

# **Town of Dover Community Center**

**Building Committee #36**

- **Planning Update**
- **VE items / Bid Alternates**

**Jan. 31<sup>st</sup>, 2022**

# Site Features

Design Compatible with Town Center



# Traffic and Parking

## Other Site Features



Accessible entries (north & south)

Service Drive on west side

Separated drop-off lane

59 regular parking spaces (96 total)

4 Elect. vehicle charging

Maximized open space

More outdoor activity space

Basketball court @ South of site



# Site Plan Review

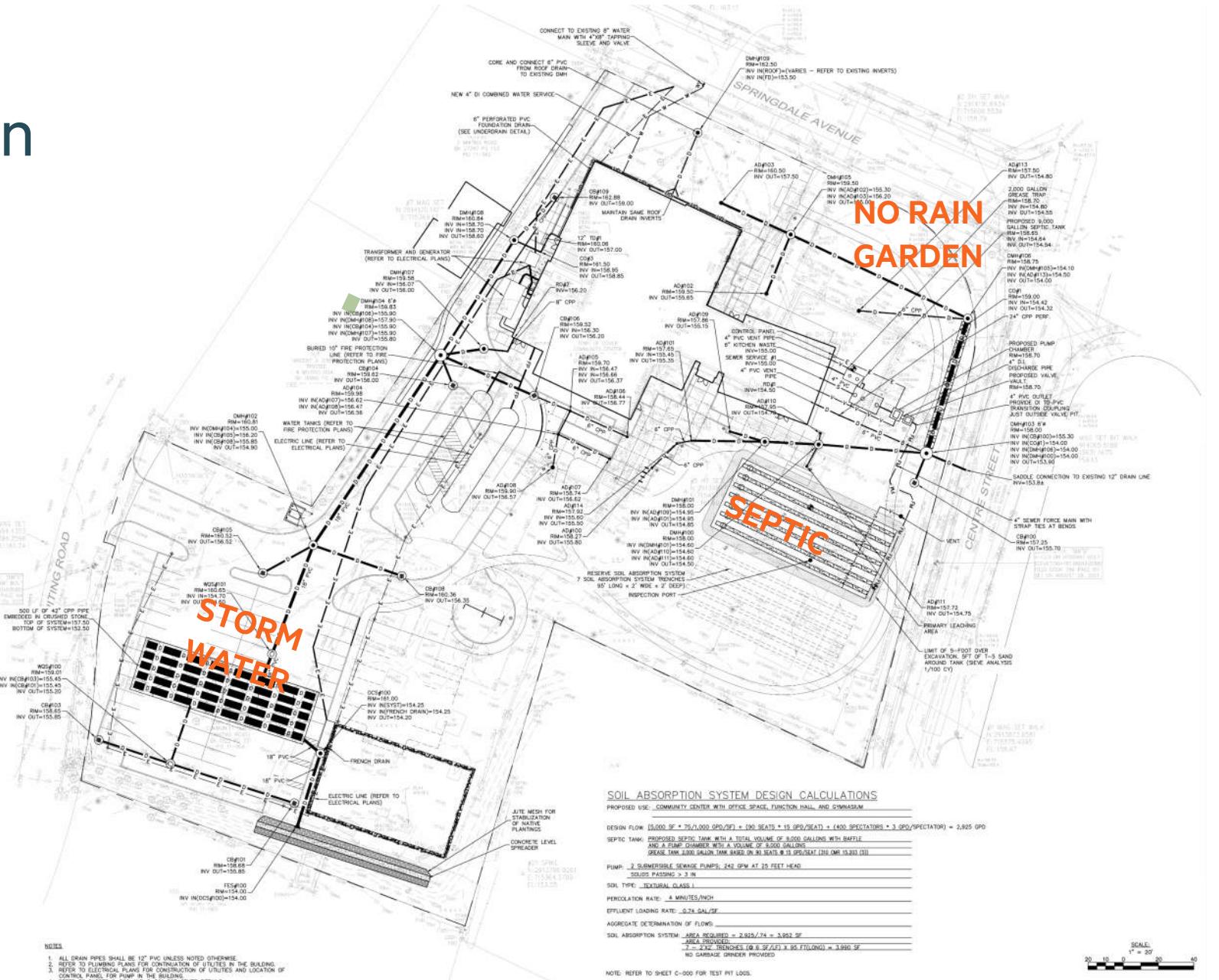
## Follow-up w/ Selectmen

Reviewed Same scope as Planning

1. Exterior design approved by public process
2. Traffic
3. Landscape
4. Site utilities

### Follow-up items

1. Technical review by Town specialists
2. Selectmen to review Planning Board recommendations
3. Commentary from PB
4. FM/ Nitsch to summarize Traffic Report (Whiting Road Exit)



