

CITY OF NEWBURYPORT



IN CITY COUNCIL

ORDERED:

AN ORDER APPROVING THE DESIGN WORK FOR THE YOUTH AND RECREATION CENTER

WHEREAS, the City Council authorized the expenditure of \$200,000.00 to engage the firm of EGA Architects of Newburyport, MA to design the Youth and Recreation Center and they have completed the Design Development phase; and

WHEREAS, the amount of \$80,000.00 has been expended of the \$200,000.00 authorization; and

WHEREAS, there is a Design Development partial set attached hereto and labeled 'Newburyport Youth Services, 59 Low Street, Newburyport, MA, 01950 Design Development Submission 09-07-2023, Architect: EGA Architects, P.C. and incorporated herewith and designated 'Partial DD set.pdf'; and

WHEREAS, there is a Design Development Cost Estimates spreadsheet dated 1/11/2024 detailing a total amount of \$7,225,138.00 submitted by the firm of PM&G and there is a second estimate in the total amount of 6,483,926.00 submitted by the firm of South Coast and said spreadsheet is incorporated herewith and designated 'Design Development Cost Estimates'; and

WHEREAS, these same cost estimates include a breakdown of costs for the Low Street safety improvements to allow students to safely access a new Recreation Center as well as the cost to relocate the Parks Division of DPS to Perry Way; and

WHEREAS, the next step in the process is to move into the Construction Document phase of the project including Bidding Assistance and Construction Administration.

NOW, THEREFORE, the City Council hereby authorizes the Administration to proceed to the remaining sixty percent (60%) of the project for construction documents, bidding assistance and construction administration as referenced.

Councillor Edward C. Cameron, Jr.



CITY OF NEWBURYPORT
OFFICE OF THE MAYOR
SEAN R. REARDON

60 PLEASANT STREET • P.O. BOX 550
NEWBURYPORT, MA 01950
(978) 465-4413 • (978) 465-4452 (FAX)
WWW.CITYOFNEWBURYPORT.COM

Ed Cameron, Council President
City of Newburyport
60 Pleasant St.
Newburyport, MA 01950

January 22, 2024

Dear Councillor Cameron,

The Mayor's office is pleased to present the latest design and cost estimates for a new Youth and Recreation Center at 59 Low Street. We look forward to the opportunity to review these documents with you at an upcoming meeting. Since the Council authorized the allocation of \$200K to hire EGA to design the new Rec Center, we have worked diligently to design a building project that supports the needs of the community and the Department, while remaining fiscally and environmentally responsible. We are now at 100% Design Development, which is a good time to pause, present the design and budget, and seek input from the Council and the community, before we move into the Construction Document phase of the project. To date, we have spent \$80K of the \$200K allocation, leaving \$120K for Construction Documents, Bidding Assistance and Construction Administration.

Attached to this memo, you will find a partial Design Development set (the full set is posted to the Mayor's page of the City website) and a cost estimate. Of note, we received a cost estimate from PM&C, the same company who estimated the schematic design, and thought the estimates were conservatively high. In order to double check the estimate, we also asked a contractor with experience in these types of building projects for a second estimate. Attached you will find an excel sheet that compares the two cost estimates. The second tab provides greater detail and breakdown of costs from PM&C. The cost estimates also include a breakdown of costs for Low Street safety improvements to allow students to safely access a new Recreation Center, as well as the cost to relocate the Parks Division of DPS to Perry Way.

Our consultant team looks forward to presenting these plans to the Council and the public, and to answer any questions about the project. We look forward to continuing this conversation. In the meantime, please do not hesitate to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to be "Kim Turner", written in a cursive style.

Kim Turner, Manager of Special Projects

DESIGN DEVELOPMENT COST ESTIMATES
12/5/2023

PM&C

Item	Amount
RENOVATION	\$ 2,255,568.00
Foundations	\$ 4,000.00
Superstructure	\$ 39,600.00
Exterior closure	\$ 241,125.00
Roofing	\$ 43,637.00
Interior construction	\$ 441,530.00
Staircases	\$ 21,500.00
Interior finishes	\$ 208,919.00
Plumbing	\$ 112,304.00
HVAC	\$ 423,876.00
Fire protection	\$ 70,400.00
Electrical	\$ 329,296.00
Equipment	\$ 15,000.00
Furnishings	\$ 168,117.00
Special construction	\$ -
Selective building demolition	\$ 136,264.00
SITE WORK	\$ 637,854.00
Site prep and demolition	\$ 85,395.00
Site improvements	\$ 322,984.00
Civil mechanical utilities	\$ 97,075.00
Electrical utilities	\$ 132,400.00
REMOVE HAZARDOUS MATERIALS (Credere Assoc 2021 costs escalated)	\$ 127,920.00
NEW OFFICE AND MECHANICAL ADDITIONS	\$ 864,699.00
Foundations	\$ 66,261.00
Superstructure	\$ 36,399.00
Exterior closure	\$ 150,890.00
Roofing	\$ 75,047.00
Interior construction	\$ 126,000.00
Interior finishes	\$ 86,487.00
Plumbing	\$ 94,184.00
HVAC	\$ 105,334.00
Fire protection	\$ 13,588.00
Electrical	\$ 99,691.00
Equipment	\$ 7,000.00
Furnishings	\$ 3,818.00
Special construction	\$ -
Hazmat removals	\$ -
GYM	\$ 1,369,652.00
Foundations	\$ 187,261.00
Interior construction	\$ 23,236.00
Interior finishes	\$ 109,610.00
Plumbing	\$ 42,525.00
HVAC	\$ 233,275.00
Fire protection	\$ 25,313.00
Electrical	\$ 124,182.00
Equipment	\$ 37,000.00
Furnishings	\$ -
Special construction	\$ 587,250.00
Hazmat removals	\$ -
PROJECT COSTS	\$ 1,714,745.00
Design & pricing contingency	\$ 136,648.00
Escalation (July 2024 start)	\$ 131,392.00
General conditions	\$ 788,354.00
Bonds	\$ 63,121.00
Insurance	\$ 78,901.00
Permit	NIC
Overhead & fee	\$ 516,329.00
TOTAL	\$ 6,970,438.00

DESIGN DEVELOPMENT COST ESTIMATES

1/11/2024

PM&C

SOUTH COAST

Item	Amount	Amount
SITE WORK	\$ 774,118.00	\$ 666,488.00
Site prep and demolition	\$ 221,659.00	\$ 164,667.00
Site improvements	\$ 322,984.00	\$ 501,821.00
Civil mechanical utilities	\$ 97,075.00	\$ -
Electrical utilities	\$ 132,400.00	\$ -
REMOVE HAZARDOUS MATERIALS (Credere Assoc 2021 costs escalated)	\$ 127,920.00	\$ 144,517.00
BUILDING CONSTRUCTION: RENOVATION, NEW CONSTRUCTION, GYM	\$ 4,353,655.00	\$ 4,123,809.00
Foundations	\$ 257,522.00	\$ 276,109.00
Superstructure	\$ 75,999.00	\$ 359,197.00
Exterior closure	\$ 392,015.00	\$ 514,284.00
Roofing	\$ 118,684.00	\$ 115,317.00
Interior construction	\$ 612,266.00	\$ 932,604.00
Interior finishes	\$ 405,016.00	\$ 483,239.00
Plumbing	\$ 249,013.00	\$ 205,717.00
HVAC	\$ 762,485.00	\$ 593,717.00
Fire protection	\$ 109,301.00	\$ 101,217.00
Electrical	\$ 553,169.00	\$ 371,324.00
Equipment	\$ 59,000.00	\$ 19,073.00
Furnishings	\$ 171,935.00	\$ 57,517.00
Special construction	\$ 587,250.00	\$ 94,494.00
Hazmat removals	\$ -	\$ -
PROJECT COSTS	\$ 1,714,745.00	\$ 1,294,412.00
Design & pricing contingency	\$ 136,648.00	\$ 370,561.00
Escalation (July 2024 start)	\$ 131,392.00	\$ -
General conditions	\$ 788,354.00	\$ 425,628.00
Bonds	\$ 63,121.00	NIC
Insurance	\$ 78,901.00	\$ 110,224.00
Permit	NIC	\$ 50,713.00
Overhead & fee	\$ 516,329.00	\$ 337,286.00
PEDESTRIAN SAFETY & INFRASTRUCTURE	\$ 148,000.00	\$ 148,000.00
Design	\$ 35,000.00	\$ 35,000.00
Sidewalk construction	\$ 85,000.00	\$ 85,000.00
RFB installation pedestal mounted (solar)	\$ 28,000.00	\$ 28,000.00
MOVE PARKS DIVISION TO PERRY WAY	\$ 106,700.00	\$ 106,700.00
TOTAL	\$ 7,225,138.00	\$ 6,483,926.00
FUNDING SOURCES	\$ 418,000.00	\$ 418,000.00
Kelley School funds	\$ 393,000.00	\$ 393,000.00
State earmark Senator Tarr	\$ 25,000.00	\$ 25,000.00
TOTAL	\$ 6,807,138.00	\$ 6,065,926.00

GENERAL NOTES

1. All work shall be in conformance with local and state standards.
2. Contractor shall verify locations of existing utilities with appropriate utility companies prior to start of construction.
3. Contractor shall secure all necessary permits for work shown on these plans.
4. All work shall comply with all local, State, and Federal safety regulations.
5. Contractor shall coordinate work with respective utility companies in a timely fashion.
6. The contractor shall be solely responsible for all means, methods and techniques employed to perform the work shown on these plans.
7. Contractor shall comply with all conditions as required by Newburyport Conservation Commission.

GRADING NOTES

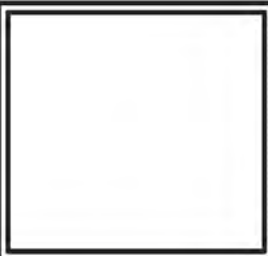
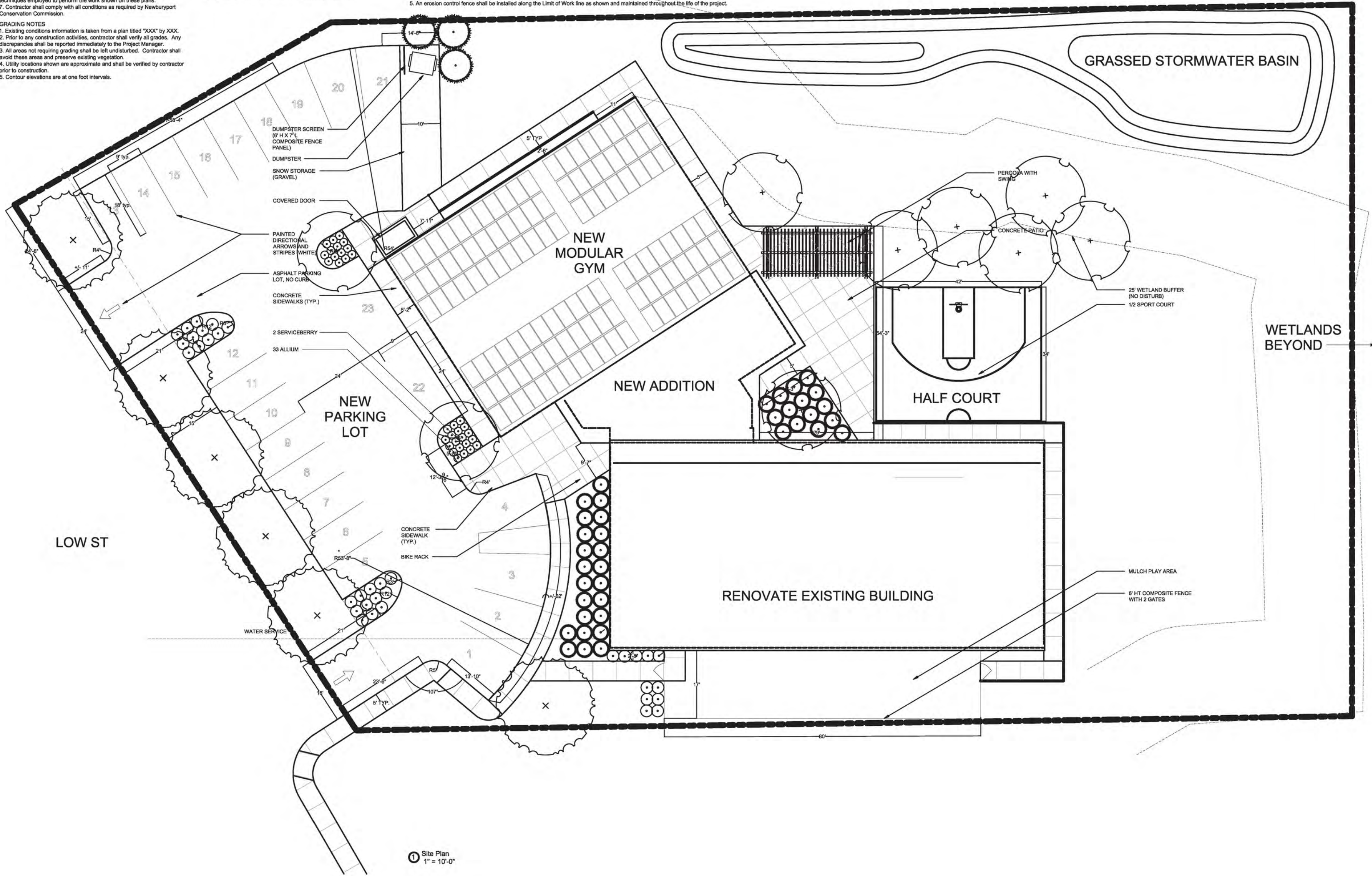
1. Existing conditions information is taken from a plan titled "XXX" by XXX.
2. Prior to any construction activities, contractor shall verify all grades. Any discrepancies shall be reported immediately to the Project Manager.
3. All areas not requiring grading shall be left undisturbed. Contractor shall avoid these areas and preserve existing vegetation.
4. Utility locations shown are approximate and shall be verified by contractor prior to construction.
5. Contour elevations are at one foot intervals.

LAYOUT NOTES

1. All dimensions shall be verified in the field by the contractor. Any discrepancies shall be reported immediately to the Project Manager.
2. Do not scale the drawings. Any omissions in dimensioning shall be reported immediately to the Project Manager.
3. All angles are 90 degrees unless otherwise shown.
4. All edges of paving shall be stated out by the contractor and reviewed by the Project Manager prior to construction.
5. Provide a smooth transition where new work meets existing.
6. All areas not otherwise treated shall be loamed and seeded.

EROSION CONTROL NOTES

1. All work within areas of construction to be stabilized, loamed, seeded and/or planted as shown. Erosion controls to remain in place until sufficient stabilization by seed and/or planting/mulching.
2. Disturbed areas shall be limited to only those areas under active construction. Permanent seeding or stabilization shall be carried out immediately after final grading is completed or temporary measures shall be applied such as mulching or seeding until permanent measures are in place.
3. Topsoil shall be stockpiled in areas which have a minimal potential for erosion. The contractor shall stabilize any stockpiles which will remain unused for over 15 days.
4. All erosion control measures shall be maintained by the contractor for the life of the project until all areas are stabilized with final surface finishes or until sign-off by Town of Wellesley.
5. An erosion control fence shall be installed along the Limit of Work line as shown and maintained throughout the life of the project.



CITY OF NEWBURYPORT
80 PLEASANT ST.
NEWBURYPORT, MA 01950

ARCHITECT:
EGA Architects
STRUCTURAL ENGINEER:
Shelley Engineering
MEP ENGINEER:
BLW Engineers
INTERIOR DESIGNER:
WDC Interiors

Newburyport Youth Services
59 Low Street
Newburyport, MA 01950

Issued For:	Date:
PROGRESS	09/29/2023

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Building Key:

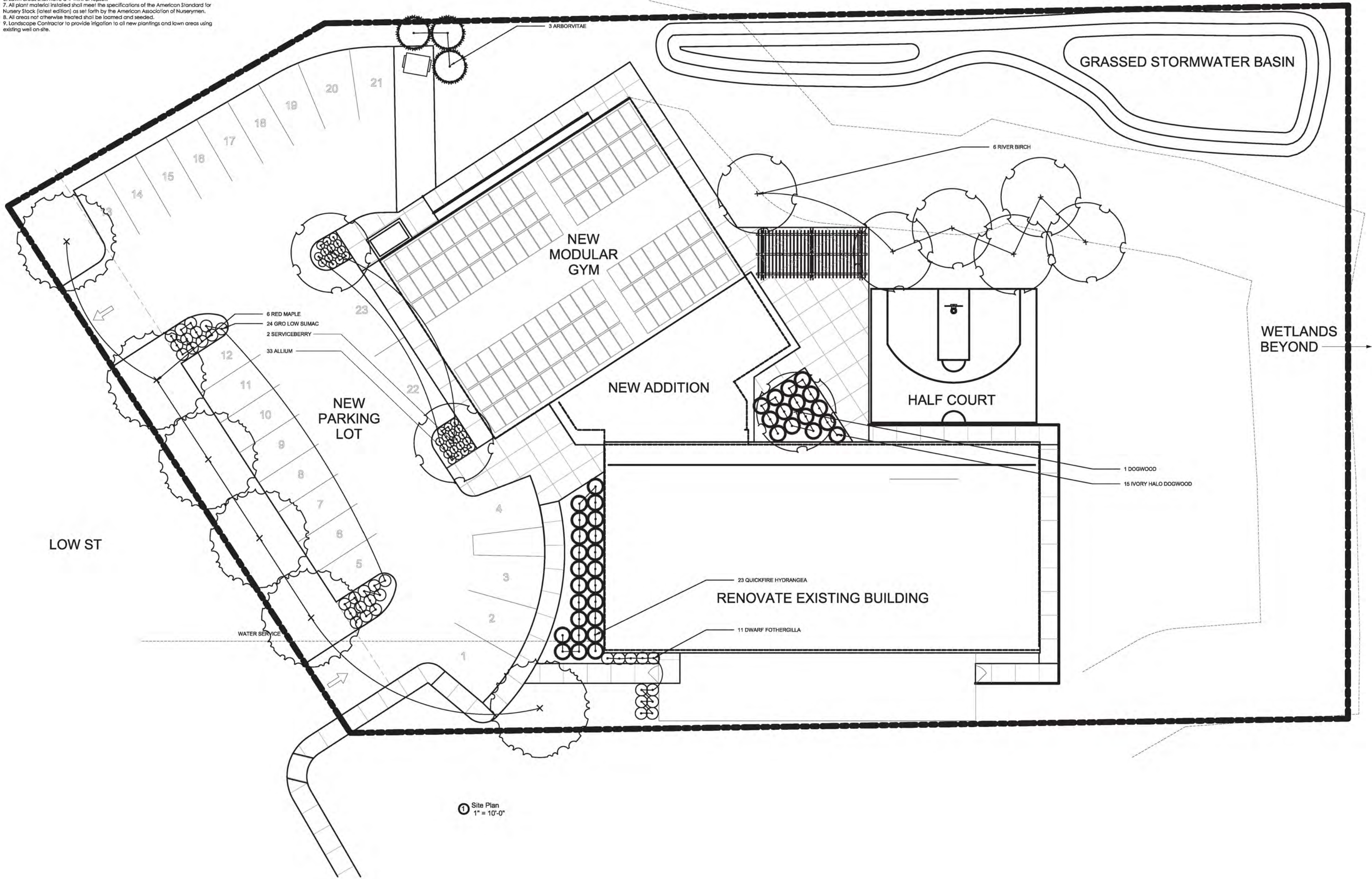
Sheet Title:
Site Plan

Sheet Number:
L-100.0

GENERAL NOTES
1. All work shall be in conformance with local and state standards.
2. Contractor shall verify locations of existing utilities with appropriate utility companies prior to start of construction.
3. Contractor shall secure all necessary permits for work shown on these plans.
4. All work shall comply with all local, State, and Federal safety regulations.
5. Contractor shall coordinate work with respective utility companies in a timely fashion.
6. The contractor shall be solely responsible for all means, methods and techniques employed to perform the work shown on these plans.
7. Contractor shall comply with all conditions as required by Newburyport Conservation Commission.

