

**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

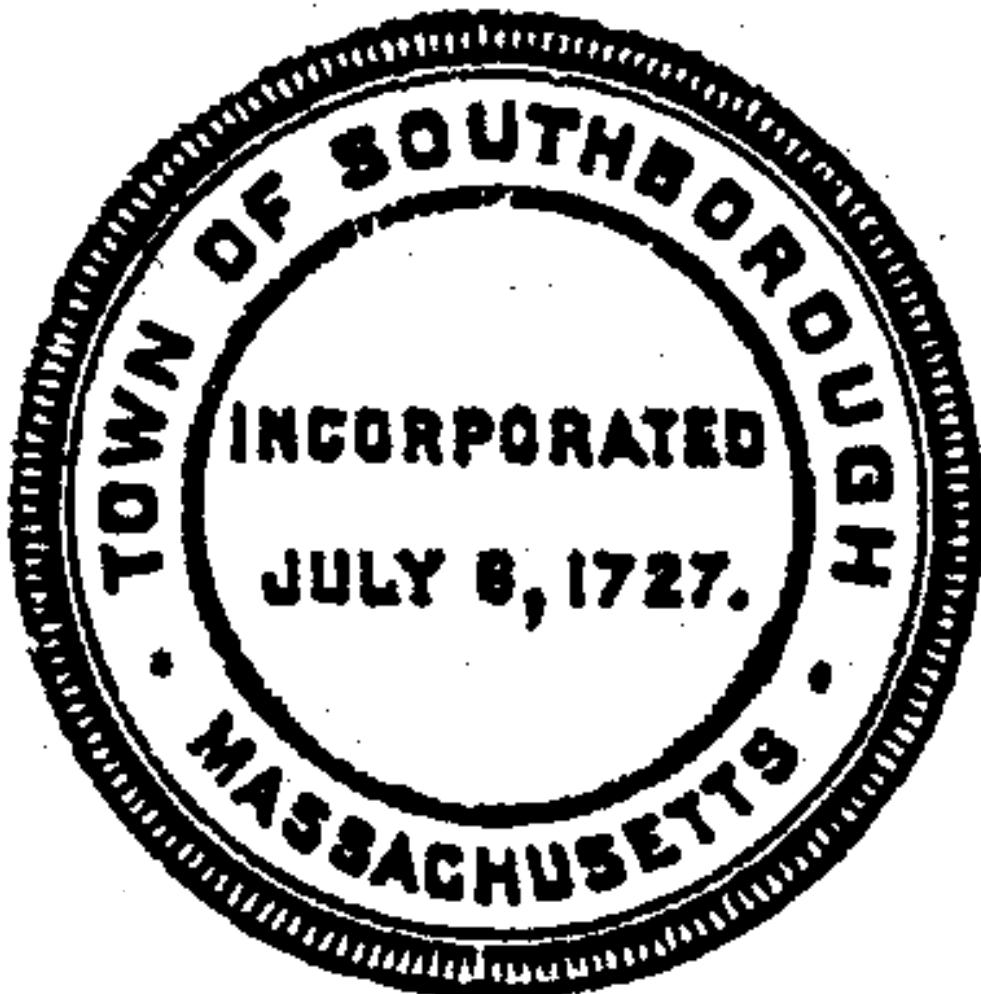
- a. One slide for each of the specific groups
- b. We will ask DRA for a 1d that has cost estimates with high intensity for senior center and low intensity for library and rec.
- c. Still should include new construction cost estimates
- d. Emphasize that costs are estimates

