

Town of Dover Community Center

Building Committee #36

- Planning Update
- VE items / Bid Alternates

Jan. 31st, 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)

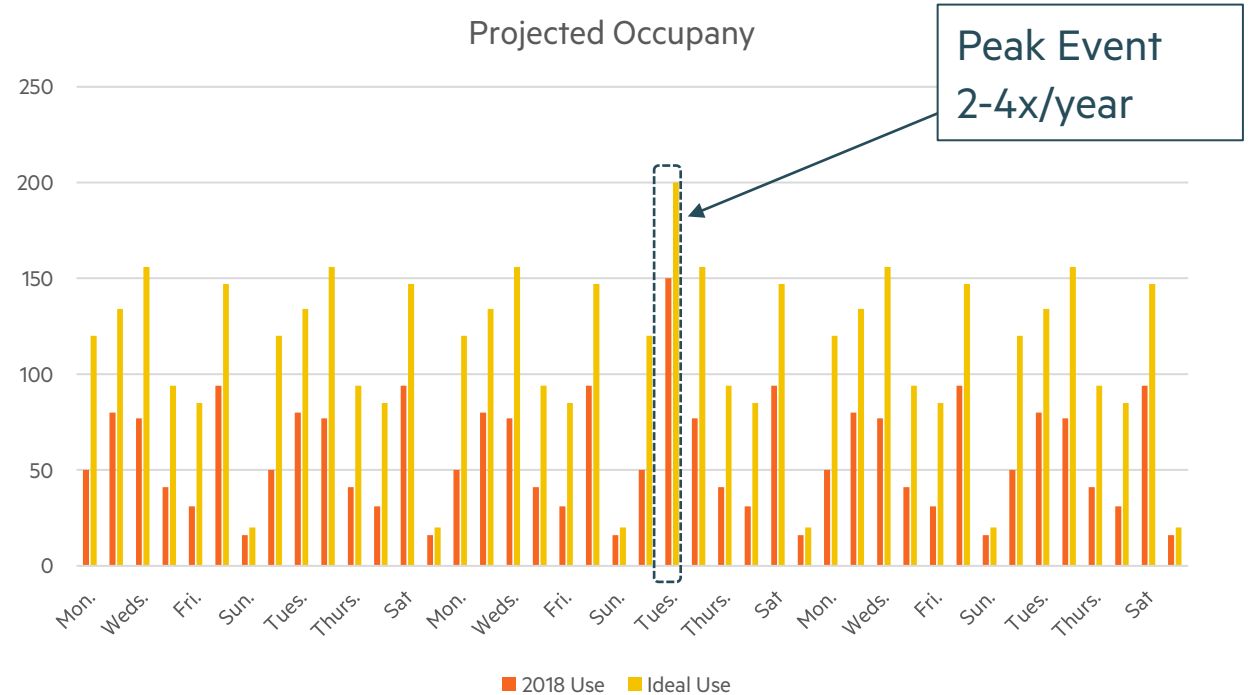
59 spaces x2.0 = 118 ppl on-site

