



Southington Public Library Schematic Design Value Management Log

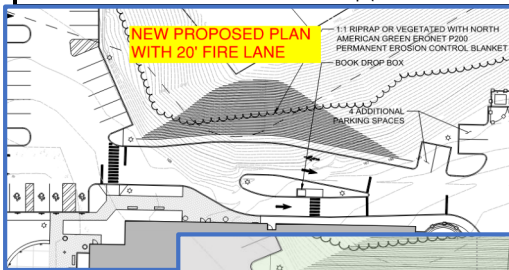
Item	Area	Div.	Value Management Description	Rough Order of Magnitude	Accepted	Pending	Rejected	Proceed as Bid Alternate	Comments
1	Envelope	10	Delete sun shade devices on exterior façade	\$ (41,000)	\$ (41,000)				
2	Envelope	7	Delete spray foam cavity insulation (4" poly iso remains at exterior) - not required by code	\$ (32,000)	\$ (32,000)				
3	Envelope	7	Modify flat roof with drains to low sloped roofs with scuppers and downspouts (all roofs except west paver roof)	\$ 6,000					Intent is to find a cost neutral change - DRA & WT to work together on solution. LBC noted the design is better than sloping water towards existing building.
4	Envelope	9	Modify 6" exterior wall framing to 3 5/8" or 4" light gauge / non-load bearing studs (pending CFMF engineering).	\$ (19,000)			\$ (19,000.00)		Small studs will require a heavier gauge - eliminating cost savings
5A	Site	Var	Modify design of book drop off vehicular aisle - convert to two-lane traffic and modify site layout per SLR layout dated 10/10/22 with assumed need for 20' fire lane on one travel aisle	\$ (130,000)	\$ (130,000)				Value Modified for initially shown value to keep in the book transaction window.
5B	Site	Var	Modify design of book drop off vehicular aisle: move building west, new retaining wall, 2-lane drive aisle, delivery queue area and book drop off lane from driver's side (SEE ALT #4, dated 11/17/22)	\$ (79,000)					
5C	Site	Var	Modify design of book drop off vehicular aisle: move building west, extend existing retaining wall, 2-lane drive aisle, eliminated drive-up book drop, add 5' sidewalk around building (SEE ALT #6, dated 11/28/22)	\$ (156,000)					
6	Envelope	8	Modify Curtainwall systems to Storefront systems (smaller profile aluminum frame and less than 10'-6" height)	\$ (54,000)	\$ (54,000)				
7	Interiors	6	Add wood window sills versus drywall returns - all windows	\$ 9,000	\$ 9,000				
8	Interiors	9	Reduce extent of bathroom wall tile from all walls to wet walls only	\$ (32,000)	\$ (32,000)				
9	FF&E	n/a	Reuse existing furniture - reduce 100% of furniture cost included in Soft Costs	\$ (631,000)		\$ (631,000.00)			Mary -Please review with Library Staff to see if this is a possible area for Donation, also identify items that can be reused vs items that must be new.
10	FF&E	n/a	Reduce finished end panels at new shelving by 50%	\$ (25,000)	\$ (25,000)				M. Sciota discussed with Library Board who accepted on 10/26/22.
11	FF&E	26	Eliminate vehicle charging stations; pursue grant or utility company rebate	\$ (16,000)	\$ (8,000)				Mark noted Grant is for 100% Install of Unit and 50% of the charger. Accept 50% of the cost of the savings.
12	Site	31	Shift utility connections further south on Main St to reduce extent of excavation & piping.	\$ (9,000)	\$ (9,000)				
13	MEP	26	Eliminate 150kw generator and two ATS; conduit and concrete pad remains in scope for future generator and conductors.	\$ (93,000)	\$ (93,000)				M. Sciota noted town will be applying for grants for gen., however, it must remain in the project for design and coordination purposes.
14	MEP	26	Change service conductors from copper to aluminum (CU to AL would require another set of conductors in an underground conduit to achieve 1200A- offsetting the savings)	No Savings			\$ -		
15	MEP	22	Change Cast Iron rain leader piping to PVC with 1" insulation (CANNOT BE ACCEPTED W/ #3)	TBD		\$ -			
16	MEP	23	Eliminate Hot Gas Reheat feature on RTU #2 and RTU #3	\$ (7,000)	\$ (7,000)				
17	MEP	23	Reduce number of VAV's and Thermostats (modify from 1 VAV per 3 rooms to 1 VAV per 4 rooms)	\$ (11,000)	\$ (11,000)				
18	MEP	22	Eliminate Automatic Trap Primers, use Trap Guards	\$ (8,000)	\$ (8,000)				
19	MEP	22	Add Floor Drains in single occupancy bathrooms (not code requirement / not in current estimate)	\$ 11,000	\$ 11,000				
20	MEP	27	Eliminate CATV cabling and outlets - assume use of CAT6 outlet for all TV requirements	\$ (11,000)	\$ (11,000)				M. Sciota discussed with IT Director, Mr. Baker who accepted on 10/26/22.
21	MEP	28	Eliminate twisted pair phone cabling and outlets - assume use of CAT6 outlet for all phone (VOIP) requirements. Assumes security, FA and elevator can connect to data system.	\$ (3,000)	\$ (3,000)				M. Sciota discussed with IT Director, Mr. Baker who accepted on 10/26/22.
22	Interiors	10	Decrease the STC Rating of Operable Wall in the Program Space Room #102 from a STC Rating of 54 to 50	\$ (17,000)			\$ (17,000.00)		
23	Interiors	10	Decrease the STC Rating of Operable wall between the Program Space Room #102 and #103 from a STC Rating of 55 to 51.	\$ (5,000)			\$ (5,000.00)		



