

Town of Newbury Municipal Building Committee

Facility Project Recommendation to the Town's Board of Selectmen



issued: 6/28/16

Best Price: Tradeoff between price and performance that provides the greatest overall benefit under the specified selection criteria.



Municipal Building Committee:

Tracy Blais	Town Administrator
Mike Doyle	Resident Member
Steve Fram	Board Of Health
Donald Jarvis	Resident Member
Damon Jespersen	BOS liaison, non-voting member
Sam Joslin	Building Commissioner
John Lucey, Jr.	Deputy Chief of Police
Richard Ronder	Resident Member
Eric P. Svahn	Chairman, Resident Member
Martha Taylor	Town Planner
Nathan Walker	Fire Chief

Board Of Selectman:

Geof Walker	Chairperson
Charles "Chuck" Bear	
J R Colby	
Alicia Greco	
Damon Jespersen	



Town Of Newbury
Municipal Building Committee
Newbury, MA 01951-4799

June 28, 2016

To: Geoffrey Walker, Chairman
Newbury Board of Selectman

SUBJECT: Municipal Building Committee - Facility Solution Recommendation

Dear Selectman Walker,

For the past two years, the Municipal Building Committee, following the Public Safety Complex Committee lead, has been focused on assessing possible solutions for Newbury's Police, Town Hall and Fire facility needs. The Committee's original charge from the Selectmen was to develop a solution that addressed the greatest number of facility needs and provided the greatest long-term value. The MBC now presents the three most viable options for your consideration, selection, and action, along with a recommendation for the preferred alternative.

After thorough review of site options, programmatic needs, conceptual and design alternatives, and associated costs, the MBC has concluded that the Public Safety Complex (PSC), coupled with improvements to Town Hall, continues to represent the best value to the Town, particularly in light of the recent Town Meeting vote to acquire the Protection #2 parcels on Morgan Avenue. This recommendation is based on the synergy of combining two related departments into one building, the functional desirability of maintaining proximity between Town Hall and the Police Department, and the resulting cost savings and construction and operational efficiencies. Even though the initial cost is higher, we believe that this solution will provide the best value for current and future generations of Newbury residents.

We are sensitive to the fact that the MBC has presented this recommendation to the Selectmen previously and that it has gone before the residents for a vote both at Town Meeting and at the ballot, with differing results. However, we continue to believe that this solution best meets the charge that we were given. Today the facility needs, some identified as early as 2004, some new as of this year, all still exist and are only getting more pressing as time passes. The police stations lacking operational spaces and is in deplorable condition, Town Hall has for years been too small to properly accommodate the number of employees in it and is in need of basic repairs, along with current code compliance. The fire station has programmatic and physical deficiencies which, while less discussed than the police station deficiencies, are no less real. Capital improvements to address all of these needs are long overdue.

We thank you for your consideration of this recommendation. The MBC is available to meet with any resident or Town board/committee to discuss the process and conclusions made to form the recommendation.

Respectfully,

Eric P. Svahn, Chair

Proposed Facility Projects:

CSP-1 NEW-NEW

New combined Town Hall & Police Station
On existing townhall site

CSP-3 PUBLIC SAFETY COMPLEX

New combined Police & Fire Station
Renovations to Town Hall
On the undeveloped Fire Pro #2 lot

CSP-4 PHASED FACILITY PLAN

New Police Station - Pro #2 far lot
Renovations to Town Hall
Renovations to Fire Station

Previously considered Site and Facility Options:

CSP-2 TH Renovations, TH Addition, New PS Addition
#5 Woodbridge School, 33 High Road
#6 Town Library, 0 Lunt Street
#7 Town Forest, Hay Street and Boston Road
#8 Governor's Academy, RT-1 Site, long term lease
#9 Manter Field, Central Street
#10 RT-1 Sled Road & Boston Road
#11 RT-1 JRM Hauling & Recycling

Appendix of support documents:

2016

6/28 Report to the BOS
4/26 [ATM Report](#)
3/22 BOS presentation
3/21 Fennessy Consulting Concept Design Cost Estimate
3/1 Tax letter flyer, was not issued
2/22 Letter, Bld Commissioner - letter on temporary trailers
1/11 Request for Proposal - OPM selection - draft, not issued

