

**Town of Newbury
Building Project Construction Committee**

LETTER FROM POLICE STATION CONSTRUCTION COMMITTEE CHAIRMAN

April 9, 2019

Chairman JR Colby;
Members of the Board of Selectmen

Dear Members:

On behalf of the Police Station Construction Committee, I am submitting herewith an update regarding schedule, revised estimate of probable costs based on March 14, 2019 bid results for the Town of Merrimac, proposed building location, schematic layout, sample exterior renderings.

The committee is working with planning board and conservation commission to analyze and expedite local approvals to meet projected bid release in August 2019.

The Police Station Construction Committee is scheduled to provide a project update at the April 23, 2019 Annual Town meeting. The attached documents have been prepared for your review including;

Project Schedule;
Schedule of probable costs;
Merrimac bid results;
Site plan, proposed building location;
Sample exterior renderings
Schematic layout;

Respectfully submitted,


Bob Connors, Chairman,
Newbury Police Station Construction Committee

Newbury Police
Draft SCHEDULE
8 February 2019

8 February	BC Meeting: Schematic Design Progress meeting - Discussion of HVAC systems Drill Borings on site	SD
22 February	BC Meeting: Schematic Design Progress meeting Authorization to begin SD cost estimate and proceed into DD	
<i>February</i>	<i>Receive geotechnical report</i>	
15 March	BC Meeting: SD Cost Estimate - Review SD construction cost estimate	DD
March	Building Permit Application & Denial (starts SPR process)	
19 April	BC Meeting: DD Progress Meeting	
30 April	Site Plan Review Pre-Application Conference	
<i>21 May</i>	<i>File Site Plan Review Application & Conservation Commission Application</i>	
17 May	BC Meeting: DD Progress Meeting Authorization to begin DD cost estimate and proceed into CD's	
7 June	BC Meeting: DD Cost Estimate - Review DD Cost Estimate	CD
18 June	Conservation Commission Hearing 1 (3rd Tuesdays)	
19 June	Site Plan Review Hearing 1 (1st & 3rd Wednesdays)	
21 June	BC Meeting: Construction Drawings Approval to proceed with CD Cost Estimate	
16 July	Conservation Commission Hearing 2 (if needed)	
17 July	Site Plan Review Hearing 2 (if needed)	
19 July	BC Meeting: Construction Drawings Final Review - Present CD Cost Estimate Approval to proceed with Bidding project	
31 July	Project released for Construction Bids	BID
29 August	Filled Sub Bids Due	
12 September	GC Bids Due, CTX/OPM check bid results	
23 September	Contract Signed, Notice to Proceed	BUILD
22 September 2020	Substantial Completion	

Newbury Police HQ
cost components 3-27-19

	A	B	C	D	E	F	G	H	I
		Budget	contract	change order	Net change	Previous payment	Current payment	Balance to finish	Forecast to Complete
1	Estimate of Probale costs								
2	Construction costs (9,400SF)	\$ 5,170,000							
3	Communication tower	\$ 100,000							
4	Escalation (4%)	\$ 171,400							
5	Bid Contingency	??							
6									
7	SOFT COSTS								
8	Design & Engineering								
9	Architectural and Engineering fees	\$ 620,000							
10	Allowance for extra <u>services</u> and Owner changes	\$ 28,000							
11	Reimbursable expenses	\$ 7,500							
12	Furnishing Design fee	\$ -							
13	Tel/Data & Security Consultant	\$ 20,000							
14	Communications Tower Design	\$ 40,000							
15									
16	Professional Services								
17	Owners Project Manager & Clerk of the Works	\$ 233,000							
18	Geotechnical Engineering & Borings	\$ 25,000							
19	MEP Commissioning	\$ 30,000							
20	Construction Testing	\$ 30,000							
21									
22	Fixtures, Furnishings & Equipment								
23	Furnishings & Equipment (incl HD storage)	\$ 155,000							
24	Allowance for Computer Equip. & Network	\$ 250,000							
25	Allowance for Dispatch Equipment	\$ -							
26	Allowance for Telephone System & Equip.	\$ 50,000							
27	Allowance for Security & CCTV System	\$ 144,000							
28									
29	Project Related Expenses								
30	Topographic and Utility Survey	\$ -							
31	Printing bid sets & advertising	\$ 5,000							
32	Moving Expenses	\$ 40,000							
33	Utility Fees & Backcharges	\$ 100,000							
34	Temp Housing, Utilities & Apparatus Garage	\$ -							
35									
36	Project Contingency (10%)	\$ 610,490							
37									
38	PROJECT TOTAL	\$ 7,829,390				\$ -	\$ -	\$ -	\$ -

