

Budget and Finance Committee

4/28/22 6:00 pm City Council Chambers/Hybrid

Meeting Post: <https://www.cityofnewburyport.com/budget-finance/events/307081>

Roll:

B/F: Khan, Zeid, Wright, Wallace

COTW: Vogel, Preston, McCauley, President Shand, Donahue (remote), Wallace (remote)

Andi Egmont, Ethan Manning, Kim Turner, Andrew Levine

Scott Hall, EGA

Matters (Green = Coming out of Committee, Purple = amended, Yellow = Remains in Committee):

BUDGET AND FINANCE ITEMS

(green is coming out committee (if amended, notes as such), yellow staying in committee):

Agenda:

1) TRAN00124_04_11_2022 RRFA Sale of Municipal Buildings \$30K to NYS Center Schematic Design \$30K (COTW) (AMENDED)

- * Opened the matter
- * Turner and Andrew Levine presented a slide deck (attached herein)
- * Wright Clarification - 23k for Low St., and 7k from Brown School Stabilization
- * Vogel – authorization of bonding. Authorization of bonding is done
- * McCauley – why are we proposing spend money we don't have to
- * Vogel – Authorization for bonding, wrap this all together, yes
- * Khan – site work, will there be engineers involved? Yes
- * Khan – estimator cost. Same used by MLA, why is cost different here. Will estimate both even though not shown.
- * Vogel – Cost estimation – Clarification that the cost PM&C is included in the \$30k
- * Zeid - 8 % design is the estimated completion
- * Zeid – cost includes all site work, etc but exclude furnishings
- * Zeid – GHG, 2 or 3 systems wall and roof systems
- * Khan – Follow up on different systems, may not need to use the roof
- * Hall – It's A3, maybe do 5B type construction no need to use specific material
- * Khan – Gender neutral bathrooms, have you done them this way? Hall – we can look and requirements plus look to Director for direction
- * Khan – phasing, different types of direction. Try and look at several options, like this. Hall – agreed, sustainability, etc.
- * Vogel – 8% seems low. Hall - You will get a lot for this money.

* Vogel – needs of the dept were too big. How are we going to speak reality. Egmont – we're going to look at budgets. We're going to try and trim things down. Going to really try and tighten things up. Classroom space is important but we can move out if it's laid out better.

* McCauley follow – Site selection committee, #1 criteria was 15k sq ft. Losing a lot of proposed space. What's going to give on the programming. Going to look at reuse of multiple things. We're looking at 5k sq ft + 1k sq ft + 4k gym = 10K, but we would look at using the same space in multiple ways.

* Vogel – garages, are they attached? Yes but garage floor is lower. Turner – this project may shift, plan is a plan of care.

* Vogel – What are we going to get for the Brown School? Cost estimation for the above.

* Khan - \$23k for Low, \$7k for Brown. Will cost estimates include remediation?

Hall - What has to be remediated and what doesn't? We will look and that will be looked at for cost? Might be able to encapsulate.

* McCauley - \$25k for remediation for the bathrooms but put on hold but we now have 3 months of unsafe work for employees. What to do? Levine – have talked about some measures that we could take right now (e.g. ventilation). Using more storage.

* Donahue – likes what she's hearing,

* Khan – Order 300, acquisition of Low St. Reading from Order 300. May be public value in restoring the gym. Want to wait and see how much that's going to cost. Not interested in setting up a stabilization fund.

* McCauley – NYS isn't committed to 59 Low St. either. Slow down everything until we get everything.

* Khan – we can't just take money from the NYS fund. The way that the order is currently written.

* Wright – In order to go anywhere, we have to spend this money. Tying to this or anything. Spirit is that we spend the money.

* Preston – Can we take from free cash. Answer. It's an option that can be considered, may cost us some time.