Southington Public Library Schematic Design Value Management Log									
Item	Area	Div.	Value Management Description	Rough Order of Magnitude	Accepted	Pending	Rejected	Proceed as Bid Alternate	Comments
24	Interiors	10	Eliminate design requirement for Security Grille to have emergency egress capabilities	\$ (6,000)	\$ (6,000)				
25	FF&E	n/a	Reduce Technology Package First Cost: Omit purchase cost of 18 new computers from project	\$ (27,000)			\$ (27,000.00)		M. Sciota discussed with IT Director, Mr. Baker who rejected on 10/26/22. Noted Chromebooks are more cost effective than laptops
26	FF&E	n/a	Reduce Technology Package First Cost: Omit Laptop Vending Machine cost from project	\$ (50,000)	\$ (50,000)				M. Sciota discussed with IT Director, Mr. Baker who accepted on 10/26/22. Lease options will be considered versus purchasing.
27	CM	1	Eliminate requirement for CM Payment & Performance Bond (subcontractor P&P bonds remain)	\$ (64,000)	\$ (64,000)				
28	Soft Cost	n/a	Reduce Design Contingency from 3% to 2%	\$ (116,000)		\$ (116,000.00)			
29	Soft Cost	n/a	Reduce Owner Contingency from 4% to 3%	\$ (161,000)		\$ (161,000.00)			
30	Site	33	SD Alt #1 - Reduce Hardscaping at Corner of Meriden Ave/Main Street - Deduct Pavers and Site Signage Wall (future project)	\$ (45,000)				\$ (45,000.00)	
31	Site	33	SD Alt #2 - Deduct Community Pavilion Plaza Hardscape - North End of Building (future project)	\$ (104,000)				\$ (104,000.00)	
32	Site	33	SD Alt#3 - Deduct Children's Reading Plaza, Seat Wall, and Fencing - Southeast Corner of the Building (future project)	\$ (23,000)				\$ (23,000.00)	
33-X	Envelope	8	SD Alt #4 - Deduct Sliding Glass Wall at North Face of Community Pavilion / install non-operable storefront system	\$ (114,000)		\$ (114,000.00)			Building Committee agreed to review new ideas as other possible VM - DRA to compile different options
33A	Envelope	8	Modified North Elevation - Option A - four manual / double swing doors with integral transom.	\$ (74,000)					
33B	Envelope	8	Modified North Elevation - Option B - two manual bi-parting doors with integral transom.	\$ (98,000)					
33C	Envelope	8	Modified North Elevation - Option B - two manual bi-parting doors with integral transom.	\$ (100,000)					
34	Envelope	8	SD Alt #5 - Deduct Drive-Up Transaction Window / install siding in it's place (CANNOT BE ACCEPTED WITH #5)	\$ (2,000)			\$ (2,000.00)		
35	Envelope	7	SD Alt #6 - Deduct Roof Paver Pedestals and Wearing Surface Pavers (glass rail, exterior door & EPDM roof remains)	\$ (58,000)	\$ (58,000)				M. Sciota discussed with Library Board who accepted 10/26/22.
36	Envelope	7	SD Alt#7 - Eliminate Skylight located above main stair	\$ (42,000)	\$ (42,000)				
37	Envelope	7	SD Alt#8 - Eliminate Skylight located above adult stacks	\$ (33,000)				\$ (33,000.00)	
38	MEP	Var	SD Alt #9 - Deduct Roof Screen Around Low Roof Area Mechanical Equipment	\$ (42,000)			\$ (42,000.00)		
39	MEP	Var	SD Alt#10 - Deduct Roof Screen Around Second Floor Roof Area Mechanical Equipment	\$ (82,000)			\$ (82,000.00)		
40	FF&E	n/a	Reduce Technology Package First Cost: Omit purchase cost of 19 new computers from project- for Staff	\$ (29,000)	\$ (29,000)				M. Sciota discussed with IT Director, Mr. Baker who accepted on 10/26/22. Funded outside of project
41									
Value Management Totals									
TOTAL				\$ (2,065,000)	\$ (693,000)	\$ (1,022,000)	\$ (194,000)	\$ (205,000)	
Total Project Cost Summary									
9/28/22 SCHEMATIC DESIGN ESTIMATE WITH SOFT COSTS/FF&E					\$ 18,670,367				
UPDATED PROJECT BUDGET (ACCEPTED VM)					\$ 17,977,367				Goal is to proceed with bidding stage with \$300k max of targeting bid alternates

