

Boston Centers for Youth & Families Programming & Siting Study Dorchester

CITY of BOSTON | *Mayor Michelle Wu*

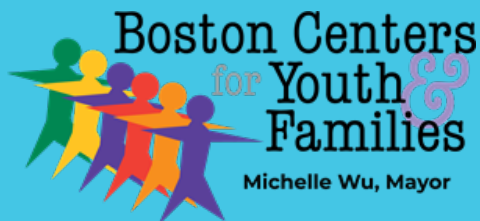


Table of Contents

Executive Summary

1 Process 7

- 1.1 Project team
- 1.2 Study Phase Schedule
- 1.3 Project schedule

2 Existing Conditions 13

- 2.1 Condition Analysis
- 2.2 Demographic Analysis

3 Engagement & Data 19

- 3.1 Engagement Process
- 3.2 Program Study
- 3.3 Siting Study

4 Programming 29

- 4.1 Program Metrics
- 4.2 Room Sheets
- 4.3 Net Zero Carbon Goals

5 Site Options and Test-Fits 73

- 5.1 Identification of Suitable Sites
- 5.2 Selected for Test-Fits
- 5.3 Test-Fit Sites in Detail

Appendix A 119

- A.1 Property Suitability Matrix
- A.2 Potential Sites: Complete List
- A.3 Town Field and Devine Rink Test-fits: Building Systems Narrative
- A.4 Town Field and Devine Rink Test-fits: Cost Estimates

Appendix B - Public Engagement 203

- B.1 Social Pinpoint Comments
- B.2 Survey Questions
- B.3 Survey Results and Comments
- B.4 Additional Public Comments
- B.5 Public Meeting Presentations

Executive Summary

In 2020 the City of Boston's Public Facilities Department engaged Utile Inc. to work with Boston Centers for Youth and Families (BCYF) to study siting options and programming needs for new BCYF Centers in Dorchester. The study included a public engagement process that gathered public feedback on existing centers, programming goals, and potential sites. The study called upon a Community Advisory Committee (CAC) made up of community representatives to offer their personal insight on the process, and disseminate engagement tools amongst their neighborhood areas. The engagement process also involved several virtual community meetings, polls, and Q&A sessions, as well as an online survey and Social Pinpoint mapping tool that were utilized to solicit input throughout the study.

Study Scope and Goals

The study included three major tasks: program recommendations that establish the types of uses and activities in a new BCYF Dorchester center, site identification for new centers, and concept design test-fits of a new BCYF center on the selected sites. Program recommendations are based on conversations with BCYF staff leadership and an analysis of existing programs offered by BCYF facilities, as well as community input on what programmatic elements are most necessary and desirable. Site recommendations are based on a spatial analysis of the neighborhood, community generated recommendations, and the square footage requirements of the desired BCYF programs.

Several key goals and objectives for a new center emerged out of meetings with BCYF staff and community members throughout Dorchester. These include:

- **Stand-alone facility:** create a center that is not limited by hours or activities by shared facilities.
- **More programming:** create adequate space for uses and activities geared to the neighborhood
- **Flexibility:** provide flexible spaces for a range of activities and user groups
- **Diverse Users:** Serve the different interests and needs of BCYF's users including youth, teens, adults, families, and seniors

Summary of Findings

The programming portion of the study revealed an overall need for more services throughout the neighborhood, as well as the limitations of existing Boston Public Schools affiliated sites in terms of spatial availability and operating hours. While a variety of program is desired across the spectrum, there is an especially strong desire for flexible spaces that can be utilized by a variety of occupants at a variety of times. Additionally, portions of Dorchester are in particular need of indoor athletics and recreation facilities that can be operated throughout the entire year. From the analysis phase, the team was able to identify roughly forty sites, from which five promising options were identified to perform test fits with varying qualities of scale and

proportion. These sites were chosen using a variety of factors including: proximity to existing services, transportation, land availability, land ownership, and feedback from the community and City Boston Public Facilities Department and BCYF teams. From these test fits, pros and cons were generated, and two sites were selected for a cost analysis study, one at the lower end of the cost spectrum, and the other at the higher end.

Summary of Costs

The cost analysis for the two focus sites estimated a construction cost range of roughly \$43 million to \$51 million. Soft costs for equipment and furniture for a new BCYF center that includes all programs specified in the study were approximated at \$2.8 million, resulting in a total project cost range of \$45.8 million to \$53.8 million. Please refer to the full estimate in Appendix A for a full breakdown.

Conclusion

The analysis and engagement results of the BCYF Dorchester study emphasize the need and community desire for new BCYF centers throughout Dorchester. The study provides a catalog of program recommendations and siting options that can serve as a basis for developing and siting new centers in the future, centers that provide adequate space for BCYF programs, fit into their surroundings, and provide opportunities for new programs that complement the diverse needs of the community.

page not used

Section 1

Process

1.1 Project Team

City of Boston

Michelle Wu, Mayor
Dion Irish, Chief of Operations

Boston Centers for Youth & Families

Team Role: Engage with the community, gather feedback for the larger team, and provide input on building uses and activities

Marta Rivera, Commissioner
Barbara Pecci, Comm. Operations & Finance
Sandy Holden, Public Information Manager
Pat McDonough, Facilities Manager
Dan Monahan, Regional Operations Manager
Shawn Webb, Regional Operations Manager
Hector Alvarez, Administrative Coordinator
Joy DePina, Administrative Coordinator
Jill LaMonica, Administrative Coordinator
Troy Smith, Administrative Coordinator

Public Facilities Department

Team Role: Provide data to the project team, coordinate with other city agencies, and direct the consultant team

Kerrie Griffin, Director
Niall Murphy, Chief of Staff
Evan Brinkman, Assistant Director for Design
Alistair Lucks, Staff Architect

Office of Neighborhood Services

George Huynh, Dorchester Contact
Denise DosSantos, Mid-Dorchester & Cape Verdean Community Contact
Donte Peeples, Contact for Mattapan

BCYF Dorchester Community Advisory Committee

Team Role: Engage with neighbors to gather feedback on the study process, provide a consistent group to provide input from the beginning to the end of the study, and provide input to the project team on study priorities

Charlie Conners, Boston Parks & Rec.
Mike Joyce, Boys & Girls Club
Mike Kozu, Project Right Inc.
Erico Correia, Project Right Inc.
Tara Register, Dorchester CARES Coalition
Paul Malkemus, The Boston Project Ministries
Marilyn Forman, Codman Square Health Centers
Cynthia Loesch, Codman Square Neighborhood Council
Marti Glen, Hancock Street Civic Association
Steve Power, Jones Hill Association
Hiep Chu, Fields Corner Civic Association
Emmett Folgert, Dorchester Youth Collaborative
Laquisa Burke, WOW Coalition
Nina Johnson-Letona, Dorchester Woodrow Ave. Neighborhood Assoc.
Duane Osborn, Nubian Square Business Owner
Ed Gaskin, Greater Grove Hall Main Streets
Faarooq Sahabdeen, NAACP Boston Branch

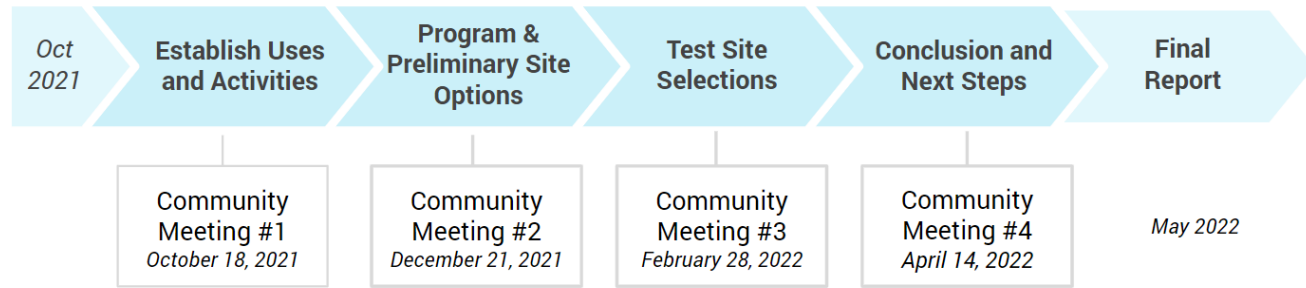
Consultant Team

Utile Architecture & Planning

Team Role: Analyze and present data, develop a building and site program, test the program on specific sites, and prepare a final report summarizing the initial study process

Michael LeBlanc, Principal
Brett Bentson, Principal
Andrew Nahmias, Project Manager
Alessandro Ricciardi, Urban Designer

1.2 Study Phase Schedule



Community Meeting 1

In the first meeting, the team established goals, presented BCYF program standards, and conducted an initial Zoom Poll as a jumping off point for community input on programmatic elements. The meeting was then opened up for Q&A. The online poll was also made live for continued community engagement throughout the study.

Community Meeting 2

In the second meeting, preliminary polling results were shown and explained. The team also talked through the process for selecting potential sites in Dorchester, and the Social Pinpoint mapping tool went live for continued community input. The meeting was then opened up for Q&A.

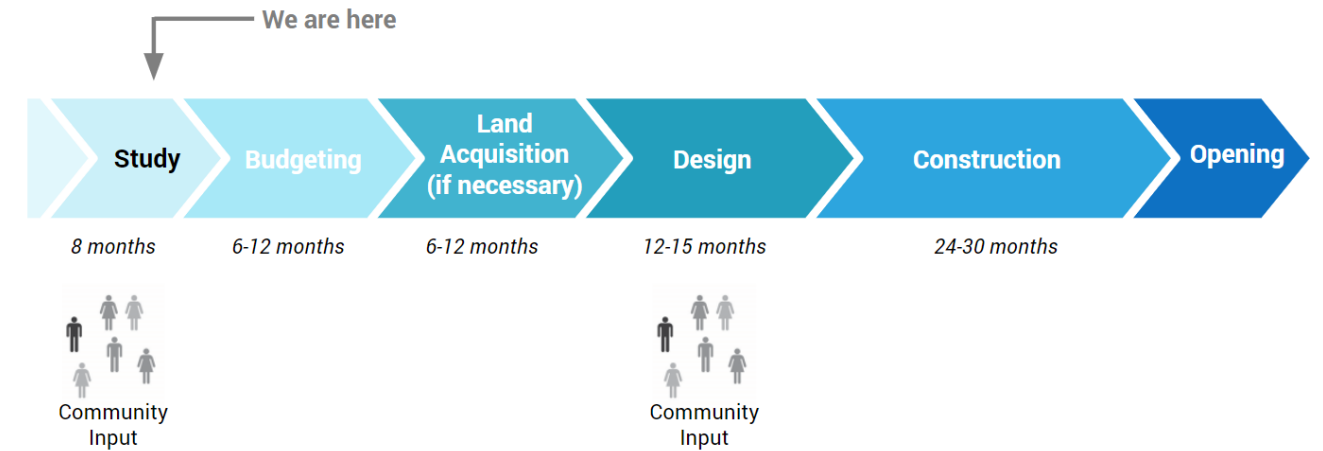
Community Meeting 3

In the third meeting, updated results from the programming survey were once again shown and explained, as well as the ongoing results of the Social Pinpoint siting tool. A selection of potential sites were shown, and the team walked through preliminary test-fits on five public sites selected to offer a wide range of options throughout the neighborhood. The meeting was then once again opened for Q&A.

Community Meeting 4

In the fourth and final meeting, the team summarized the study thus far, and once again went through the results of the programming survey and Social Pinpoint siting tool as they neared their conclusion. The team also broke down the pros and cons of the existing test-fits, and explored the next steps of the study before opening the meeting up to a final Q&A for this phase.

1.3 Project Schedule



Study

The study phase, now reaching its conclusion, involved the utilization of several community meetings and online engagement tools to:

- Determine program uses
- Determine potential sites
- Test fit desired program on those sites
- Solicit continued community feedback throughout the process

Budgeting

The budgeting phase will typically last 6 - 12 months, and will involve consolidating the necessary funds for project implementation based on the results of the study process.

Land Acquisition

If necessary, the land acquisition process would typically take 6 - 12 months, and would involve varying levels of complexity depending on factors such as site ownership.

Design

The design phase will typically take 12 - 15 months, and will offer a second opportunity for community feedback and involvement in the project. This phase will conclude with a complete and formally documented design, ready for construction.

Construction

Once the design process is complete, the construction phase can begin, which would likely last 24 - 30 months, and will conclude with a completed building.

Opening

Once construction is complete, the building can be outfitted with furniture and technology and opened to the public. This will occur between 4 and 6 years from the very beginning of the study process.

page not used

Section 2

Existing Conditions

2.1 Condition Facilities

Existing BCYF Analysis

BCYF Centers in Dorchester grapple with the challenge of finding adequate space for existing and new programs. Dorchester Centers are predominantly located on Boston Public School affiliated sites that were identified as “bursting at the seams” by the BCYF staff during study meetings. While school sites can act as an easy site for the implementation of a community center due to programming similarities, school locations often have limited space, as well as limitations on BCYF operating hours.

There are currently five BCYF Centers located in Dorchester, each with affiliations to the BPS system, as seen in the adjacent map. These sites contain varying amounts and types of program depending on location. While Leahy-Holloran has a teen center, athletics facilities, and more, Grove Hall’s current programming is mainly limited to a community gathering room. Although these sites are spread throughout Dorchester, some areas with existing BCYF programming are still in need of increased capacity, increased diversity of program, or both.

In addition to the five BCYF sites housed in Dorchester is The Gallivan, a stand-alone site. While The Gallivan is officially located in Mattapan, it’s sited close enough to the border to be utilized by residents of both Dorchester and Mattapan. Dorchester also contains a variety of additional community services scattered throughout the neighborhood. These services range from YMCAs to Boys and Girls Club to independent centers.

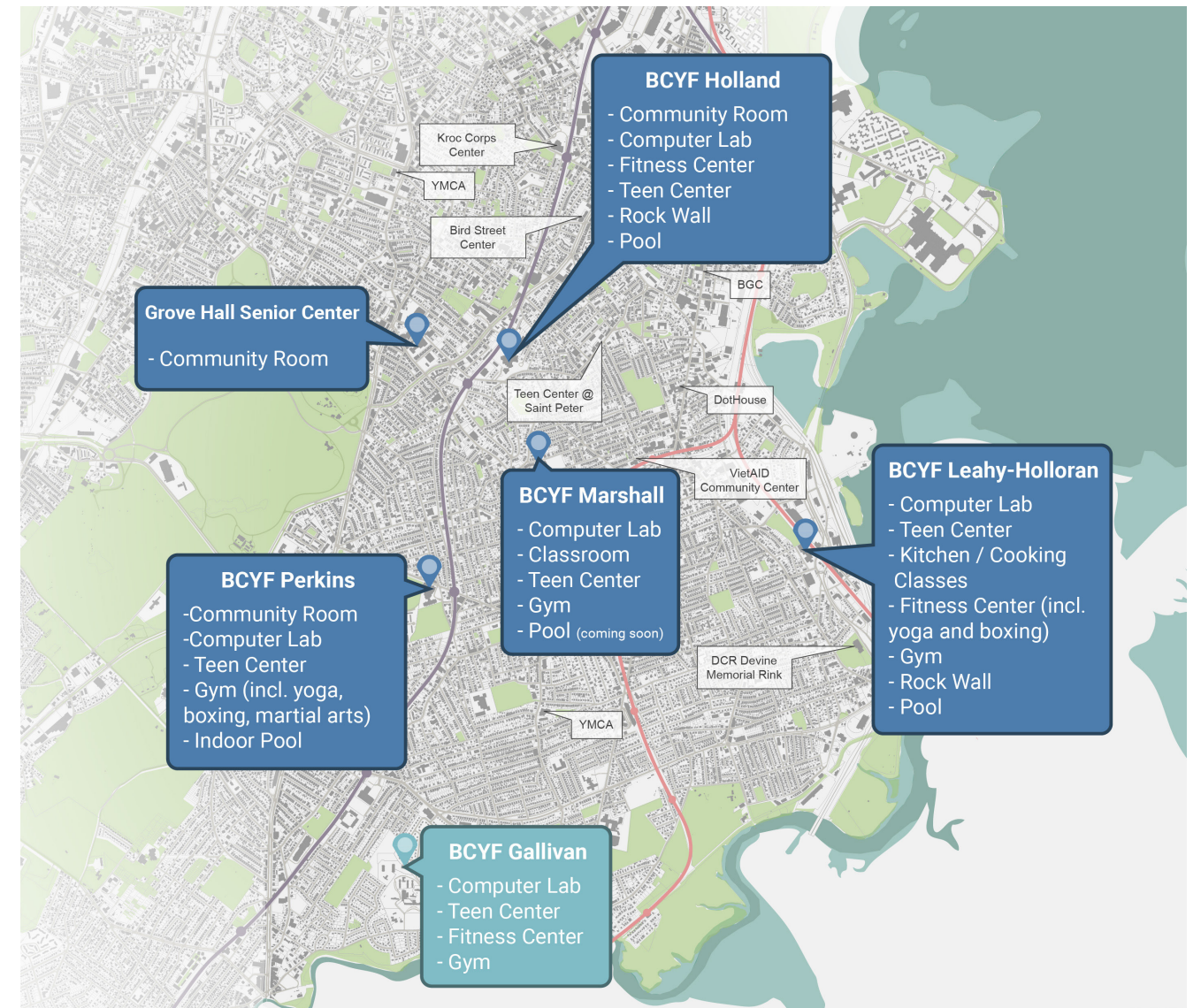
Demographic Analysis

The study included mapping demographics data from the 2015-2019 American Community Survey, and the MassGIS 2010 U.S. Census Dataset. Some of the data compiled and graphicized include: population density, population by race, median household income, population over 65, and population under 18, as well as environmental data such as flood map projections.

Data mappings such as population density and household income can help identify census blocks under particular strain that a community center could help alleviate through programming. Age related mappings help to identify blocks with higher concentrations of demographics who are the primary users of BCYF services. This data can also help determine what kind of program should be included in a center, whether it be a teen center, senior services, or both.

Environmental mappings can help determine what areas of the neighborhood may be most suited for long term development, or where additional planning is needed to ensure safety, resiliency, and longevity.

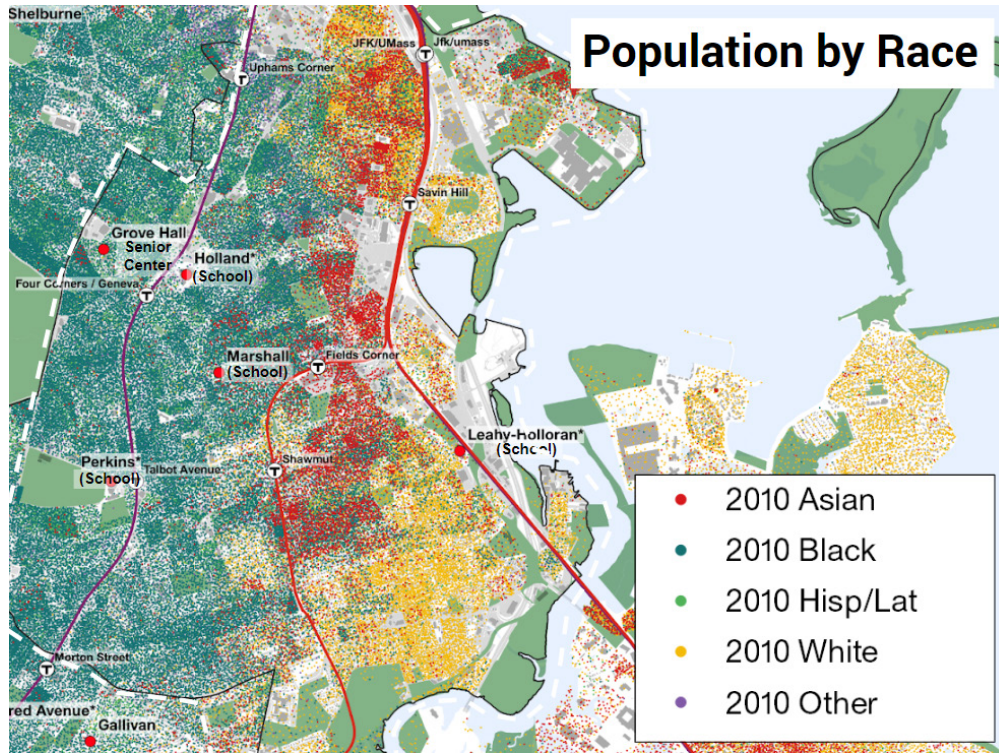
Existing BCYF Programs



SITE KEY

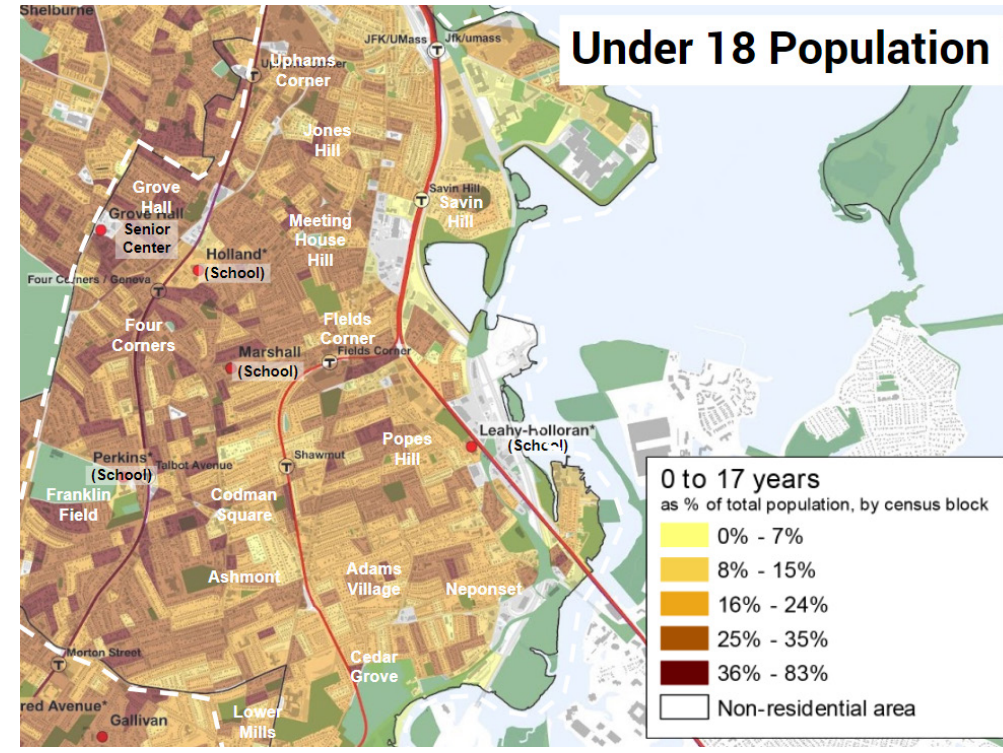
- BCYF (BPS) [Blue pin icon]
- BCYF (STAND-ALONE) [Light blue pin icon]

2.2 Demographic Analysis



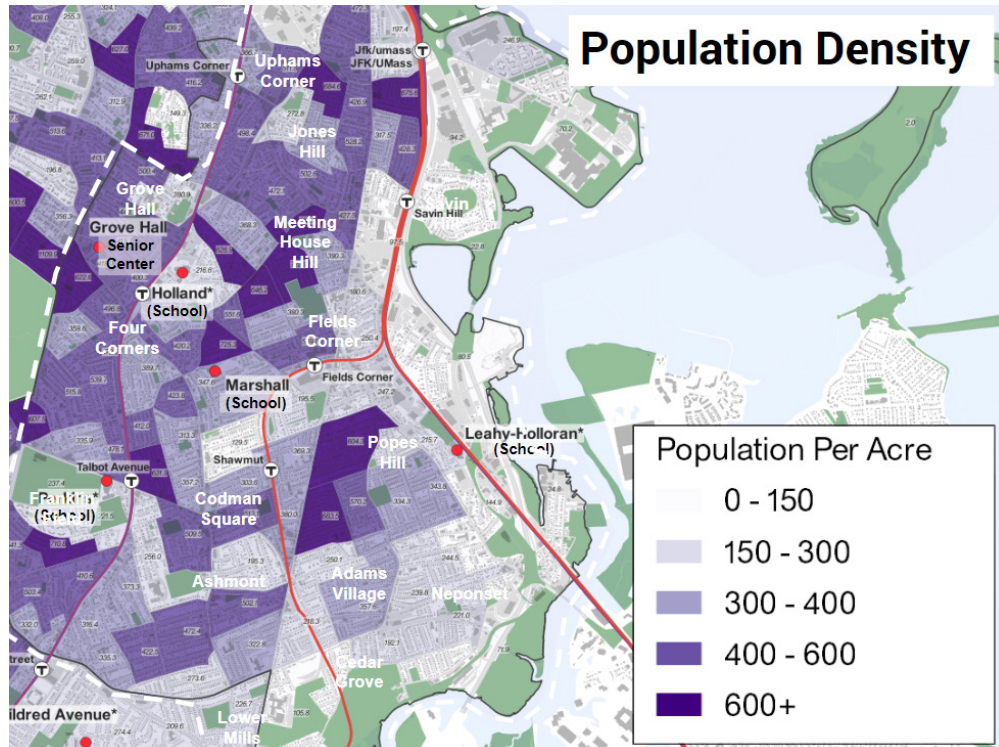
Source: MassGIS 2010 U.S. Census Dataset

Population mappings help the team better understand the diverse communities that make up Dorchester. Keeping the general locations of these communities in mind helps ensure that potential sites are being identified equitably and without exclusion.



