

Town of Southborough, Massachusetts
Community Center Exploration Committee
Monday January 22nd, 2024
6:00 PM
Virtual Zoom Meeting

Members present: J. Malinowski (Chair), J. Hansen, S. Heilman, J. Maney, N. Mauro, W. Harrington, T. Fling

Ex-officio members present: R. Donovan, T. Davis

Member(s) absent: P. Lefrancois

- I. Call Meeting to Order
 - a. J. Malinowski called the meeting to order at 6:03 PM.
- II. Approval of Meeting Minutes from January 8, 2024
 - a. J. Malinowski made a motion to approve meeting minutes from January 8, 2024. Seconded by T. Fling. Roll call vote: J. Hansen yes, S. Heilman yes, J. Maney yes, J. Malinowski yes, N. Mauro yes. T Fling- yes, W. Harrington yes 7-0 vote, motion approved.
- III. Chair/Member Updates
 - a. Neary Building Committee Update – Jason provided a brief update on the status of the project and timeline.
- IV. Review and accept final DRA Report
 - a. Added a 1d section to the spreadsheet and will be added as an appendix to the final report- High intensity for Senior Center + low intensity for library and rec
 - b. Tim F would like a paragraph citing 1d in the body of the final report
 - c. Final copy will say 2028 instead of 2027 for the escalation costs
 - d. Add 1d to the Options assessment tab in the spreadsheet- which would be green across the columns, with Library storage being yellow
 - e. Jason moves that we accept the report (provided we add 1d to the body of the report) Janet 2nd, Roll call vote: J. Hansen yes, S. Heilman yes, J. Maney yes, J. Malinowski yes, N. Mauro yes. T Fling- yes, W. Harrington yes 7-0 vote, report approved.
- V. Review and approval of Committee presentation to Select Board
 - a. Do we want to mention Public Private Partnership? Only in so much that we explored it, but we felt it would not suit the needs of the various departments, and therefore decided against suggesting it.
 - b. Current recommendation is not to include other municipal offices
 - c. Add warm and welcoming feeling for senior center notes
 - d. Emphasize importance of storage
 - e. Space for SYFS would be available, if they wanted it
 - f. We should add a new slide at the beginning (Janet M to work on)
 - i. Things we like: separate entrances, but also shared spaces like cafeteria, gym, and intergenerational building
 - g. We will be presenting at the Feb 6 select board meeting (hybrid). We should present around 8pm

- h. Jason moves that we accept the presentation with the above edits, Bill 2nds Roll call vote: J. Hansen yes, S. Heilman yes, J. Maney yes, J. Malinowski yes, N. Mauro yes. T Fling- yes, W. Harrington yes 7-0 vote, presentation accepted.
- i. Jason will give the basics of the presentation and others can weigh in with their specific interests at the select board meeting
- j. We will have the select board approve these minutes and the minutes from the select board meetings. And then our committee will be disbanded.

VI. Public Comment - None

VII. Other business that may properly come before the Committee - None

VIII. Adjournment

Jason moves for adjournment at 6:42 pm, Tim 2nd. Roll call vote: J. Hansen yes, S. Heilman yes, J. Maney yes, J. Malinowski yes, N. Mauro yes. T Fling- yes, W. Harrington yes 7-0 vote, motion approved.

Minutes Completed by: Susan Heilman, Clerk

Documents Referenced During Meeting:

1. Draft Meeting Minutes from January 8, 2024
2. Final DRA Report
3. Draft Select Board Presentation

Town of Southborough, MA
Community Center Exploration Committee
Meeting Minutes
January 8, 2023
Virtual Meeting

Members present: J. Malinowski, J. Hansen, S. Heilman, J. Maney, N. Mauro, W. Harrington (joined 7:12pm), T. Fling

Ex-officio members present: R. Donovan, P. Lefrancois

Member(s) absent: T. Davis

I. Call Meeting to Order

a. J. Malinowski called the meeting to order at 7:02 PM.

II. Approval of Meeting Minutes from October 25, 2023

a. J. Malinowski made a motion to approve meeting minutes from October 19, 2023. Seconded by J. Hansen. Roll call vote: J. Hansen yes, S. Heilman yes, J. Maney yes, J. Malinowski yes, N. Mauro yes. T Fling- abstain 5-0-1 vote, motion approved.

III. Chair/Member Updates

- a. Neary Building Committee Update – Arrowstreet selected, should be ratified 1/9/24 and start the following week. One year of design and select a site in preparation for April 2025 town meeting presentation- most likely a special meeting before the May town meeting.