+25 street spaces = 168 ppl

Peak events will require overflow parking + Police Detail

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

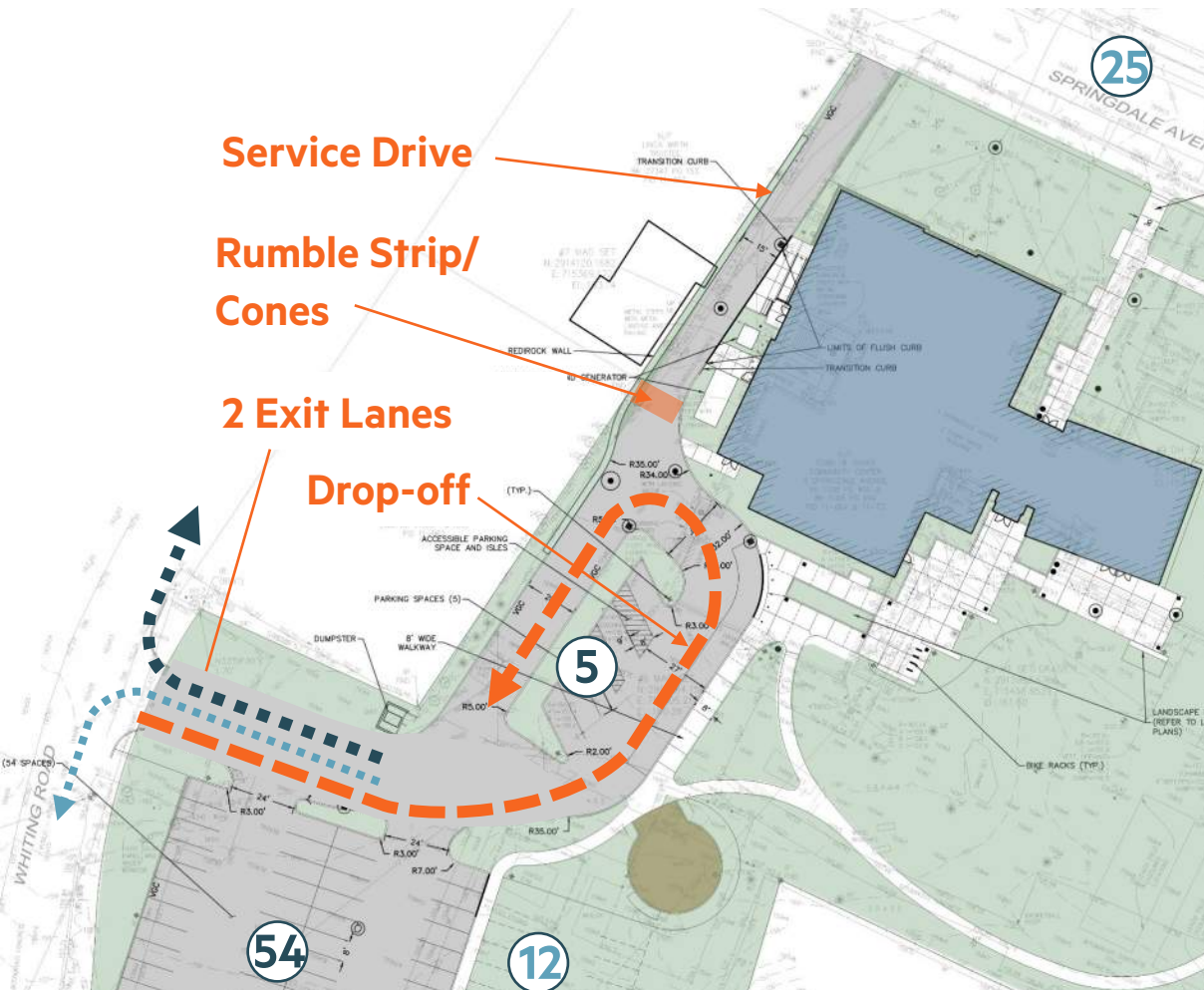
96 spaces x2.5 = 240 ppl (incl'd overflow)



