

# Market Landing Park Expansion

with Market Square Drainage Culvert

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Ad-Hoc Committee Meeting

June 22nd, 2023

City of Newburyport, Massachusetts  
Mayor Sean R. Reardon  
Newburyport City Council  
Department of Planning and Development  
Department of Public Services

SASAKI



# Agenda

- Overview of **design, permitting and contractor bidding to date** including phasing and bid alternates, combined bidding and contractor mobilizations [Market Landing Park Expansion with Market Square Drainage Culvert]
- Overview of **project budget**, including cost estimate vs. low contractor bid, available budget, value engineering, grant funding sources, timing considerations, and available options.
- Overview of **Council Order 470 (grant acceptances and gap funding for priority park space)**

# Goals

- Provide an **overview of budget assumptions** to date and what we've learned from multiple **contractor bids**
- Provide an overview of **approaches to cost reductions utilized thus far** (value engineering, project phasing, local fundraising, consolidated contractor mobilizations, bid alternates, potential change orders)
- Recommend the most reasonable and responsible option for timely completion of priority park space without the loss of **significant state funding available only in FY'24**

# Market Landing Park Expansion

## Design, Permitting + Bidding Process for Phase 1 Construction

### SITE INVENTORY

(TASKS 1,2 & 3)

APRIL-MAY 2021

- Inventory existing documents
- Conduct site survey
- Gather stakeholder input

### CONCEPT + SCHEMATIC DESIGN

(TASKS 4,5 & 6)

JUNE - SEPT 2021

Concept Alternatives

- 1
- 2
- 3

Refined Conceptual Plan



### ARCHITECTURE SCHEMATIC DESIGN

(TASKS 7)

2022

Visitors Center: Concept Development

Concept Alternatives Refined Concept

### ARCHITECTURE + LANDSCAPE DESIGN DOCUMENTATION

(TASKS 7)

2022

Design Development



Construction Documentation



PERMITTING + CITY APPROVALS

- City Council
- Planning Board
- Conservation Commission
- MEPA
- Chapter 91

### BIDDING

(TASKS 8)

SPRING '23

### CONSTRUCTION

(TASKS 9)

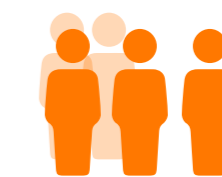
SUMMER '23 -SPRING '24

Ad-Hoc Committee Meetings (Public):

4 meetings were held during Task 1-6



75% Review



100% Review

We are here!



# Market Landing Park Expansion: Priority Park Space Along the Water's Edge





# Existing Conditions



AREAS OF INTEGRATION

Waterfront Trust

Waterfront Trust

AREAS OF INTEGRATION

NRA Parcel - West

Waterfront Trust

AREAS OF INTEGRATION

NRA Parcel - East

Waterfront Trust



# Proposed Plan



Somersby Sculpture Plaza

Drop Off Area

Seating Area

Embayment

West Embayment Plaza

Shared Use Path

Harbormaster Entry Drive

Harbormaster

Somersby Way

West Lot

Central Wharf Way

Stage  
Newburyport Waterfront Trust Property  
Existing to remain

Ferry Wharf Plaza

East Lot

Custom House Way

Visitors Center + Restrooms

Upper Railroad Way

Lower Railroad Way

Deliveries + Dumpster Enclosure

Ferry Wharf Way

Fire House

Custom House

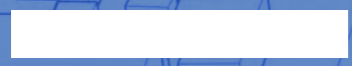
Market Square Drainage Culvert Replacement Project

0 25 50 100 ft





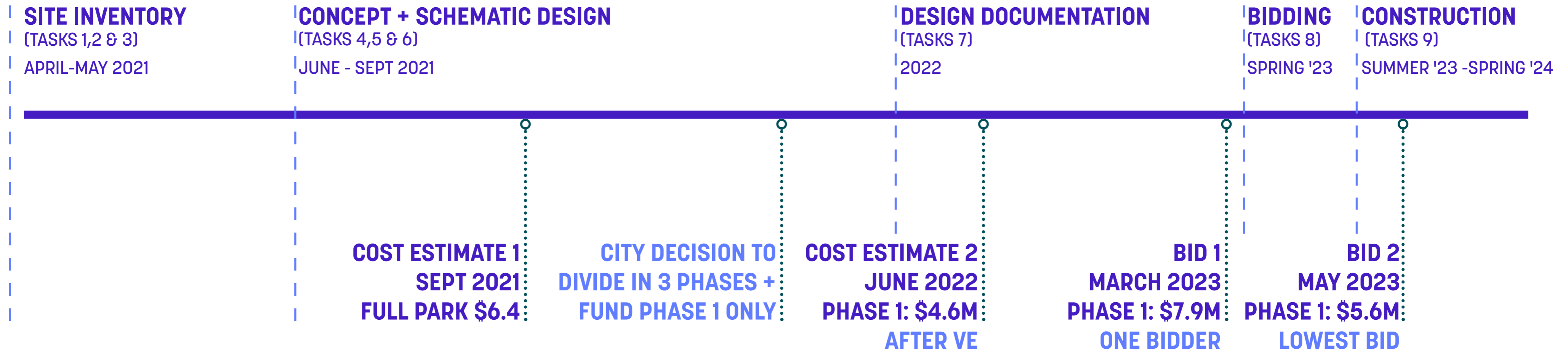
# Project Phasing + Alternates for 1st Bid Round