PLANTING NOTES
1. The landscape contractor shall supply all plants in quantities sufficient to complete the work shown on the plan.
2. Any plant substitutions must be approved by the Landscape Architect.
3. The landscape contractor is advised of the existence of underground utilities, the location of which shall be verified by the contractor prior to any operations. Should the location of proposed plantings conflict with any of said utilities, the Landscape Architect shall be notified immediately for decision.
4. The landscape contractor shall relocate or repair to original condition any and all utilities, paving, etc. damaged as a result of their operations at no additional cost to the Owner.
5. Mulch planting and tree pits with 3" shredded pine bark mulch.
6. Lawn areas shall have a 4" min. of topsoil.
7. All plant material installed shall meet the specifications of the American Standard for Nursery Stock (latest edition) as set forth by the American Association of Nurserymen.
8. All areas not otherwise treated shall be loamed and seeded.
9. Landscape Contractor to provide irrigation to all new plantings and lawn areas using existing well on-site.

59 Low St Plant List				
Qty.	Scientific Name	Common Name	Size	Notes
Shade Trees				
6	Acer rubrum	Red Maple	2-5'3" cal.	
2	Amelanchier canadensis	Serviceberry	2-2.5' cal.	
6	Betula nigra	River Birch	2-2.5' cal.	
1	Cornus florida	Dogwood	2-2.5' cal.	
3	Thuja 'Green Giant'	Arborvitae	6-8' ht.	
Shrubs				
15	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	7 gal.	
11	Fothergilla gardenii	Dwarf Fothergilla	3 gal.	
23	Hydrangea paniculata 'Quickfire'	Panicle Hydrangea	7 gal.	
24	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	3 gal.	
Perennials				
33	Allium 'Summer Beauty'	Flowering Onion	1 gal.	



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80 PLEASANT ST.
NEWBURYPORT, MA 01950

ARCHITECT:
EGA Architects
STRUCTURAL ENGINEER:
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MEP ENGINEER:
BLW Engineers
INTERIOR DESIGNER:
WDC Interiors

Newburyport Youth Services
59 Low Street
Newburyport, MA 01950

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Sheet Title:
Planting Plan

Sheet Number:
L-200.0



NEWBURYPORT YOUTH SERVICES
59 LOW STREET
NEWBURYPORT, MA 01950

DESIGN DEVELOPMENT SUBMISSION 09-07-2023

OWNER:

CITY OF NEWBURYPORT
60 PLEASANT ST
NEWBURYPORT, MA 01950
(978) 465-4413

ARCHITECT:

EGA ARCHITECTS, P.C.
12 AUBURN STREET
NEWBURYPORT, MA 01950
(978) 462-5515

STRUCTURAL ENGINEER:

SHELLEY ENGINEERING
PO BOX 1030,
GRAY, ME 04039
(207) 657-8031

MEP ENGINEER:

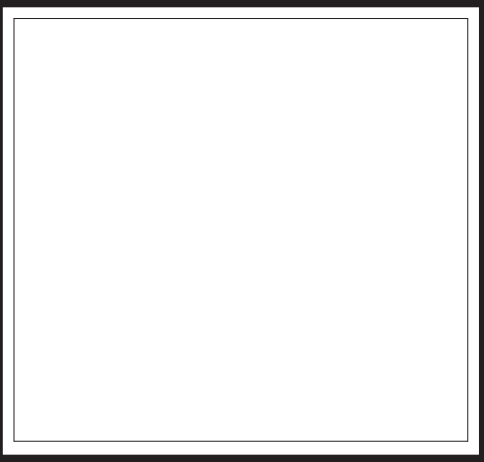
BLW ENGINEERS, INC.
311 GREAT ROAD
PO BOX 1551
LITTLETON, MA 01460
(978) 486-4301

ACOUSTICAL ENGINEER:

CAVANAUGH TOCCI ASSOC.
327 Boston Post Rd # F,
Sudbury, MA 01776
(978) 443-7871

INTERIOR DESIGNER:

WELLESLEY DESIGN CONSULTANTS
200 MERRIMACK ST, 4TH FLOOR
HAVERHILL, MA 01830
(978) 965-8185



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Newburyport, MA 01950
Phone: 978-462-5515
Fax: 978-462-5525

CIVIL ENGINEER:
STRUCTURAL ENGINEER:
Shelley Engineering
MEP ENGINEER:
BLW Engineers
INTERIOR DESIGNER:
WDC Interiors

Newburyport Youth Services
59 Low Street
Newburyport, MA 01950

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Building Key:

Sheet Title:
Cover

Sheet Number:
A-000.0



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Shelley Engineering

MEP ENGINEER:
BLW Engineers

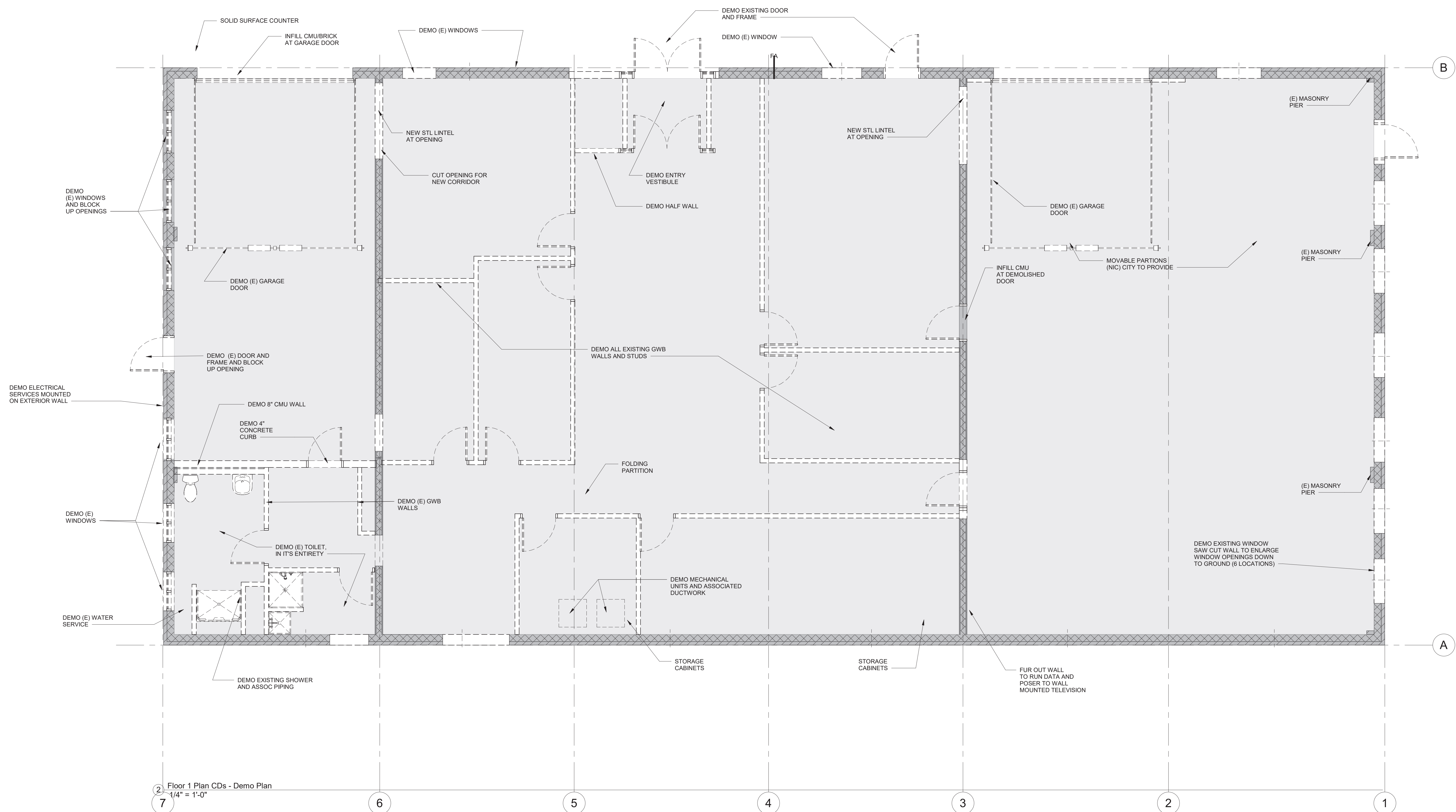
INTERIOR DESIGNER:
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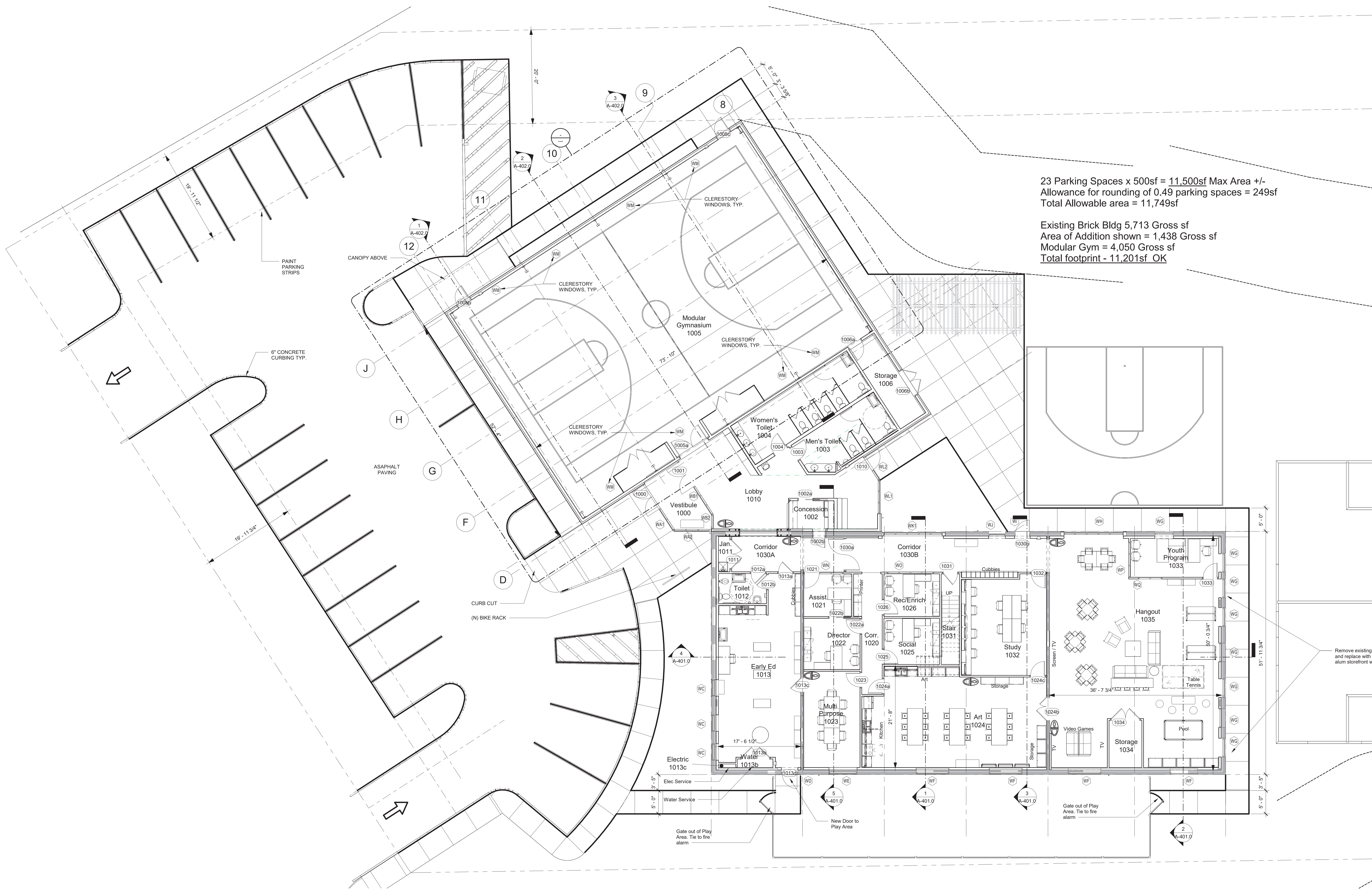
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Building Key:

Sheet Number:
A-102.0

5) DEMO GAS SERVICE AND ALL GAS LINES.





23 Parking Spaces x 500sf = 11,500sf Max Area +/-
Allowance for rounding of 0.49 parking spaces = 249sf
Total Allowable area = 11,749sf

Existing Brick Bldg 5,713 Gross sf
Area of Addition shown = 1,438 Gross sf
Modular Gym = 4,050 Gross sf
Total footprint - 11,201sf OK

1 Floor 1 Plan CDs
1/8" = 1'-0"

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Newburyport, MA 01950

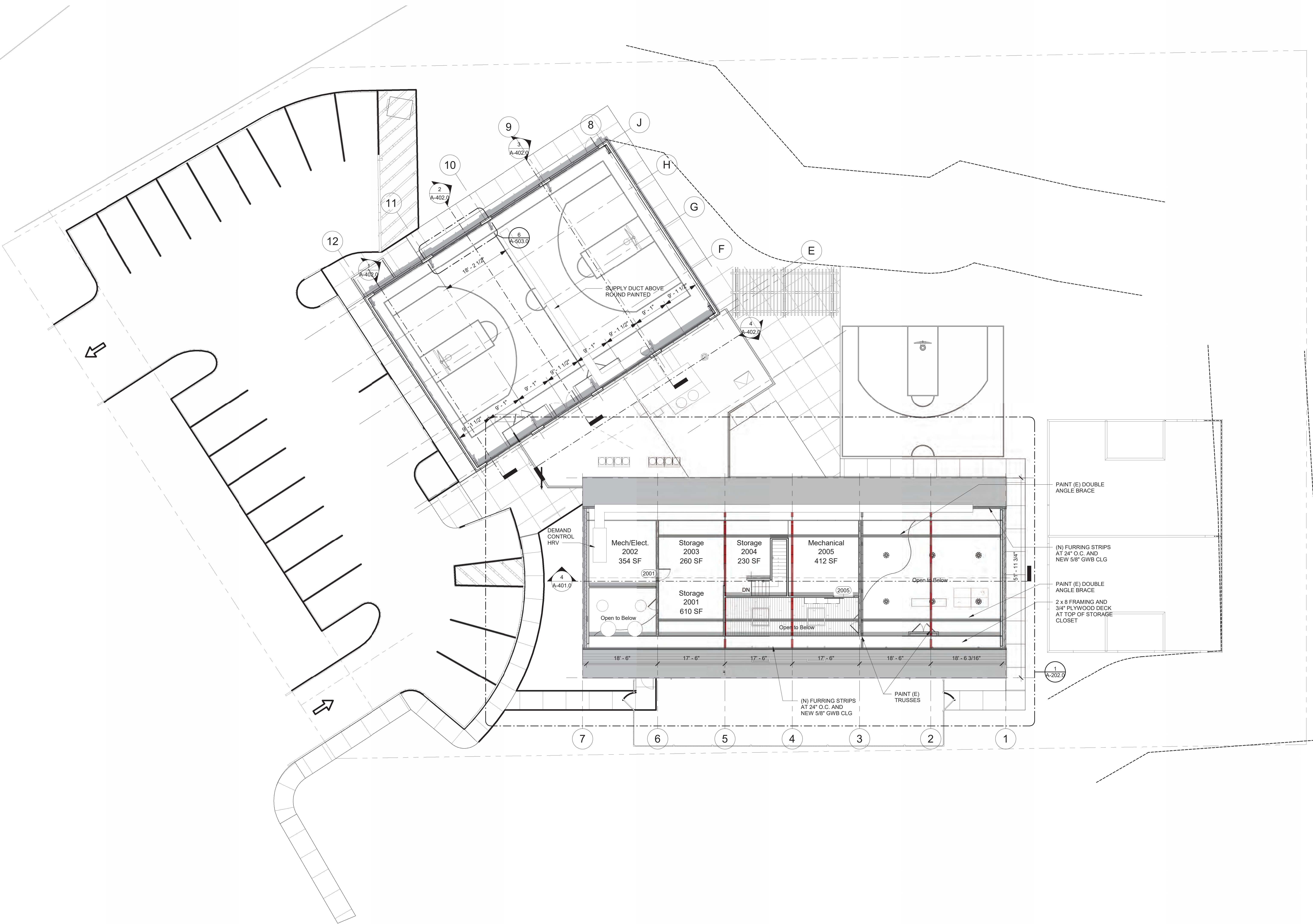
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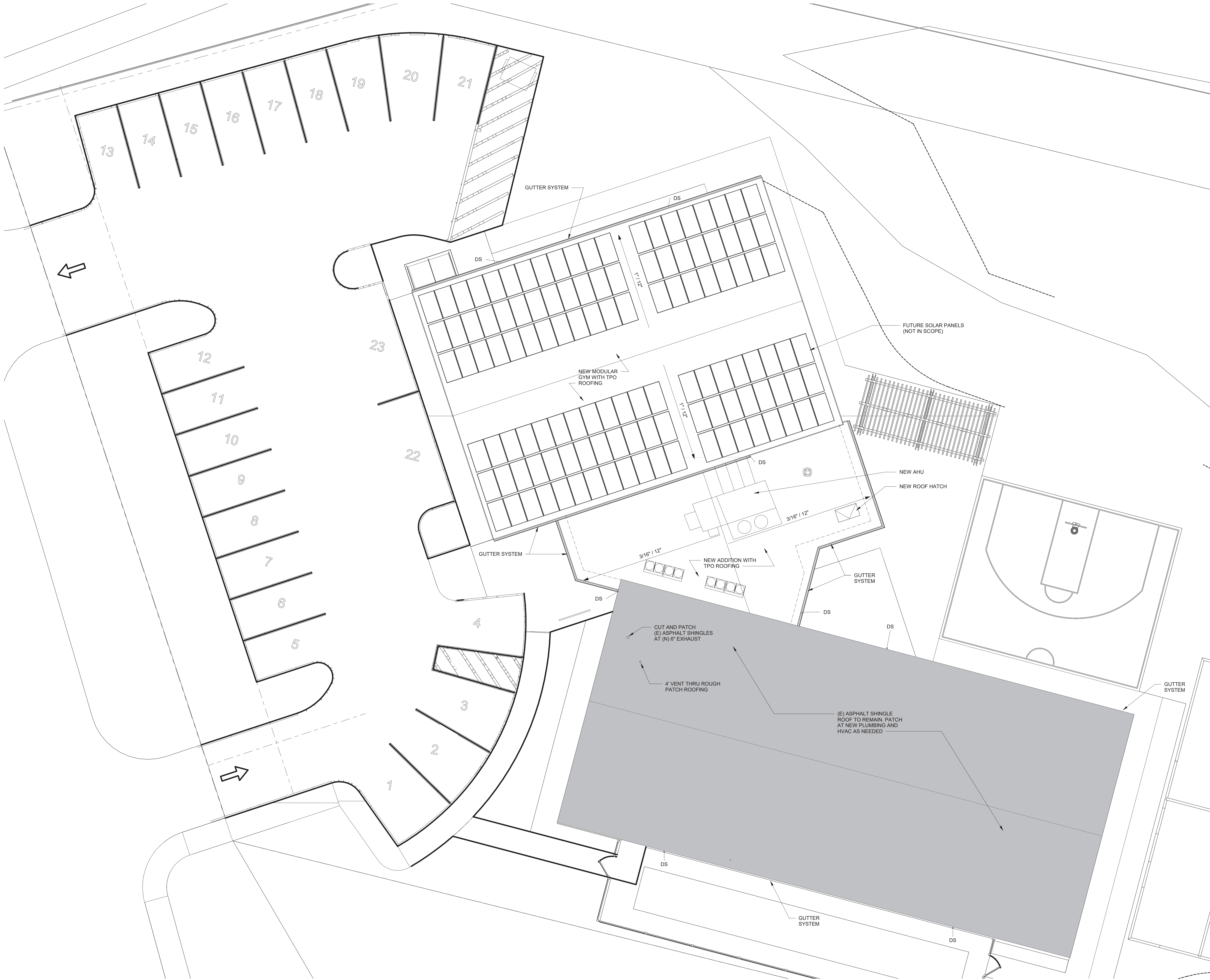
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First Floor Overall Plan