3/15/2019

<https://www.projectdog.com/GCEBidReceiveBids.aspx?ProjectID=829404>

GC E-Bid : List of bids received 03/14/19 02:00 PM Merrimac Police Headquarters (9,000 GSF)

Company	Bid Price	Alternate No. 1	Alternate No. 2	Alternate No. 3	Alternate No. 4	Alternate No. 5	GSF cost
LD Russo Inc, 198 Ayer Road, Harvard, MA 01451	\$4,865,000.00	\$122,933.00	\$439,850.00	\$94,568.00	\$88,549.00	\$31,889.00	\$540.56
Seaver Construction, 215 Lexington Street, Woburn, MA 01801	\$4,938,865.00	\$133,620.00	\$477,249.00	\$73,173.00	\$60,733.00	\$36,181.00	\$548.76
Castagna Construction Corporation, 69 Parker Street, Newburyport, MA 01950	\$5,087,000.00	\$125,000.00	\$429,100.00	\$106,665.00	\$59,200.00	\$46,500.00	\$565.22
BC Construction Co. Inc., 3 Washington Street, North Reading, MA 01864	\$5,240,510.00	\$70,275.00	\$476,367.00	\$95,305.00	\$97,684.00	\$36,225.00	\$582.28
Northern Contracting Corp., 68 Jackson St, Canton, MA 02021	\$5,398,100.00	\$142,100.00	\$570,100.00	\$144,100.00	\$109,800.00	\$36,100.00	\$599.79
M O'Connor Contracting Inc, 19 Ledge Hill Road, West Roxbury, MA 02132	\$5,537,800.00	\$142,000.00	\$540,000.00	\$118,000.00	\$129,000.00	\$39,000.00	\$615.31

<https://www.projectdog.com/GCEBidReceiveBids.aspx?ProjectID=829404>

Merrimac Police Station

March 14, 2019

GC Bids

<u>General Contractors</u>	<u>Base Bid Amount</u>	<u>Alt # 1 (SS Roof)</u>	<u>SUBTOTAL Plus Alt # 1</u>	<u>ALT # 2 (Outbuilding)</u>	<u>SUBTOTAL (Base Plus Alt # 1 & 2)</u>	<u>Alt # 3 (Carport)</u>	<u>SUBTOTAL (Base Plus Alts. # 1, 2 & 3)</u>	<u>Alt # 4 (Access Rd)</u>	<u>Alt # 5 (L'Scape)</u>	<u>Grand Total w/ All Alternates</u>
LD Russo	\$ 4,865,000	\$ 122,933	\$ 4,987,933	\$ 439,850	\$ 5,427,783	\$ 94,568	\$ 5,522,351	\$ 88,549	\$ 31,889	\$ 5,642,789
Seaver Construction	\$ 4,938,865	\$ 133,620	\$ 5,072,485	\$ 477,249	\$ 5,549,734	\$ 73,173	\$ 5,622,907	\$ 60,733	\$ 36,181	\$ 5,719,821
Castagna	\$ 5,087,000	\$ 125,000	\$ 5,212,000	\$ 429,100	\$ 5,641,100	\$ 106,665	\$ 5,747,765	\$ 59,200	\$ 46,500	\$ 5,853,465
BC Construcion	\$ 5,240,510	\$ 70,275	\$ 5,310,785	\$ 476,367	\$ 5,787,152	\$ 95,305	\$ 5,882,457	\$ 97,684	\$ 36,225	\$ 6,016,366
Northern Contracting	\$ 5,398,100	\$ 142,100	\$ 5,540,200	\$ 570,100	\$ 6,110,300	\$ 144,100	\$ 6,254,400	\$ 109,800	\$ 36,100	\$ 6,400,300
M O'Connor Contracting	\$ 5,537,800	\$ 142,000	\$ 5,679,800	\$ 540,000	\$ 6,219,800	\$ 118,000	\$ 6,337,800	\$ 129,000	\$ 39,000	\$ 6,505,800

