



Project Overview

| | |
|-----------------------------------|--|
| Feasibility Study | February 1, 2021 |
| Town Meeting Approval: | June 7, 2021 (Preconstruction Services) |
| Building Committee Formed: | August 2022 |
| OPM Selection: | December 2022 |
| Designer Selection: | March 2023 |
| Commissioning Agent Selection: | January 2024 |
| Building Committee Meetings: | 23 |
| Design Related Meetings: | 20+ Building & Site Programming Meetings |
| Board of Selectman Presentations: | 3 (plus 10/16/24 scheduled meeting) |

Additional public meetings were held with the Technical Review Committee, Zoning Board, Conservation Commission, Planning Board, and with neighbors abutting the property.



Seekonk Department of Public Works
Finance Committee Presentation
October 15, 2024



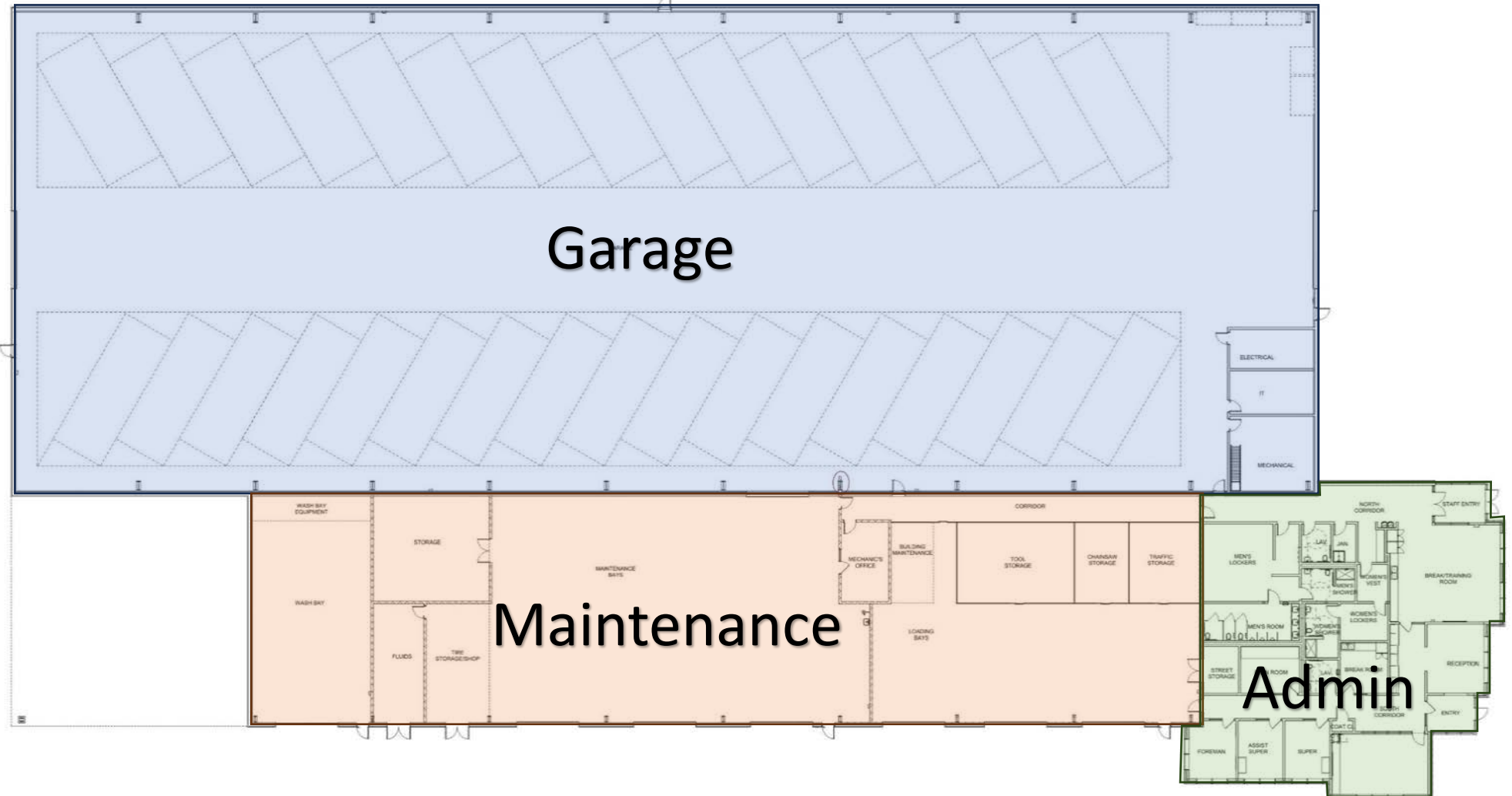
