

SOUTHINGTON

PUBLIC LIBRARY

Town Council

MEETING – 03/13/2023

LIBRARY PLANNING
AND DESIGN SERVICES



DRA

Discussion Agenda

- I. Overview of Site and Building Design
- II. Responses to Previous Questions
- III. Review of Estimate and Budget

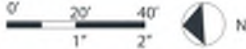
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Site Plan



SOUTHINGTON PUBLIC LIBRARY - SITE PLAN RENDERING
SLR



Building Renderings



WEST ELEVATION



EAST ELEVATION

DRA

Building Renderings



NORTH ELEVATION

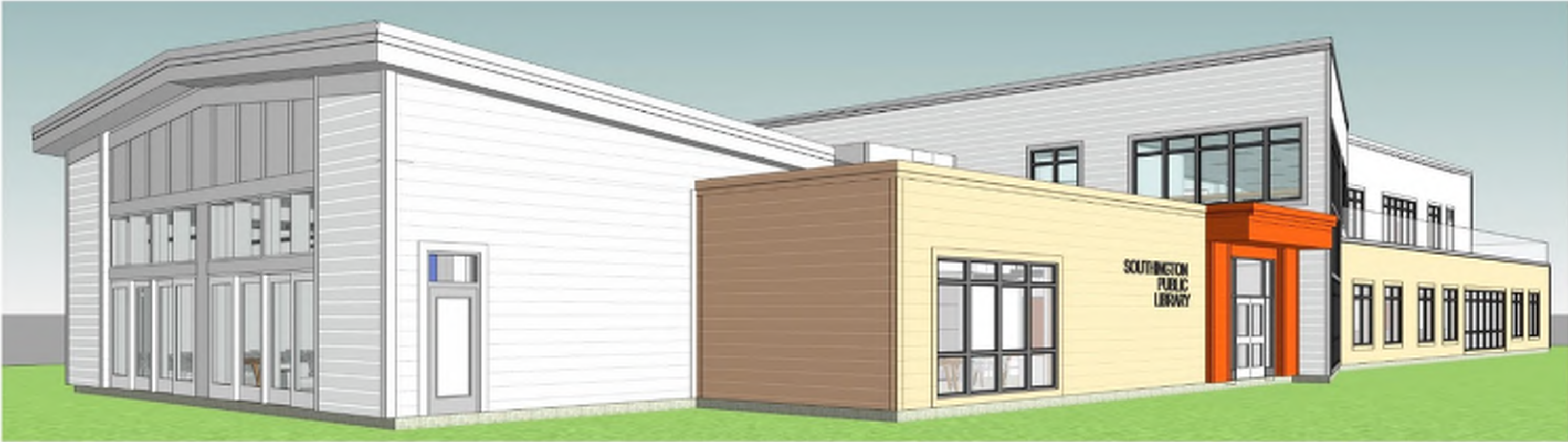


SOUTH ELEVATION

NORTH & SOUTH ELEVATIONS



Building Renderings



NORTH - WEST

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Building Renderings



NORTH - EAST

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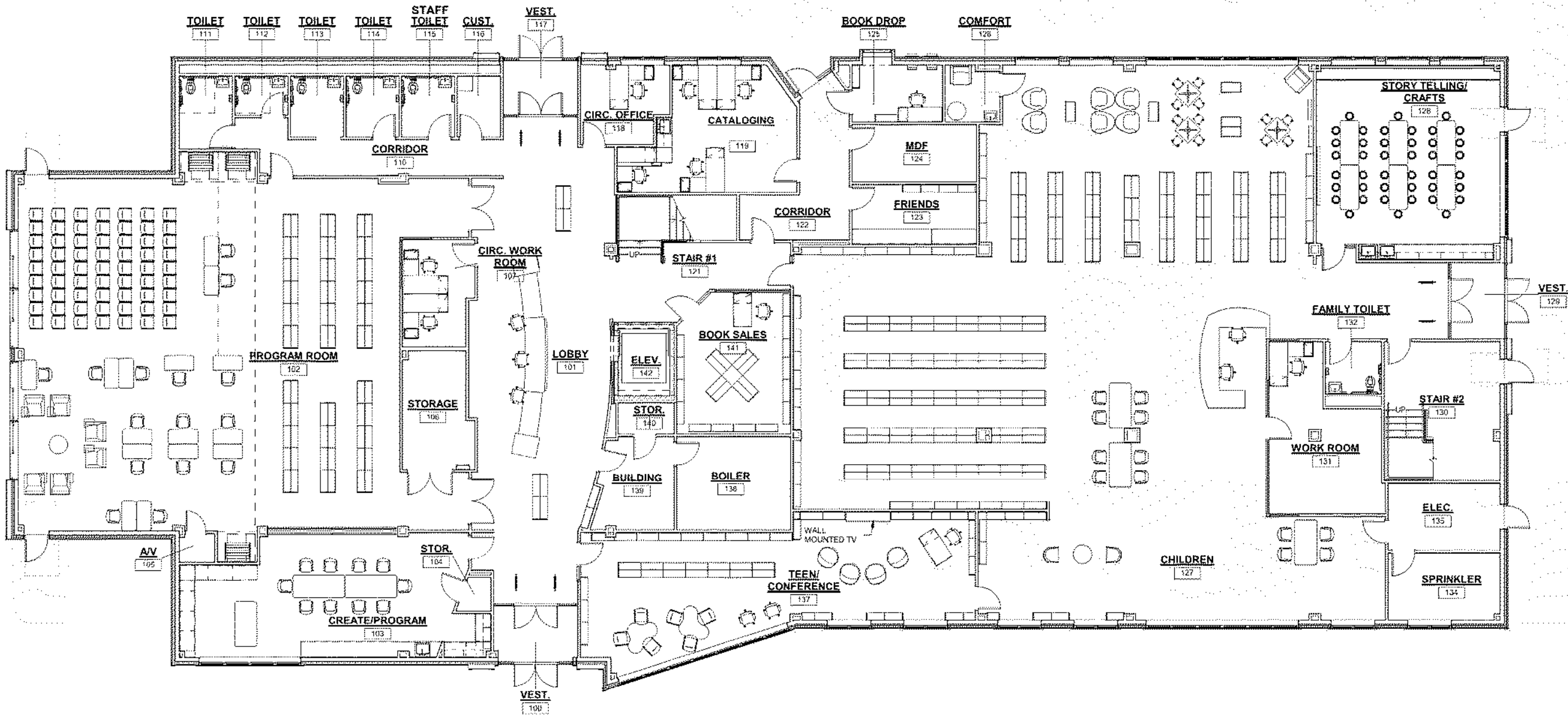
Building Renderings



SOUTH - EAST

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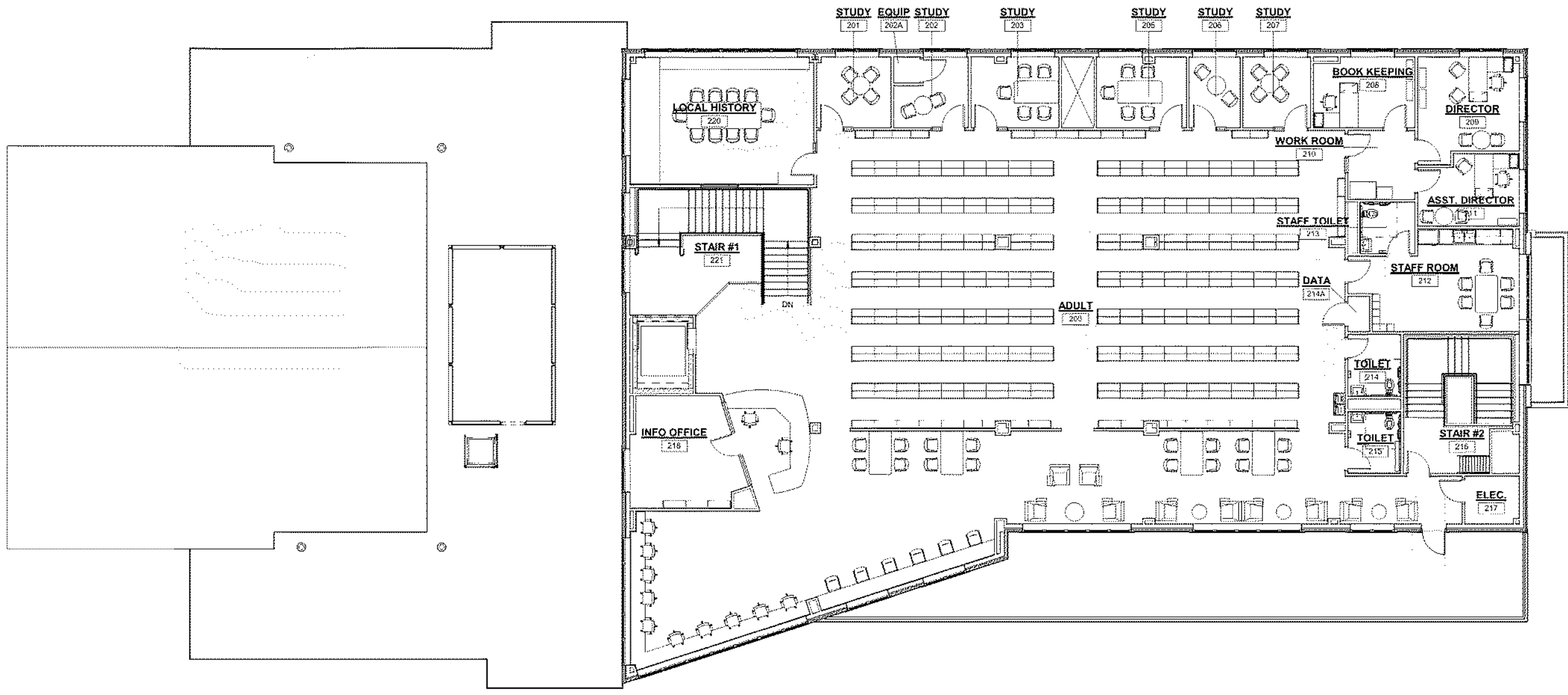
Floor Plans