<u>Merrimac PS - BOS Approved Total Project Budget</u>	
Construction	\$ 5,055,000
Project Costs (Designer, OPM & Testing)	\$ 870,000
FF&E/ Security, Card Access, A/V	\$ 450,000
Construction Contingency (2.5%)	\$ 125,000
Total Project Budget (TPB)	\$ 6,500,000





context
ARCHITECTURE

NEWBURY POLICE STATION
April 4, 2019

PERSPECTIVE RENDERING OPTION 1
Singles on top with flair (light brown)
Clapboard below
Stone Base



context
ARCHITECTURE

NEWBURY POLICE STATION
April 4, 2019

PERSPECTIVE RENDERING OPTION 2
Singles on top with flair (natural weathered grey)
Clapboard below
Panel Base (off white)

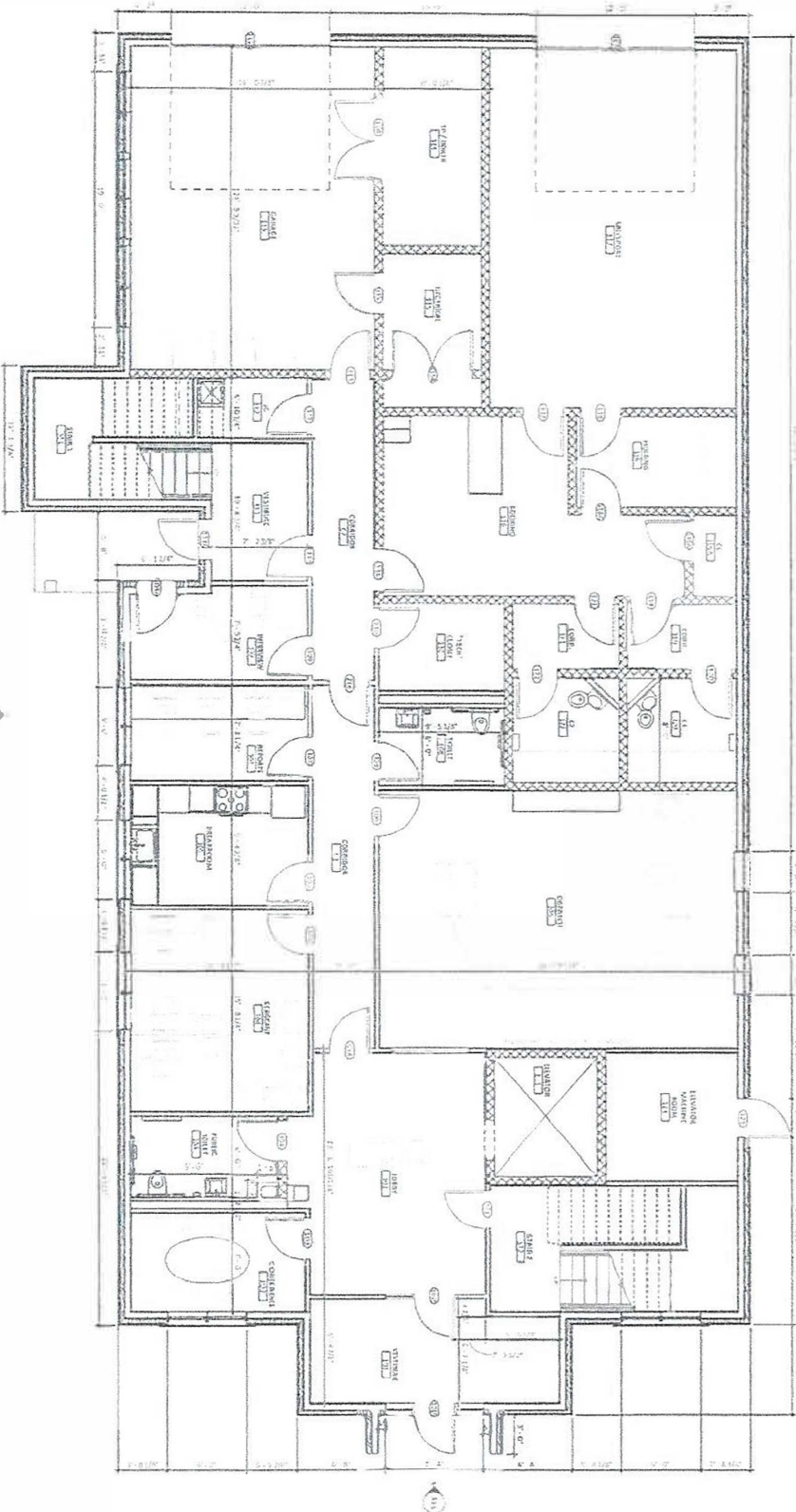


context
ARCHITECTURE

NEWBURY POLICE STATION
April 4, 2019

PERSPECTIVE RENDERING OPTION 3
Clapboard on top with flair (light grey)
Clapboard below
Panel Base (off white)
Front door with awning, window above
with curved transom

FIN SH SCHEDULE - FIRST FLOOR		DATE	BY
NO.	NO. 1	1	1
DESCRIPTION	1. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	1	1	1
DESCRIPTION	1. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	2	2	2
DESCRIPTION	2. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	3	3	3
DESCRIPTION	3. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	4	4	4
DESCRIPTION	4. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	5	5	5
DESCRIPTION	5. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	6	6	6
DESCRIPTION	6. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	7	7	7
DESCRIPTION	7. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	8	8	8
DESCRIPTION	8. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	9	9	9
DESCRIPTION	9. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	10	10	10
DESCRIPTION	10. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	11	11	11
DESCRIPTION	11. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	12	12	12
DESCRIPTION	12. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	13	13	13
DESCRIPTION	13. FINISH SCHEDULE - FIRST FLOOR		
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DESCRIPTION	36. FINISH SCHEDULE - FIRST FLOOR		
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DESCRIPTION	45. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	46	46	46
DESCRIPTION	46. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	47	47	47
DESCRIPTION	47. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	48	48	48
DESCRIPTION	48. FINISH SCHEDULE - FIRST FLOOR		
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DESCRIPTION	49. FINISH SCHEDULE - FIRST FLOOR		
ITEM NO.	50	50	50
DESCRIPTION	50. FINISH SCHEDULE - FIRST FLOOR		