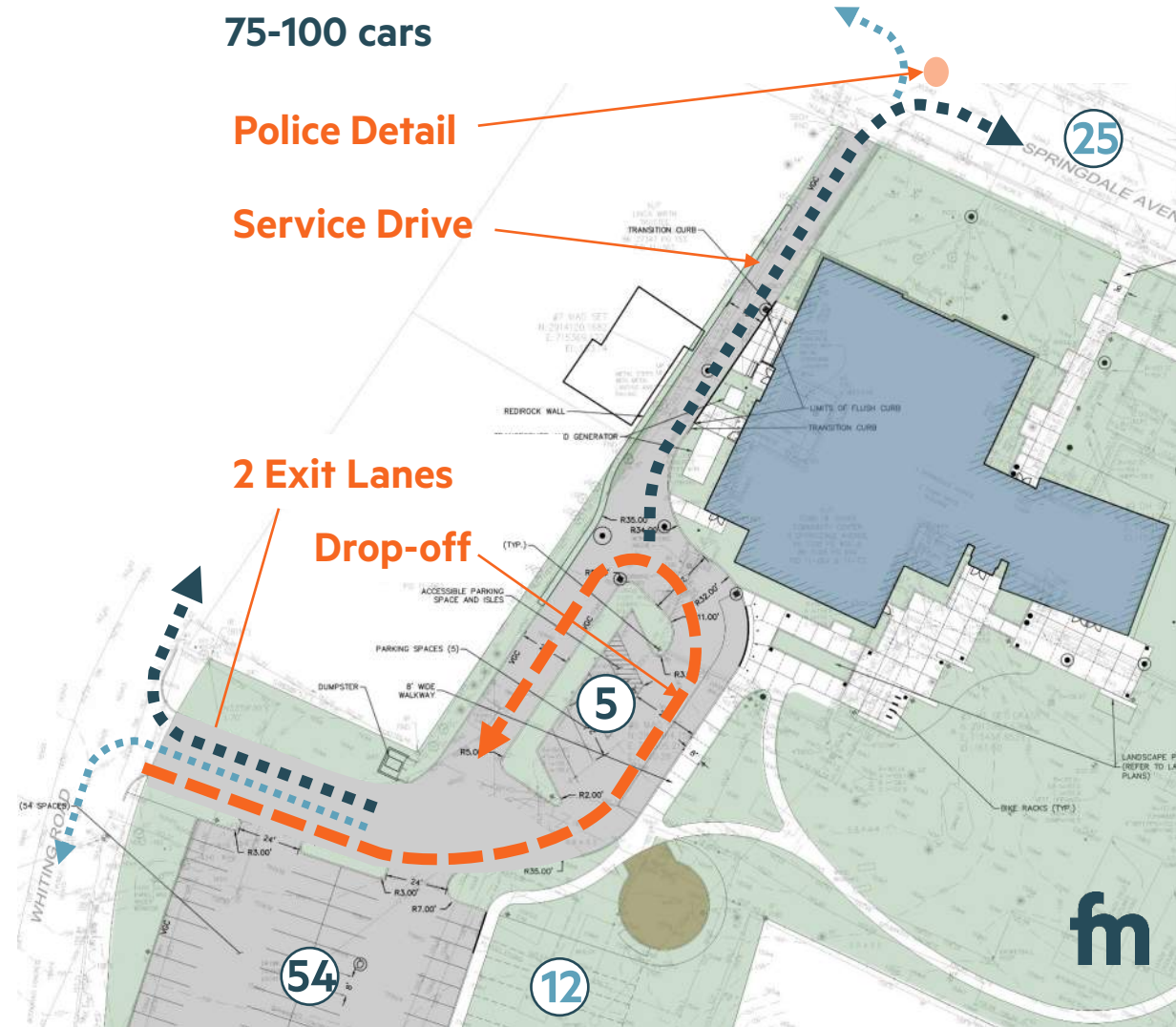
Traffic and Parking

Working with existing conditions

Regular Use: 30-120 ppl on-site
20-60 cars



Special Event: 150-200 ppl on-site
75-100 cars



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 nd 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
	VE Subtotal	\$592.6K

ESTIMATE ANALYSIS (CSI Format)