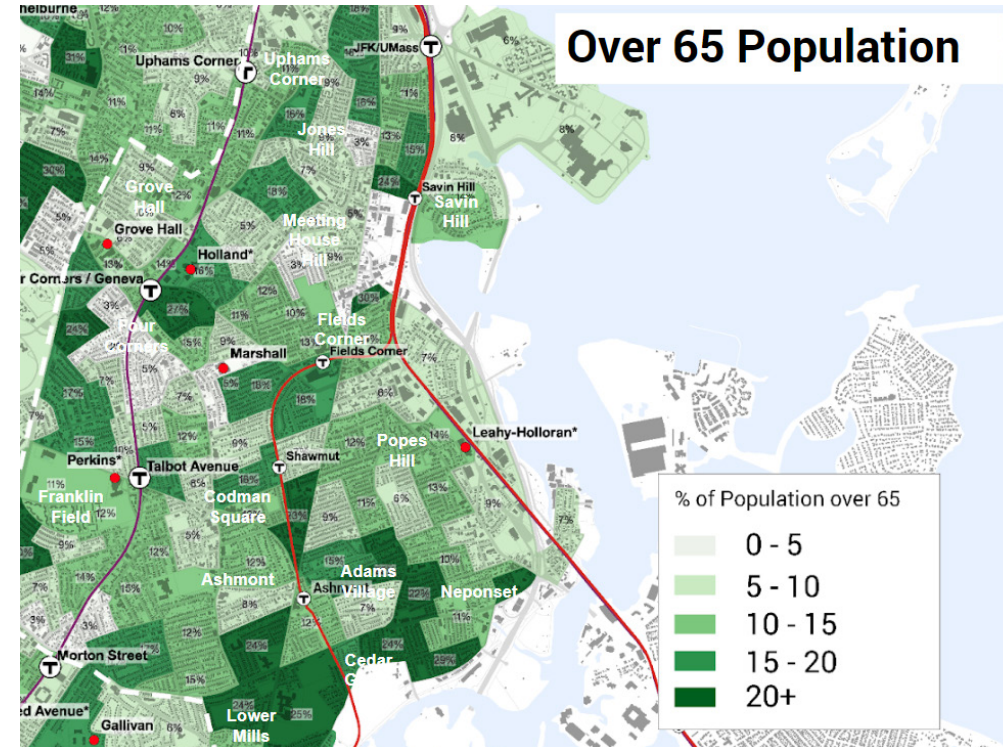
Source: MassGIS 2010 U.S. Census Dataset

The under 18 population is one of the primary users of BCYF services. This mappings helped the team better identify areas that could benefit from a new center and serve young BCYF users.



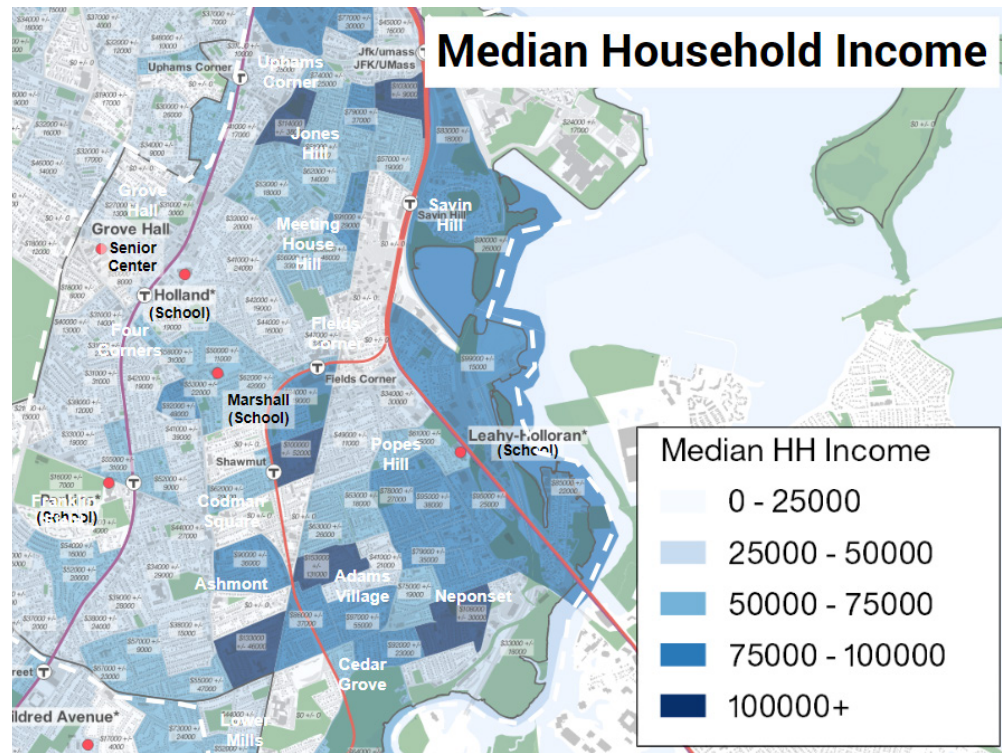
Source: MassGIS 2010 U.S. Census Dataset

Population density mappings were used to identify areas with the highest concentration of residents throughout Dorchester. This creates a strong starting point for locating sites with the highest demand and need for community and family services in the neighborhood.



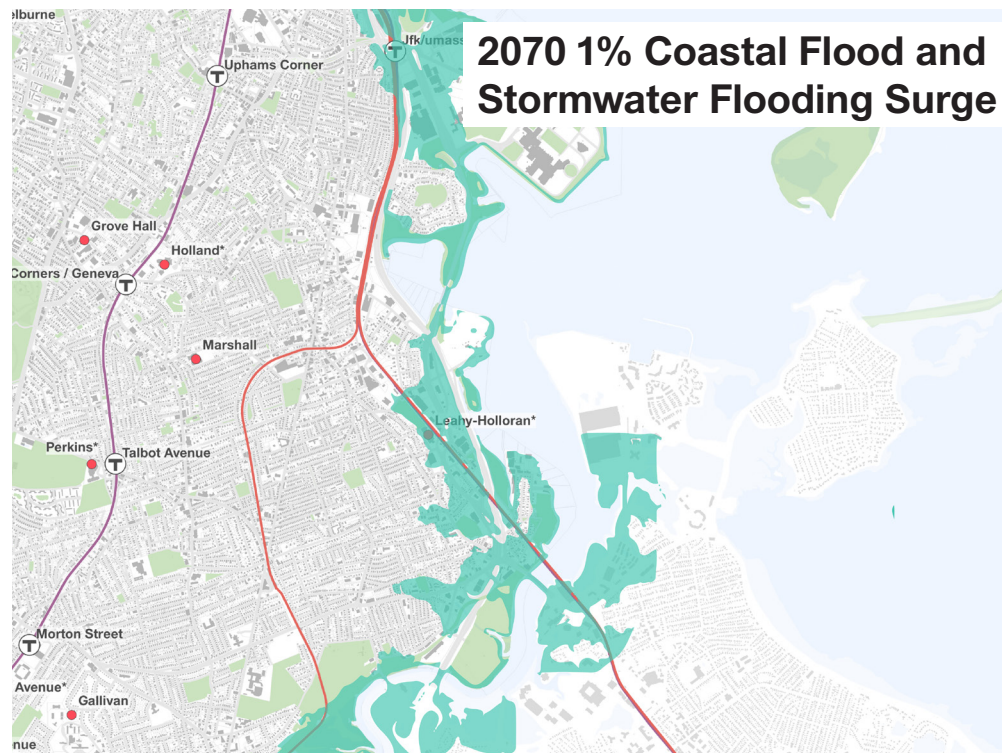
Source: MassGIS 2010 U.S. Census Dataset

Much like the under 18 mapping, the over 65 population mapping offers a more specific look at one of BCYF's target communities. Mappings like these inform the team of not only where older or younger populations may be in need of a new BCYF center, but also of what kind of programmatic elements may best suit the surrounding users.



Source: MassGIS 2010 U.S. Census Dataset

Median household income mappings can also help identify pockets of Dorchester with the greatest need for a new BCYF center. To embrace the city's goal of ensuring access to a wide range of community programs and services for all, it's important to locate areas where families can benefit from public programming for youth and elders.



Source: Mass GIS Climate Ready Boston "1% Annual Coastal Flood Risk: 2070"

Flood projection mappings are extremely important to ensuring the development of resilient, future-proofed spaces. These analyses allow the team to find sites outside of the future flood risk zone, or otherwise create design solutions to mitigate risk of flooding on the site over time.

Section 3

Engagement & Data

3.1 Engagement Process

A variety of community engagement efforts were employed throughout the duration of the study in order to solicit comprehensive feedback from the Dorchester community.

The study began with an initial public Zoom meeting on October 18, 2021, in which general ideas were laid out, and the community was given the opportunity to offer early feedback. Members of the Dorchester community and local CAC were also asked to respond to live polls on what programming would be most desirable and necessary in accordance with BCYF standards. The online version of the survey was then opened up to the public and disseminated by BCYF staff and CAC members throughout the neighborhood. These public meetings were recorded and posted to the City of Boston website at the link listed below to promote transparency and continued engagement.

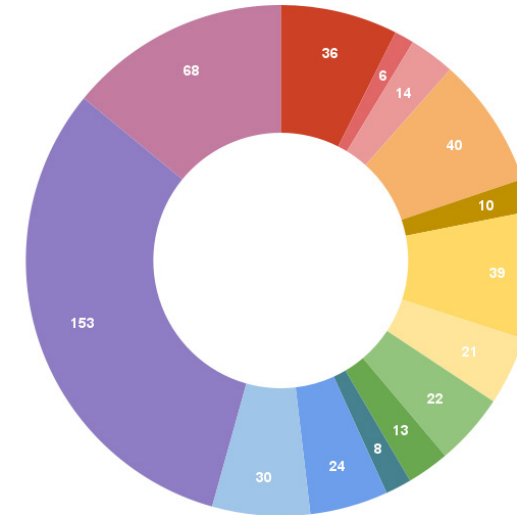
The survey first took note of respondent's place of residence, age, and whether they currently utilize any BCYF facilities. They were then asked to rank their choices of popular program options from a variety of categories.

Additionally, a Social Pinpoint map was generated online, offering the public a way to identify and suggest potential sites for new BCYF community centers.

In terms of program, the engagement feedback in the Community and Education category revealed a strong preference for flexible spaces that can be used by a variety of people at different times, and for different things. Some elements like teen rooms and senior centers can benefit from specialization and privacy, but given spatial or monetary constraints, flexibility is the priority. For the Arts category, art rooms and performance spaces were most popular. This again means that flexibility will be key in creating spaces that can be used for this purpose, without necessarily dedicating space to it.

In regards to fitness, indoor pools were the most popular option, with fitness studios and weight rooms also being popular. Fitness studios can be very open, flexible spaces, which could have weight lifting equipment added to them should there be demand.

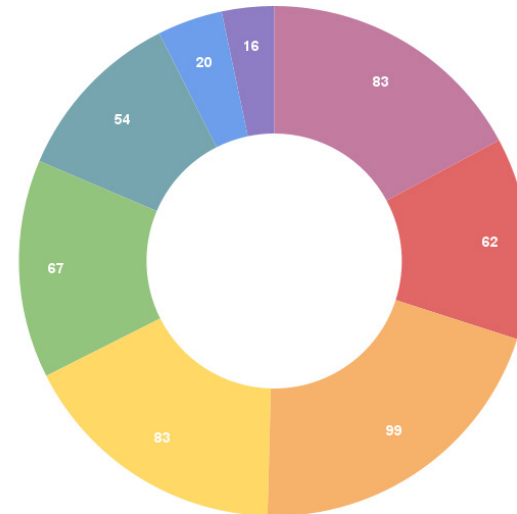
For gym spaces, basketball courts and indoor tracks dominated the results, with all other program able to flexibly fit within the gym if need be. Outdoor spaces favored athletics fields, a children's playscape, and an entry space for social gathering.



Total responses: 484

Respondent Neighborhoods

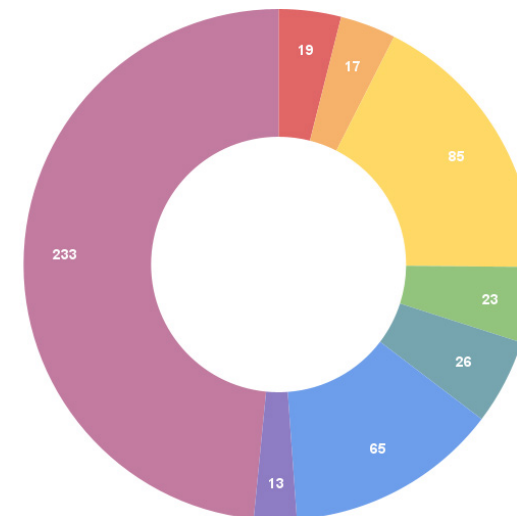
- Upham's Corner
- Meeting House Hill
- Savin Hill
- Fields Corner
- Pope's Hill
- Adams Village
- Ashmont
- Neponset
- Cedar Grove
- Lower Mills
- Codman Square
- Franklin Field
- Grove Hall
- Non-Resident



Total responses: 484

Respondent Ages

- <20
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- >70
- N/A



Total responses: 481

Respondent BCYF Usage

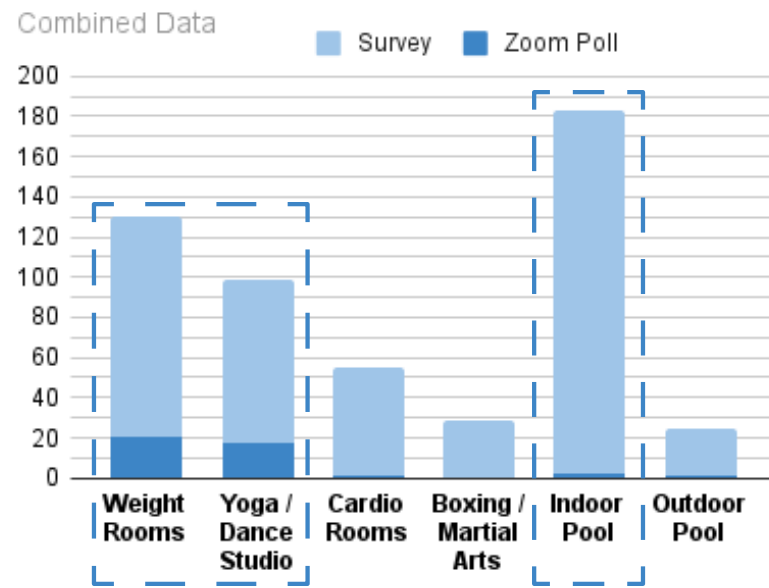
- Holland
- Marshall
- Leahy-Holloran
- Gallivan
- Perkins
- Grove Hall Senior Center
- Other
- None

Meeting recordings: <https://www.boston.gov/news/dorchester-community-center-siting-study-underway>

3.2 Program Study

Aside from which typical BCYF program residents would most like to see, the survey also invited participants to generate ideas for other program types they would like to see in new centers. These ideas ranged from continuing education courses, to daycare services, to farmer's markets. These responses will be very useful for looking at how BCYF and its programmatic elements may evolve over time to best suit the diverse needs of their users.

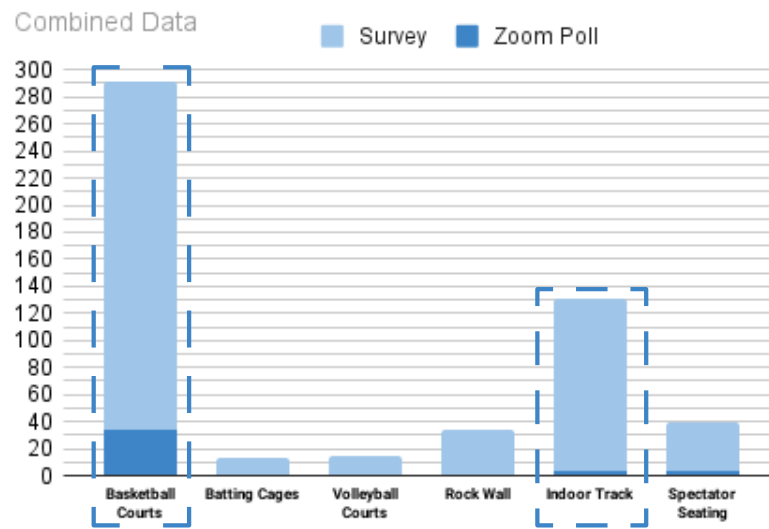
Fitness Programs



Total responses: 523

An indoor pool was the most popular choice, followed by weight rooms and yoga/dance studios. The indoor pool has been incorporated into the "ideal program" metrics while weight rooms and yoga /dance studios have been incorporated into a flexible Fitness Studio that can be further defined as design progresses at each community center.

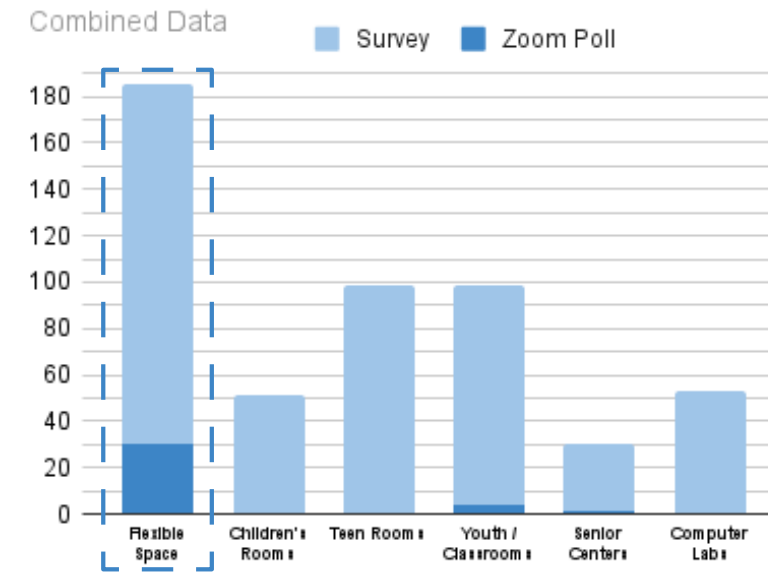
Gym Features



Total responses: 524

Basketball courts were most popular by a substantial margin, followed by an Indoor track. These two features have particular fixed spatial requirements which are included in the Gyms of all program metrics.

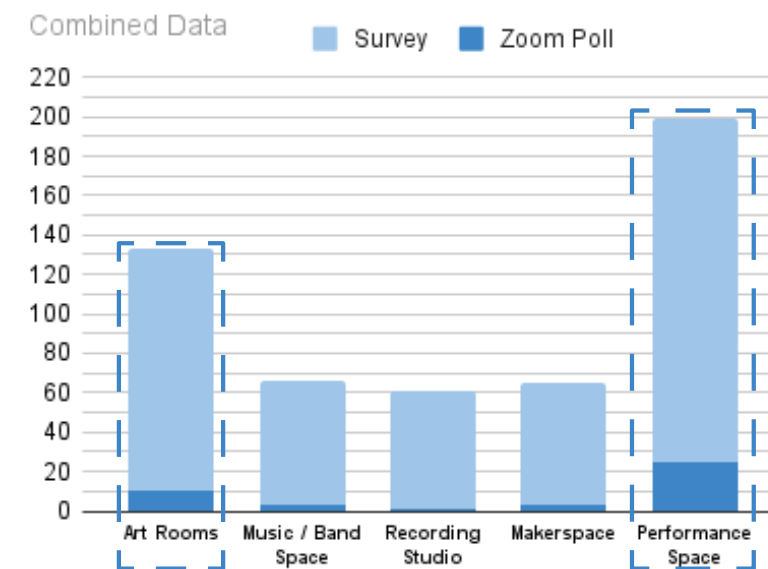
Community & Education Program



Total responses: 519

Flexibility in the program of Community and Education is most popular. The dispersed demand among the remaining programs determines the spatial configuration needed to support these programs, The flex space would include a number of activity/play and storage spaces along with a restroom.

Arts Program

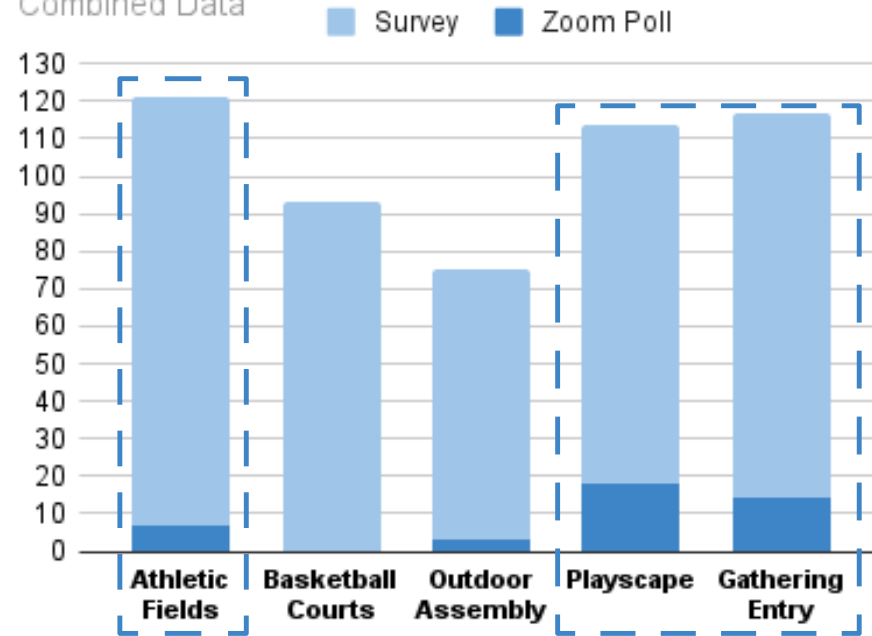


Total responses: 526

The need for flexibility in spaces carries through to the Arts program, The Art Room will be a space with equipment and plenty of storage to support many types of art activities. The poll showed a strong demand for performance spaces which can be highly specialized depending on the types of performance the space can accommodate. To maximize flexibility, the community room should include acoustics, lighting, and audio/video capabilities to support a range of performances in a flat-floor space.

