



RICE LIBRARY BUILDING COMMITTEE

July 6, 2020

6PM

AGENDA



1. Project Costs
 - a. Discussion options
 - b. Next Steps

Materials (also in Drop Box):

- Updated VE List

Due to the Declaration of a State of Emergency for the State of Maine and Town of Kittery, this meeting will be held remotely in accordance with LD 2167. The meeting will be recorded through Zoom for the public record.



Wright-Ryan Construction, Inc. 10 Danforth Street, Portland, Maine 04101
 Phone (207) 773-3625 Fax (207) 773-5173

Value Engineering Log

Project Name: Rice Public Library Renovations & Addition
 Project #: 20 18 25

Date: Revised June 30, 2020 - reflects status as of June 23, 2020 Building Committee meetin

Note - Blue text reflects language from 6/23/2020 meeting.

Item #	Description	Ballpark Credit	Status (a/r/p)	Accepted as of 6/23/2020	Rejected	Pending	Comments	Pro	Con
1A	Revisions to the exterior building envelope walls of the addition per the architect's VE documents dated March 25 & 26, 2020. Note that no square footage has been added or deleted to the estimated costs - the building's dimensions will need to be adjusted to maintain the original gross floor area. All slate and copper panels were changed to brick and the canopy edges are carried as painted metal. The changes to the main entry aluminum framed curtainwall were unclear, so this credit estimate is based on a 25% glass area reduction with wall opening dimensions that allow for the use of storefront framing (max 10' high). Design & CM Team will work with the Building Committee on a range of materials to substitute for the Slate & Copper - brick, painted metal, or color though cementitious panel for examples. Sun shades have been deleted in this credit	(\$140,690)	a	(\$140,690)	\$0	\$0	Baseline VE response.	Exterior still utilizes high quality materials. Retains impactful brick detailing.	Reduction in variety of materials and richness of palette.
	<u>OR</u>								
1A.1	Same as Item 1A above except it includes revisions to the exterior building envelope walls of the addition per the architect's revised VE exterior elevations dated May 4, 2020. In addition, the metal siding is now run all in one direction, and the sun shades were eliminated. Please note that like Item 1A, the curtainwall area was reduced by 25% and it was changed to storefront (max 10' high). Subject to further design & renderings.	(\$151,280)	r	\$0	(\$151,280)	\$0		Exterior still utilizes high quality materials	Reduction in variety of materials and richness of palette.
	<u>OR</u>								
1B	Same as Item 1A above except add the following items: a) All angles on the addition are 90 degrees. b) All brick corbels and recesses are eliminated - all brick is in 1 plane. c) All metal siding is carried as running in one direction. d) The sun shades are eliminated.	(\$237,030)	r	\$0	(\$237,030)	\$0	Upper End of VE - goal would be to get to somewhere in the middle. d). Does not eliminate the canopy over the remain entry.	High Quality Products still included. Largest VE possible	Reduction in variety of materials and richness of palette.
2A	Delete the two roof dormers on the sloped roof area over the Children's Collection.	(\$27,280)	r	\$0	(\$27,280)	\$0	This item could be a Deduct Alternate.	Less complicated framing & roof finish.	Lose aesthetics of roof massing & interior natural light.
	<u>OR</u>								
2B	Substitute a flat membrane roof system over the Children's Collection area in lieu of the sloped metal roofing system and dormers indicated.	(\$71,110)	r	\$0	(\$71,110)	\$0		Flat membrane roof is the least costly to build, and also long lasting.	Reduction of aesthetic impact & may require approval or variance from Planning Bd., etc.