FIRST FLOOR



Floor Plans



SECOND FLOOR



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Town Council Comments & Questions

- I. Is there potential for expansion? Where? How much space can be gained?
- It may be possible to expand over the rear driveway. This would be a second-story space, approximately 5,500 s.f.
 - Expand to the north outdoor area. Approximately 3,300 s.f.
 - Expand to the south. Approximately 2,300 s.f.

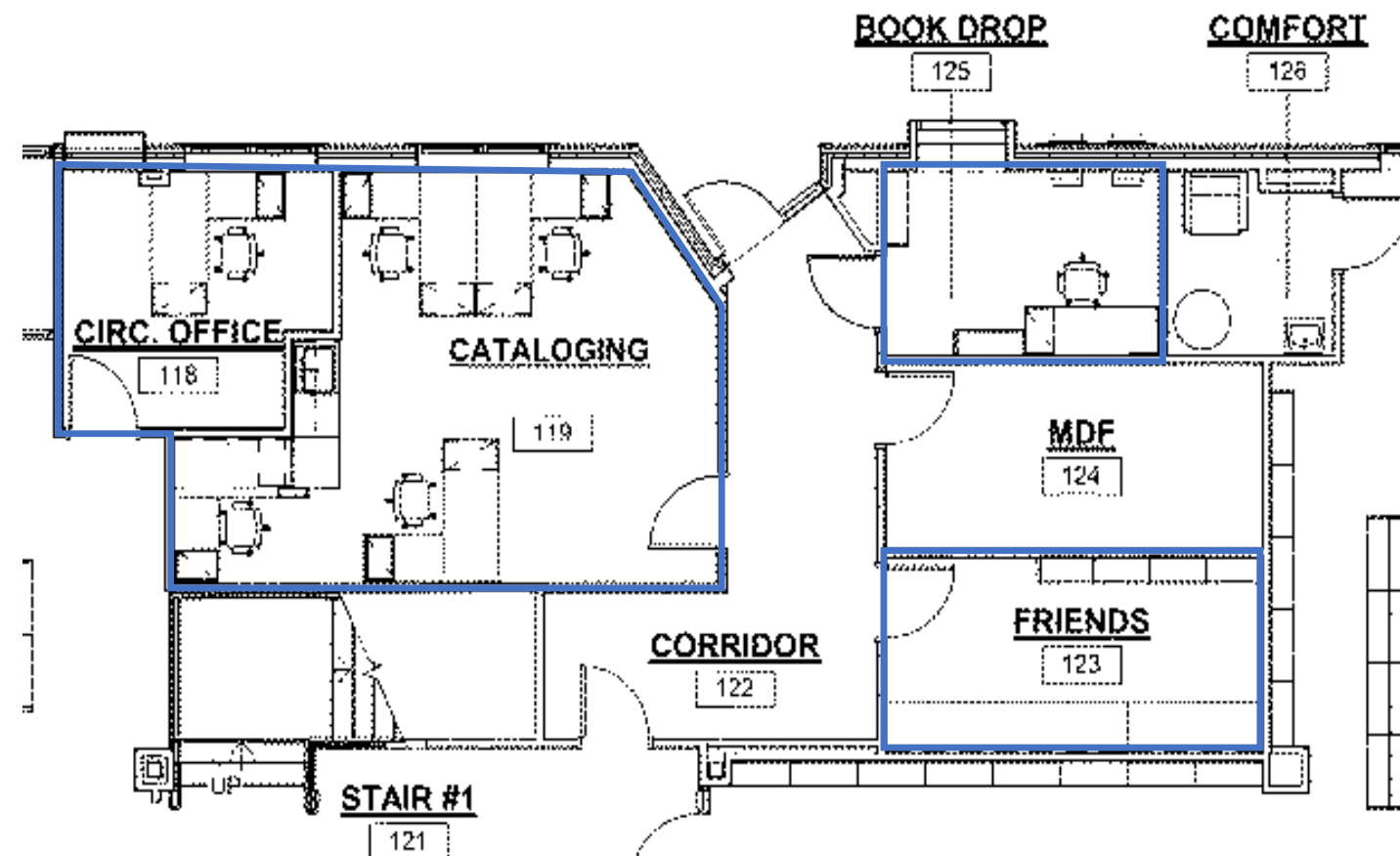


- II. How many parking spaces are provided in the new design? How does this compare to the current number?
- There are currently 173 parking spaces. The new design provides 92; the guideline is one space per 300s.f. of building area. This would be 80 spaces for a 24,000s.f. building.

