

NEWBURYPORT YOUTH SERVICES

FACILITY ASSESSMENT + PLANNING STUDY

NOVEMBER 19th, 2020

Commissioned By:

City of Newburyport Office of Planning + Development

Prepared By:

studio **MLA** ARCHITECTS



INTRODUCTIONS

OVERVIEW + PROCESS

COMMUNITY ENGAGEMENT

EXISTING CONDITIONS

CONCEPT DEVELOPMENT

FINAL OPTIONS

COST ANALYSIS

PROJECT PARTNERS



studio **MLA** ARCHITECTS



GARCIA - GALUSKA - DESOUSA
Consulting Engineers, Inc.



Foley Buhl Roberts
structural engineers & ASSOCIATES INC

PM&C

NEWBURYPORT YOUTH SERVICES

CORE SERVICES + MISSION

RECREATION

EMPOWERMENT

PREVENTION

SUPPORT

COMMUNITY

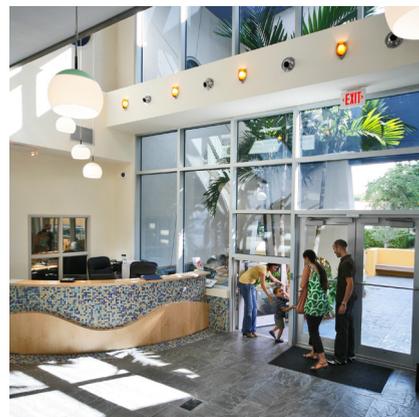
YOUTH THRIVE



We are **studioMLA**



Building doorways to bigger worlds!



Brookline, MA - Based 21-Person Firm

Building Doorways to Bigger Worlds,
since 2006

Integrated Architecture, Landscape and
Interior Design

Focused on community impact and
long-term client relationships

Creative active spaces for education
and recreation

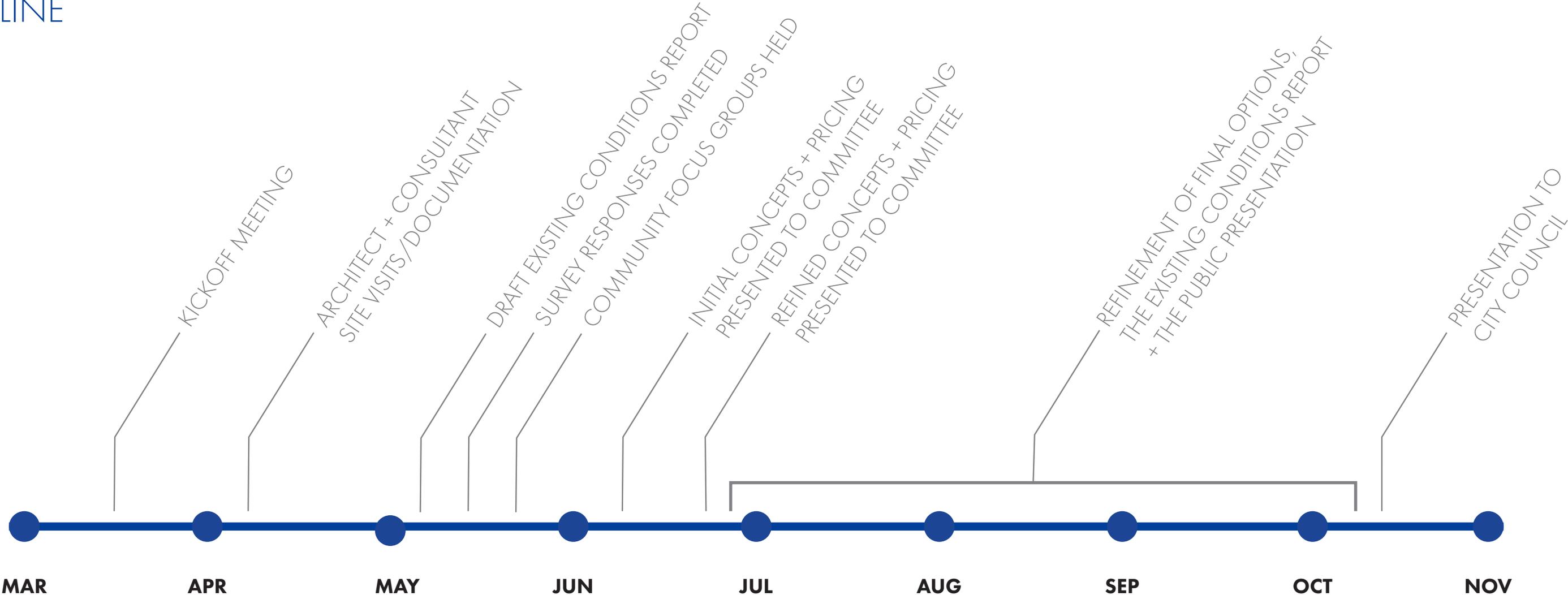
studio **MLA** ARCHITECTS

OVERVIEW + PROCESS

WHAT WE'VE DONE

PROCESS

TIMELINE



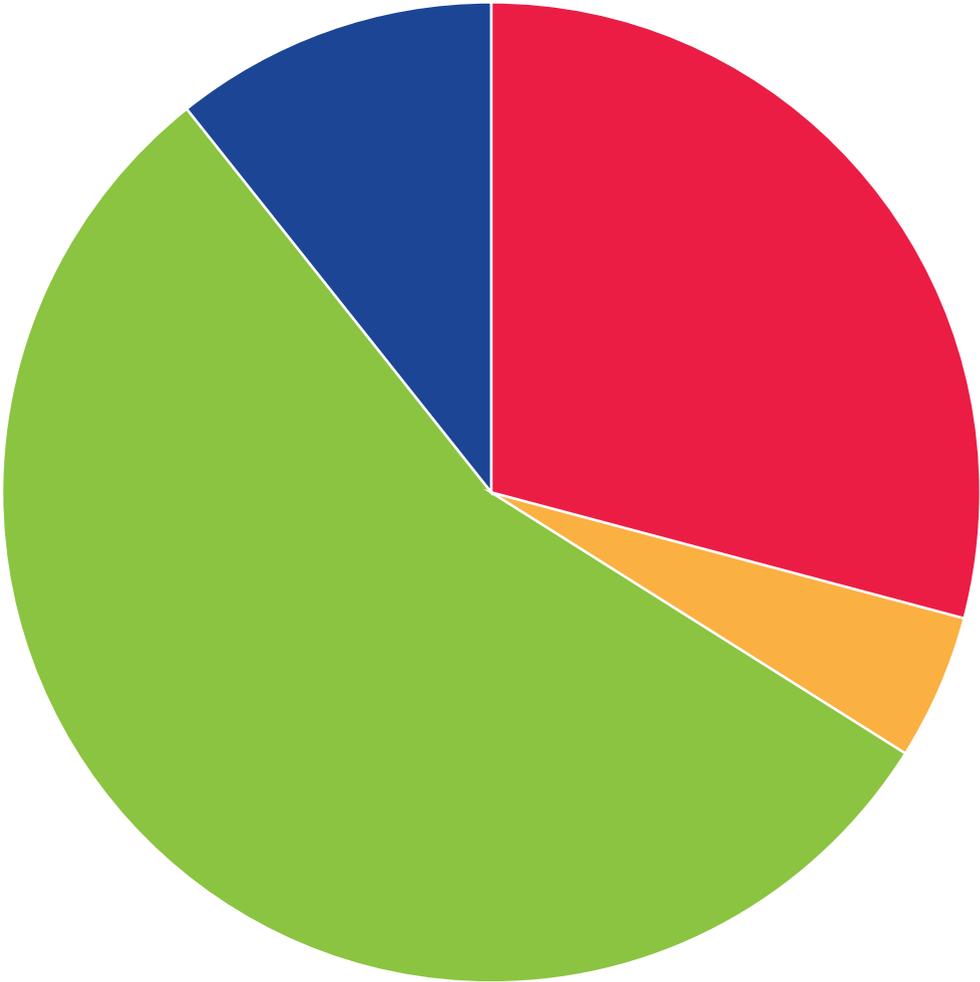
*** WEEKLY NYS FACILITY COMMITTEE MEETINGS**

COMMUNITY ENGAGEMENT

FOCUS GROUP + SURVEY

COMMUNITY SURVEY

PARTICIPATION



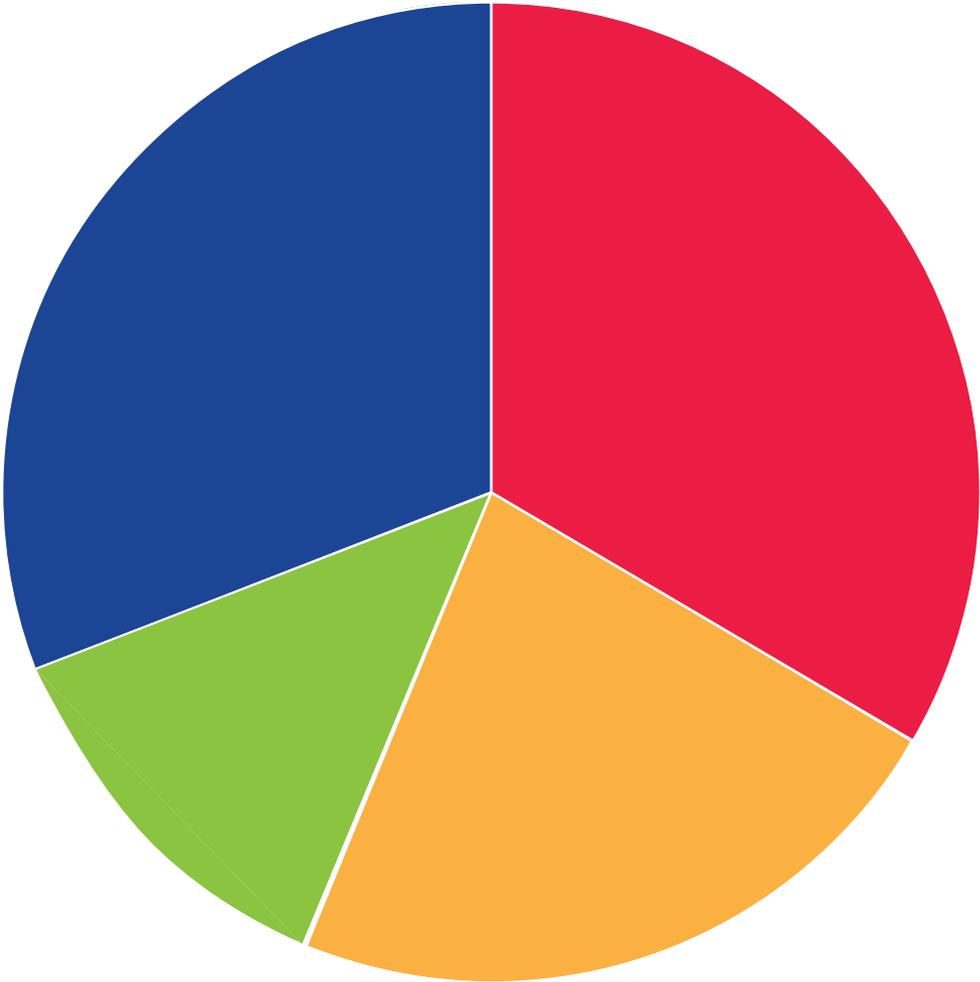
198

PARTICIPANTS

- YOUTH PARTICIPANT
- STAFF
- PARENT OR GUARDIAN
- COMMUNITY MEMBER

COMMUNITY SURVEY

VISION FOR NYS



Q. What best describes your vision for the future NYS outside space?

-  A SAFE PLACE FOR YOUTH TO LET OFF STEAM
-  A FLEXIBLE SPACE THE STAFF CAN CHANGE UP
-  A SECRET GARDEN TYPE PLACE FOR YOUTH + COMMUNITY TO EXPLORE NATURE
-  UNIQUE PARK SPACE FOR YOUTH + COMMUNITY TO CREATE OPPORTUNITIES

WHAT WE LEARNED

SURVEY FINDINGS

The youth tended to gravitate towards seating areas and hanging out, while parents prefer the kids to be learning something

Participants were very interested to see: a gym, game room/lounge, snack bar/cafe, quiet homework space, and maker-space at the NYS facility.

Participants were interested to see: a music studio and performance space, teaching kitchen, tech space, and group meeting spaces provided.

Participants were less interested to see: a yoga/dance studio, video gaming room, and photography studio provided.

