

Newburyport Rec @ 59 Low Street

Community Services Presentation
March 4, 2024



Presentation Overview



INTRO AND PROJECT
HISTORY



DESIGN DETAILS AND
COST ESTIMATES



NEXT STEPS AND
QUESTIONS

Introduction

- Scott Hall, EGA Architects
- Andi Egmont, Director of Recreation and Youth Services
- Kim Turner, Manager of Special Projects



Project History

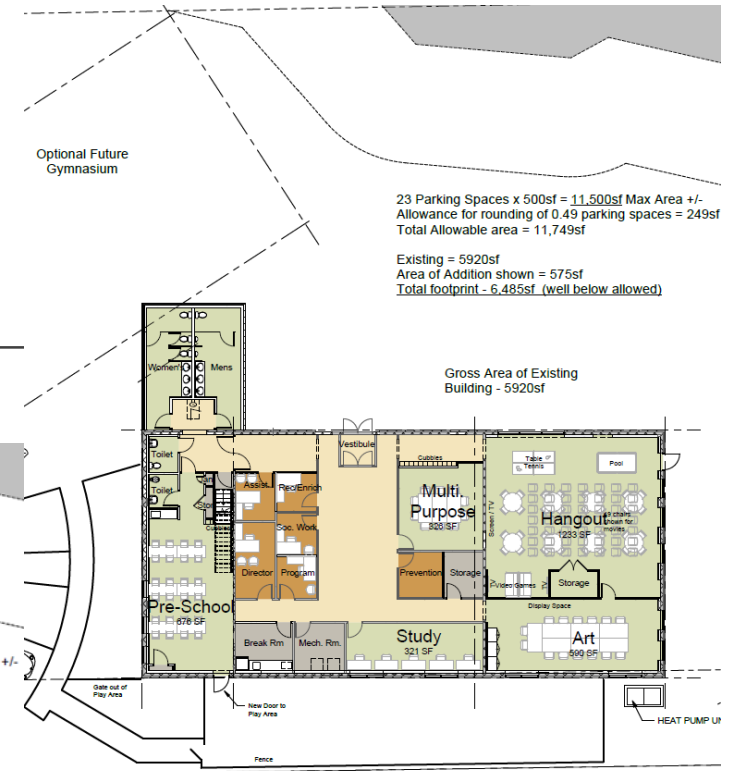
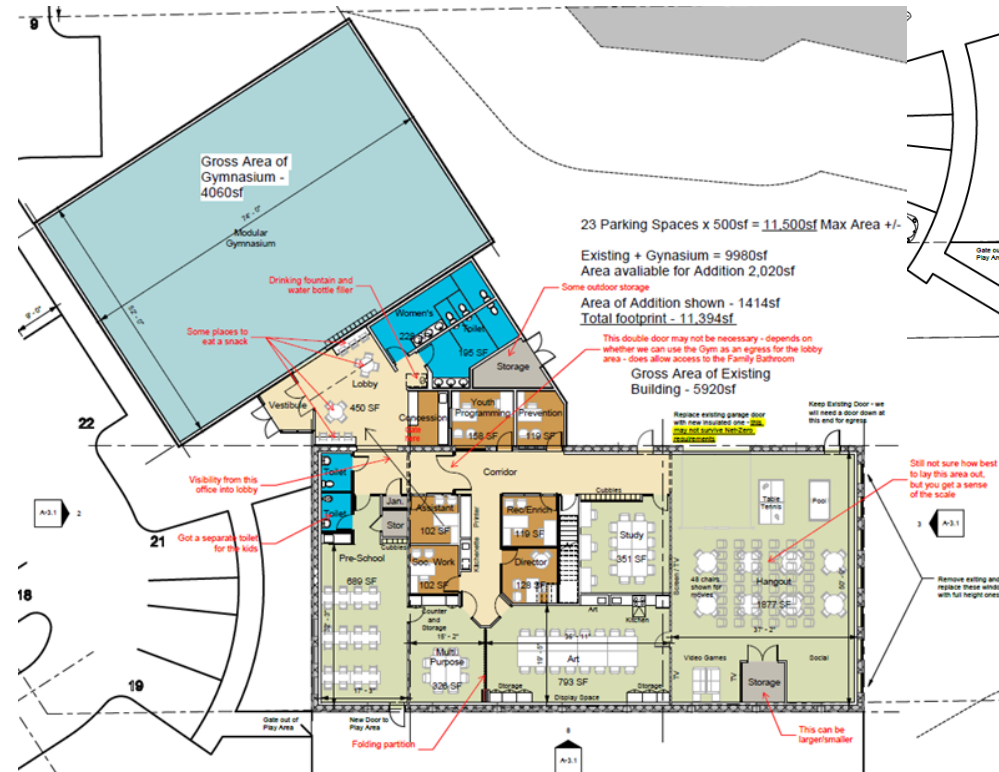
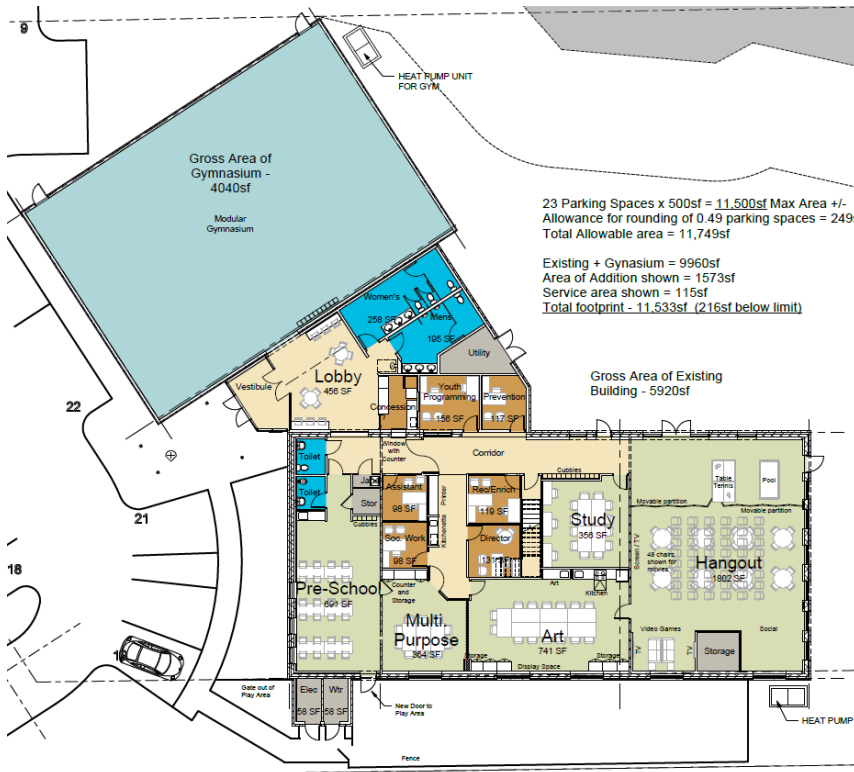
- January 31, 2022: unanimous approval by City Council to purchase 59 Low St.
- March 28, 2022: 'Proof Plan' presentation to City Council
- May 9, 2022: City Council approves expenditure of funds to hire architect to complete Schematic Design
- May 17, 2022: Conservation Commission approves RDA
- November 1, 2022: Schematic Design and cost estimates presented to City Council (3 options)
- January 12-February 13, 2023: 3 presentations on site, program needs and financing for project
- February 13, 2023: City Council approves expenditure of funds to hire architect to further the design
- May 1, 2023: EGA hired to complete Design Development, Construction Documents, Bidding and Construction Administration
- February 12, 2023: Order 537 to authorize the Administration to proceed with Phase 3: Construction Documents