# Market Landing Park Expansion

## Timeline of Cost Estimating + Value Engineering





# June 2022 Cost Estimate + Value Engineering

**Original Phase 1 Cost Estimate: \$6.3M**

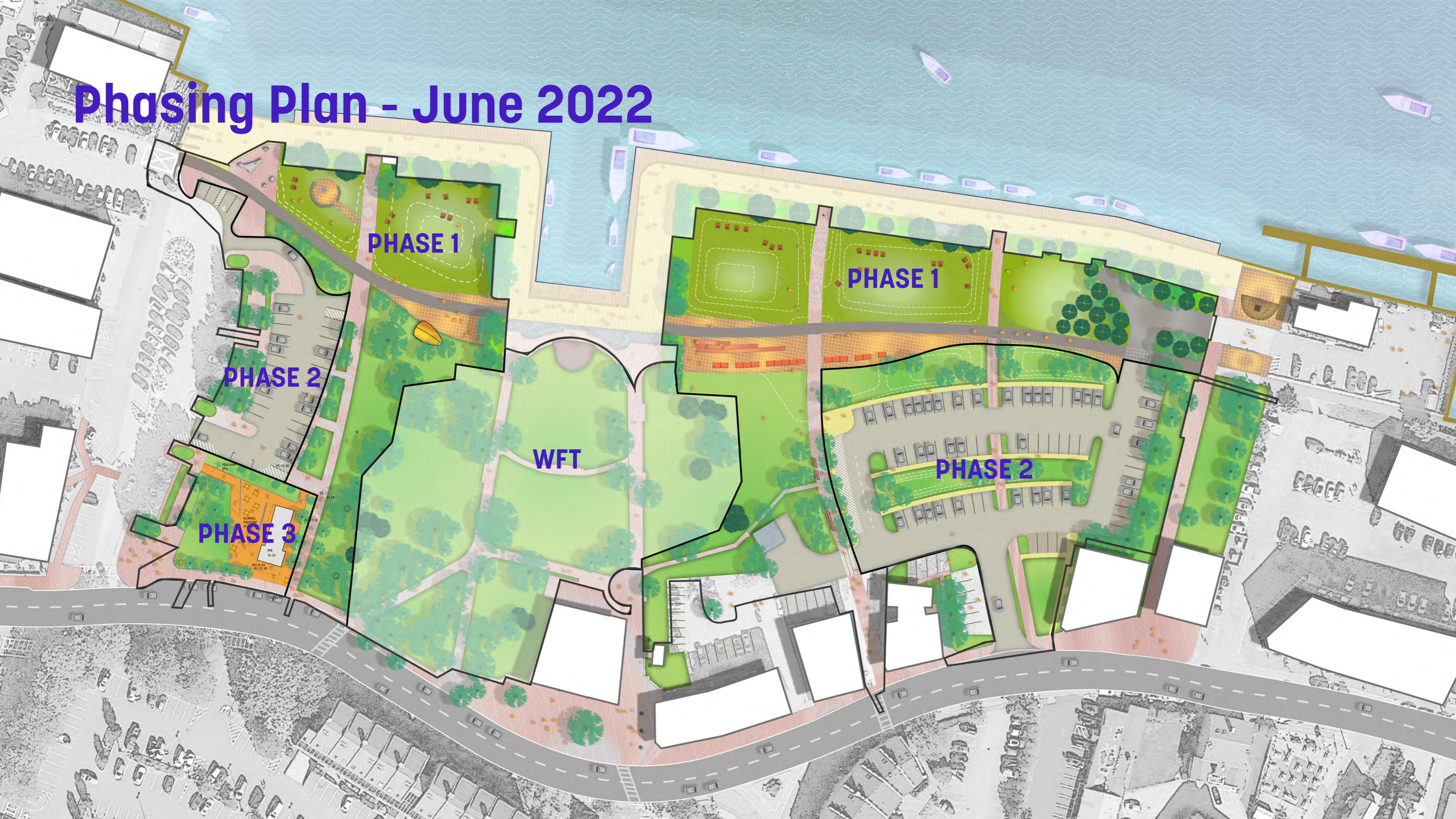
## **Value Engineering:**

- Reduction of Phase 1 Boundaries
- Moving furnishings and cultural elements out of base bid and assume funding through donation or grants
- Change in hardscape material from granite to concrete pavers in plazas
- Savings: \$1.7M

