

PROJECT HISTORY

- 2012 Initial reports on facilities; Public Safety committees formed
- 2013 Feasibility and recommendations provided
- 2014 Final feasibility study and reports provided; Public presentations
- 2015 Municipal Building Committee developed options for Police, Fire & Town Hall facilities
 - Recommends \$10.8 - \$12.8 M & 26,300 SF program (FS, PS & TH)
 - Police (and Fire) Station cost per SF is considered 'low'
 - Town Hall expansion limited to replacing 1,400 SF in trailers
 - Municipal Building Committee recommends funding a new Police Station [CSP-4]
 - CSP-1 NEW-NEW; New combined Town Hall & Police Station, on existing town hall 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 on Fire Pro #2 far lot, renovations to Town Hall, renovations to Fire
- 2016 & 2017 Town approves \$6.5 M for Town Hall/Police Station project
- 2018 Town hires Vertex (OPM) & Context Architecture

NEWBURY POLICE & TOWN HALL

POLICE STATION

	2017 MBC PROGRAM (20% GROSSING)	2018 CURRENT PROGRAM (35% GROSSING)	Increased grossing factor
PUBLIC & TRAINING	1,764 SF	2,554 SF	Increased Training Room to double as E.M. Center
ADMINISTRATION	1,692 SF	2,134 SF	3 Sergeant desks in one room
DISPATCH	490 SF	865 SF	Properly size dispatch room
INVESTIGATION	408 SF	670 SF	Proper size/configuration of evidence storage
PATROL	720 SF	97 SF	Eliminated roll call room
DETENTION	1,314 SF	1,430 SF	Proper size Sallyport for ambulance
SUPPORT	2,652 SF	3,799 SF	Added garage, Proper size for locker rooms, armory, elevator
TOTAL	9,010 SF	11,549 SF	



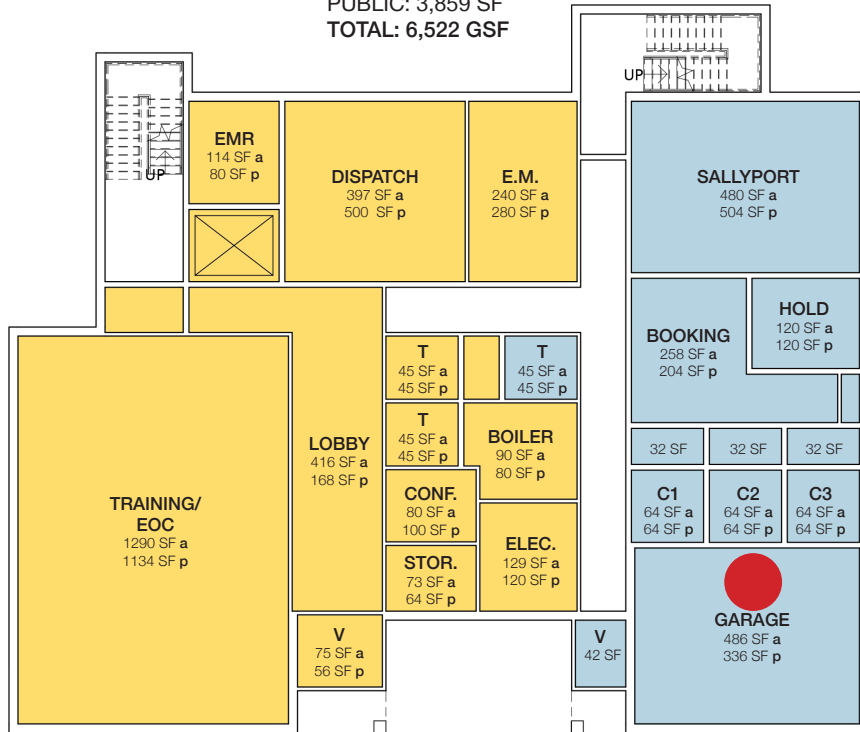
PARKING		
	REQUIRED	PLANNED
TOWN HALL	47	47
FIRE STATION	30	16
POLICE STATION	41	41