Outdoor Spaces

Combined Data



Responses showed greatest interest in playscapes, social gathering spaces at building entries and athletic fields. The playscapes and social gathering space at entries are included in the ideal BCYF program. Adjacency to athletic fields is an important attribute in identifying a suitable site location.

Total responses: 370





Typical BCYF Programming

Community & Education	Arts	Fitness & Sports	Outdoor Spaces
Community rooms	Performance spaces	Yoga/dance studios	Gathering entrances
Classrooms	Art rooms	Weight & cardio rooms	Playscapes
Toddler/childrens' rooms	Music/band rooms	Pools	Outdoor courts
Senior centers	Recording studios	Gyms	Outdoor assembly spaces
Teen centers	Makerspaces	Basketball courts	Sport fields
Computer labs		Batting cages	
		Rock walls	

Community Recommended Programming

Education	Arts	Community	Athletics	Entertainment
Tutoring	Ceramics	Veteran Services	Football League	Movie Events
College Counseling	Arts & crafts	Boy / Girl Scouts	Lifeguard Training	Dance Parties
Career Counseling		Community Garden	Gymnastics	Performance Events
Coding Classes		Daycare	Martial Arts	Gaming Center
Cooking Classes		Mental Health Services	Skateboard Park	Pop-up Markets
Trade Skill Classes		Meals Program	Tennis Courts	Food Trucks
Bilingual Programs		Community Events	Dance Classes	
Special Education		Latinx Culture Programs		
Sewing Classes				
Health Education				

3.3 Siting Study

- Legend
-  Location Ideas and Suggestions
 -  BCYF Locations
 -  Community Recreation Facilities
 -  Study Area



While the online survey allowed us a better understanding of user demographics and desired programmatic elements, the Social Pinpoint application provided us with community generated ideas for locations, as well as general feedback and needs.

The website asked users to drop pins on locations they believe have potential as the site of a new community center. The map also included pins highlighting where existing BCYF Centers are located throughout the neighborhood, as well as other community recreation facilities as a point of reference.

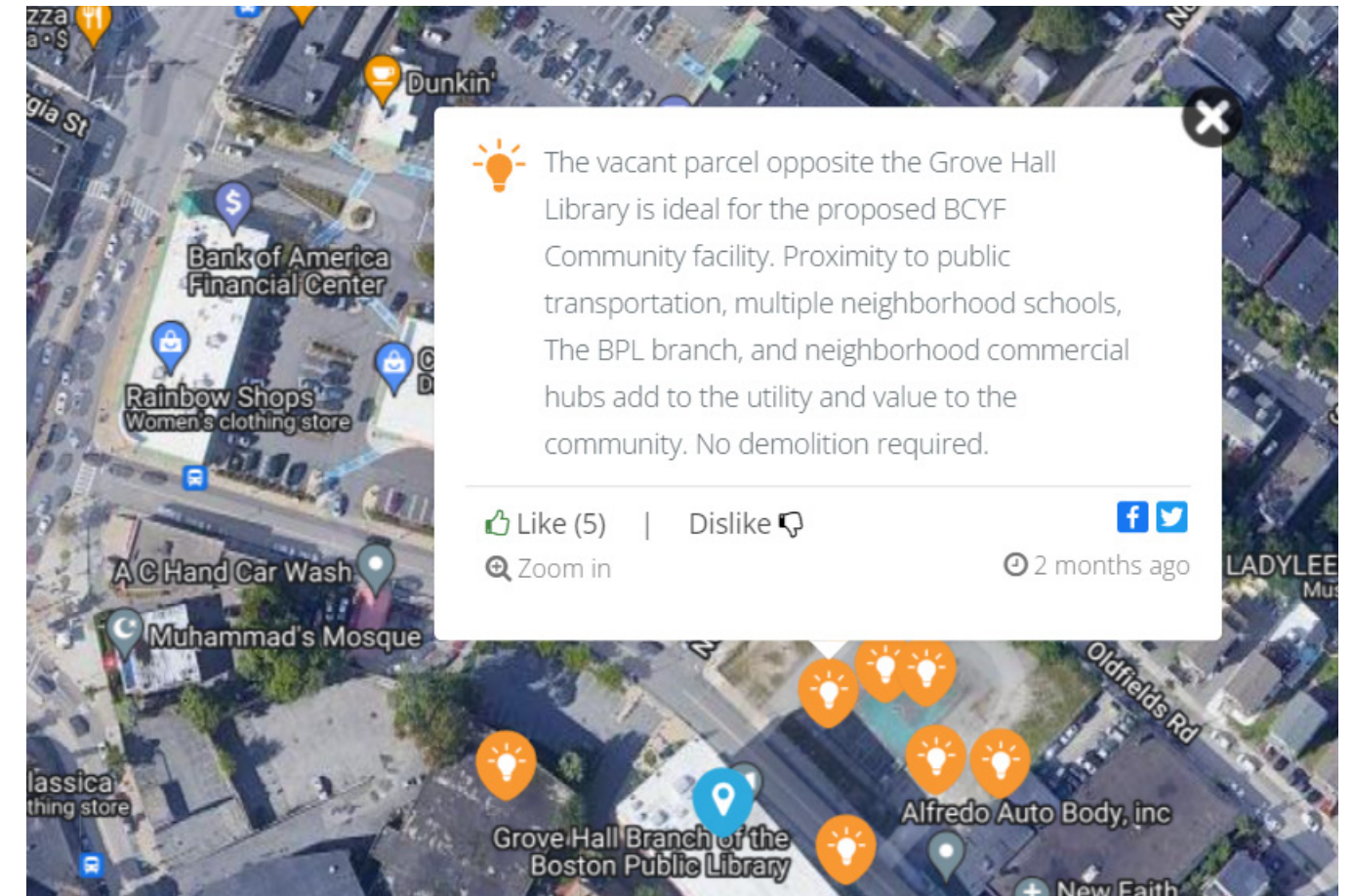
The pins placed are scattered throughout the neighborhood, with empty swaths largely reflecting densely residential areas with few available sites large enough for a new BCYF.

Several sites called out on the social pinpoint app and during community meetings have been incorporated into the study for review.

While most of the pins placed are scattered throughout Dorchester, many are concentrated in the Grove Hall area. Some of these pins call out the popular 40 - 48 Geneva Ave. (such as in the image seen below, which is the most "liked" of all comments placed in the study), while others are simply placed as a form of advocacy, calling attention to the neighborhood's lack of resources overall.

This trend reflects similar advocacy efforts made by Grove Hall residents and CAC members throughout the several community meetings held for the study.

Refer to Appendix A.3 for a complete list of comments



page not used

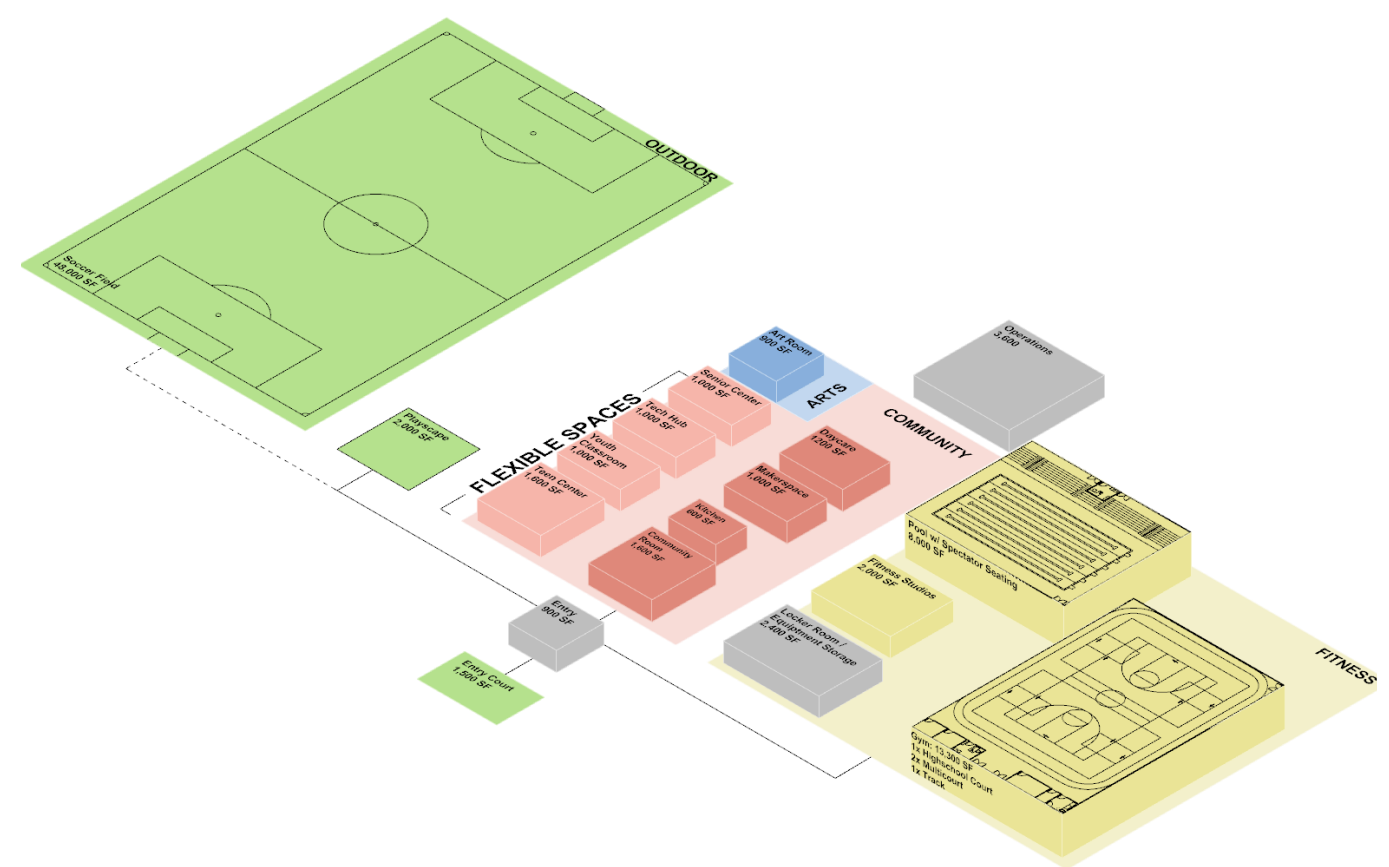
Section 4

Programming

4.1 Program Metrics

	Min. SF	Occupancy Max	Quantity	Total SF
Entry Lobby				
Vestibule	80	16	1	80
Reception Desk	100	2	1	100
Lobby	600	120	1	600
Storage	80	1	1	80
Vending	40	-	1	40
Entry Lobby NSF				900
Operations				
Office	340	7	2	680
Janitor	120	1	1	120
Trash/Recycling room	100	1	1	100
Outdoor maintenance storage	100	1	1	100
Storage	250	1	1	250
Mechanical / Tel-Data	1,500	1	1	1,500
Restroom/Storage	600	-	2	1,200
Laundry Room	80	2	1	80
Operationsl NSF				4,030
Community and Education				
Teen center	1,600	80	1	1,600
Youth classroom	1,000	50	1	1,000
Youth flex room	1,200	34	1	1,200
Tech Lab	1,000	30	1	1,000
Makerspace	1,000	30	1	1,000
Senior center	1,000	50	1	1,000
Community room	1,600	80	1	1,600
Community Kitchen	600	20	1	600
Community and Educational NSF				9,000
Arts				
Art room	900	45	1	900
Arts NSF				900

	Min. SF	Occupancy Max	Quantity	Total SF
Indoor sports and fitness				
Gym				-
Single court	7,280			
Double court	13,780			
Double + Multi court	16,510			-
Gym - Double court	13,300		1	13,300
Fitness Studios	2,000		1	2,000
Locker/showers	1,200		2	2,400
Indoor Sports and fitness NSF				17,700
Pool				
Pool				
Short course	7,000	300	1	7,000
Long course	10,824			
Mechanical/storage	1,000		1	1,000
Pool NSF				8,000
Subtotal Program Areas				
Efficiency factor				70%
TOTAL BUILDING GSF				57,900
Outdoor space				
Entry Court / Gathering Space	1,500		1	1,500
Play space (optional, where site allows)	2,000		1	2,000
Rooftop open space				
Garden	1,000			-
Garden classroom			1	-
Parking	288		5	1,440
Outdoor Space NSF				4,940



The above diagram illustrates the variety and overall comparative size (footprint and height) of each activity space designated within the program metrics and room sheets that follow. Activity spaces are nested within the category they correlate with.

The program is broken into groupings of spaces that reflect the operations of the building and the general categories of uses and activities in BCYF Community Centers. The program spaces reflect net square footage requirements, and a "grossing factor" representing 70% efficiency has been added to allow for corridors, elevators, and wall thickness. As design at individual community centers and specific sites continues, this grossing factor may increase or decrease depending on the particular constraints of the project

This program reflects the priorities identified by the Dorchester community in the engagement process

Gray text represents an alternate option that was considered but not included in program parameters and do not contribute to SF totals. These items are included for future reference

Assumptions
 The program metrics assume 70% building efficiency that will change based on the final building configuration and site. Maximum occupancy is based on Massachusetts State Building Code 780 CMR and IBC 2015 Table 1004.1.2.4

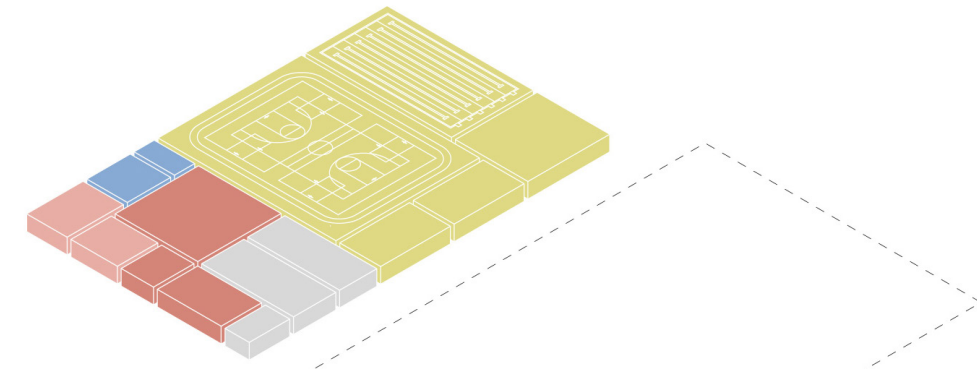
Program Options

In an effort to provide flexibility in selecting sites in Dorchester, the program was configured in three options:

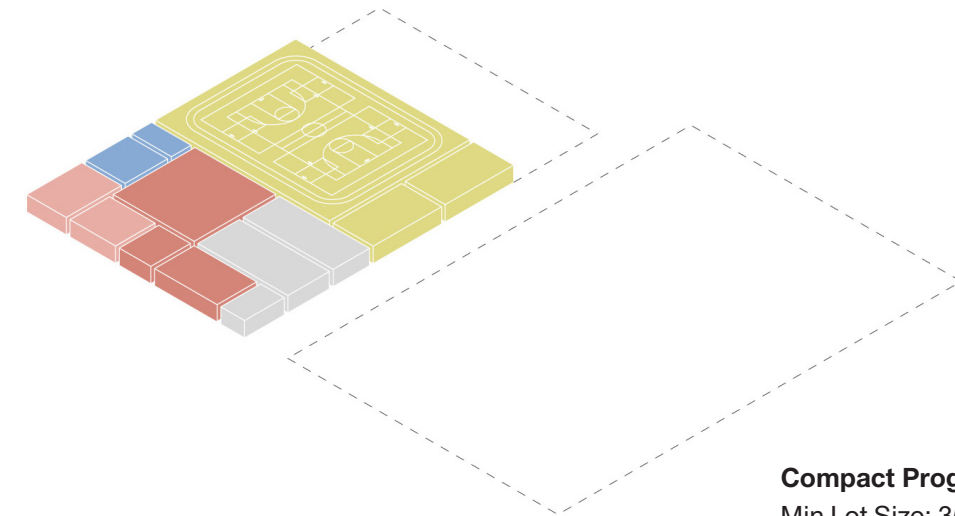
The "Ideal Program" reflecting all of the uses and activities identified in the study on a single floor.

The "Compact Program" which uses the same program minus the swimming pool and associated support spaces.

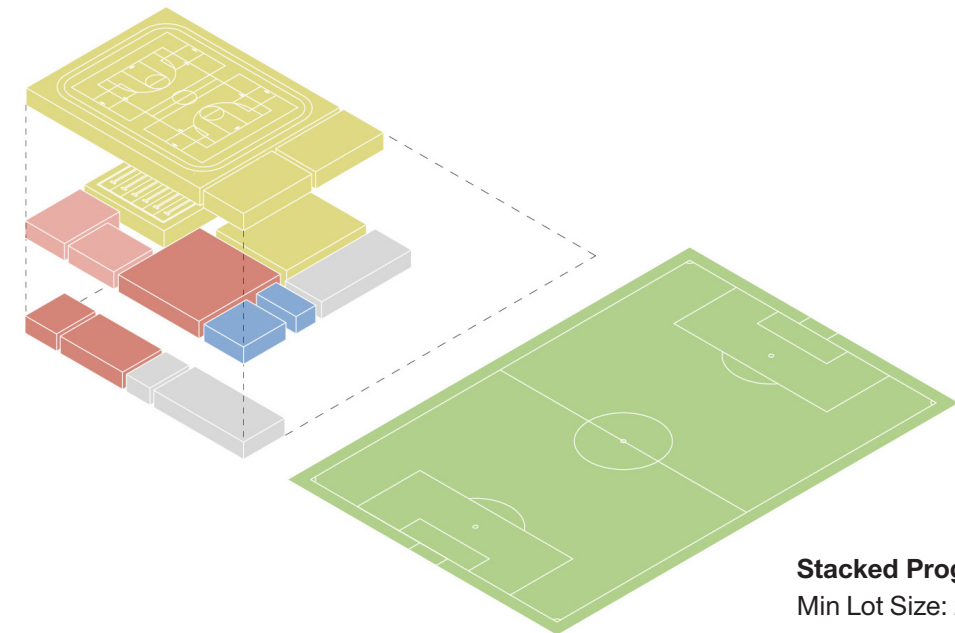
And the "Stacked Program" which includes all of the spaces of the Ideal Program but with the addition of vertical circulation (stairs and elevators) to distribute the program across multiple floors. The program options each have corresponding minimum site sizes.



Ideal Program (Single Level)
Min Lot Size: 47,000 SF



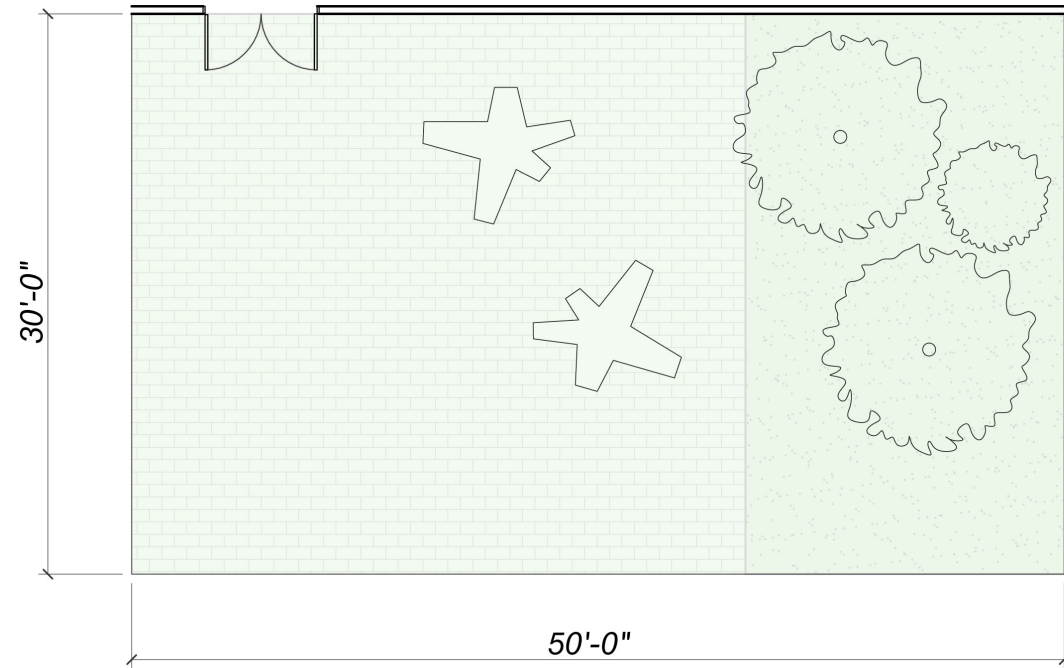
Compact Program (No Pool Single Level)
Min Lot Size: 35,000 SF



