

Dover Community Center Project

Filed Sub Bidding Results and Bidding Options Lookahead

May 18, 2022

Prepared by: Colliers Project Leaders



Project Leaders

Current Bidding Timeline

- Bid Docs Available to Contractors: April 6, 2022
- Filed Sub Bid Due Date: May 3, 2022
- General Contractor Bid Due Date: June 1, 2022
 - Building Committee Meeting: June 6, 2022
 - Potential Selectboard Meeting: June 9, 2022
 - Potential Special Town Meeting: Week of July 11th
- Filed Sub Bids and General Contractor Bids' Effective Date: July 15, 2022

Filed Sub Bidding Coverage

- (15) Filed Sub Trades on the Project
 - (10) Filed Sub Trades with 3 or more bidders
 - (2) Filed Sub Trades with 2 bidders
 - (3) Filed Sub Trades with 1 bidder

Masonry	Misc. Metals	Waterproofing	Roofing	Metal Windows
4	2	1	3	3
Glass & Glazing	Acoustical Tile	Resilient Flooring	Painting	Tile
2	3	4	8	4
Elevators	Fire Protection	Plumbing	HVAC	Electrical
1	1	4	6	6

Filed Sub Bidding Results

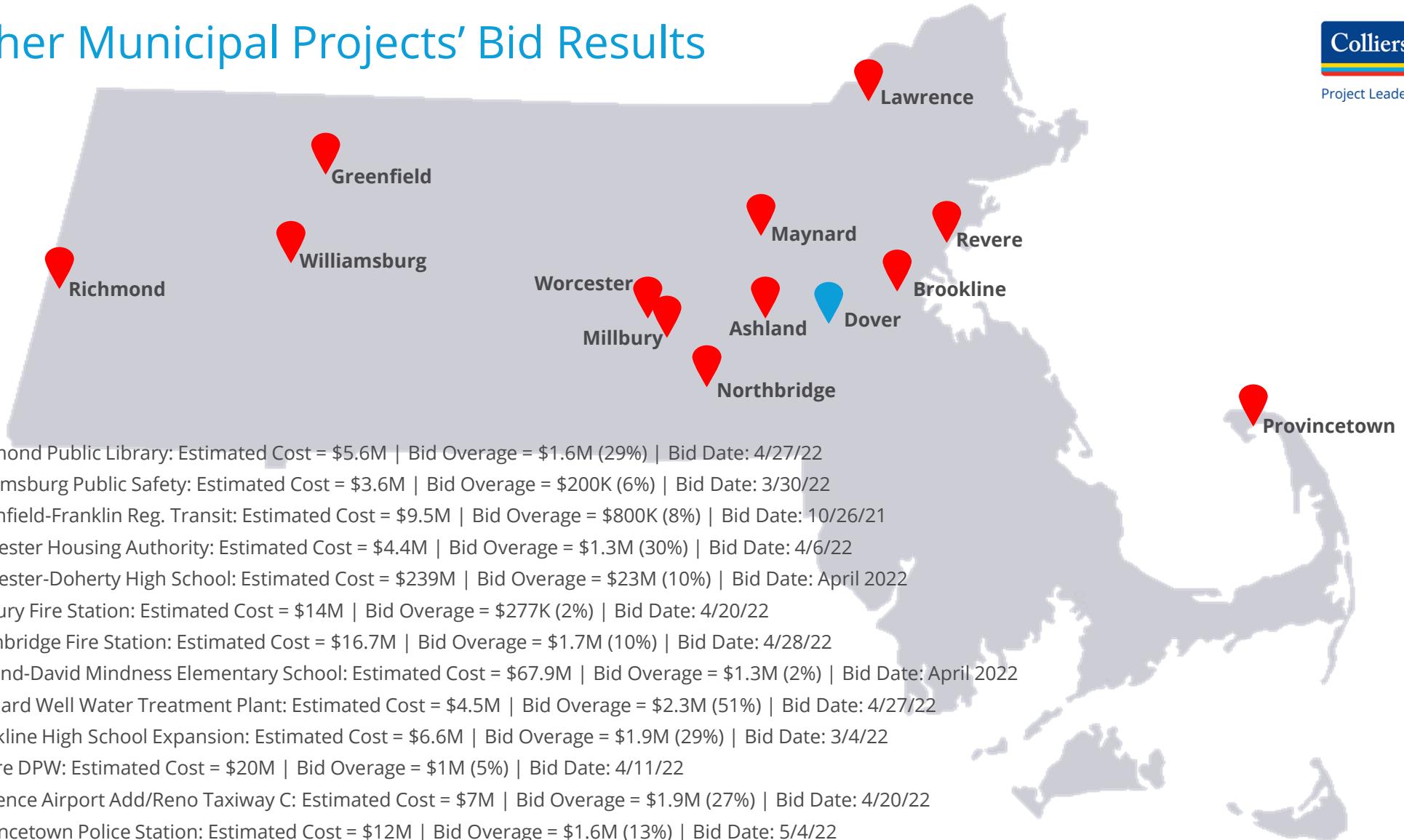
- Filed Sub Trades Estimated Total Value = \$5,895,200
- Filed Sub Trades Low Bids Total Value = \$7,727,275
- Filed Sub Trades Low Bids Total Overage = \$1,832,075