**Revised Cost Estimate: \$4.6M**

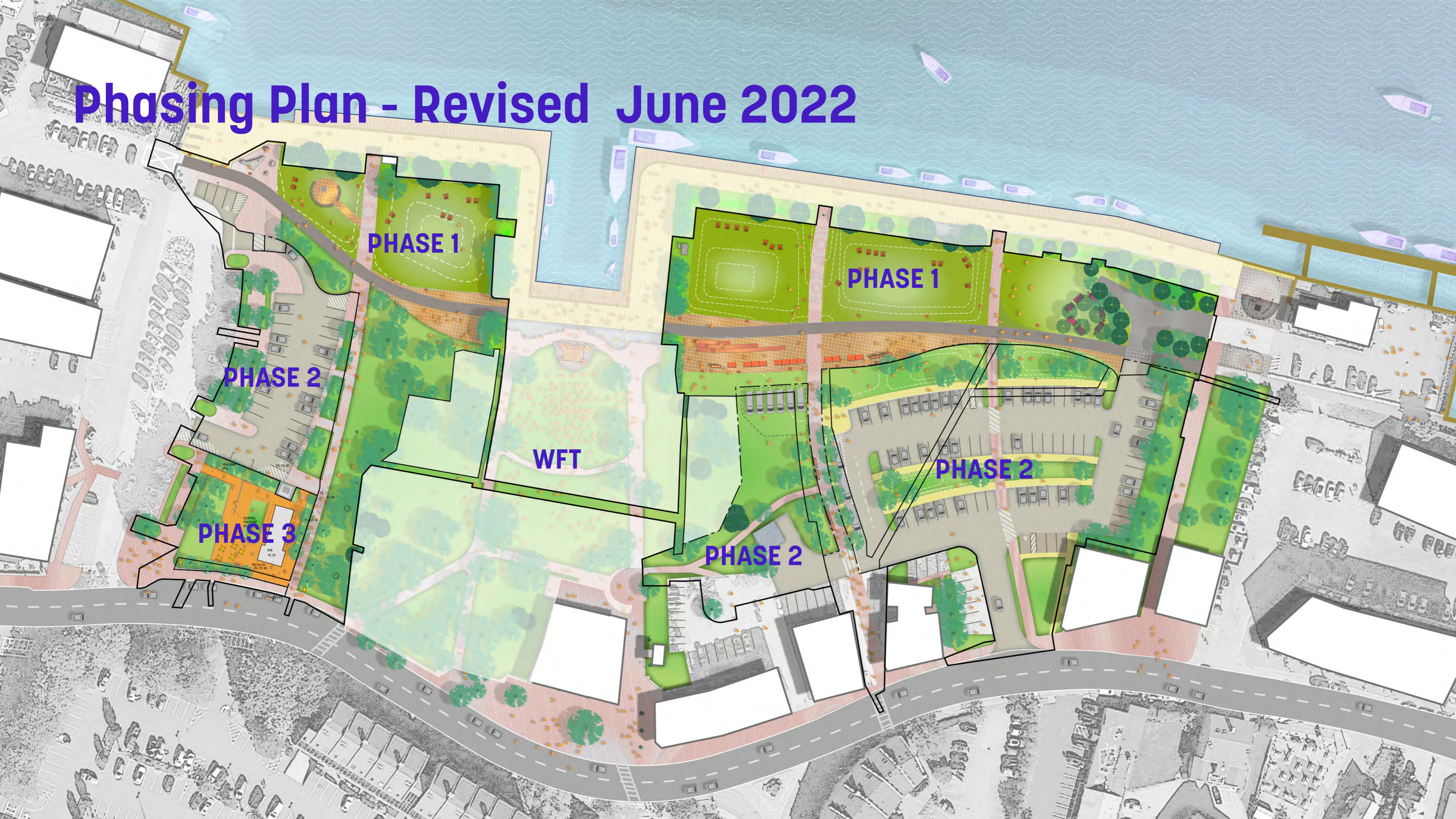


# Phasing Plan - June 2022





# Phasing Plan - Revised June 2022



PHASE 1

PHASE 1

PHASE 2

WFT

PHASE 2

PHASE 3

PHASE 2



# 1st Round Bid Results - Market Landing Park/Culvert

GC E-Bid : List of bids received 03/22/23 12:00 PM Market Landing Park Expansion 853739

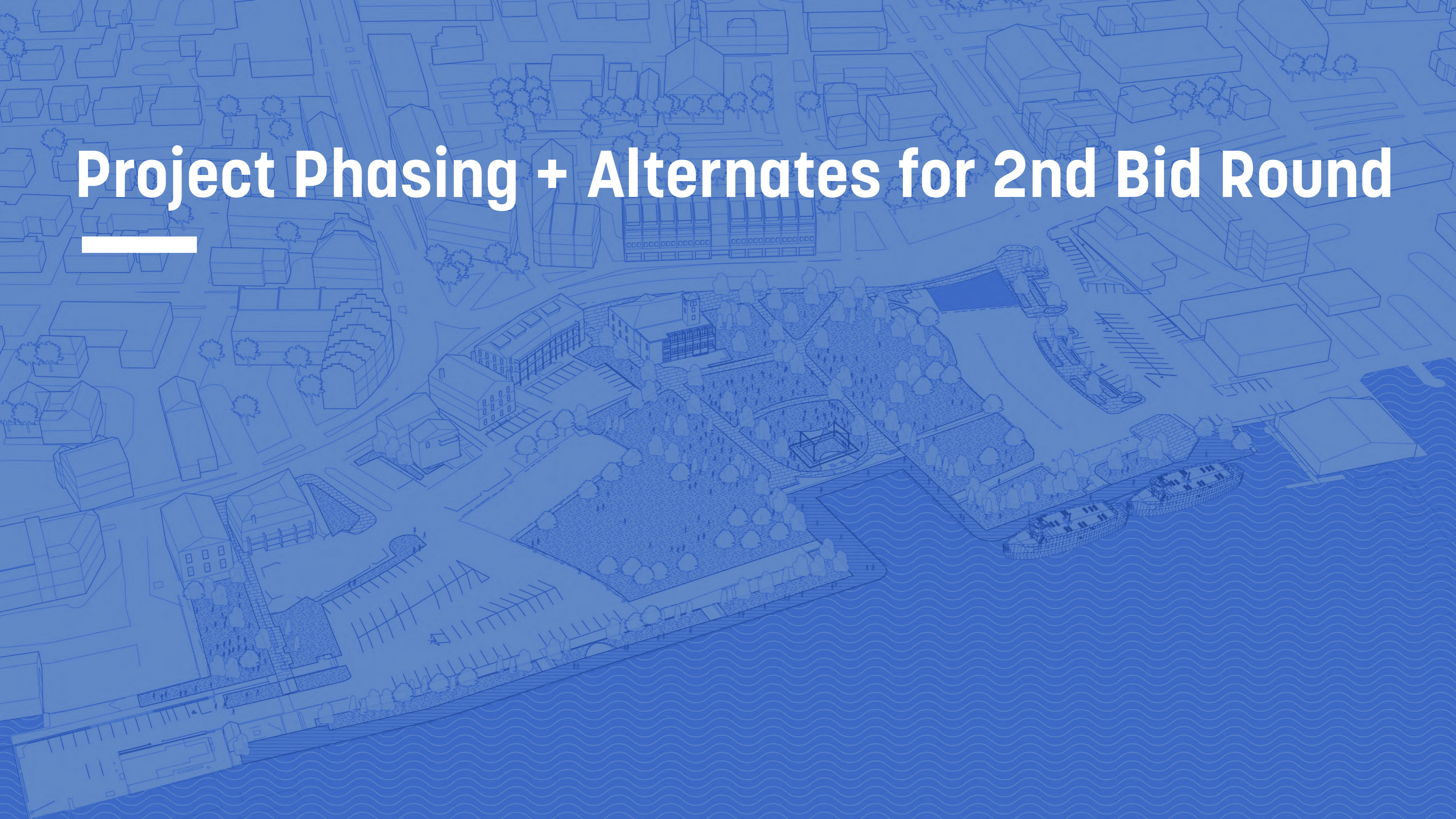
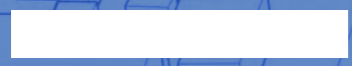
Company	Contract Price (Whole Dollar) ▾	Alternate No. 1 (Benches)	Alternate No. 2 (Trellis Swings Seat Style)	Alternate No. 3 (Trellis Swings Lounge Style)	Alternate No. 4 (Picnic Tables & Benches)	Alternate No. 5 (Hammocks)	Alternate No. 6 (Adirondack Chairs)	Bid Package
J. Tropeano Inc, 1780 Osgood Street, North Andover, MA 01845	\$7,875,000.00	\$38,000.00	\$108,000.00	\$42,000.00	\$35,800.00	\$1,500.00	\$69,000.00	View File

