

**Town of Southborough, Massachusetts  
Community Center Exploration Committee  
Tuesday February 6<sup>th</sup>, 2024  
6:30 PM**

**Hybrid Meeting – Joint with Select Board in McAuliffe Hearing Room at Town House**

Members present: Jason Malinowski, Janet Maney, William Harrington and Tim Fling.

Members present via ZOOM: Jennifer Hansen and Susan Heilman.

Absent: Nikki Mauro.

This was a joint meeting during a publicly posted Select Board Meeting.

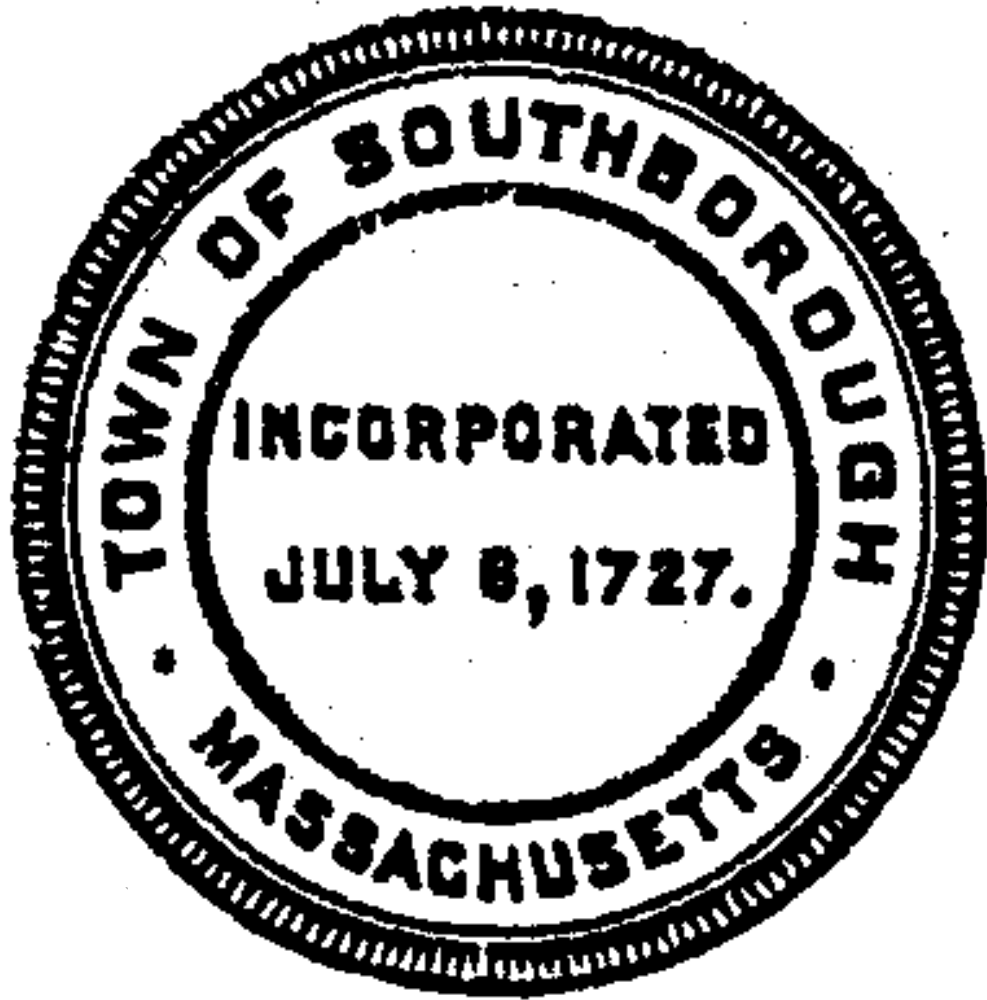
Mr. Malinowski called the meeting of the Community Center Exploration Committee to order at 8:20 PM. Mr. Malinowski delivered the Committee's report to the Board. Mr. Dennington asked about the use of Cordaville Hall, in the event the Community Center project moves forward. Mr. Malinowski described the decisions that would need to be made prior to a determination on Cordaville Hall. He stated that investigation of three potential capital projects is occurring at the same time (Neary, the Library and the Community Center) and will provide the Town with accurate cost information and the ability for public feedback. Mr. Malinowski stated that construction on the Community Center project would not begin before 2028. Ms. Hansen stated that, from a Recreation perspective, this option is preferable to 21 Highland Street. Mr. Dennington asked that a copy of the Committee's report be given to the 21 Highland Street Future Use Committee. Mr. Hamilton asked what would happen if school enrollment unexpectedly increased. Mr. Malinowski stated that question would be answered through the Neary process with the Massachusetts School Building Authority (MSBA). Mr. Hamilton stated he is in favor of selling Town properties to pay for other capital projects like the ones under discussion this evening. Ms. Maney stated the advantage of looking at three projects at once would allow the Town to examine its space needs and avoid over-building. Mr. Malinowski stated that the next steps are to wait for more information on the Neary project. Mr. Malinowski moved to adjourn the Community Center Exploration Committee at 9:01 PM. Ms. Maney seconded the motion.

The motion was approved by roll call vote: Ms. Maney, aye; Mr. Fling, aye; Mr. Harrington, aye; Ms. Heilman, aye; Ms. Hansen, aye; Mr. Malinowski, aye.

Minutes Completed by: Jason Malinowski, Chair

Documents Referenced During Meeting:

1. Select Board Presentation
2. Final DRA Report



# Community Center Exploration Committee

Select Board Report  
February 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

# Introduction

- The Committee was unanimous in supporting the recommendations in this final report and wanted to express its appreciation for some key elements in the plans:
  - Not only were the functional needs of each group included, but the appearances of the entrances and rooms will support each group's mission. It will not just be a modified school building.
- The establishment of a Community Center housing multiple groups will enhance the functionality of each group through use of shared space and resources as well as increased communication.

# 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 – Explored preliminary the alternatives that were out there would not suit the needs of the various departments

# Potential Finn Renderings (Building)

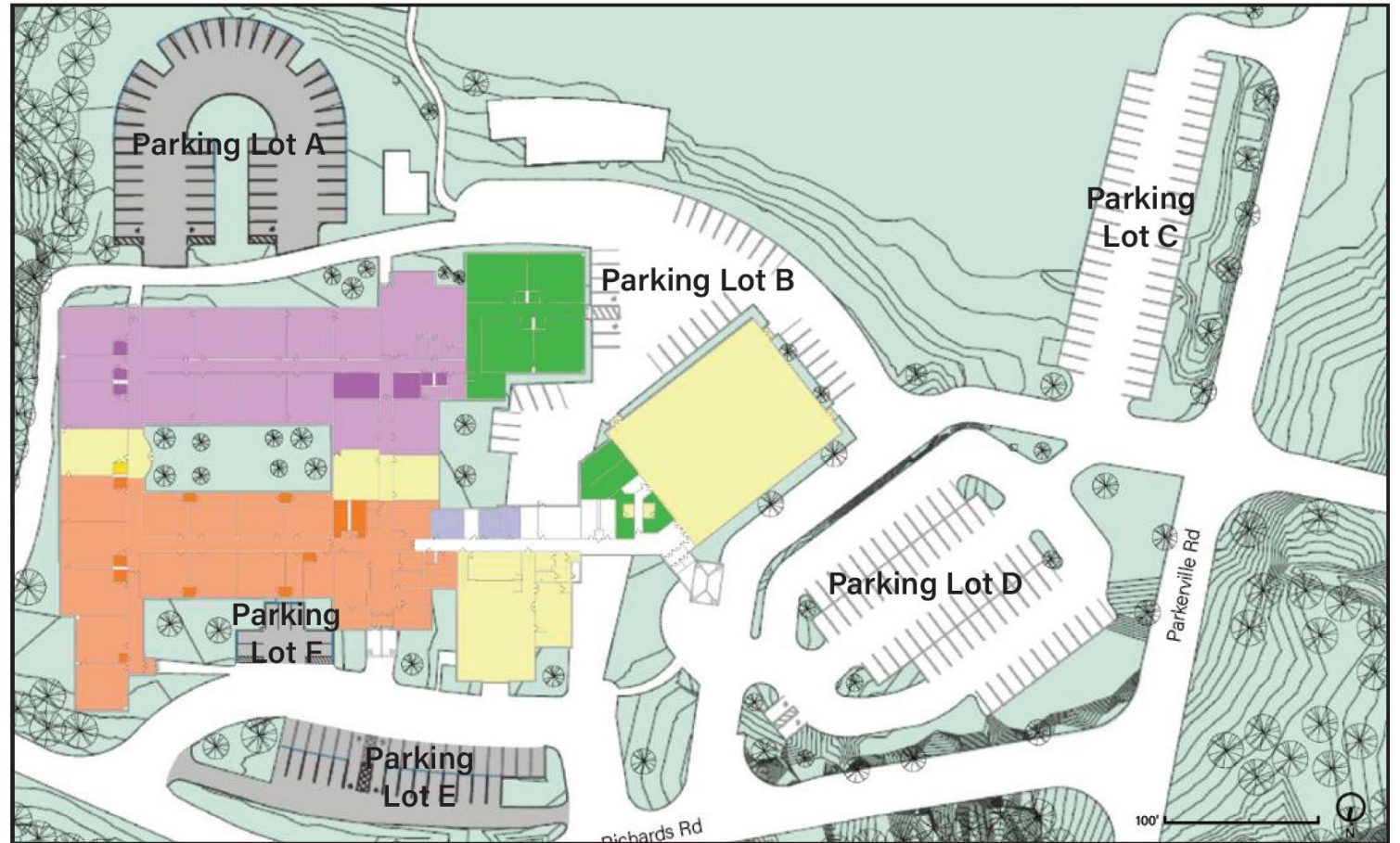


- Programs:
- Senior Center
  - Renovated Senior Center
  - Library
  - Recreation
  - Common Area
  - Renovated Common Area
  - Unassigned Flex Space
  - Youth and Family
  - Renovated Youth and Family
  - Facilities
  - New Parking

Total Parking Spots: 237



# 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	\$14.7M
			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
  - Storage – Significant amount of space will be needed to support all departments.
  - Youth & Family – Space would be available to support their programs, if desired
  - Flexible space is likely available in most options, but current recommendation is not to explore permanent town offices until further design is explored
- 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

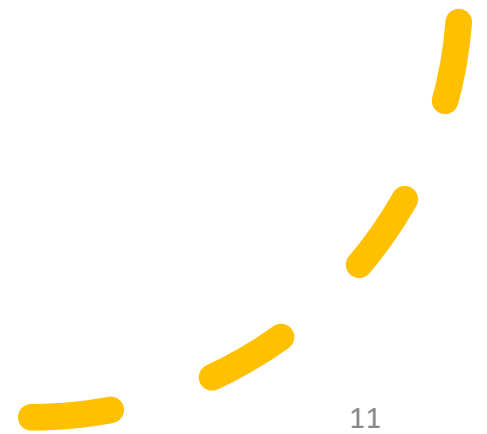
Thank You!



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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 warm and welcoming, and not just re-purposed school classrooms.



# 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



Town of Southborough



## Community Center Feasibility Study

Proposed Options for Addition/Renovation and  
New Construction

Drummey Rosane Anderson, Inc.

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## **Appendix**

- Appendix A - Existing Conditions Photos
- Appendix B - High Level Comparative Budget Estimates
- Appendix C - Options Assessment

*\*Excel Document for Comparative Budget Estimates and Options Assessment Provided with Report*

# Introduction - Project Scope

Our team was pleased to be able to take on an extension of the previous 2021 Town-Wide Space Needs Study for the Town of Southborough. This report contains information regarding findings and options that were explored as part of the study.

All work included in this report is for test fit and comparison cost purposes only. If favorable, we recommend further study of a preferred option to be continued with a higher level of detail and refinement.

The team met with the following key departments to review the scope of work during the study process:

- Key Library Staff and Board Members
- Southborough Senior Center Director and Key COA members
- Southborough Parks & Recreation Director
- Community Center Committee Members

## Project Tasks and Goals

1. The team reviewed and looked at the options below:
    - Space Allocation at the existing Finn Elementary School for COA, Recreation and Library space needs; this may involve other town departments such as Youth and Family
    - Senior Center high level costs (site costs include an allowance only)
    - Recreation Center high level costs (site costs include an allowance only)
    - Library high level costs (site costs include an allowance only)
    - Library, Recreation, and Senior Center mixed use New Construction high level costs (site costs include an allowance only).
  2. Our team reviewed existing conditions during a site visit at the Finn Elementary School & will gather all plans/data available.
  3. Conceptual space plans will be provided for each of the three options outlined in item 1.
  4. DRA provided high level costs for all three options identified in item 1.
  5. A Summary of Findings will be provided, outlining pros and cons associated with each of the options.
- Review comments will be included in the final document and be provided electronically with all plans for Owner use.

## Schedule

Work for this phase of the study started in late July 2023 and concluded in Fall 2023.

## Collecting

The DRA team collected available plans for the existing Mary Finn Elementary School and walked the building with the head custodian and facilities director for the school district. Our team used this information, and the most recent AHERA report available as well as MASS GIS Information to help gain more knowledge about the existing conditions.

Due to the unknown site locations for any potential new construction options highlighted above, our team included site 'allowances' to acknowledge costs for development of the site but they are not representative of any design or specific site scope of work.

## Existing Mary Finn Elementary School

The existing Mary Finn Elementary School was originally constructed in 1964 with a series of additions in 1998-1999. The plan below highlights the existing building as well as the areas of addition. Due to the age of the building, there are known abatement requirements for future renovation of the original portion of the building. Due to the 1998 renovations, necessary ADA improvements were made to the existing building which allows renovation for this project to focus on the renovation requirements themselves.

The interior and exterior finishes of the existing building are in fair to good condition.

If code upgrades are not required, the team would not anticipate that work would be needed for exterior improvements at this time. If Energy Code upgrades are required, the Owner would be required to improve the overall R-Value (value associated with the thermal insulation performance) of the building envelope. This could include removal of the existing masonry, abatement where required of existing mastic, reinsulating and providing a new rainscreen or veneer. Other options include providing additional continuous envelope insulation such as an insulated panel system over the existing building facade which minimizes impact and need for abatement of existing envelope materials.

## Building Envelope

Although they are in fair to good condition, the windows in the existing building have not been replaced since the 1999 renovation-addition project. Any code upgrades that are triggered for the envelope would require window replacement. This, in turn will improve the energy efficiency of the building.

The existing roof has not been replaced since the 1999 renovation, therefore it will be required to be replaced during any code upgrades to meet Energy Code requirements.

Window replacement is not anticipated as the existing windows have been replaced. Roof replacement is not anticipated unless energy code upgrades are required due to the level of renovation.

## Systems

The boiler was recently replaced in 2020 with an MSBA (Massachusetts School Building Authority) Accelerated Repair project and is in good condition.

HVAC controls were not replaced and/or upgraded with the accelerated repair project. Although this study will not include the cost of controls as part of our scope - it is recommended that a BMS system is studied and considered part of a future renovation project. This is important for energy management as well as the fact that this project would be a mixed-use building occupied by multiple departments and user types. An allowance for controls is included in this study within the design contingency.

The existing building and addition have an operational sprinkler system. The kitchen also includes an ansul fire suppression system.

# Level of Renovation

Due to the value of the existing building and based on the alteration level of any future renovations, the Owner is advised to understand that code improvements may be required to ensure the building meets current standards.

## Level 1 Alterations

Level 1 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the International Energy Conservation Code or International Residential Code.

## Level 2 Alterations

Level 2 Alterations – alterations include:

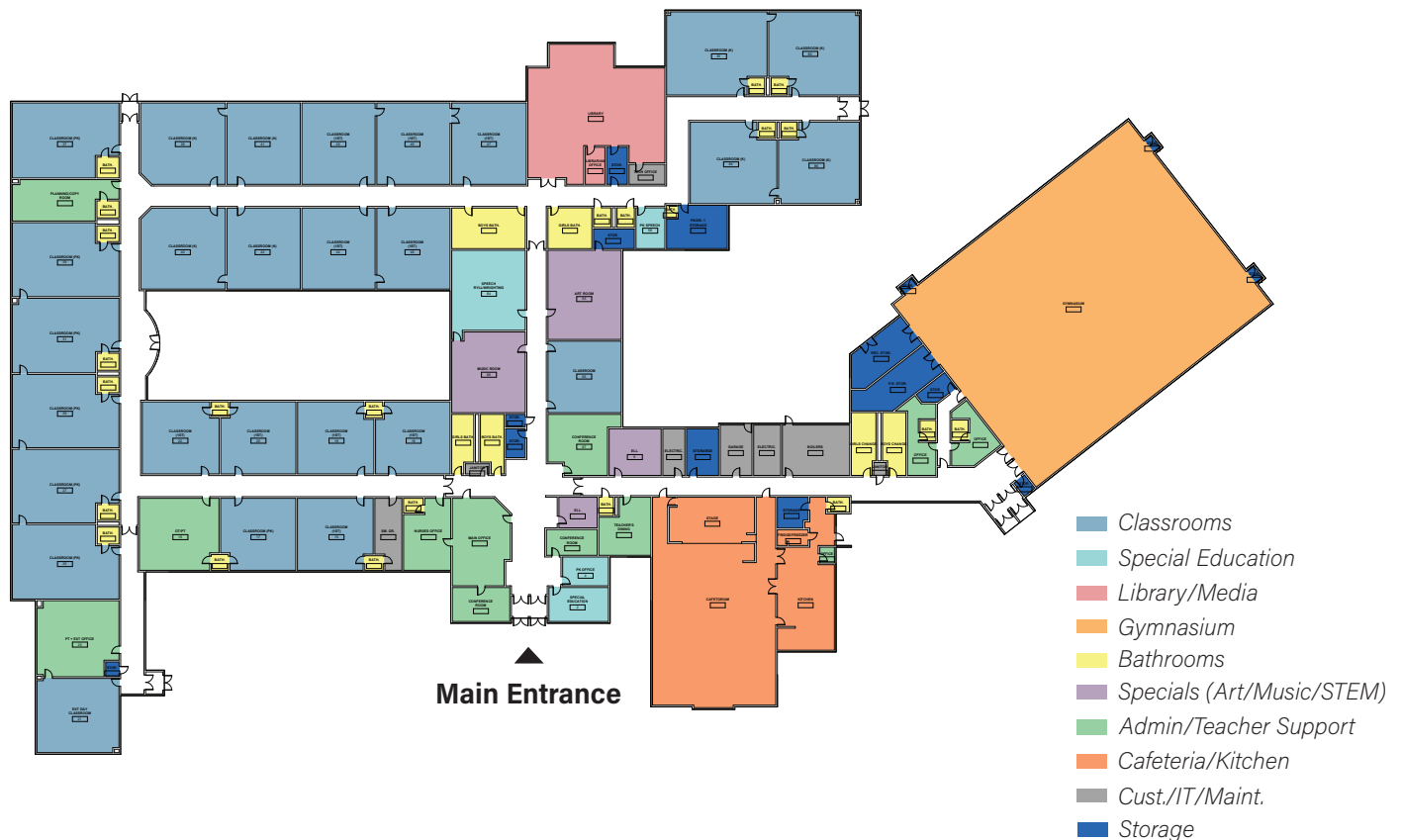
- Reconfiguration of space
- Installation of additional equipment that did not exist
- Addition or elimination of doors and windows.