# Traffic and Parking

## Expected Use

### Projected use between historic and max capacity

Historic 22-80 ppl / max capacity 85-179 ppl

Regular use peaks ~100ppl

Community Room performance =90ppl

### Parking for expanded regular use (over 2018-19)

59 spaces x2.0 = 118 ppl on-site

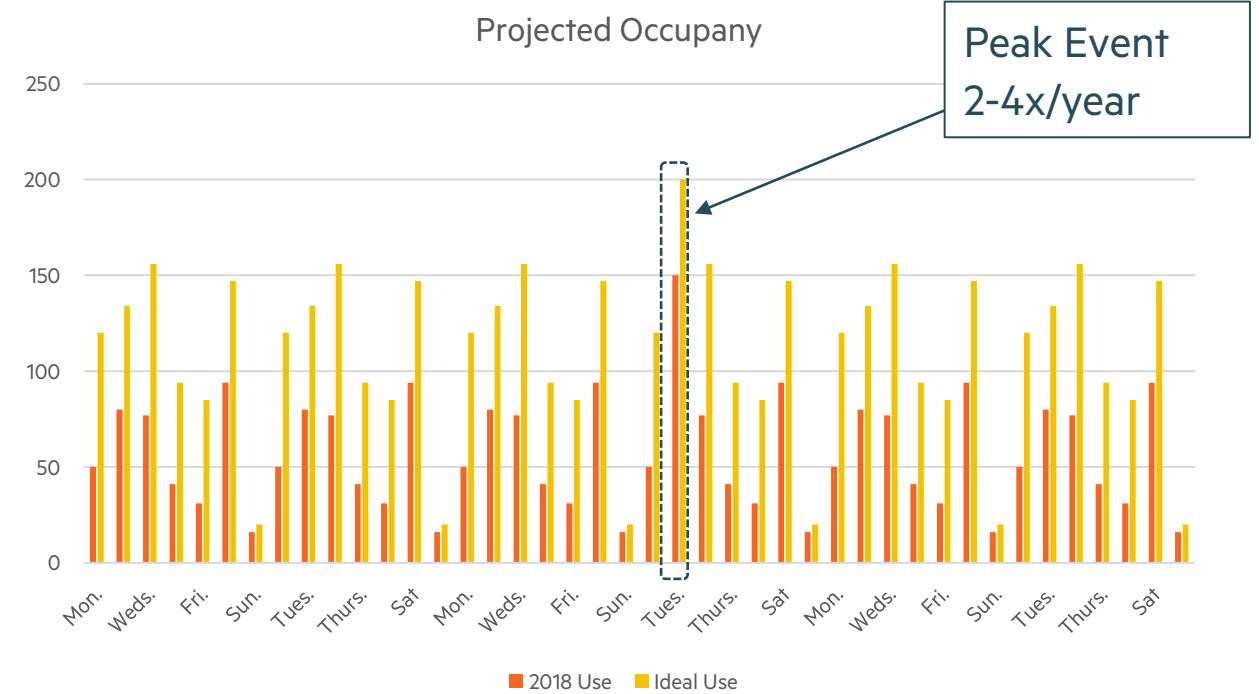
+25 street spaces = 168 ppl

### Peak events will require overflow parking + Police

#### Detail

96 spaces x2.0 = 192 ppl (incl overflow)

96 spaces x2.5 = 240 ppl (incl overflow)