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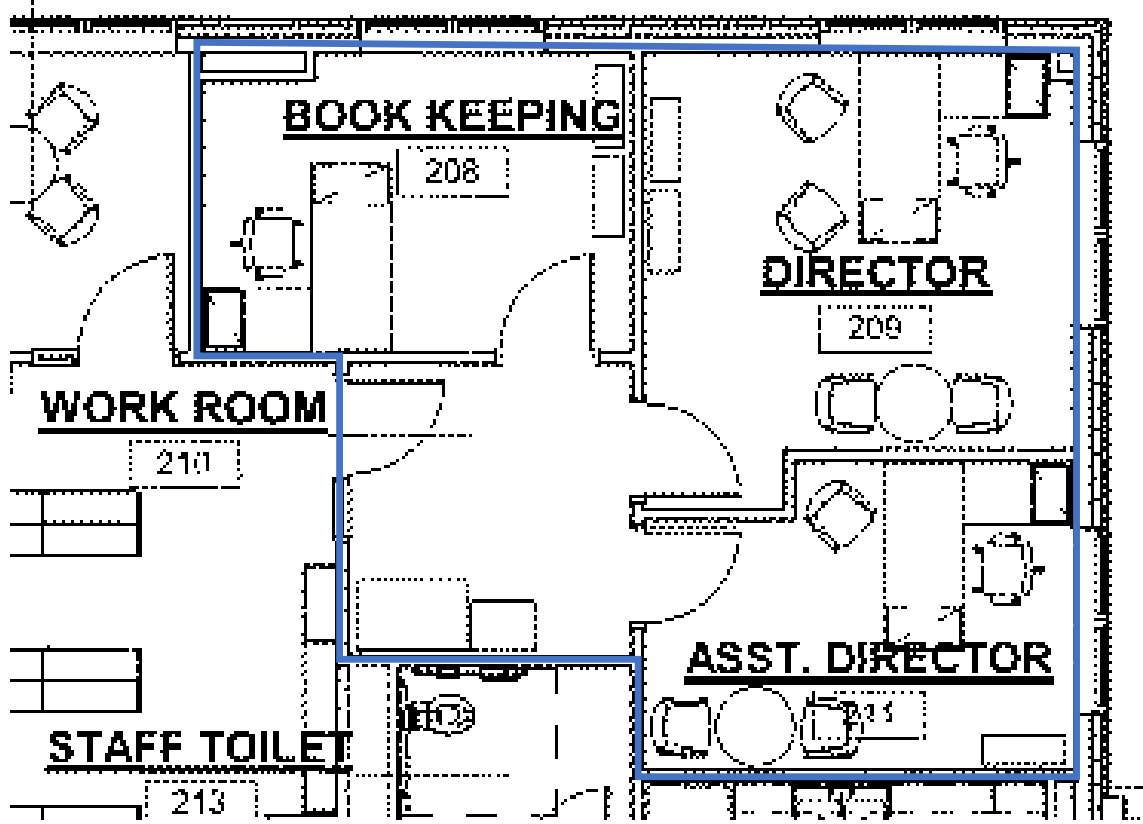
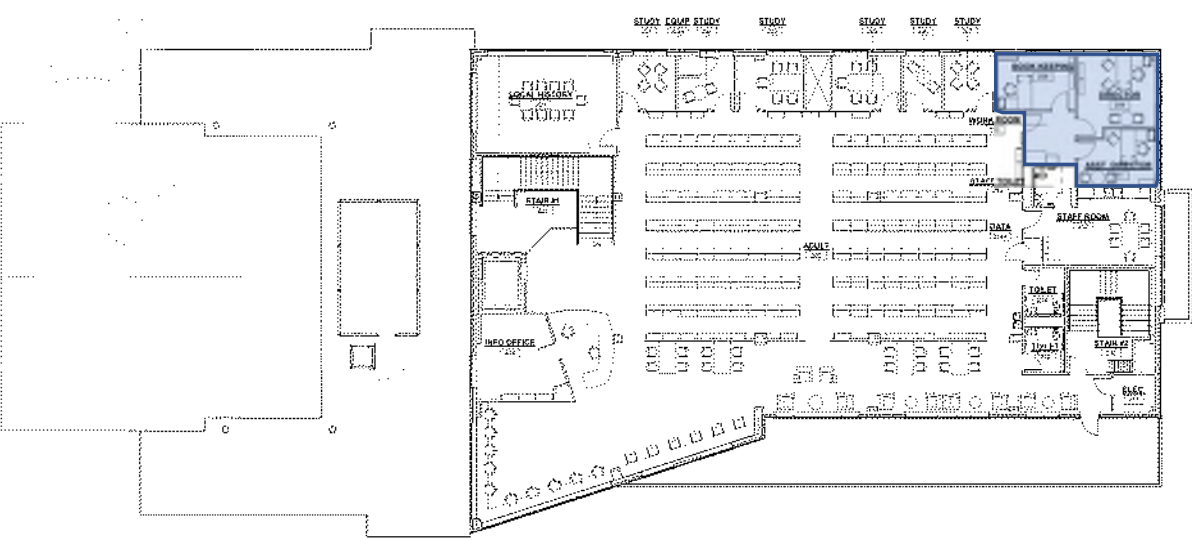
Town Council Comments & Questions

