



# Dover Community Center Project

## General Contractor Bidding Results and Lookahead

**June 6, 2022**

Prepared by: Colliers Project Leaders

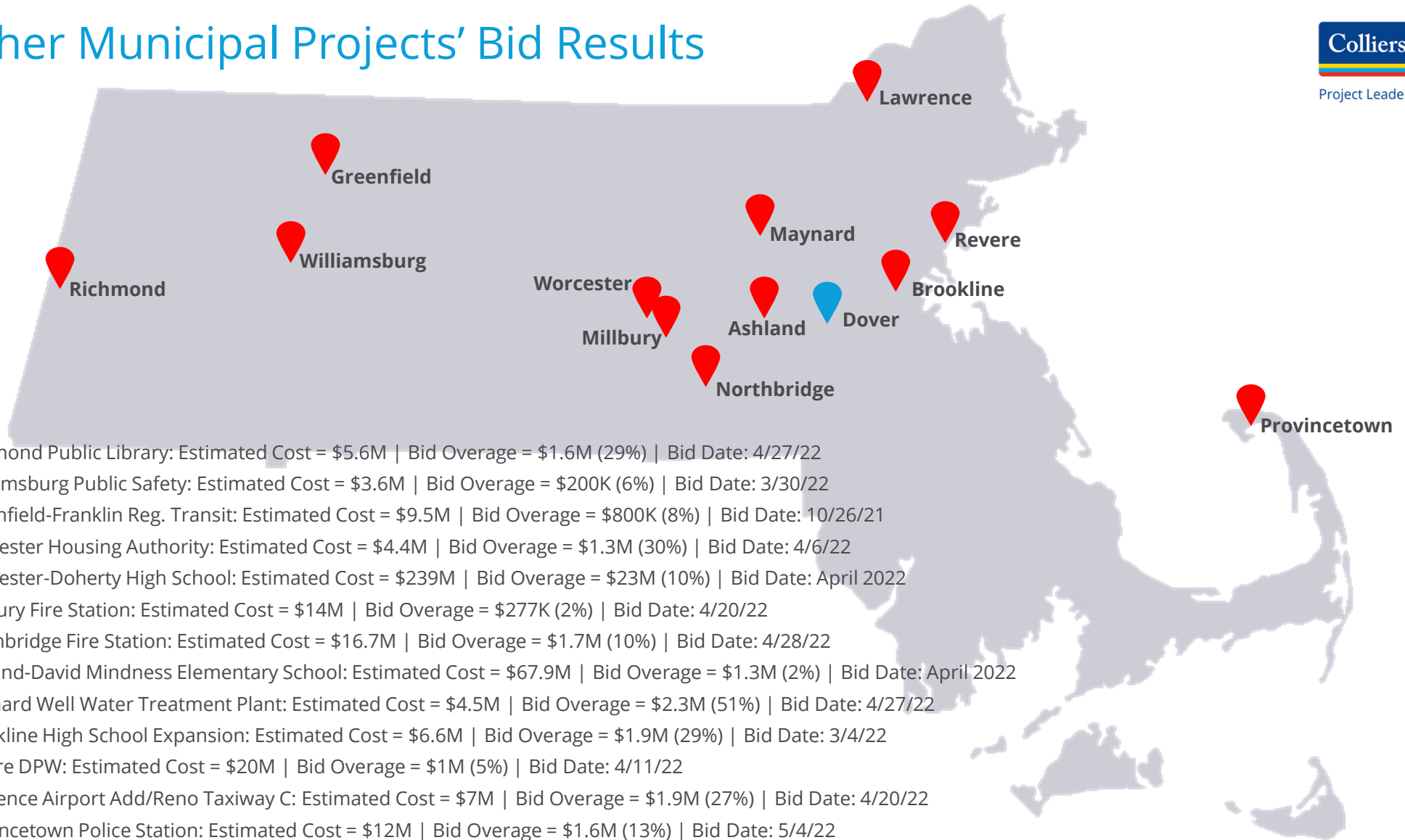
**Colliers**

Project Leaders

# Review of General Contractor Bids

- Confirm DCAMM Certificate and DCAMM Update Statement of apparent low bidder
- Confirm the apparent low bid does not exceed the Contractor's DCAMM single project limit
- Confirm the apparent low bid does not exceed the Contractor's DCAMM aggregate work limit when combined with currently held contracts
- Determine whether the apparent low bidder is responsible or not
  - “A responsible bidder possesses the skill, ability and integrity necessary for faithful performance of the work...”
  - Review past and current projects of the apparent low bidder
  - Perform reference checks of the apparent low bidder
  - Review the apparent low bidder's DCAMM file
  - Determination of whether the low bidder is responsible or not can not be done via comparing them to the 2<sup>nd</sup> low bidder

# Other Municipal Projects' Bid Results



# Other Municipal Projects Overage Strategies

## **Northbridge Fire Station Project**

- 80% CD Estimate came in \$3M+ over budget
- Had GC bidding in early April and had article in Spring Town Meeting for overage

## **Millbury Fire Station Project**

- \$700K over budget
- Combination of moving budget money around and increased project funding request

## **Revere DPW Project**

- \$1M over budget
- Moved budget money around to cover overage

# General Contractor Bidding Coverage

- (13) General Contractors Submitted SOQ's
- (11) General Contractors Prequalified
- (3) Prequalified General Contractors Bid

## General Contractor Bidding Results

General Contractor	Base Bid	Add Alt. #1 (Site Seat Walls)	Add Alt. #2 (Walkway)	Total
Kallidus Technologies	\$16,217,000	\$53,700	\$47,000	\$16,317,700
M. O'Connor	\$16,887,700	\$98,500	\$49,500	\$17,035,700
Delulis Bros.	\$17,038,800	\$70,600	\$54,800	\$17,164,200
Construction Budget		\$14,180,00		
Apparent Low Bid Overage		\$2,137,700		



# Kallidus Technologies, Inc.

- Created in 2002
- Located in Lowell, MA
- Majority of experience is Federal projects
- Recently they've been trying to get more City/Town funded projects