SEEKONK
MASSACHUSETTS

Project Schedule

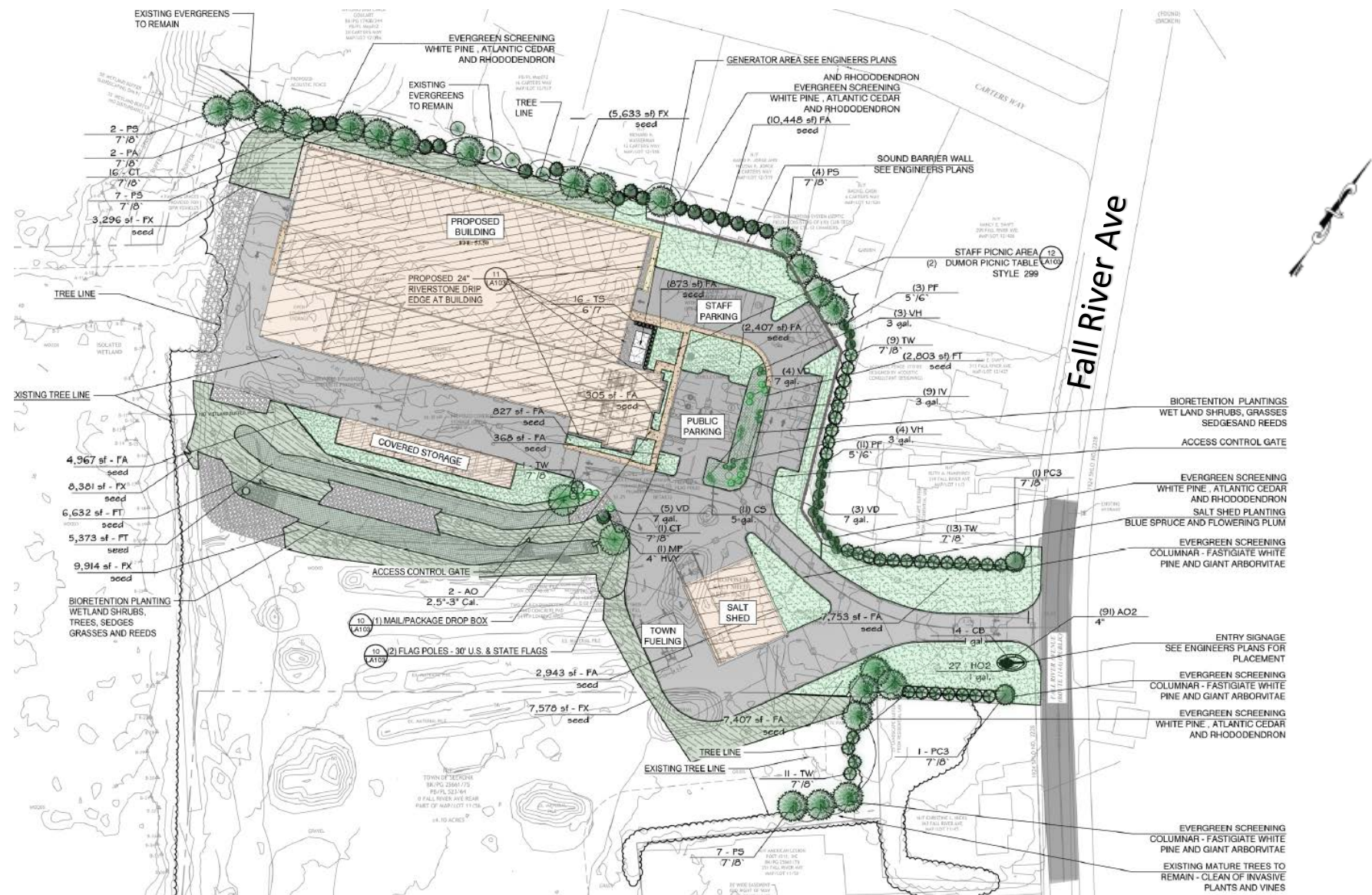
- **May 2023 – Aug 2023:** Programming/Preliminary Site Investigations (*4 mo.*)
- **Sep 2023 – Dec 2023:** Schematic Design (SD) Phase (*4 mo.*)
- **Jan 2024 – Apr 2024:** Design Development (DD) Phase (*4 mo.*)
- **May 2024 – Aug 2024:** Construction Documents (CD) Phase/Contractor Prequalification (*4 mo.*)
- **Sep 2024 – Oct 2024:** Contractor Bidding Phase (*2 mo.*)
~ WE ARE HERE – General Contractor Bids were received on October 3, 2024
- **Nov 18, 2024:** Town Meeting
- **Nov 25, 2024:** Ballot Referendum Vote
- **Dec 04, 2024:** Select Board Meeting to Award GC Contract
- **Dec 2024 – Aug 2026:** Execute GC Contract/Construction & Project Closeout (*21 mo.*)
- **September 2026:** Occupy Building