Alteration work that may occur - cascades. Level 1. existing condition exceed current code minimum.

## Level 3 Alterations

As Level 3 alterations are those alterations where reconfiguration of space takes place in more than 50 percent of the building aggregate area, then any new element within the work area, as defined in Chapter 2, is required to meet the applicable energy provisions of the International Energy Conservation Code®(IECC®). Level 3 alterations apply where work area exceeds 50 percent of the building area.

## Current Mary E. Finn Elementary Floorplan





## Current Floorplan (with Site Context)



# Option 1a - Low Impact

This option considers the possibility of no major renovations being conducted (i.e., no wall construction or destruction, no major structural changes, only interior design renovations completed per room and program). This layout examines which existing classroom or public space would best accommodate each program within each department planned to be included in the Mary E. Finn Renovation.

The proposed option would be considered a Level 1 Alteration, which requires no significant code upgrades, and therefore costs, in addition to the base scope Regulations for the interior renovation.

This option includes two (2) phases to allow for the option of library programs to utilize space if needed during an addition/renovation project at the current library site. If no temporary library space is needed, as shown in Phase 1, then Phase 2 can be utilized for this option. This allows for the maximum amount of square footage for community meeting space of all the options included in this report.

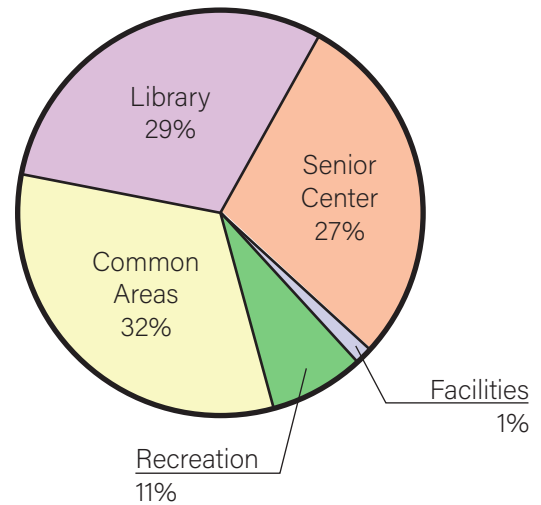
Phase 2 would occur once the Library program would move into their permanent location, while still accommodating for remote storage within the Mary E. Finn building. This layout allows for the Recreation department to expand, and allows the Youth and Family Department to take place into this building. This layout also accommodates for more Common Areas and Flex Space.

The square footage is divided as showcased in the following, shown in the following page.



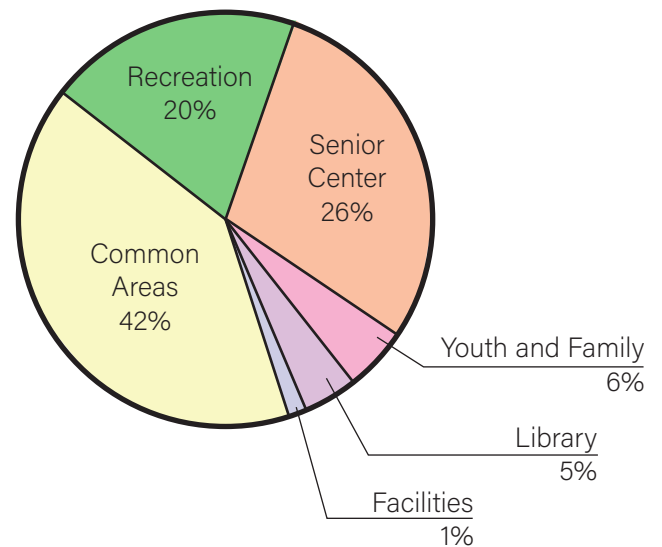
## PHASE 1

<i>Program</i>	<i>Area (sqft)</i>
Senior Center	18 271
Library	19 358
Recreation	7 411
Common Areas	21 451
Facilities	885
<b>Total</b>	<b>67 376</b>



## PHASE 2

<i>Program</i>	<i>Area (sqft)</i>
Senior Center	16 167
Library	3 001
Recreation	12 844
Common Areas	26 124
Facilities	885
Youth and Family	3 844
<b>Total</b>	<b>62 865</b>

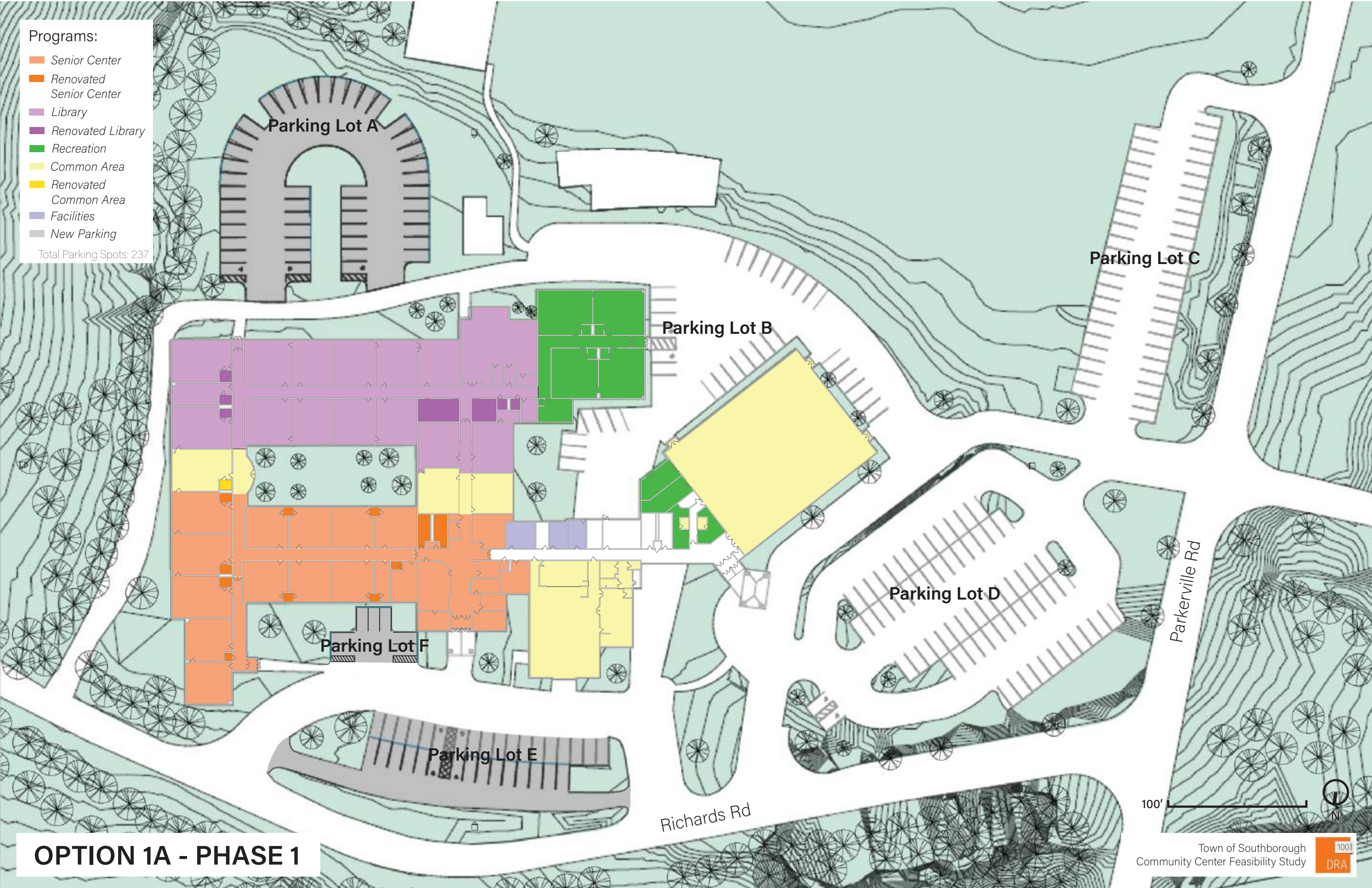




**Programs:**

- Senior Center
- Renovated Senior Center
- Library
- Renovated Library
- Recreation
- Common Area
- Renovated Common Area
- Facilities
- New Parking

Total Parking Spots: 237



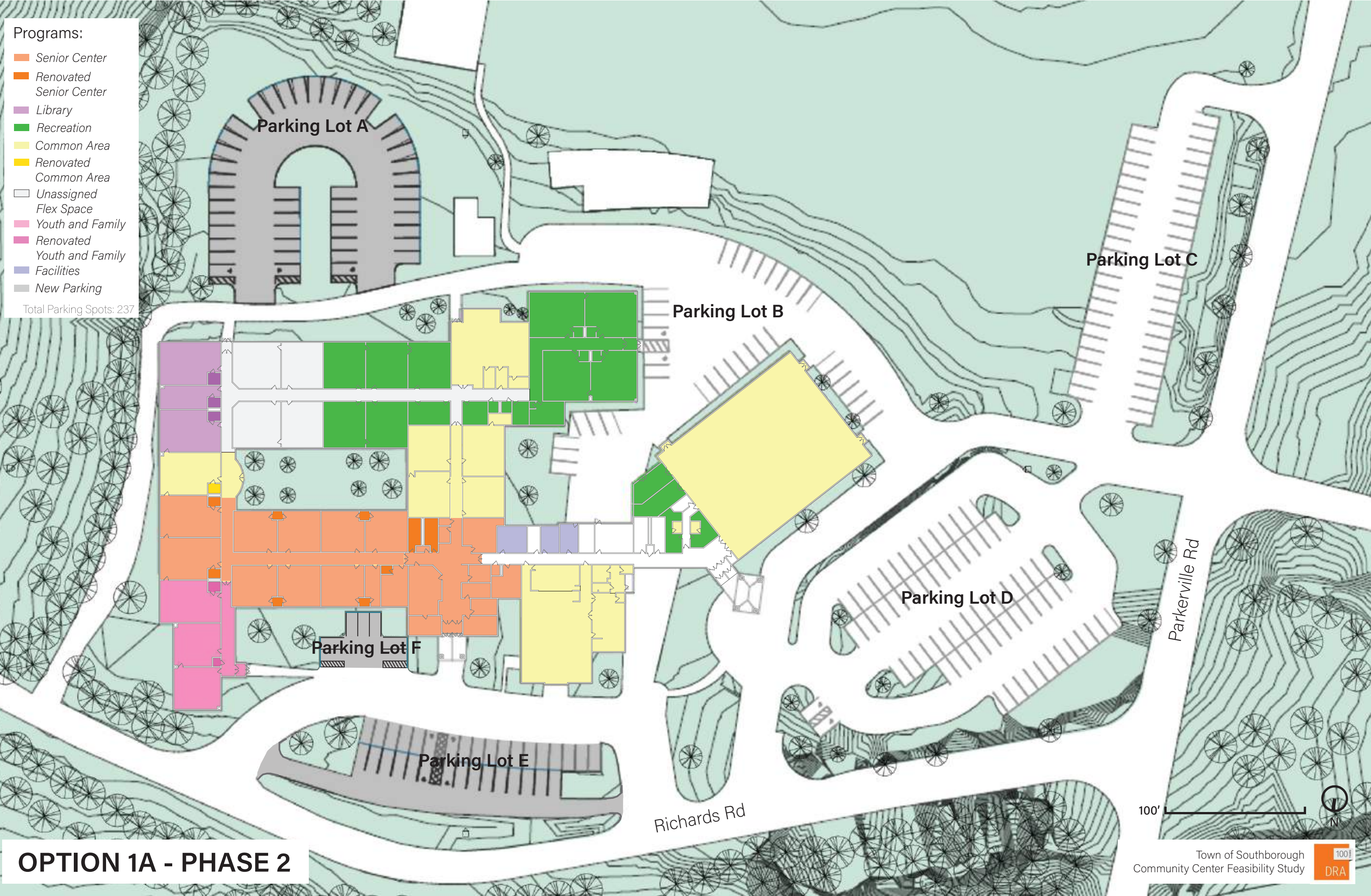
**OPTION 1A - PHASE 1**



**Programs:**

- Senior Center
- Renovated Senior Center
- Library
- Recreation
- Common Area
- Renovated Common Area
- Unassigned Flex Space
- Youth and Family
- Renovated Youth and Family
- Facilities
- New Parking

Total Parking Spots: 237



**OPTION 1A - PHASE 2**



## Senior Center - Low Impact

This option examines the possibility of the layout if there were no walls to be moved, torn down, or added. This layout accommodates for more storage space for wheelchairs, food deliveries, activity and fitness equipment, etc. Several programs have two rooms that are next to each other to give departments the opportunity to run activities consecutively. Programs with two rooms include the Pool/Game/Card Rooms, Activity Rooms, and Fitness Rooms. Quieter programs, such as the Computer Room and Activity Rooms, are placed near the Library and Youth and Family departments to create quieter areas for these neighbouring programs. Administration Offices are not placed in the Main Office (except for the Receptionist Office) but are instead placed on the other side of the main entrance for easier access to the Director and Assistant Director's Offices for visitors.

### PHASE 1

<i>Senior Center</i>	<i>Net Square Footage</i>
Reception Area	766
Receptionist	313
Director's Office	325
Asst. Director's Office	211
Outreach Office	286
Counselling/Conference	576
Gift Shop	188
Volunteer's Room	210
Nurse's Office	489
Senior Daycare	3 114
Activity Room	2 361
Fitness Room	1 734
Computer/Meeting Room	1 712
Cafe/Country Kitchenette	853
Storage	1 386
<b>Total</b>	<b>14 524</b>

\*square footage above does not include bathrooms, circulation space or shared community space\*

### PHASE 2

<i>Senior Center</i>	<i>Net Square Footage</i>
Reception Area	766
Receptionist	313
Director's Office	325
Asst. Director's Office	211
Outreach Office	286
Counselling/Conference	576
Gift Shop	188
Volunteer's Room	210
Nurse's Office	489
Senior Daycare	835
Activity Room	2 361
Fitness Room	1 734
Computer Room	1 021
Pool/Game/Card Room	1 706
Cafe/Country Kitchenette	853
Storage	550
<b>Total</b>	<b>12 420</b>

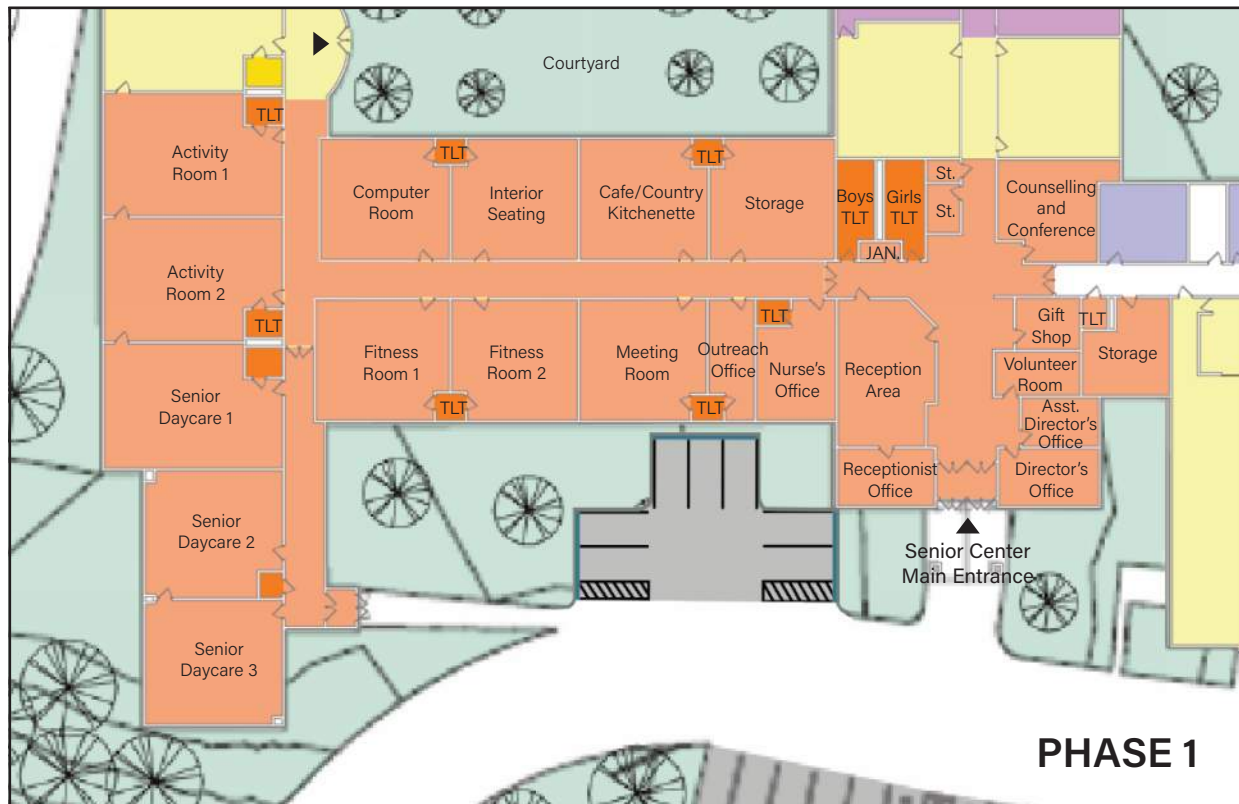
\*square footage above does not include bathrooms, circulation space or shared community space\*

#### **Pros:**

There is no need for major renovations. All needed programs are able to fit within the existing layout and are given more square footage than required by Senior Center council. Additionally, all needed plumbing is already within the building with only minor renovations (i.e. take out smaller toilets and vanities and replace them with regular sized toilets and vanities) are required to meet the needs of incoming seniors.

