

NEWBURY TOWN HALL & POLICE STATION

INFO SESSION

6 OCTOBER 2018

Municipal Building Committee

Eric Svahn, Chair

Damon Jespersen, Vice Chair

Martha Taylor, Secretary

Tracy Blais

J R Colby

Bob Connors

Chief Mike Reilly

PROGRESSION OF DESIGN OPTIONS

	SIZE	POLICE STATION	TOWN HALL/ SHARED
First Concept	25,665 SF	13,000 SF new	12,665 SF add/renovation
Second Concept	16,233 SF	10,000 SF new	6,233 SF renovation
Third Concept	*16,400 SF	7,630 SF new	8,770 SF new
Proposed Option	*18,600 SF	8,200 SF new	10,400 SF new

*SHARED FEATURES INCREASE USEFULNESS

SIZE

First Concept	25,665 SF	Large Program - Separate Buildings
Second Concept	16,233 SF	Reduced Program - Separate Buildings
Third Concept	*16,400 SF	Reduced Program - Combined Buildings
Proposed Option	*18,600 SF	Minimal Program - Combined Buildings

*SHARED FEATURES INCREASE USEFULNESS

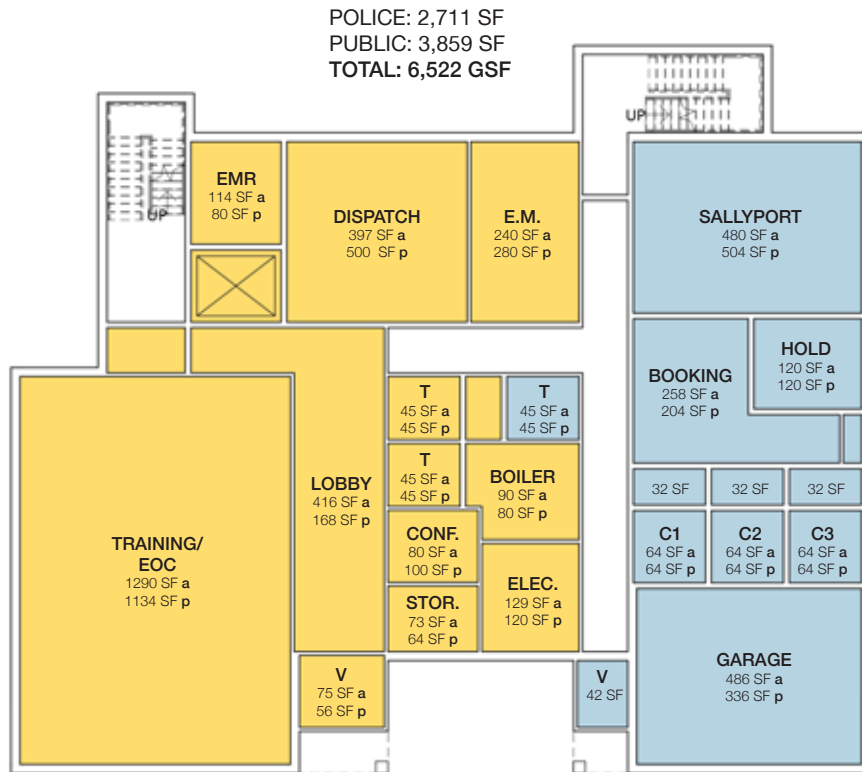
FIRST CONCEPT



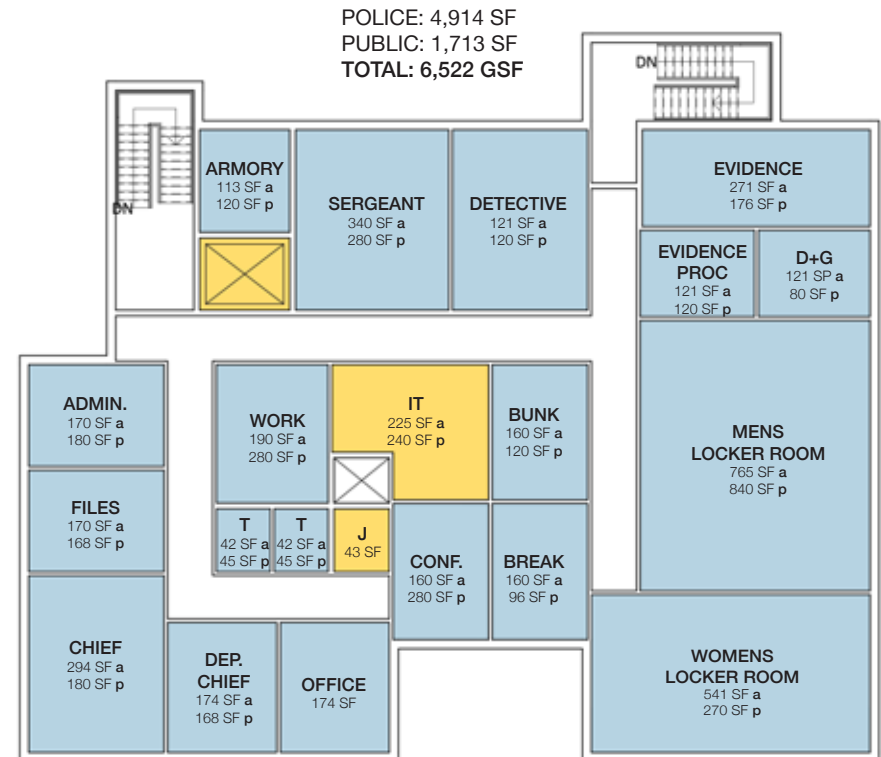
PARKING		
	REQUIRED	PLANNED
TOWN HALL	47	47
FIRE STATION	30	16
POLICE STATION	41	41
TOTAL	118	104

