



OAK POINT  
ASSOCIATES

architecture  
engineering  
planning

August 11, 2014

Nathan Poore, Town Manager  
Town of Falmouth  
271 Falmouth Road  
Falmouth, Maine 04105

Dear Nathan:

We have reviewed the bids received for the Phase Two Improvements project at Falmouth Town Hall and we offer the following observations for your consideration.

- Two bids were received. Hardypond Construction's bid was lower than Oak Point's total (base bid plus alternates) estimated construction cost of \$586,642. DiMatteo Construction Management's bid was slightly higher. Both bidders were below Oak Point's estimated base bid construction cost of \$558,037.
- The lowest total bid, considering base bid plus Alternate 1, is Hardypond Construction with a base bid of \$480,244 and total of base bid + alternate of \$523,964. (By comparison, DiMatteo Construction Management's base bid total is \$551,500 and base bid + alternate total is \$588,734.)

As you know, we are currently working with Hardypond Construction on the first phase of Town Hall renovations. In general, we are pleased with their work. We have not worked with DiMatteo Construction Management on any project. We have no issues with any of the listed sub-contractors on either Contractor's bid form.

Our recommendation is that the Town accept Hardypond Construction's bid, including the bid alternate for replacing the accessible ramp and stairs. Doing the bid alternate work at this time makes sense because of site improvements that would be disturbed if this were phased in at a later date. We also recommend that you include a 10% construction contingency in your fund request, which will keep the project moving forward in the event of unforeseen conditions.

Please let me know if you have any questions for us, and we look forward to seeing this phase of the project move forward!

Regards,

Allison Towne DiMatteo, MLLA, LEED AP  
Project Manager