Stacked Program (Multi-Level)
Min Lot Size: 20,000 SF

4.2 Room Sheets

Entry Court

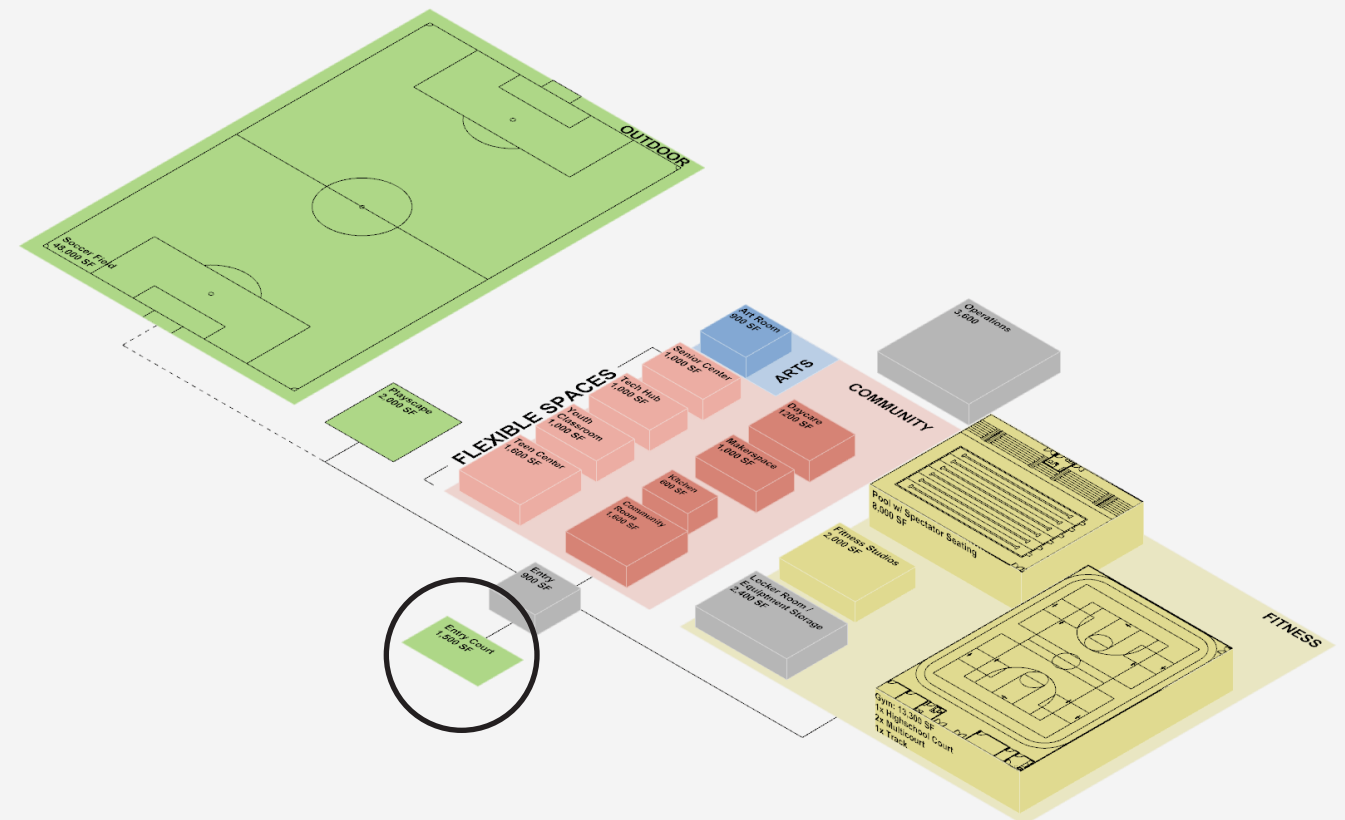


Entry Court

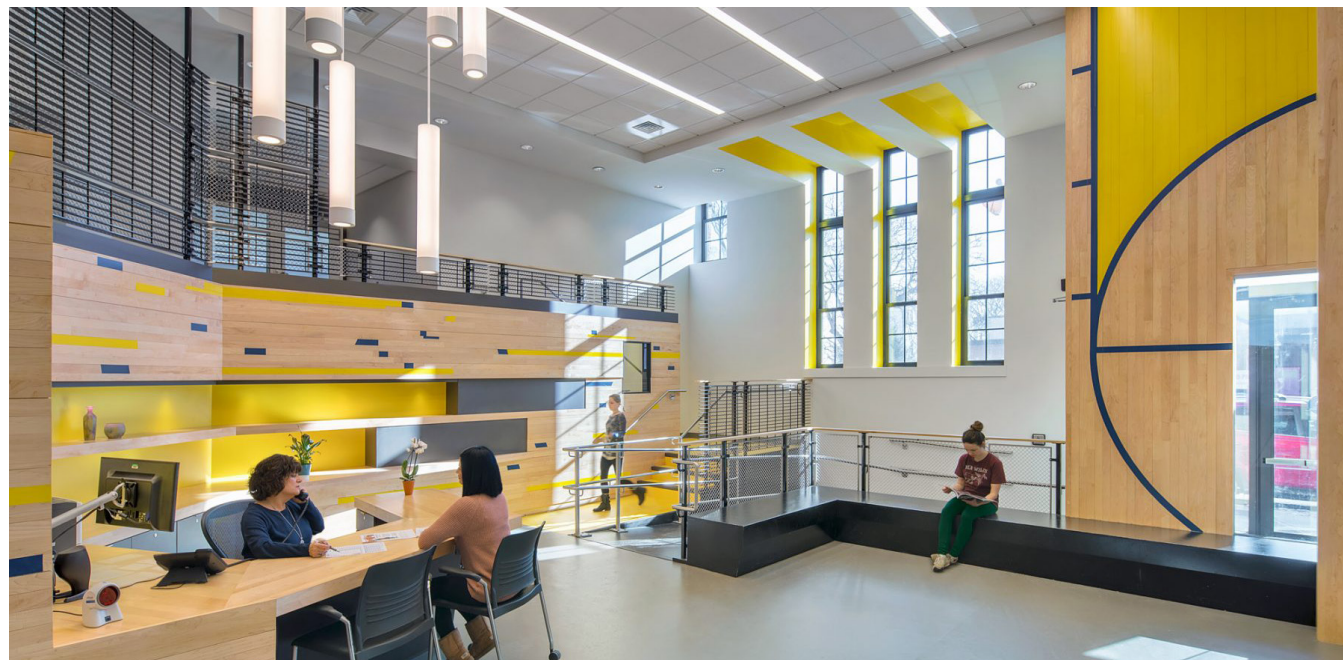
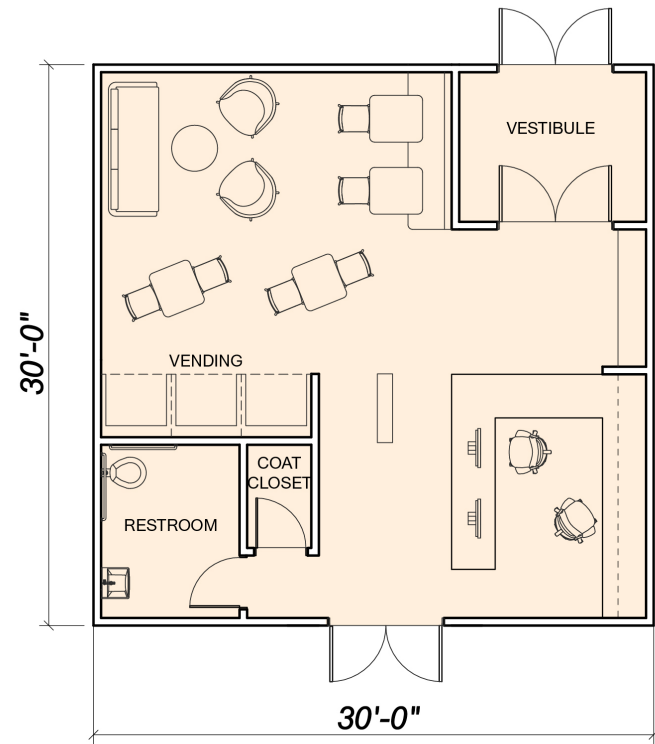
Area	1,500 SF
Occupants	20
Description	Open, accessible, and welcoming space with seating and landscaping leading to the building entrance. Includes benches and space for visitors to informally gather, wait, and socialize.
Adjacencies	Direct connection from the street to the entry lobby. Can have visual connections to interior community programs. Incompatible: None
Fixtures	Fixed: seating, landscaping, lighting, overhead canopy Flexible: seating but with security locks



Entrance to the Roxbury Branch of the Boston Public Library



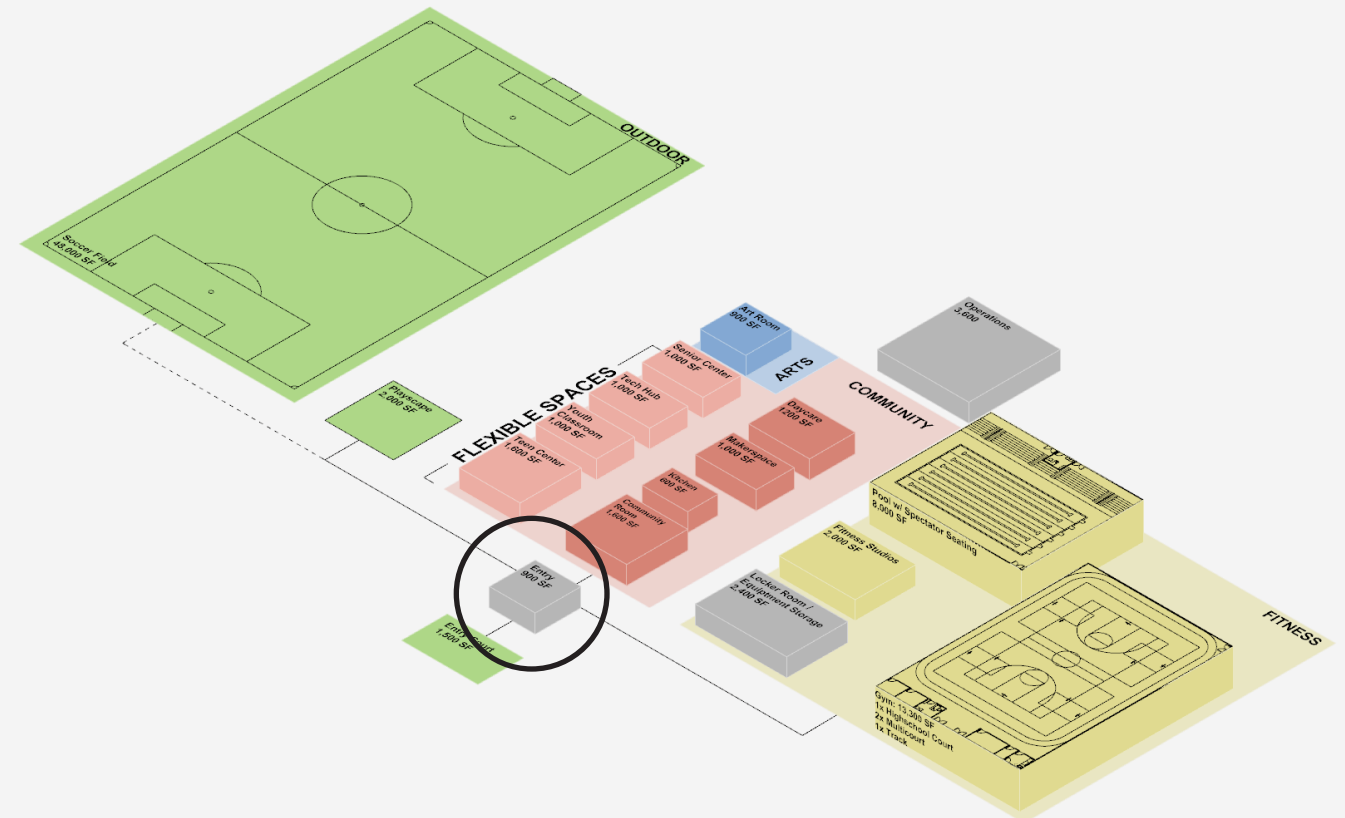
Entry Lobby



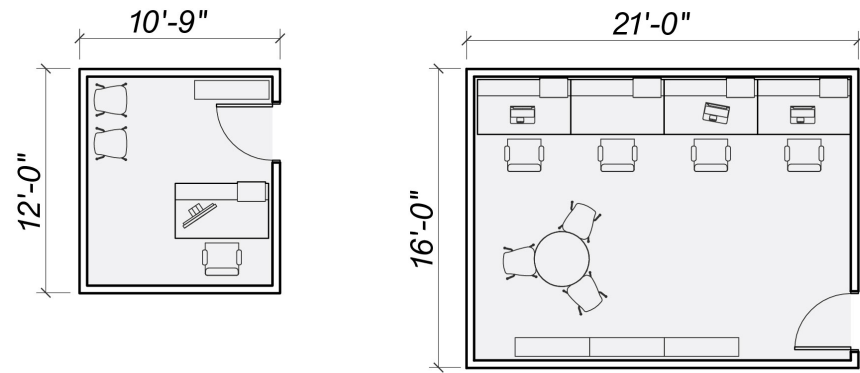
Entry lobby at BCYF Paris St.

Entry Lobby

Area (Net SF)	900 SF
Occupants	Lobby - 20 MAX during events; Reception desk - 2
Description	Open, welcoming space with access and visual connections to the center's interior programs, allowing supervision by reception. Seating and space for temporary visitors to informally gather and socialize. Includes ADA, family friendly restroom within sight line of reception desk.
Adjacencies	Ideal: Direct connection to assembly and community rooms, visual connections to other programs like the gym, and proximity to youth and children's room. Incompatible: None
Fixtures	Fixed: storage, reception desk, bulletin area Flexible: seating, vending machines

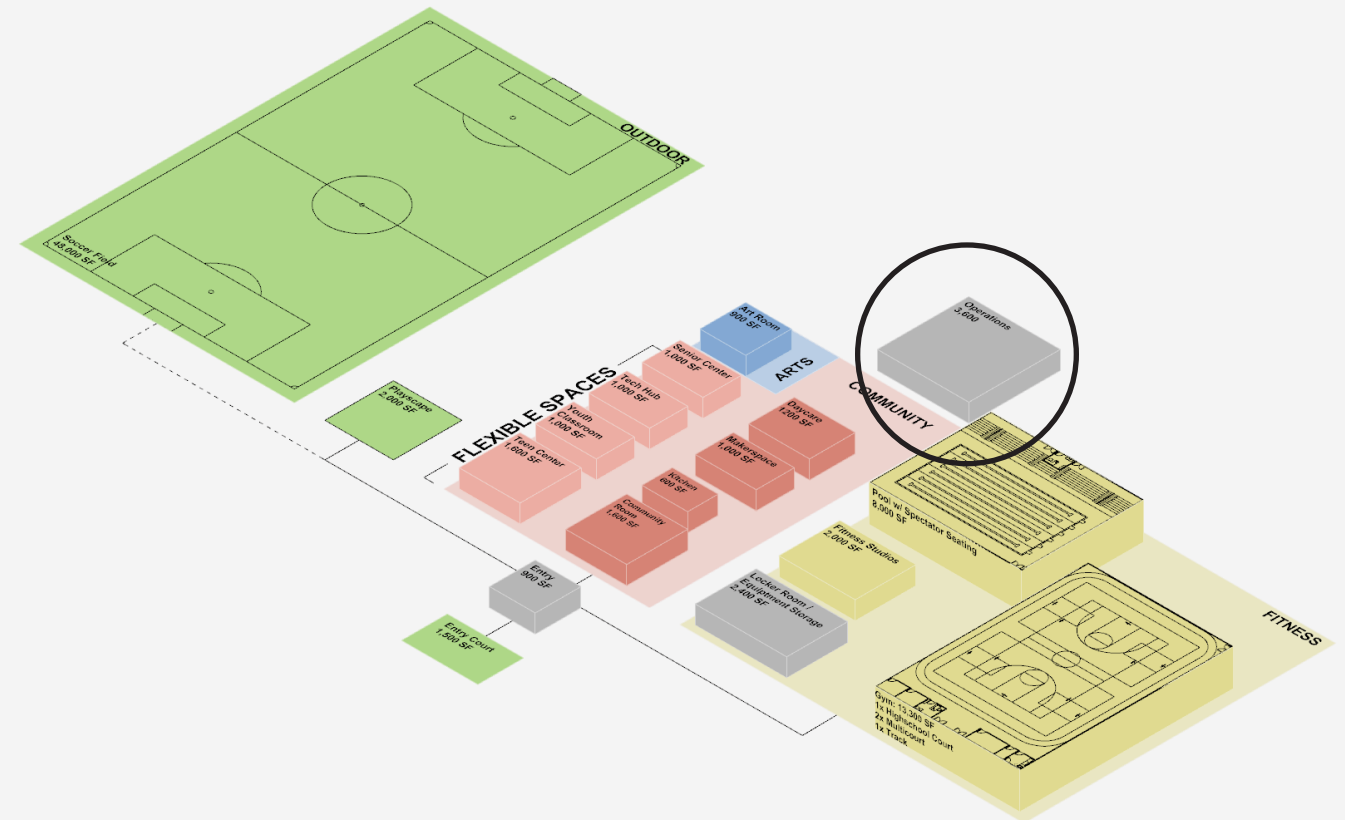


Offices

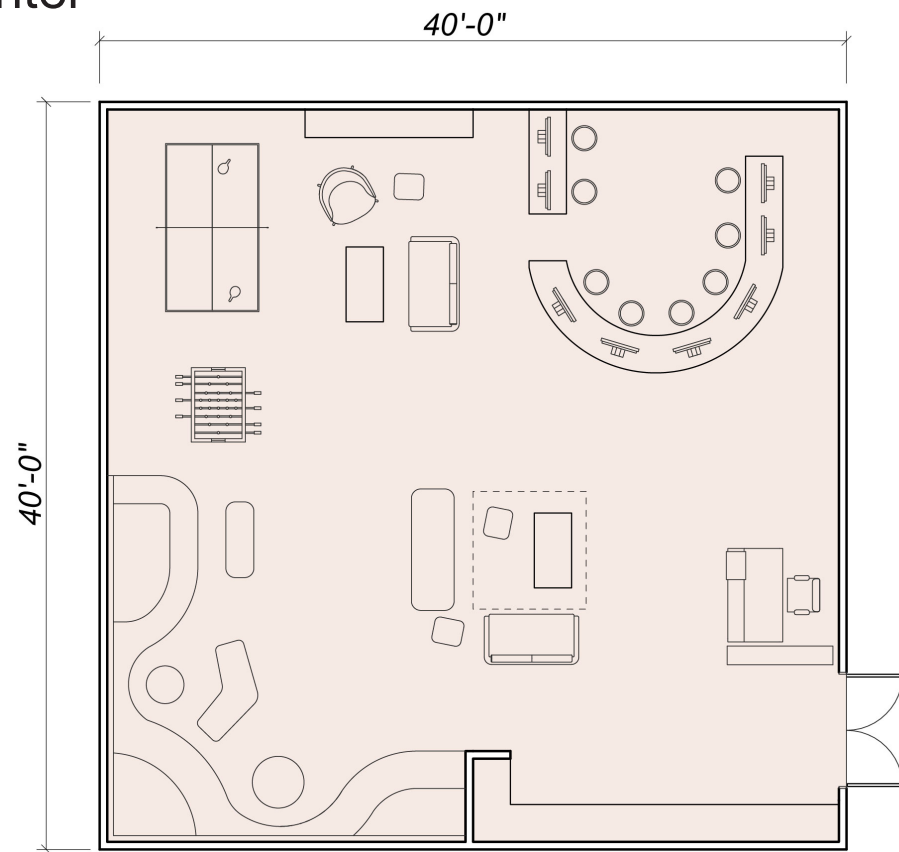


Offices

Area (Net SF)	Single - 120 SF Group - 340 SF
Occupants	Single - 3 Group - 7
Description	Administrative offices for staff. Can have interior windows to increase visibility. Should promote social equity and cohesion amongst staff and building occupants.
Adjacencies	Ideal: can be private and independent of other programs Incompatible: None
Fixtures	Fixed: None Flexible: seating, desks, office cabinets



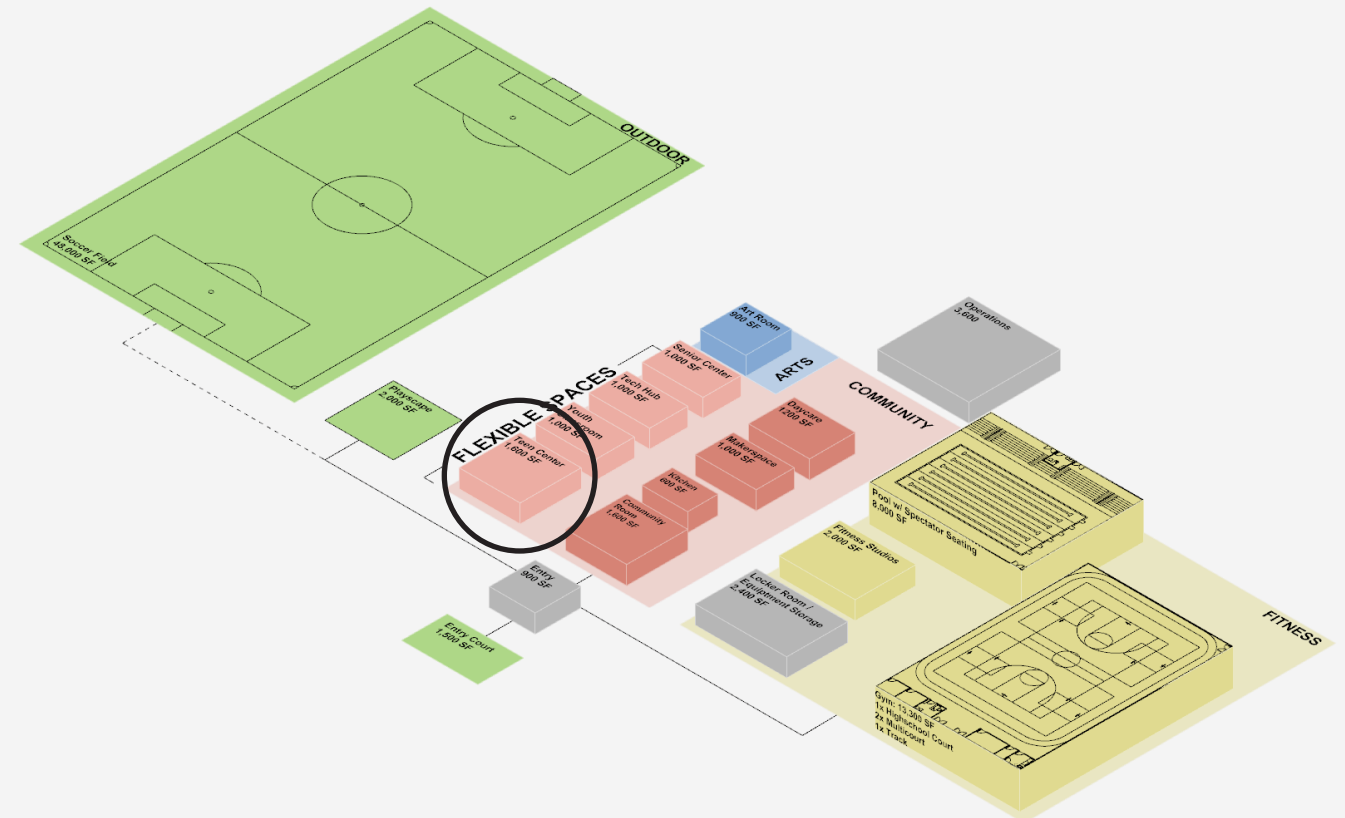
Teen Center



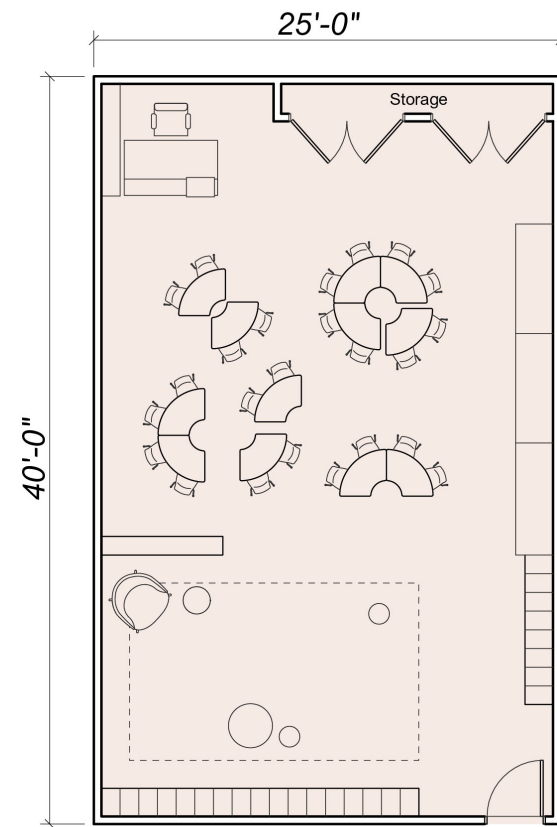
A teen space with a variety of areas for socializing and working.