PROPOSED POLICE FLOOR PLANS

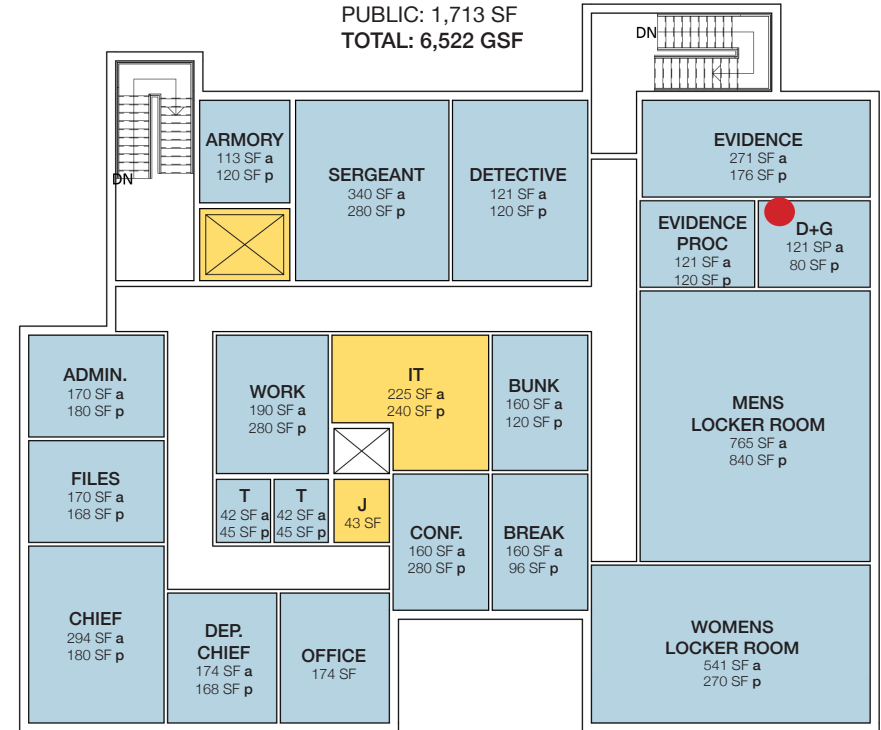
NEWBURY POLICE

POLICE: 2,711 SF
PUBLIC: 3,859 SF
TOTAL: 6,522 GSF



FIRST FLOOR

POLICE: 4,914 SF
PUBLIC: 1,713 SF
TOTAL: 6,522 GSF



