

# RANDALL LIBRARY BUILDING COMMITTEE MEETING

11/27/2023

BIDDING RESULTS - BUILDING COMMITTEE MEETING  
STOW, MA



designLAB architects

G2 G2 COLLABORATIVE  
LANDSCAPE ARCHITECTURE



# RANDALL LIBRARY BUILDING COMMITTEE MEETING

BIDDING RESULTS - BUILDING COMMITTEE MEETING  
STOW, MA

## designLAB architects Team:

Ben Youtz, Partner  
Andrew Brookes, Architect  
Audrey Scanlon, Designer

## G2 Collaborative Team:

Gigi Saltonstall  
Alison Goyer

## Consultants:

Fitzmeyer + Tocci Associates  
RGE Structural Engineers  
Nitsch Engineers



designLAB architects



G2 COLLABORATIVE  
LANDSCAPE ARCHITECTURE



# Today's Agenda



Introduction & Schedule Update

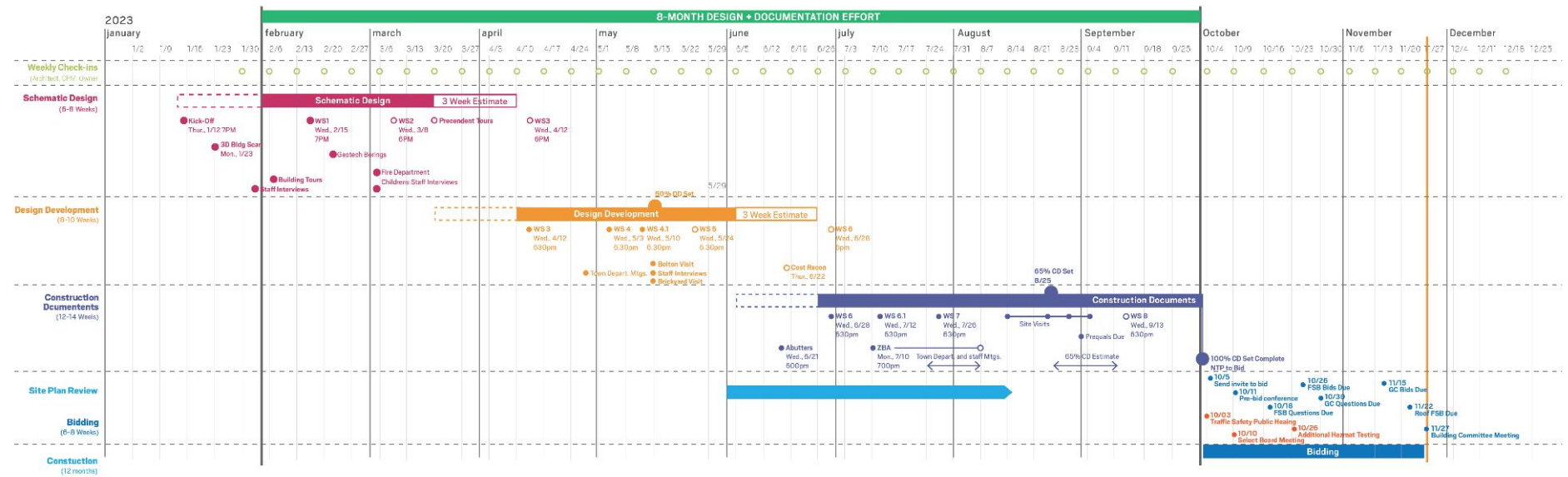
Cost Update & Bid Summary

Plan Summary

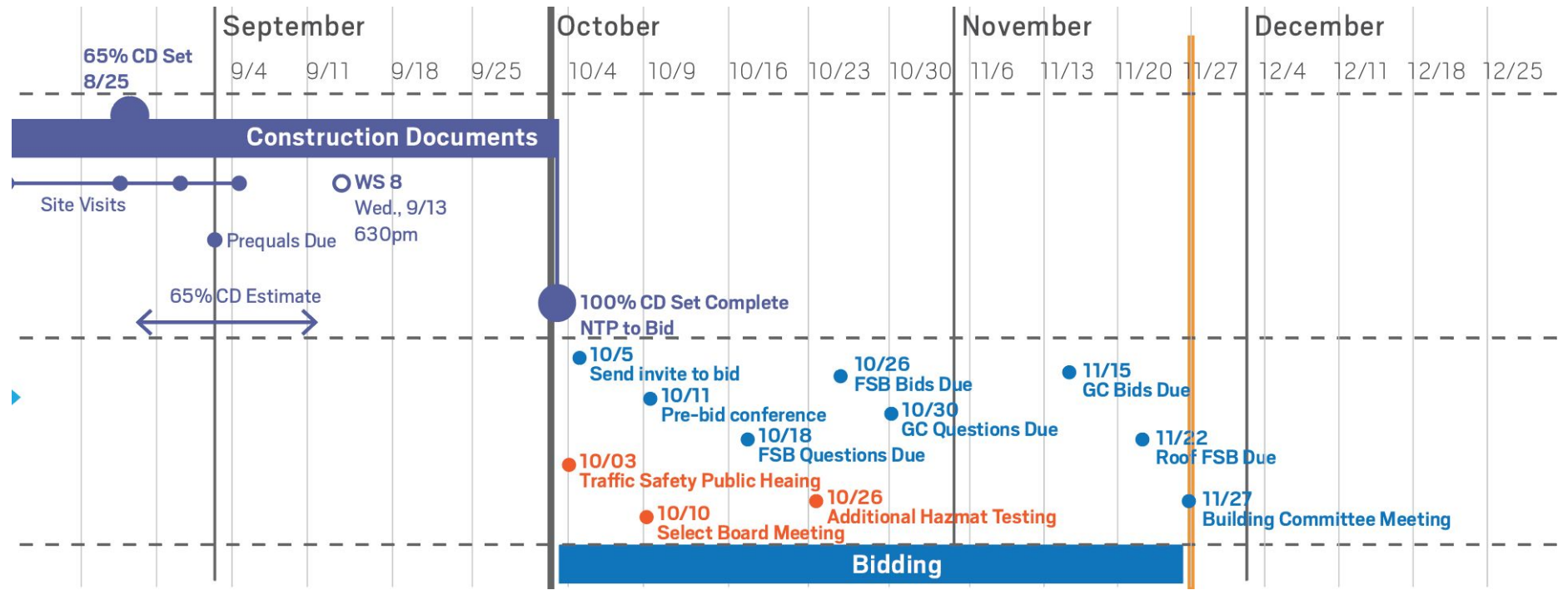