- 11 employees on staff
- DCAMM rating of 90 out of (5) project evaluations which were Federal projects
- Negative reference provided on one of their Federal projects

# M. O'Connor Contracting, Inc.

- Created in 1976
- Located in West Roxbury, MA
- Firm focuses on municipal projects similar to the Dover Community Center project
- 23 employees on staff
- DCAMM rating of 93 out of (15) project evaluations
- No negative references

## **Past Add / Reno Projects**

- Stoughton Public Library
- Marlborough Public Library
- Newton Early Childhood Education Program School
- Bridgewater Town Hall
- Bolton Public Library

# Current Project Budget PayOff

Fiscal Year	Initial Recreation Schedule (3.5%)	Initial CC Schedule (3.5%)		Final Recreation Schedule (1.8%)	Final CC Schedule (1.8%)	
FY23	\$14,875	\$315,000		\$70,475	\$481,128	
FY24	\$72,250	\$600,000		\$65,188	\$648,125	
FY25	\$72,250	\$680,000		\$63,188	\$667,375	
FY26	\$70,763	\$1,078,500		\$61,188	\$986,625	
FY27	\$69,275	\$1,097,000		\$59,188	\$940,875	
FY28	\$67,788	\$1,115,500		\$57,188	\$910,125	
FY29	\$66,300	\$1,134,000		\$55,988	\$910,675	
FY30	\$64,813	\$1,162,500		\$53,988	\$894,925	
FY31	\$63,325	\$1,181,000		\$51,988	\$894,175	
FY32	\$61,838	\$1,159,500		\$49,988	\$878,425	
FY33	\$60,350	\$1,148,000		\$48,388	\$875,825	
FY34	\$58,863	\$1,146,500		\$47,188	\$881,375	
FY35	\$57,375	\$1,125,000		\$45,988	\$946,925	
FY36	\$55,888	\$1,183,500		\$45,188	\$930,625	
FY37	\$54,400	\$1,152,000		\$44,388	\$914,325	
FY38	\$52,913	\$1,120,500		\$38,588	\$893,025	
FY39	\$51,425	\$1,089,000		\$37,888	\$876,825	
FY40	\$49,938	\$1,057,500		\$37,188	\$860,625	
FY41	\$48,450	\$1,026,000		\$36,488	\$844,425	
FY42	\$46,963	\$994,500		\$35,744	\$827,213	
FY43	\$45,475	\$963,000				
<b>TOTAL</b>	\$1,205,517	\$21,528,500		\$1,005,403	\$17,063,641	
<b>TOTAL PROJECT COST</b>		\$22,734,017			\$18,069,044	
<b>NET TAX IMPACT</b>						
Assessed value 1	\$500,000	\$32		Assessed value 1	\$500,000	-\$3
Assessed value 2	\$750,000	\$47		Assessed value 2	\$750,000	-\$5
Assessed value 3	\$1,000,000	\$63		Assessed value 3	\$1,000,000	-\$7
Assessed value 4	\$1,250,000	\$79		Assessed value 4	\$1,250,000	-\$9
Assessed value 5	\$1,500,000	\$95		Assessed value 5	\$1,500,000	-\$10



