



COMMUNITY CENTER

NEWPORT, NEW HAMPSHIRE 03/26/19

A G E N D A

1. Project Team

2. Project Overview

- a. Needs & Goals
- b. Existing Rec Center

3. Project Process

- a. Site Analysis
- b. Proposed Design Summary
- c. Proposed Floor Plan
- d. Proposed Site Plan
- e. Proposed Design 3D Views

4. Proposed Project Schedule

5. Bond Vote Preparation

6. Total Project Budget

Community Center Committee:

Hunter Rieseberg
Town Manager

Barry J. Connell
Board of Selectmen

Timothy Bates
At – Large

Jeffrey Miller
At - Large

Brian Coronis
Friends of Recreation

Lawrence Flint
At - Large

Todd Fratzel
Board of Selectmen

Cindy Gallagher
School Board

Hillary Halleck
Friends of Recreation

P.J. Lovely
Recreation Department

Jeff North
At - Large

Kevin Pollari
At – Large

Christy Whipple
At – Large

Bread Loaf Team:

Jim Pulver *AIA, NCARB, LEED AP*
Vice President of Architecture

John Dale *AIA, NCARB, LEED AP*
Architect

John Johnston *PE*
Vice President of MEP Services

Fred Bellucci
Vice President of Estimating

Bob Eaton
Senior Project Manager

Nick Fiore *PE, Engineering Ventures, Inc.*
Principal, Civil Engineer

Bob Neeld *PE, Engineering Ventures, Inc.*
President, Structural Engineer

Steve Poole *LEED AP BD+C, VHV Company*
Mechanical Engineer

Will Long *Interstate Electrical Services, Inc.*
Electrical Engineer

John Carter *NICET IV, John L. Carter Sprinkler Co.*
Vice President, Fire Protection Engineer

Randall Rhoades *M & W Soils Engineering, Inc.*
Principal, Geotechnical Engineer

PROJECT OVERVIEW - NEEDS & GOALS

- The New Community Center shall support the current and future mission and vision of the Recreation Department.
- The facility shall support community, wellness, recreational, as well as after school programs.
- The facility shall support multi-generational users.
- The facility shall support multiple events or programs simultaneously.
- The facility shall be designed to allow both the new building and a Little League Field to be accommodated on the lot.
- The facility shall include a gymnasium large enough (approximately 9,000 SF) to accommodate a regulation Basketball Court and seating for approximately 500 spectators.



- Aging building and infrastructure
- Not ADA accessible
- Limited toilet / changing facilities
- Small gym space, no spectator space
- Limited ability to hold simultaneous programs



