 year R-20 EPDM Roof System	15,919	sf	\$ 28.00	\$ 445,732
		Roof Pavers System at West Roof Balcony	-	sf	\$	\$
						Includes tapered insulation R-79
						Retained in DD Drawing set - Glass rail, EPDM roofing, HM duct all remain for future construction of roof pavers
		Walkway pads on roof		sf	\$ 80.00	\$
		Roof Blanking	15,919	sf	\$ 2.00	\$ 31,838
		Third Party Roof Inspection	1	lf	\$ 6,000.00	\$ 6,000
		Exterior Roof Access Hatch Door 30x54"	1	ea	\$ 4,000.00	\$ 4,000
		Exterior Roof Access Hatch Door 30x30"	1	ea	\$ 2,750.00	\$ 2,750
						Upper roof
						lower roof

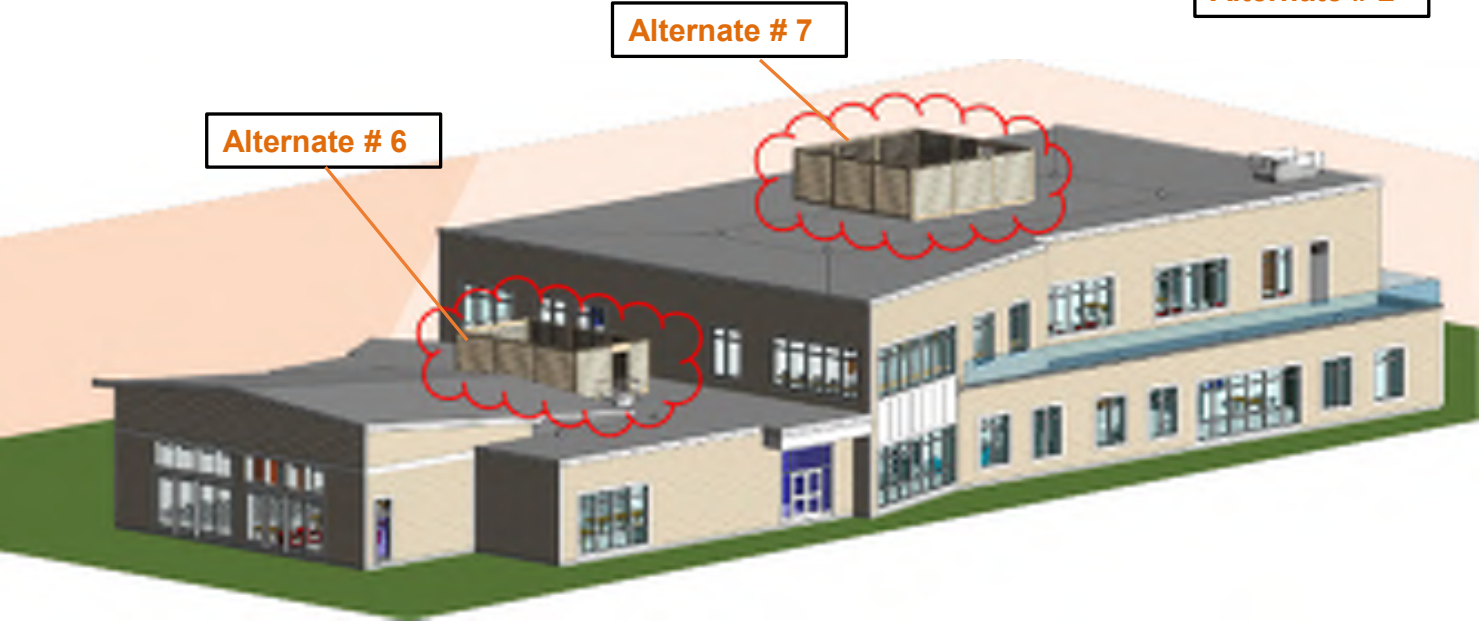
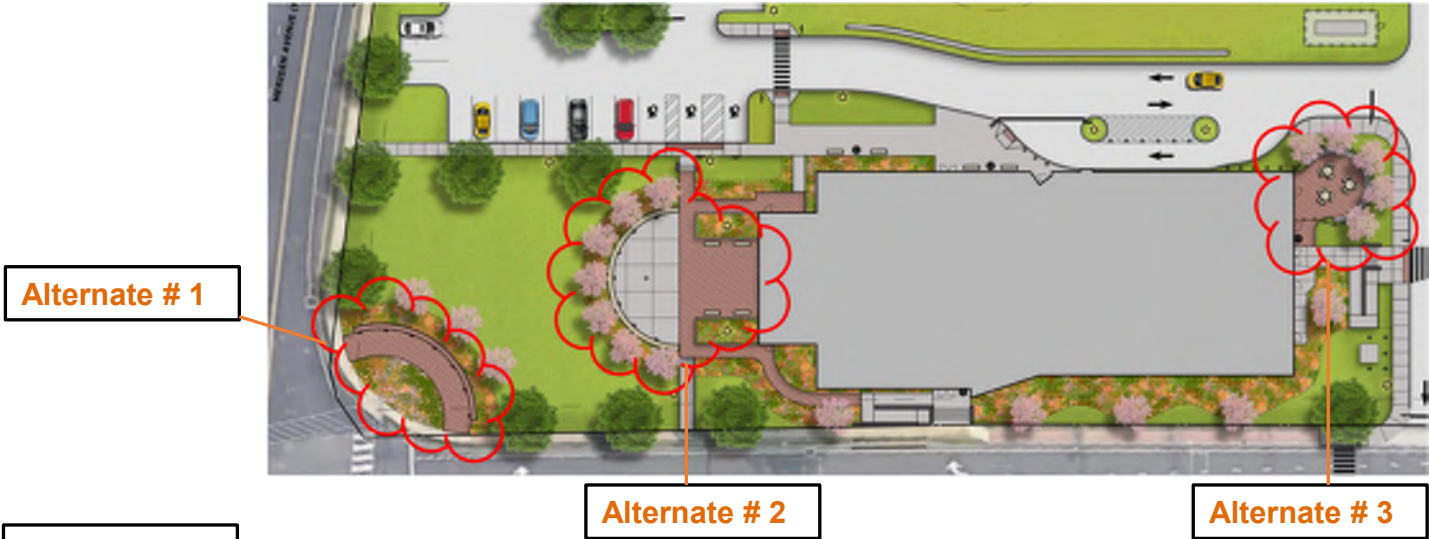


