NEWBURYPORT YOUTH SERVICES

FACILITY ASSESSMENT & PLANNING STUDY



VOLUME II

APPENDIX

NOVEMBER 2020

Prepared By: studio M L A ARCHITECTS

City of Newburyport Office of Planning + Development 60 Pleasant Street

Newburyport, MA 01950

Newburyport Youth Services 42 Milk Street Newburyport, MA 01950

studioMLA Architects 320 Washington Street, 2nd Floor Brookline, MA 02445





Garcia, Galuska, DeSousa 370 Faunce Corner Road Dartmouth, MA 02747



GARCIA - GALUSKA - DESOUSA Consulting Engineers, Inc.

Foley, Buhl, Roberts 2150 Washington Street Newton, MA 02462

WB Engineers + Consultants

155 Seaport Boulevard Boston, MA 02210

PM+C

20 Downer Avenue, Suite 1C Hingham, MA 02043







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IXa. PM+C ESTIMATED CONSTRUCTION COSTS



Feasibility Estimate

Newburyport Youth Services DESIGN OPTIONS

Newburyport, MA

PM&C LLC

20 Downer Ave, Suite 5 Hingham, MA 02043 (T) 781-740-8007 (F) 781-740-1012 Prepared for:

Studio MLA Architect

October 28, 2020



Feasibility Estimate

MAIN CONSTRUCTION COST SUMMARY

Co	onstruction	Gross	\$/sf	Estimated
	Start	Floor Area		Construction Cost

OPTION 1: BROWN SCHOOL - MINIMAL INTERVENTION (BASE BUILDING)

RENOVATED PROGRAM		16,600	\$121.35	\$2,014,334
HAZARDOUS MATERIALS				Excluded
SITEWORK				\$137,000
SUB-TOTAL	Jun-21	16,600	\$129.60	\$2,151,334
DESIGN AND PRICING CONTINGENCY ESCALATION TO BID	15% 3.50%			\$322,700 \$75,297
SUB-TOTAL				\$2,549,331
GENERAL CONDITIONS / GENERAL REQUIREMENTS				\$305,920
SUB-TOTAL				\$2,855,251
BONDS	1.00%			\$28,553
INSURANCE	2.00%			\$57,105
PERMIT	1.00%			\$28,553
SUB-TOTAL				\$2,969,462
OVERHEAD + PROFIT	5.0%			\$148,473
SUBTOTAL OF ALL CONSTRUCTION		16,600	\$187.83	\$3,117,935
OWNER CONTINGENCY	15.00%			\$467,690
TOTAL OF ALL CONSTRUCTION	Jul-21	16,600	\$216.00	\$3,585,625



Feasibility Estimate

MAIN CONSTRU	UCTION COST SU	MMARY		
	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION 1: BROWN SCHOOL - MINIMAL IN	TERVENTION (N	IYS PROGR	AM)	
RENOVATED PROGRAM		16,600	\$142.97	\$2,373,315
HAZARDOUS MATERIALS				Excluded
SITEWORK				\$204,270
SUB-TOTAL	Jun-21	16,600	\$155.28	\$2,577,585
DESIGN AND PRICING CONTINGENCY ESCALATION TO BID	15% 3.50%			\$386,638 \$90,215
SUB-TOTAL				\$3,054,438
GENERAL CONDITIONS / GENERAL REQUIREMENTS				\$366,533
SUB-TOTAL				\$3,420,971
BONDS	1.00%			\$34,210
INSURANCE	2.00%			\$68,419
PERMIT	1.00%			\$34,210
SUB-TOTAL				\$3,557,810
OVERHEAD + PROFIT	5.0%			\$177,891
SUBTOTAL OF ALL CONSTRUCTION		16,600	\$225.04	\$3,735,701
OWNER CONTINGENCY	15.00%			\$560,355
TOTAL OF ALL CONSTRUCTION	Jul-21	16,600	\$258.80	\$4,296,056
DEVELOPER COSTS (Not Included in Above Costs)		1	ADD	\$1,298,686



Feasibility Estimate

MAIN CONSTRUCT	ION COST SU	MMARY		
	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION 2: BROWN SCHOOL - RECONFIGURE	O CONCEPT			
RENOVATED PROGRAM		16,600	\$292.32	\$4,852,569
HAZARDOUS MATERIALS				Excluded
SITEWORK				\$902,468
SUB-TOTAL	Jun-21	16,600	\$346.69	\$5,755,037
SUD-IUIAL	Jun-21	10,000	3340.09	\$5,/55,03/
DESIGN AND PRICING CONTINGENCY	15%			\$863,256
ESCALATION TO BID	3.50%			\$201,426
SUB-TOTAL				\$6,819,719
GENERAL CONDITIONS / GENERAL REQUIREMENTS				\$818,366
SUB-TOTAL				\$7,638,085
BONDS	1.00%			\$76,381
INSURANCE	2.00%			\$152,762
PERMIT	1.00%			\$76,381
SUB-TOTAL				\$7,943,609
OVERHEAD + PROFIT	5.0%			\$397,180
SUBTOTAL OF ALL CONSTRUCTION		16,600	\$502.46	\$8,340,789
OWNER CONTINGENCY	20.00%			\$1,668,158
TOTAL OF ALL CONSTRUCTION	Jul-21	16,600	\$602.95	\$10,008,947



Feasibility Estimate

MAIN CONSTRUCTION COST SUMMARY							
	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost			
OPTION 3: LOW STREET - STAGGERED CON	СЕРТ						
NYS PROGRAM		10,430	\$307.32	\$3,205,398			
NEW GYM BUILDING		4,315	\$254.85	\$1,099,696			
Demolish Existing Garage + Foundations				\$74,750			
HAZARDOUS MATERIALS				Excluded			
SITEWORK				\$1,009,727			
SUB-TOTAL	Jun-21	14,745	\$365.52	\$5,389,571			
DESIGN AND PRICING CONTINGENCY ESCALATION TO BID	15% 3.50%			\$808,436 \$188,635			
SUB-TOTAL				\$6,386,642			
GENERAL CONDITIONS / GENERAL REQUIREMENTS				\$766,397			
SUB-TOTAL				\$7,153,039			
BONDS INSURANCE PERMIT	1.00% 2.00% 1.00%			\$71,530 \$143,061 \$71,530			
SUB-TOTAL				\$7,439,160			
OVERHEAD + PROFIT	5.0%			\$371,958			
SUBTOTAL OF ALL CONSTRUCTION		14,745	\$529.75	\$7,811,118			
OWNER CONTINGENCY	10.00%			\$781,112			
TOTAL OF ALL CONSTRUCTION	Jul-21	14,745	\$582.72	\$8,592,230			



Feasibility Estimate

This feasibility Design cost estimate was produced from outline specifications and other documentation prepared by Studio MLA Architect and their design team dated June 2020. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, General Contractors overhead, fee and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under Chapter 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufacturers.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

Land acquisition, feasibility, and financing costs All professional fees and insurance Site or existing conditions surveys investigations costs, including to determine subsoil conditions All Furnishings, Fixtures and Equipment Items identified in the design as Not In Contract (NIC) Items identified in the design as by others Owner supplied and/or installed items as indicated in the estimate Utility company back charges, including work required off-site Work to City streets and sidewalks, (except as noted in this estimate) Construction contingency Contaminated soils removal

sibility Estin	iate					GFA	16
DE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
TION 1:	BROWN SCHOOL - MINIMAL INTERVENTION (BASE BU	UILDING)				
GROS	SS FLOOR AREA CALCULATION AT NEW						
L	NYS Program			5 550			
	GYM			5,550 5,300			
	Common spaces			3,200			
	Administration			960			
	Other spaces			2,590			
	Area not in scope			(1,000)			
	TOTAL GROSS FLOOR AREA (GFA)				16,600 ş	f	
A10	FOUNDATIONS						
A101	0 STANDARD FOUNDATIONS						
	SUBTOTAL					-	
A103	0 LOWEST FLOOR CONSTRUCTION						
	Slab on Grade, 5" thick; patching for MEP	10,800	sf	5.00	54,000		
	Allowance for new exterior ramp; from elevator entrance to parking lot	1	loc	55,000.00	55,000		
	SUBTOTAL					109,000	
	TOTAL - FOUNDATIONS						\$109,
B10	SUPERSTRUCTURE						
B101	0 FLOOR CONSTRUCTION SUBTOTAL					-	
B102	to ROOF CONSTRUCTION						
	Structural steel upgrades at roof SUBTOTAL	11	tns	4,500.00	49,500	40 500	
						49,500	
	TOTAL - SUPERSTRUCTURE						\$49;
B20	EXTERIOR CLOSURE						
B201	0 EXTERIOR WALLS						
			c				
	Insulate inside face of exterior wall	4,347	sf	12.00	52,164		
	Allowance to repoint 25% of exterior closure	1,087	sf sf	40.00	43,480		
	Allowance to replace/repair 15% of exterior closure Power wash Lime street facade	562		90.00	50,580		
	Allowance to repoint 25% of exterior closure at Lime street	375	sf sf	6.00	2,250		
	Allowance to replace/repair 10% of exterior closure Lime street	94	sf	40.00	3,760		
	Allowance for new back light exterior sign	38 1	ea	90.00 3,000.00	3,420 3,000		
	DEVELOPER COSTS				_		
	Insulate inside face of exterior wall	12,258	sf	12.00	Developer Costs		
	Allowance to repoint 25% of exterior closure	3,358	sf	40.00	Developer Costs		
	Allowance to replace/repair 15% of exterior closure	1,721	sf	90.00	Developer Costs		
	Power wash Lime street facade	1,125	sf	6.00	Developer Costs		
	Allowance to repoint 25% of exterior closure at Lime street	281	sf	40.00	Developer Costs		
	Allowance to replace/repair 10% of exterior closure Lime street	113	sf	90.00	Developer Costs		
	Allowance for new back light exterior sign SUBTOTAL	1	ea	9,000.00	Developer Costs	158,654	
	SUDIOIAL					-00,004	
_							
B202	20 WINDOWS						
B202		1 313	ls sf	12,500.00 140.00	12,500 43,820		

12 13

	yport Youth Services Feasibility Options 10.28.20	
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PM&C

Newburyport Youth Services Renovation Newburyport, MA

bility Estima	att			UNIT	EST'D	GFA SUB	16,0 TOTAL
2	DESCRIPTION	QTY	UNIT	COST	COST	TOTAL	COST
FION 1: E	BROWN SCHOOL - MINIMAL INTERVENTION (BASE B	UILDING)				
	Replace existing windows with new alum clad wood windows; 40% of windows	209	sf	90.00	18,810		
	windows Replace gym glazing system	250	sf	105.00	26,250		
		-0-0		0	,_0-		
	DEVELOPER COSTS						
	Replace other storefront/windows	1	ls	37,500.00	Developer Costs		
	Restore existing historic windows; 60% of windows	940	sf	140.00	Developer Costs		
	Replace existing windows with new alum clad wood windows; 40% of windows	626	sf	90.00	Developer Costs		
	Replace gym glazing system	750	sf	105.00	Developer Costs		
	SUBTOTAL					101,380	
B2030	• EXTERIOR DOORS						
	SUBTOTAL					-	
	TOTAL - EXTERIOR CLOSURE						\$260,0
							,,
B30	ROOFING]					
B3010	O ROOF COVERINGS	1					
070002	ROOFING AND FLASHING						
	Flat Roofing						
	TPO roofing; complete; includes removal	3,500	sf	24.00	84,000		
	New scupper	1	loc	1,500.00	1,500		
	New entry canopy	25	sf	250.00	6,250		
	SUBTOTAL					91,750	
B3020	O ROOF OPENINGS						
	SUBTOTAL					-	
	TOTAL - ROOFING						\$91,7
L							
С10	INTERIOR CONSTRUCTION]					
C1010	PARTITIONS						
	SUBTOTAL					-	
C1020	INTERIOR DOORS						
	SUBTOTAL					-	
C1030	• SPECIALTIES / MILLWORK						
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Miscellaneous sealants throughout building	16,600	sf	0.75	12,450		
104400	FIRE PROTECTION SPECIALTIES						
	Fire extinguisher cabinets SUBTOTAL	6	ea	350.00	2,100	14,550	
	TOTAL - INTERIOR CONSTRUCTION						\$14,5



				1	UNIT	EST'D	SUB	TOTAL
E		DESCRIPTION	QTY	UNIT	COST	COST	TOTAL	COST
ГІС	ON 1: BI	ROWN SCHOOL - MINIMAL INTERVENTION (BASE	BUILDING)				
	C2010	STAIR CONSTRUCTION						
		Code upgrades to stair	4	flts	10,000.00	NR		
		SUBTOTAL					-	
	C2020	STAIR FINISHES Finishes to stairs	4	flts	3,000.00	NR		
		SUBTOTAL			0,		-	
1		TOTAL - STAIRCASES						
ļ	Сзо	INTERIOR FINISHES						
	C3010	WALL FINISHES SUBTOTAL					-	
	C3020	FLOOR FINISHES SUBTOTAL					-	
	C3030	CEILING FINISHES						
	0,0,0	SUBTOTAL					-	
		TOTAL - INTERIOR FINISHES						
	D10	CONVEYING SYSTEMS						
	D1010	ELEVATOR						
		Assumed no work to elevator required						
		SUBTOTAL					-	
		TOTAL - CONVEYING SYSTEMS						
1	D13	SPECIAL CONSTRUCTION						
	D1313	SPECIAL CONSTRUCTION						
		No work in this section						
		SUBTOTAL						
		SUBTOTAL TOTAL - SPECIAL CONSTRUCTION						
	D20							
	D20 D20	TOTAL - SPECIAL CONSTRUCTION PLUMBING PLUMBING, GENERALLY						
		TOTAL - SPECIAL CONSTRUCTION PLUMBING PLUMBING, GENERALLY New roof drain	1	ea	3,000.00	3,000		
		TOTAL - SPECIAL CONSTRUCTION PLUMBING PLUMBING, GENERALLY	1	ea	3,000.00	3,000	3,000	
		TOTAL - SPECIAL CONSTRUCTION PLUMBING PLUMBING, GENERALLY New roof drain	1	ea	3,000.00	3,000	3,000	\$3
	D20	TOTAL - SPECIAL CONSTRUCTION PLUMBING PLUMBING, GENERALLY New roof drain SUBTOTAL		ea	3,000.00	3,000	3,000	\$3
	D20	TOTAL - SPECIAL CONSTRUCTION PLUMBING PLUMBING, GENERALLY New roof drain SUBTOTAL TOTAL - PLUMBING HVAC	1	ea	3,000.00	3,000	3,000	\$3
	D20	TOTAL - SPECIAL CONSTRUCTION PLUMBING PLUMBING, GENERALLY New roof drain SUBTOTAL TOTAL - PLUMBING		ea	3,000.00	3,000	3,000	\$3
	D20	TOTAL - SPECIAL CONSTRUCTION PLUMBING PLUMBING, GENERALLY New roof drain SUBTOTAL TOTAL - PLUMBING HVAC HVAC, GENERALLY					3,000	\$3

PM&C

 Newburyport Youth Services

lity Estimate			T			GFA	
	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTA COST
ON 1: BR	OWN SCHOOL - MINIMAL INTERVENTION (BASE	BUILDING)			ŀ	
D40 1	FIRE PROTECTION	_					
	FIRE PROTECTION, GENERALLY		c				
	Sprinkler system SUBTOTAL	16,600	sf	6.50	107,900	107.000	
						107,900	
	TOTAL - FIRE PROTECTION						\$10
D50 1	ELECTRICAL						
	SERVICE & DISTRIBUTION						
	<u>Normal Power</u> Electrical service	16,600	sf	2.00	33,200		
	MDP, panelboards and distribution	16,600	sf	6.00	99,600		
	Emergency generator	,			NR		
Ī	Equipment Wiring						
I	HVAC equipment	16,600	sf	5.00	83,000		
S	SUBTOTAL					215,800	
D5020 l	LIGHTING & POWER						
S	SUBTOTAL					-	
D5030 (COMMUNICATION & SECURITY SYSTEMS						
	Fire Alarm						
	Fire alarm system SUBTOTAL	16,600	sf	3.00	49,800	49,800	
D5040 (OTHER ELECTRICAL SYSTEMS						
	SUBTOTAL					-	
	TOTAL - ELECTRICAL						\$26
E10	EQUIPMENT						
E10 I	EQUIPMENT, GENERALLY						
5	SUBTOTAL					-	
	TOTAL - EQUIPMENT						
E20 1	FURNISHINGS						
E2010 I	FIXED FURNISHINGS						
c	SUBTOTAL						
	SUBIOIAL					-	
	MOVABLE FURNISHINGS						
1	All movable furnishings to be provided and installed by owner						
S	SUBTOTAL					NIC	
	TOTAL - FURNISHINGS						
F20 \$	SELECTIVE BUILDING DEMOLITION						
120 0	CLEETING DEMOLATION						
F2010 l	BUILDING ELEMENTS DEMOLITION						