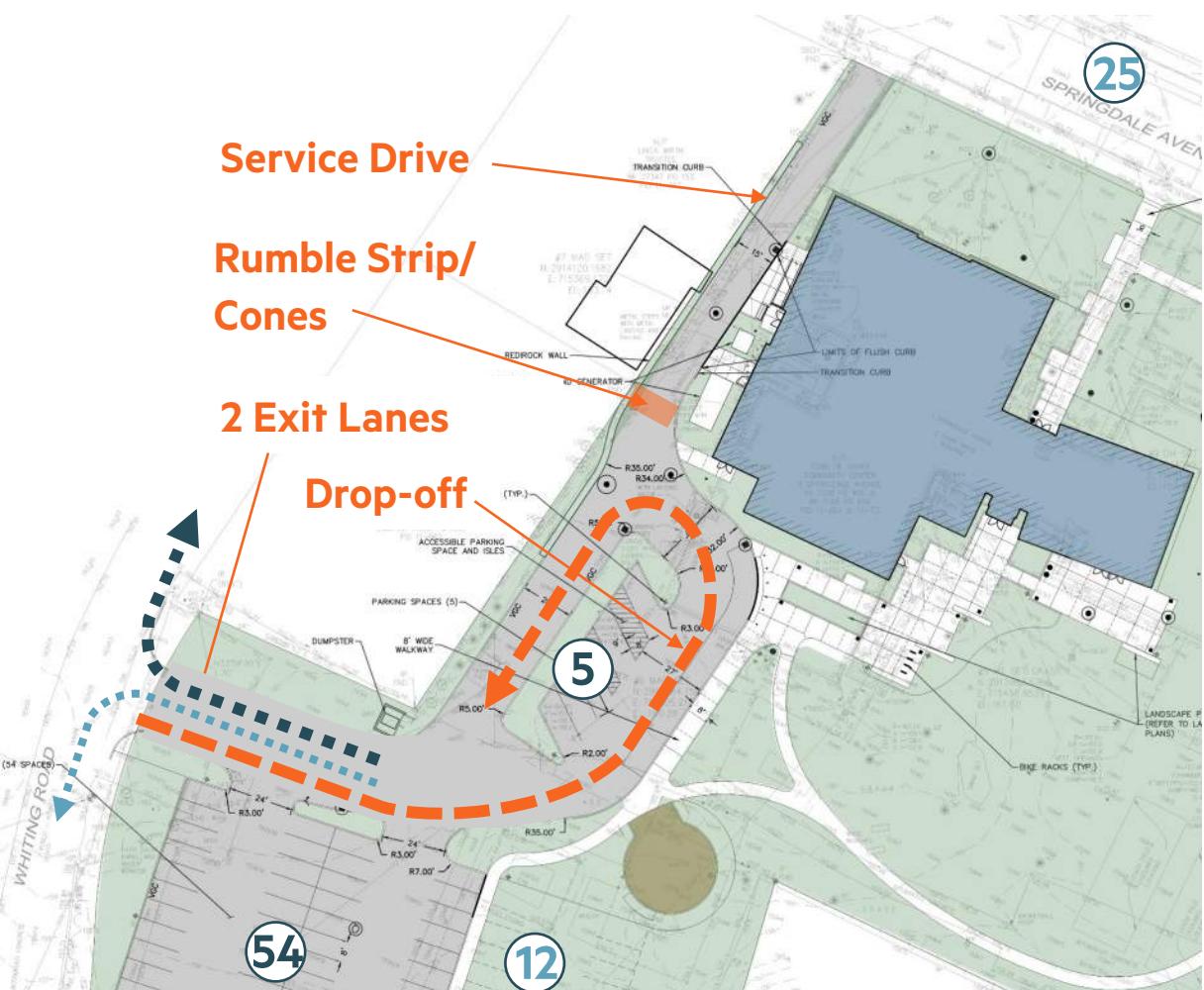


# Traffic and Parking

## Working with existing conditions

**Regular Use: 30-120 ppl on-site**

**20-60 cars**



## Special Event: 150-200 ppl on-site

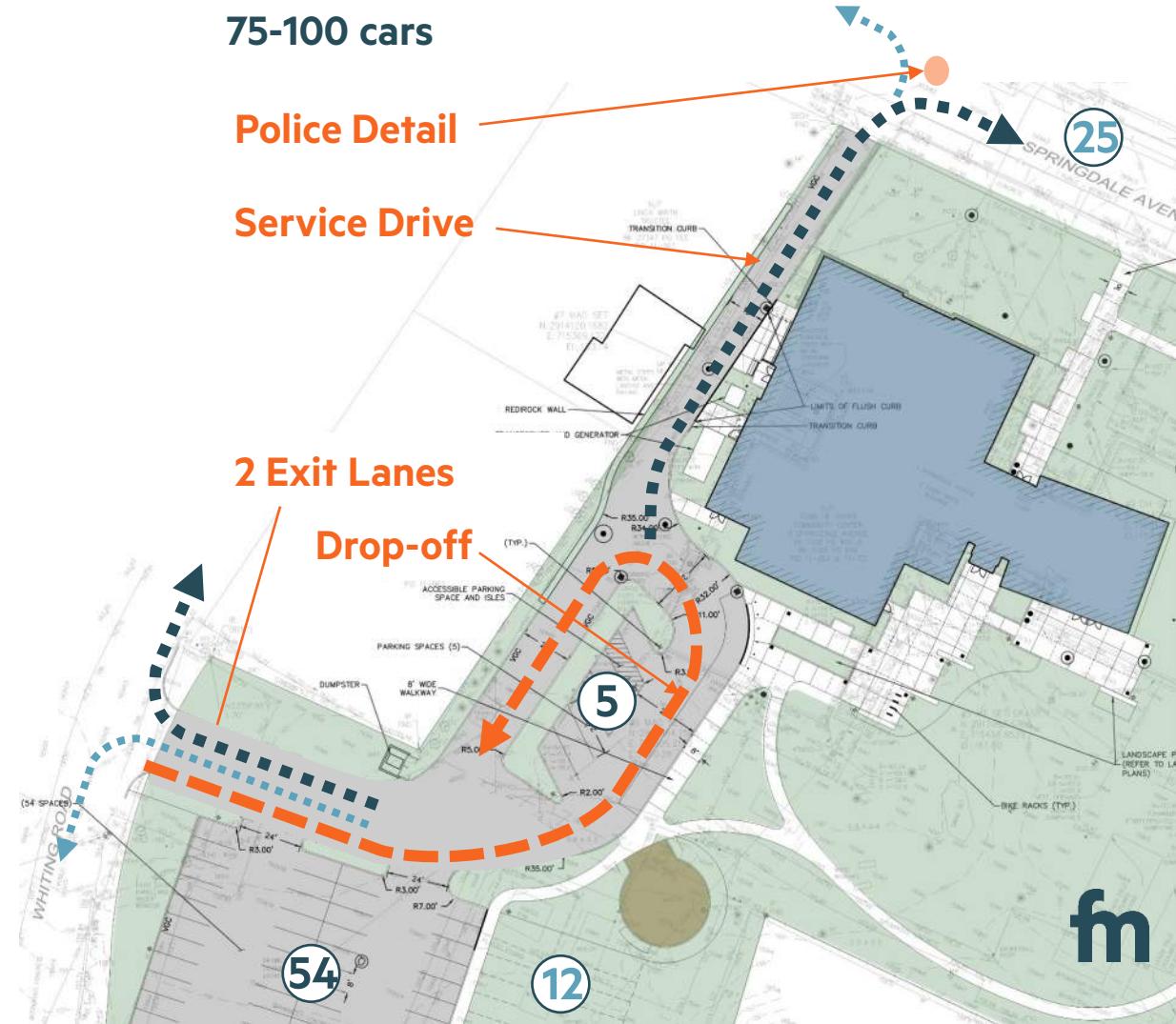
**75-100 cars**

# Police Detail

## Service Drive

## 2 Exit Lanes

## Drop-off



# Budget Reconciliation

Potential VE items

## VE Items applied to get on Budget:

1. Delete slate from Pavilion	\$130.6K
2. Delete stone seat walls	\$73.9K
3. Delete rain garden	\$30.6K
4. Min. 1910 roof repair	\$65.8K
5. Leave 2 <sup>nd</sup> flr. windows (1910)	\$66.4K
6. Delete asphalt walkway	\$18.3K
7. Delete \$50K plantings	\$50K
8. Delete operable partition	\$39.2K
9. Reduce water tank size	\$61.3K
10. Move swing out of construction	\$56.5K
<b>VE Subtotal</b>	<b>\$592.6K</b>