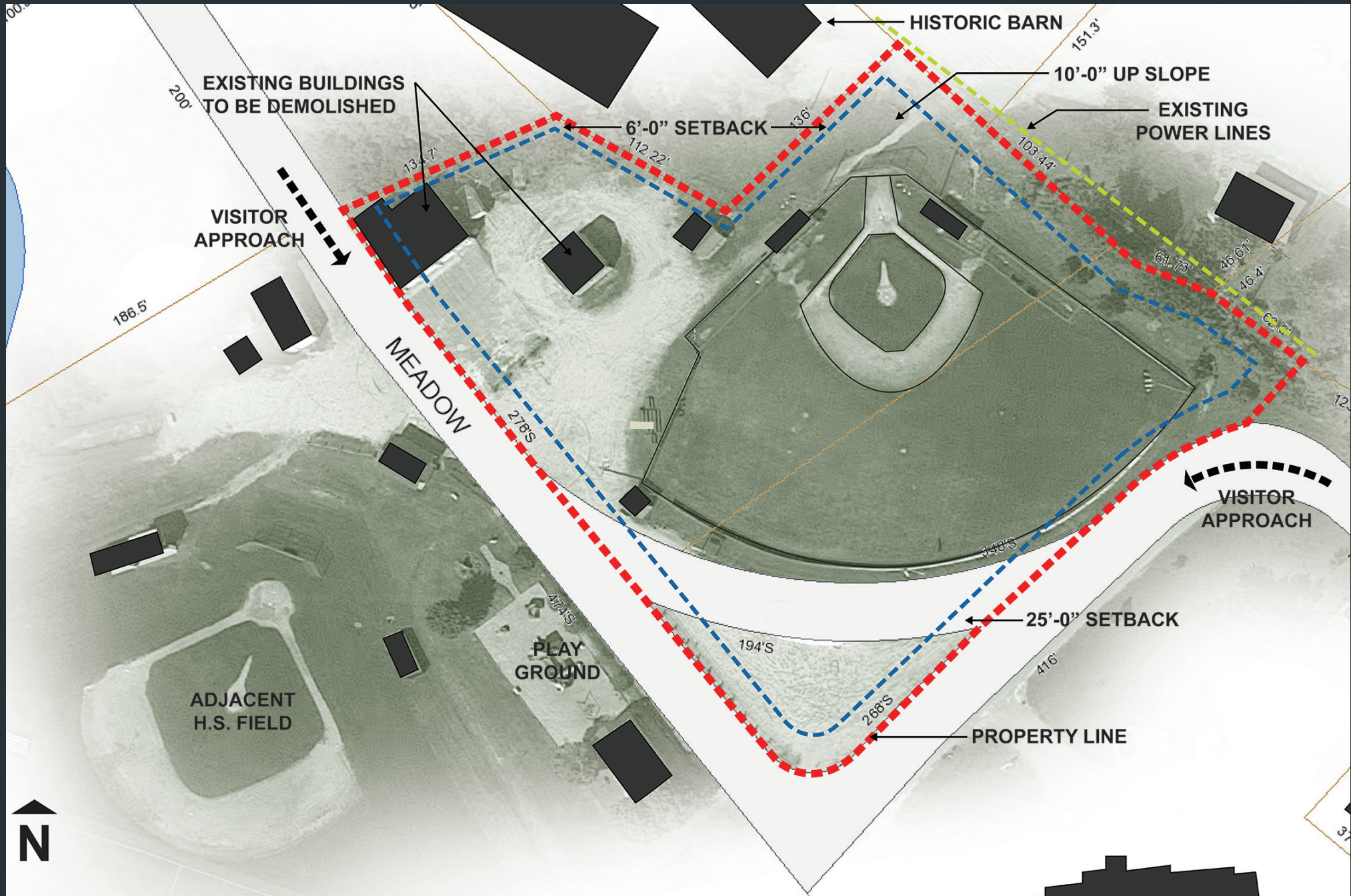


- Limited and undersized program spaces.
- After school programs monopolize facility in the afternoon
- Insufficient storage space
- No room for wrestling practice and other programs



PROJECT OVERVIEW - 2018 DESIGN





SCHEME 1 ANALYSIS:

- + Building oriented along Meadow Road, facing existing Rec fields
- + Little League field oriented along ideal N-S axis