IV. Review and accept final DRA Report

- a. This is a proof of concept design- Is Finn viable? We don't need to decide which type of plan to go ahead with. Everyone agrees
- b. Fall 2028 is the earliest construction could start at Finn for Community Center. Library and Neary construction could also be occurring at around the same time.

c. Recreation feedback-

- i. Can't lose a ballfield (it has to be somewhere if not at Finn)
- ii. Still need parking. Could parking go where existing playground is?
- iii. Still need a playground
- iv. Need to understand the large amount of storage needed

d. Library feedback

- i. Appreciate juggling temporary vs permanent location designs
- ii. Library is still pursuing state grant- March-library asks for \$150K from town for planning and design. May- library applies to the state construction program. August- Library finds out whether they move to the next round.

e. Council on Ageing

- i. They feel that Finn is an adequate space with some pluses including cafeteria, gym, outdoor space
- ii. One concern is parking

- iii. Another concern is wanting it to not look like a school
- iv. Can we use town office space for storage instead?

f. Motion to accept the DRA report- Jason motions, Jen seconds. Roll call vote: J. Hansen yes, S. Heilman yes, J. Maney yes, J. Malinowski yes, W. Harrington yes, N. Mauro yes. T Fling- no 6-1 vote, motion approved. However, Jason believes it is important for this to be a unanimous vote. Tim would like a few more days to go over the presentation before he considers a yes vote.

V. Review of draft Committee presentation to Select Board and discussion of process to wrap up work

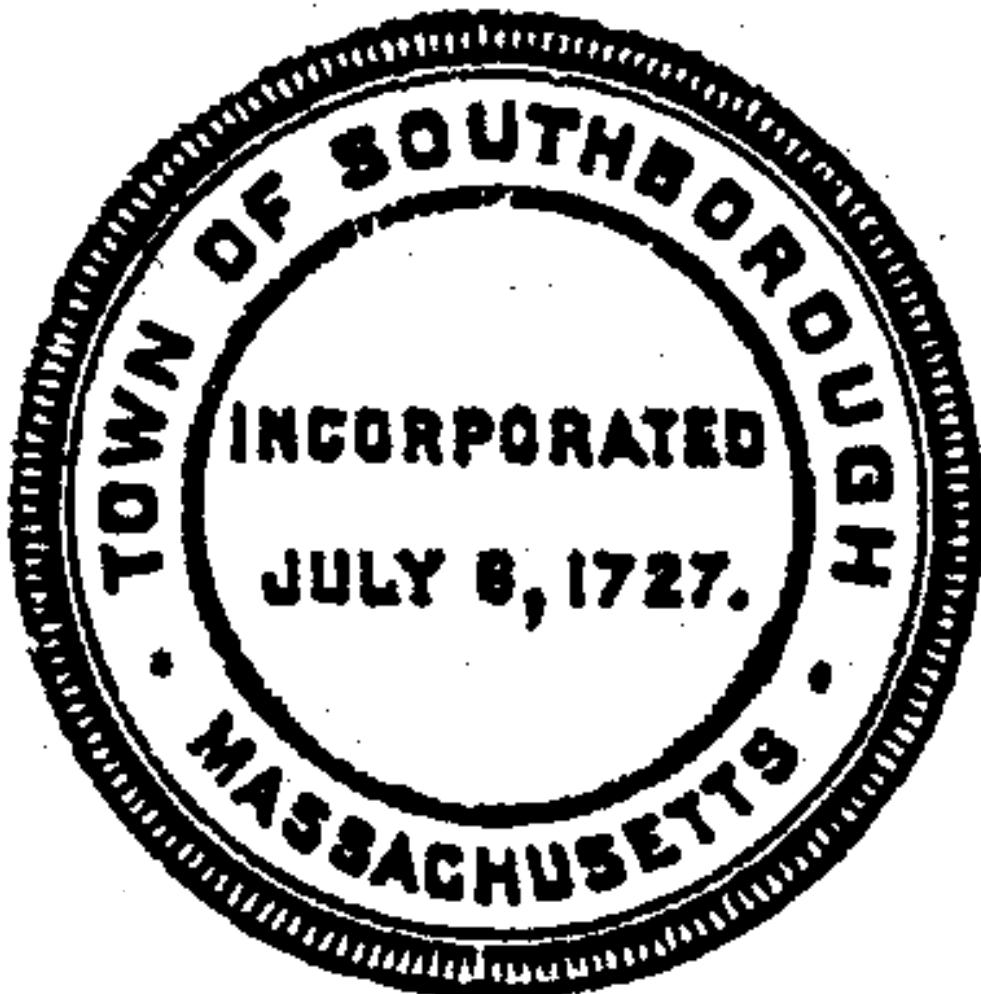
- a. One slide for each of the specific groups
- b. We will ask DRA for a 1d that has cost estimates with high intensity for senior center and low intensity for library and rec.
- c. Still should include new construction cost estimates
- d. Emphasize that costs are estimates

VI. Public Comment- No public comments

VII. Other business that may properly come before the Committee- No other business

VIII. Adjournment

a. J. Malinowski made a motion to adjourn. Seconded by J. Hansen. Roll call vote: J. Hansen yes, S. Heilman yes, J. Maney yes, J. Malinowski yes, W. Harrington yes, N. Mauro T. Fling yes. 7-0 vote, motion approved.