2015

11/20 [STM Report](#)
11/15 Letter, MBC to BOS on alternate CSP-1
11/9 Comparable Study: Carell Group - Rowley Police & Fire Study
10/4 MBC recommendation to BOS -CSP-1, draft
9/15 Presentation, Public Information Night CSP-3
7/15 Letter, MBC Cost Savings on Combining Departments CSP-3
6/4 Letter, MBC response to resident to buy property
5/19 [ATM report](#)
5/7 Presentation, Information Session to Newbury Residents
3/31 Presentation, MBC Recommendation to BOS
3/23 Comparable Study: HKT Architects Salisbury Police Station Project
3/15 MBC Budget for CSP-3, PSC

2014

12/2 Letter, Building Commissioner, Parking Requirements
11/22 Presentation, Public Information Workshop
11/12 Report, Water Connection Costs for Site Selection
10/ [STM Report](#)
10/28 [Presentation, MBC to Joint Committees, Town Library](#)
10/16 Letter, Building Commissioner to CPC, Town Hall Code Violations
9/2 Report to the Finance Committee
8/20 Report to the Planning Board
7/30 Report, CSS Architect Building Assessment
6/14 Report to BOS
5/22 [ATM Report](#)
4/29 BOS form the Municipal Building Committee (MBC)
3/25 Report, CSS Architects Final Report, CSP-3, PSC
3/12 Report, Mold Testing Police Dept

2013

12/9 Report, CSS Architects, Building Assessment Report
11/25 Letter to BOS, Public Safety Complex Committee recommendation
3/3 CSS Architects Feasibility Study

2012

12/31 Report, PSCC to BOS, Police Station Recommendations
5/8 Report, CPC, Site Inspection Report & Recommendations
3/12 Report Mold Testing of Police Station

Public Safety Complex Committee (PSCC)
Public Safety Site Selection Committee (PSSSC)