- Garage**
41,850
- Maintenance**
14,400
- Administration**
5,565

61,815 SF Total



Site Plan



Total Project Budget

- Construction Cost (GC Low Bid): \$ 36,561,413
- Architectural & Engineering Services: \$ 1,574,809
- OPM Services: \$ 924,500
- Other Project Costs: \$ 374,191
- Owner Contingency: \$ 1,750,000
- FF&E/Technology Allowance: \$ 250,000
- **TOTAL PROJECT BUDGET** \$ **41,434,913**

- Less Phase 1 Preconstruction Budget: (\$ 1,500,000)
- **Total Phase 2 Construction Budget:** \$ **39,934,913**

| Phase 1 Preconstruction Budget | |
|--------------------------------|---------------------|
| A&E Services: | \$ 1,169,809 |
| OPM Services: | \$ 306,000 |
| Commissioning Agent: | \$ 8,800 |
| Other Costs: | \$ 15,391 |
| Total Phase 1 Budget: | \$ 1,500,000 |

Tax Impact Analysis

- Amount to be Borrowed: \$39,934,913
- 30 Years (Level Debt Service)
- Interest Rate: 4%
- Average Single Family Assessed Value: \$494,807
- Average Single Family Tax Bill Impact: \$272/Year

| Fiscal Year | Debt Payment | Net Retired Debt Debt Payment | Avg Home Value Tax Impact |
|-------------|--------------|----------------------------------|------------------------------|
| FY 2026 | \$ 2,330,008 | \$1,958,556 | \$ 227.61 |
| FY 2027 | \$ 2,330,008 | \$1,898,538 | \$ 222.66 |
| FY 2028 | \$ 2,330,008 | \$1,672,395 | \$ 197.92 |
| FY 2029 | \$ 2,330,008 | \$1,460,002 | \$ 173.18 |
| FY 2030 | \$ 2,330,008 | \$1,314,480 | \$ 153.39 |
| FY 2031 | \$ 2,330,008 | \$1,172,330 | \$ 138.55 |
| FY 2032 | \$ 2,330,008 | \$1,136,935 | \$ 133.60 |
| FY 2033 | \$ 2,330,008 | \$1,097,425 | \$ 128.65 |
| FY 2034 | \$ 2,330,008 | \$1,063,120 | \$ 123.70 |
| FY 2035 | \$ 2,330,008 | \$1,038,470 | \$ 123.70 |
| FY 2036 | \$ 2,330,008 | \$1,016,650 | \$ 118.75 |
| FY 2037 | \$ 2,330,008 | \$994,830 | \$ 118.75 |
| FY 2038 | \$ 2,330,008 | \$654,670 | \$ 79.17 |
| FY 2039 | \$ 2,330,008 | \$643,170 | \$ 74.22 |
| FY 2040 | \$ 2,330,008 | \$631,670 | \$ 74.22 |
| FY 2041 | \$ 2,330,008 | \$615,220 | \$ 74.22 |
| FY 2042 | \$ 2,330,008 | \$603,820 | \$ 69.27 |
| FY 2043 | \$ 2,330,008 | \$28,120 | \$ 4.95 |
| FY 2044 | \$ 2,330,008 | | |
| FY 2045 | \$ 2,330,008 | | |
| FY 2046 | \$ 2,330,008 | | |
| FY 2047 | \$ 2,330,008 | | |
| FY 2048 | \$ 2,330,008 | | |
| FY 2049 | \$ 2,330,008 | | |
| FY 2050 | \$ 2,330,008 | | |
| FY 2051 | \$ 2,330,008 | | |
| FY 2052 | \$ 2,330,008 | | |
| FY 2053 | \$ 2,330,008 | | |
| FY 2054 | \$ 2,330,008 | | |
| FY 2055 | \$ 2,330,008 | | |

Comparable DPW Construction Costs

| | | |
|----------------|-----------------|----------|
| Revere DPW | Currently in DD | \$536/SF |
| Acton DPW | In Construction | \$474/SF |
| Holden DPW | Built 2020 | \$427/SF |
| Burlington DPW | Built 2019 | \$474/SF |
| Yarmouth DPW | Built 2019 | \$519/SF |
| Middleboro DPW | Built 2019 | \$508/SF |

Seekonk DPW Complex.....\$506/SF*

**Includes DPW Building, Salt Shed, Barn, Covered Storage, Sitework, and Unsuitable Soil & Trash Removal*