## ESTIMATE ANALYSIS (CSI Format)

### Town of Dover Dover Community Center

Construction Documents Phase January 27, 2022	(\$000's)			A1	B1	C1	A	B	C	D								
	Estimate for Review																	
	PM&C	AMF	Difference (A1 - B1)															
	5/3/2021	1/11/2022	1/11/2022															
<b>Total Construction before Markups</b>	\$ -	\$ 11,307.4	\$ 12,234.2	(926.8)				\$ 11,414.0	\$ 11,773.3	(359.3)	\$ 11,594.0							
F. Design Contingency	included	343.6	367.0	(23.4)				0%	100.0	100.0	0.0							
G. Performance & Payment Bond	included	147.5	142.3	5.3				1.25%	145.4	266.7	(121.3)							
H. Insurance	included	241.9	142.2	99.7				1.8%	238.8	238.8	238.8							
I. Permits (If by GC or CM)	included	0.0	0.0	0.0				0.0%	0.0	0.0	0.0							
J. CM Contingency (CM Only)	included	0.0	0.0	0.0				0%	0.0	0.0	0.0							
K. General Conditions	included	1,260.0	1,087.2	172.8				0%	1,260.0	1,019.3	240.7							
L. General Requirements	included	236.0	346.9	(110.9)				2%	232.6	325.3	(92.7)							
M. Overhead and Profit	included	410.5	435.3	(24.8)				3%	405.1	408.1	(3.0)							
<b>Total Markups</b>	<b>Included</b>	<b>\$ 2,639.5</b>	<b>\$ 2,520.9</b>	<b>118.7</b>				<b>\$ 2,381.9</b>	<b>\$ 2,119.4</b>	<b>262.5</b>	<b>\$ 2,370.2</b>							
<b>Construction w/Mark-ups before Escalation</b>	<b>\$ -</b>	<b>\$ 13,946.9</b>	<b>\$ 14,755.1</b>	<b>(808.1)</b>				<b>\$ 13,795.9</b>	<b>\$ 13,892.7</b>	<b>(96.8)</b>	<b>\$ 13,964.2</b>							
<b>III. Escalation</b>	<b>\$ -</b>	<b>\$ 147.0</b>	<b>\$ 189.0</b>	<b>(42.0)</b>				<b>1.0%</b>	<b>\$ 114.1</b>	<b>\$ 118.7</b>	<b>(4.6)</b>	<b>\$ 116.4</b>						
<b>Total Estimated Construction</b>	<b>\$ 14,180.0</b>	<b>\$ 14,093.9</b>	<b>\$ 14,944.1</b>	<b>(850.1)</b>				<b>9.1%</b>	<b>\$ 13,910.0</b>	<b>\$ 14,011.4</b>	<b>(101.4)</b>	<b>\$ 13,960.7</b>						
Variance to Budget (Over)/Under				86.1	(764.0)				270.0	168.6	219.3							
Markups %				23.3%	20.6%				20.9%	18.0%	20.4%							
<b>Total Construction - Current (\$/GSF)</b>	<b>675.7</b>	<b>693.1</b>	<b>749.3</b>	<b>(56.2)</b>				<b>684.0</b>	<b>702.5</b>	<b>(18.5)</b>	<b>693.3</b>							

Average Reconciled Budget \$13,970.6 K  
( \$209K below budget)



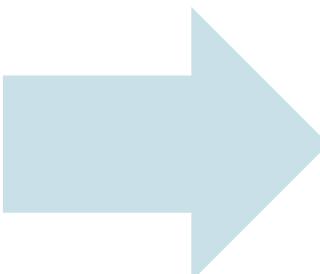
# Budget Reconciliation

## Potential VE items

### Potential Add-backs

1. Full 1910 Roof	\$65.8K
2. 2 <sup>nd</sup> flr. windows (1910)	\$66.4K
3. ½ asphalt walkway	\$9K
4. 1 stone seatwall @ Patio	\$25.1K
5. Install swing and base	\$55.0K
6. Add slate roof @ Pavilion	\$130.6K
<b>Subtotal</b>	<b>\$361.2K</b>