# Borrowing Options for \$2.9M Overage

Scenario 1: Contingency & ARPA Offset; 20 Year Borrowing @ 3.5%		Scenario 2: No Offset; 20 Year Borrowing @ 3.5%	
Budget Overage	\$2,900,000	Budget Overage	\$2,900,000
Contingency	-\$200,000		
ARPA	-\$700,000	Avg. Annual Debt Service Cost	\$198,288
SUM	\$2,000,000	Average Single Family Tax Bill Impact	\$89
Avg. Annual Debt Service Cost	\$136,750	Net Annual Single Family Tax Bill Impact of Project*	\$80
Average Single Family Tax Bill Impact	\$63		
Net Annual Single Family Tax Bill Impact of Project*	\$54	Scenario 2A: No Offset; Raise on FY23 Levy	
		Budget Overage	\$2,900,000
Scenario 1A: Contingency & ARPA Offset; Raise on FY23 Levy			
		Average Single Family Tax Bill Impact	\$1,316
Budget Overage	\$2,900,000		
Contingency	-\$200,000		
ARPA	-\$700,000		
SUM	\$2,000,000		
Average Single Family Tax Bill Impact	\$911		

\*Net Annual Single Family Tax Bill Impact of Project Presented at June 2022 STM = \$79

# Borrowing Options for \$2.2M Overage

Scenario 1: Contingency & ARPA Offset; 20 Year Borrowing @ 3.5%		Scenario 2: No Offset; 20 Year Borrowing @ 3.5%	
Budget Overage	\$2,200,000	Budget Overage	\$2,200,000
Contingency	-\$200,000		
ARPA	-\$700,000	Avg. Annual Debt Service Cost	\$150,425
SUM	\$1,300,000	Average Single Family Tax Bill Impact	\$63
Avg. Annual Debt Service Cost	\$88,888	Net Annual Single Family Tax Bill Impact of Project*	\$54
Average Single Family Tax Bill Impact	\$38		
Net Annual Single Family Tax Bill Impact of Project*	\$29	Scenario 2A: No Offset; Raise on FY23 Levy	
		Budget Overage	\$2,200,000
Scenario 1A: Contingency & ARPA Offset; Raise on FY23 Levy			
		Average Single Family Tax Bill Impact	\$1,000
Budget Overage	\$2,200,000		
Contingency	-\$200,000		
ARPA	-\$700,000		
SUM	\$1,300,000		
Average Single Family Tax Bill Impact	\$595		
*Net Annual Single Family Tax Bill Impact of Project Presented at June 2022 STM = \$79			

# Timeline

- **June 10, 2022**: BOS vote to set STM date, time and location, vote to open STM warrant and vote intent to reduce STM quorum
- **June 17, 2022**: BOS vote to reduce STM quorum and vote to execute STM warrant
- **June 23, 2022**: Warrant mailed to voters
- **June 30, 2022**: Public forum
- **July 7, 2022**: Public forum
- **July 13, 2022**: STM

# Questions?

