

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

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PM+C

20 Downer Avenue, Suite 1C
Hingham, MA 02043



GARCIA - GALUSKA - DESOUSA
Consulting Engineers, Inc.



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Feasibility Estimate

Newburyport Youth Services DESIGN OPTIONS

Newburyport, MA

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Prepared for:

Studio MLA Architect

October 28, 2020



Newburyport Youth Services
DESIGN OPTIONS
Newburyport, MA

28-Oct-20

Feasibility Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated 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	15%			\$322,700
ESCALATION TO BID	3.50%			\$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



Newburyport Youth Services
DESIGN OPTIONS
Newburyport, MA

28-Oct-20

Feasibility Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION 1: BROWN SCHOOL - MINIMAL INTERVENTION (NYS PROGRAM)				
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	15%			\$386,638
ESCALATION TO BID	3.50%			\$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)			ADD	\$1,298,686



Newburyport Youth Services
DESIGN OPTIONS
Newburyport, MA

28-Oct-20

Feasibility Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION 2: BROWN SCHOOL - RECONFIGURED 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
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



Newburyport Youth Services
DESIGN OPTIONS
Newburyport, MA

28-Oct-20

Feasibility Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
OPTION 3: LOW STREET - STAGGERED CONCEPT				
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	15%			\$808,436
ESCALATION TO BID	3.50%			\$188,635
SUB-TOTAL				\$6,386,642
GENERAL CONDITIONS / GENERAL REQUIREMENTS				\$766,397
SUB-TOTAL				\$7,153,039
BONDS	1.00%			\$71,530
INSURANCE	2.00%			\$143,061
PERMIT	1.00%			\$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



Newburyport Youth Services
DESIGN OPTIONS
Newburyport, MA

28-Oct-20

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



Feasibility Estimate

GFA

16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 1: BROWN SCHOOL - MINIMAL INTERVENTION (BASE BUILDING)

GROSS FLOOR AREA CALCULATION AT NEW

NYS Program	5,550
GYM	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 sf

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS
SUBTOTAL

-

A1030 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 \$109,000

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION
SUBTOTAL

-

B1020 ROOF CONSTRUCTION

Structural steel upgrades at roof	11	tns	4,500.00	49,500	
SUBTOTAL					49,500

TOTAL - SUPERSTRUCTURE \$49,500

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

Insulate inside face of exterior wall	4,347	sf	12.00	52,164	
Allowance to repoint 25% of exterior closure	1,087	sf	40.00	43,480	
Allowance to replace/repair 15% of exterior closure	562	sf	90.00	50,580	
Power wash Lime street facade	375	sf	6.00	2,250	
Allowance to repoint 25% of exterior closure at Lime street	94	sf	40.00	3,760	
Allowance to replace/repair 10% of exterior closure Lime street	38	sf	90.00	3,420	
Allowance for new back light exterior sign	1	ea	3,000.00	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	1	ea	9,000.00	Developer Costs	
SUBTOTAL					158,654

B2020 WINDOWS

Replace other storefront/windows	1	ls	12,500.00	12,500	
Restore existing historic windows; 60% of windows	313	sf	140.00	43,820	



Feasibility Estimate

GFA

16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 1: BROWN SCHOOL - MINIMAL INTERVENTION (BASE BUILDING)

64	Replace existing windows with new alum clad wood windows; 40% of windows	209	sf	90.00	18,810		
65	Replace gym glazing system	250	sf	105.00	26,250		
66							
67	DEVELOPER COSTS						
68	Replace other storefront/windows	1	ls	37,500.00	Developer Costs		
69	Restore existing historic windows; 60% of windows	940	sf	140.00	Developer Costs		
70	Replace existing windows with new alum clad wood windows; 40% of windows	626	sf	90.00	Developer Costs		
71	Replace gym glazing system	750	sf	105.00	Developer Costs		
72	SUBTOTAL					101,380	

B2030 EXTERIOR DOORS

SUBTOTAL

-

TOTAL - EXTERIOR CLOSURE

\$260,034

B30 ROOFING

B3010 ROOF COVERINGS

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 ROOF OPENINGS

SUBTOTAL

-

TOTAL - ROOFING

\$91,750

C10 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

6 ea 350.00 2,100

SUBTOTAL

14,550

TOTAL - INTERIOR CONSTRUCTION

\$14,550

C20 STAIRCASES



Feasibility Estimate

GFA

16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 1: BROWN 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

-

TOTAL - STAIRCASES

C30 INTERIOR FINISHES

C3010 WALL FINISHES

SUBTOTAL

-

C3020 FLOOR FINISHES

SUBTOTAL

-

C3030 CEILING FINISHES

SUBTOTAL

-

TOTAL - INTERIOR FINISHES

-

D10 CONVEYING SYSTEMS

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

New roof drain 1 ea 3,000.00 3,000

SUBTOTAL

3,000

TOTAL - PLUMBING

\$3,000

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

TOTAL - HVAC

\$1,113,000



Feasibility Estimate

GFA

16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 1: BROWN SCHOOL - MINIMAL INTERVENTION (BASE BUILDING)

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Sprinkler system	16,600	sf	6.50	107,900	
SUBTOTAL					107,900

TOTAL - FIRE PROTECTION

\$107,900

D50 ELECTRICAL

D5010 SERVICE & DISTRIBUTION

Normal Power

Electrical service	16,600	sf	2.00	33,200	
MDP, panelboards and distribution	16,600	sf	6.00	99,600	
Emergency generator					NR
<u>Equipment Wiring</u>					
HVAC equipment	16,600	sf	5.00	83,000	
SUBTOTAL					215,800

D5020 LIGHTING & POWER

SUBTOTAL					-
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D5030 COMMUNICATION & SECURITY SYSTEMS

Fire Alarm

Fire alarm system	16,600	sf	3.00	49,800	
SUBTOTAL					49,800

D5040 OTHER ELECTRICAL SYSTEMS

SUBTOTAL					-
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TOTAL - ELECTRICAL

\$265,600

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

SUBTOTAL					-
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TOTAL - EQUIPMENT

E20 FURNISHINGS

E2010 FIXED FURNISHINGS

SUBTOTAL					-
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E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL					NIC
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TOTAL - FURNISHINGS

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

SUBTOTAL					-
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F2020 HAZARDOUS COMPONENTS ABATEMENT



Newburyport Youth Services
Renovation
Newburyport, MA

28-Oct-20

Feasibility Estimate

GFA

16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 1: BROWN SCHOOL - MINIMAL INTERVENTION (BASE BUILDING)