**Average Reconciled Budget \$13,970.6 K**  
( \$209K below budget)



### Items to add Back (up to \$200K)

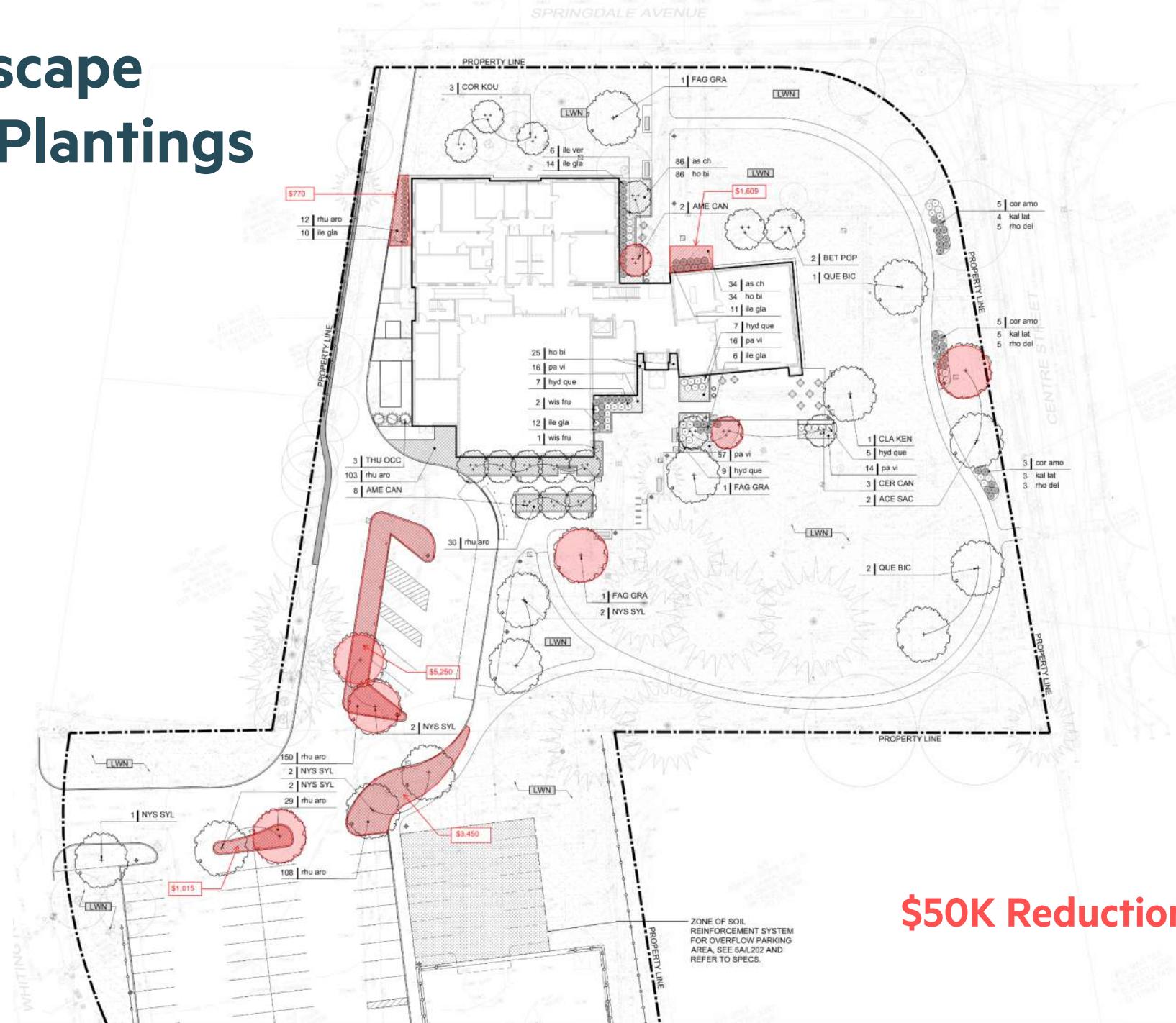
1. Full 1910 Roof	\$65.8K
2. 15,000 gallon storage	\$61.8K
3. ½ asphalt walkway	\$9K
4. 1 stone seat wall @ Patio	\$25.1K
<b>Subtotal</b>	<b>\$170.5K</b>

Swing and surface procured directly thru  
Project (not Construction Contract) \$40K

