

**Thomas Memorial Library
Value Engineering Ideas**

Date: 9/5/2014

#	Description	Value	Status	Approved	Pending	Rejected	Comments
1	Delete video surveillance	(\$21,891)	P		(\$21,891)		
2	Delete card access	(\$31,284)	P		(\$31,284)		Advance Technology - (\$24,674); HCI - (\$6,610)
3	Acoustical ceiling changes	(\$11,604)	P		(\$11,604)		Change to CT Performa Symphony M ceiling tiles Would need to add 2 steel columns too; reduce from \$25K down to \$10K
4	Change granite columns to fiberglass column wraps	(\$15,000)	P		(\$15,000)		
5	Reduce pavers / stone wall / water feature allowance from \$40K to \$25K	(\$15,000)	R			(\$15,000)	Addressed in other VE items; modified in base bid
6	Delete bike racks	(\$1,994)	P		(\$1,994)		
7	Delete benches	(\$12,508)	P		(\$12,508)		
8	Delete book drop; change to metal chute	(\$4,615)	P		(\$4,615)		Change from M1010 TW to HCU (American Book Returns)
9	Delete appliances	(\$2,070)	P		(\$2,070)		
10	Delete sound system	(\$10,000)	P		(\$10,000)		
11	Change copper service line to aluminum	(\$2,000)	P		(\$2,000)		
12	Redesign light fixtures	(\$25,000)	P		(\$25,000)		TBD
13	Change heating/cooling to VRF system (mini-splits)	(\$23,685)	P		(\$23,685)		Includes electric baseboard heat as backup; need confirmation price from electrical
14	Change snowmelt system to electric in lieu of glycol	(\$5,245)	A	(\$5,245)			Electrical and roofing cost allowance included in GMP
15	Change controls contractor from Maine Controls to Iworx	(\$28,992)	P		(\$28,992)		
16	Shrink paint grade base from 7" to 5-1/2"	(\$2,500)	P		(\$2,500)		
17	Change all architectural grade fir plywood to maple	(\$4,000)	P		(\$4,000)		Maple can be stained to have contrasting colors if wanted
18	Back cabinets at circulation desk to be segmented not curved	(\$1,500)	P		(\$1,500)		
19	Curved desk changed to a clip corner desk	(\$1,500)	P		(\$1,500)		
20	Curved desk changed to segmented or straight	(\$2,500)	P		(\$2,500)		
21	Column wraps to a simple flat column wrap without the design	(\$3,000)	P		(\$3,000)		
22	Change waved ceiling to a flat ceiling	(\$10,000)	P		(\$10,000)		Keeps wood ceiling
23	Eliminate lobby paneling except for the elevator area	(\$8,450)	P		(\$8,450)		
24	Change windows/doors from Marvin to Pella	(\$20,078)	P		(\$20,078)		Cannot be taken with Alternate #25
25	Change windows/doors from Marvin to Eagle	(\$14,535)	P		(\$14,535)		Cannot be taken with Alternate #24
26	Eliminate door wainscot at program space	(\$10,000)	P		(\$10,000)		
27	Delete fireplace and surround; add window	(\$5,497)	P		(\$5,497)		Waiting on Paul White
28	Delete wood / granite surround at fireplace; keep fireplace	(\$1,575)	P		(\$1,575)		Waiting on Paul White
29	Modify carpet	(\$5,000)	P		(\$5,000)		
30	Revise granite tile spec	(\$10,000)	P		(\$10,000)		Cannot be taken with #59
31	Delete granite stringers and wall panels; keep granite treads	(\$15,000)	P		(\$15,000)		
32	Eliminate landscaping	(\$17,482)	P		(\$17,482)		
33	Add operable partition	\$12,780	R			\$12,780	
34	Add manual transfer switch	\$21,936	P		\$21,936		
35	Add generator	\$21,000	P		\$21,000		
36	Eliminate fence around HVAC equipment (allowance)	(\$3,500)	P		(\$3,500)		
37	Change brick pavers to concrete at walkway and reading garden	(\$1,917)	P		(\$1,917)		
38	Change granite steps to concrete	(\$150)	P		(\$150)		
39	Delete brick plaza area (north side)	(\$6,221)	P		(\$6,221)		
40	Delete reading garden water feature allowance	(\$1,500)	P		(\$1,500)		
41	Reduce scope of Children's Garden		P		\$0		TBD
42	Delete planted roof	(\$6,763)	P		(\$6,763)		
43	Delete window seats at Reading 129 and Adult Non-Fiction 122	(\$6,160)	P		(\$6,160)		
44	Reduce scope of Community Info millwork	(\$2,961)	P		(\$2,961)		Leave counter only
45	Delete window between Staff 111 and Adult Media 116	(\$830)	P		(\$830)		
46	Keep existing windows at Pond Cove Annex	(\$50,385)	P		(\$50,385)		
47	Change window type Z to flat top, non-operable	(\$4,044)	P		(\$4,044)		
48	Change window/door type D1 to windows	(\$3,037)	P		(\$3,037)		Will need to reprice if 24 or 25 is taken; current credit is for Marvin