Strategies To Move Forward

Discussion + Next Steps

# SCHEDULE



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# Today's Agenda

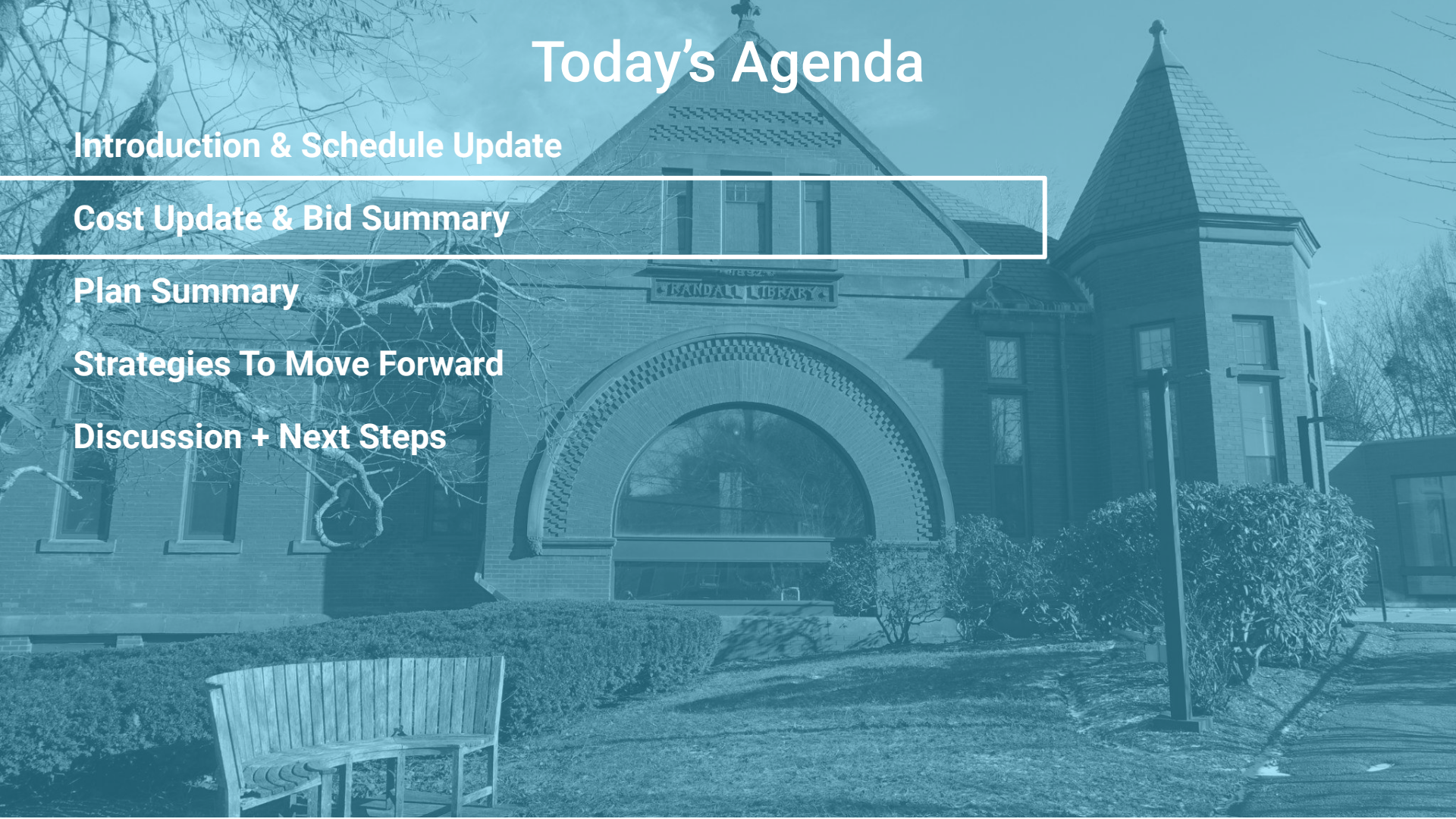
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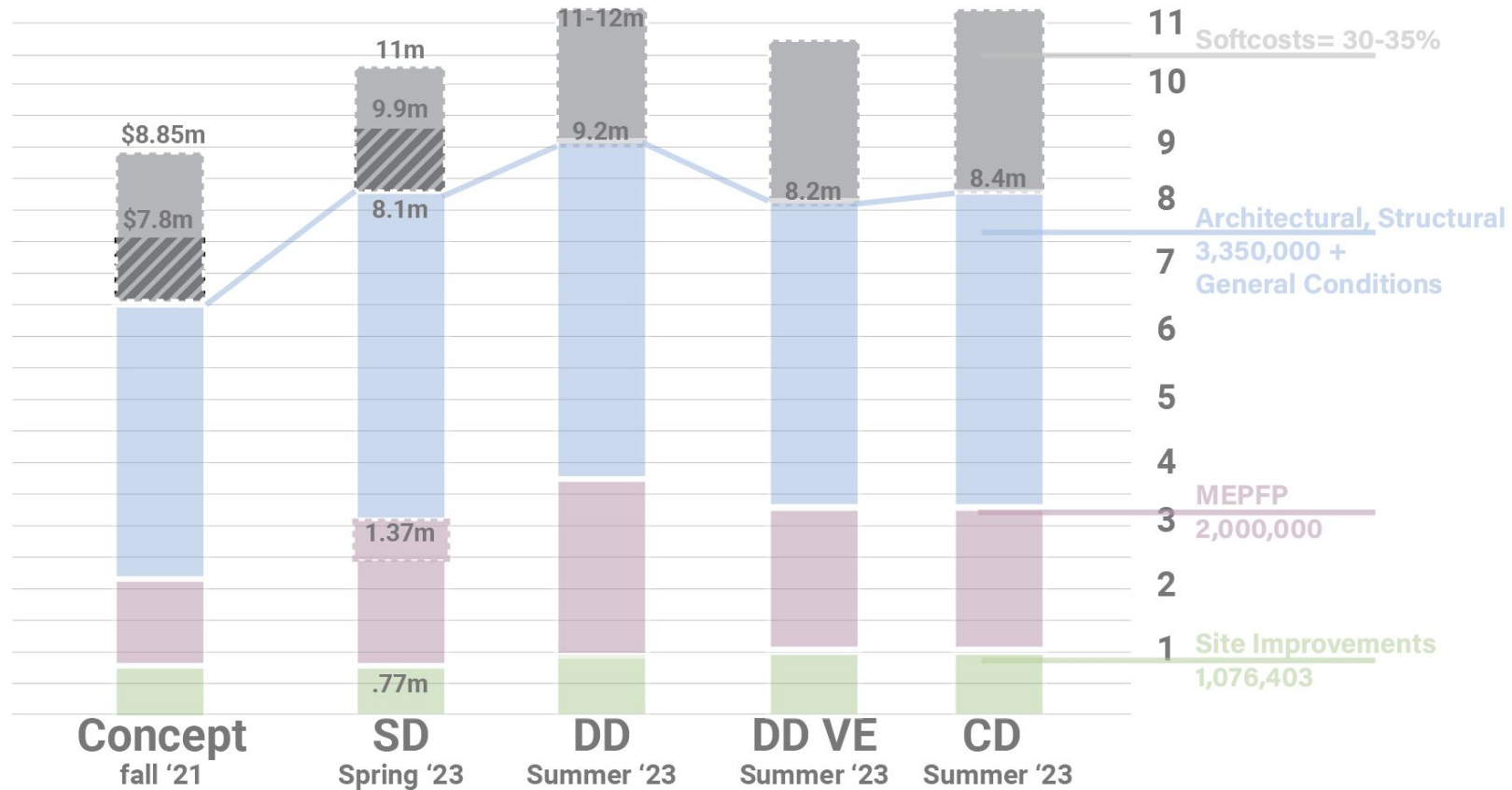
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Lowest Bidder - Hutter Construction: **\$10,819,410**