#### **Cons:**

The space resembles a school layout, not giving the Senior Center the warm and welcoming feeling that is preferred by the council. Additionally, with existing walls, circulation is more difficult for seniors to get around the building wing.



# Library

This option examines the possibility of the layout if there were no walls to be moved, torn down, or added, which would be appropriate for a temporary library location. Library employees, including receptionists, librarians, directors, etc., have a separate entrance that is distanced from the Children's Section entrance on the left. This entrance can also be used for adults to access the Adult's Section if needed. As previously mentioned, there is a separate entrance for the Children's Section, on the right, to which the Teen Section can also be easily accessed. Faculty has seven classroom spaces which includes various office spaces, administration, storage, dining/rest area, etc. The Adult's Section has four classroom spaces, the Teen's Section has three classroom spaces, two of which are for stacks, reading areas and study spaces, and one of which is a Computer Room and Makerspace area, and the Children's Section is located where the current Mary Finn Library is found. There are two classroom spaces placed between the Adult and Teen/Children Sections that create a quieter environment for the Adult Areas. In these two classrooms, there are quiet reading pods and study areas that are open to everyone. When the project moves to Phase 2, the library will move back to its permanent location, and some space in Mary E. Finn can still be utilized for Library storage needs.

## PHASE 1 - Temporary

<i>Library</i>	<i>Net Square Footage</i>
Adult's Section	2 860
Common Room	952
Teen's Section	1 929
Teen's Makerspace	952
Children's Section	2 354
Computer Room	115
Reception	1 095
Staff Office Space	1 088
Children's Librarian	124
Historical Research	959
Faculty Breakroom	1 197
Storage	3 294
<b>Total</b>	<b>16 919</b>

\*square footage above does not include bathrooms, circulation space or shared community space\*

## PHASE 2 - Remote Storage

<i>Library</i>	<i>Net Square Footage</i>
Remote Storage	3 001
<b>Total</b>	<b>3 001</b>

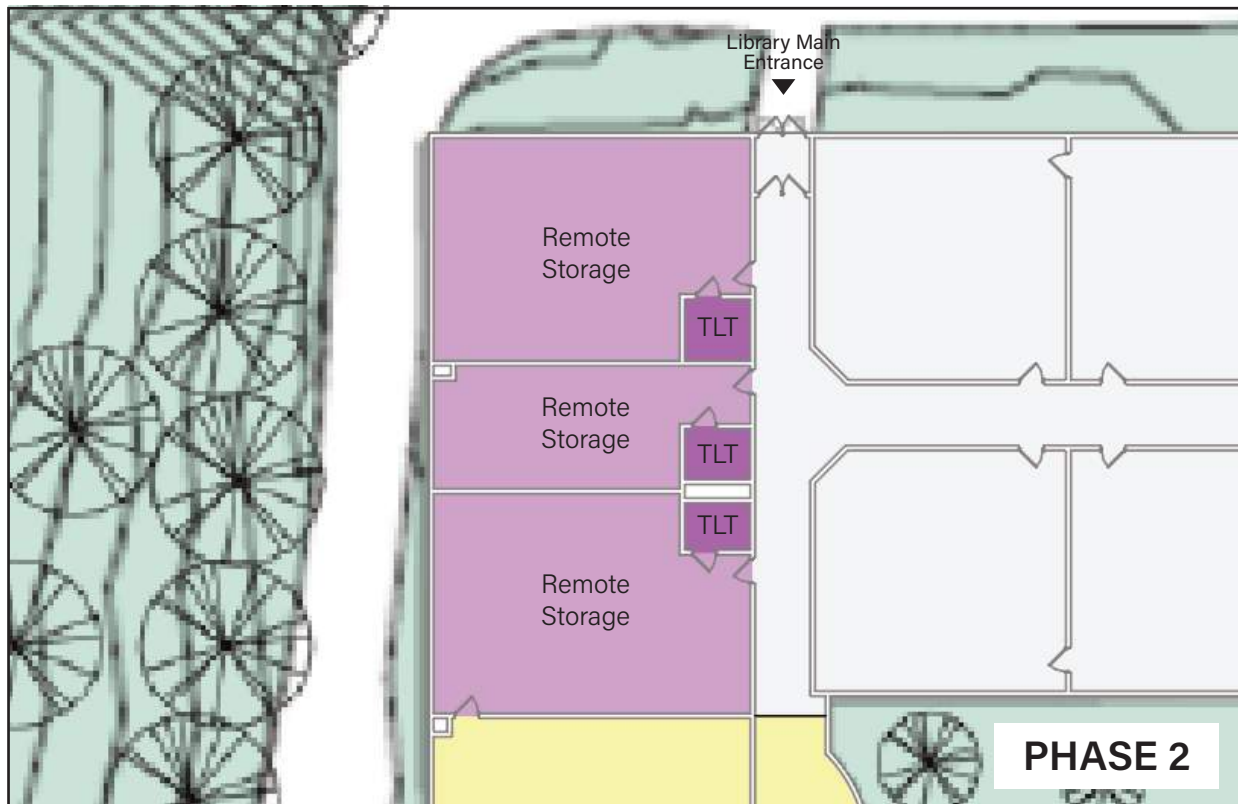
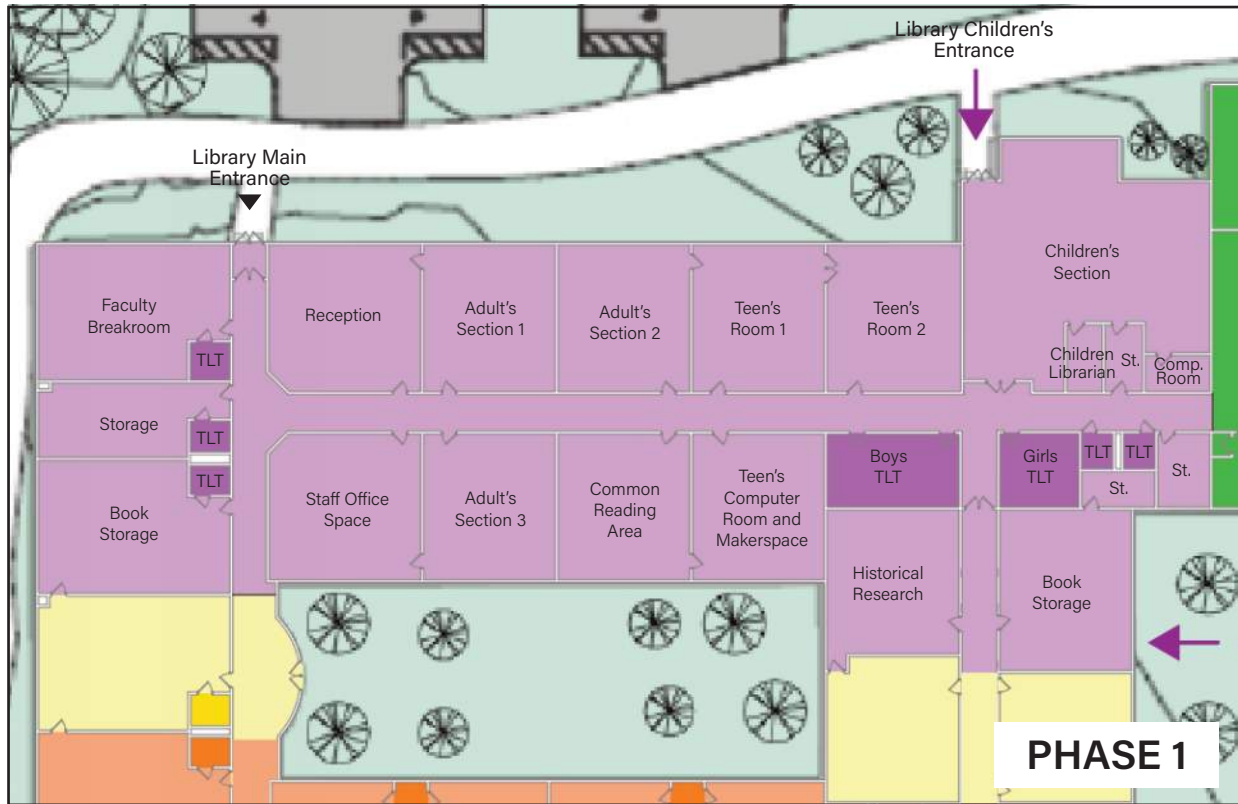
\*square footage above does not include bathrooms, circulation space or shared community space\*

### Pros:

There is no need for major renovations. All needed programs are able to fit within the existing layout. More programs are able to be included within this wing that is not included in the current Library wing.

### Cons:

The space resembles a school layout and does not accommodate for open spaces within Sections. This makes circulation more difficult for some visitors and can be confusing to many.





# Recreation

This option examines the possibility of the layout if there were no walls that were moved, torn down, or added. The Phase 1 layout gives the Recreation Department four classroom spaces, an office space and storage space for both inside and outside activities. Three out of the four classrooms within this program are activity rooms to be used for after school programs, summer camps, etc. The remaining classroom is used as an office space which can accommodate up to six employees (full-time or part-time) which is located next to the Director's Office. There is an entrance to only be used by Recreation users. There is also an entrance to the Outdoor Recreation Storage directly connected to the outside playing areas and nearby the playing fields.

When the library program moves out to it's permanent home (Phase 2), the Recreation Department has space to expand into adjacent spaces and flex spaces required for their expanding program. It was noted by our team that the program hopes to expand up to 250 kids for their summer program and this additional space will make that goal achievable for their department.

## PHASE 1

<i>Recreation</i>	<i>Net Square Footage</i>
Activity Rooms	3 337
Employee Office Space	1 110
Director's Office	372
Outdoor Activity Storage	417
Indoor Activity Storage	456
Boys Locker Room	279
Girls Locker Room	264
<b>Total</b>	<b>6 235</b>

\*square footage above does not include bathrooms, circulation space or shared community space\*

## PHASE 2

<i>Recreation</i>	<i>Net Square Footage</i>
Activity Rooms	6 355
Employee Office Space	1 908
Director's Office	372
Outdoor Activity Storage	417
Indoor Activity Storage	2 118
Boys Locker Room	279
Girls Locker Room	264
<b>Total</b>	<b>11 668</b>

\*square footage above does not include bathrooms, circulation space or shared community space\*

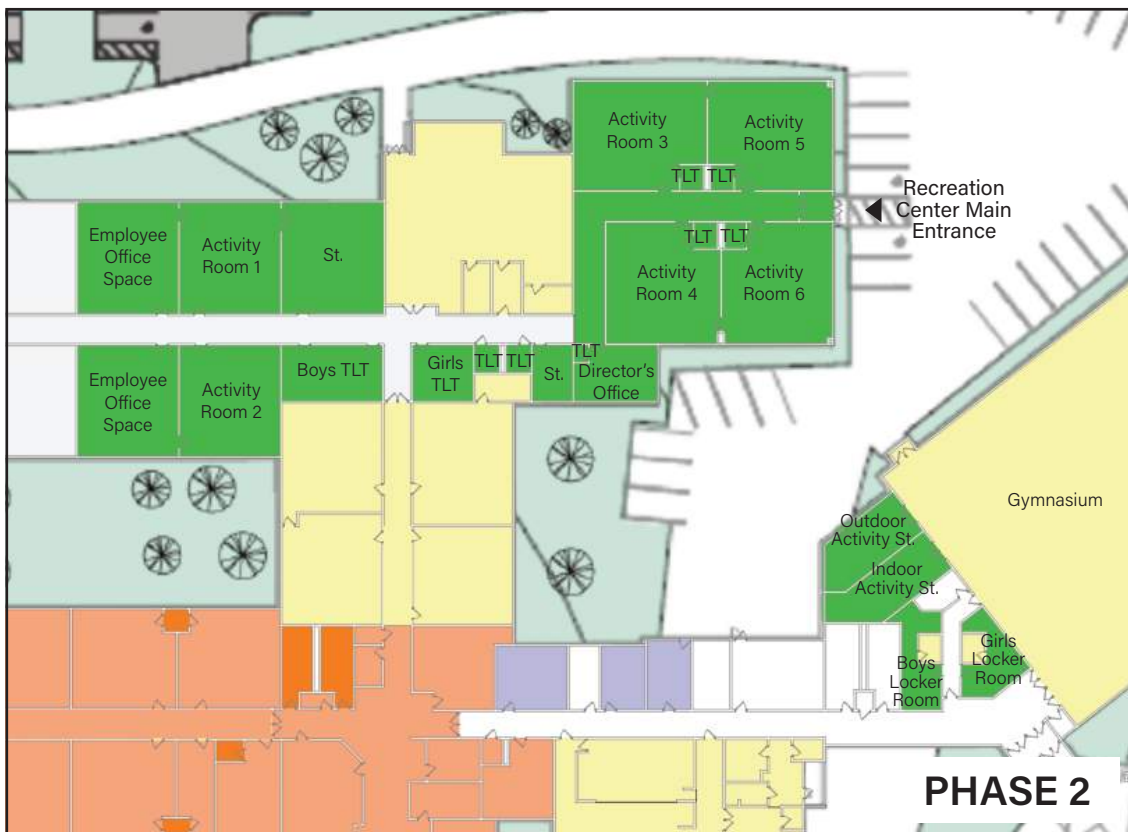
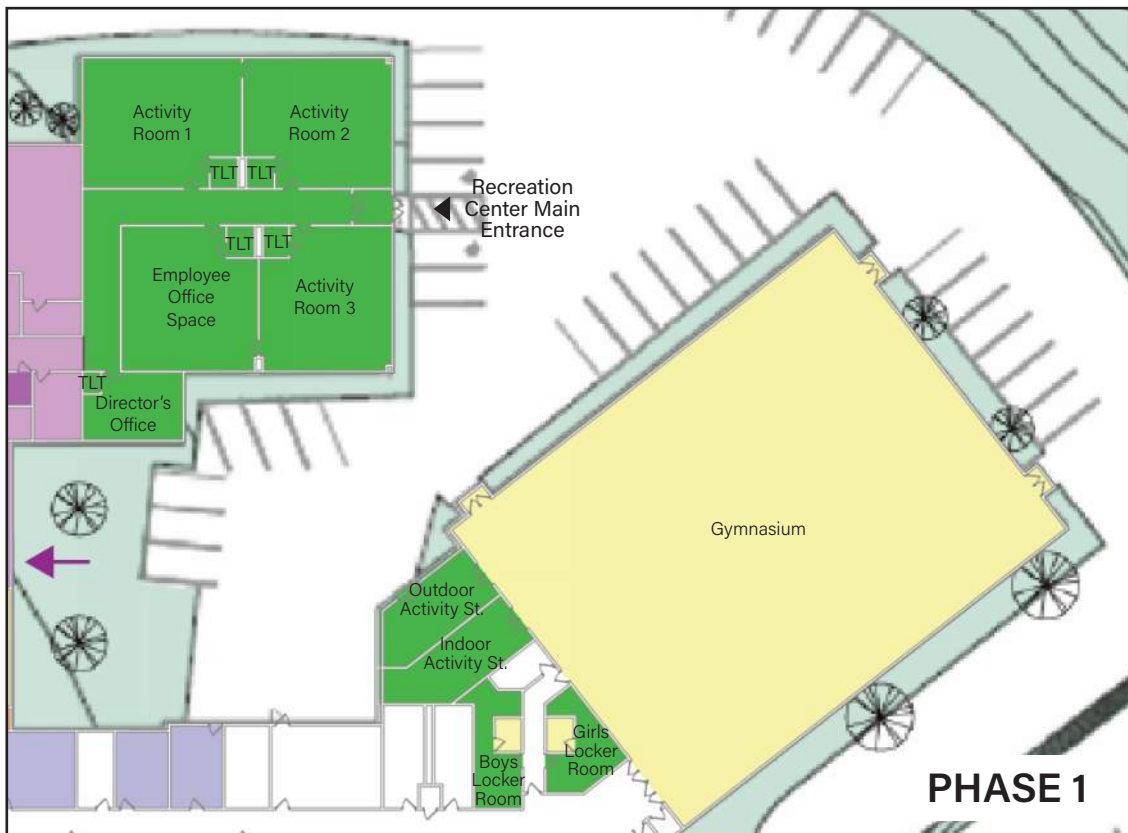
### Pros:

There is no need for major renovations. All needed programs are able to fit within the existing layout. Employees are given ample office space, including a seperate space for the Director of the Recreation Department. These spaces are very easily accessible from the outdoor courts that Mary Finn already includes (i.e. Softball, Baseball and Football fields).

Phased planning allows for expansion of remaining programs and flexible meeting space in town when Mary Finn is no longer needed for the temporary library program.

### Cons:

Classroom spaces can be restrictive and can limit the activities that are conducted. Activities can be difficult to hold due to the Gymnasium and Cafetorium being Common Areas, meaning the Recreation Department must plan their activities and programs around other Department's schedules.



## Common Spaces

This option examines the possibility of the layout if there were no walls that were moved, torn down, or added. These spaces are designated areas that every program can use, provided there is a schedule that suits all departments, and makes all departments content. Common areas include the gymnasium, the cafetorium, the stage, the kitchen, some bathrooms and changerooms, etc. There are two entrances attributed to these spaces: one of which is a gym entrance that can be used for guests if there are events in the gym, and the other being a staff entrance for kitchen employees.

In the event of Phase 2, vacated Library spaces are available for flexible programs (not associated with any programs) and meeting spaces. The total added square footage for common spaces in Phase 2 is 6 032sf. This significantly increases the amount of shared space currently shown by Phase 1 of the program and provides much needed flexible meeting spaces for the Town of Southborough.