FIRST CONCEPT - POLICE STATION

NEWBURY POLICE



FIRST FLOOR



SECOND FLOOR

FIRST CONCEPT - TOWN HALL

NEWBURY TOWN HALL



LOWER FLOOR PLAN

SCHEME C.1

SCALE: 1/8" = 1'-0" x

3,050 SF EXIST
3,216 SF NEW
6,266 SF TOTAL

07/06/2018



UPPER FLOOR PLAN

SCHEME C.1

SCALE: 1/8" = 1'-0" x

3,183 SF EXIST
3,216 SF NEW
6,399 SF TOTAL + 6,266 SF = 12,665 GSF

07/06/2018

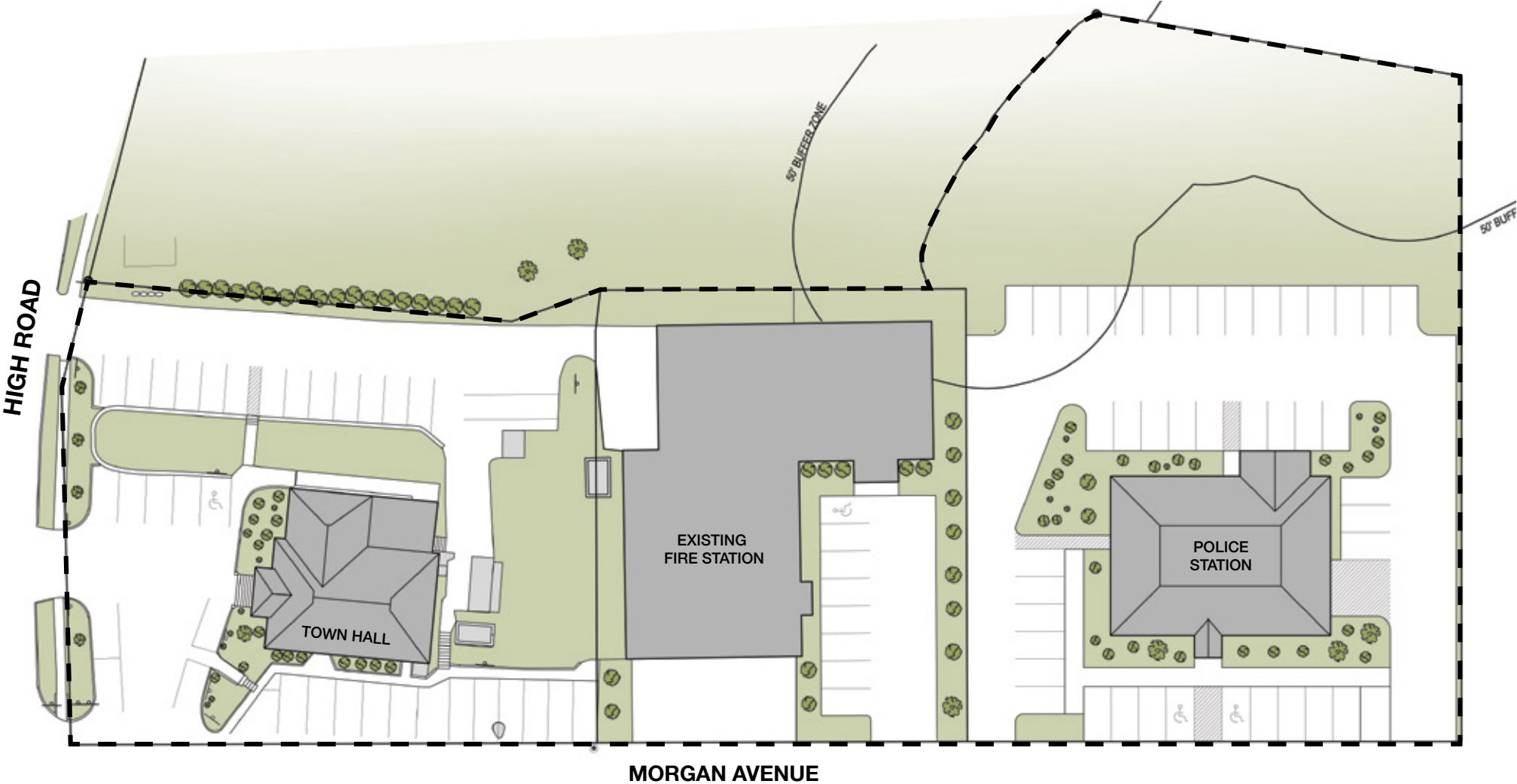
NEWBURY POLICE & TOWN HALL

FIRST CONCEPT - Separate Buildings

POLICE STATION, 13,000 SF;
TOWN HALL, 12,665 SF

POLICE CONSTRUCTION (\$450/SF)	\$6.2 M
TOWN HALL CONSTRUCTION (\$350/SF)	\$4.7 M
DESIGN/OPM/TESTING	\$1.08 M
NETWORK/SECURITY/FURNISHINGS	\$750 K
BID/MOVING/UTILITY	\$145 K
CONTINGENCY	\$1.29 M
TOTAL	\$14.17 M

