



Dover Community Center Project

Timelines and Costs to Meet the Board of Selectmen's Charge

September 12, 2022

Prepared by: Colliers Project Leaders

Colliers

Project Leaders

Agenda

Review Options Requested by Board of Selectmen

1. Option 1 – Rebid the project as currently designed
2. Option 2 – Develop alternative facility design to meet our current budget of \$18.85M (\$16.65M+/- remaining)
 - Option 2A – Evaluate previous options
 - Option 2B – Evaluate project phasing
3. Discussion

Option 1 (Process): Re-Prequal & Re-Bid

Process Includes:

- Prepare documentation
- Perform cost estimate
- Contractor prequalification
- Solicit contractor bids
- Review bids
- Present bids to Building Committee
- Present GC Award Recommendation to BOS
- March 2023 Special Town Meeting for Budget Overage (assumed)

Option 1: Re-Prequal & Re-Bid

Timeline (5 Months to Start of Construction) and Costs



TOTAL: \$340K+?**

* Additional contingency and construction / bid overage not included *

** The above values exclude construction – closeout as those phases are part of the existing OPM & Designer contracts **

Assumes OPM and Architect are contracted by November 1, 2022

Option 2 (Process): Re-Design, Re-Prequal & Re-Bid to Existing Budget

Process Includes:

- Budget analysis to understand new construction budget
- Re-evaluate building program
- Evaluate multiple design alternatives and select a preferred option
- Engage the community throughout the process
- Produce new design documents: Schematic Design(SD), Design Development(DD) and Construction Documents(CD)
- Perform cost estimates: SD, DD and CD
- Perform value engineering
- Contractor prequalification
- Solicit contractor bids
- Review bids
- Present bids to Building Committee
- Present GC Award Recommendation to BOS

Option 2: Re-Design, Re-Prequal & Re-Bid to Existing Budget

Timeline (15 Months to Start of Construction) and Costs



TOTAL: \$1.8M+/-?**

* Additional contingency and construction / bid overage not included *

** The above values exclude construction – closeout as those phases are part of the existing OPM & Designer contracts **

*** Assumes OPM and Architect are contracted by November 1, 2022***

Option 2A:

Evaluate previous options (Assume increased costs and time)

- Review the project's "program requirements" to ensure they're relevant in a post covid world and are not provided by other organizations.
- Compare current design/costs to Pembroke Community Center & Newton Senior Center.
- Review current design to ensure that it is in fact an efficient as well as effective design - that hones closely to the community center design that was presented to and approved by the Town at the October 2019 Town meeting.
- Consider engaging an architect with extensive community center experience to review what we have. If this is what the BOS decide, they should create their own Request for Proposal to procure the services of an independent architectural service.

Option 2B:

Evaluate project phasing (Assume increased costs and time)

Discussion

Option 1: Re-Prequal & Re-Bid

Timeline and Costs

NOV-DEC JAN-FEB MARCH

APRIL 2023 – MAY 2024

JUNE - JULY

Docs &
Prequal

Bid

STM

Construction

Closeout

OPM: \$155K+/-*

Designer: \$175K+/-*

Cost Estimator: \$5K

Bid Hosting: \$10K+/-

Advertising: \$2K+/-

TOTAL: \$347K???

* Listed OPM fee includes additional (1) month of design (March 2022), additional (1) month of bidding (June 2022) and additional strategizing months (currently August – September) | \$50K+/-

** Additional contingency and construction / bid overage not included **

*** The above values exclude construction – closeout as those phases are part of the existing OPM & Designer contracts ***

Option 2A: Re-Design, Re-Prequal & Re-Bid to Existing Budget

Timeline and Costs



OPM: \$340K+/-*

Designer: \$1.4M+/-

Cost Estimator: \$28K

Bid Hosting: \$10K+/-

Advertising: \$2K+/-

TOTAL: \$1.8M+/-?**

* Listed OPM fee includes additional (1) month of design (March 2022), additional (1) month of bidding (June 2022) and additional strategizing months (currently August – September) | \$50K+/-

** The above values exclude construction – closeout as those phases are part of the existing OPM & Designer contracts ***