

**Warrant Articles 7 and 8 about the Public Safety Complex  
November 2, 2015 Special Town Meeting  
Questions and Answers**

**1. Why are we being asked to appropriate more money for this project?**

Last year at town meeting and at a subsequent town election residents approved funding for a \$16.2 million public safety complex. Of that, \$13 million was needed for actual construction. When the bids were opened earlier this month the construction cost was \$14.5 million which is \$1.5 million higher than estimated.

**2. How did the Town determine the \$16.2 million estimate?**

The \$16.2 million included \$13 million for construction with the remaining \$3.2 million for associated costs for the architect, Owners Project Manager (required by law), furnishings, fixtures, equipment and sufficient contingency. Through a feasibility study and schematic design process, the \$16.2 million project cost was established for the new building. Estimates were developed by the designer and the Owner's Project Manager (OPM) by using independent professional estimators.

**3. Why are the bids so much over the estimate?**

The market is currently experiencing significant increases in cost due to the prevalence of available public and private projects as evidenced by the construction boom in Boston. The cost of construction is outpacing the estimator's ability to gauge the market. Scituate is not alone in this problem; our research indicates other municipalities are experiencing this same situation.

**4. Why are there two separate warrant articles for the base bid and the bid alternates?**

Every building project goes through a feasibility, schematic design and design development process prior to final construction documents and bidding. The Public Safety Complex is no different. During the schematic design phase the building included two sally ports, three apparatus bays and a full brick exterior. As the project design progressed, additional construction estimates were conducted at 60% and 90% completion. At both of those instances, the estimate was in excess of the \$13 million budget. Value engineering took place after both estimates resulting in multiple items being eliminated and five bid alternates were identified. A "bid alternate" is a component that was removed from the base bid specifications and treated as an option that the owner could elect to include if funds are available at the time of the contract award. It is a common bidding practice which usually applies to components that can more readily be added back to a project and to alleviate issues should bids be higher than expected.

Bid Alternates:

1. Second Sally Port – Police - \$354,000

2. Third Apparatus Bay – Fire - \$397,000
3. Radiant Heating – Fire
4. Trellis
5. Landscaping

**5. How is this going to affect my tax bill?**

**Article 7**, which asks voters for an appropriation of \$1.5 million to fully fund the base bid for the project, **would not increase tax bills**. It would be supported by funds that the Town had available already as a result of prudent fiscal planning and budgetary discipline which includes transfers from unspent funds from other completed projects, a transfer from the Capital Stabilization Fund, and borrowing.

**Article 8**, which asks voters for an appropriation of an additional \$751,000 to restore Bid Alternates 1 (sally port) and 2 (third apparatus bay), **would be added to the tax bill**. The estimated cost for this additional amount is \$9 on the average homeowner’s tax bill. It is likely that this amount will not be reflected in the tax bills for several years as the funds are not needed until the end of the project.

**Estimated Taxpayer Impacts for Next Five Years**

	<b>Original Estimate</b>	<b>Actual</b>	<b>Article 7 Included</b>	<b>Article 8* Included</b>
Year 1	<i>No change - Current year</i>			
Year 2	<b>\$145</b>	\$134	\$134	\$134
Year 3	<b>\$142</b>	\$131	\$131	\$131
Year 4*	<b>\$138</b>	\$128	\$128	\$136
Year 5	<b>\$135</b>	\$124	\$124	\$133
Year 6	<b>\$132</b>	\$120	\$120	\$129

\*Will not be reflected in tax bills for several years

**6. What happens if we don’t appropriate this money?**

The project does not get built without a further appropriation of funds. The Town has already incurred costs of \$900,000 for full architectural design, OPM services, advertising and bidding. The Town would need to re-visit the design that was developed in more than 100 meetings over a two-year period. This work would incur additional re-design and bidding costs and significantly reduce the functionality of the building and still might require additional funding due to escalating construction costs.