Modify design of book drop off vehicular aisle - convert to two-lane traffic and modify site layout per SLR layout dated 10/10/22 with assumed need for 20' fire lane on one travel aisle	5A
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<i>Description</i>						
Item	Qty	Unit	Unit Price		Total	
Reduce bulk excavation (regrade hill 1:1 and less cut on south side)	(365)	CY	\$	42.00	\$	(15,330)
Reduce curbing due to new island layout	(85)	LF	\$	37.00	\$	(3,145)
Adjust asphalt paved area - fine grading	(118)	SY	\$	2.50	\$	(295)
Adjust asphalt paved area -subbase /cross section (10" + 6")	(55)	CY	\$	35.00	\$	(1,929)
Adjust asphalt paved area - 3" asphalt	(18)	TON	\$	430.00	\$	(7,740)
Eliminate 100% of retaining walls	(2,379)	SF	\$	56.00	\$	(133,228)
Eliminate bulk excavation behind retaining walls	(529)	CY	\$	42.00	\$	(22,218)
Add back 150lf of 2-course tall Stone Strong / RediRock Retaining wall (3-4' tall) - ASSUMED REQUIRED TO CREATE 20' ROAD WIDTH FOR FIRE TRUCK ACCESS	600	SF	\$	56.00	\$	33,600
Add 150lf x 8' wide drive aisle - REQUIRED TO CREATE 20' ROAD WIDTH FOR FIRE TRUCK ACCESS	1,200	SF	\$	9.60	\$	11,520
Add 600 SF Sidewalk on east side of building adjacent to book drop aisle.	600	SF	\$	12.00	\$	7,200
Add French drain at toe of slope	188	LF	\$	35.00	\$	6,580
Add erosion control matting on 1:1 slope	4,065	SF	\$	2.34	\$	9,512
Landscaping / Lawn Allowance	1	alw	\$	3,500.00	\$	3,500
Site Lighting modifications - no change (3 poles/bases assumed in area)	1	ls	\$	-	\$	-
Eliminate Book Drop Window	-	ls	\$	2,500.00	\$	-
Stand-alone Exterior Book Drop (included 2 in base estimate)	1	ea	\$	-	\$	Included in Div 12