Community Center Exploration Committee

Select Board Report
January 2024

Committee Members

- Jason Malinowski, Chair and CIPC Representative
- Tim Fling, Vice Chair and at large member
- Susan Heilman, Clerk and at large member
- Jen Hansen, Rec. Comm Representative
- Bill Harrington, COA Representative
- Janet Maney, Library Representative
- Nicky Mauro, at large member
- Tim Davis, ex-officio
- Ryan Donovan, ex-officio
- Pam LeFrancois, ex-officio

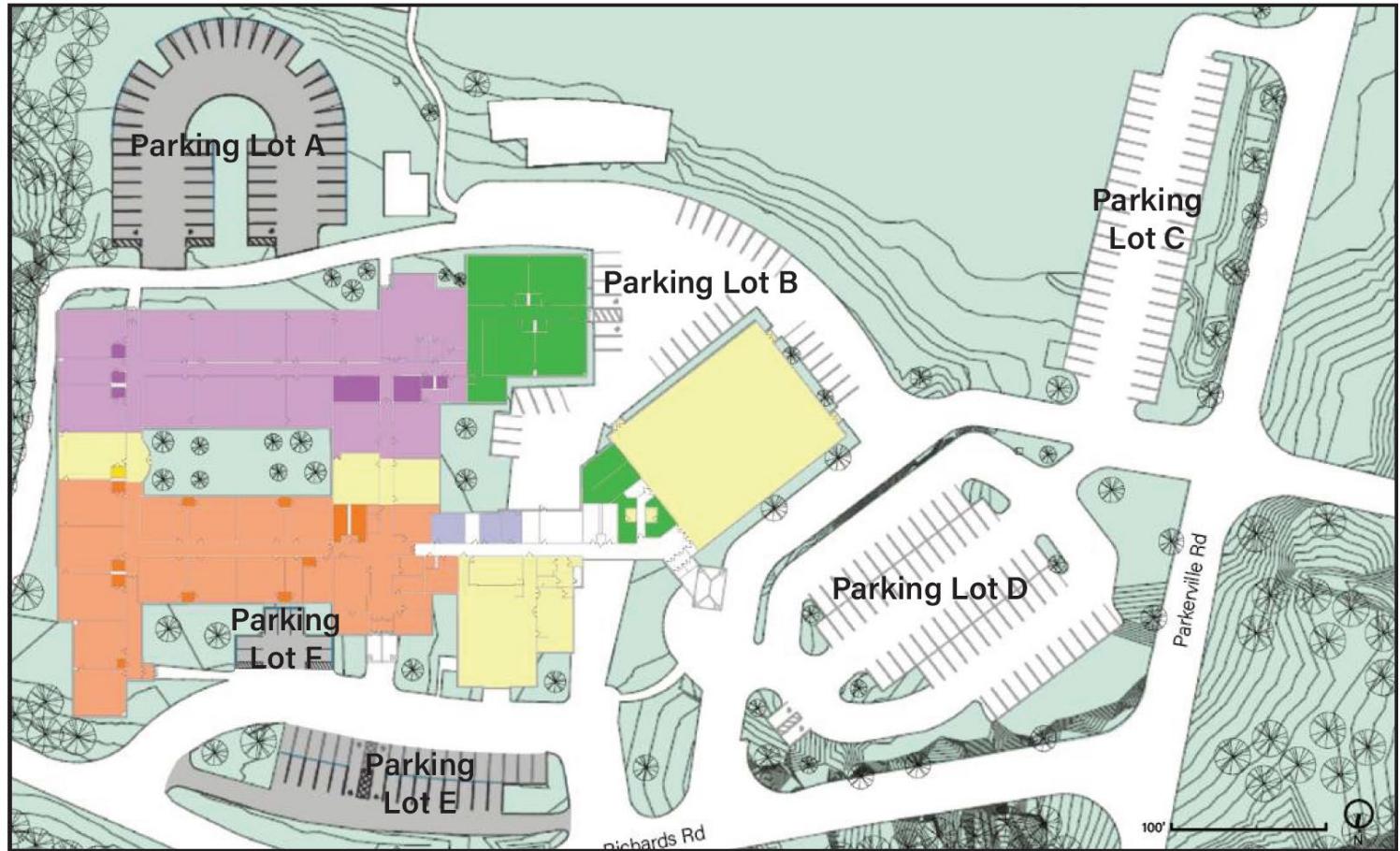
Process

- Spent a lot of time discussing the various space needs and issues facing each department as we move ahead.
- Once Finn was toured by stakeholder groups, decision was made to explore what possible option existed to potentially repurpose the building.
- Engaged DRA to continue their work from the prior space needs done for Capital to look at the Finn School, as well as new construction
- Public-Private Partnership – Do we want to say anything here?