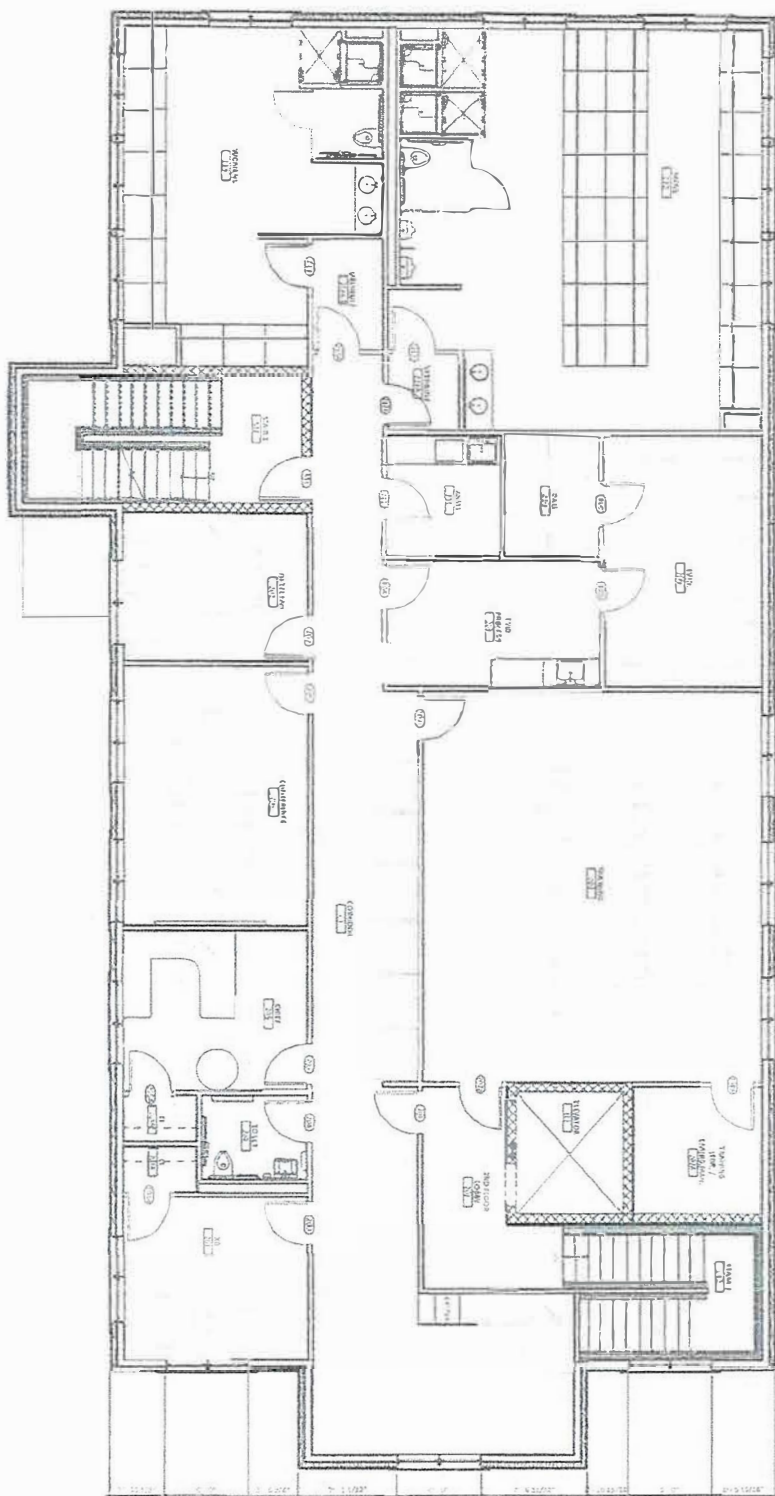
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FINISH SCHEDULE - SECOND FLOOR			
NO.	DESCRIPTION	QTY	UNIT
1	CEILING	100	SQ. FT.
2	FLOOR	100	SQ. FT.
3	WALL	100	SQ. FT.
4	DOOR	100	SQ. FT.
5	WINDOW	100	SQ. FT.
6	STAIR	100	SQ. FT.
7	ROOF	100	SQ. FT.
8	FOUNDATION	100	SQ. FT.
9	CONCRETE	100	SQ. FT.
10	BRICK	100	SQ. FT.
11	GLASS	100	SQ. FT.
12	PAINT	100	SQ. FT.
13	PLASTER	100	SQ. FT.
14	CEILING	100	SQ. FT.
15	FLOOR	100	SQ. FT.
16	WALL	100	SQ. FT.
17	DOOR	100	SQ. FT.
18	WINDOW	100	SQ. FT.
19	STAIR	100	SQ. FT.
20	ROOF	100	SQ. FT.
21	FOUNDATION	100	SQ. FT.
22	CONCRETE	100	SQ. FT.
23	BRICK	100	SQ. FT.
24	GLASS	100	SQ. FT.
25	PAINT	100	SQ. FT.
26	PLASTER	100	SQ. FT.
27	CEILING	100	SQ. FT.
28	FLOOR	100	SQ. FT.
29	WALL	100	SQ. FT.
30	DOOR	100	SQ. FT.
31	WINDOW	100	SQ. FT.
32	STAIR	100	SQ. FT.
33	ROOF	100	SQ. FT.
34	FOUNDATION	100	SQ. FT.
35	CONCRETE	100	SQ. FT.
36	BRICK	100	SQ. FT.
37	GLASS	100	SQ. FT.
38	PAINT	100	SQ. FT.
39	PLASTER	100	SQ. FT.
40	CEILING	100	SQ. FT.
41	FLOOR	100	SQ. FT.
42	WALL	100	SQ. FT.
43	DOOR	100	SQ. FT.
44	WINDOW	100	SQ. FT.
45	STAIR	100	SQ. FT.
46	ROOF	100	SQ. FT.
47	FOUNDATION	100	SQ. FT.
48	CONCRETE	100	SQ. FT.
49	BRICK	100	SQ. FT.
50	GLASS	100	SQ. FT.