Location & Site

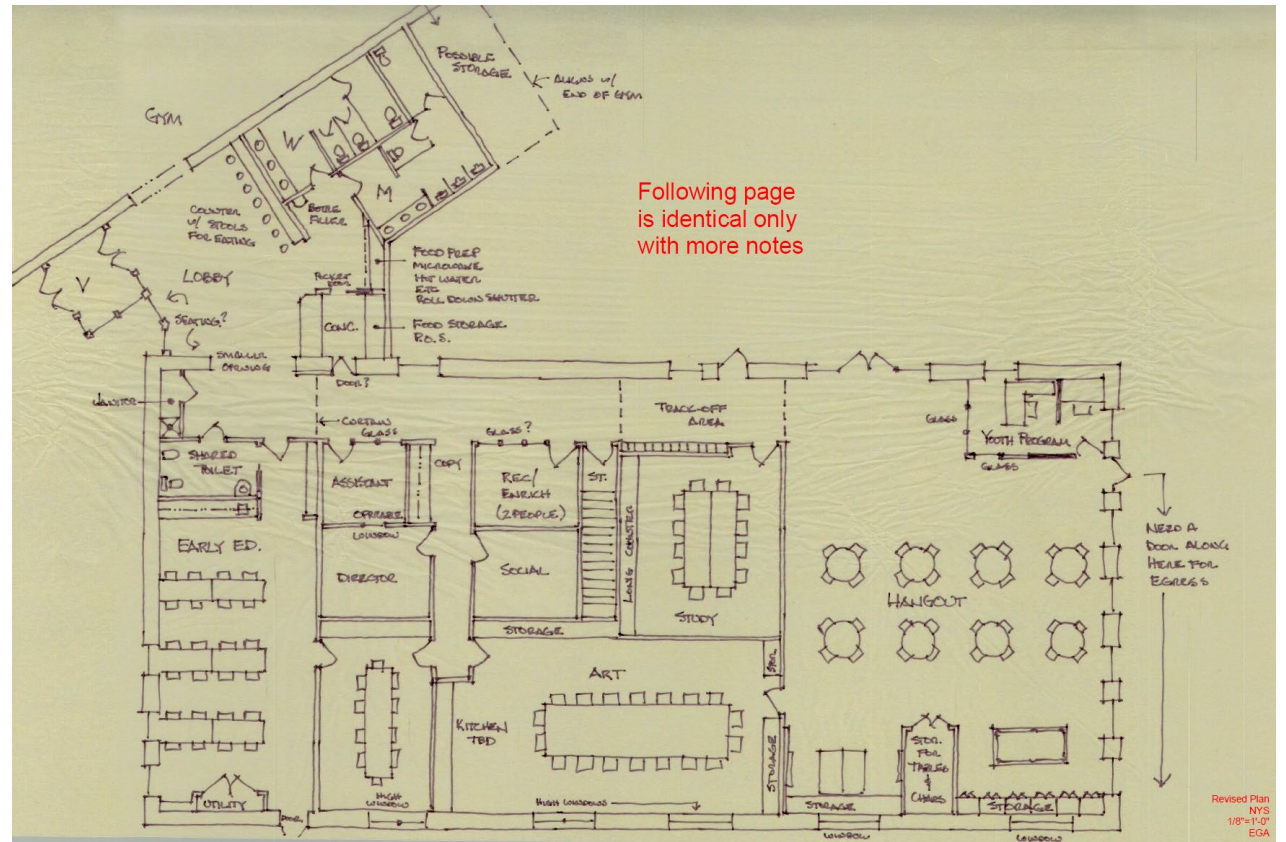
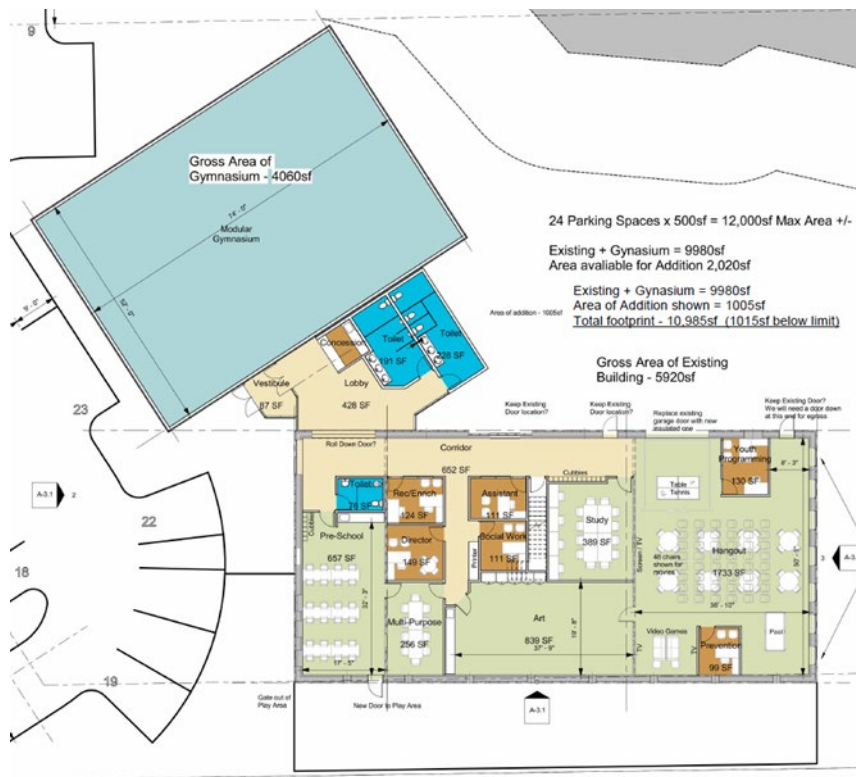
- Consideration of alternate locations: accessibility, space, parking, utilities, cost, environmental impact, etc.
- Site: A1 rating from DEP for prior soil remediation, new wetland line approved through RDA, stormwater test pits recommend surface stormwater management, FEMA flood zone located far from site, site drains toward rear of property