Potential Finn Renderings (Building)



Potential Finn Renderings (Parking)



Parking Zones Overview

Potential Cost Ranges

	New Senior Center	New Rec Center	New Library	Option 1d – Per Committee at Finn
Net Sq. Ft Subject to Construction	15,140	27,000	19,500	22,500
Total Expected Cost in 2027	\$22.0 M	\$48.9M	\$28.6M	\$14.6M
			Includes no consideration of grant matches	

All costs are high-level estimates subject to much further work. They are presented as continued illustration of the significant benefit of building re-use.

No land acquisition costs included for any new construction.

Conclusion

- Finn is well suited to serve as a Community Center with a focus on the following:
 - Recreation – Enable full access to the gym and all indoor programming, including camp
 - Council on Aging – Home to the Senior Center, requires full design to retrofit the space
 - Library – Potential annex or temporary space during Library construction, unlikely to be the permanent library, although it could fit
 - Extra space depending on library outcome could be used for town municipal offices
- If Finn does not become available for municipal purposes, new construction is likely to be costly and isolated by department

Next Steps in this Process

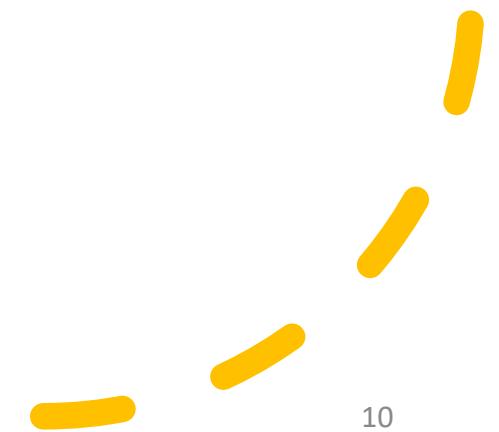
- Monitor progress of Neary Building Committee and if Finn is going to be decommissioned, form a building committee to further build out the design and space needs
 - This will require design funding from Town Meeting
- Monitor progress of MBLC grant program for Library to determine exactly what needs they may have
- If Finn is going to be available for municipal needs, need to make a decision sooner rather than later of whether a Community Center construction project would go to town meeting with the Neary project or at a later date
 - Regardless, the committee recommends construction costs be available for purposes of discussion to enable broader long term capital planning for the Town

Thank You!



Appendix

Stakeholder Views and Next Steps



Appendix

Recreation

- If Finn 2 baseball/softball field is needed to provide additional parking, then a replacement option for a field needs to be identified elsewhere in town
 - Significant discussion that this could be worked into the plans for the overall Neary site plan
- Playground needs to remain, but also may be at its life expectancy by the time this project comes to be
 - Tied to decisions related to South Union to make sure there is always an accessible playground on the south side of town

Appendix

Council on Aging/Senior Center

- Additional discussion needs to occur around parking as part of any design process
- Any project needs to support a high level intensity of construction to make sure the space is fit for purpose moving forward



Appendix

Library

- Exact needs of the Library are tied to the outcome of the MBLC grant process which will be known before any design work is needed on the Community Center
- Storage is a known need that will likely be needed regardless of MBLC outcomes
- Ability to use the space as an annex or temporary space during construction at existing site is also a possibility that may be explored in future scenarios

Table 1 – Options Evaluation Chart

COMMUNITY CENTER FEASIBILITY STUDY . Southborough.MA										12/29/2023
	Meets Senior Center Space Requirements	Meets Recreation Requirements	Library Short Term Requirements	Library Long Term Requirements	Flexible Meeting Spaces	Location	Timeline	Separation of Programs & Appropriate Adjacencies	Project Costs	
Option 1a <i>Mary Finn Renovation</i> <i>Low Intensity Option</i> <i>Library, Senior Center, Recreation, Facilities</i>				Library is Phased as a Temporary Location during any renovation/construction of the existing library building and site						
Option 1b <i>Mary Finn Renovation</i> <i>Medium Intensity Option</i> <i>Senior Center, Recreation Facilities, Youth & Family</i>				Library Storage Only for this Option						
Option 1c <i>Mary Finn Renovation</i> <i>High Intensity Renovation</i> <i>Library, Senior Center, Recreation Facilities</i>		Does not allow for summer program Expansion to 250 students unless all shared spaces are occupied							This project involves creating appropriate entrances for all programs for wayfinding and department identification	
Option 2 <i>Senior Center - New Construction</i>		May allow for shared space with Recreation				TBD	TBD		High Cost/SF for New Construction when compared to renovation	
Option 3 <i>Library - New Construction</i>	N/A	N/A				TBD	TBD		High Cost/SF for New Construction when compared to renovation	
Option 4 <i>Recreation Center- New Construction</i>	N/A		N/A	N/A		TBD	TBD		High Cost/SF for New Construction when compared to renovation	
Option 5 <i>Mixed Use - New Construction</i>						TBD	TBD		High Cost/SF for New Construction when compared to renovation	

Table 1 – Summary of Preliminary Design Pricing

COMMUNITY CENTER FEASIBILITY STUDY - Southborough, MA

10/21/2023

Note: Costs assume construction start of Summer 2024

	NET SF Program Areas	Renovation Intensity - Scope	Construction Costs	Project Costs
Option 1a	29368	Low Intensity Reno	4,483,700	
Mary Finn Renovation	2610	Medium Intensity Reno	587,250	
Low Intensity Option - Phased	0	High Intensity Reno	0	
	31968	Sub Total Building	4,990,950	
Library (temp), Senior Center, Recreation		Site Allowance		
Facilities, Youth & Family				
Shared/Community Space				
		Total	4,990,950	7,486,425
		Escalation to 2025	5,390,226	7,007,294
		Escalation to 2027	5,929,249	7,708,023
		Unit Cost		241 / GSF

Note - this renovation does not currently trigger code upgrades.

