


**SOUTH REGIONAL LIBRARY
RENOVATION PROJECT
FOR THE
LAFAYETTE PUBLIC LIBRARY
LAFAYETTE, LOUISIANA**

**LAFAYETTE CITY/PARISH CONSOLIDATED GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
CAPITAL IMPROVEMENT AND DEVELOPMENT DIVISION
LCG PROJECT NO. 1610**

 <p>Lafayette CONSOLIDATED GOVERNMENT</p>	<p><u>MAYOR-PRESIDENT</u> JOSHUA S. GUILLORY</p> <p><u>CHIEF ADMINISTRATIVE OFFICER</u> CYDRA WINGERTER</p> <p><u>LIBRARY DIRECTOR</u> (To Be Determined)</p>
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DEPARTMENT OF PUBLIC WORKS INTERIM DIRECTOR
CHAD NEPVEAUX



CONSULTANTS

Associated Design Group - Mechanical Engineers

Thomasee & Associates, Inc. - Electrical Engineers

January 9, 2024

**South Regional Library Renovation Project
Lafayette Public Library/Lafayette Consolidated Government
Lafayette, Louisiana
TSG Project No. 17030D**

SCOPE OF WORK/BUILDING PROGRAM

General Overview

The project's proposed scope of work for interior and exterior renovations and upgrades is to address required maintenance and repair items as well as include work items that will extend the functionality and life span of the facility. These generally include miscellaneous ground mounted exterior lighting fixture removal and/or replacement, minor renovations to interior spaces, replacement of designated interior finishes and surfaces at various locations, miscellaneous door and hardware replacement, plumbing fixture upgrades, Mechanical/HVAC System replacements and/or upgrades as well as Electrical Lighting Fixture replacements and/or upgrades. A more detailed listing of the Programmed Scope of Work is as follows:

I. PROGRAM FOR SOUTH REGIONAL LIBRARY RENOVATION PROJECT

CONSTRUCTION DOCUMENT PHASE BASE BID WORK

Renovation Project Architectural Base Bid Scope of Work

1. Existing Door Hardware at various limited locations throughout the building will be changed to improve the functionality of access control and for improved door surface protection.
2. Existing pairs of Doors at Large Meeting Room No. 111 will be removed and changed to plastic laminate clad doors with miscellaneous replacement accessory hardware.
3. Existing Carpet Tiles and associated Resilient Wall Base will be removed and changed to replace worn out carpet tiles at the Children's Collection and Teen's Area. The Existing Linoleum flooring in Story Time will also be overlaid with Carpet Tiles.
4. The existing plastic laminate countertops at the Restrooms are worn and will be replaced with a more durable solid surface material. The replacement will also include an upgrade to more sanitary under-counter lavatories with automatic hands free faucets per the Plumbing/Mechanical Scope of Work.
5. The loosened existing countertop nosing at Story Time and at Employee Lounge Room will be repaired.
6. To improve the functionality and safety for accessing the roof in Mechanical Room No. 135, the existing ladder will be replaced with a new manufactured ladder and safety cage unit and a retractable safety post added to the top to assist climbing onto the roof from the ladder as well as the addition of new railing/swing gate system on the Roof Hatch to enhance roof access safety.

Renovation Project Plumbing/Mechanical Base Bid Scope of Work

1. Replace the existing direct expansion (DX) split variable air volume system (VAV) AHU-2 with a new similar type unit. The controls associated for each unit will be updated. This unit serves the Northwest Portion of the Building Including Teens, Children's Collection, Story Time and the Main Circulation Atrium.
2. Replace the existing direct expansion (DX) split variable air volume system (VAV) AHU-3 and utilize variable refrigerant flow (VRF) units mounted above the ceilings to serve the Auditorium, Conference Room, Large Meeting Room, and the Entry Vestibule.
3. The dedicated outside air systems (DOAS #1,2, & 3) located on the roof shall be replaced like for like with new adapt-a-curbs on the existing curbs. The controls associated for each unit will be updated. These Units serve the entire Library to furnish code required fresh air to the Building.
4. Replace 2 large VAV Boxes with new units with SCR Heat. These units serve the Children's Collection and the Periodical Room of the library.
5. Replacement of sinks and faucets with under-counter lavatories and hands-free faucets in Restrooms.

