

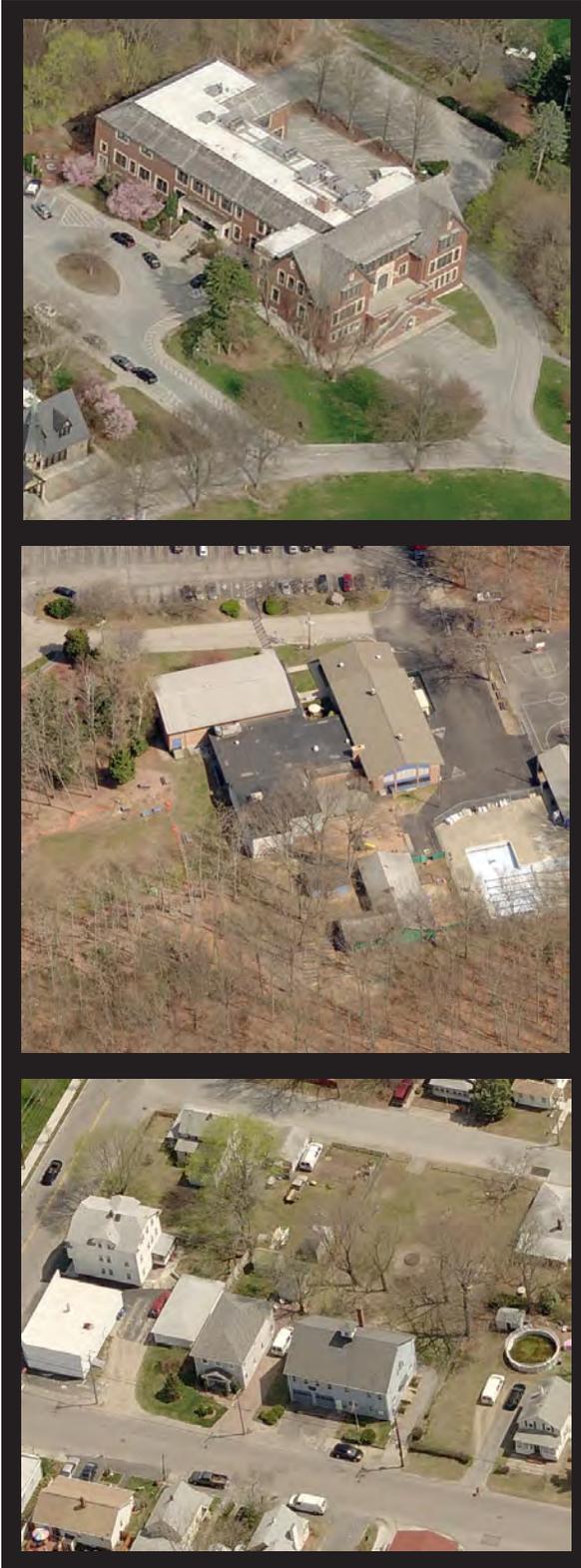
BARRINGTON TOWN-WIDE COMMUNITY FACILITIES STUDY

Final Report:
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Prepared for:
Town of Barrington
Rhode Island



Prepared by:
Graham/Meus Inc. Architects
Six Edgerly Place
Boston, Massachusetts 02116





Acknowledgements

Study Steering Committee:

Town of Barrington

Philip Hervey, Town Planner

Department of Recreation

John Taylor, Interim Director

Barrington Senior Center

Debra Diniz, Director

Edna Kurtzman, Advisory Board

Margaret Kane, Advisory Board

Barrington Public Library

Deborah Barchi, Director

Barrington Preservation Society

Robert Robertson

Nancy Peck

Tap-In (Touch A Person In Need)

Susan Holmes, Co-President

Jane Ryan, Co-President

BAY (Barrington Adult Youth) Team

Kristen Westmoreland

Bay Spring Community Center

Peter Gray

Patty Hopkinson

Bayside Family YMCA

Joseph Martino, Director

Marilyn Shriver

Design Team:

Graham/Meus Inc. Architects - Architect

Gary Graham, FAIA - Principal in Charge

Cordelia Dawson - Project Manager

Gates, Leighton & Associates, Inc. - Landscape Architect

Don Leighton - Principal in Charge

Wilkinson Associates, Inc. - Consulting Engineers

Steve Wilkinson - Principal in Charge



Table of Contents

SECTION NUMBER		PAGE NUMBER
SECTION 1	Executive Summary	1 - 3
SECTION 2	Program	4 - 13
2.1	Program Narrative	4
2.2	Existing Program - Peck Center	4-8
2.3	Existing Program - Broader Community	9
2.4	Future Search- Community Workshop	10-11
2.5	Current Space Allocations	11-12
2.6	Proposed Space Allocations	13
SECTION 3	Site Assessment	14-17
3.1	Site Overview	14
3.2	Peck Center Campus	15
	Fig. Peck Center Building Elevations	
	Fig. Utilities & Memorial	
	Fig. Peck Center Overview	
3.3	YMCA- Adjacent Town Land	16
3.4	Additional Sites	17
SECTION 4	Alternates	18-23
4.1	Summary	18
4.2	Program Alternates	18
	Fig. Community Center Program Alternates	
4.3	Site/Building Alternate Schemes	18
	Fig. Expansion Opportunity Analysis (Plan)	
	Fig. Expansion Opportunity Analysis (Section)	
	Fig. YMCA Expansion Study	
4.3	Peck Center Floor Plan Alternates	19-23



Table of Contents

SECTION 5	Bay Spring Community Center	24-32
5.1	Overview	24-25
5.2	Existing Conditions Summary	26-27
5.3	Alternates	27-32
5.4	Recommendations & Costs	32
SECTION 6	Recommendations/Next Steps	33-34
6.1	Narrative	33
6.2	Associated Costs	33
6.3	Next Steps	34

Appendix 1 - Future Search Feedback Form Summary

Appendix 2 - BSCC Existing Conditions Summary and Fire Code Survey

Appendix 3 - Cost Estimates



SECTION 1 - EXECUTIVE SUMMARY

1.1 INTRODUCTION

The Town of Barrington is home to an active community of over 16,000 people. Presently, Baby Boomers amount to one-quarter of this population, posing an increased demand on services available for Senior Citizens. Also, public meeting and event spaces are in high demand and large scale function spaces do not exist within the Barrington Community. Additionally, a dedicated teens space is no longer available. Thus, the facility and program needs of the community are in need of evaluation.

This study focuses primarily on the Historic Peck Center and its users (Barrington Public Library, the Barrington Senior Center, the Barrington Preservation Society, Tap-In, and the Recreation Department administration). Additionally, the needs of community service providers including the Barrington Adult Youth (BAY) Team, the Community School, and the Bayside Family YMCA were considered. Various sites within the community were reviewed including the Peck Center Campus, Town Land adjacent to the YMCA, and the Bayspring Community Center. The goal of this study is to provide facility space options that better support community organizations and agencies in order to help make Barrington a more vibrant and cohesive community.

1.2 PROGRAM & SITE ASSESSMENT

Throughout the course of this study, the Design Team was guided by the Steering Committee which is composed of members of the main programs at the Peck Center, as well as representatives from the YMCA, Bay Spring Community Center and the BAY Team. Additionally, the Design Team met with user groups to assess program needs and conducted a two-evening Future Search Workshop that was attended by over 50 members of the greater Barrington Community. Through these meetings and workshops, a need and a vision for an Inter-Generational Community Center was identified. This Center would contain both Senior Citizen and Teen program spaces as well as public meeting, function, and recreation spaces. It would also provide a new integrated home for scattered community services such as the Recreation Department and the Community School. The Center could relieve some of the space demands on the Peck Center, allowing for expansion of existing programs and augment smaller-scale neighborhood community centers such as Bay Spring.

The Design Team evaluated three site options: the Peck Center Campus for potential expansion, Town Land adjacent to the YMCA for new construction, and the Bay Spring Community Center for improvements to allow for operation. The Peck Center



Historic Peck Center



Future Search Workshop



Bayside Family YMCA



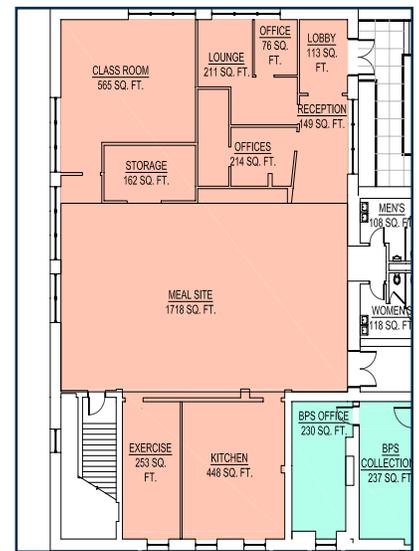
is constrained by a CRMC buffer zone, existing access and circulation, slope, and parking restraints. Expansion could occur off of the south side of the building. The Town Land adjacent to the YMCA could support a new building and parking could be provided that would benefit a new facility as well as users of the surrounding Veteran’s Memorial Park and Field. This proximal location to the YMCA could allow for a smaller building if a public/private partnership were developed between the Town and the YMCA. The Bay Spring Community Center presently is inaccessible and lacks proper life-safety requirements. If the building is able to meet code requirements it will serve as a model for a small-scale community center and will provide additional meeting and program space available to the Town.



Bay Spring Community Center

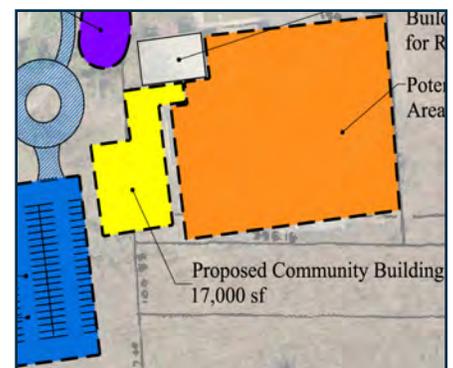
1.3 ALTERNATES & RECOMMENDATIONS

The Design Team explored expanding to the Peck Center in order to provide space for some of the proposed program elements associated with a new Community Center. This option is limited by site constraints, existing building character and access, proximal neighbors, and lack of area for parking expansion. A new facility adjacent to the YMCA was preferred as it would allow for the potential of a public/private partnership between the Town and the YMCA, would maximize efficiency of space and funding, and would facilitate collaboration between existing recreation and education focused programs including the Recreation Department, the Community School, and the YMCA. Additionally, a new facility at the YMCA site would more fully engage Veteran’s Memorial Park and utilize existing connectivity via the East Bay Bike Path.



Existing Senior Center program space (Peck Center)

The construction of a new Community Center would allow for the relocation of the Senior Center and Recreation Department from the Peck Center to the new facility. In turn, this would provide space for expansion of all of the remaining Peck Center Programs which would improve the services provided. Also, this opportunity would allow for much need renovations and improvements focusing primarily on renovating the Children’s Library, increasing accessibility throughout the ground level, providing better climate control for the Town’s historic documents in the Preservation Society spaces, and improving pedestrian access throughout the site.



Proposed program on YMCA Adjacent Land



Barrington Community Facility Study - Executive Summary **33700.00**

1.4 NEXT STEPS

- Present to the Town Council to achieve support for further development and exploration
- Expand the Steering Committee to include Key Stakeholders and others motivated to make it happen
- Begin discussions with the Bayside Family YMCA to consider the potential of a Public/Private Partnership
- Consider further collaboration efforts and potential between the Recreation Department and Community School
- Consider Funding Sources and Fund-raising Opportunities
- Engage consultants to further assess site and building design relative to available funds and partnership opportunities

1.5 TIME LINE & ASSOCIATED COSTS

Implementation

Organizational and Feasibility Assessment ~ TBD

Site Assessment and Selection ~6 months

Design Phase (Preliminary) ~ 4 months

Design Phase (Construction Documents) ~4 months

Regulatory Review (overlap w/ Design Phase)

Bidding & Acceptance ~ 3 months

Construction ~ 12-18 months

Total Time post Organizational/Feasibility Assessment ~ **30-36 months**

Preliminary Associated Project Costs

Project Costs for a new 17,000 sf Community Center: ~\$5,200,000

Renovation and improvements to the Peck Center: ~\$1,013,000

Bay Spring Community Center Code & Accessibility Upgrades: ~\$297,263



SECTION 2 - PROGRAM

2.1 PROGRAM NARRATIVE

Over the course of this study, the Design Team met with Peck Center user groups and representatives from the YMCA, the BAY Team, the Bay Spring Community Center, and local area teens in order to assess existing and desired program spaces. Also, the Design Team conducted a two-evening Future Search Workshop attended by over 50 members of the greater Barrington community to identify current trends and issues affecting Barrington and to envision the community spaces that will help foster a vibrant future for the Town. The concept of an Inter-Generational Community Center with spaces for Seniors, Teens, and the general public evolved from these meetings and workshops.

At the recommendation of the Steering Committee, the Design Team reviewed the program spaces in the Glastonbury Community Center, in Glastonbury, CT. The Team also presented a space comparison for the North Kingstown Senior Center. Based on these comparisons, Teen Center precedents, and feedback from the users and the Steering Committee, an ideal list of program spaces was developed.



2.2 EXISTING PROGRAM - PECK CENTER

The Historic Peck Center is a focal point of community activity in Barrington. The 3-story, 47,000 sf building houses several community based organizations and services including the Barrington Public Library, the Barrington Senior Center, the Recreation Department, the Barrington Preservation Society, and Tap-In. Also, the building provides community spaces including meeting rooms, an auditorium, and storage. While the Peck Center serves a broad range of the population, there are minimal opportunities to engage youth and teenagers. Also, spaces utilized by the Library, Preservation Society and Senior Center are in need of renovations. These organizations also require areas for expansion, which is limited by the current building configuration and parking potential.

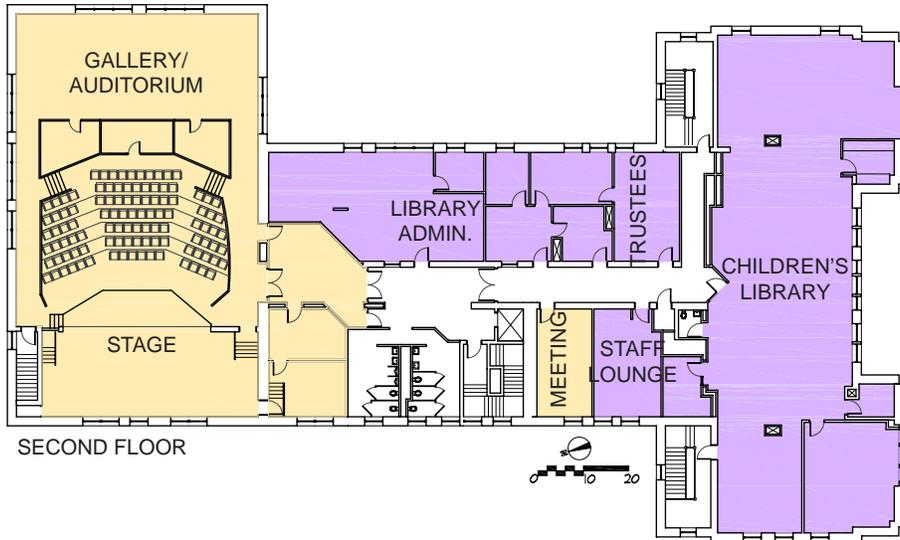
Barrington Public Library

The Barrington Public Library occupies space on each floor of the Peck Center. The entire first floor is dedicated library space including circulation, stacks, audio/visual collections, reference, and young adult services. Administrative offices and the Children's Services are located on the second floor. IT Services and Community Services are located on the ground level. An area dedicated to book sorting by the Friends of the Library, a fund-raising organization, is also located on the ground floor. The Library oversees the building's community meeting spaces, the auditorium and gallery spaces, and custodial services.

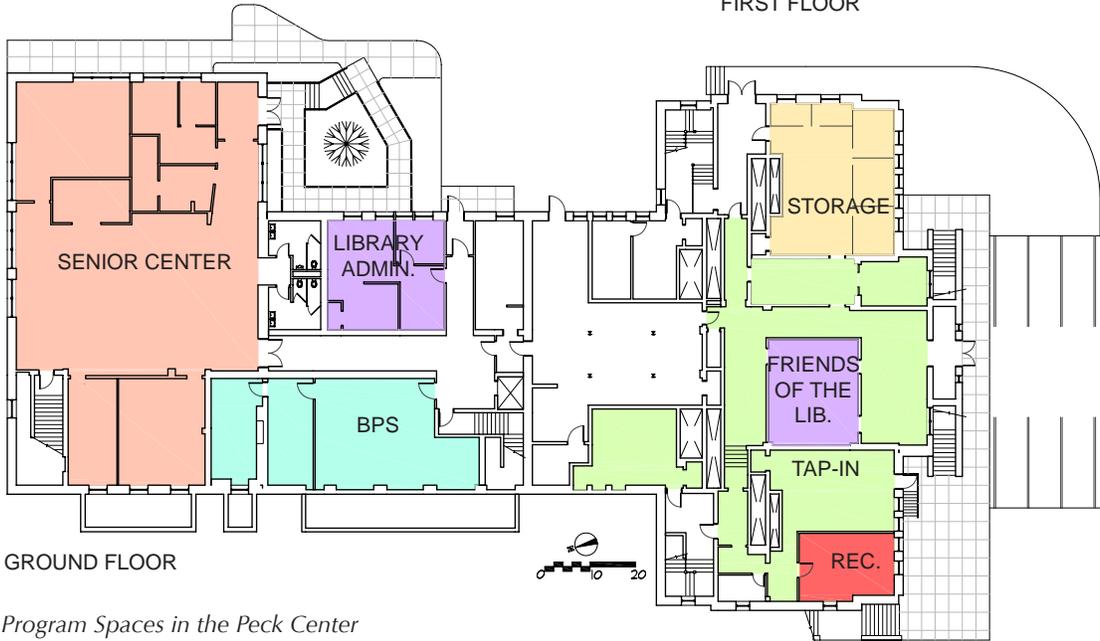
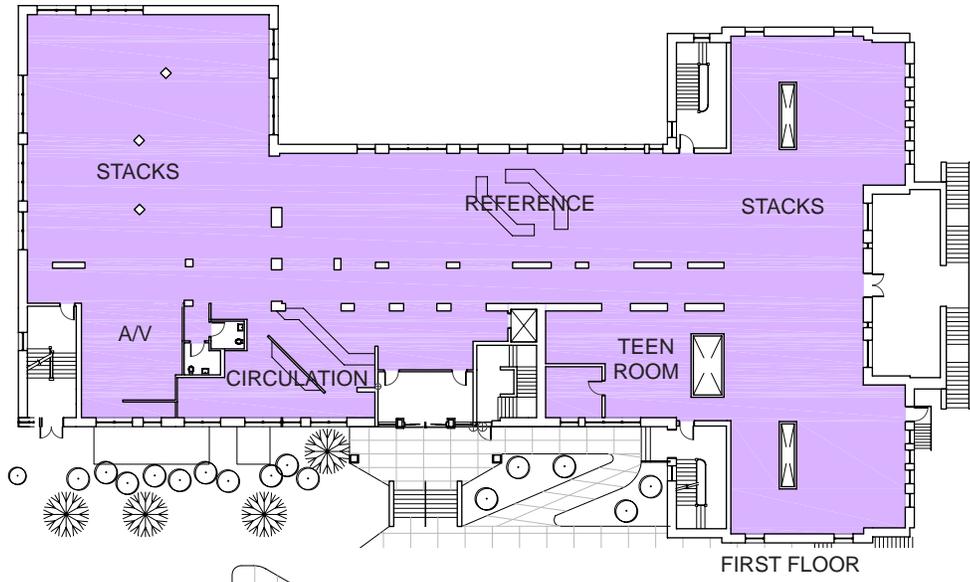
The Library has the highest per-capita utilization in Rhode Island and is challenged to display its growing collections. The First Floor was recently renovated. Collections, particularly audio/visual collections, are always in need of more space and the addition of reading rooms/quiet areas and more work space behind the circulation desk are desired. The Teen Room functions well and provides some services to young adults including computers, study areas, and reference help. This area is often noisy and impacts adjacent library



Barrington Community Facilities Study - Program
33700.00



LEGEND	
	LIBRARY
	SENIOR CENTER
	TAP-IN
	RECREATION
	BPS
	COMMUNITY



Program Spaces in the Peck Center



spaces.

The second floor has not been touched for ~25 years and is in need of functional and cosmetic renovations. The bathrooms are missing floor tiles and have evidence of significant water damage. The Children's Area finishes are falling apart and need updating and the space layout is not meeting current needs. While the location is very desirable with controlled access, adjacency to the rest of the library and auditorium, close proximity to Kids Kove playground, and the abundant natural light, space is limited and additional activity and quiet space is needed. A dividable program room for crafts and story time is desired. The current 100 sf computer room is inadequate and improperly ventilated making it uncomfortably warm. Additionally, there is no space for expanding collections nor quiet areas to sit down and read with a child.

The administrative spaces on the Second Floor are functioning adequately and benefit from available natural light. Technical Services receives deliveries via the elevator and might be better suited to being located at the ground level. The IT Office and Community Services are located separate from these administrative spaces on the ground floor. This space is adequate accept the server area is within the general office space, partially separated by movable partition walls. This set-up could be improved upon with a designated server room and work space to repair and set-up equipment.

The Second Floor meeting spaces include a meeting room, the auditorium and the gallery space. The demand for these spaces is greater than what can be presently met by space available. While the auditorium offers state-of-the art presentation capabilities with tiered seating for over 100 people, an HD projector and 20' screen with surround sound, its direct connection to the naturally lit vaulted ceiling gallery space limits the use of both spaces simultaneously. The ability to divide these space would increase their usability. Also, the Center lacks an area to have a (book) discussion with a group larger than 20 people. While the gallery can accommodate a group this size, the acoustics are not conducive to this type of activity.

Additional changes that would increase the productivity, image, and usability of the Library include providing the Friends of the Library a more positive space to conduct their book sorting and fund-raising activities, adding a cafe/book store for sales by the Friends of the Library, providing designated accessible staff bathrooms, and adding parking. Presently, parking issues arise when there are concurrent events at the Senior Center and Town Hall. The playground also draws a lot of vehicles, which is positive but further limits parking.

Senior Center

The existing Senior Center operations are housed at the east end of the ground floor in the Peck Center. The Senior Center is open Monday-Friday, 8:00 am to 4:00 pm and provides a range of services and activities including meals, counseling, exercise classes, and crafts. As the Baby Boomer population matures, the Senior Center anticipates a growing demand for the quantity and diversity of services offered. The current program is limited to 4,264 square feet. The Senior Center serves the greater Barrington Community with users coming from neighboring towns.

Morning coffee service and lunch are provided daily. Meals are catered and prepared in the kitchen. No food is stored on site and meals are served on paper products requiring little clean up. The meal site is also used for a variety of activities including group exercise, bingo, music performances, games (chess and bridge), and blood drives. While the square footage is sufficient to host an occupancy load of over 100 people with tables and chairs, the structural columns, perimeter furnishings and equipment (pianos, extra chairs, bingo machine) and floor plan layout limit the actual occupancy. Also, the floor is not level and poses a safety issue.