DD Alternates

DESIGN DEVELOPMENT - ALTERNATE SUMMARY	
ALTERNATE	COST
1 Deduct Corner Pavers and Site Signage Wall - Meriden Ave/Main Street Corner	\$ (46,973)
2 Deduct Community Pavilion Plaza Hardscape - North End of Building	\$ (107,561)
3 Deduct Children's Reading Plaza, Seat Wall, and Fencing - Southeast Corner of the Building	\$ (23,956)
4 Add Bi-Directional Amplifier (BDA) System if Required by Fire Department	\$ 66,008
5 Infrastructure Changes for Generator Capacity Reduction 300KW to 150KW (Generator Purchased by Town)	\$ (37,653)
6 Deduct Roof Screen Around Low Roof Area Mechanical Equipment	\$ (67,792)
7 Deduct Roof Screen Around Second Floor Roof Area Mechanical Equipment	\$ (91,903)
8 Reuse existing Office Furniture in lieu of purchasing new (ACCEPTED 1/25/23 - \$38,557 REDUCED FROM REV1 DD ESTIMATE)	\$ -
9 Target Saving for A/V Package - reduce screen sizes in Community Room and throughout (ACCEPTED 1/25/23 - \$45,786 REDUCED FROM REV1 DD ESTIMATE)	\$ -
10 Eliminate RFID / ElectroMagnetic Gates at exits (ACCEPTED 1/25/23 - \$36,147 REDUCED FROM REV1 DD ESTIMATE)	\$ -
TOTAL:	\$ (309,830)