Teen Center

Area (Net SF)	1,600 SF
Occupants	80 MAX
Description	Flexible space for teens with a variety of areas for socializing, studying, lounging, and after-school activities. Space should feel independent and unique for its teen users.
Adjacencies	Ideal: Near the art room, Tech Lab, Makerspace, and gym. Can be independent from other programs. Incompatible: Youth class room, Youth Flex Room, Senior Center
Fixtures	Fixed: storage (millwork and closets) Flexible: seating, gaming equipment, tables



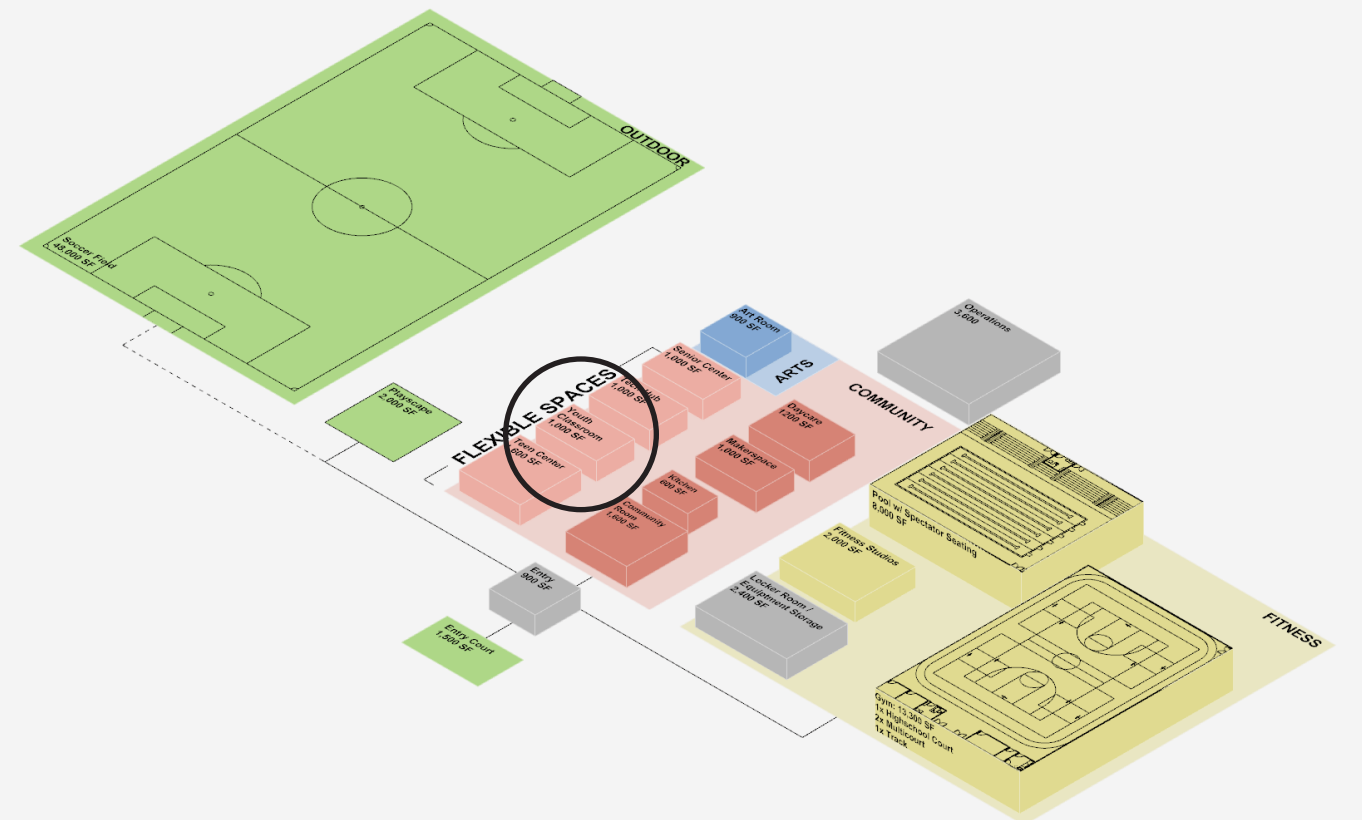
Youth Classroom



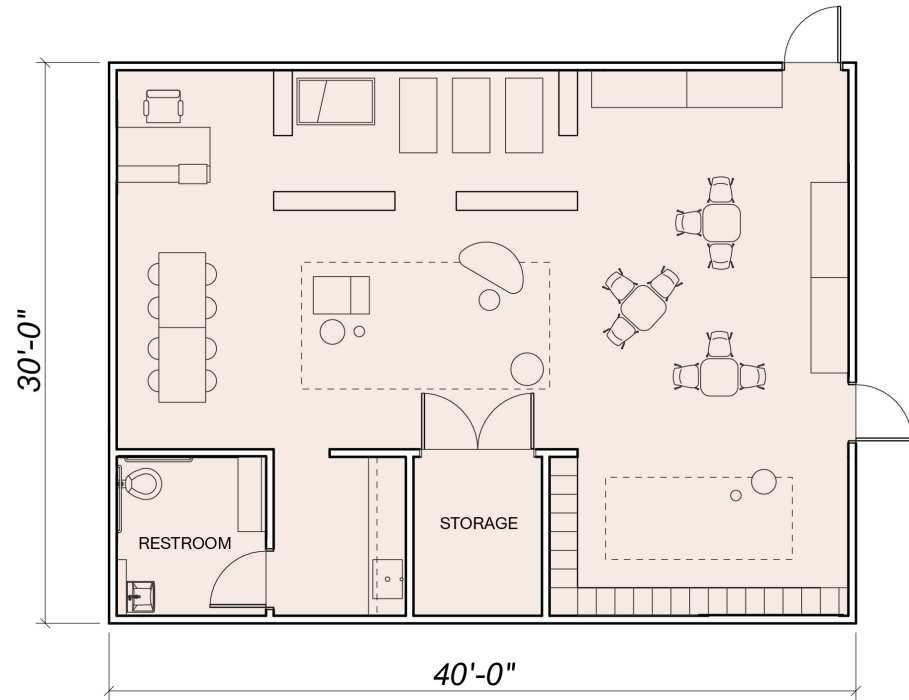
A youth classroom with flexible seating that can be reconfigured depending on use.

Youth Classroom

Area (Net SF)	1,000 SF
Occupants	50 MAX
Description	Youth classroom space for educational and recreational after-school and summer camp activities.
Adjacencies	Ideal: Art room and gym. Incompatible: Teen center and Senior Center
Fixtures	Fixed: storage (millwork, and/or closets) Flexible: tables and chairs, instructor's desk



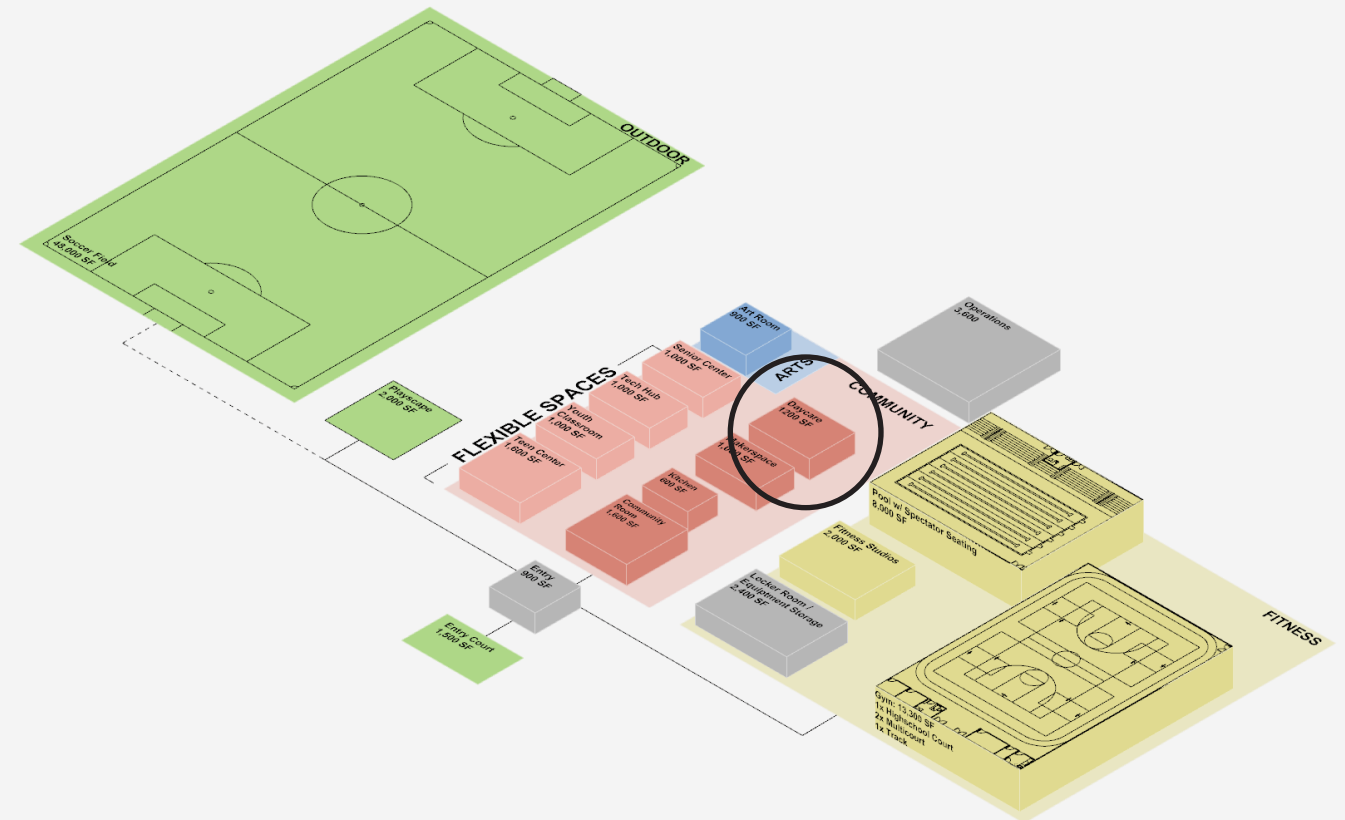
Flex Youth Space



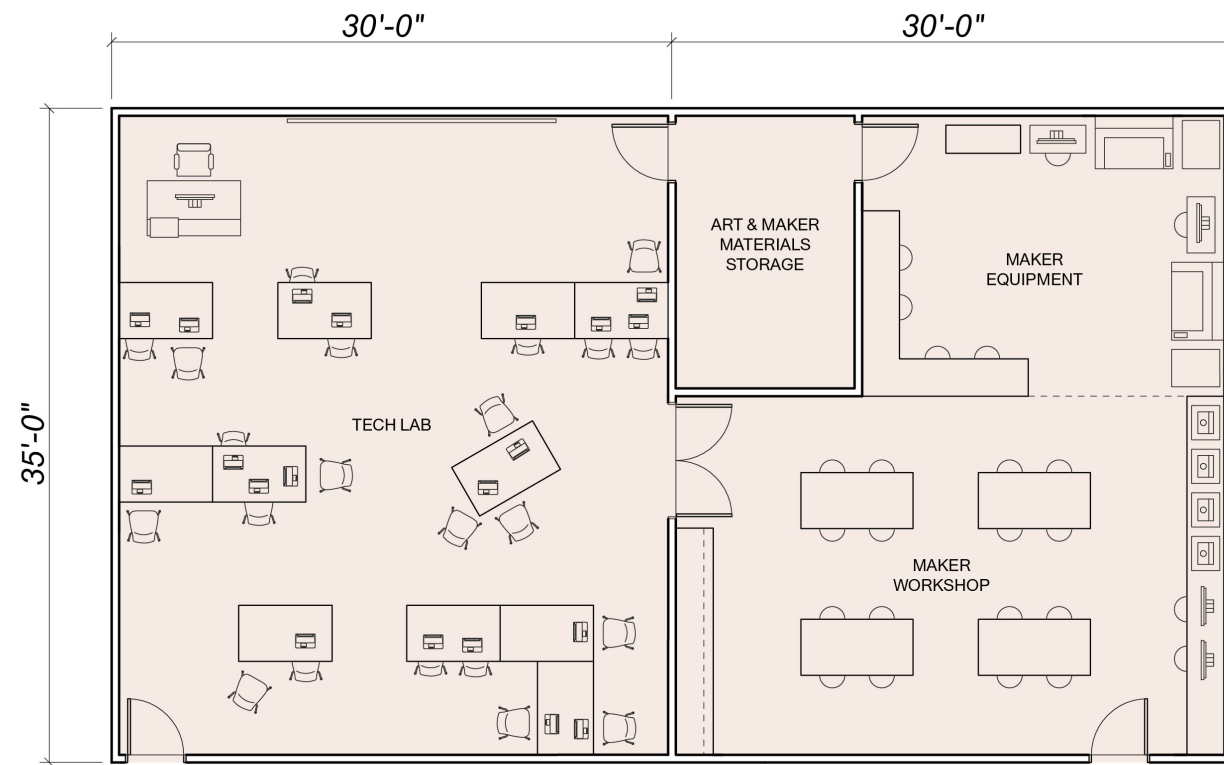
A flexible activity space that can be used as a children's room.

Youth Flex Space

Area (Net SF)	1,200 SF
Occupants	34
Description	Flexible youth space with potential for daycare accreditation, to be used with adult supervision. Has storage for strollers, flexible play area, and children's restrooms.
Adjacencies	Ideal: Outdoor playspaces and entry lobby. Incompatible: Teen Center and Senior Center
Fixtures	Fixed: storage (millwork and/or closets) sink and counter; children's restroom Flexible: tables and chairs, play equipment



Tech Lab and Makerspace



Tech Lab and Makerspace

Area (Net SF)	2,100 SF
Occupants	Tech Lab: 30 Makerspace: 30
Description	Dedicated Tech Lab for individual use, educational programs, and testing. Connects to makerspace with focus on digital and physical fabrication.
Adjacencies	Ideal: Art room, Teen center Incompatible: Gym, children's room, pool
Fixtures	Fixed: storage (millwork and closet) Flexible: tables and chairs, laser cutters, 3D printers, sewing machines, peg boards and tools, computers, laptop cart

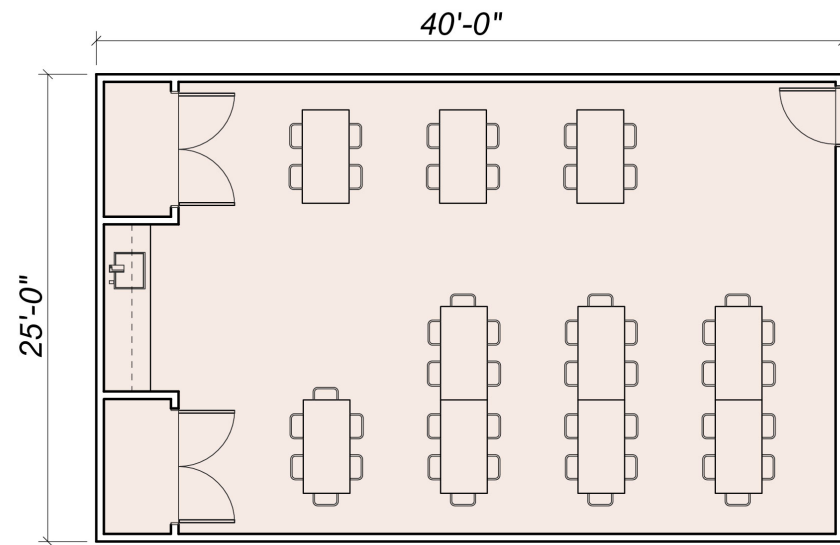


A computer lab with a lecture layout.



Belmont Hill School Bolles Makerspace

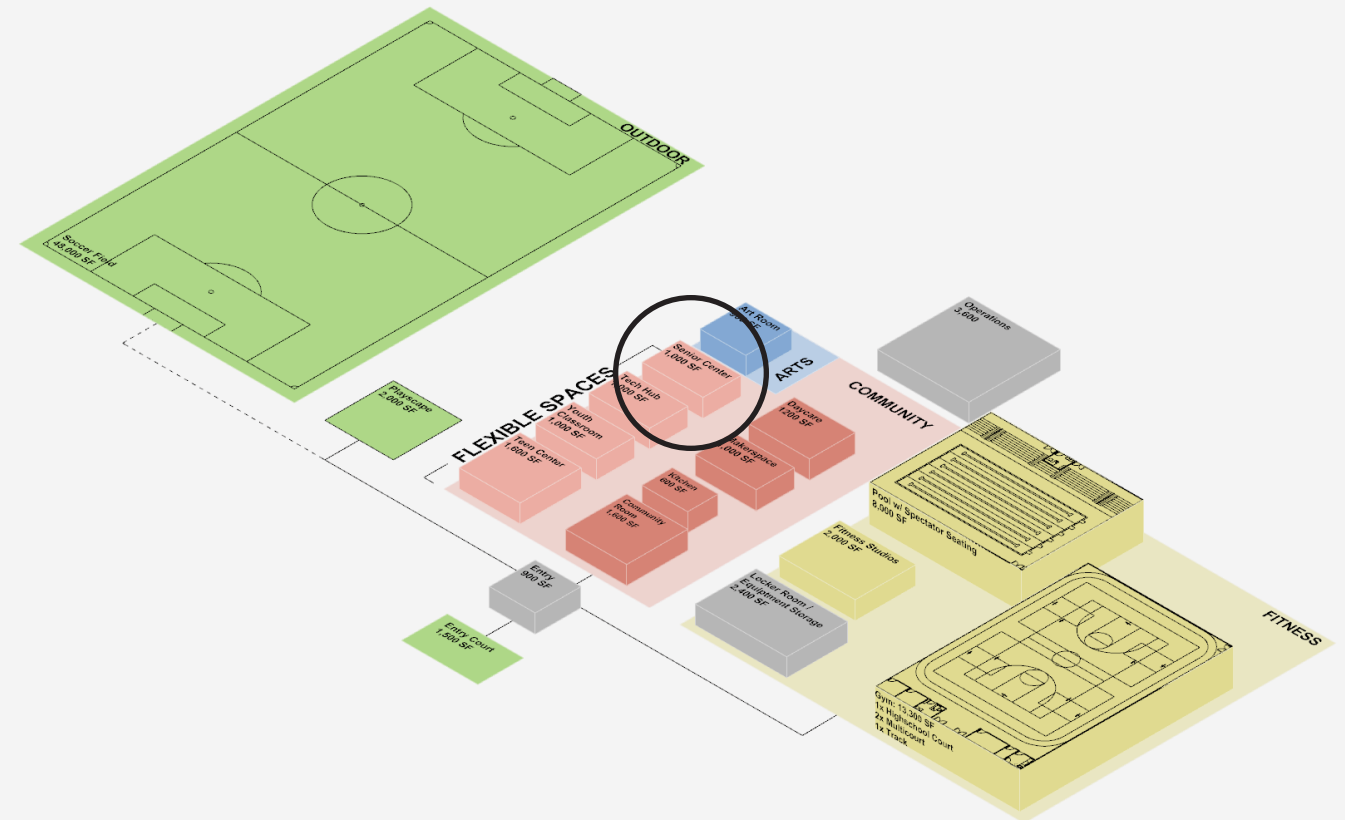
Senior Center



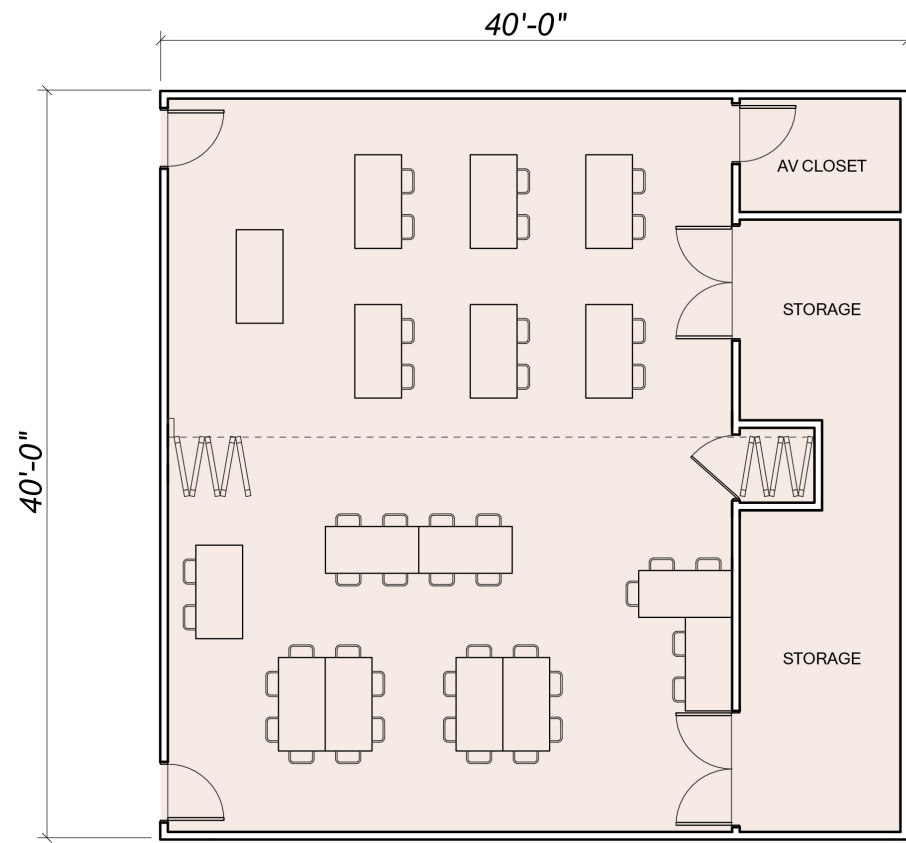
A senior room with flexible, lightweight furniture for a variety of activities.