SECOND CONCEPT



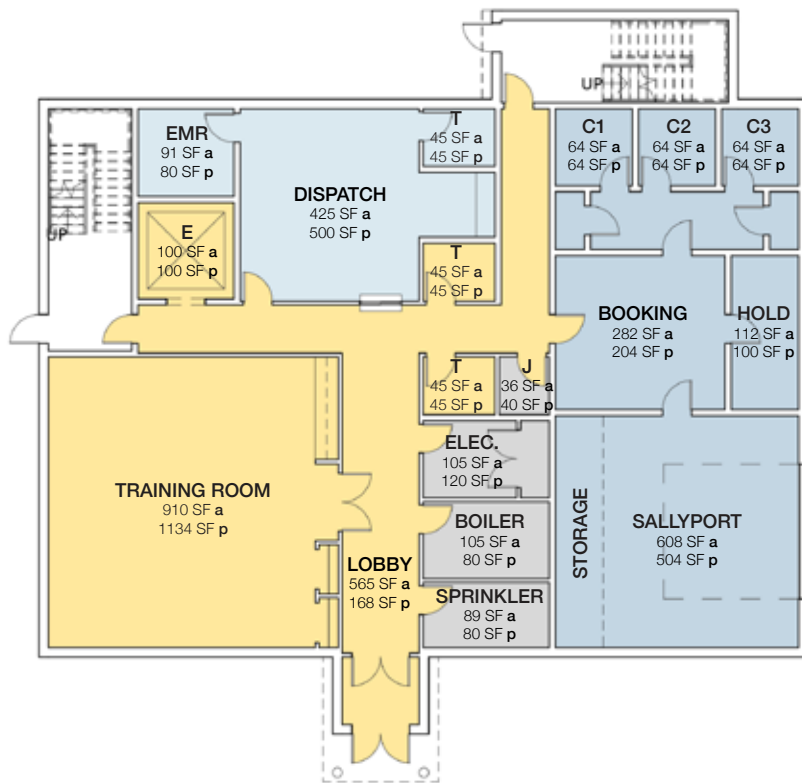
MORGAN AVENUE

PARKING		
	REQUIRED	PLANNED
TOWN HALL	47	30
FIRE STATION	30	16
POLICE STATION	41	43
TOTAL	118	89

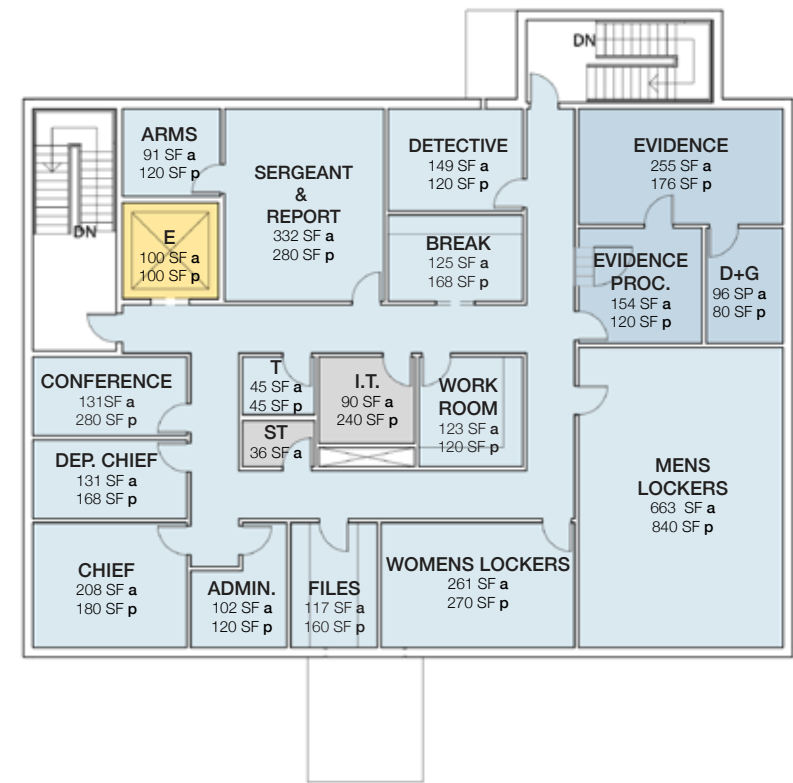


SECOND CONCEPT - POLICE STATION

NEWBURY POLICE



First Floor



Second Floor



FIRST FLOOR



SECOND FLOOR

SECOND CONCEPT - Separate Buildings