PM&C

28-Oct-20

SUBTOTAL

F2020 HAZARDOUS COMPONENTS ABATEMENT

-

16,600 TOTAL
TOTAL
COST
·
2,0



Feasibility Estimate

STEWORK BROWN SCHOOL - OPTION 1 G STEE IMPROVEMENTS BITTOMINOUS CONCRETE PAVING Aphalt markings - NYS PROGRAM ADA paking spot 1 Idea Stream Parking spot Stream Parking spot Stream Parking spot Stream Parking spot <	CSI CODE		DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
G20 SITE IMPROVEMENTS 3000 BITUMINOUS CONCERTE PAVING Aphalum mathings pot1loc8,5008,5 3000 ADA parking spot1loc8,5008,5 3000 Parking spot1loc8,5008,5 3000 Crosswalk1loc8,5008,5 3000 Misc. marking allowance1loc8,0008,5 3000 SITE IMPROVEMENTS Play structures - NUS PROGRAM Misc. marking allowance1ls200,000200,000 3000 SUBTOTALSUBTOTALSUBTOTAL204,270204,270 3000 CVULMECHANICAL UTILITIESLass BUILDING COSTS Marker service1ls35,00035,000 3000 COnnect new plumbing into existing1ls35,000.0035,00035,000 3000 Connect new plumbing into existing1ls15,000.0015,000 3000 Connect new plumbing into existing1ls35,000.0030,000 3000 Connect new plumbing into existing10ls3,000.003,000 3000 Connect new plumbing into existing100lf8,0003,000 3000 Connect new plumbing into existing100 <th>SITEWO</th> <th>ORK BI</th> <th>ROWN SCHOOL - OPTION 1</th> <th></th> <th>1</th> <th></th> <th></th> <th></th> <th></th>	SITEWO	ORK BI	ROWN SCHOOL - OPTION 1		1				
BITUMINOUS CONCRETE PAVING interastings - MX3 PROGRAM interastings of the second	Γ	G	SITEWORK						
BITUMINOUS CONCRETE PAVING interastings - MX3 PROGRAM interastings of the second									
$ \begin{array}{cccccc} & & & & & & & & & & & & & & & & $		G20	SITE IMPROVEMENTS						
MAD Darking spot 1 Ioc 85,00 85,00 85,00 Barbing spot, van 12 Ioc 50,00 200,000 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,000 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,000,00 2,00			BITUMINOUS CONCRETE PAVING						
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$			Asphalt markings - NYS PROGRAM						
	321216		ADA parking spot	1	loc	85.00	85		
$ \begin{array}{cccccccccccccccccccccccccccccccccccc$	321216		Parking spot	12	loc	50.00	600		
paradeMiss. marking allowanceIII </td <td>321216</td> <td></td> <td>Parking spot , van</td> <td>1</td> <td>loc</td> <td>85.00</td> <td>85</td> <td></td> <td></td>	321216		Parking spot , van	1	loc	85.00	85		
mateMisc. marking allowanceiijj <thj< th="">jj<<td>321216</td><td></td><td>Crosswalk</td><td>1</td><td>loc</td><td>2,000.00</td><td>2,000</td><td></td><td></td></thj<>	321216		Crosswalk	1	loc	2,000.00	2,000		
Base Expression Systems Outdoor Play structures + landscaping; Allowance SUBTOTALiis20.000.000 Suboro 200.00020.000 	321216		Misc. marking allowance	1	ls	1,500.00	1,500		
assonOutdoor Play structures + landscaping; Allowanceiis200,000200,000SUBTOTALCALATONGoCVIL MECHANICAL UTILITIESassonWATER UTILITIES - BASE BUILDING COSTS35,00035,00035,000Mater supply New water serviceiis35,000.0035,000assonCASSanitary sever Connect new plumbing into existingiis15,000.0015,000assonCAS Excavate and backfill; service by utility company SUBTOTALis15,000.0015,000assonCAS Excavate and backfill; service by utility company SUBTOTALis1680,0030,000assonCAS Excavate and backfill; service by utility company SUBTOTALis1680,0030,000assonCOM Excavate and backfill; service by utility company SUBTOTALis1680,0030,000assonCommunications_ Excavate and backfill; service by utility company SUBTOTALis50,00030,00030,000assonCommunications_ Excavate and backfill; service by utility company Subtot and Subtot an			SITE IMPROVEMENTS						
assonOutdoor Play structures + landscaping; Allowanceiis200,000200,000SUBTOTALCALATONGoCVIL MECHANICAL UTILITIESassonWATER UTILITIES - BASE BUILDING COSTS35,00035,00035,000Mater supply New water serviceiis35,000.0035,000assonCASSanitary sever Connect new plumbing into existingiis15,000.0015,000assonCAS Excavate and backfill; service by utility company SUBTOTALis15,000.0015,000assonCAS Excavate and backfill; service by utility company SUBTOTALis1680,0030,000assonCAS Excavate and backfill; service by utility company SUBTOTALis1680,0030,000assonCOM Excavate and backfill; service by utility company SUBTOTALis1680,0030,000assonCommunications_ Excavate and backfill; service by utility company SUBTOTALis50,00030,00030,000assonCommunications_ Excavate and backfill; service by utility company Subtot and Subtot an			Play structures - NYS PROGRAM						
SUBTOTAL 204.270 G:g: CVIL MECHANICAL UTILITIES WATER UTILITIES - BASE BUILDING COSTS Mater supply New water service 33000 Signature 33000 Signature Signature Is 33000 Signature Signature Is Signature	323000			1	ls	200.000.00	200.000		
GoCIVIL MECHANICAL UTILITIES33000CIVIL MECHANICAL UTILITIES - BASE BUILDING COSTS Water supply New water service1Is $35,000.00$ $35,000$ 33000Conset new plumbing into existing1Is $15,000.00$ $15,000$ 33000Connet new plumbing into existing1Is $15,000.00$ $15,000$ 33000Conset new plumbing into existing1Is $15,000.00$ $15,000$ 33000Conset new plumbing into existing1Is $15,000.00$ $15,000$ 30000Excert can backfill; service by utility company SUBTOTALVV $50,000$ 640ELECTRICAL UTILITIES - BASE BUILDING COSTS Excert can backfill; service by utility company SUBTOTALIf 80.00 $8,000$ 30000Conset Connet new plumbing into existing100If 80.00 $8,000$ 30000Conset Connet new plumbing into existing1Is $3,000.00$ $3,000$ 30000Sconer Connet new plumbing into existing1Is 80.00 $8,000$ 30000Conset Connet new plumbing into existing100If 80.00 $8,000$ 30000Secondary ductbank Conset Secondary ductbank100If 80.00 $8,000$ 30000Secondary ductbank Conset Connuncations Conset Site Lighting Allowance Conset curvesItIs $50,000.00$ $50,000.00$ 30000Site Lighting Allowance Conset curvesItIs $50,000.00$ $50,000.00$ <				-			,	204 270	
WITER UTILITIES - BASE BUILDING COSTS Water supply New water service MASTEWATER COLLECTION - BASE BUILDING COSTS Suifiary sever Connect new plumbing into existing Suscent and backfill; service by utility company SuBTOTAL Suber Connect new plumbing into existing Suber Connect new plum			SUBIUTAL					204,270	
33000Water supply New water service1Is35.00035.00033000SASTEWATER COLLECTION - BASE BUILDING COSTS Sanitary sewer Connect new plumbing into existing1Is15.000.0015.00033000GAS Excavate and backfill; service by utility company SUBTOTALIs15.000.0015.00050.00040ELETRICAL UTILITIES - BASE BUILDING COSTS SUBTOTALIsIs3000.003,0002000ELETRICAL UTILITIES - BASE BUILDING COSTS Utility company provided pad mounted transformerIooIf80.0003,0002000Transformer pad Transformer pad Eccon services100If80.0003,0002000Telecon services100If80.0003,0002000Allowance Stie Lighting Allowance Allowance100If80.0008,0002000Malwance Stie Lighting Allowance Allowance Allowance Allowance100If80.0008,0002000Stie Lighting Allowance Allowance Allowance Allowance Allowance100If80.0008,0002000Stie Lighting Allowance Allowance Allowance Allowance Allowance Allowance Allowance Allowance100IsIs8,000.008,0002000Stie Lighting Allowance Allowance Allowance Allowance100IsIs8,0008,0002000Stie Lighting Allowance Allowance Allowance100IsIs8,0008,0002000Stie		G30	CIVIL MECHANICAL UTILITIES						
33000Water supply New water service1III </td <td></td> <td></td> <td>WATED ITH ITHES DASE DITH DING COSTS</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>			WATED ITH ITHES DASE DITH DING COSTS						
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33300Saintary sever Concet new plumbing into existingIIs15,000.0015,00033000GAS Excavate and backfill; service by utility company SUBTOTALNRNR50,000G40ELECTRICAL UTILITIES - BASE BUILDING COSTSNR50,00050,000C400ELECTRICAL UTILITIES - BASE BUILDING COSTSNR50,00050,000C400ELECTRICAL UTILITIES - BASE BUILDING COSTSNR50,00050,000C400ELECTRICAL UTILITIES - BASE BUILDING COSTSNR50,00050,000C4000ELECTRICAL UTILITIES - BASE BUILDING COSTSNR50,00050,000C4000ELECTRICAL UTILITIES - BASE BUILDING COSTSNR50,00050,000C4000ELECTRICAL UTILITIES - BASE BUILDING COSTSNRNR50,000C4000ELECTRICAL UTILITIES - BASE BUILDING COSTSNRNR50,000C4000Primary ductbank, 2-4" empty conduitnonoNRNRC4000Tansformer padnoNR3,0003,000C4000Secondary ductbankTansformer padnoNR3,0003,000C4000Secondary ductbankTansformerInNR3,0003,000C4000Secondary ductbankInNR3,0008,0003,000C4000Site LightingNRNRNR3,0003,000C4000AllowanceInNRSite LightingSite LightingSite LightingC4000Site LightingNR			WACTEWATER COLLECTION. BACE BUILDING COOTS						
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33000 Excavate and backfill; service by utility company SUBTOTAL NR 640 ELECTRICAL UTILITIES - BASE BUILDING COSTS 50,000 7000 Pimary ductbank, 2-4" empty conduit 100 If 80.00 8,000 20000 Otility company provided pad mounted transformer 1 ea 3,000.00 3,000 20000 Transformer pad 1 ea 3,000.00 3,000 20000 Secondary ductbank 50 If 360.00 3,000 20000 Communications 1 ea 3,000.00 3,000 20000 Felecom services 100 If 80.00 8,000 20000 Allowance 100 If 80.00 8,000 20000 Ielecom services 100 If 80.00 8,000 20000 Allowance 1 Is 50,000.00 50,000 20000 Allowance 1 Is 50,000.00 50,000 20000 Allowance 1 Is 50,000.00 50,000	333100		Connect new plumbing into existing	1	ls	15,000.00	15,000		
33000 Excavate and backfill; service by utility company SUBTOTAL NR 640 ELECTRICAL UTILITIES - BASE BUILDING COSTS 50,000 7000 Pimary ductbank, 2-4" empty conduit 100 If 80.00 8,000 20000 Otility company provided pad mounted transformer 1 ea 3,000.00 3,000 20000 Transformer pad 1 ea 3,000.00 3,000 20000 Secondary ductbank 50 If 360.00 3,000 20000 Communications 1 ea 3,000.00 3,000 20000 Felecom services 100 If 80.00 8,000 20000 Allowance 100 If 80.00 8,000 20000 Ielecom services 100 If 80.00 8,000 20000 Allowance 1 Is 50,000.00 50,000 20000 Allowance 1 Is 50,000.00 50,000 20000 Allowance 1 Is 50,000.00 50,000									
SUBTOTAL 50,000 G40 ELECTRICAL UTILITIES - BASE BUILDING COSTS Power									
G40 ELECTRICAL UTILITIES - BASE BUILDING COSTS Power 100 If 80.00 8,000 260000 Primary ductbank, 2-4" empty conduit 100 If 80.00 8,000 260000 Utility company provided pad mounted transformer 1 ea 3,000.00 3,000 260000 Secondary ductbank 50 If 360.00 18,000 260000 Communications 1 a 80.00 8,000 260000 Telecon services 100 If 80.00 8,000 260000 Telecon services 100 If 80.00 8,000 260000 Site Lighting 1 Is 50,000.00 50,000 260000 Allowance 1 Is 50,000.00 50,000 260000 SUBTOTAL 1 Is 50,000.00 50,000	330000						NR		
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260000Primary ductbank, 2-4" empty conduit100If80.008,000260000Utility company provided pad mounted transformer1ea3,000.003,000260000Secondary ductbank50If360.0018,000260000Telecom services100If80.008,000260000Site Lighting1Is50,000.0050,000260000Allowance1Is50,000.0050,000260000SUBTOTAL501Is50,000.0050,000		G40							
260000 Utility company provided pad mounted transformer 260000 Transformer pad 260000 Secondary duetbank 260000 Secondary duetbank 260000 Telecom services 260000 Telecom services 260000 Site Lighting 260000 Allowance 260000 SUBTOTAL	60000				16	0	0		
260000 Transformer pad 1 ea 3,000 3,000 260000 Secondary ductbank 50 lf 360.00 18,000 Communications Telecom services 100 lf 80.00 8,000 Site Lighting Ilis 50,000.00 50,000 50,000 SUBTOTAL SUBTOTAL 87,000 87,000				100	II	80.00	8,000		
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Communications Join 1 260000 Telecom services 260000 Site Lighting 260000 Allowance SUBTOTAL 87,000			*						
260000 Telecom services 100 If 80.00 8,000 Site Lighting 1 ls 50,000.00 50,000 260000 Allowance 1 ls 50,000.00 50,000 SUBTOTAL 87,000 87,000 100 100 100	260000		-	50	lf	360.00	18,000		
Site Lighting 1 500 m 6,000 m 260000 Allowance 1 1s 50,000 m SUBTOTAL 87,000 87,000 87,000									
260000 Allowance 1 ls 50,000.00 50,000 SUBTOTAL 87,000	260000			100	lf	80.00	8,000		
SUBTOTAL 87,000			Site Lighting						
	260000		Allowance	1	ls	50,000.00	50,000		
			SUBTOTAL					87,000	
CONTRAL - SITE DEVELOPMENT	Г		TOTAL - SITE DEVELOPMENT						\$341,2

ryport, MA							
oility Estin	nate		r	UNIT	EST'D	GFA SUB	TOTAL
	DESCRIPTION	QTY	UNIT	COST	COST	TOTAL	COST
ION 1:	BROWN SCHOOL - MINIMAL INTERVENTION (NYS	S PROGRAM)					
	SS FLOOR AREA CALCULATION AT NEW						
	NYS Program			5,550			
	GYM			5,300			
	Common spaces			3,200			
	Administration			960			
	Other spaces Area not in scope			2,590			
				(1,000)			
	TOTAL GROSS FLOOR AREA (GFA)				16,600	sf	
A10	• FOUNDATIONS						
A10	10 STANDARD FOUNDATIONS						
	SUBTOTAL					-	
A10	30 LOWEST FLOOR CONSTRUCTION						
	Plak on Oundor ="thick notabing	10,800	of	5.00	- 1 000		
	Slab on Grade, 5" thick; patching SUBTOTAL	10,800	sf	5.00	54,000	54,000	
	TOTAL - FOUNDATIONS						\$54
	TOTAL - FOCKDATIONS						φ04:
Bio	O SUPERSTRUCTURE						
Bie							
Б10.	IO FLOOR CONSTRUCTION SUBTOTAL					-	
B10	20 ROOF CONSTRUCTION						
	SUBTOTAL					-	
	TOTAL - SUPERSTRUCTURE						
B20	D EXTERIOR CLOSURE						
620	10 EXTERIOR WALLS						
	SUBTOTAL					-	
B20	20 WINDOWS						
	SUBTOTAL					-	
B20;	30 EXTERIOR DOORS						
	Exterior doors; new storefron system	1	\mathbf{pr}	15,000.00	15,000		
	SUBTOTAL					15,000	
	TOTAL - EXTERIOR CLOSURE						\$15,
Ro	BOOFING						
B30	D ROOFING						
B30	10 ROOF COVERINGS						
	20 ROOF OPENINGS						
B30	20 ROOF OF ENINGS						
B30 :	SUBTOTAL					-	