### PHASE 1

<i>Common Spaces</i>	<i>Net Square Footage</i>
Gymnasium	11 078
Cafetorium	3 470
Stage	612
Kitchen	892
Fridge/Freezer	77
Office Space	24
Storage	215
Pool/Game/Card Room	1 188
Conference Room	933
Multipurpose Room	841
<b>Total</b>	<b>18 142</b>

\*square footage above does not include bathrooms, circulation space or shared community space\*

### PHASE 2

<i>Common Spaces</i>	<i>Net Square Footage</i>
Gymnasium	11 078
Cafetorium	3 470
Stage	612
Kitchen	892
Fridge/Freezer	77
Office Space	24
Storage	698
Pool/Game/Card Room	1 188
Conference Room	933
Multipurpose Room	841
Meeting Room	2 354
Fitness Room	2 007
<b>Total</b>	<b>24 174</b>

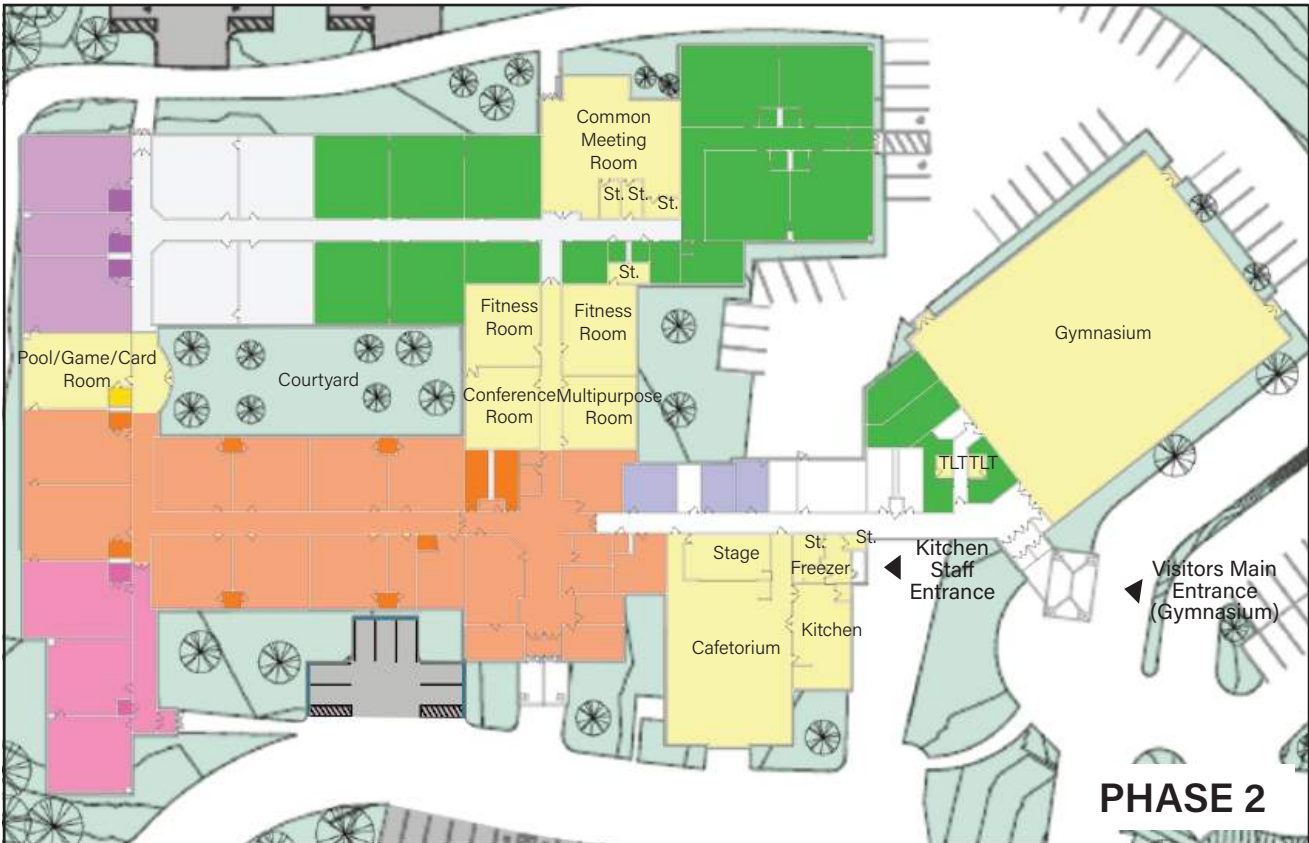
\*square footage above does not include bathrooms, circulation space or shared community space\*

#### Pros:

The Kitchen and Gymnasium spaces have a higher construction cost per square foot. Utilizing existing infrastructure minimizes the impact of these costs for the Community Center Departments to share.

#### Cons:

Common Spaces are meant to be shared, which can create conflict if multiple departments wish to use the same space at the same time.



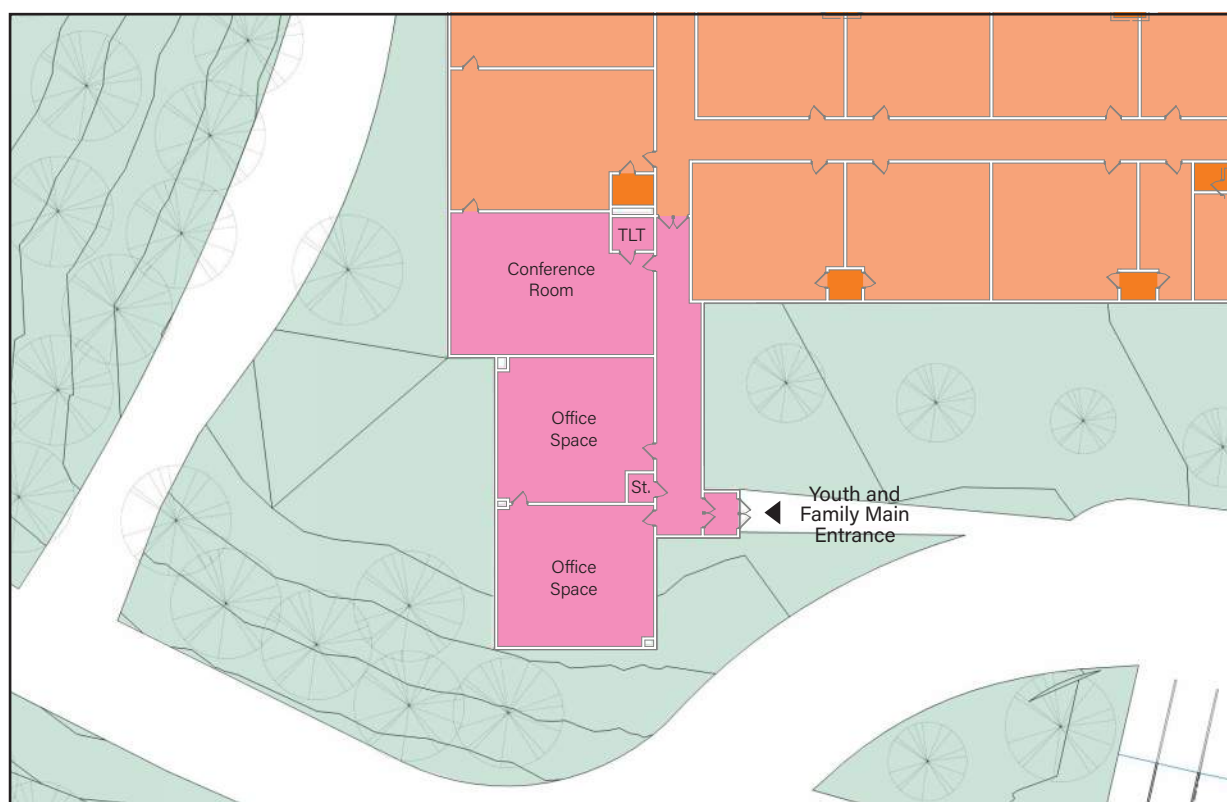


## Youth and Family - Phase 2 Only

This option examines the possibility of the layout if there were no walls that were moved, torn down, or added. This department has three classroom spaces, two of which are designated office spaces for meetings and appointments with visitors, and the remaining classroom, a conference room, also to be used by the public for meetings, but can also be used for staff meetings or as a break room. There is a separate and private entrance for Youth and Family that does not intersect with other programs. There is also a set of doors that separates Youth and Family from other building programs and allows for more privacy.

Common Spaces	Net Square Footage
Conference Room	1 194
Office Space	1 919
Storage	32
<b>Total</b>	<b>3 145</b>

\*square footage above does not include bathrooms or circulation space\*



### Pros:

There is no need for major renovations. All needed programs are able to fit within the existing layout. Additionally, Youth and Family has their own separate and private entrance which isolates this department from others within the Community Center.

### Cons:

There is not much privacy within the office space. Therefore, the space cannot accommodate private space for each employee for private meetings that are anticipated within this space.

## Facilities - Phase 1 & 2

This option examines the possibility of the layout if there were no walls that were moved, torn down, or added. The facilities office space is centered around the electrical, garage and boiler rooms along with storage. This allows easy access to the technology they’re monitoring in previously mentioned facility rooms. The Facilities Department has a classroom of space for employee offices. This classroom can accommodate four to six facilities employees. There are two entry points, one of which can be used as an employee entrance, through the garage.

Facilities	Net Square Footage
Office Space	389
Garage	256
Storage	240
<b>Total</b>	<b>885</b>

\*square footage above does not include bathrooms or circulation space\*



**Pros:**  
 There is no need for major renovations. All needed programs are able to fit within the existing layout. Additionally, utilities are placed near each other and do not interrupt other departments throughout the Community Center. Office space is placed near utilities for quick and easy access.

**Cons:**  
 There is not much office space, and no privacy within this space. Therefore, the space cannot accomodate many employees or accomodate private space for each employee.

## Parking Needs - Phase 1 & 2

Based on the Town of Southborough's Parking and Loading Regulations (Code 174-12), the following parking spaces are required for each department within the building:

### PHASE 1

<i>Program</i>	<i>Parking Needs</i>
Senior Center	67
Public Library Use	63
Private Library Use	14
Recreation	58
Facilities	6
<b>Total</b>	<b>208</b>

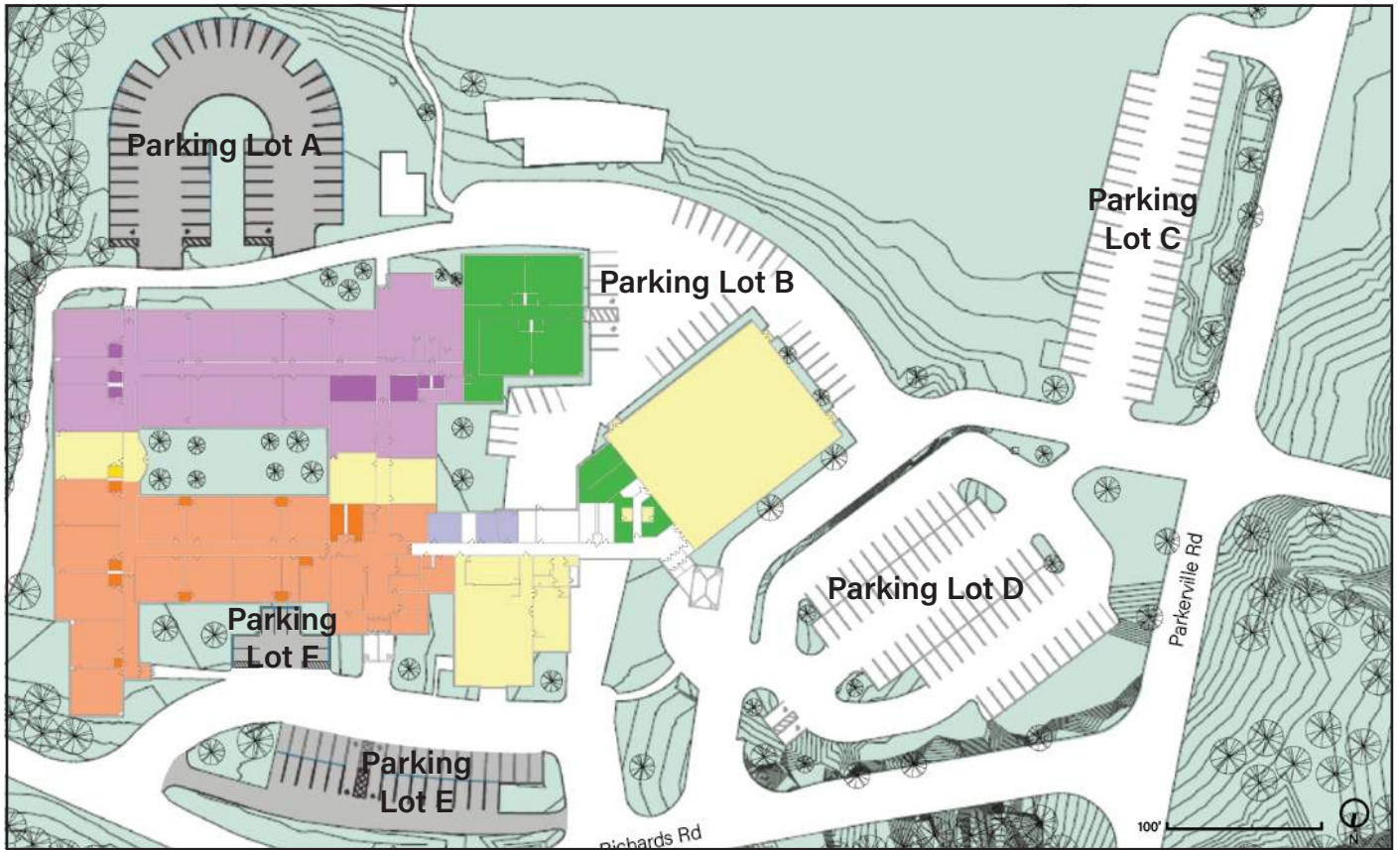
### PHASE 2

<i>Program</i>	<i>Parking Needs</i>
Senior Center	60
Youth and Family	11
Recreation	66
Facilities	6
<b>Total</b>	<b>143</b>

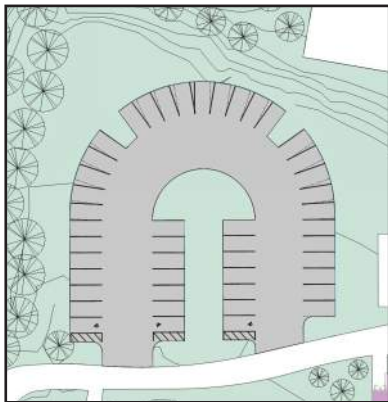
With the new proposed parking lots (Parking A: 46 spots, Parking C: 15 added spots. Parking F: 10), there will be an additional 62 parking spots which will count for a total of 237 parking spots, 13 of which are ADA parking spots.

<i>Parking Lot</i>	<i>Number of Parking Spots</i>
Parking Lot A	46
Parking Lot B	33
Parking Lot C	47
Parking Lot D	68
Parking Lot E	33
Parking Lot F	7
<b>Total</b>	<b>237</b>

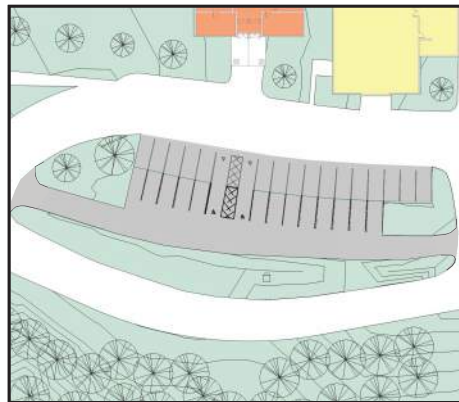




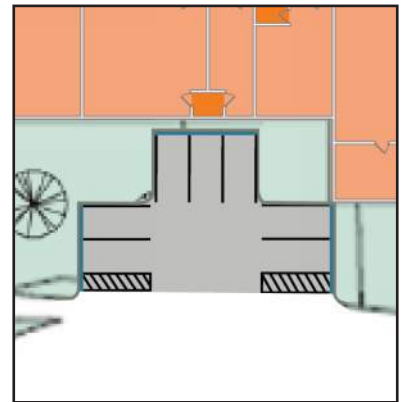
Parking Zones Overview



Parking Lot A



Parking Lot E



Parking Lot F

Note: Due to temporary nature of the library program for this option, Parking Lot A could be created as a gravel lot and returned to a field for Phase 2 of this option.

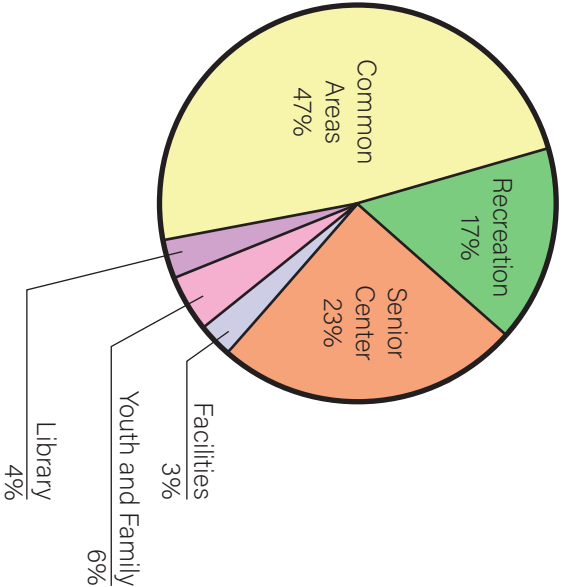
# Option 1b - Medium Renovation

This option considers the possibility of replacing the library area specified in Option 1, with Flex Space while still maintaining all other programs: Senior Center, Youth and Family, Recreation and Facilities (with Common Spaces placed throughout the building). This layout considers the potential ability of building new walls and creating openings in walls to connect spaces more directly and create better connections within departments and programs.

The Youth and Family and Recreation departments do not need to be renovated, therefore avoiding code upgrades and adding to the cost of the project.