POLICE STATION, 10,000 SF

TOWN HALL, 6,233 SF

POLICE CONSTRUCTION (\$450/SF)	\$4.5 M
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TOWN HALL CONSTRUCTION (\$350/SF)	\$2.37 M
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DESIGN/OPM/TESTING	\$975 K
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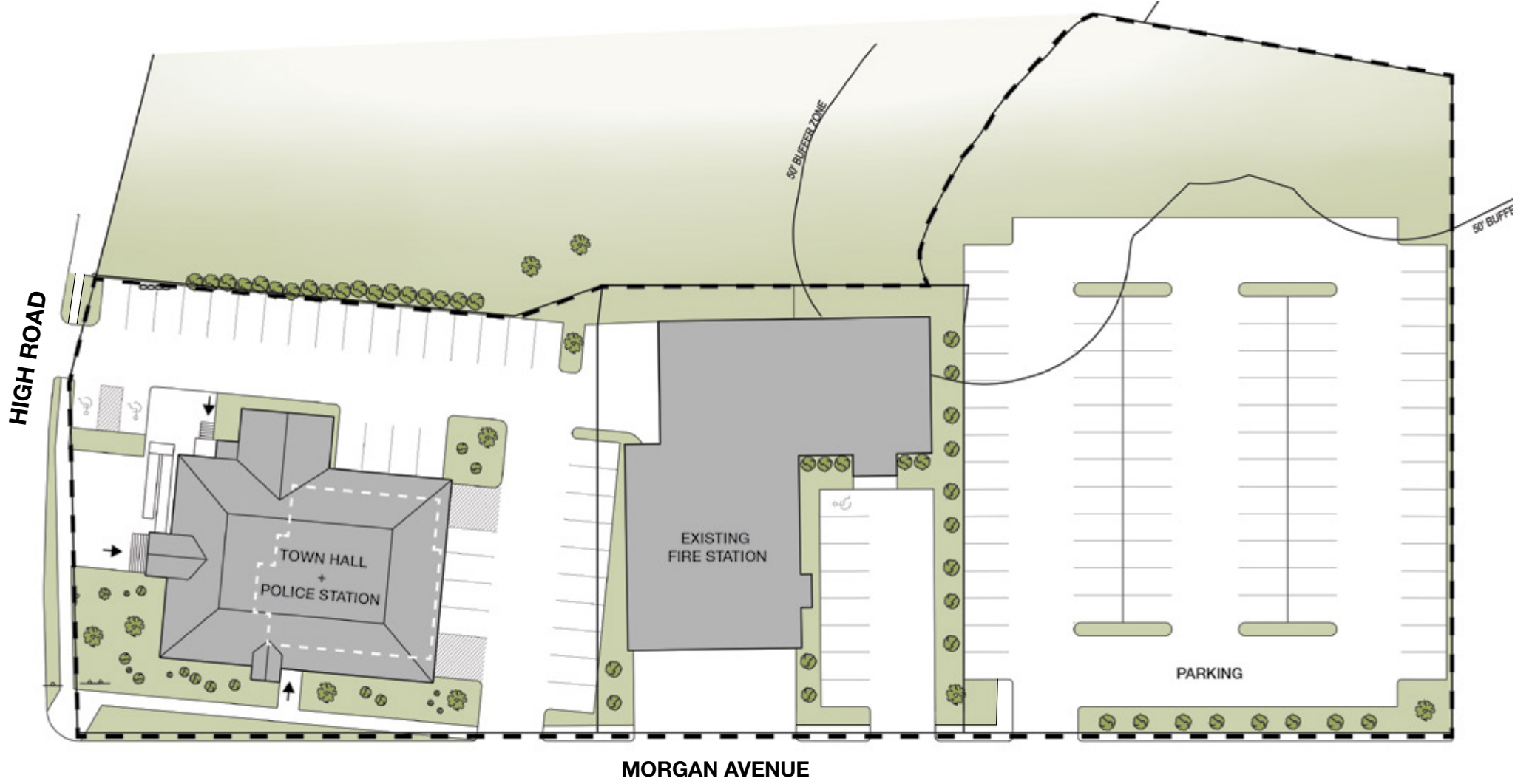
BID/MOVING/UTILITY	\$150 K