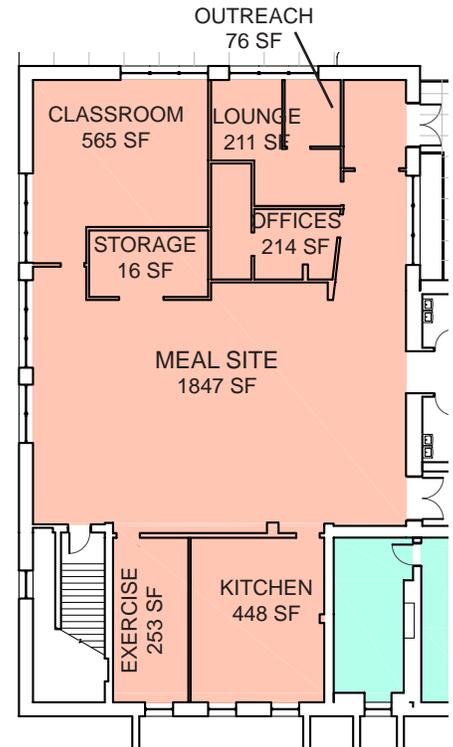
Additional programming occurs in the exercise room and the classroom, which are both located off of the meal site. The exercise room contains two tread mills, one exercise bike, free weights, exercise balls and bands, and mats and is staffed three days per week by a person from the Bayside Family YMCA. It is also used for massage therapy. The classroom is used for computer, arts and crafts classes, music practice, and card table storage. The large amount of glazing poses glare issues for use of the computers.

The administrative offices include a director's office, space for clerical help and shared space for the volunteer trip and activity coordinators. This area is visible from reception and has minimal privacy for the



director who is often interrupted by users. The outreach office is shared by two part-time employees who provide social work assistance and referrals such as health insurance counseling. The lounge adjacent to this area is used for discussion groups and medical clinics but is often interrupted by the outreach office. Having these functions near the entry is chaotic and there is a need for a separate defined space to host these activities.

While parking is insufficient, the location of the Senior Center relative to the Library, Town Hall, and Bus & Bike routes are all benefits to being located in the Peck Center. Also, the users of the Center appreciate the natural light, openness of the meal site, and privacy allotted to the Outreach Office. Aspects of the space that prevent the Center from growing and serving the community more fully include the institutional dated appearance of the facility, an inadequate amount of programmable spaces, the structure and organization of the meal site, and the configuration of the administrative offices. The Senior Center desires to appeal to a larger portion of the community by improving the dining atmosphere (café style w/ smaller tables and more meal choices), programming, and services. The Center would also like to promote opportunities for inter-generational interaction such as a foster grandparent program, tutoring for young adults, provide day care and expand their role in the broader community.

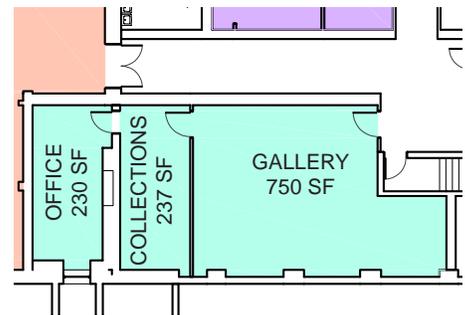


*Senior Center Program Spaces
(Ground Floor)*

Barrington Preservation Society

The Barrington Preservation Society presently occupies a portion of the Ground Floor of the Peck Center adjacent to the Senior Center. Spaces include a 750 sf gallery that was recently renovated, a 237 sf collections sorting room, and a 230 sf office. The BPS also has a storage bin in the general storage area adjacent to Tap-In and off-site storage in the Safety Building. The Gallery, which displays a variety of Town artifacts that have mainly been donated by the Barrington community, is open on Tuesdays from 10 am – 2 pm and by appointment. The Preservation Society is also responsible for researching and placarding historic Barrington homes.

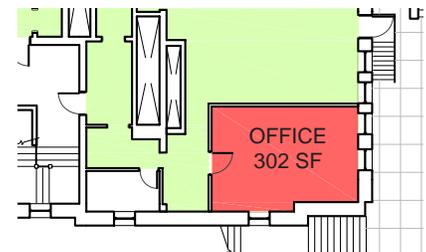
The BPS enjoys being located within the vicinity of the Library and Town Hall in the Peck Center. The Gallery benefits from foot traffic from the adjacent services. They are able to use the auditorium for monthly presentations and hold board meetings (16-20 members) in one of the meetings spaces. BPS would like to have a better condition for archives, historic artifacts, and Town Records but are limited by lack of storage space and working areas for volunteers along with poor air/humidity controls (the existing system is non-functional). Additional signage would help make their presence more visible. As this is primarily volunteer run organization, security and access are significant concerns.



*Preservation Society Program Spaces
(Ground Floor)*

Recreation

The Department of Recreation is currently staffed by a part-time director and an administrative assistant. The 302 sf Recreation Office is located on the ground level of the Peck Center and accessed through TAP-IN via a flight of six stairs which are not universally accessible. Recreation equipment is stored in the area used by TAPIN as a pantry. Local area programs such as Little League and Pop Warner Football operate most of



*Recreation Program Space
(Ground Floor)*



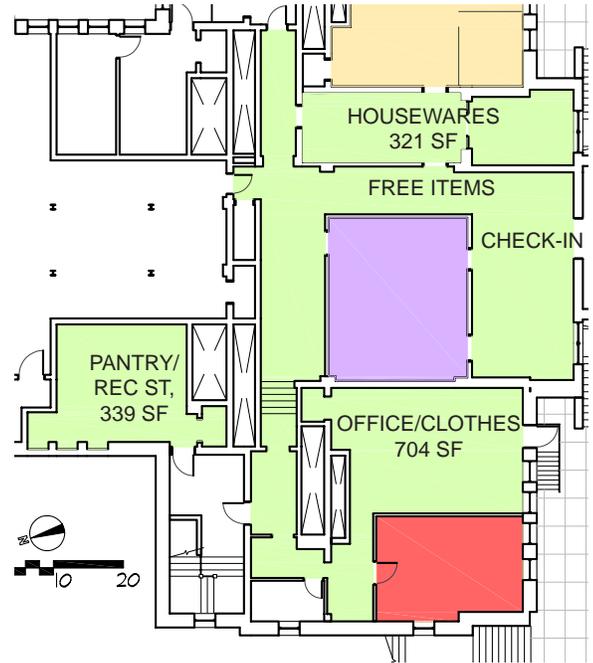
the recreation programs but the Recreation Department helps facilitate activities. Registration is typically held in the Library. Presently, the Department of Recreation lacks accessibility, visibility, meeting and operational space and storage space.

Tap-In

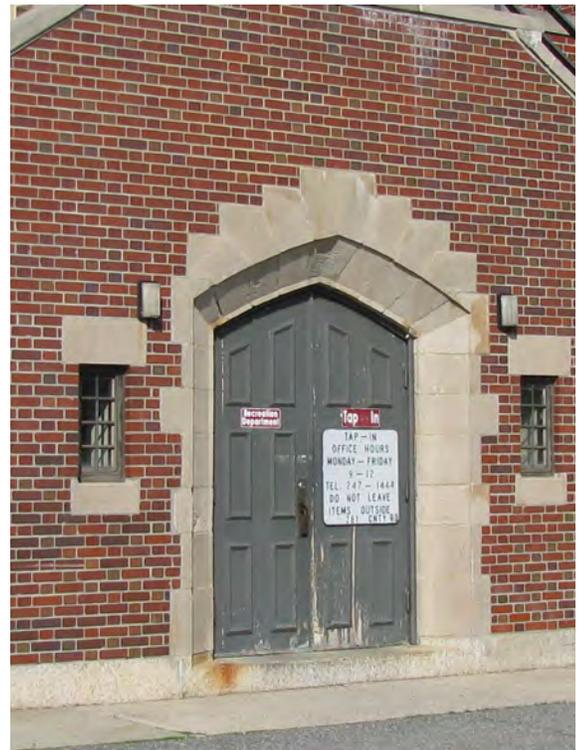
Touch A Person-In Need was established over 25 years ago by a women’s prayer group with the goal of providing support services for the home-bound (transportation, shopping, sitting with the infirm). The program has developed into a distribution center for goods (food, furniture, house wares, children’s clothing, and strollers/car seats) and transportations services allocated to those in need. Tap-In is completely dependent on volunteer labor and donations and is presently occupying a portion of the basement in the Peck Center. Operating from 9 am -12 noon, Monday through Friday, Tap-In depends on 10-12 volunteers daily and draws on a pool of 49 drivers for transportation.

Tap-In serves a body of users from Barrington, Warren, Riverside, East Providence, and Bristol. As a member of the RI Food Bank, users are often referred from outside Barrington. The proximity of the location to the Bus Stop is essential for serving this broad community. Users check in and must show a positive identity and proof of residency. Users are allowed 3 days worth of non-perishable food/toiletries every 30 days and selection from clothing and furniture items every 14 days. During the Thanksgiving and Christmas, Tap-In provides food vouchers for perishable items and coordinates a gifts-for -children program that demands greater storage than is currently provided. Tap-In also helps coordinate distribution of larger furniture items as requested or donated but does not store these items on site.

Tap-In presently occupies 2,376 sf of space including an administrative room for operational support, consultation and children’s clothing distribution, a food pantry that also serves as storage space for the Recreation Department, and storage/distribution of home goods (Gretchen’s Closet and adjacent storage). Items that are free for the taking are placed in the corridor surrounding the Library Book Sorting Room. Check –in also occurs in this area. The administrative spaces lack confidentiality for consultations with clients. Also, the entire area is not universally accessible as the main entry has an 8” step and the office and pantry areas are accessed via a flight of steep stairs. This poses challenges for users as well as for unloading food deliveries that arrive twice per month.



*Tap-In Program Spaces
(Ground Floor)*



Non-Accessible Tap-In Entry



2.3 EXISTING PROGRAM - BROADER COMMUNITY

Bay Spring Community Center

The Community Center is located on the West side of Barrington and is presently being used for Crime Watch and community meetings. The Center was a fire hall historically and has been a vibrant place for youth and adults to gather, take classes, and participate in community activities in the recent past. Presently, the building is limited to Crime Watch meetings as a result of falling under disrepair. It presently does not meet life-safety or accessibility code requirements. Once improvements are made, it has potential for additional use and could relieve some of the demand on the public spaces in the Peck Center. The BSCC is further expanded upon in Section 5.

Bayside Family YMCA

The Bayside Family YMCA is a branch of the YMCA of Greater Providence and serves Barrington and neighboring towns. The YMCA offers a recreation activities ranging from health and wellness to arts and humanity classes for all ages. The YMCA is presently going through the design process for a significant renovation and is exploring the idea of a dedicated teen space as part of their development. The YMCA presently offers exercise leadership services to the Senior Center and provides public services such as flu shot clinics. The YMCA is interested in pursuing a public-private partnership with the Town.

Bay Adult Youth (BAY) Team

The BAY Team was formed in response to a state mandated task force that is dedicated to the prevention of substance abuse. The BAY Team is administered by two employees operating out of a shared office in the town hall. The BAY Team relies on a Community Coalition with over 20 members representing the YMCA, MAD, the Town Council, the high school, middle school, and local private school, the Police, SAD, local businesses, parents, E. Bay Mental Health, and the Youth Library. One approach to preventing substance abuse is to provide safe alternatives and the BAY Team hosts a variety of activities and events such as open mic. nights, battle of the bands, and texting classes where youth teach adults how to use new technology. The BAY Team utilizes facilities such as the YMCA, churches, the high school, playgrounds, the safety building, and private homes to run these programs. Their existing office space is adequate but lacks visibility and storage. More community spaces ranging from small scale meeting rooms to large event spaces would allow them to provide a broader range of activities and programs.

Community School, Inc.

The Community School, Inc. is a non-profit organization that was initiated by the League of Women Voters and dedicated to providing opportunities for life-long learning and enrichment in education, recreation, social and related cultural services. Programs are offered for all ages, ethnic and socioeconomic groups and range from tennis to Spanish language classes and a college visit series. Fees are charged for programs; however scholarships are available. The Community School is run by a director and administrative assistant located in Town Hall. It is also supported by an executive board and numerous volunteers. The Community School operates the majority of its classes at the Middle School, the High School and St. John's Episcopal Church. The Design Team did not meet with this user group specifically and further efforts should be made to engage this program in the future.

Teens

The Design Team met with eight young adults, grades 9-12, a high school guidance counselor and a representative of the BAY Team. The young adults expressed a desire for casual gathering spaces that promote social interaction and that offers a balance of structured and unstructured programs. A gym for pick-up basketball, dances, and music performances and a cafe with computers and food were the most desired spaces.



Additional spaces suggested include a game room with ping-pong tables, foosball, and other similar activities, a gaming station for video games, a general lounge to accommodate large groups, and a place to watch televised sporting events. Desired outdoor spaces include a skate park, volleyball/badminton courts, space for frisbee, picnic tables, and a fire pit. They expressed concern of having younger teens in the space and recommended scheduled use times by age. They also suggested that older teens could help monitor the younger teens and college students could supervise the older teens. The success of a teen space will require the investment of the users and it is strongly recommended that teens be involved in the designing of such a space should it come to fruition.

2.4 FUTURE SEARCH - COMMUNITY WORKSHOP

The Design Team conducted a two-evening Future Search Workshop, attended by over 50 members of the greater Barrington Community. Attendees were identified by the Steering Committee as representatives of invested stakeholder groups and were required to attend both evenings. Participants to work in small, self-managed groups to address issues from the Past, Present, and Future, ultimately establishing Common Ground, and concluding with Action Planning. The goal of this work shop was to provide the basis for a truly breakthrough long range facilities plan for the Town of Barrington, incorporating innovation, empowerment, shared vision, and collaborative action.



During the first evening of the workshop the participants focused on the Past and Present. The night concluded with a group brainstorm identifying the trends in presently affecting community life in Barrington. Participants then voted for the most profound issues. The top 10 trends identified include:

1. Growing Senior Population
2. Concern for Wellness
3. Effects of Recession
4. A 'Greener' Community
5. Disenfranchised Youth
6. High Tech/Low Touch Age
7. Increasing Taxes
8. Abdication of Parental Responsibility
9. Lack of Respect/Defiance
10. Living with Less

The second evening focused on the Future. Participants were asked to visualize community life in Barrington in the year 2014. There were also directed to consider steps that had to be taken or barriers that needed to be overcome in order to achieve the vision that they perceived. The evening concluded with an Action Planning session in which participants were asked to consider specific issues that they wanted to see addressed by decision makers.





Some of the Issues/Tasks that were presented to be addressed by decision makers include:

Develop a regional centrally located Community Center to accommodate seniors and youth and to provide additional meetings spaces for the community. Consider other sites - Zion, Police Cove

Increase support for the Bay Spring Community Center as a model neighborhood resource

Improve transportation: trolleys, sidewalks, bike paths, walk-ability, drive-ability, bike-ability, connectivity

Develop green space/gardens - think 'green'

Improve water access and recreation opportunities - Police Cove.

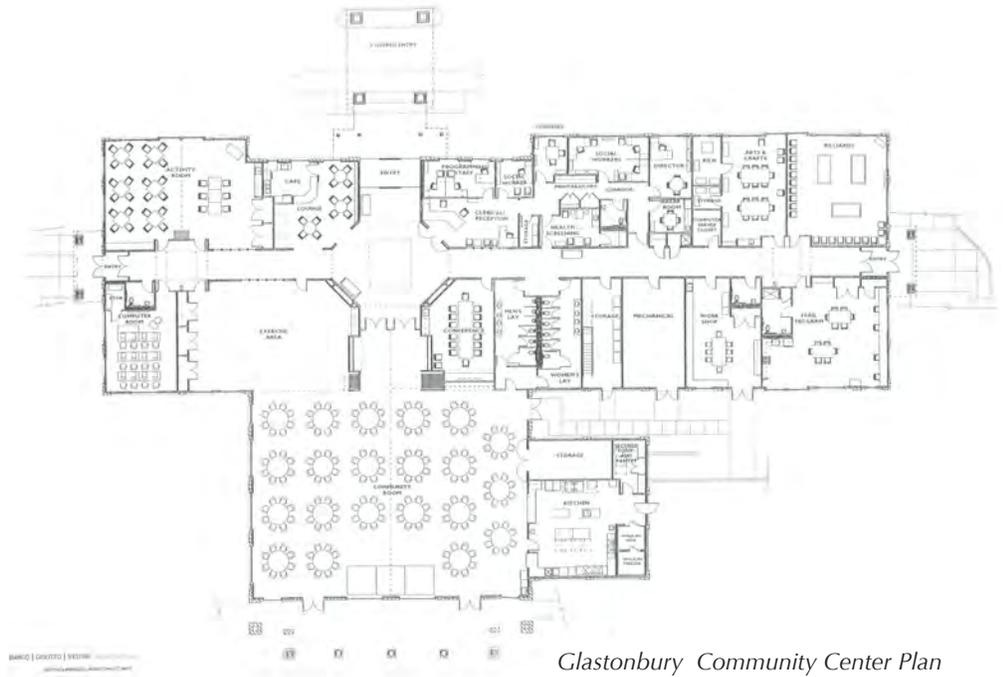


Posted Issues requiring Action

The workshop event concluded with participants filling out feedback forms identifying their main concerns and expressing their 10-year vision. Participants were also asked to propose Committees that they think should be formed to address identified issues. The results of these forms appear in Appendix 1 - Feedback Form Summary.

2.5 COMMUNITY CENTER SPACE ALLOCATIONS

Based on the interviews with user groups and the feedback forms the Future Search Workshop, the Design Team and the Steering Committee identified the need to develop a program for a Regional Inter-Generational Community Center that would provide specific spaces for Seniors and Youth, as well as general spaces for the entire Community. The Steering Committee sited the Glastonbury Community Center as a model of a successful facility that is serving both the Senior generation and the broader community.



Glastonbury Community Center Plan



**Barrington Community Facilities Study - Program
33700.00**

Town of North Kingstown

Senior Center

Program Requirements

Administrative Areas			
Office - Director	1	135	135
Office - Assistant Director	1	120	120
Office - 3 Staff + Machines/Forms Storage	1	210	210
Office - Social Services	1	210	210
Interview/Counseling Room	1	120	120
Conference Room	1	200	200
Reception (2)	1	150	150
Subtotal Administrative Areas			1145

Social/Activity Spaces			
Drop in Lounge/Sitting/Library (10)	1	200	200
Upstairs Lounge/Sitting/Balcony (10)	1	200	200
Function Room/Program Area (220)	1	2655	2655
Arts & Crafts Room (wet) w/Storage	1	480	480
Arts & Crafts Room (dry) w/Storage	1	480	480
Computer Room (5-6 Computers)	1	325	325
Health Counseling	1	275	275
Exercise	1	295	295
Billiards	1	415	415
Salon	1	105	105
Greenhouse/Gardening Room	1	175	175
Outdoor Porch/Deck	0	600	0
Subtotal Social/Activity Space			5605

Support Space			
Kitchen/Pantry/M.O.W.	1	600	600
General Storage	1	150	150
Women's Room (3 fixtures)	1	165	165
Men's Room (3 fixtures)	1	165	165
Handicapped Toilet	2	60	120
Coats & Boots	2	40	80
Housekeeping/J.C.	2	20	40
Mechanical/Storage	1	200	200
Elevator & Machine Room	2	50	100
Stairs	2	200	400
Covered Entry/Porch	0	300	0
Parking (100)	0	300	0
Subtotal Support			2020

Total NSF	8770
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Summary of Space Requirements		
Total Net Square Feet	8770	
Total Gross Square Feet @ 1.3 x Net	11401	

Town of Glastonbury, CT

Community Center

Program Requirements

Administrative Areas			
Office - Director	1	197	197
Office - 3 Staff	1	205	205
Office Social Workers (3)	1	257	257
Office - Social Services/Counseling Room	2	106	212
Break Room	1	108	108
Conference Room	1	500	500
Reception (2)	1	380	380
Subtotal Administrative Areas			1859

Social/Activity Spaces			
Drop in Lounge/Café	1	570	570
Function Room/Program Area (300)	1	4450	4450
Arts & Crafts Room (wet) w/Storage	1	577	577
Arts & Crafts Kiln	1	106	106
Computer Room	1	500	500
Health Screening	1	190	190
Exercise	1	1420	1420
Billiards	1	825	825
Activity Room (2)	2	645	1290
Special Activity Room	1	900	900
Workshop	1	600	555
Subtotal Social/Activity Space			11383

Support Space			
Kitchen/Pantry	1	850	850
Kitchen Storage	1	245	245
Women's Room (5 fixtures)	1	283	283
Men's Room (5 fixtures)	1	283	283
Handicapped Toilet	3	88	264
Secured Equipment/Pantry	1	126	126
Computer Server Closet	1	77	77
Storage	1	325	325
Mechanical	1	516	516
Parking (100)	0	300	0
Subtotal Support			2969

Total NSF	16211
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Summary of Space Requirements		
Total Net Square Feet	16211	
Total Gross Square Feet @ 1.3 x Net	21074	

Town of Barrington, RI

Existing Senior Center

Program Requirements

Administrative Areas			
Office - 3 Staff	1	214	214
Office Outreach	1	76	76
Lobby	1	113	113
Reception (2)	1	149	149
Subtotal Administrative Areas			552

Social/Activity Spaces			
Drop in Lounge/Café	1	211	211
Meal Site/Function Room	1	1847	1847
Classroom/Multipurpose	1	565	565
Exercise	1	253	253
Subtotal Social/Activity Space			2876

Support Space			
Kitchen/Pantry	1	448	448
Women's Room (3 fixtures)	1	113	113
Men's Room (3 fixtures)	1	113	113
Storage	1	162	162
Parking (20)	0	300	0
Subtotal Support			836

Total NSF	4264
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Summary of Space Requirements			
Total Net Square Feet	4264		
Total Gross Square Feet @ 1.3 x Net	5543		

The existing Senior Center 5,543 gross square feet of program was compared to the 21,074 gsf of program space available at the Glastonbury Community Center and 11,401 gsf of program space at the North Kingstown Senior Center, a project relevant to the Design Team. This comparison demonstrated a need for increased Administrative Areas and an increase in Social and Activities spaces, particularly multi-purpose flexible rooms and function rooms.