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3	Shell out the Community Rooms 003 & 004 and Maker Space 005.	(\$150,320)	r	\$0	(\$150,320)	\$0	Per SSA Drawings of 3/25 & 3/26	Opportunity to shell space later or take it as an Add Alt and add once out of the ground.	Risk of space not getting finished
4	Shell out the Lower Level Toilet Rooms - Rooms 009, 010 & 011.	(\$68,820)	r	\$0	(\$68,820)	\$0	Per SSA Drawings of 3/25 & 3/26	Ditto	Ditto
5	Leave existing conditions in Reading Room 213. The new fire protection, VAC, and life safety systems to remain as part of the scope of work. This leaves the existing Mezzanine and Stairs in place. A deduct of \$10,000 for the demo of these two items has been included in the Ballpark Credit of \$23,890. Should the demo of the Mezz. and stair be desired, this credit would be reduced by \$10,000 to (\$13,890).	(\$23,890)	r	\$0	(\$23,890)	\$0	Per SSA Drawings of 3/25 & 3/26.	Reduces scope & risk	Retain inaccessible Mezz. Potential for unequal level of finish between Exist. & new.
6	Leave existing conditions in Catalog/Tech Room 114. The new fire protection, VAC, and life safety systems to remain as part of the scope of work.	(\$2,980)	a	(\$2,980)	\$0	\$0	Per SSA Drawings of 3/25 & 3/26	Reduces scope & risk	Potential for unequal level of finish between Exist. & new.
7	Leave existing conditions in Kitchenette & Toilet Rooms 019, 020 & 021. The new fire protection, VAC, and life safety systems to remain as part of the scope of work.	(\$2,630)	r	\$0	(\$2,630)	\$0	Per SSA Drawings of 3/25 & 3/26	Reduces scope & risk	Potential for unequal level of finish between Exist. & new.
8	Leave existing conditions in the balance of the existing building (other than Items 5, 6 & 7 above). The new masonry openings, masonry restoration, structural upgrades, slate roof repairs, fire protection systems, and the other life safety systems to remain as part of the scope of work.	(\$239,820)	r	\$0	(\$239,820)	\$0		Reduces scope & risk	Potential for unequal level of finish between Exit. & new.
9	Move all architectural woodwork items out of the hard cost estimate - to be part of the FF&E. The window trim, and the two circulation desks - Circulation Desk & Children's Area desk and back desk - remain in the CM's scope of work.	\$34,200	a	(\$34,200)			Since VE Items 3 and 4 above have been rejected, the Maker Space cabinetry and the toilet room tops have been added to this credit. Wall hung sinks will be used in the toilet rooms.	Can be picked up in an alternate budget.	Not included in GCs scope
10	Delete the access control system.	(\$18,330)	a	(\$18,330)	\$0	\$0		Picked up in Town's Budget	
11	Change all interior wood ceilings to 2x2 ACT ceilings. Add Alt	(\$18,220)	a	(\$18,220)	\$0	\$0	Refined Item # 1 from 3/18/20 VE log excluding exterior wood ceilings. Make wood Ceilings an Add. Alt.	Cost Savings	Aesthetic of wood gone.
12	Delete the ceiling acoustic panels in Reading Rm 104 - to be part of FF&E package.	(\$4,120)	a	(\$4,120)	\$0	\$0	Have as an Add Alt.	Cost savings - Can be Add Alt.	



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13	Move the visual display boards and the metal lockers out of the hard cost estimate - to be part of the FF&E package.	(\$8,020)	a	(\$8,020)	\$0	\$0		Typically purchased directly by Owner	
14	Move the residential appliances out of the hard cost estimate - to be part of the FF&E package.	(\$4,580)	a	(\$4,580)	\$0	\$0		Typically purchased directly by Owner	
15	Move the window treatments out of the hard cost estimate - to be part of the FF&E package.	(\$17,190)	a	(\$17,190)	\$0	\$0	What do we actually need? SSA will give us a location of window treatments & description. Town willing to reduce this to what is needed.	Typically purchased directly by Owner	
16	Use Canton Hydraulic Elevator in lieu of the traction elevator carried.	(\$29,870)	a	(\$29,870)	\$0	\$0	SSA will check the added hp of the motor in regards to the Electrical Service size	Reduced maintenance costs	Slower elevator
	a) 2,500# capacity with max speed of 100 fpm.								
	b) Side slide entrances with baked enamel finish and aluminum sills.								
	c) Cab interior finishes include flush walls faced with Palm from standard selection with black reveals, 2" flat ss handrail on rear wall, & LED strip lighting above acrylic light diffuser.								
	d) 30Hp 208V 3Ph motor.								
	e) Standard 1 year warranty								
	f) Needs a machine room adjacent to the shaft at the lowest level.								
17	Establish the following unit cost goals for the mechanical systems:								
	a) Use \$35/Sft in lieu of \$42/Sft for the HVAC systems in the addition.								
	b) Use \$20/Sft in lieu of \$24/Sft for the VAC systems in the existing.	(\$111,080)	a	(\$111,080)	\$0	\$0	As long as the systems meet the comfort goals of the library.		
18	Establish the following unit cost goals for the electrical systems:								
	a) Use \$14/Sft in lieu of \$15/Sft for the electrical systems in the addition. Include provisions for future generator.	(\$18,290)	a	(\$18,290)	\$0	\$0			
	b) Use \$4/Sft in lieu of \$5/Sft for the electrical systems in the existing.								
19	Reduce the lighting & lighting controls allowance to \$75,000.	(\$17,190)	a	(\$17,190)	\$0	\$0			
20	Delete the emergency generator. (see 18)	(\$43,610)	a	(\$43,610)	\$0	\$0			