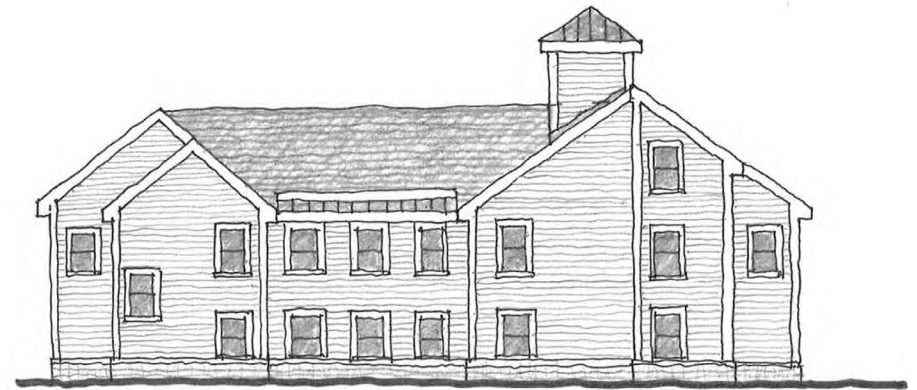
SECOND FLOOR

● NOT PREVIOUSLY INCLUDED



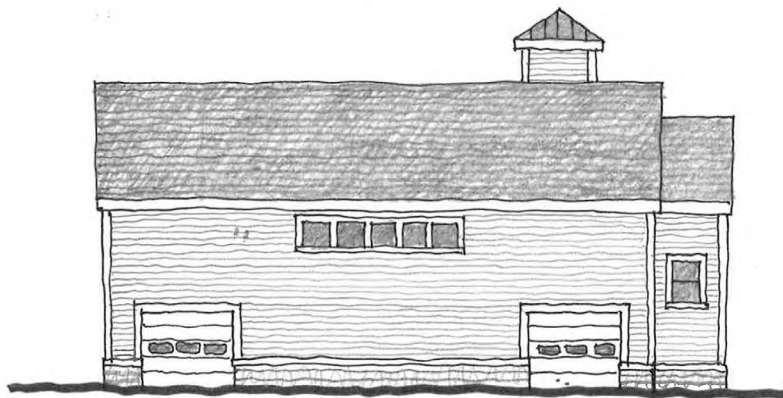
SOUTH (FRONT) ELEVATION

$\frac{1}{16}'' = 1'-0'' \frac{1}{2}$



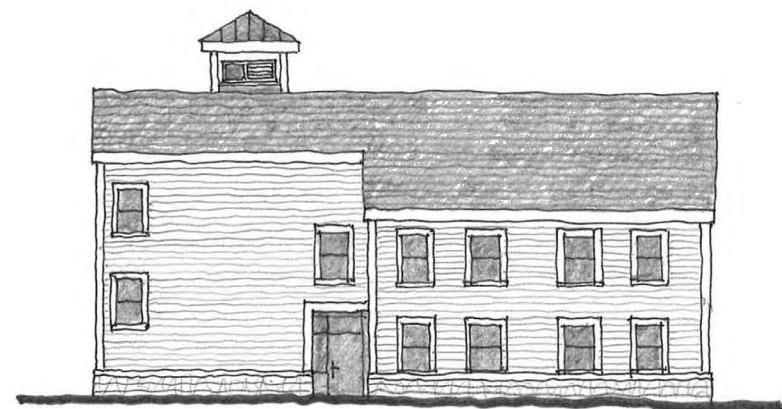