PROGRAM REQUIREMENTS

ALL ELEMENTS

Recreation Department/Community School

Office Recreation Director	1	120	120
Office - Community School Director	1	135	135
Office - Assistant	1	120	120
Office - 2 Staff + Machines/Forms Storage	1	210	210
Program Office/Sign Up Desk (2 Volunteers)	1	200	200
Recreation Equipment Storage	1	400	400
Subtotal Recreation Department		1185	

Senior Center/Dedicated Space

Office - Director	1	120	120
Office - Staff/Volunteers	1	200	200
Office - Social Services/Outreach (3)	1	210	210
Interview/Counseling Room	1	120	120
Senior Lounge/Sitting/Library (10)	1	200	200
Meal Site/Function Space (60)	1	900	900
Health Counseling	1	275	275
Seniors Exercise (Age Appropriate Equip)	1	300	300
Salon	1	120	120
Reception (1)	1	120	120
Outdoor Porch/Deck	0	600	0
Subtotal Senior Center/Dedicated Space		2565	

Teen Center/Dedicated Space

Director	1	120	120
Administrative/Program Office	1	200	200
Reception/Control Desk	1	120	120
Lobby/Gallery	1	450	450
Games Room/Social Recreation	1	900	900
Cafe/Snack	1	450	450
Music Room	1	300	300
Practice Room	1	150	150
After School/Computer	1	450	450
Counseling/Quiet	1	100	100
Storage	1	200	200
Subtotal Teen Center Dedicated Space		3440	

Community Social/Activity Spaces

Conference Room	1	400	400
Function Room/Dividable (2) (200)	1	3000	3000
Activity Room/Multipurpose	1	900	900
Arts & Crafts Room (wet) W/Kiln	1	450	450
Arts & Crafts Room (dry) w/Storage	1	450	450
Compute/Media Center	1	450	450
Billiards (2 Tables)	1	450	450
Greenhouse/Gardening Room	1	300	300
Outdoor Porch/Deck	0	600	0
Subtotal Social/Activity Space		6400	

Community Sports/Fitness/Support

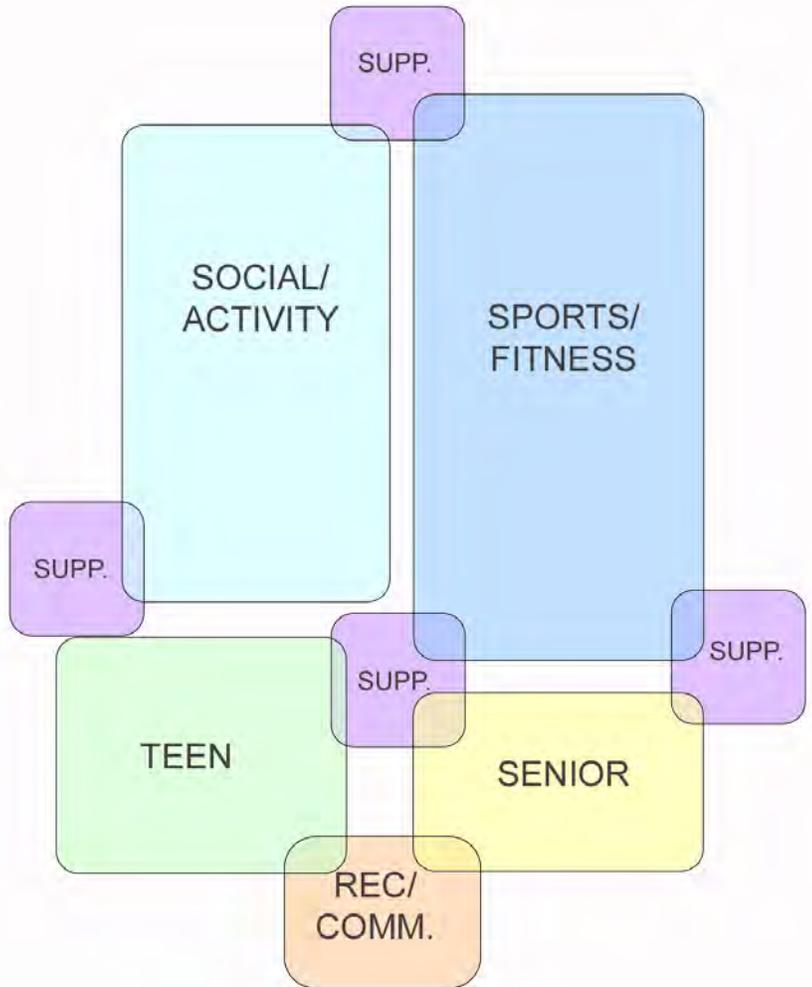
Gymnasium	1	5000	5000
Stretching	1	100	100
Free Weights	1	400	400
Cardio Equipment	1	400	400
Strength Equipment	1	400	400
Studio - Quiet (Yoga)	1	600	600
Vending/Concessions	1	200	200
Women's Locker Room (4 fixtures)	1	550	550
Men's Locker Room (3 fixtures)	1	500	500
Storage	1	100	100
Subtotal/Community Sports/Fitness/Support		8250	

Support Space

Reception (2)	1	300	300
Kitchen/Pantry/M.O.W.	1	800	800
General Storage	1	400	400
Women's Room (5 fixtures)	1	250	250
Men's Room (4 fixtures)	1	200	200
Handicapped Toilet	3	60	180
Coats & Boots	1	100	100
Housekeeping/J.C.	2	20	40
IT/Server Room	1	65	65
Mechanical	1	400	400
Covered Entry/Porch	0	300	0
Parking (130)	0		0
Subtotal Support		2735	

Total NSF		24575	
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Summary of Space Requirements			
Total Net Square Feet		24575	
Total Gross Square Feet @ 1.35 x Net		33176	



2.6 PROPOSED SPACE ALLOCATIONS

The Design Team and the Steering Committee worked together to establish an ideal program for a Community Center based on precedents, experience and established needs. The concept proposes that the Center would have a Senior component and a Teen component, each with a strong identity and style. These components would be united by Community Social/Activity Spaces and Sports/Fitness Areas. The Center would also house and be administered by the Recreation Department and the Community School. This 33,176 gsf building represents a starting point. Elements can be pulled out depending on adjacent available resources and site constraints.

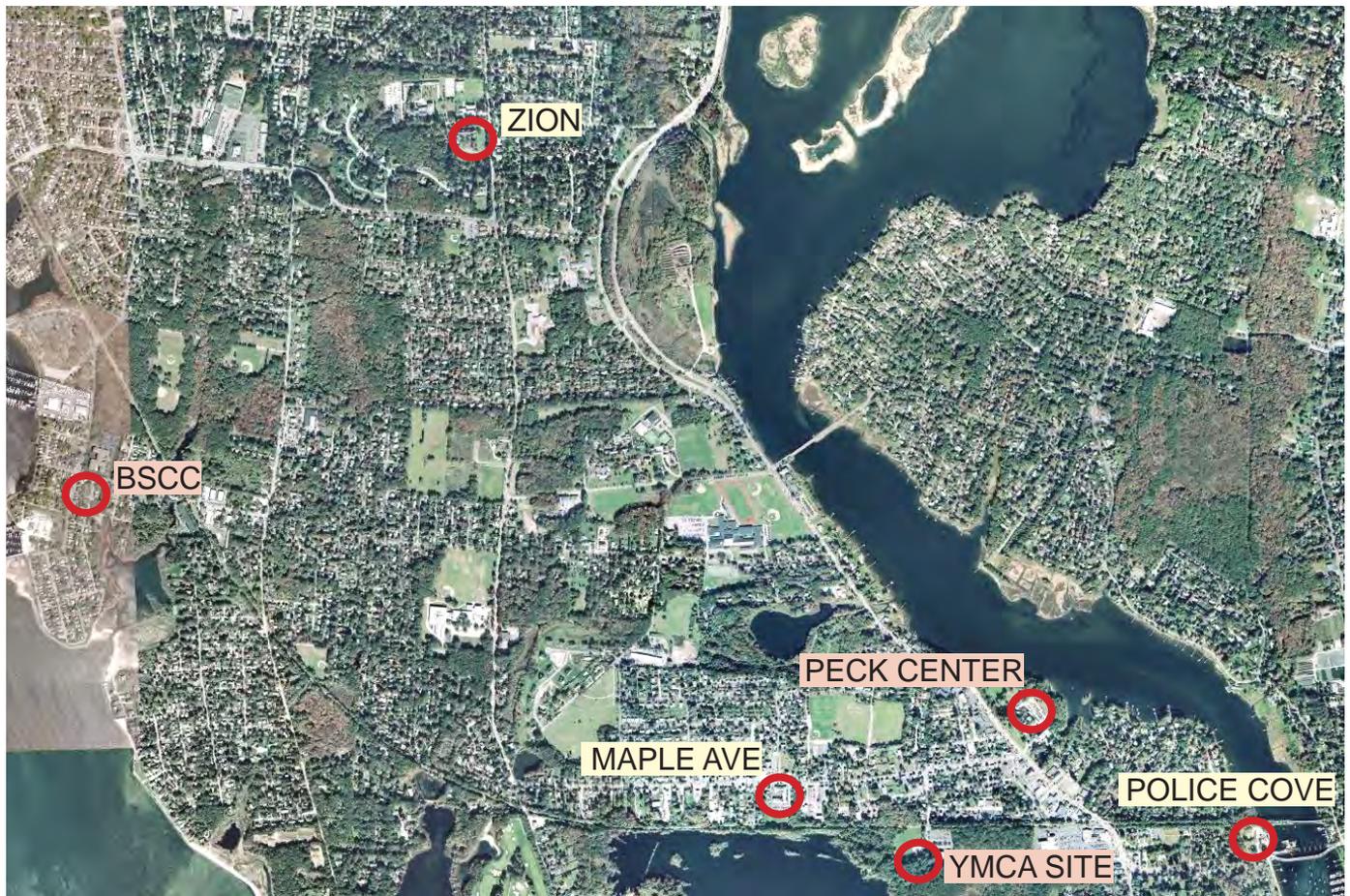


SECTION 3 – SITE ASSESSMENT

3.1 SITE OVERVIEW

The Design Team assessed the Peck Center campus and Town Land adjacent to the YMCA for community program development. The Peck Center was evaluated in terms of expansion and circulation improvements while the YMCA site was considered for new development and connectivity to the existing YMCA. The YMCA is currently planning for a significant expansion and renovation. The Design Team also looked at the Bay Spring Community Center (BSCC) site. The BSCC was identified early on as model, small-scale community resource (see Chapter 2) and thus was not considered for expansion. The BSCC site assessment is included in Chapter 5 – Bay Spring Community Center.

The Zion Bible Institute, the Maple Avenue Medical Offices, and Police Cove sites were review at the request of the Steering Committee and the Future Search participants. While the availability and development of these sites may change in the future, they are presently unavailable or unsuitable for significant community program development.



ASSESSED SITES
CONSIDERED SITES

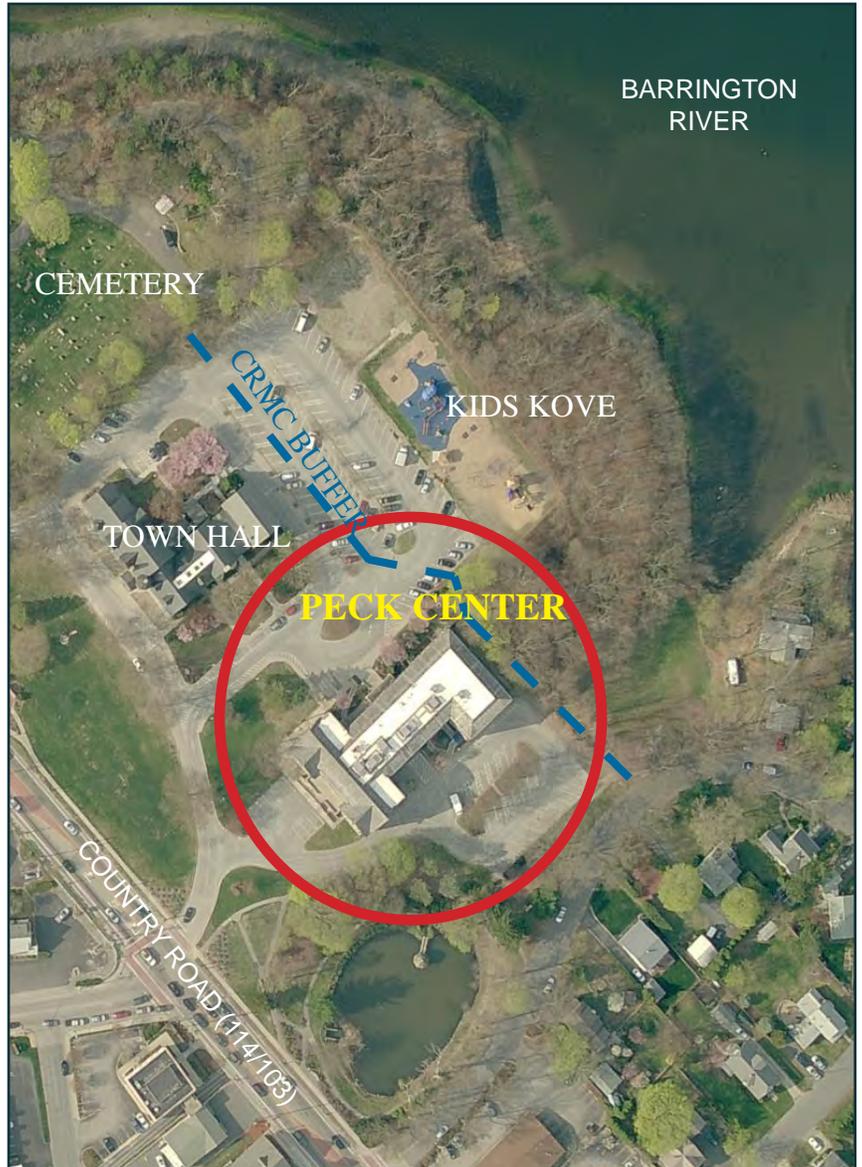


3.2 PECK CENTER CAMPUS

The Peck Center, located at 281 Country Road, is part of a Nationally Registered Historic District that also includes the adjacent Town Hall and Cemetery. The site is served by bus service that runs up and down Country Road and is within ¼ mile of the East Bay Bike Path. The Center sits nestled into a hill with access to the first floor on the northwest side and access to the ground level on the southeast side. As the site abuts the Barrington River, the land falls under the jurisdiction of the Coastal Resources Management Commission (CRMC).

New development on the site is limited by the CRMC Buffer zone to the east, essential parking and circulation to the north, desired parking, residential neighbors, and a water feature to the south, and existing site access and topography to the east. In considering adding on to the existing Peck Center, each existing façade (see Building Elevations and Utilities & Memorials) was considered in terms of existing circulation, character, and site limitations. The North Face has an existing formal entry and a strong relation to the primary library functions that occupy the first floor. The West Face is the historic entrance of the building, displaying image and character to the street. The East Face negotiates the grade change between the first floor and ground level and is limited by the CRMC boundary. The South Face, the face with the best solar exposure, is speckled with utilities, bollards, service entries, and the entrance to the Senior Center. This face presents the best potential for building expansion.

Parking and site accessibility were also evaluated. Presently, there are a total of 173 parking spaces available on the Campus that serve the Peck Center, Town Hall, and the Kids Kove playground. An additional 6-7 spaces could be achieved by re-configuring the parking layout, but parking options are limited by the topography, historic character of the district, and CRMC boundary. Additional spaces could be achieved if the Kids Kove playground were to be relocated and if CRMC would consider a low-impact green parking technology. Currently, there is no universally accessible path from Country Road to the Peck Center. Nor is there universal access from the north side of the building to the south side without going through the building. Areas where accessible paths could be created include the lawn northwest of the Tap-In entrance (see Possible Amphitheater Location on Utilities & Memorials insert) and along the east side of the building.



Peck Center



North Face



West Face



South Face



East Face

GRAHAM|MEUS ARCHITECTS

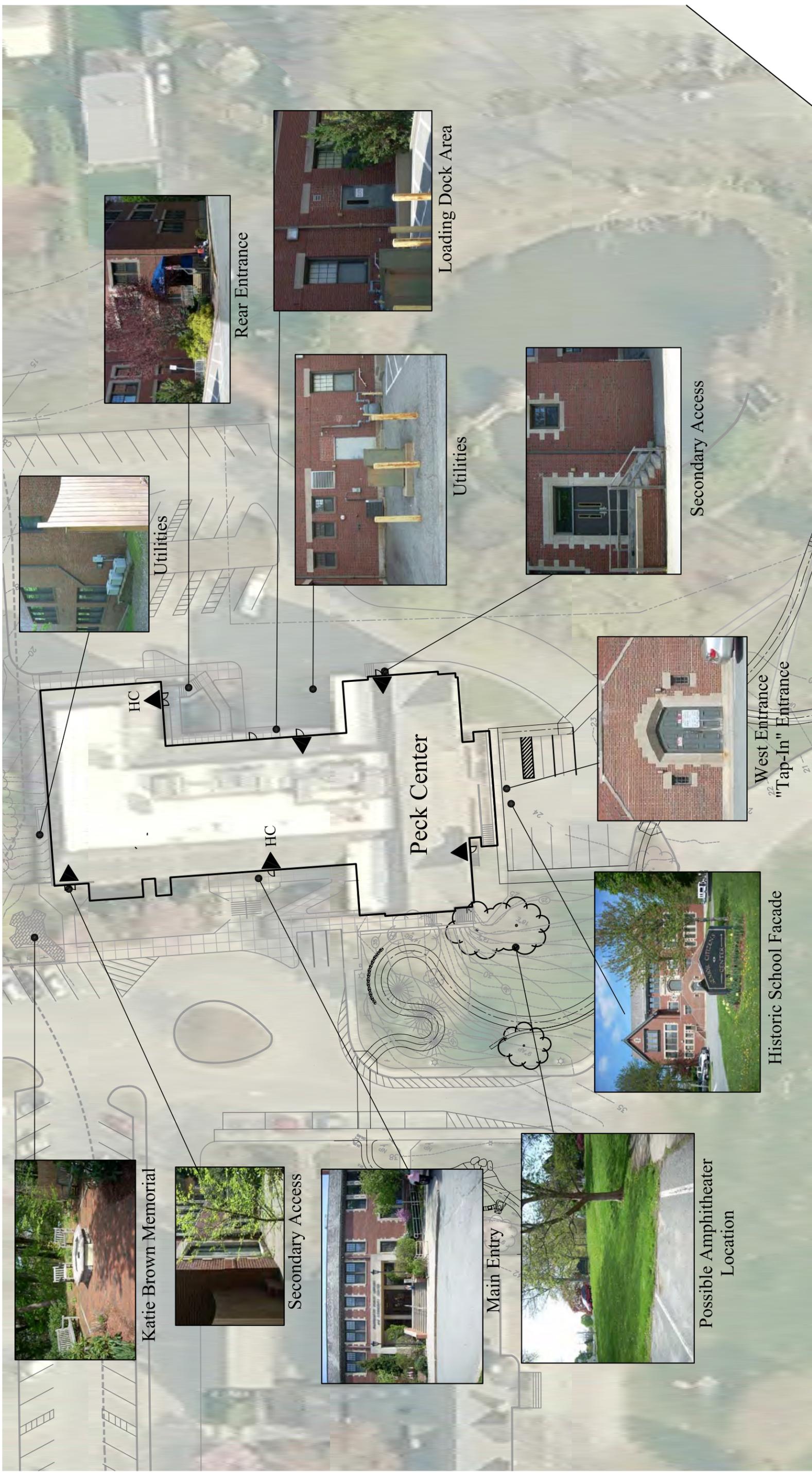
BUILDING ELEVATIONS
Barrington Peck Center

Gates, Leighton & Associates, Inc.
LANDSCAPE ARCHITECTURE

Barrington, Rhode Island

May ~ 2009

GLA



Utilities & Memorial

Barrington, Rhode Island May ~ 2009

GRAHAM|MEUS ARCHITECTS

Gates, Leighton & Associates, Inc.
LANDSCAPE ARCHITECTURE

GLA

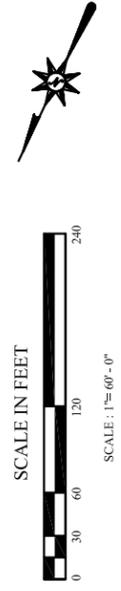
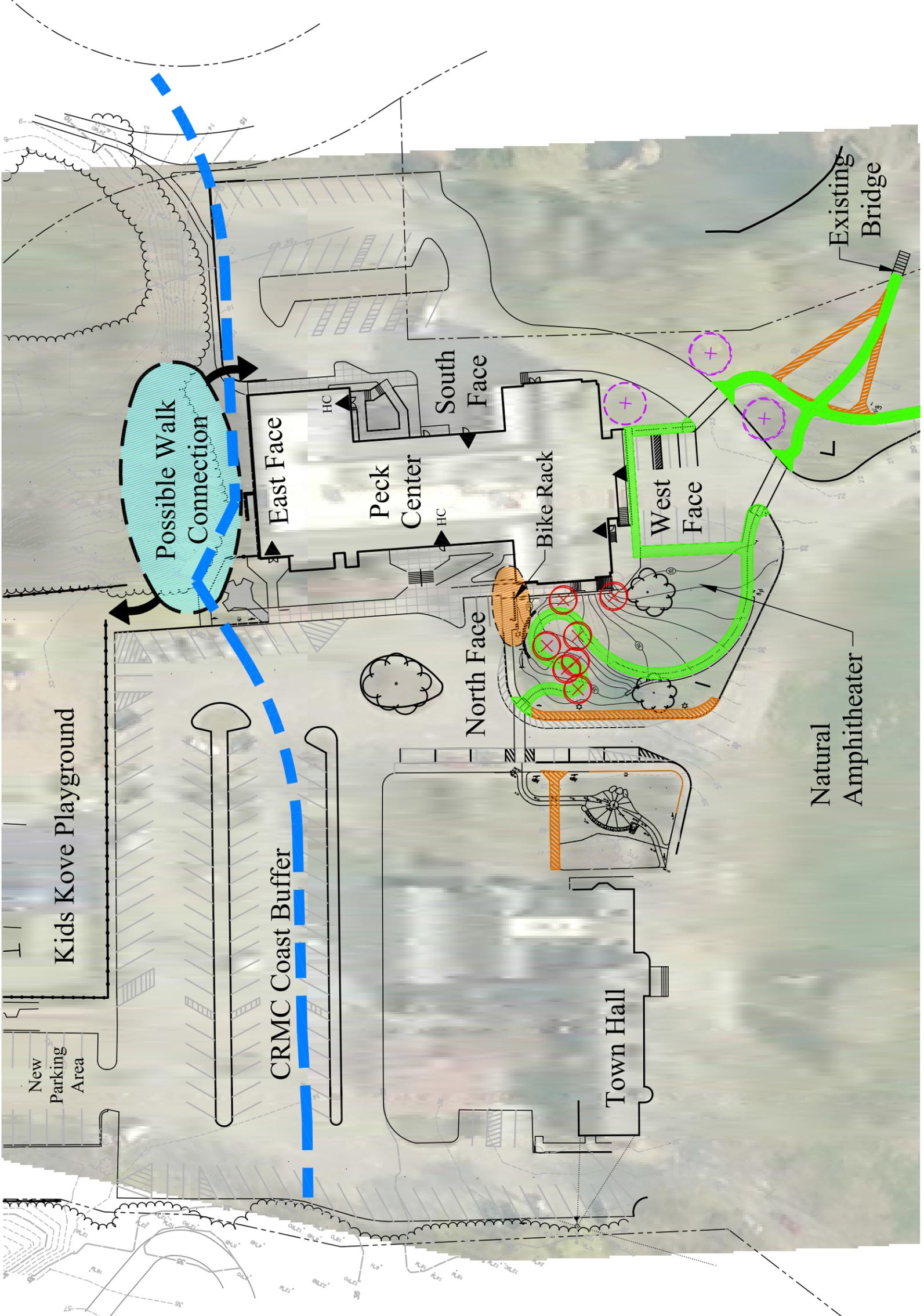
© West/Project/C-0049/C-1778/Schwartz/Design/USA - 0101010101 May 14, 2009 3:30pm

LEGEND

-  Proposed Sidewalk Improvements
-  Proposed Demolition
-  Possible Walk Connection With CRMC Co-ordination
-  Diseased/Weakened Tree
-  Possible New Memorial Tree

Total Parking Spaces	173
Standard Spaces	159
Handicap Spaces	14

NOTE:
Diseased trees are to be removed to allow installation of new walk and re-grading of lawn slope.



GRAHAM|MEUS ARCHITECTS

Peck Center Overview Site

© Work/Project (P-July 10-10209) Gates/Leighton/Meus/CLA - overview.dwg May 10, 2009 8:47 am



Town land adjacent to the Bayside Family YMCA

3.3 TOWN LAND ADJACENT TO THE YMCA

The Town Land adjacent to the Bayside Family YMCA presently hosts the Veteran's Memorial Park and Field and abuts Brickyard Pond. The park offers trails, picnic areas, and fishing in season. This site is accessed via West Street and is within walking distance of the East Bay Bike Path. While wetlands are scattered southeast of the YMCA and in the adjacent conservation land, the area between the YMCA and the field is at relatively higher elevation. This area could host a new Community Center and parking that would benefit both the new building and park users. The adjacency to the YMCA provides the opportunity for a public-private partnership between the Town and the YMCA that could reduce the Center's program size and maximize use of community resources.