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Newburyport Youth Services Renovation Newburyport, MA	

			1	UNIT	EST'D	SUB	TOTA
	DESCRIPTION	QTY	UNIT	COST	COST	TOTAL	COST
ON 1: BI	ROWN SCHOOL - MINIMAL INTERVENTION (NYS PRO	OGRAM)					
С10	INTERIOR CONSTRUCTION						
C1010	PARTITIONS						
	Interior partition allowance for minimal work	16,600	sf	5.00	83,000		
	SUBTOTAL					83,000	
C1020	INTERIOR DOORS						
	Interior door allowance	16,600	sf	3.00	49,800		
	SUBTOTAL					49,800	
C1030	SPECIALTIES / MILLWORK						
055000	MISCELLANEOUS METALS						
	Miscellaneous metals throughout building	16,600	sf	0.50	8,300		
061000	ROUGH CARPENTRY						
	Rough carpentry allowance	16,600	sf	1.00	16,600		
064020	INTERIOR ARCHITECTURAL WOODWORK						
	Reception desk, 2' 6" wide	1	ea	7,500.00	7,500		
	Additional architectural woodwork, allow	1	ls	10,000.00	10,000		
101100	VISUAL DISPLAY SURFACES						
	Marker boards/tackboards	1	ls	10,000.00	10,000		
101400	SIGNAGE						
	Building directory	1	loc	3,000.00	NR		
	Other signage	16,600	sf	0.50	8,300		
102110	TOILET COMPARTMENTS/ACCESSORIES						
	Allowance for toilet partitions/accessories	16,600	sf	2.00	33,200		
	SUBTOTAL					93,900	
	TOTAL - INTERIOR CONSTRUCTION						\$22
C20	STAIRCASES						
C2010	STAIR CONSTRUCTION						
	Code upgrades to stair	4	flts	10,000.00	NR		
	SUBTOTAL					-	
C2020	STAIR FINISHES						
	Finishes to stairs	4	flts	3,000.00	NR		
	SUBTOTAL					-	
	TOTAL - STAIRCASES						
C30	INTERIOR FINISHES						
·	WALL FINISHES						
- 0	Allowance for wall finishes	16,600	sf	4.00	66,400		
	SUBTOTAL					66,400	
C3020	FLOOR FINISHES		c				
	Athletic flooring; refinish and repair 15%	3,425	sf	7.00	23,975		
	Floor finishes	16,600	sf	10.00	166,000		

Μ	&C							
vati		h Services						28
	y Estimat	ie					GFA	
3		DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL
)N 1: Bl	ROWN SCHOOL - MINIMAL INTERVENTION (NYS PR			0001	0001	TOTAL	
	Causo	CEILING FINISHES						
	03030							
		ACT 80%; GWB 20% SUBTOTAL	16,600	sf	8.80	146,080	146,080	
[TOTAL - INTERIOR FINISHES						40
F	-		1					
L	D10	CONVEYING SYSTEMS	l					
	D1010	ELEVATOR						
		Assumed no work to elevator required SUBTOTAL					-	
[TOTAL - CONVEYING SYSTEMS						
[D13	SPECIAL CONSTRUCTION]					
	D1313	SPECIAL CONSTRUCTION						
		No work in this section						
		SUBTOTAL						
[TOTAL - SPECIAL CONSTRUCTION						
[D20	PLUMBING]					
	D20	PLUMBING, GENERALLY						
		Plumbing allowance; replace all fixtures and distribution piping SUBTOTAL	16,600	sf	10.00	166,000	166,000	
[TOTAL - PLUMBING						\$166
Г	D30	HVAC	1					
L	-	HVAC, GENERALLY	1					
	D20	HVAC, OLAVIANI HVAC	16,600	sf	55.00	913,000		
		SUBTOTAL					913,000	
[TOTAL - HVAC						\$913
Г	D40	FIRE PROTECTION	1					
L	-		1					
	D40	FIRE PROTECTION, GENERALLY SUBTOTAL					-	
[TOTAL - FIRE PROTECTION						
- Г	D50	ELECTRICAL	1					
L		SERVICE & DISTRIBUTION	1					
		SUBTOTAL					-	
	D5020	LIGHTING & POWER Lighting & Branch Power						
		Lighting allowance (LED)	16,600	sf	8.00	132,800		
		Lighting controls						

•	e					GFA	16,
	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
ON 1: BH	ROWN SCHOOL - MINIMAL INTERVENTION (NYS PR	ROGRAM)					
	Lighting controls, local, daylight sensing and dimming	16,600	sf	1.20	19,920		
	Branch devices						
	Branch devices	16,600	sf	0.65	10,790		
	Lighting and branch circuitry						
	Branch & lighting circuitry	16,600	sf	7.00	116,200		
	SUBTOTAL					279,710	
D5030	COMMUNICATION & SECURITY SYSTEMS						
	Telephone/Data/CATV						
	Telecommunications rough in & devices and cabling	16,600	sf	4.00	66,400		
	Security System						
	New Security system including intrusion detection, card access and	16,600	sf	1.00	16,600		
	CCTV Audio/Visual						
	AV rough-in and power to community rooms (devices and cabling by	16,600	sf	0.75	12,450		
	other)	,			,10*		
	SUBTOTAL					95,450	
D5040	OTHER ELECTRICAL SYSTEMS						
	Miscellaneous		c				
	Temp power and lights; fees and permits	16,600	sf	2.00	33,200		
	SUBTOTAL					33,200	
	TOTAL - ELECTRICAL						\$408,3
E10	EQUIPMENT	1					
E10	EQUIPMENT, GENERALLY	_					
116620	ATHLETIC EQUIPMENT						
	Fixed basketball back boards	2	ea	6,500.00	13,000		
	Wall pads	-	ls	15,000.00	15,000		
		1	10	13,000.00	13,000		
113100	APPLIANCES						

ea

ea

ea

ea

ls

ea

550.00

500.00

700.00

200.00

15,000.00

1,800.00

3,600

1,400

15,000

	TOTAL - EQUIPMENT						\$49,250
E20	FURNISHINGS						
E2010	FIXED FURNISHINGS						
124810	ENTRANCE FLOOR MAT AND FRAMES						
	WOM; Recessed floor grille in all vestibules	50	sf	55.00	2,750		
123553	CASEWORK						
	Casework, allow	16,600	sf	5.00	83,000		
	SUBTOTAL					85,750	

Dishwasher

Microwave

Toaster oven

SUBTOTAL

Refrigerator/Freezer

Refrigerator/freezer - Undercounter

FOOD SERVICE EQUIPMENT

Food Service equipment to café

49,250

lenovat	ryport Youth Services tion port, MA						28-Oct-
easibil	lity Estimate					GFA	16,60
SI XODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
OPTIC	ON 1: BROWN SCHOOL - MINIMAL INTERVENTION (NYS PI	ROGRAM)					
	E2020 MOVABLE FURNISHINGS						
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	
	TOTAL - FURNISHINGS						\$85,75
	F20 SELECTIVE BUILDING DEMOLITION	1					
	F2010 BUILDING ELEMENTS DEMOLITION	-					
	Gut demolition	17,600	sf	3.00	52,800		
	SUBTOTAL					52,800	
	F2020 HAZARDOUS COMPONENTS ABATEMENT						
	See main summary for HazMat allowance				See Summary		
	SUBTOTAL						
	TOTAL - SELECTIVE BUILDING DEMOLITION						\$52,80

sibility Estin	nate					GFA	16,6
DE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
TION 2:	BROWN SCHOOL - RECONFIGURED CONCEPT	1					
GROS	SS FLOOR AREA CALCULATION AT NEW]					
	NYS Program	1		5,550			
	GYM			5,300			
	Common spaces Administration			3,200			
	Other spaces			960 2,590			
	Area not in scope			(1,000)			
	TOTAL GROSS FLOOR AREA (GFA)				16,600 ş	f	
A10	FOUNDATIONS	1					
L		1					
A101	o STANDARD FOUNDATIONS SUBTOTAL					-	
_							
A103	0 LOWEST FLOOR CONSTRUCTION						
	Allowance for new exterior ramps	4	loc	45,000.00	180,000		
	Slab on Grade, 5" thick; patching for MEP work SUBTOTAL	10,800	sf	5.00	54,000	224.000	
	SUBIOIAL					234,000	
	TOTAL - FOUNDATIONS						\$234,0
B10	SUPERSTRUCTURE	1					
BIO	SOLENSINGCIONE	J					
B101	o FLOOR CONSTRUCTION						
	SUBTOTAL					-	
B102	0 ROOF CONSTRUCTION						
	Structural steel upgrades at roof	11	tns	4,500.00	49,500		
	SUBTOTAL					49,500	
	TOTAL - SUPERSTRUCTURE						\$49,5
B20	EXTERIOR CLOSURE	1					
Baon	0 EXTERIOR WALLS	1					
			c				
	Insulate inside face of exterior wall Allowance to repoint 25% of exterior closure	15,822 3,956	sf sf	12.00 40.00	189,864 158,240		
	Allowance to replace/repair 15% of exterior closure	2,107	sf	90.00	189,630		
	Power wash Lime street facade	1,500	sf	6.00	9,000		
	Allowance to repoint 25% of exterior closure at Lime street	375	sf	40.00	15,000		
	Allowance to replace/repair 10% of exterior closure Lime street	150	sf	90.00	13,500		
	Allowance for new back light exterior sign SUBTOTAL	1	ea	12,000.00	12,000	587,234	
B202	20 WINDOWS						
	Replace other storefront/windows	1	ls	50,000.00	50,000		
	Restore existing historic windows; 60% of windows	1,253	sf	140.00	175,420		
	Replace existing windows with new alum clad wood windows; 40% of windows	835	sf	90.00	75,150		
	Replace gym glazing system	1,000	sf	105.00	105,000		
	SUBTOTAL					405,570	
B203	0 EXTERIOR DOORS						
	Exterior doors; new storefron system	1	\mathbf{pr}	15,000.00	15,000		
			-				

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novation wburyport, MA	th Services					67.	28-00
asibility Estim	ate					GFA	16,
I DE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
PTION 2: I	BROWN SCHOOL - RECONFIGURED CONCEPT				·		
	SUBTOTAL					15,000	
	TOTAL - EXTERIOR CLOSURE						\$1,007,8
B30	ROOFING						
	• ROOF COVERINGS						
-9							
070002							
	Flat Roofing		c		0		
	TPO roofing; complete; includes removal	3,500	sf	24.00	84,000		
	New scupper	1	loc	1,500.00	1,500		
	New entry canopy	25	sf	250.00	6,250		
	SUBTOTAL					91,750	
B3020	> ROOF OPENINGS						
	SUBTOTAL					-	
	TOTAL - ROOFING						\$91,7
							ψ91,
С10	INTERIOR CONSTRUCTION						
C1010	PARTITIONS						
	Interior partition allowance	16,600	sf	25.00	415,000		
	SUBTOTAL					415,000	
C1020) INTERIOR DOORS						
	Interior door allowance	16,600	sf	5.00	83,000		
	SUBTOTAL					83,000	
C1030	• SPECIALTIES / MILLWORK						
055000	MISCELLANEOUS METALS						
	Miscellaneous metals throughout building	16,600	sf	1.00	16,600		
061000	ROUGH CARPENTRY						
	Rough carpentry allowance	16,600	sf	2.00	33,200		
064020	INTERIOR ARCHITECTURAL WOODWORK						
	Reception desk, 2' 6" wide	1	ea	7,500.00	7,500		
	Additional architectural woodwork, allow	1	ls	10,000.00	10,000		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Miscellaneous sealants throughout building	16,600	sf	1.00	16,600		
101100	VISUAL DISPLAY SURFACES						
	Marker boards/tackboards	1	ls	10,000.00	10,000		
101.400							
101400	SIGNAGE Building directory		loo	0.000.00	0.000		
	Other signage	1 16,600	loc sf	3,000.00 0.50	3,000 8,300		
		,0			-,0		
102110	TOILET COMPARTMENTS/ACCESSORIES		_				
	Allowance for toilet partitions/accessories	16,600	sf	2.00	33,200		

104400 FIRE PROTECTION SPECIALTIES

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Newburyport Youth Services
Renovation
Newburyport, MA

73 73

				UNIT	EST'D	SUB	TOTAL
E	DESCRIPTION	QTY	UNIT	COST	COST	TOTAL	COST
FION 2:	BROWN SCHOOL - RECONFIGURED CONCEPT						
	Fire extinguisher cabinets	6	ea	350.00	2,100		
	SUBTOTAL					140,500	
	TOTAL - INTERIOR CONSTRUCTION						\$638,5
							φυζο,
C20	STAIRCASES						
C201	0 STAIR CONSTRUCTION						
	Code upgrades to stair	4	flts	10,000.00	NR		
	SUBTOTAL					-	
Gaaa							
C202	o STAIR FINISHES Finishes to stairs	4	flts	3,000.00	NR		
	SUBTOTAL					-	
	TOTAL - STAIRCASES						
С30	INTERIOR FINISHES						
C301	o WALL FINISHES						
	Allowance for wall finishes	16,600	sf	8.00	132,800		
	SUBTOTAL					132,800	
C302	o FLOOR FINISHES						
	Athletic flooring; refinish and repair 15%	3,425	sf	7.00	23,975		
	Floor finishes SUBTOTAL	16,600	sf	10.00	166,000	190.075	
	SUBTOTAL					189,975	
C303	o CEILING FINISHES						
	ACT 80%; GWB 20%	16 600	af	8.80	146 090		
	ACI 80%; GWB 20% SUBTOTAL	16,600	sf	8.80	146,080	146,080	
						140,000	
	TOTAL - INTERIOR FINISHES						468,
D10	CONVEYING SYSTEMS						
D101	o ELEVATOR						
	Assumed no work to elevator required						
	SUBTOTAL					-	
	TOTAL - CONVEYING SYSTEMS						
D13	SPECIAL CONSTRUCTION						
	3 SPECIAL CONSTRUCTION]					
5131	No work in this section						
	SUBTOTAL						
	TOTAL - SPECIAL CONSTRUCTION						
D20	PLUMBING						
220	-	1					
D20	PLUMBING, GENERALLY New roof drain		00	0.000.00	0.000		
	New root drain	16 600	ea	3,000.00	3,000		

Plumbing allowance; replace all fixtures and distribution piping

16,600 sf

10.00

166,000

PM&C
Newburyport Youth Services
Renovation
Newhurvport MA

28-Oct-20

Feasibilit					UNIT	EST'D	SUB	16,0 TOTAL
CODE		DESCRIPTION	QTY	UNIT	COST	COST	TOTAL	COST
ορτιο	N 2: B	ROWN SCHOOL - RECONFIGURED CONCEPT						
		SUBTOTAL					169,000	
Γ		TOTAL - PLUMBING						\$169,0
[D30	HVAC]					
	D30	HVAC, GENERALLY Replace two boilers, boiler feed unit and condensor pumps	1	ls	200,000.00	200,000		
		HVAC system; VRF	16,600	sf	55.00	913,000		
		SUBTOTAL					1,113,000	
Г		TOTAL - HVAC						\$1,113,0
L								
[D40	FIRE PROTECTION]					
	D40	FIRE PROTECTION, GENERALLY						
		Sprinkler system	16,600	sf	6.50	107,900		
-		SUBTOTAL					107,900	
		TOTAL - FIRE PROTECTION						\$107,9
Γ	D50	ELECTRICAL]					
	D5010	SERVICE & DISTRIBUTION Normal Power						
		Electrical service	16,600	sf	2.00	33,200		
		MDP, panelboards and distribution Emergency generator	16,600	sf	6.00	99,600 NR		
		Equipment Wiring						
		HVAC equipment SUBTOTAL	16,600	sf	5.00	83,000	215,800	
	D5020	LIGHTING & POWER						
	2.30-0	Lighting & Branch Power						
		Lighting allowance (LED)	16,600	sf	8.00	132,800		
		<u>Lighting controls</u> Lighting controls, local, daylight sensing and dimming	16,600	sf	1.20	19,920		
		Branch devices	,					
		Branch devices	16,600	sf	0.65	10,790		
		Lighting and branch circuitry						
		Branch & lighting circuitry	16,600	sf	7.00	116,200		
		SUBTOTAL					279,710	
	D5030	COMMUNICATION & SECURITY SYSTEMS						
		Fire Alarm						
		Fire alarm system	16,600	sf	3.00	49,800		
		Telephone/Data/CATV						
		Telecommunications rough in & devices and cabling	16,600	sf	4.00	66,400		
		<u>Security System</u>		-6				
		New Security system including intrusion detection, card access and CCTV	16,600	sf	1.00	16,600		
		<u>Audio/Visual</u>	16 600	of	o ==	10 / 50		
		AV rough-in and power to community rooms (devices and cabling by other)	16,600	sf	0.75	12,450		
		SUBTOTAL					145,250	
		OTHER ELECTRICAL SYSTEMS						