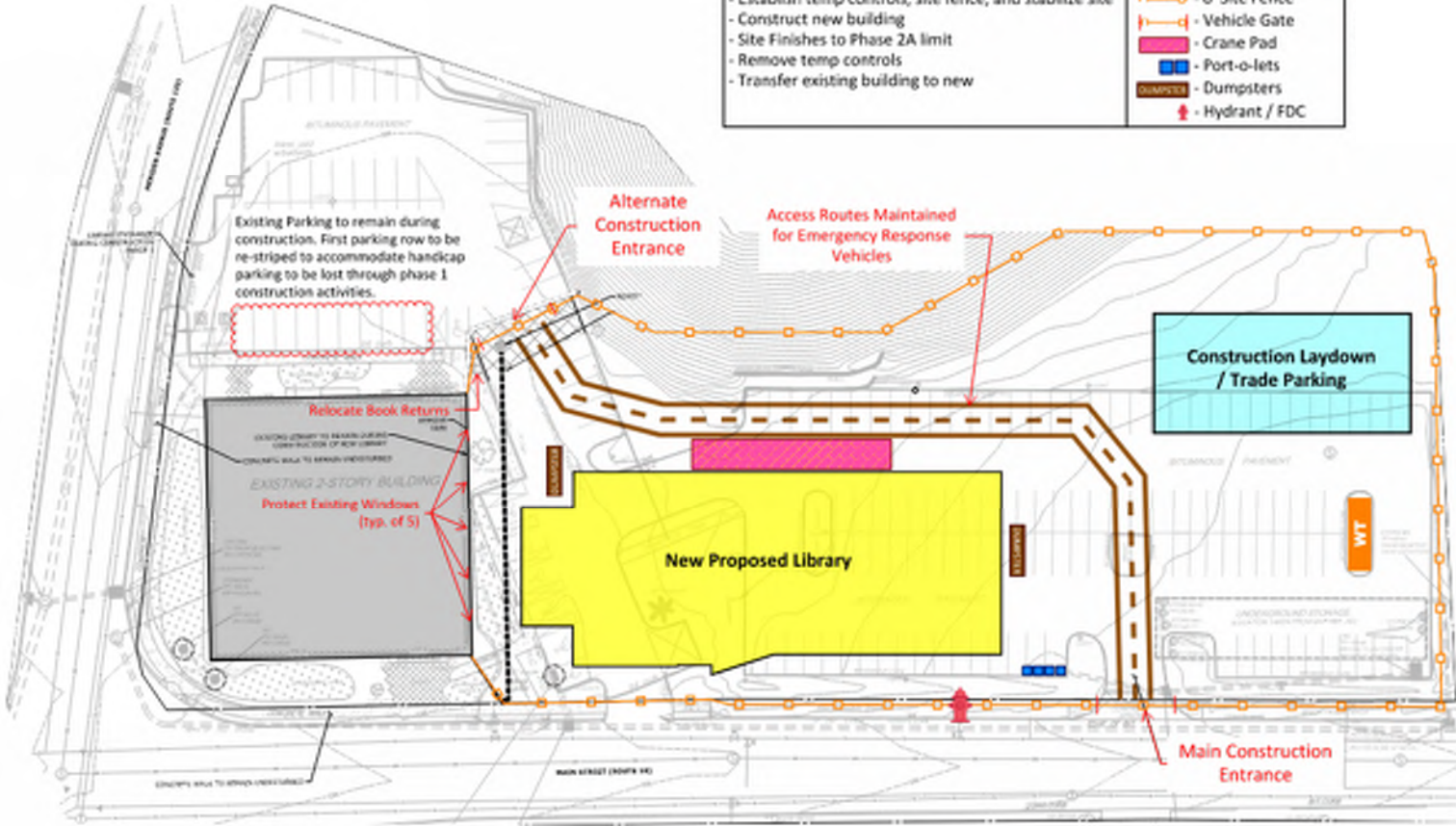


DD Alternates

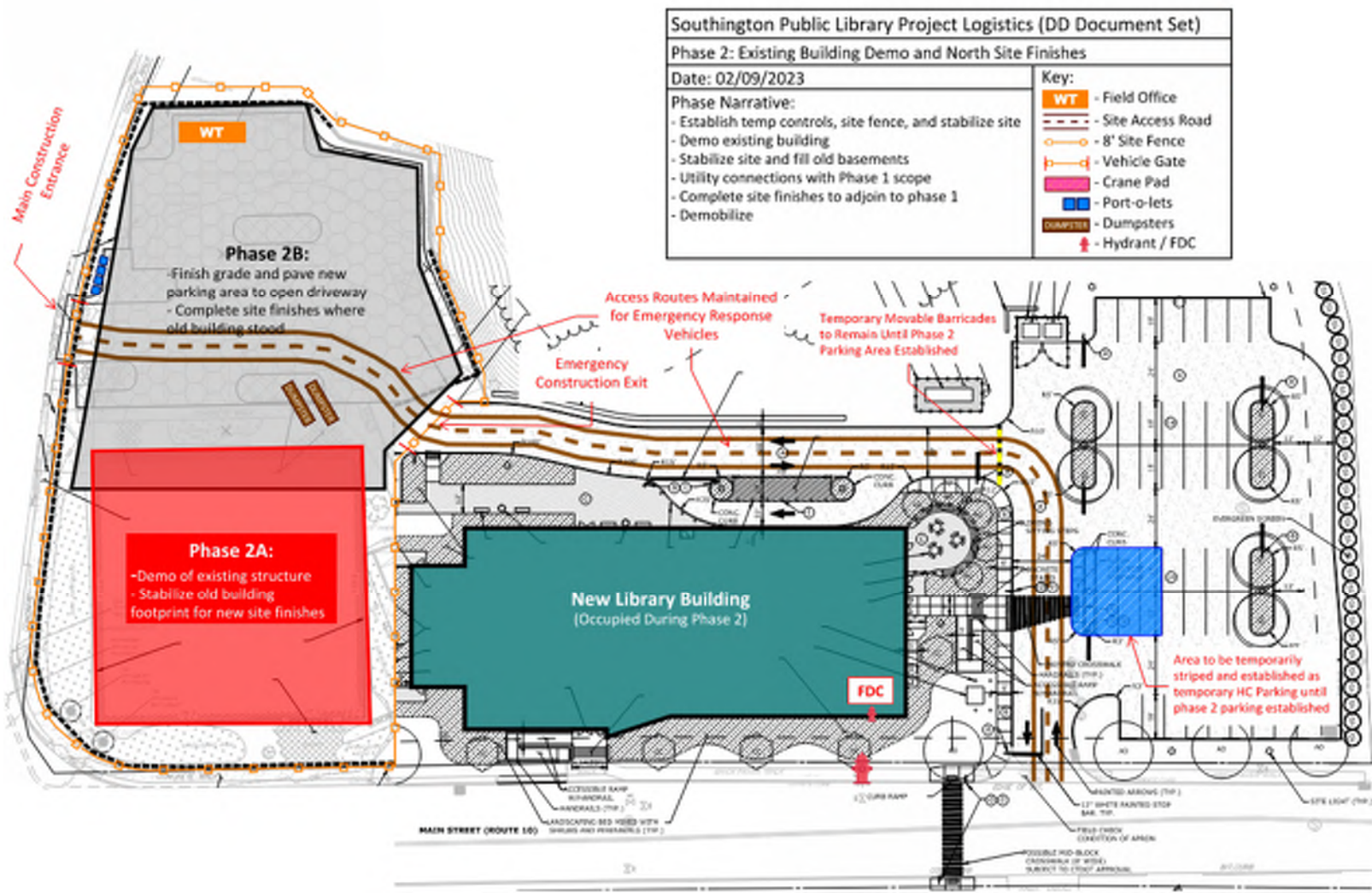


Proposed Logistics

Southington Public Library Project Logistics (DD Document Set) Phase 1: New Building and South Parking Lot Construction Date: 02/09/2023	
Phase Narrative: - Trench for new gas service through north lot - Establish temp controls, site fence, and stabilize site - Construct new building - Site Finishes to Phase 2A limit - Remove temp controls - Transfer existing building to new	Key: WT - Field Office - - - Site Access Road - - - 8' Site Fence - - - Vehicle Gate - - - Crane Pad - - - Port-o-lets - - - Dumpsters - - - Hydrant / FDC