**Base Bid**  
Phase I Area

**Alternates**  
Site Amenities  
*(optional, if bids for the base scope came in under budget)*



# Project Phasing + Alternates for 2nd Bid Round





# Revised Alternates

MERRIMACK RIVER

MERRIMACK RIVER

**BASE BID  
WATERFRONT PARK EAST+CULVERT  
CONNECTION TO EXISTING**

**BASE BID  
WATERFRONT  
PARK WEST**

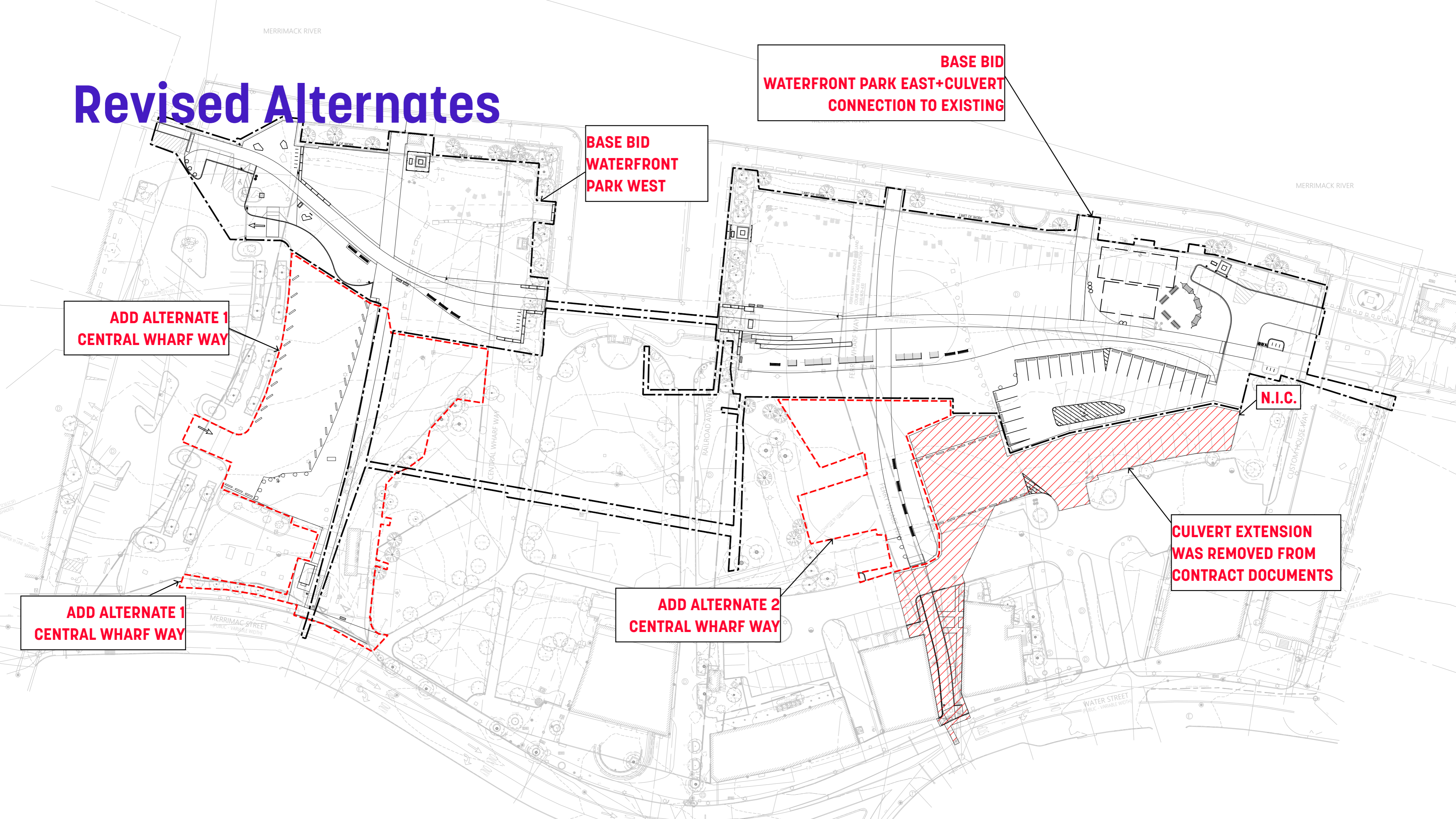
**ADD ALTERNATE 1  
CENTRAL WHARF WAY**

**N.I.C.**

**CULVERT EXTENSION  
WAS REMOVED FROM  
CONTRACT DOCUMENTS**

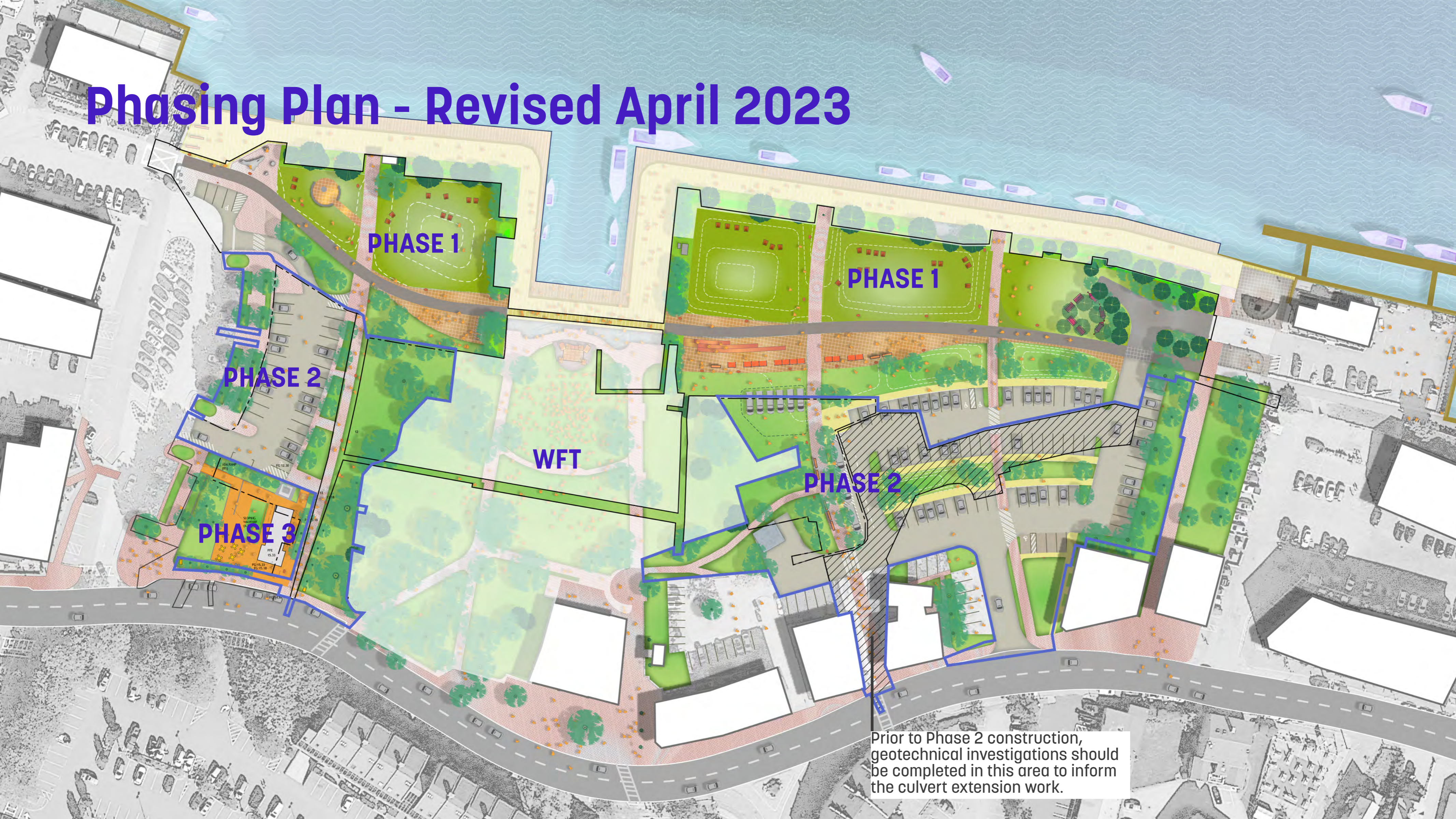
**ADD ALTERNATE 1  
CENTRAL WHARF WAY**

**ADD ALTERNATE 2  
CENTRAL WHARF WAY**





# Phasing Plan - Revised April 2023



PHASE 1

PHASE 1

PHASE 2

WFT

PHASE 2

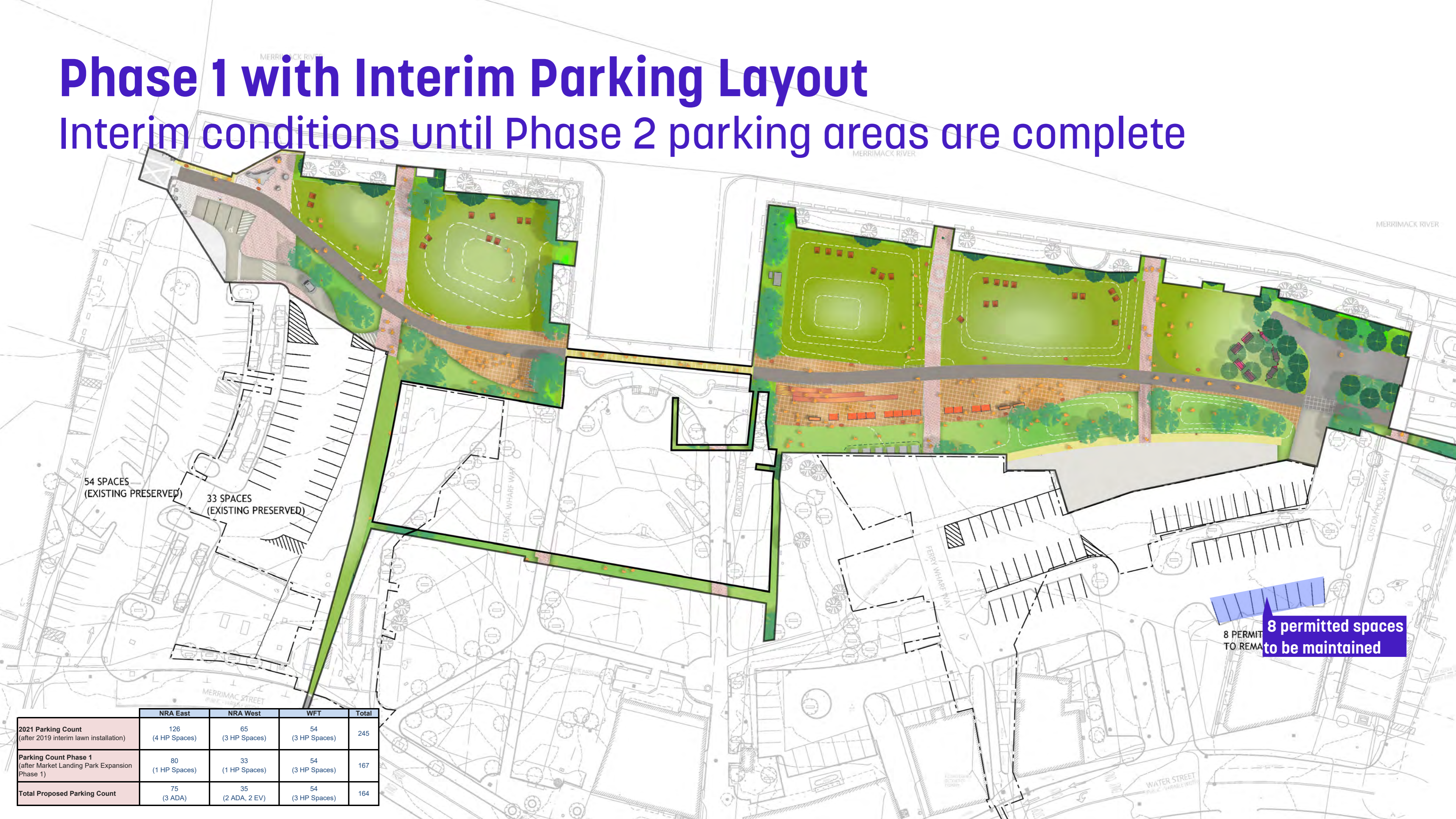
PHASE 3

Prior to Phase 2 construction, geotechnical investigations should be completed in this area to inform the culvert extension work.



# Phase 1 with Interim Parking Layout

Interim conditions until Phase 2 parking areas are complete



54 SPACES  
(EXISTING PRESERVED)

33 SPACES  
(EXISTING PRESERVED)

8 PERMITTED TO REMAIN  
8 permitted spaces to be maintained

	NRA East	NRA West	WFT	Total
2021 Parking Count (after 2019 interim lawn installation)	126 (4 HP Spaces)	65 (3 HP Spaces)	54 (3 HP Spaces)	245
Parking Count Phase 1 (after Market Landing Park Expansion Phase 1)	80 (1 HP Spaces)	33 (1 HP Spaces)	54 (3 HP Spaces)	167
Total Proposed Parking Count	75 (3 ADA)	35 (2 ADA, 2 EV)	54 (3 HP Spaces)	164