D5040 OTHER ELECTRICAL SYSTEMS

lity Estima	te					GFA	
	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTA
ON 2: B	ROWN SCHOOL - RECONFIGURED CONCEPT						
	Miscellaneous		c				
	Temp power and lights; fees and permits SUBTOTAL	16,600	sf	2.00	33,200	33,200	
	TOTAL - ELECTRICAL						\$67
E10	EQUIPMENT	_					
E10	EQUIPMENT, GENERALLY]					
116620	ATHLETIC EQUIPMENT						
	Fixed basketball back boards	2	ea	6,500.00	13,000		
	Wall pads	1	ls	15,000.00	15,000		
113100	APPLIANCES						
	Dishwasher	1	ea	550.00	550		
	Microwave	1	ea	500.00	500		
	Refrigerator/Freezer	2	ea	1,800.00	3,600		
	Refrigerator/freezer - Undercounter Toaster oven	9 1	ea ea	700.00 200.00	6,300 200		
		1	ea	200.00	200		
114000	FOOD SERVICE EQUIPMENT						
	Food Service equipment to café	1	ls	15,000.00	15,000		
	SUBTOTAL					54,150	
	TOTAL - EQUIPMENT						\$;
E20	FURNISHINGS						
E2010	FIXED FURNISHINGS						
124810	ENTRANCE FLOOR MAT AND FRAMES						
	WOM; Recessed floor grille in all vestibules	50	sf	55.00	2,750		
123553	CASEWORK						
	Casework, allow	16,600	sf	5.00	83,000		
	SUBTOTAL					85,750	
E2020	MOVABLE FURNISHINGS						
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	

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PMC - Project Management Cost

buryport Y ovation buryport, MA	outh Services						28-Oct-:
ibility Estir	nate					GFA	16,60
Е	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
TION 2:	BROWN SCHOOL - RECONFIGURED CONCEPT						
F20	> SELECTIVE BUILDING DEMOLITION	1					
	10 BUILDING ELEMENTS DEMOLITION]					
		17,600	sf	9.00	158,400	158,400	
F201	BUILDING ELEMENTS DEMOLITION Gut demolition	17,600	sf	9.00	158,400	158,400	
F201	BUILDING ELEMENTS DEMOLITION Gut demolition SUBTOTAL	17,600	sf	9.00	158,400 See Summary	158,400	

SUBTOTAL BROWN OPTION 1

DMRC

\$4,852,569



Feasibility Estimate

	CSI CODE		DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
	SITEW	ORK B	ROWN SCHOOL - OPTION 2						
		G	SITEWORK]					
		G10	SITE CLEARING/SITE DEMOLITION						
	24113		Site construction fence/barricades	1	ls	20,000.00	20,000		
	311100		Stabilized construction entrance	1	ls	10,000.00	10,000		
	24113		Miscellaneous demolition	1	ls	50,000.00	50,000		
0			EARTHWORK						
1			Building Earthwork						
2	312000		See new estimate				See Building		
3			Site Earthwork						
4	312000		Fine grading	1	ls	5,000.00	5,000		
5	312000		Cut and Fill	1	ls	15,000.00	15,000		
.6 7			EDAGION CONTROL						
17	312500		EROSION CONTROL Erosion control	1	ls	10,000.00	10,000		
9			SUBTOTAL	-	15	10,000.00	10,000	110,000	
20								- ,	
21		G20	SITE IMPROVEMENTS						
22			DITERMINALIA GONODETE DALVINA						
-3 24			BITUMINOUS CONCRETE PAVING Roadwavs and Parking Lots						
5			Bituminous concrete paving	3,500	sf				
26	321216		Gravel base	130	cy	40.00	5,200		
27	321216		3.5" Bituminous concrete paving	389	sy	32.00	12,448		
28 29	321216		<u>Asphalt markings</u> ADA parking spot		loc	85.00	0-		
30	321216		Parking spot	1 12	loc	85.00 50.00	85 600		
31	321216		Parking spot , van	1	loc	85.00	85		
32	321216		Crosswalk	1	loc	2,000.00	2,000		
33 34	321216		Misc. marking allowance	1	ls	1,500.00	1,500		
35			PAVING						
36			Concrete pedestrian walkway paving						
37	321313		5" Concrete walkways	5,000	sf	9.00	45,000		
38									
39 40			<u>Play Area Surfacing</u> Play area surface - 50%	1,500	sf	26.00	39,000		
11			Artificial turf; 50%	1,500	sf	15.00	22,500		
12									
13			Common Area Patio surfacing; wood deck and paving	1,000	sf	40.00	40,000		
14			man matter succession and dealers describe	0	- 6		ND		
15 16			Teen Patio surfacing; wood deck and paving	800	sf	40.00	NR		
17			Curbing						
1 8	321313		Vertical granite curb	650	lf	42.00	27,300		
19									
50 51			SITE IMPROVEMENTS Allowance for outdoor furniture	1	ls	20,000.00	20,000		
52			Allowance for round gathering platforms	550	sf	100.00	20,000 55,000		
53				00 5			00/		
54			Artificial turf field	4,050	sf	15.00	60,750		
55 56			Team benches Soccer goals	1	ls ls	10,000.00 4,000.00	10,000		
57			Socces guaio	1	15	4,000.00	4,000		
58			<u>Play structures</u>						
59	323000		Play structures	1	ls	75,000.00	75,000		
50			Shade structure	1	ls	30,000.00	30,000		
51			6ft benches	4	ea	3,500.00	14,000		
2									
,			CHAIN LINK FENCING AND GATES						





Feasibility Estimate

CSI CODE		DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEW	ORK B	ROWN SCHOOL - OPTION 2	·		ı — I			
323000		Chain link fence around play area	1	ls	20,000.00	20,000		
		LANDSCAPING						
329900		Import topsoil, 6" thick	1	ls	10,000.00	10,000		
329900		Lawn - seed	10,000	sf	0.35	3,500		
329900		Forest area gathering space	1,500	sf	5.00	7,500		
329900		Wetland replication; 2:1	9,740	sf	8.00	NR		
329343		Planting allowance	1	ls	50,000.00	50,000		
		SUBTOTAL					555,468	
							000/1	
	G30	CIVIL MECHANICAL UTILITIES						
	0							
		WATER UTILITIES						
		Water supply						
331000		New water service	1	ls	35,000.00	35,000		
		WASTEWATER COLLECTION						
		Sanitary sewer						
333100		Connect new plumbing into existing	1	ls	15,000.00	15,000		
		······································			-0,	-5,***		
		STORM DRAINS						
334000		Storm Sewer incl BMP's	1	ls	100,000.00	100,000		
		GAS						
330000		Excavate and backfill; service by utility company				NR		
		SUBTOTAL					150,000	
	G40	ELECTRICAL UTILITIES						
	040	Power						
260000		Primary ductbank, 2-4" empty conduit	100	lf	80.00	8,000		
260000		Utility company provided pad mounted transformer						
260000		Transformer pad	1	ea	3,000.00	3,000		
260000		Secondary ductbank	50	lf	360.00	18,000		
		Communications						
260000		Telecom services	100	lf	80.00	8,000		
		Site Lighting						
260000		Allowance	1	ls	50,000.00	50,000		
		SUBTOTAL					87,000	
		TOTAL - SITE DEVELOPMENT						\$902,4

<u> </u>			, I	UNIT	EST'D	SUB	1 TOTAL
z	DESCRIPTION	QTY	UNIT	COST	COST	TOTAL	COST
W NYS PR	OGRAM BUILDING	<u>.</u>					
GROSS	FLOOR AREA CALCULATION AT NEW						
	NYS Program			5,460			
	Common Spaces			3,735			
	Administration			1,235			
	TOTAL GROSS FLOOR AREA (GFA)				10,430	sf	
A10	FOUNDATIONS						
A1010	STANDARD FOUNDATIONS						
Aloio	Foundation allowance	10,430	sf	20.00	208,600		
	SUBTOTAL	,+0-			,	208,600	
•							
A1030	LOWEST FLOOR CONSTRUCTION						
	Slab on Grade, 5" thick	10,430	sf	15.00	156,450		
	SUBTOTAL					156,450	
	TOTAL - FOUNDATIONS						\$365,
B10	SUPERSTRUCTURE						
B1010	FLOOR CONSTRUCTION SUBTOTAL					-	
B1020	ROOF CONSTRUCTION						
	Stick built allwoance	2,900	sf	35.00	101,500		
	Structural steel columns and bar joists; 13 lbs per SF	68	tns	4,500.00	See D13 Below		
	Metal deck	10,430	sf	5.00	See D13 Below		
	SUBTOTAL					101,500	
	TOTAL - SUPERSTRUCTURE						\$101,
B20	EXTERIOR CLOSURE						
B2010	EXTERIOR WALLS						
	Allowance for exterior closure; stick built	2,900	sf	30.00	87,000		
	Allowance for exterior closure	10,430	sf		See D13 Below		
	SUBTOTAL			50.00	-0 - 24011	87,000	
B2020	WINDOWS						
	Exterior glazing; stick built	2,900	sf	25.00	72,500		
	Exterior glazing	10,430	sf		See D13 Below		
	SUBTOTAL					72,500	
B2030	EXTERIOR DOORS						
	Exterior doors	1	ea	20,000.00	20,000		
	SUBTOTAL					20,000	
	TOTAL - EXTERIOR CLOSURE						\$179,

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B3010 ROOF COVERINGS

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Newburyport Youth Services
Renovation
Newburyport, MA

				UNIT	EST'D	SUB	TOTA
	DESCRIPTION	QTY	UNIT	COST	COST	TOTAL	cos
NYS PI	ROGRAM BUILDING						
070002	ROOFING AND FLASHING						
	Flat Roofing		c		(- D		
	TPO roofing; complete; stick built	2,900	sf	22.00	63,800		
	TPO roofing; complete	10,430	sf	22.00	See D13 Below		
	SUBTOTAL					63,800	
B3020	ROOF OPENINGS						
	SUBTOTAL					-	
	TOTAL - ROOFING						\$6
С10	INTERIOR CONSTRUCTION						
C1010	PARTITIONS						
	Interior partition allowance	10,430	sf	25.00	260,750		
	SUBTOTAL					260,750	
C1020	INTERIOR DOORS						
	Interior door allowance	10,430	sf	5.00	52,150		
	SUBTOTAL					52,150	
C1030	SPECIALTIES / MILLWORK						
055000	MISCELLANEOUS METALS						
	Miscellaneous metals throughout building	10,430	sf	1.00	10,430		
061000	ROUGH CARPENTRY						
	Rough carpentry allowance	10,430	sf	2.00	20,860		
064020	INTERIOR ARCHITECTURAL WOODWORK						
004020	Reception desk, 2' 6" wide	1	ea	7,500.00	7,500		
	Additional architectural woodwork, allow	1	ls	10,000.00	10,000		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING Miscellaneous sealants throughout building	10,400	cf	1.00	10,490		
	Miscenaneous searants throughout building	10,430	sf	1.00	10,430		
101100	VISUAL DISPLAY SURFACES						
	Marker boards/tackboards	1	ls	10,000.00	10,000		
101400	SIGNAGE						
	Building directory	1	loc	3,000.00	3,000		
	Other signage	10,430	sf	0.50	5,215		
102110	TOILET COMPARTMENTS/ACCESSORIES						
	Allowance for toilet partitions/accessories	10,430	sf	2.00	20,860		
104400	FIRE PROTECTION SPECIALTIES						
	Fire extinguisher cabinets	4	ea	350.00	1,400		
	SUBTOTAL					99,695	
	TOTAL - INTERIOR CONSTRUCTION						\$4
C20	STAIRCASES						

SUBTOTAL

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ovat buryt	ion port, MA							28-C
	ty Estima	te					GFA	10
E		DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
W	NYS PF	ROGRAM BUILDING			I I		I	
	C2020	STAIR FINISHES						
	02020	SUBTOTAL					-	
		TOTAL - STAIRCASES						
	Сзо	INTERIOR FINISHES						
	C3010	WALL FINISHES Allowance for wall finishes SUBTOTAL	10,430	sf	8.00	83,440	83,440	
	C3020	FLOOR FINISHES Floor finishes SUBTOTAL	10,430	sf	10.00	104,300	104,300	
	C3030	CEILING FINISHES						
		ACT 80%; GWB 20% SUBTOTAL	10,430	sf	8.80	91,784	91,784	
		TOTAL - INTERIOR FINISHES						279,
	D10	CONVEYING SYSTEMS						
	D1010	ELEVATOR SUBTOTAL					-	
		TOTAL - CONVEYING SYSTEMS						
	D13	SPECIAL CONSTRUCTION						
	D1313	SPECIAL CONSTRUCTION Pre-engineered structure; including roofing and siding SUBTOTAL	7,530	sf	70.00	527,100	527,100	
		TOTAL - SPECIAL CONSTRUCTION						\$527,1
	D20	PLUMBING						
	D20	PLUMBING, GENERALLY Plumbing allowance SUBTOTAL	10,430	sf	12.00	125,160	105 160	
							125,160	
		TOTAL - PLUMBING						\$125,1
	D30	HVAC						
	D30	HVAC, GENERALLY HVAC system; VRF SUBTOTAL	10,430	sf	55.00	573,650	F70 6F0	
							573,650	
		TOTAL - HVAC						\$573,6

PM&C
Newburyport Youth Services

Renovation Newburyport, MA

				UNIT	EST'D	SUB	TOTAL
	DESCRIPTION	QTY	UNIT	COST	COST	TOTAL	COST
V NYS P	ROGRAM BUILDING						
D40	FIRE PROTECTION, GENERALLY						
	Sprinkler system	10,430	sf	6.00	62,580		
	SUBTOTAL					62,580	
	TOTAL - FIRE PROTECTION						\$62,
D50	ELECTRICAL]					
D5010	SERVICE & DISTRIBUTION						
	Normal Power	10 100	af	2.00	00.960		
	Electrical service	10,430	sf	2.00	20,860		
	MDP, panelboards and distribution	10,430	sf	6.00	62,580		
	Emergency generator				NR		
	Equipment Wiring		-£				
	HVAC equipment	10,430	sf	5.00	52,150		
	SUBTOTAL					135,590	
D5020	D LIGHTING & POWER						
	Lighting & Branch Power						
	Lighting allowance (LED)	10,430	sf	8.00	83,440		
	Lighting controls						
	Lighting controls, local, daylight sensing and dimming	10,430	sf	1.20	12,516		
	Branch devices						
	Branch devices	10,430	sf	0.65	6,780		
	Lighting and branch circuitry						
	Branch & lighting circuitry	10,430	sf	7.00	73,010		
	SUBTOTAL					175,746	
D5030	O COMMUNICATION & SECURITY SYSTEMS						
	Fire Alarm						
	Fire alarm system	10,430	sf	3.00	31,290		
	Telephone/Data/CATV						
	Telecommunications rough in & devices and cabling	10,430	sf	4.00	41,720		
	Security System	/10		·	• //		
		10 100	af	1.00	10,100		
	New Security system including intrusion detection, card access and CCTV	10,430	sf	1.00	10,430		
	Master Clock & PA System						
	New Master clock and PA system	10,430	sf	1.00	10,430		
	Audio/Visual						
	AV rough-in and power to community rooms (devices and cabling by	10,430	sf	0.75	7,823		
	other)						
	SUBTOTAL					101,693	
D5040	OTHER ELECTRICAL SYSTEMS						
	Miscellaneous		-1		ac 0(-		
	Temp power and lights; fees and permits	10,430	sf	2.00	20,860	<i></i>	
	SUBTOTAL					20,860	
	TOTAL - ELECTRICAL						\$433,
E10	EQUIPMENT]					
E10	EQUIPMENT, GENERALLY						
113100	APPLIANCES						
	Dishwasher	1	ea	550.00	550		
	Microwave	1	ea	500.00	500		

sibil	ity Estimat	e						GFA	10,4
DE		DESCRIPTION		QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
EW	NYS PR	ROGRAM BUILDING						ł	
		Refrigerator/freezer - Undercounter		9	ea	700.00	6,300		
		Toaster oven		1	ea	200.00	200		
	114000	FOOD SERVICE EQUIPMENT							
		Food Service equipment to café		1	ls	15,000.00	15,000		
						-0,	-5,		
		SUBTOTAL						26,150	
		TOTAL - EQUIPMENT							\$26,1
		х.							
	E20	FURNISHINGS							
	Faoto	FIXED FURNISHINGS							
	E2010	FIXED FURNISHINGS							
	124810	ENTRANCE FLOOR MAT AND FRAMES							
		WOM; Recessed floor grille in all vestibules		50	sf	55.00	2,750		
	123553	CASEWORK			c				
		Casework, allow]	10,430	sf	5.00	52,150		
		SUBTOTAL						54,900	
	E2020	MOVABLE FURNISHINGS							
		All movable furnishings to be provided and installed by owner							
		SUBTOTAL						NIC	
		TOTAL - FURNISHINGS							\$54,9
	F20	SELECTIVE BUILDING DEMOLITION							
	F2010	BUILDING ELEMENTS DEMOLITION							
	010	SUBTOTAL						-	
	F2020	HAZARDOUS COMPONENTS ABATEMENT							
		See main summary for HazMat allowance					See Summary		
		SUBTOTAL							
		TOTAL - SELECTIVE BUILDING DEMOLITION							

