

Information Session to Newbury Residents

Proposed Improvements to Town Facilities MBC Recommendation to the Board of Selectman

Project: Public Safety Complex, New Combined Police & Fire Station, Renovations to Town Hall

Newbury Municipal Building Committee

Eric Svahn, Resident Member, Chair

Tracy Blais, Town Administrator

Mike Doyle, Resident Member

Steve Fram, Board Of Health

Damon Jespersen, Board of Selectman, Liaison

Sam Joslin, Building Commissioner/Facilities Manager

John Lucey, Jr., Deputy Chief of Police

Richard Ronder, Resident Member

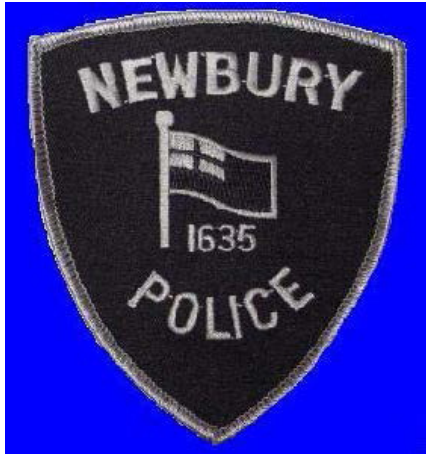
Martha Taylor, Town Planner

Nate Walker, Fire Chief

4 May 2015

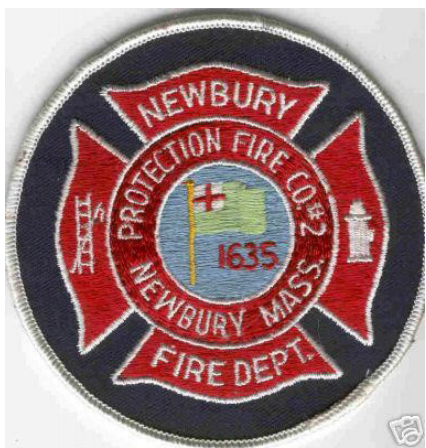


NEWBURY CAPITAL PLANNING COMMITTEE
SITE INSPECTION REPORT AND RECOMMENDATIONS



“Newbury municipal facilities continue to operate well past their planned life span and the Police Department’s facility is no exception. The facility has become seriously overcrowded, suffers from a lack of sufficient infrastructure (HVAC, electrical, data, and telecommunication) and is challenged to provide Newbury with vital services given outdated security and safety systems which if not addressed will ultimately result in a decline of operational efficiency and morale.”

“In brief, the facility does not meet current standards for the programmatic needs of a 21st century police department facility such as a secure entry lobby, a communications center, a cellblock, interview rooms, men’s and women’s locker rooms, training rooms, offices, evidence storage, booking room, squad room, day room, garage or a sallyport.”