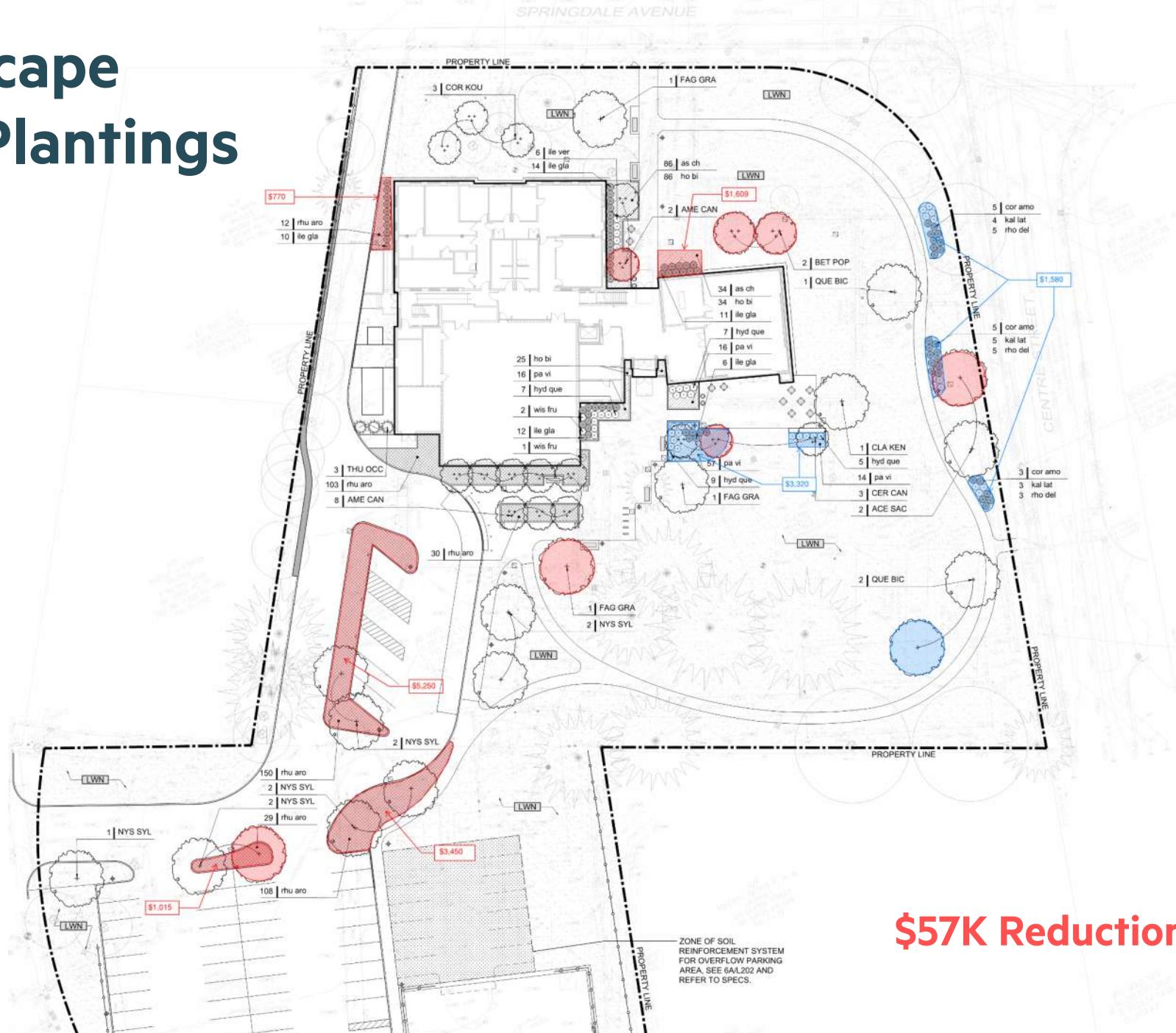
### Bid Alternates

1. 2 <sup>nd</sup> flr. windows (1910)	\$66.4K
2. Add slate roof @ Pavilion	\$130.6K
<b>Subtotal</b>	<b>\$252.0K</b>

# Landscape \$61K Plantings



# Landscape \$55K Plantings



## \$57K Reduction

PLANTING LEGEND	
-----	LIMIT OF WORK LINE
	EXISTING TREE TO REMAIN, SEE TREE PROTECTION PLAN L-000
	DECIDUOUS TREE, SEE 1L-202
	EVERGREEN TREE, SEE 2L-202
	FLOWERING TREE, SEE 1L-202
	DECIDUOUS SHRUB PLANTING, SEE 3L-202
	EVERGREEN SHRUB PLANTING, SEE 3L-202
	PERENNIAL / ORNAMENTAL GRASS PLANTING, SEE 4L-202
	GROUNDCOVER PLANTING, SEE 3L-202
	LAWN, SEE 6L-202 & 6A1L-202
<b>LWN</b>	

PLANTING SCHEDULE		CO	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>DECIDUOUS TREES</b>							
ACE SAC	2	<i>Acer saccharinum</i>		Silver Maple	4-4.5' CAL	B&B	
BET POP	2	<i>Betula populifolia</i>		Gray Birch	4-4.5' CAL	B&B	
CLA KEN	1	<i>Cladrastis kentukea</i>		Yellow Wood	4-4.5' CAL	B&B	
FAG GRA	3	<i>Fagus grandifolia</i>		American Beech	4-4.5' CAL	B&B	
NYL SYL	9	<i>Nyssa sylvatica</i>		Tupelo	4-4.5' CAL	B&B	
QUC BIC	3	<i>Quercus bicolor</i>		Swamp White Oak	4-4.5' CAL	B&B	
<b>EVERGREEN TREES</b>							
THU OCC	3	<i>Thuja occidentalis</i>		Smaragd	American arborvitae	6'-8' HT.	B&B
<b>ORNAMENTAL TREES</b>							
AME CAN	10	<i>Amelanchier canadensis</i>		Serviceberry	10' GAL	B&B	
COR KOU	3	<i>Corus kousa</i>		Kousa Dogwood	3.5' CAL	B&B	
CER CAN	3	<i>Cercis canadensis</i>		Eastern Redbud	3.5' CAL	B&B	
<b>DECIDUOUS SHRUBS</b>							
cor amo	13	<i>Comon amomum</i>		Silk Dogwood	4'-6' O.C.	24-30" HT.	
hyd que	28	<i>Hydrangea quercifolia</i> "Pee Wee"		Oakleaf Hydrangea	3' O.C.	24-30" HT.	
ile ver	6	<i>Ilex verticillata</i> "Nana" Red Sprite		Common Winterberry	3' O.C.	18-24" HT.	
rhu aro	432	<i>Rhus aromatica</i> "Gro Low"		Gro Low Fragrant Sumac	3' O.C.	18-24" HT.	
<b>EVERGREEN SHRUBS</b>							
ile gla	53	<i>Ilex glabra</i> "Shamrock"		Ilberry	3' O.C.	18-24" HT.	
kal lat	12	<i>Kalmia latifolia</i>		Mountain Laurel	4-6' O.C.	24-30" HT.	
rho del	13	<i>Rhododendron</i> "Delaware Valley White"		Rhododendron	3' O.C.	18-24" HT.	
<b>PERENNIALS, GRASSES, FERNS</b>							
as ch	120	<i>Astilbe chinensis</i> "Vision in White"		Astilbe	12" O.C.	1 gal.	
ho bi	145	<i>Hosta</i> "Big Daddy"		Hosta	18" O.C.	1 gal.	
pa vi	103	<i>Panicum virgatum</i>		Switchgrass	24" O.C.	3 gal.	
<b>CLIMBERS</b>							
wis fru	3	<i>Wisteria frutescens</i>		American Wisteria			3 gal.