- + Lobby spline through building defines a path leading up to downtown and additional parking
- Limited parking

**SCHEME 2 ANALYSIS:**

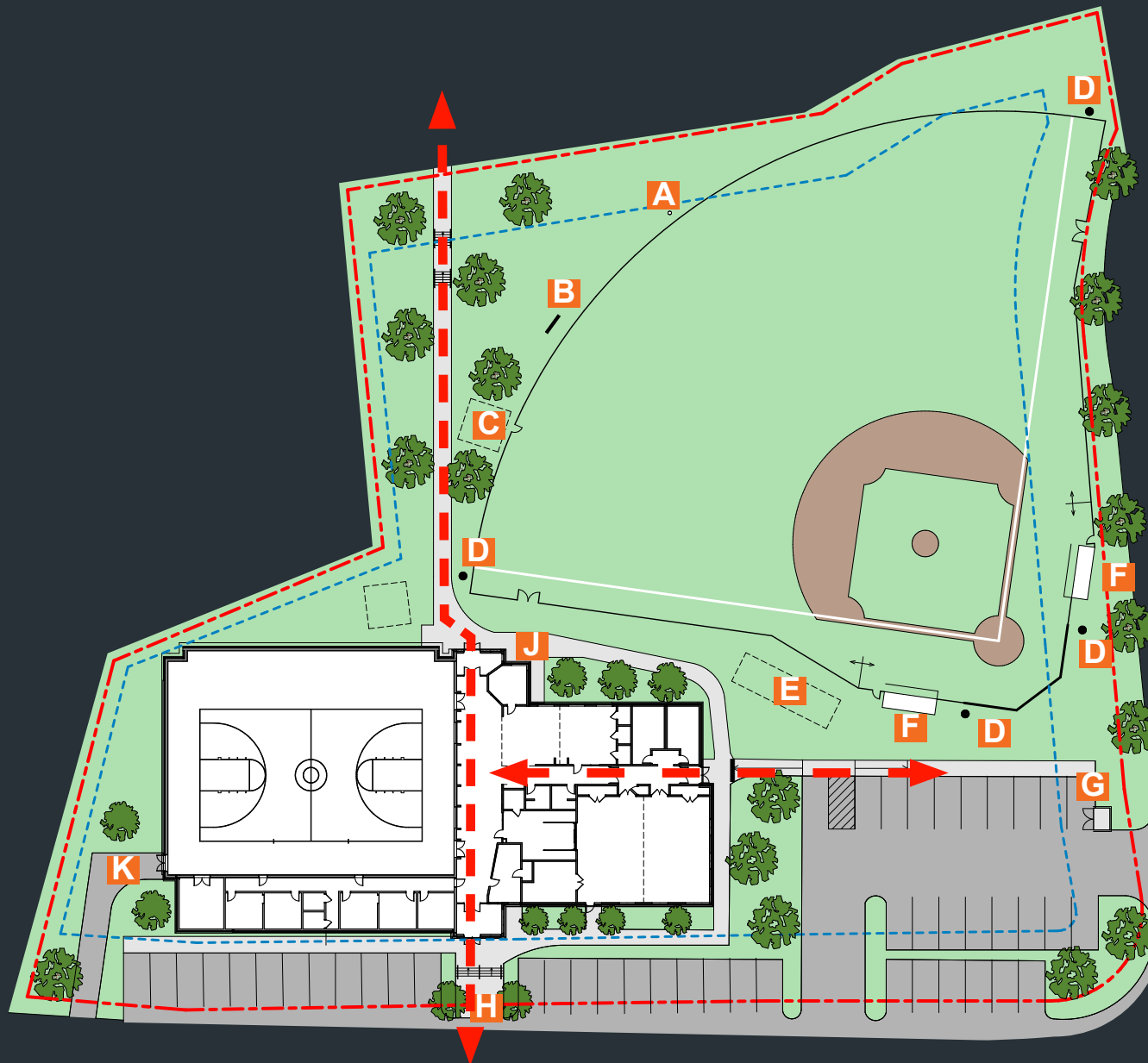
- + Building located at eastern edge of site, easy connection to downtown and additional parking
- + Significant amount of parking arranged along north and east sides of site
- + Creates a large amount of unprogrammed green-space along Meadow Road
- Little League field cannot be accommodated