FOCUS GROUPS

SOCIALLY DISTANCED COMMUNITY ENGAGEMENT



PARTICIPANTS

YOUTH

STAFF

PARENTS / GUARDIANS

WHAT WE LEARNED

FOCUS GROUP TOPICS + FINDINGS

DRAWING EXERCISE PROMPTS

A place where you could be by yourself

A place where you could be together

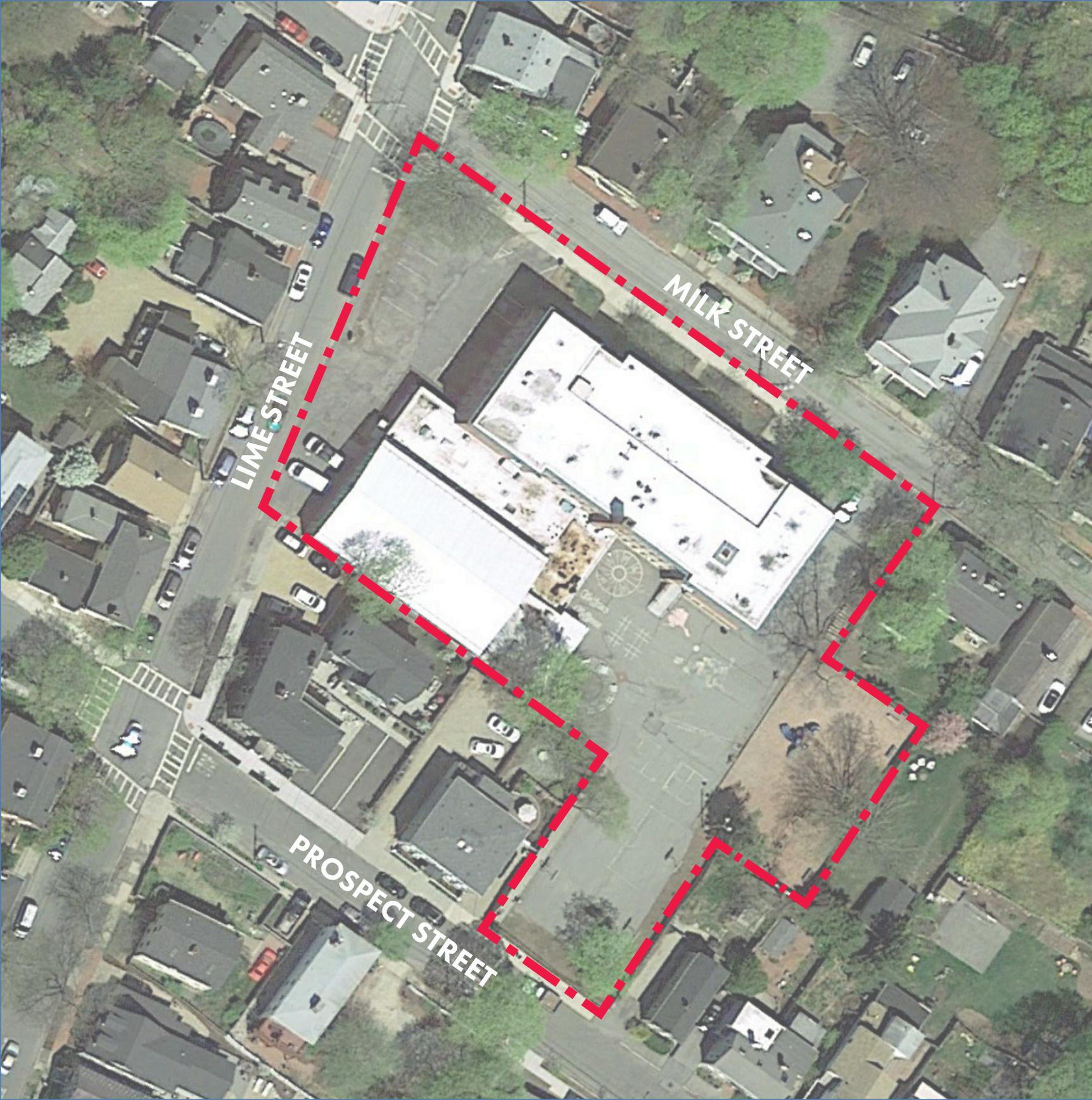
A place where you feel most relaxed

Something that you want to learn



SITE INVESTIGATION

EXISTING CONDITIONS REPORT



BROWN SCHOOL

42 MILK STREET

SITE SIZE: 1.24 acres

ORIGINAL CONSTRUCTION: 1922-25

GYMNASIUM ADDITION: 1970

THREE-STORY ADDITION: 1975

BROWN SCHOOL

42 MILK STREET



 BROWN SCHOOL / NYS FACILITY

 EXISTING OUTDOOR PLAY SPACE

 EXISTING BUILDINGS

 SITE LINE



USABLE SPACE = 15,925 sf

BROWN SCHOOL

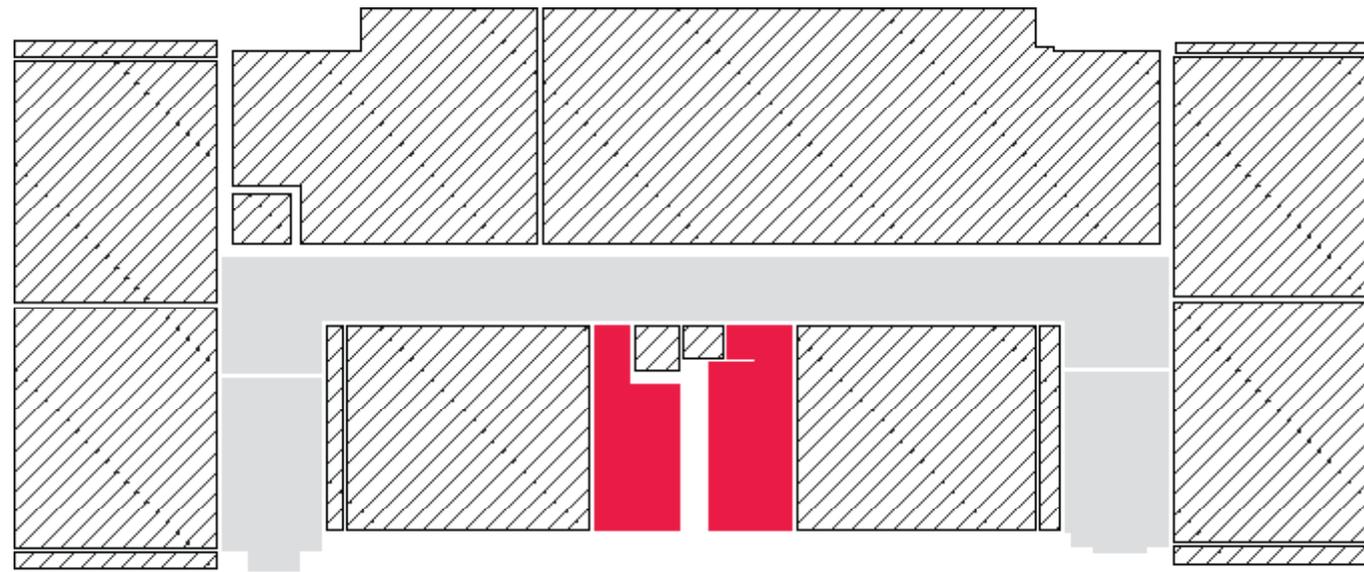
ARCHITECTURAL PROGRAM (GROUND FLOOR)



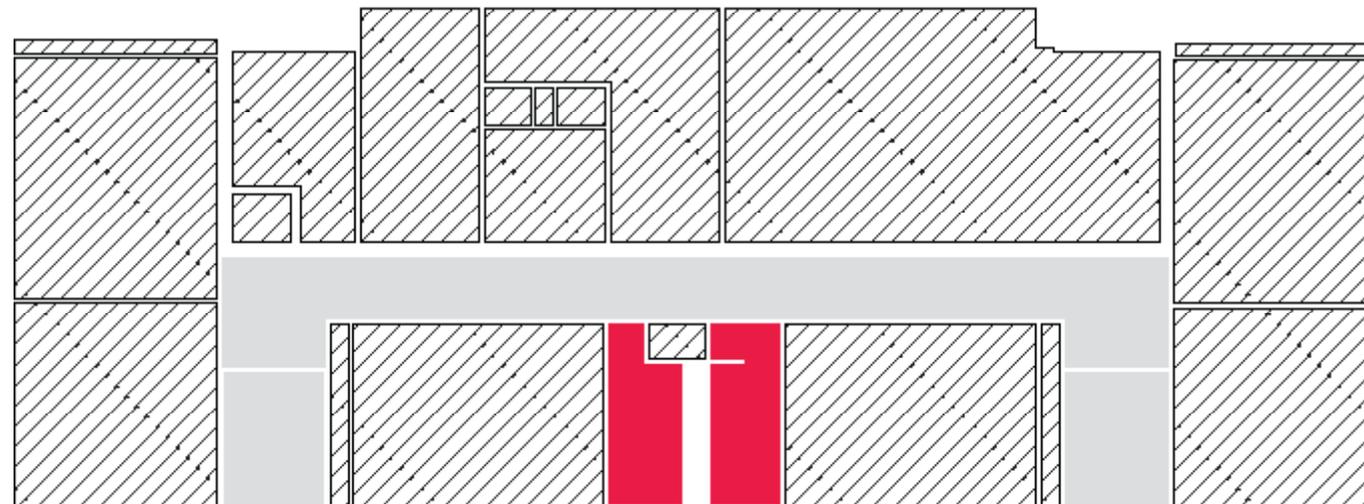
-  NYS PROGRAM SPACE
-  OFFICE / ADMIN
-  GYM / STAGE / KITCHEN
-  RESTROOMS
-  STORAGE
-  CIRCULATION
-  MECHANICAL

BROWN SCHOOL

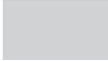
ARCHITECTURAL PROGRAM (UPPER FLOORS)

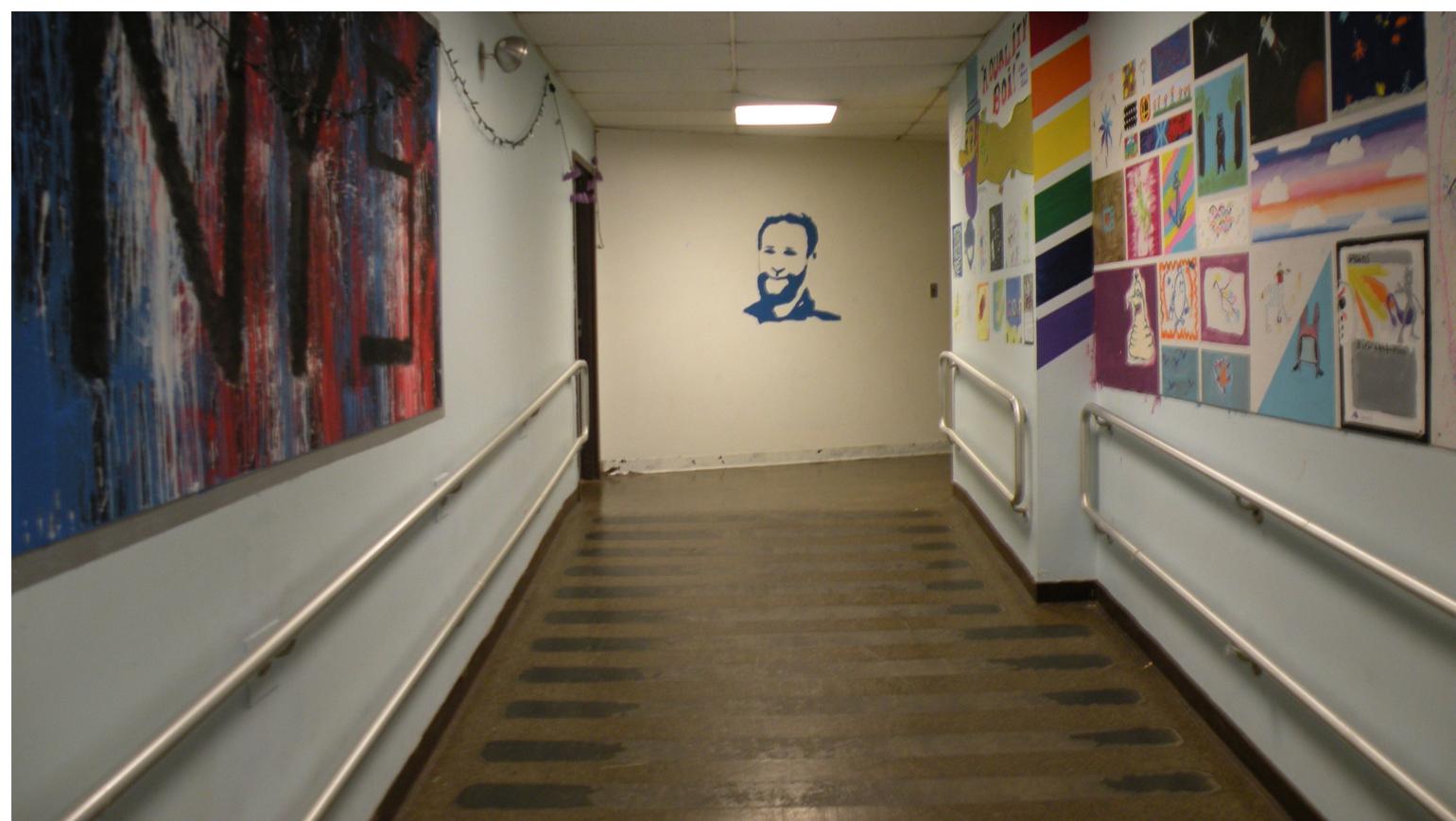
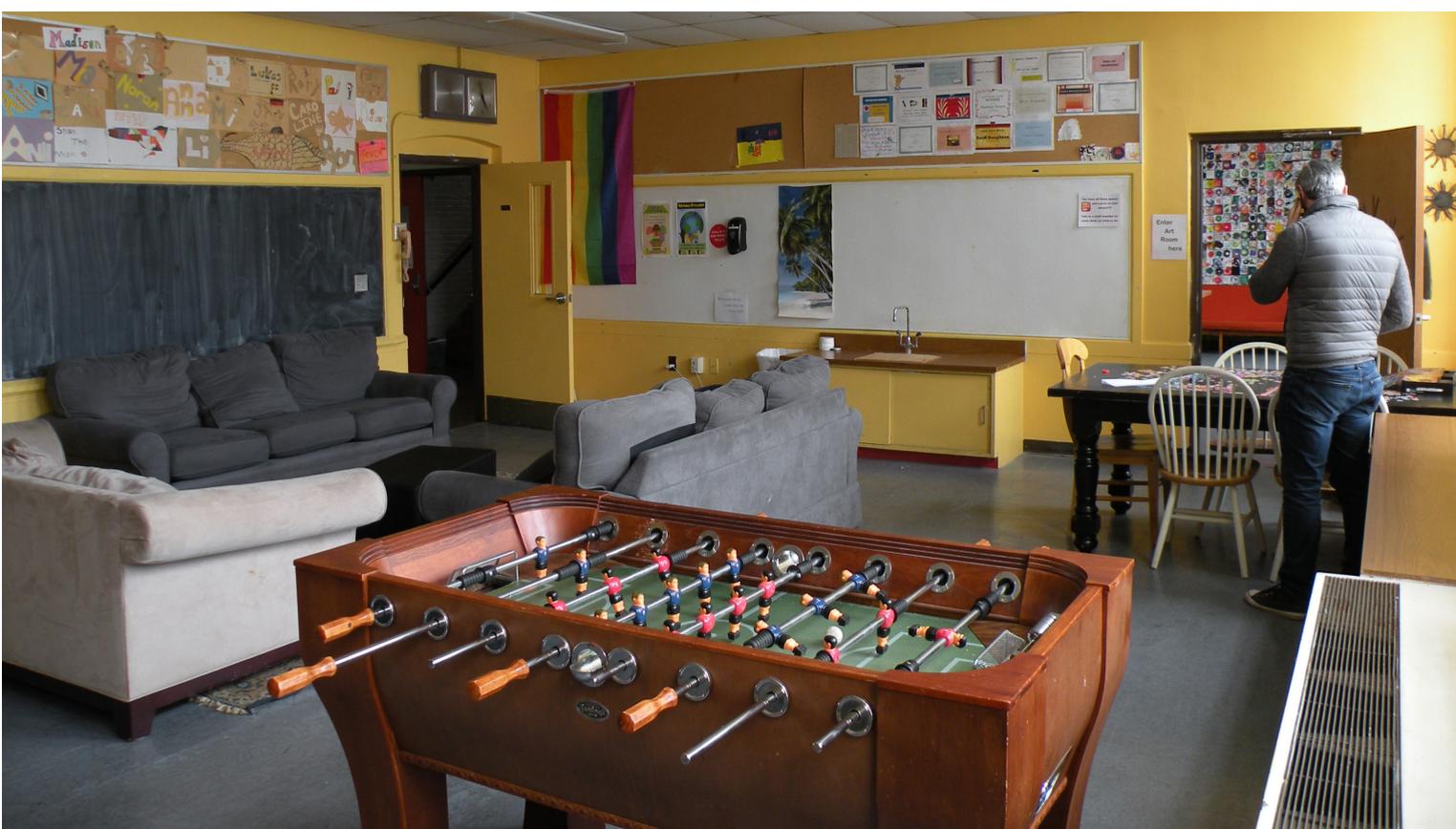