3.4 ADDITIONAL SITES

Zion Bible College:

Belton Court on the Zion Bible College campus was considered as a potential location for community program development. This site is presently not available and under consideration for housing development. Additionally, this site is located far away from the center of Town and not accessible by the Bike Path.



Zion Bible College

Police Cove:

The Police Cove site is conveniently located on the bus route and bike path. Presently there are plans to construct a gazebo and commuter bike storage area. There is potential to put a high-impact 15,000 sf building on this site with parking for 80 vehicles, assuming that nothing else was located on the site. Such development would be under the jurisdiction of CRMC. It is the recommendation of the Design Team that this site be further considered for low-impact water focused development and outdoor recreation.



Police Cove

320 Maple Avenue Medical Offices:

The Maple Avenue site is located on the north side of Brickyard Pond and adjacent to the Bike Path. While this location and size is desirable, the building is not presently available.



320 Maple Avenue Medical Offices



SECTION 4 ALTERNATES

4.1 SUMMARY

Three reduced program alternates to the desired Community Center Program as identified in Section 2 are presented below. These alternates are further evaluated in the form of an addition to the Peck Center and as new construction on the Town Land adjacent to the YMCA. With the construction of an addition or new facility, the potential arises to move the Senior Center program elements and potentially the Recreation Department office out of the Peck Center. This vacancy will allow for expansion of existing programs in the Peck Center. Three Peck Center renovation alternates based on this scenario are also provided.

4.2 PROGRAM ALTERNATES

Three alternates to the desired Community Center Program are presented on the Program Alternates figure. Program v. 1 (33,176 sf) contains all program elements identified in Section 2. Program v. 2 eliminates the Sports and Fitness program elements resulting in a total of 22,039 sf. Program v. 3 is similar to v. 2 but does not include the Teen program element and amounts to 17,395 sf. Program v. 4 further reduces the program by removing components from the Community and Senior spaces such as the saloon and one of the crafts rooms, resulting in a total of 15,984 sf. The feasibility of each of these options is dependent on site, available funding, and adjacent resources.

4.3 SITE/BUILDING ALTERNATE SCHEMES

Peck Center Expansion:

Based on the Site Assessment (see Section 3), the main potential for expansion at the Peck Center is on the south side of the building (see Expansion Opportunity Analysis *Plan*). A building footprint of 2,500 sf could fit into the existing building massing without impacting parking. Existing utilities would need to be relocated. This addition could occupy three floors resulting in a total addition of 7,500 sf, which could translate into more program space for the Senior Center, additional space for Library Collections or administration and a small expansion of the Children's Library.

Expansion off of the south end of the Senior Center was also considered. An addition of 4,000-6,800 to the ground level and first floor could provide additional program space for the Senior Center and Library Collections, but would reduce the existing south parking area by half.

A 10,000-17,500 sf expansion was also explored, which would result in complete loss of existing parking if it were tied into the ground floor. The addition could occupy only the first and second floor levels leaving room for parking at ground level, which would incur structural costs above and beyond construction at grade (see Expansion Opportunity Analysis *Section*). Regardless of total area added, the south sloping grade poses a challenge that would need to be further explored and additional parking is not available to serve increased program loads. An addition of this size could begin to accommodate the program spaces identified in programs v. 3 or v. 4 (see Program Alternates).

Town Land adjacent to YMCA:

The construction of a new 17,000 - 18,000 sf building along the east side of the Town Land adjacent to the YMCA (see YMCA Expansion Study) is proposed. This location would allow for new parking to be developed close to the new building and along the existing Field, while taking advantage of access off of West Street. The entrance to the Veteran's Memorial would be relocated further south west and park users would benefit from the new parking. A small low-impact green demonstration parking area could also be proposed on land administered by the Land Trust and Conservation Commission. A new Community Center on this site would house Program v. 3. There is an opportunity to develop a partnership with the YMCA to provide the desired program elements omitted from this option such as the Sports and Fitness Elements and a dedicated Teen Space. In turn, the YMCA might benefit from some of the function and classroom spaces as well as being able to coordinate services with the Recreation Department, the Senior Center and the Community School.

Program v. 1- 33,176 sf

Program Requirements - All Elements

Recreation Department/Community School			
Office Recreation Director	1	120	120
Office - Community School Director	1	135	135
Office - Assistant	1	120	120
Office - 2 Staff + Machines/Forms Storage	1	210	210
Program Office/Sign Up Desk (2 Volunteers)	1	200	200
Recreation Equipment Storage	1	400	400
Subtotal Recreation Department		1185	

Senior Center/Dedicated Space			
Office - Director	1	120	120
Office - Staff/Volunteers	1	200	200
Office - Social Services/Outreach (3)	1	210	210
Interview/Counseling Room	1	120	120
Senior Lounge/Sitting/Library (10)	1	200	200
Meal Site/Function Space (60)	1	900	900
Health Counseling	1	275	275
Seniors Exercise (Age Appropriate Equip)	1	300	300
Salon	1	120	120
Reception (1)	1	120	120
Outdoor Porch/Deck	0	600	0
Subtotal Senior Center/Dedicated Space		2565	

Teen Center/Dedicated Space			
Director	1	120	120
Administrative/Program Office	1	200	200
Reception/Control Desk	1	120	120
Lobby/Gallery	1	450	450
Games Room/Social Recreation	1	900	900
Café/Snack	1	450	450
Music Room	1	300	300
Practice Room	1	150	150
After School/Computer	1	450	450
Counseling/Quiet	1	100	100
Storage	1	200	200
Subtotal Teen Center Dedicated Space		3440	

Community Social/Activity Spaces			
Conference Room	1	400	400
Function Room/Dividable (2) (200)	1	3000	3000
Activity Room/Multipurpose	1	900	900
Arts & Crafts Room (wet) W/Kiln	1	450	450
Arts & Crafts Room (dry) w/Storage	1	450	450
Compute/Media Center	1	450	450
Billiards (2 Tables)	1	450	450
Greenhouse/Gardening Room	1	300	300
Outdoor Porch/Deck	0	600	0
Subtotal Social/Activity Space		6400	

Community Sports/Fitness/Support			
Gymnasium	1	5000	5000
Stretching	1	100	100
Free Weights	1	400	400
Cardio Equipment	1	400	400
Strength Equipment	1	400	400
Studio - Quiet (Yoga)	1	600	600
Vending/Concessions	1	200	200
Women's Locker Room (4 fixtures)	1	550	550
Men's Locker Room (3 fixtures)	1	500	500
Storage	1	100	100
Subtotal/Community Sports/Fitness/Support		8250	

Support Space			
Reception (2)	1	300	300
Kitchen/Pantry/M.O.W.	1	800	800
General Storage	1	400	400
Women's Room (5 fixtures)	1	250	250
Men's Room (4 fixtures)	1	200	200
Handicapped Toilet	3	60	180
Coats & Boots	1	100	100
Housekeeping/J.C.	2	20	40
IT/Server Room	1	65	65
Mechanical	1	400	400
Covered Entry/Porch	0	300	0
Parking (130)	0	0	0
Subtotal Support		2735	

Total NSF	24575
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Summary of Space Requirements	
Total Net Square Feet	24575
Total Gross Square Feet @ 1.35 x Net	33176

Summary of Project Costs	
Total Gross Square Feet	33176
Total Project Costs @ \$300 psf	\$9,952,875

Program v. 2 -22,039 sf

Program Requirements - w/o Sports/Fitness Program

Recreation Department/Community School			
Office Recreation Director	1	120	120
Office - Community School Director	1	135	135
Office - Assistant	1	120	120
Office - 2 Staff + Machines/Forms Storage	1	210	210
Program Office/Sign Up Desk (2 Volunteers)	1	200	200
Recreation Equipment Storage	1	400	400
Subtotal Recreation Department		1185	

Senior Center/Dedicated Space			
Office - Director	1	120	120
Office - Staff/Volunteers	1	200	200
Office - Social Services/Outreach (3)	1	210	210
Interview/Counseling Room	1	120	120
Senior Lounge/Sitting/Library (10)	1	200	200
Meal Site/Function Space (60)	1	900	900
Health Counseling	1	275	275
Seniors Exercise (Age Appropriate Equip)	1	300	300
Salon	1	120	120
Reception (1)	1	120	120
Outdoor Porch/Deck	0	600	0
Subtotal Senior Center/Dedicated Space		2565	

Teen Center/Dedicated Space			
Director	1	120	120
Administrative/Program Office	1	200	200
Reception/Control Desk	1	120	120
Lobby/Gallery	1	450	450
Games Room/Social Recreation	1	900	900
Café/Snack	1	450	450
Music Room	1	300	300
Practice Room	1	150	150
After School/Computer	1	450	450
Counseling/Quiet	1	100	100
Storage	1	200	200
Subtotal Teen Center Dedicated Space		3440	

Community Social/Activity Spaces			
Conference Room	1	400	400
Function Room/Dividable (2) (200)	1	3000	3000
Activity Room/Multipurpose	1	900	900
Arts & Crafts Room (wet) W/Kiln	1	450	450
Arts & Crafts Room (dry) w/Storage	1	450	450
Compute/Media Center	1	450	450
Billiards (2 Tables)	1	450	450
Greenhouse/Gardening Room	1	300	300
Outdoor Porch/Deck	0	600	0
Subtotal Social/Activity Space		6400	

Community Sports/Fitness/Support			
Gymnasium	0	5000	0
Stretching	0	100	0
Free Weights	0	400	0
Cardio Equipment	0	400	0
Strength Equipment	0	400	0
Studio - Quiet (Yoga)	0	600	0
Vending/Concessions	0	200	0
Women's Locker Room (4 fixtures)	0	550	0
Men's Locker Room (3 fixtures)	0	500	0
Storage	0	100	0
Subtotal/Community Sports/Fitness/Support		0	

Support Space			
Reception (2)	1	300	300
Kitchen/Pantry/M.O.W.	1	800	800
General Storage	1	400	400
Women's Room (5 fixtures)	1	250	250
Men's Room (4 fixtures)	1	200	200
Handicapped Toilet	3	60	180
Coats & Boots	1	100	100
Housekeeping/J.C.	2	20	40
IT/Server Room	1	65	65
Mechanical	1	400	400
Covered Entry/Porch	0	300	0
Parking (130)	0	0	0
Subtotal Support		2735	

Total NSF	16325
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Summary of Space Requirements	
Total Net Square Feet	16325
Total Gross Square Feet @ 1.35 x Net	22039

Summary of Project Costs	
Total Gross Square Feet	22039
Total Project Costs @ \$300 psf	\$6,611,625

Program v. 3-17,395 sf

Program Requirements - w/o Sports/Fitness & Teen Center

Recreation Department/Community School			
Office Recreation Director	1	120	120
Office - Community School Director	1	135	135
Office - Assistant	1	120	120
Office - 2 Staff + Machines/Forms Storage	1	210	210
Program Office/Sign Up Desk (2 Volunteers)	1	200	200
Recreation Equipment Storage	1	400	400
Subtotal Recreation Department		1185	

Senior Center/Dedicated Space			
Office - Director	1	120	120
Office - Staff/Volunteers	1	200	200
Office - Social Services/Outreach (3)	1	210	210
Interview/Counseling Room	1	120	120
Senior Lounge/Sitting/Library (10)	1	200	200
Meal Site/Function Space (60)	1	900	900
Health Counseling	1	275	275
Seniors Exercise (Age Appropriate Equip)	1	300	300
Salon	1	120	120
Reception (1)	1	120	120
Outdoor Porch/Deck	0	600	0
Subtotal Senior Center/Dedicated Space		2565	

Teen Center/Dedicated Space			
Director	0	120	0
Administrative/Program Office	0	200	0
Reception/Control Desk	0	120	0
Lobby/Gallery	0	450	0
Games Room/Social Recreation	0	900	0
Café/Snack	0	450	0
Music Room	0	300	0
Practice Room	0	150	0
After School/Computer	0	450	0
Counseling/Quiet	0	100	0
Storage	0	200	0
Subtotal Teen Center Dedicated Space		0	

Community Social/Activity Spaces			
Conference Room	1	400	400
Function Room/Dividable (2) (200)	1	3000	3000
Activity Room/Multipurpose	1	900	900
Arts & Crafts Room (wet) W/Kiln	1	450	450
Arts & Crafts Room (dry) w/Storage	1	450	450
Compute/Media Center	1	450	450
Billiards (2 Tables)	1	450	450
Greenhouse/Gardening Room	1	300	300
Outdoor Porch/Deck	0	600	0
Subtotal Social/Activity Space		6400	

Community Sports/Fitness/Support			
Gymnasium	0	5000	0
Stretching	0	100	0
Free Weights	0	400	0
Cardio Equipment	0	400	0
Strength Equipment	0	400	0
Studio - Quiet (Yoga)	0	600	0
Vending/Concessions	0	200	0
Women's Locker Room (4 fixtures)	0	550	0
Men's Locker Room (3 fixtures)	0	500	0
Storage	0	100	0
Subtotal/Community Sports/Fitness/Support		0	

Support Space			
Reception (2)	1	300	300
Kitchen/Pantry/M.O.W.	1	800	800
General Storage	1	400	400
Women's Room (5 fixtures)	1	250	250
Men's Room (4 fixtures)	1	200	200
Handicapped Toilet	3	60	180
Coats & Boots	1	100	100
Housekeeping/J.C.	2	20	40
IT/Server Room	1	65	65
Mechanical	1	400	400
Covered Entry/Porch	0	300	0
Parking (130)	0	0	0
Subtotal Support		2735	

Total NSF	12885
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Summary of Space Requirements	
Total Net Square Feet	12885
Total Gross Square Feet @ 1.35 x Net	17395

Summary of Project Costs	
Total Gross Square Feet	17395
Total Project Costs @ \$300 psf	\$5,218,425

Program v. 4-15,984 sf

Minimal Program Requirements - w/o Sports/Fitness & Teen Center

Recreation Department/Community School			
Office Recreation Director	1	120	120
Office - Community School Director	1	135	135
Office - Assistant	1	120	120
Office - 1 Staff + Machines/Forms Storage	1	150	150
Program Office/Sign Up Desk (2 Volunteers)	1	200	200
Recreation Equipment Storage	1	400	400
Subtotal Recreation Department		1125	

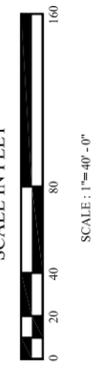
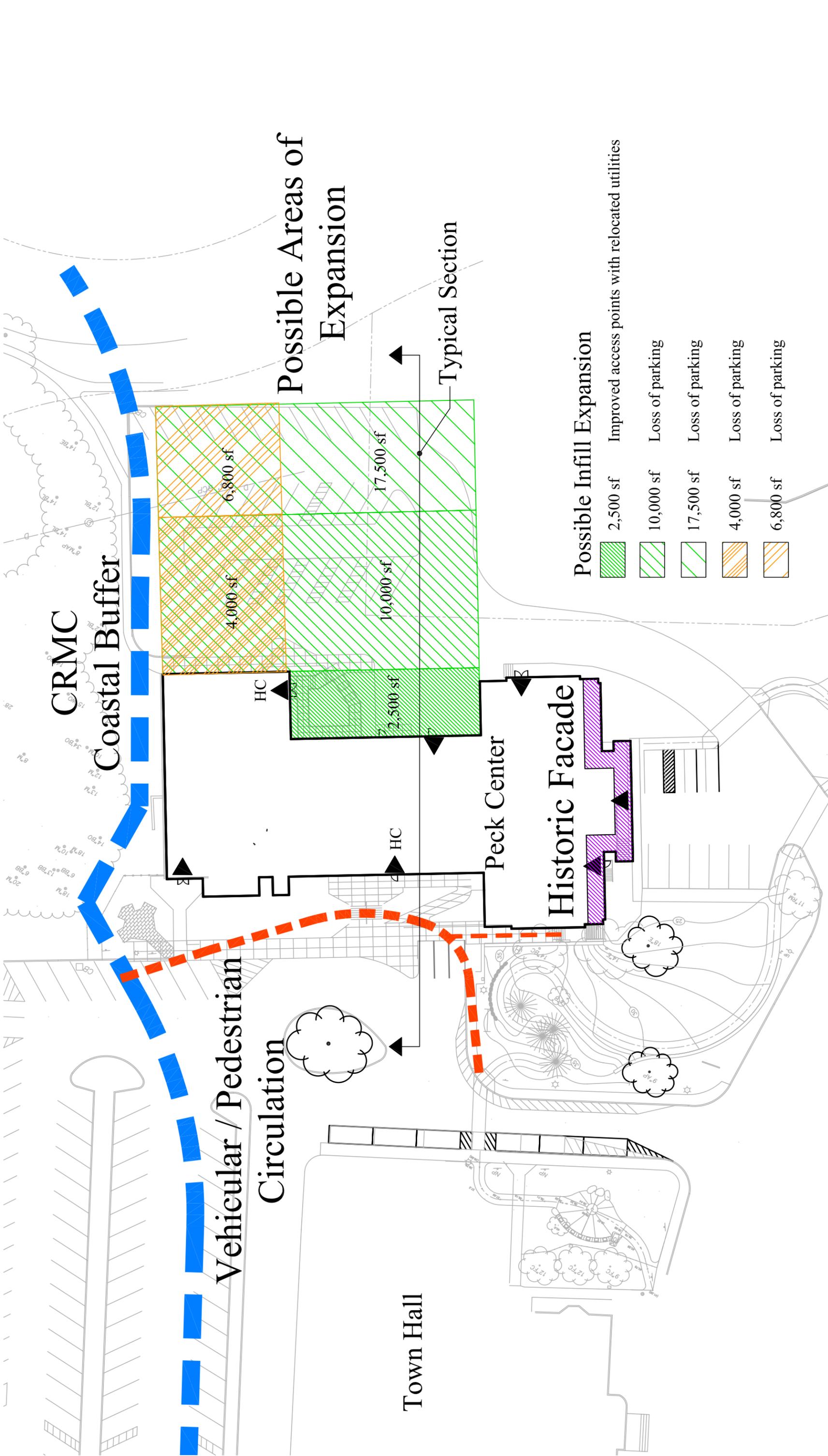
Senior Center/Dedicated Space			
Office - Director	1	120	120
Office - Staff/Volunteers	1	200	200
Office - Social Services/Outreach (2)	1	140	140
Interview/Counseling Room	1	120	120
Senior Lounge/Sitting/Library (10)	1	200	200
Meal Site/Function Space (60)	1	900	900
Health Counseling	1	200	200
Seniors Exercise (Age Appropriate Equip)	1	300	300
Salon	0	120	0
Reception (1)	0	120	0
Outdoor Porch/Deck	0	600	0
Subtotal Senior Center/Dedicated Space		2180	

Teen Center/Dedicated Space			
Director	0	120	0
Administrative/Program Office	0	200	0
Reception/Control Desk	0	120	0
Lobby/Gallery	0	450	0
Games Room/Social Recreation	0	900	0
Café/Snack	0	450	0
Music Room	0	300	0
Practice Room	0	150	0
After School/Computer	0	450	0
Counseling/Quiet	0	100	0
Storage	0	200	0
Subtotal Teen Center Dedicated Space		0	

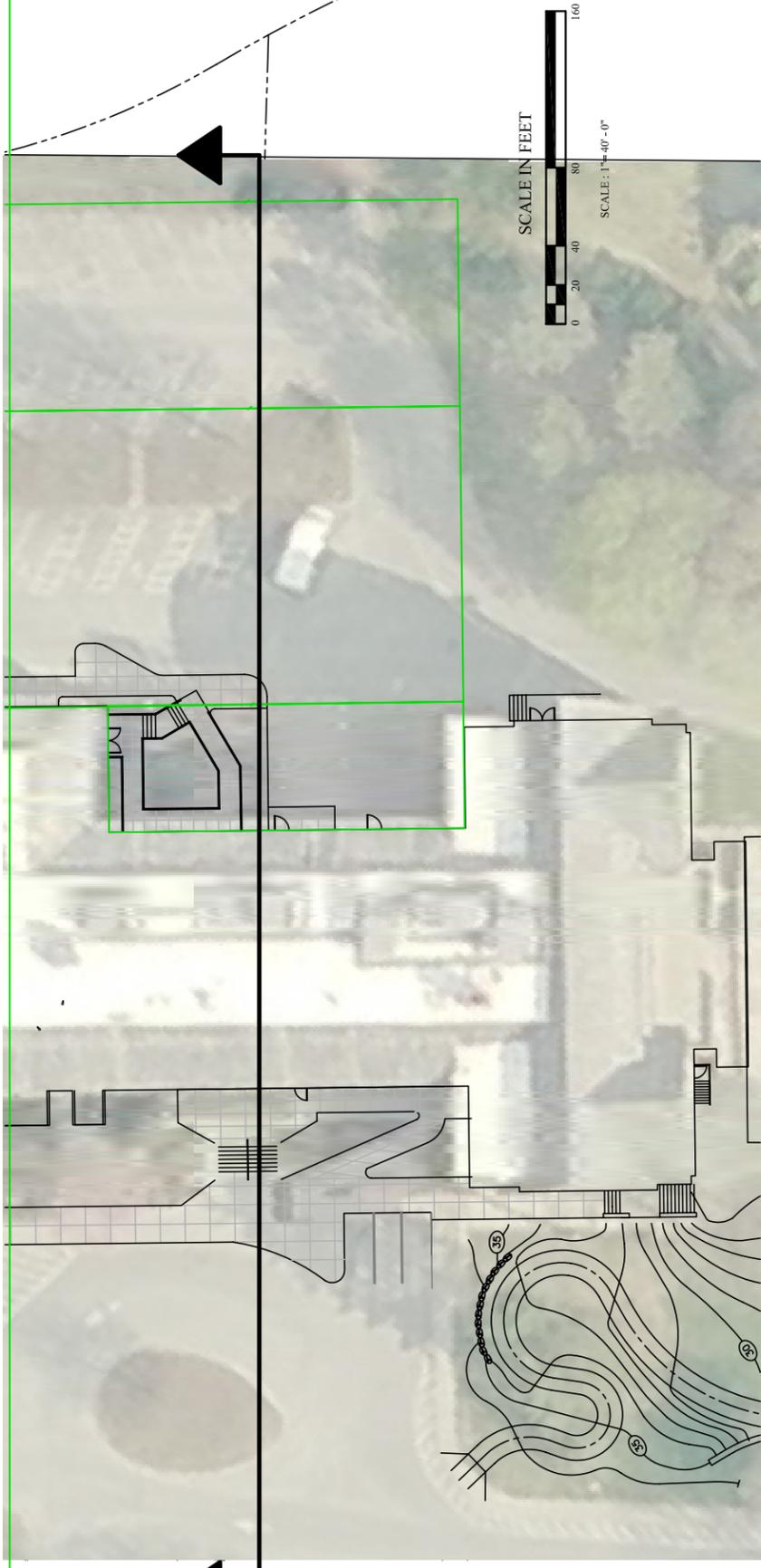
Community Social/Activity Spaces			
Conference Room	1	300	300
Function Room/Dividable (2) (200)	1	3000	3000
Activity Room/Multipurpose	1	900	900
Arts & Crafts Room (wet) W/Kiln	1	600	600
Arts & Crafts Room (dry) w/Storage	0	450	0
Compute/Media Center	1	400	400
Billiards (2 Tables)	1	400	400
Greenhouse/Gardening Room	1	300	300
Outdoor Porch/Deck	0	600	0
Subtotal Social/Activity Space		5900	

Community Sports/Fitness/Support			
Gymnasium	0	5000	0
Stretching	0	100	0
Free Weights	0	400	0
Cardio Equipment	0	400	0
Strength Equipment	0	400	0
Studio - Quiet (Yoga)	0	600	0
Vending/Concessions	0	200	0
Women's Locker Room (4 fixtures)	0	550	0
Men's Locker Room (3 fixtures)	0	500	0
Storage	0	100	0
Subtotal/Community Sports/Fitness/Support		0	