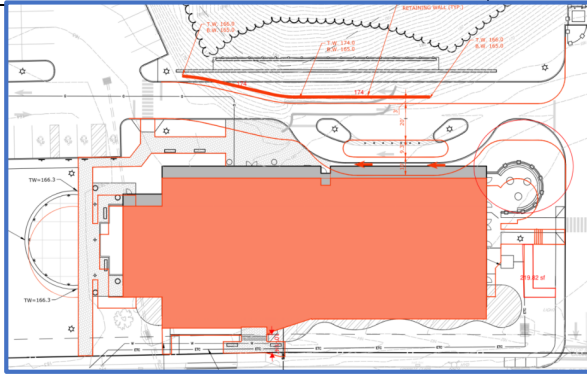
Subtotal	\$ (111,974)
General Requirements	\$ (2,799)
Building Permit	\$ -
Estimating Contingency	\$ (3,443)
Construction/CM Contingency	\$ (3,546)
Escalation Contingency	\$ (3,653)
Liability Insurance	\$ (1,191)
Whiting-Turner P&P Bond	\$ (696)
Whiting-Turner Fee	\$ (2,546)
Builder's Risk Insurance	\$ -
Rounding	\$ (151)

Total \$ (130,000)

Modify design of book drop off vehicular aisle: move building west, new retaining wall, 2-lane drive aisle, delivery queue area and book drop off lane from driver's side (SEE ALT #4, dated 11/17/22)	5B
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<i>Description</i>				
Item	Qty	Unit	Unit Price	Total

Reduce bulk excavation (regrade hill 1:1 and less cut on south side)	(138)	CY	\$	42.00	\$ (5,796)
Reduce curbing due to new island layout	(300)	LF	\$	37.00	\$ (11,100)
Adjust asphalt paved area - fine grading	(222)	SY	\$	2.50	\$ (556)
Adjust asphalt paved area -subbase /cross section (10" + 6")	(104)	CY	\$	35.00	\$ (3,630)
Adjust asphalt paved area new layout - 3" asphalt	(37)	TON	\$	430.00	\$ (15,926)
Reduce size of retaining walls to original SD	(675)	SF	\$	56.00	\$ (37,804)
Eliminate bulk excavation behind retaining walls	(835)	CY	\$	42.00	\$ (35,060)
Add 600 SF Sidewalk on east side of building	600	SF	\$	12.00	\$ 7,200
Add stairs & rails on South side of building	1	ls	\$	8,500.00	\$ 8,500
Add French drain at toe of slope	168	LF	\$	35.00	\$ 5,880
Add erosion control matting on 2:1 slope / areas of disturbance	2,400	SF	\$	2.34	\$ 5,616
Landscaping / Lawn Allowance	2,600	SF	\$	1.70	\$ 4,420
Add Pavers / Delivery Island	1,200	sf	\$	18.00	\$ 21,600
Eliminate Paving at delivery island (3" asphalt)	(19)	TON	\$	430.00	\$ (7,963)
Eliminate Drive-Up Book Drop Window	-	ls	\$	2,500.00	Remains in Scope
Eliminate Stand-alone Exterior Book Drop (included 2 in base) estimate)	(2)	ea	\$	2,000.00	\$ (4,000)