\$3,205,398

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Newburyport Youth Services Renovation Newburyport, MA

			r		nomin	arm.	-
	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOT COS
ADDITI	ON					•	
GROSS	FLOOR AREA CALCULATION AT NEW						
	First Floor			4,315			
	TOTAL GROSS FLOOR AREA (GFA)				4,315	đ	
A10	FOUNDATIONS						
	STANDARD FOUNDATIONS						
Alolo	Foundations; strip footings + spread footings SUBTOTAL	4,315	sf	15.00	64,725	64,725	
A1020	SPECIAL FOUNDATIONS SUBTOTAL					-	
	LOWEST FLOOR CONSTRUCTION CONCRETE						
	Slab on Grade, 5" thick SUBTOTAL	4,315	sf	12.00	51,780	51,780	
	TOTAL - FOUNDATIONS						\$1
B10	SUPERSTRUCTURE						
B1020	ROOF CONSTRUCTION See Special Construction						
	SUBTOTAL					-	
	TOTAL - SUPERSTRUCTURE						
B20	EXTERIOR CLOSURE						
B2010	EXTERIOR WALLS						
	See Special Construction SUBTOTAL					-	
B2020	WINDOWS						
	Curtainwall system SUBTOTAL	4,315	sf	10.00	43,150	43,150	
B2030	EXTERIOR DOORS						
	Exterior doors SUBTOTAL	1	ls	15,000.00	15,000	15,000	
	TOTAL - EXTERIOR CLOSURE						\$;
B30	ROOFING						
B3010	ROOF COVERINGS						
	See Special Construction SUBTOTAL					-	
B3020	ROOF OPENINGS						
	Elevator vent Roof hatch and ladder, allow SUBTOTAL				NR NR	-	

PM&C
Newburyport Youth Services

Renovation Newburyport, MA

	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TO CC
ADDIT		QII	UNII	cosi	cosi	IOIAL	
С10	INTERIOR CONSTRUCTION						
C1010	PARTITIONS						
	Allowance for interior partitions SUBTOTAL	4,315	sf	8.00	34,520	34,520	
C1020	INTERIOR DOORS						
	Allowance for interior doors SUBTOTAL	4,315	sf	4.00	17,260	17,260	
C1030	SPECIALTIES / MILLWORK						
055000	MISCELLANEOUS METALS						
	Miscellaneous metals throughout building	4,315	sf	1.00	4,315		
064020	INTERIOR ARCHITECTURAL WOODWORK Additional architectural woodwork, allow	1	ls	10,000.00	10,000		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Miscellaneous sealants throughout building	4,315	sf	1.00	4,315		
101400	DISPLAY CASES Display case allowance	1	ea	3,500.00	3,500		
101400	SIGNAGE						
	Building directory Other signage	1 4,315	loc sf	3,000.00 0.50	NIC 2,158		
104400	FIRE PROTECTION SPECIALTIES						
	Fire extinguisher cabinets SUBTOTAL	2	ea	350.00	700	24,988	
	TOTAL - INTERIOR CONSTRUCTION						:
- C	INTERIOR FINISHES						
C30							
-	WALL FINISHES PAINTING						
	Miscellaneous painting throughout including final touch-up	4,315	gsf	3.00	12,945		
	SUBTOTAL					12,945	
C3020	FLOOR FINISHES						
096400	WOOD FLOORING						
	Athletic flooring Moisture mitigation SUBTOTAL	4,315	sf	18.00	77,670 NR	77,670	
C3030	CEILING FINISHES						
090007	PAINTING						
	Paint exposed deck SUBTOTAL	4,315	sf	1.75	7,551	7,551	
	TOTAL - INTERIOR FINISHES						

28-Oct-20

PM&C
Newburyport Youth Services

Renovation Newburyport, MA

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ibilit	y Estimat	ie		_			GFA	
E		DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
M A	DDIT	ON	1					
[D13	SPECIAL CONSTRUCTION						
	D1919	SPECIAL CONSTRUCTION						
	51313	Pre-engineered structure; including roofing and siding	4,315	sf	65.00	280,475		
		SUBTOTAL	4,0-0	51	0,000	200,4/5	280,475	
		Sobional					200,475	
[TOTAL - SPECIAL CONSTRUCTION						\$280,
Г	D20	PLUMBING						
L	020	TECHEMINO						
	D20	PLUMBING, GENERALLY						
		Allowance for miscellaneous plumbing	4,315	sf	5.00	21,575		
		SUBTOTAL					21,575	
-								
L		TOTAL - PLUMBING						\$21
Г	D30	HVAC						
-	D30	HVAC, GENERALLY						
	D30	HVAC allowance	4,315	sf	40.00	172,600		
		SUBTOTAL	1,0 0			, ,	172,600	
ſ		TOTAL - HVAC						\$172,
[D40	FIRE PROTECTION						
	D40	FIRE PROTECTION, GENERALLY						
		Sprinkler system	4,315	sf	5.00	21,575		
		SUBTOTAL					21,575	
Γ		TOTAL - FIRE PROTECTION						\$21
L								
[D50	ELECTRICAL						
	D5010	SERVICE & DISTRIBUTION Normal Power						
		Electrical service	4,315	sf	2.00	8,630		
		MDP, panelboards and distribution	4,315	sf	4.00	17,260		
		Emergency generator				NR		
		Equipment Wiring						
		HVAC equipment	4,315	sf	2.50	10,788		
		SUBTOTAL					36,678	

D5020 LIGHTING & POWER

Lighting controls

Branch devices

Branch devices

Lighting & Branch Power

Lighting allowance (LED)

Lighting and branch circuitry

Lighting controls, local, daylight sensing and dimming

4,315

4,315

4,315

 \mathbf{sf}

 \mathbf{sf}

sf

6.00

1.20

0.65

25,890

5,178

2,805

51,133

PM&C
Newburyport Youth Services

Renovation Newburyport, MA

SI ODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOT. COS
		QII	onn	031	031	IOIAL	
GYM ADI							
	Telephone/Data/CATV		c		0.6		
	Telecommunications rough in & devices and cabling	4,315	sf	2.00	8,630		
	Security System						
	New Security system including intrusion detection, card access and CCTV	4,315	sf	2.00	8,630		
	Master Clock & PA System						
	PA system	4,315	sf	1.00	4,315		
	Audio/Visual				1.0 0		
	AV rough-in and power to community rooms (devices and cabling by other)	4,315	sf	0.75	3,236		
	SUBTOTAL					37,756	
D50	040 OTHER ELECTRICAL SYSTEMS						
	Miscellaneous						
	Temp power and lights; fees + permits	4,315	sf	1.00	4,315		
	SUBTOTAL					4,315	
	TOTAL - ELECTRICAL						\$12
E	10 EQUIPMENT						
Е	10 EQUIPMENT, GENERALLY						
1166	20 ATHLETIC EQUIPMENT						
	Fixed basketball back boards	2	ea	6,500.00	13,000		
	Operable basketball back boards	4	ea	10,000.00	40,000		
	Bleachers; 400 seats	1	ls	56,000.00	56,000		
	Wall pads	1	ls	15,000.00	15,000		
	SUBTOTAL					124,000	
	TOTAL - EQUIPMENT						\$12
E	20 FURNISHINGS	7					
E2	010 FIXED FURNISHINGS						
	No work required						
	SUBTOTAL					-	
E2	020 MOVABLE FURNISHINGS						
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	
	TOTAL - FURNISHINGS						
L							
F	20 SELECTIVE BUILDING DEMOLITION						
F2	010 BUILDING ELEMENTS DEMOLITION						
	No work required						
	SUBTOTAL					-	
F2	020 HAZARDOUS COMPONENTS ABATEMENT						
	See main summary for HazMat allowance				See Summary		
	SUBTOTAL				-		
	TOTAL - SELECTIVE BUILDING DEMOLITION						

SUBTOTAL GYM BUILDING



Newburyport Youth Services DESIGN OPTIONS Newburyport, MA

Feasibility Estimate

CSI CODE		DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEW	ORK L	OW STREET						
	G	SITEWORK						
	G10	SITE CLEARING/SITE DEMOLITION						
24113		Site construction fence/barricades	1	ls	20,000.00	20,000		
311100		Stabilized construction entrance	1	ls	10,000.00	10,000		
24113		Miscellaneous demolition	1	ls	30,000.00	30,000		
		EARTHWORK						
		Building Earthwork						
312000		See new estimate				See Building		
312000		Site Earthwork		1.				
312000		Fine grading Cut and Fill	1	ls la	5,000.00	5,000		
312000		Cut and Fin	1	ls	15,000.00	15,000		
040500		EROSION CONTROL		,				
312500		Erosion control SUBTOTAL	1	ls	10,000.00	10,000	00.000	
		SUBTOTAL					90,000	
	G20	SITE IMPROVEMENTS						
		BITUMINOUS CONCRETE PAVING						
		Roadways and Parking Lots						
		Bituminous concrete paving	8,800	sf				
321216 321216		Gravel base	326	cy	40.00	13,040		
321210		3.5" Bituminous concrete paving Asphalt markings	978	sy	32.00	31,296		
321216		ADA parking spot	2	loc	85.00	170		
321216		Parking spot	21	loc	50.00	1,050		
321216		Parking spot , van	1	loc	85.00	85		
321216 321216		Crosswalk Misc. marking allowance	1	loc ls	2,000.00 1,500.00	2,000 1,500		
			-		1,500,000	1,000		
		PAVING						
		Concrete pedestrian walkway paving		c				
321313		5" Concrete walkways	5,000	sf	9.00	45,000		
		Play Area Surfacing						
		Play area surface - 50%	1,500	sf	26.00	39,000		
		Artificial turf; 50%	1,500	sf	15.00	22,500		
		Common Area Patio surfacing; wood deck and paving	1,000	sf	40.00	40,000		
		Toon Datio surfacing, used deals and nating	900	~£	40.00	22.222		
		Teen Patio surfacing; wood deck and paving	800	sf	40.00	32,000		
		Curbing						
321313		Vertical granite curb	500	lf	42.00	21,000		
		SITE IMPROVEMENTS						
		Allowance for outdoor furniture	1	ls	20,000.00	20,000		
		Allowance for round gathering platforms	550	sf	100.00	55,000		
				-				
		Artificial turf field Team benches	4,050 1	sf ls	15.00 10,000.00	60,750 10,000		
		Soccer goals	1	ls	4,000.00	4,000		
		-						
		Play structures						
323000		Play structures	1	ls	75,000.00	75,000		
		Shade structure	1	ls	30,000.00	30,000		
		6ft benches	4	ea	3,500.00	14,000		
		CHAIN LINK FENCING AND GATES						



Newburyport Youth Services DESIGN OPTIONS Newburyport, MA

Feasibility Estimate

323000 329900 329900 329900 329900 329343	RK LOW STREET Chain link fence around play area LANDSCAPING Import topsoil, 6" thick Lawn - seed Forest area gathering space Wetland replication; 2:1 Planting allowance SUBTOTAL G30 CIVIL MECHANICAL UTILITIES WATER UTILITIES Water supply	1 10,000 1,500 9,292 1	ls sf sf ls	20,000.00 10,000.00 0.35 5.00 8.00 50,000.00	20,000 10,000 3,500 7,500 74,336 50,000	682,727	
329900 329900 329900 329900 329343	LANDSCAPING Import topsoil, 6" thick Lawn - seed Forest area gathering space Wetland replication; 2:1 Planting allowance SUBTOTAL G30 CIVIL MECHANICAL UTILITIES WATER UTILITIES Water supply	1 10,000 1,500 9,292	ls sf sf	10,000.00 0.35 5.00 8.00	10,000 3,500 7,500 74,336	682,727	
329900 329900 329900 329343	Import topsoil, 6" thick Lawn - seed Forest area gathering space Wetland replication; 2:1 Planting allowance SUBTOTAL G30 CIVIL MECHANICAL UTILITIES WATER UTILITIES Water supply	10,000 1,500 9,292	sf sf sf	0.35 5.00 8.00	3,500 7,500 74,336	682,727	
329900 329900 329900 329343	Import topsoil, 6" thick Lawn - seed Forest area gathering space Wetland replication; 2:1 Planting allowance SUBTOTAL G30 CIVIL MECHANICAL UTILITIES WATER UTILITIES Water supply	10,000 1,500 9,292	sf sf sf	0.35 5.00 8.00	3,500 7,500 74,336	682,727	
329900 329900 329900 329343	Lawn - seed Forest area gathering space Wetland replication; 2:1 Planting allowance SUBTOTAL G30 CIVIL MECHANICAL UTILITIES WATER UTILITIES Water supply	10,000 1,500 9,292	sf sf sf	0.35 5.00 8.00	3,500 7,500 74,336	682,727	
329900 329900 329343	Forest area gathering space Wetland replication; 2:1 Planting allowance SUBTOTAL G30 CIVIL MECHANICAL UTILITIES WATER UTILITIES Water supply	1,500 9,292	sf sf	5.00 8.00	7,500 74,336	682,727	
329900 329343	Wetland replication; 2:1 Planting allowance SUBTOTAL G30 CIVIL MECHANICAL UTILITIES WATER UTILITIES Water supply	9,292	sf	8.00	74,336	682,727	
329343	Planting allowance SUBTOTAL G30 CIVIL MECHANICAL UTILITIES WATER UTILITIES Water supply					682,727	
(Planting allowance SUBTOTAL G30 CIVIL MECHANICAL UTILITIES WATER UTILITIES Water supply		ls	50,000.00		682,727	
	SUBTOTAL G30 CIVIL MECHANICAL UTILITIES WATER UTILITIES Water supply					682,727	
	G30 CIVIL MECHANICAL UTILITIES WATER UTILITIES Water supply					// /	
	WATER UTILITIES Water supply						
	WATER UTILITIES Water supply						
331000	Water supply						
331000							
331000							
	New water service	1	ls	35,000.00	35,000		
	WASTEWATER COLLECTION						
	Sanitary sewer						
333100	Connect new plumbing into existing	1	ls	15,000.00	15,000		
	connect new planibility into existing	1	15	13,000.00	13,000		
	STORM DRAINS						
334000	Storm Sewer incl BMP's	1	ls	100,000.00	100,000		
	GAS						
330000	Excavate and backfill; service by utility company				NR		
	SUBTOTAL					150,000	
	G40 ELECTRICAL UTILITIES						
,	Power						
260000	Primary ductbank, 2-4" empty conduit	100	lf	80.00	8,000		
260000	Utility company provided pad mounted transformer						
260000	Transformer pad	1	ea	3,000.00	3,000		
260000	Secondary ductbank	50	lf	360.00	18,000		
	Communications						
260000	Telecom services	100	lf	80.00	8,000		
	Site Lighting						
260000	Allowance	1	ls	50,000.00	50,000		
	SUBTOTAL					87,000	
—	TOTAL - SITE DEVELOPMENT						\$1,009,

NYS - Facility Planning + Assessment Survey

IXb. NYS PROGRAM SPATIAL REQUIREMENTS

Space Requirements for NYS

11279
4585
15864
11000
9
-
-
7
15

Program Assumptions			
Youth Center Program			
Core Space			
Room	S.F. Activity		# of children
Art Room	35		16
Preschool	35		20
Game Room	35		20
Homework / Tech Space	35		12
Multipurpose	35		20
	Core Program Totals :	Totals :	88
Gymnasium	4200		
Maker Space	400		
	Gymnasium Totals :	Totals :	0
	Co	Core Total :	88
	Tot	Total Youth :	88

30%	30%					
Circulation Percentage Homebases :	Circulation Percentage Admin. :	Staff Parking Percentage :	Parent Parking Percentage :	Playground Percentage :	S.F. per Child Playground :	