THIRD FLOOR

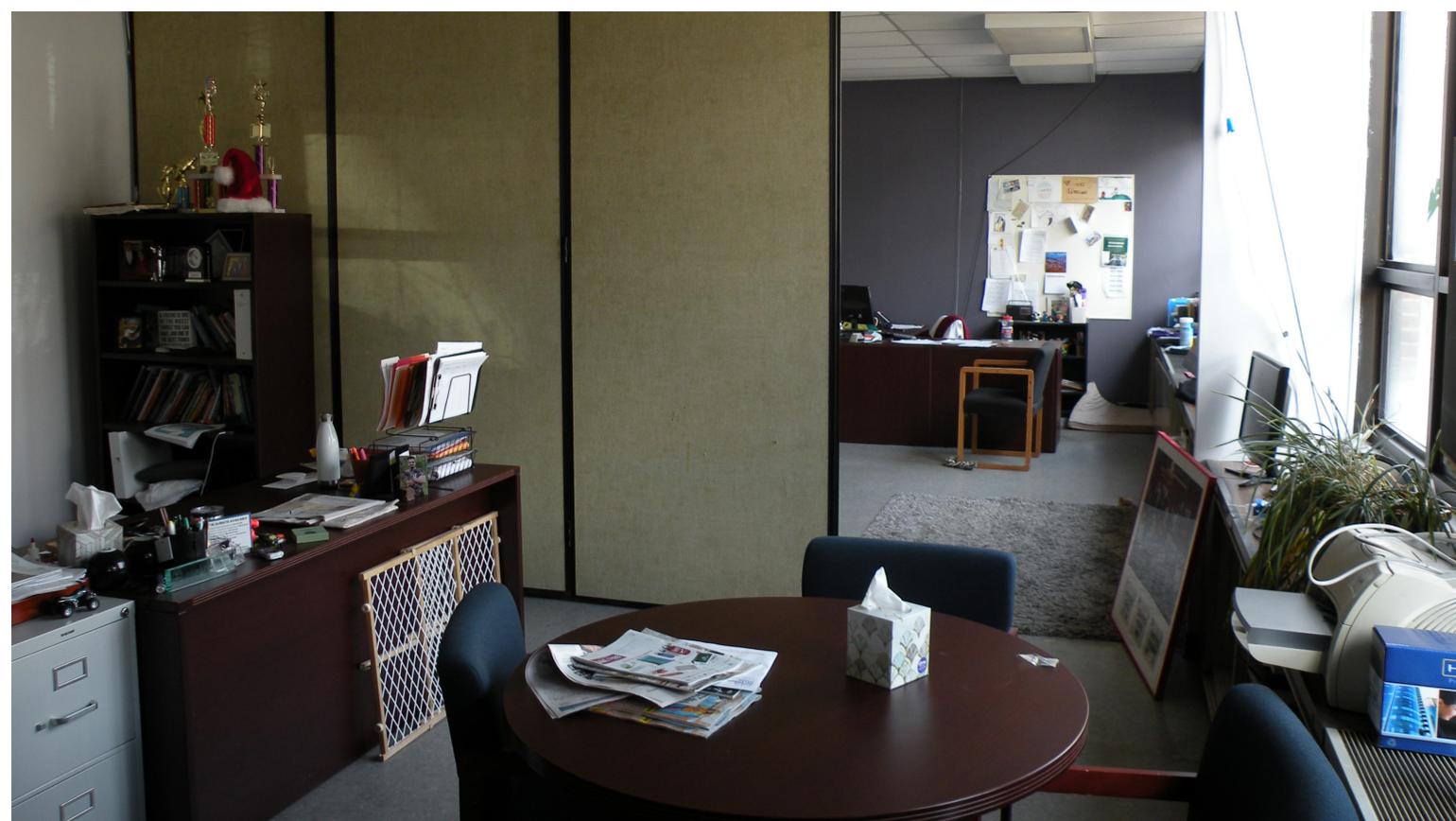


SECOND FLOOR

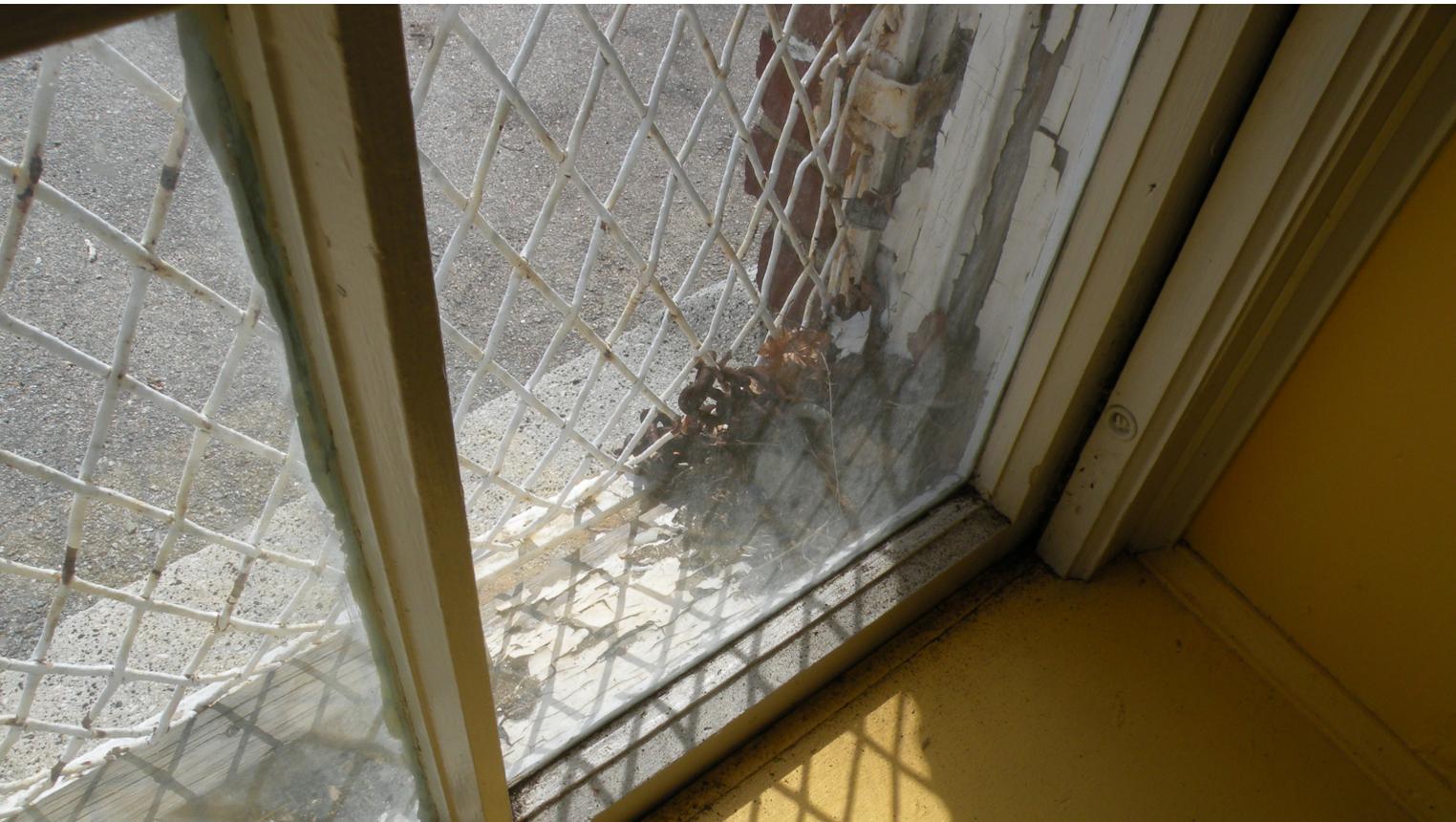
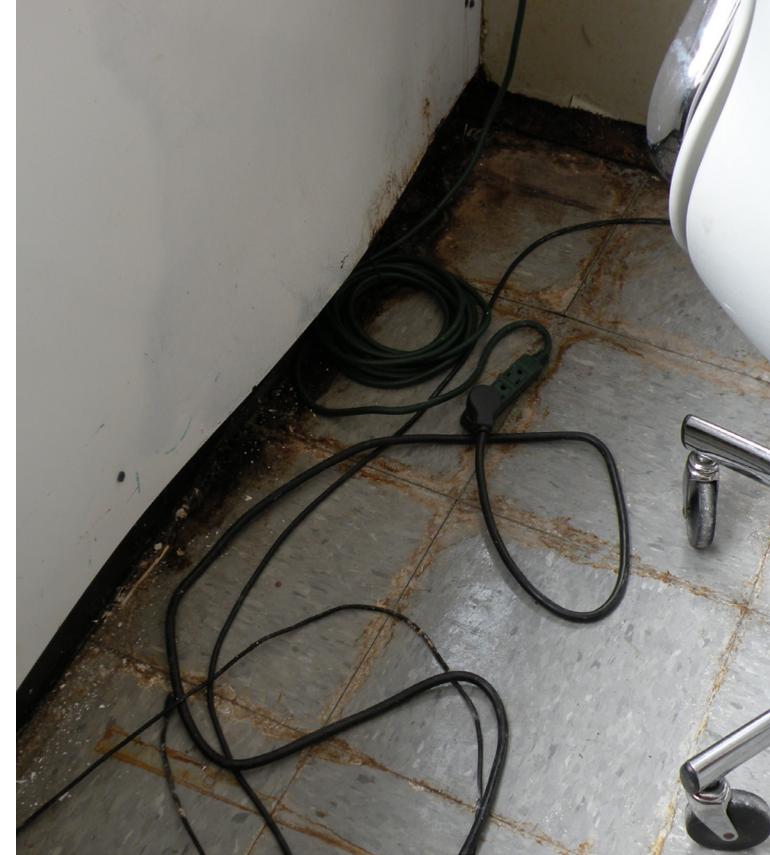
-  RESTROOMS
-  CIRCULATION
-  OUT OF SCOPE

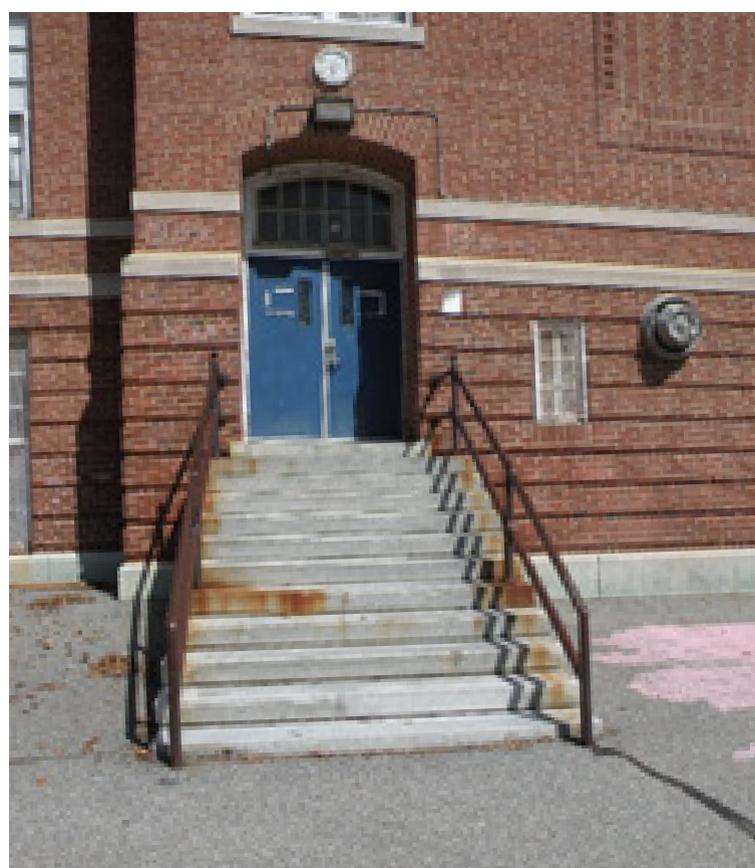
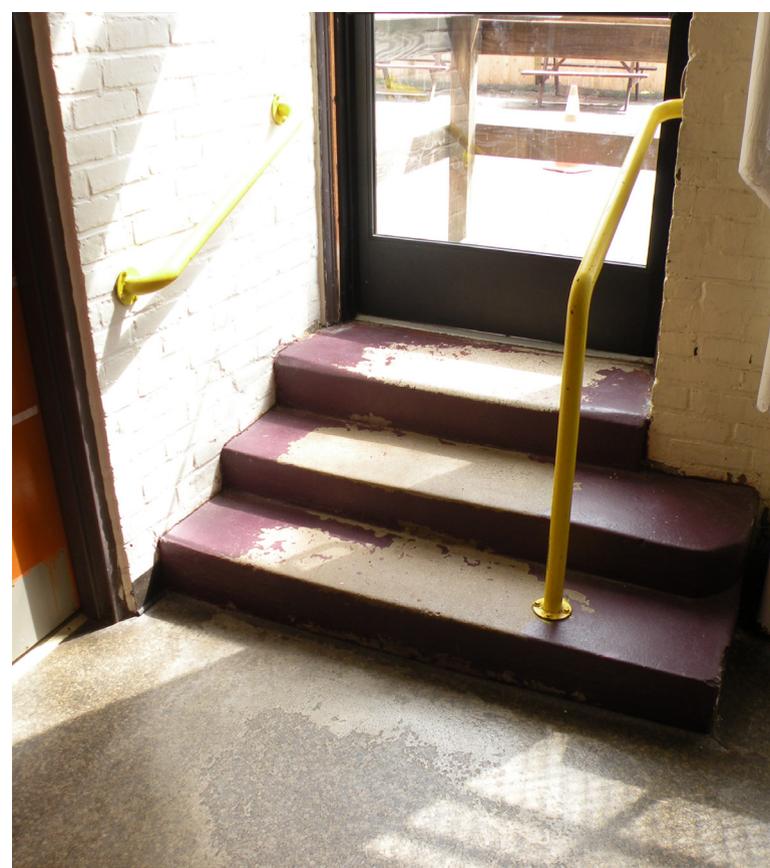














