

**Thomas Memorial Library  
Value Engineering Ideas**

Date: 9/15/2014

#	Description	Value	Status	Approved	Pending	Rejected	Comments
1	Reduce video surveillance quantity	(\$12,900)	A	(\$12,900)			Revise to only have 2 cameras (outside)
2	Reduce card access quantity	(\$9,418)	A	(\$9,418)			Reduce card access doors from 8 to 4
3	Acoustical ceiling changes	(\$11,604)	A	(\$11,604)			Reed needs sample
4	Change granite columns to fiberglass column wraps	(\$15,000)	A	(\$15,000)			Would need to add 2 steel columns too; reduce from \$25K down to \$10K
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	(\$5,008)	A	(\$5,008)			Reducing to 5 units @ \$1,500 each installed
8	Delete book drop; change to metal chute	(\$4,615)	A	(\$4,615)			Change from M1010 TW to HCU (American Book Returns)
9	Delete appliances	(\$2,070)	R			(\$2,070)	Owner will reuse existing appliances; wants washer/dryer and dishwasher at Children's area
10	Delete sound system	(\$10,000)	A	(\$10,000)			
11	Change copper service line to aluminum	(\$2,000)	R			(\$2,000)	
12	Redesign light fixtures	(\$29,715)	A	(\$29,715)			
13	Change heating/cooling to VRF system (mini-splits)	(\$23,685)	R			(\$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	(\$19,257)	P		(\$19,257)		More info from Ranor - pricing? Subscription? Front end?
16	Shrink paint grade base from 7" to 5-1/2"	(\$2,500)	R			(\$2,500)	Reflected in updated number (see item #57 below)
17	Change all architectural grade fir plywood to maple	(\$4,000)	R			(\$4,000)	Reflected in updated number (see item #57 below)
18	Back cabinets at circulation desk to be segmented not curved	(\$1,500)	R			(\$1,500)	Updated sketch to be issued
19	Curved desk changed to a clip corner desk	(\$1,500)	R			(\$1,500)	
20	Curved desk changed to segmented or straight	(\$2,500)	R			(\$2,500)	
21	Column wraps to a simple flat column wrap without the design	(\$3,000)	P		(\$3,000)		Not reflected in current number; this is potential savings above and beyond savings in #57
22	Change waved ceiling to a flat ceiling	(\$10,000)	P		(\$10,000)		Not reflected in current number; this is potential savings above and beyond savings in #57
23	Eliminate lobby paneling except for the elevator area	(\$8,450)	R			(\$8,450)	
24	Change windows/doors from Marvin to Pella	(\$20,629)	A	(\$20,629)			Cannot be taken with Alternate #25
25	Change windows/doors from Marvin to Eagle	(\$14,535)	R			(\$14,535)	Cannot be taken with Alternate #24
26	Eliminate door wainscot at program space	(\$10,000)	A	(\$10,000)			
27	Delete fireplace and surround; add window	(\$5,497)	R			(\$5,497)	Waiting on Paul White
28	Delete wood / granite surround at fireplace; keep fireplace	(\$2,575)	P		(\$2,575)		
29	Modify carpet	(\$5,000)	A	(\$5,000)			
30	Revise granite tile spec	(\$10,000)	A	(\$10,000)			Cannot be taken with #59
31	Delete granite stringers and wall panels; keep granite treads	(\$15,000)	A	(\$15,000)			
32	Eliminate landscaping	(\$17,482)	R			(\$17,482)	
33	Add operable partition	\$12,780	R			\$12,780	
34	Add manual transfer switch	\$21,936	R			\$21,936	
35	Add generator	\$21,000	R			\$21,000	
36	Eliminate fence around HVAC equipment (allowance)	(\$3,500)	R			(\$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)	R			(\$150)	
39	Delete brick plaza area (north side)	(\$6,221)	P		(\$6,221)		Stamped concrete is more expensive than brick pavers
40	Delete reading garden water feature allowance	(\$1,500)	A	(\$1,500)			
41	Reduce scope of Children's Garden		R			\$0	TBD
42	Delete planted roof	(\$6,763)	A	(\$6,763)			
43	Delete window seats at Reading 129 and Adult Non-Fiction 122	(\$6,160)	R			(\$6,160)	Reflected in updated number (see item #57 below)
44	Reduce scope of Community Info millwork	(\$2,961)	A	(\$2,961)			Not reflected in current number; this is potential savings above and beyond savings in #57
45	Delete window between Staff 111 and Adult Media 116	(\$830)	A	(\$830)			
46	Keep existing windows at Pond Cove Annex	(\$50,385)	R			(\$50,385)	
47	Change window type Z to flat top, non-operable	(\$918)	P		(\$918)		Pella
48	Change window/door type D1 to windows	(\$3,113)	A	(\$3,113)			Pella
49	Simplify handrail at stairs		R			\$0	TBD
50	Delete wood paneling in Lower Level Gallery (1/A6.1)	(\$9,851)	R			(\$9,851)	
51	Delete cabinets (2/A6.1)	(\$3,352)	R			(\$3,352)	
52	Delete Gallery Display cases (9/A6.1); add floor mounted handrail	(\$8,070)	R			(\$8,070)	
53	Delete chair rail in Program Space #2 and Staff Lounge	(\$602)	A	(\$602)			Not reflected in current number; this is potential savings above and beyond savings in #57
54	Delete cabinets at 13/A6.4; change to wall mounted sink in Storage Room	(\$667)	A	(\$667)			Not reflected in current number; this is potential savings above and beyond savings in #57; no appliances incl.
55	Delete borrowed lights at entrance lobby side walls	(\$1,162)	R			(\$1,162)	
56	Change to partial height wall (7/A6.5)		R			\$0	TBD
57	Revise millwork scope	(\$26,257)	A	(\$26,257)			Windham Millwork's updated pricing for VE set
58	Delete granite elevator surround at upper level	(\$1,300)	A	(\$1,300)			
59	Change lobby floor and elevator surround from granite to tile	(\$11,925)	R			(\$11,925)	