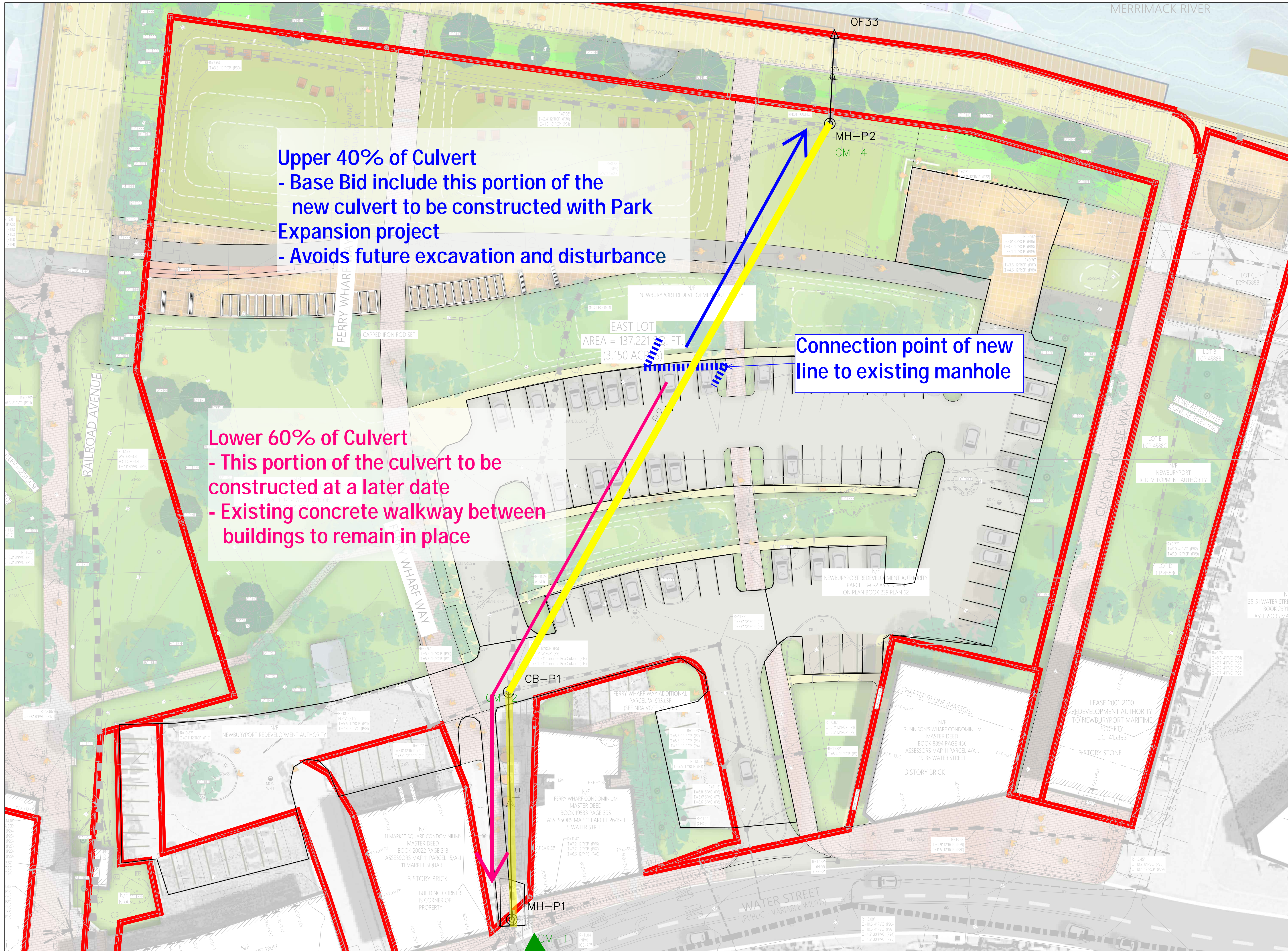


# Market Landing Park Expansion Project

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# Market Square Drainage Culvert Replacement Project

Sketch to Accompany Update to City Council, Memorandum Date 6/10/2023



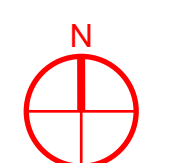
**Upper 40% of Culvert**  
- Base Bid include this portion of the new culvert to be constructed with Park Expansion project  
- Avoids future excavation and disturbance

**Lower 60% of Culvert**  
- This portion of the culvert to be constructed at a later date  
- Existing concrete walkway between buildings to remain in place

**Connection point of new line to existing manhole**

EAST LOT  
AREA = 137,221 SQ. FT.  
(3.150 AC)

Market Landing Park  
Drainage Sketch  
Sasaki  
3/17/22  
1" = 20'





# 2nd Round Bid Results - Market Landing Park/Culvert

GC E-Bid : List of bids received 05/25/23 12:00 PM Market Landing Park Expansion 855075

Company	Contract Price (Total Base Bid whole dollar) ▾	Alternate No. 1 (Central Wharf way...)	Alternate No. 2 (Ferry Wharf way...)	Alternate No. 3 (10 Benches)	Alternate No. 4 (9 Trellis Swings Seat Style)	Alternate No. 5 (3 Trellis Swings Lounge Style)	Alternate No. 6 (4 Picnic Tables & Benches)	Alternate No. 7 (3 Hammocks)	Alternate No. 8 (30 Adirondack Chairs)	Bid Package
Onyx Corporation, 18 Wetherbee St, Acton, MA 01720	\$5,590,000.00	\$396,000.00	\$191,000.00	\$45,000.00	\$119,000.00	\$46,000.00	\$43,000.00	\$12,000.00	\$72,000.00	View File
J. Tropeano Inc, 1780 Osgood Street, North Andover, MA 01845	\$5,876,678.00	\$284,000.00	\$200,000.00	\$35,000.00	\$90,000.00	\$36,000.00	\$32,000.00	\$1,500.00	\$60,000.00	View File
MacKay Construction Services, 197 Ballardvale Street, Wilmington, MA 01887	\$6,388,888.00	\$616,666.00	\$368,888.00	\$44,600.00	\$121,900.00	\$45,370.00	\$35,500.00	\$4,500.00	\$68,500.00	View File
WES Construction Corp., 650 Industrial Drive, Halifax, MA 02021	\$6,849,000.00	\$525,000.00	\$240,000.00	\$50,000.00	\$120,000.00	\$46,000.00	\$40,000.00	\$3,000.00	\$70,000.00	View File

**Base Bid Phase I Area**  
*(40% culvert)  
(not including two new walkways)*

**Alternates Two Walkways**  
*(optional)*

**Alternates Site Amenities**  
*(optional)*



# Cost Comparison

**Design Estimate: \$4.61M**

**Lowest Bid: \$5.59M**

**Delta: \$980,000**

**+ 67%**

## **Landscape - Planting and Irrigation: \$300k\***

- Bid 67% increase from original estimate
- Requested additional breakdown from landscape subcontractor

**+ 64%**

## **Electrical - \$256k\***

- Bid 64% increase original estimate
- Requested additional breakdown from electrical subcontractor

**+ 42%**

## **Contaminated Soils - \$47k\***

**+ 33%**

## **General Conditions + Mobilization - \$81k\***

**+ 20%**

## **Paving Materials - \$134k\***

- Bid 20% increase original estimate
- Small increase in unit costs, larger discrepancy in quantity

## **Items added to documents after June 2022 Estimate**

- Raised transformer pads (to set above base flood elevation)
- Transformer screens
- Temporary power to docks
- Stage power

\*Does not include markups



# Potential Value Engineering Strategies (Post Award)

## **Drainage and Water Line Infrastructure**

- Use of Directional Drilling - \$30K±
- Change in pipe materials
- Change in culvert manhole from cast-in-place to precast - \$20K±

## **Electrical**

- Cost share of National Grid electrical infrastructure
- Change in light fixture (inside the light pole) + adjustments to electrical wiring - \$30K±

## **Paving and Fencing Materials**

- Change in transformer screening material and detail - \$10K±
- Change in pavement subbase depth and clarification of quantity - \$10K±