Senior Center

Area (Net SF)	1,000 SF
Occupants	50
Description	Flexible space for senior programming, lounging and socializing. Depending on use and programming, schedule can overlap with other programs such as parts of the community room. Includes storage space for activity equipment, tables, and chairs.
Adjacencies	Ideal: kitchen, ADA restroom Incompatible: Gym, children's room, youth room, and teen center
Fixtures	Fixed: storage (millwork and closets), sink Flexible: tables and chairs



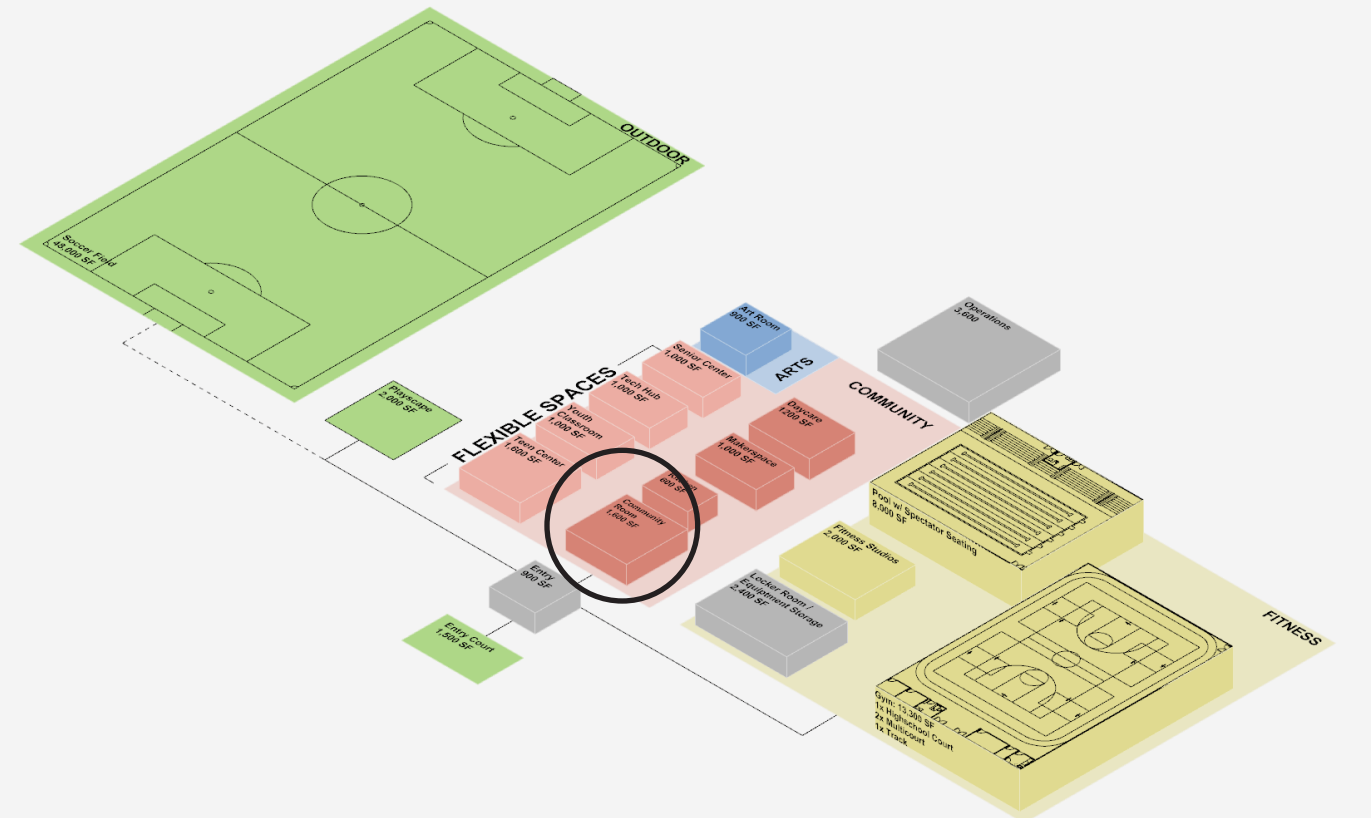
Community Room



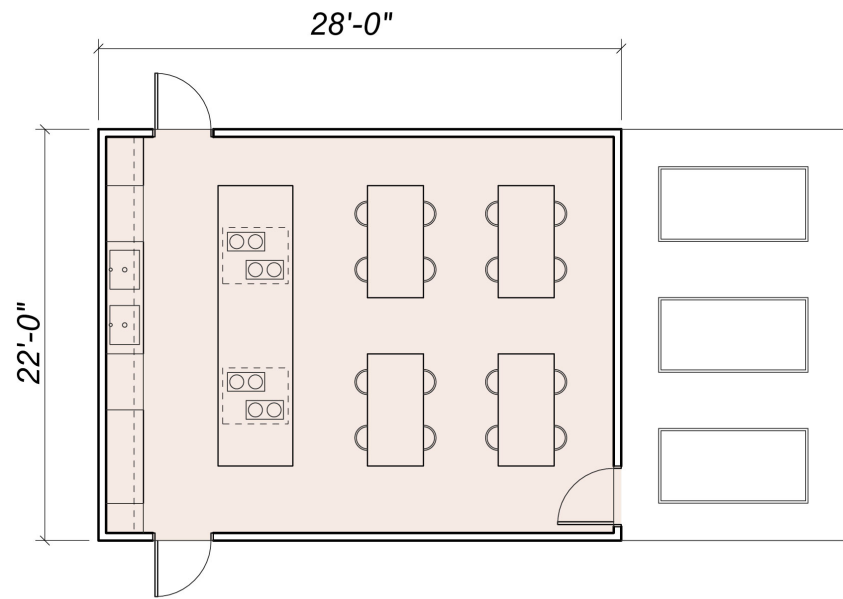
The community room can be partitioned into smaller breakout rooms using flexible partitions.

Community Room

Area (Net SF)	1,600 SF
Occupants	80
Description	Flexible meeting space that can be rearranged and divided for group meetings and events. Can be combined with the kitchen space. Includes storage closet for tables and chairs, and an AV closet, as well as special lighting, acoustics, and audio/video equipment for performance
Adjacencies	Ideal: Kitchen, direct access to entry lobby Incompatible: Gym, fitness studio, pool, makerspace, and other noise-generating programs
Fixtures	Fixed: storage (closets), folding acoustic partition Flexible: tables and chairs,



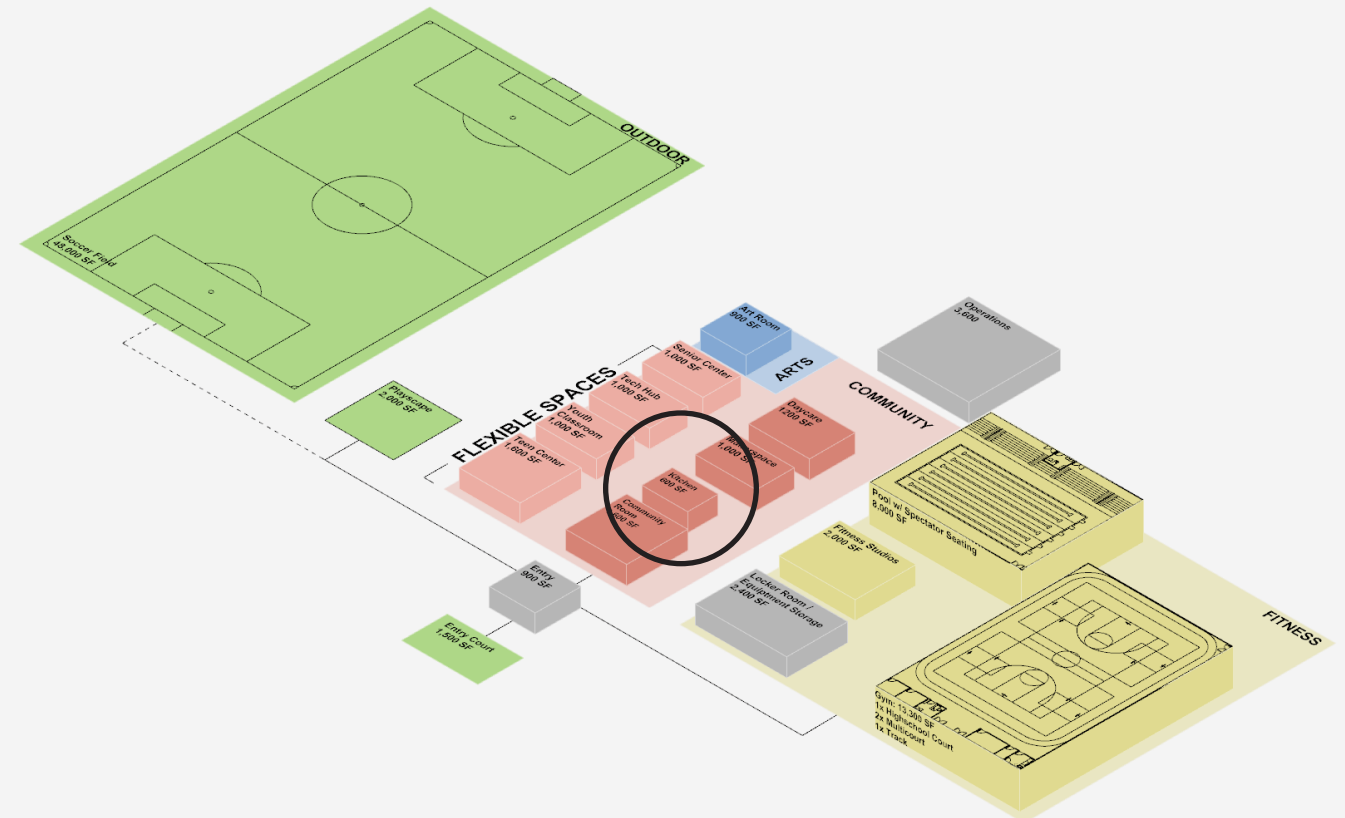
Community Kitchen



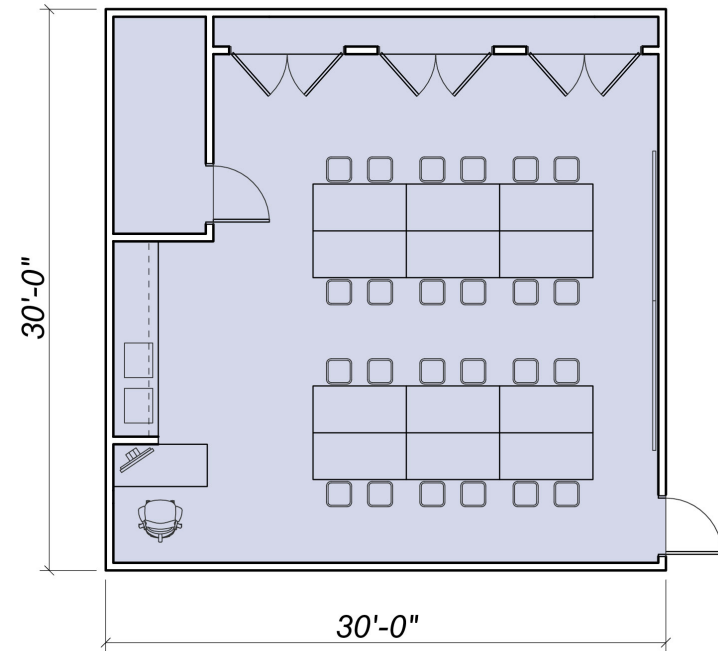
A kitchen can serve the center as a small food preparation area as well as a teaching space.

Community Kitchen

Area (Net SF)	600 SF
Occupants	20
Description	Small scale kitchen for minor food preparation. Can be combined with the community room and used as a nutrition lab. Access to outdoor area for growing fresh produce. Special consideration for intended food production and consumption to coordinate with public health regulations
Adjacencies	Ideal: combined with community room, nearby senior center, access to outdoor area with garden beds Incompatible: Locker rooms and pool to control odor and intrusion
Fixtures	Fixed: storage (millwork), stove, cook top, sink, dishwasher, island, Kitchen exhaust hood with integral fire suppression system Flexible: counter-height stools and tables with casters



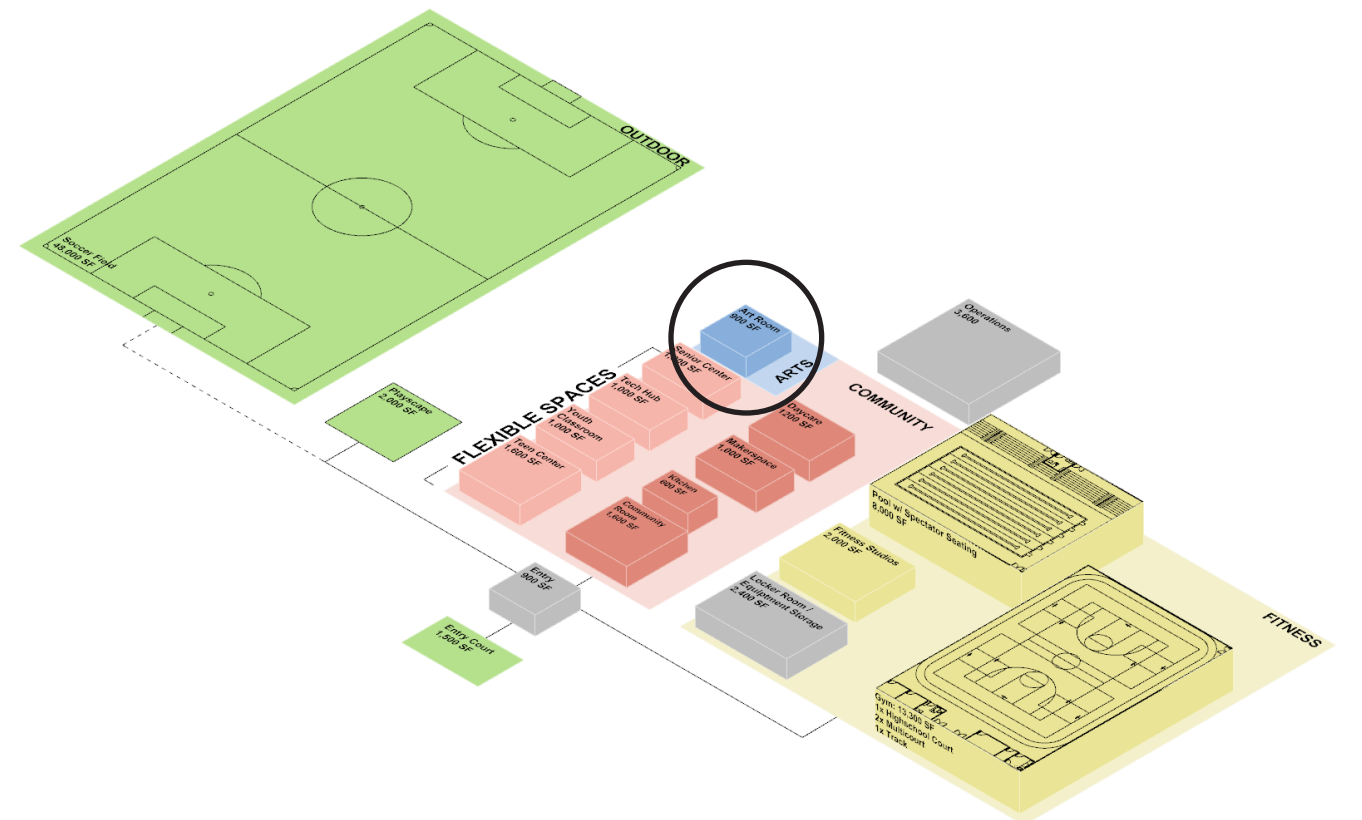
Art Room



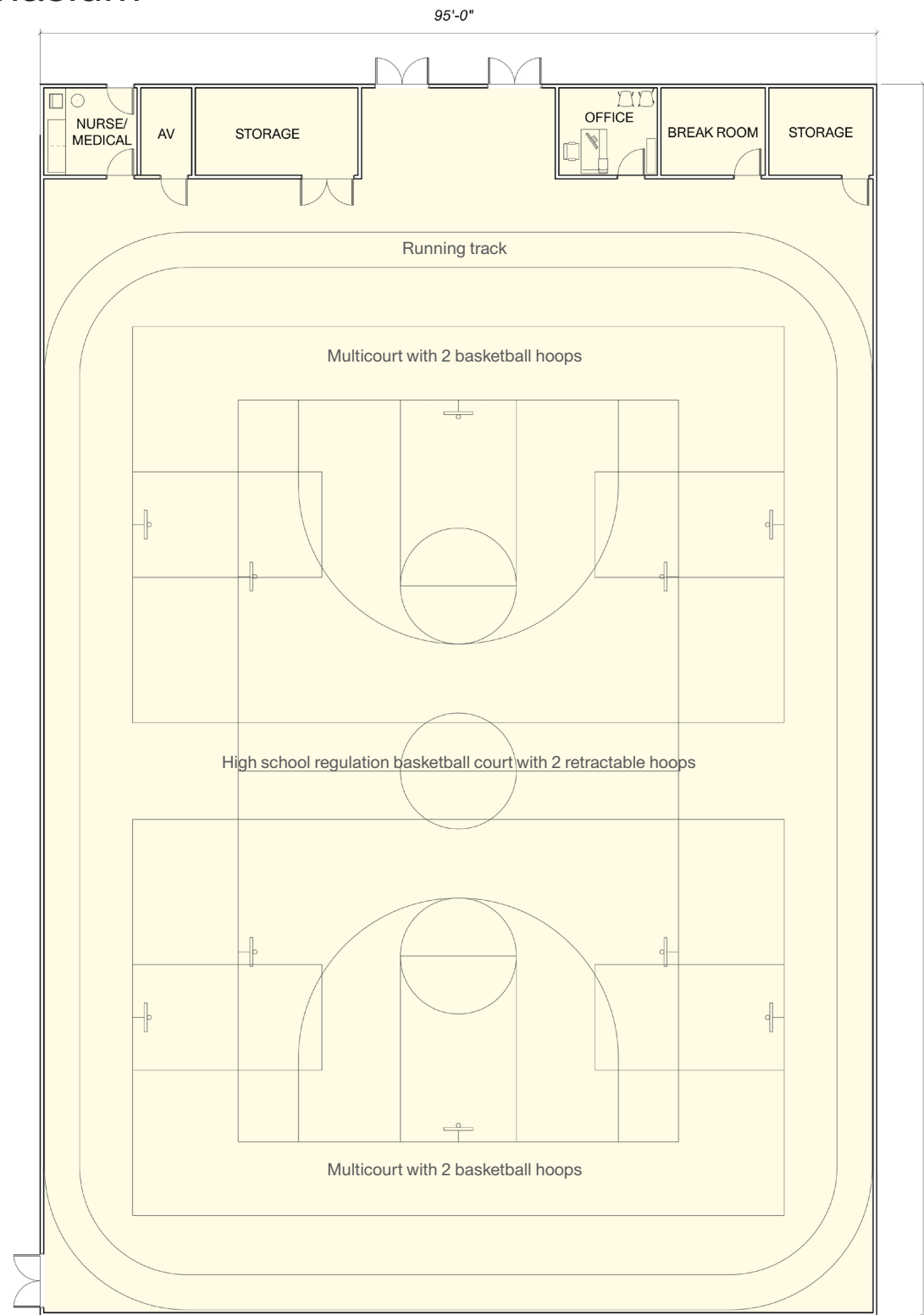
An art room with several different storage areas and flexible work surfaces.

Art Room

Area (Net SF)	900 SF
Occupants	25
Description	Flexible art room for crafts, drawing, painting, etc. Potentially has additional spaces for fixed art equipment such as pottery or woodworking equipment.
Adjacencies	Ideal: direct connection to entry lobby for all day access, proximity to community room, youth room, teen center, senior center Incompatible: -
Fixtures	Fixed: storage (millwork and closets), sinks Flexible: tables and chairs



Gymnasium



Gymnasium

Area (Net SF) 13,300 SF

Occupants 250

Description 1 high school regulation court that can be divided into 2 multi courts with basketball hoops and an area that can accommodate a batting cage.

Heavily used by the community and, depending on the location, local schools. Ideally large enough to accommodate different sports that can be divided by partitions and run simultaneously including a batting cage, basketball courts, and flexible multi-courts. A running track is located at the perimeter of the court to avoid conflicting activities. Includes equipment storage closets, staff office, break room for private one-on-one meetings / cooling off space, nurse/medical office and AV equipment storage

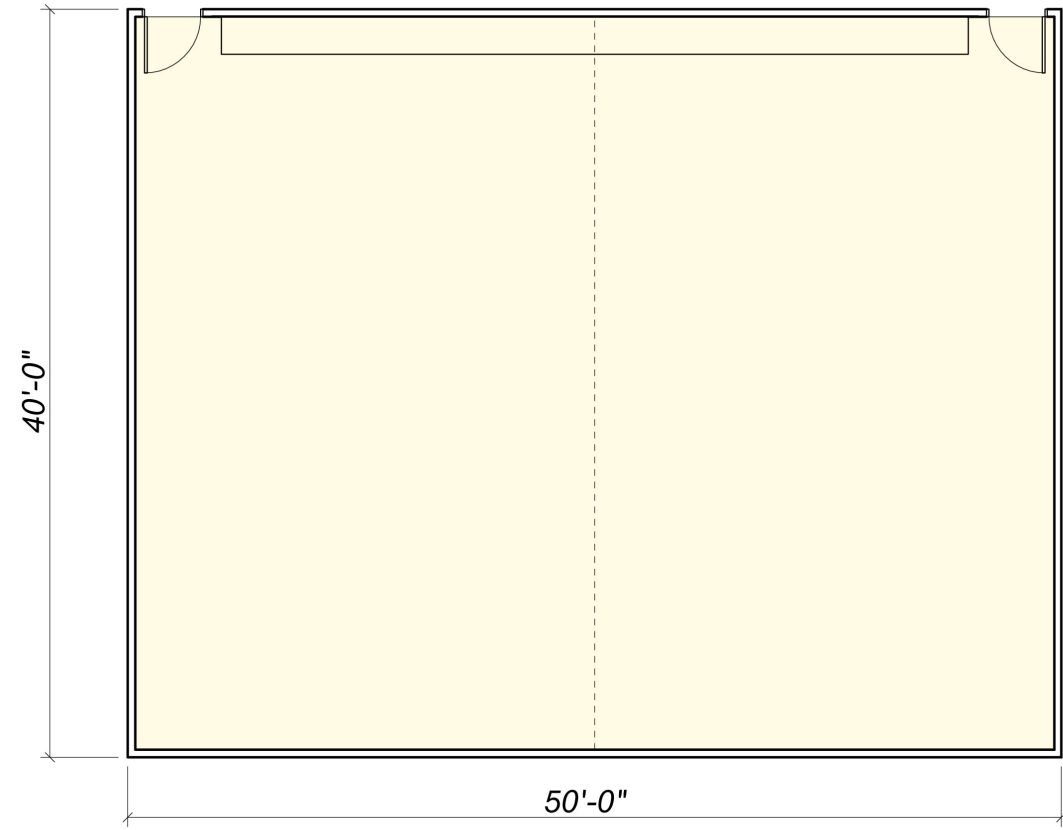
Adjacencies Ideal: Locker rooms, fitness studios, entry lobby, outdoor space, and visual connection to other programs
Incompatible: youth classroom, daycare, senior center, community room

Fixtures Fixed: 6 basketball hoops, room dividers, storage, closet; consider retractable bleachers depending on site selection.
Flexible: batting cage, volleyball multicourt equipment



Tobim gym has 1 large basketball court with retractable hoops and 2 smaller scale courts that can be divided by a curtain partition. The gym has retractable seating and space for a batting cage with netting that drops from the ceiling.