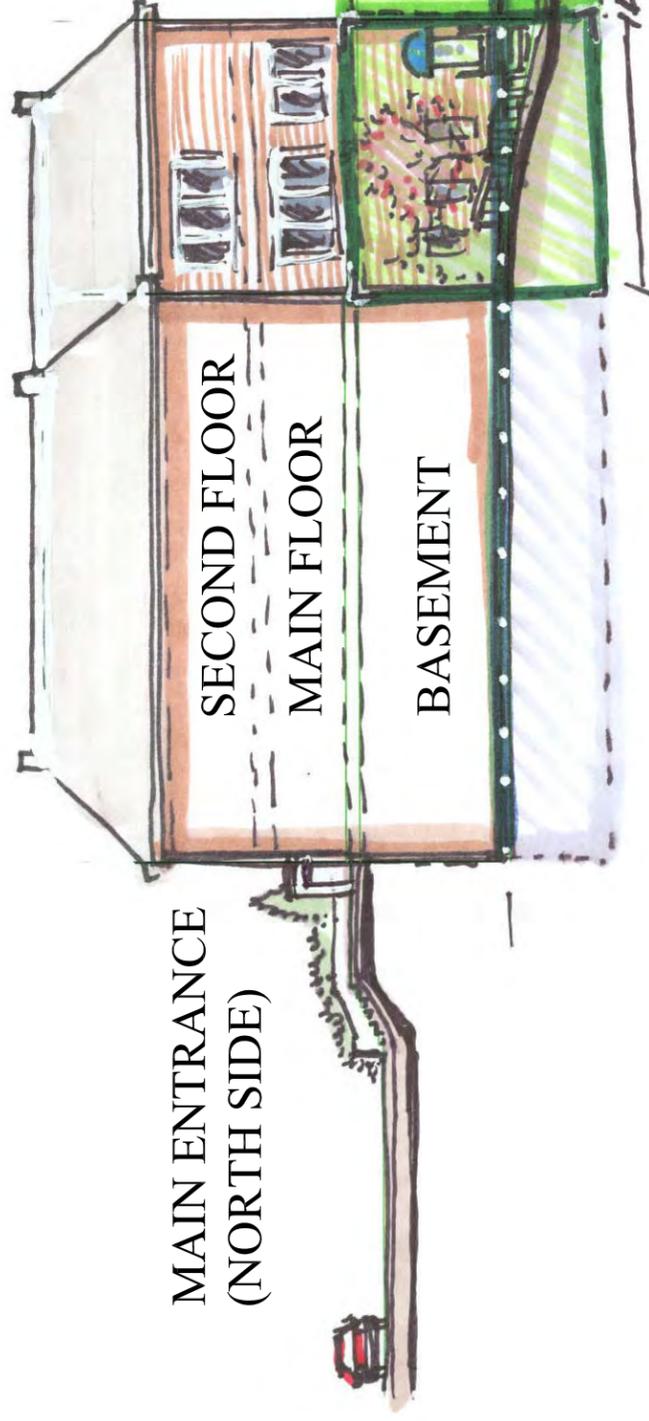
Support Space			
Reception (2)	1	200	200
Kitchen/Pantry/M.O.W.	1	800	800
General Storage	1	400	400
Women's Room (5 fixtures)	1	250	250
Men's Room (4 fixtures)			



SECTION LINE



MAIN ENTRANCE
(NORTH SIDE)



APPROXIMATE
FLOOR
ELEVATION
(BASEMENT)

EXISTING GRADE

GRAHAM|MEUS ARCHITECTS

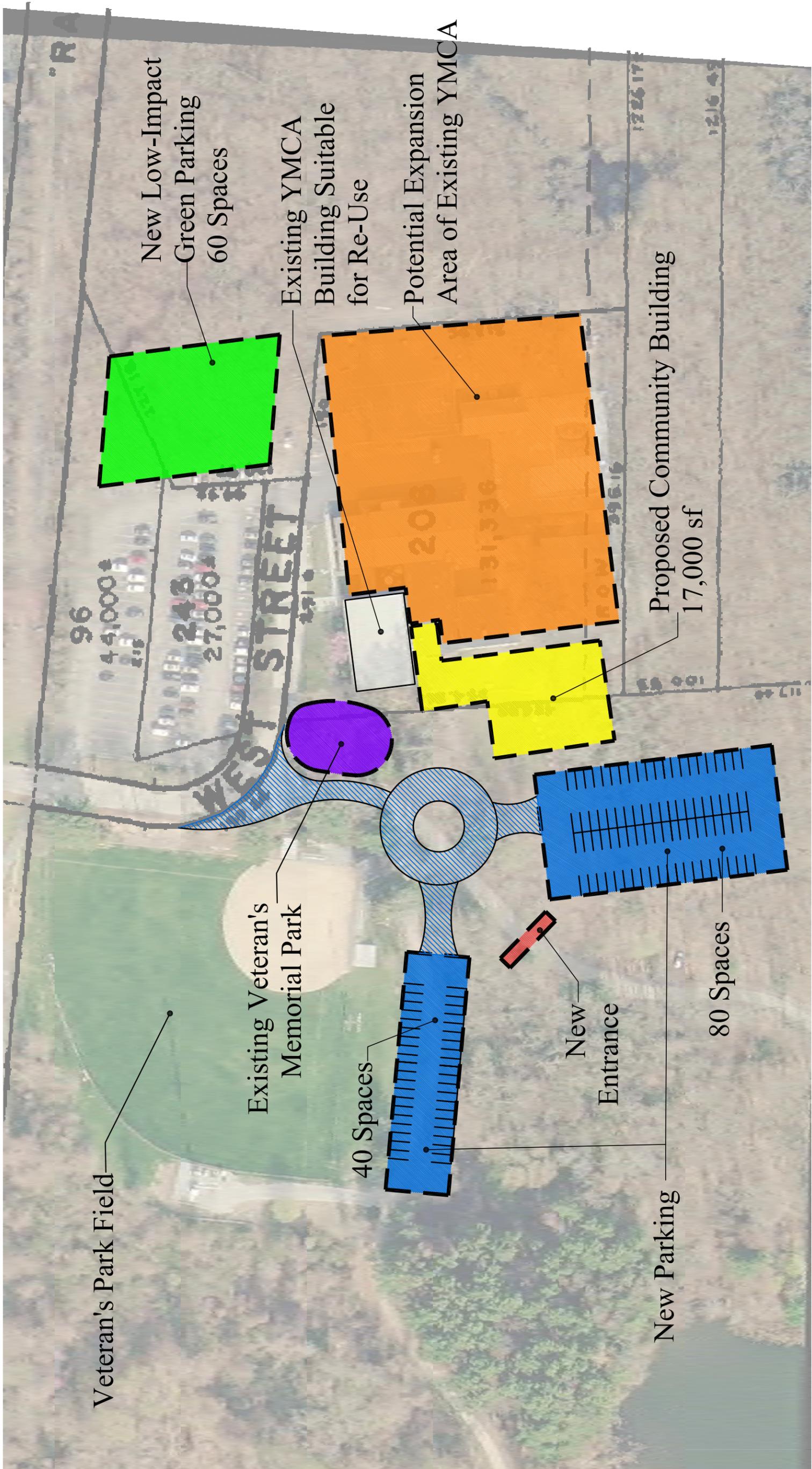
Expansion Opportunity Analysis

GLA

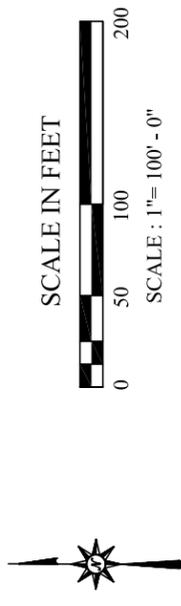
Gates, Leighton & Associates, Inc.
LANDSCAPE ARCHITECTURE

Barrington, Rhode Island

May ~ 2009



YMCA EXPANSION STUDY
Barrington YMCA



GRAHAM|MEUS ARCHITECTS

GLA Gates, Leighton & Associates, Inc.
 LANDSCAPE ARCHITECTURE

Barrington, Rhode Island May ~ 2009

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4.4 PECK CENTER FLOOR PLAN ALTERNATES

With the removal of the Senior Center program from the Peck Center, there is an opportunity to expand the remaining programs. Three options are provided on the following pages and compared in a table at the end of this section. In each option, the first floor is left untouched as it has been recently renovated. Additionally, the ground level mechanical, electrical, sprinkler, custodial, and community storage spaces are not considered. The second floor Auditorium and Gallery spaces have been minimally affected as these are unique community resources. Options 1 and 3 show the addition of walls and doors between the Auditorium and Gallery in an effort to allow these spaces to be used simultaneously for separate events. Option 2 includes the Recreation Department if this were not able to be included in a New Community Center, but it is omitted in Options 1 and 3. A Cafe/Friends of the Library Store is added in options 1 and 3. However, this could also be a meeting room if the new Community Center is limited in meeting space.

Option 1

Ground Floor: The Preservation Society expands into the area previously occupied by the Senior Center Kitchen and the TAP-IN Pantry. The second floor Library Administrative offices and ground floor IT/Community Resources move into the remaining Senior Center spaces. Book Sorting moves into the remaining area previously occupied by Library IT and Community Services. TAP-IN expands into the Rec. Office and Library Book Sorting and an accessible ramp is provide to allow universal access to the pantry level.

Second Floor: The Children's Library expands into the adjacent Meeting Room and Staff Lounge with a new dividable program space. The existing program space remains or become stacks. The computer room is expanded. The corridor into this area is transformed into a multi-sensory experience reflecting the activities and goals of the Children's Library. The existing administrative spaces become a large book discussion room/public meeting room and a Café/Friends of the Library Book Sales area. The Board of Trustees room remains unchanged.

Option 2

Ground Floor: TAP-IN moves into the space occupied by the Senior Center. IT/Community Services moves into the TAP-IN Office and the Recreation Office. Book Sorting moves into the TAP-IN Pantry. The Recreation Office and storage moves to Book Sorting and TAP-IN storage. Book Sorting moves to the Pantry. The Preservation Society expands across the hall to the IT/Community Services room.

Second Floor: The Children's Library expands into the adjacent Meeting Room. The corridor into this area is transformed into a multi-sensory experience reflecting the activities and goals of the children's library. The Staff Lounge, Administrative Offices, and Board of Trustees remain unchanged. The Green Rooms off of the stage become a Public Meeting Room.

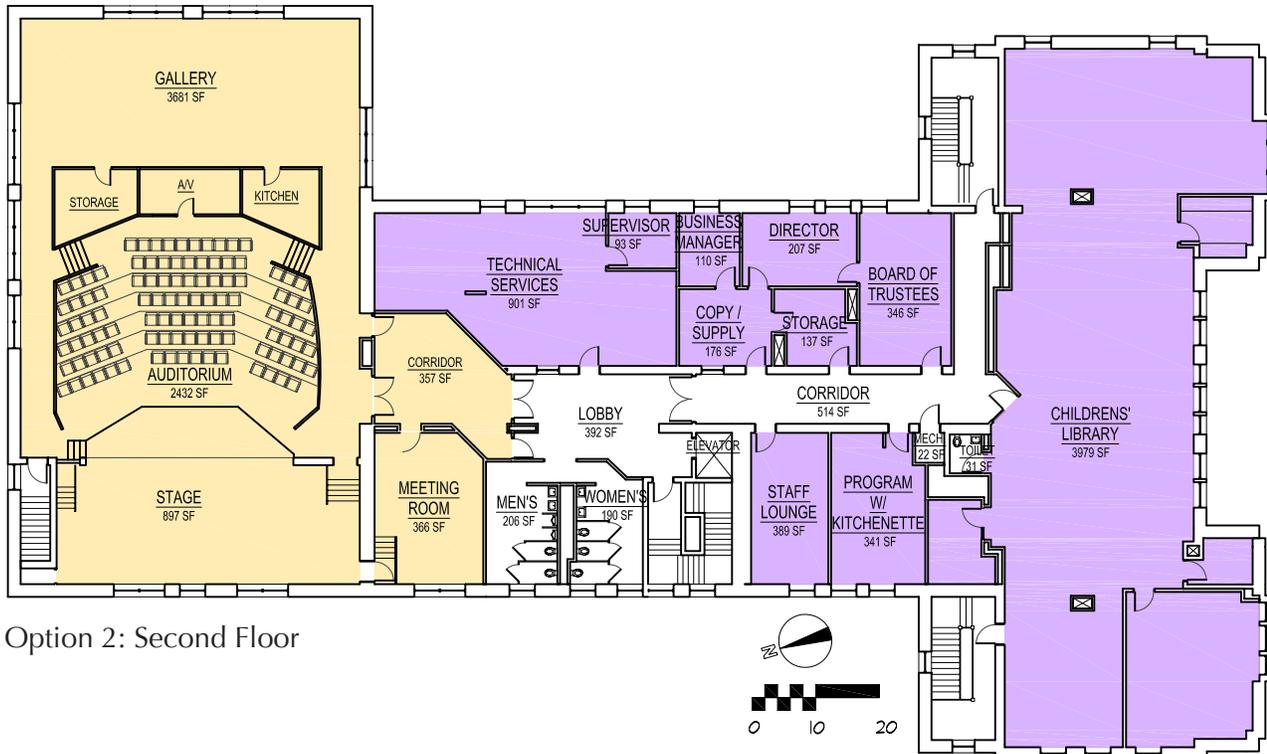
Option 3

Ground Floor: The Children's Library moves into the Senior Center spaces. The Preservations Society expands into the spaces occupied by the Library IT/Community Services and the TAP-IN pantry (storage). TAP-IN moves into the Book Sorting area and the Rec. Office and an accessible ramp is provide to allow universal access to the pantry level.

Second Floor: The Library Administrative offices, Staff Lounge, IT, and Community Services move into the space occupied by the Children's Library. The Staff Lounge becomes another Meeting Room. Book Sorting and a Café/Friends of the Library Book Sales area occupy the Administrative Office area.



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33700.00



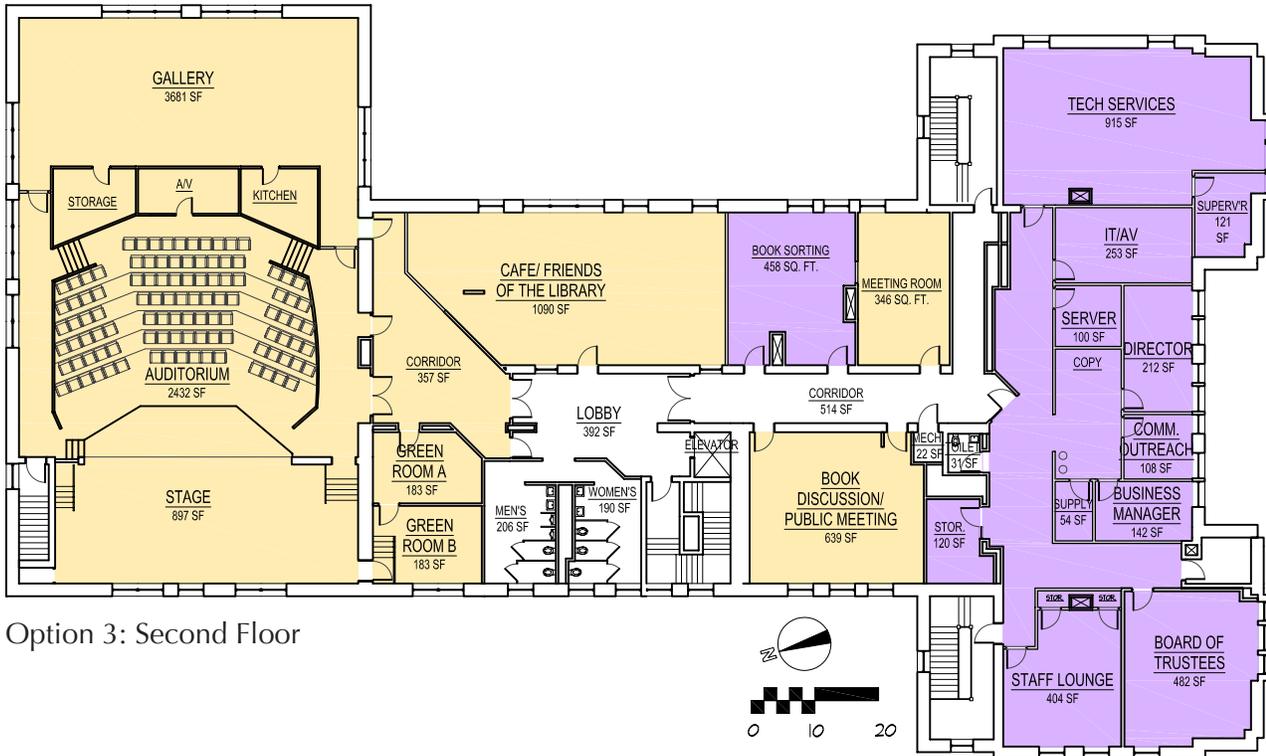
Option 2: Second Floor



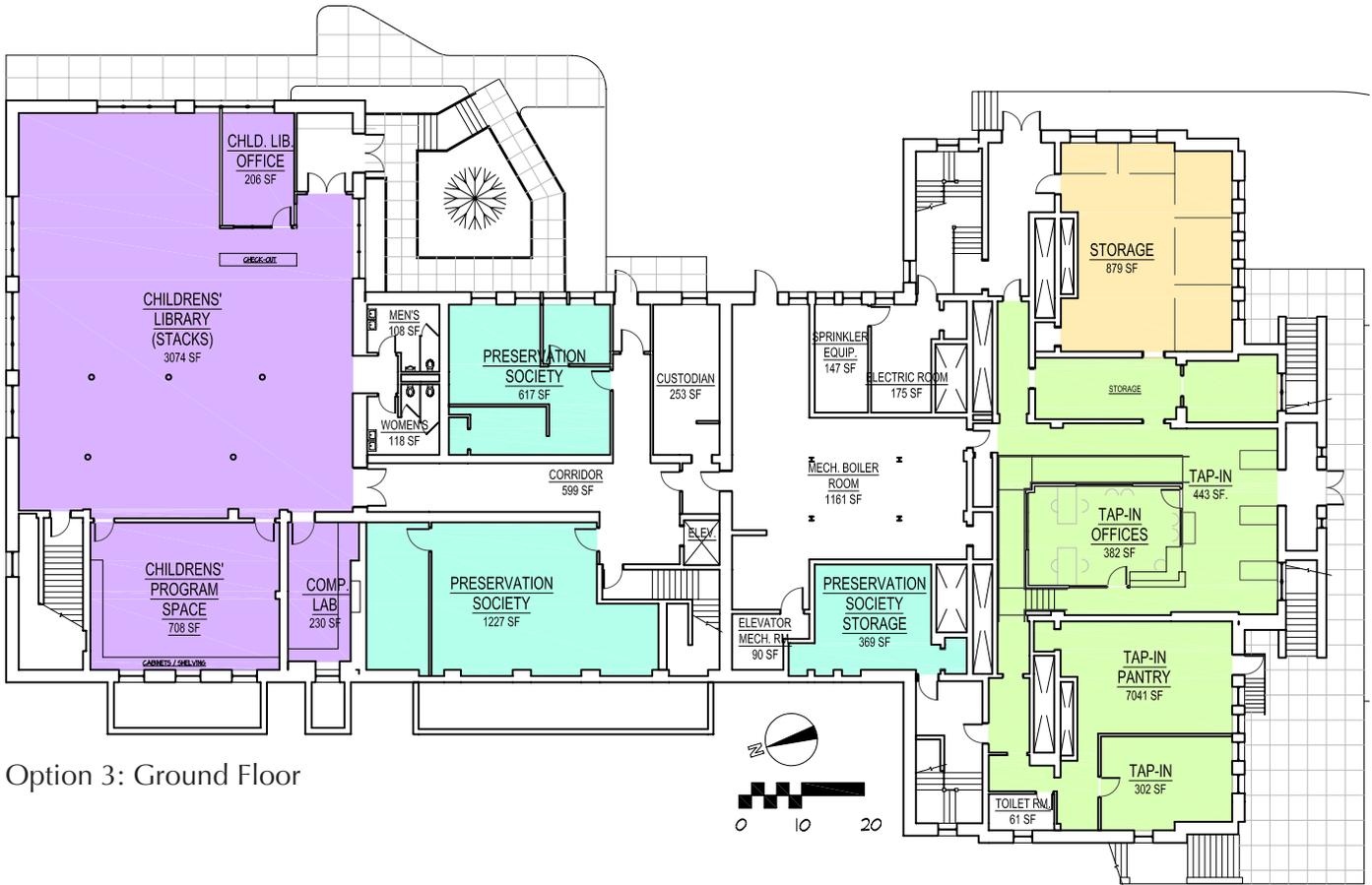
Option 2: Ground Floor



Barrington Community Facility Study - Alternatives
33700.00



Option 3: Second Floor



Option 3: Ground Floor



Table comparing proposed Peck Center space area options to existing

Space	Existing	Opt. 1	Opt. 2	Opt. 3
<i>Library</i>				
Entire First Floor	~13,550 sf	NC	NC	NC
Technical Services	901 sf	736 sf	NC	915 sf
Supervisor	93 sf	201 sf	NC	121 sf
Business Mngr.	110 sf	154 sf	NC	142 sf
Director	207 sf	237 sf	NC	212 sf
Copy/Supply	176 sf	150 sf	NC	255 sf
Storage	137 sf	27 sf	NC	120 sf
Children's Library	3201 sf	3741 sf	3741 sf	3074 sf
Children's Computer	101 sf	238 sf	238 sf	230 sf
Children's Program	483 sf	765 sf	526 sf	708 sf
Board of Trustees	346 sf	NC	NC	482 sf
Staff Lounge	389 sf	345 sf	341 sf	404 sf
IT/Server	507 sf	402 sf	704 sf	353 sf
Community Services	103 sf	159 sf	302 sf	108 sf
Book Sorting	460 sf	617 sf	369 sf	459 sf
Café/FOL Store	0 sf	695 sf	0 sf	1090 sf
<i>Community Spaces</i>				
Gallery, Storage, Kitchen	3681 sf	NC	NC	NC
Auditorium & AV	2432 sf	NC	NC	NC
Stage	897 sf	NC	NC	NC
Meeting Room	389 sf	336 sf	366 sf	346 sf
Green Room A	183 sf	NC	0 sf	NC
Green Room B	183 sf	NC	0 sf	NC
Book Discussion	0 sf	495 sf	0 sf	639 sf
<i>BPS</i>				
Gallery	750 sf	997 sf	997 sf	1227 sf
Collections	237 sf	446 sf	617 sf	417 sf
Office	230 sf	237 sf	237 sf	200 sf
Additional Storage	0 sf	338 sf	NC	338 sf
<i>TAP-IN</i>				
Office	704 sf	382 sf	855 sf	382 sf
Pantry	339 sf	704 sf	660 sf	704 sf
Clothes	office	302 sf	1300 sf	302 sf
Housewares/Gretchen's CL	321 sf	NC	NC	NC



SECTION 5.0 - BAY SPRING COMMUNITY CENTER

5.1 OVERVIEW

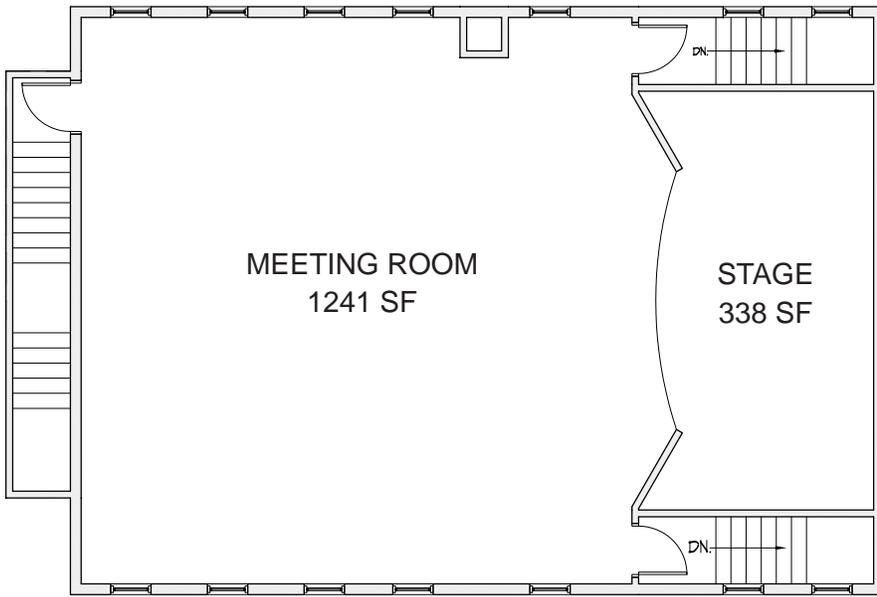
The Bay Springs Community Center, located at 170 Narragansett Avenue on the west side of Barrington, is a two-story wood framed structure originally constructed as a fire station (ca. 1912). The lot also hosts a neighborhood playground east of the building. The first floor of the Community Center has a large open area (formerly apparatus bay) that is ~18 inches lower than the rest of the first floor. The apparatus bay has a cement floor, exposed painted metal columns, plastered walls, and a high ceiling with exposed painted heavy timber beams. The remaining first floor consists of a computer room, small office spaces, a kitchen and two single bathrooms and has a resilient tile floor, wood paneled and tiled walls, and a dropped acoustic tile ceiling.