*** Amend so that source is free cash. AK/MW. 3-0**

* Shand – take something off of agenda

* McCauley – timing and sequence

* Khan – Afraid of going down the path of connecting the 2 things. Why do they have to coexist, don't want to use the term divorce. Previous Kelly School order is obsolete. Stabilization fund, makes sense to hold off. Kelly order is clean up language. Intent was to use for NYS. Free cash makes sense, implementation has to come by us. Nothing harmful.

* Vogel – Concurs on the intent of the original order. Made progress, supports compromise reached in gen gov, will support Brown school orders.

* Wright – Brown school, to separate it. Need to protect it and spend something and makes sense to allocate something. Don't want what happened to Forrester building, sell it for a \$1 because it was destroyed, don't want to destroy the Brown.

*** Approve as amended. AK/MW. 3-0**

Public Comment:

Jane Snow – 9 Coffin St.

2) ORDR00346_04_25_2022 Brown Stabilization (COTW)

3) ORDR00347_04_25_2022 Brown Free Cash to Stabilization (COTW)

4) ORDR00348_04_25_2022 Brown School Bond Auth (COTW)

- * Order 346 creates the fund
- * Order 347 makes a deposit into it
- * Order 348 provides a bond authorization, doesn't have to be used
- * Provides a liquid amount of cash as well as a commitment to future
- * See above for discussion

Motion to approve collectively MW, SZ – 2-1 (AK)

5) ORDR00344_04_25_2022 Harbormaster Truck Appropriation

- * Already approved truck in past as a lease
- * Truck has been ordered and is coming next month
- * Harbormaster/Commission feel that they have the cash to just pay for the truck rather than do it as a lease so this makes that switch.
- * Same truck no change there, already ordered

Motion to approve MW, SZ – 3-0

6) ORDR00338_04_11_2022 Capital Improvement Program FY2023-2027 (COTW)

7) ORDR00336_03_28_2022 ARPA Amesbury 250K (awaiting IMA)

General Discussion: Councillor Khan would like to have a discussion on ARPA. What is approach? What is the list of priorities? How are the projects selected? Etc. Agreed that this would be good during CIP with DPS. Both Chief of Staff and Director of DPS will be asked to speak to this.

Adjourn:

7:33pm AK/MW – 3-0

Recording:

https://us02web.zoom.us/rec/share/rEKGv1YKy4-SLLzr5EA7Rzmfhcln5Rm_v4wOQKrKXIHgig5xNzFzGbAHcCmayCCj.Uh7Hbirn59IF_SLF
Passcode: 0Z6#VFVd



CITY OF NEWBURYPORT FY 2022 TRANSFER/APPROPRIATION REQUEST

Department: Mayor's Office

Submitted by: Sean R. Reardon, Mayor

Date Submitted: 4/11/2022

Transfer From:

Account Name:	<u>RRFA Sale of Municipal Buildings-</u> <u>General Fund - Free Cash</u>	Balance:	\$ 1,893,174.00
Account Number:	<u>2760-59630 01-35910</u>	Category:	\$ -
Amount:	<u>\$30,000.00</u>	Trans I/O:	\$ (790,894.00)

Why Funds Are Available:

The Massachusetts Department of Revenue certified Free Cash for FY2022 at \$2,684,068. These funds are available for any legal expenditure with the approval of the Mayor and a vote of the City Council.

Transfer To:

Account Name:	<u>NYS Center Schematic Design</u>	Balance:	\$ -
Account Number:	<u>3907-49700</u>	Category:	\$ -
Amount:	<u>\$30,000.00</u>	Trans I/O:	\$ -

Why Funds Are Needed:

To fund schematic design services for a proposed Newburyport Youth Services Center at 59 Low Street, as well as, a conceptual design for space at the Brown School. See attached explanatory memorandum and proposed scope of work.