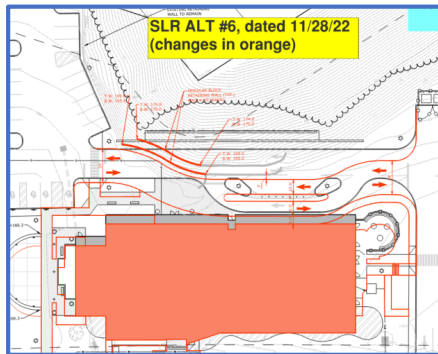
Subtotal	\$ (68,618)
General Requirements	\$ (1,715)
Building Permit	\$ -
Estimating Contingency	\$ (2,110)
Construction/CM Contingency	\$ (2,173)
Escalation Contingency	\$ (2,238)
Liability Insurance	\$ (730)
Whiting-Turner P&P Bond	\$ (427)
Whiting-Turner Fee	\$ (1,560)
Builder's Risk Insurance	\$ -
Rounding	\$ 572
Total	\$ (79,000)

Modify design of book drop off vehicular aisle: move building west, extend existing retaining wall, 2-lane drive aisle, eliminated drive-up book drop, add 5' sidewalk around building (SEE ALT #6, dated 11/28/22)

5C



Description

Item	Qty	Unit	Unit Price	Total
Reduce bulk excavation (regrade hill 1:1 and less cut on south side)	(164)	CY	\$ 42.00	\$ (6,888)
Reduce curbing due to new island layout	(300)	LF	\$ 37.00	\$ (11,100)
Adjust asphalt paved area - fine grading	(278)	SY	\$ 2.50	\$ (694)
Adjust asphalt paved area -subbase /cross section (10" + 6")	(130)	CY	\$ 35.00	\$ (4,537)
Adjust asphalt paved area new layout - 3" asphalt	(46)	TON	\$ 430.00	\$ (19,907)
Reduce size of retaining walls to original SD	(1,827)	SF	\$ 56.00	\$ (102,316)
Restore cap & damaged existing retaining wall	1	ALW	\$ 7,500.00	\$ 7,500
Eliminate bulk excavation behind retaining walls	(1,047)	CY	\$ 42.00	\$ (43,982)
Add 1600 SF Sidewalk on east side of building	1,600	SF	\$ 12.00	\$ 19,200
Add stairs & rails on South side of building	1	ls	\$ 8,500.00	\$ 8,500
Add French drain at toe of slope (new & existing)	290	LF	\$ 35.00	\$ 10,150
Add erosion control matting on 2:1 slope / areas of disturbance	1,600	SF	\$ 2.34	\$ 3,744
Landscaping / Lawn Allowance	2,000	SF	\$ 1.70	\$ 3,400
Add Pavers / Delivery Island	410	sf	\$ 19.00	\$ 7,790
Eliminate Paving at delivery island (3" asphalt)	(8)	TON	\$ 430.00	\$ (3,265)
Eliminate Drive-Up Book Drop Window	(1)	ls	\$ 2,500.00	\$ (2,500)
Eliminate Stand-alone Exterior Book Drop (included 2 in base) estimate)	-	ea	\$ 2,000.00	Remains in Scope



Subtotal	\$ (134,906)
General Requirements	\$ (3,373)
Building Permit	\$ -
Estimating Contingency	\$ (4,148)
Construction/CM Contingency	\$ (4,273)
Escalation Contingency	\$ (4,401)
Liability Insurance	\$ (1,435)
Whiting-Turner P&P Bond	\$ (839)
Whiting-Turner Fee	\$ (3,068)
Builder's Risk Insurance	\$ -
Rounding	\$ 443
Total	\$ (156,000)