KEY TAKEAWAYS

BROWN SCHOOL

A thoughtful reorganization of the architectural layout is needed to use the available space more efficiently, as well as the updating of overall finishes and fixtures

Extensive code upgrades to address egress and restroom accessibility as well as interior level changes are required

Building envelope needs repairs, including general waterproofing, windows, roofing, and the re-pointing of the brick facade

The mechanical, plumbing and electrical systems all require critical upgrades and/or significant replacement

Installation of new sprinkler service, system and expanding the fire alarm system needed



LOW STREET SITE

57 LOW STREET

SITE SIZE: 2.17 acres

ORIGINAL CONSTRUCTION: 1998

POWDER HOUSE CONSTRUCTION: 1822

HISTORIC
POWDERHOUSE

NATIONAL
GUARD

RUPERT A. NOCK
MIDDLE SCHOOL

LOW STREET

LOW STREET SITE

57 LOW STREET



- EMO GARAGE
- HISTORIC POWDER HOUSE
- NATIONAL GUARD FACILITY
- WETLANDS
- WETLANDS BUFFER
- SITE LINE

RUPERT A. NOCK
MIDDLE SCHOOL



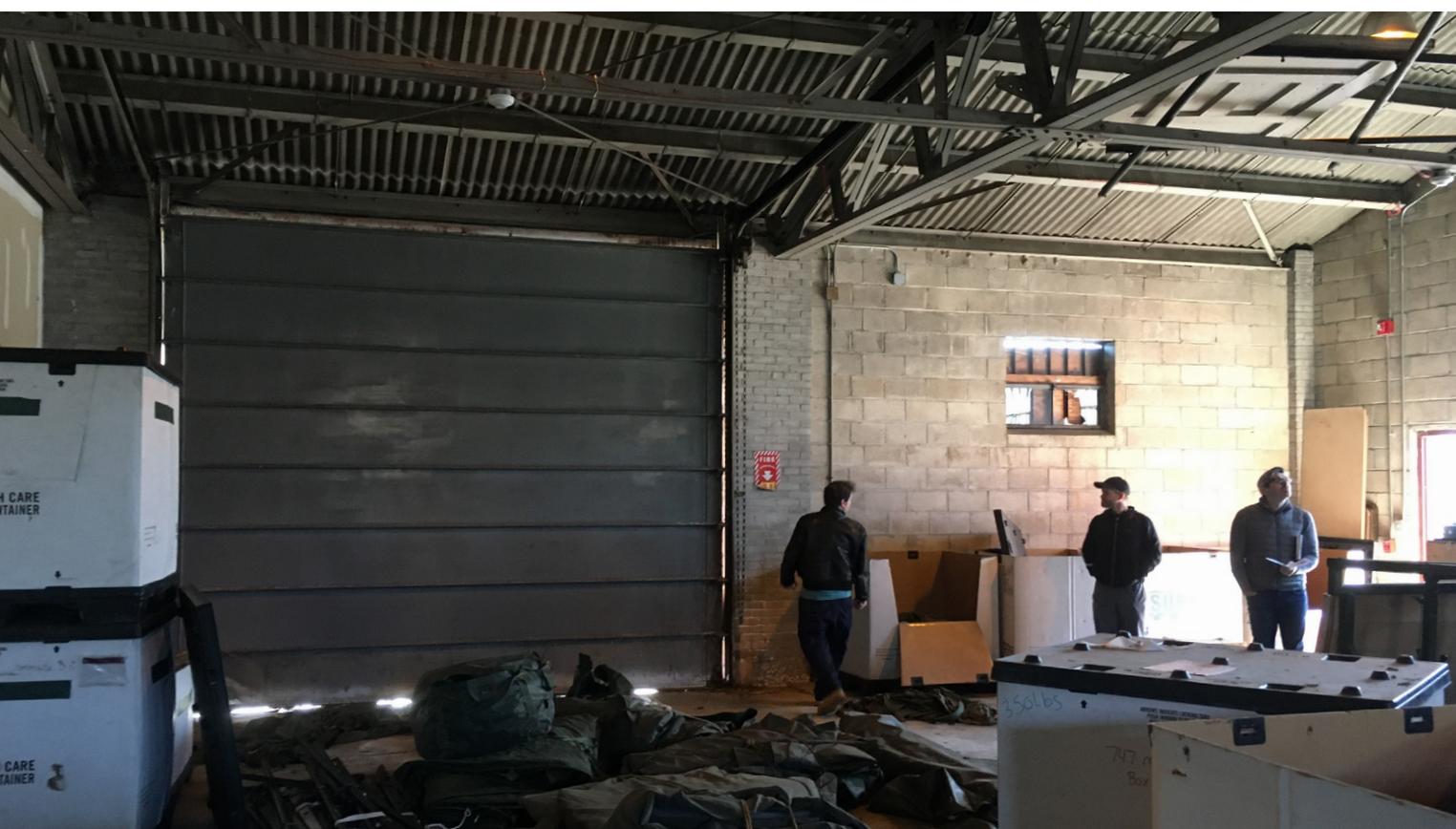
USABLE SPACE = 5,500 sf



LOW STREET SITE

EXISTING ARCHITECTURAL PROGRAM

- EMO PROGRAM SPACE
- TOUCHDOWN DESKS
- KITCHEN
- RESTROOMS
- GARAGE / STORAGE
- CIRCULATION
- MECHANICAL





KEY TAKEAWAYS

LOW STREET SITE

The overall building as it currently is used is relatively accessible and in fair shape, requiring minimal upgrades to the envelope and systems

If the existing building is to be repurposed, it will require a complete reconstruction of the interior space to meet envelope requirements and programmatic needs

Existing building will need to be prepped structurally for connection to any new building additions, including bracing and new window/wall openings

The mechanical, plumbing, electrical and fire systems will need to be expanded to meet the new larger facility's needs

Demolishing the existing structure and exploring new build options was also studied

DESIGN CONCEPTS

OPTIONS DEVELOPMENT

ARCHITECTURAL PROGRAM

BY THE NUMBERS

NYS SPACES

6,500 sf

ADMINISTRATION

1,190 sf

COMMON SPACES

3,080 sf

GYMNASIUM

4,315 sf

15,085 sf

***CURRENT NYS SPACE = 15,925 sf**

ARCHITECTURAL PROGRAM

BY THE NUMBERS

NYS SPACES

672	ART ROOM
861	PRE SCHOOL
771	GAME ROOM
523	HW / TECH SPACE
851	MULTIPURPOSE
430	MAKER SPACE

GYMNASIUM

4315	BASKETBALL COURT
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ADMINISTRATION

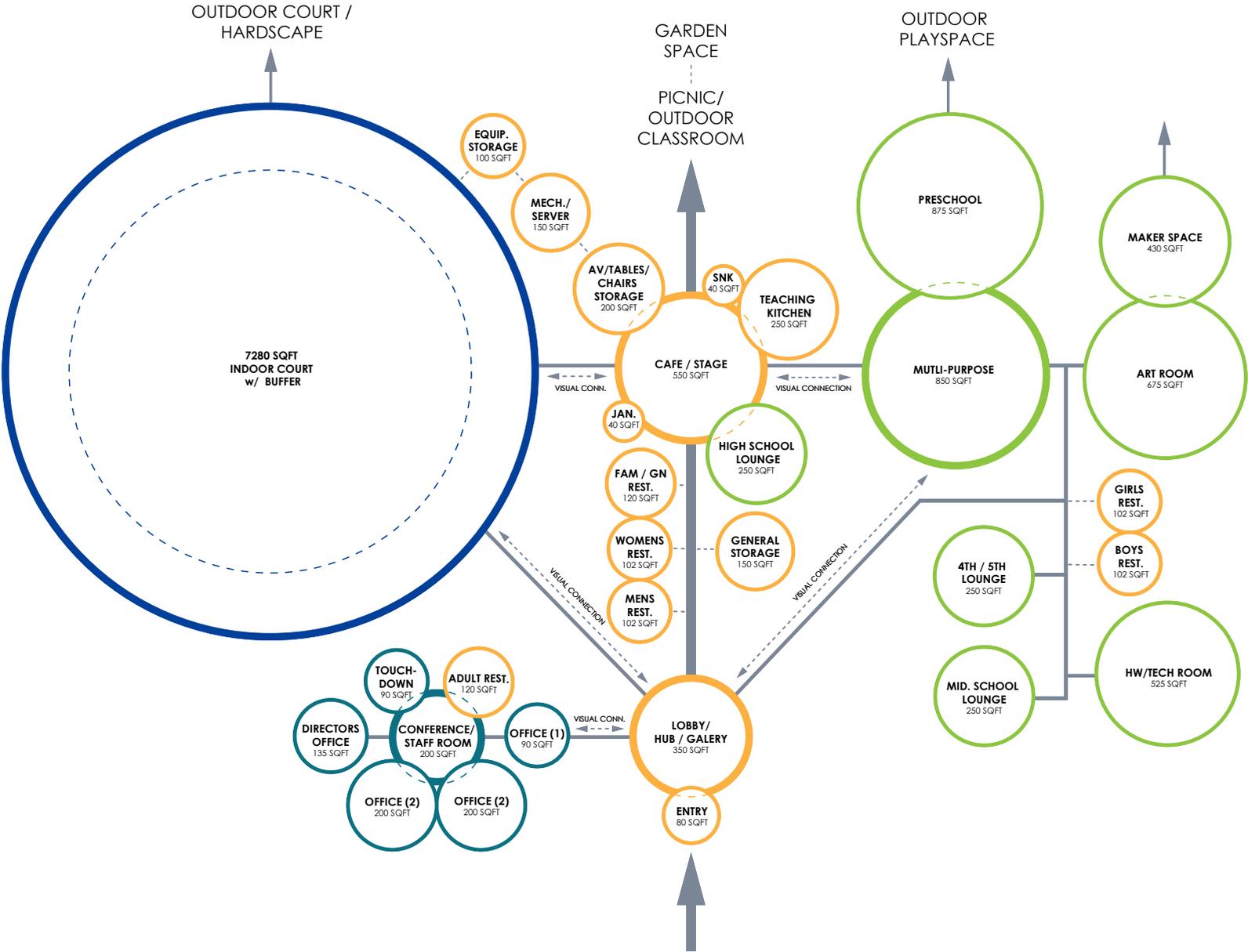
135	DIRECTOR'S OFFICE
90	SINGLE OFFICE
200	DOUBLE OFFICE
200	DOUBLE OFFICE
90	MULTIPURPOSE
200	MAKER SPACE

COMMON SPACES

80	ENTRY VESTIBULE
350	LOBBY / RECEPTION
204	FAMILY / GENDER NEUTRAL REST.
408	YOUTH RESTROOMS
120	ADULT RESTROOMS
450	A/V + STORAGE
190	MECHANICAL / JANITORIAL
550	CAFE