Town of Dover Dover Community Center

Construction Documents Phase		(\$000's)							
January 27, 2022		A1	B1	C1	A	B	C	D	
	A/E Control Budget	Estimate for Review			Revised after Recon Meeting			Reconciled Estimate	
		PM&C	AMF	Difference (A1 - B1)	PM&C	AMF	Difference (A - B)		
		1/11/2022	1/11/2022		1/27/2022	1/27/2022			
Total Construction before Markups	\$ -	\$ 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	100.0
G. Performance & Payment Bond	included	147.5	142.3	5.3	1.25%	145.4	266.7	(121.3)	206.1
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	0.0
J. CM Contingency (CM Only)	included	0.0	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	1,139.7
L. General Requirements	included	236.0	346.9	(110.9)	2%	232.6	325.3	(92.7)	279.0
M. Overhead and Profit	included	410.5	435.3	(24.8)	3%	405.1	408.1	(3.0)	406.6
Total Markups	Included	\$ 2,639.5	\$ 2,520.9	118.7		\$ 2,381.9	\$ 2,119.4	262.5	\$ 2,370.2
Construction w/Mark-ups before Escalation	\$ -	\$ 13,946.9	\$ 14,755.1	(808.1)		\$ 13,795.9	\$ 13,892.7	(96.8)	\$ 13,964.2
III. Escalation	\$ -	\$ 147.0	\$ 189.0	(42.0)	1.0%	\$ 114.1	\$ 118.7	(4.6)	\$ 116.4
Total Estimated Construction	\$ 14,180.0	\$ 14,093.9	\$ 14,944.1	(850.1)	9.1%	\$ 13,910.0	\$ 14,011.4	(101.4)	\$ 13,960.7
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%
Total Construction - Current (\$/GSF)	675.7	693.1	749.3	(56.2)		684.0	702.5	(18.5)	693.3

Average Reconciled Budget \$13,970.6 K

(\$209K below budget)



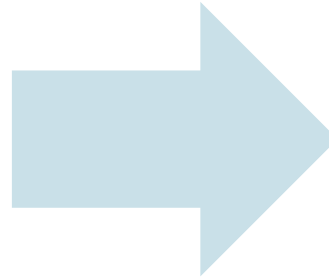
Budget Reconciliation

Potential VE items

Potential Add-backs

1.	Full 1910 Roof	\$65.8K
2.	2 nd 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
Subtotal		\$361.2K

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



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

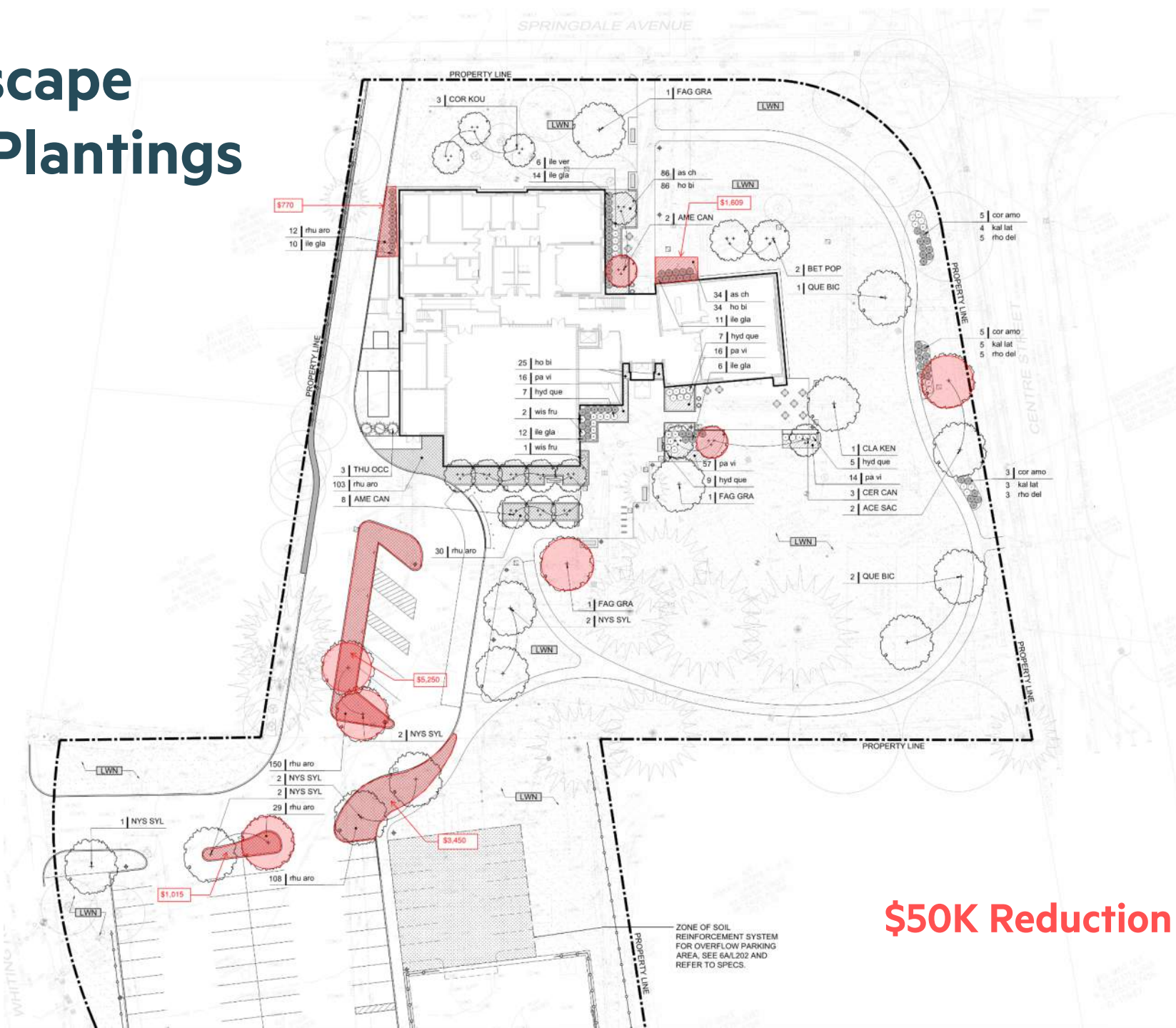
1.	Full 1910 Roof	\$65.8K
2.	15,000 gallon storage	\$61.8K
3.	½ asphalt walkway	\$9K
4.	1 stone seat wall @ Patio	\$25.1K
Subtotal		\$170.5K