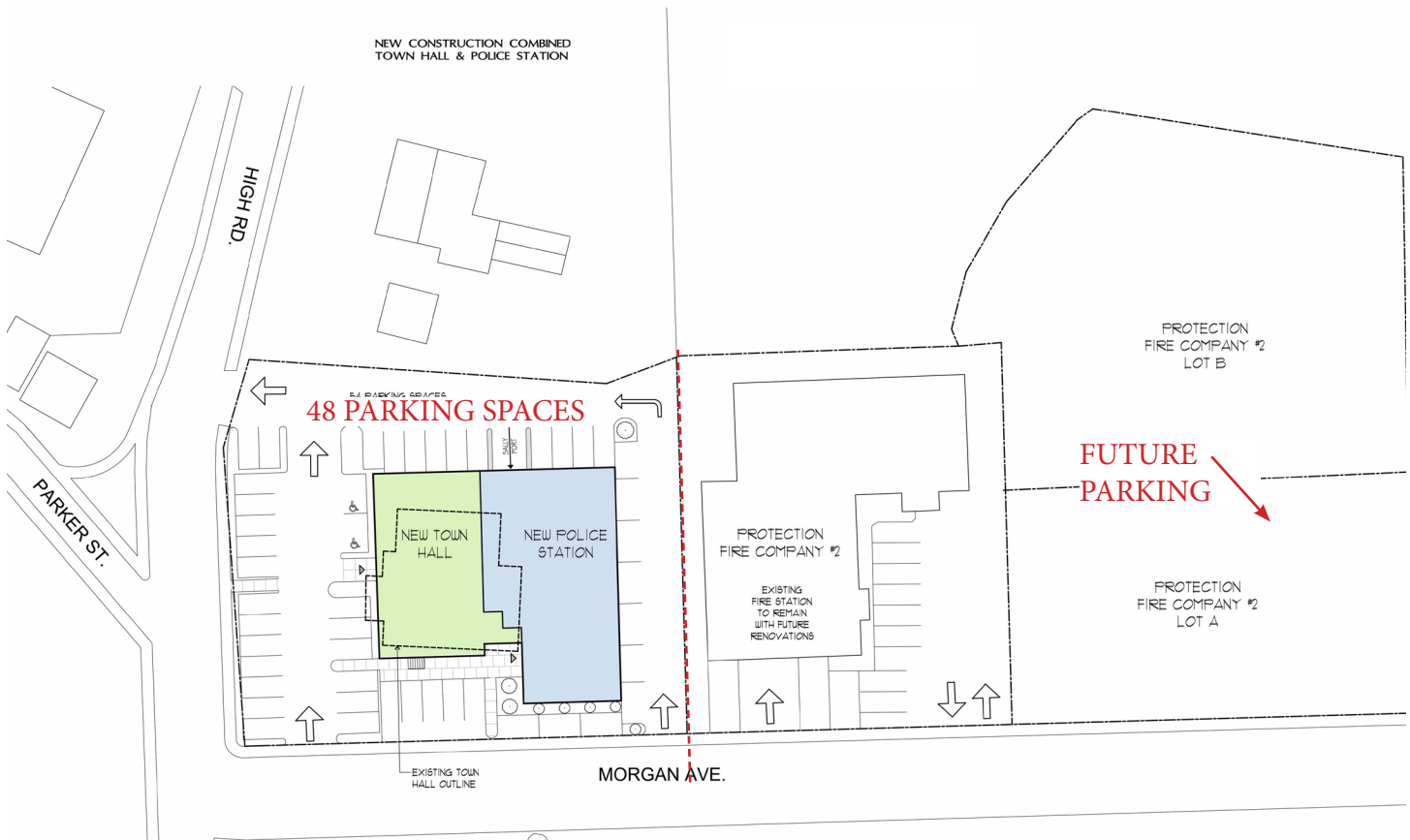


CSP-3
PUBLIC SAFETY COMPLEX



CSP-1

NEW COMBINED TOWN HALL & POLICE STATION



New Police 9,000sf
 New Town Hall 9,000sf
Total 18,000 sf
 Total Project Cost \$9,000,000

Renovate Fire Station \$.5m to \$1.m

Total Project Costs
\$9.5m to 10.m

- Program spaces added for a media room and storage.
- Shared program spaces for single mechanical, electrical and plumbing systems.
- Additional parking spaces provided on same site.
- Future overflow parking on far Pro #2 lot.
- Town Hall, image of the town remains on High Rd.
- All new construction for more efficient operational costs.