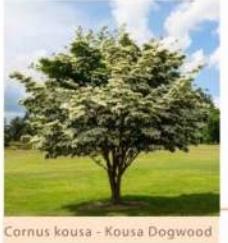
80% CD Plantings total: 112,066

80% CD VE \$28.532 reduction

80% CD VE Plantings total: 83,534

Additional VE highlighted in red: \$22,194  
Revised VE Plantings total: \$61,340

Additional VE highlighted in blue: \$6,500  
Revised VE Plantings total: \$54,840



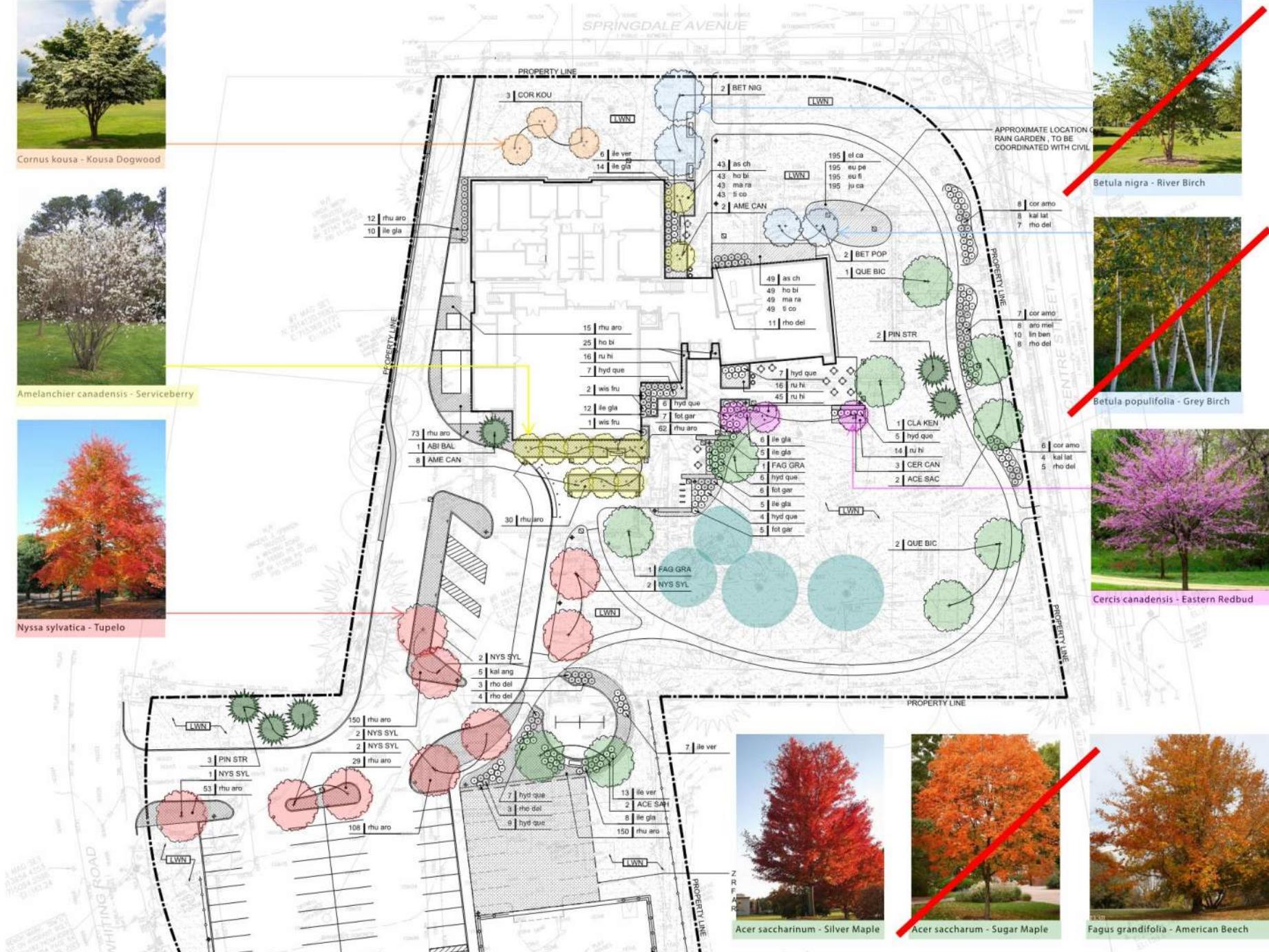
### **Cornus kousa – Kousa Dogwood**



## *Amelanchier canadensis* - Serviceberry



### **Nyssa sylvatica - Tupelo**



### PLANTING LEGEND

LIMIT OF WORK LINE	
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	EVERGREEN TREE, SEE 2A-202
	FLOWERING TREE, SEE 1A-202
	DECIDUOUS SHRUB PLANTING, SEE 3A-202
	EVERGREEN SHRUB PLANTING, SEE 3A-202
	PERENNIAL / ORNAMENTAL GRASS PLANTING, SEE 4A-202
	GROUNDCOVER PLANTING, SEE 3A-202
	LAWN, SEE 6A-202 & 6A-L-202
<b>LWN</b>	