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FURNISHINGS/EQUIPMENT	\$500 K
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CONTINGENCY	\$900 K
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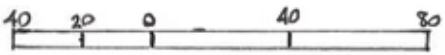
TOTAL	\$9.4 M
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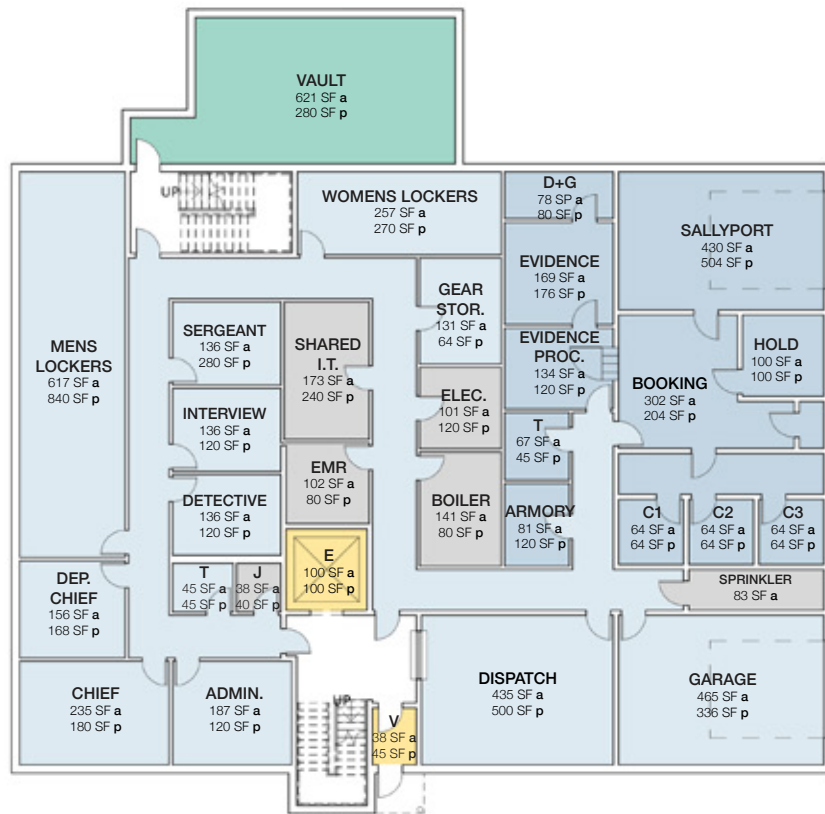
THIRD CONCEPT