- III. There seems to be a lot of workroom space (first-floor Cataloging workroom and adjacent rooms). Can they be opened up with glass walls and make this space this space available to users of the Library?
- The workroom spaces designed are minimum sizes for their intended uses and are the norm for other public libraries, as are the Administrative offices.
 - Allowing Library users to access these spaces would require a clean-desk policy for library staff and require all work and work materials to be stored securely to avoid users from accessing work materials and documents.



Town Council Comments & Questions

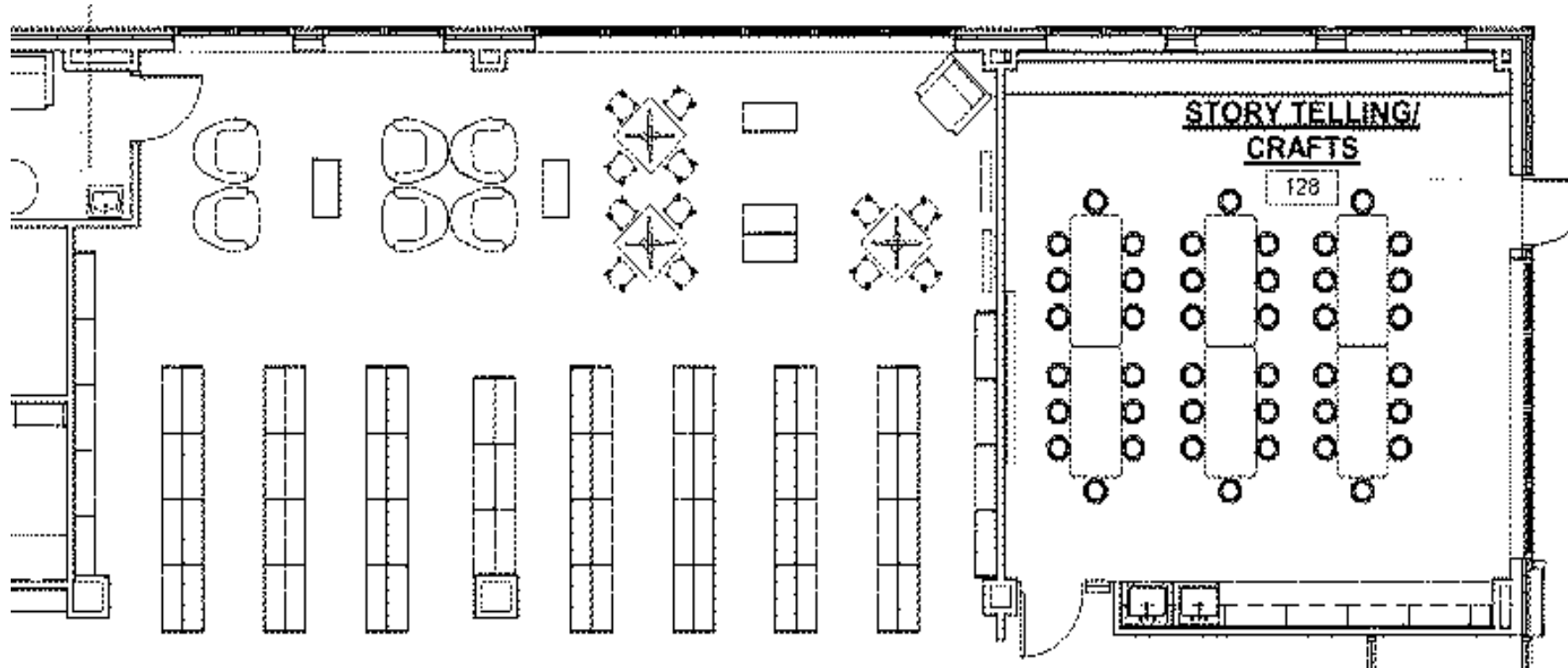
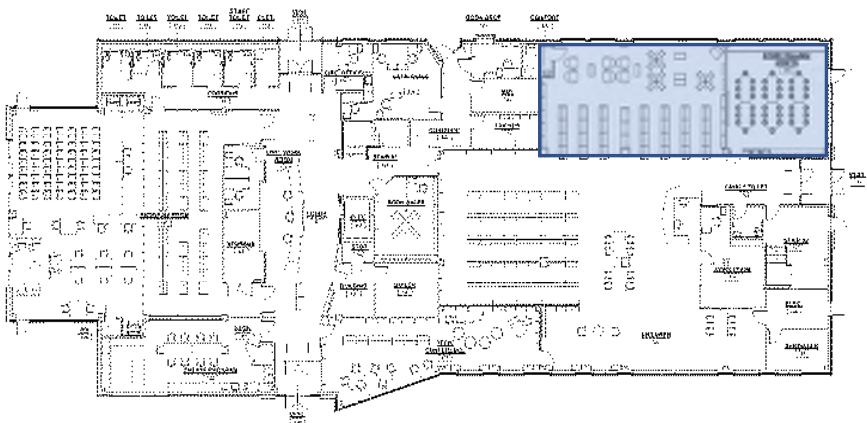
- IV. The second-floor office suite (Director, Assistant Director, Bookkeeper) is too many individual offices. Suggest one open space with common worktable. Make it available to the Library users.
- Eliminating walls in favor of an open-plan design would create privacy, as well as acoustical, issues and lead to interruptions from the public. The library users would hear all conversations and any noise from work being performed.
 - Allowing Library users to access these spaces would require a clean-desk policy for library staff and require all work and work materials to be stored securely to avoid users from accessing work materials and documents.