SEE SHEET L-104 FOR PLANTING SCHEDULE



*Acer saccharinum* - Silver Maple



#### **Acer saccharum - Sugar Maple**



#### ***Fagus grandifolia* - American Beech**



### **Quercus bicolor - Swamp White Oak**

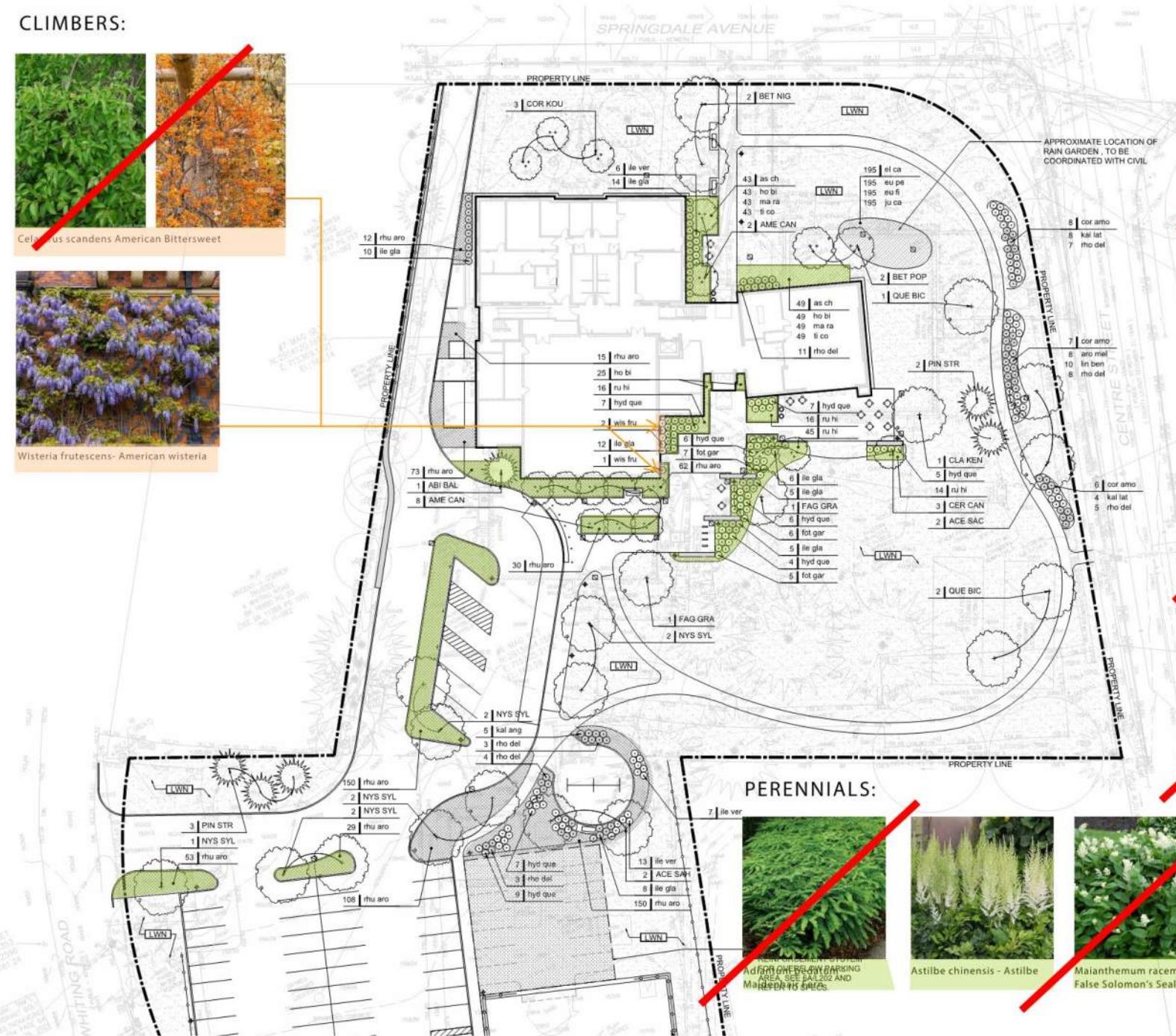
## CLIMBERS:



Celastrus scandens American Bittersweet



Wisteria frutescens- American wisteria



## SHRUBS:



Clethra alnifolia -  
Summer Sweet



Hydrangea quercifolia -  
Oakleaf Hydrangea



Fothergilla gardenii -  
Dwarf Fothergilla



Spirea alba - Meadowweet



Ilex crenata - Japanese Holly

PLANTING LEGEND	
	LIMIT OF WORK LINE
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	DECIDUOUS TREE, SEE 1L-202
	EVERGREEN TREE, SEE 2L-202
	FLOWERING TREE, SEE 1L-202
	DECIDUOUS SHRUB PLANTING, SEE 3L-202
	EVERGREEN SHRUB PLANTING, SEE 3L-202
	PERENNIAL / ORNAMENTAL GRASS PLANTING, SEE 4L-202
	GROUNDCOVER PLANTING, SEE 3L-202
	LAWN, SEE 6L-202 & 6AL-202
	LWN

SEE SHEET L-104 FOR PLANTING SCHEDULE

## PERENNIALS:



Astilbe chinensis - Astilbe



Malanthemum racemosum -  
False Solomon's Seal



Panicum virgatum -  
Switchgrass



Schizachyrium scoparium -  
Little Bluestem



Tiarella cordifolia -  
Heartleaf Foamflower

## RAIN GARDEN :



## SHRUBS:



**Cornus amomum**  
**Silky Dogwood**



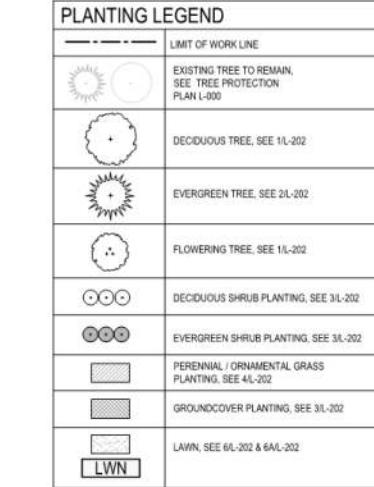
**Kalmia latifolia -  
Mountain Laurel**



**Rhododendron**  
**'Delaware Valley White'**  
- Rhododendron



*Ilex verticillata* -  
Common Winterberry



SEE SHEET L-104 FOR PLANTING SCHEDULE