Renovation Project Electrical Base Bid Scope of Work

1. LED lighting upgrades for all down lighting, exterior mounted sconces, and provide a new building lighting control panel.
2. Electrical modifications for new VRF system (replaces AHU-3).
3. Electrical modifications for existing replacements (AHU-2, DOAS #1,2,3).
4. Connect the existing VAV controllers to the existing generator emergency electrical branch.
5. Providing emergency power to the plumbing sensors in all restrooms.
6. Connecting all HVAC fans to emergency generator.
7. Conversion of the main circulation desk receptacles to emergency power branch.
8. Connect Interior Lighting to the Existing Generator by converting approximately 16 Lighting Circuits to the Generator.
9. Electrical modifications for replacing 2-VAV Boxes.
10. Addition of one new site lighting pole and flood lighting fixture. Removal of remaining ground mounted up-lighting.
11. Adding accent colored Led site lighting for building.

PROPOSED ALTERNATE BID ITEMS

ALTERNATE NO. 1

Renovation Project Plumbing/Mechanical Alternate No. 1 Bid Scope of Work

1. Replace the existing direct expansion (DX) split variable air volume system AHU-1 with new similar type unit. The controls associated for each unit will be updated. This unit serves the Northeast portion of the Library including Stacks, Periodical/Quiet Reading and Study Rooms.

Renovation Project Electrical Alternate No. 1 Bid Scope of Work

1. Electrical modifications for existing AHU replacement (AHU-1).

ALTERNATE NO. 2

Renovation Project Plumbing/Mechanical Alternate No. 2 Bid Scope of Work

1. Replace the existing direct expansion (DX) split variable air volume system AHU-4 with new similar type unit. The controls associated for each unit will be updated. This unit serves the Southeast portion of the Building including the Staff Area and Café'.

Renovation Project Electrical Alternate No. 2 Bid Scope of Work

1. Electrical modifications for existing AHU replacement (AHU-4).

ALTERNATE NO. 3

Renovation Project Plumbing/Mechanical Alternate No. 3 Bid Scope of Work

1. Replace 17 large VAV Boxes with new units with SCR Heat. These units serve various areas of the library.

Renovation Project Electrical Alternate No. 3 Bid Scope of Work

1. Electrical work associated with disconnecting/reconnecting to replace large VAV Boxes with new units with SCR Heat.

Scope of Work for Separate Projects

1. General Furniture and Shelving replacement. This work is currently planned to be a project by Owner outside the Scope of Work for this project. Coordination with the Renovation Project will however likely be required.

II. PLANNING PHASES PROJECTED TIMELINE/TARGET DATES

Renovation Project Timeline for Submittal of Plans and Specifications, Advertisement, Bidding and Construction

1. The Design Team estimates it will take approximately 14 days to make any adjustments from the Owner Review to complete the Plans and Specifications to get the documents ready to Advertise for Bids.
2. The Design Team estimates it will take approximately 45 days for Owner Review, Advertisement and Bidding of the Project after submittal of the Bid Documents.
3. The Design Team estimates it will take approximately 30 days for Owner Review of Bids, Award and Execute the Contract, and issue the Notice to Proceed to the awarded Contractor.
4. The Design Team estimates it will take approximately 14 - 16 months for full completion of the Construction of the Project if all Alternates are accepted. (HVAC Unit Delivery Lead time is currently anticipated to be approximately 50 Weeks).



**THE
SELLERS
GROUP**

A PROFESSIONAL CORPORATION

October 9, 2023

Statement of Probable Construction Cost - Renovation Project Recap
South Regional Library Renovation Project
Lafayette City-Parish Consolidated Government
Department of Public Works
A/E Project No. 17030D

BASE BID RENOVATION PROJECT CONSTRUCTION COST (Architectural, Mechanical, and Electrical Renovations and Replacements) Total Base Bid	\$1,813,875.00
ALTERNATE No. 1 RENOVATION PROJECT (Remove, Replace, and Reconnect AHU-1) Total Alternate No. 1	\$183,750.00
ALTERNATE No. 2 RENOVATION PROJECT (Remove, Replace, and Reconnect AHU-4) Total Alternate No. 2	\$117,500.00
ALTERNATE No. 3 RENOVATION PROJECT (Remove, Replace and Reconnect VAV Boxes with SCR Electric Heat) Total Alternate No. 3	\$123,438.00
TOTAL RENOVATION PROJECT ALTERNATE BID ITEMS 1-3 CONSTRUCTION COSTS Total	\$424,688.00
TOTAL RENOVATION PROJECT BASE BID INCLUDING ALTERNATE BID ITEMS 1-3 CONSTRUCTION COSTS TOTAL RENOVATION PROJECT CONSTRUCTION COSTS	\$2,238,563.00
CONSULTING/PLANNING/PROFESSIONAL SERVICES FOR RENOVATION PROJECT Total	\$207,448.00
TOTAL ESTIMATED PROJECT COST Total	\$2,446,011.00