Sean R. Reardon, Mayor:

Ethan R. Manning, Auditor:

City Council Action:

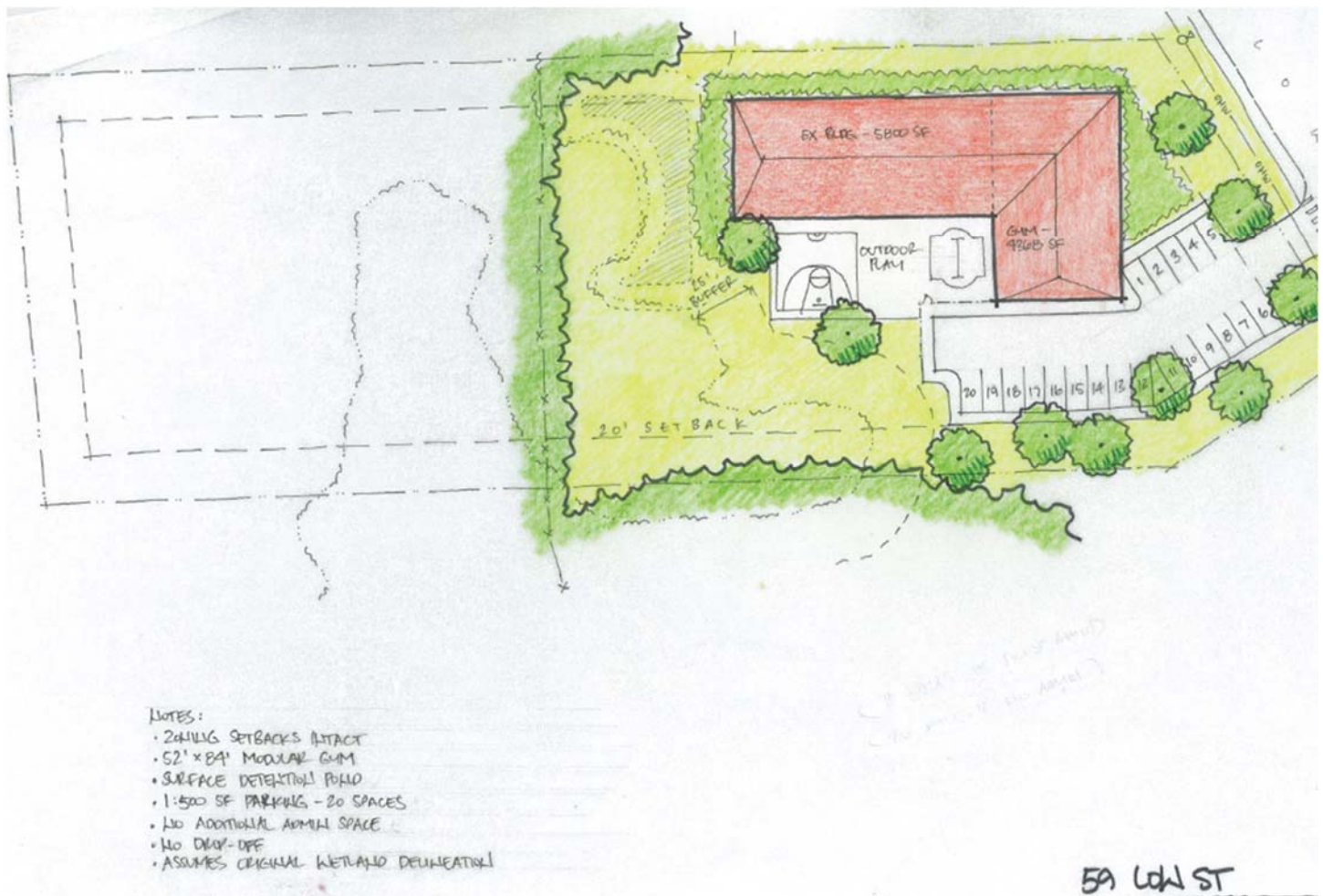
Date:

Date:

4/29/2022
4/29/22

Overall Background

- City Council authorized purchase of 59 (then 57) Low Street on January 31, which also appropriated \$25,000 from free cash for mold and lead remediation and asked for an engineering site plan to be completed by March 31, 2022 in order to guide decisions on use.
- The Council's order also stated that a plan and costs are needed for the Brown School, that the building needed to be weatherized, and that there may be public value in restoring the gym for use.
- On March 28, the Administration presented an engineered site plan to City Council showing how a potential building for Newburyport Youth Services could fit at 59 Low Street.