The area is distributed as showcased in the following:

<i>Program</i>	<i>Area (sqft)</i>
Senior Center	15 713
Library	3 001
Recreation	12 067
Common Areas	32 840
Facilities	2 295
Youth and Family	3 844
<b>Total</b>	<b>69 760</b>



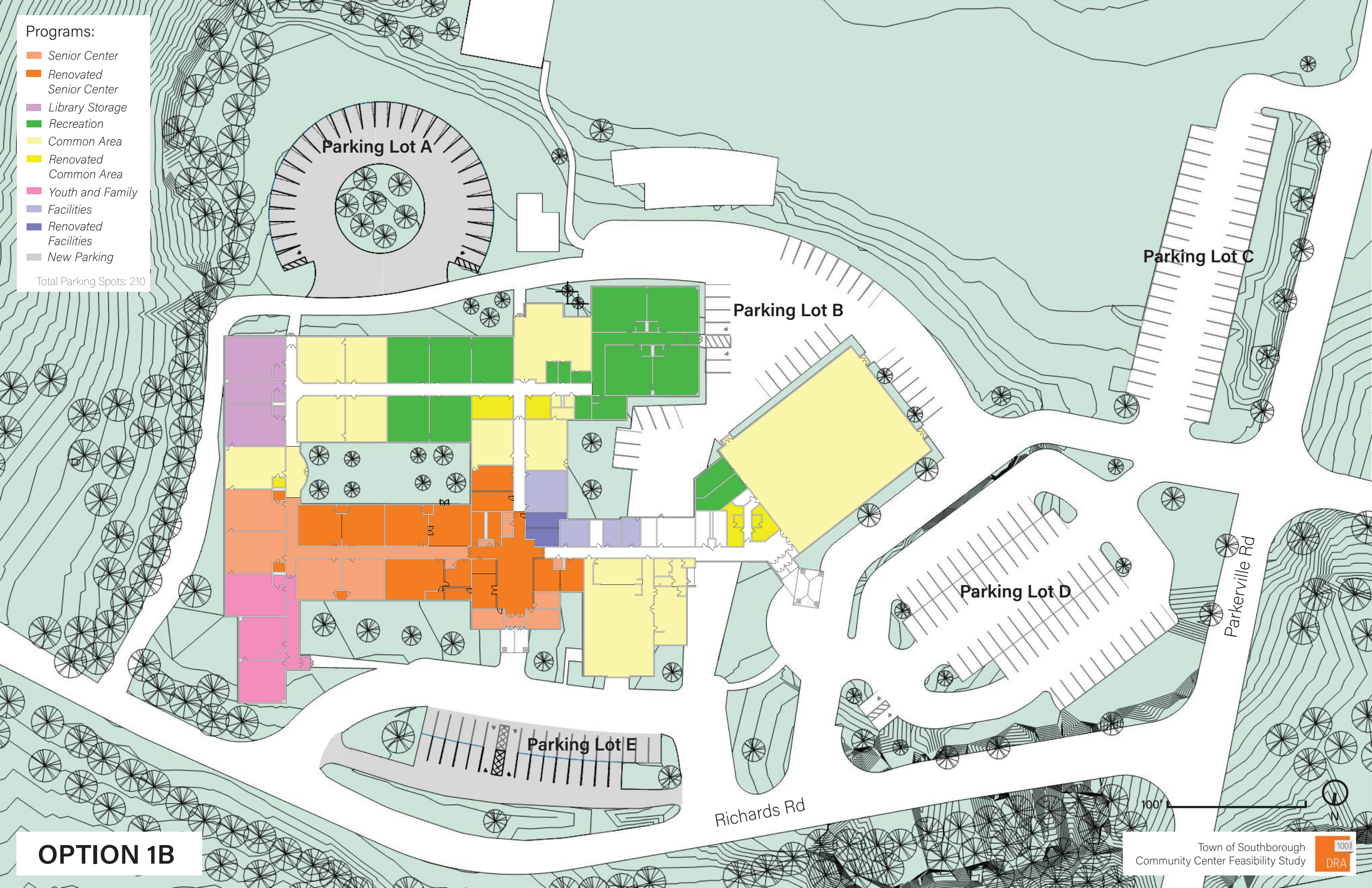


Programs:

- Senior Center
- Renovated Senior Center
- Library Storage
- Recreation
- Common Area
- Renovated Common Area
- Youth and Family
- Facilities
- Renovated Facilities
- New Parking

Total Parking Spots: 210

OPTION 1B



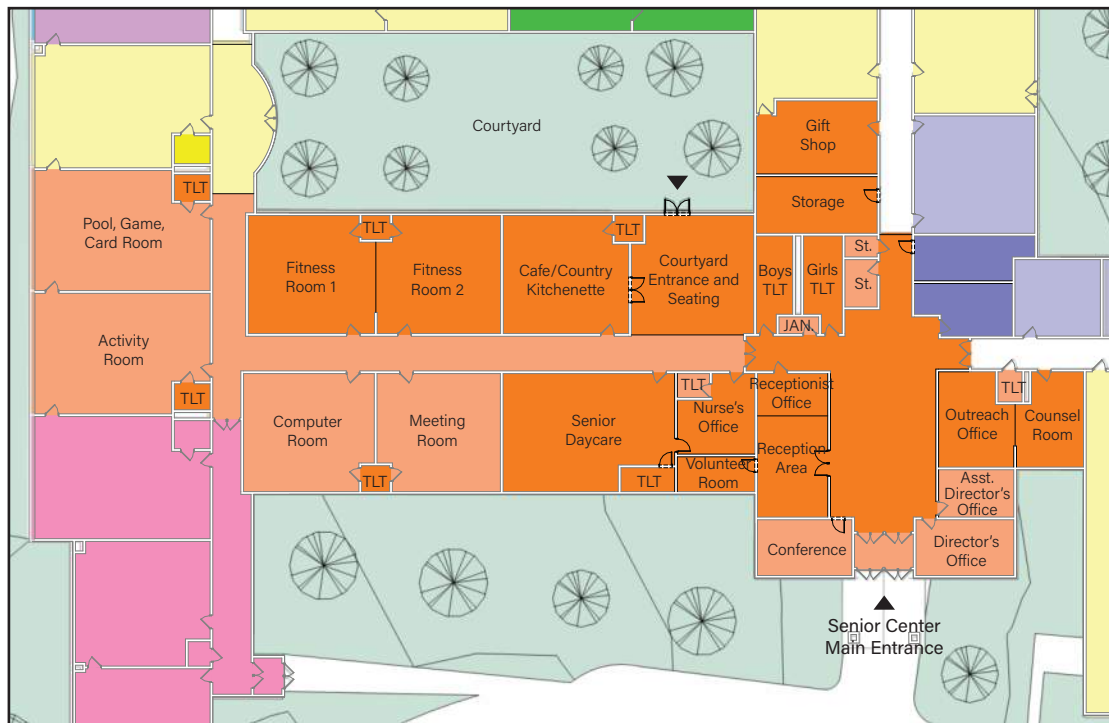


## Senior Center - Medium Impact

The main entrance is altered with offices on either side to create a larger and more welcoming entrance for community members. Off the main entrance, all administrative offices are found, such as the Outreach Office, Director and Assistant Director's Office, etc. The Volunteer's Room is located off Reception so that all volunteers must go through reception upon arrival. Many rooms within the Senior Center have two rooms that have now been connected by creating an opening in walls that previously had separated them. Programs that take place in these newly created spaces are the Fitness Room, Senior Daycare (which is directly connected to the Nurse's Office) and the Café/Country Kitchenette (opened to each other by a double door which separates indoor seating and Courtyard Access from the serving area). The remaining programs only occupy one classroom space each but still provide more space than needed.

Senior Center	Net Square Footage
Reception Area	423
Receptionist	177
Director's Office	325
Asst. Director's Office	212
Outreach Office	394
Counselling/Conference	667
Gift Shop	507
Volunteer's Room	160
Nurse's Office	316
Senior Daycare	1 117
Activity Room	1 183
Fitness Room	1 717
Computer/Meeting Room	1 734
Pool/Game/Card Room	1 178
Cafe/Country Kitchenette	1 698
Storage	538
<b>Total</b>	<b>12 346</b>

\*square footage above does not include bathrooms or circulation space\*



### Pros:

Administration offices are located at the main entrance for easy access. Programs used by seniors are located deeper into the Senior Center and are surrounded by Common Areas to prevent unwanted guests from wandering into their space. Despite not having access to the existing Courtyard entrance, there is a separate entrance only for seniors which is accessed more easily.

### Cons:

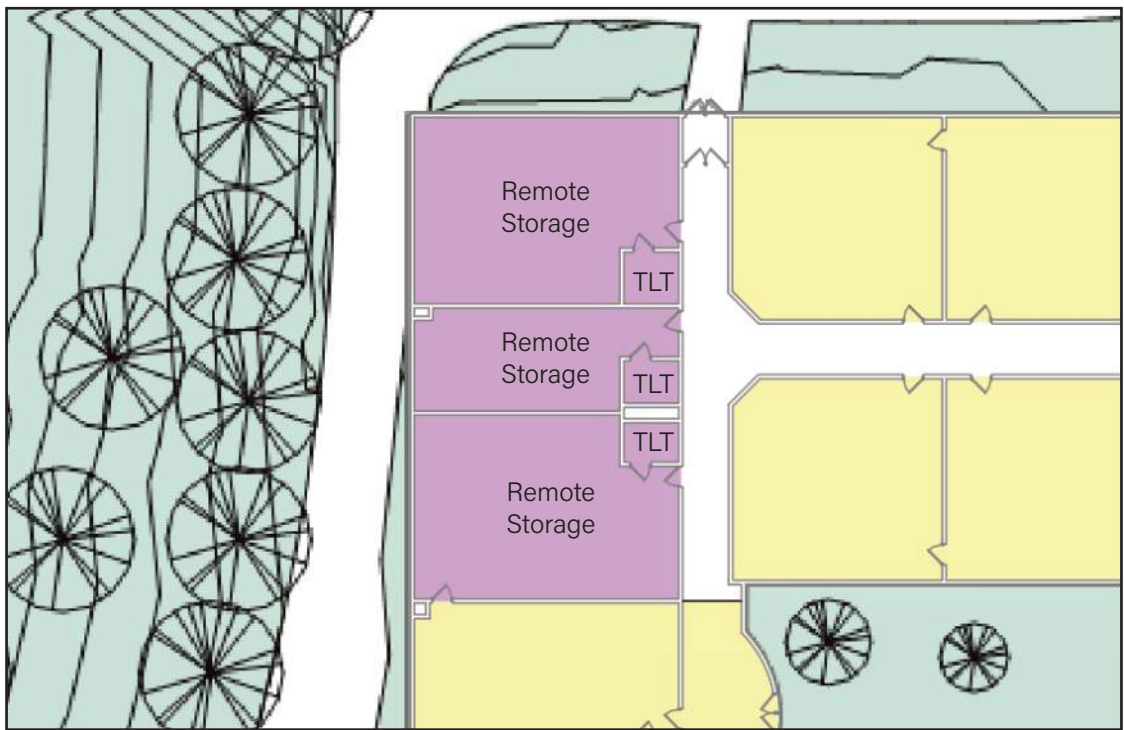
This department is located near quieter programs which limits the sound that can be created by the Senior Center and can create limits to some activities held within the department.

# Library Storage

This option explores the possibility of giving the Library extra remote storage, even though Mary E. Finn will not be where the Library resides. Library staff is able to access the Library storage from a private entrance, not interfering with other programs within the building.

Library	Net Square Footage
Remote Storage	3 001
Total	3 001

\*square footage above does not include bathrooms or circulation space\*



**Pros:**

Town Offices are to be placed based on preferences expressed in the table on the right, so their locations are helpful to each office. Additionally, this department has their own private entrance that avoids overlap with other departments.

**Cons:**

There is no privacy within every office space. Therefore, the space cannot accomodate many employees per town office or accomodate private space for each employee. There are no bathrooms within this department (except for a few offices), meaning that employees must use the bathrooms located within Common Areas.

## Recreation

This layout gives the Recreation Department four classroom spaces, an office space and storage space for both inside and outside activities. The four classrooms within this program are activity rooms to be used for after school programs, summer camps, etc. There are also two office spaces that can also be further divided if required. This space can accommodate two to three employees. There is an entrance to only be used by Recreation visitors. There is also an entrance to the Outdoor Recreation Storage directly connected to the outside playing areas and nearby the playing fields.

<i>Recreation</i>	<i>Net Square Footage</i>
Activity Rooms	8 263
Office Space	792
General Storage	1 097
Outdoor Activity Storage	417
Indoor Activity Storage	456
<b>Total</b>	<b>11 025</b>

\*square footage above does not include  
bathrooms or circulation space\*



### *Pros:*

There is no need for major renovations. All needed programs are able to fit within the existing layout. There is private space for the Assistant Director and Director of the Recreation Department. These spaces are very easily accessible from the outdoor courts that Mary Finn includes (i.e. Softball, Baseball and Football fields).

### *Cons:*

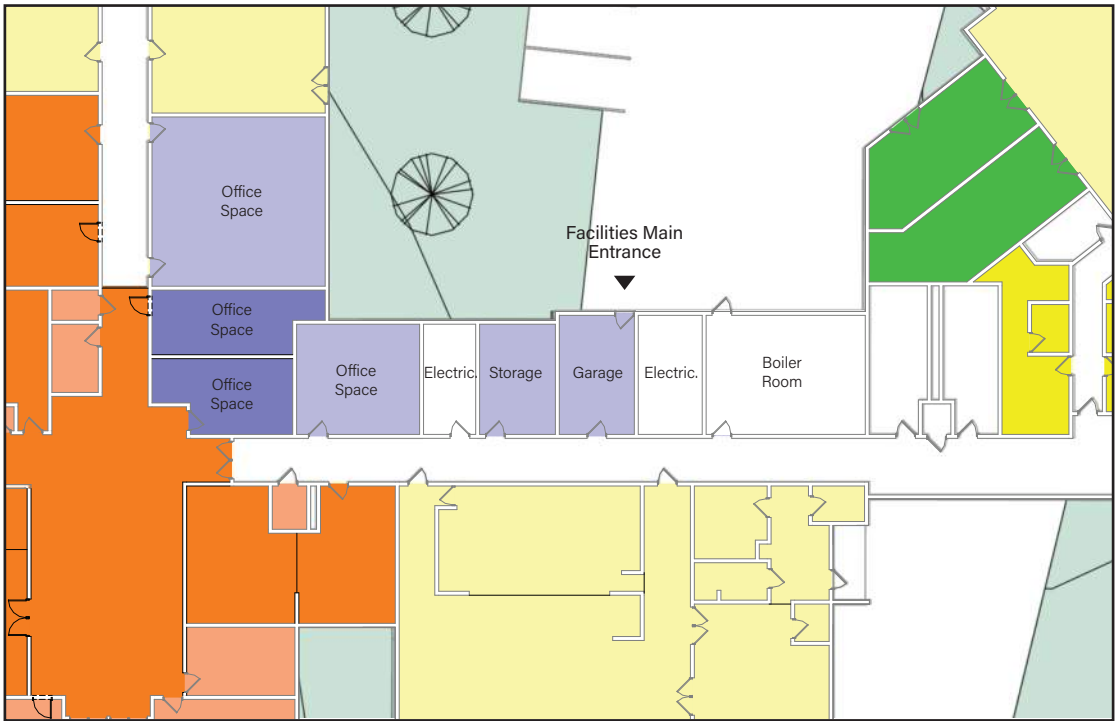
Classroom spaces can be restrictive and can limit the activities that are conducted. Activities can be difficult to hold due to the Gymnasium and Cafetorium being Common Areas, meaning the Recreation Department must plan their activities and programs around other Department's schedules. Additionally, there is no space for employees other than the Assistant Director and Director's.

# Facilities

This layout considers the potential ability to create openings in walls to connect spaces more directly within each department. The facilities department office space is centered around the electrical, garage and boiler rooms along with storage. This allows easy access to the technology they’re monitoring in these facility rooms. The Facilities Department has two classrooms of space for employee offices, one of which has been divided to accommodate more private offices if required, the other can be used as further storage. This classroom can accommodate six to ten facilities employees. There is an opportunity to further divide the classroom space if more separate and private office space is required or needed. There are two entry points, one of which can be used as an employee entrance, through the garage.

Facilities	Net Square Footage
Office Space	1 799
Garage	256
Storage	240
<b>Total</b>	<b>2 295</b>

\*square footage above does not include bathrooms or circulation space\*



## Pros:

Utilities are placed near each other and do not interrupt other departments throughout the Community Center. Office space is placed near utilities for quick and easy access. Additionally, there are two office spaces that are smaller and private that can be used for the Facilities Director and Assistant Director.

## Cons:

Besides the Director and Assistant Director, there is not much office space, and no privacy within this space. Therefore, the space cannot accomodate many employees or accomodate private space for each employee.

Youth and Family

This department has three classroom spaces, two of which are designated office spaces for meetings and appointments with visitors, and the remaining classroom, a conference room, also to be used by the public for meetings, but can also be used for staff meetings or as a break room. There is a separate and private entrance for Youth and Family that does not intersect with other programs. There is also a set of doors that separates Youth and Family from other building programs and allows for more privacy.

Common Spaces	Net Square Footage
Conference Room	1 194
Office Space	1 919
Storage	32
Total	3 145

\*square footage above does not include bathrooms or circulation space\*



Pros:

There is no need for major renovations. All needed programs are able to fit within the exisging layout. Additionally, Youth and Family has their own separte and private entrance which isolates this department from others within the Community Center.

Cons:

There is not much privacy within the office space. Therefore, the space cannot accomodate private space for each employee for private meetings that are anticipated within this space.