The second floor consists of a large open room with a hardwood floor, wood paneled walls that have recently been painted with fire rated intumescent paint, and a vaulted ceiling with exposed framing. A 338 sf raised stage (see EX1-2) is located at the south end of the room and is flanked on either side by two stairways that provide egress from the second floor to a central exit on the first floor. An additional exterior enclosed stairway located on the north end of the building provides direct access from the second floor to the outside. There is visible evidence of water damage in the ceiling and exterior walls.

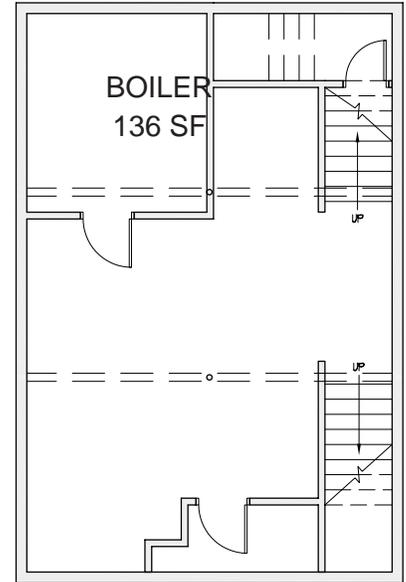
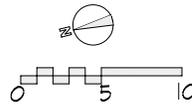
The basement contains mechanical equipment and an electrical panel and is accessed from two independent stairways that exit directly outside at the first floor level. A small wood-framed cupola crowns the building and a brick chimney penetrates the roof centered on the east exterior wall. The building is served by a non-compliant municipal fire alarm systems and is equipped with exit signage, pull stations, and strobes.

The Bay Spring Community Center Board has a desire to make their facility a viable resource for the community. Presently, the Center is not available for public use beyond hosting Crime Watch Meetings and Board Meetings due to required life safety and accessibility code upgrades. The Board envisions making these required upgrades and being able to accommodate a range of activities from scout meetings to small-scale farmer's markets. In the long-term, the Board would also like to pursue sustainable improvements and become a demonstration platform for green technology. The following assessment and recommendations are focused to identify the necessary upgrades required to make the building safe and operable. The Town and the BSCC are presently pursuing these upgrades.

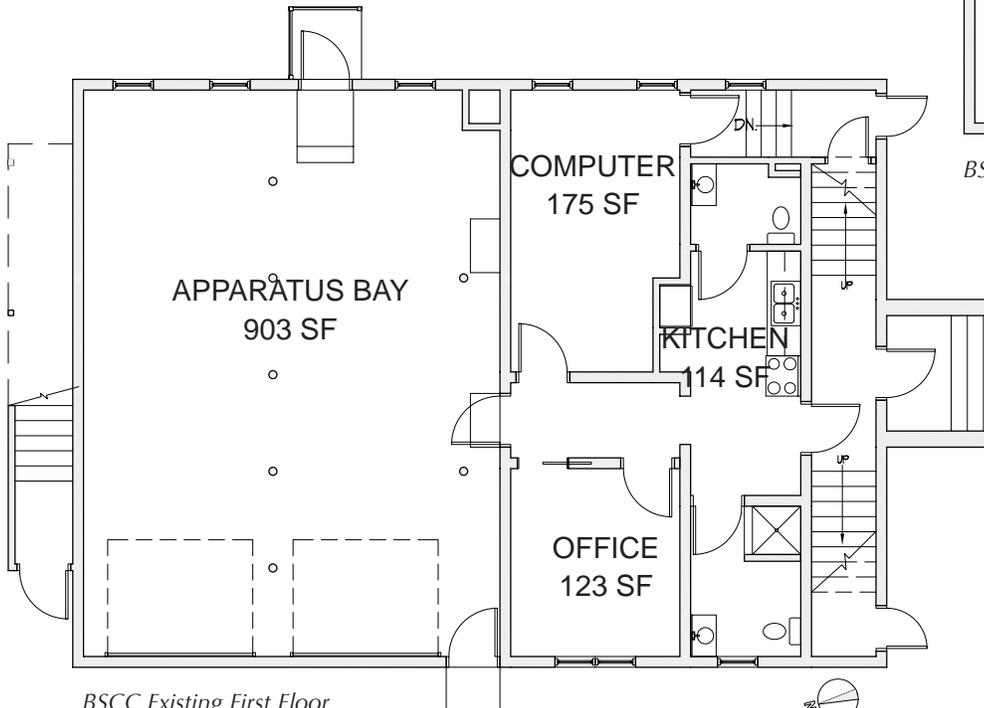
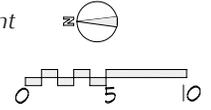




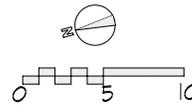
BSCC Existing Second Floor



BSCC Existing Basement



BSCC Existing First Floor





5.2 EXISTING CONDITIONS SUMMARY

Based on its current and proposed use, the Bay Spring Community Centers contains occupancy in use group A-3 per IBC 2006 303.1 and Assembly per NFPA 101 A.6.1.2.1 with incidental office space allowed per A.6.1.1.4.1.2.

The existing building appears to be classified as Construction Type VAV (111), and consists of wood frame with steel columns, concrete foundation wall, heavy timber floor and roof framing, and an asphalt shingle roof with a wood framed cupola. IBC 2006 Table 503 allows for 2 stories (50') and 11,500 sf area for Type VA construction. As this building is not sprinklered and is two-stories, all structural and bearing elements including walls, floor and roof construction need to have a 1 hour fire rating. The load bearing walls on the second floor have been treated with intumescent paint. The existing plastered walls on the first floor also meet the required rating however the paneled walls in the office and computer rooms are unknown. The proposed renovated first floor office area load bearing walls, corridors and ceiling will need to 1 hour rated.

Egress and Accessibility:

According to SRC-1 602.1.2 Number of means of egress: Every story utilized for human occupancy on which there is a rehabilitation work area shall be provided with the minimum number of means of egress required by NFPA 101, Life Safety Code, for existing occupancies. The existing building egress meets this requirement., however neither the first nor second floors are universally accessible.

Exterior Envelope/Structure:

Presently, the exterior of the Center is being re-painted which will help extend the life of the building. Additional items related to health and safety of the building that should be assessed further include the bowing of the exterior walls, the condition of the roof and cupola, the state of the chimney, and the potential need for foundation re-pointing.

Plumbing Fixtures:

Based on Table 2902.1 of the IBC 2006 for A-3 Occupancy, 1 water closet is required per 125 males and 1 per 65 females; 1 lavatory is required per 200 males and females; 1 drinking fountain is required per 500 users; and 1 service sink is required. Based on an occupancy load of 289, the maximum building occupancy amounts to 145 males and 145 females, which requires 2 male water closets (50% urinals allowed), 3 female water closets, 2 lavatories, 1 drinking fountain, and 1 service sink. Per IBC 2006 2909.2, separate facilities are required and per IBC 2006 1109.2, the toilet rooms shall be accessible. Additionally, according to SRC-1 405.0 Water Conservation: When any water closet, urinal, lavatory faucet, kitchen faucet or shower head is replaced, the replacement fixture shall comply with the water conservation requirements specified in Table 604.4 of the International Plumbing Code, 2000. Further improvements include (See Appendix 2, Existing Conditions Summary):

- Removal of exiting first floor drains in apparatus bay
- Upgrade of ¾" water line & meter if required with new fixture quantity
- Removal and replacement of oil fired water heater with consideration to changing to gas,
- Installation of RPZ type backflow preventer at water service entrance & makeup water connection at heating plant.



Barrington Community Facility Study - Bay Spring Community Center 33700.00

Additional upgrades that should be implemented include:

- Removal and replacement of existing Boiler. Installation of new boiler with proper combustion air source.
- Provide chemical treatment of new system to reduce corrosion.
- Removal and replacement of all piping to allow for proper zoning.
- Removal of existing radiators.
- Provide new energy conserving control system.

Fire Alarm/Electrical Upgrades:

The electrical system needs to be upgraded to meet code requirements per NFPA 70 and the Fire Alarm system is a non-compliant municipal system that needs to be made compliant with a Class A panel (See Appendix 2, Existing Conditions Summary). The elevator will require 3-Phase power, which could be installed during the Phase II work. Required electrical and fire alarm upgrades include:

- Replace existing panels in their entirety.
- Replace existing fire alarm system with an addressable type.
- Provide heat and smoke detectors above suspended ceilings as required by RIUFC and on exposed beams per NFPA 72.
- Replace existing horns and strobes with ADA compliant devices. Provide strobes in new toilet rooms.
- Replace existing single action pull stations with dual action pull stations.
- Provide a knox box on the outside of the building at the entrance closest to the FACP.
- Replace lighting in entirety with energy efficient type. Add (2) fluorescent type fixtures to the stairwells.
- Replace Emergency Lighting System in its entirety. Provide emergency battery units with integral light heads, outdoor dual head remote emergency light heads at each egress, and exit signs with battery backup.
- Replace NM type cabling above suspended ceilings with new MC type cabling.
- Provide grounded type receptacles in the kitchen. Replace switches with new switches and occupancy sensors as required by the Energy Code. Provide a timeclock to control exterior lighting.

Fire Protection Upgrades:

Depending on the final floor plan configuration and space use, an assembly occupancy of over 300 would require the installation of a new automatic fire protection system as required by code to serve each floor (see Appendix 2 - Fire Code Survey). This would also require a new fire water service tap from the main water line. The addition of an automated sprinkler system would reduce the 1-HR rating requirements identified previously. Proposed floor plan renovations result in an occupancy load of just under 300.

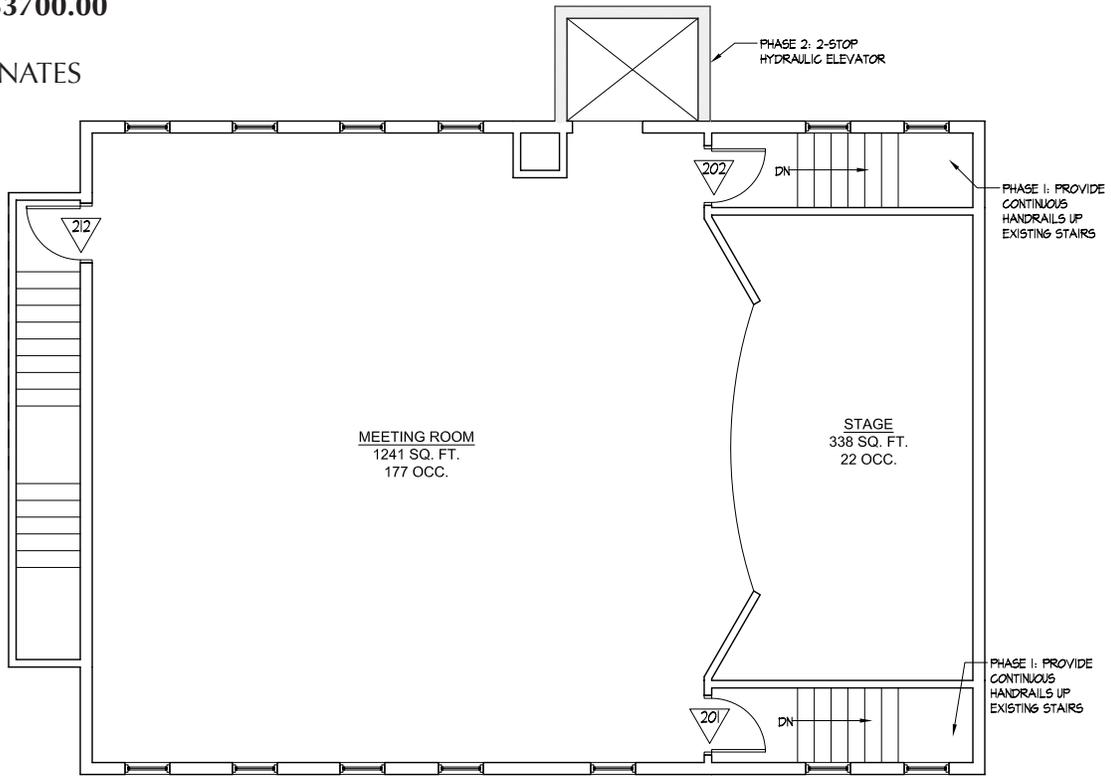
Parking:

Currently there is room to park two vehicles in front of the apparatus bays off of Narragansett Avenue, which could be designated as accessible parking. Additional parking (8-9 spaces) could be created on the east side of the playground, which would require relocating or removing a couple of the existing play structures, minor excavation and potentially a small retaining wall. This work is presently being studied further. Also, additional parking is available at the nearby Atria Bay Spring Village.

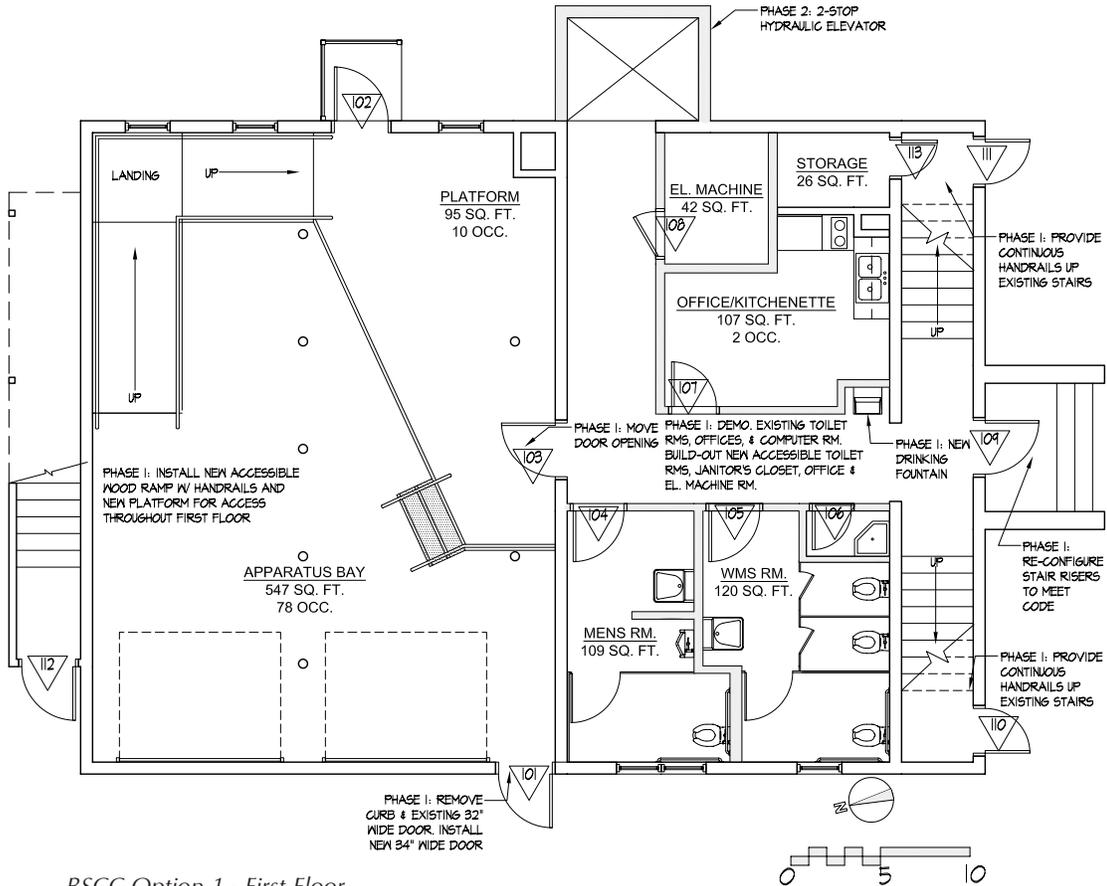


Barrington Community Facility Study - Bay Spring Community Center
33700.00

5.3 ALTERNATES



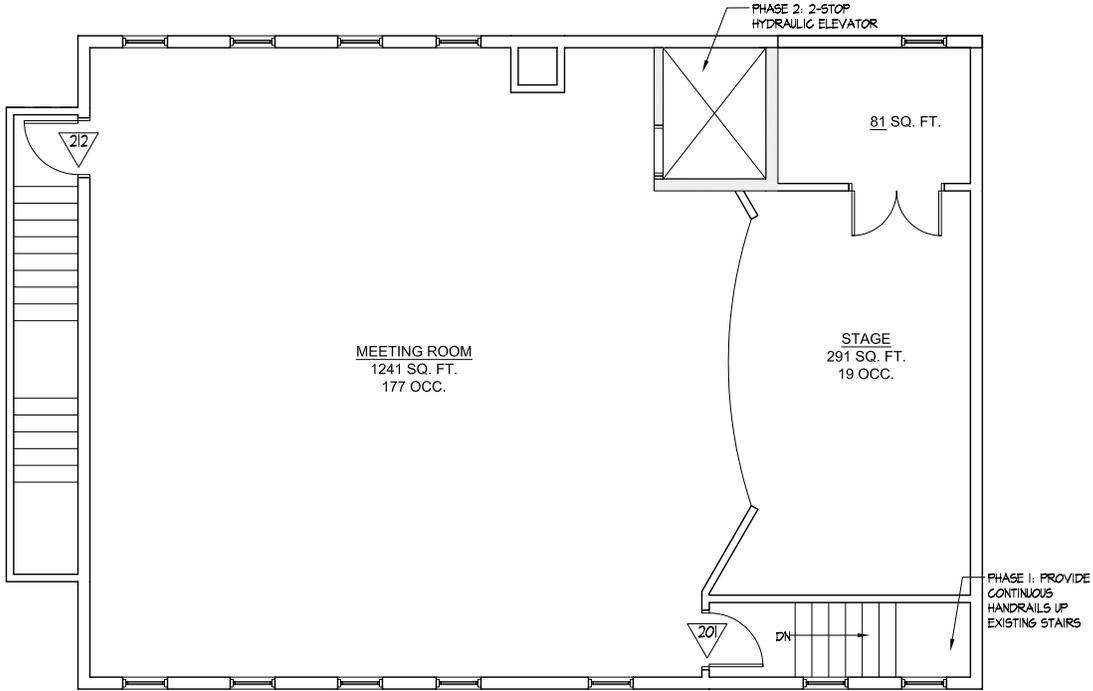
BSCC Option 1 - Second Floor



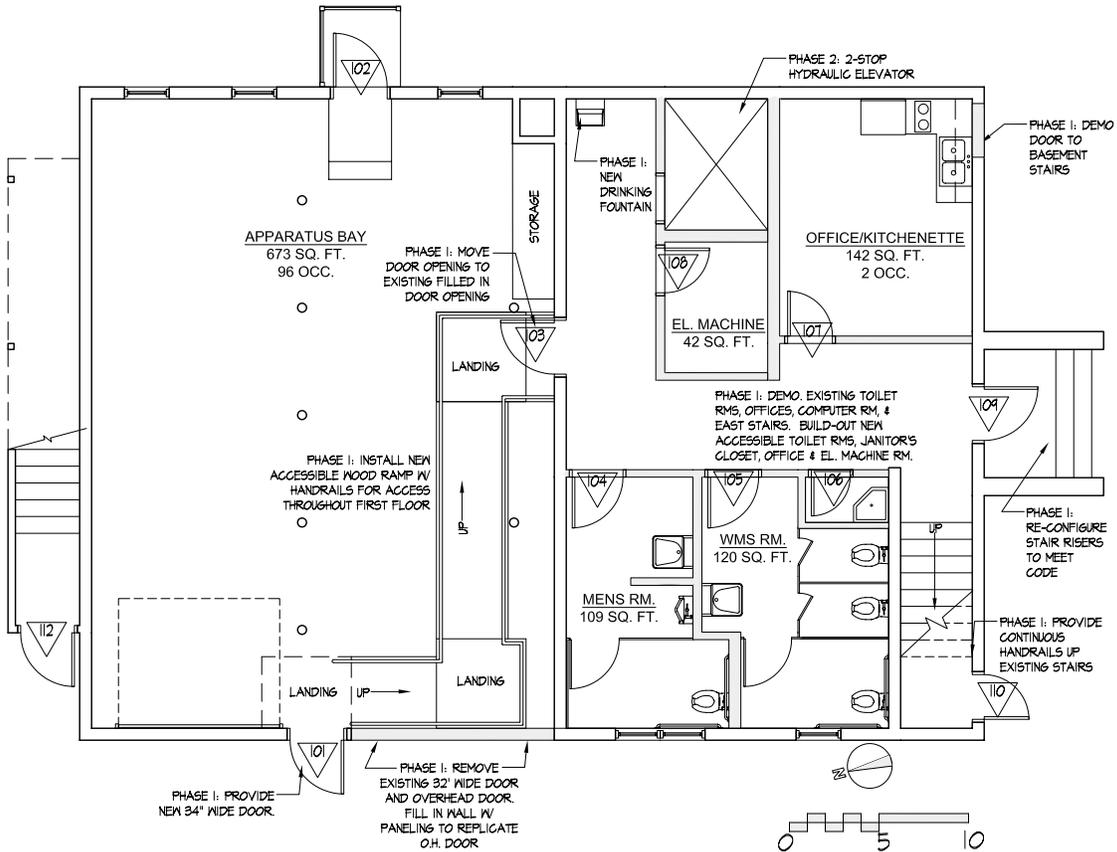
BSCC Option 1 - First Floor



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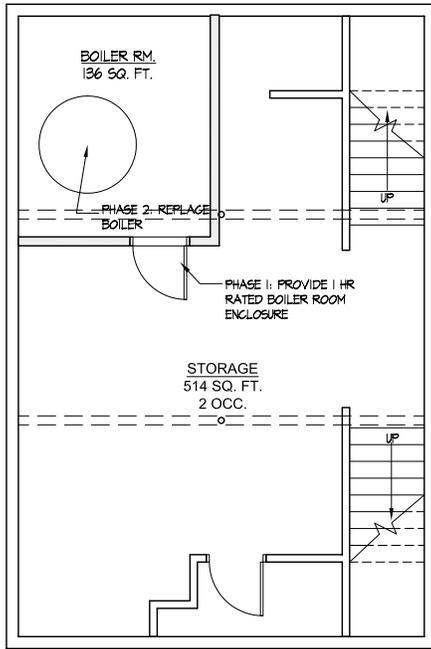
BSCC Option 3 - Second Floor