	Ñ	ummary	of Inter	ior Home	base Sp	ace Rec	Summary of Interior Homebase Space Requirements			
# of Children	Room Name	Activity	Activity Lockers	Adjacent Toilet	Material Activity Cabinets Counter	Activity Counter	Equipmt/ Storage Bleachers Closet	Storage Closet	Staff Nook	Total S.F.
Core Space										
16	Art Room	560	15.0		20	15	20	30	12	672
20	Preschool	200	18.7	09	20	20		30	12	861
20	Game Room	200	18.7		20	0		20	12	771
12	Homework Tech Space	420	11.2		20	20		40	12	523
20	Multipurpose	200	18.7		20			100	12	851
88										3677
0	Gymnasium	4200	18.7	0		0	200	149	12	4580
0	Maker Space	400	18.7	0		0	0			419
0	Totals	4600	37	0	0	0	200	149	12	4998
88	Core Total						0	Core Net S.F. Total :	F. Total :	8676
88	Total Youth						Homeb	Homebase Net S.F. Total :	F. Total :	8676
							30%	Cir	Circulation :	2603

Total Homebase Gross S.F.: 11279

studioMLA

Summary of Interior Administrative Space Requirements

	m Name Programme and Misc. Image: Standard Standa			
and Misc. $100 \qquad 100 \qquad $	and Misc.			
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	none utral Toilet/w shower Land			
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hone 40 150 160	hone hone house ho		120	
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it 204 120 204 120 204 205 205 205 205 205 205 205 272 272 In Storage 105 105 106 10 10 115 115 257 In Storage 150 150 10 10 115 115 955 In Storage 150 10 10 10 105 955 956 <td>eutral Toilet/w shower Chair storage int Storage</td> <td></td> <td>350</td>	eutral Toilet/w shower Chair storage int Storage		350	
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$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	eutral Toilet/w shower Chair storage int Storage		204	
utral Tolletive shower 204 1 <th1< <="" td=""><td>eutral Toilet/w shower Chair storage int Storage</td><td></td><td>120</td></th1<>	eutral Toilet/w shower Chair storage int Storage		120	
Chair storage 200 150 <	Chair storage int Storage		204	
int Storage 150 150 160 17 17 17 <td>int Storage</td> <td></td> <td>200</td>	int Storage		200	
Int Storage 100 100 100 100 100 100 150	int Storage		150	
Center Support Net S.F. Total: 2572 200 155 1555 1555 1555 1555 1555 1555 1555 1555 1555 1555 1555 1555 1555 1555 1555 15555 15555 15555 15555 155555 155555 155555 1555555 1555555 1555555 15555555 1555555 15555555 155555555 155555555 155555555 15555555555 15555555555555 155555555555555 15555555555555555555555555555 <th 1555555555555555555555555555555555555<="" td=""><td></td><td></td><td>100</td></th>	<td></td> <td></td> <td>100</td>			100
200 200 15 15 200 150 150 150 150 150 150 150 200 150 150 150 200 150 150 160 200 150 160 160 200 150 161 165 200 150 161 165 200 101 101 105 200 101 105 30% 105 201 105 105 105 105		Center Support Net S.F. Total :	2572	
200 200 200 155 155 1			215	
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150 150 150 150 150 150 150 150 150 150 150 150 150 155 1			150	
150 150 150 200 2			150	
200 200 200 200 200 200 Administrative Net S.F. Total : 955 Total Administrative and Support Net S.F. : 352			150	
<u> </u>			200	
		Administrative Net S.F. Total :	955	
		Total Administrative and Support Net S.F. :	3527	
		30% Circulation :	1058	
		Total Administrative and Support Gross S.F. :	4585	

School
at Brown
available a
paces av
arking S _I
15 P

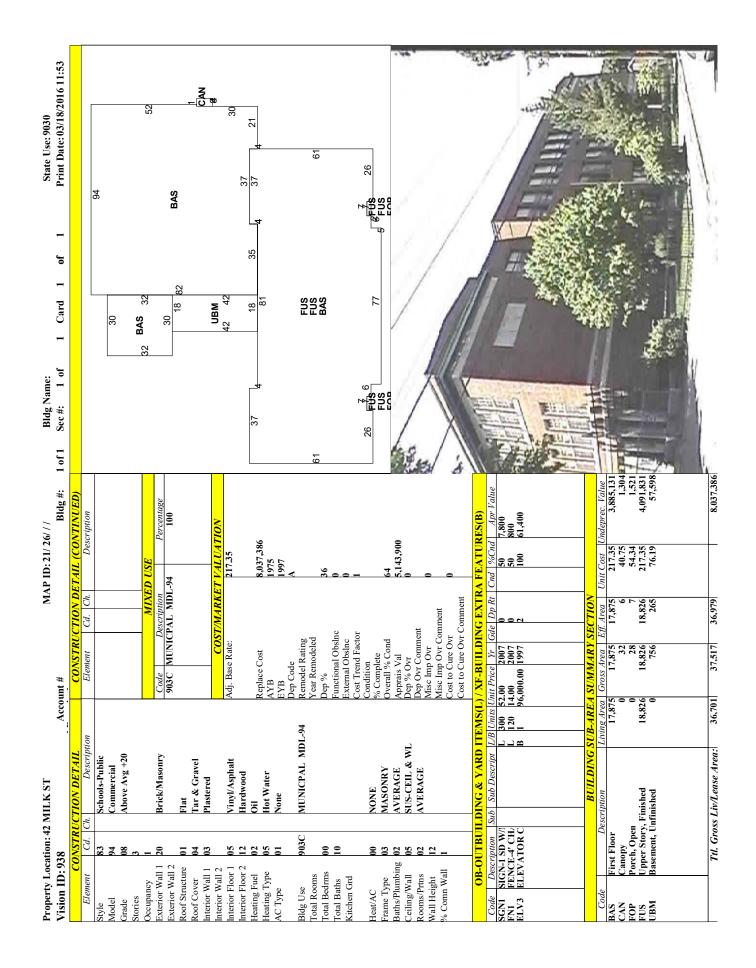
- 1 Handicap 1 Van spot
- Middle school playground Outdoor Hard Court One Basket Ball Court Outdoor Gardening Space Picnic Area 11000

4/30/2020

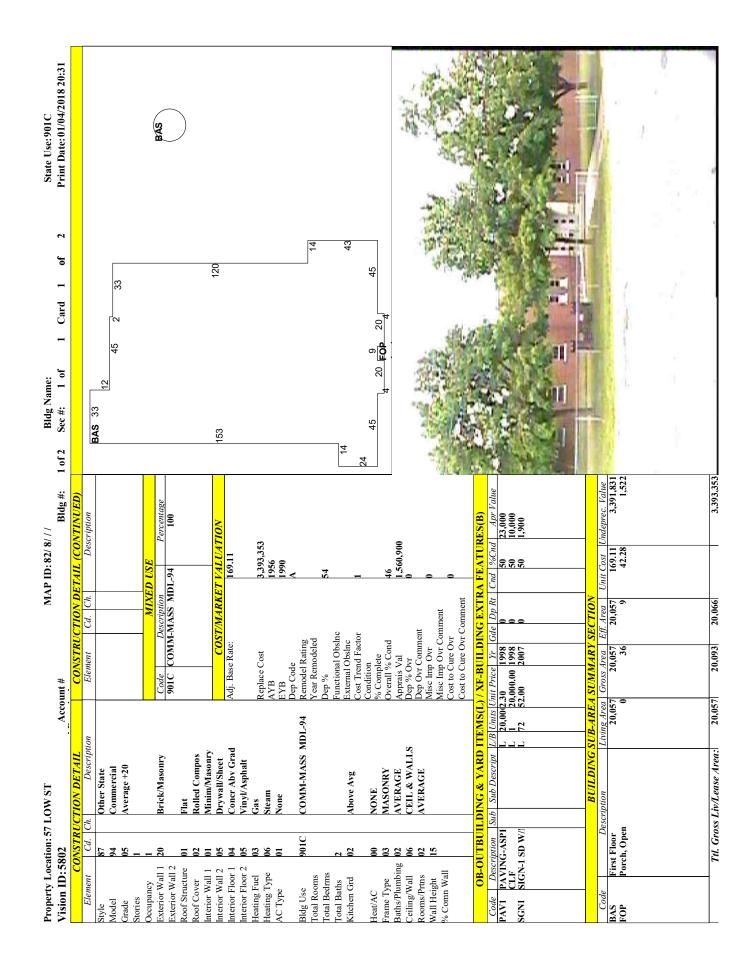
NYS - Facility Planning + Assessment Survey

IXc. ASSESSOR'S PROPERTY CARDS

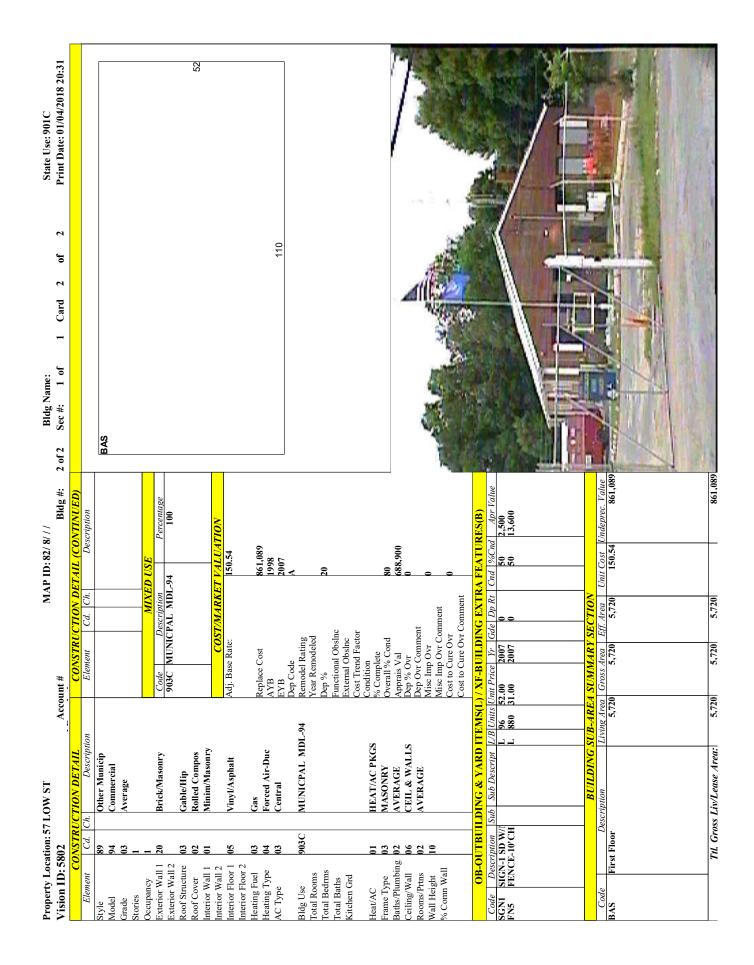
201611:53		123 NEWBURYPORT, MA	NOISIA		Assessed Value 5,072,700 278,900 8,600	5,360,200 r or Assessor		5,143,900	61,400	8,600	330,700	5,544,600 C 0	5.544.600	N I	Doct In	Purposerkesult Ir+Listed Ir+Listed		e Land Value 0 330,700 : 330,700
State Use: 9030 Print Date: 03/18/2016 11:53	lue	5,205,300 330,700 8,600 NEWBUI	SIN	5,544,600	Code 9030 9030 9030	Total: 1 Data Collecto	SUMMARY							HISTORY		Cd. Purposerk 00 Measur-Listed 00 Measur-Listed Measur-Listed	-	<i>idj Unit Price</i> 1.00 300,610.00 1.01 70tal Land Value:
_	Assess			00 5,54	Assessed Value Assessed Value 5,072,700 2014 9 330,700 2014 9 8,600 2014 9	5,412,000 edges a visit by 0	APPRAISED VALUE SUMMARY	ard)	Bldg)	(Bldg)	ldg)	alue	cel Value	VISIT/ CHANGE HISTOR)		RD RD RD	-	Fa Fa
	ASSES	5,205,300 330,700 8,600		Total 5,544,600 5,544,600 DDEUTIDIIS 4 SCEECOMENTS (HISTODI)	030 030 030 030	S.544,600 Total: S.412,000 Total: S.360,20 This signature acknowledges a visit by a Data Collector or Assessor	APPRA	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Spectal Land Value Total Appraised Parcel Value Valuation Method: Adjustment:	Net Total Appraised Parcel Value		T	1998 1998	-	Special Pricing
of 1	CUR	9030 9030 9030			Assessed Value 5,205,300,2015 330,700,2015 330,700,2015 8,600,2015	. Int.		Appraised	Appraise	Appraise	Appraise	Special Lanc Total Appra Valuation M Adjustment:	Net Total	_		02/08/2007 04/21/1998 04/21/1998		Notes- Adj PRIME SITE
Bldg Name: Sec #: 1	Description	EXEMPT EXM LAND EXEMPT			<i>Yr. Code</i> 2016 9030 2016 9030 2016 9030 2016 9030	S Total: S Amount Comm			-	Batch						SCHOOL CL SCHOOL CL	<u>SECTION</u>	ST: Adj. Idx Adj. 0.00
	<u>LOCATION</u> Urban			<u>VI E DDICE V</u>		OTHER ASSESSMENTS OTHER ASSESSMENTS Aumber A			-		_				┢	np. Date Comp.	LINE VALUATION	C. Factor
1119	/ROAD		VIAL DA1A CONDO CV: INLAW Y/N: LOT SPLIT: 40B HSNG:	201#	7 <u>4</u>					Tracing				ORD	- 40	<u>Insp. Date % Comp</u> 07/01/1998 100	LAND LINI	I. Factor 1.1500 1.1500 tal Land A
	ES 1				4	Code Description			NEIGHBORHOOD	Index Name	BALON	<u></u>		<u>s permit record</u>		Amount 0 07	-	mits Umit 1.10 AC 261,400.00 1.10 AC 261,400.00
count #	0. UTLIT		21-26 2	ATT 1/2 HSE: GIS ID: M_251958_950792 TDBEC 1/01 / D46		Amount			ASSES	Street Inde.				BUILDING PE		100 L		Units 1.10
	1 Level		Other ID: SUB-DIV SUB-DIV PHOTO WARD TILE #:	ATT 1/2 HSE: GIS ID: M_25 TEDCHID		EXEMPTIONS n		Total.	2007	NBHD Name		YEAR				Type Description EXEMPT	-	Zone D From Depth R3 D From Depth Carl Depth R3 D From Depth
Property Location: 42 MILK ST Vision ID: 938	ENT OWNER	TI T	12: 12:	19 19 19	URYPORT	<u>EXEM</u> Description					_	GEORGE BROWN SCHOOL NEW ADDN'S 1975. ORIGINAL YEAR BUILT BETWEEN 1922 & 1925. ELEVATOR 3 STORIES.			-	11 12 11 12 12 12 12 12 12 12 12 12 12 1	-	Use Use Code Description 903C MUNICPAL MDL-94
Property Locati Vision ID: 938	CITY OF NEWBURYPORT	42 MILK STREE	Additional Owners:	DEC	CITY OF NEWBURYPORT	Year Type				NBHD/SUB	6/A	GEORGE BROWN SCHOOL NEW ADDN'S 1975. ORIGINAL BUILT BETWEEN 1922 & 1925. ELEVATOR 3 STORIES.			┢	AR170-5/98 01	-	B Use 1 # Code 1 1 903C MUNIC



Property Location: 57 LOW ST Vision ID: 5802 CURRENT OWNER	Account #	nt # 	MAP ID: 82/ 8/ // STRT/R0AD	/ Bldg #: 1 of 2 LOCATION	Bldg Name: Sec #: 1 of (1 Card 1 of <u>URRENT ASSESSM</u>	2 ENT	State Use: 901C Print Date: 01/04/2018 20:31	
COMMONWEALTH OF MASSACHUS					Description	Apprais	Value Assess	172	
100 CAMBRIDGE STREET					EXM LAND	-		NEWBUI	MA
BOSTON, MA 02109	_	SUPPLEM	MENTAL DATA		EXEMPT EXEMPT	9010 9030	34,900 34,900 (88,900 (88,900)		
dditional Owners:	Other ID: SUB-DIV PHOTO	82-8	CONDO CV: INLAW Y/N: LOT SPLIT:		EXEMPT				F
	WARD TILE #: ATT 1/2 HSE:	4	40B HSNG:					VISION	7
	IS ID: M_249	10	ISSOC PID#					00	
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NYS - Facility Planning + Assessment Survey