For this option, we do not include square footage associated with the Recreation Department and associated hallways & toilet rooms. This Option also assumes approximately 10,000sf of the Senior Center Spaces would be Renovated. No renovation included for the Youth & Family Area.

	NET SF Program Areas	Construction Costs	Project Costs
Option 1b	10000	Low Intensity Reno	1,500,000
Mary Finn Renovation	15713	Medium Intensity Reno	3,345,425
Medium Intensity Option		Code Upgrade Allowance	2,475,000
Senior Center, Recreation, Shared Space	3000	High Intensity Reno	1,200,000
Facilities, Youth & Family	28713	Sub Total Building	8,710,425
		Site Allowance	1,000,000
		Total	9,710,425
		Escalation to 2025	10,487,559
		Escalation to 2027	11,535,985
		Unit Cost	522 / GSF

Note - this renovation does trigger code upgrades unless the work is Phased over time. Review Assessed Property Value prior to starting design.

For this option, square footage associated with the Recreation Department and associated hallways & toilet rooms is not included. No renovation included for the Youth & Family Area.

	NET SF Program Areas	Construction Costs	Project Costs
Option 1c	10000	Low Intensity Reno	1,500,000
Mary Finn Renovation	14870	Medium Intensity Reno	3,345,750
High Intensity Renovation	19000	High Intensity Reno	7,600,000
		Code Upgrade Allowance	2,475,000
	8100	Demolition	1,600,000
	900	New Construction	8,800,000
Library, Senior Center, Recreation	43870	Sub Total Building	17,350,750
Facilities, Common Areas		Site Allowance	1,000,000
		Total	18,350,750
		Escalation to 2025	19,818,810
		Escalation to 2027	21,800,691
		Unit Cost	497 / GSF

Note - this renovation does trigger code upgrades unless the work is Phased over several years. Review Assessed Property Value prior to starting design.

This option also includes approximately half of the common space shown in the plan to have low intensity renovation to accommodate programs needed.

	NET SF Program Areas	Construction Costs	Project Costs
Option 1d - NEW	3000	Low Intensity Reno	0
Mary Finn Renovation	2610	Medium Intensity Reno	0
High Intensity Renovation	16919	High Intensity Reno	6,767,600
		Code Upgrade Allowance	2,475,000
	0	Demolition	0
	0	New Construction	0
Senior Center	22529	Sub Total Building	9,342,600
Uses SF from Option 1A in Report		Site Allowance	250,000
Associated Toilet Rooms Included		Total	9,492,600
Cafeteria-Common Room		Escalation to 2025	10,252,008
		Escalation to 2027	11,270,009
		Unit Cost	501 / GSF

Note - This renovation may trigger code upgrades and should be reviewed for the Senior Center scope of work; this estimate includes an allowance for window replacement. This option also includes approximately half of the common space shown in the plan to have low intensity renovation to accommodate programs needed. Site allowance is reduced to include additional parking for Senior Center Only (approx 13,000sf Senior Center, Toilet Rooms and Low Intensity Reno for Cafeteria/Common Room)

	NET SF Program Areas	Construction Costs	Project Costs
Option 2	15140	Building	13,347,500
Senior Center - New Construction		Site	2,000,000
\$1m site allowance		Total	15,347,500
		Escalation to 2025	15,387,300
		Escalation to 2027	16,926,030
		Unit Cost	941 / GSF

Low Intensity Reno: Remove Existing Casework, Interior Finishes, Swap lighting fixtures

Medium Intensity Reno: Low Intensity Reno Plus New Toilet Room Fixtures

High Intensity Reno: Structural Framing Required to create larger Spaces, slab trenching, fire protection

*Interior renovation may trigger CODE Upgrades such as exterior envelope which may require new building skin, abatement of existing mastic.

*Site numbers for new construction would be allowances only.

*All Mary Finn Renovation assumes no relocation of staff/students during construction.

Note - this renovation does not currently trigger code upgrades.

For this option, we do not include square footage associated with the Recreation Department and associated hallways & toilet rooms. This Option also assumes approximately 10,000sf of the Senior Center Spaces would be Renovated. No renovation included for the Youth & Family Area.