Sheet Number:
A-103.0

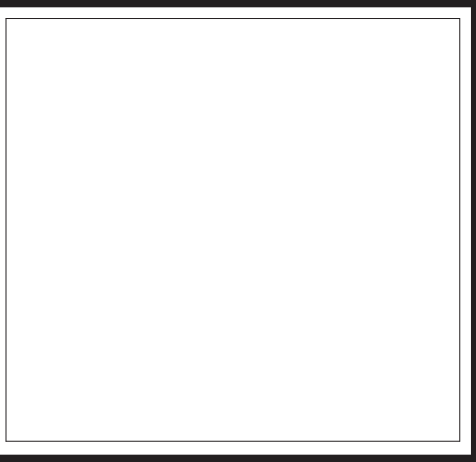


GENERAL ROOF PLAN NOTES:

1. R.D. REPRESENTS ROOF DRAIN. O.D. REPRESENTS OVERFLOW DRAIN. REFER TO PLUMBING DRAWINGS FOR SIZES AND COORDINATE LOCATIONS WITH TAPERED INSULATION. REFER TO DETAILS ON A-5.XX.
2. COORDINATE LOCATIONS OF ROOF TOP UNITS, DUCTS, PENETRATIONS, AND PIPING WITH MEP DRAWINGS.
3. ICE AND WATER SHIELD TO BE CONTINUOUS UNDER ALL ASPHALT ROOF SHINGLE ROOF EDGES.
4. DS = GUTTER SYSTEM DOWNSPOUT



① Overall Roof Plan
1/8" = 1'-0"



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MEP ENGINEER:
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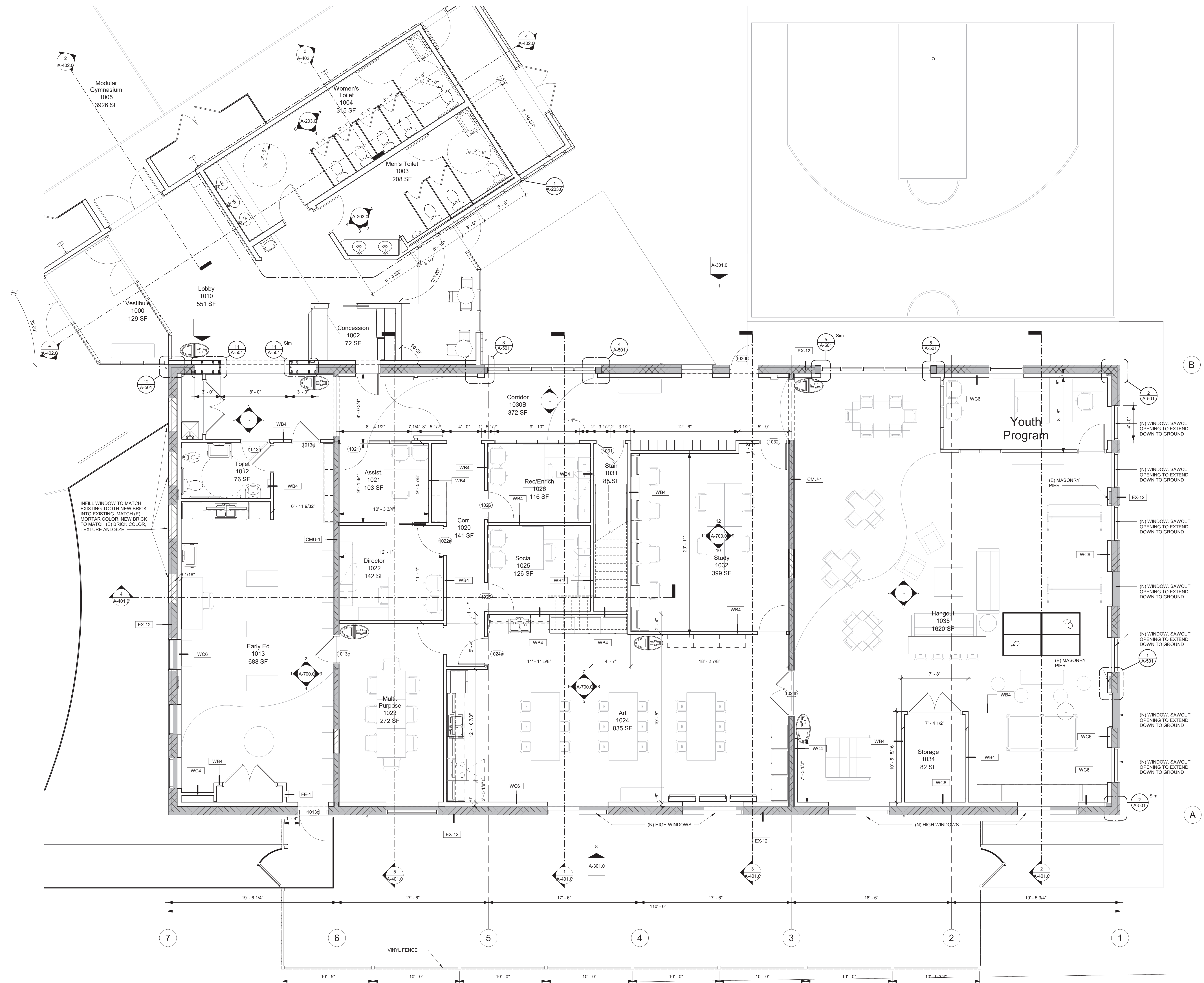
Building Key:

Sheet Title:

Roof Plan

Sheet Number:

A-106.0



1 Floor 1 Plan CDs - Existing Bldg and Addition
1/4" = 1'-0"

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59 Low Street
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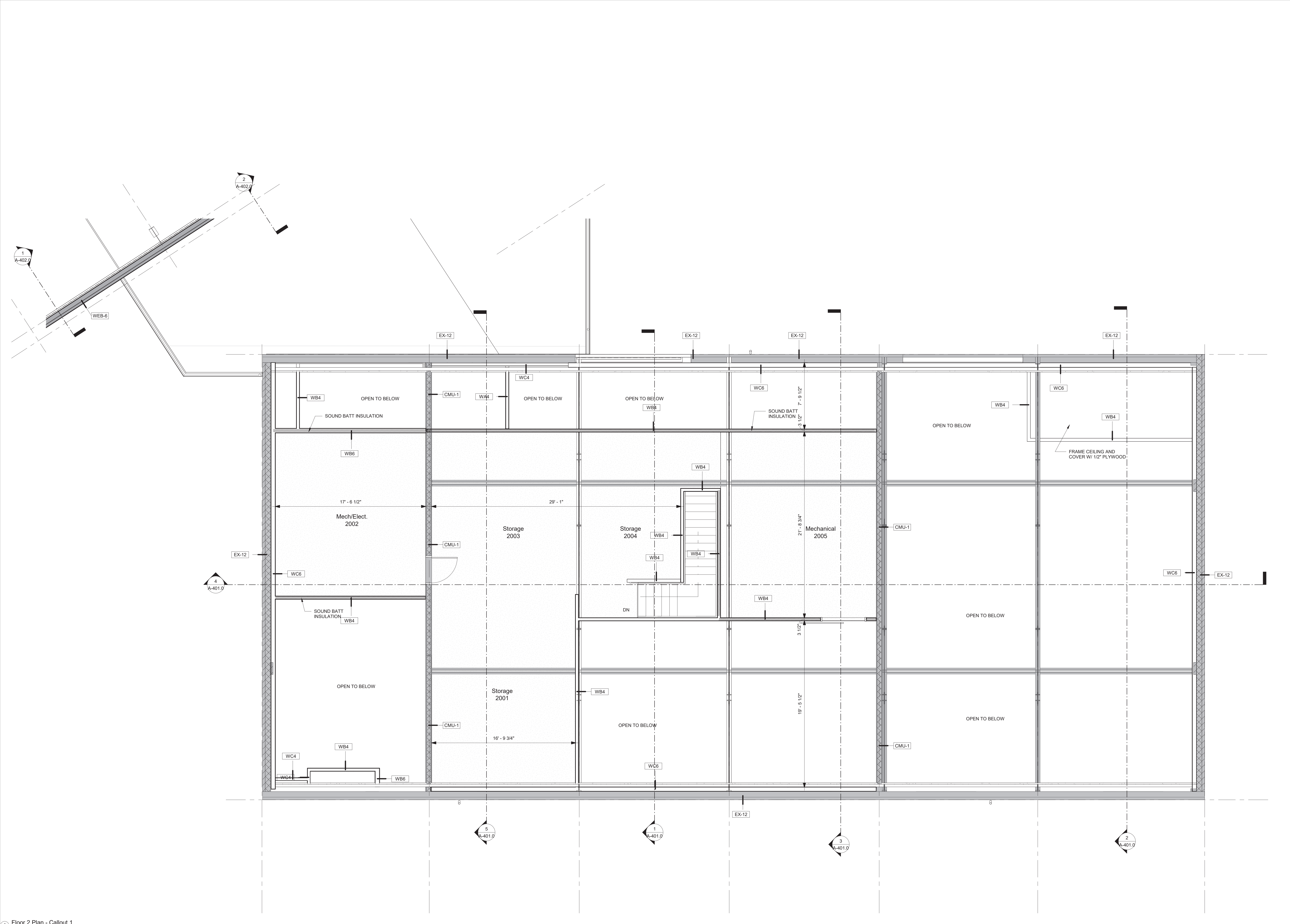
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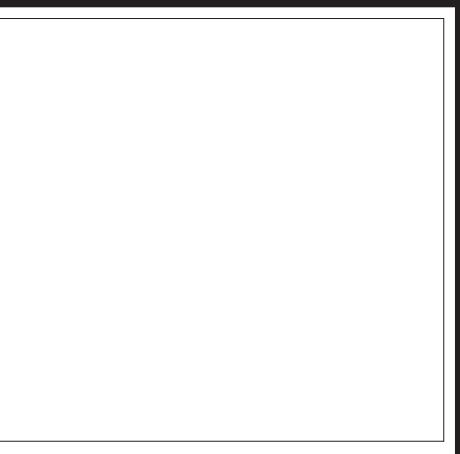
Building Key:

Sheet Title:
First Floor Existing Building

Sheet Number:
A-201.0



1 Floor 2 Plan - Callout 1
1/4" = 1'-0"



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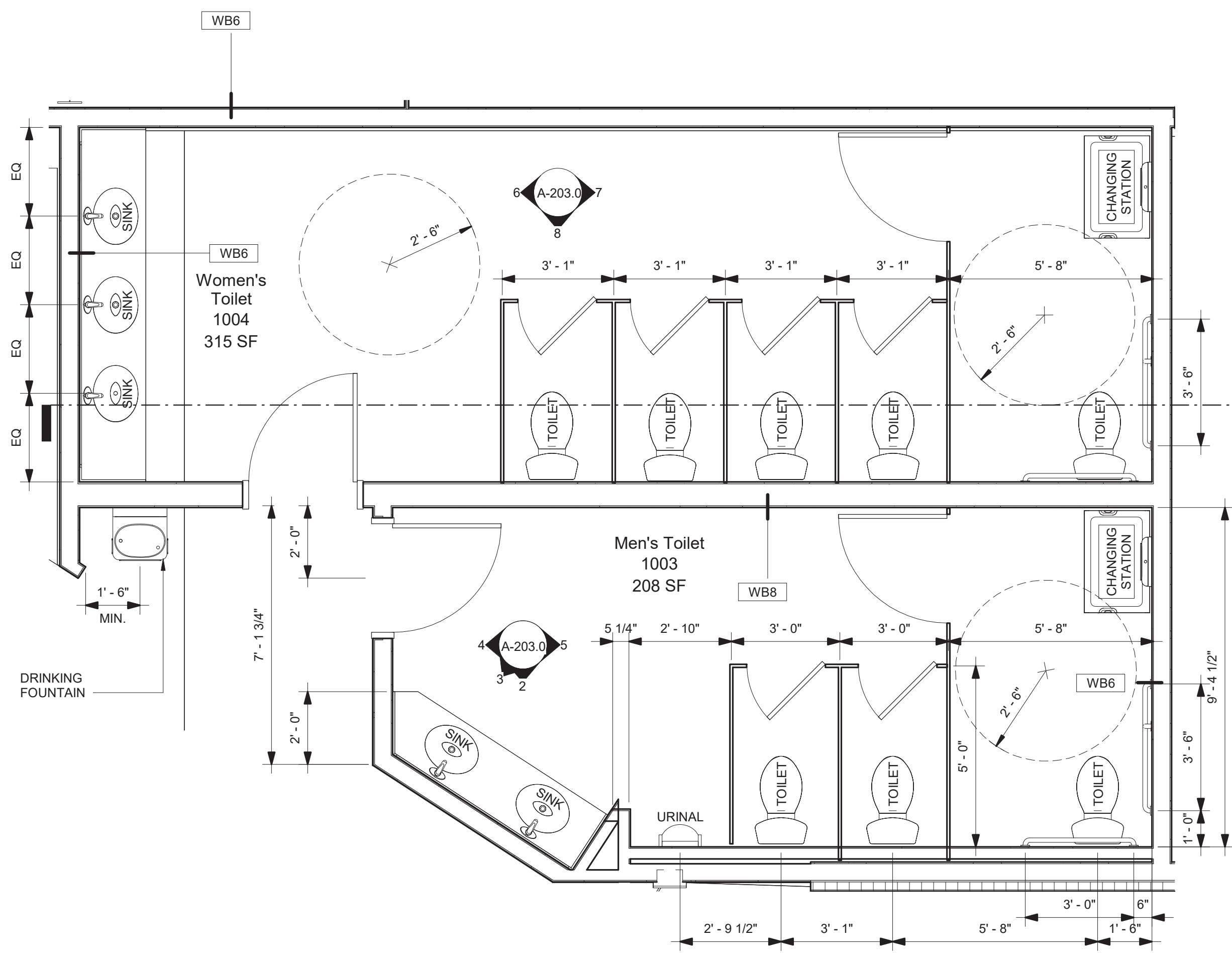
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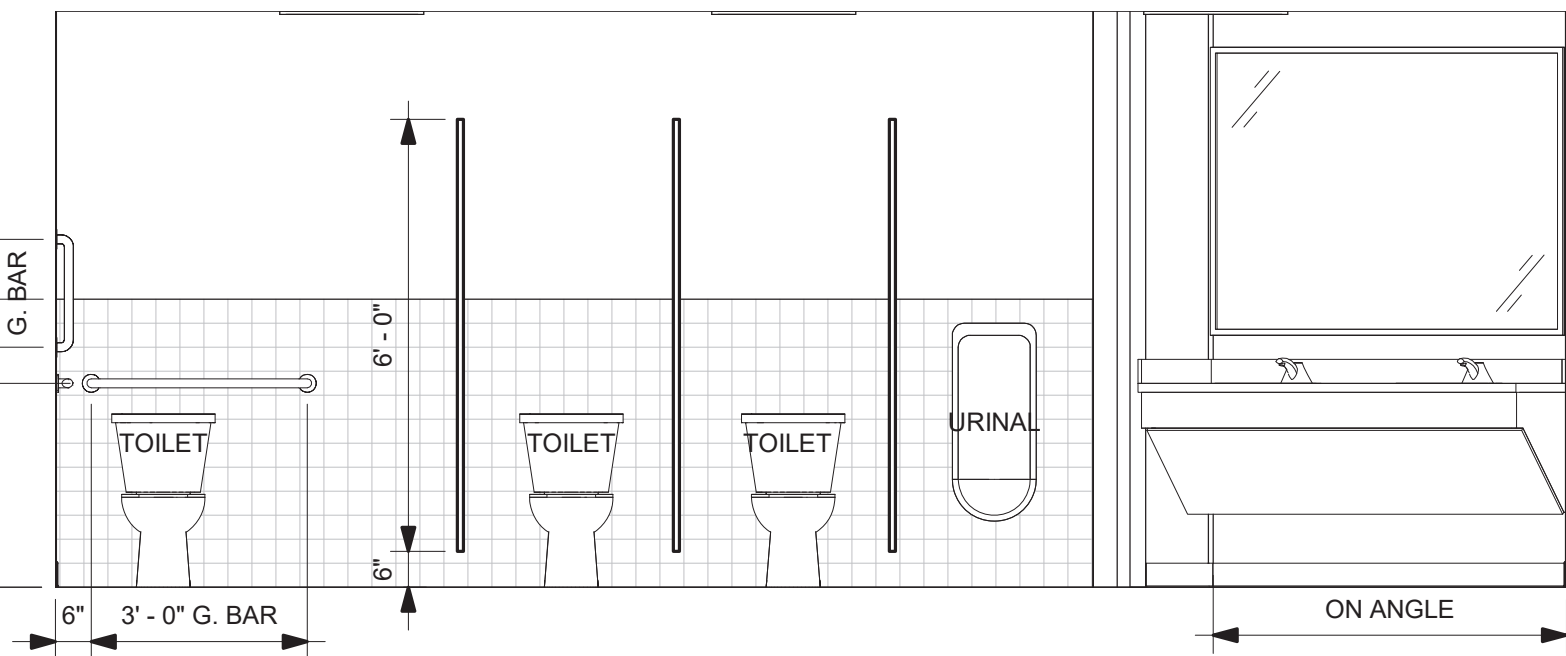
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Second Floor Existing
Building