See main summary for HazMat allowance

See Summary

SUBTOTAL

TOTAL - SELECTIVE BUILDING DEMOLITION

SUBTOTAL BASE BUILDING BROWN OPTION 2

\$2,014,334



Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITework BROWN SCHOOL - OPTION 1

G SITEWORK

G20 SITE IMPROVEMENTS

BITUMINOUS CONCRETE PAVING

Asphalt markings - NYS PROGRAM

321216	ADA parking spot	1	loc	85.00	85		
321216	Parking spot	12	loc	50.00	600		
321216	Parking spot , van	1	loc	85.00	85		
321216	Crosswalk	1	loc	2,000.00	2,000		
321216	Misc. marking allowance	1	ls	1,500.00	1,500		

SITE IMPROVEMENTS

Play structures - NYS PROGRAM

323000	Outdoor Play structures + landscaping; Allowance	1	ls	200,000.00	200,000		
	SUBTOTAL						204,270

G30 CIVIL MECHANICAL UTILITIES

WATER UTILITIES - BASE BUILDING COSTS

Water supply

331000	New water service	1	ls	35,000.00	35,000		
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WASTEWATER COLLECTION - BASE BUILDING COSTS

Sanitary sewer

333100	Connect new plumbing into existing	1	ls	15,000.00	15,000		
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GAS

330000	Excavate and backfill; service by utility company					NR	
	SUBTOTAL						50,000

G40 ELECTRICAL UTILITIES - BASE BUILDING COSTS

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		
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Site Lighting

260000	Allowance	1	ls	50,000.00	50,000		
	SUBTOTAL						87,000

TOTAL - SITE DEVELOPMENT

\$341,270



Feasibility Estimate

GFA 16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 1: BROWN SCHOOL - MINIMAL INTERVENTION (NYS PROGRAM)

GROSS FLOOR AREA CALCULATION AT NEW

NYS Program	5,550
GYM	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 sf

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS
SUBTOTAL

-

A1030 LOWEST FLOOR CONSTRUCTION

Slab on Grade, 5" thick; patching	10,800	sf	5.00	54,000	
SUBTOTAL					54,000

TOTAL - FOUNDATIONS \$54,000

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION
SUBTOTAL

-

B1020 ROOF CONSTRUCTION
SUBTOTAL

-

TOTAL - SUPERSTRUCTURE

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

SUBTOTAL -

B2020 WINDOWS

SUBTOTAL -

B2030 EXTERIOR DOORS

Exterior doors; new storefront system	1	pr	15,000.00	15,000	
SUBTOTAL					15,000

TOTAL - EXTERIOR CLOSURE \$15,000

B30 ROOFING

B3010 ROOF COVERINGS

B3020 ROOF OPENINGS

SUBTOTAL -

TOTAL - ROOFING



Feasibility Estimate

GFA

16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 1: BROWN SCHOOL - MINIMAL INTERVENTION (NYS PROGRAM)

C10 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

\$226,700

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

C3010 WALL FINISHES

Allowance for wall finishes

16,600

sf

4.00

66,400

SUBTOTAL

66,400

C3020 FLOOR FINISHES

Athletic flooring; refinish and repair 15%

3,425

sf

7.00

23,975

Floor finishes

16,600

sf

10.00

166,000

SUBTOTAL

189,975



Feasibility Estimate

GFA 16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 1: BROWN SCHOOL - MINIMAL INTERVENTION (NYS PROGRAM)

C3030 CEILING FINISHES

ACT 80%; GWB 20%	16,600	sf	8.80	146,080	
SUBTOTAL					146,080

TOTAL - INTERIOR FINISHES

402,455

D10 CONVEYING SYSTEMS

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	16,600	sf	10.00	166,000	
SUBTOTAL					166,000

TOTAL - PLUMBING

\$166,000

D30 HVAC

D30 HVAC, GENERALLY

HVAC system; VRF

	16,600	sf	55.00	913,000	
SUBTOTAL					913,000

TOTAL - HVAC

\$913,000

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

SUBTOTAL

-

TOTAL - FIRE PROTECTION

D50 ELECTRICAL

D5010 SERVICE & DISTRIBUTION

SUBTOTAL

-

D5020 LIGHTING & POWER

Lighting & Branch Power

Lighting allowance (LED)	16,600	sf	8.00	132,800	
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Lighting controls



Feasibility Estimate

GFA

16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 1: BROWN SCHOOL - MINIMAL INTERVENTION (NYS PROGRAM)

189	Lighting controls, local, daylight sensing and dimming	16,600	sf	1.20	19,920		
190	<u>Branch devices</u>						
191	Branch devices	16,600	sf	0.65	10,790		
192	<u>Lighting and branch circuitry</u>						
193	Branch & lighting circuitry	16,600	sf	7.00	116,200		
186	SUBTOTAL					279,710	
187							
188	D5030 COMMUNICATION & SECURITY SYSTEMS						
189	<u>Telephone/Data/CATV</u>						
190	Telecommunications rough in & devices and cabling	16,600	sf	4.00	66,400		
191	<u>Security System</u>						
192	New Security system including intrusion detection, card access and CCTV	16,600	sf	1.00	16,600		
193	<u>Audio/Visual</u>						
194	AV rough-in and power to community rooms (devices and cabling by other)	16,600	sf	0.75	12,450		
195	SUBTOTAL					95,450	
196							
197	D5040 OTHER ELECTRICAL SYSTEMS						
198	<u>Miscellaneous</u>						
199	Temp power and lights; fees and permits	16,600	sf	2.00	33,200		
200	SUBTOTAL					33,200	
201							
202	TOTAL - ELECTRICAL						\$408,360

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	2	ea	700.00	1,400
Toaster oven	1	ea	200.00	200

114000 FOOD SERVICE EQUIPMENT

Food Service equipment to café	1	ls	15,000.00	15,000
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SUBTOTAL				49,250
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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
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123553 CASEWORK

Casework, allow	16,600	sf	5.00	83,000
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SUBTOTAL				85,750
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Feasibility Estimate

GFA

16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 1: BROWN SCHOOL - MINIMAL INTERVENTION (NYS PROGRAM)

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL

NIC

TOTAL - FURNISHINGS

\$85,750

F20 SELECTIVE BUILDING DEMOLITION

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

\$52,800

SUBTOTAL NYS PROGRAM BROWN OPTION 2

\$2,373,315



Feasibility Estimate

GFA 16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 2: BROWN SCHOOL - RECONFIGURED CONCEPT