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21	Delete all of the work associated with the Children's Garden.	(\$38,270)	a	(\$38,270)	\$0	\$0	Do this work as an Add Alt. SSA to check on drawings sent to WR. What's left? Sebago Technics developing a Minimum landscape for planning Bd.	Can be done later	Will not be done at the same time as the bulk of the work.
22	Delete all of the work associated with the upper parking lot. Do as an add Alt.	(\$67,610)	a	(\$67,610)	\$0	\$0	Do this work as an Add Alt.	Will not be done at the same time as the bulk of the work.	Will not be done at the same time as the bulk of the work.
23	Delete the curbing, paving, and the retaining wall at the lower parking lot. This lot will be regraded to work with the street without the retaining wall.	(\$32,310)	a	(\$32,310)	\$0	\$0	Public Works to do the curbing and paving work. All of the subgrade work will remaining in the scope of work.	Can be done later, by Town or another entity.	Will not be done at the same time as the bulk of the work.
24	Delete all of the work associated with the exterior stairway leading to the upper sidewalk and the adjacent sitting area. The area will be re-graded to match adjoining areas and seeded. The retaining wall is to remain.	(\$24,640)	a	(\$24,640)	\$0	\$0		Can be done later	Less connectivity across the site - circulation to Main Entry impacted. Will not be done at the same time as the bulk of the work
25	Delete the construction office trailer. The CM's superintendent's office will be set up inside the existing historic library building.	(\$7,590)	a	(\$7,590)	\$0	\$0		N/A	N/A
26	Use Pella dual-pane AdvancedComfort windows with an U-value of 0.22 for all aluminum storefront and curtainwall systems, and for all punched window openings. The exterior doors to remain aluminum with aluminum frames. Note that some of the curtainwall was deleted in VE Item 1 above.	(\$20,750)	a	(\$20,750)	\$0	\$0	This credit is based on Pella's preliminary budget estimate with the assumption that is covers all storefront and curtainwall areas as well as the punched window openings.	Thermally potentially better	Slightly more limited range of finishes
27	Reduce the gross floor area of the addition by 595 Sft per the architect's revised floor plans dated May 7, 2020.	(\$113,980)	p	\$0	\$0	(\$113,980)	Tabled by the Building Committee - Needs to be revisited @ 7/21/2020 meeting	Vetted to fit the program	Somewhat less openness, flexibility
28	Reduce the \$15,000 Allowance for Structural Upgrades in the existing building to \$10,000.	(\$5,730)	a	(\$5,730)	\$0	\$0	Some slight bowing in the roof planes.	Acceptable Reduction	
29	Reduce the \$16,000 for Arch. Woodwork Retrofit in existing building to \$8,000.	(\$9,170)	a	(\$9,170)	\$0	\$0		Acceptable Reduction	
30	Reduce the \$20,000 for Flooring replacement in existing building to \$10,000.	(\$11,460)	a	(\$11,460)	\$0	\$0		reasonable budget - need to refine flooring to be replaced	



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31	Reduce the \$10,000 for Repainting & Refinishing in existing building to \$6,000	(\$4,580)	a	(\$4,580)	\$0	\$0		Adequate for minimum patch to match	Does not include a complete repainting of interior of existing building.
32		\$0		\$0	\$0	\$0			
33		\$0		\$0	\$0	\$0			
	Total Accepted VE Credits			(\$690,480)					
	Total Rejected VE Credits				(\$972,180)				
	Total Pending VE Credits					(\$113,980)			
PROJECT BUDGET ANALYSIS									
	Established Not-To-Exceed Project Budget	\$4,600,000					Revised from \$4,300,000		
	Schematic Design Cost Estimate (Dated March 18, 2020)	\$5,559,351							
	Cost Reduction Required to Meet Project Budget	\$959,351					Represents 17.3% of the SD estimate.		
CURRENT HARD COST CONSTRUCTION ESTIMATE ANALYSIS									
	Current Schematic Design Cost Estimate 3-18-2020 Estimate	\$5,559,351							
	Current Accepted VE Value from Above	(\$690,480)							
	Revised Schematic Design Cost Estimate 6-23-20	\$4,868,871							
	Remaining Cost Reduction Required to Meet Project Budget	\$268,871							

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	Revised Schematic Design Cost Estimate 6-23-20 from Above	\$4,868,871							
	Less the Design/Estimating Contingency of 4.5% of the estimated construction cost in the above stated "Revised Schematic Design Cost Estimate 6-23-20" after the Accepted VE items are credited. This contingency estimate is based on the Construction Costs before the addition of the Insurance, Bonds, CM Contingency and CM Fee, and is also not figured on the Design/Estimating Contingency itself.	\$195,191					WR has agreed to allow the Owner to carry the design/estimating contingency outside of their revised SD estimate, with the mutual understanding between parties that there is a possible risk of subsequent design changes between July and November 2020, that would increase pricing. WR and the Scott Simons Team endeavor to work with the Rice Library Committee to continually identify potential cost savings, and to minimize future design changes that could substantively increase the construction pricing, after July 7, 2020. The collaborative goal is to decrease pricing, for a GMP target at, or around \$4.6M.		
	Revised Schematic Design Cost Estimate 6-30-20	\$4,673,680					Reduced by elimination of design/estimating contingency shown above.		
	Other Possible Savings	\$75,000					Reduction in general conditions, general requirements and allowances.		
	New Design to Number	\$4,598,680					Assumes minimal design changes, and minimal labor and general cost escalation due to market conditions in the 2nd half of 2020. It also assumes that as design develops through construction documents, the scope of work will become better defined, allowing a possible reduction in general conditions, general requirements and allowances that Wright Ryan is currently carrying in their baseline estimate dated May 23, 2020.		