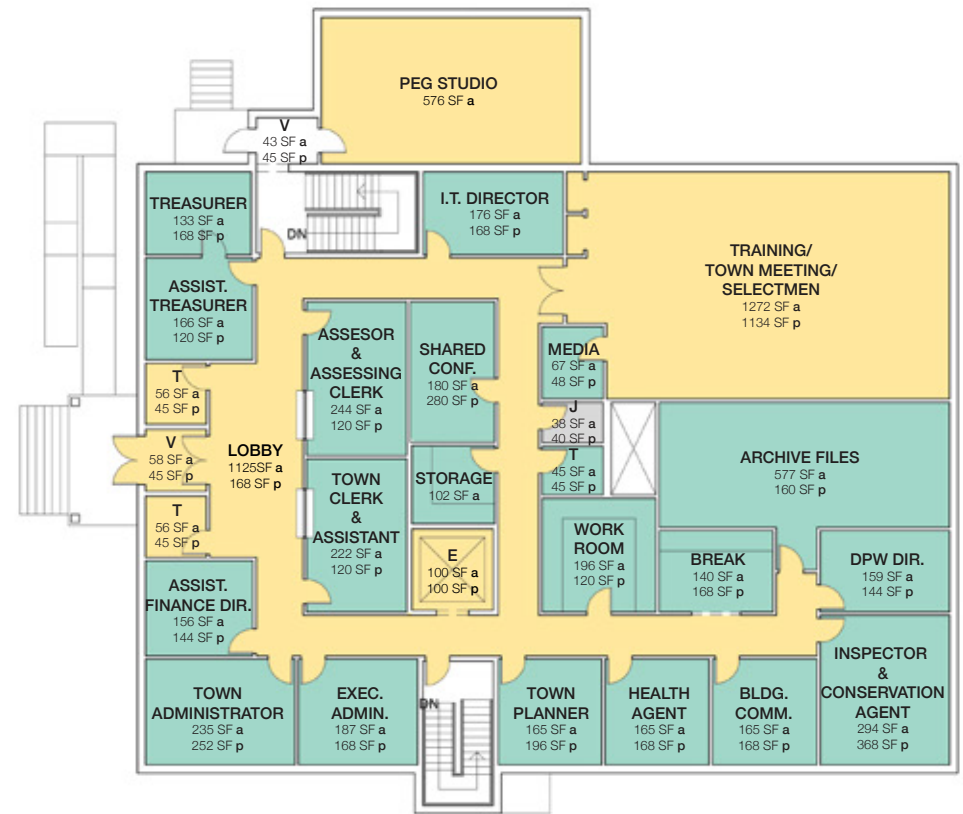
MORGAN AVENUE

PARKING		
	REQUIRED	PLANNED
TOWN HALL / POLICE	47	37
FIRE STATION	30	8
EMPTY LOT	41	80
TOTAL	118	125

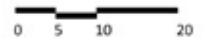




Lower Level - Police Station



Upper Level - Town Hall