NORTH (REAR) ELEVATION

$\frac{1}{16}'' = 1'-0'' \frac{1}{2}$



EAST (RIGHT SIDE) ELEVATION

$\frac{1}{16}'' = 1'-0'' \frac{1}{2}$

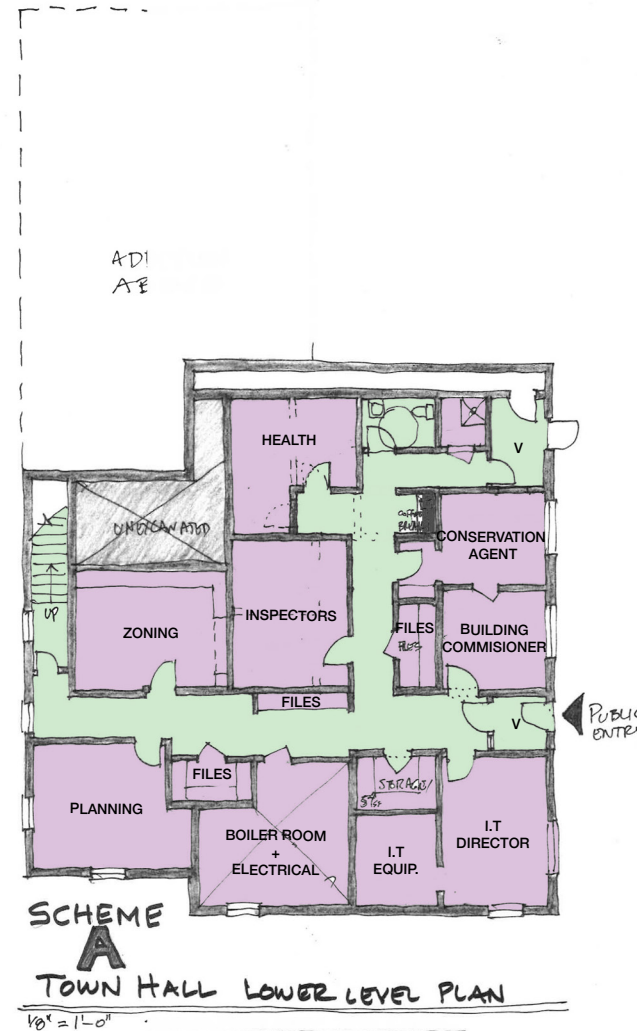
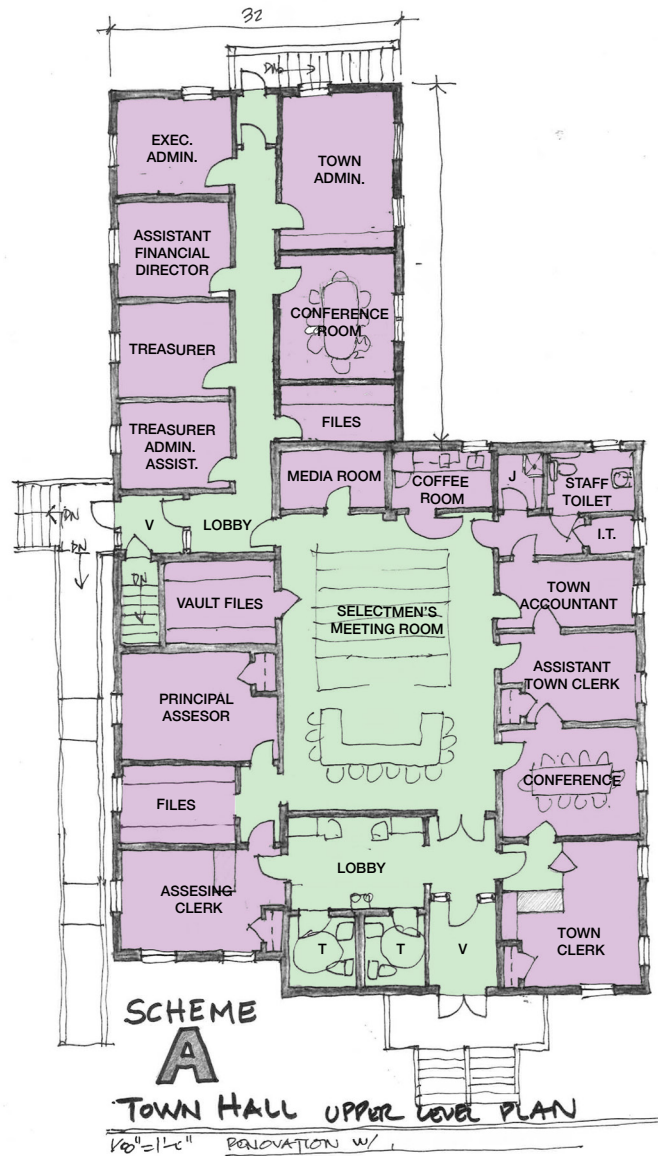