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60	Change millwork at Entrance Lobby to painted wood/MDF	(\$2,249)	R			(\$2,249)	Part of 57
61	Delete cabinets/countertop in Friends Bookstore 108 (3/A6.6); change to wall mounted sink	(\$65)	A	(\$65)			Ranor only; Windham credit reflected in item #57 above
62	Delete wall tile at bathrooms	(\$1,200)	R			(\$1,200)	
63	Change from solid surface counters to plastic laminate at toilets and kitchens	(\$4,153)	R			(\$4,153)	Reflected in updated number
64	Delete acoustical clouds from Young Adult 118 area	(\$2,500)	R			(\$2,500)	
65	Change all linoleum to VCT	(\$10,020)	A	(\$10,020)			
66	Change granite pavers at entry canopy to concrete	(\$5,925)	A	(\$5,925)			Reduced from \$30/SF to \$5/SF
67	Change carpet at lower level (CPT 5 and 6)	(\$13,580)	A	(\$13,580)			
68	Delete grate at vestibule; change to entry mat	\$0	A	\$0			Entry mat carried in current scope.
69	Change granite at circulation desk to solid surface	(\$2,900)	R			(\$2,900)	
70	Change wall behind circulation desk from wood to painted GWB (14/A6.5)	(\$8,922)	R			(\$8,922)	
71	Change lower level kitchen to storage	(\$8,789)	R			(\$8,789)	
72	Eliminate staff toilet at lower level	(\$1,960)	R			(\$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)	R			(\$950)	
74	Eliminate slot diffusers in window seats (031, 032). Blow air in from main room ceiling	(\$300)	R			(\$300)	
75	Change to above ground propane tank	(\$1,000)	R			(\$1,000)	
76	Change to single stage AC compressors	(\$4,788)	P		(\$4,788)		
77	Eliminate trap primers	(\$600)	R			(\$600)	
78	Eliminate center of tile sprinkler head requirement	(\$3,800)	A	(\$3,800)			
79	Change from brick to fiber cement siding at West elevation	(\$8,435)	A	(\$8,435)			Pending planning board submission review
80	Change granite cobble edging at drip strip to plastic	(\$1,750)	R			(\$1,750)	
81	Allowance for both circulation desks to be \$60,000	(\$6,899)	R			(\$6,899)	Windham is carrying \$66,899 in base bid
82	Replace fiberglass panels in Area 1A and 1B to 12x12 glue up acoustical cgl tiles	(\$2,200)	R			(\$2,200)	
83	Change Marvin Next Generation to Marvin Integrity / Infinity	(\$23,370)	R			(\$23,370)	Window size will be about 4" narrower and 4" shorter; cannot take with #24, #25, #46 and #48
84	Change gallery space millwork	(\$10,000)	A	(\$10,000)			Not reflected in current number; this is potential savings above and beyond savings in #57
85			P		\$0		
86			P		\$0		
87			P		\$0		
	Performance and payment bond changes to above line items	(\$4,991)	-	(\$2,496)	(\$486)	(\$2,009)	
	Contingency changes of above line items (1.5%)	(\$7,874)	-	(\$3,937)	(\$767)	(\$3,170)	
	Fee changes of above line items (4%)	(\$21,311)	-	(\$10,655)	(\$2,077)	(\$8,579)	
	<b>Totals</b>	<b>(\$554,097)</b>	-	<b>(\$277,040)</b>	<b>(\$54,000)</b>	<b>(\$223,058)</b>	

**Base Bid (as of 9/10/2014):**

**\$3,672,927**

**Revised Bid (includes all approved items):**

**\$3,395,887**

**Goal:**

**\$3,362,661**

This goal would allow the Owner to have a \$175,000 contingency assuming all other soft costs stay on budget.

**Variance:**

**(\$33,226)**