**SCHEME 3 ANALYSIS:**

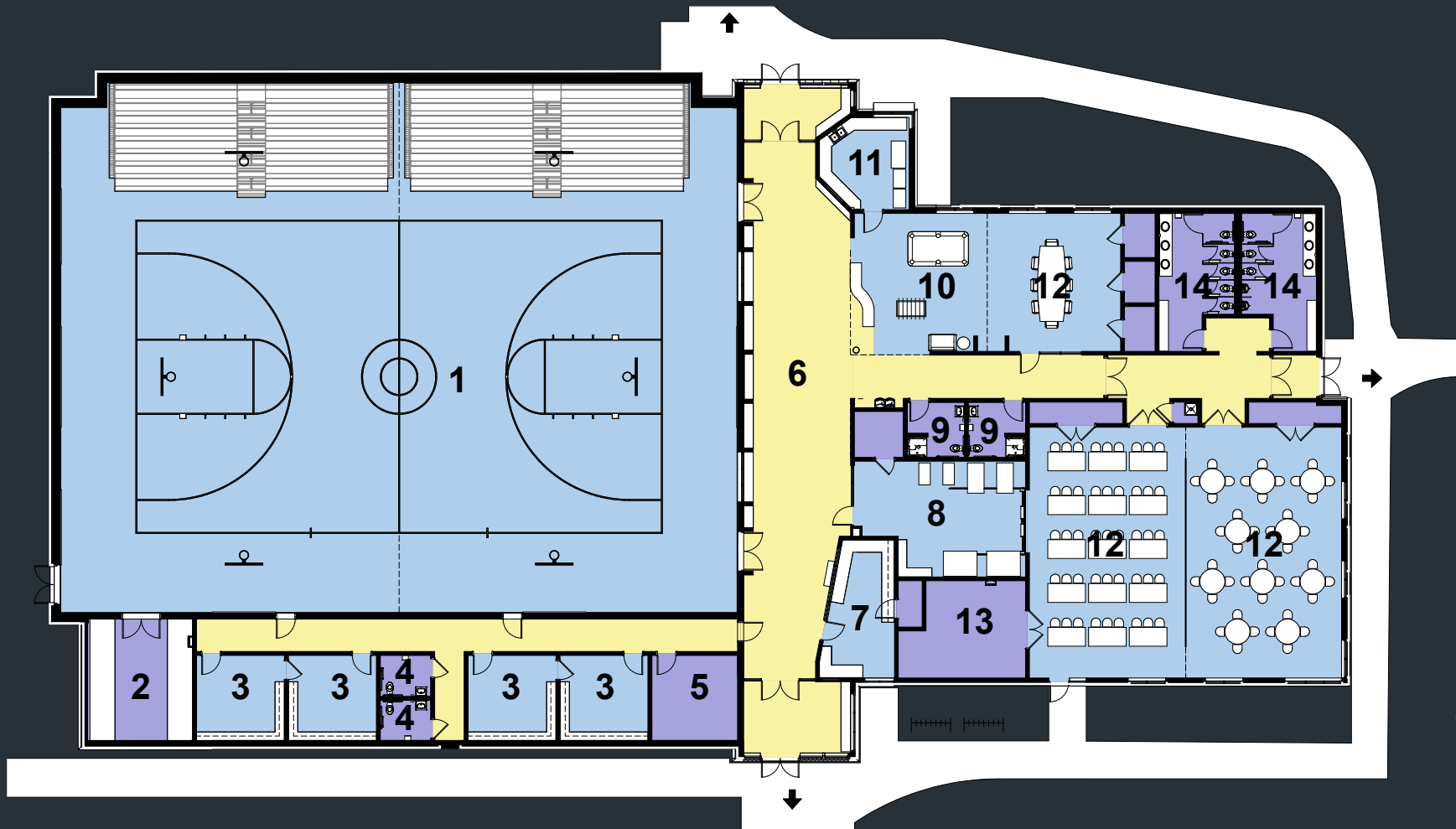
- + Building located in north east corner of site, wrapped around outfield fence, easy connection to downtown and additional parking
- + Little League field oriented along ideal N-S axis
- + Lobby areas would face outward towards the field with good solar exposure
- Limited parking and limited space for building