GROSS FLOOR AREA CALCULATION AT NEW

NYS Program	5,550
GYM	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 sf

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS
SUBTOTAL

-

A1030 LOWEST FLOOR CONSTRUCTION

Allowance for new exterior ramps	4	loc	45,000.00	180,000
Slab on Grade, 5" thick; patching for MEP work	10,800	sf	5.00	54,000
SUBTOTAL				234,000

TOTAL - FOUNDATIONS \$234,000

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION
SUBTOTAL

-

B1020 ROOF CONSTRUCTION

Structural steel upgrades at roof	11	tns	4,500.00	49,500
SUBTOTAL				49,500

TOTAL - SUPERSTRUCTURE \$49,500

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

Insulate inside face of exterior wall	15,822	sf	12.00	189,864
Allowance to repoint 25% of exterior closure	3,956	sf	40.00	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	1	ea	12,000.00	12,000
SUBTOTAL				587,234

B2020 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

B2030 EXTERIOR DOORS

Exterior doors; new storefron system	1	pr	15,000.00	15,000
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Feasibility Estimate

GFA

16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 2: BROWN SCHOOL - RECONFIGURED CONCEPT

SUBTOTAL

15,000

TOTAL - EXTERIOR CLOSURE

\$1,007,804

B30 ROOFING

B3010 ROOF COVERINGS

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 ROOF OPENINGS

SUBTOTAL

-

TOTAL - ROOFING

\$91,750

C10 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

101400 SIGNAGE

Building directory

1

loc

3,000.00

3,000

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

104400 FIRE PROTECTION SPECIALTIES



Feasibility Estimate

GFA

16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 2: BROWN SCHOOL - RECONFIGURED CONCEPT

Fire extinguisher cabinets

6

ea

350.00

2,100

SUBTOTAL

140,500

TOTAL - INTERIOR CONSTRUCTION

\$638,500

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

C3010 WALL FINISHES

Allowance for wall finishes

16,600

sf

8.00

132,800

SUBTOTAL

132,800

C3020 FLOOR FINISHES

Athletic flooring; refinish and repair 15%

3,425

sf

7.00

23,975

Floor finishes

16,600

sf

10.00

166,000

SUBTOTAL

189,975

C3030 CEILING FINISHES

ACT 80%; GWB 20%

16,600

sf

8.80

146,080

SUBTOTAL

146,080

TOTAL - INTERIOR FINISHES

468,855

D10 CONVEYING SYSTEMS

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

New roof drain

1

ea

3,000.00

3,000

Plumbing allowance; replace all fixtures and distribution piping

16,600

sf

10.00

166,000



Feasibility Estimate

GFA

16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 2: BROWN SCHOOL - RECONFIGURED CONCEPT

SUBTOTAL

169,000

TOTAL - PLUMBING

\$169,000

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

TOTAL - HVAC

\$1,113,000

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Sprinkler system

16,600

sf

6.50

107,900

SUBTOTAL

107,900

TOTAL - FIRE PROTECTION

\$107,900

D50 ELECTRICAL

D5010 SERVICE & DISTRIBUTION

Normal Power

Electrical service

16,600

sf

2.00

33,200

MDP, panelboards and distribution

16,600

sf

6.00

99,600

Emergency generator

NR

Equipment Wiring

HVAC equipment

16,600

sf

5.00

83,000

SUBTOTAL

215,800

D5020 LIGHTING & POWER

Lighting & Branch Power

Lighting allowance (LED)

16,600

sf

8.00

132,800

Lighting controls

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

Security System

New Security system including intrusion detection, card access and CCTV

16,600

sf

1.00

16,600

Audio/Visual

AV rough-in and power to community rooms (devices and cabling by other)

16,600

sf

0.75

12,450

SUBTOTAL

145,250

D5040 OTHER ELECTRICAL SYSTEMS



Feasibility Estimate

GFA

16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 2: BROWN SCHOOL - RECONFIGURED CONCEPT

Miscellaneous

Temp power and lights; fees and permits

16,600

sf

2.00

33,200

SUBTOTAL

33,200

TOTAL - ELECTRICAL

\$673,960

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

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

SUBTOTAL

54,150

TOTAL - EQUIPMENT

\$54,150

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

TOTAL - FURNISHINGS

\$85,750



Feasibility Estimate

GFA

16,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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OPTION 2: BROWN SCHOOL - RECONFIGURED CONCEPT

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

Gut demolition	17,600	sf	9.00	158,400	
SUBTOTAL					158,400

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance				See Summary	
SUBTOTAL					

TOTAL - SELECTIVE BUILDING DEMOLITION

\$158,400

SUBTOTAL BROWN OPTION 1

\$4,852,569



Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITWORK BROWN 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		

EARTHWORK

Building Earthwork

312000	See new estimate					See Building	
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Site Earthwork

312000	Fine grading	1	ls	5,000.00	5,000		
312000	Cut and Fill	1	ls	15,000.00	15,000		

EROSION CONTROL

312500	Erosion control	1	ls	10,000.00	10,000		
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SUBTOTAL

110,000

G20 SITE IMPROVEMENTS

BITUMINOUS CONCRETE PAVING

Roadways and Parking Lots

	Bituminous concrete paving	3,500	sf				
321216	Gravel base	130	cy	40.00	5,200		
321216	3.5" Bituminous concrete paving	389	sy	32.00	12,448		
	<u>Asphalt markings</u>						
321216	ADA parking spot	1	loc	85.00	85		
321216	Parking spot	12	loc	50.00	600		
321216	Parking spot , van	1	loc	85.00	85		
321216	Crosswalk	1	loc	2,000.00	2,000		
321216	Misc. marking allowance	1	ls	1,500.00	1,500		

PAVING

Concrete pedestrian walkway paving

321313	5" Concrete walkways	5,000	sf	9.00	45,000		
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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

Teen Patio surfacing; wood deck and paving

800 sf 40.00 NR

Curbing

321313	Vertical granite curb	650	lf	42.00	27,300		
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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

