

Deborah Walsh, Chair
Library Renovation and Improvement Committee
Booth and Dimock Memorial Library
1134 Main St,
Coventry, CT 06238

February 8, 2021

RE: Booth and Dimock Memorial Library

Dear Deborah,

We are pleased to submit our proposal for full services to take the proposed design through to Bidding and Construction.

We propose a total fee of One Hundred Forty-Eight Thousand, Seven Hundred and Sixty-five Dollars (\$148,765.00) payable monthly based upon percent completion of the design work.

We have included the following consultants in our team:

Mechanical, Electrical and Plumbing.

John Pouliot, PE. RZ Design Associates.

Plumbing:

Scope of work assumes fully engineered and designed plumbing systems. We anticipate providing complete systems designed to the final finish for the following:

- Engineering and design of new and renovated toilet rooms, kitchenettes and janitor's closets including fixture selection and specifications. (Fixture selections coordinated with Architect.)
- Engineering and design of extensions of existing cold and hot water, sanitary, waste & vent systems and piping.
- Engineering and design of modifications to interior roof drainage systems, if necessary.

HVAC:

Scope of work assumes fully fitted out heating, ventilating and air conditioning systems in all renovated spaces.

- Calculate heating, cooling and ventilation loads for affected spaces.
- Engineering and design of new HVAC system dedicated to the new public Program Room.
- Engineering and design of modifications to air conditioning and heating/cooling piping to support the reconfiguration of spaces.
- Engineering and design of required exhaust systems for toilet areas, janitor's closets, mechanical and electrical rooms, utility rooms.

Electrical:

Scope of work assumes fully fitted out electrical systems as follows:

- Verification and validation of existing electric service capacity to support the expansion, elevator, and increased powerloads.
- Engineering and design of new and renovated electric distribution from existing panels. Power distribution for new elevator, general receptacle loads, A/V rough-in, lighting and mechanical equipment power.
- Engineering and design of space lighting and controls in renovated areas. Inventory existing new light fixtures for reuse.
- Engineering and design of telephone and data outlet services to each area. Includes design and specification of cabling, jacks and outlets, cable pathways, terminations at patch panels and rack/patch panel selection. This will require close coordination with the Library's IT Consultant/Vendor.
- Engineering and design of fire alarm system components and devices in renovated areas, connected to the existing fire alarm system.
- Engineering and design of cable TV jacks and cabling to each required area.
- Design of rough-in conduits and backboxes for Audio-Visual Systems. (Components and cabling not included.)

IT and AV:

Michael DiBari, Systems, Software and Support Inc. (3Si)

Scope includes coordinating work with Connecticut Education Network (CEN), the current IT vendor. An initial meeting to be held to fully define the scope with staff and CEN.

- Designing and specifying Technology Systems for the library not covered by CEN.
- Designing and specifying AV systems for the library.

Structural:

Bruce Perrone, PE. RZ Design Associates

- Design foundation for new elevator pit, new foundation wall and spread footing along new exterior wall, new column footings along outside face of existing building to support new columns, level off top of sloping existing retaining wall with additional reinforced concrete wall.
- Design of wood floor framing over sunken courtyard constructed of plywood floor deck on prefab wood floor trusses supported by wood stud walls along exterior walls and structural steel beams and columns along the outside face of existing building at interior at main floor level or other construction as deemed appropriate.
- Design wood roof framing over existing sunken courtyard area constructed of plywood roof deck on prefab wood open web trusses supported by wood stud walls along exterior and structural steel beams and columns along outside face of existing building at interior or other construction as deemed appropriate.
- Infill existing elevator shaft with 3" concrete slab on metal floor deck to match existing and supported by structural steel members.
- Infill existing stairway to be constructed of plywood floor deck and wood framing fastened

to ledgersto existing masonry walls fastened to existing steel.

- Design masonry lintels for new wall penetrations at existing masonry walls.
- Provide structural contract drawings of Roof Framing, Main Floor Framing and Foundation Plans, along with Sections, Details, and Specifications.

Cost Consulting:

Lee Sullivan, Lionshead Cost Consulting.

Schematic and Design Development estimates, review of scope creep at Construction Documents. Change Order review assistance.

Civil Engineering:

T.J. Barresi, PE., L.S. Barresi Associates.

On-site drainage design to existing structure. Paving and sidewalk repairs as needed.

Excluded from the fee are the following:

Geotechnical Engineering.

Hazardous Materials


Utility Rebate Program

New Furnishings

Computers and Software

Please do not hesitate to call if you have any questions.

Sincerely,



Kenneth C. Best, AIA
Principal