	NET SF Program Areas	Construction Costs	Project Costs
Option 1c	10000	Low Intensity Reno	1,500,000
Mary Finn Renovation	14870	Medium Intensity Reno	3,345,750
High Intensity Renovation	19000	High Intensity Reno	7,600,000
		Code Upgrade Allowance	2,475,000
	8100	Demolition	1,600,000
	900	New Construction	8,800,000
Library, Senior Center, Recreation	43870	Sub Total Building	17,350,750
Facilities, Common Areas		Site Allowance	1,000,000
		Total	18,350,750
		Escalation to 2025	19,818,810
		Escalation to 2027	21,800,691
		Unit Cost	497 / GSF

Note - this renovation does trigger code upgrades unless the work is Phased over several years. Review Assessed Property Value prior to starting design.

This option also includes approximately half of the common space shown in the plan to have low intensity renovation to accommodate programs needed.

	NET SF Program Areas	Construction Costs	Project Costs
Option 1c	10000	Low Intensity Reno	1,500,000
Mary Finn Renovation	14870	Medium Intensity Reno	3,345,750
High Intensity Renovation	19000	High Intensity Reno	7,600,000
		Code Upgrade Allowance	2,475,000
	8100	Demolition	0
	900	New Construction	0
Library, Senior Center, Recreation	43870	Sub Total Building	17,350,750
Facilities, Common Areas		Site Allowance	1,000,000
		Total	18,350,750
		Escalation to 2025	19,818,810
		Escalation to 2027	21,800,691
		Unit Cost	497 / GSF

Note - this renovation does trigger code upgrades unless the work is Phased over several years. Review Assessed Property Value prior to starting design.

This option also includes approximately half of the common space shown in the plan to have low intensity renovation to accommodate programs needed.

	NET SF Program Areas	Construction Costs	Project Costs
Option 1d - NEW	3000	Low Intensity Reno	0
Mary Finn Renovation	2610	Medium Intensity Reno	0
High Intensity Renovation	16919	High Intensity Reno	6,767,600
		Code Upgrade Allowance	2,475,000
	0	Demolition	0
	0	New Construction	0
Senior Center	22529	Sub Total Building	9,342,600
Uses SF from Option 1A in Report		Site Allowance	250,000
Associated Toilet Rooms Included		Total	9,492,600
Cafeteria-Common Room		Escalation to 2025	10,252,008
		Escalation to 2027	11,270,009
		Unit Cost	501 / GSF

Note - This renovation may trigger code upgrades and should be reviewed for the Senior Center scope of work; this estimate includes an allowance for window replacement. This option also includes approximately half of the common space shown in the plan to have low intensity renovation to accommodate programs needed. Site allowance is reduced to include additional parking for Senior Center Only (approx 13,000sf Senior Center, Toilet Rooms and Low Intensity Reno for Cafeteria/Common Room)

This option also includes approximately half of the common space shown in the plan to have low intensity renovation to accommodate programs needed.

	NET SF Program Areas	Construction Costs	Project Costs
Option 2	15140	Building	13,347,500
Senior Center - New Construction		Site	2,000,000
\$1m site allowance		Total	15,347,500
		Escalation to 2025	15,387,300
		Escalation to 2027	16,926,030
		Unit Cost	941 / GSF

*Site Allowance is not determined based on specific site requirements and will vary depending on site selection.

Note - Site Allowance is not determined based on specific site requirements and will vary depending on site selection.

NET SF Program Areas Construction Costs Project Costs

	NET SF Program Areas	Construction Costs	Project Costs
Option 3	19500	Building	18,550,000
Library - New Construction		Site	1,000,000
\$1m site allowance		Total	18,550,000
		Escalation to 2025	20,034,000
		Escalation to 2027	22,037,400
		Unit Cost	951 / GSF

Note - Site Allowance is not determined based on specific site requirements and will vary depending on site selection.

NET SF Program Areas Construction Costs Project Costs

	NET SF Program Areas	Construction Costs	Project Costs
Option 4	27000	Building	20,250,000
Recreation Center - New Construction		Site	2,000,000
\$2.5m site allowance		Total	22,250,000
		Escalation to 2025	24,216,551
		Escalation to 2027	32,638,206
		Unit Cost	1,173 / GSF

Note - Site Allowance is not determined based on specific site requirements and will vary depending on site selection.

NET SF Program Areas Construction Costs Project Costs

	NET SF Program Areas	Construction Costs	Project Costs
Option 5	61640	Building	43,919,309
Mixed Use - New Construction		Site Allowance	2,500,000
\$2.5m site allowance		Total	46,419,209
		Escalation to 2025	50,132,746
		Escalation to 2027	55,146,020
		Unit Cost	753 / GSF

Note - Site Allowance is not determined based on specific site requirements and will vary depending on site selection. Cost/GSF is for 2028 Escalation Value

*Site Allowance is not determined based on specific site requirements and will vary depending on site selection.

*Gymnasium and Kitchen are not accounted for in renovation costs as they likely do not require any (unless code requirements are not met)

*All Mary Finn Renovation assumes no relocation of staff/students during construction.