PROJECT PROCESS - SITE PLAN



- A. RELOCATED FLAG POLE
- B. RELOC. SCORE BOARD
- C. RELOC. REC SHED
- D. RELOC. LIGHT POLE
- E. PORTABLE BLEACHERS
- F. NEW DUGOUT
- G. DUMPSTER ENCLOSURE
- H. MAIN ENTRANCE
- I. ACCESSIBLE ENTRANCE
- J. CONCESSIONS
- K. SERVICE DRIVE

PROJECT PROCESS - FLOOR PLAN

TOTAL GROSS
FLOOR AREA:
19,720 SF

- | | | |
|----------------|-------------------------|------------------------|
| 1. GYMNASIUM | 6. LOBBY | 11. CONCESSIONS |
| 2. GYM STORAGE | 7. RECEPTION / DIRECTOR | 12. MULTI-PURPOSE ROOM |
| 3. TEAM ROOM | 8. FITNESS ROOM | 13. STORAGE |
| 4. BATHROOM | 9. BATHROOM w/ SHOWER | 14. PUBLIC RESTROOM |
| 5. MECH / ELEC | 10. LOUNGE / GAME ROOM | |

PROJECT PROCESS - PROGRAM USES

The following program uses will be accomodated at the new Community Center:

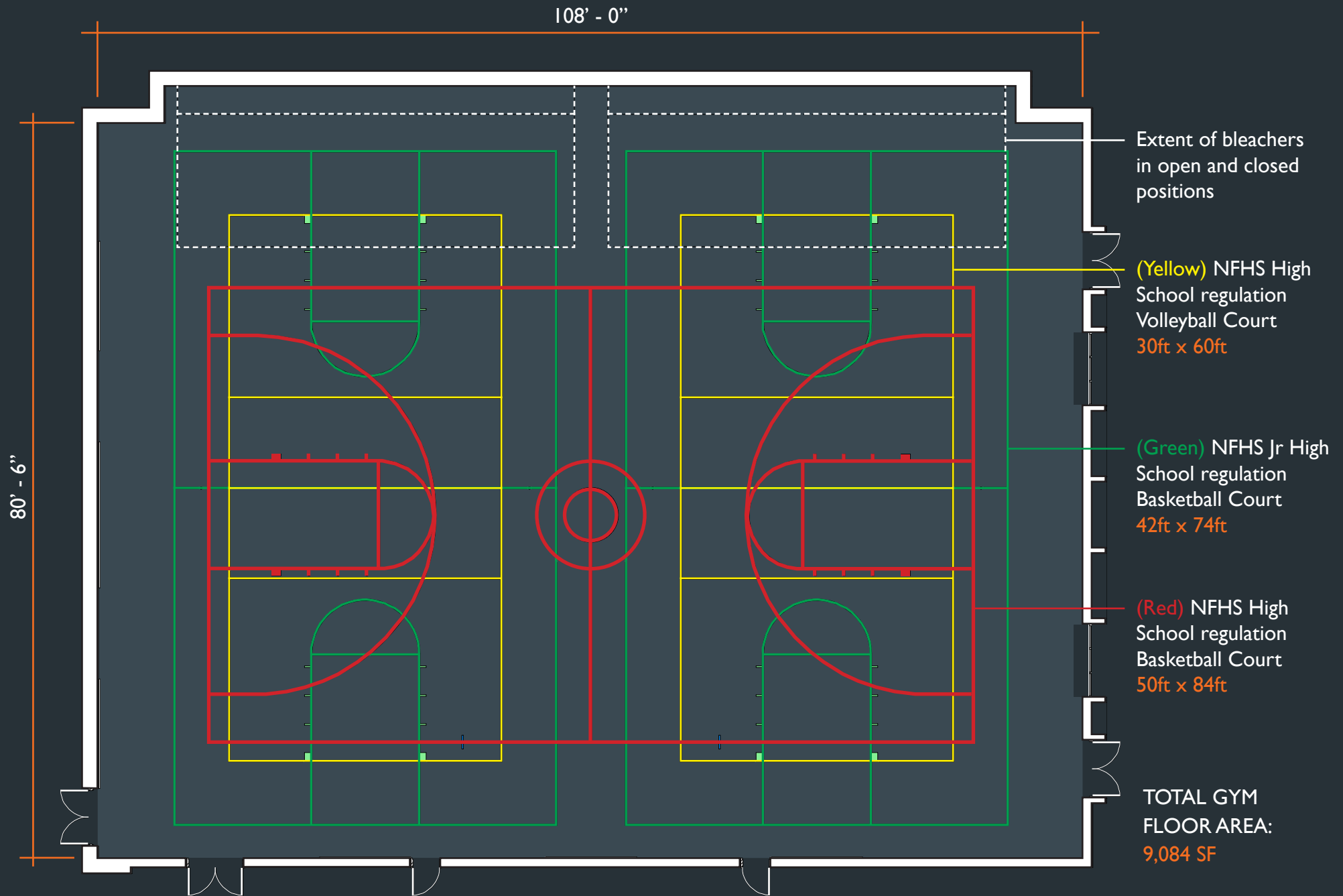
Athletic Uses

- Basketball
- Volleyball
- Indoor Soccer
- Pickleball
- Wrestling
- Ping Pong
- Other ball games
- Community sport leagues

Non-Athletic Uses

- Dances
- Movies
- Summer Camp
- Walking Clubs (Gym)
- Teen Clubs
- Crafts
- Birthday Rentals
- Staff & Coach Training
- Board Games Clubs
- Function Hall
- Classroom
- Speakers and Lectures
- Multi-Generational Clubs
- After School program space for Kids & Teens