WEST (LEFT SIDE) ELEVATION

$\frac{1}{16}'' = 1'-0'' \frac{1}{2}$

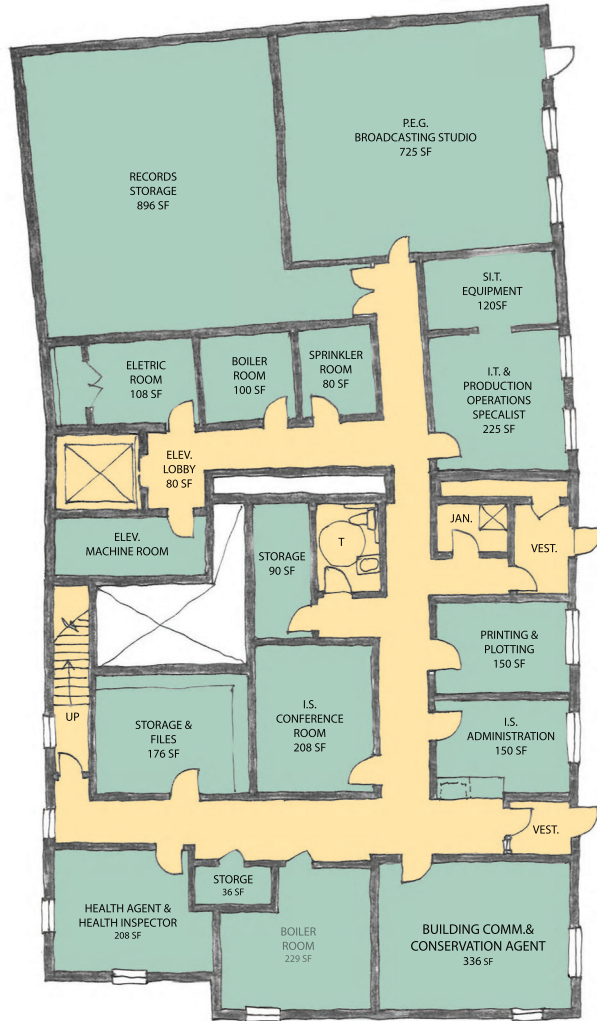
INITIAL TOWN HALL FLOOR PLANS

NEWBURY TOWN HALL



PROPOSED TOWN HALL FLOOR PLANS

NEWBURY TOWN HALL



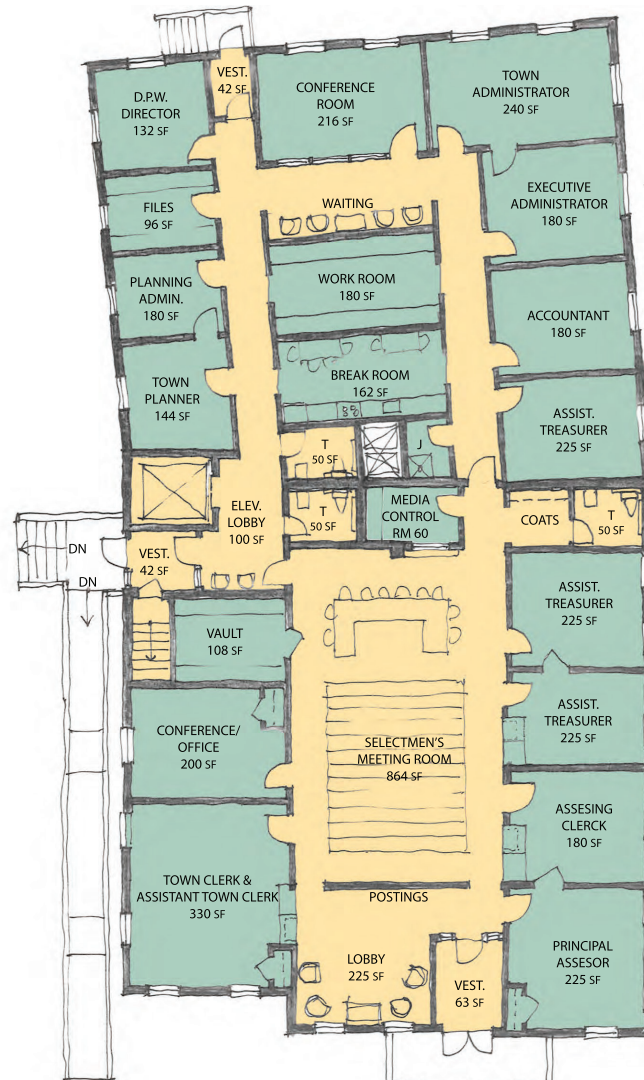
LOWER FLOOR PLAN

SCHEME C1

SCALE: 1/8" = 1'-0" x 1/2"