Design iterations



Design iterations



Design Overview

- Renovation of former Emergency Management building
- 1-story addition lobby/toilet/reception + modular gym
- Total square footage 11,166:
 - 5,920 sf existing building
 - 1,181 sf lobby
 - 4,065 sf modular gym
- Occupancy: 532 people (252 in gym)
- Other features:
 - Fully sprinkled, fire alarm system
 - 10 toilets: 5 women, 4 men, 1 family/gender neutral with changing station
 - 5 offices (7% of building)
 - Storage & mechanicals in eaves (1,440 sf)



Interior

- Space for early education programs – infant-grade 2
- Space for youth programs/youth center grades 6-12
 - Quiet homework space (doubles as conference room)
 - Connected art space and access to outdoors
 - Flexible design to handle small events
- Space for youth and adult recreation
 - Flexible 'maker' spaces (art, STEM and cooking)
 - Multi-purpose spaces



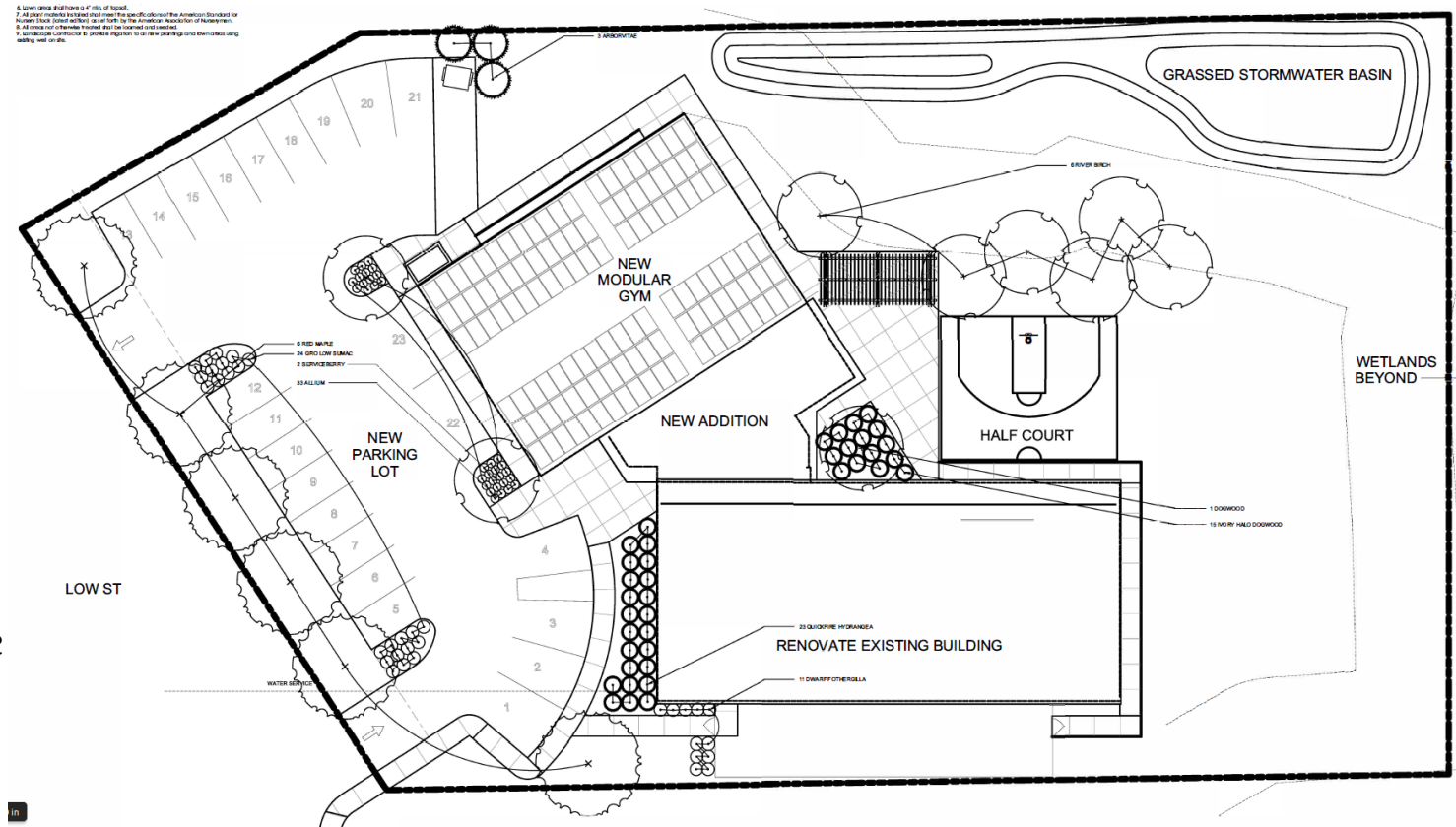
Interior

- Administrative space - 5 offices for 8 FT staff
- Secure building with access control
- Lobby, snack bar and sitting area with restrooms
- Modular gym for youth, family and adult recreation
- Managed traffic flow and parking with safe crossing from middle/high school
- Separate, secure and flexible outdoor spaces



Exterior

- 23 parking spaces (2 ADA)
- Parking satisfies current zoning, supports needs at various times of day
- 2 curb cuts to allow safe drop-off
- Accessible sidewalk and crossing at the Nock-Molin with overhead RFB
- Fenced-in play area off the early ed space
- Half sport court
- Patio/outdoor classroom/hang out space with shaded bench swings
- Open lawn for play



Energy Efficiency

- Triple pane windows
- Fixed windows to reduce air infiltration
- Minimal exterior openings
- Spray foam insulation throughout