*Abatement numbers are based on existing AHERA reports and are an allowance only. Further study would be required in the next phase of work to determine extent of abatement required.

*Gymnasium and Kitchen are not accounted for in renovation costs as they likely do not require any (unless code requirements are not met)

*All Mary Finn Renovation assumes no relocation of staff/students during construction.

*Abatement numbers are based on existing AHERA reports and are an allowance only. Further study would be required in the next phase of work to determine extent of abatement required.

*Gymnasium and Kitchen are not accounted for in renovation costs as they likely do not require any (unless code requirements are not met)

*All Mary Finn Renovation assumes no relocation of staff/students during construction.

*Abatement numbers are based on existing AHERA reports and are an allowance only. Further study would be required in the next phase of work to determine extent of abatement required.

*Gymnasium and Kitchen are not accounted for in renovation costs as they likely do not require any (unless code requirements are not met)

*All Mary Finn Renovation assumes no relocation of staff/students during construction.

*Abatement numbers are based on existing AHERA reports and are an allowance only. Further study would be required in the next phase of work to determine extent of abatement required.

*Gymnasium and Kitchen are not accounted for in renovation costs as they likely do not require any (unless code requirements are not met)

*All Mary Finn Renovation assumes no relocation of staff/students during construction.

*Abatement numbers are based on existing AHERA reports and are an allowance only. Further study would be required in the next phase of work to determine extent of abatement required.

*Gymnasium and Kitchen are not accounted for in renovation costs as they likely do not require any (unless code requirements are not met)

*All Mary Finn Renovation assumes no relocation of staff/students during construction.

*Abatement numbers are based on existing AHERA reports and are an allowance only. Further study would be required in the next phase of work to determine extent of abatement required.

*Gymnasium and Kitchen are not accounted for in renovation costs as they likely do not require any (unless code requirements are not met)

*All Mary Finn Renovation assumes no relocation of staff/students during construction.

*Abatement numbers are based on existing AHERA reports and are an allowance only. Further study would be required in the next phase of work to determine extent of abatement required.

*Gymnasium and Kitchen are not accounted for in renovation costs as they likely do not require any (unless code requirements are not met)

*All Mary Finn Renovation assumes no relocation of staff/students during construction.

*Abatement numbers are based on existing AHERA reports and are an allowance only. Further study would be required in the next phase of work to determine extent of abatement required.

Table 1 – Summary of Preliminary Design Pricing - SENIOR CENTER ONLY

CITY CENTER FEASIBILITY STUDY - Southborough MA

10/21/2023

Note: Costs assume construction start of Summer 2024

NET SF Program Areas		Renovation Intensity - Scope	Construction Costs	Project Costs (1.3)
Option 1a <i>Mary Finn Renovation</i> Low Intensity Option Senior Center	12610	Low Intensity Reno	1,300,000	
	2610	Medium Intensity Reno	587,250	
	0	High Intensity Reno	0	
		Sub Total Building	2,087,250	
		Site Allowance		
		Total	2,087,250	3,130,875
		Escalation to 2025	2,254,230	2,930,499
		Escalation to 2027	2,479,653	3,223,549

Low Intensity Reno: Remove Existing Casework, Interior Finishes, Swap lighting fixtures

Medium Intensity Reno: Low Intensity Reno Plus New Toilet Room Fixtures

High Intensity Reno: Structural Framing Required to create larger Spaces, slab trenching, fire protection

*Interior renovation may trigger CODE Upgrades such as exterior envelope which may require new building skin, abatement of existing mastic.

*Site numbers for new construction would be allowances only.

*Site numbers for Mary Finn Reno would include parking addition, drainage and landscaping, possible utility rerouting for two options.

*Abatement numbers are based on existing AMERA reports and are an allowance only, further study would be required in the next phase of work to determine extent of abatement required.

*Gymnasium and Kitchen are not accounted for in renovation costs as they likely do not require any (unless code requirements are not met).

*All Mary Finn Renovation assumes no relocation of staff/students during construction.

NET SF Program Areas		Construction Costs	Project Costs
Option 1b <i>Mary Finn Renovation</i> Medium Intensity Option	0	Low Intensity Reno	0
	13000	Medium Intensity Reno	2,925,000
		Code Upgrade Allowance	0
	0	High Intensity Reno	0
		Sub Total Building	2,925,000
		Site Allowance	0
		Total	2,925,000
		Escalation to 2025	3,159,000
		Escalation to 2027	3,474,900
			4,517,370

COST/SF

Exterior Masonry and Insulation

\$185 Exterior Window Upgrades

\$150 Low Intensity Renovation

\$225 Medium Intensity Renovation

\$400 High Intensity Renovation

\$900 Cost/SF New Library

\$875 Cost/SF New Senior Center

\$875 Cost/SF New Community Center (combined uses)

5,000 \$925,000 Window Upgrade Allowance

31,000 \$1,550,000 Insulation Upgrade Allowance

\$2,475,000 Total

NET SF Program Areas		Construction Costs	Project Costs
Option 1c <i>Mary Finn Renovation</i> High Intensity Renovation	35560	Low Intensity Reno	5,334,000
	2430	Medium Intensity Reno	546,750
	15650	High Intensity Reno	6,260,000
		Code Upgrade Allowance	2,475,000
	0	New Construction	0
		Sub Total Building	14,615,750
		Site Allowance	1,000,000
		Total	15,615,750
		Escalation to 2025	16,865,010
		Escalation to 2027	18,551,511
			24,116,964

Note - this renovation does trigger code upgrades unless the work is Phased over several years. Review Assessed Property Value prior to starting design.