# General Bid Summary

General Contractors			
Estimate	Bids	Bidder	Delta
\$8,424,234	\$10,819,410	Hutter Construction	-\$2,395,176
	\$11,221,331	Seaver Construction	-\$2,797,097
	\$11,797,483	Mill City Construction	-\$3,373,249
	\$14,185,000	G.V.W.	-\$5,760,766

# Filed-Sub-Bid Summary

040200 Masonry				093000 Tile				210000 Fire Protection			
Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta
\$306,161	\$425,000	Cenedella Masonry	-\$118,839	\$26,670	\$51,598	Capital Carpet*	-\$24,928	\$263,900	\$992,335	Carlysle	-\$728,435
050100 Misc. Metal				095000 Acoustical Tile				220000 Plumbing			
Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta
\$158,467	\$210,000	Tim's Fabrications	-\$51,533	\$38,743	\$54,455	Cheviot	-\$15,712	\$346,770	\$193,337	Charles M. Moran	\$153,433
071000 Waterproofing / Dampproofing / Caulking				096500 Resilient Floors				230000 HVAC			
Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta
\$91,174	\$129,000	Folan	-\$37,826	\$20,000	\$34,488	Santangelo	-\$14,488	\$836,849	\$859,600	Davison	-\$22,751
075000 Roofing & Flashing				099000 Painting				260000 Electrical			
Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta
\$247,940	\$503,500	Stanley Roofing	-\$255,560	\$72,679	\$95,000	MG Painting	-\$22,321	\$889,216	\$793,000	Systems Contracting	\$96,216
088000 Glass + Glazing				140000 Elevators				Totals			
Estimate	Low	Bidder	Delta	Estimate	Low	Bidder	Delta	\$3,573,955	\$4,579,538		-\$1,040,969
\$20,000	\$33,225	Kapiloff's Glass	-\$13,225	\$220,000	\$205,000	Delta Beckwith	\$15,000				



# BIDDING SUMMARY

- **4 out of 11 Prequalified GC Bidders Submitted Bids:**
  - Backlog of Work Results in Selective Bidding
- **Limited Filed-Sub-Bid Coverage:**
  - (4) Filed-Sub-Bids Only Had 1 or 2 Bidders
- **Biggest Factors on Cost:**
  - **Selective Bidding:**
    - Small Project Size: Limited Economy of Scale
    - Historic Building / Renovation
    - Limited Labor Pool
  - Specialized Mist Fire Protection System
  - Complex Sitework / Grading (Retaining Walls, Ramps, etc.)
  - Historic Building Restoration (Roof / Masonry Repairs)
  - Millwork / Finishes