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Town Council Comments & Questions





- V. A set of double doors should be added to the Story Telling / Crafts space to open into the Children's space to allow for additional program space.
 - This was previously studied. We will have to look at the open swing position of any door installation. Did consider a barn door at one point but due to book storage requirements, chose not to encumber the wall area



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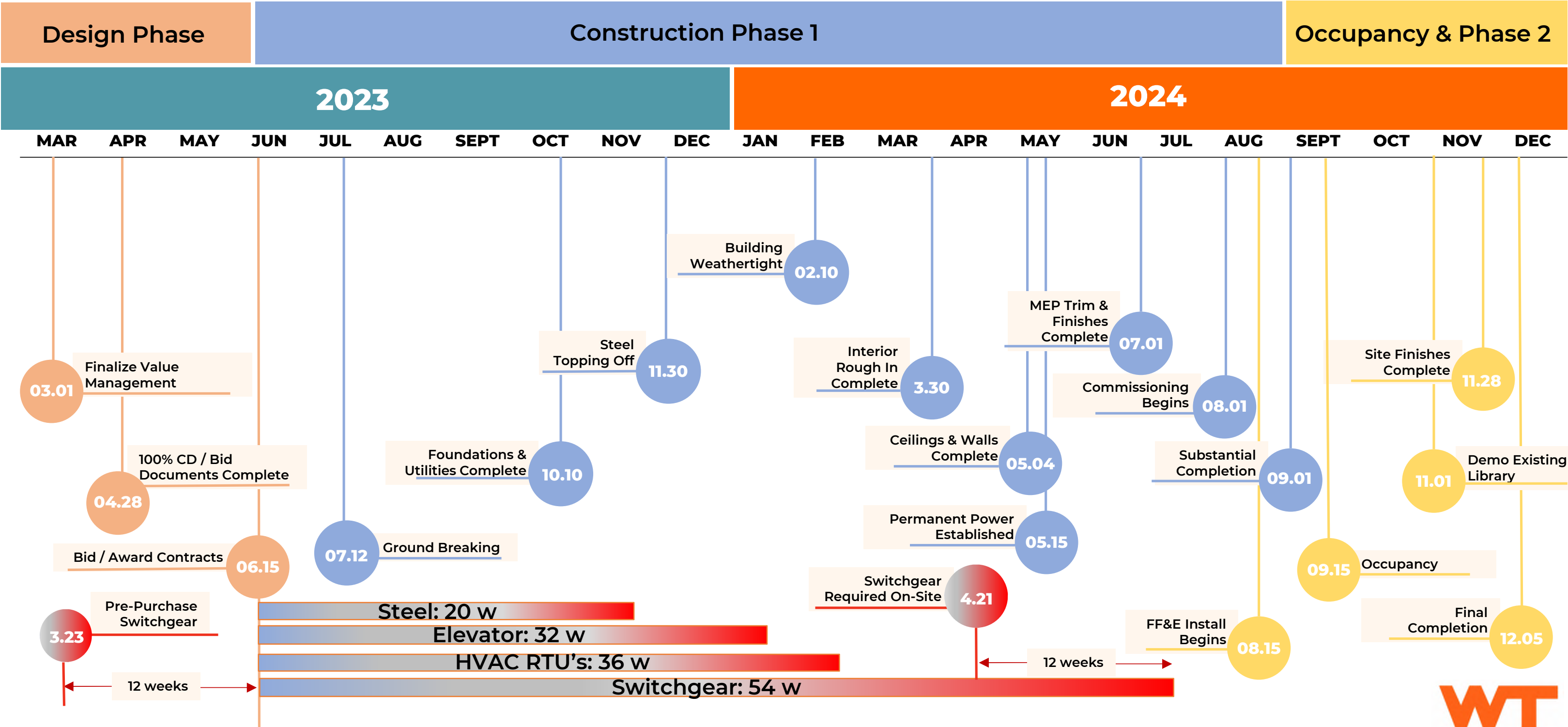
Estimated Project Cost