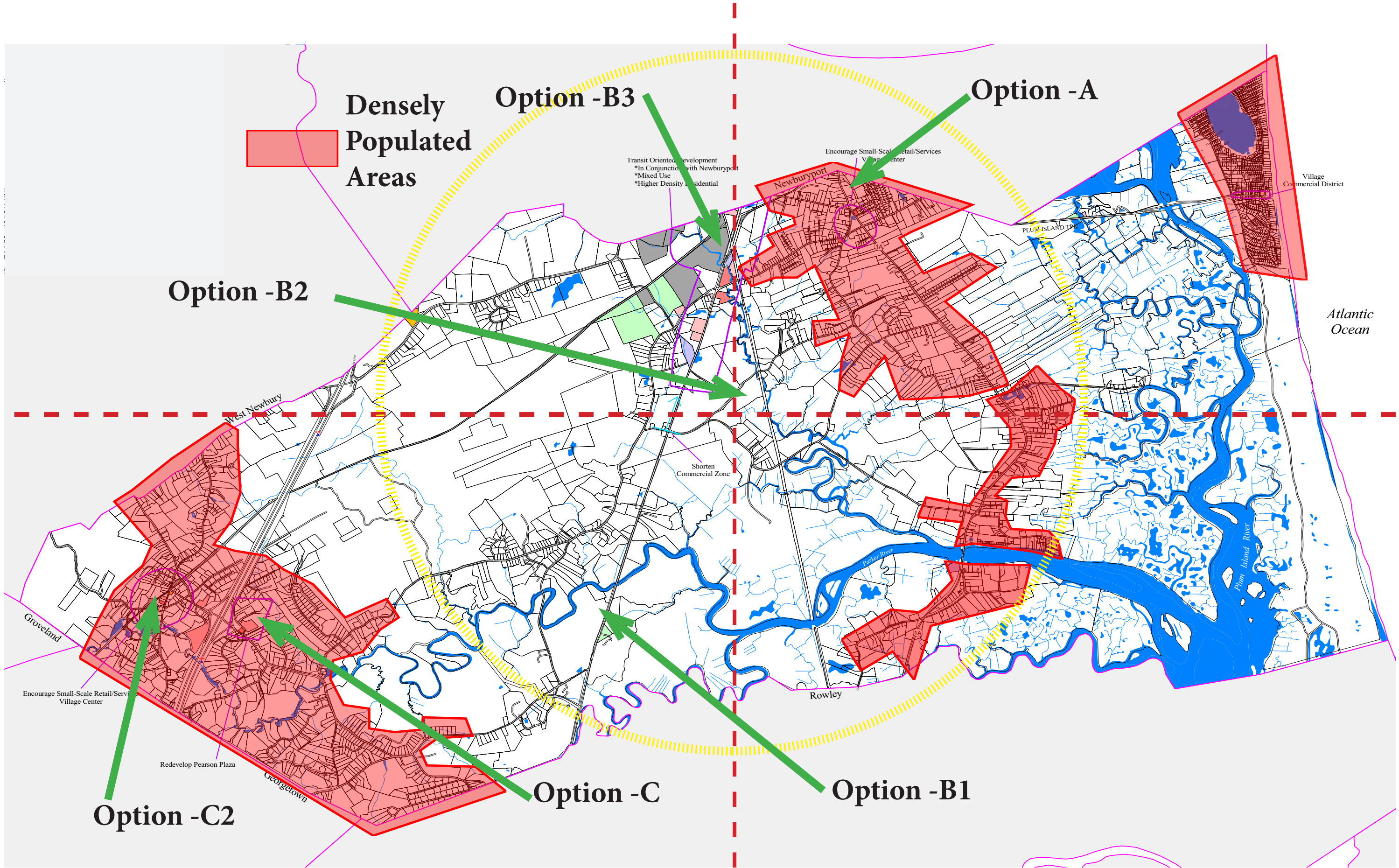


Protection Fire Company No. 2 - Our Vision Statement

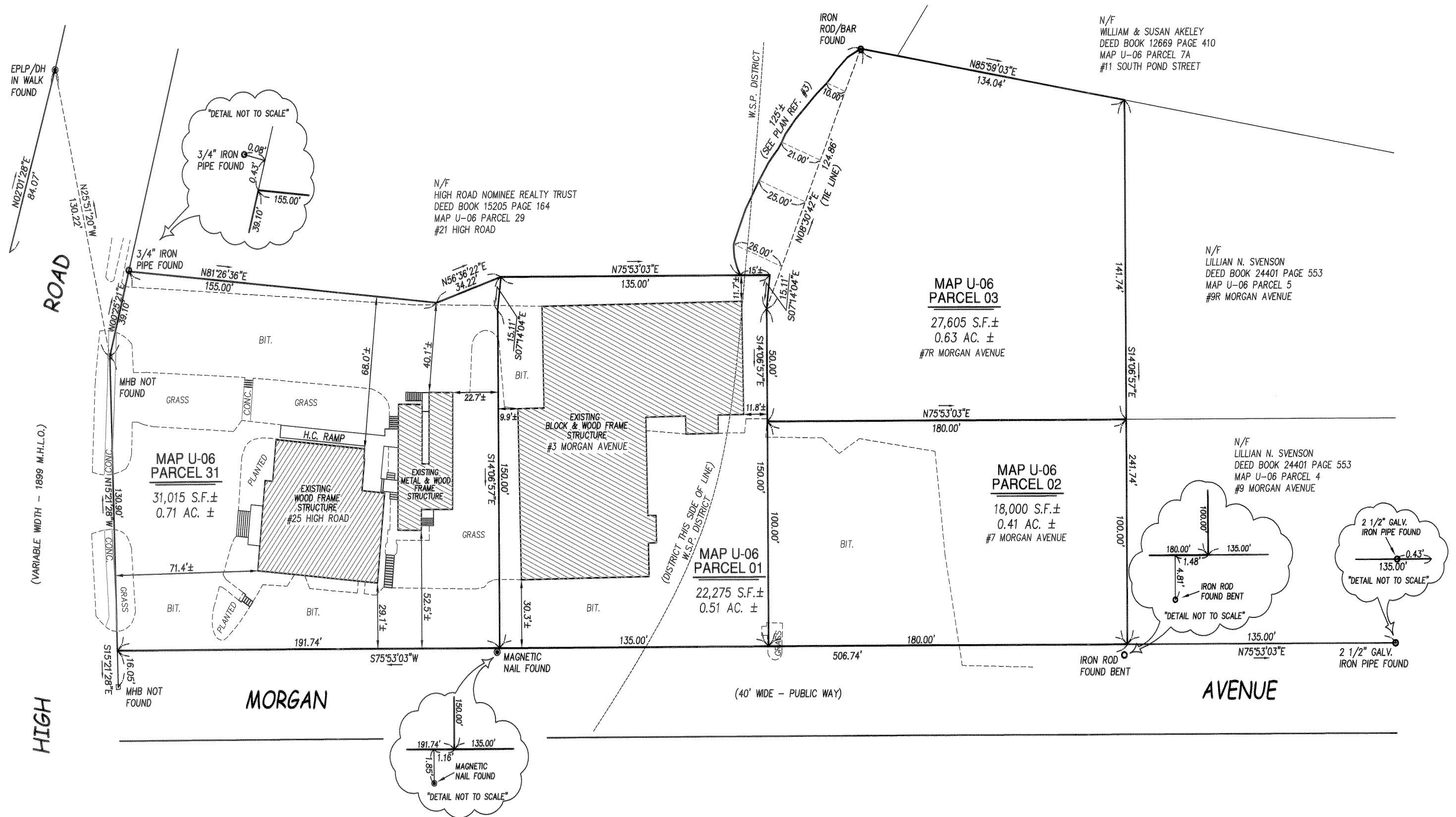
“We believe in the safety and health of you, your family, your property and those that chose to protect it at a moment’s notice” Our “vision statement” starts and ends at the fire station. This is why the Public Safety Building is so important for the fire department being able to provide the best possible service to the town and its firefighters.

On the outside it may appear we may have a structurally sound building that “looks fine,” but the reality is we are drastically behind the times and have an obligation to create an environment where firefighters can aspire to provide unparalleled services to the town.