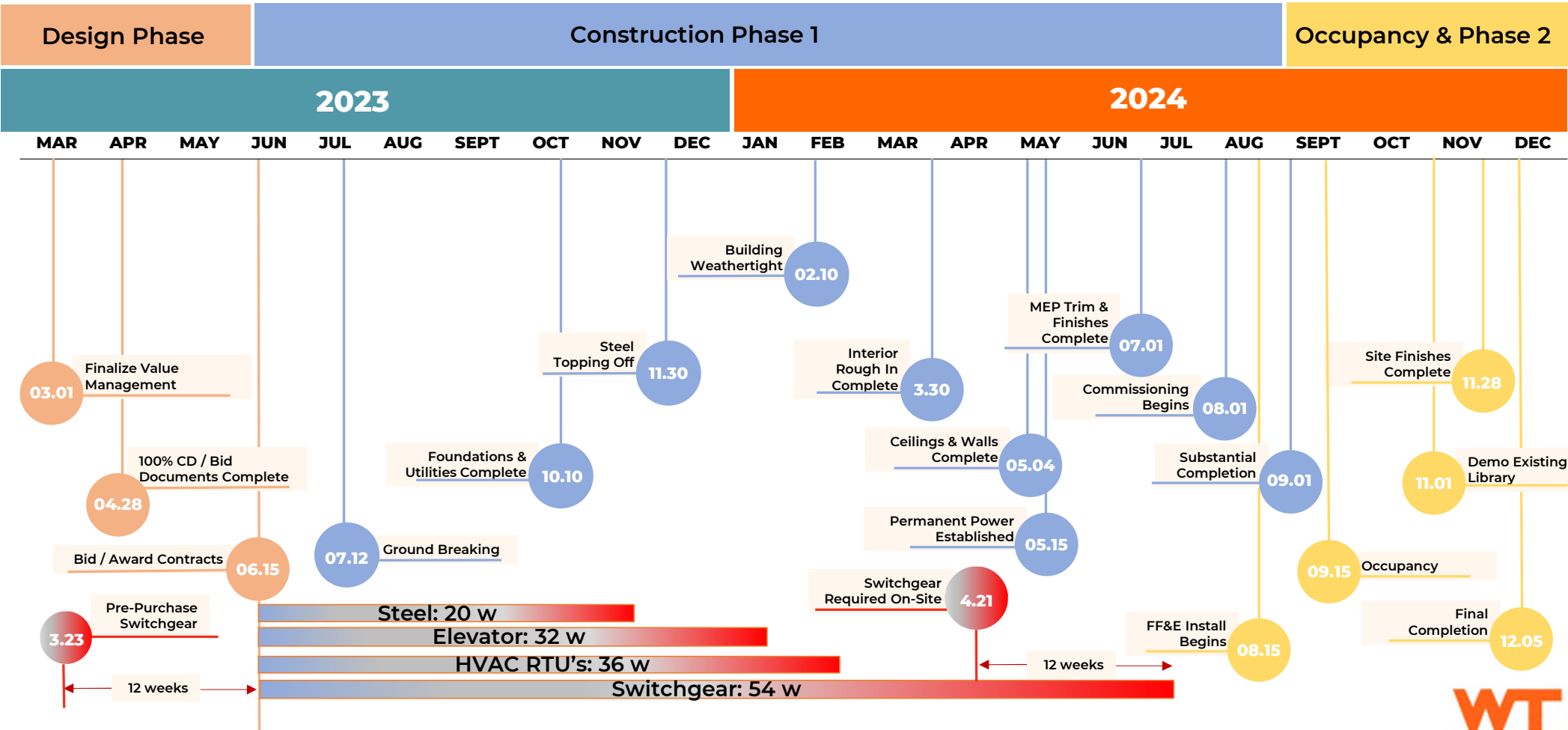


Proposed Logistics



Southington Public Library Project Logistics (DD Document Set)	
Phase 2: Existing Building Demo and North Site Finishes	
Date: 02/09/2023	
Phase Narrative: <ul style="list-style-type: none"> - Establish temp controls, site fence, and stabilize site - Demo existing building - Stabilize site and fill old basements - Utility connections with Phase 1 scope - Complete site finishes to adjoin to phase 1 - Demobilize 	Key: <ul style="list-style-type: none"> WT - Field Office - Site Access Road - 8' Site Fence - Vehicle Gate - Crane Pad - Port-o-lets - Dumpsters - Hydrant / FDC

Proposed Schedule



SOUTHINGTON

PUBLIC LIBRARY

Q&A



WT
WHITING-TURNER

DRA

Town Council

MEETING – 02/13/2023