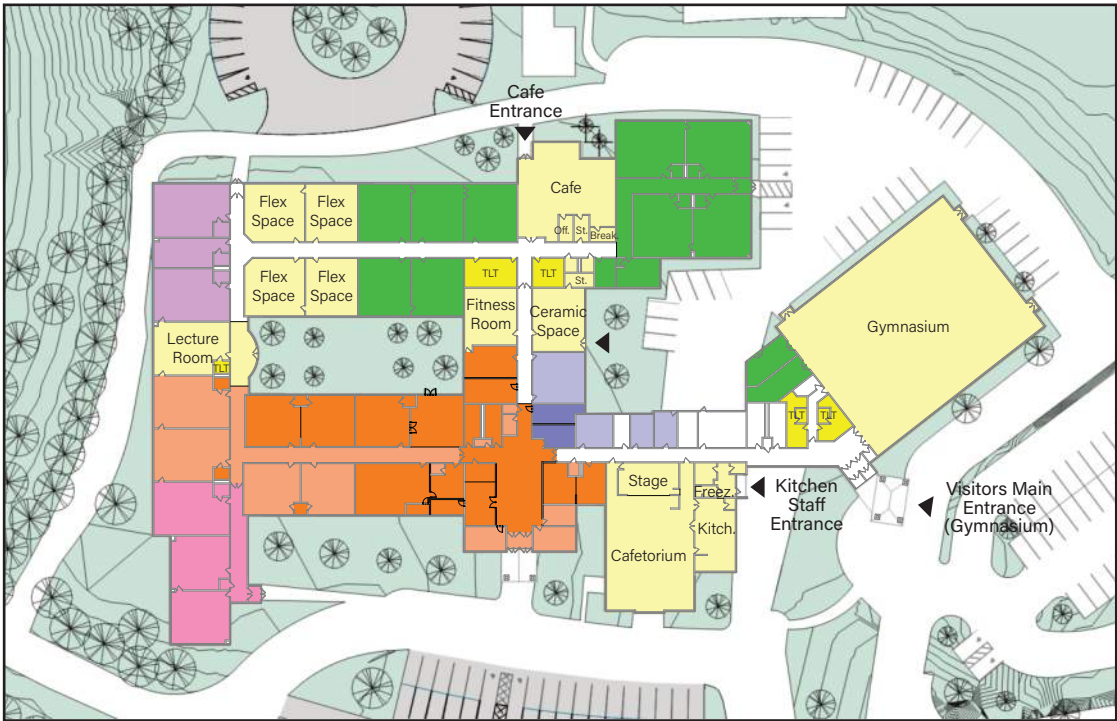


Common Spaces

These spaces are designated areas that every program can use, provided there is a schedule that suits all departments that makes all departments content. Common areas include the gymnasium, cafetorium, stage, kitchen, some bathrooms, all changerooms and flex space that can be used as an expansion area for the Recreation department that allows up to 260 kids for any overflow summer programs. In this option, the current Library space is instead a Café that can be used by all departments and other outside members of the community. This café can seat 70-80 people and has enough parking to accommodate (see parking needs to follow). This space includes storage, office space for the Café Manager and a breakroom for Café employees. In this layout, Common Spaces are also located between departments to create a buffer zone. These Common Spaces are designed to be used by all programs and create connections between departments.

Common Spaces	Net Square Footage
Gymnasium	11 078
Cafetorium	3 470
Stage	612
Kitchen	892
Fridge/Freezer	77
Office Space	140
Storage	397
Cafe	2 364
Breakroom	115
Meeting Room	1 188
Fitness Room	959
Ceramic Space	1 048
Flex Space	4 091
Total	26 828

\*square footage above does not include bathrooms or circulation space\*



Pros:

The Kitchen and Gymnasium spaces have a higher construction cost per square foot. Utilizing existing infrastructure minimizes the impact of these costs for the Community Center Departments to share.

Cons:

Common Spaces are meant to be shared, which can create conflict if multiple departments wish to use the same space at the same time.

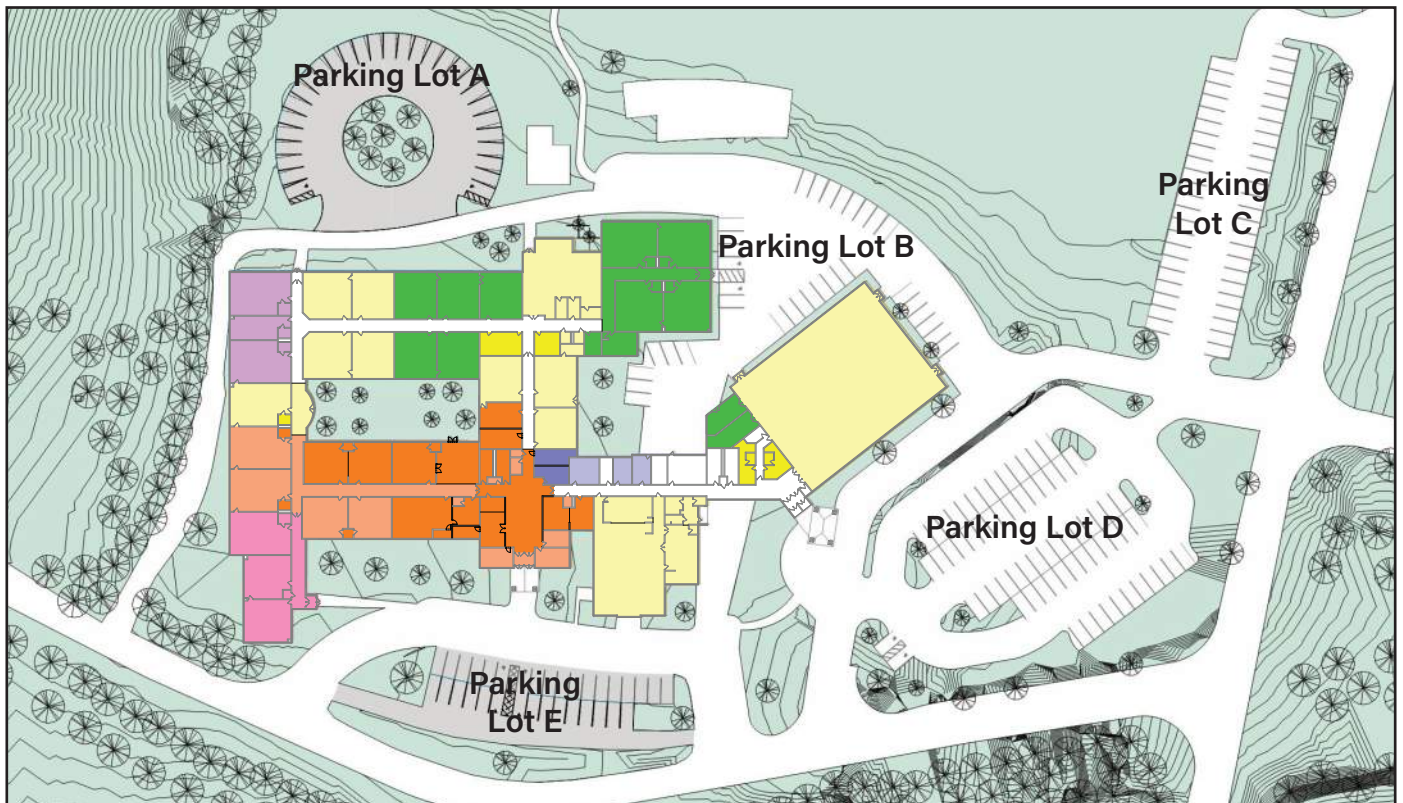
# Parking Needs

Based on the Town of Southborough's Parking and Loading Regulations (Code 174-12), the following parking spaces are required for each department within the building:

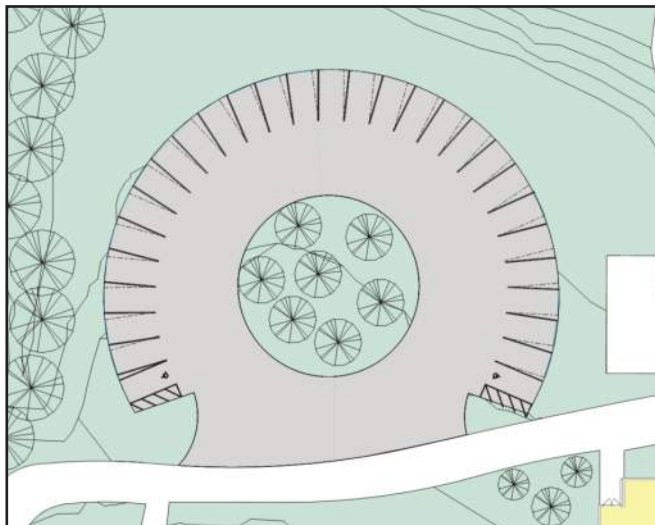
<i>Program</i>	<i>Parking Needs</i>
Senior Center	58
Recreation	75
Facilities	8
Youth and Family	11
Cafe	28
<b>Total</b>	<b>178</b>

With the new proposed parking lots (Parking A: 29 spots, Parking C: 15 added spots), there will be an additional 62 parking spots which will count for a total of 210 parking spots, 11 of which are ADA parking spots.

<i>Parking Lot</i>	<i>Number of Parking Spots</i>
Parking Lot A	29
Parking Lot B	33
Parking Lot C	47
Parking Lot D	68
Parking Lot E	33
<b>Total</b>	<b>210</b>



Parking Zones Overview



Parking Lot A  
25-29 Spaces



Parking Lot E  
30-33 Spaces

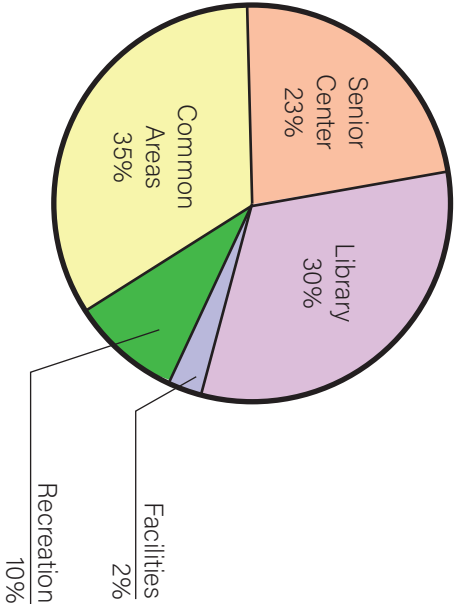
# Option 1c - High Renovation

This option considers the possibility of demolishing the top right addition to create a direct and grand entrance to the Library of Southborough. This layout considers the potential ability of creating openings in walls to connect spaces more directly and create better connections within departments and programs.

The Youth and Family department does not need to be renovated, therefore avoiding code upgrades and adding to the cost of the project.

The area is distributed as showcased in the following:

<i>Program</i>	<i>Area (sqft)</i>
Senior Center	14 867
Library	19 164
Recreation	6 710
Common Areas	22 678
Facilities	1 442
<b>Total</b>	<b>64 861</b>





Programs:

- Senior Center
- Renovated Senior Center
- Library
- Renovated Library
- Recreation
- Renovated Recreation
- Common Area
- Renovated Common Area
- Facilities
- New Parking

Total Parking Spots: 227



OPTION 1C

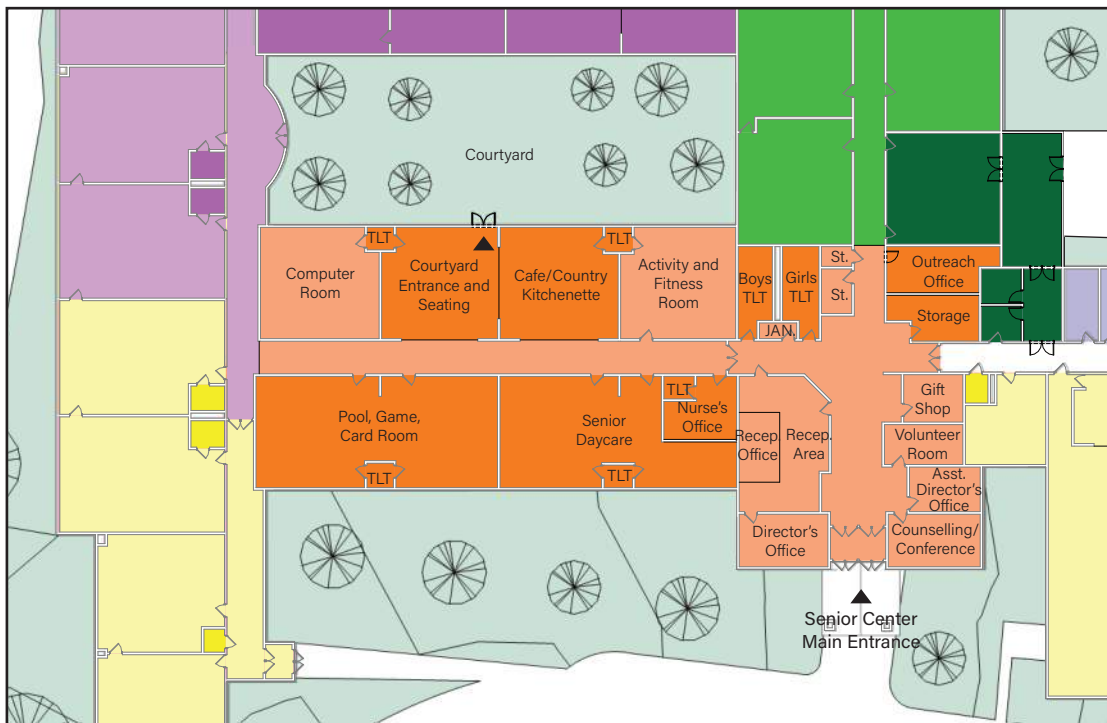


## Senior Center - High Impact

The main administration area has not changed from its original design and Reception and Administration programs are placed where they fit best. Administration Offices are found off the main entrance, such as the Outreach Office, the Assistant Director's Office, etc. The Director's Office is located within the Main Office so that all seniors, community members and visitors must go through reception upon arrival. Not many walls are being built or torn down on account of the partial building demolition costs, but some programs do include partial wall demolition to create open space. Programs that have two classroom spaces (now one room) include: the Senior Daycare, the Café/Country Kitchenette and the Pool/Card/Game Room. The remaining programs within the Senior Center occupy one classroom space.

Senior Center	Net Square Footage
Reception Area	576
Receptionist	190
Director's Office	313
Asst. Director's Office	212
Outreach Office	313
Counselling/Conference	325
Gift Shop	188
Volunteer's Room	210
Nurse's Office	253
Senior Daycare	1 378
Activity/Fitness Room	836
Computer/Meeting Room	1 183
Pool/Game/Card Room	1 745
Cafe/Country Kitchenette	1 722
Storage	248
<b>Total</b>	<b>9 692</b>

\*square footage above does not include  
bathrooms or circulation space\*



### Pros:

Administration offices are located at the main entrance for easy access. Programs used by seniors are located deeper into the Senior Center and are surrounded by Common Areas to prevent unwanted guests from wandering into their space. Despite not having access to the existing Courtyard entrance, there is a separate entrance only for seniors which is accessed more easily.

### Cons:

This department is located near quieter programs which limits the sound that can be created by the Senior Center and can create limits to some activities held within the department.

## Library - Permanent Library

Much like Option 1a, the same programs remain but are arranged in a different manner: the Teen Section has its own Selection Area on the left side of the library, occupying one and a half classroom spaces. The Teen's Makerspace occupies the adjoining room. The Adult's Section occupies four classrooms worth of space, three designated for stacks, and one for a quiet reading and studying area. The Children's Section, located in between the Teen's Section and the Adult's Section, occupies three classrooms worth of space, two of which are for the main selection and one of which for interior storytelling if they are unable to hold similar events outdoors due to the weather. There are two entrances to the library: one is the Teen and Children's Entrance, and the other, the main entrance, is for the Adult's Section. Located near both entrances are administration offices and checkout areas where community members can check out independently. There are offices for staff located throughout the library: the Children's Librarian is placed next to the Children's section, the Main Librarian is in a central location, and more staff offices are located near book storage and reading areas.

Library	Net Square Footage
Adult's Section	2 908
Adult's Reading Area	966
Teen's Section	1 837
Teen's Makerspace	1 186
Children's Section	1 920
Children's Storytime Area	1 094
Admin./Check Out	1 700
Children's Librarian	157
Main Librarian	150
Staff Offices	1 380
Storage	1 530
<b>Total</b>	<b>14 827</b>

\*square footage above does not include bathrooms or circulation space\*



### Pros:

The Library has their own main entrance, allowing this department to feel like it's its own building. Additionally, there is better circulation due to the openings created in the walls, and both public and employee bathrooms located throughout the department.

### Cons:

There is less office space and staff space throughout the Library. For instance, there is no breakroom, no conference room (not including Common Meeting Rooms) and no research areas such as a Historical Research Area.

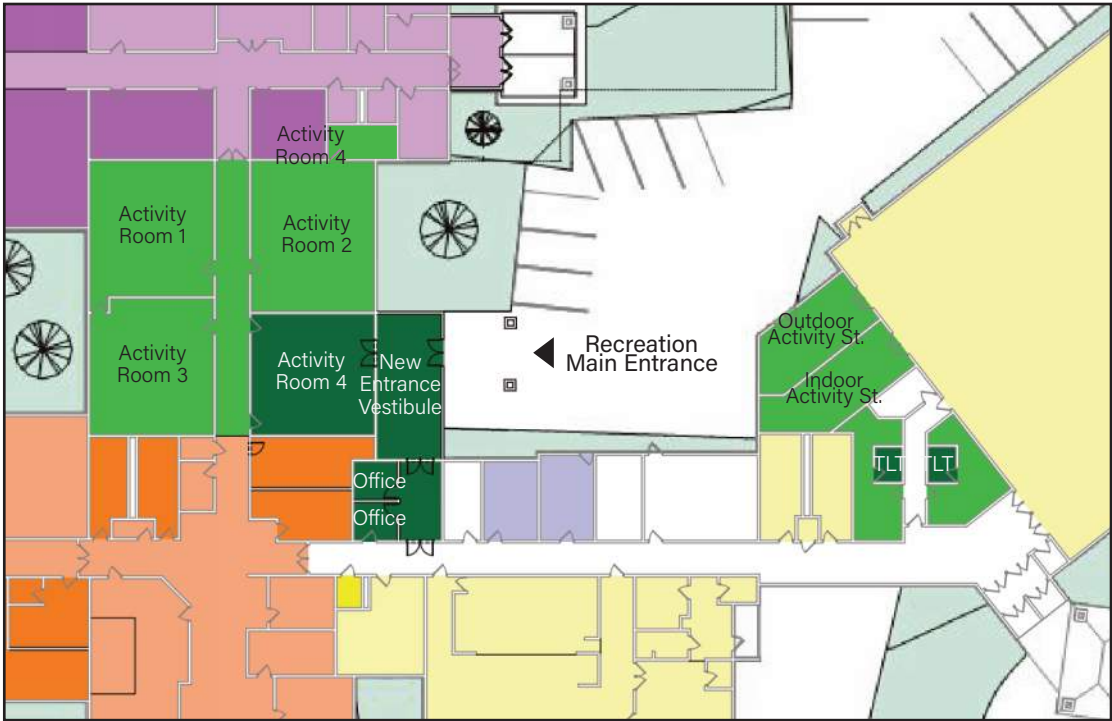


# Recreation

In this option, the Recreation Department is located between the Library and the Senior Center to create stronger connections with these surrounding programs. The Recreation Department has their own entrance next to the Library's Main Entrance. Additionally, the Recreation Department would have priority over exterior fields including the play structures, the Softball and Baseball fields, etc. Storage space is still accommodated for, both for interior and exterior activities, located near the Gymnasium inside, and near the Fields outside. The Recreation Department now has it's own designated entrance which leads right to the employee offices and Activity Rooms. This entrance also allows for quick and easy access to the Gymnasium.