ARCHITECTURAL PROGRAM ORGANIZATION

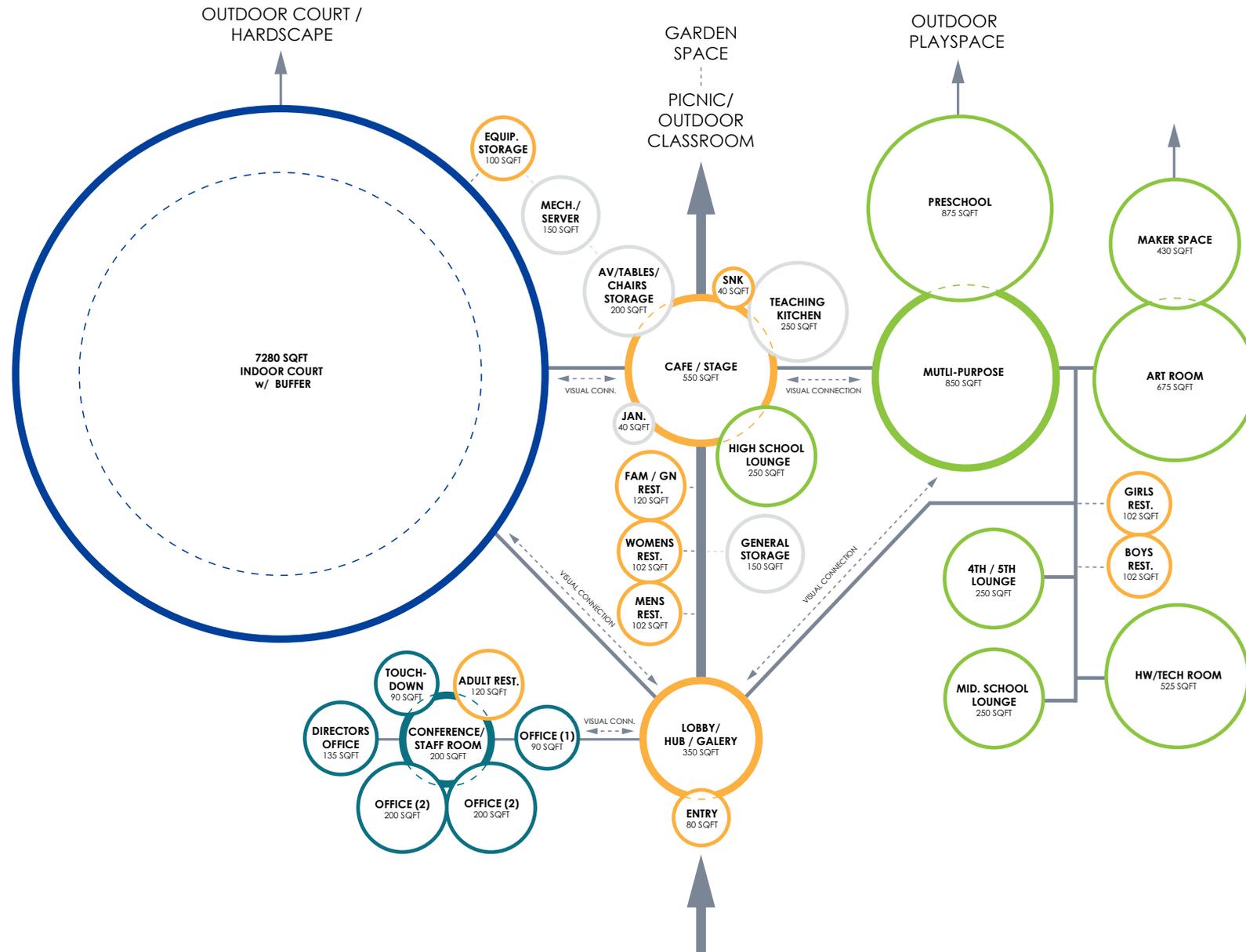
ORGANIZATION



- NYS SPACES
- NYS ADMINISTRATION
- COMMON SPACES
- GYMNASIUM

ARCHITECTURAL PROGRAM

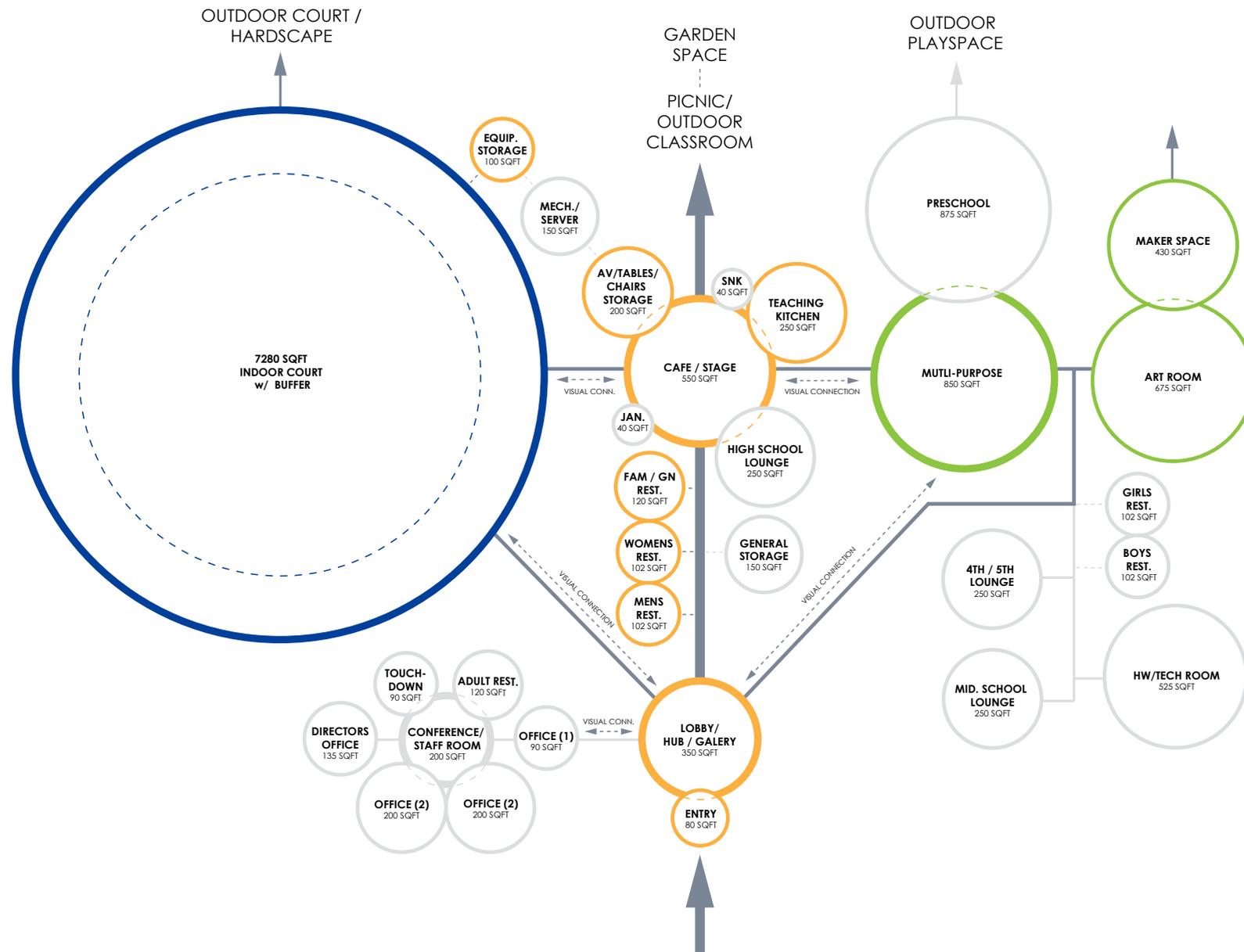
WEEKDAY USAGE



- NYS SPACES
- NYS ADMINISTRATION
- COMMON SPACES
- GYMNASIUM
- DEACTIVATED PROGRAM

ARCHITECTURAL PROGRAM

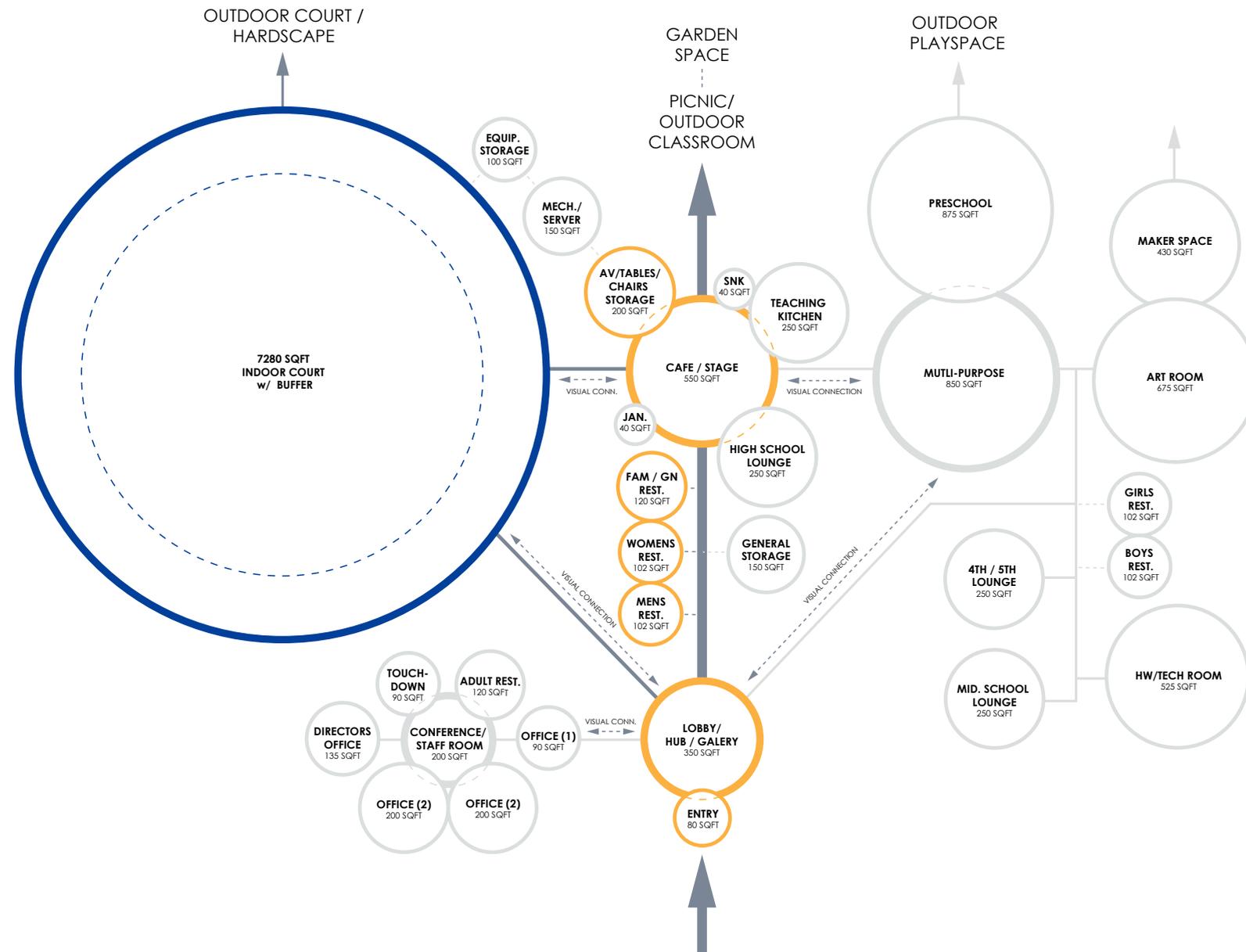
WEEKEND / OFF-HOURS USAGE



- NYS SPACES
- NYS ADMINISTRATION
- COMMON SPACES
- GYMNASIUM
- DEACTIVATED PROGRAM

ARCHITECTURAL PROGRAM

EVENT / GAME / VOTING USAGE



- NYS SPACES
- NYS ADMINISTRATION
- COMMON SPACES
- GYMNASIUM
- DEACTIVATED PROGRAM

BROWN SCHOOL

EXISTING SITE CONTEXT



BROWN SCHOOL

EXISTING SITE CONTEXT



MILK STREET

LIME STREET

PROSPECT STREET

ELEVATOR

STAIR 1

STAIR 2

BROWN SCHOOL

FUTURE DEVELOPMENT



MILK STREET

LIME STREET

PROSPECT STREET

RESIDENTIAL
ELEVATOR

STAIR 2

STAIR 3

STAIR 1

BROWN SCHOOL

CONCEPT DEVELOPMENT



"ABOUT-FACE"



"CLEAN BREAK"

BROWN SCHOOL

OPTION 1 - "MINIMAL INTERVENTION"

Includes interventions that must be addressed to obtain **the best value of construction dollars, to protect the investment in the building, and prevent further degradation** of the facility for any future tenants.

Selective exterior + envelope repairs that would ensure **weather-tightness, functionality, and enhance safety**

The existing architectural layout will be retained with **minor upgrades to finishes**

Replace building systems that have outlived their useful life - and assumes minimal building systems will be provided for the upper floors anticipating adaptive reuse

City will need to address any **mold or hazardous materials remediation**. This item is outside of feasibility study scope, and the cost is not reflected in the pricing

BROWN SCHOOL

OPTION 2 - "RECONFIGURED CONCEPT"



