

BROWN SCHOOL GYMNASIUM – CONSIDERATIONS

1. BROWN SCHOOL GYMNASIUM RENOVATION ESTIMATES

- * Complete Upgrade @ \$4.5 Million +
- * Value Engineered Upgrade @ \$1.8 Million +

Questions:

- * *How would each of these upgrades be financed?*
- * *What is the estimated time frame required to complete the Value Engineered option?*
- * *Were the city to proceed with the Value Engineered option, when might the second phase be implemented at an estimated cost of \$2.5 Million + (2022 dollars)?*
- * *How would this second phase be financed?*
- * *How would implementing the second phase impact use of the gym while the work is in progress?*
- * *Is securing LEED Certification a consideration? If not, why not*

2. LOW STREET GYMNASIUM

EGA Architects Conceptual Design Estimates, November 1, 2022:

- * Gym/Option A @ 1.6 Million
- * Gym/Option B @ \$1.3 Million
- * Future Gym/Option C @ \$1.3 Million - \$1.7 Million

Questions:

- * *Can any decision with regard to upgrading the Brown School gym be made before a final decision is reached regarding the NYS Low Street (or other) location, and whether or not it will include an onsite gym?*
- * *Would it not be more fiscally responsible to invest in a Low Street gym either now or later rather than investing comparable dollars in what would only be a “first phase” renovation of the Brown School gym?*

3. BROWN SCHOOL PLAYGROUND

In accordance with the Playground Order (9.30.13), regardless of what might evolve with regard to the Brown School building, an area at least equal in size to the current schoolyard, including the playground, basketball court, and amphitheater, must be “held permanently.”

To date, the only plans (2014, 2017) that have been proposed relative to this order involve relocating the playground from its current location to the approximately 7,000 square foot area abutting Prospect Street.

This area is currently occupied by the “basketball court,” which comprises four opposing hoops. Therefore, the court would need to be relocated to another area within the schoolyard. This new location must not be proximate to the playground due to obvious reasons of “incompatible activities.”

Also, none of the plans include any reference to the amphitheater. However, in its current location it presents problems in terms of space efficiencies within the schoolyard.

(The Order is unclear as to what constitutes the “schoolyard.” Some might actually argue that assigning the existing open area, or “schoolyard,” to parking is in violation of the Playground Order.)

It seems apparent that however the schoolyard layout evolves, it may not be possible to retain all four basketball hoops. Indeed, it may be difficult to dedicate the space required for one or two hoops.

Questions/Comments:

* *Would reducing the numbers of hoops be in violation of the Order?*

* *Were the playground to be moved to the southern edge of the property, as has been proposed, what measures will be taken to discourage individuals, especially unescorted children, from wending their way to the playground via Milk Street, and through the parking lot in and around cars, both parked and in motion?*

4. BROWN SCHOOL PUBLIC OPINION SURVEY/FEBRUARY 2018

* Question 5. How often do you or your family use the gymnasium at the Brown School for activities NOT through the Newburyport Youth Services? (218 Responses)

- Rarely/Never @ 86%
- Monthly @ 6%
- Weekly @ 14%

Questions:

- * *Has any member of the City Council or City Government been made aware of any significant support for bringing the gym “back on line” since the building was closed?*
- * *If so, has this support been quantified and shared publically?*
- * *Why are none of the other school gyms (Bresnahan, Nock Middle School, High School) available during afternoons and evenings when these schools are not in session?*

5. BROWN SCHOOL GYMNASIUM – DEMOLITION + REMOVAL

There are a number of compelling arguments for removing the gym and kitchen/hallway.

- * Improved parking area layouts and locations (^^)
- * Potential increase in numbers of parking spaces
- * Dedicated parking/standing for emergency and service vehicles
- * Increased recreational area(s) for Brown School residents
- * Dedicated location for trash barrels/recycling bins storage
- * Separate areas for playground/basketball courts. (SEE BELOW)
- * Traffic flow options to and from site. (Prospect Street, Lime Street, Milk Street).

In short, removing the gym and the kitchen/hallway results in a significant increase in open space surrounding the Brown School, and provides significant new opportunities for maximizing the efficient allocation of that space.

Doing so will also measurably enhance the overall development prospects.

(^^) Parking area plans as previously submitted do not take in to consideration the proliferation of large Sport Utility (and similar) vehicles. These vehicles will need more room to safely navigate in the areas as currently proposed.

Questions:

Who within the City government might assume responsibility for producing the following?

- * Estimate or estimates for demolishing the gym and kitchen/hallway?*
- * Schematic drawings illustrating various space allocation scenarios assuming the gym, kitchen/hallway are removed from the site?*

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