4,050 sf 15.00 60,750

Team benches

1 ls 10,000.00 10,000

Soccer goals

1 ls 4,000.00 4,000

Play structures

323000	Play structures	1	ls	75,000.00	75,000		
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Shade structure

1 ls 30,000.00 30,000

6ft benches

4 ea 3,500.00 14,000

CHAIN LINK FENCING AND GATES



Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK BROWN SCHOOL - OPTION 2							
64 323000	Chain link fence around play area	1	ls	20,000.00	20,000		
65							
66	LANDSCAPING						
67 329900	Import topsoil, 6" thick	1	ls	10,000.00	10,000		
68 329900	Lawn - seed	10,000	sf	0.35	3,500		
68 329900	Forest area gathering space	1,500	sf	5.00	7,500		
69 329900	Wetland replication; 2:1	9,740	sf	8.00	NR		
70 329343	Planting allowance	1	ls	50,000.00	50,000		
71	SUBTOTAL					555,468	
72							
73	G30 CIVIL MECHANICAL UTILITIES						
74							
75	WATER UTILITIES						
76	<u>Water supply</u>						
77 331000	New water service	1	ls	35,000.00	35,000		
78							
79	WASTEWATER COLLECTION						
80	<u>Sanitary sewer</u>						
81 333100	Connect new plumbing into existing	1	ls	15,000.00	15,000		
82							
83	STORM DRAINS						
84 334000	Storm Sewer incl BMP's	1	ls	100,000.00	100,000		
85							
86	GAS						
87 330000	Excavate and backfill; service by utility company				NR		
88	SUBTOTAL					150,000	
89							
90	G40 ELECTRICAL UTILITIES						
91	<u>Power</u>						
92 260000	Primary ductbank, 2-4" empty conduit	100	lf	80.00	8,000		
93 260000	Utility company provided pad mounted transformer						
94 260000	Transformer pad	1	ea	3,000.00	3,000		
95 260000	Secondary ductbank	50	lf	360.00	18,000		
96	<u>Communications</u>						
97 260000	Telecom services	100	lf	80.00	8,000		
98	<u>Site Lighting</u>						
99 260000	Allowance	1	ls	50,000.00	50,000		
100	SUBTOTAL					87,000	
101							
102	TOTAL - SITE DEVELOPMENT						\$902,468



Feasibility Estimate

GFA

10,430

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW NYS PROGRAM BUILDING

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

Foundation allowance	10,430	sf	20.00	208,600	
SUBTOTAL					208,600

A1030 LOWEST FLOOR CONSTRUCTION

Slab on Grade, 5" thick	10,430	sf	15.00	156,450	
SUBTOTAL					156,450

TOTAL - FOUNDATIONS

\$365,050

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

SUBTOTAL					-
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B1020 ROOF CONSTRUCTION

Stick built allowance	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

\$101,500

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	30.00	See D13 Below	
SUBTOTAL					87,000

B2020 WINDOWS

Exterior glazing; stick built	2,900	sf	25.00	72,500	
Exterior glazing	10,430	sf	25.00	See D13 Below	
SUBTOTAL					72,500

B2030 EXTERIOR DOORS

Exterior doors	1	ea	20,000.00	20,000	
SUBTOTAL					20,000

TOTAL - EXTERIOR CLOSURE

\$179,500

B30 ROOFING

B3010 ROOF COVERINGS



Feasibility Estimate

GFA

10,430

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW NYS PROGRAM BUILDING

070002 ROOFING AND FLASHING

Flat Roofing

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

\$63,800

C10 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

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

10,430 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

\$412,595

C20 STAIRCASES

C2010 STAIR CONSTRUCTION

SUBTOTAL

-



Feasibility Estimate

GFA

10,430

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW NYS PROGRAM BUILDING

C2020 STAIR FINISHES

SUBTOTAL

-

TOTAL - STAIRCASES

C30 INTERIOR FINISHES

C3010 WALL FINISHES

Allowance for wall finishes

10,430

sf

8.00

83,440

SUBTOTAL

83,440

C3020 FLOOR FINISHES

Floor finishes

10,430

sf

10.00

104,300

SUBTOTAL

104,300

C3030 CEILING FINISHES

ACT 80%; GWB 20%

10,430

sf

8.80

91,784

SUBTOTAL

91,784

TOTAL - INTERIOR FINISHES

279,524

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

SUBTOTAL

-

TOTAL - CONVEYING SYSTEMS

D13 SPECIAL CONSTRUCTION

D1313 SPECIAL CONSTRUCTION

Pre-engineered structure; including roofing and siding

7,530

sf

70.00

527,100

SUBTOTAL

527,100

TOTAL - SPECIAL CONSTRUCTION

\$527,100

D20 PLUMBING

D20 PLUMBING, GENERALLY

Plumbing allowance

10,430

sf

12.00

125,160

SUBTOTAL

125,160

TOTAL - PLUMBING

\$125,160

D30 HVAC

D30 HVAC, GENERALLY

HVAC system; VRF

10,430

sf

55.00

573,650

SUBTOTAL

573,650

TOTAL - HVAC

\$573,650

D40 FIRE PROTECTION



Feasibility Estimate

GFA

10,430

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW NYS PROGRAM BUILDING

D40 FIRE PROTECTION, GENERALLY

Sprinkler system	10,430	sf	6.00	62,580		
SUBTOTAL						62,580

TOTAL - FIRE PROTECTION

\$62,580

D50 ELECTRICAL

D5010 SERVICE & DISTRIBUTION

Normal Power

Electrical service	10,430	sf	2.00	20,860		
MDP, panelboards and distribution	10,430	sf	6.00	62,580		
Emergency generator					NR	
<u>Equipment Wiring</u>						
HVAC equipment	10,430	sf	5.00	52,150		
SUBTOTAL						135,590

D5020 LIGHTING & POWER

Lighting & Branch Power

Lighting allowance (LED)	10,430	sf	8.00	83,440		
<u>Lighting controls</u>						
Lighting controls, local, daylight sensing and dimming	10,430	sf	1.20	12,516		
<u>Branch devices</u>						
Branch devices	10,430	sf	0.65	6,780		
<u>Lighting and branch circuitry</u>						
Branch & lighting circuitry	10,430	sf	7.00	73,010		
SUBTOTAL						175,746

D5030 COMMUNICATION & SECURITY SYSTEMS

Fire Alarm

Fire alarm system	10,430	sf	3.00	31,290		
<u>Telephone/Data/CATV</u>						
Telecommunications rough in & devices and cabling	10,430	sf	4.00	41,720		
<u>Security System</u>						
New Security system including intrusion detection, card access and CCTV	10,430	sf	1.00	10,430		
<u>Master Clock & PA System</u>						
New Master clock and PA system	10,430	sf	1.00	10,430		
<u>Audio/Visual</u>						
AV rough-in and power to community rooms (devices and cabling by other)	10,430	sf	0.75	7,823		
SUBTOTAL						101,693

D5040 OTHER ELECTRICAL SYSTEMS

Miscellaneous

Temp power and lights; fees and permits	10,430	sf	2.00	20,860		
SUBTOTAL						20,860

TOTAL - ELECTRICAL

\$433,889

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

113100 APPLIANCES

Dishwasher	1	ea	550.00	550		
Microwave	1	ea	500.00	500		
Refrigerator/Freezer	2	ea	1,800.00	3,600		