Recreation	Net Square Footage
Activity Rooms	3 781
Office Space	186
Storage	1 001
<b>Total</b>	<b>4 968</b>

\*square footage above does not include bathrooms or circulation space\*



## Pros:

These spaces are very easily accessible from the outdoor courts that Mary Finn includes (i.e. Softball, Baseball and Football fields) and are also easily accessible from surrounding programs which encourages more people to use the department.

## Cons:

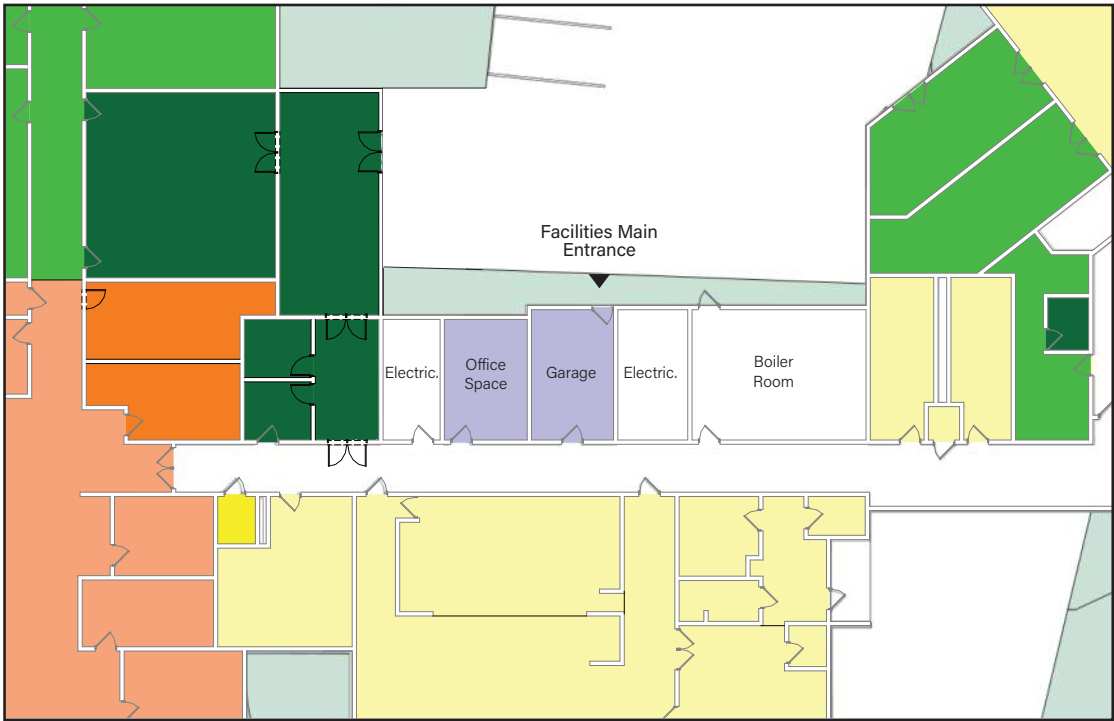
This area will require more intense renovations to create a seperate and larger entrance for the Recreation Department, as well as build an extra hallway that connects outside space to Activity Rooms, employee offices and the Gymnasium.

# Facilities

The facilities department office space is centered around the electrical, garage and boiler rooms. This allows easy access to the technology they're monitoring in previously mentioned facility rooms. The Facilities Department has one room of space for employee offices. This room can accommodate two to four facilities employees. There is one entry point which can be used as an employee entrance, through the garage.

Facilities	Net Square Footage
Office Space	240
Garage	256
<b>Total</b>	<b>496</b>

\*square footage above does not include bathrooms or circulation space\*



## Pros:

There is no need for major renovations. All needed programs are able to fit within the existing layout. Additionally, utilities are placed near each other and do not interrupt other departments throughout the Community Center. Office space is placed near utilities for quick and easy access.

## Cons:

There is not much office space, and no privacy within this space. Therefore, the space cannot accomodate many employees or accomodate private space for each employee.

## Common Spaces

These spaces are designated areas that every program can use, provided there is a schedule that suits all departments. Common areas include the gymnasium, cafetorium, stage, kitchen, some bathrooms and all changerooms. There are two entrances attributed to these spaces: one of which is a gym entrance that can be used for guests if there are events in the gym animated by departments within the building, and the other being an employee entrance for kitchen employees. In this layout, meeting rooms are also located between departments to create a buffer zone. These Common Spaces are designed to be used by both departments and create connections and relationships between these departments.

Common Spaces	Net Square Footage
Meeting Room	1 602
Gymnasium	11 078
Cafetorium	3 470
Stage	612
Kitchen	892
Fridge/Freezer	77
Office Space	24
Flex Space	3 145
Storage	215
<b>Total</b>	<b>17 970</b>

\*square footage above does not include bathrooms or circulation space\*



### Pros:

The Kitchen and Gymnasium spaces have a higher construction cost per square foot. Utilizing existing infrastructure minimizes the impact of these costs for the Community Center Departments to share.

### Cons:

Common Spaces are meant to be shared, which can create conflict if multiple departments wish to use the same space at the same time.

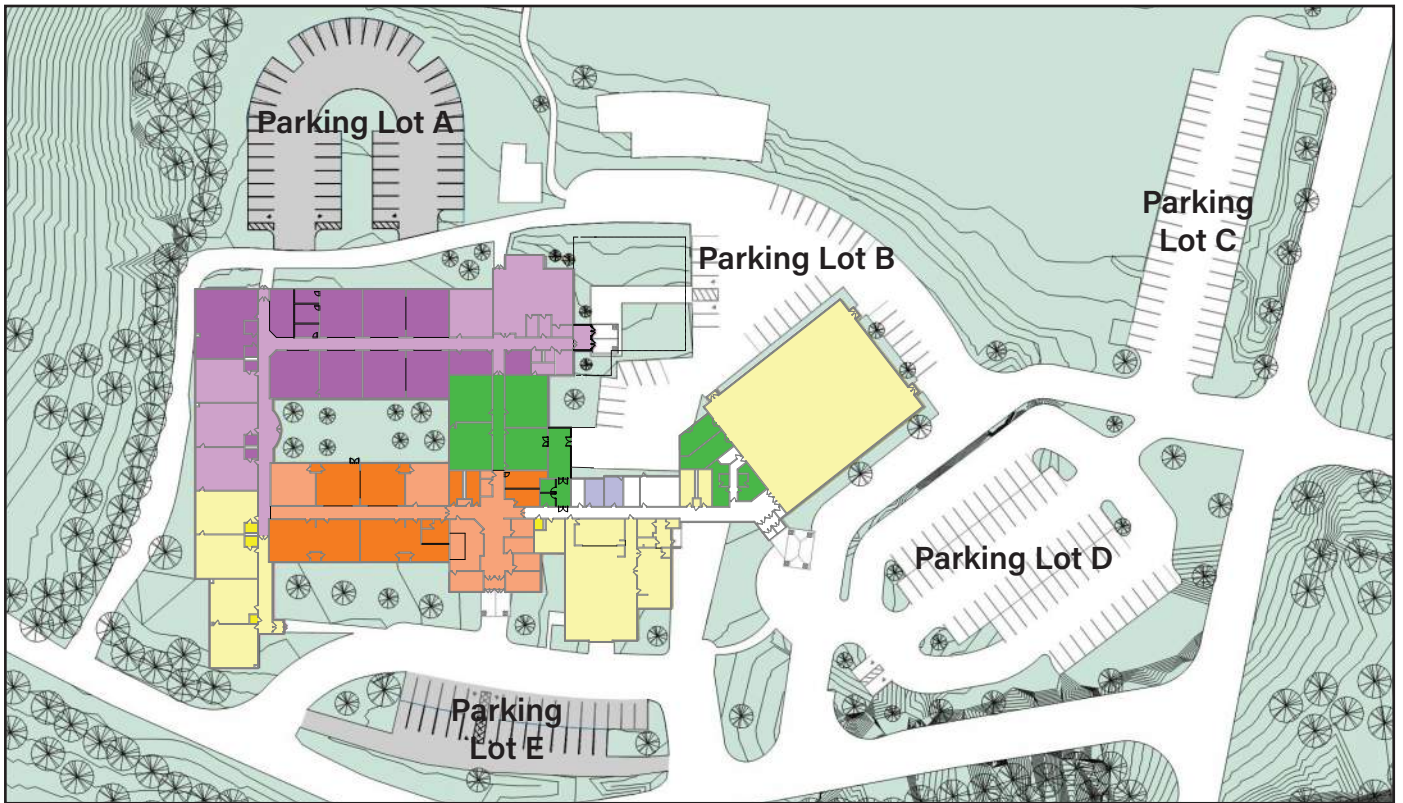
## Parking Needs

Based on the Town of Southborough's Parking and Loading Regulations (Code 174-12), the following parking spaces are required for each department within the building:

<i>Program</i>	<i>Parking Needs</i>
Senior Center	56
Public Library Use	65
Private Library Use	7
Recreation	23
Facilities	6
<b>Total</b>	<b>157</b>

With the new proposed parking lots (Parking A: 46 spots, Parking C: 15 added spots), there will be an additional 62 parking spots which will count for a total of 227 parking spots, 11 of which are ADA parking spots.

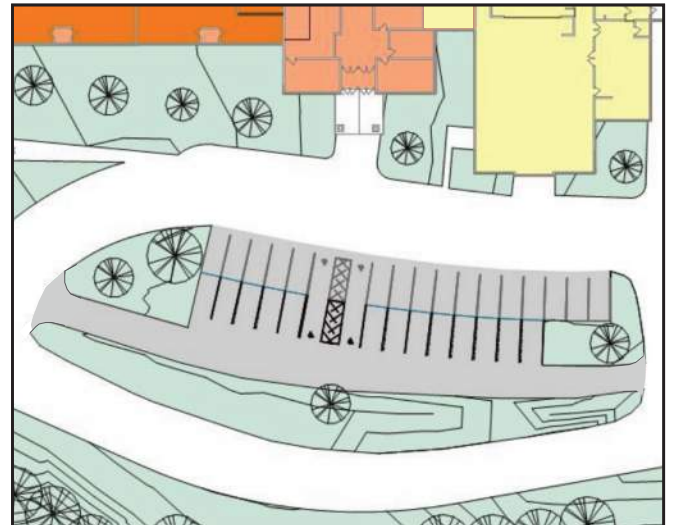
<i>Parking Lot</i>	<i>Number of Parking Spots</i>
Parking Lot A	46
Parking Lot B	33
Parking Lot C	47
Parking Lot D	68
Parking Lot E	33
<b>Total</b>	<b>227</b>



Parking Zones Overview



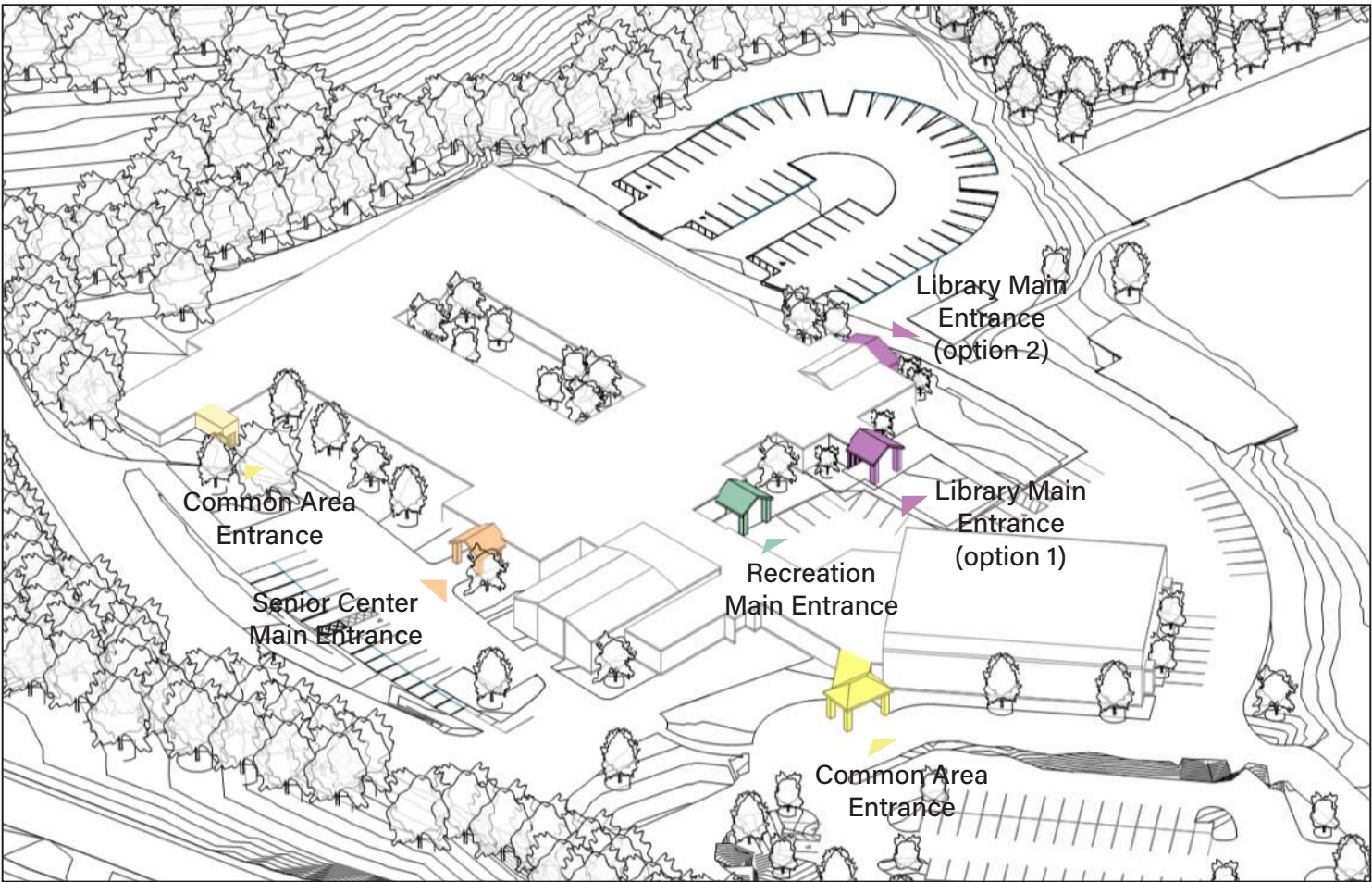
Parking Lot A



Parking Lot E



# Massing Model



# New Entrances







**Main Recreation  
Entrance**

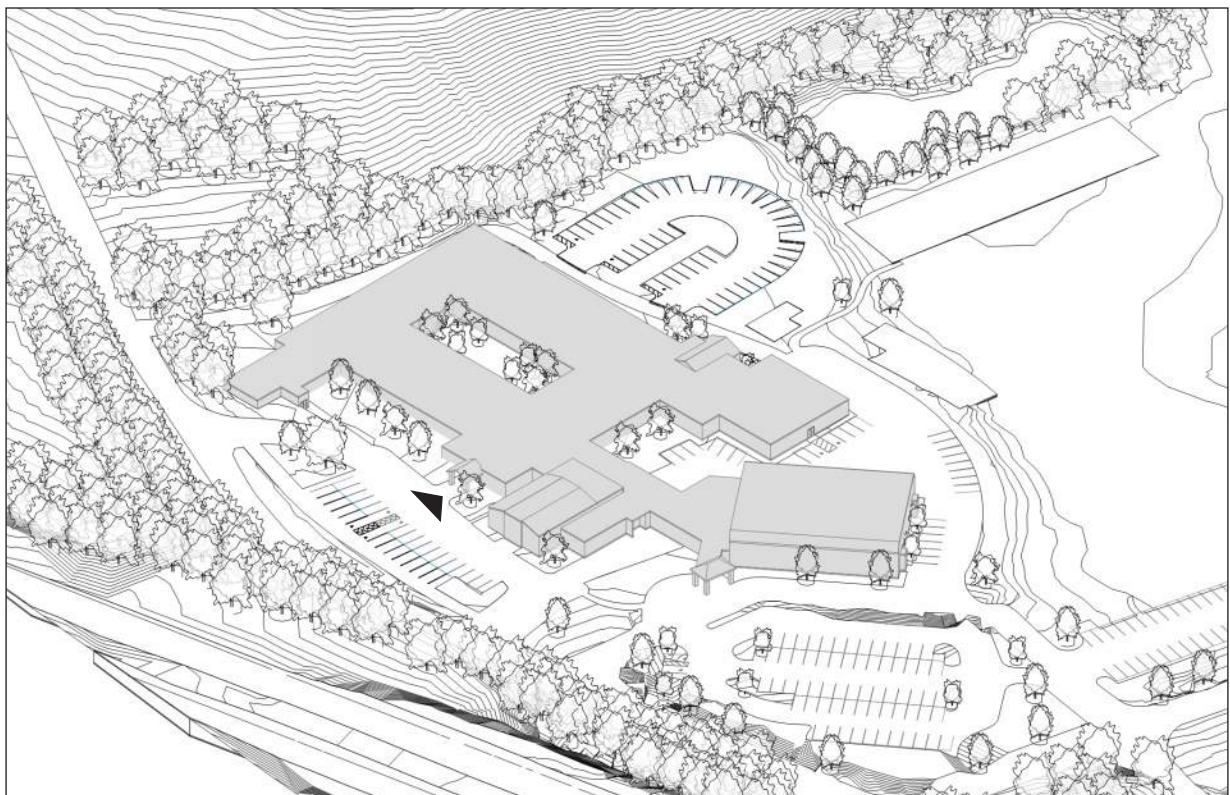
# Appendix A

## Existing Conditions

The current Mary E. Finn Elementary School has several types of different spaces, inside and outside, including:

- Classrooms
- Library
- Gymnasium
- Cafetorium and Kitchen
- Teacher Areas and Offices
- Bathrooms and Changerooms
- Entrances and Exits
- Playgrounds and Play Structures

## Massing Model



# Option 1d - Senior Center High Intensity

This option considers a renovation including the Senior Center at a high intensity renovation level, which includes structural modifications as well as toilet room improvements and reconfiguration of walls and entrances to accommodate the needs of the Senior Center Program.