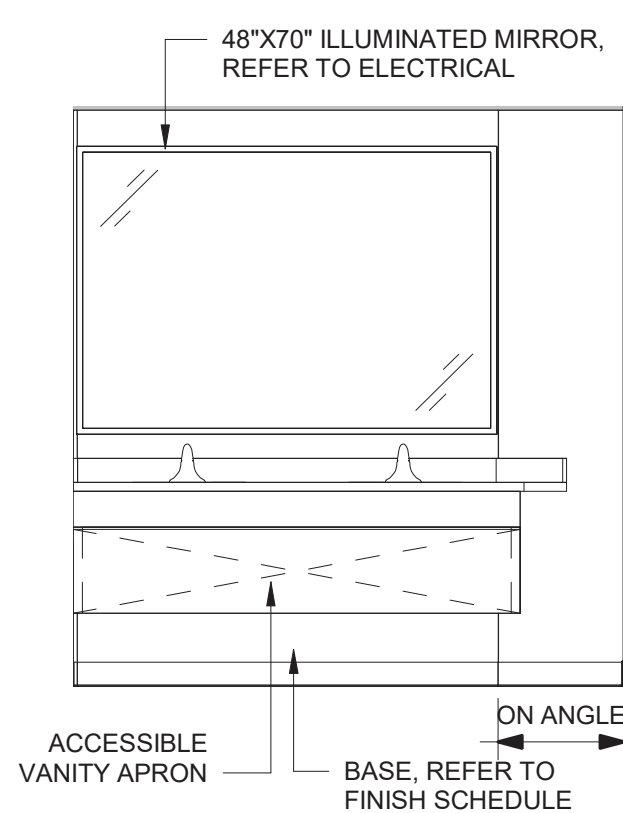
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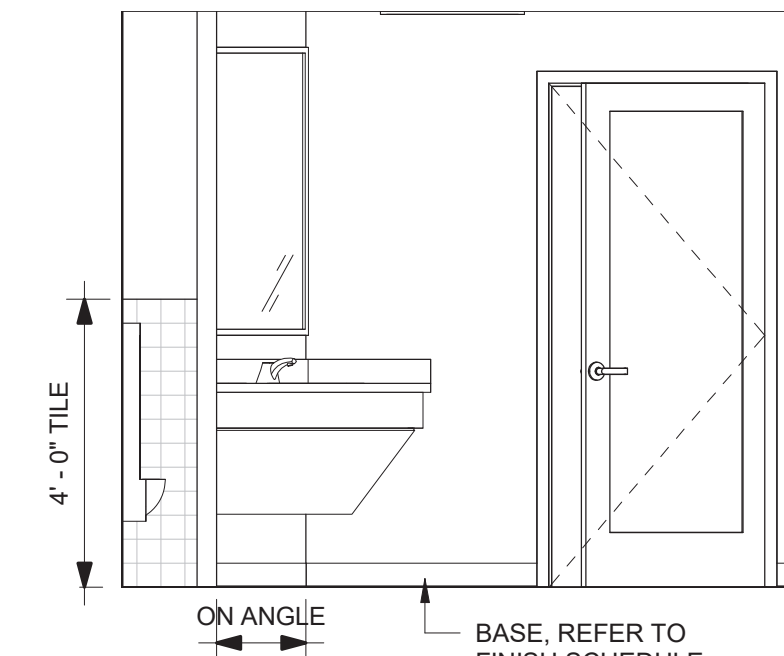
1 Floor 1 Plan CDs - Toilets Partial Plan
3/8" = 1'-0"



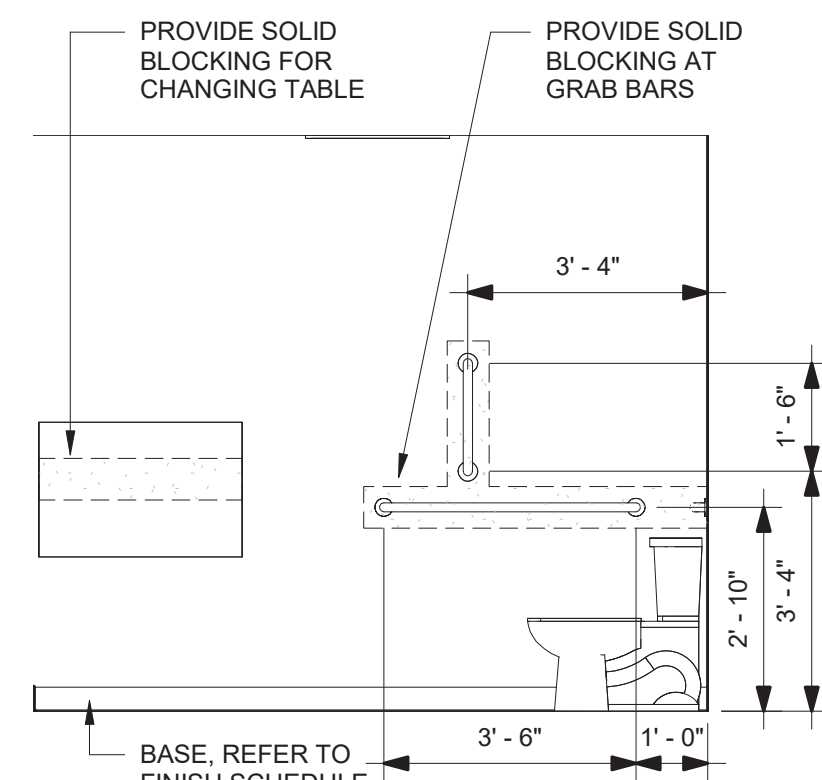
2 Men's Toilet Elevation
3/8" = 1'-0"



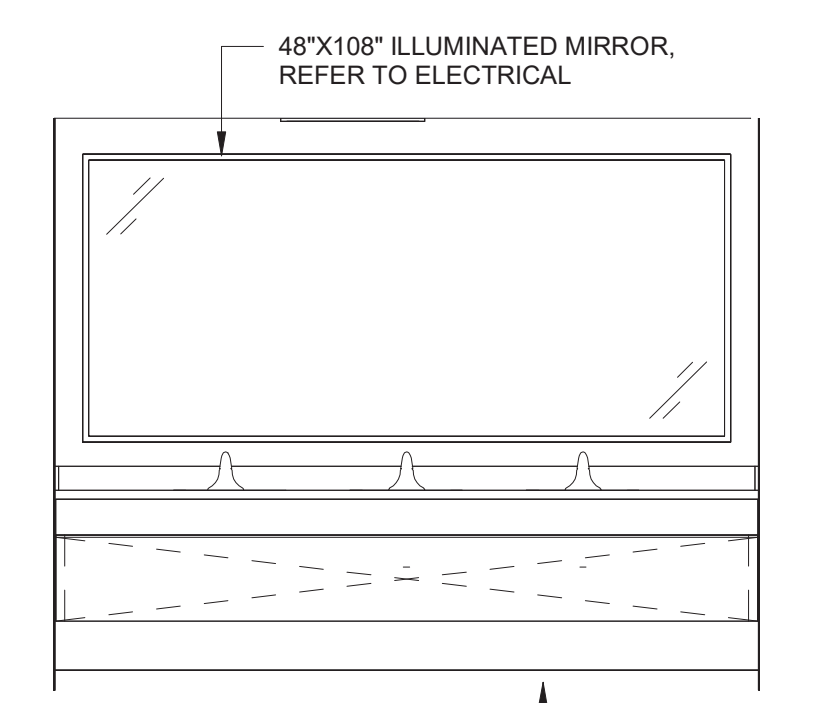
3 Men's Toilet Elevation
3/8" = 1'-0"



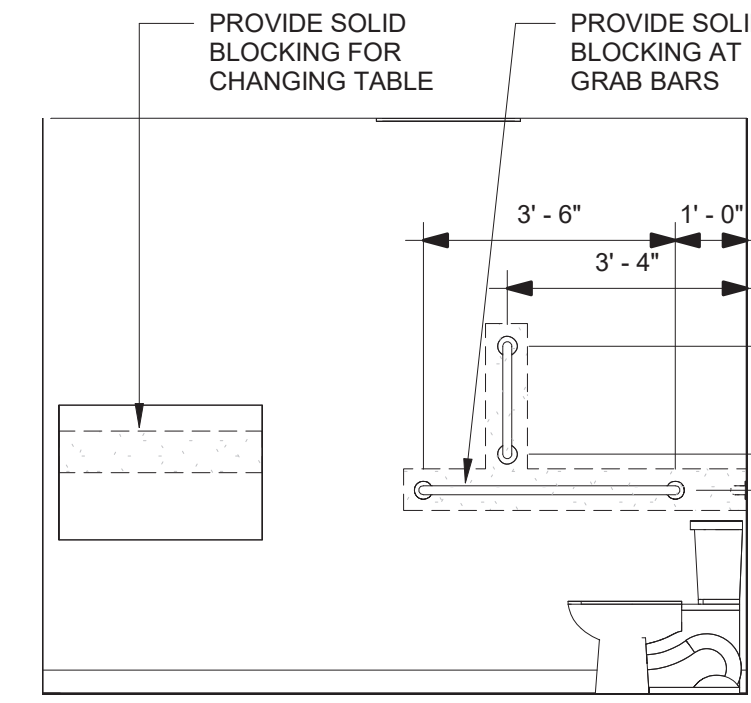
4 Men's Toilet Elevation
3/8" = 1'-0"



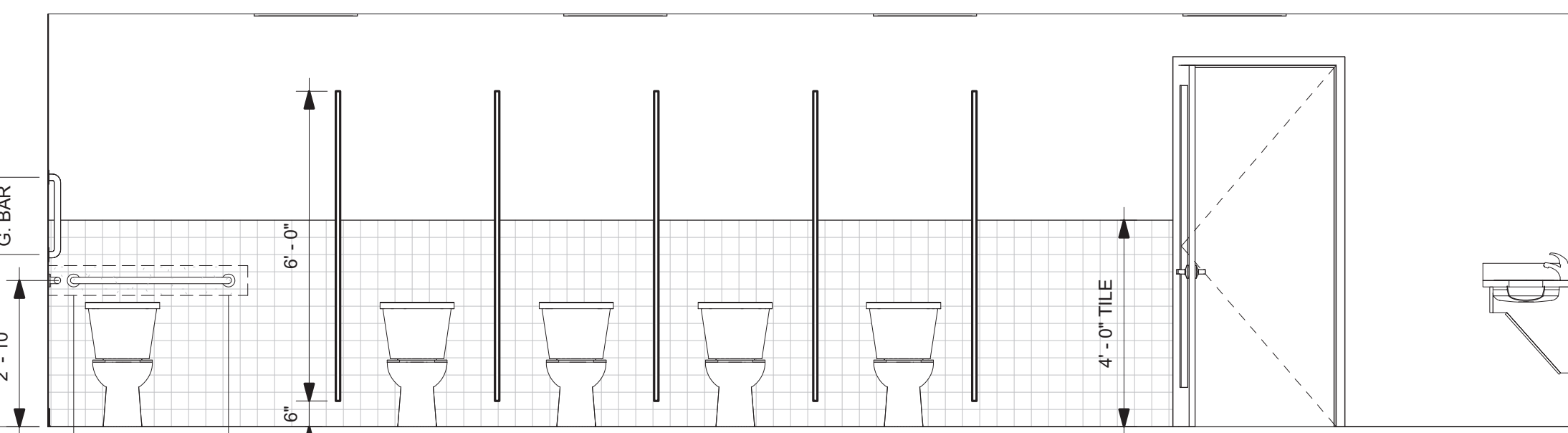
5 Men's Toilet Elevation
3/8" = 1'-0"



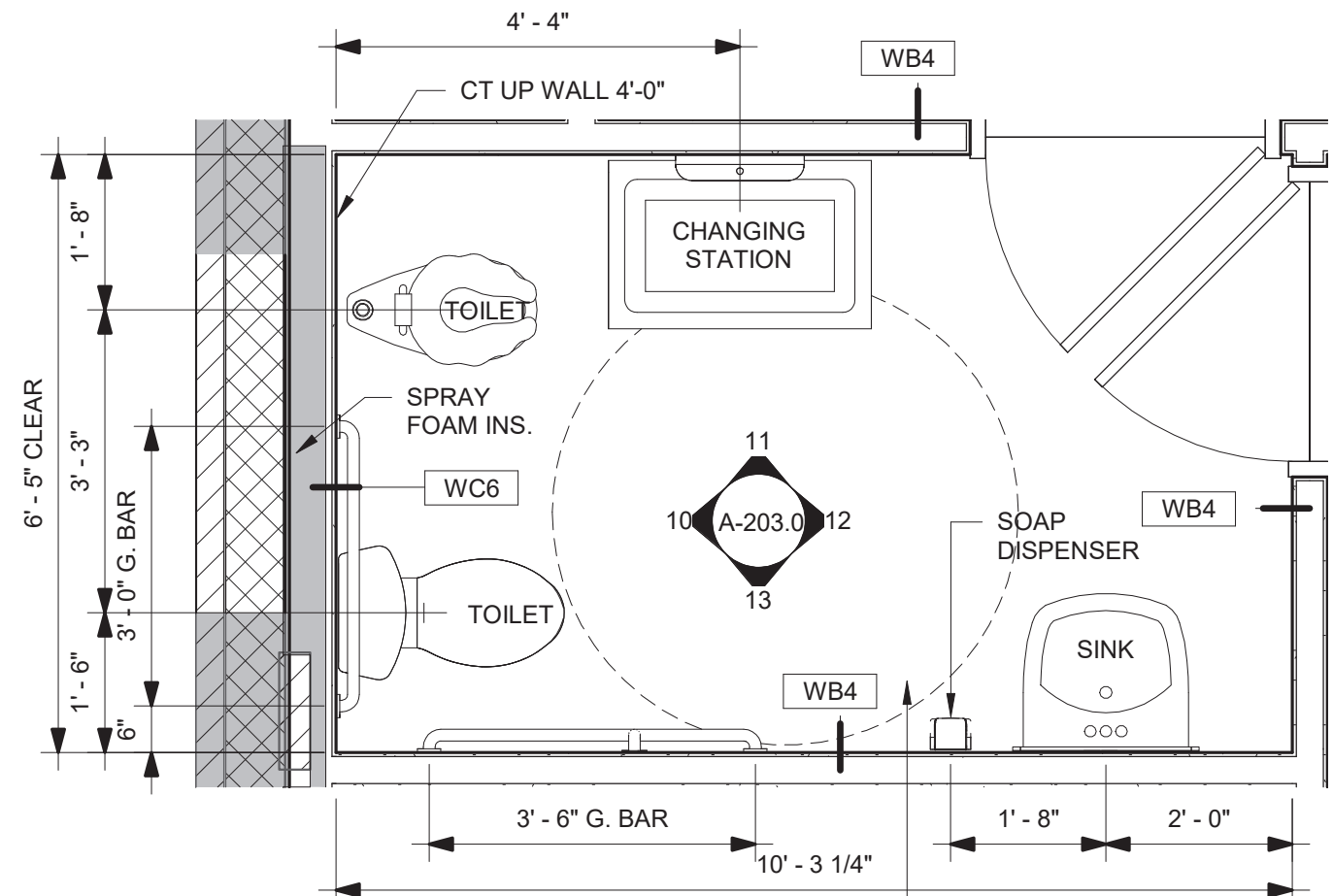
6 Women's Toilet Elevation
3/8" = 1'-0"



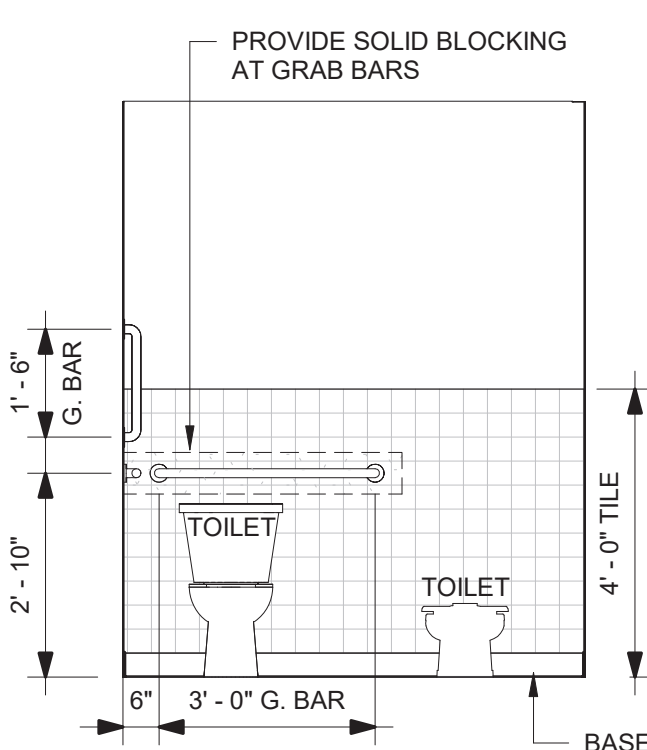
7 Women's Toilet Elevation
3/8" = 1'-0"



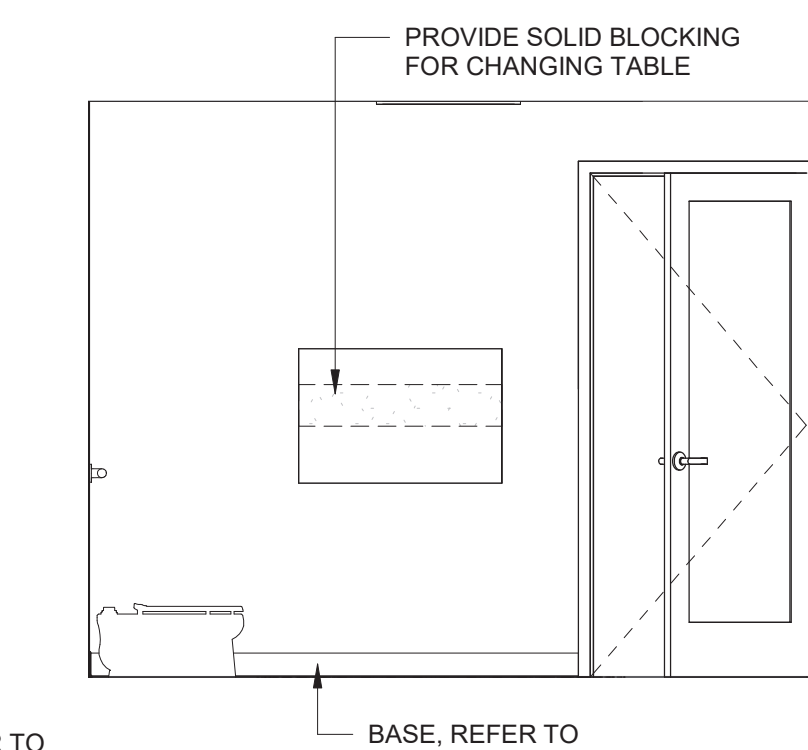
8 Women's Toilet Elevation
3/8" = 1'-0"



