

Dover Community Center Project

General Contractor Bidding Results and Lookahead

June 6, 2022

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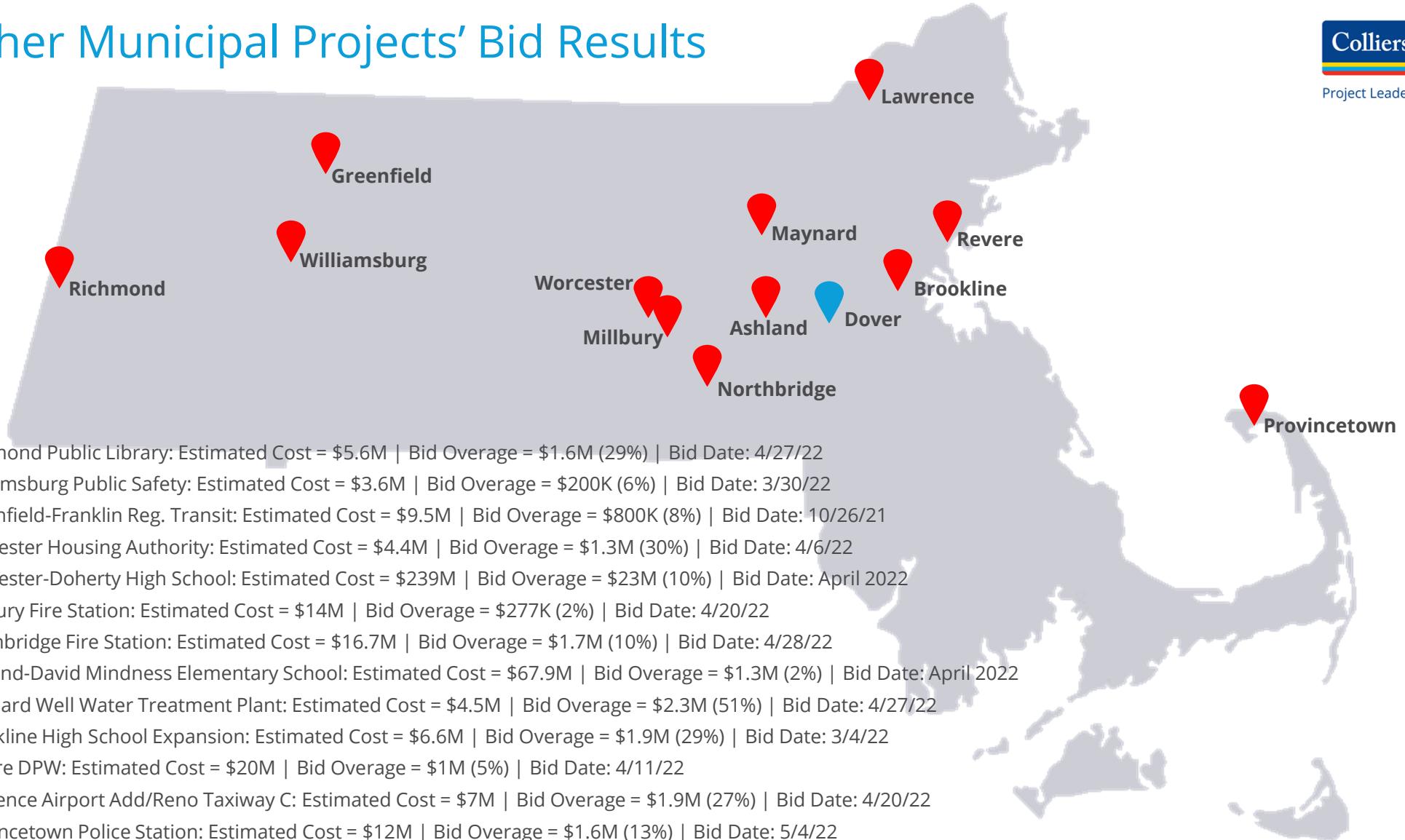


Project Leaders

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 2nd 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				
TOTAL	\$1,205,517	\$21,528,500		\$1,005,403	\$17,063,641	
TOTAL PROJECT COST		\$22,734,017			\$18,069,044	
NET TAX IMPACT						
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	Avg. Annual Debt Service Cost	\$150,425
ARPA	-\$700,000	Average Single Family Tax Bill Impact	\$63
SUM	\$1,300,000	Net Annual Single Family Tax Bill Impact of Project*	\$54
Avg. Annual Debt Service Cost	\$88,888	Scenario 2A: No Offset; Raise on FY23 Levy	
Average Single Family Tax Bill Impact	\$38		
Net Annual Single Family Tax Bill Impact of Project*	\$29		
Scenario 1A: Contingency & ARPA Offset; Raise on FY23 Levy		Budget Overage	\$2,200,000
		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?