FINISH SCHEDULE - SECOND FLOOR			
NO.	DESCRIPTION	QTY	UNIT
1	CEILING	100	SQ. FT.
2	FLOOR	100	SQ. FT.
3	WALL	100	SQ. FT.
4	DOOR	100	SQ. FT.
5	WINDOW	100	SQ. FT.
6	STAIR	100	SQ. FT.
7	ROOF	100	SQ. FT.
8	FOUNDATION	100	SQ. FT.
9	CONCRETE	100	SQ. FT.
10	BRICK	100	SQ. FT.
11	GLASS	100	SQ. FT.
12	PAINT	100	SQ. FT.
13	PLASTER	100	SQ. FT.
14	CEILING	100	SQ. FT.
15	FLOOR	100	SQ. FT.
16	WALL	100	SQ. FT.
17	DOOR	100	SQ. FT.
18	WINDOW	100	SQ. FT.
19	STAIR	100	SQ. FT.
20	ROOF	100	SQ. FT.
21	FOUNDATION	100	SQ. FT.
22	CONCRETE	100	SQ. FT.
23	BRICK	100	SQ. FT.
24	GLASS	100	SQ. FT.
25	PAINT	100	SQ. FT.
26	PLASTER	100	SQ. FT.
27	CEILING	100	SQ. FT.
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30	DOOR	100	SQ. FT.
31	WINDOW	100	SQ. FT.
32	STAIR	100	SQ. FT.
33	ROOF	100	SQ. FT.
34	FOUNDATION	100	SQ. FT.
35	CONCRETE	100	SQ. FT.
36	BRICK	100	SQ. FT.
37	GLASS	100	SQ. FT.
38	PAINT	100	SQ. FT.
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42	WALL	100	SQ. FT.
43	DOOR	100	SQ. FT.
44	WINDOW	100	SQ. FT.
45	STAIR	100	SQ. FT.
46	ROOF	100	SQ. FT.
47	FOUNDATION	100	SQ. FT.
48	CONCRETE	100	SQ. FT.
49	BRICK	100	SQ. FT.
50	GLASS	100	SQ. FT.



1 SECOND FLOOR PLAN
1/2" = 1'-0"

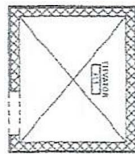
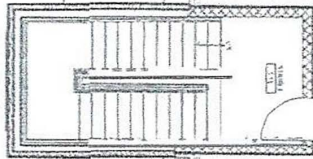
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NEWBURY POLICE STATION
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project name: 1714-00
SECOND FLOOR PLAN

context
ARCHITECTS



1 ATTIC
1/8" = 1'-0"



A2.3

Scale: 1/8" = 1'-0"

Drawn by: J. Smith

NEWBURY POLICE STATION
Enter address here
Project number: 171-00
ATTIC FLOOR PLAN

context
ARCHITECTS