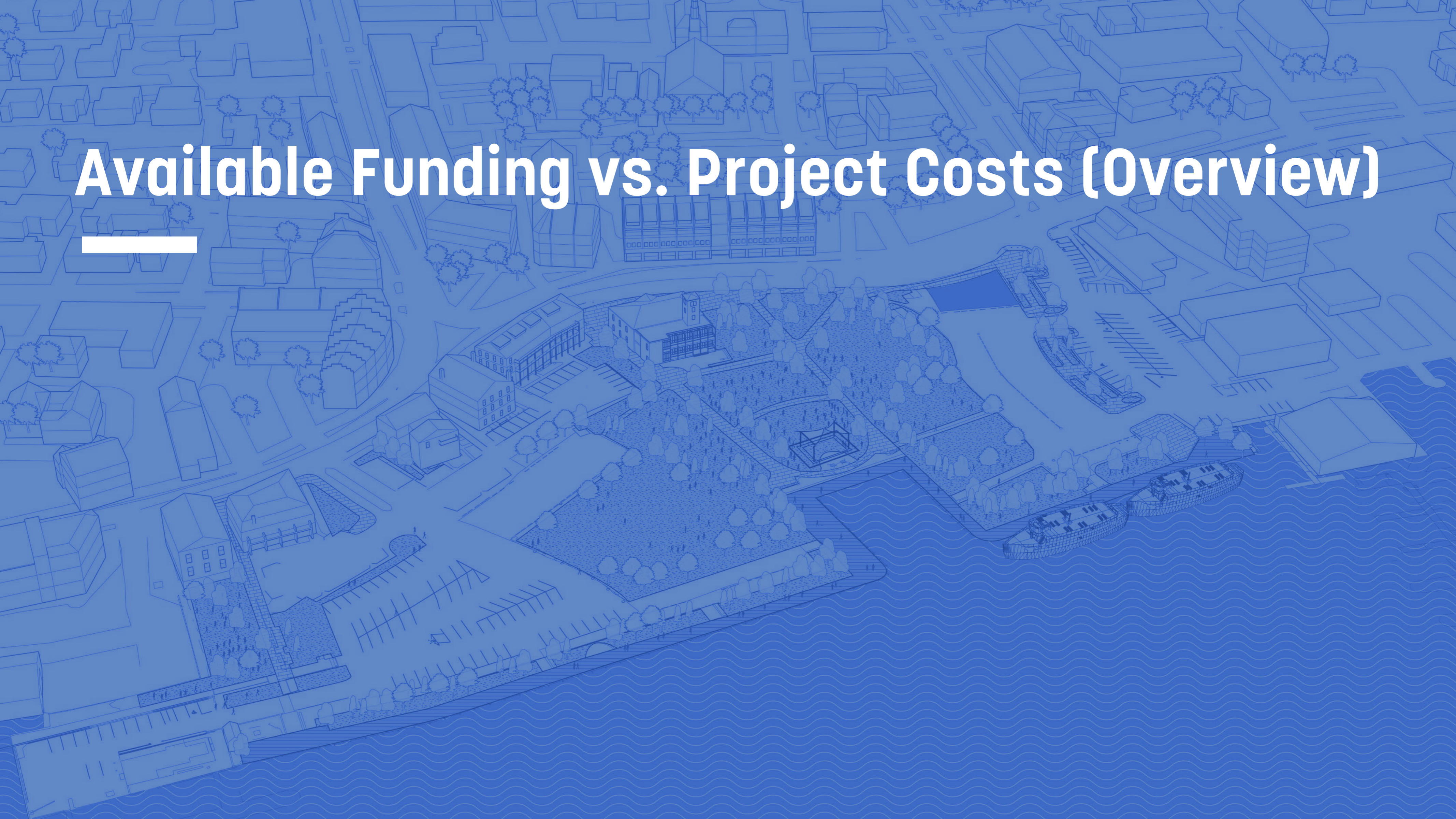
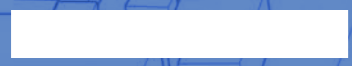
## **Planting**

- Reduction in perennial plant size - \$30K±

Total - \$130K±



# Available Funding vs. Project Costs (Overview)





<b>Project Costs for Construction</b>	
<i>(not including design, permitting, bidding costs to date)</i>	
Base Bid (Onyx)	\$5,590,000
Construction Contingency (5%)	\$279,500
Construction Administration (Sasaki)	\$220,575
<b>TOTAL</b>	<b>\$6,090,075</b>

<b>Funding Sources Available for Construction</b>	
<i>(with State Funding and Council approval of accompanying Order)</i>	
CPA Bond	\$3,000,000
CPA FY22	\$250,000
Herman Roy Trust Fund	\$1,000,000
Grant - Coastal Trails Coalition (CTC) <i>(awarded)*</i>	\$10,000
Grant – MA EOEEA DCS PARC <i>(awarded)*</i>	\$400,000
Grant – MA EOEEA DCR MassTrails <i>(pending)*</i>	\$399,936
Council/WFT Appropriations - Temporary Power	\$80,000
Council Appropriation – Market Sq. Culvert**	\$655,525
Waterfront Parking Revenues***	\$294,614
<b>TOTAL</b>	<b>\$6,090,075</b>

**Footnotes to Above Tables – Associated Order 470:**

- \* **Accepts** generous state grant funding and a CTC contribution.  
*Both state grants must be used within FY'24. The City was officially awarded the MassTrails Grant on 6/14/2023.*
- \*\* **Reallocates** remaining funding from the Culvert appropriation to the park project *(see sketches depicting 40%/60% culvert phasing).*
- \*\*\* **Appropriates** a 5% construction contingency until the construction is complete.  
*Waterfront Parking Revenues can only be used for construction and/or maintenance of the expanded park.*



# Questions?