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

Bid Alternates

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

Landscape \$61K Plantings












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
	GROUND COVER PLANTING, SEE 3L-202
	LAWN, SEE 6L-202 & 6A/202

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

\$50K Reduction

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

PLANTING LEGEND	
LIMIT OF WORK LINE	
	EXISTING TREE TO REMAIN, SEE TREE PROTECTION PLAN L-200
	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

PLANTING SCHEDULE						
CO	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
DECIDUOUS TREES						
ACE SAP	2	Acer saccharinum	Silver Maple	4-4.5" CAL.	8'x8'	
BET POP	2	Betula populifolia	Gray Birch	4-4.5" CAL.	8'x8'	
CLA KEN	1	Cedrus latifolia	Yellow Wood	4-4.5" CAL.	8'x8'	
FAG GRA	3	Fagus grandifolia	American Beech	4-4.5" CAL.	8'x8'	
NYS SYL	3	Nyssa sylvatica	Tupelo	4-4.5" CAL.	8'x8'	
QUE BIC	3	Quercus bicolor	Swamp White Oak	4-4.5" CAL.	8'x8'	
EVERGREEN TREES						
THU OCC	3	Thuja occidentalis Smaragd	American arbovitae	6-8' HT.	8'x8'	
ORNAMENTAL TREES						
AME CAN	10	Amelanchier canadensis	Sanicberry	10 GAL.	8'x8'	
COR KOM	3	Cornus kousa	Kousa Dogwood	3.5" CAL.	8'x8'	
CER CAN	3	Cercis canadensis	Eastern Redbud	3.5" CAL.	8'x8'	
DECIDUOUS SHRUBS						
cor amo	13	Cornus amomum	Silky Dogwood	4-6" O.C.	24-30" HT.	
hyd que	28	Hydrangea quercifolia 'Pee Wee'	Oxleafed Hydrangea	3" O.C.	24-30" HT.	
ile ver	6	Ilex verticillata 'Nana' Red Sprite	Common Winterberry	3" O.C.	18-24" HT.	
rh us ar	432	Rhus aromatica 'Gro Low'	Gro Low Fragrant Sumac	3" O.C.	24-30" HT.	
EVERGREEN SHRUBS						
ile gla	53	Ilex glabra 'Shamrock'	Hollyberry	3" O.C.	16-24" HT.	
laur lat	12	Kalmia latifolia	Mountain Laurel	4-6" O.C.	24-30" HT.	
rhod lat	13	Rhododendron 'Delaware Valley White'	Rhododendron	3" O.C.	18-24" HT.	
PERENNIALS, GRASSES, FERNS						
as ch	120	Asitibe chinensis 'Vision in White'	Asitibe	12" O.C.	1 gal.	
ho bi	145	Hosta 'Big Daddy'	Hosta	18" O.C.	1 gal.	
pa vi	103	Panicum virgatum	Switchgrass	24" O.C.	3 gal.	
CLIMBERS						
wis fru	3	Wisteria frutescens	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