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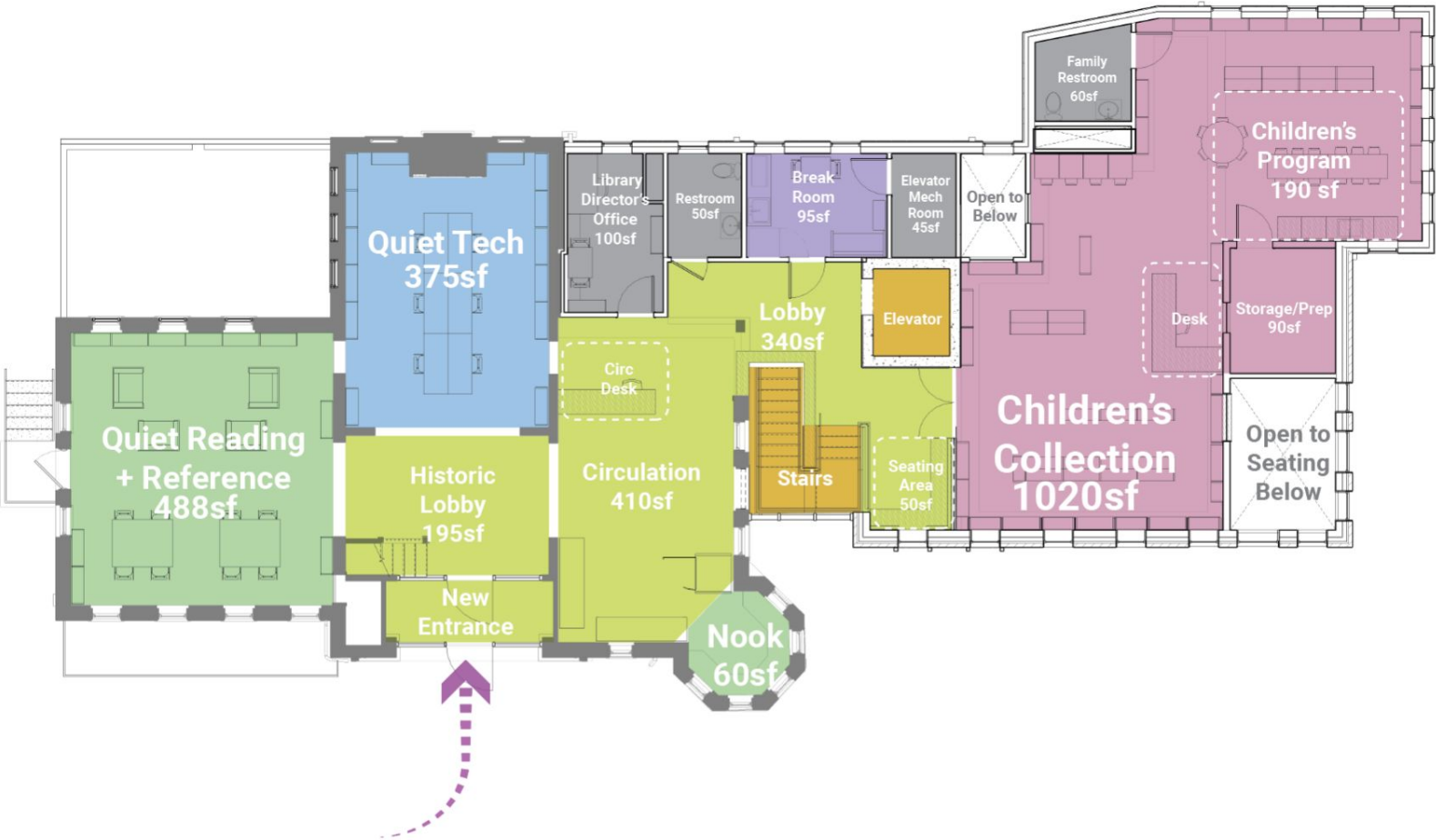




# LOWER LEVEL PLAN



# UPPER LEVEL PLAN





# OVERALL SITE PLAN





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# STRATEGIES TO MOVE FORWARD

## Architectural:

- **Simplify Massing (one volume vs. primary and secondary volumes)**
- Eliminate all Double-Height Spaces
- Simplify Stair Millwork
- Reduce and/or Remove Millwork Paneling
- Reconsider Ramp + 3-Stop Elevator
- Simplify and/or Reduce Masonry and Stone
- Reevaluate Roof Form
  - Use Synthetic Slate in Lieu of Natural Slate
- Eliminate Vegetated Roof
- Reevaluate Extent of Existing Envelope Repairs (Opportunity to Defer Noncritical Envelope Issues)

## Landscape:

- Reduce Planting
- Simplify Hardscape:
  - Reduce Courtyard Size
  - Reevaluate Seating/Site Walls
  - Reevaluate Retaining Walls (Concrete vs. Stone)
  - Reconsider Two Entrances

## Programmatic:

- **Reevaluate/Combine Community Living Room and Community Flex spaces**
- Consider Opportunity to Combine Quiet Tech and Quiet Reading Spaces?
- Strategize Opportunities for More Flexible/Multi-use Spaces
- Reduce Children's Office/Storage Space
- Reconsider Small Meeting Rooms (1 vs. 2)
- Consider Reducing Collection
- Repurpose Historic Circulation/Lobby Space