PROJECT PROCESS - GYMNASIUM PLAN



NEWPORT COMMUNITY CENTER

PROJECT PROCESS - DESIGN 3D VIEWS



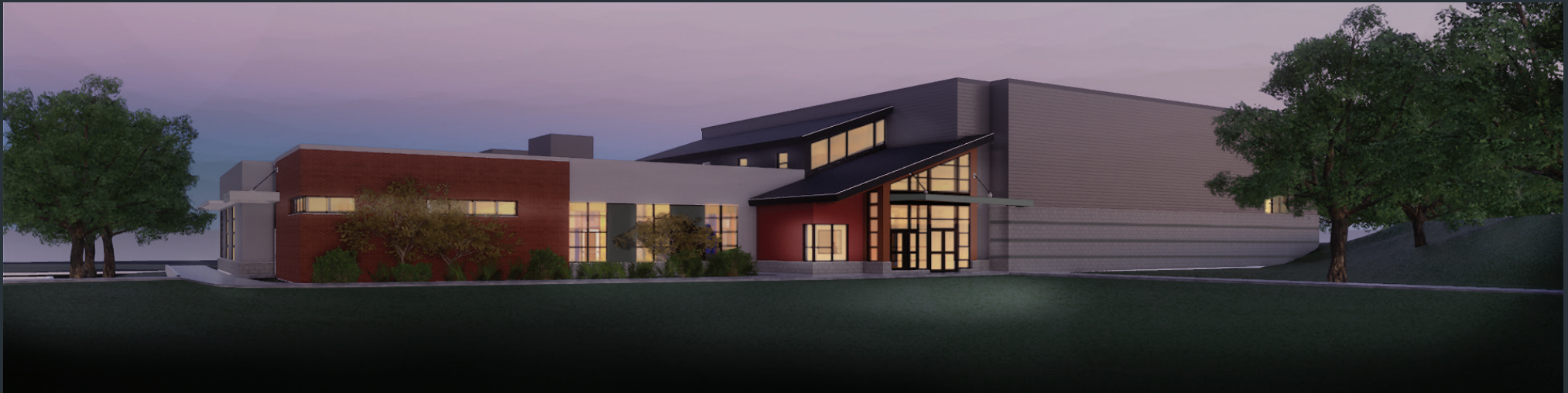
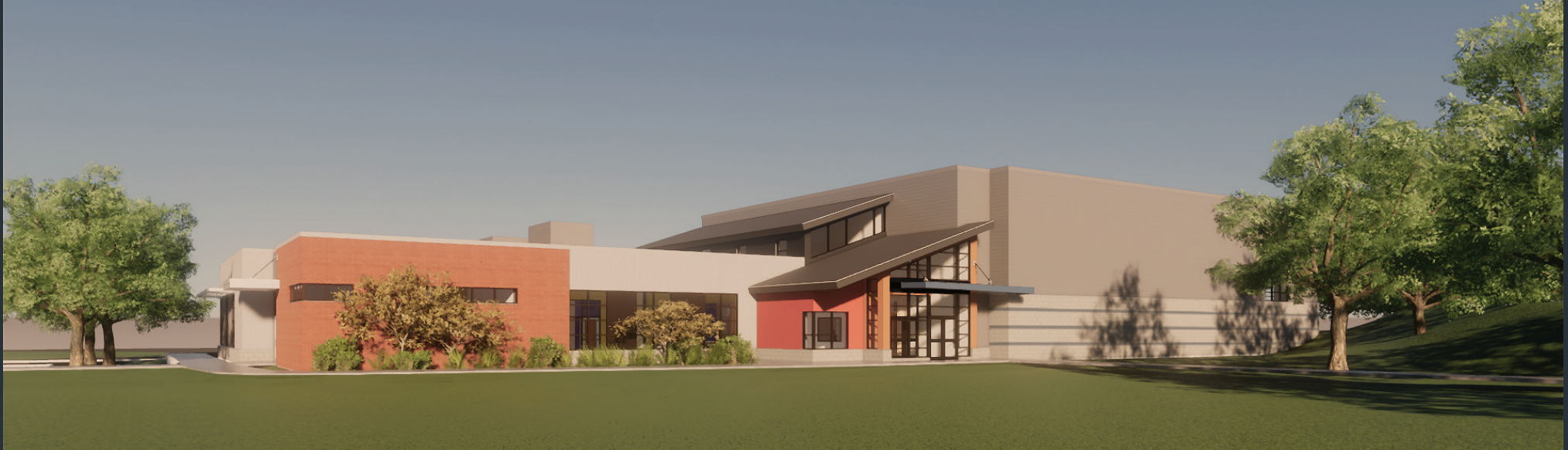
EXTERIOR LOOKING WEST



EXTERIOR LOOKING WEST

NEWPORT COMMUNITY CENTER

PROJECT PROCESS - DESIGN 3D VIEWS



EXTERIOR LOOKING EAST



INTERIOR - EAST LOBBY



INTERIOR - WEST LOBBY



INTERIOR - MULTIPURPOSE ROOM



INTERIOR - MULTIPURPOSE ROOM



INTERIOR - GYM I

BOND VOTE PREPARATION

PUBLIC MEETINGS & PRESENTATIONS SCHEDULED:

| | |
|-------------------|--|
| 11/28/18 | Present Schematic Design and estimate to Board of Selectmen |
| 1/7/19 | Present Design Development to Community Center Design Committee |
| 1/31/19 | Present Guaranteed Maximum Price to Board of Selectmen |
| 3/20/19 | Public meeting to provide project overview & update to the Community |
| 3/26/19 | 2nd Public meeting to provide project overview & update to the Community |
| 4/2/19 | Deliberative Session Presentation to the Community |
| 5/14/19 | Bond Vote |
| 5/24/19 - 7/5/19 | Construction Documents |
| 7/22/19 - 8/16/19 | Bidding Period |
| 9/2/19 | Review bids w/ owner |
| 9/19/19 - 6/23/20 | Construction period |

PUBLIC INFORMATION INITIATIVES:

- Project information slide show posted on Town Website
- Possible project information mailer sent out prior to voting day
- Articles in local newspapers

NEWPORT COMMUNITY CENTER

TOTAL PROJECT BUDGET



Newport, NH - Community Center

Total Project Budget - Design Development (GMP)