AVAILABLE
PLAYSPACE

MILK STREET

LIME STREET

PROSPECT STREET

RESIDENTIAL

PARKING
12 SPACES

ENTRY

STAIR 3

STAIR 1

STAIR 2

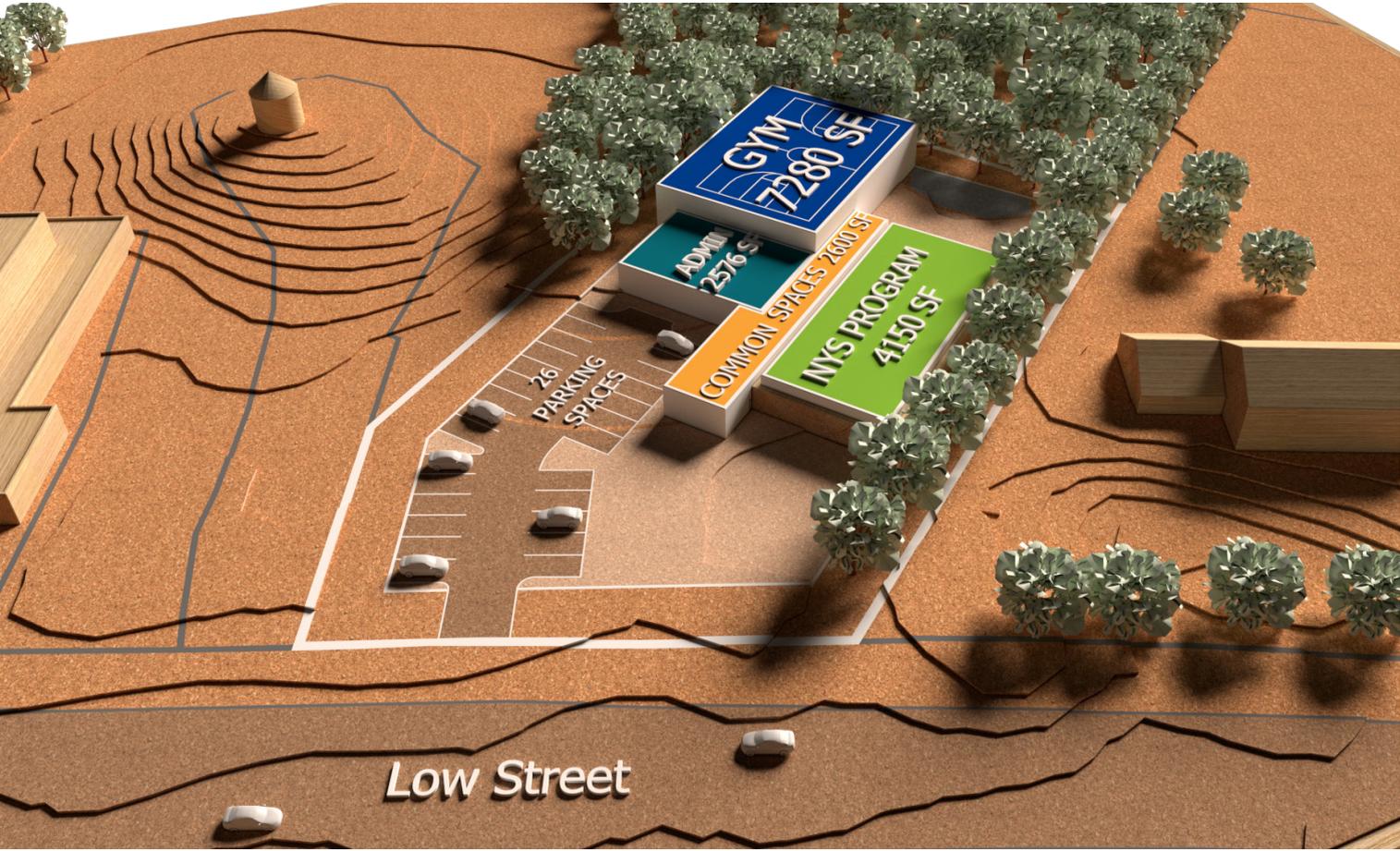
LOW STREET SITE

EXISTING SITE CONDITIONS

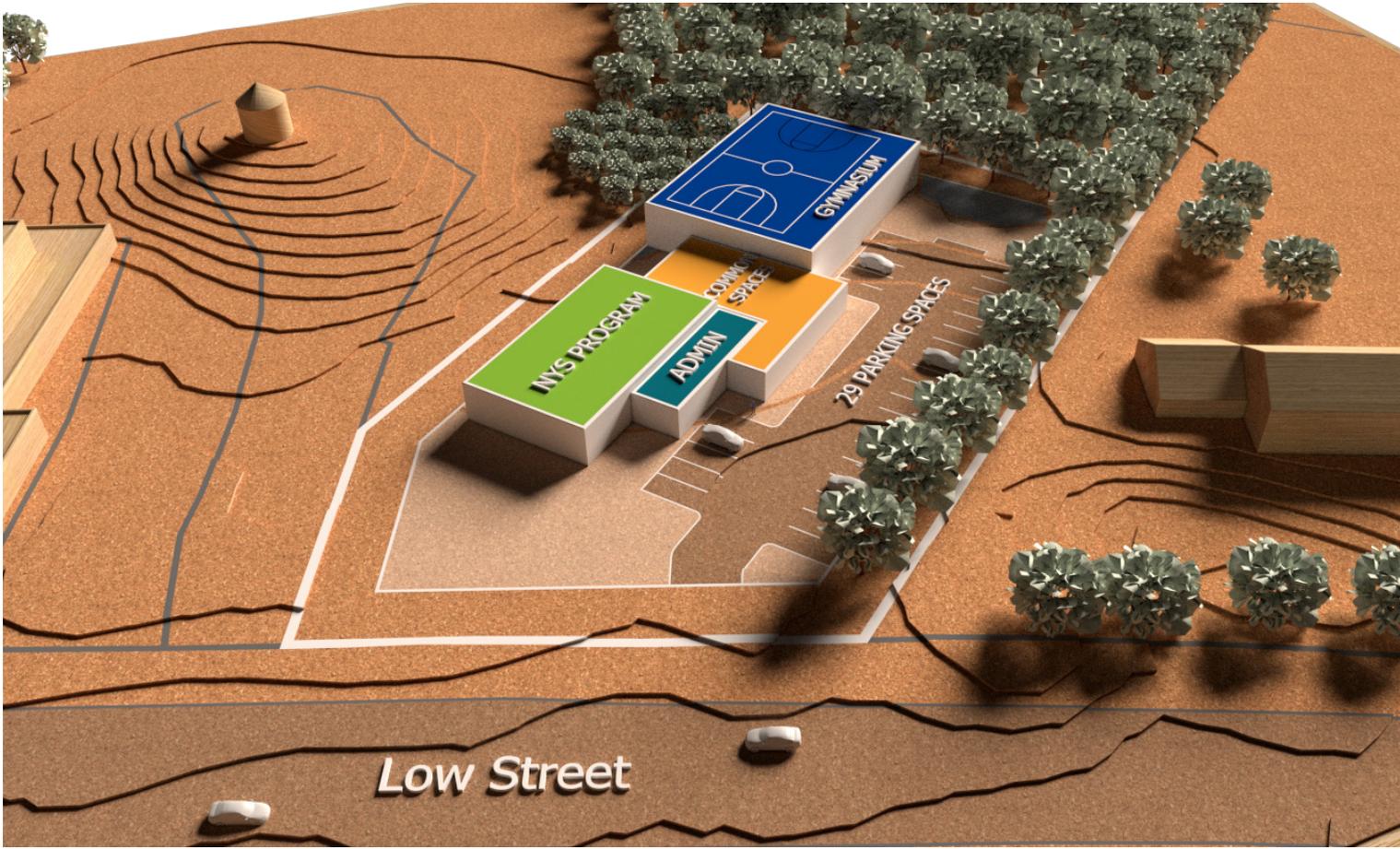


LOW STREET SITE

CONCEPT DEVELOPMENT



"REUSE EXISTING STRUCTURE"



"STRETCHED CONCEPT"

LOW STREET SITE

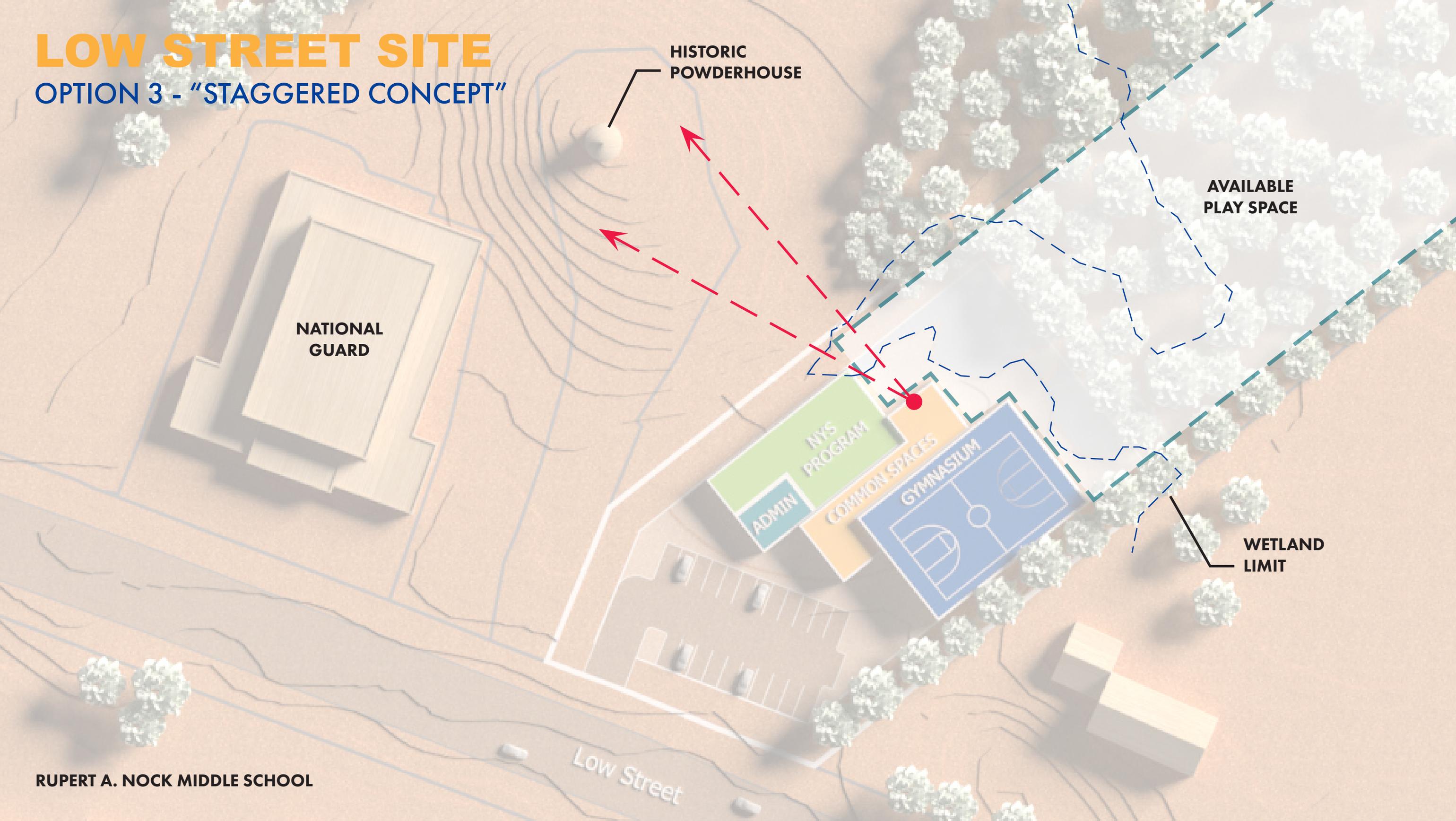
OPTION 3 - "STAGGERED CONCEPT"



Low Street

LOW STREET SITE

OPTION 3 - "STAGGERED CONCEPT"



NATIONAL
GUARD

HISTORIC
POWDERHOUSE

AVAILABLE
PLAY SPACE

ADMIN
NYS
PROGRAM

COMMON SPACES

GYMNASIUM

WETLAND
LIMIT

Low Street

DESIGN CONCEPTS

FINAL OPTIONS

BROWN SCHOOL

OPTION 1 - "MINIMAL INTERVENTION"

OPPORTUNITIES + ADVANTAGES

Prevents further degradation and extends the useful life of the facility

Facility will be up to code, accessible, and inclusive

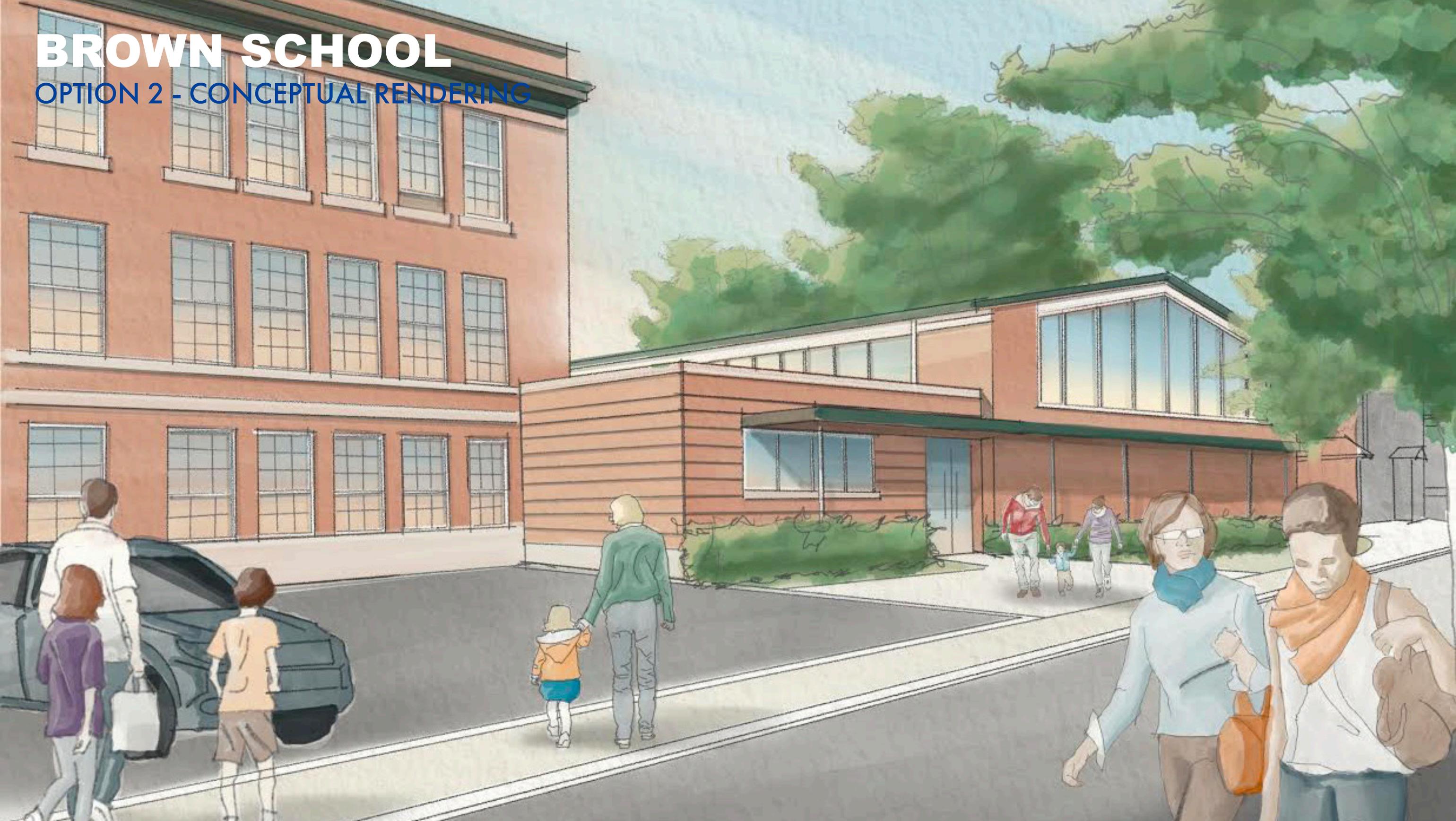
Minor upgrades to the cosmetic finishes (includes paint, flooring, ceilings, etc.)