## Soft Cost:

- Move Metal Shelving to Soft cost
- Fundraise for Furniture (\$350k)
- Replace Small Meeting Room with Furniture Solution

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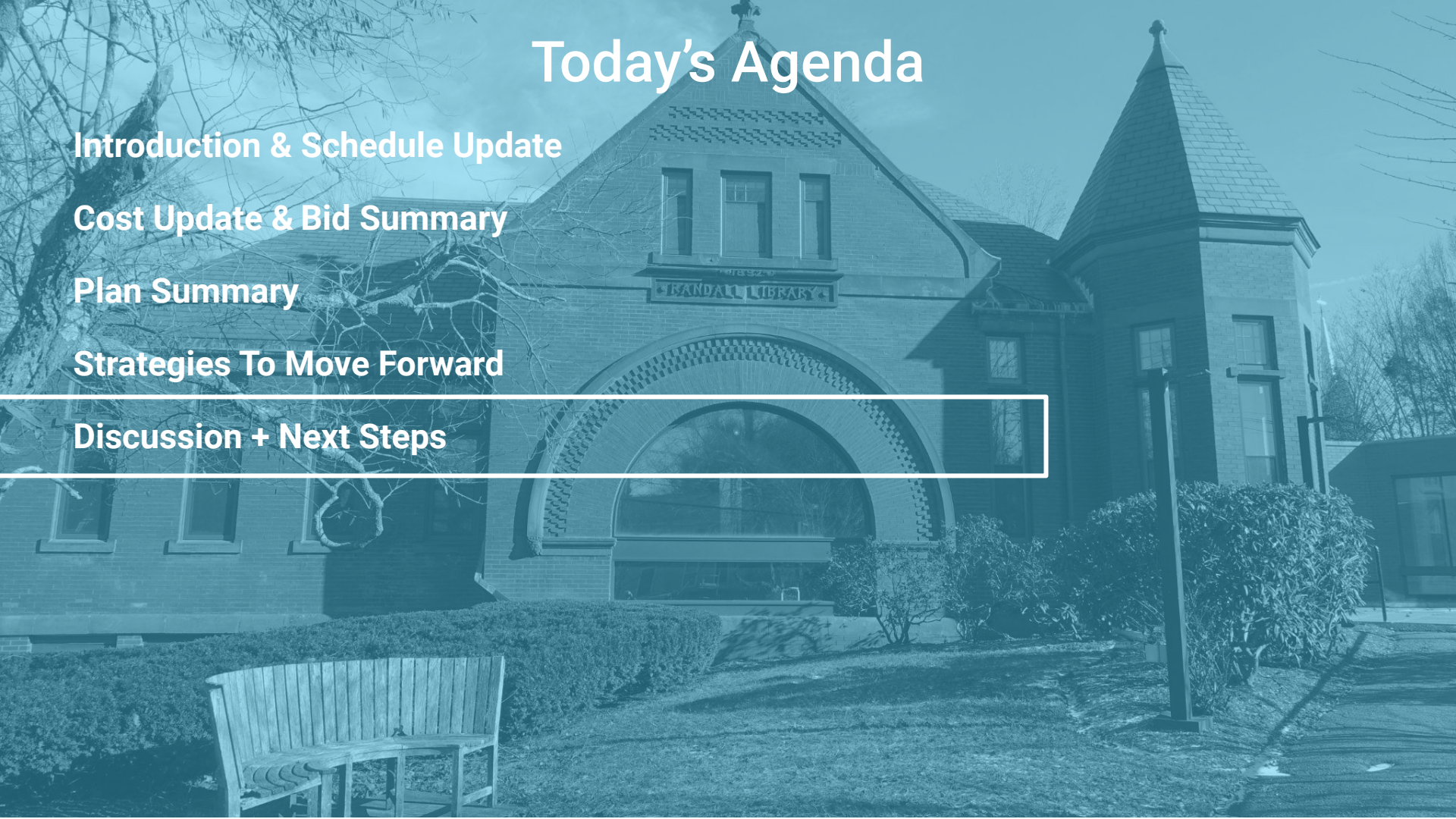
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A photograph of the Randal Library, a brick building with a large arched entrance and a small tower on the right. The text "RANDALL LIBRARY" is visible above the arch. The image has a teal color overlay.

THANK YOU!!!