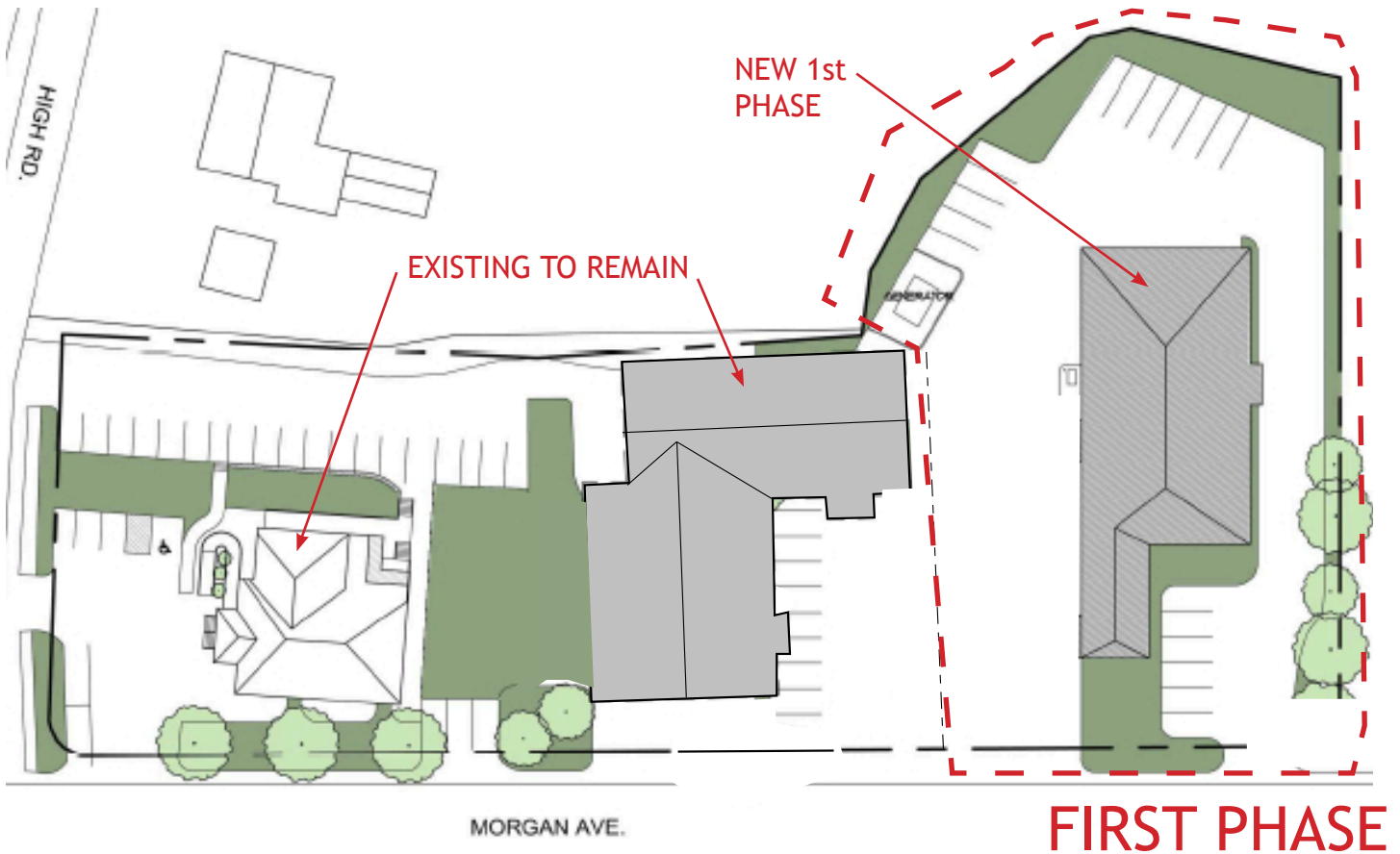
CSP-1



- TOWN HALL
- TOWN HALL

CSP-4

PHASED - POLICE STATION



New Police Station 10,000sf
Project Cost \$5,000,000

Renovate Town Hall 6,850sf
Addition to Town Hall 1,400sf
Renovate Fire Station 9,700sf
Project cost \$1,800,000 to \$4,000,000