Prepares for future development of the upper levels (The City is planning on a residential project based on recommendations from previous reports. That work was not part of sMLA's scope for this report)

Extends Newburyport Youth Services' ability to stay at the Brown School until a permanent home is found

BROWN SCHOOL

OPTION 2 - CONCEPTUAL RENDERING



BROWN SCHOOL

OPTION 2 - "RECONFIGURED CONCEPT"

OPPORTUNITIES + ADVANTAGES

Prevents further degradation and extends the useful life of the facility

Facility will be up to code, accessible, and inclusive

A new Lime Street main entrance becomes a welcoming face to the community

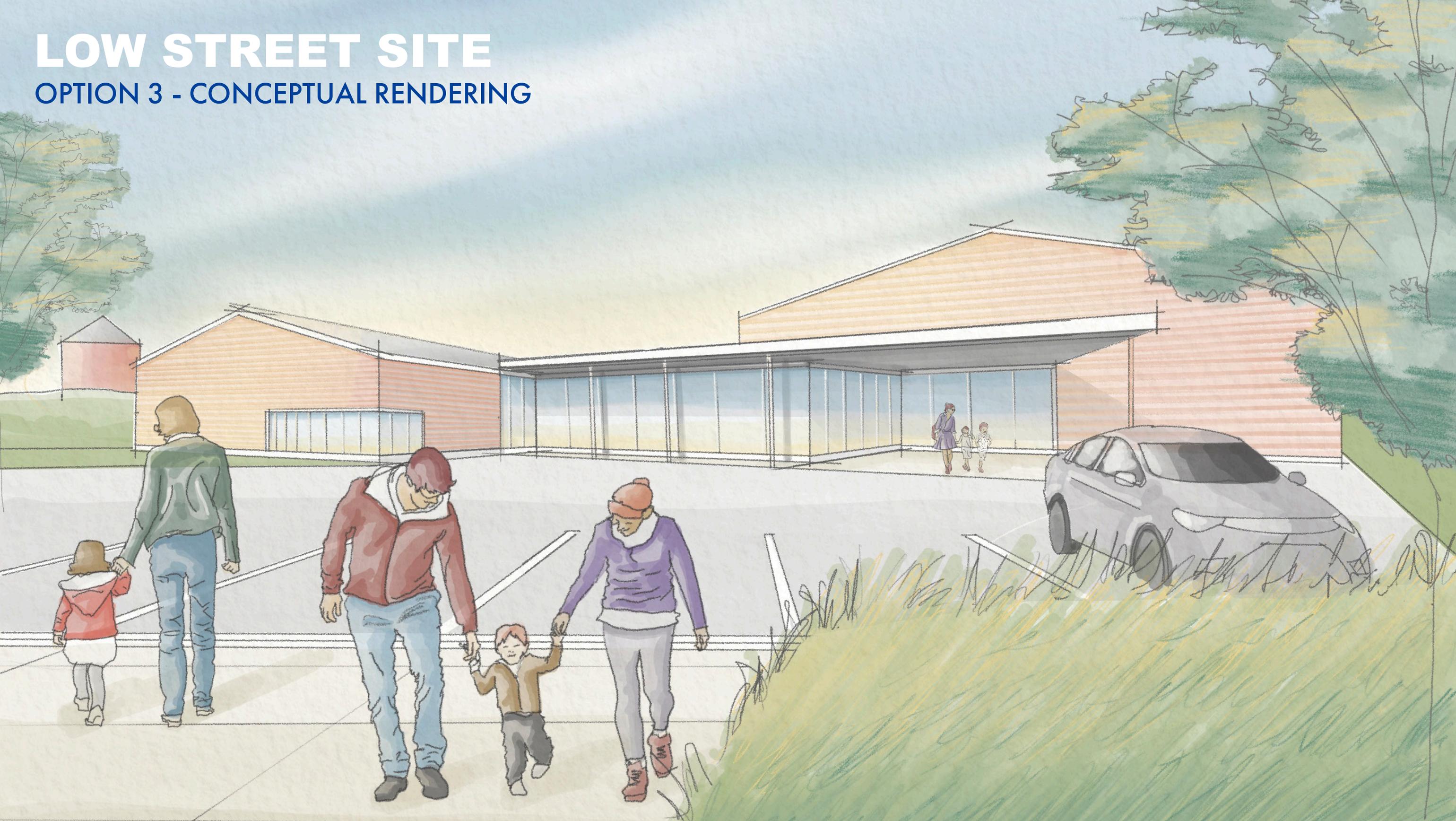
Improves the spatial organization of the NYS program - increasing functionality and safety

Upgrades to the cosmetic finishes (includes paint, flooring, ceilings, etc.)

Provides a long-term home for the Newburyport Youth Services

LOW STREET SITE

OPTION 3 - CONCEPTUAL RENDERING



LOW STREET SITE

OPTION 3 - "STAGGERED CONCEPT"

OPPORTUNITIES + ADVANTAGES

Allows for an optimal spatial organization for functionality and safety

Site maximizes outdoor opportunities, access to nature and historic resources

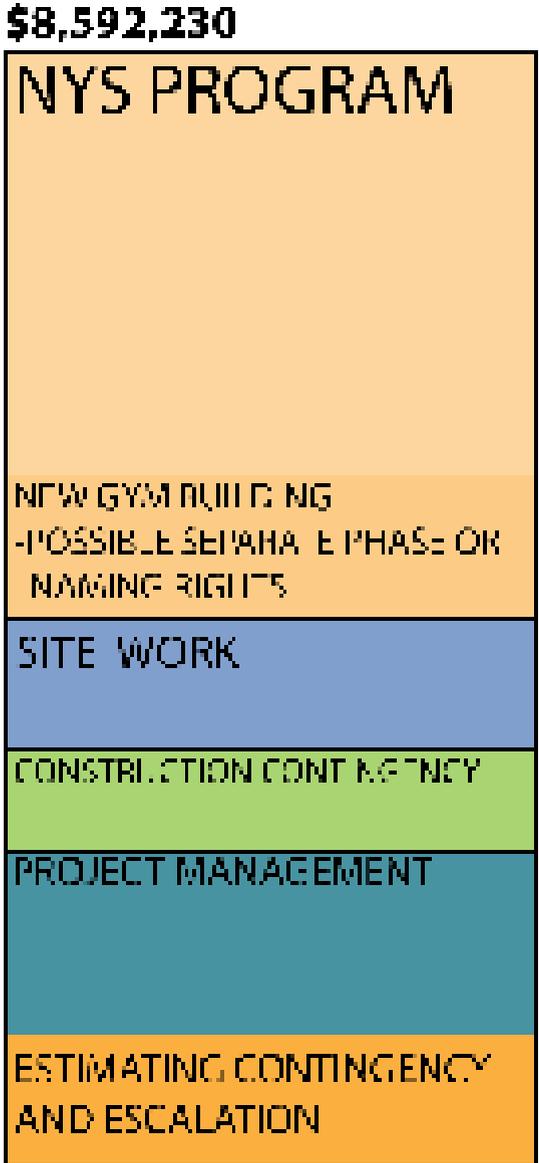
Investment in a permanent home, designed to meet needs of the Newburyport Youth Services

A fresh approach to the facility creating a vibrant and enriching environment

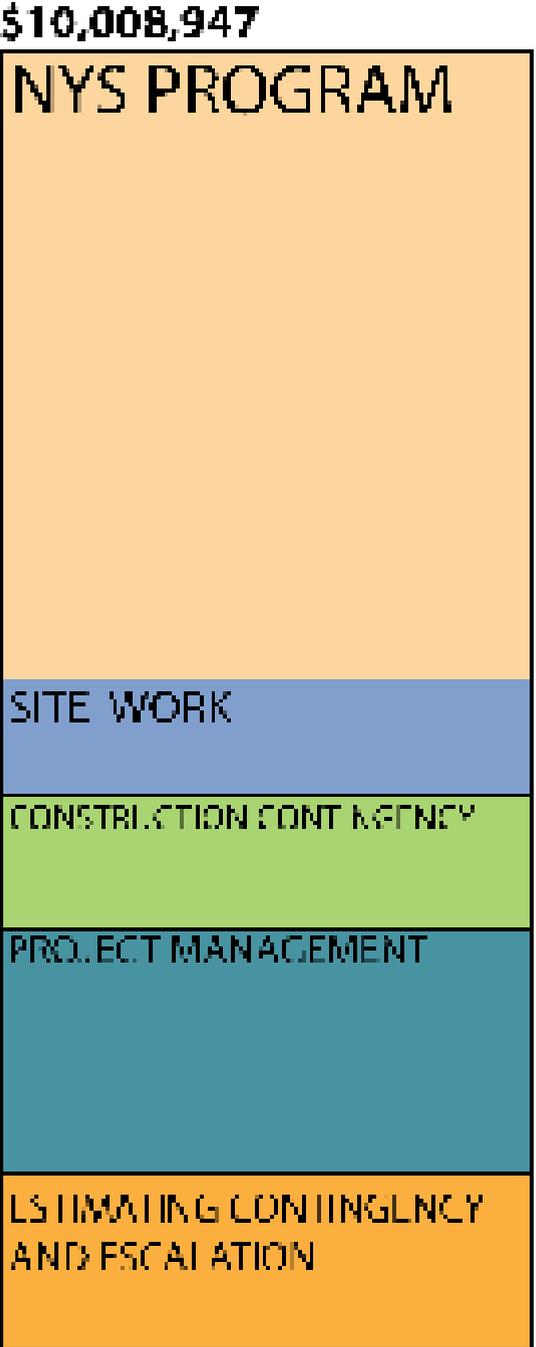
Facility will become an asset and resource for the entire community to use

ESTIMATED PROJECT COSTS

ANALYSIS + BREAKDOWN

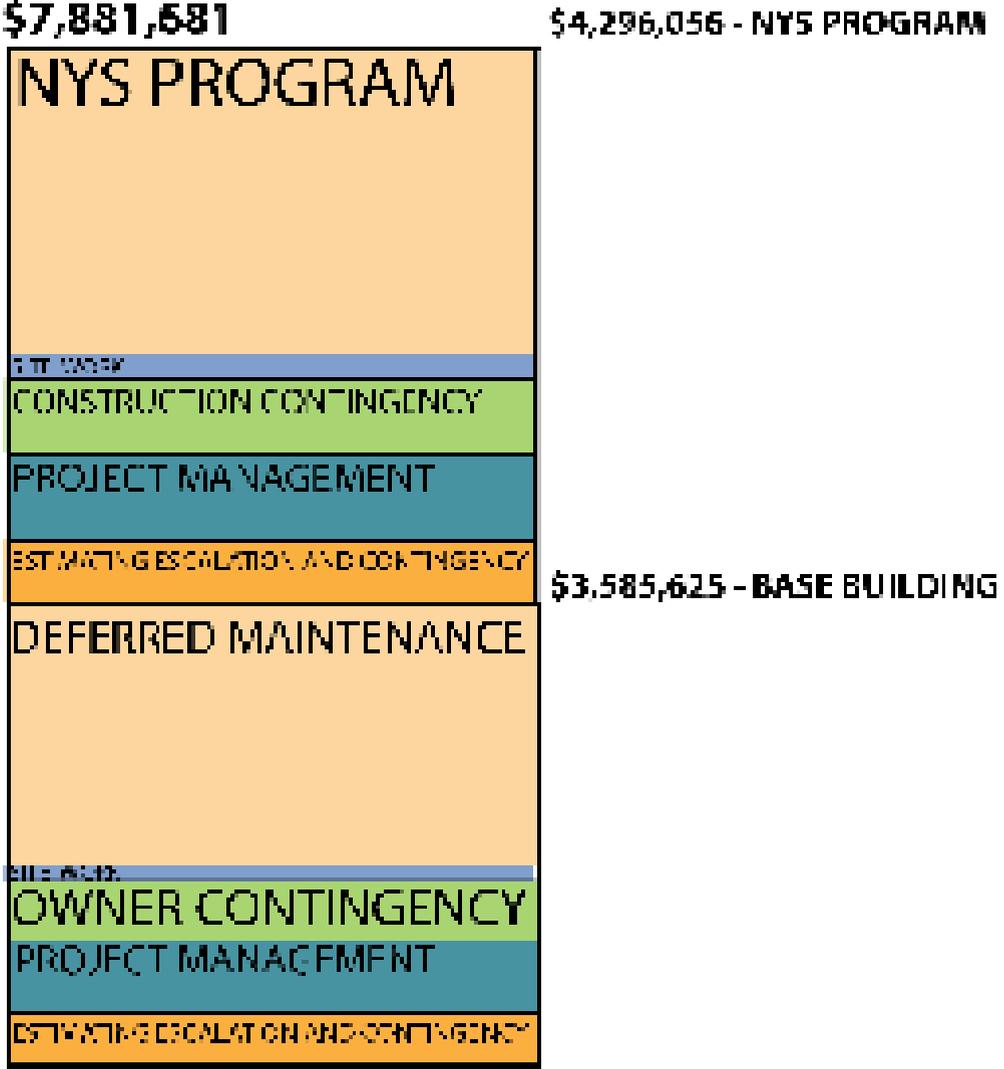


OPTION - 3
LOW STREET - STAGGERED CONCEPT



OPTION - 2
BROWN SCHOOL - RECONFIGURED

- NOT IN SCOPE:
- HVAC SYSTEM REPLACEMENT - MINIMAL (PRINTS, PAPER, ETC.) - MINOR - 100,000 - 150,000 - HVAC SYSTEM ONLY
 - EXTERIOR WORK: NO SUBSTANTIAL UPDATES TO THE EXTERIOR
 - REPAIR WORK: MINIMAL EXTERIOR REPAIR WORK DONE
 - RENOVATION: NO RECONFIGURATION OF INTERIOR WALLS
 - WINDOWS: NO NEW WINDOW INSTALLATIONS - EXISTING WINDOWS, REPAIR AS NEEDED ONLY
 - ROOF: MINIMAL ROOF REPAIR WORK DONE
 - SITE IMPROVEMENTS: MINIMAL SITE WORK, MAJORITY DETAILS AS REQUIRED



OPTION - 1
BROWN SCHOOL - MINIMAL INTERVENTION

ESTIMATED PROJECT COSTS

OPTION 1 - BROWN SCHOOL "MINIMAL INTERVENTION"