-  MULTIPLE ESTIMATING CHECKPOINTS
-  ACCURACY VIA REAL-TIME COSTING
-  VENDOR FEEDBACK
-  COST BENCHMARKING

Southington Public Library Estimated Project Cost		3/13/2023 UPDATE	
		WT Estimate	
		24,187	GSF
CSI SUMMARY			
DIVISION	COST	\$/SF	% COW
New Construction	\$ 10,645,801	\$ 440.15	59.4%
Demolition & Haz Mat	\$ 476,782	\$ 19.71	2.7%
Sitework & Landscaping	\$ 2,108,336	\$ 87.17	11.8%
Subtotal	\$ 13,230,919	\$ 547.03	73.8%
Escalation Contingency	\$ 128,428	\$ 5.31	0.7%
Design Contingency	\$ 274,048	\$ 11.33	1.5%
Subtotal	\$ 13,633,394	\$ 563.67	76.0%
CM Costs, Insurance & Fee	\$ 1,368,553	\$ 56.58	7.6%
Construction Subtotal	\$ 15,001,947	\$ 620.25	83.7%
Owner Soft Costs	\$ 1,359,300	\$ 56.20	7.6%
FF&E	\$ 669,852	\$ 27.69	3.7%
Technology	\$ 288,000	\$ 11.91	1.6%
Owner Contingency (3.5%)	\$ 563,500	\$ 23.30	3.1%
ESTIMATE TOTAL		\$ 17,882,600	\$ 739.35 100.00%
Library Board Estimate of Donations		\$ (700,000)	
PROJECT TOTAL		\$ 17,182,600	