1/31/2019

| | | | |
|----|---|-------------------|--------------------|
| 1 | BUILDING AREAS: | | |
| 2 | New Construction | 19,720 SF | |
| 3 | Total Area | | 19,720 SF |
| 4 | | | |
| 5 | CONSTRUCTION COST: | | |
| 6 | Site Development | \$ 1,027,000 | |
| 7 | General Construction | \$ 4,231,000 | |
| 8 | Subtotal Construction Cost | | \$5,258,000 |
| 9 | Contractor Fee 3% | | \$158,000 |
| 10 | Total Construction Cost With Contractor Fee | | \$5,416,000 |
| 11 | Construction Contingency 7.5% | | \$406,000 |
| 12 | TOTAL PROFESSIONAL FEES: (Architecture, Engineering, Pre-Construction and Construction Administration) | \$ 249,550 | |
| 13 | OWNER COSTS | | |
| 14 | Independent Testing Inspection | \$5,000 | |
| 15 | Hazardous Material Assessment and Abatement | TBD | |
| 16 | Builder's Risk Insurance | \$6,500 | |
| 17 | Permit Fee's: | ----- | |
| 18 | : Local Building Permit | No Fee | |
| 19 | : Zoning | No Fee | |
| 20 | : MEP Permits | No Fee | |
| 21 | Utility Charges & Fees: | ----- | |
| 22 | : Eversource Line Extension | \$50,000 | |
| 23 | : Water Hook-Up Fee | No Fee | |
| 24 | : Sewer Hook-Up Fee | No Fee | |
| 25 | Telephone System (Handsets and Hardware) | \$3,500 | |
| 26 | Data System - Servers & Network Equipment | \$10,000 | |
| 27 | Audio - Visual Equipment: | ----- | |
| 28 | : Paging System | Incl. w/Line 11 | |
| 29 | Gym Equipment: (Backstops, Dividers, Wall Pads, Score Boards, Interior Bleachers) | Incl. w/Line 11 | |
| 30 | Exterior Bleachers | Relocate Existing | |
| 31 | Furniture, Fixtures and Equipment | \$10,000 | |
| 32 | Window Treatment | Incl. w/Line 11 | |
| 33 | Signage | Incl. w/Line 11 | |
| 34 | Performance & Payment Bond | \$53,000 | |
| 35 | Relocation of Ambulance, Building & Grounds Storage Building | \$200,000 | |
| 36 | Owner Contingency | \$75,000 | |
| 37 | TOTAL OWNER COSTS | | \$413,000 |
| 38 | TOTAL PROJECT BUDGET | | \$6,484,550 |
| 39 | | Target Budget | \$7,000,000 |
| 40 | | Under Budget | (\$515,450) |

“To see if the Town will vote to raise and appropriate the sum of Six Million Five Hundred Thousand (\$6,500,000) Dollars to pay for the design, construction and building of a proposed new community center on Meadow Road (Map 114 Lot 158). Three Million Dollars (\$3,000,000) to come from private donations, public and/or private grants, and other sources aside from municipal taxation, and the remaining Three Million Five Hundred Thousand (\$3,500,000) Dollars to come from the issuance of bonds or notes under and in compliance with the Municipal Finance Act (RSA 33) and to authorize the Board of Selectmen to issue and negotiate said bonds or notes and determine the rate of interest and time period thereon, and to take other such action as may be necessary to affect the issuance, negotiation, sale and delivery of such bonds or notes as shall be in the best interest of the Town; and to further authorize the Board of Selectmen to apply for, accept and expend such monies as become available from the Federal and/or State governments for use in connection with said project and pass any votes thereto. This article is contingent upon the receipt, by the Town, of at least Three Million (\$3,000,000) Dollars from non-tax sources as described above, and no bonds or notes shall be issued for this purpose until and unless such funds are obtained. This is a non-lapsing article per RSA 32:7 III and will not lapse until the project is completed or by June 30, 2023, whichever is sooner in accordance with RSA 33-8-f. (3/5ths majority vote required) (Recommended by the Board of Selectmen.)

Note: There is no current tax impact from this article. Repayment of this debt expected to come from general taxation and is anticipated to be budgeted in the 2021 Fiscal Year, with an estimated tax impact in that year of \$.72.”

An architectural rendering of a modern two-story building, the Newport Community Center. The building features a mix of materials: light grey horizontal siding on the upper level, dark grey metal roof panels, and red brick on the lower level. Large, multi-paned windows with black frames are prominent. A person in a white shirt and dark pants stands near the entrance on the left. The text "NEWPORT COMMUNITY CENTER" is visible on the brick wall. Overlaid on the image is the "BreadLoaf" logo in white, with "Architects", "Planners", and "Builders" listed below it. The words "THANK YOU" are written in large orange letters across the top.