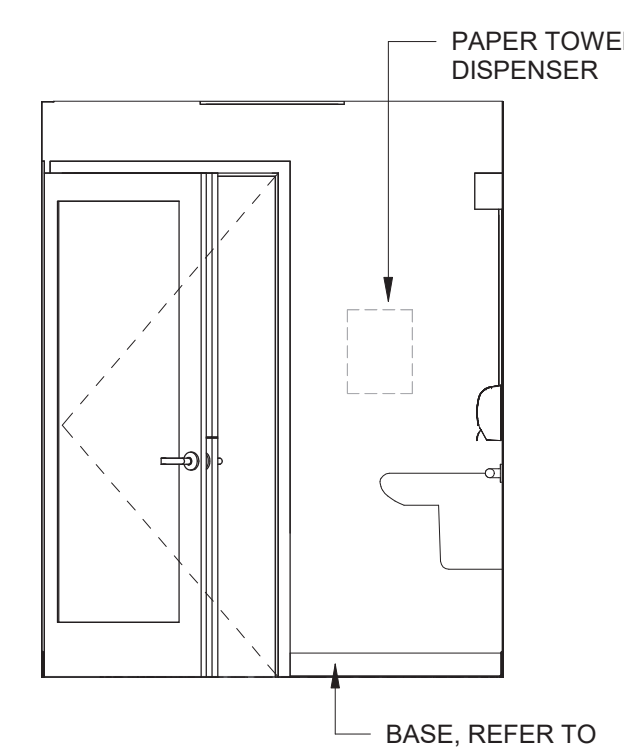
9 Preschool Toilet Plan
1/2" = 1'-0"



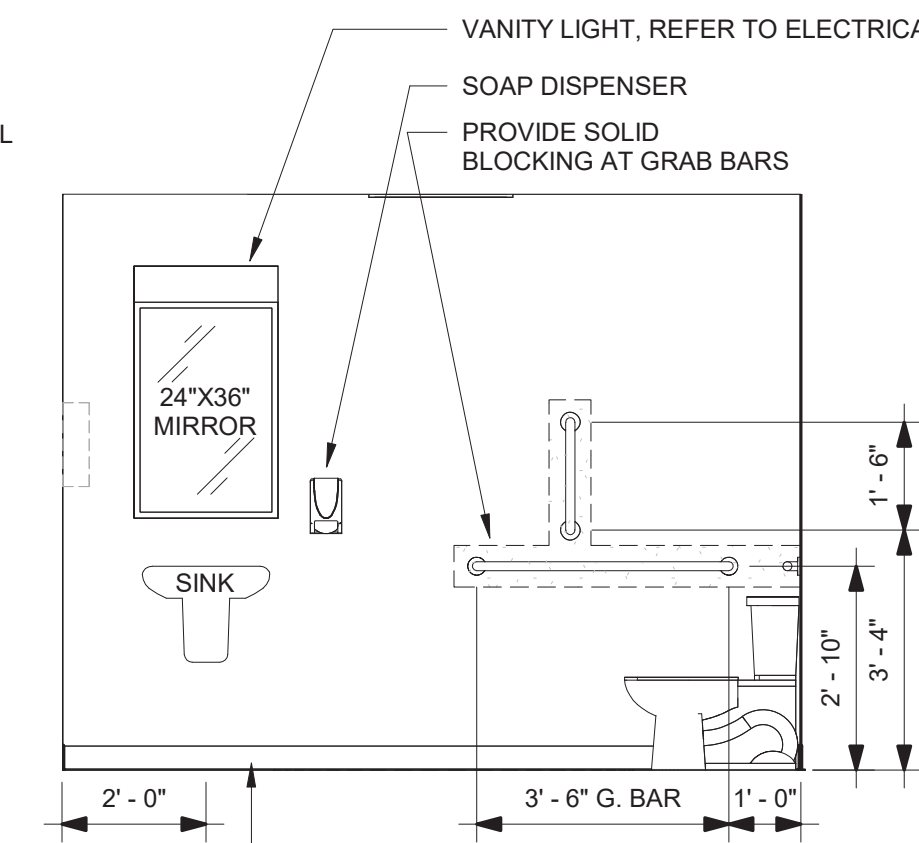
10 Preschool Toilet Elevation
3/8" = 1'-0"



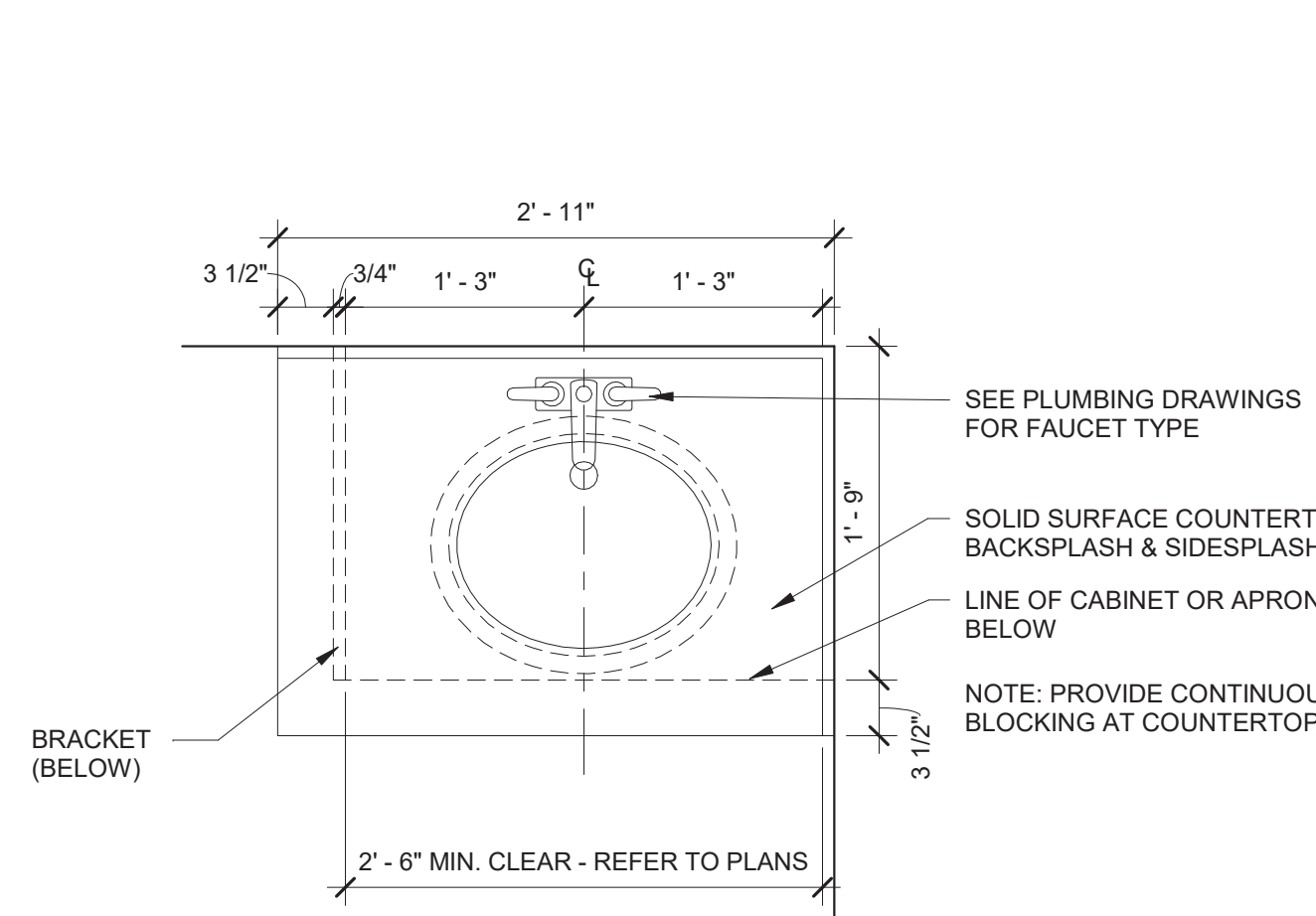
11 Preschool Toilet Elevation
3/8" = 1'-0"



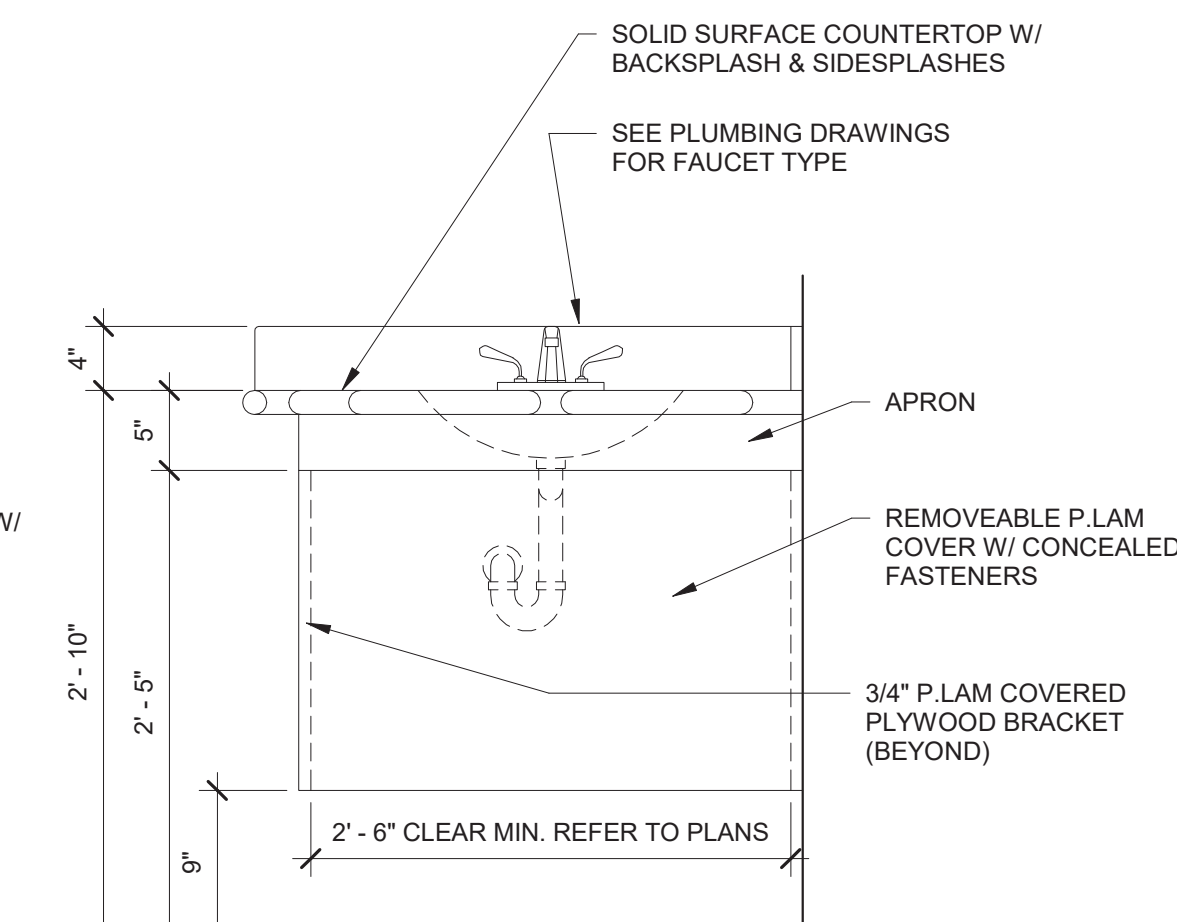
12 Preschool Toilet Elevation
3/8" = 1'-0"



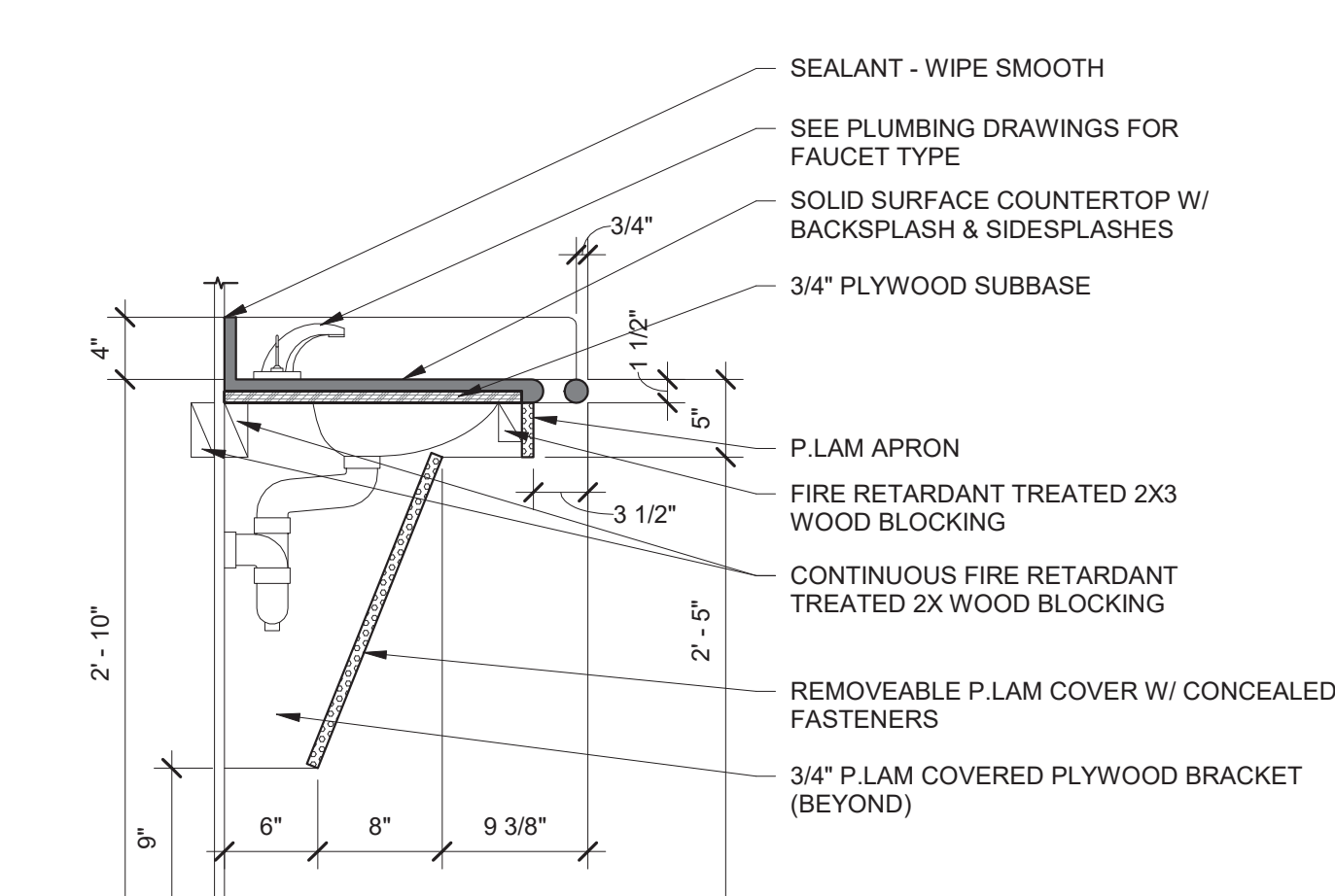
13 Preschool Toilet Elevation
3/8" = 1'-0"



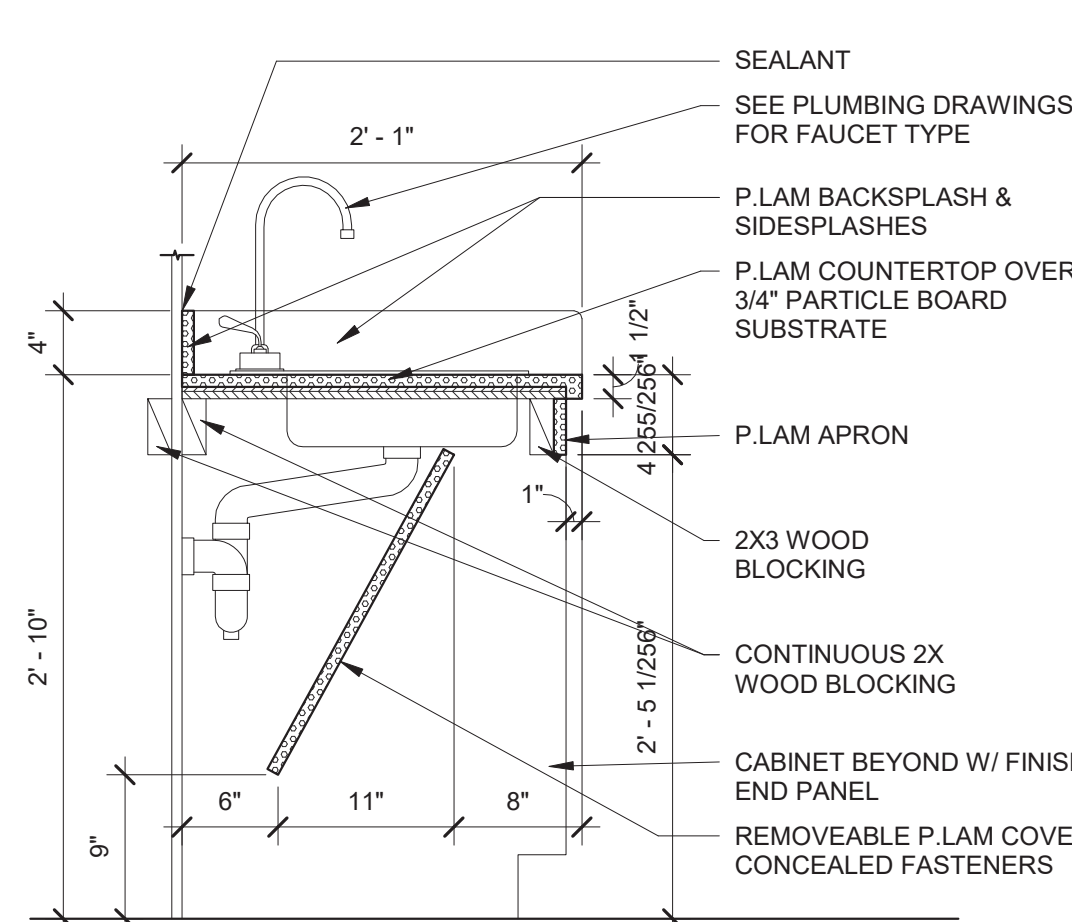
14 Detail Bathroom Countertop Plan - Solid Surface w/ Integral Grab Rail
1" = 1'-0"



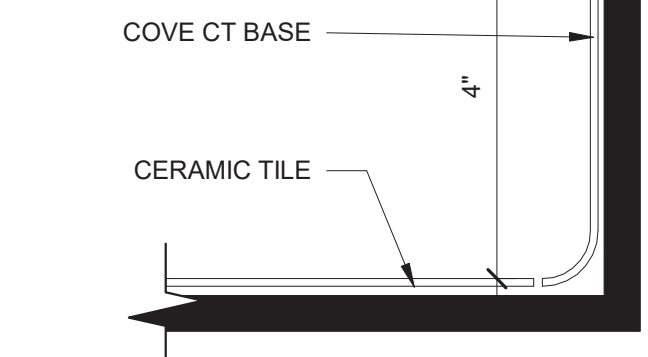
15 Detail Bathroom Countertop Elevation - Solid Surface w/ Integral Grab Rail
1" = 1'-0"