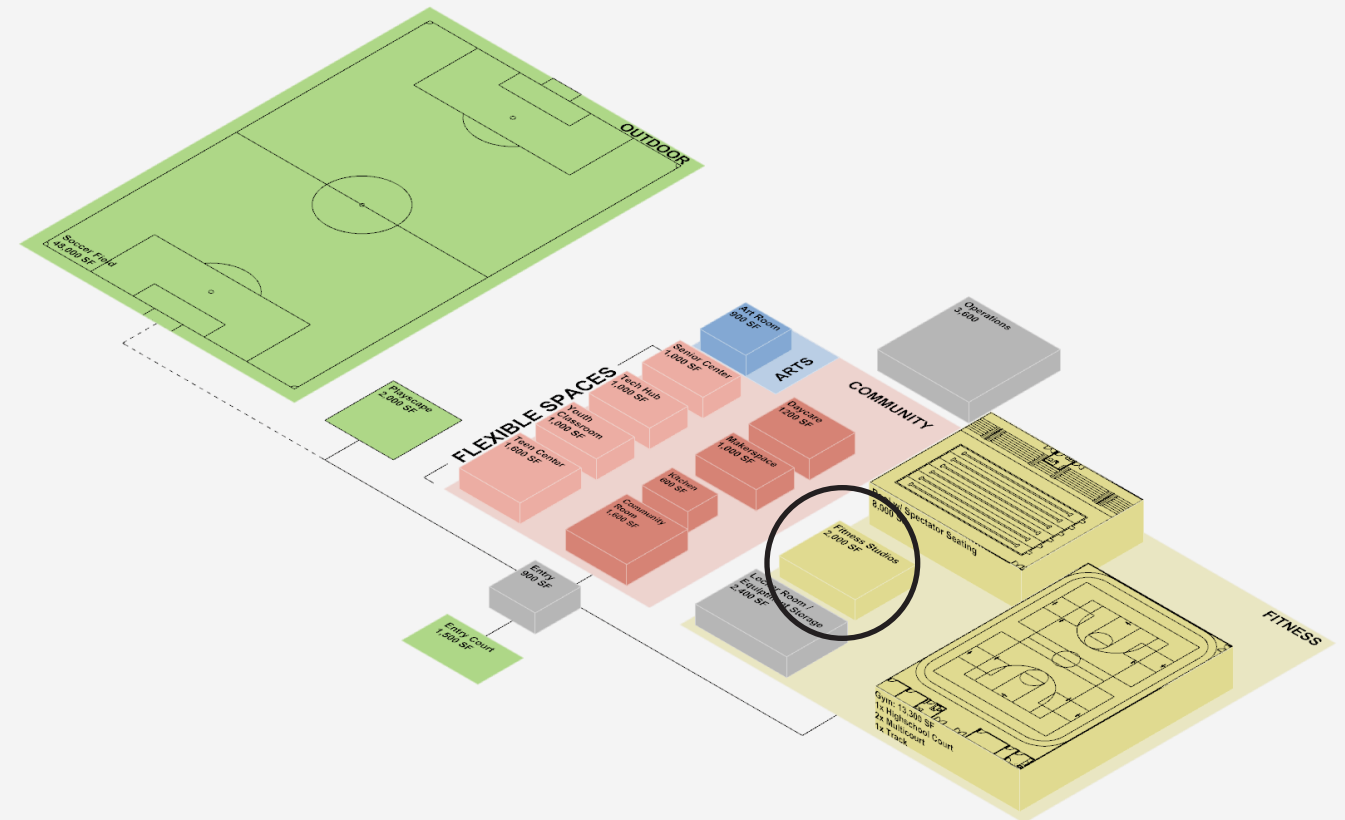
Fitness Studios



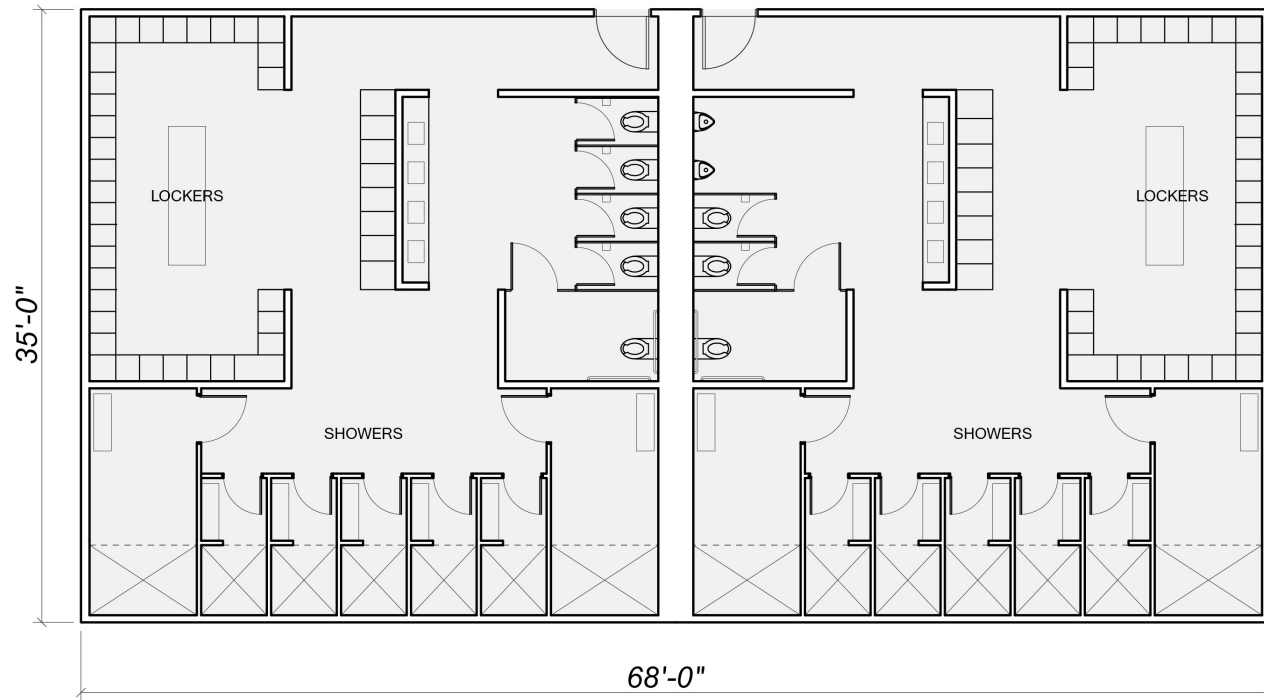
A flexible workout studio that can be used for fitness, classes, dance or yoga.

Fitness Studios

Area (Net SF)	2,000 SF
Occupants	42 people
Description	Flexible workout studio for yoga, mat workouts, dance, and cardio classes. Can become 2 small studios with a flexible partition. Consider sub-dividing studio and outfitting one side with exercise equipment (such as cardio or weights) depending on site selection
Adjacencies	Ideal: Gym and lockers Incompatible: None
Fixtures	Fixed: storage (millwork), mirrors Flexible: exercise equipment, mats

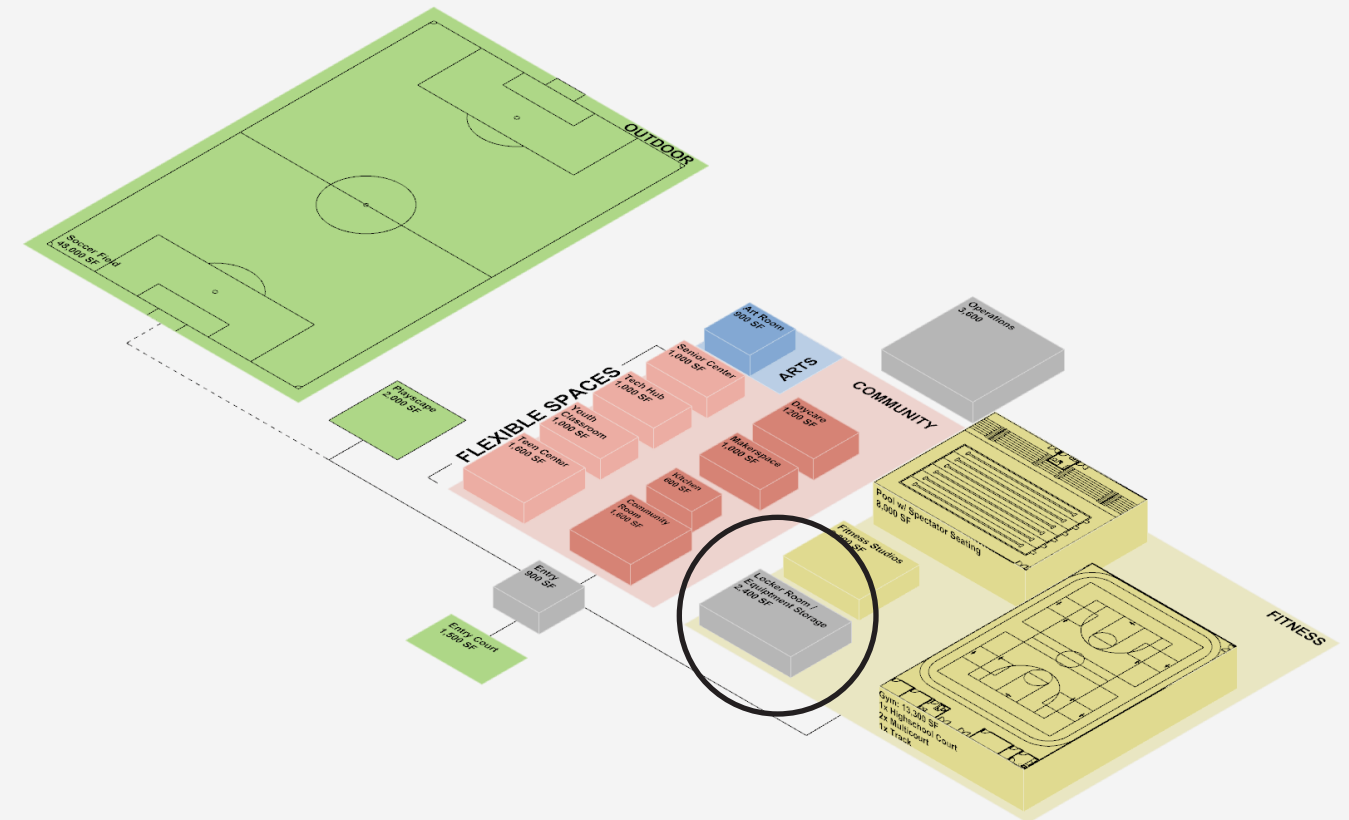


Lockers and Restrooms

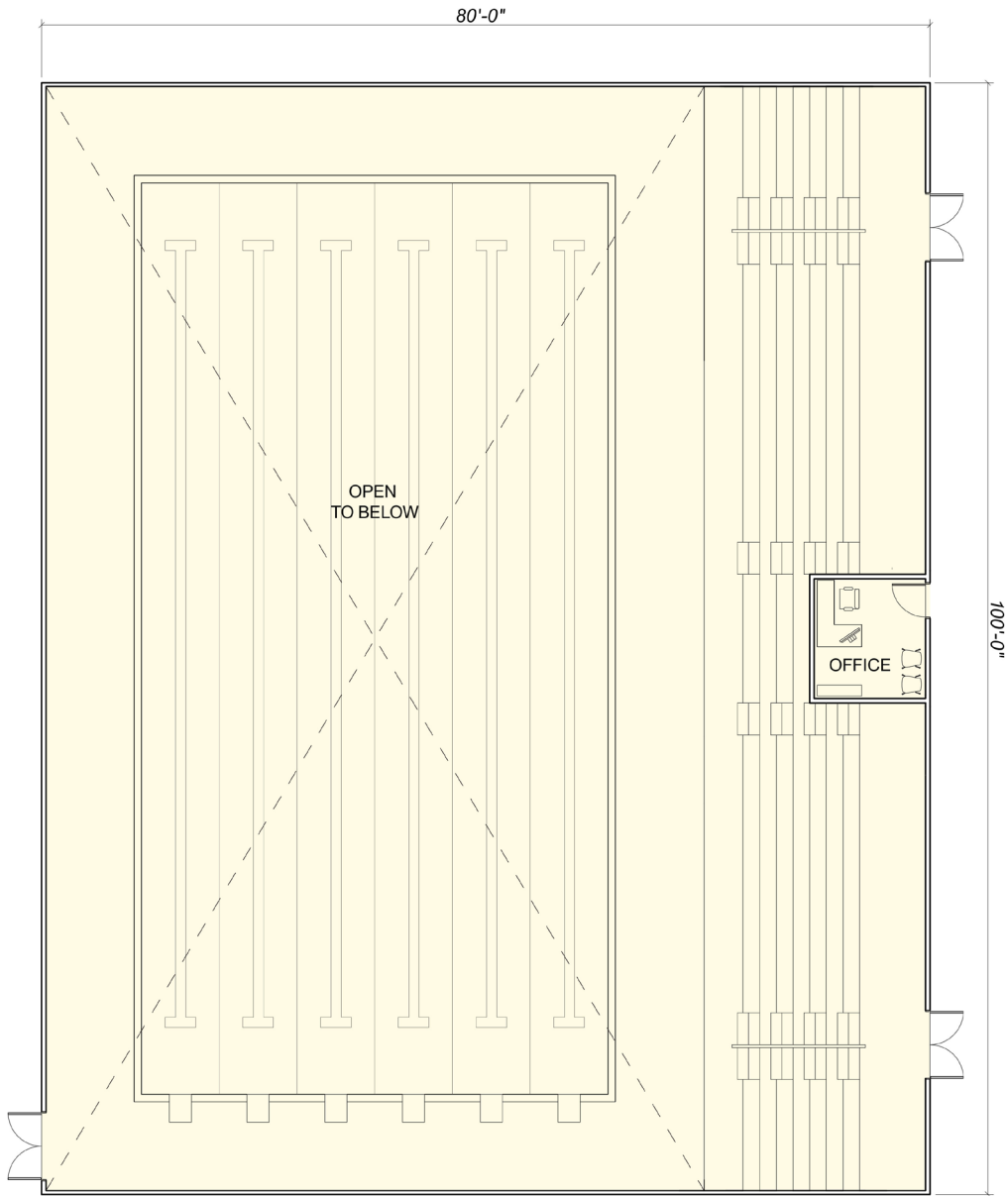


Lockers and Restrooms

Area (Net SF)	2,400 SF
Occupants	Varies
Description	Lockers, restrooms, and showers serving the center's fitness programs. Size and fixture count will vary depending on building occupancy. Showers should include private vestibule for changing clothes, including hooks and small bench for clothes storage
Adjacencies	Ideal: Gym, fitness studios, pool Incompatible: Community Kitchen
Fixtures	Fixed: lockers, showers, sinks, toilets, benches Flexible: None

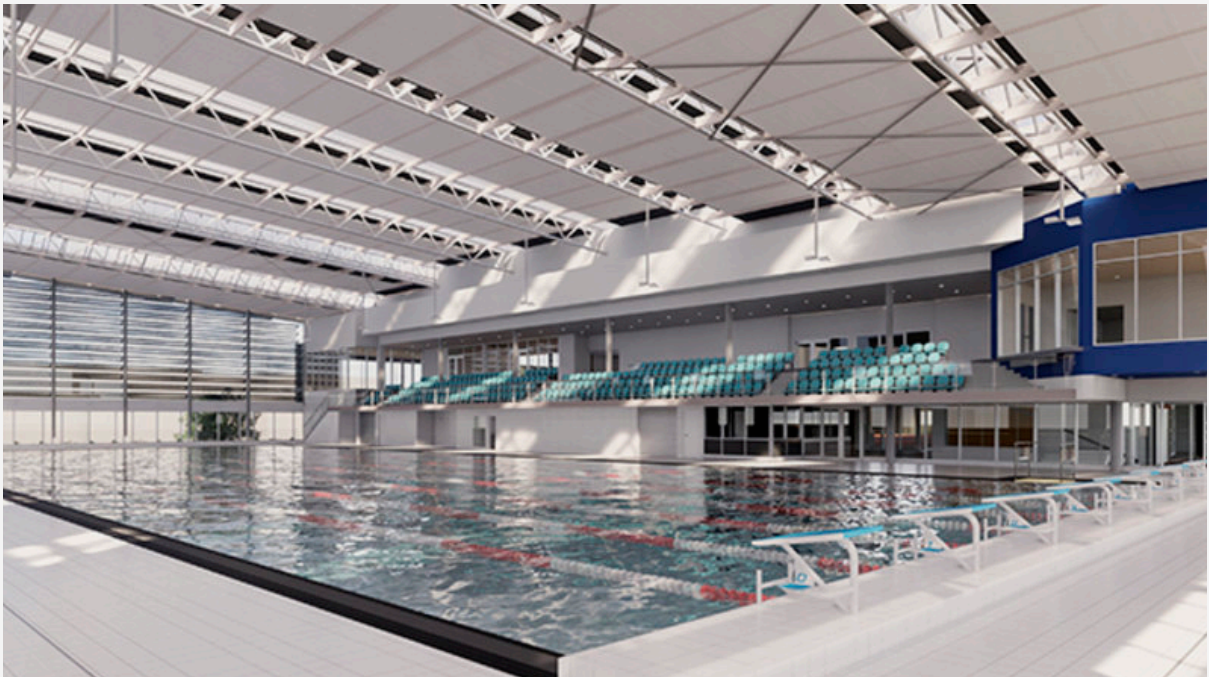


Indoor Pool Upper Floor w/ Spectator Seating

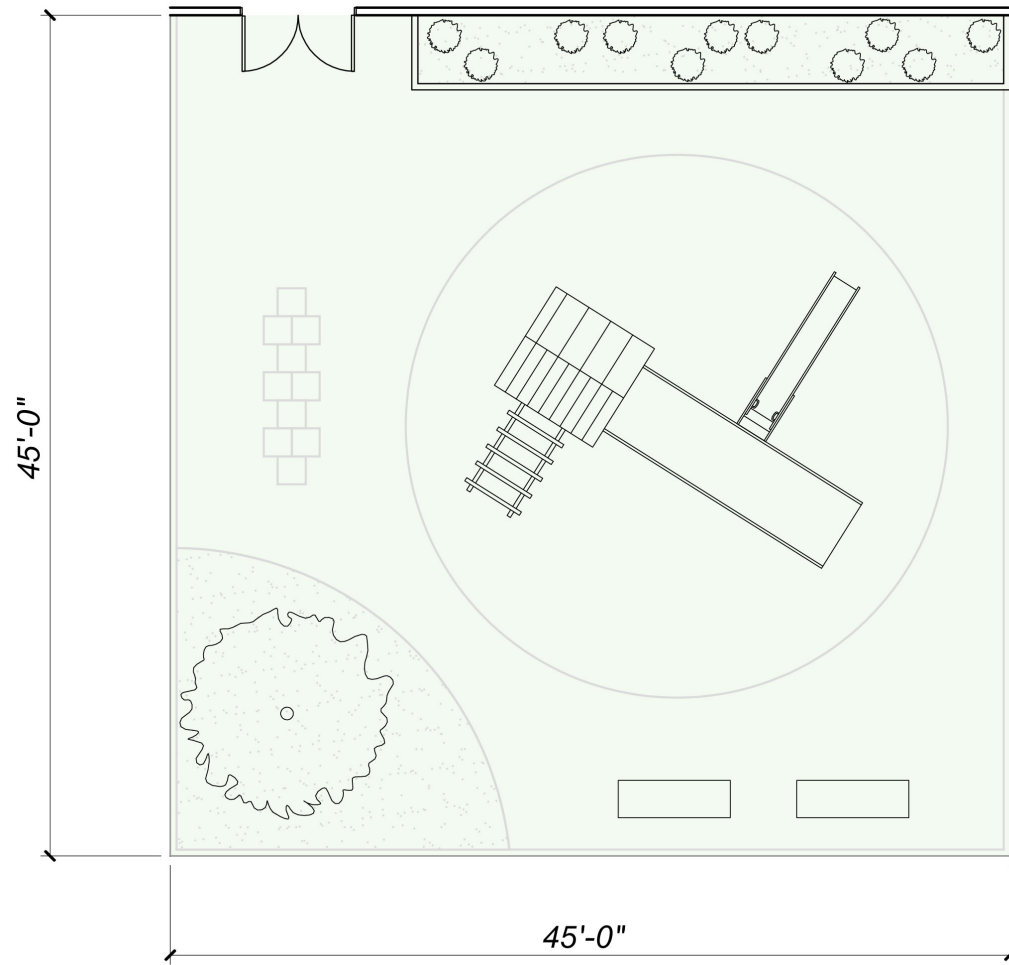


Indoor Pool - Upper Floor with Spectator Seating

Area (Net SF)	2,000 SF
Occupants	Spectator Seating: 200 MAX
Description	Tiered bleacher spectator seating on upper floor of pool area
Adjacencies	Ideal: Lockers and restrooms Incompatible: Community Kitchen



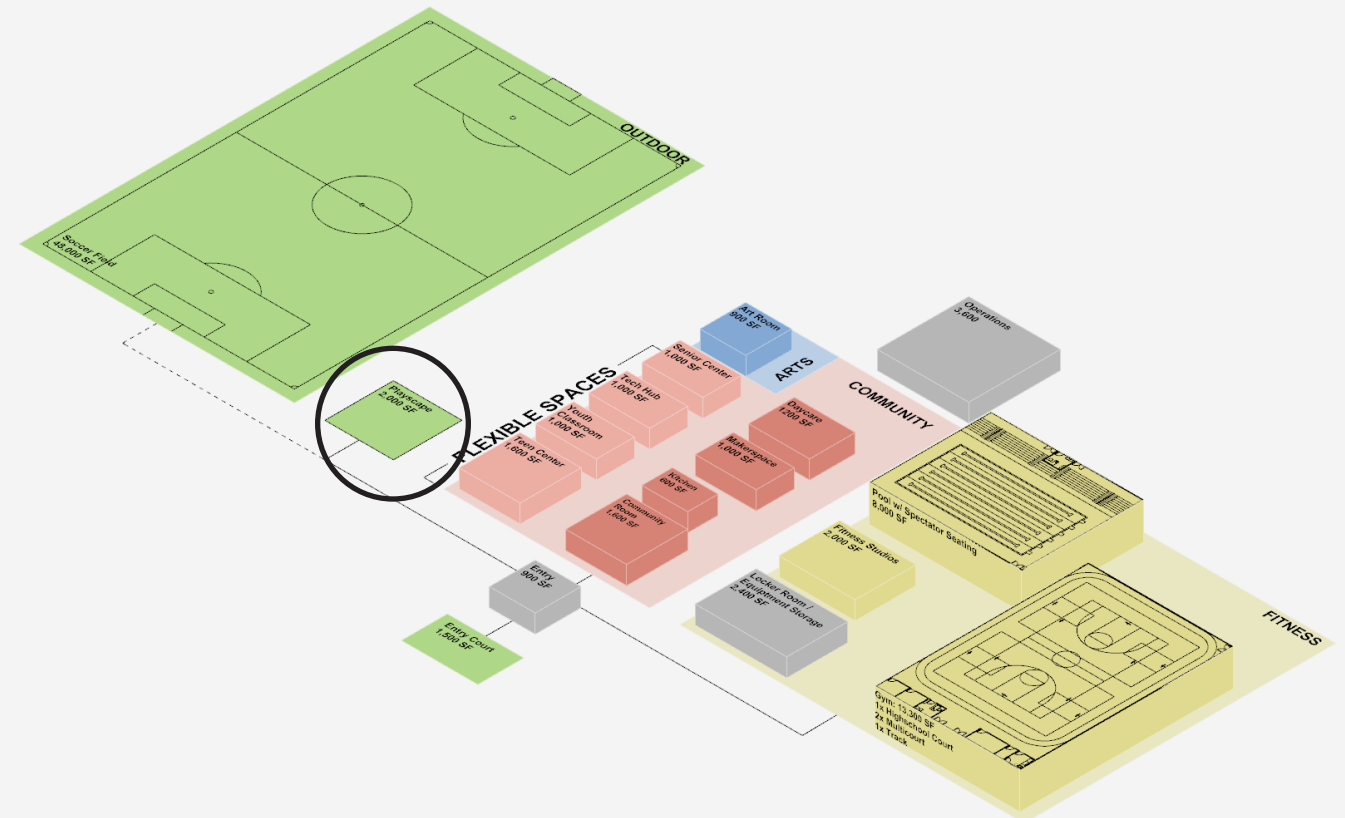
Outdoor Play Space



Playground at the Hernandez K-8 School

Outdoor Play Space

Area (Net SF)	2,000 SF
Description	Outdoor space with playground structures and/or park landscaping for flexible play.
Adjacencies	Ideal: Direct connection to youth room, children's room, art room, or community room. Incompatible: -
Fixtures	Fixed: playground structures, seating, landscaping Flexible: play equipment, seating



4.3 Net Zero Carbon Goals

A Zero Net Carbon (ZNC) Building is a highly energy efficient building that produces on-site, or procures off-site, enough carbon-free renewable energy to meet building operation energy consumption annually. Meeting the goals of a ZNC building comes with a series of beneficial qualities.