## SENIOR CENTER

The option considers the same space requirements as Option 1a although it improves the Senior Center program through allowing appropriate structural requirements to address the concerns of the committee to ensure that the renovates space feels like a Senior Center and not an existing school building.

Note - Refer to Option 1a for space utilization requirements for this option.

## RECREATION

The Recreation program can utilize existing spaces with little to no renovation required.

## TEMPORARY LIBRARY

The library can utilize the existing classroom space, once vacated. This temporary condition will require minimal renovation for this temporary condition. The intent is for this space to be utilized during any renovation/addition and/or new construction project that may be ongoing at the existing Library site.

## FACILITIES

Facilities offices and work space can easily be accommodated in this option; Refer to Option 1a.

## COMMON SPACE

Shared and flex spaces can also easily be accommodated in this option; Refer to Option 1a. When the temporary library space is no longer required in this building, the building become even more flexible to allow expansion of the Recreation program, similar to Option 1a.

The Cafeteria/Multipurpose room would be renovated to improve the acoustics and flexibility of the space. This will allow multiple types of functions to happen in this room and prolong the life of the space for Recreation, Senior Center and other uses by the Town of Southborough.

## SITE WORK & PARKING

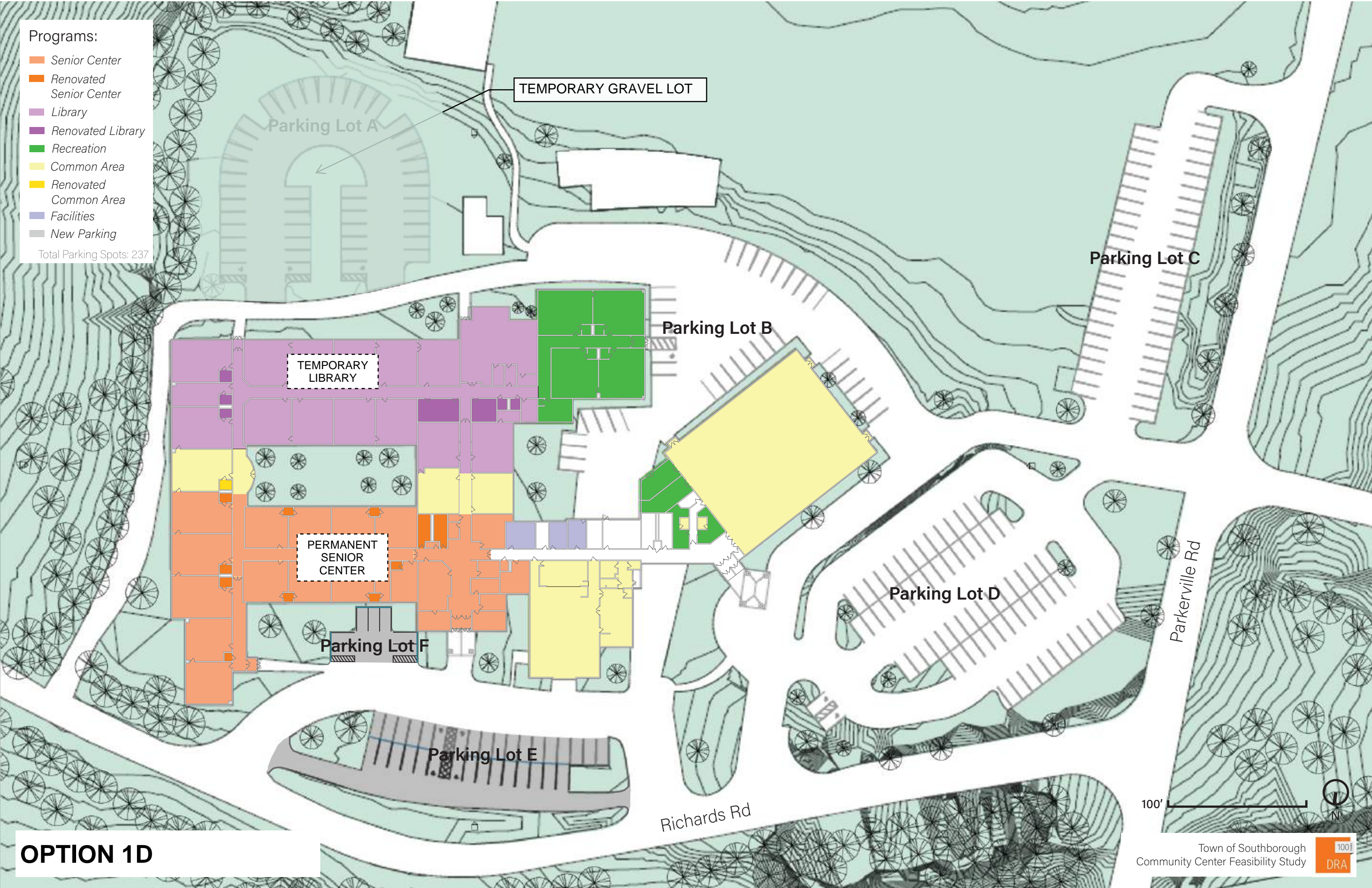
The site allowance includes new parking for the permanent Senior Center location, a temporary gravel lot, and allowance to return the gravel lot to a loam and seed lawn area if desired after the temporary library location is no longer needed.



**Programs:**

- Senior Center
- Renovated Senior Center
- Library
- Renovated Library
- Recreation
- Common Area
- Renovated Common Area
- Facilities
- New Parking

Total Parking Spots: 237

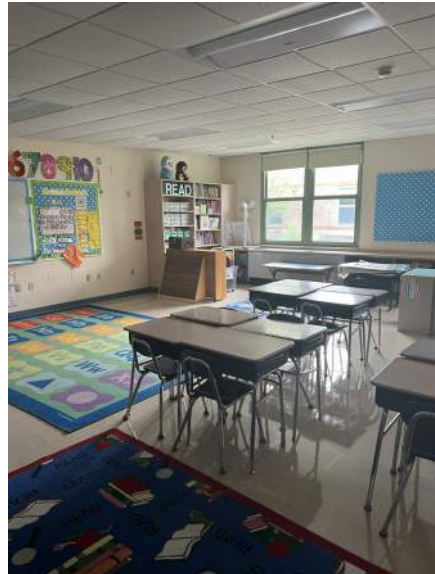


**OPTION 1D**

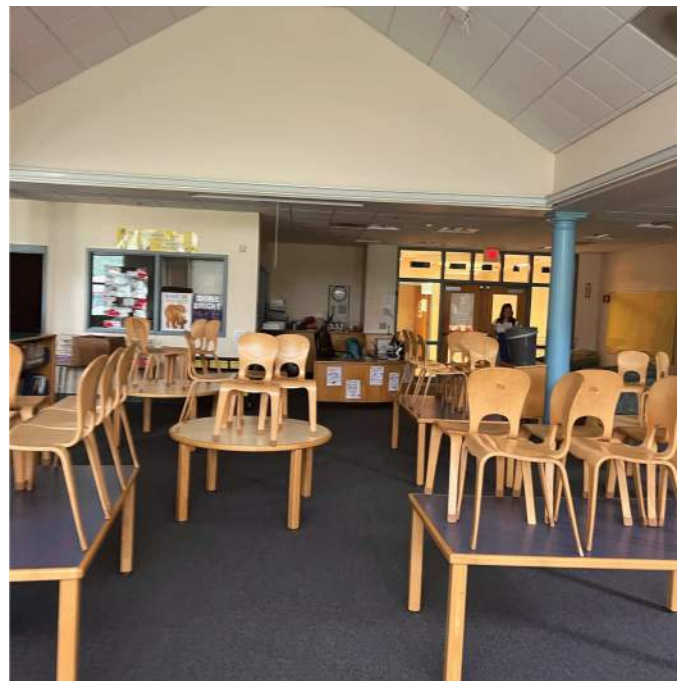


## Current Interior Spaces

- Classrooms

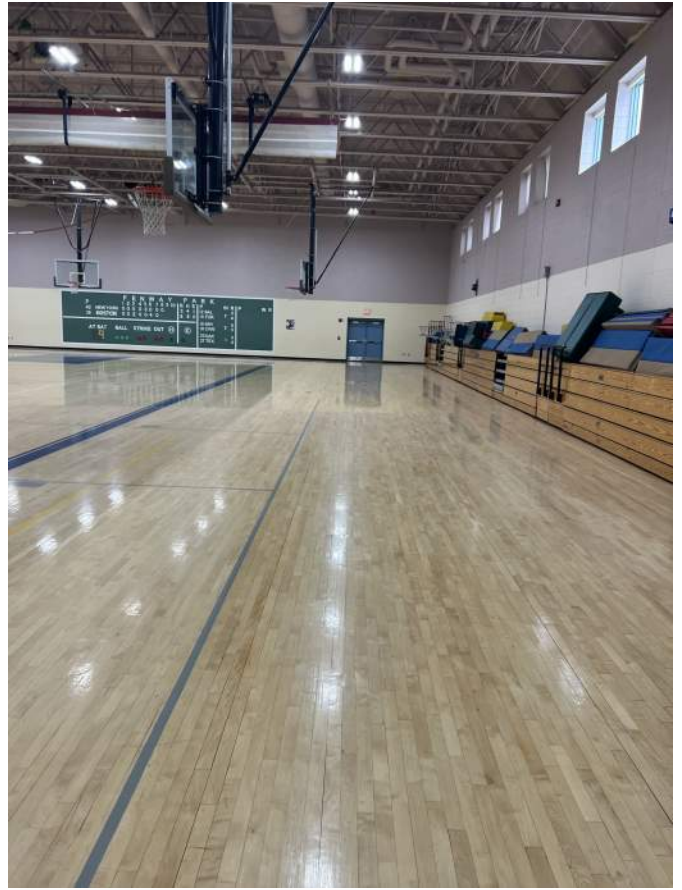
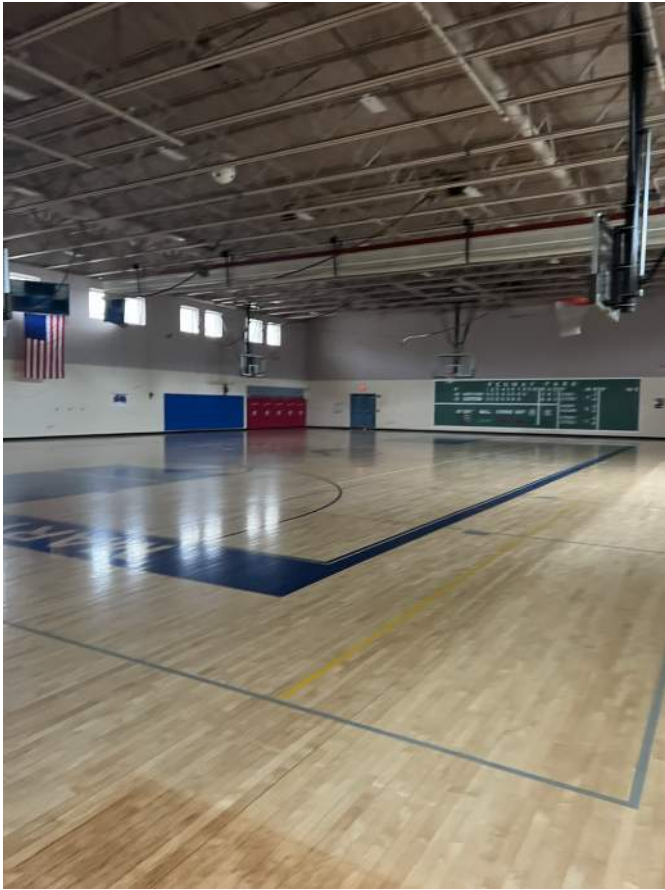


- Library





- Gymnasium



- Cafetorium and Kitchen



- Teacher Areas and Offices



- Bathrooms and Changerooms





## Current Exterior Spaces

- Entrances and Exits





- Play Areas and Play Structures





Table 1 – Summary of Preliminary Design Pricing

Note: Costs assume construction start of Summer 2024

	NET SF Program Areas	Renovation Intensity - Scope	Construction Costs	Project Costs
<b>Option 1a</b> <i>Mary Finn Renovation</i> <i>Low Intensity Option - Phased</i>  <i>Library (temp) , Senior Center, Recreation Facilities, Youth &amp; Family Shared/Community Space</i>	29358	Low Intensity Reno	4,403,700	
	2610	Medium Intensity Reno	587,250	
	0	High Intensity Reno	0	
	31968	Sub Total Building	4,990,950	
		Site Allowance		
		Total	4,990,950	7,486,425
		Escalation to 2025	5,390,226	7,007,294
		Escalation to 2028	5,929,249	7,708,023
				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
<b>Option 1b</b> <i>Mary Finn Renovation</i> <i>Medium Intensity Option</i> <i>Senior Center, Recreation, Shared Space Facilities, Youth &amp; Family</i>	10000	Low Intensity Reno	1,500,000	
	15713	Medium Intensity Reno	3,535,425	
		Code Upgrade Allowance	2,475,000	
	3000	High Intensity Reno	1,200,000	
	28713	Sub Total Building	8,710,425	
		Site Allowance	1,000,000	
		Total	9,710,425	14,565,638
		Escalation to 2025	10,487,259	13,633,437
		Escalation to 2028	11,535,985	14,996,780
		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
<b>Option 1c</b> <i>Mary Finn Renovation</i> <i>High Intensity Renovation</i>  <i>Library, Senior Center, Recreation Facilities, Common Areas</i>	10000	Low Intensity Reno	1,500,000	
	14870	Medium Intensity Reno	3,345,750	
	19000	High Intensity Reno	7,600,000	
		Code Upgrade Allowance	2,475,000	
	8100	Demolition	1,620,000	
	900	New Construction	810,000	
	43870	Sub Total Building	17,350,750	
		Site Allowance	1,000,000	
		Total	18,350,750	27,526,125
		Escalation to 2025	19,818,810	25,764,453
		Escalation to 2028	21,800,691	28,340,898
		Unit Cost	497	646 /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
<b>Option 1d - NEW</b> <i>Mary Finn Renovation</i> <i>High Intensity Renovation</i>  <i>Senior Center</i> <i>Uses SF from Option 1A in Report</i> <i>Associated Toilet Rooms Included</i> <i>Cafeteria-Common Room</i>	3000	Low Intensity Reno	0	
	2610	Medium Intensity Reno	0	
	16919	High Intensity Reno	6,767,600	
		Code Upgrade Allowance	2,475,000	
	0	Demolition	0	
	0	New Construction	0	
	22529	Sub Total Building	9,242,600	
		Site Allowance	250,000	
		Total	9,492,600	14,238,900
		Escalation to 2025	10,252,008	13,327,610
		Escalation to 2028	11,277,209	14,660,371
		Unit Cost	501	651 /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
<b>Option 2</b> <i>Senior Center - New Construction</i> <i>\$1m site allowance</i>	15140	Building	13,247,500	
		Site	1,000,000	
		Total	14,247,500	21,371,250
		Escalation to 2025	15,387,300	20,003,490
		Escalation to 2028	16,926,030	22,003,839
		Unit Cost	941 /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
<b>Option 3</b> <i>Library - New Construction</i> <i>\$1m site allowance</i>	19500	Building	17,550,000	
		Site	1,000,000	
		Total	18,550,000	27,825,000
		Escalation to 2025	20,034,000	26,044,200
		Escalation to 2028	22,037,400	28,648,620
		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
<b>Option 4</b> <i>Recreation Center- New Construction</i> <i>\$2m site allowance</i>	27000	Building	29,681,992	
		Site	2,000,000	
		Total	31,681,992	47,522,988
		Escalation to 2025	34,216,551	44,481,517
		Escalation to 2028	37,638,206	48,929,668
		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
<b>Option 5</b> <i>Mixed Use - New Construction</i> <i>\$2.5m site allowance</i>	61640	Building	43,919,209	
		Site Allowance	2,500,000	
		Total	46,419,209	69,628,814
		Escalation to 2025	50,132,746	65,172,569
		Escalation to 2028	55,146,020	71,689,826
		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)

Table 1 – Options Evaluation Chart

	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
<b>Option 1a</b> <i>Mary Finn Renovation</i> <i>Low Intensity Option</i>  <i>Temporary Library, Senior Center, Recreation, Facilities</i>				Library is Phased as a Temporary Location during any renovation/construction of the existing library building and site					
<b>Option 1b</b> <i>Mary Finn Renovation</i> <i>Medium Intensity Option</i> <i>Senior Center, Recreation Facilities, Youth &amp; Family</i>				Library Storage Only for this Option					
<b>Option 1c</b> <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
<b>Option 1d</b> <i>Mary Finn Renovation</i> <i>High Intensity Renovation</i> <i>Temporary Library, Senior Center, Recreation Facilities</i>				Library is Phased as a Temporary Location during any renovation/construction of the existing library building and site					
<b>Option 2</b> <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
<b>Option 3</b> <i>Library - New Construction</i>	N/A	N/A				TBD	TBD		High Cost/SF for New Construction when compared to renovation
<b>Option 4</b> <i>Recreation Center- New Construction</i>	N/A		N/A	N/A		TBD	TBD		High Cost/SF for New Construction when compared to renovation
<b>Option 5</b> <i>Mixed Use - New Construction</i>						TBD	TBD		High Cost/SF for New Construction when compared to renovation

Note: Excel file has been provided with this report for Owner Use.

**Low Intensity Reno:** Remove Existing Casework, Interior Finishes, Swap lighting fixtures  
**Medium Intensity Reno:** Low Intensity Scope 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 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.*

	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)
5,000	\$925,000	Window Upgrade Allowance
31,000	\$1,550,000	Insulation Upgrade Allowance
	\$2,475,000	Total

31,000	\$0	Insulation Upgrade Allowance
	\$0	Total