Proposed Schedule

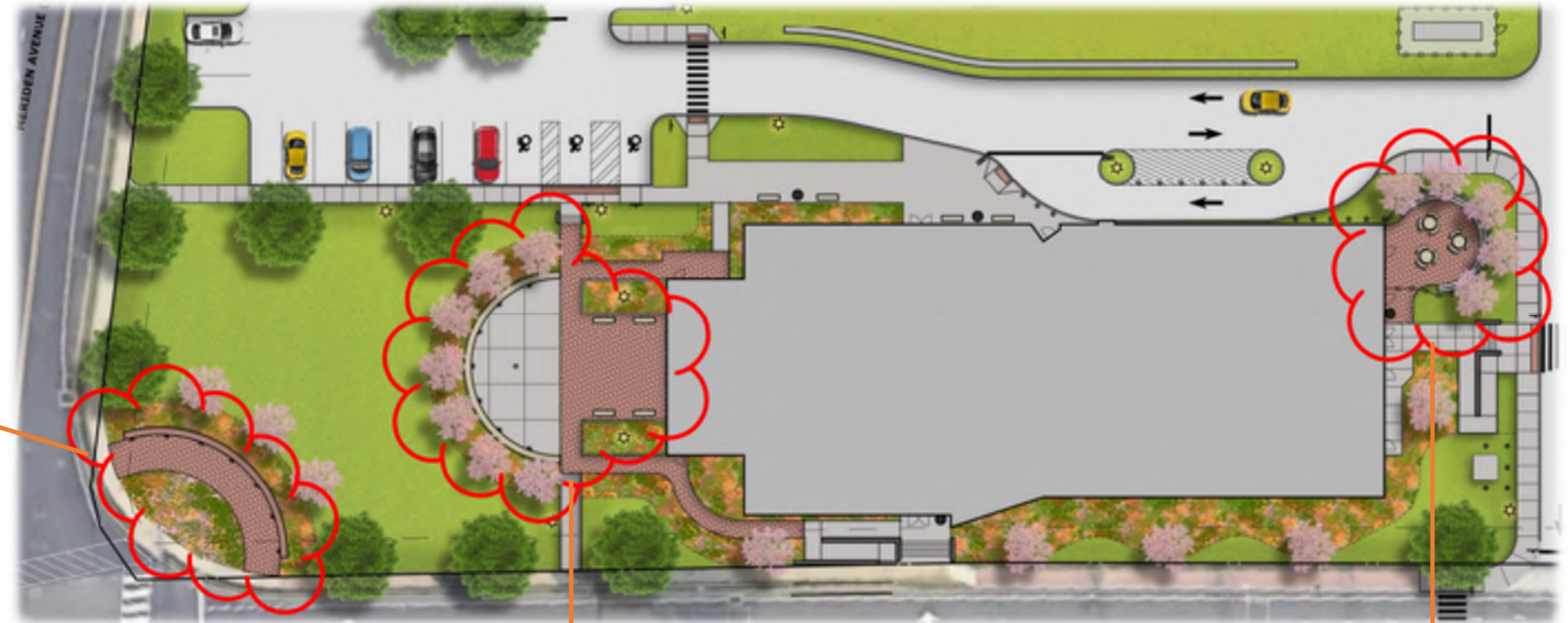


Bid Alternates

BID 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 Deduct Roof Screen Around Low Roof Area Mechanical Equipment	\$ (67,792)
6 Deduct Roof Screen Around Second Floor Roof Area Mechanical Equipment	\$ (91,903)
TOTAL:	\$ (272,177)



Bid Alternates



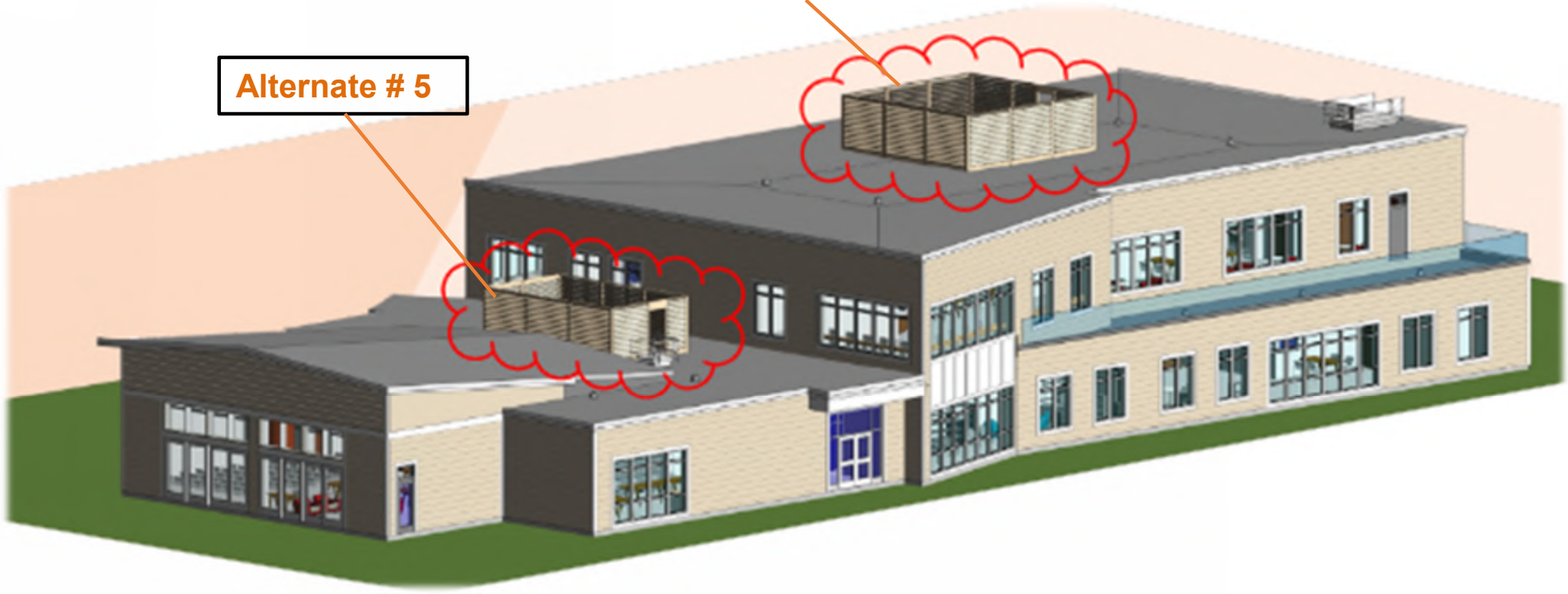
Alternate # 1

Alternate # 2

Alternate # 3

Alternate # 6

Alternate # 5



Next Steps

CHALLENGE

- ▲ OVERWHELMED BIDDING MARKET
- ▲ MATERIAL PROCUREMENT
- ▲ LABOR FORCE SHORTAGES
- ▲ MATERIAL PRICING VOLATILITY
Copper +5.1% / Roofing -3.2% / RTU'S + 8%

OPPORTUNITY

- ▲ EFFICIENT CONSTRUCTION PROJECT
- ▲ BIDS - : ESTIMATE CONTINGENCY TO PROGRAM
- ▲ BIDS + : ADD ALTERNATE DECISION DATES
- ▲ BIDS + : MATERIAL FLEXIBILITY WITHOUT SACRIFICING DESIGN
- ▲ ANNUAL ESCALATION REMAINS AT 4-6%
1 YR = \$900K



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