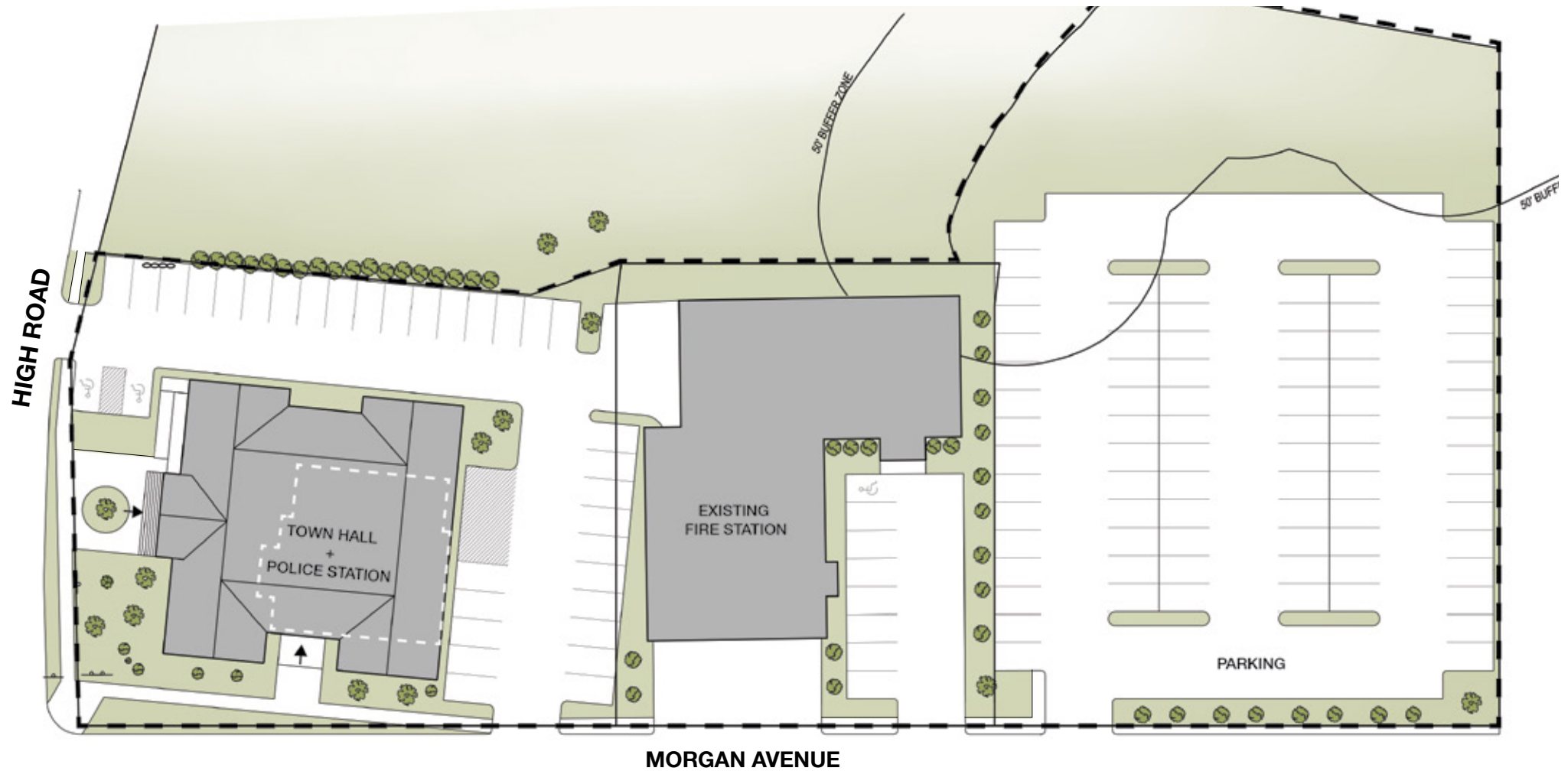


THIRD CONCEPT - Combined Building

POLICE STATION & TOWN HALL, 16,400 SF

CONSTRUCTION (\$450/SF)	\$7.38 M
DESIGN/OPM/TESTING	\$975 K
BID/MOVING/UTILITY	\$150 K
FURNISHINGS/EQUIPMENT	\$685 K
TEMPORARY HOUSING	\$750 K
CONTINGENCY	\$995 K
TOTAL	\$11 M