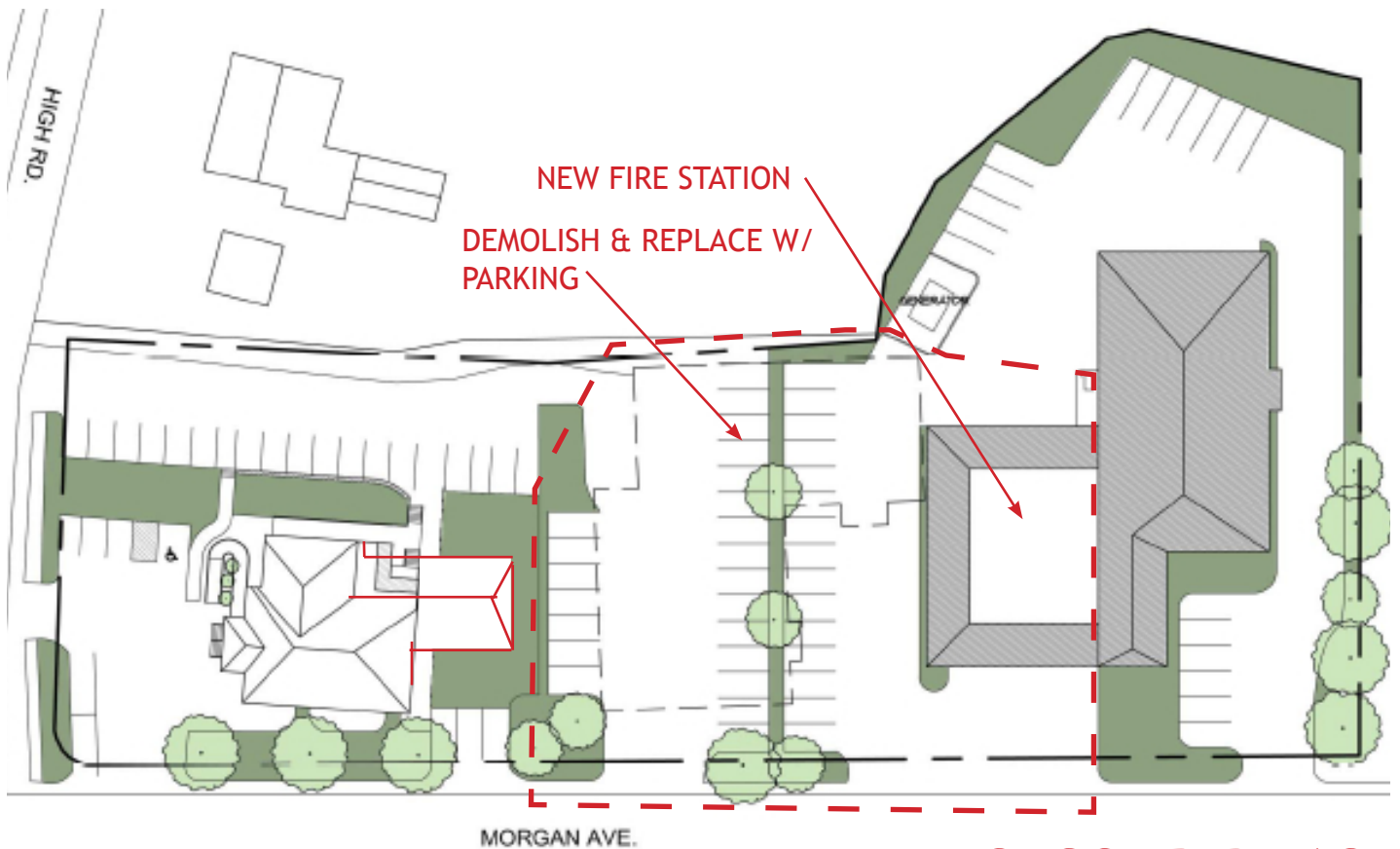
Total Project Costs
\$6.7m to 9.m

Phase -1 Police Station located and constructed with the intent to add an attached fire station in the future. Future is 4 to 6 years from 2016.

- Town now owns the Fire Protection #2 land, not part of the project costs.
- Renovations are not defined, assumed to be partial to fix limited issues meeting the set budget.
- Some amount of renovation/addition is needed in Phase One to accommodate town hall staff.