16 Detail Bathroom Countertop Section - Solid Surface w/ Integral Grab Rail
1" = 1'-0"



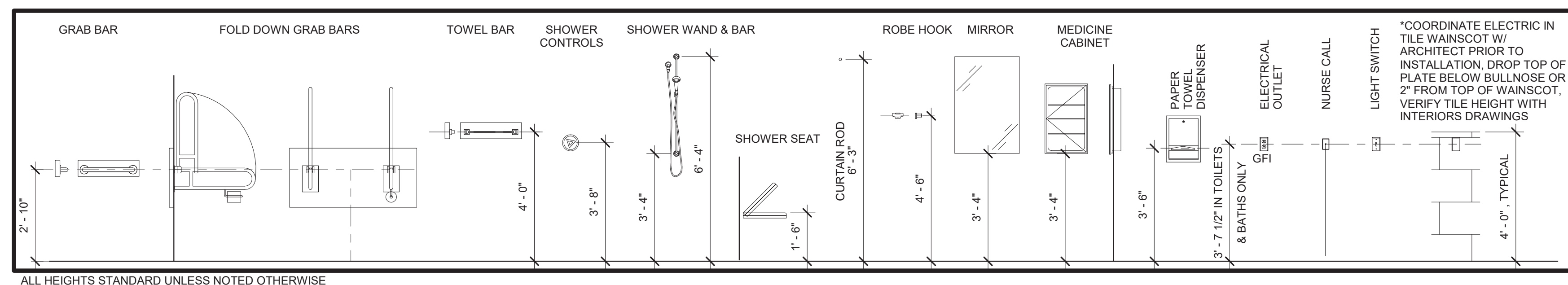
17 Detail Kitchen Accessible Sink Base Section - P.Lam
1" = 1'-0"



18 Detail Bathroom Flash Cove Detail
6" = 1'-0"

GENERAL BATH NOTES:

- ALL DIMENSIONS ARE CLEAR DIMENSIONS FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL OR FIXTURE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL EXPOSED PIPING (THAT IS NOT ENCLOSED WITHIN A VANITY OR OTHERWISE PROTECTED) IS TO BE INSULATED.
- ALL BLOCKING, OTHER THAN THAT REQUIRED WITHIN SHOWER/TUB ENCLOSURES, BY CONTRACTOR.
BLOCKING TYPE AS FOLLOWS:
A. WHERE BLOCKING IS REQUIRED WITHIN NON-COMBUSTIBLE CONSTRUCTION, PROVIDE A 20 GA. CONTINUOUS METAL PLATE OR AT CONTRACTORS OPTION PROVIDE FIRE RETARDANT TREAT WOOD BLOCKING.
B. WHERE BLOCKING IS REQUIRED OVER RESILIENT CHANNELS, PROVIDE 20 GA. CONTINUOUS METAL PLATE.
- ALL BLOCKING SHALL BE ADEQUATE TO SATISFY LOADING STANDARDS OF AT LEAST 250 LBS. PER APPLICABLE CODES.
- PROVIDE BACKSLASH AND SIDESPLASHES AS REQUIRED OF MATERIAL TO MATCH COUNTERTOPS UNLESS OTHERWISE NOTED.
- PROVIDE ADEQUATE BLOCKING TO ALLOW FOR SINKS TO BE RELOCATED VERTICALLY ALONG WALL WITHOUT STRUCTURAL CHANGES.
- FLOORING TO CONTINUE UNDER ALL REMOVABLE BASE CABINETS.
- WHERE PLAM IS SURFACE FINISH - PROVIDE ON ALL EXPOSED SURFACES.
- REFER TO SPECIFICATIONS FOR CABINET HARDWARE REQUIREMENTS.



Bath Mounting Height Key
3/8" = 1'-0"

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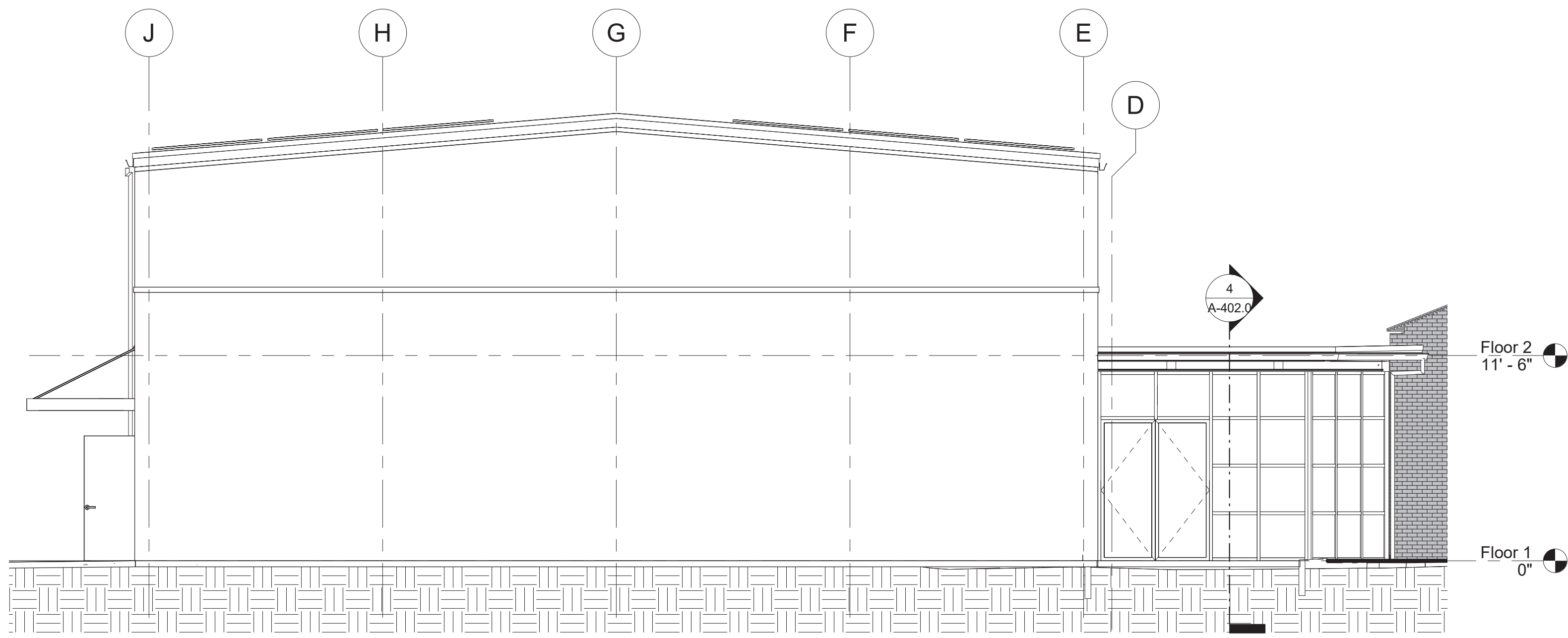
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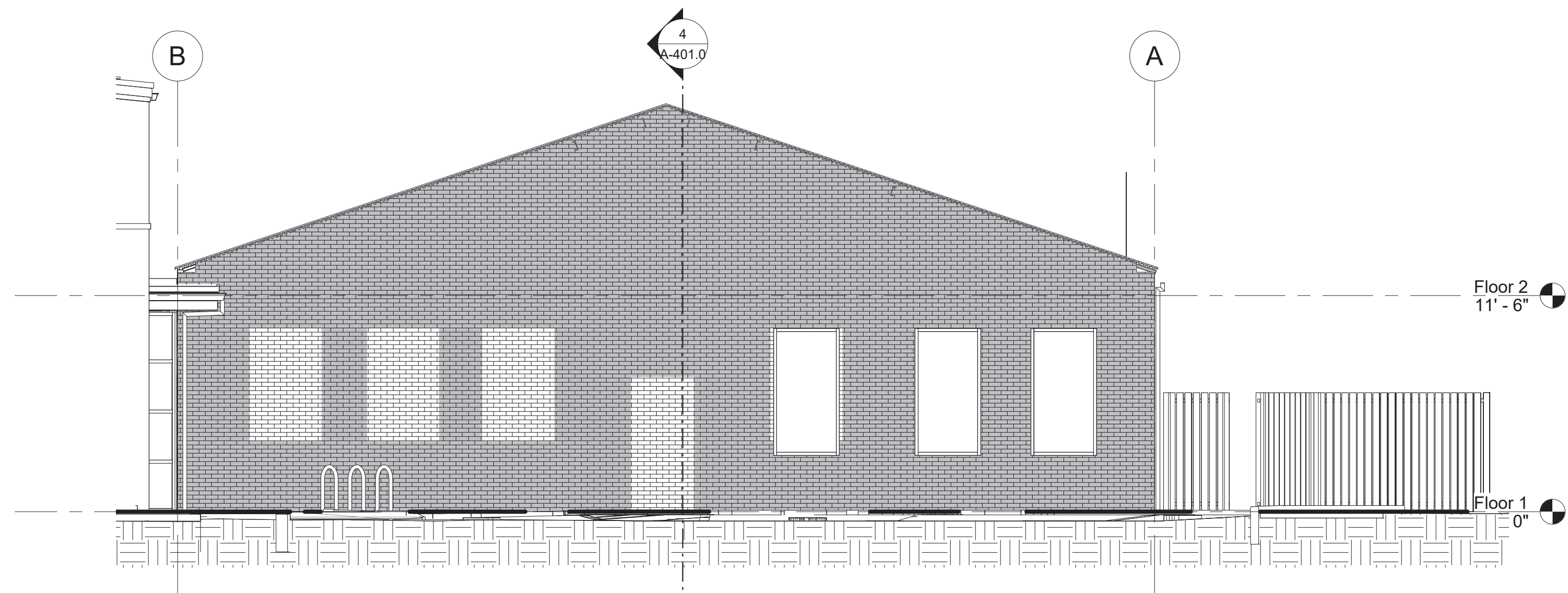
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Bath Elevations

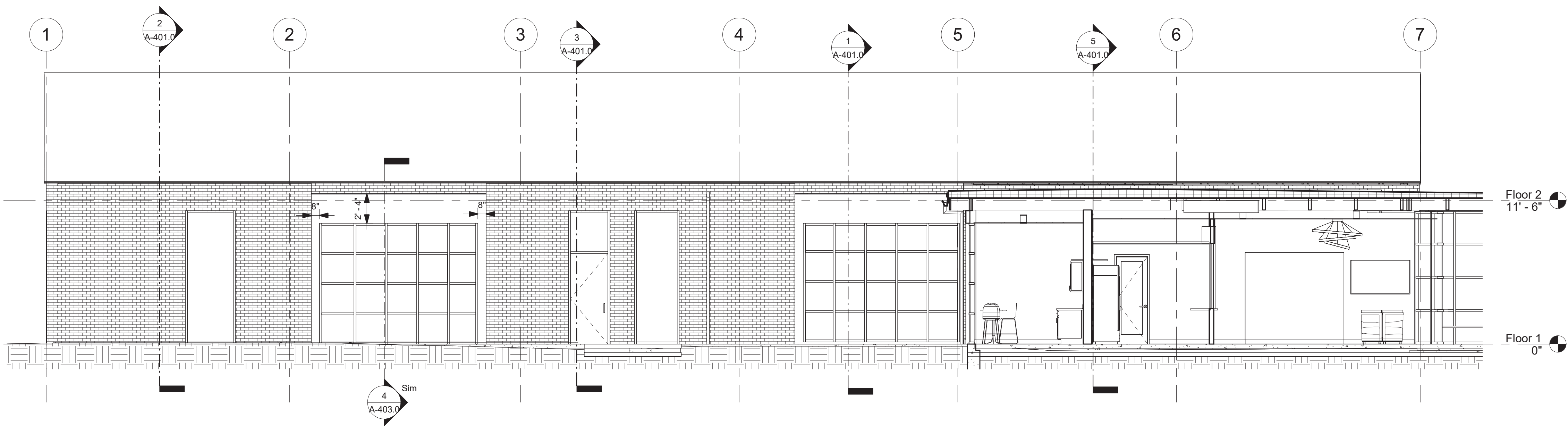
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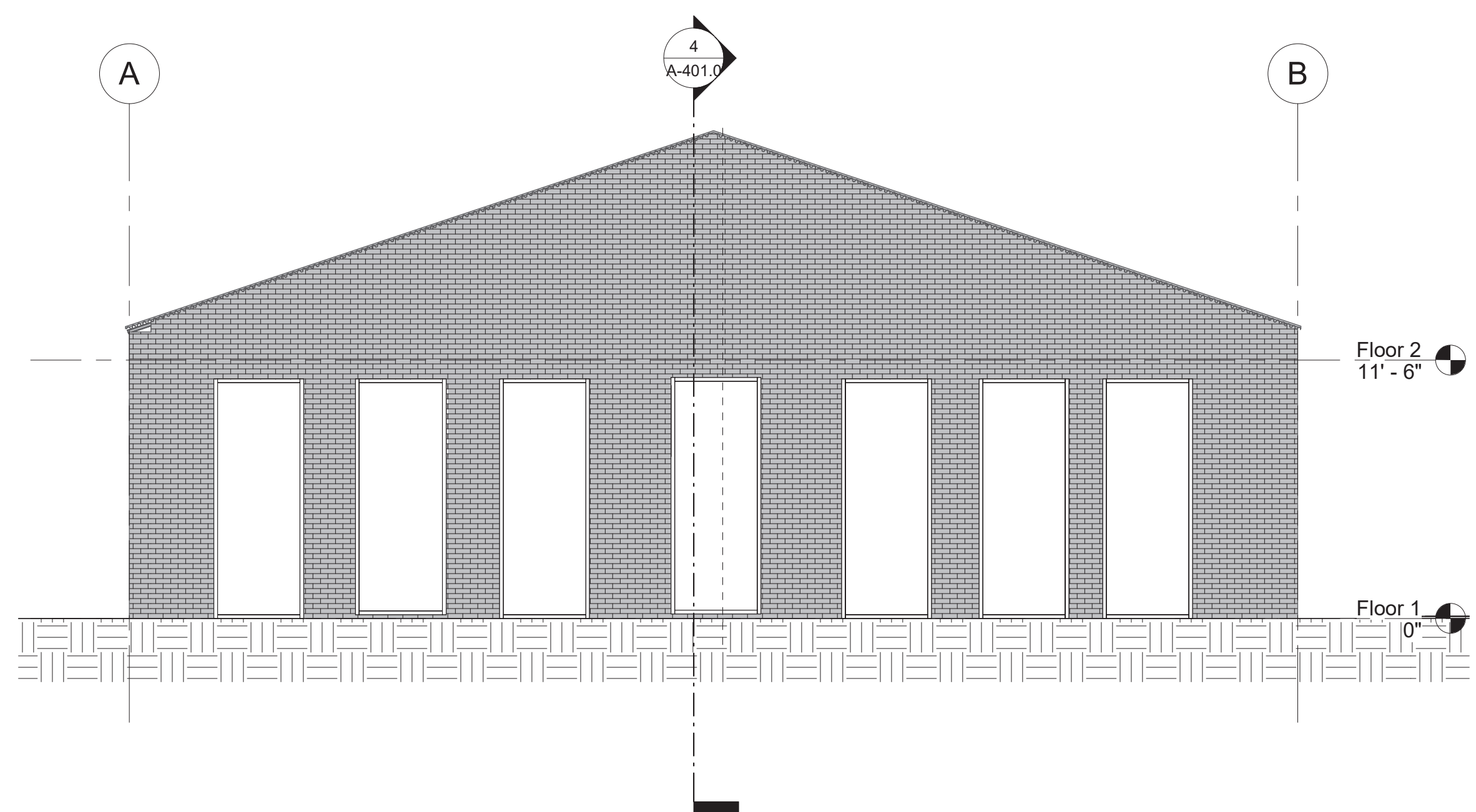
④ Elevation 3 - a
3/16" = 1'-0"



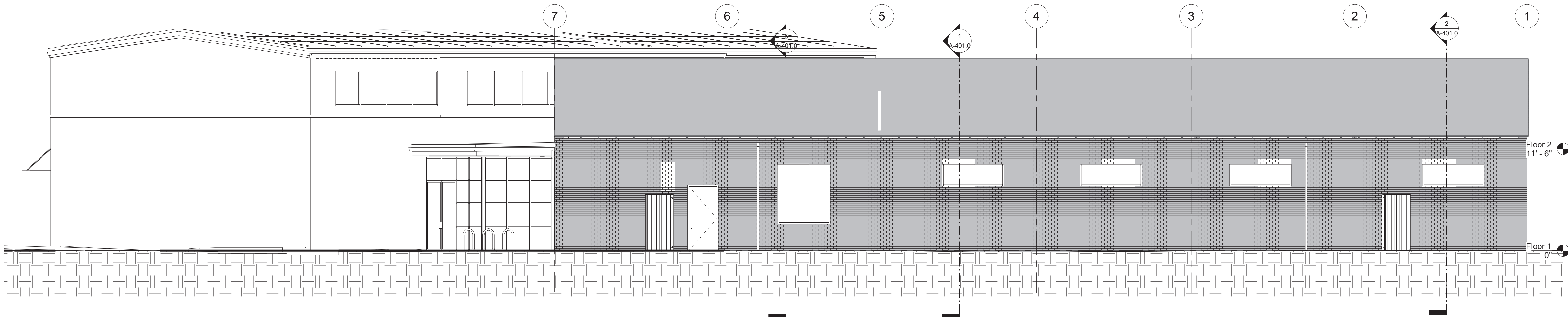
② Classroom Wing North Elevation
3/16" = 1'-0"



① Classroom Wing East Elevation
3/16" = 1'-0"



③ Classroom Wing South Elevation
3/16" = 1'-0"



⑧ Classroom Wing West Elevation
3/16" = 1'-0"