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

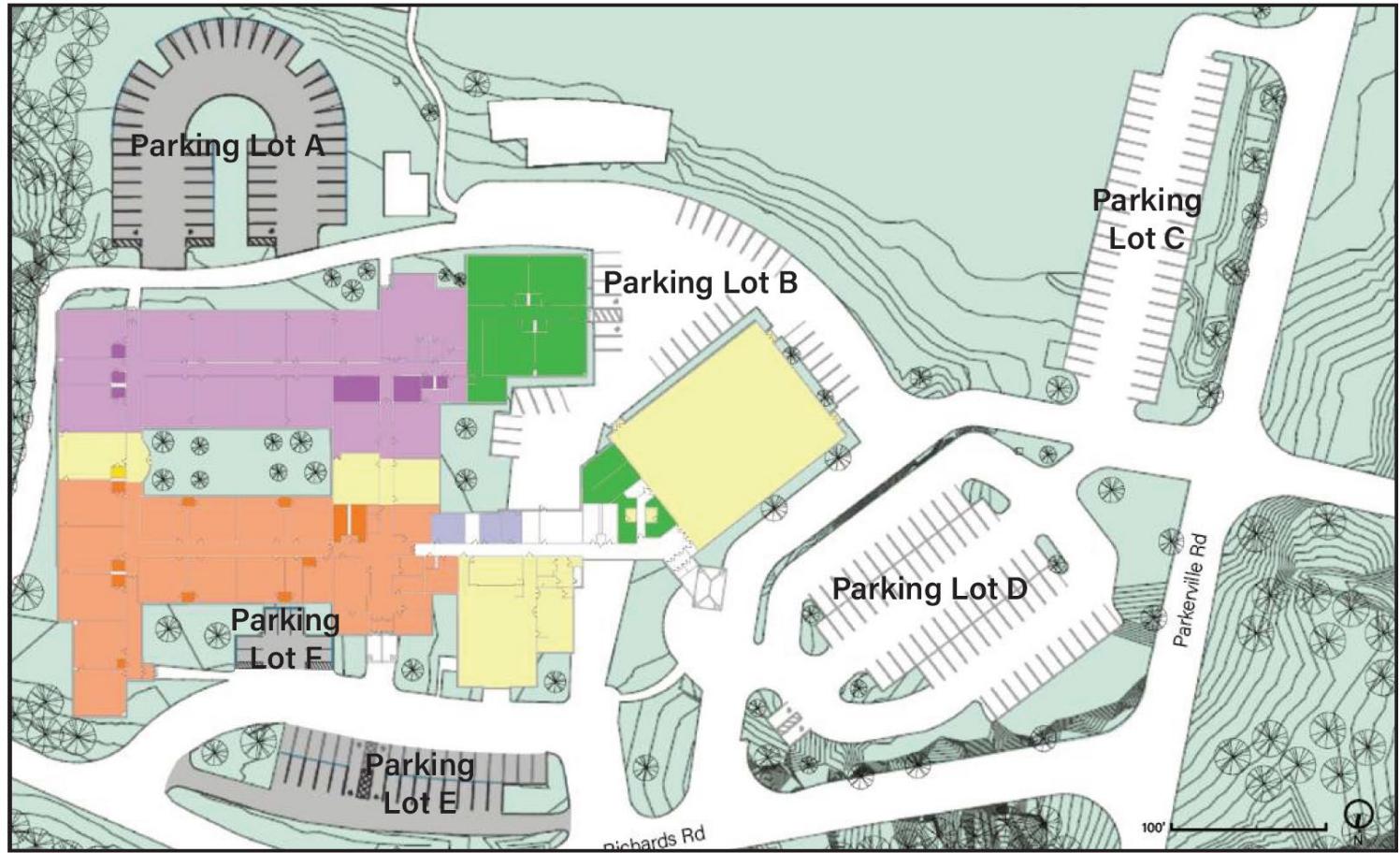
Process

- 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

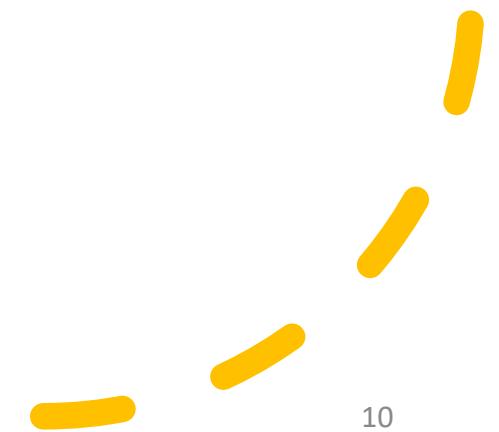
- Monitor progress of Neary Building Committee and if Finn is going to be decommissioned, form a building committee to further build out the design and space needs
 - This will require design funding from Town Meeting
- Monitor progress of MBLC grant program for Library to determine exactly what needs 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 | 800,000 |
| Library, Senior Center, Recreation | 43870 | Sub Total Building | 17,550,750 |
| Facilities, Common Areas | | Site Allowance | 1,000,000 |
| | | Total | 18,550,750 |
| | | 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 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 | 800,000 |
| Library, Senior Center, Recreation | 43870 | Sub Total Building | 17,550,750 |
| Facilities, Common Areas | | Site Allowance | 1,000,000 |
| | | Total | 18,550,750 |
| | | 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 |

| | NET SF Program Areas | Construction Costs | Project Costs |
|----------------------------|----------------------|--------------------|-------------------|
| Option 3 | 19500 | Building | 18,550,000 |
| Library - New Construction | | Site | 2,000,000 |
| \$1m site allowance | | Total | 20,550,000 |
| | | 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 |
|--------------------------------------|----------------------|--------------------|-------------------|
| Option 4 | 27000 | Building | 20,522,588 |
| Recreation Center - New Construction | | Site | 2,000,000 |
| \$2.5m site allowance | | Total | 22,522,588 |
| | | 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. Cost/GSF is for 2028 Escalation Value

| | 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 | 46,419,309 |
| | | 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

| COST/SF | SCOPE OF WORK |
|--------------|--|
| \$50 | Exterior Masonry and Insulation |
| \$185 | Exterior Window Upgrade |
| \$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) |

| | | |
|--------|--------------------|------------------------------|
| 31,000 | \$0 | Insulation Upgrade Allowance |
| 31,000 | \$1,550,000 | Insulation Upgrade Allowance |
| | \$2,475,000 | Total |

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 |
| | | <i>Escalation to 2025</i> | <i>2,254,230</i> | <i>2,930,499</i> |
| | | <i>Escalation to 2027</i> | <i>2,479,653</i> | <i>3,229,549</i> |

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 |
| | | <i>Escalation to 2025</i> | <i>3,159,000</i> |
| | | <i>Escalation to 2027</i> | <i>3,474,900</i> |
| | | | 4,517,370 |

COST/SF

SCOPE OF WORK

\$50 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**

31,000 **\$1,550,000**

\$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 |
| | | <i>Escalation to 2025</i> | <i>16,865,010</i> |
| | | <i>Escalation to 2027</i> | <i>18,551,511</i> |
| | | | 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 |
| | | <i>Escalation to 2025</i> | <i>15,387,300</i> |
| | | <i>Escalation to 2027</i> | <i>16,526,030</i> |
| | | | 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 |
| | | <i>Escalation to 2025</i> | <i>1,060,000</i> |
| | | <i>Escalation to 2027</i> | <i>1,188,000</i> |
| | | | 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 |
| | | 2,000,000 | |
| | | Total | 31,681,992 |
| | | <i>Escalation to 2025</i> | <i>34,216,551</i> |
| | | <i>Escalation to 2027</i> | <i>37,638,206</i> |
| | | | 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 | 46,919,209 |
| | | <i>Escalation to 2025</i> | <i>50,132,746</i> |
| | | <i>Escalation to 2027</i> | <i>55,146,020</i> |
| | | | 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 |