CSP-4

PHASED - POLICE STATION



SECOND PHASE

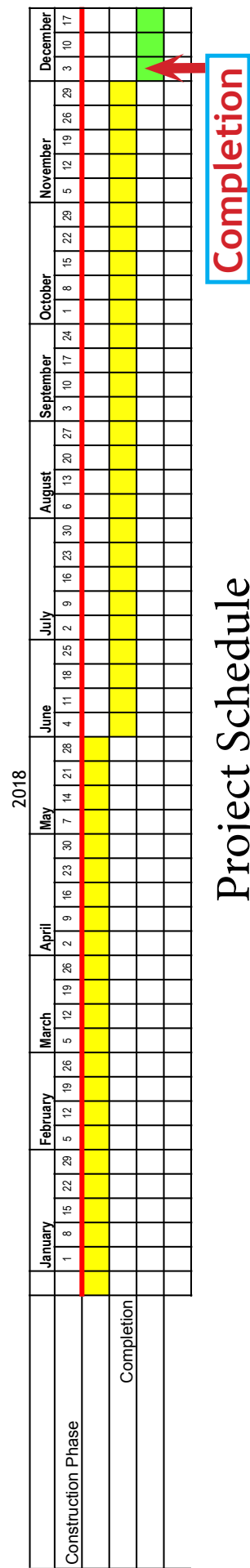
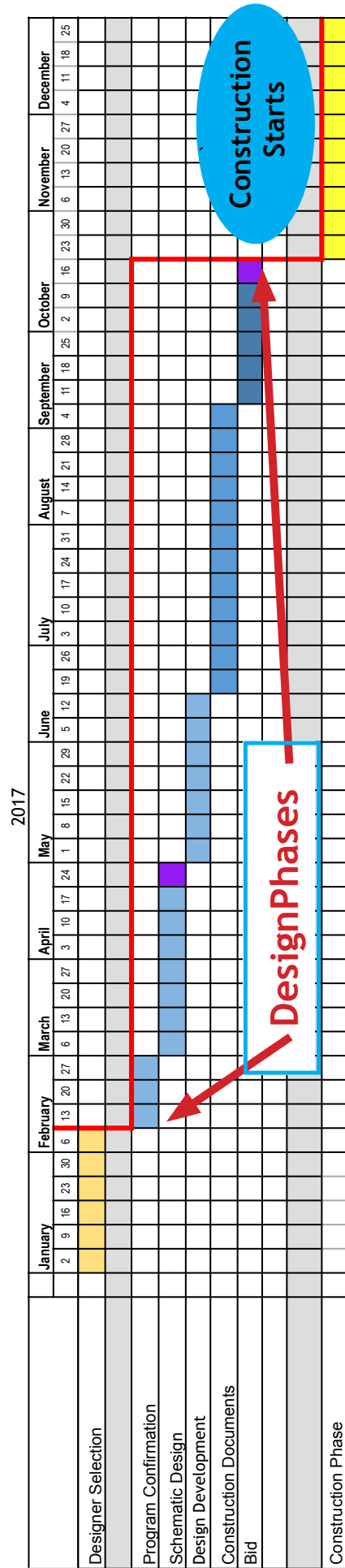
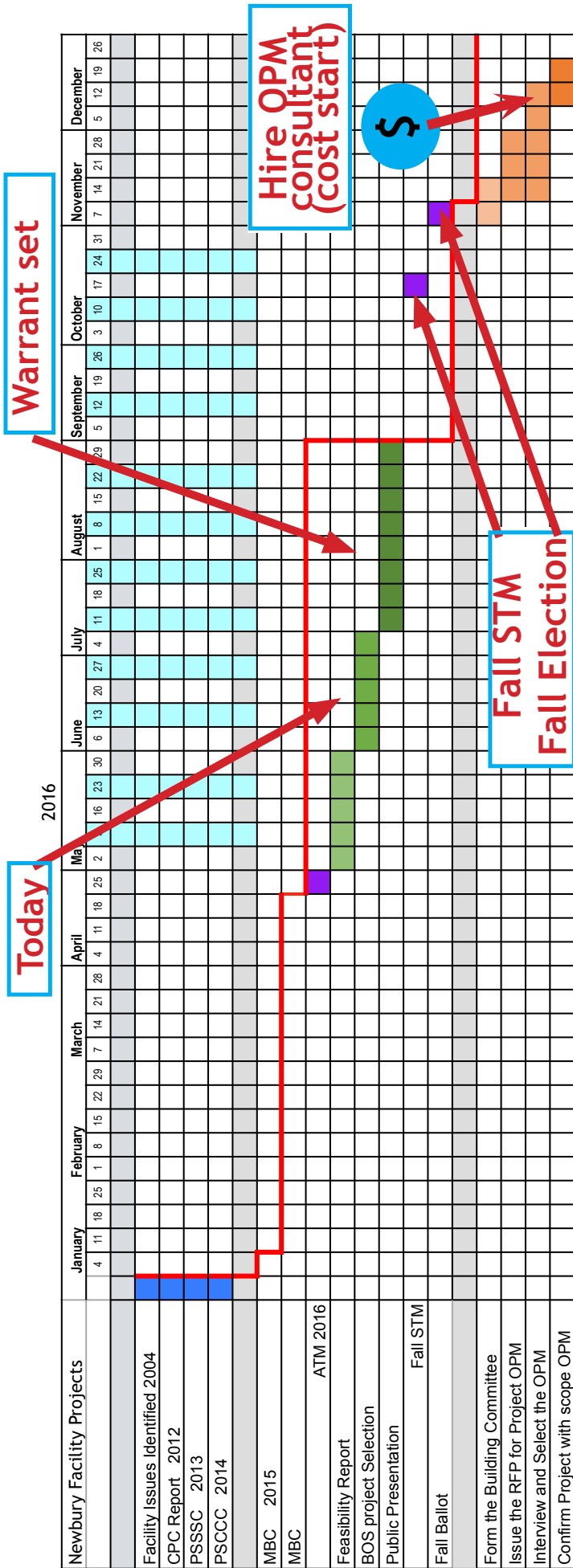
New Fire Station 10,000sf
Project Cost \$5,000,000

Update Town Hall 6,850sf
New parking Lot 1,400sf
Demolition Fire Station 9,700sf
Project cost \$600,000 to \$1,000,000

Total Project Costs
\$5.6m to 9.m

Phase -2 Fire Station as an addition to the Police station.

- Cost are escalated for labor and material inflation.
- Program reduced by 1,000 sf as MEP & FP built in-to the first phase.
- New open parking lot on site of old Pro #2 building.



Project Schedule