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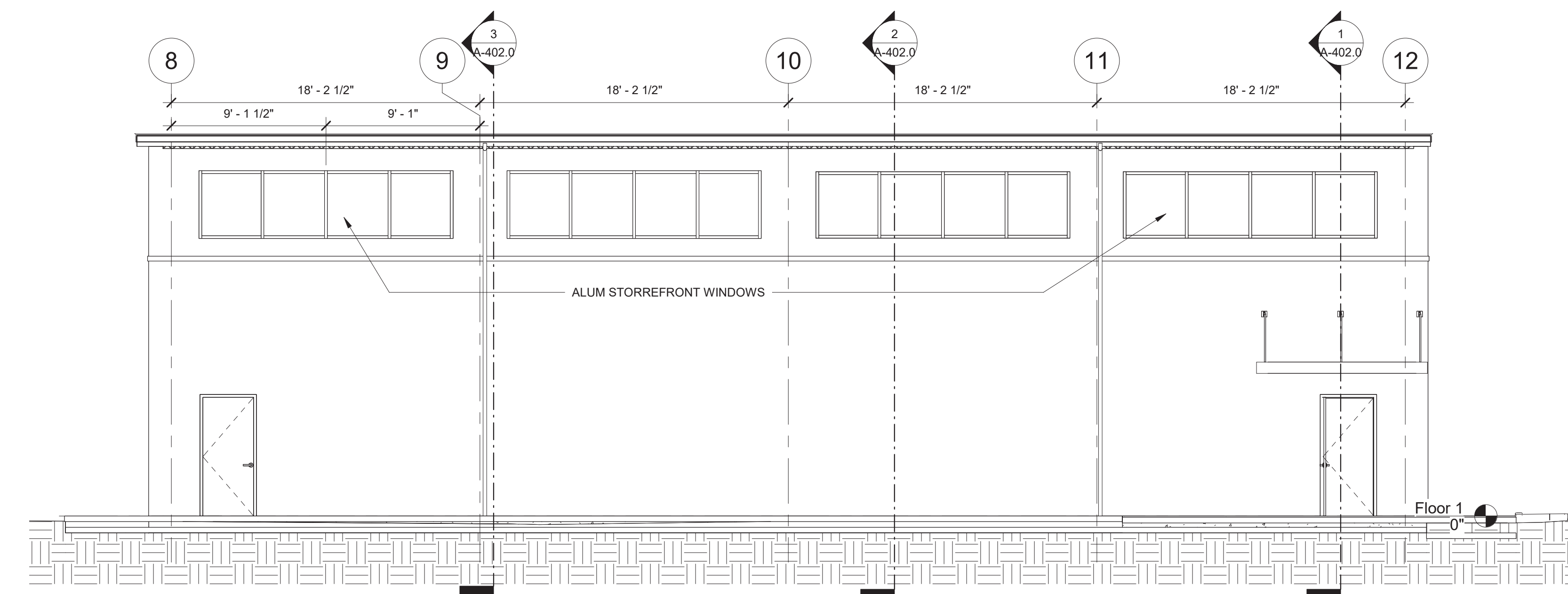
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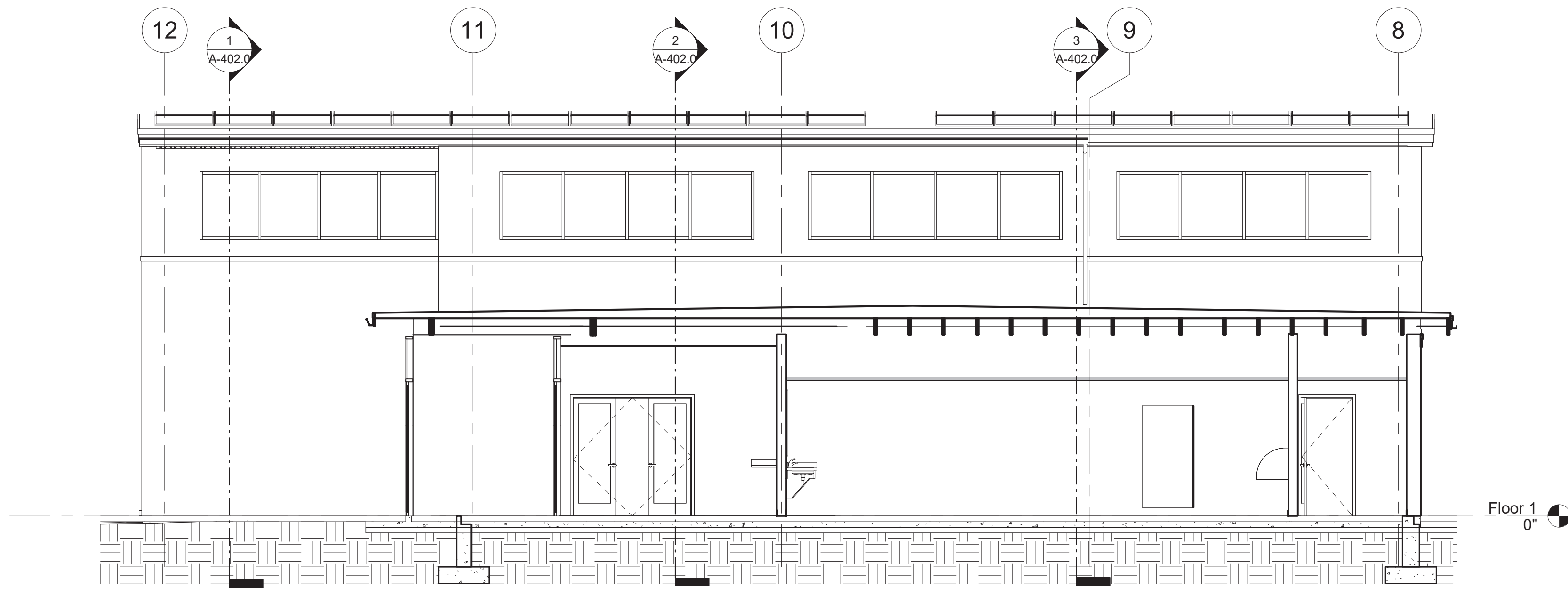
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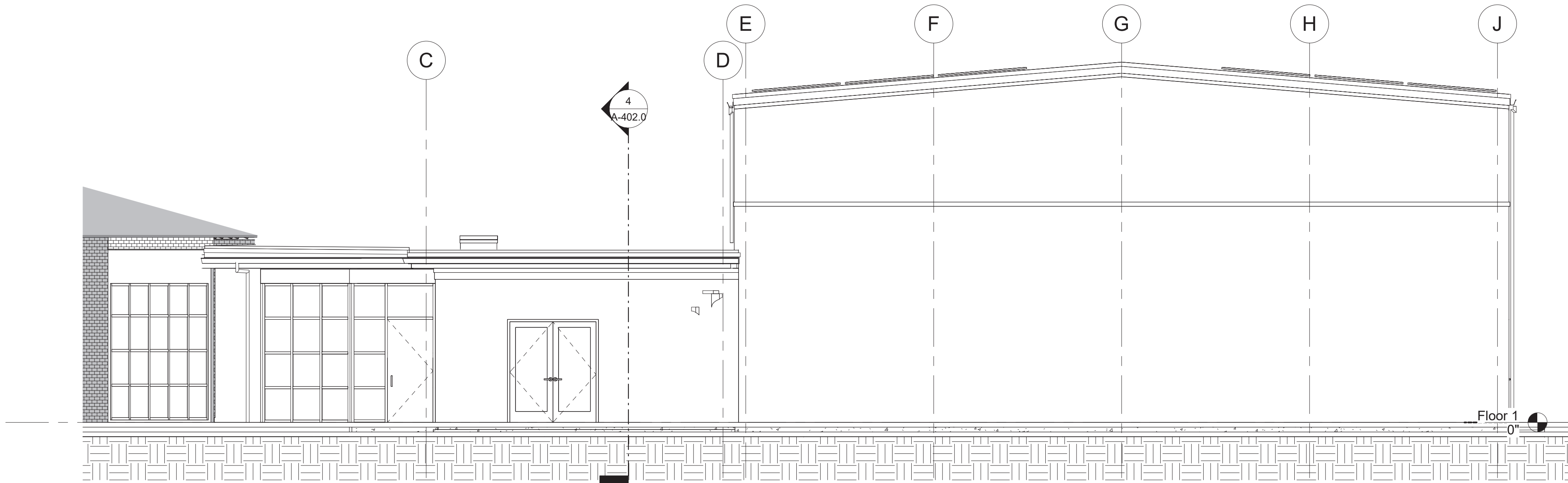
Sheet Number:
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1 - a
3/16" = 1'-0"



3 - 4 - a
3/16" = 1'-0"



2 - a
3/16" = 1'-0"

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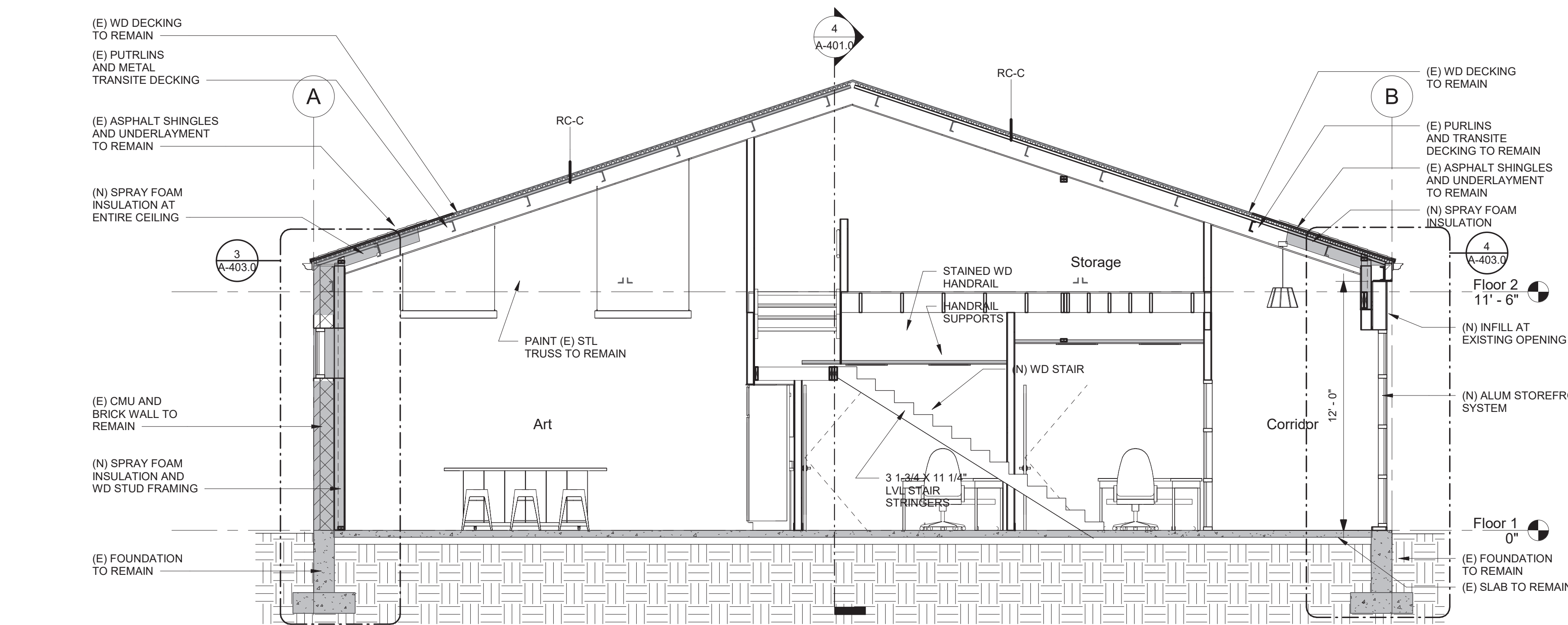
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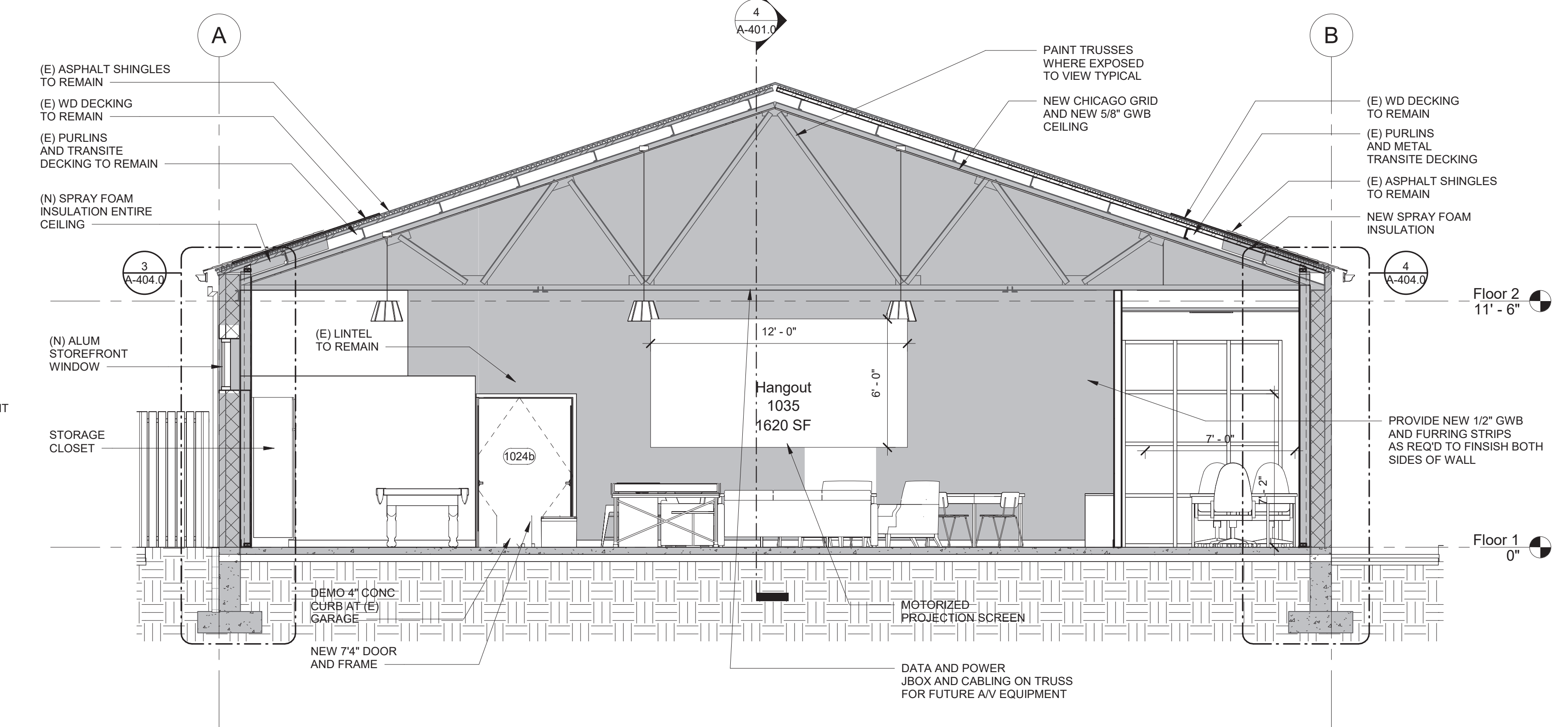
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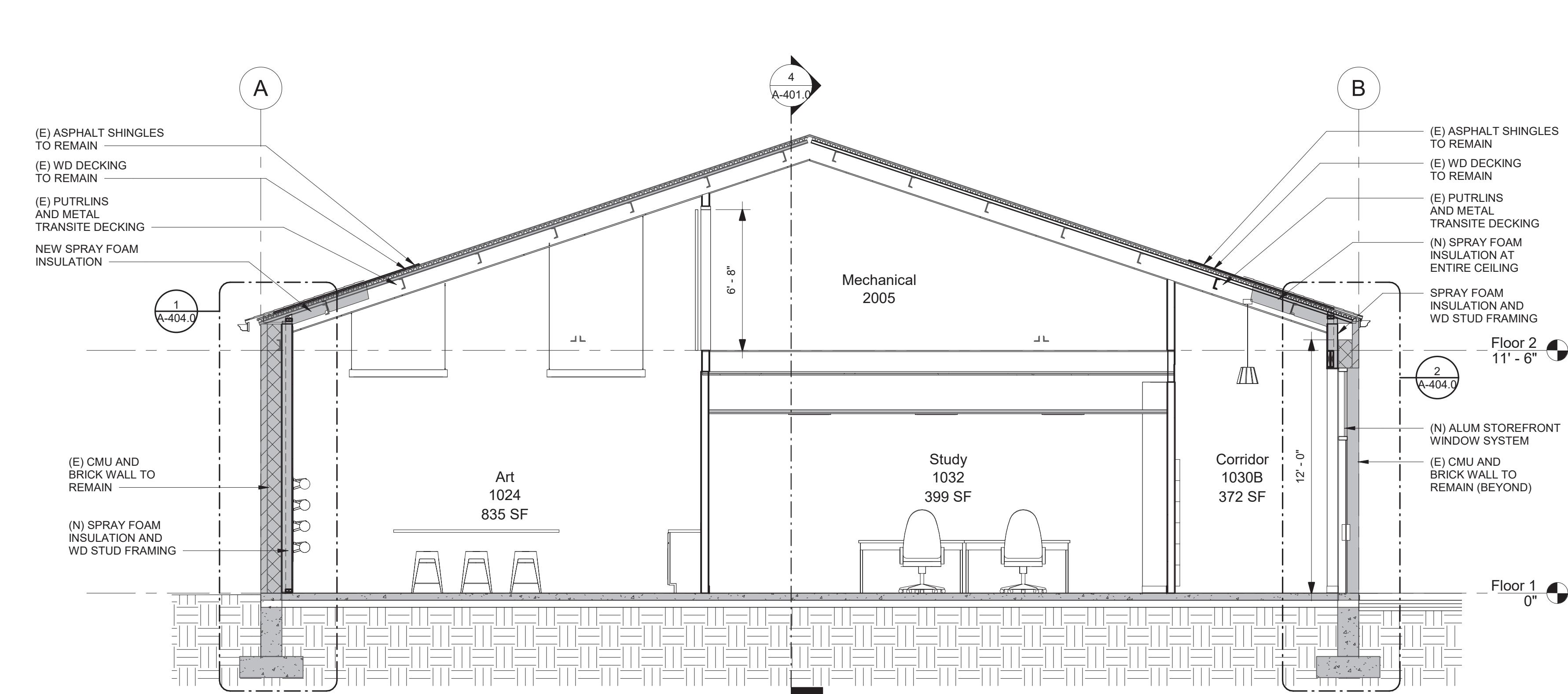
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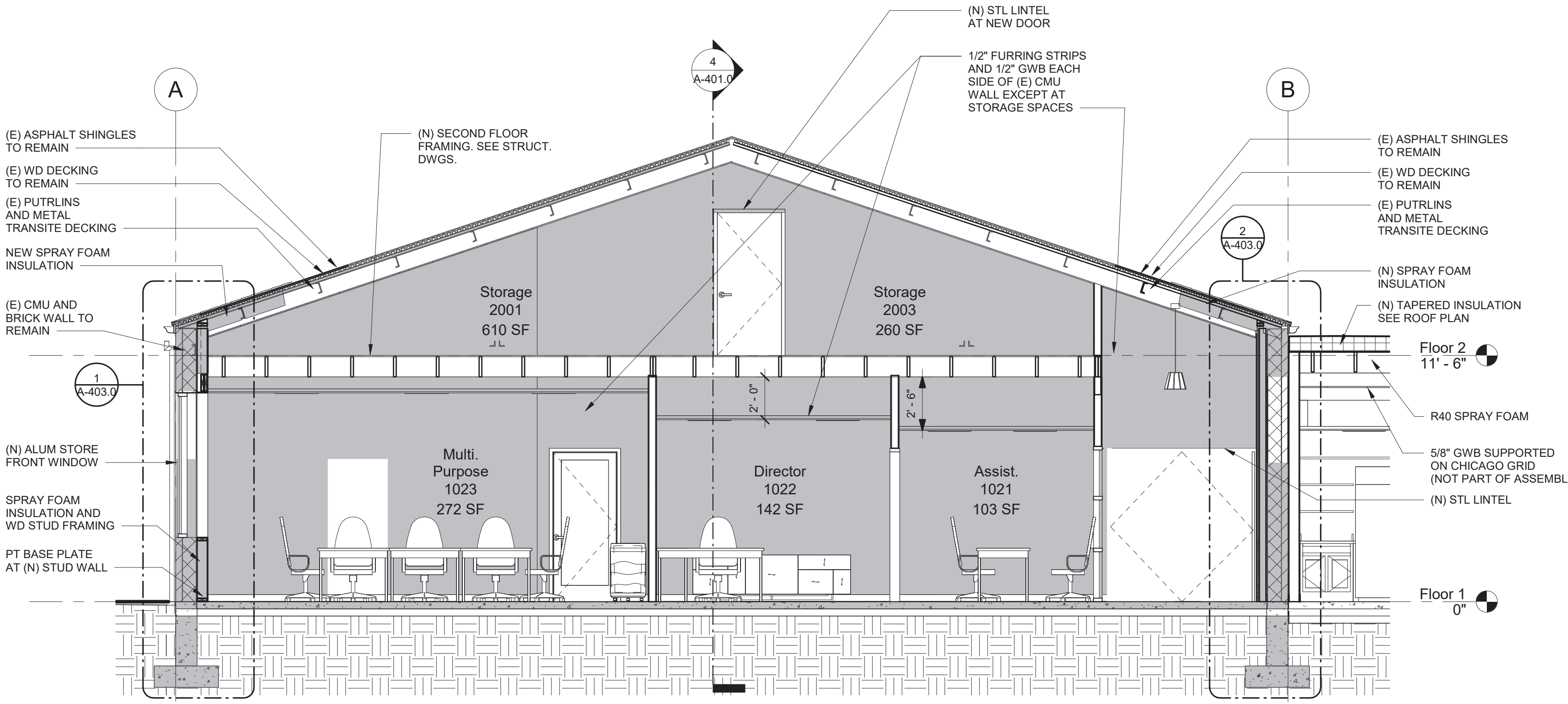
1 Typical Section
1/4" = 1'-0"