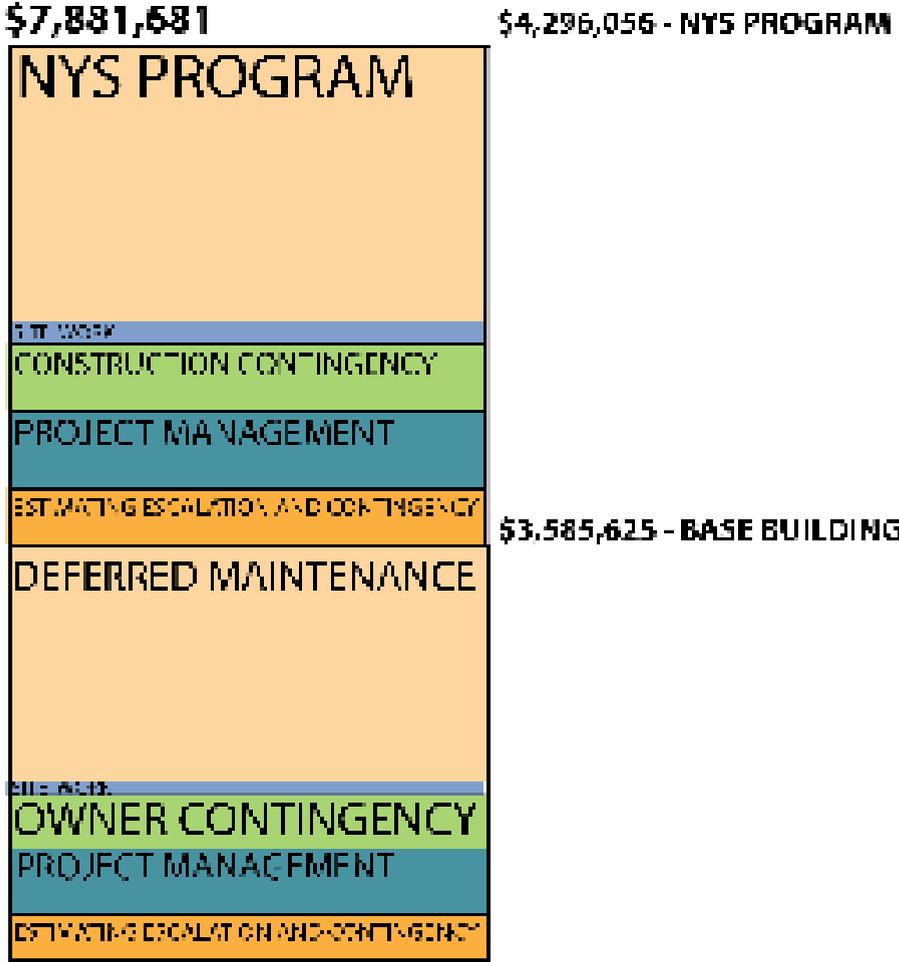
Complete HVAC replacement - Repair work to other existing systems as needed (PLUMBING, ELECTRICAL, FIRE)

No substantial upgrades to the interior (MINOR COSMETIC)

No reconfiguration of interior walls

Building envelope and roof repair as needed

Minimal site work as needed



ESTIMATED PROJECT COSTS

OPTION 2 - BROWN SCHOOL "RECONFIGURED PROGRAM"



\$10,008,947

NYS PROGRAM
SITE WORK
CONSTRUCTION CONTINGENCY
PROJECT MANAGEMENT
ESTIMATING CONTINGENCY AND ESCALATION

ESTIMATED PROJECT COSTS

OPTION 3 - LOW STREET "STAGGERED CONCEPT"

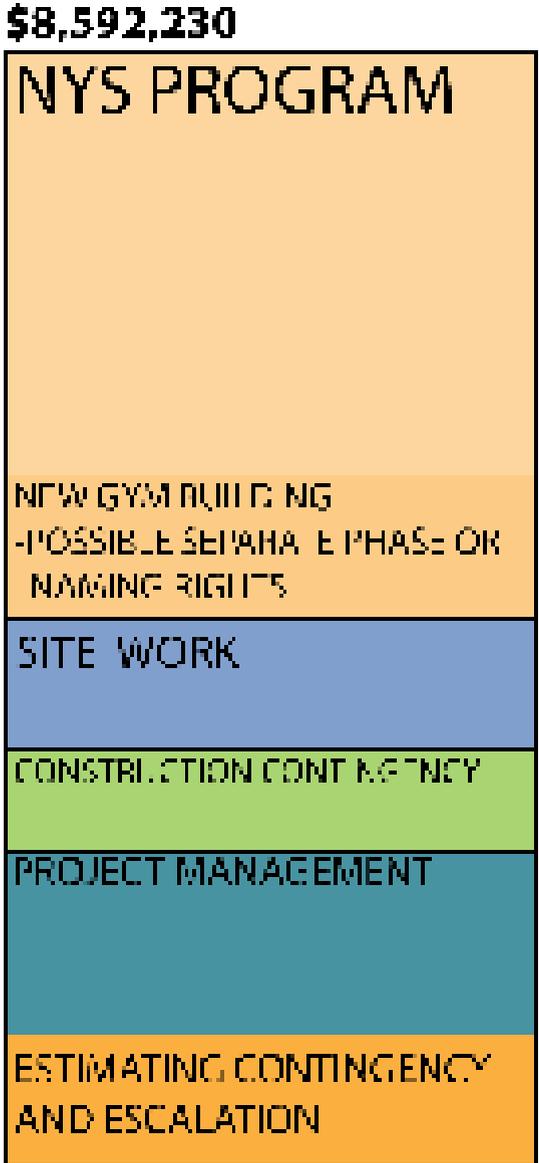


\$8,592,230

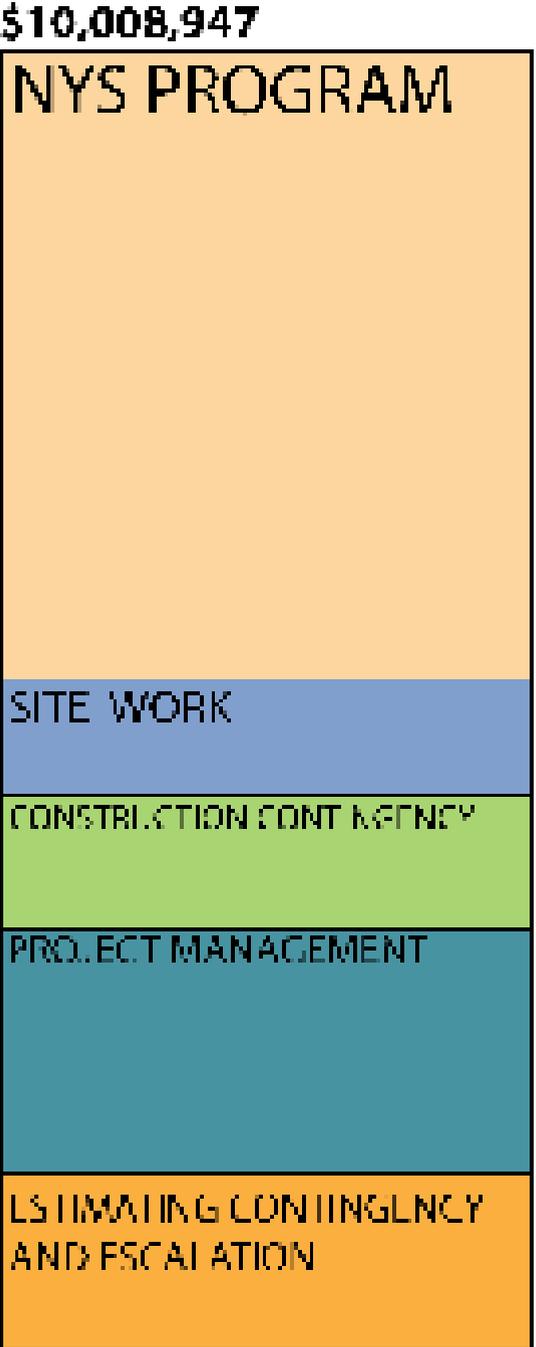
NYS PROGRAM
NEW GYM BUILDING -POSSIBLE SEPARATE PHASE OR NAMING RIGHTS
SITE WORK
CONSTRUCTION CONTINGENCY
PROJECT MANAGEMENT
ESTIMATING CONTINGENCY AND ESCALATION

ESTIMATED PROJECT COSTS

ANALYSIS + BREAKDOWN

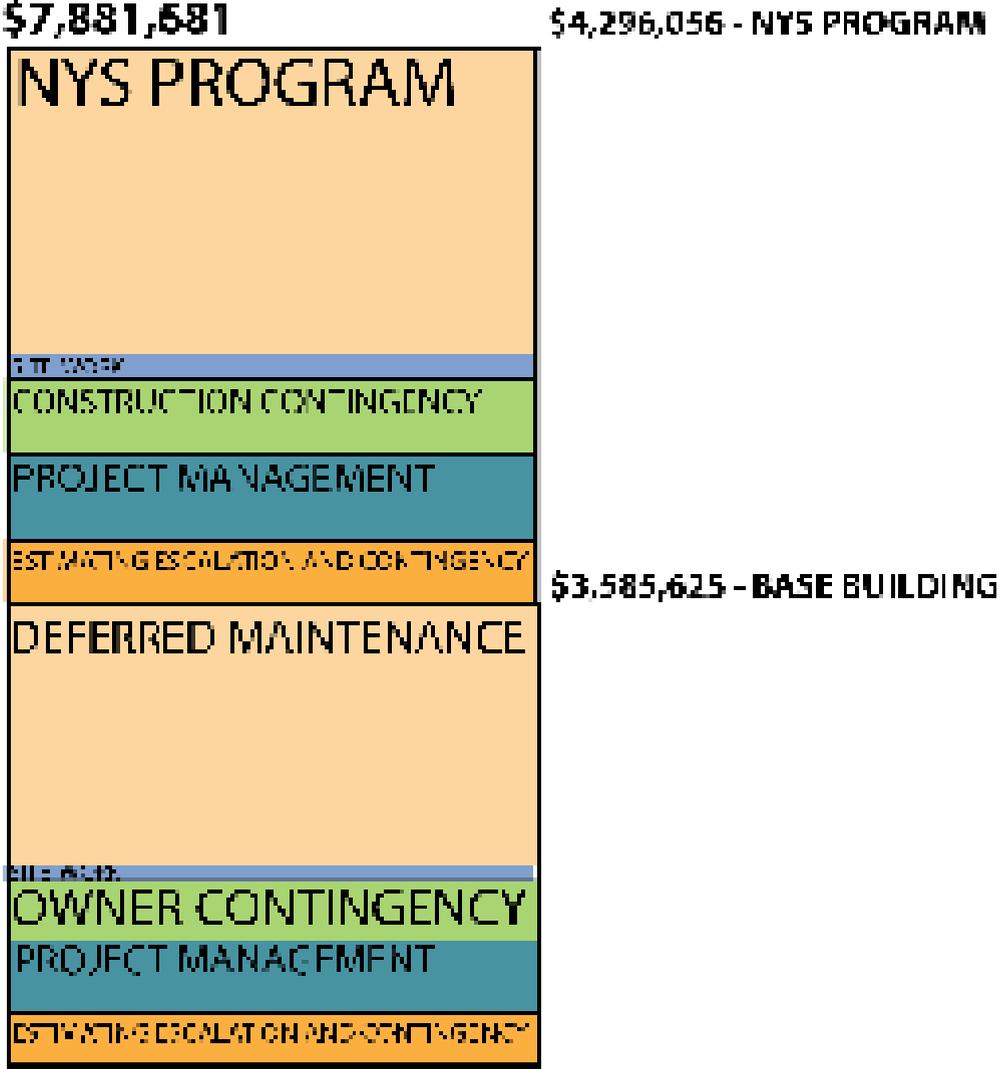


OPTION - 3
LOW STREET - STAGGERED CONCEPT



OPTION - 2
BROWN SCHOOL - RECONFIGURED

- NOT IN SCOPE:
- HVAC SYSTEM REPLACEMENT - MINIMAL (PRINTS, PAPER, ETC.) - MINOR - 100,000 - 150,000 - HVAC SYSTEM ONLY
 - EXTERIOR WORK: NO SUBSTANTIAL UPDATES TO THE EXTERIOR
 - REPAIR WORK: MINIMAL EXTERIOR REPAIR WORK DONE
 - RENOVATION: NO RECONFIGURATION OF INTERIOR WALLS
 - WINDOWS: NO NEW WINDOW INSTALLATIONS - REPAIRS ONLY, MINIMAL AS REQUIRED ONLY
 - ROOF: MINIMAL ROOF REPAIR WORK DONE
 - SITE IMPROVEMENTS: MINIMAL SITE WORK, MAJORITY DETAILS AS REQUIRED



OPTION - 1
BROWN SCHOOL - MINIMAL INTERVENTION

OPTIONS SUMMARY

OPTION 1 - Brown School “Minimal Intervention”

Extends the useful life of the facility

Facility will be up to code, accessible, and inclusive

Upgrades to building systems + building envelope, as needed (complete HVAC)

No spatial reorganization of the NYS program

Minimal upgrades to the cosmetic finishes

Extends Newburyport Youth Services’ ability to stay at the Brown School until a permanent home is found

\$ 7,881,618

OPTION 2 - Brown School “Reconfigured Concept”

Extends the useful life of the facility

Facility will be up to code, accessible, and inclusive

A new welcoming Lime Street entrance

Improves the spatial organization of the NYS program (interior + exterior)

Upgrades to all building systems

Upgrades to the cosmetic finishes

Provides a long-term home for the Newburyport Youth Services

\$ 10,008,947

OPTION 3 - Low Street “Staggered Concept”

Allows for an optimal spatial organization for functionality and safety

Site maximizes outdoor opportunities, access to nature and historic resources

Investment in a permanent home, designed to meet needs of the Newburyport Youth Services

A fresh approach to the facility creating a vibrant and enriching environment

Facility will become an asset and resource for the entire community to use

\$ 8,592,230

DISCUSSION

COMMENTS + QUESTIONS

THANK YOU!

studio **M L A** ARCHITECTS