Masonry	Misc. Metals	Waterproofing	Roofing	Metal Windows
\$63,200 under (6%)	\$55,959 over (28%)	\$53,700 over (40%)	\$383,100 over (93%)	\$70,485 over (22%)
Glass & Glazing	Acoustical Tile	Resilient Flooring	Painting	Tile
\$17,136 under (38%)	\$33,200 over (29%)	\$87,777 over (102%)	\$34,660 under (29%)	\$7,450 over (72%)
Elevators	Fire Protection	Plumbing	HVAC	Electrical
\$62,500 over (41%)	\$508,000 over (84%)	\$222,000 over (57%)	\$163,600 over (15%)	\$299,300 over (25%)

Design Team, Filed Sub Bidder and Cost Estimator Coordination Post Bidding

- No scopes missed in Filed Sub trade cost estimating.
- Bidders indicated they did not have any concerns of work ownership in the bid docs.
- Bidders indicated they did not have any concerns of ambiguity in the bid docs.
- Bidders indicated they're respective materials are still going up in pricing on a weekly to monthly basis.
- Bidders are carrying a cost escalation factor due to lack of guaranteed pricing from suppliers.
- Some bidders are carrying freight and storage costs they weren't previously carrying because of how early in advance they have to order the long-lead time material.

Other Municipal Projects' Bid Results



General Contractor Bidding Options

Option A: Go Through with June 1st GC Bid

- **Pros**
 - No longer pushing the GC bidding out.
 - If overage can be covered by the budget, we wouldn't be linking the GC bid to a July Special Town Meeting and vote and relying on the success of said July Special Town Meeting and vote.
- **Cons**
 - If overage requires a Special Town Meeting and vote, we'd have to request the GC's honor their bids an additional 2 – 3 weeks to get through July.
- **Point of Fact**
 - The earliest the Town could get a Special Town Meeting scheduled is July.
 - Per the bid docs, all bids remain in effect 30 business days after opening of GC bids.
 - With June 1st GC Bid, GC and Filed Sub bids remain in effect until July 15th.
 - An additional 15 business days to the current July 15th bid effective date is August 5th.
 - Based on Colliers' coordination with Filed Sub Bidders, they're amenable to honoring their bids through July.

General Contractor Bidding Options

Option B: Push GC Bid to June 15 to Accommodate July Special Town Meeting and Revised 30-day Bid Effective Date of July 29th

- **Pros**
 - If all the logistics of the Special Town Meeting fall into place and it's a successful one, there will not be a need to request that the bidders extend their bids' effective date.
- **Cons**
 - This is making an assumption a potential forthcoming overage will not be able to be covered via the project budget.
 - This second push to the GC bid date may result in GC's losing appeal of this project considering all the other projects out to bid right now.
 - Uncertainty if we'll get a quorum at a July Special Town Meeting.
 - Uncertainty if we'll get voter approval on the overage.
- **Point of Fact**
 - Although this approach is pushing out the bid effective date, Filed Sub bidders are legally able to withdraw their bids at any time prior to the GC bid without concern of paying their bid bond to the Owner.

General Contractor Bidding Options

Option C: Reject Current Filed Sub Bids and Cancel GC Bidding to Value Engineer

- Pros
- Cons
 - The value engineering process has already occurred, and the Building Committee chose to remove \$424K worth of scope. Any other scope removal, without drastically changing the outlook of the project, has a rough order of magnitude of \$100K - \$200K.
 - With costs continuing to go up, the minimal costs savings in the VE exercise would most likely not be realized come a delayed bid timeframe of August.
 - With costs continuing to go up, without drastically changing the outlook of the project, a bid overage in August would most likely be greater than a bid overage in June.
 - If we're unable to realize a cost savings such that a Special Town Meeting is not required, we're back to the current predicament where in just 3 – 4 months later.
 - This would require an add-service for the OPM and Designer.

Budget Analysis

Bid Overage Example 1

- Current Construction Budget: \$14,180,000 (\$709/SF)
 - Potential Low GC Bid: \$15,000,000 (\$750/SF)
 - Potential Bid Overage: \$820K
- Current FF&E Budget: \$436K
 - FF&E Budget after Example Overage: \$0
- Current Contingency: \$1.57M (11% of construction)
 - Contingency Budget after Example Overage: \$1,185,300 (8% of construction)

Bid Overage Example 2

- Current Construction Budget: \$14,180,000 (\$709/SF)
 - Potential Low GC Bid: \$15,500,000 (\$775/SF)
 - Potential Bid Overage: \$1,320,000
- Current FF&E Budget: \$436K
 - FF&E Budget after Example Overage: \$0
- Current Contingency: \$1.57M (11% of construction)
 - Contingency Budget after Example Overage: \$685K (4% of construction)

Questions?