59 Low Street Conceptual Design Scope

- As discussed at the March 28 meeting, the Administration requested quotes for a conceptual design at 59 Low Street, asking for:
 - Conceptual design for the (gut) renovation of the existing structure which would maintain its shell and add a modular gym and possibly administrative space (max 1000 sf)
 - A preferred design concept including site plan, elevations, floor plans, and perspectives
 - Cost estimation, including for an OPM, testing, and contingencies
 - An additional conceptual design of an alternative scenario utilizing gym/locker room/bathroom space at the Brown School with and without associated administrative space

Results of Quote Solicitation

- As the scope is under \$50,000, it required three quotes rather than a full RFP
- We received three quotes from architects recommended by NYS Director Andi Egmont, ranging from \$30,000 to \$45,000
- Special Projects Manager Kim Turner had conversations with all bidding firms to better understand their approaches
- While not required to pick the lowest responsive bidder, we are recommending the low bid, **EGA**, as it is a qualified firm with a strong work history locally and beyond.

Other 59 Low Street Updates



- At this point, we have not begun spending the funds designated for mold and lead remediation.
- The restoration work that was identified by consultant Credere (expansion gasket abatement, lead paint exterior and interior) would be combined into a gut renovation, and would be a duplication of efforts.
- At this time, as we are anticipating these gut renovations, we are recommending tying the abatement work in with the demo work, following the recommendation of the Department of Public Services.

Brown School Orders

- Consistent with the January 31 Order, the City is looking to advance a plan and associated costs for the Brown School, including the possible public value offered by the gym.
- As we will have cost estimates and conceptual designs produced for Low Street, the Administration also asked the same consultant to prepare designs and cost estimates for the Brown School. The Brown School gym could serve as a satellite community center, potentially for NYS.
- These designs and cost estimates will help as the City Council's Ad Hoc Committee meets to determine use of the Brown School.

Prior Studies at Brown School

Study	Year	Key Takeaways
Winter Street: NYS Feasibility Study	2014	<ul style="list-style-type: none">• Gym was looked at, but not as a standalone asset.• Study looked at possibility of keeping NYS on first floor with housing above.
Studio MLA: NYS Site Search	2019	<ul style="list-style-type: none">• Architect looked at options for expanded youth center with vast programming space.• Budget numbers ranged from \$8-10M for all sites• Gym was considered but not as standalone asset.
Credere: Phase II Site Assessment	2021	<ul style="list-style-type: none">• Looked at environmental issues at entire Brown School site, with majority of concerns in core building, not the gym• Estimates for all remediation ranged from \$350-400k

Needed for Further Study



- Previous studies of 59 Low Street made an assumption that the building would be demolished, rather than renovated.
- Previous studies looked at the Brown as a holistic structure, with NYS on the first floor, not at the gym as a standalone asset. We don't know what the cost/effort to renovate the gym alone would be.

Brown School Orders

- Based on the potential use of a renovated Brown School gym for NYS along other City services, the Administration asked to use funds from the Kelley School sale for the entirety of the Concept Design Scope.
- Depending on upcoming Council votes, the Kelley School funds may be designated for only directly connected NYS uses.
- The General Government committee agreed that they would support setting aside funding equal to the amount of half the Kelley School funds (roughly \$350,000) for future work at the Brown School.
- These orders are consistent with that path forward.

Requested Actions

- Allocate \$23,000 from Kelley School funds for EGA Scope
- Create a Brown School Improvements Stabilization Fund for making improvements to the former Brown School for future general public use, including, but not limited to, the section of the current building that contains the gymnasium, locker room and bathroom space
- Appropriate \$125,000 from Free Cash to the Brown School Improvements Stabilization Fund
- Authorize the bonding of \$225,000 for advancing further general public use at the Brown School.