**Thomas Memorial Library
Value Engineering Ideas**

Date: 9/5/2014

#	Description	Value	Status	Approved	Pending	Rejected	Comments
49	Simplify handrail at stairs		P		\$0		TBD
50	Delete wood paneling in Lower Level Gallery (1/A6.1)	(\$9,851)	P		(\$9,851)		
51	Delete cabinets (2/A6.1)	(\$3,352)	P		(\$3,352)		
52	Delete Gallery Display cases (9/A6.1); add floor mounted handrail	(\$8,070)	P		(\$8,070)		
53	Delete chair rail in Program Space #2 and Staff Lounge	(\$602)	P		(\$602)		
54	Delete cabinets at 13/A6.4; change to wall mounted sink in Storage Room	(\$3,609)	P		(\$3,609)		
55	Delete borrowed lights at entrance lobby side walls	(\$1,162)	P		(\$1,162)		
56	Change to partial height wall (7/A6.5)		P		\$0		TBD
57	Reduce millwork scope at 14/A6.5 - AWAITING SKETCH		P		\$0		TBD
58	Delete granite elevator surround at upper level	(\$1,300)	P		(\$1,300)		
59	Change lobby floor and elevator surround from granite to tile	(\$11,925)	P		(\$11,925)		
60	Change millwork at Entrance Lobby to painted wood/MDF	(\$2,249)	P		(\$2,249)		
61	Delete cabinets/countertop in Friends Bookstore 108 (3/A6.6); change to wall mounted sink	(\$2,699)	P		(\$2,699)		
62	Delete wall tile at bathrooms	(\$1,200)	P		(\$1,200)		
63	Change from solid surface counters to plastic laminate at toilets and kitchens	(\$4,153)	P		(\$4,153)		
64	Delete acoustical clouds from Young Adult 118 area	(\$2,500)	P		(\$2,500)		
65	Change all linoleum to VCT	(\$10,020)	P		(\$10,020)		
66	Change granite pavers at entry canopy to concrete	(\$5,925)	P		(\$5,925)		Reduced from \$30/SF to \$5/SF
67	Change carpet at lower level (CPT 5 and 6)	(\$13,580)	P		(\$13,580)		
68	Delete grate at vestibule; change to entry mat	\$0	P		\$0		Entry mat carried in current scope.
69	Change granite at circulation desk to solid surface	(\$2,900)	P		(\$2,900)		
70	Change wall behind circulation desk from wood to painted GWB (14/A6.5)	(\$8,922)	P		(\$8,922)		
71	Change lower level kitchen to storage	(\$8,789)	P		(\$8,789)		
72	Eliminate staff toilet at lower level	(\$1,960)	P		(\$1,960)		
73	Change fin tube enclosure type to exposed damper residential style (slantfin) and simplify layout in the small spaces (Rooms 004, 005, 007, 009, 011, 035, 108, 110, 112, 114, 119, 120, 121)	(\$950)	P		(\$950)		
74	Eliminate slot diffusers in window seats (031, 032). Blow air in from main room ceiling	(\$300)	P		(\$300)		Waiting on Ranor
75	Change to above ground propane tank	(\$1,000)	P		(\$1,000)		
76	Change to single stage AC compressors		P		\$0		Waiting on Ranor
77	Eliminate trap primers	(\$600)	P		(\$600)		
78	Eliminate center of tile sprinkler head requirement	(\$3,800)	P		(\$3,800)		
79	Change from brick to fiber cement siding at West elevation	(\$8,435)	P		(\$8,435)		
80	Change granite cobble edging at drip strip to plastic	(\$1,750)	P		(\$1,750)		
81	Allowance for both circulation desks to be \$60,000	(\$6,899)	P		(\$6,899)		Windham is carrying \$66,899 in base bid
82	Replace fiberglass panels in Area 1A and 1B to 12x12 glue up acoustical clg tiles	(\$2,200)	P		(\$2,200)		
83	Change Marvin Next Generation to Marvin Integrity / Infinity	(\$23,370)	P		(\$23,370)		Window size will be about 4" narrower and 4" shorter; cannot take with #24, #25, #46 and #48
84			P		\$0		
85			P		\$0		
86			P		\$0		
87			P		\$0		
	Performance and payment bond changes to above line items	(\$5,082)	-	(\$50)	(\$5,010)	(\$21)	
	Contingency changes of above line items (1.5%)	(\$8,016)	-	(\$79)	(\$7,903)	(\$34)	
	Fee changes of above line items (4%)	(\$21,697)	-	(\$215)	(\$21,391)	(\$91)	
	Totals	(\$564,123)	-	(\$5,590)	(\$556,167)	(\$2,366)	