Feasibility Estimate

GFA

10,430

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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NEW NYS PROGRAM BUILDING

239	Refrigerator/freezer - Undercounter	9	ea	700.00	6,300		
240	Toaster oven	1	ea	200.00	200		
241							
242	114000 FOOD SERVICE EQUIPMENT						
243	Food Service equipment to café	1	ls	15,000.00	15,000		
244							
245	SUBTOTAL					26,150	
246							
247	TOTAL - EQUIPMENT						\$26,150

E20 FURNISHINGS

E2010 FIXED FURNISHINGS

254	124810 ENTRANCE FLOOR MAT AND FRAMES						
255	WOM; Recessed floor grille in all vestibules	50	sf	55.00	2,750		
256							
257	123553 CASEWORK						
258	Casework, allow	10,430	sf	5.00	52,150		
259	SUBTOTAL					54,900	

E2020 MOVABLE FURNISHINGS

262	All movable furnishings to be provided and installed by owner						
263	SUBTOTAL					NIC	
264							
265	TOTAL - FURNISHINGS						\$54,900

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

271	SUBTOTAL					-	
272							
273	F2020 HAZARDOUS COMPONENTS ABATEMENT						
274	See main summary for HazMat allowance					See Summary	
275	SUBTOTAL						
276							
277	TOTAL - SELECTIVE BUILDING DEMOLITION						

SUBTOTAL NYS PROGRAM

\$3,205,398



Feasibility Estimate

GFA

4,315

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

GYM ADDITION

GROSS FLOOR AREA CALCULATION AT NEW

First Floor

4,315

TOTAL GROSS FLOOR AREA (GFA)

4,315 sf

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Foundations; strip footings + spread footings

4,315

sf

15.00

64,725

SUBTOTAL

64,725

A1020 SPECIAL FOUNDATIONS

SUBTOTAL

-

A1030 LOWEST FLOOR CONSTRUCTION

033000 CONCRETE

Slab on Grade, 5" thick

4,315

sf

12.00

51,780

SUBTOTAL

51,780

TOTAL - FOUNDATIONS

\$116,505

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

4,315

sf

10.00

43,150

SUBTOTAL

43,150

B2030 EXTERIOR DOORS

Exterior doors

1

ls

15,000.00

15,000

SUBTOTAL

15,000

TOTAL - EXTERIOR CLOSURE

\$58,150

B30 ROOFING

B3010 ROOF COVERINGS

See Special Construction

SUBTOTAL

-

B3020 ROOF OPENINGS

Elevator vent

NR

Roof hatch and ladder, allow

NR

SUBTOTAL

-

TOTAL - ROOFING



Feasibility Estimate

GFA

4,315

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

GYM ADDITION

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

Allowance for interior partitions	4,315	sf	8.00	34,520		
SUBTOTAL						34,520

C1020 INTERIOR DOORS

Allowance for interior doors	4,315	sf	4.00	17,260		
SUBTOTAL						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	1	loc	3,000.00	NIC		
Other signage	4,315	sf	0.50	2,158		

104400 FIRE PROTECTION SPECIALTIES

Fire extinguisher cabinets	2	ea	350.00	700		
SUBTOTAL						24,988

TOTAL - INTERIOR CONSTRUCTION

\$76,768

C30 INTERIOR FINISHES

C3010 WALL FINISHES

090007 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	4,315	sf	18.00	77,670		
Moisture mitigation				NR		
SUBTOTAL						77,670

C3030 CEILING FINISHES

090007 PAINTING

Paint exposed deck	4,315	sf	1.75	7,551		
SUBTOTAL						7,551

TOTAL - INTERIOR FINISHES

98,166



Feasibility Estimate

GFA

4,315

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

GYM ADDITION

D13 SPECIAL CONSTRUCTION

D1313 SPECIAL CONSTRUCTION

Pre-engineered structure; including roofing and siding

4,315

sf

65.00

280,475

SUBTOTAL

280,475

TOTAL - SPECIAL CONSTRUCTION

\$280,475

D20 PLUMBING

D20 PLUMBING, GENERALLY

Allowance for miscellaneous plumbing

4,315

sf

5.00

21,575

SUBTOTAL

21,575

TOTAL - PLUMBING

\$21,575

D30 HVAC

D30 HVAC, GENERALLY

HVAC allowance

4,315

sf

40.00

172,600

SUBTOTAL

172,600

TOTAL - HVAC

\$172,600

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Sprinkler system

4,315

sf

5.00

21,575

SUBTOTAL

21,575

TOTAL - FIRE PROTECTION

\$21,575

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 & Branch Power

Lighting allowance (LED)

4,315

sf

6.00

25,890

Lighting controls

Lighting controls, local, daylight sensing and dimming

4,315

sf

1.20

5,178

Branch devices

Branch devices

4,315

sf

0.65

2,805

Lighting and branch circuitry

Branch & lighting circuitry

4,315

sf

4.00

17,260

SUBTOTAL

51,133

D5030 COMMUNICATION & SECURITY SYSTEMS

Fire Alarm

Fire alarm system

4,315

sf

3.00

12,945



Feasibility Estimate

GFA

4,315

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

GYM ADDITION

Telephone/Data/CATV

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

AV rough-in and power to community rooms (devices and cabling by other)

4,315

sf

0.75

3,236

SUBTOTAL

37,756

D5040 OTHER ELECTRICAL SYSTEMS

Miscellaneous

Temp power and lights; fees + permits

4,315

sf

1.00

4,315

SUBTOTAL

4,315

TOTAL - ELECTRICAL

\$129,882

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

116620 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

\$124,000

E20 FURNISHINGS

E2010 FIXED FURNISHINGS

No work required

SUBTOTAL

-

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL

NIC

TOTAL - FURNISHINGS

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

No work required

SUBTOTAL

-

F2020 HAZARDOUS COMPONENTS ABATEMENT

See main summary for HazMat allowance

See Summary

SUBTOTAL

TOTAL - SELECTIVE BUILDING DEMOLITION

SUBTOTAL GYM BUILDING

\$1,099,696



Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITEWORK LOW 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	
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Site Earthwork

312000	Fine grading	1	ls	5,000.00	5,000		
312000	Cut and Fill	1	ls	15,000.00	15,000		

EROSION CONTROL

312500	Erosion control	1	ls	10,000.00	10,000		
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SUBTOTAL

90,000

G20 SITE IMPROVEMENTS

BITUMINOUS CONCRETE PAVING

Roadways and Parking Lots

	Bituminous concrete paving	8,800	sf				
321216	Gravel base	326	cy	40.00	13,040		
321216	3.5" Bituminous concrete paving	978	sy	32.00	31,296		
	<u>Asphalt markings</u>						
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	Crosswalk	1	loc	2,000.00	2,000		
321216	Misc. marking allowance	1	ls	1,500.00	1,500		