NET SF Program Areas		Construction Costs	Project Costs
Option 2 <i>Senior Center - New Construction</i> \$1m site allowance	15140	Building	13,247,500
		Site	1,000,000
		Total	14,247,500
		Escalation to 2025	15,387,300
		Escalation to 2027	16,526,030
			20,005,839

Note - Site Allowance is not determined based on specific site requirements and will vary depending on site selection.

NET SF Program Areas		Construction Costs	Project Costs
Option 3 <i>Library - New Construction</i> \$1m site allowance	0	Building	0
		Site	1,000,000
		Total	1,000,000
		Escalation to 2025	1,060,000
		Escalation to 2027	1,188,000
			1,544,400

Note - Site Allowance is not determined based on specific site requirements and will vary depending on site selection.

NET SF Program Areas		Construction Costs	Project Costs
Option 4 <i>Recreation Center - New Construction</i> \$2m site allowance	0	Building	29,681,992
		Site	2,000,000
		Total	31,681,992
		Escalation to 2025	34,216,551
		Escalation to 2027	37,638,206
			48,929,668

Note - Site Allowance is not determined based on specific site requirements and will vary depending on site selection.

NET SF Program Areas		Construction Costs	Project Costs
Option 5 <i>Mixed Use - New Construction</i> \$2.5m site allowance	0	Building	43,919,209
		Site Allowance	1,000,000
		Total	44,919,209
		Escalation to 2025	50,132,746
		Escalation to 2027	55,146,020
			71,689,426

Note - Site Allowance is not determined based on specific site requirements and will vary depending on site selection.

Exterior Materials Area Assessment

	Perimeter (ft)	Area (sqft)	
Gym and Cafeteria	660.28	12 686	3' 8" x 6' 8"
Inner Courtyard	340.75	4 259.38	7' 4" x 6' 8"
Outer Classrooms	1 134.26	14 178.25	8' 0" x 7' 4"
Library	88.5	1 106.25	Others
Administration	130.25	1 641.15	Total
Masonry Roofing	231.33	1 264.29	
Window Perimeter	751	5 003.69	
Total (w/ windows)	2 585.37	35 135.32	
Total (w/o windows)	1 834.74	30 131.63	

Number of Windows

11

89

6

4

110

LIBRARY	Population	New Area of Library
Calculations for a New Library Building		
Libraries with Similar Populations:		
Athol (2014)	11700	18954
Dudley (2009)	11773	17000
Leicester (2019)	11341	16044
Mashpee (2010)	14229	21389
Millis (2012)	8310	20470
Salisbury (2015)	9534	16614
Totals	66887	110471
Averages	11148	18412
Average SF/ Population		1.65
2020 Southborough	10208	
Projected Area(SF) for Southborough (1.65 x pop)		16860
Add 10% for High Activity Library		1686
Add for Program Changes in Libraries		1000
Suggested Area for Library*		19546
	Say	19500

* This is intended as a general guide for the projected size of the library. To achieve an actual area a

SENIOR CENTER SPACE REQUIREMENTS

Area	Square Feet
Common Space	
Reception Area/Parlor	400
Receptionist	200
Director's Office	180
Asst Director's Office	144
Nurse's Office	120
Outreach Office	160
Volunteer Workroom	100
Counseling/Conference Room	288
Function Hall w/dividers	4,000
Kitchen	600
Café/Country Kitchenette	600
Fitness Room	500
Activity Room	700
Meeting/Computer Room	300
Card/Game/Pool Room	700
Senior Day Care Room	1,000
Gift Shop	100
SubTotal	10,092
Allowance 30% for Toilets, Storage, Corridors	5,046
TOTAL	15,138
Say	15,140

Reception/lounge addition ongoing

can be anywhere in space - near offices

shared with caf

special attention to acoustics

large room for seniors, disabled, bathroom, prep area, separate kitchen area, potential half day - access to exterior a benefit

RECREATION SPACE REQUIREMENTS

Area	Square Feet
Gymnasium	10,000
Reception Area	500
Workout Room	1,500
Classroom	1,400
Game Room	600
Conference Room	500
Crafts Room	500
Office Space	3,000
Allowance 50% for corridors, storage, utilities, elevators restrooms, etc	9,000
TOTAL	27,000
Lawn Area for summer camp activities, senior BBQs, etc	2,000