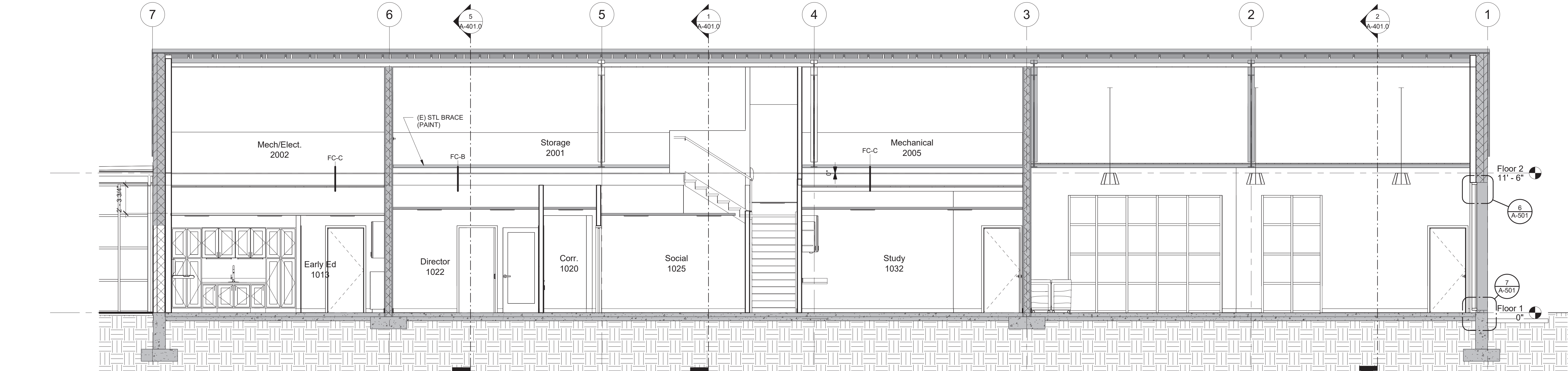
2 Typical Section6
1/4" = 1'-0"



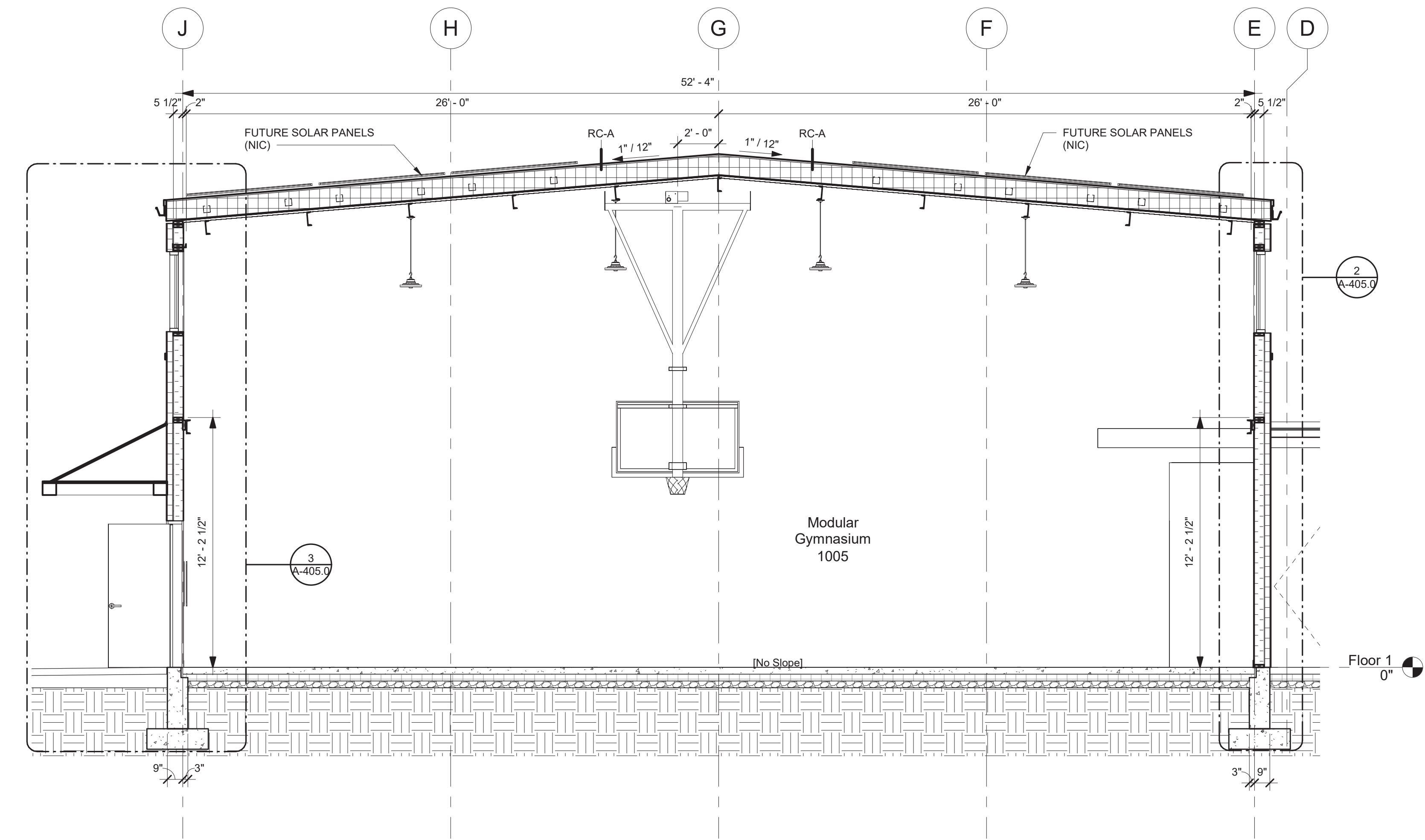
3 Typical Section7
1/4" = 1'-0"



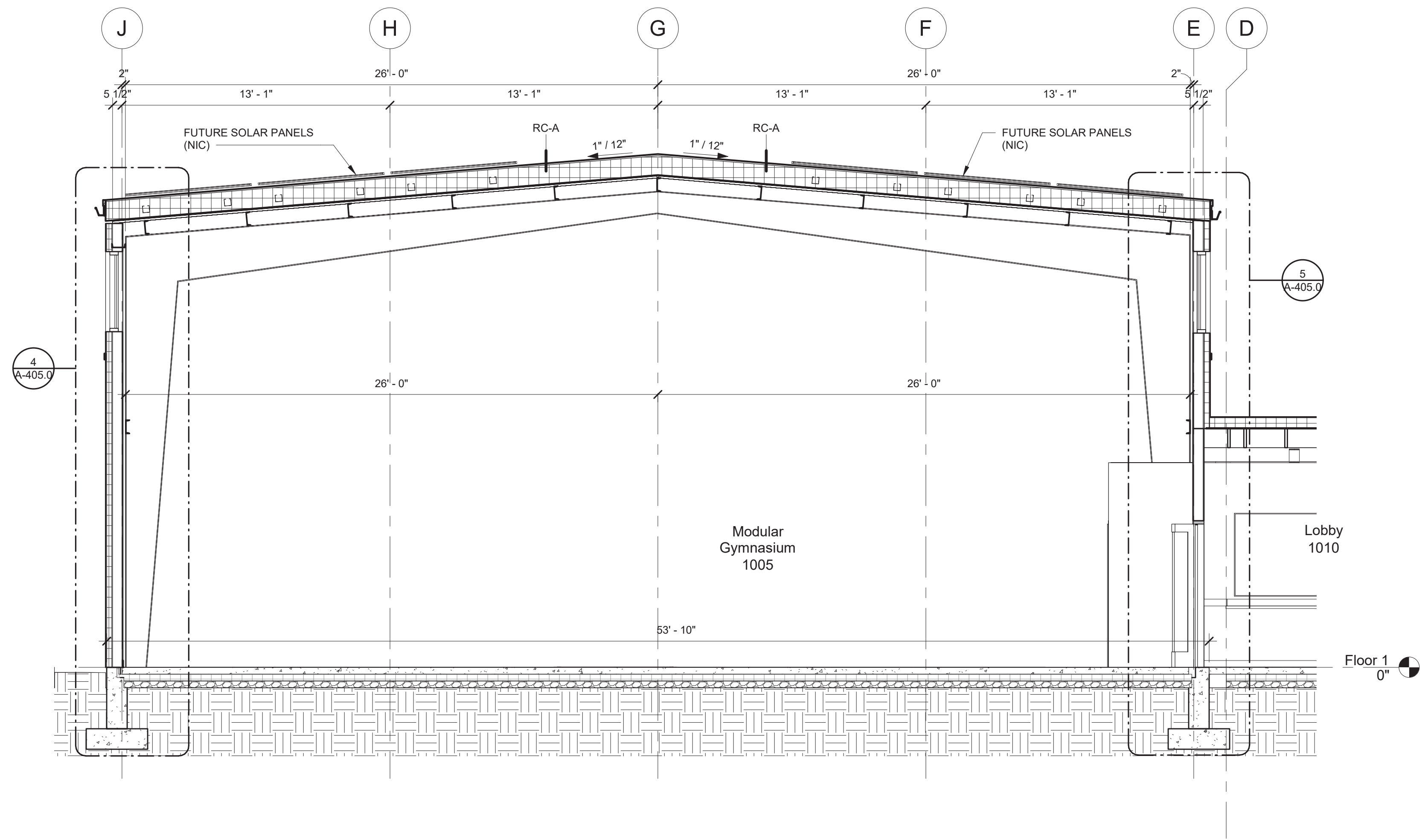
5 Typical Section8
1/4" = 1'-0"



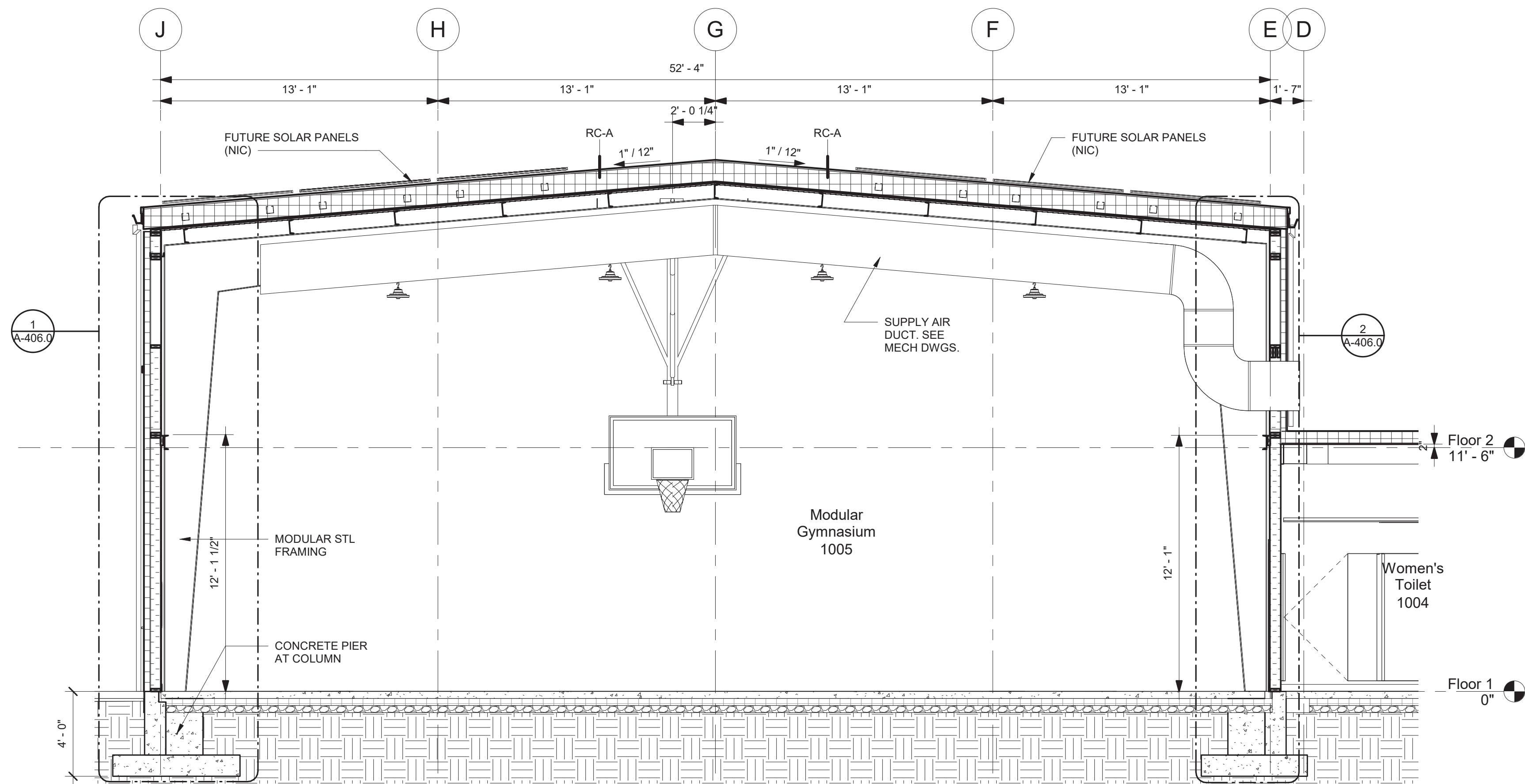
4 Section 4
1/4" = 1'-0"



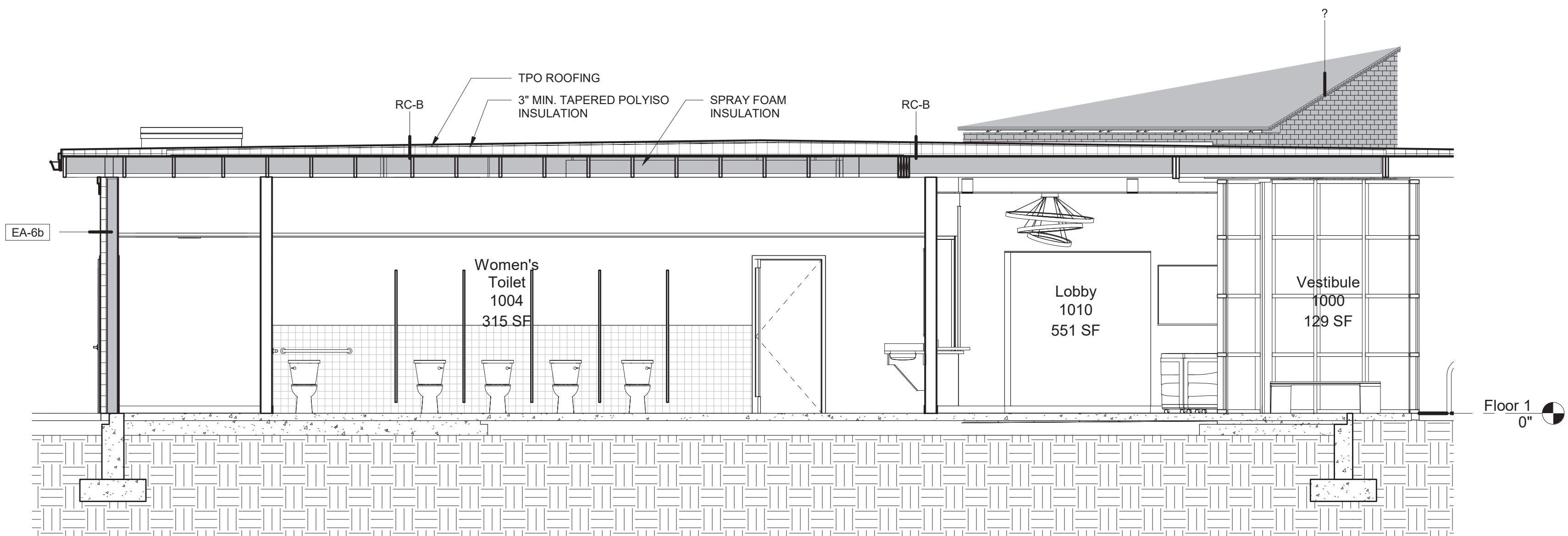
1 Section 5
1/4" = 1'-0"



2 Section 1
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"



4 Section 2
1/4" = 1'-0"

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Building Sections

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FURNITURE NOTES:

1. THE FURNITURE SHOWN ON WDC DRAWINGS ARE CONCEPTUAL AND WILL BE SPECIFIED BY THE DESIGNER AND COORDINATED WITH THE ARCHITECT.
2. THE NEWBURYPORT YOUTH SERVICES WILL BE RESPONSIBLE FOR PURCHASING THE FURNITURE PER THE DESIGNER'S SPECIFICATIONS.
3. THE PLACEMENT OF FURNITURE SHALL BE COORDINATED WITH THE ELECTRICAL ENGINEERS FOR POWER AND DATA CONNECTIVITY.

1 FURNITURE PLAN
1/4" = 1'-0"



WELLESLEY DESIGN CONSULTANTS
200 Merrimack Street
Haverhill, MA 01830
Phone 978-985-8185



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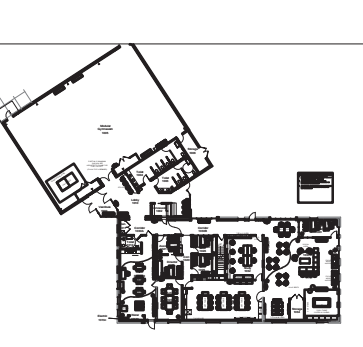
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