PAVING

Concrete pedestrian walkway paving

321313	5" Concrete walkways	5,000	sf	9.00	45,000		
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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

Teen Patio surfacing; wood deck and paving

800 sf 40.00 32,000

Curbing

321313	Vertical granite curb	500	lf	42.00	21,000		
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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	4,050	sf	15.00	60,750		
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	Team benches	1	ls	10,000.00	10,000		
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	Soccer goals	1	ls	4,000.00	4,000		
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Play structures

323000	Play structures	1	ls	75,000.00	75,000		
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	Shade structure	1	ls	30,000.00	30,000		
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	6ft benches	4	ea	3,500.00	14,000		
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CHAIN LINK FENCING AND GATES



Feasibility Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
SITEWORK LOW STREET							
64 323000	Chain link fence around play area	1	ls	20,000.00	20,000		
65							
66	LANDSCAPING						
67 329900	Import topsoil, 6" thick	1	ls	10,000.00	10,000		
68 329900	Lawn - seed	10,000	sf	0.35	3,500		
68 329900	Forest area gathering space	1,500	sf	5.00	7,500		
69 329900	Wetland replication; 2:1	9,292	sf	8.00	74,336		
70 329343	Planting allowance	1	ls	50,000.00	50,000		
71	SUBTOTAL					682,727	
72							
73	G30 CIVIL MECHANICAL UTILITIES						
74							
75	WATER UTILITIES						
76	<u>Water supply</u>						
77 331000	New water service	1	ls	35,000.00	35,000		
78							
79	WASTEWATER COLLECTION						
80	<u>Sanitary sewer</u>						
81 333100	Connect new plumbing into existing	1	ls	15,000.00	15,000		
82							
83	STORM DRAINS						
84 334000	Storm Sewer incl BMP's	1	ls	100,000.00	100,000		
85							
86	GAS						
87 330000	Excavate and backfill; service by utility company					NR	
88	SUBTOTAL					150,000	
89							
90	G40 ELECTRICAL UTILITIES						
91	<u>Power</u>						
92 260000	Primary ductbank, 2-4" empty conduit	100	lf	80.00	8,000		
93 260000	Utility company provided pad mounted transformer						
94 260000	Transformer pad	1	ea	3,000.00	3,000		
95 260000	Secondary ductbank	50	lf	360.00	18,000		
96	<u>Communications</u>						
97 260000	Telecom services	100	lf	80.00	8,000		
98	<u>Site Lighting</u>						
99 260000	Allowance	1	ls	50,000.00	50,000		
100	SUBTOTAL					87,000	
101							
102	TOTAL - SITE DEVELOPMENT						\$1,009,727

IXb. NYS PROGRAM SPATIAL REQUIREMENTS

Space Requirements for NYS

Total Homebase Gross S.F. :	11279
Total Administrative and Support Gross S.F. :	4585
Total Interior Gross S.F. :	15864
Total Playground Gross S.F. :	11000
Staff Parking Space Requirements :	6
1 Handicapped	1
1 Van	1
Parent Parking Space Requirements :	7
Total Parking Spaces Required :	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 :		88
Gymnasium	4200	
Maker Space	400	
Gymnasium Totals :		0
Core Total :		88
Total Youth :		88

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

Summary of Interior Homebase Space Requirements										
# of Children	Room Name	Activity	Lockers	Adjacent Toilet	Material Cabinets	Activity Counter	Equipment/ Bleachers	Storage Closet	Staff Nook	Total S.F.
Core Space										
16	Art Room	560	15.0		20	15	20	30	12	672
20	Preschool	700	18.7	60	20	20		30	12	861
20	Game Room	700	18.7		20	0		20	12	771
12	Homework Tech Space	420	11.2		20	20		40	12	523
20	Multipurpose	700	18.7		20			100	12	851
88	Totals									3677
0	Gymnasium	4200	18.7	0		0	200	149	12	4580
0	Maker Space	400	18.7	0		0	0	0		419
0	Totals	4600	37	0	0	0	200	149	12	4998
88	Core Total									8676
Core Net S.F. Total : 8676										
88	Total Youth									8676
Homebase Net S.F. Total : 8676										
30% Circulation : 2603										
Total Homebase Gross S.F. : 11279										

Summary of Interior Administrative Space Requirements

Room Name	Program							Storage Closet	Total S.F.
Center Support and Misc.									
Café	450							100	550
Admin Kitchenette	80								80
Conference Room	120								120
Janitorial	40								40
Mechanical/Telephone	150								150
Vestibule	80								80
Lobby/Reception	350								350
Boys Youth Toilet	204							20	224
Girls Youth Toilet	204								204
Adult Toilet	120								120
Family Gender Neutral Toilet/w shower	204								204
A/V & Tables and Chair storage	200								200
General Storage	150								150
Outdoor Equipment Storage	100								100
Administrative									
Director	200							15	215
Administrative	200								90
Administrative	150								150
Administrative	150								150
Administrative	150								150
Administrative	200								200
Administrative Net S.F. Total :									955
Total Administrative and Support Net S.F. :									
30% Circulation :									
Total Administrative and Support Gross S.F. :									
4585									

15 Parking Spaces available at Brown School	
1 Handicap	
1 Van spot	
Middle school playground	
Outdoor Hard Court	6300 SF
One Basket Ball Court	4200 SF
Outdoor Gardening Space	250 SF
Picnic Area	250 SF
	11000