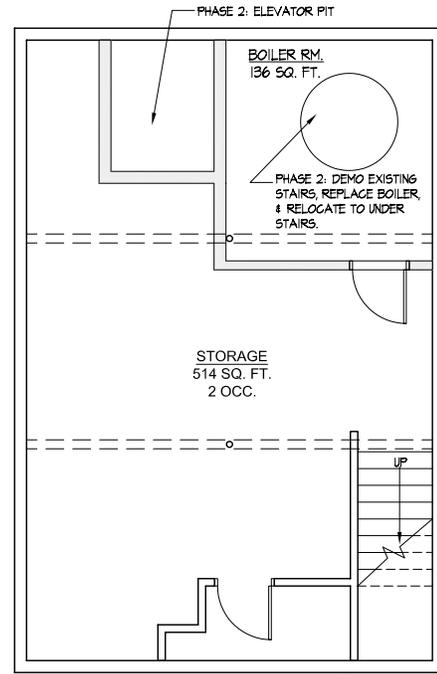
BSCC Option 3 - First Floor



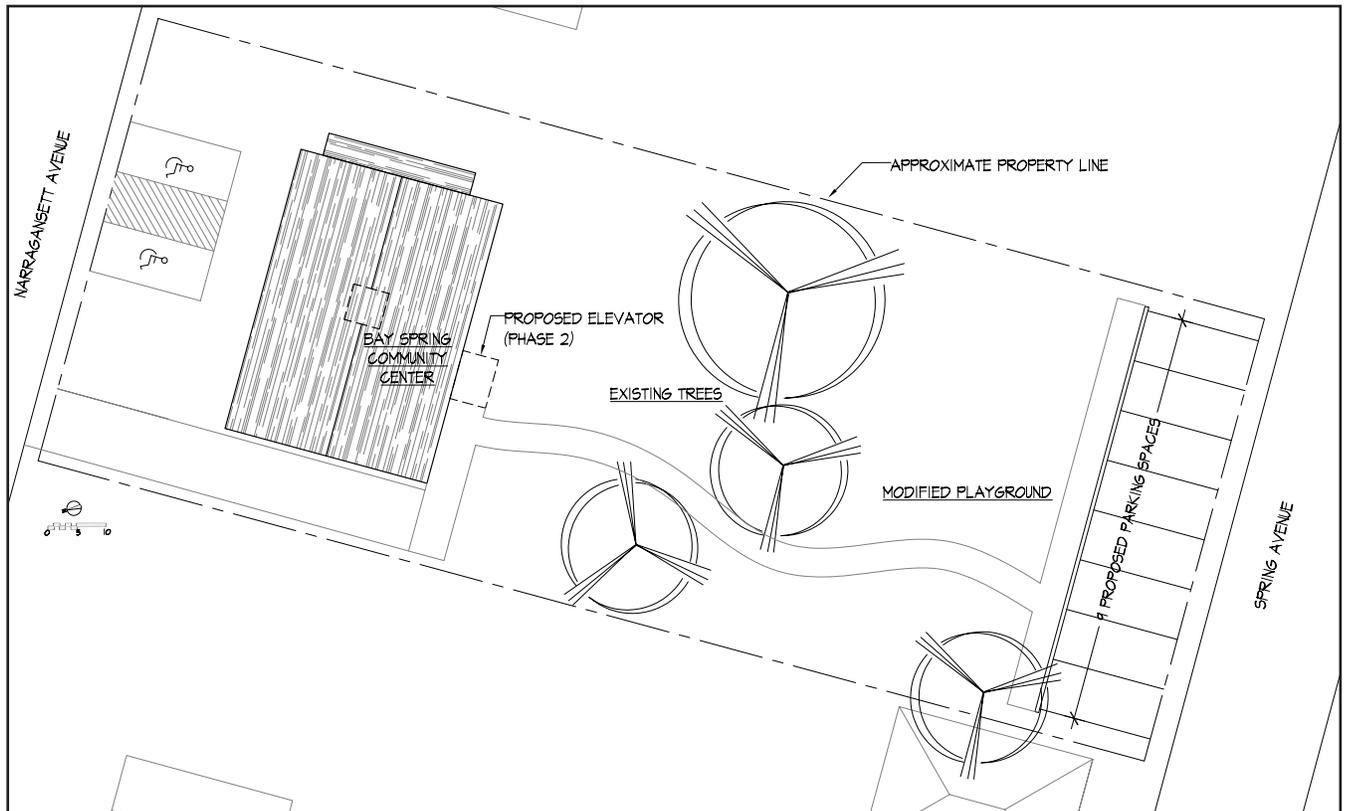
Barrington Community Facility Study - Bay Spring Community Center
33700.00



BSCC Options 1 & 2 - Basement



BSCC Option 3 - Basement



BSCC Site Improvements Option



5.3 ALTERNATES (Cont.)

Floor Plan Options

Improvements to the BSCC are proposed in two phases. Phase I includes providing the required life safety and plumbing fixture upgrades and providing access throughout the first floor. Phase II includes the addition of an elevator to provide access to the second floor and replacement of the boiler system. Each of the three renovations options propose providing accessible toilet rooms along the west wall on the first floor. Option 1 shows the addition of a ramp and platform (to be used for performance) in the Apparatus Bay to provide universal access through out the first floor. Options 2 and 3 show a smaller more direct ramp in the Apparatus Bay. This allows for more contiguous space lacks the platform element. Options 1 & 2 show the addition of the phase II elevator located on the outside of the building, while Option 3 shows it on the inside which affects the configuration of the basement and removes one of the stairs to the second floor. This elevator configuration would also work with the ramp configuration proposed in Option 1.

Site Improvement Option

As parking is very limited at the site, the Design Team proposes taking a small area away from the playground, relocating disturbed play structures, and adding potentially up to 9 parking spaces. A small retaining wall might be required due to the grade change and an accessible path could link the parking to the Center. Additional parking could be available at the neighboring Atria.

5.4 RECOMMENDATIONS & COSTS

The Bays Spring Community Center is a viable resource for the community. If it becomes operable, the facility would help relieve space demands on the Peck Center and will engage residents in an area removed from the center of Town. The Town should continue to make efforts to achieve the appropriate upgrades to allow the use of the building. The services of a design/build professional should be engaged to begin Phase I work and to further develop a floor plan scheme with the BSCC Board and the Town.

Costs associated with phase I work are estimated at \$119,663 (See Appendix 3 - Cost Estimates). Phase II improvements including the installation of a new elevator and boiler are estimated at \$177,600. Site Improvements will incur additional costs as will the installation of an automatic sprinkler system should it be required.



SECTION 6 - RECOMMENDATIONS/NEXT STEPS

SECTION 6.1 - NARRATIVE

At this time, the Design Team in conjunction with the Steering Committee recommend constructing a new 17,000-18,000 sf Community Center Facility on the Town Land adjacent to the YMCA. While there is some expansion potential at the Peck Center, site restraints, existing building character, and proximal neighbors constrain the potential of new program space. A new facility adjacent to the YMCA would allow for the potential of a public/private partnership, efficiency of space and funding, and collaboration between existing recreation and education focused programs including the Recreation Department, the Community School, and the YMCA. Additionally, a new facility at the YMCA site would more fully engage Veteran's Memorial Park and utilize existing connectivity via the East Bay Bike Path.

The construction of a new Community Center would allow for the removal of the Senior Center program and Recreation Department office from the Peck Center. Option 1 of the Peck Center Floor Plan Alternates (See Section 4) is the preferred option and should be developed further. Additionally, efforts should be made to improve pedestrian access around the Peck Center and the Town Hall campus. Accessible walk-ways should be provided along the east and west sides of the Center as indicated on the Peck Center Site Overview.

If the construction of a new facility is not feasible in the near future, there are a number of items that need to be addressed as soon as possible in order to maintain the quality of services provided at the Peck Center. These items include:

- Repair and renovation of the Children's Library
- Repair and renovation of the second floor bathrooms
- Provision of universally accessible routes throughout the ground floor area occupied by Tap-In
- Update the finishes in the Senior Center
- Provide an operable dehumidification unit for the Barrington Preservation Society
- Improve pedestrian accessibility throughout the site.
- Assess building envelope and repair areas that allow water penetration currently affecting the ground floor
- Change out existing light fixtures to energy saving fixtures.

SECTION 6.2- ASSOCIATED COSTS

A new 17,000 sf Community Center is estimated to include a project cost of ~ \$5,200,000. The maximum program proposed (33,176 sf) would cost approximately \$10,000,000 whereas the minimal program considered (15,984 sf) calculates to \$4,000,000. These costs are based on a factor of \$300/sf and include design and construction costs as well as site works.

In order to get a more accurate cost estimate, further efforts need to be made to achieve a thorough site survey and to define the performance and character of the building. This number would be affected by specific site conditions, sustainable and energy saving goals (which may lead to a higher up-front cost), and economic conditions.

Costs associated with the renovation of the Peck Center (Option 1) are estimated at \$1,013,300 (see Appendix 3 - Cost Estimates). This estimate includes floor plan renovations, HVAC equipment for the BPS, replacement of existing lighting with energy saving fixtures per the recommendation of National Grid, new furnishings for the Children's Library, and site improvements to increase pedestrian accessibility. A project contingency of 12% is included to represent design fees.



Barrington Community Facility Study - Recommendation 33700.00

SECTION 6.3 - NEXT STEPS

In order to move forward with the recommendation or any of the alternates proposed in this study the following steps should be pursued:

1. Present to the Town Council to achieve support for further development and exploration
2. Expand the Steering Committee to include Key Stakeholders and others motivated to make it happen
3. Begin discussions with the Bayside Family YMCA to consider the potential of a Public/Private Partnership
4. Consider further collaboration efforts and potential between the Recreation Department and Community School
5. Consider Funding Sources and Fund-raising Opportunities
6. Engage consultants to further assess site and building design relative to available funds and partnership opportunities



APPENDIX

APPENDIX 1

Future Search Feedback Form Summary

Page 1 - 2

Main Concerns

1

Ten Year Vision

2

Recommended Committees

2

GRAHAM/MEUS

Barrington Future Search: *Feedback Form Summary*

Main Concerns:

- Facilitating meeting & socializing w/ neighbors (multigenerational interaction)
- Central meeting spaces
- Provide more opportunities for community activities
- Lack of connectivity, lack of participation, disjointed, increased divisiveness.
- Lack of Community
- Specific (multiple) groups with separate needs, integration among groups. Avoid duplication of services.
- Better facilities
- Leverage what we have – smart consumers
- Communication (between generations, schools, libraries, museums)
- Attitude of Entitlement
- Improving access- pedestrian, bike paths, improving Town walk-ability
- Conservation, open space, green space
- Healthy environment for children – transportation, natural environment, role models
- High quality schools
- Disenfranchised youth
- Kids need a place of their own
- Bring youth voice into the planning process – engage
- Barrington continue to be a great place for families and lifetime home to residents
- Growing senior population and impact on taxes
- Better services for seniors
- Keep Town Center vibrant, businesses contributing funds and taxes
- Library w/ less (resources?)- maintaining high quality library
- Multi-generational access to library. Children’s literacy.
- Enhance BPS museum
- Where funding comes from?
- How to prioritize?

GRAHAM/MEUS

- Improved Public Transportation (rail-pod.com)(town trolleys)
- Improved and expanded bike paths
- Better and cleaner nature trails
- Terraces with benches on the south side of Town Hall to ease walking up the hill
- Green
- Aesthetically pleasing structures
- Community Center attraction: centrally located, multi-generational (adjacent to YMCA & Veterans Park?) (at Maple Ave?) (at 210N?) (Police Cove?)
 - Meeting spaces
 - Water Activities
 - Performance Space
 - Café/Ice cream
 - Games
- Neighborhood Community Center outposts or gathering areas
- Teen Space
- Youth Center at Maple Ave or 210N.
- Peck Center Re-hab. Town Feel exemplified by Peck Center
- Expanded Library
- School administration moves out of Town Hall, BPS moves to Town Hall, TAP-IN expands
- Cozy Senior Center
- Improved recreation facilities
- Bay Spring Community Center developed
- Coordinating Center
- Improved Schools

Recommended Committees:

Town Wide Community Action Groups

Community Center

Peck Center Re-Hab

Police Cove Multi-Generational Community Center

Future Use of Beeton Court @ 210N/Town Facilities

Youth Center

Transportation

Political Action Group

Multi-Generational Community Service



APPENDIX

APPENDIX 2

Bay Spring Community Center Existing Conditions	Page 1 - 27
Existing Conditions Summary	1-13*
Fire Code Safety Survey	1-7

*pages 8 & 9 blank, not included.

**Bay Spring Community Center
Barrington, Rhode Island
Existing Conditions Summary**

a.	SUMMARY			
	Bay Spring Community Center			
	Address:			
	170 Narragansett Avenue Barrington, Rhode Island			
	Date of Construction	1910		
	Last Renovation	Unknown		
	Current Use	Community Center		
		-		
	Use and Occupancy Classification	A-3 Assembly per 2006 International Building Code		
		-		
	Construction Classification	-		
	Number of Floors	3		
	Building Area	Basement	864.00	
		Ground Level	1843.00	
		Second Floor	1843.00	
		Total:	4550.00	
	Occupancy, (people)	300		
b.	CONTACTS:			
	Director:	Patty Hopkinson		

**Bay Spring Community Center
Barrington, Rhode Island
Existing Conditions Summary**

BUILDING SYSTEMS DESCRIPTION:				
			S = Satisfactory U = Unsatisfactory F = Failure	
Component	Description	Condition	Recommendation	
Public Utilities:				
Water Authority	Barrington Water Department	n/a	Water service appears to be 3/4" in size.	
Sewer Authority	Barrington Sewer Department	n/a	n/a	
Heating Fuel	Heating systems are fueled with #2 fuel oil. Vendor is Brennan Oil Company of North Providence, RI	S	Oil is stored within a single 275 gallon tank within the basement. Distribution piping is soft copper, installed along the basement floor. Piping at the floor is covered with concrete parging.	
Process Waste	There are no process type waste disposal systems.	n/a	n/a	
Electric Service	The electric service originates from an electric utility pole mounted transformer on Narragansett Avenue. Overhead wiring runs to a building mounted weatherhead, down to a locked cabinet which appears to house the meter and to the main panel in the basement.	U	The existing electric service will not likely support the renovation which includes plans for a new elevator. A new overhead or in ground electric service via conduit depending on Owner preference shall be provided.	
Plumbing:				
Water Closets, General	Water closets are floor mounted, tank type.	U	Fixtures should be replaced with water conserving type as part of building upgrade. Minimum facilities per ADA Standards will be Required.	
Water Closets, Minimum Facilities Required	Minimum Fixtures Required per International Plumbing Code based upon building population:	U	Male = 2 Female = 3	

**Bay Spring Community Center
Barrington, Rhode Island
Existing Conditions Summary**

BUILDING SYSTEMS DESCRIPTION:				
			S = Satisfactory U = Unsatisfactory F = Failure	
Component	Description	Condition	Recommendation	
Fixture Quantity, Water Closets, Public, Female	Basement = 0	S	Public fixtures will not be required at the second floor or basement levels providing that elevator access is provided to fixtures at the ground floor.	
	First Floor = 1	U		
	Second Floor = 0	U		
Fixture Quantity, Water Closets, Public, Male	Basement = 0	S	Public fixtures will not be required at the second floor or basement levels providing that elevator access is provided to fixtures at the ground floor.	
	First Floor = 1	U		
	Second Floor = 0	U		
Fixture Quantity, Water Closets, Private, Unisex	None provided	n/a		
Urinals, General	None exist.	U	Urinals can be substituted for	
Urinals, Minimum Facilities Required	Minimum Fixtures Required per International Plumbing Code based upon building population:	n/a	Can be substituted for up to 67% of water closets provided for male use.	
Fixture Quantity, Urinals, Public, Male	Basement = 0	n/a		
	First Floor = 0	n/a		
	Second Floor = 0	n/a		
Lavatories, Minimum Facilities Required	Minimum Fixtures Required per International Plumbing Code based upon building population:	U	Male = 2 Female = 2	
Fixture Quantity, Lavatories, Public, Female	Basement = 0	S	Public fixtures will not be required at the second floor or basement levels providing that elevator access is provided to fixtures at the ground floor.	
	First Floor = 1	U		
	Second Floor = 0	U		
Fixture Quantity, Lavatories, Public, Male	Basement = 0	S	Public fixtures will not be required at the second floor or basement levels providing that elevator access is provided to fixtures at the ground floor.	
	First Floor = 1	U		

**Bay Spring Community Center
Barrington, Rhode Island
Existing Conditions Summary**

BUILDING SYSTEMS DESCRIPTION:				
			S = Satisfactory U = Unsatisfactory F = Failure	
Component	Description	Condition	Recommendation	
	Second Floor = 0	U		
Fixture Quantity, Lavatories, Private, Unisex	None provided	n/a		
Drinking Fountains, General	The facility is not provided with drinking fountains	U	Installation of a drinking fountain will be required as part of building upgrade.	
Drinking Fountain, Minimum Facilities Required	Minimum Fixtures Required per International Plumbing Code based upon building population:	U	Fixtures Required = 1	
Fixture Quantity, Drinking Fountains	Basement = 0	U	Public fixtures will not be required at the second floor or basement levels providing that elevator access is provided to fixtures at the ground floor.	
	First Floor = 0	U		
	Second Floor = 0	U		
Janitor's Sinks, General	The facility is not provided with a janitor's sink.	U	Installation of a janitor's sink will be required as part of building upgrade.	
Janitor's Sink, Minimum Facilities Required	Minimum Fixtures Required per International Plumbing Code based upon building population:	U	Fixtures Required = 1	
Fixture Quantity, Janitor's Sinks	Basement = 0	U		
	First Floor = 0	U		
	Second Floor = 0	U		
Classroom Sinks, Work Sinks, General	None Provided	n/a	Classroom or work sinks are not required by code.	
Kitchen Sinks, General	Sink at first floor kitchen is not fit with a water conserving faucet. If public food service is required, grease trap and separate hand sink will be required.	U	Fixture will require removal and replacement as part of upgrade.	
Fixture Quantity, Kitchen Sinks	Basement = 0	n/a		
	First Floor = 1	U		
	Second Floor = 0	n/a		

**Bay Spring Community Center
Barrington, Rhode Island
Existing Conditions Summary**

BUILDING SYSTEMS DESCRIPTION:				
				S = Satisfactory U = Unsatisfactory F = Failure
Component	Description	Condition	Recommendation	
Floor Drains, General	Floor drains are provided within former apparatus bay. Drains do not appear to be fit with automatic trap primers.	U	Drains should be removed if not required to prevent sewer gas from entering the building in the event of loss of trap seal.	
Fixture Quantity, Floor Drains	Basement = 0	S	The installation of a floor drain at the boiler room is recommended as a part of building upgrade.	
	First Floor = 2	U	Drains should be removed if not required to prevent sewer gas from entering the building in the event of loss of trap seal.	
	Second Floor = 0	n/a		
Piping, Sanitary Waste and Vent	Piping is service weight cast iron with bell and spigot joints and Sch 40 PVC	S		
Piping, Storm Drain	There are no internal storm drains	n/a		
Piping, Domestic Hot and Cold Water	Piping is Type L Copper with Soldered Joints. None of the piping is insulated	S	Much of the existing domestic water piping will require replacement and upgrade to suit installation of additional plumbing fixtures.	
Sewage Ejector	None Exists	n/a		
Domestic Water Service	Service size is 3/4". Metering is via one, 3/4" meter. Meter is located within the basement.	U	Review of domestic water demand posed by increase fixture quantity may yield revised meter sizing.	
Domestic Hot Water Generation	Domestic hot water is generated by an oil fired water heater, located within the basement mechanical room. Unit is of advanced age and appears to be in poor condition.	U	Unit will require replacement as a part of any building upgrade. Sizing and selection of any replacement unit must address demand from kitchen. Changing to gas as a fuel is recommended.	
Backflow Prevention Devices, Domestic Water Service	Backflow preventor is not in place at the building's water service entrance.	U	The installation of a RPZ type backflow preventor at the building's domestic water service may be required as a part of any building upgrade work.	

**Bay Spring Community Center
Barrington, Rhode Island
Existing Conditions Summary**

BUILDING SYSTEMS DESCRIPTION:				
				S = Satisfactory U = Unsatisfactory F = Failure
Component	Description	Condition	Recommendation	
Backflow Prevention Devices, Heating Plant, Makeup Water Connection	Backflow preventors are not in place at the makeup water connection to the heating plant.	U	A RPZ backflow preventor must be installed at the heating plant's makeup water connection as soon as possible.	
Fire Protection:				
Fire Protection, General	The facility is not fit with an automatic sprinkler system for fire protection	U	Refer to Fire Code Study for all recommendations relative to fire protection systems.	
HVAC				
Boiler/Furnace, General	Boiler is located at the basement level mechanical room. Unit is cast iron, low pressure steam type, oil fired. Unit may be original to the building construction and has been converted from coal firing.	U	Boiler is far past its normal serviceable life and should be replaced. Boiler insulation may contain asbestos.	
Boiler/Furnace, Manufacturer	Weil McLain	n/a		
Boiler/Furnace, Model	Model 5-S-31, Series D.	n/a		
Boiler/Furnace, Heating Capacity	Unknown	n/a		
Boiler/Furnace, Pressure Rating	15" Steam	n/a		
Boiler/Furnace, Fuel	#2 Fuel Oil	n/a		
Chemical Treatment	There is no evidence that the heating system has ever been treated chemically to reduce corrosion.	U	Any new system should be fit with the means to allow chemical treatment in order to extend system life	
Cooling Plant, Air Conditioning	The building is not provided with air conditioning	n/a		
Fuel Distribution	Fuel oil is transferred from the storage tank to the boiler and water heater via soft copper tubing.	S	Piping systems appear to be in good condition but will be replaced as a part of any boiler / water heater replacement.	
Piping, Steam Heating System	Piping is Sch 40 steel with screwed joints. Piping is arranged as a "one pipe" distribution system.	U	Piping system does not allow for zoning of system for thermostatic control. Piping will be removed and replaced as a part of any heating system replacement.	

**Bay Spring Community Center
Barrington, Rhode Island
Existing Conditions Summary**

BUILDING SYSTEMS DESCRIPTION:				
				S = Satisfactory U = Unsatisfactory F = Failure
Component	Description	Condition	Recommendation	
Terminal Heating Systems, General	Various spaces are fit with cast iron radiators. Radiators are not provided at all spaces.	U	While the radiators are in good condition they will not be suitable for application as a part of a replacement heating system. The units should be salvaged and sold.	
Terminal Air Conditioning Systems	None exist.	n/a		
Ventilation Systems, General	No system for central ventilation exists within the building.	S	Quantity of operable sash for general ventilation may be sufficient to meet current code standards for "natural ventilation".	
Ductwork Distribution Systems, Classroom Buildings	None exists.	n/a		
Combustion Air Ventilation	None exists.	U	Combustion air is required to serve the boiler room. At present combustion air is drawn from the surrounding basement space in an unsatisfactory manner.	
Kitchen Ventilation System	None exists.	U	Should the kitchen be reconfigured to suit use for service of meals to the public, a code compliant kitchen hood ventilation system may be required.	
Specialized Ventilation Systems	None exist	n/a		
Control System	Control of the heating system is provided by a single, low voltage electric thermostat.	U	System is not configured to allow set back and/or occupied/unoccupied energy conserving sequences.	
Systems Maintenance, General	At present, all mechanical systems appear to be operational. It was noted that the space heating and domestic hot water generation systems are maintained by Brennan Oil Company of North Providence, RI. Telephone 353-4210.	S	While systems are currently maintained, all are operating well past their normal serviceable lives. System replacement will soon be required.	