PROPOSED OPTION

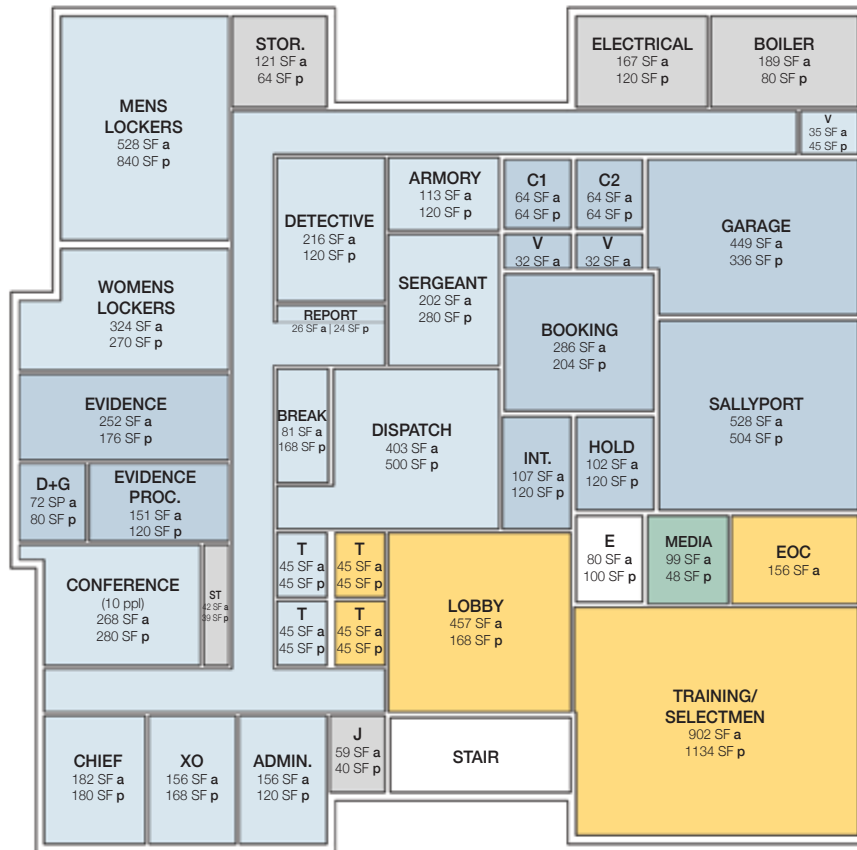


PARKING		
	REQUIRED	PLANNED
TOWN HALL / POLICE	47	34
FIRE STATION	30	8
EMPTY LOT	41	80
TOTAL	118	122



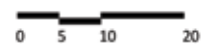
PROPOSED OPTION

NEWBURY POLICE



LOWER LEVEL - POLICE STATION

UPPER LEVEL - TOWN HALL



PROPOSED OPTION - Combined Building

POLICE STATION & TOWN HALL, 18,600 SF

CONSTRUCTION (\$450/SF)	\$8.370 M
DESIGN/OPM/TESTING	\$975 K
BID/MOVING/UTILITY	\$150 K
FURNISHINGS/EQUIPMENT	\$685 K
TEMPORARY HOUSING	\$750 K
CONTINGENCY	\$1.07 M
TOTAL	\$12 M

	SIZE	POLICE STATION	TOWN HALL/ SHARED	
First Concept	25,665 SF	13,000 SF new	12,665 SF add/renovation	\$14.17 M
Second Concept	16,233 SF	10,000 SF new	6,233 SF renovation	\$9.4 M
Third Concept	*16,400 SF	7,630 SF new	8,770 SF new	\$11 M
Proposed Option	*18,600 SF	8,200 SF new	10,400 SF new	\$12 M

*SHARED FEATURES INCREASE USEFULNESS

Costs incurred if the Town chose to separate **Proposed Option** into two structures:

Size: Increase of 2,000+ SF @ \$400/sf	ADD: \$800k
Design/Engineering/OPM etc fees for 2 projects	ADD: \$400k
Time: Escalation of construction costs @ 5% for 2 years	ADD: \$450k
Contingency increases due to above increases	ADD: \$100k
Phasing: no need to build temporary Police Station	<u>LESS: \$750k</u>
	TOTAL: \$1M

Separate buildings cost at least \$1M more than combined facility to achieve the same level of services.