IXc. ASSESSOR'S PROPERTY CARDS

Property Location: 42 MILK ST
Vision ID: 938

MAP ID: 21/ 26/ 11

Bldg Name:
Sec #: 1 of 1

Bldg #: 1 of 1 Card 1 of 1

State Use: 9030
Print Date: 03/18/2016 11:53

CITY OF NEWBURYPORT BROWN SCHOOL 42 MILK STREET NEWBURYPORT, MA 01950 Additional Owners:		TOPO 1 Level		UTILITIES 1 All Public		STRT./ROAD 1 Paved		LOCATION 1 Urban		CURRENT ASSESSMENT Code Description 9030 EXEMPT 9030 EXM LAND 9030 EXEMPT		Assessed Value 5,205,300 330,700 8,600		Appraised Value 5,205,300 330,700 8,600		Assessed Value 5,205,300 330,700 8,600		123 NEWBURYPORT, MA			
SUPPLEMENTAL DATA Other ID: 21-26 SUB-DIV INLAW Y/N: PHOTO LOT SPLIT: WARD 2 40B HSNCG: TITLE #: ATT 1/2 HSE: G/S ID: M_251958_950792 ASSOC PID#																					
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		q/tu w/ SALE PRICE V.C.		PREVIOUS ASSESSMENTS (HISTORY) Yr. Code Assessed Value Yr. Code Assessed Value Yr. Code Assessed Value 2016 9030 5,205,300 2015 9030 5,072,700 2014 9030 5,072,700 2016 9030 330,700 2015 9030 330,700 2014 9030 278,900 2016 9030 8,600 2015 9030 8,600 2014 9030 8,600		Total: 5,544,600		Total: 5,544,600	
CITY OF NEWBURYPORT																					
EXEMPTIONS										OTHER ASSESSMENTS		Amount		Number		Comm. Int.					
Year Type Description										Code Description		Amount		Number		Comm. Int.					
Total:																					
ASSESSING NEIGHBORHOOD										NBHD Name		Street Index Name		Tracing		Batch					
6/A																					
NOTES																					
GEORGE BROWN SCHOOL NEW ADDN'S 1975. ORIGINAL YEAR BUILT BETWEEN 1922 & 1925. ELEVATOR 3 STORIES.																					
BUILDING PERMIT RECORD										Permit ID		Issue Date		Type		Description		Amount			
AR170-5/98										05/21/1998		0		07/01/1998		100		100			
EXEMPT																					
LAND LINE VALUATION SECTION										Zone D		Front Depth		Units		Unit Price		I. Factor S.A. Disc			
1 903C MUNICIPAL MDL-94										R3				1.10 AC		261,400.00		1.1500 6 1.0000			
Use Description										Zone D		Front Depth		Units		Unit Price		I. Factor S.A. Disc			
1 903C MUNICIPAL MDL-94										R3				1.10 AC		261,400.00		1.1500 6 1.0000			
Notes- Adj										S. Adj Fact		Special Pricing		Notes- Adj		S. Adj Fact		Land Value			
PRIME SITE										1.00				0.00		1.00		330,700			
Total Card Land Units:										1.10 AC		Parcel Total Land Area: 1.1 AC						Total Land Value: 330,700			

IXd. PRESENTATION TO FOCUS GROUPS

Newburyport Youth Services Focus Group

May 14, 2020



About Us



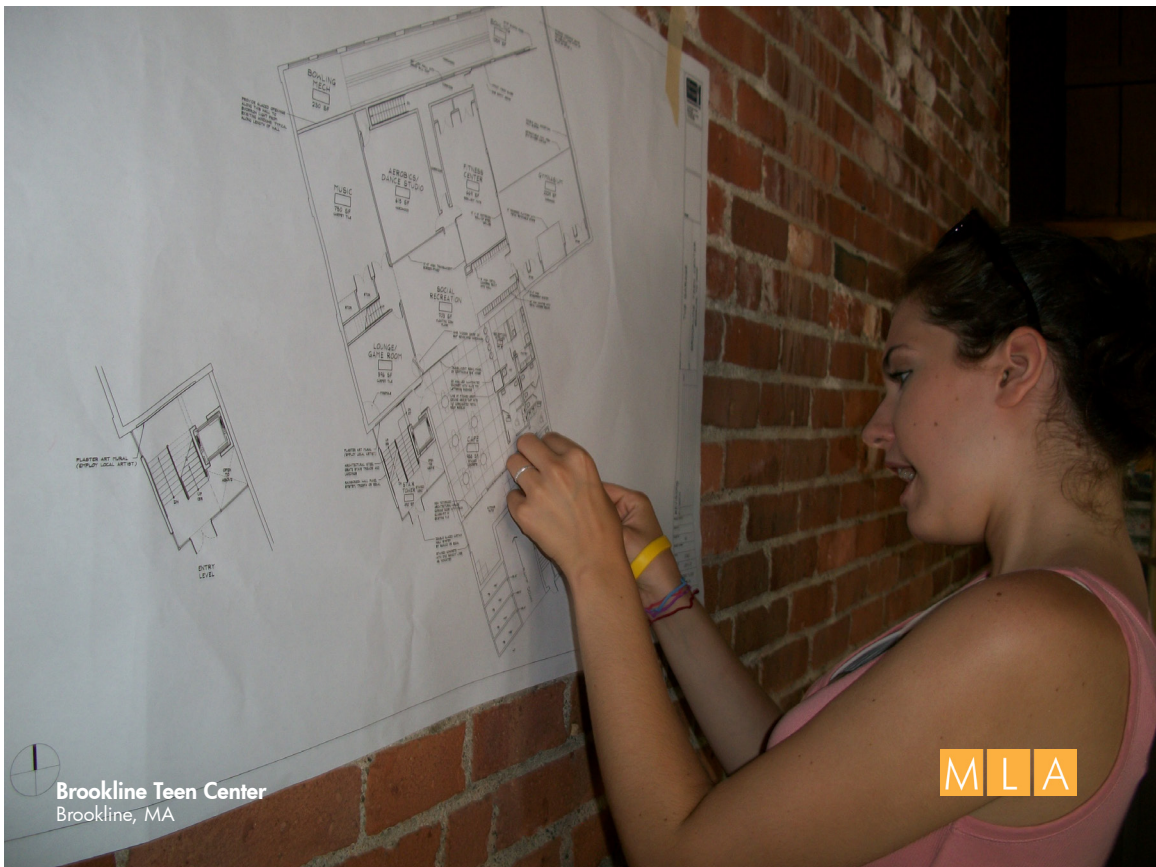


Brookline Teen Center
Brookline, MA



Brookline Teen Center
Brookline, MA











Brookline Teen Center
Brookline, MA



Brookline Teen Center
Brookline, MA



42 Milk Street



57 Low Street

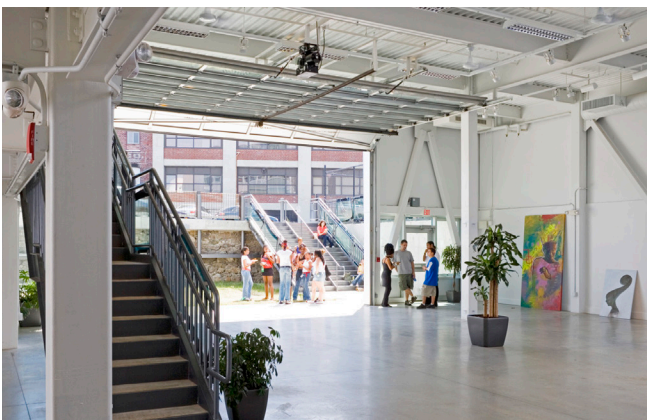
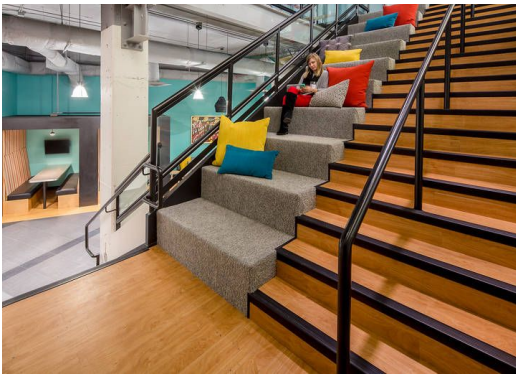