SD Alt #4 - Deduct Sliding Glass Wall at North Face of Community Pavilion / install non-operable storefront system		33-X																																						
<i>Description</i>																																								
Item	Qty	Unit	Unit Price	Total																																				
Deduct Operable Glazing System - entire NanaWall System in base SD package	(1)	ls	\$ 151,105.00	\$ (151,105)																																				
Install Non-Operable Storefront System In place	456	sf	\$ 115.00	\$ 52,440																																				
				<table border="1"> <tr> <td>Subtotal</td> <td>\$</td> <td>(98,665)</td> </tr> <tr> <td>General Requirements</td> <td>\$</td> <td>(2,467)</td> </tr> <tr> <td>Building Permit</td> <td>\$</td> <td>-</td> </tr> <tr> <td>Estimating Contingency</td> <td>\$</td> <td>(3,034)</td> </tr> <tr> <td>Construction/CM Contingency</td> <td>\$</td> <td>(3,125)</td> </tr> <tr> <td>Escalation Contingency</td> <td>\$</td> <td>(3,219)</td> </tr> <tr> <td>Liability Insurance</td> <td>\$</td> <td>(1,050)</td> </tr> <tr> <td>Whiting-Turner P&P Bond</td> <td>\$</td> <td>(614)</td> </tr> <tr> <td>Whiting-Turner Fee</td> <td>\$</td> <td>(2,243)</td> </tr> <tr> <td>Builder's Risk Insurance</td> <td>\$</td> <td>-</td> </tr> <tr> <td>Rounding</td> <td>\$</td> <td>416</td> </tr> <tr> <td>Total</td> <td>\$</td> <td>(114,000)</td> </tr> </table>	Subtotal	\$	(98,665)	General Requirements	\$	(2,467)	Building Permit	\$	-	Estimating Contingency	\$	(3,034)	Construction/CM Contingency	\$	(3,125)	Escalation Contingency	\$	(3,219)	Liability Insurance	\$	(1,050)	Whiting-Turner P&P Bond	\$	(614)	Whiting-Turner Fee	\$	(2,243)	Builder's Risk Insurance	\$	-	Rounding	\$	416	Total	\$	(114,000)
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Modified North Elevation - Option A - four manual / double swing doors with integral transom.		33A																																						
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Item	Qty	Unit	Unit Price	Total																																				
Deduct Operable Glazing System - entire NanaWall System in base SD package	(1)	ls	\$ 151,105.00	\$ (151,105)																																				
See Pricing for Option A-2: Aluminum Storefront doors	1	ls	\$ 86,800.00	\$ 86,800																																				
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Modified North Elevation - Option B - two manual bi-parting doors with integral transom.		33B																																						
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Deduct Operable Glazing System - entire NanaWall System in base SD package	(1)	ls	\$ 151,105.00	\$ (151,105)																																				

See Pricing for Option B-2: Aluminum Storefront doors	1	ls	\$	66,000.00	\$	66,000																																				
																																										
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Deduct Operable Glazing System - entire NanaWall System in base SD package	(1)	ls	\$ 151,105.00	\$ (151,105)																																						
See Pricing for Option C-2: Aluminum Storefront doors and windows	1	ls	\$ 64,800.00	\$ 64,800																																						
																																										
					<table border="1"> <tr><td>Subtotal</td><td>\$</td><td>(86,305)</td></tr> <tr><td>General Requirements</td><td>\$</td><td>(2,158)</td></tr> <tr><td>Building Permit</td><td>\$</td><td>-</td></tr> <tr><td>Estimating Contingency</td><td>\$</td><td>(2,654)</td></tr> <tr><td>Construction/CM Contingency</td><td>\$</td><td>(2,733)</td></tr> <tr><td>Escalation Contingency</td><td>\$</td><td>(2,815)</td></tr> <tr><td>Liability Insurance</td><td>\$</td><td>(918)</td></tr> <tr><td>Whiting-Turner P&P Bond</td><td>\$</td><td>(537)</td></tr> <tr><td>Whiting-Turner Fee</td><td>\$</td><td>(1,962)</td></tr> <tr><td>Builder's Risk Insurance</td><td>\$</td><td>-</td></tr> <tr><td>Rounding</td><td>\$</td><td>83</td></tr> <tr><td colspan="2">Total \$</td><td>(100,000)</td></tr> </table>		Subtotal	\$	(86,305)	General Requirements	\$	(2,158)	Building Permit	\$	-	Estimating Contingency	\$	(2,654)	Construction/CM Contingency	\$	(2,733)	Escalation Contingency	\$	(2,815)	Liability Insurance	\$	(918)	Whiting-Turner P&P Bond	\$	(537)	Whiting-Turner Fee	\$	(1,962)	Builder's Risk Insurance	\$	-	Rounding	\$	83	Total \$		(100,000)
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