THANK YOU

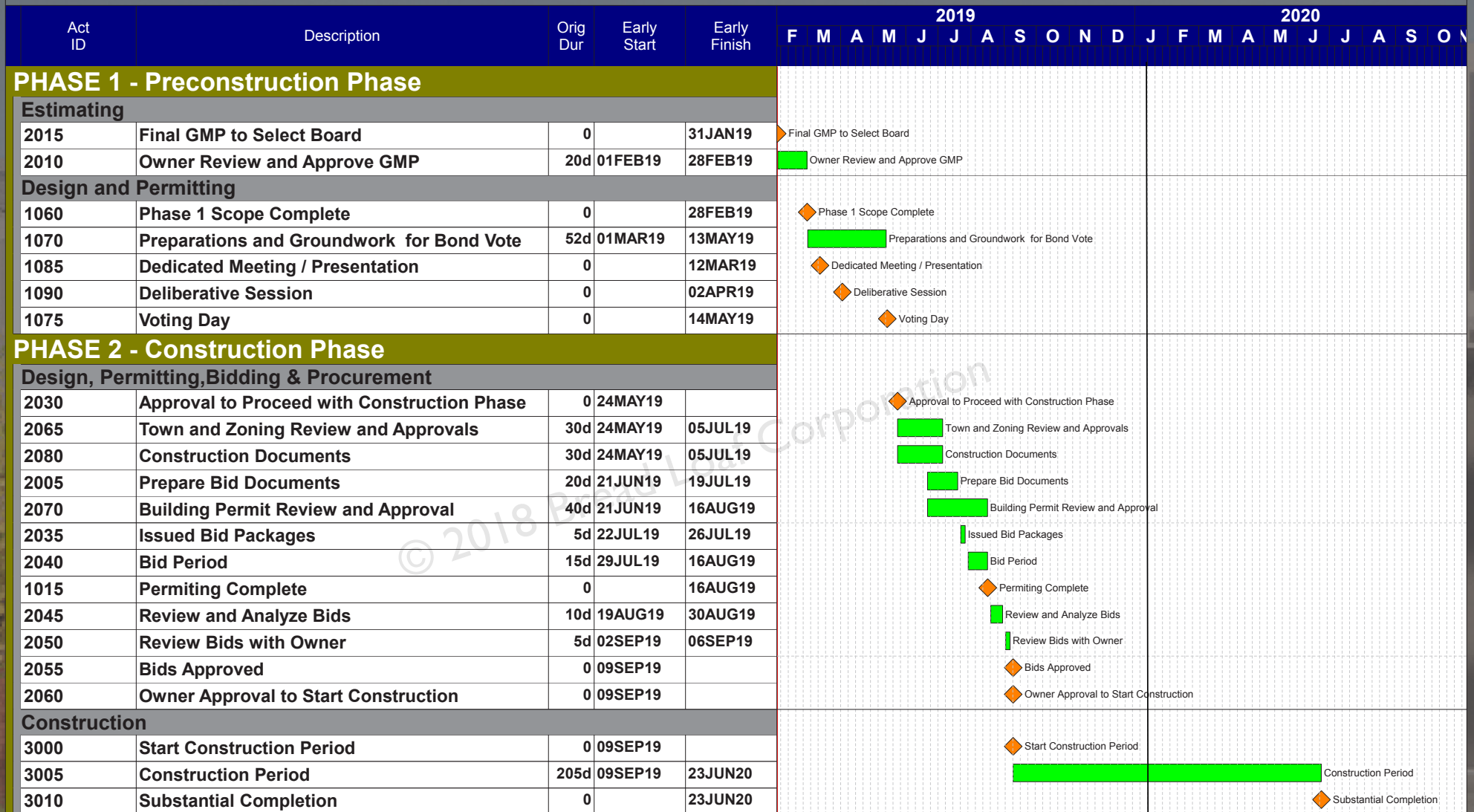
BreadLoaf

Architects
Planners
Builders

NEWPORT
COMMUNITY
CENTER

NEWPORT COMMUNITY CENTER PROJECT SCHEDULE

Bread Loaf Corporation



Start date 09JUL18
Finish date 23JUN20
Data date 31JAN19
Page number 1A
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Newport Community Center
GMP Schedule
1/31/19

■ Early bar
■ Progress bar
— Summary bar
◆ Start milestone point
◆ Finish milestone point