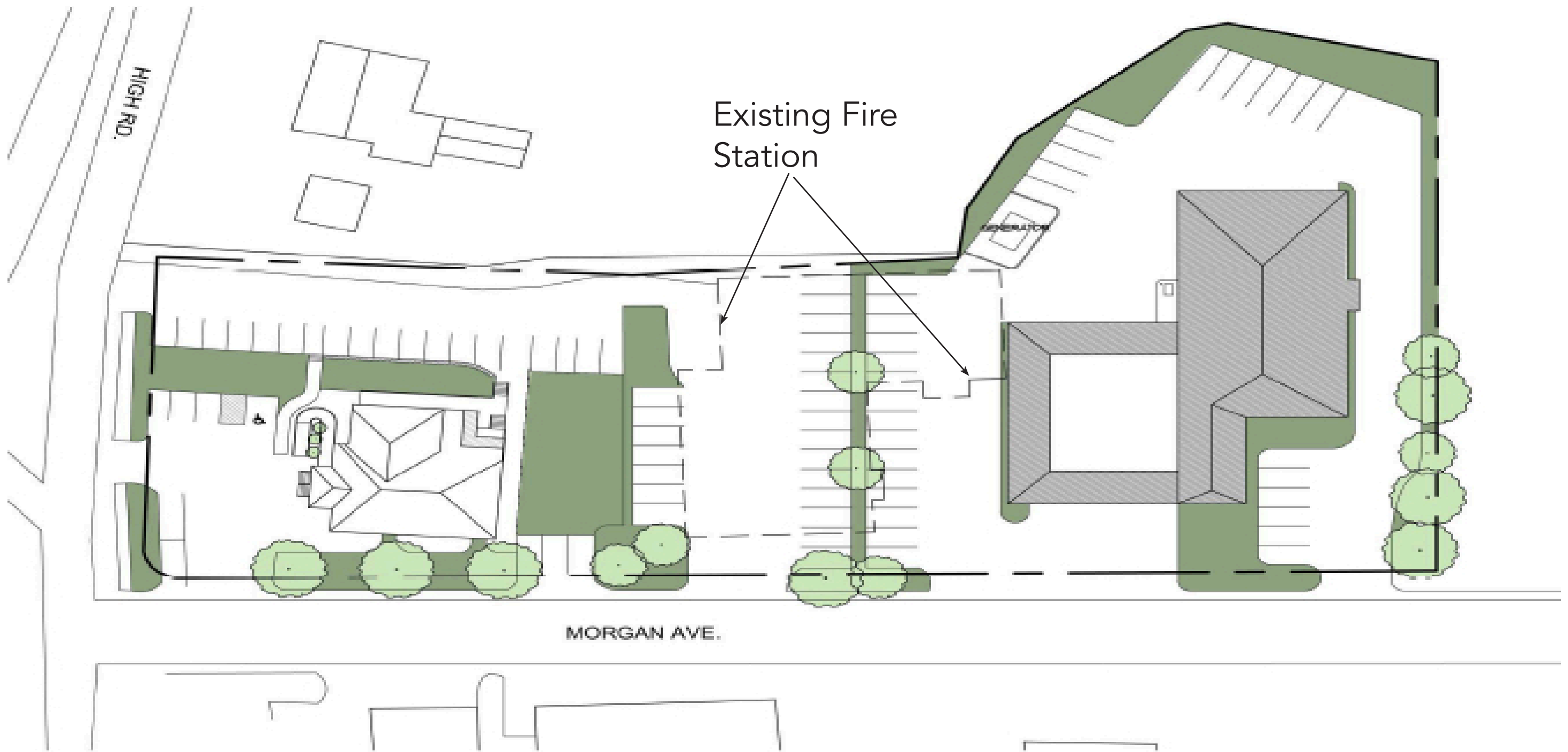
Newbury, Massachusetts



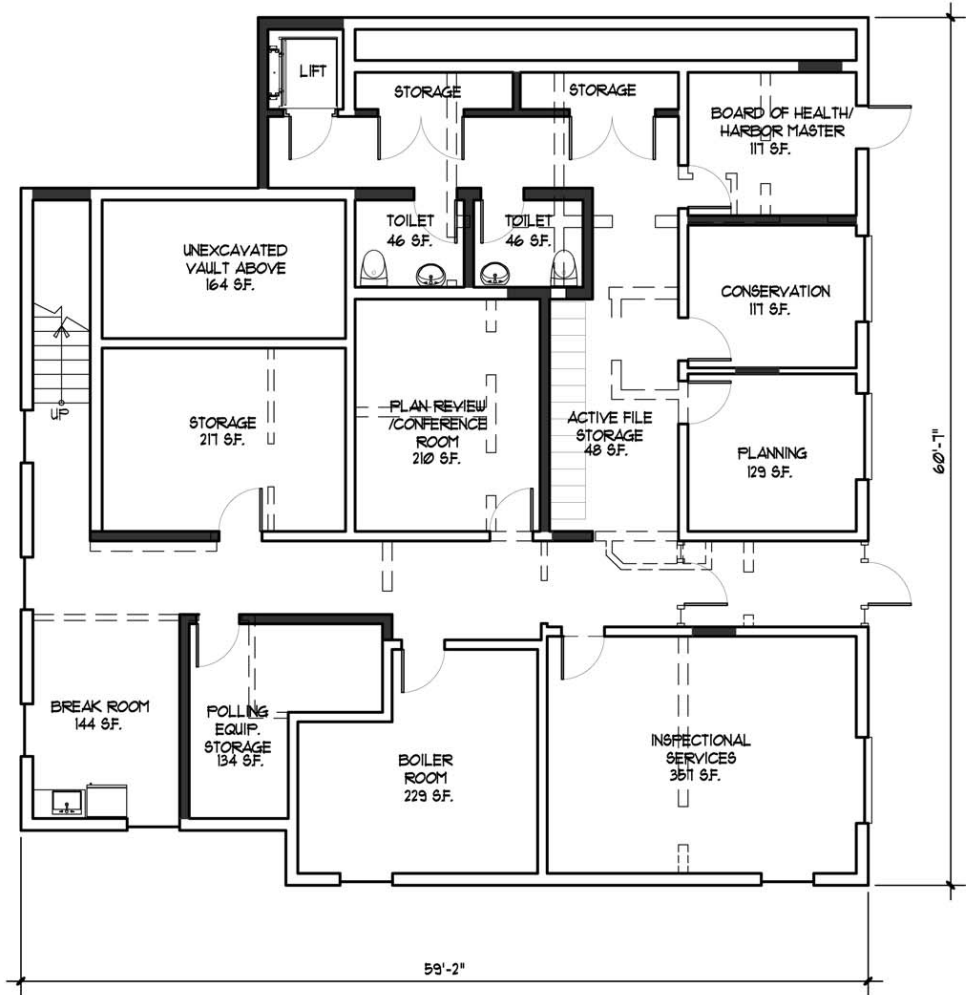
Property Survey Town Hall and Protection Fire Co. #2, Newbury, Massachusetts



