



CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

February 21, 2019

City Council President Linda M. Morad, and
Honorable Members of the City Council
133 William Street
New Bedford, MA 02740

Dear Council President Morad and Honorable Members of the City Council:

As you know, the City's Capital Improvement Program includes a plan to construct a combined public safety center to serve the area currently covered by Fire Stations 6 & 11, and Police Station 2. The FY 2016 capital bond included \$500,000 to conduct a feasibility study to conceptualize a design and identify potential sites. A building committee was convened, consisting of relevant department heads, Councilor Lopes, and neighborhood representatives to provide input and guidance, and the City Council approved a \$2,000,000 loan order in FY 2018 to initiate land acquisition and to fund full design of the site and facility.

Over the past two years, the committee has been working with the architect, Ted Galante Studio (TGAS), and the owner's project manager (OPM), Daedalus, to design the project and develop the site plan. The City Council approved acquisition of the primary site on Brock Avenue on May 24, 2018, and a proposal to acquire adjacent property has been submitted for the Property Committee's, and the City Council's, consideration.

The building committee has developed a project that will consolidate operations currently assigned to Fire Stations 3, 6, and 11, Police Station 2, and 1204 Purchase Street, representing a major consolidation of City services and improvement in operational efficiency, and the architect and OPM have produced a project budget which is consistent with the funding requirements envisioned in the FY 2019-2023 Capital Improvement Program. The current schedule estimates that we should be able to initiate construction in early FY 2020 and the project should be completed before the end of FY 2021. I am therefore respectfully requesting that the City Council approve a loan order for \$17 million to construct this important project.

Thank you for your consideration.

Sincerely,


Jonathan F. Mitchell
Mayor



CITY OF NEW BEDFORD

CITY COUNCIL

February 28, 2019

A BOND ORDER TO AUTHORIZE THE BORROWING OF FUNDS TO PAY COSTS OF CONSTRUCTION OF A SOUTH PUBLIC SAFETY CENTER TO BE LOCATED ON THE PROPERTY LOCATED AT BROCK AVENUE AND RUTH STREET INCLUDING THE DEMOLITION OF THE FORMER ST. ANNE'S CHURCH AND SCHOOL

BE IT ORDERED, BY THE CITY COUNCIL OF THE CITY OF NEW BEDFORD AS FOLLOWS:

ORDERED that \$17,000,000 is appropriated to pay the costs of site preparation and construction of the South Public Safety Center, to be located at the intersection of Brock Avenue and Ruth Street, including the demolition of the former St. Anne's Church and School and including the payment of all other costs incidental or related thereto (the "Project"); that to meet this appropriation the Treasurer with the approval of the Mayor and the Committee on Finance is authorized to borrow \$17,000,000 under Chapter 44 of the General Laws or any other enabling authority and issue bonds or notes therefor, provided that the debt incurred for the Project by this order shall be defeased in part by the amount of proceeds from the sale of the following properties that are to be decommissioned as a result of this Project: Fire Station 3 (834 Kempton Street), Fire Station 6 (151 Purchase Street), Fire Station 11 (754 Brock Avenue) and Police Station (170 Cove Street); and the Mayor is authorized to take any other action necessary to carry out this project.

FURTHER ORDERED: That any premium received by the City upon the sale of any bonds or notes hereunder, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to pay project costs, and further, the amount authorized to be borrowed hereunder shall be reduced by the amount of any such premium so applied.

FURTHER ORDERED: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (the "Commonwealth") to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized by this Order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.



Daedalus Projects, Incorporated

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To: Ari Sky
From: Richard Marks
RE: New Bedford South Public Safety Building
Date: February 14, 2019

This is to summarize where we are with the design and budget issues related to the proposed public safety building.

The City is seeking funding for construction of the new Public Safety Building to be located at 890 Brock Avenue. With the previous appropriation of \$2.5 Million, the City has engaged the Owner's Project Manager and the Architect, and purchased the former St. Mary's Church and Rectory at 890 Brock Ave. The City is also negotiating the purchase of the former school located at 45 Salisbury Street, which would be funded by the existing appropriation.

The project scope will allow the City to close Fire Stations 3, 6, and 11, and Police Station 2, and to consolidate these functions at 890 Brock Avenue. The four properties have a combined 2019 tax assessment of \$2,166,800 and would require at least \$30 million in capital funding to construct four stations with equivalent operational standards.

With the initial appropriations (\$500k from the Council in FY 16 and \$2M in FY 18), the Architect and OPM developed a program to accommodate the needs of EMS, Police and Fire, based on the requirements of those departments. The design is for a new 25,000 sf modern facility which will provide a long-term solution to the needs of the departments. In addition, the City Council approved the purchase of the former Church in May 2018 and the property purchase has been completed.

Based on the designs developed, the OPM and City have developed a total project estimate, inclusive of property purchases, design, construction and furnishings which totals \$19.5 Million (attached). This also includes contingencies for potential market cost increases and change orders during construction. Construction of the new facility and execution of the site plan will require an additional \$17 million. With this additional appropriation, the City will demolish the former Church and School. The next step will be to construct the new public safety building, which will include a new four bay fire station and South End police substation. It will also include the renovation and minor expansion of the former rectory for use by Fire Prevention and Animal Control.

