

CITY OF NEWBURYPORT



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IN CITY COUNCIL

ORDERED:

March 11, 2016

**WHEREAS:** The Merrimack Valley Regional Transit Authority (the "Authority") and the City desire that plans and specifications for a new Authority/Newburyport intermodal Parking Facility (the "Facility") be funded and prepared;

**WHEREAS:** The Authority has provided the City with the Development Scheme for the Facility which is set forth in Exhibit A to this Order and known as Scheme 1;

**WHEREAS:** The Council favors the development of the Facility and endorses Scheme 1;

**IT IS HEREBY ORDERED THAT:** \$630,300 is appropriated to pay planning and design costs of an intermodal transit parking facility in form and substance as described in Scheme 1, including the payment of all costs incidental and related thereto and that to meet this appropriation, the Treasurer with the approval of the Mayor, is authorized to borrow \$630,300 under and pursuant to M.G.L. c.44, s.7(21) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the City therefor. While all notes and bonds issued under this loan order shall be general obligations of the City, it is the intent that the debt service on such notes and bonds be paid from Downtown Parking Program revenues.

Handwritten signature of Charles F. Tontar in cursive.

Councillor Charles F. Tontar

**In City Council October 13, 2015**

Motion to refer to Budget and Finance by Councillor Cameron, seconded by Councillor Connell. So voted.

**In City Council December 14, 2015**

Motion to remove by Councillor Tontar, seconded by Councillor Cameron. So voted. Motion to refer to next session per Rule 7C by Councillor Tontar, seconded by Councillor Cameron. 10 yes, 1 no (O'Brien), so voted.



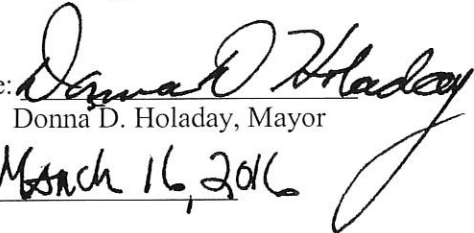


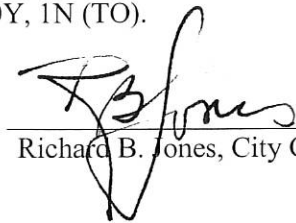
**In City Council February 11, 2016**

Motion to Remove by Councillor Tontar seconded by Councillor Vogel, So voted, Motion to Refer to B&F and COTW by Councillor Tontar, seconded by Councillor Vogel, So voted

**In City Council March 14, 2016**

Motion to Remove by Councillor Tontar seconded by Councillor Vogel, So voted. Motion to Approve with Certain Amendments by Councillor Tontar, seconded by Councillor Vogel. The Clerk read the Order with Amendments into the Record. Motion to Amend the Order from Scheme 1A to Scheme 1 by Councillor Eigerman, seconded by Councillor Cameron. Discussion followed. Roll Call 9Y, 2N (BC, TO). Motion to Approve as Amended on the floor. Roll Call 10Y, 1N (TO).

Approve:   
Donna D. Holaday, Mayor

Attest:   
Richard B. Jones, City Clerk

Date: March 16, 2016



**Draft**

**MVRTA/Newburyport Intermodal Parking Facility**

**Preliminary Estimated Project Financial Plan/Development Budget**

**SCHEME 1**

Feb-16

	Project Costs @ 30% Design	Costs Through 100% Plans	Bid/Construction Period Costs	Total Project Costs
<b>Total Project Costs</b>				
Total Chapter 149 Project Management Oversight Engineering:	\$ 55,000	\$ 230,000	\$ 308,000	\$ 593,000
Total Operation Project Management Consulting Services	\$ 25,500	\$ 42,500	\$ 110,500	\$ 178,500
Total Project Design Services	\$ 282,500	\$ 355,800	\$ 214,930	\$ 853,230
Legal, Appraisal, Site Control, Misc. Soft Costs	\$ 35,000	\$ 2,000	\$ 11,000	\$ 48,000
<b>Total Soft Costs</b>	<b>\$ 398,000</b>	<b>\$ 630,300</b>	<b>\$ 644,430</b>	<b>\$ 1,672,730</b>
Land Control Cost - Appraised Value \$2,200,000 (includes demolition)				
Total Land Control Cost			\$ 2,000,000	\$ 2,000,000
<b>Construction Costs - 204 parking spaces @ \$28,600/space</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,800,000</b>	<b>\$ 5,800,000</b>
Construction contingency and escalation allowance @ 10%	\$ -	\$ -	\$ 580,000	\$ 580,000
Fascade Enhancement Allowance	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
<b>Total Hard Construction Costs</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,380,000</b>	<b>\$ 7,380,000</b>
<b>Total Project Costs</b>	<b>\$ 398,000</b>	<b>\$ 630,300</b>	<b>\$ 10,024,430</b>	<b>\$ 11,052,730</b>
<b>Total Project Sources</b>	<b>Sources</b>	<b>Sources</b>	<b>Sources</b>	<b>Sources</b>
MA-04-x0029 for Preliminary Engineering Study/Site Selection - Completed July 2010	\$ -	\$ -	\$ -	\$ -
MA-90-0060-01 Through 30% Design ~ Current Balance = \$398,000	\$ 398,000	\$ -	\$ -	\$ 398,000
FTA Transit Funds (\$2,000,000)	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000
<b>Funding Gap/Newburyport Parking Revenue Bond</b>	<b>\$ -</b>	<b>\$ 630,300</b>	<b>\$ 3,024,430</b>	<b>\$ 3,654,730</b>
A&F Earmark \$5,000,000 (\$500,000 will be FTA Match Allocation)	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000
<b>Total Sources:</b>	<b>\$ 398,000</b>	<b>\$ 630,300</b>	<b>\$ 10,024,430</b>	<b>\$ 11,052,730</b>

**Assumptions and Notes to Development Budget:**

- 1- Estimated time to prepare RFP for Chapter 149 PM and procure OPM = 2 months (Task Complete)
- 2- Estimated time to prepare RFP for Final Design and procure Team = 2 months (Task Complete)
- 3- Estimated time for Final Design Team to reach 30% Design/Cost Estimate Submission = 3 months
- 4- Estimated time for Final Design Team to progress from 30% Submission to 90% Design/Cost Estimate = 3 months
- 5- Estimated time for Final Design Team to progress from 90% Submission to Bid Docs. and award Contract = 2 months
- 6- Project Construction Period Estimated at 12 months
- 7- Projected Completion Date = End of 3rd Quarter 2017 (20 months)