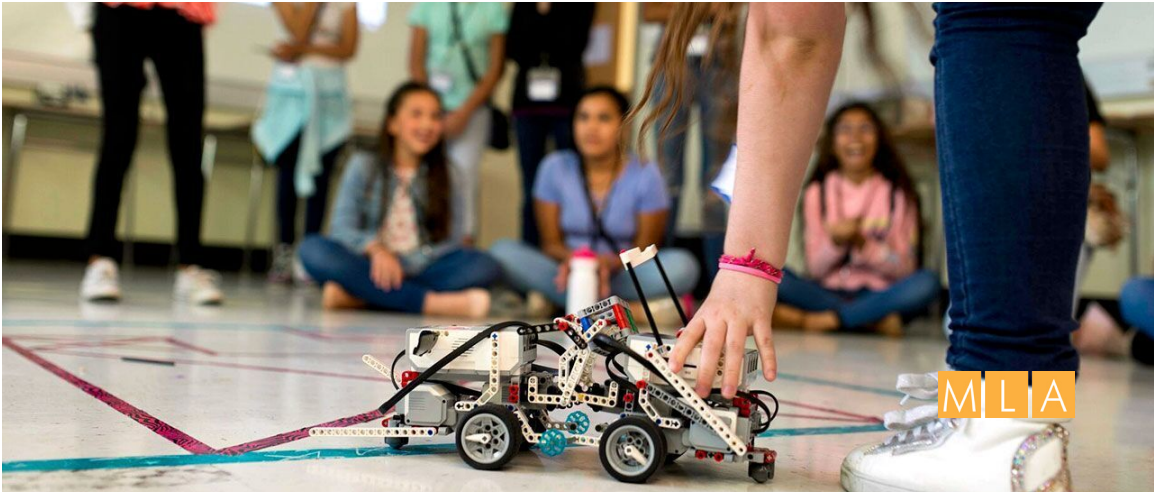
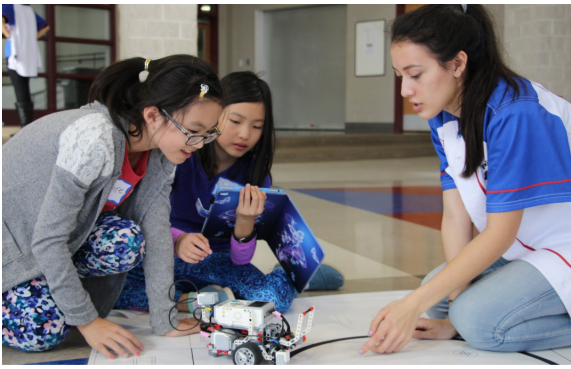








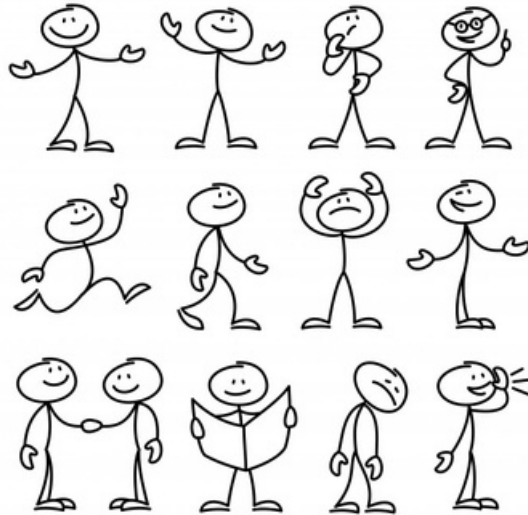








Drawing Exercise



MLA

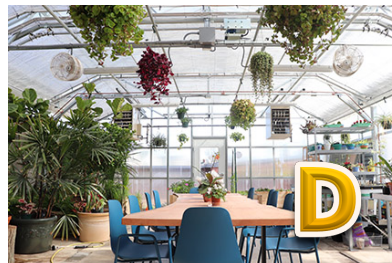
Drawing Exercise

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

MLA

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

MLA



MLA



MLA

Most Popular Space – Parents/Guardians



MLA

Most Popular Space – Youth



MLA

Least Popular Space – Parents/Guardians



MLA

Least Popular Space – Youth



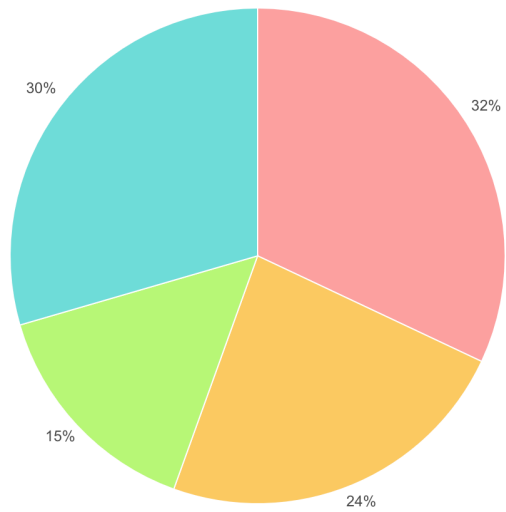
MLA

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

MLA

Answer

- A safe space for youth to let off steam.
- A flexible space that staff can easily change up.
- A secret garden-type space for youth and community to explore nature.
- A unique park space for youth and community to create new opportunities.



MLA



studio
MLA
ARCHITECTS

Small Groups



MLA

Discussion

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

MLA

Report Back



MLA

IXe. FOCUS GROUP + COMMITTEE MEETING NOTES

May 14, 2020

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 middle schoolers 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 tie-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. Andi 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 shifts 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 - Councilor, 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. Andi 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. Andi 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. Andi 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. Andi 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.

