

## **MEMORANDUM**

**To:** Ad Hoc Committee on Adaptive Reuse of the Brown School Property

**From:** Mayor Reardon

**Date:** December 1, 2022

**Re:** Brown School Gym Renovation Cost Estimates

In April 2022, the Administration, with approval from the City Council, asked consultant EGA Architects to provide cost estimates for rehabbing the gym at the Brown School. Previous studies looked at the cost and design for fully renovating the school as the home of Newburyport Youth Services with additional uses for housing and office space. The proposal solicited in April aimed to piece out the gymnasium as a separate entity, and to assess the viability of it as a standalone satellite community center. This scope was meant to define what it would take to keep the gym, both in terms of scope of work and cost.

We received a first draft from EGA in October 2022 which showed costs of over \$4.5 million. The study was very thorough and showed the amount of work that would need to be done in order to fully upgrade the electrical systems, bathrooms, gym amenities, and other items while adhering to the City's net-zero policy goals. The City asked EGA to produce a value engineered alternative that would present a minimally viable end result. That is, this alternative would result in a usable gym with functional utilities, and would allow the space to be opened again. This value engineered version resulted in a cost of roughly \$1.77 million.

The revised version still includes important improvements to ADA accessibility, hazardous materials removal, electrical service, and plumbing. It also includes better insulation for energy efficiency and minimal HVAC work so that the gym has heat. Other improvements include sound absorption, paint, and mandatory fire protection (alarm and sprinkler system). The value engineered version does not include upgrades to the bathrooms, new flooring, foundation improvements, or net-zero energy efficiency work. It also does not make building envelope improvements including window replacements, roof work and door replacements, as well as extra touches on the gym like fixing the scoreboards and bleachers. Please note that it would cost about \$121,830 to demo the mechanical and storage rooms to create more site space for parking, and this is not currently included in either plan.

The value engineered version is encouraging, and points to a potential path forward. This would result in a usable gym space with heat and bathrooms. Below is a breakdown of the two proposals and the costs associated with each.

<b>Item</b>	<b>Amount</b>	<b>Amount (VE)</b>
Renovation	\$ 2,771,088	\$ 992,567
Remove hazardous materials	\$ 50,000	\$ 50,000
Site work	\$ 264,265	\$ 124,265
Design/pricing contingency	\$ 370,242	\$ 140,020
Escalation	\$ 185,121	\$ 70,010
Gen Conditions	\$ 462,803	\$ 175,025
Phasing Premium	\$ 55,422	\$ 55,422
Bonds & Insurance	\$ 93,576	\$ 36,164
Overhead & Fee	\$ 340,201	\$ 131,478
<b>Total</b>	<b><u>\$ 4,592,718</u></b>	<b><u>\$ 1,774,951</u></b>