Total Project Budget

**City of New Bedford
South Public Safety Facility**

Total Project Budget	Budget	City Appropriations	Encumbered Amount	Spent to Date
Feasibility Study Agreement				
<i>OPM Feasibility Study</i>	\$41,030	\$41,030	\$0	\$41,030
<i>A&E Feasibility Study</i>	\$150,000	\$150,000	\$0	\$150,000
Feasibility Study Subtotal	\$191,030	\$191,030	\$0	\$191,030
Land Purchases				
<i>Church Property</i>	\$1,095,000	\$1,095,000	\$0	\$1,095,000
<i>School Property</i>	\$375,000	\$375,000	\$0	\$0
Land Purchases Subtotal	\$1,470,000	\$1,470,000	\$0	\$1,095,000
Administration				
<i>Legal Fees</i>	\$20,000	\$0	\$0	\$0
<i>Advertising</i>	\$2,000	\$0	\$0	\$0
<i>Owner's Insurance</i>	w/GC	---	---	---
<i>Other Administrative Costs</i>	\$2,000	\$0	\$0	\$0
Administration Subtotal	\$24,000	\$0	\$0	\$0
Owner's Project Manager				
<i>Design Development, Contract Documents & Bidding</i>	\$69,250	\$69,250	\$40,850	\$37,400
<i>Construction Contract Administration</i>	\$341,070	\$0	\$0	\$0
<i>Additional Services</i>				
<i>Hydrant Testing</i>	\$1,134	\$424	\$0	\$0
<i>Annex</i>	\$20,000	\$0	\$0	\$0
<i>Reimbursable & Other Services</i>	included	---	---	---
<i>Cost Estimates</i>	included	---	---	---
Owner's Project Manager Subtotal	\$431,454	\$69,674	\$40,850	\$37,400
Architecture and Engineering				
Basic Services				
<i>Design Development (Change Order 3)</i>	\$284,510	\$284,510	\$170,706	\$113,804
<i>Construction Contract Documents</i>	\$370,320	\$370,320	\$0	\$0
<i>Bidding</i>	\$60,800	\$60,800	\$0	\$0
<i>Construction Contract Administration</i>	\$371,370	\$0	\$0	\$0
Basic Services Subtotal	\$1,087,000	\$715,630	\$170,706	\$113,804
Additional Services				
<i>Change Orders 1&2 - Reimbursables</i>	\$10,926	\$10,926	\$0	\$10,926
<i>Rectory Building</i>	\$30,000	\$30,000	\$0	\$0
<i>School Building</i>	\$5,900	\$5,900	\$0	\$0
<i>Tree Review</i>	\$570	\$570	\$0	\$0
<i>Hazardous Materials - church</i>	\$6,270	\$6,270	\$0	\$0
<i>Annex</i>	\$120,000	\$0	\$0	\$0
<i>FF&E</i>	\$20,000	\$0	\$0	\$0
<i>Other</i>	\$0	\$0	\$0	\$0
Additional Services Subtotal	\$193,666	\$53,666	\$0	\$10,926
Architectural/Engineering Subtotal	\$1,280,666	\$769,296	\$170,706	\$124,730

Total Project Budget

**City of New Bedford
South Public Safety Facility**

Total Project Budget	Budget	City Appropriations	Encumbered Amount	Spent to Date
Construction Costs				
<i>Main Project including demolition</i>	\$12,200,000	\$0	\$0	\$0
<i>Church Abatement</i>	\$276,400	\$0	\$0	\$0
<i>School Demolition</i>	\$160,000	\$0	\$0	\$0
<i>School Abatement</i>	\$190,000	\$0	\$0	\$0
<i>Site Work related to School parcel</i>	\$200,000	\$0	\$0	\$0
<i>Annex Construction</i>	\$1,200,000	\$0	\$0	\$0
<i>Construction Contingency - 6%</i>	\$853,584	\$0	\$0	\$0
Construction Budget	\$15,079,984	\$0	\$0	\$0
Miscellaneous Project Costs				
<i>Utility Company Fees</i>	\$15,000	\$0	\$0	\$0
<i>Testing Services</i>	\$60,000	\$0	\$0	\$0
<i>Other Project Costs (Mailing & Moving)</i>	\$50,000	\$0	\$0	\$0
Misc. Project Costs Subtotal	\$125,000	\$0	\$0	\$0
Furnishings and Equipment				
<i>Furnishings including appliances</i>	\$400,000	\$0	\$0	\$0
<i>Equipment</i>	\$100,000	\$0	\$0	\$0
<i>Station Alerting System</i>	\$75,000	\$0	\$0	\$0
<i>Computer Equipment</i>	\$50,000	\$0	\$0	\$0
FF&E Subtotal	\$625,000	\$0	\$0	\$0
<i>Owner's Contingency</i>				
<i>Owner's Contingency</i>	\$272,866	\$0	\$0	\$0
Owner's Contingency Subtotal	\$272,866	\$0	\$0	\$0
Project Budget	\$19,500,000	\$2,500,000.00	\$211,556.00	\$1,448,160.00

Total Additional Appropriation Required	\$17,000,000
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