\$57K Reduction



Cornus kousa - Kousa Dogwood



Amelanchier canadensis - Serviceberry



Nyssa sylvatica - Tupelo



Betula nigra - River Birch



Betula populifolia - Grey Birch



Cercis canadensis - Eastern Redbud



Acer saccharinum - Silver Maple



Acer saccharum - Sugar Maple



Fagus grandifolia - American Beech



Quercus bicolor - Swamp White Oak



PLANTING LEGEND

--- --	LIMIT OF WORK LINE
	EXISTING TREE TO REMAIN, SEE TREE PROTECTION PLAN L-000
	DECIDUOUS TREE, SEE 1A-202
	EVERGREEN TREE, SEE 2L-202
	FLOWERING TREE, SEE 1A-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

SEE SHEET L-104 FOR PLANTING SCHEDULE

CLIMBERS:



Celastrus scandens American Bittersweet



Wisteria frutescens- American wisteria



SHRUBS:



Clethra alnifolia - Summer Sweet



Hydrangea quercifolia - Oakleaf Hydrangea



Fothergilla gardenii - Dwarf Fothergilla



Spirea alba - Meadowseet



Ilex glabra - Inkberry



Rhus aromatica 'Gro Low' - Fragrant Sumac



Ilex crenata - Japanese Holly

PERENNIALS:



Astilbe chinensis - Astilbe



Maianthemum racemosum - False Solomon's Seal



Panicum virgatum - Switchgrass



Schizachyrium scoparium - Little Bluestem



Harella cordifolia - Heartleaf Foamflower

PLANTING LEGEND

--- --	LIMIT OF WORK LINE
	EXISTING TREE TO REMAIN, SEE TREE PROTECTION PLAN L-100
	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
	GROUND COVER PLANTING, SEE 3L-202
	LAWN, SEE 6L-202 & 6AL-202

SEE SHEET L-104 FOR PLANTING SCHEDULE

RAIN GARDEN :