IXd. PRESENTATION TO FOCUS GROUPS

Newburyport Youth Services Focus Group

May 14, 2020



About Us

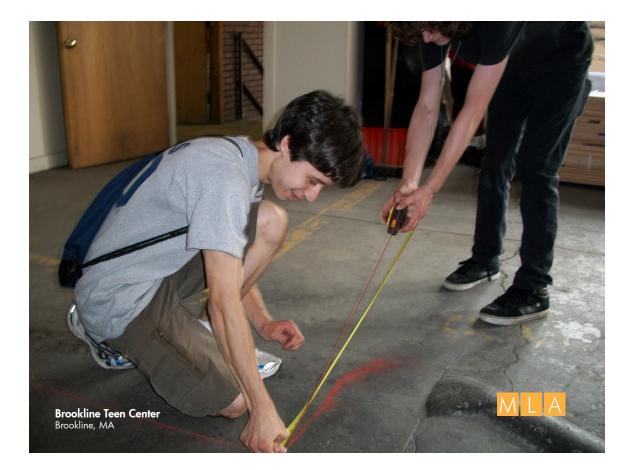




MLA

Brookline Teen Center Brookline, MA

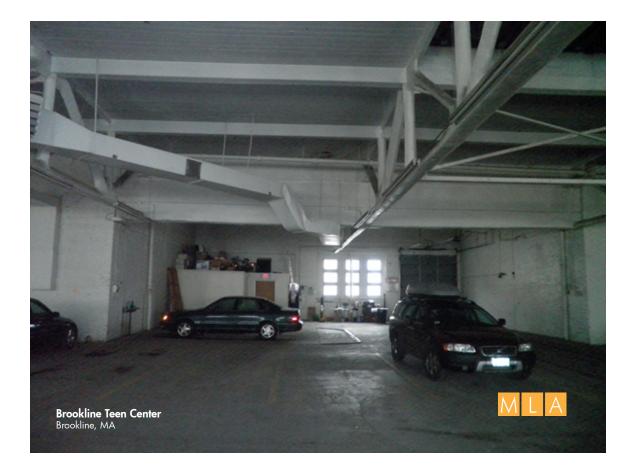




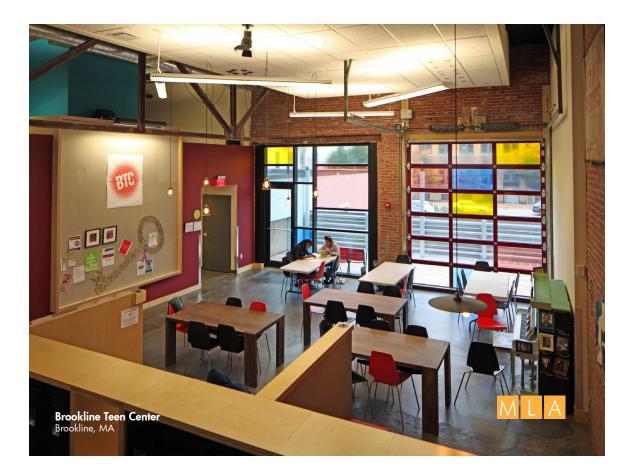


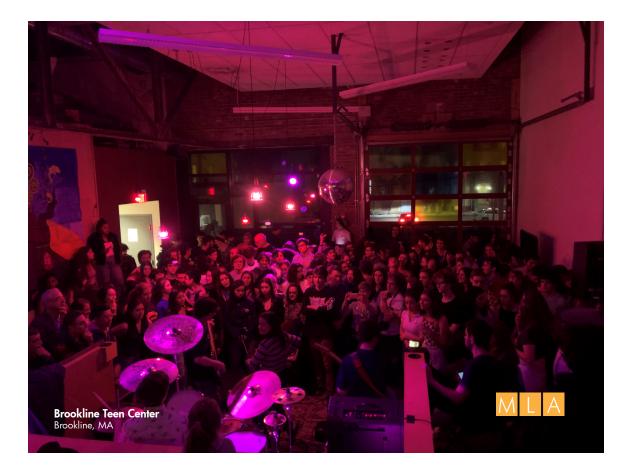








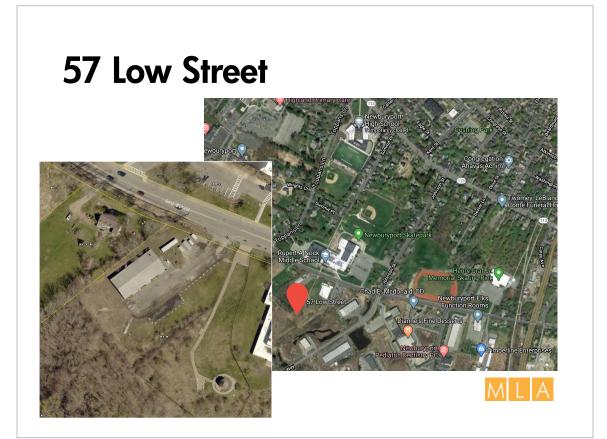














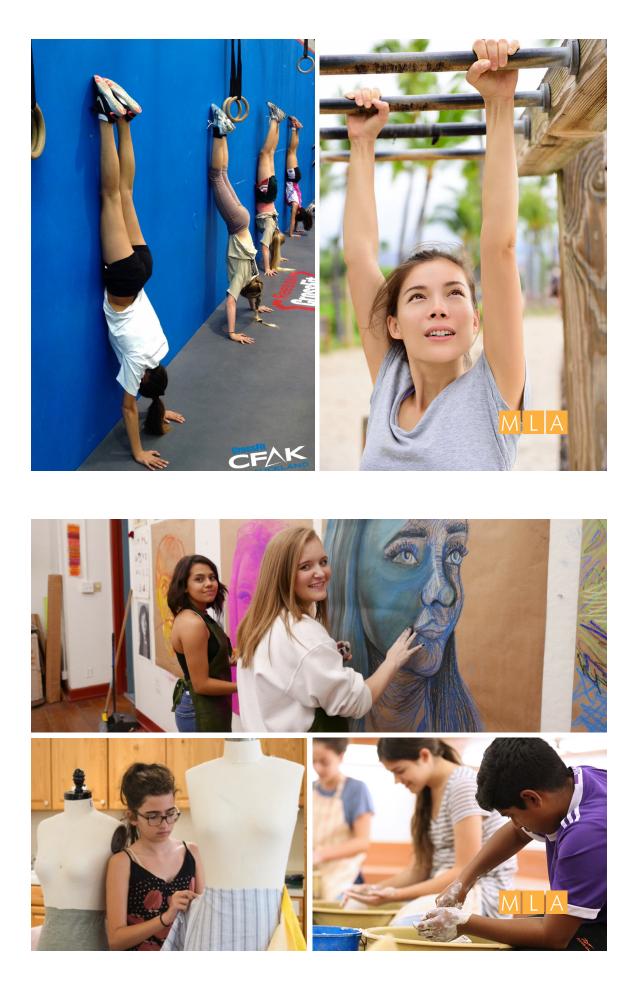
























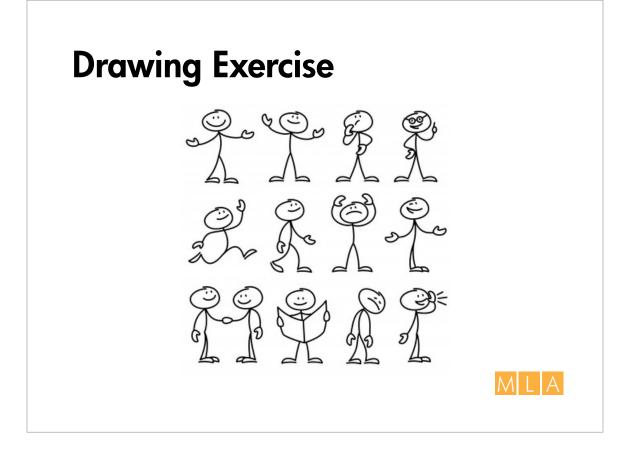












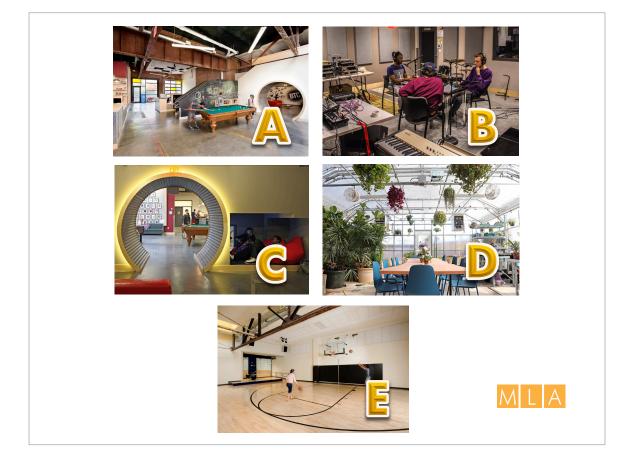
Drawing Exercise

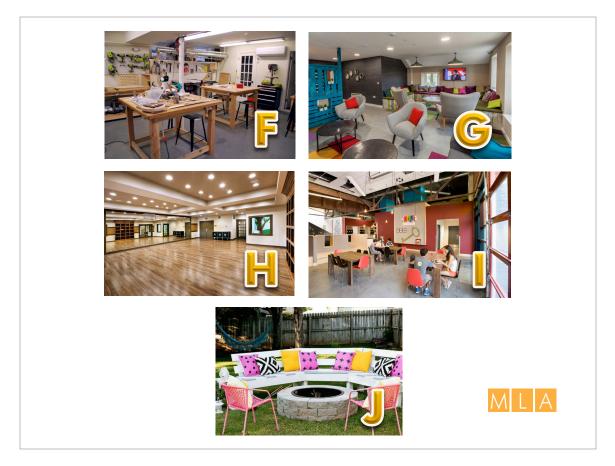
- Place where you could be by yourself
- Place where you could be together
- Place where you feel most relaxed
- Something you want to learn

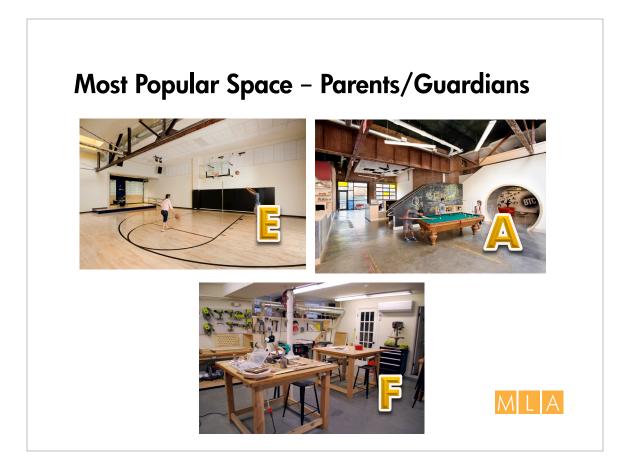


Q. In which 5 spaces are you (or your child/children) most interested in spending more time?

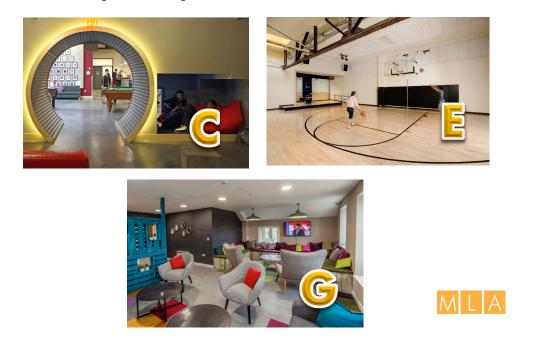


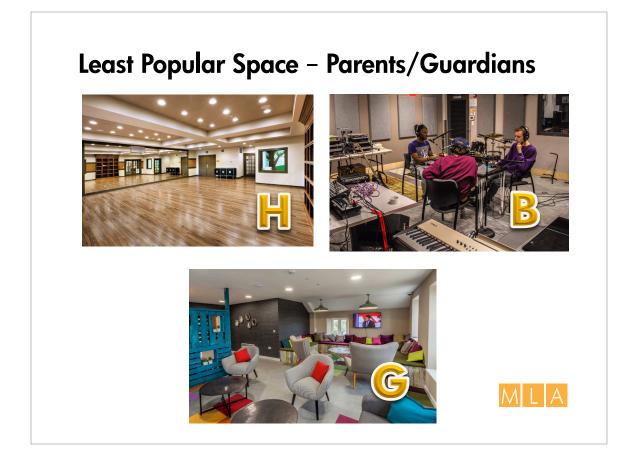






Most Popular Space – Youth

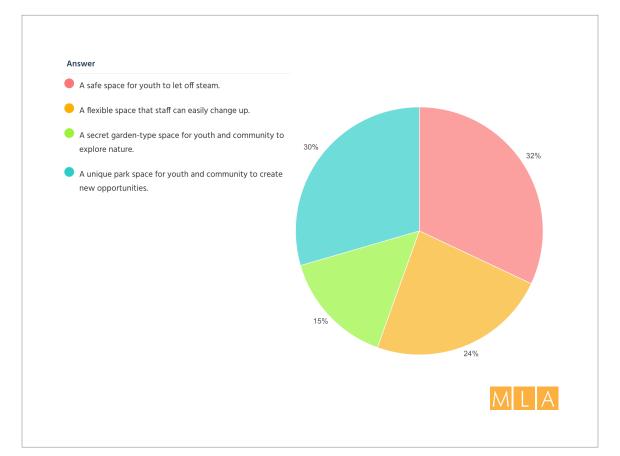


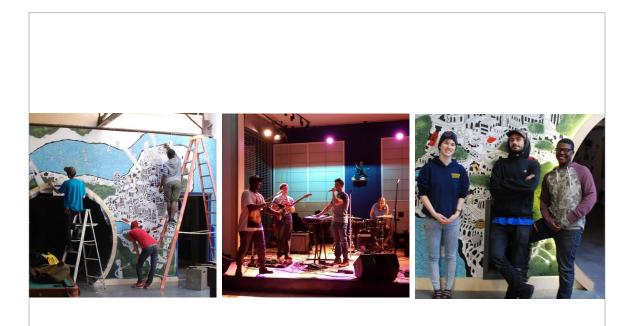


Least Popular Space - Youth

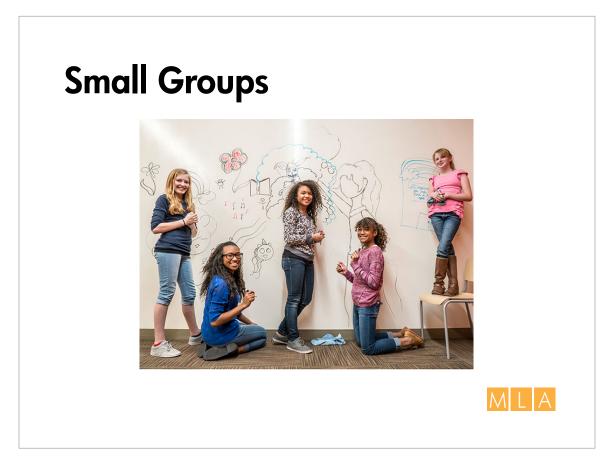












Discussion

What is one other thing you want the design team to know?



Report Back





NYS - Facility Planning + Assessment Survey

IXe. FOCUS GROUP + COMMITTEE MEETING NOTES



Newburyport, MA 01950

Youth Focus Group via Zoom, Meeting Notes

Attendees:

Andrea Egmont - Director of Youth Services, City of Newburyport Lee Gordon - Youth Program Supervisor, City of Newburyport Mike Lindstrom - Principal, studioMLA Kathleen Scanlon - Project Manager, studioMLA Sarah Jane Huber - Marketing Coordinator, studioMLA Karen Shirley - Director of Project Management, studioMLA Mark Urrea - Senior Project Architect, studioMLA Sebastian Baliva - Architectural Associate, studioMLA Bryan Ueda - Landscape Associate, studioMLA Jared Newman- Newburyport resident Lucia Savastra- Newburyport resident Meghan & Matt Murray- Newburyport residents Leah Metsker- Newburyport resident Heather Heavilin- Newburyport resident Miles Heffernan - Newburyport resident Ruby Reardon- Newburyport resident Avery Hocheiser - Newburyport resident Ethan Basson- Newburyport resident

- cc: Andy Port, Joanne Hiromura
- I. Introduction
 - A. Andrea gave an overview of the project and schedule and introduced the participants.
 - B. StudioMLA reviewed the goals for the focus group and the type of information the project team was hoping to gain for the design process.
 - 1. What do you want to be doing in the youth center?
 - 2. What kinds of spaces do you want to do these activities in?
 - 3. Mike said the goal is to get a good conversation going with the group so sMLA and NYS can listen.
 - C. StudioMLA showed a few slides of relevant teen spaces to spark ideas for the group.
 - D. Mark conducted a drawing exercise with the group using prompts. The group shared drawings of the types of spaces they found relaxing, enjoyed in solitude, and enjoyed with others. The last prompt was to share what each

participant wanted to learn.