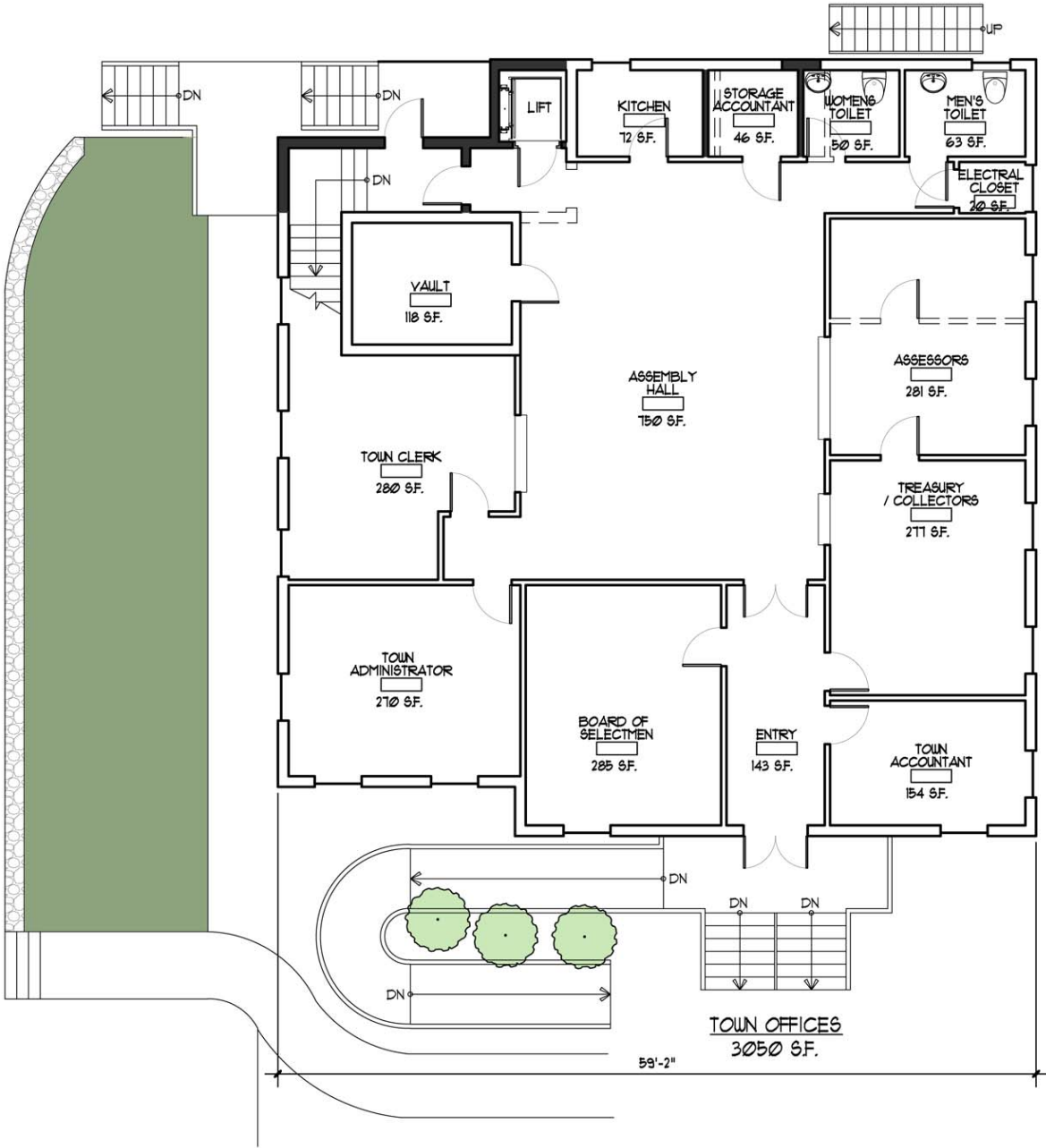
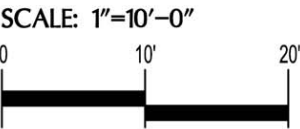
Conceptual Design Site Plan - Town Hall & Public Safety Complex Newbury, Massachusetts