**Bay Spring Community Center
Barrington, Rhode Island
Existing Conditions Summary**

BUILDING SYSTEMS DESCRIPTION:				
			S = Satisfactory U = Unsatisfactory F = Failure	
Component	Description	Condition	Recommendation	
ELECTRICAL				
Panels	The main panel as manufactured by Federal Pacific is located in the basement and is rated at 120/240 volt, 200 amps, single phase, 3 wire, with a 150 amp main circuit breaker. Panel circuits are protected by fuses. The main panel also subfeeds panels in the Apparatus Bay and the Stage as manufactured by G.E. and Federal Pacific respectively.	U	The existing panels in the building are at the end of their life expectancy, therefore they should be replaced in their entirety.	
Emergency Power	The building does not have a generator.	N/A	No recommendation.	

**Bay Spring Community Center
Barrington, Rhode Island
Existing Conditions Summary**

BUILDING SYSTEMS DESCRIPTION:			
			S = Satisfactory U = Unsatisfactory F = Failure
Component	Description	Condition	Recommendation
Fire Alarm System	The 5 zone, conventional type fire alarm control panel (FACP), as manufactured by ESL, series 1500, is located in the Apparatus Bay. The radio master box #1720 located next to the FACP and the antenna mounted on the outside of the building communicates with the fire department. Most areas of the building are protected by heat detectors, although proper coverage is lacking in areas such as the basement, Apparatus Bay, and the Meeting Room. Smoke detectors are located at the top of the stair leading into the Meeting Room and at the top of the enclosed stair. Single action pull stations are located by some, but not all egress doors. Horn/light units are located in the basement, Apparatus Bay, first floor corridor, and the Meeting Room.	U	The existing fire alarm system is deficient in many areas, therefore it should be replaced in its entirety. The existing fire alarm control panel (FACP) will not support the renovation, therefore it should be replaced with an addressable type. Heat and smoke detectors shall be provided as required including heat detectors above suspended ceilings, where a dimension of more than 24 inches exists as per the Rhode Island Uniform Fire Code (RIUFC). Where beams are exposed, detector spacing may be affected as per NFPA 72. The existing horn/lights are not ADA compliant, therefore horn/strobes as required by the RIUFC shall be provided. Dual action pull stations shall be provided where required since existing single action pull stations are not acceptable per the RIUFC. Strobes shall be provided in all toilet rooms. A knock box shall be provided on the outside of the building at the entrance closest to the FACP. The existing radio master box and antenna could be reused if a municipally connected system is required depending on use group and other criteria.
Telephone System	The telephone service originates from the same electric utility pole as the electric service. Overhead wiring runs to outside of the building and down to the telephone terminal board (TTB) located in the basement. The TTB supports a limited quantity of telephone outlets in the building.	U	A telephone service can be provided entering the side of the building for aesthetics in lieu of current service which enters the building from the front. Telephone outlets shall be provided as dictated by the Owner.

**Bay Spring Community Center
Barrington, Rhode Island
Existing Conditions Summary**

BUILDING SYSTEMS DESCRIPTION:				
				S = Satisfactory U = Unsatisfactory F = Failure
Component	Description	Condition	Recommendation	
CATV System	The building does not appear to have a CATV service.	N/A	A CATV service and outlets can be provided if requested by the Owner.	
Security System	The building does not appear to have a security system.	N/A	A security system can be provided if requested by the Owner.	
Lighting	The interior lighting includes porcelain sockets with incandescent lamps, 2'X4' prismatic lens troffers with T12 lamps, paddle fans with incandescent lamps, and various glass globe light fixtures with incandescent lamps. Lighting in some areas is deficient including in the stairs. Dual and single head floodlights with PAR lamps provide exterior lighting.	U	The lighting should be replaced in its entirety with energy efficient type.	

**Bay Spring Community Center
Barrington, Rhode Island
Existing Conditions Summary**

BUILDING SYSTEMS DESCRIPTION:				
				S = Satisfactory U = Unsatisfactory F = Failure
	Component	Description	Condition	Recommendation
	Emergency Lighting	Emergency battery units (EBU) with integral light heads and exit signs without batteries provide emergency lighting. Defficiencies include EBU's in the basement hanging by their wiring, inadequate EBU coverage including in the Meeting Room, corridor to the basement stairs, and the stairs, and lack of emergency remote light heads (single head) outside of building egress doors. EBU's were randomly tested and some did not function under battery conditions. Exit signs in many cases are not functioning.	U	The emergency lighting system (emergency battery units and the exit signs) is defficient in many areas, therefore it should be replaced in its entirety. Emergency battery units (EBU) with inegral light heads shall be provided as per the Life Safety Code (LSC). Dual head remote emergency light heads shall be provided outside of all egress doors as required by the LSC and the National Electric Code. Exit signs with battery backup shall be provided as per the LSC.
	Wiring	The electric service feeder is made up of wiring in PVC conduit. Branch circuit wiring is mostly type NM (romex) cabling with a limited amount of RH type.	U	The National Electric Code (NEC) does not permit type NM cabling above suspended ceilings as currently exists. The wiring should be replaced with new MC type cabling to suit the use group and feed devices and equipment as dictated by the NEC and the renovation.

**Bay Spring Community Center
Barrington, Rhode Island
Existing Conditions Summary**

BUILDING SYSTEMS DESCRIPTION:			
			S = Satisfactory U = Unsatisfactory F = Failure
Component	Description	Condition	Recommendation
General	Grounded receptacles are located throughout the building. Receptacles in the kitchen are not GFI type. Single pole and three way light switches control light fixtures. The timeclock, located near the main panel controls exterior lighting.	U	Grounded type receptacles should be provided including GFI type in kitchens as dictated by the National Electric Code and the renovation. Switches and occupancy sensors should be provided to control lighting as dictated by the Energy Code. A timeclock shall be provided to control exterior lighting.

Bay Spring Community Center
Barrington, Rhode Island
Fire Code Survey

FIRE CODE SURVEY: SUMMARY DATA SHEET:								
BUILDING NAME:		Bay Spring Community Center						
Construction Type, General:		Wood Frame						
Building Usage / Classification:		A-3		Assembly	2006 International Building Code			
Classification of Occupancy:		New / Existing		Code References NFPA 101 Life Safety Code, 2003 Edition		Rhode Island Fire Laws and Rules, 2004-2005 Edition		
	Assembly		Existing	Chapter 13		Chapter 13		
	Educational		Existing	Chapter 15		Chapter 15		
	Day Care		Existing	Chapter 17		Chapter 17		
	Business		Existing	Chapter 39		Chapter 39		
Means of Egress:		Current Condition		Chapter 7		No Amendment		Comments
	Mechanical Room Access Via Means of Egress		Boiler Room Access is not direct to egress passage.	7.1.3.2.1 (5)		No Amendment	No violations noted.	
	Penetrations Into Stairwell Enclosures		No violations noted.	7.1.3.2.1 (6)		No Amendment	No violations noted.	
	Stairwell Ventilation for Smoke Control		N/A	7.2.3.8, 7.2.3.9		No Amendment		

**Bay Spring Community Center
Barrington, Rhode Island
Fire Code Survey**

Features of Fire Protection:							
	Current Condition	Chapter 8	No Amendment	Comments			
Firestopping	No openings or penetrations are fire stopped	8.3.5.1	No Amendment	All existing and any new piping and/or ductwork penetrations of floor and wall surfaces will require fire stopping			
Duct Penetration of Smoke Partitions	Floor penetrations are not smoke tight	8.5.4	No Amendment	All existing and any new piping and/or ductwork penetrations of floor and wall surfaces must be made smoke tight.			
Vertical Openings for Mechanical Systems	No violations noted.	8.6.5, NFPA-90a 5.3	No Amendment	Existing floor assemblies have no fire rating			
EXISTING OCCUPANCY TYPES:							
The following guidance is provided in the case that this "Existing" building is to maintain service for any one of the following "existing" uses.							
Existing Assembly Occupancies:							
	Current Condition	Chapter 13	Chapter 13	Comments			
Protection From Hazards, Mechanical Room Location and Rating	Mechanical room does not abut egress stair, does not contain high pressure systems	13.3.2	No Amendment	No violations noted.			
Cooking Equipment	Existing cooking facilities at ground floor level are not in conformance with NFPA 96	13.3.2.2	No Amendment	If meals for public are prepared, upgrades may require installation of kitchen hood and exhaust fan with code compliant equipment complete with automatic extinguishing systems. Provide fuel shut down for cooking equipment.			
Extinguishing Requirements, Automatic Sprinklers	No sprinklers exist	13.3.5, 13.4.5.10	Amended, 13.3.5.1	Rhode Island Building Code will require the installation of a fire protection sprinkler system as building occupancy can exceed 300 persons and the fire area exists above the level of exit discharge. Article 903.2.1.3 International Building Code, 2003.			
Stage Ventilation	N/A	13.4.5.5	No Amendment	The facility has no legitimate stage			
Standpipes	N/A	13.4.5.12	No Amendment	The facility has no legitimate stage			
Projection Room Ventilation	N/A	13.4.6	No Amendment	The facility has no projection room			

**Bay Spring Community Center
Barrington, Rhode Island
Fire Code Survey**

Existing Educational Occupancies:		Current Condition	Chapter 15	Chapter 15	Comments
Protection From Hazards, Mechanical and Storage Room Location and Rating	Mechanical room at the basement level is not contained within rated construction	15.3.2	No Amendment	1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.	
Extinguishing Requirements, Automatic Sprinklers, Student Occupancy Below Level of Egress	N/A	15.3.5.1, 15.3.5.3 (exception)	No Amendment	Student occupancy will not be permitted at the basement level.	
Extinguishing Requirements, Automatic Sprinklers, No Student Occupancy Below Level of Egress	Building is not provided with sprinkler system.	15.3.5.2, 15.3.5.3 (exception)	No Amendment	1 hour separation to adjacent floor level must be provided. First floor assembly above basement has no fire rating.	
Extinguishing Requirements, Automatic Sprinklers, Existing Unprotected Floor Openings, Unenclosed Floor Openings	N/A	15.3.5.4	No Amendment	No unprotected, unenclosed floor openings exist	
Existing Daycare Occupancies:		Current Condition	Chapter 17	Chapter 17	Comments
Protection From Hazards, Mechanical and Storage Room Location and Rating	Mechanical room at the basement level is not contained within rated construction	17.3.2	No Amendment	1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.	
Protection From Hazards, Janitor's Closet Rating	No janitor's closets exist	17.3.2.2	No Amendment	No violations noted.	
Cooking Equipment	Existing cooking facilities at ground floor level are not in conformance with NFPA 96	17.3.2.3	No Amendment	If meals are prepared, upgrades may require installation of kitchen hood and exhaust fan with code compliant equipment complete with automatic extinguishing systems. Provide fuel shut down for cooking equipment.	
Extinguishing Requirements, Automatic Sprinklers, Existing Unprotected Floor Openings, Unenclosed Floor Openings	N/A	17.3.5.3	No Amendment	No unprotected, unenclosed floor openings exist	
Heating Equipment in Spaces Occupied by Clients Must Protect Clients from Hot Surfaces	Steam radiators are not fit with covers.	17.5.2.3	No Amendment	If daycare occupancy is pursued, existing radiators must be fit with covers.	

Existing Business Occupancies:		Current Condition	Chapter 39	Chapter 39	Comments
Protection of Vertical Openings	Stairwells are not separated from floor levels by rated construction. Building is not provided with a sprinkler system.	39.3.1	No Amendment	1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.	
Protection From Hazards, Mechanical and Storage Room Location and Rating	Building is not provided with sprinkler system. Boiler room rating unknown	39.3.2	No Amendment	1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.	
Extinguishing Requirements	N/A	39.3.5	Amended, 39.3.5.1	Building is not more than two stories in height above the basement level. Sprinkler protection is not required.	
NEW OCCUPANCY TYPES:					
The following guidance is provided in the case that this "Existing" building is converted for any one of the following "new" uses.					
New Educational Occupancies:		Current Condition	Chapter 14	Chapter 14	Comments
Protection From Hazards, Mechanical and Storage Room Location and Rating	Building is not provided with sprinkler system. Boiler room currently not assembled with fire rated construction	14.3.2	No Amendment	1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.	
Extinguishing Requirements, Automatic Sprinklers, Student Occupancy Below Level of Egress	Building is not provided with sprinkler system.	14.3.5.1	No Amendment	Sprinkler protection must be provided a all portions of the building below the level of exit discharge.	
Extinguishing Requirements, Automatic Sprinklers, Existing Unprotected Floor Openings, Unenclosed Floor Openings	N/A	14.3.5.4	No Amendment	No unprotected, unenclosed floor openings exist	

**Bay Spring Community Center
Barrington, Rhode Island
Fire Code Survey**

New Daycare Occupancies:		Current Condition	Chapter 16	Chapter 16	Comments
Protection From Hazards, Mechanical and Storage Room Location and Rating		Building is not provided with sprinkler system. Boiler room currently not assembled with fire rated construction	16.3.2	No Amendment	1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.
Protection From Hazards, Janitor's Closet Rating		None exist	16.3.2.2	No Amendment	1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.
Cooking Equipment		Existing cooking facilities at ground floor level are not in conformance with NFPA 96	17.3.2.3	No Amendment	If meals are prepared, upgrades may require installation of kitchen hood and exhaust fan with code compliant equipment complete with automatic extinguishing systems. Provide fuel shut down for cooking equipment.
Extinguishing Requirements, Automatic Sprinklers, Existing Unprotected Floor Openings, Unenclosed Floor Openings		N/A	16.3.5.3	No Amendment	No unprotected, unenclosed floor openings exist
Heating Equipment in Spaces Occupied by Clients Must Protect Clients from Hot Surfaces		Steam radiators are not fit with covers.	17.5.2.3	No Amendment	If daycare occupancy is pursued, existing radiators must be fit with covers.

New Business Occupancies:		Current Condition	Chapter 38	Chapter 38	Comments
Protection of Vertical Openings	Stairwells are not separated from floor levels by rated construction. Building is not provided with a sprinkler system.	38.3.1	No Amendment	1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.	
Protection From Hazards, Mechanical and Storage Room Location and Rating	Building is not provided with sprinkler system. Boiler room currently not assembled with fire rated construction	38.3.2	No Amendment	1 hour separation to adjacent spaces, or automatic sprinkler protection must be provided.	
Extinguishing Requirements	N/A	38.3.5	Amended, 38.3.5.1	Building is not more than two stories in height above the basement level. Sprinkler protection is not required.	
Installation of Sprinkler Systems		Current Condition	Comments		
Installation Requirements	Building is not fit with automatic sprinklers	NFPA-13, 2002 Edition, Chapter 8		Fitting the building with a fire protection sprinkler system will grant relief from fire rating and usage of various spaces within the building.	
Installation Requirements	N/A	NFPA-13r, 2002 Edition, Residential Occupancies, Chapter 6		N/A	



APPENDIX

APPENDIX 3

Cost Estimates

Bay Spring Community Center

Peck Center Floor Plan Renovations

Page 1 - 5

1

1-4

Peck Center - Renovations - Option 1					
Conceptual Cost Estimate					
21-May-09					
DIVISION / DESCRIPTION	QTY	UNIT	UNIT COST	ITEM COST	Comments
1 - GENERAL CONDITIONS					
GENERAL CONDITIONS					
Superintendent	52	wk	1500.00	78000.00	
SUBTOTAL				78000.00	
SUBMITTALS					
Scheduling, Progress Bar Chart	12	ea	200.00	2400.00	
Scheduling, Updates	12	mo	50.00	600.00	
SUBTOTAL				3000.00	
MATERIALS AND EQUIPMENT					
Trucking, General Use	12	mo	300.00	3600.00	
Small Tools, Purchase / Rentals	12	mo	300.00	3600.00	
SUBTOTAL				7200.00	
CONTRACT CLOSEOUT					
Clean-up, Final	2	wk	500.00	1000.00	
Punch List, Survey/Check	2	wk	500.00	1000.00	
SUBTOTAL				2000.00	
SUBTOTAL DIV 1 =				\$90,200.00	
2 - SITEWORK					
Proposed Pedestrian Circulation Improvements				49500.00	
DEMOLITION -Interior Office					
Remove Walls	1729	sf	2.00	3458.00	
Remove Casework/Countertop	12	lf	5.70	68.40	
Remove Ceilings	4150	sf	1.00	4150.00	
SUBTOTAL				7676.40	
DEMOLITION - TAP-IN-Remove Walls				1672.00	
SUBTOTAL				1672.00	
DEMOLITION - Café/Friends - Walls				286.00	
SUBTOTAL				286.00	
DEMOLITION - Misc - Walls				1000.00	
SUBTOTAL				1000.00	
SUBTOTAL DIV 2 =				\$60,134.40	
3 - CONCRETE					
SUBTOTAL DIV 3 =				0.00	
4 - MASONRY					

Peck Center - Renovations - Option 1					
Conceptual Cost Estimate					
21-May-09					
DIVISION / DESCRIPTION	QTY	UNIT	UNIT COST	ITEM COST	Comments
SUBTOTAL DIV 4 =				0.00	
5 - METALS					
Stairs & Landing - TAP-IN	250	sf	10.00	2500.00	
SUBTOTAL DIV 5 =				2500.00	
6 - WOOD AND PLASTICS					
(included in lump sum)					
ARCHITECTURAL CASEWORK					
Coffee Bar etc @ Café	20	lf	350.00	7000.00	
Recep. Desk w/ 2 tiered Counter - TAP-IN	15	lf	350.00	5250.00	
SUBTOTAL				12250.00	
SUBTOTAL DIV 6 =				\$12,250.00	
7 - THERMAL & MOISTURE PROTECTION					
SUBTOTAL DIV 7 =				0.00	
8 - DOORS AND WINDOWS					
Doors & Hardware					
Flush Wood Doors - Office	11	ea	900.00	9900.00	
Tempered Borrowed Lites - TAP-IN	10	ea	1000.00	10000.00	
Flush Wood Doors - Auditorium	3	ea	900.00	2700.00	
SUBTOTAL				22600.00	
SUBTOTAL DIV 8 =				\$22,600.00	
9 - FINISHES					
FLOORING - Book Sorting/Chld Stor.	640	sf	3.00	1920.00	
Resilient Base - Book Sorting/Chld Stor.	200	lf	1.86	372.00	
FLOORING- Café/Friends	900	sf	9.00	8100.00	
Resilient Base - Café/Friends	123	lf	1.86	228.78	
FLOORING - Children's Library					
Stacks	3980	sf	9.00	35820.00	
Kitchenette	50	sf	4.50	225.00	
Program	420	sf	9.00	3780.00	
Resilient Base	500	lf	1.86	930.00	
FLOORING - Offices	4050	sf	4.50	18225.00	
Resilient Base - Offices	1377	lf	1.86	2561.22	
FLOORING - Auditorium Toilet Rooms	400	sf	11.00	4400.00	
Ceramic Base- Auditorium Toilet Rooms	130	lf	7.00	910.00	
SUBTOTAL				77472.00	
PAINTING					

Peck Center - Renovations - Option 1					
Conceptual Cost Estimate					
21-May-09					
DIVISION / DESCRIPTION	QTY	UNIT	UNIT COST	ITEM COST	Comments
Paint Walls - Book Sorting/Chld Stor.	1750	sf	2.85	4987.50	
Paint Walls - Café/Friends	1180	sf	2.85	3363.00	
Paint Walls - Childrens Library	4750	sf	2.85	13537.50	
Paint Walls - Offices	13080	sf	2.85	37278.00	
Paint Walls - Auditorium/Gallery	240	sf	2.85	684.00	
Epoxy Paint Walls - Aud. Toilets	1235	sf	3.15	3890.25	
SUBTOTAL				63740.25	
GYP. BD. - Café/Friends	171	sf	2.15	367.65	
GYP. BD. - Office - IP*	13080	sf	2.15	28122.00	
GYP. BD. - TAP-IN - IP*	3560	sf	2.15	7654.00	
GYP. BD. - Auditorium - IP*	290	sf	2.15	623.50	
SUBTOTAL				36767.15	
ACT 2x2 - Book Sorting/Storage	640	sf	4.00	2560.00	
ACT 2x2 - Café/Friends	900	sf	4.00	3600.00	
ACT 2x2 - Chl. Library	4750	sf	4.00	19000.00	
ACT 2x2 - Offices	4050	sf	4.00	16200.00	
ACT 2x2 - Aud. Toilets	400	sf	4.00	1600.00	
SUBTOTAL				42960.00	
Misc. Finishes - Children's Library	1	ls	10000.00	10000.00	
*IP -= Interior Partition (1 layr. 5/8" GWB both sides)					
SUBTOTAL DIV 9 =				\$230,939.40	
10 - SPECIALTIES					
Toilet Partitions	5	ea	1200.00	6000.00	
SUBTOTAL DIV 10 =				6000.00	
11 - EQUIPMENT					
SUBTOTAL DIV 11 =				\$0.00	
12 - FURNISHINGS					
Children's Library Furniture, Stacks	3000	sf	25.00	75000.00	
SUBTOTAL DIV 12 =				75000.00	
13 - SPECIAL CONSTRUCTION					
SUBTOTAL DIV 13 =				0.00	
15 - FIRE PROTECTION					
SUBTOTAL DIV 14 =				0.00	

Peck Center - Renovations - Option 1					
Conceptual Cost Estimate					
21-May-09					
DIVISION / DESCRIPTION	QTY	UNIT	UNIT COST	ITEM COST	Comments
15 - MECHANICAL					
PLUMBING					
Plumbing Demolition & Disconnect	10	ea	500.00	5000.00	
Water Closet	5	ea	3000.00	15000.00	
Lavoratory	4	sf	3000.00	12000.00	
Urinal	1	ls	300.00	5000.00	
SUBTOTAL				37000.00	
MECHANICAL					
Rework Mech @ Office	16	sf	4050.00	64800.00	
Mechanical Demolition & Disconnect	1	ea	2000.00	2000.00	
Preservation Society Mech Unit	1	ls	2000.00	2000.00	
SUBTOTAL				68800.00	
SUBTOTAL DIV 15 =				\$105,800.00	
16 - ELECTRICAL					
Electrical Demolition-other	17000	sf	0.60	10200.00	
National Grid ESP-demo & new lights	1	ls	13750.00	13750.00	
SUBTOTAL				23950.00	
POWER					
Power for New Work		sf	10.00	0.00	
SUBTOTAL				0.00	
SUBTOTAL DIV 16 =				\$23,950.00	
SUBTOTAL GENERAL CONDITIONS				\$90,200.00	
SUBTOTAL DIVISIONS 2-16				\$539,173.80	
SUBTOTAL				\$629,373.80	
Contractor Ovhd. & Profit @ 15%				\$94,406.07	
SUBTOTAL				\$723,779.87	
Design Contingency @ 25%				\$180,944.97	
SUBTOTAL				\$904,724.84	
Project Contingency @ 12%				\$108,566.98	
TOTAL CONSTRUCTION COST				\$1,013,291.82	
Approx. Cost per Square Foot (Areas of work only)	16140	sf		\$62.78	per sqft