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

07/06/2018



UPPER FLOOR PLAN

SCHEME C1

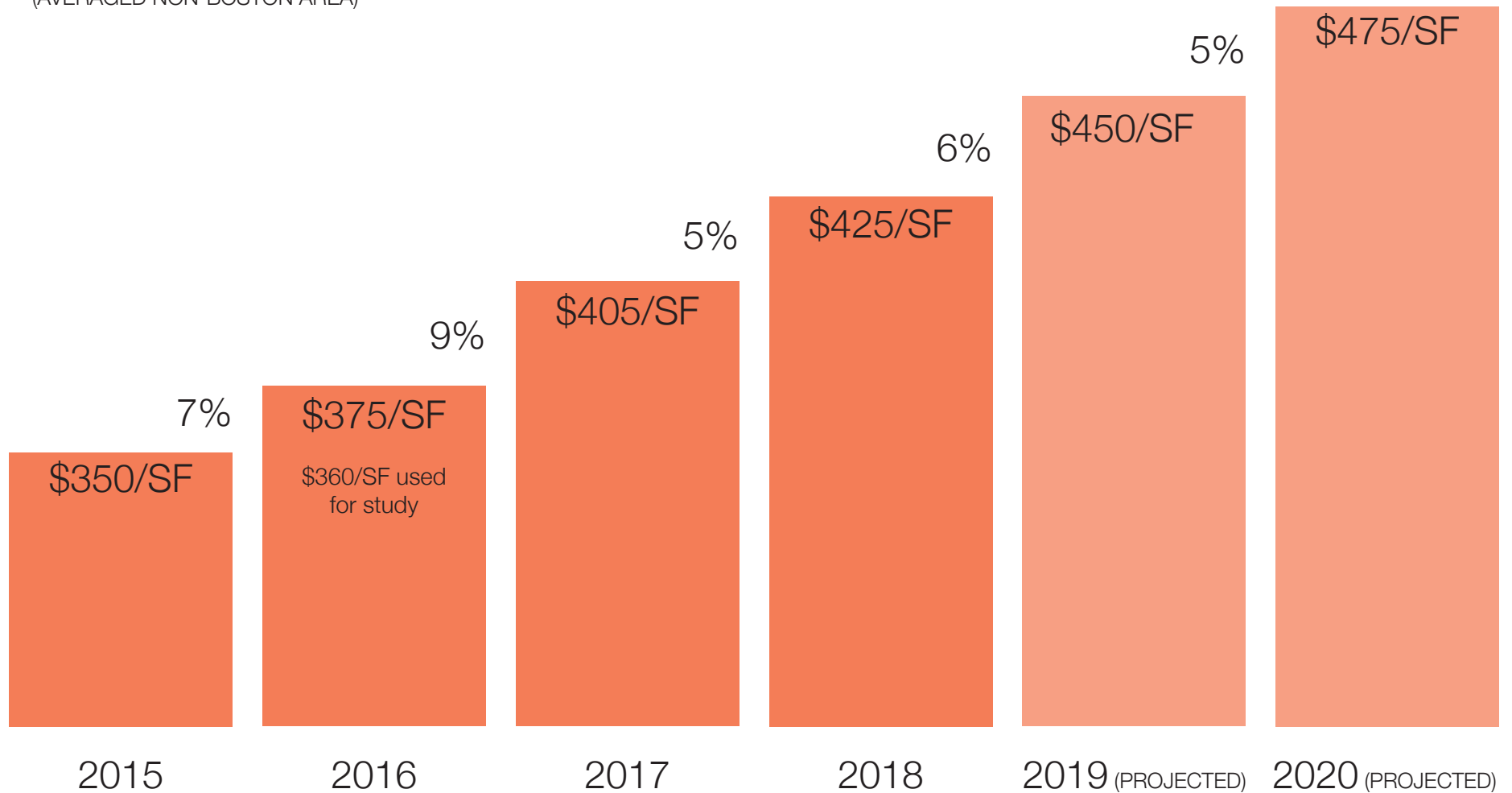
SCALE: 1/8" = 1'-0" x 1/2"

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

07/06/2018

HISTORICAL CONSTRUCTION COSTS

PUBLIC SAFETY FACILITIES
(AVERAGED NON-BOSTON AREA)



9,000 SF x \$90/sf = \$800,000 increase*

*note does include soft costs

NEWBURY POLICE & TOWN HALL

COMBINED PROJECT

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

NEWBURY POLICE & TOWN HALL

PHASED PROJECTS

POLICE:		TOWN HALL:
COMPLETE DESIGN/FUNDING	2018	OPERATE FROM KENT WAY
POLICE STATION CONSTRUCTED	2019	COMPLETE DESIGN/FUNDING
MOVE TO NEW FACILITY	2020	TOWN HALL RENOVATED
	2021	MOVE TO NEW FACILITY

NEWBURY POLICE & TOWN HALL

PHASED PROJECTS

POLICE STATION

PROPOSED SIZE: 13,000 SF

CONSTRUCTION (\$450/SF) \$6.2 M

DESIGN/OPM/TESTING \$950 K

NETWORK/SECURITY
/FURNISHINGS \$680 K

BID/MOVING/UTILITY \$145 K

CONTINGENCY \$800 K

TOTAL \$8.8 M

TOWN HALL

PROPOSED SIZE: 12,665 SF

CONSTRUCTION (\$350/SF) \$4.9 M

DESIGN/OPM/TESTING \$674 K

NETWORK/SECURITY
/FURNISHINGS \$300 K

BID/MOVING/UTILITY \$45 K

CONTINGENCY \$590 K

TOTAL \$6.5 M