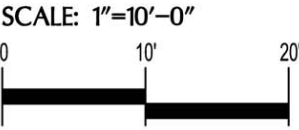
Proposed Conceptual Design Floor Plans - Town Hall Renovations Newbury, Massachusetts



PROPOSED LOWER LEVEL FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



Proposed Conceptual Design Floor Plans - Public Safety Complex (Police & Fire) Newbury, Massachusetts



Police Department & Fire Department Facility Improvements Projects

Municipal Building Committee Issued 03/31/15

PD & FD Total Project Area, new	20,000	gsf
TH Total Project Area, renovation	2,457	gsf
PD & FD Total Construction Costs, new	\$7,974,440	
TH Total Construction Costs, renovation	\$1,040,000	
Cost to purchase property	\$440,000	
Non Construction Costs	\$2,171,397	
Total Project Cost	\$11,625,837	
Design Phase - Arch and Eng Design Fees	\$984,348	
Project Amount Financed	\$10,641,489	

Newbury Public Safety Complex

Police Department & Fire Department Facility Improvements Projects

Municipal Building Committee Issued 03/31/15

	PD	FD	TH	Totals
Construction Cost	\$ 4,098,400	\$3,876,040	\$ 1,040,000	\$ 9,014,440

Estimated Architectural and Engineering costs for the the project based on a percentage of the construction cost total.

Fee percentage 11.60% Architect, Structural, Mechanical, Code, Civil, Landscape

Project Phase		\$ 1,045,675	Total project Design and Engineering fees
Schematic	10%	\$ 104,568	
Construction Documents	65%	\$ 679,689	
Bid	5%	\$ 52,284	
Construction Administration	20%	\$ 209,135	** seems low for the supervision necessary

Fees for the design phases along with non-consruction costs including

	\$ 984,348	Total fees requested for design phase
Arch & Engineer	\$ 836,540	Fee for just the design phase work, SD, CD and Bid phases
A&E reimbursable expenses	\$ 18,750	75% Architect's: travel, phone, photos, models, printing, etc.
Traffic Study	\$ 10,000	100% Required by Rt-1A High Road
Reimbursable expenses	\$ 10,000	50% Town's; printing, travel, etc.
Surveyor	\$ 10,000	50% on the low side, some work already done
Geotechnical	\$ 10,000	100% need some borings and a report for foundation design
Wetlands Consultant	\$ 10,000	100% may not be needed for the Town Hall site
Hazardous Inspections	\$ 4,250	25% need an inspection before demolition
Sewer coordination fees	\$ 15,000	75% revisions and changes as the new plan developers
Town Fee Contingency	\$ 59,808	15%
Other	\$ -00	0

What does a \$11,625,000 project cost residents ?

Project design phase will cost taxpayers approximately \$16.43 per every \$100,000 of property valuation per year.

Newbury's average value property would incur a tax increase of \$68 per year.

Project construction phase will cost taxpayers approximately \$70.77 per every \$100,000 of property valuation per year.

Newbury's average value property would incur a tax increase of \$293 per year.

Notes:

(Newbury's average valued property is approximately \$414,300)

(the \$68 is included in the \$293)

(tax increase is for 20 years, not a permanent tax increase)

What does NOT doing this project cost residents ?

In 2014 over \$75,000 of patches and repairs were needed in the police station for flooding, sewer backups, and bad air quality.

So far in 2015 two junior officers have left the police force. Newbury incurs extra costs with new recruits for 6 months of training, uniforms, equipment.

Town Hall mobile trailers, which are 14 years old, have a high cost to heat and cool and maintain.

What happens if this project is voted down?

The facility issues will remain and only get worse. The cost to repair and replace will only increase. The town is opening itself up to liabilities fm both town employees and residents using the facilities. The town's safety services may be forced into temporary facilities at a higher cost then building the proposed Public Safety Complex.