- Additional exterior insulation to exterior walls & roof at addition/gym
- Under slab insulation at addition/gym
- No natural gas
- All electric mechanical systems including high-efficiency electric heat pumps
- Heat recovery ventilation system
- Occupancy sensors on lighting
- Heat pump domestic hot water heater
- Insulated domestic water piping
- Variable frequency drives on motors to reduce energy consumption
- Building prepped for future installation of solar panels
- All LED lighting
- Currently working with MassSave to take advantage of technical assistance and incentives

How this supports Newburyport Rec

- Centralized location
- Recreation and Enrichment programs
- Youth Center
- Services and Supports
- Registration numbers
- Flexibility!



Cost Estimates

- Maximize use of existing building
- Use of eaves for storage and mechanicals
- Minimize modifications to existing exterior façade
- Minimize trenching of existing slab: public toilets in new addition
- Minimize footprint of new addition
- Minimize corridors to maximize available space
- Flexible spaces, multi-purpose
- Simple, geometric forms, gypsum board
- Electrical service and domestic hot water at the front of the building to minimize piping and wiring
- Modular construction for the gym

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
OPM	\$ 348,521.90	\$ 311,461.30
SUBTOTAL	\$ 7,318,959.90	\$ 6,540,687.30
PEDESTRIAN SAFETY & INFRASTRUCTURE	\$ 243,000.00	\$ 243,000.00
Design & survey	\$ 48,000.00	\$ 48,000.00
Sidewalk construction	\$ 85,000.00	\$ 85,000.00
Drainage	\$ 25,000.00	\$ 25,000.00
RFB installation overhead arm	\$ 85,000.00	\$ 85,000.00
MOVE PARKS DIVISION TO PERRY WAY	\$ 106,700.00	\$ 106,700.00
TOTAL	\$ 7,668,659.90	\$ 6,890,387.30

Next Steps & Questions