Elymus canadensis -
Canada Wild Rye



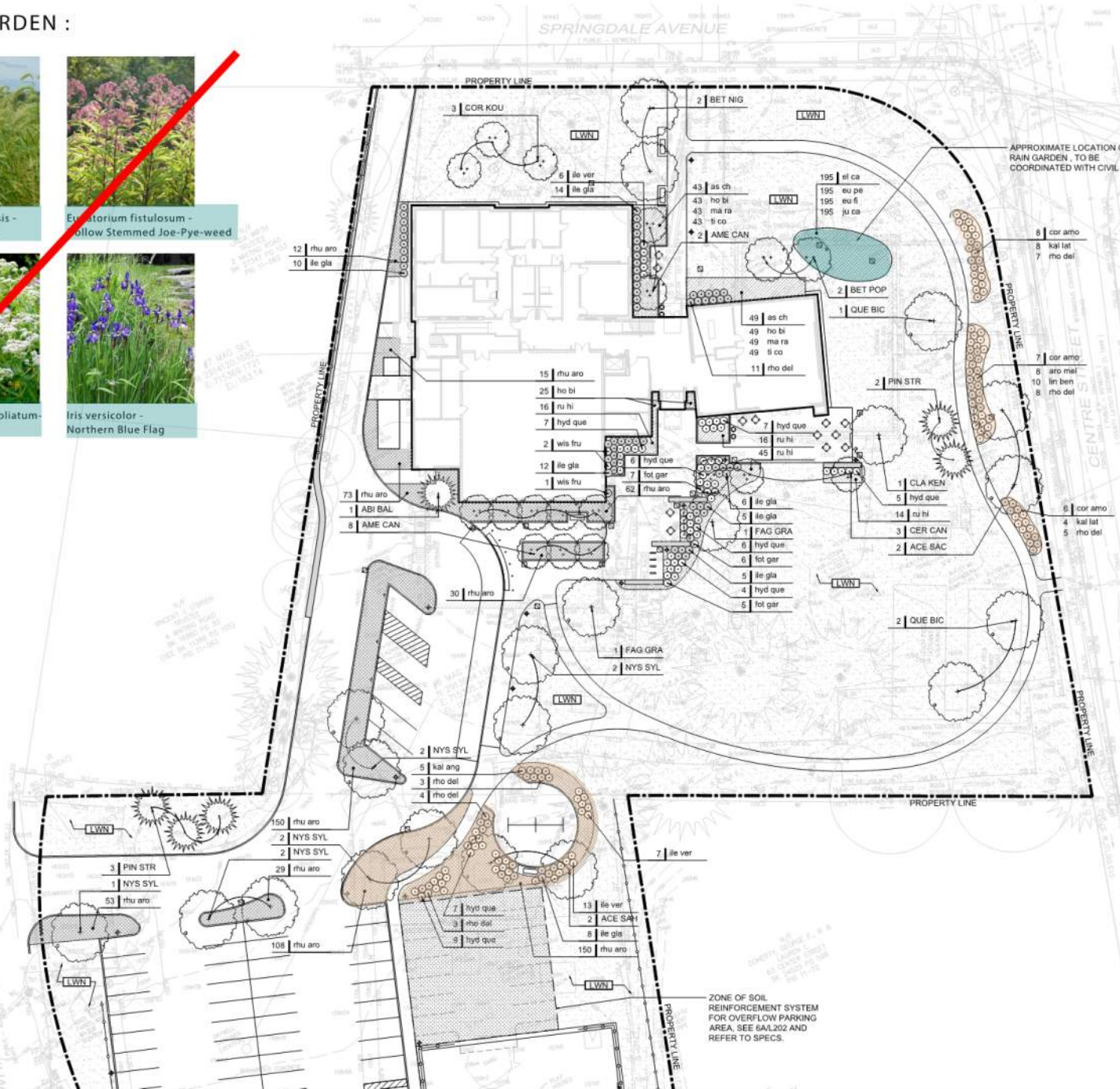
Eupatorium fistulosum -
Hollow Stemmed Joe-Pye-weed



Eupatorium perfoliatum -
Boneset



Iris versicolor -
Northern Blue Flag



SHRUBS:



Cornus amomum -
Silky Dogwood



Kalmia latifolia -
Mountain Laurel



Rhododendron
'Delaware Valley White'
- Rhododendron



Ilex melanocarpa -
Black Chokeberry



Lonicera benzoin -
Spicebush



Ilex verticillata -
Common Winterberry

PLANTING LEGEND

--- --	LIMIT OF WORK LINE
	EXISTING TREE TO REMAIN, SEE TREE PROTECTION PLAN L-100
	DECIDUOUS TREE, SEE 11L-202
	EVERGREEN TREE, SEE 21L-202
	FLOWERING TREE, SEE 11L-202
	DECIDUOUS SHRUB PLANTING, SEE 31L-202
	EVERGREEN SHRUB PLANTING, SEE 31L-202
	PERENNIAL / ORNAMENTAL GRASS PLANTING, SEE 41L-202
	GROUND COVER PLANTING, SEE 31L-202
	LAWN, SEE 61L-202 & 6A/L-202

SEE SHEET L-104 FOR PLANTING SCHEDULE