- II. Small Groups
 - A. The group subdivided into breakout rooms to discuss spaces for 3-4 activities. The groups rejoined and then spoke about community youth needs around sports, music, craft, art, community service, photography, games, movie making, maker space, dance, academics, reading, theatre, cooking, and team sports.
 - B. The students shared their thoughts on the sMLA slides showing teen spaces. Jared was drawn to the photography and art-based room that was shown in the sMLA slides. Miles liked the slide with the basketball court. Jared thinks it is important for middleschoolers to have a chill space and also a space for art and cooking. The group thought there should be a separate space for each group: High School, Middle School, 4th-5th graders.
 - C. Matt spoke about the need for an outdoor space to play games. The current middle school space needs a newer space with equipment for older kids.
 - D. Leah spoke about the need for a field area, basketball courts, and tennis courts. Meg thought the outdoor space should also include a space for hammocks, swings, a paved play area, and a firepit. The group all liked nature walks with benches and string lighting and a hammock area.
 - E. Leah also thought an art studio, separate stage with lighting and music area should be provided. There should be a place to listen to music and play music.
 - F. Lee liked the idea of a makerspace, and a space for entrepreneurs for artwork. It could be a combined space for robotics, a gallery or area for selling items.
 - G. Meg and Leah spoke about the Youth Services yearly craft show which is a night to support youth art and buy holiday gifts. There could be a need for indoor markets with an art room as a gathering space.
 - H. The look and feel of the facility was discussed. The group liked interiors that are bright, modern, open. Indoor turf was suggested. It was suggested that youth artists could paint background murals on the walls.
 - I. Ethan spoke about the photography needs for Newburyport. The High School has a darkroom, but that is not very accessible unless you are known to the teacher responsible for that area. Film is expensive, so a digital photography program would be a better focus.
 - J. Ruby suggested a tree house for games, and rolling out turf in the gym. A quiet room with a swing, nooks, and yogibos to relax would be good ideas.
 - K. Other ideas from the group included a workshop for robotics and woodworking tools, study rooms, conference rooms for sign out, game room, and areas for ropes, a slide, and rock-climbing. Include areas to learn cooking skills.



May 14, 2020

Parent Focus Group via Zoom Meeting Notes

Attendees:

Andrea Egmont - Director of Youth Services, City of Newburyport Lee Gordon - Youth Program Supervisor, City of Newburyport Margot Harrington - Associate Director of Youth Services, City of Newburyport Mike Lindstrom - Principal, studioMLA Kathleen Scanlon - Project Manager, studioMLA Sarah Jane Huber - Marketing Coordinator, studioMLA Karen Shirley - Director of Project Management, studioMLA Mark Urrea - Senior Project Architect, studioMLA Sebastian Baliva - Architectural Associate, studioMLA Joanne Hiromura - Director of Landscape Architecture, studioMLA Bryan Ueda - Landscape Associate, studioMLA Erik Scorcia- Newburyport resident Erin Dunphy- Newburyport resident Dave Clay- Newburyport teacher Jen Groskin- Newburyport teacher Kim Klaves- Newburyport resident Sheila Spaulding - Newburyport resident

cc: Andy Port

I. Introduction

- A. Andrea gave an overview of the project and schedule and introduced the participants.
- B. StudioMLA reviewed the goals for the focus group and the type of information the project team was hoping to gain for the design process.
 - 1. What do you want to be doing in the youth center?
 - 2. What kinds of spaces do you want to do these activities in?
 - 3. Mike said the goal is to get a good conversation going with the group so sMLA and NYS can listen.
 - 4. sMLA won't be directly asking about a preference for either site. Instead, sMLA will be asking about the ideal design and then figure out

how it fits on both sites

- C. StudioMLA showed a few slides of relevant teen spaces to spark ideas for the group.
- D. Mark conducted a drawing exercise with the group using prompts. The group shared drawings of the types of spaces they found relaxing, enjoyed in solitude, and enjoyed with others. The last prompt was to share what you wanted to learn.
- II. Survey Results
 - A. Sarah Jane reviewed the townwide survey results with the group.
- III. Small Groups
 - A. The group subdivided into breakout rooms to discuss spaces for 3-4 activities. The groups rejoined and then spoke about community youth needs around sports, music, craft, art, community service, photography, games, movie making, maker space, dance, academics, reading, theatre, cooking, and team sports.
 - B. There is community interest in a Gaga pit, gym equipment, photography, movies, some robotics, yoga, and cooking. There is strong interest in sports and basketball.
 - C. There is a desire for the facility to stay open for evening events with a hangout space such as a coffee house or cafe for unprogrammed time for youth.
 - D. The group discussed there is a strong interest in arts and crafts and entrepreneurship. There is already an all ages art show and a gallery could be used to showcase youth art.
 - E. Quiet space is important for homework and conference rooms that could be used for small groups to sign out could be useful. Small group spaces for independent, mixed activities could help youth with exploring new activities.
 - F. Experiential spaces should be prioritized.
 - G. Passive green space with shade and moveable furniture should be provided.
 - H. Private spaces for conversation and counseling services should be provided.
 - I. The entry should have good visibility with windows for pickup by parents. Separation of housing and students at the Brown School option will be important.
 - J. Natural light should be abundant. The look and feel should be very different from school. Kids love nooks. Cubby spaces should be provided for storage. Garage doors would be very good to include.
 - K. There should be spaces for activities that are too large or messy to do at home such as a kiln for ceramics or tye-dye for t-shirts.
 - L. A makerspace area could provide a potential for cross-over between different

types of activities.

- M. Nature based activities, ropes course, Danish-type playgrounds would be good for outdoor spaces.
- N. Andi said the middle schoolers and older teens should have their own separate space. Even though middle school is the focus group, there could be opportunities to grow some areas for the High School. The gym is used by all. The classroom and program spaces are age-dependent.
- O. A wall with a hanging projector to use on a blank wall would be useful.
- P. Rentable space for revenue should be included.



May 18, 2020

Staff Focus Group via Zoom, Meeting Notes

Attendees:

Andrew Port - Planning Director, City of Newburyport Andrea Egmont - Director of Youth Services, City of Newburyport Lee Gordon - Youth Program Supervisor, City of Newburyport Mike Lindstrom - Principal, studioMLA Kathleen Scanlon - Project Manager, studioMLA Sarah Jane Huber - Marketing Coordinator, studioMLA Karen Shirley - Director of Project Management, studioMLA Mark Urrea - Senior Project Architect, studioMLA Sebastian Baliva - Architectural Associate, studioMLA Bryan Ueda - Landscape Associate, studioMLA Trevor Souther - City of Newburyport Stacy Gijsbers- City of Newburyport Quinn Campbell - City of Newburyport Tina Essex - City of Newburyport Mariah Newman - City of Newburyport Margot Harrington - City of Newburyport Maddy Gosslein - City of Newburyport Chris Kane - City of Newburyport Rory Schmidt - City of Newburyport

- cc: Joanne Hiromura
- I. Introduction
 - A. And i gave an overview of the project and schedule and introduced the participants.
 - B. StudioMLA reviewed the goals for the focus group and the type of information the project team was hoping to gain for the design process.
 - 1. What do you want to be doing in the youth center?
 - 2. What kinds of spaces do you want to do these activities in?
 - 3. Mike said the goal is to get a good conversation going with the group so sMLA and NYS can listen.
 - 4. Mike said sMLA won't be directly asking about a preference for either site. Instead, sMLA will be asking about the ideal design and then figure out how it fits on both sites.

- C. Mark conducted a drawing exercise with the group using prompts. The group shared drawings of the types of spaces they found relaxing, enjoyed in solitude, and enjoyed with others. The last prompt was to share what each participant wanted to learn.
- II. Sarah Jane discussed the survey results.
 - A. Trevor noted that kids drift towards seating and hanging out and parents prefer the kids to be learning something,
 - B. Lee stated the facility will be predominantly a hang out space. It is important for kids to be able to drop in, but then to have gym and art activities.
- III. StudioMLA showed a few slides of relevant teen spaces to spark ideas for the group.
 - A. It seems important to have different spaces to draw kids in. Another approach could be to provide one hang out space with flexible spaces for activities. Trevor thought a balance between the two made sense.
 - B. Chris noted flexibility is important due to kids' changing interests.
 - C. Mike gave examples of flexible spaces such as a dance studio becoming a ping pong area but that a recording studio was not able to be flexible space.
 - D. Margot said adequate storage must be provided for these types of flexible spaces. Trevor suggested having 2-3 designated multi-purpose rooms could be the most flexible.
 - E. Mariah also liked providing multiple rooms that are flexible. She noted it is important to provide preschool space that stays the same.
 - F. Margot said Brown School has many rooms with sinks which is an amazing feature. Art sinks and laundry sinks should be provided.
- IV. Small Groups
 - A. The group subdivided into breakout rooms to discuss spaces for 3-4 activities. The groups rejoined and then spoke about community youth needs around sports, music, craft, art, community service, photography, games, movie making, maker space, dance, academics, reading, theatre, cooking, and team sports.
 - B. Staff agreed dance is run by other studios so it is not a large NYS program. Yoga and theatre are oversaturated in Newburyport.
 - C. Kitchen needs were discussed. Having a kitchen in the support space, and a cafe would be ideal. A teaching kitchen is another good idea.
 - D. The entry needs were discussed. One welcome center would eliminate the confusing current entry at Brown where families come to the wrong entry. Trevor suggested one entry point with multiple doors for dual events. Andi would like a staffed front desk with a scan for membership to the youth center.

- E. Staff liked the idea of having the gym being able to be closed off and an open area for a variety of non- ball games. Some collapsible seating should be provided. A divider to allow for two simultaneous activities is preferred, but it could be too noisy. Ventilation and openable windows for airflow will be important.
- F. The center hub could hold a pool table and function as a lounge and common space with program spaces coming off of the hub. There are concerns about noise and cleaning because closing doors is not an option for monitoring kids.
- G. Staff areas should not have cubicles, but provide open offices for staff that have sight lines to program space. A balance between quiet work space and collaborative space should be provided. A conference room would be useful.
- H. Andi, Lee, and Margot should have large, shared office space.
- I. A space for staff to debrief before/after shits and meet would be preferred. This could be a kitchen with a table, sink, microwave, and refrigerator.
- J. Andi raised the issue if the administration space for rec center staff should be in the main admin space or be its own admin space near the middle school hub. Lee thought it was important to be more accessible to the rec center for kids and parent access. Margot agreed, but Margo and Lee also work together. Stacy supports everyone, and would prefer the staff all together. Andi suggested lining up the admin spaces and situating Lee within that space closer to the kids to minimize the admin space needed.
- K. Parking was discussed as an important concern for both sites. A pass-through pickup would be preferred.
- L. The outdoor space should have a small portion for preschoolers and younger. This could include a sandbox and water area. A natural playground could have elements that aren't age specific. There was support for imaginative play instead of a play structure. Lee felt the younger and older kids' playspace should be separated so as not to be a turnoff for middleschoolers.



May 19, 2020

Meeting with NYS Facility Committee via Zoom to review focus group feedback

Attendees:

Andrew Port - Planning Director, City of Newburyport Andrea Egmont - Director of Youth Services, City of Newburyport Lee Gordon - Youth Program Supervisor, City of Newburyport Stacy Gijsbers - Administrative Assistant, City of Newburyport Christine Wallace - Counci lor, City of Newburyport Annie Kate Ames - Resident, City of Newburyport Chris Johnston - Resident, City of Newburyport Drew Cassino - Resident, City of Newburyport Pat Forbes - Resident, City of Newburyport Sheila Spaulding- Resident, City of Newburyport Mary Anne Clancy - Resident, City of Newburyport Mike Lindstrom - Principal, studioMLA Kathleen Scanlon - Project Manager, studioMLA Karen Shirley - Director of Project Management, studioMLA Sarah Jane Huber - Marketing Coordinator, studioMLA Sebastian Baliva - Architectural Associate, studioMLA Mark Urrea- Senior Project Architect, studioMLA

cc: Joanne Hiromura, Bryan Ueda

- I. Andi reviewed the feasibility study process for the two sites. sMLA is working to document existing conditions into a report, and then will present different options for the two sites and offer a comparison with pros and cons for this committee's evaluation. The focus groups' feedback will be used to create an ideal program that is applied to each site to generate the concepts this committee will evaluate and narrow down into preferred options. This committee will also provide feedback to sMLA prior to presenting the final concepts to the City Council.
- II. Mike explained how sMLA organized the discussions with staff, parents, and youth. A. sMLA was looking for information from each focus group to include:
 - 1. What do you want to do?
 - 2. What type of space do you want to do it in?
 - B. The survey also provided an opportunity for broader input about priorities and the bigger picture about the program.
- III. Mike showed the slides of different teen spaces for the committee's feedback.

- A. The Barnstable and Andover rec centers were discussed and Sheila liked the idea of an overlook of the gym space to view activities.
- B. Chris noted gyms have progressed and there could be a side room for group classes or younger kid activities. Athletics are so diverse and include rock climbing walls now.
- C. And i said the balance is not to duplicate things already in town, but providing the activities needed.
- D. Lee thought the Andover facility was more similar to the Crossfit model. Having different elements like ropes are important.
- E. Mike asked if the benchmark should be a somewhat bigger gym with an accessory room for activities and parties, and the group agreed. Andy said stage space could be added to the gym space so it can be closed off for other activities and be adaptable.
- F. Andi pointed out that an open gym has lots of storage needs. Lee runs Ninja programs and could set up the mats and equipment instead of bringing it in.

IV. Entry and wayfinding

- A. Sheila likes the pass-through option of one entry. A family style toilet with a changing table is needed near the entry.
- B. Andy said a lobby between youth services and the gym could provide an opportunity to lock off certain areas. Andi thought the lobby space could have separate access to the gym, youth center (middle school and high school membership) and program space which consists of preschool and multi-purpose space.
- C. Mike asked if keeping the youth center separate from the preschool and family areas required separate entrances. And and Lee thought one door into the youth center for members, then another door into the program space would be easy to learn and provide security.

V. Hub and program spaces

- A. The look and feel of the facility was discussed. Acoustics and stimulation for different types of kids would be important. Providing quiet spaces and serene, comfortable options are important.
- B. Annie Kate thought the tech room and homework room should be separated and there should be a space to chill with friends. The current Brown School program feels like a good size now. If it feels too busy, kids can't find their spot and they leave.
- C. Chris pointed out that more space may be needed for social distancing. Andy said they can't design for COVID-19 because it would require too much space for the budget.
- D. Mike asked if new spaces should be added to attract new kids. Providing a kiln and a ceramics program might lose flexibility of the spaces. Stacey said

that on the survey lots of respondents liked having a hangout space. Providing cozy seating and tables for projects in a quiet room would be one way to balance this. And i said the Brown School felt too much like school to hangout.

- E. Andi said providing an art studio or makerspace was a common thread of the focus groups. This could be flexible space for woodworking, fashion design, etc. Spaces like the kiln and darkroom seem very limiting if interest wanes and the space is committed. The kitchen is one exception. Cooking is the one new program space NYS wants to include, including teaching opportunities.
- F. Andi would like to include a shower, washer, and dryer for families in need.
- G. A cafe or coffeehouse with kids running the operation or bringing in a partner were discussed. Providing a snack bar when just the gym is open and other programs are open was suggested. Cooking lessons with local businesses could also be all done in the same kitchen.
- H. Mike suggests the studio/ makerspace/ workshop could be provided as a bare space with just electrical outlets and storage, flexible lighting, and a sink. Andi and Lee like this idea for flexibility.
- I. Lee would like to see a gallery in the forefront and not hidden.
- J. Multipurpose rooms need flexibility, storage space, and accommodations for the summer programs. Mike asked how many rooms are needed. It could be large and divided in half, or provide two rooms that are smaller than the current room. Provide one multipurpose room with a smaller space that meets the need of the youth center, but can be used by others. Lee thought shared spaces are fine for different parts of the day.
- K. Preschool programming includes babies up to ages 5-6 years and is not a licensed preschool.
- VI. Outdoor space
 - A. And notes the outdoor qualities are different between the two sites. Brown School needs to be warmed up and Low St. provides lots of opportunity for creativity.
 - B. An outside cafe would be desirable with a combination of sun and shade.
 - C. Natural playgrounds were discussed. Brown School is a community playground that needs to be considered.
 - D. Andy said the City Council has to decide how much is reserved for neighborhood parking and how much to allocate for NYS. There are competing uses on a small parcel.
 - E. Christine notes that preserving the playground and outdoor space will be tricky with Article 97.