By optimizing the shape and position of the building, ZNC buildings benefit from good quality daylighting and views. Coordination of natural light and electric lighting systems with advanced controls can not only save energy, but promote excellent visual comfort.

Optimization of the building shape and position also bolsters thermal comfort in ZNC spaces. Similarly to balancing natural light and electrical systems. Thermal comfort with minimal overheating or drafts comes with a coordination between the way the structure catches sunlight, and efficient, all electric HVAC systems with excellent temperature control.

Healthy indoor air quality is characteristic of ZNC buildings built with healthy, sustainable materials and mechanical ventilation systems.

These passive strategies to heat and cool the structure and promote comfort save on energy throughout the building's lifespan. The New Buildings Institute (NBI) specified an Energy Use Intensity (EUI) target setting to quantify a target annual energy expenditure for a ZNC building. A pathway towards EUI reduction comes with careful design of the envelope, HVAC, Lighting, other electrical equipment, on-site PV, and off-site renewables.

Goals

The pathway towards ZNC categories several main goals:

- **Reduce Loads:** through orientation and massing of the structure to allow for north and south facing, high performance glazing exposures for quality daylight and solar/glare control with exterior solar shading. Continuous exterior insulation with minimal thermal bridges and infiltration maintain consistent interior environments without the need for excess energy use. Overall reduction in lighting loads and use of low-flow fixtures can also reduce energy use.
- **Efficient Equipment:** in heating and cooling systems eliminate of on-site combustion of fossil fuels with all electric properly sized equipment with a high Coefficient of Performance. Efficient Ventilation might come in the form of energy recovery ventilation systems separate from heating and cooling.
- **Renewable Energy:** in the form of solar PV coordinated with the electrical panel location and capacity on available south facing roof area. Off site, renewable energy can come in the form of community renewable, Renewable Energy Investment Funds (REIF), Virtual Power Purchase Agreements (VPPA), direct ownership, and Renewable Energy Credits (RECs)

Envelope Targets

Recommendations based on best practices, including the Passive House standard, to meet and exceed the MA Commercial Energy Stretch Code for a ZNC

	Target Ranges	Considerations
Air Tightness	0.06 cfm/ft2 @50PA	<ul style="list-style-type: none"> • Carefully detail air barrier transitions at all envelope intersections, penetrations • Simplify the building envelope
Roof	R-45 to R-55 hr.ft2.F/Btu (whole assembly)	<ul style="list-style-type: none"> • Minimum insulation thickness at roof drains • Minimize thermal bridging at penetrations and transitions
Walls	R-24 to R-28 hr.ft2.F/Btu (whole assembly)	<ul style="list-style-type: none"> • Low embodied energy insulation materials (mineral wool in lieu of foam) • Minimize thermal bridging at cladding attachment • Allow for drying potential with vapor open materials
Slabs	R-12 to R-16 hr.ft2.F/Btu	<ul style="list-style-type: none"> • Low embodied energy insulation materials (EPS in lieu of XPS insulation) • Transition at foundation walls
Floors (cantilevered areas)	R-30 to R-35 hr.ft2.F/Btu	<ul style="list-style-type: none"> • Low embodied energy insulation materials • Thermal bridging at podium structure
Doors	R-2 to R-5 hr.ft2.F/Btu	<ul style="list-style-type: none"> • Air tightness at fire rated doors
Windows	U-0.18 to U-0.22 Btu/hr.ft2.F (whole window) SHGC < 0.38 (COG)	<ul style="list-style-type: none"> • Utilize triple glazed commercial windows with warm edge spacers and thermally broken frames (wood, fiberglass, thermally insulated/gasketed aluminum) • Keep overall window-wall ratio under 40%, preferably ~30%

Building Systems Targets

Recommendations based on best practices, including the Passive House standard, to meet and exceed the MA Commercial Energy Stretch Code for a ZNC

	Description / Component	Target Ranges	Considerations	
Ventilation	Dedicated Outdoor Air System (DOAS) with Energy Recovery Ventilation (ERV)	Sensible Recovery Efficiency (SRE)	> 0.8	<ul style="list-style-type: none"> • Evaluate dual core system as basis of design for high efficiency, low maintenance, and durability • Design for balanced ventilation • Incorporate post-conditioning to neutral conditions
		Fan Power Efficiency	<0.9 W/cfm	
Heating	Ground source heat pump (GSHP) or air source heat pump variable refrigerant flow (VRF) system	Coefficient of Performance (COP)	For GSHP, TBD For VRF: > 2.1 @17F; > 3.5 @47F	<ul style="list-style-type: none"> • Evaluate feasibility of GSHP system considering well locations, heat exchange typology, and possibility of a shared system with the Strand • For roof equipment, consolidate equipment to allow for maximum available roof area for solar PV
Cooling		COP	> 5.0	
DHW	All electric: Electric storage, point-of-use, or heat pump water heater (HPWH)	Efficiency Factor	TBD	<ul style="list-style-type: none"> • Incorporate water reuse strategies, such as rainwater reuse, greywater reuse
	Low flow fixtures	Fixture flow rate		
Lighting	Fixtures	Lighting Power Density	< 0.6 W/sf	<ul style="list-style-type: none"> • Aim for 30% better than current energy code
	Controls	Occupancy Sensors and Daylight Dimming		

page not used

Section 5

Site Options & Test-fits

5.1 Identification of Suitable Sites



SITE KEY

- BCYF (BPS) ●
- BCYF (STAND-ALONE) ●
- POTENTIAL (PRIVATE) ●
- POTENTIAL (CITY-OWNED) ●
- POTENTIAL (STATE-OWNED) ●

As noted in Section 4: programming, the ideal BCYF Community Center building program can be accommodated on a site as small as 20,000 sq. ft. for a multi-story building or up to 47,000 sq. ft. for a single story building. A variety of city owned, state owned, and private sites have been identified as potentially suitable for the implementation of new BCYF Community Centers in Dorchester. Although the overall goal was to cast as wide a net as possible, many factors contribute to deciding whether a site meets the criteria necessary for a new community center.

A site with proximity to public green space allows the community center to extend programming beyond the walls of the building. In the course of the study, residents and BCYF staff expressed enthusiasm for athletic field space that could be adjacent to the community center.

Siting with proximity to existing BCYF Centers could be a positive or a negative. On one hand, it's ideal to spread these services throughout the neighborhood. However, with a situation like the Grove Hall Senior Center, an additional center would provide space for programs and resources that can't fit in existing spaces available to the community.

Sites with convenient and safe transportation promotes equitable access. Likewise, sites with established pedestrian routes, convenient street crossings, and nearby bike routes promote multi-modal access to community centers. No visitor parking is included in the building program.

While private sites are abundant, they tend to be smaller in size, and require a more complex acquisition process than their public counterparts. Smaller sites typically need to be acquired in groups and consolidated from various owners, adding further complications.

While BCYF Centers provide vital services for people living nearby, centers are also large

buildings and could generate noise from visitors and building equipment. Convenient access to residential areas should be balanced with the scale, proximity and character of abutting properties.

In regards to density, the denser the area, the more people there are within a convenient distance who could benefit from BCYF's services. Denser neighborhoods tend to have fewer available sites, particularly in traditional residential areas where the small lot sizes are not compatible with the minimum lot requirements of a community center.

The expected impacts of climate change on a particular site have also been considered. Many BCYF Community Centers are sheltering sites in cases of extreme weather events or other emergencies. Flood rise, through increased rainfall and/or sea level rise should be reviewed both for the site itself and for the safe passage to the site from the surrounding neighborhood. The potential impact of sea level rise across Dorchester was reviewed in Section 2.2, as well as in the further analysis of specifically suitable sites.




The timeline of site acquisition could vary greatly depending on the property ownership of the sites. The sites identified for potential use as a new BCYF Center fall into three general categories: city ownership, state ownership, and private ownership. Several suitable sites would require the merging of adjacent lots, some with different owners.

Generally speaking, sites owned by the City of Boston will have the simplest acquisition process with the shortest timeline. Sites owned by the state or sites that include the conversion of park land will require additional regulatory steps and will have a comparatively larger timeline. Privately owned sites, particularly those merging parcels owned by different parties will have the most complex acquisition process and will therefore be expected to have the longest timeline

5.2 Sites for Community Center Test-Fits



SITE KEY

- BCYF (BPS) 
- BCYF (STAND-ALONE) 
- POTENTIAL (CITY-OWNED) 
- POTENTIAL (STATE-OWNED) 

In order to verify the programming data described in Section 4, this study includes test fitting the program on a particular site. A test-fit is a three dimensional test of the community center uses and activities on a particular site. The test-fit verifies the size and adjacency attributes of the building program and gives a better understanding of the opportunities and constraints of the particular site. The test-fit is not a design for a community center or for a particular site.

Five publicly owned sites were selected for a test-fit. Each site benefits from being near existing public services such as schools, parks, libraries, or public transit. Each site is intended to illustrate the range of suitable sites identified throughout Dorchester in this study.

The Frederick Middle School, also called the Brunswick-King Play area is located in the Grove Hall area. The Frederick site creates unique opportunities by being built on a generous site adjacent to an existing school, park with open space, and a playground.

The 40-48 Geneva Ave site, also located in Grove Hall, creates the option to expand the existing but limited BCYF services located across the street at the Boston Public Library. It also offers the opportunity to transform a vacant lot into a vital community resource.

The Doherty Gibson / Town Field site is uniquely placed at the center of Dorchester, and with access to a great array of public

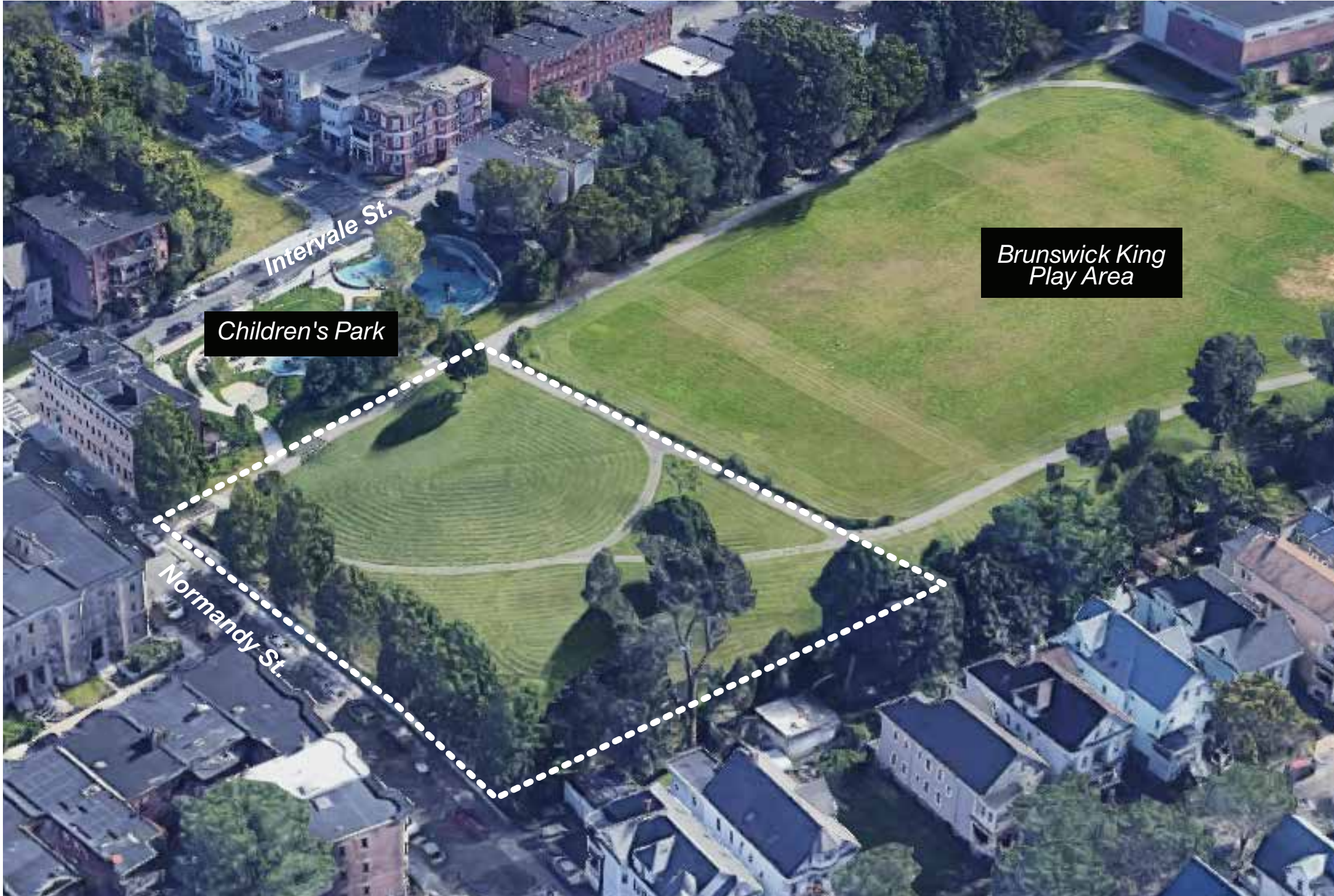
transportation options. While it would take up a portion of the outdoor recreation area, it would in turn offer indoor athletics and recreation that can be used year round.

The Victory Road Park site exists in close proximity to the existing Leahy-Holloran site, but again offers the opportunity to create more indoor recreation options, while simultaneously improving the outdoor fields by buffering them from the adjacent red line.

The Garvey Playground Devine Rink site, while quite small, is uniquely situated next to a newly renovated city park and recreation area. The smaller site necessitates a taller community center which sets it apart from other options. It is also positioned to easily service the southern portion of Dorchester.

5.3 Test-Fit Sites in Detail

1 Frederick Middle School Site



Site Area: 49,000 SF

Owner: City of Boston

Owned by the City of Boston, the Frederick Middle School Site sits upon the northwestern end of the Brunswick-King play area. This site is associated with Lilla G. Frederick Pilot Middle School, and is within walking distance of MLK Elementary, and Jeremiah E Burke High School. Additionally, it is immediately adjacent to Children's Park on Intervale Street.

This site has fairly strong transportation accessibility, with access to the 10, 14, 16, 19, 22, 23, 28, and 45 bus lines.

The building would step back from Normandy Street and be set into the sloping portion of the site, helping to maintain a less obtrusive profile. The existing walking paths around the perimeter of the site would be maintained and strengthened.

Entry to the building would be along Normandy Street, in close proximity to the walking paths, and with strong connections to Children's Park.

1 Frederick Middle School Site

Building GSF: 51,500 sq ft

The Frederick Middle School Site test fit has its entry on Normandy Street, with easy access to the community room and kitchen on the ground floor, and fitness spaces such as the pool and locker rooms being partially submerged into the hillside. The second story houses a majority of the community and education program, with senior and youth spaces easily accessible from the elevator, and classroom spaces that are flush with the crest of the hillside behind. The third floor houses mechanical spaces, the gymnasium, and a rooftop outdoor space that connects to the gym.

The steeper topography of the site allows the building to become partially submerged, creating a lower profile to the building. It also allows for more dynamic circulation, with frontal entry to the building from Normandy on the ground floor, and rear entry / exit from the park on the floor above.

Advantages:

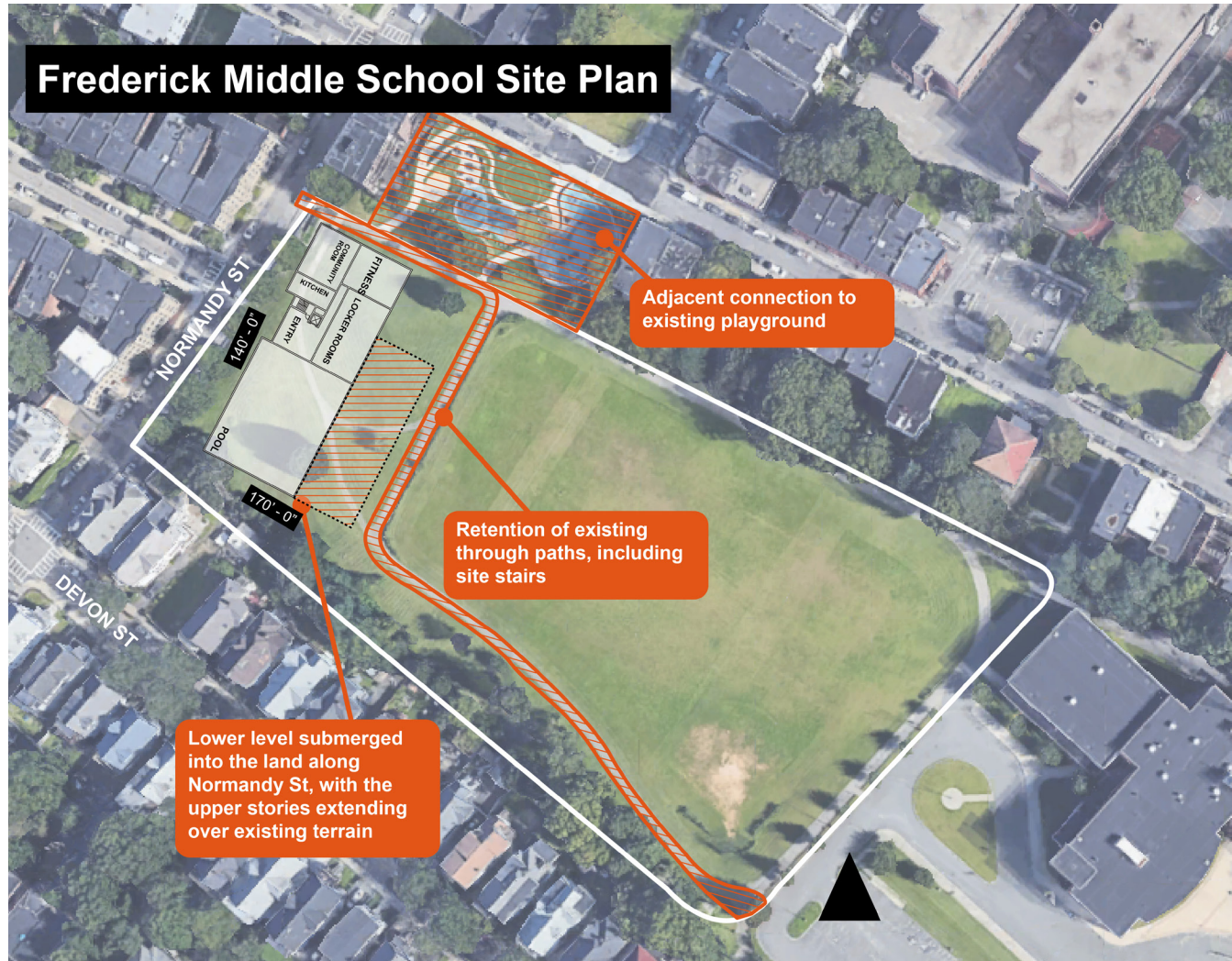
- Ideal site size
- Highly accessible by public transportation
- Adjacent to existing park, playground, and athletic fields
- Adjacent to existing middle school

Disadvantages:

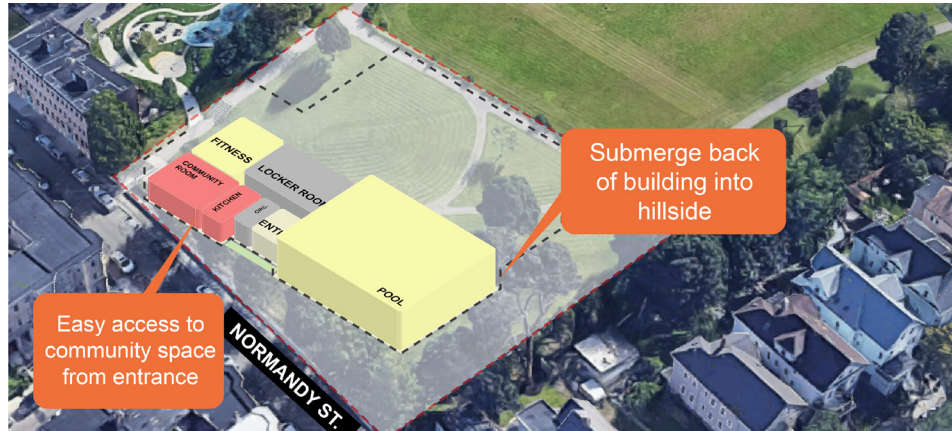
- Requires excavation into hillside
- No space for on-site staff parking
- Immediate Residential adjacencies
- Loss of existing park area
- Conversion of park space to building requires Article 97 review.



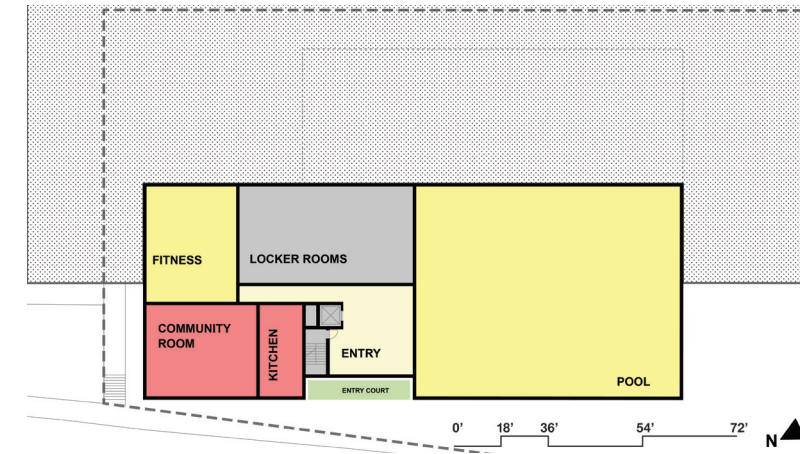
1 Frederick Middle School Site



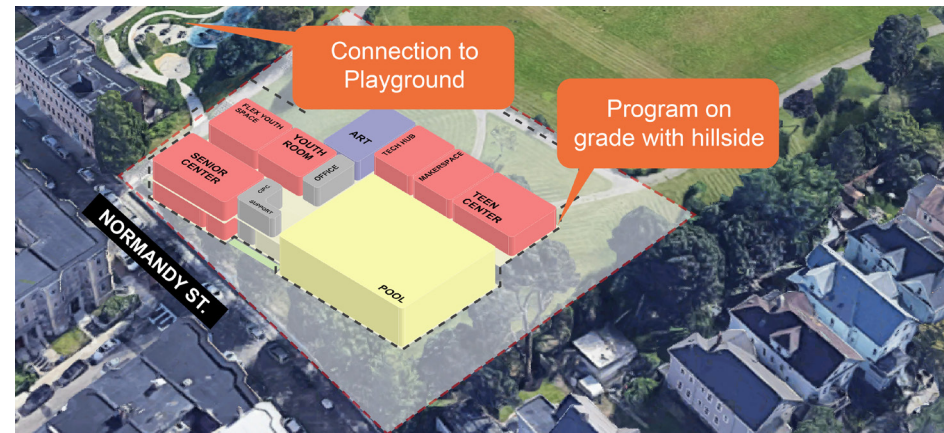
1 Frederick Middle School Site



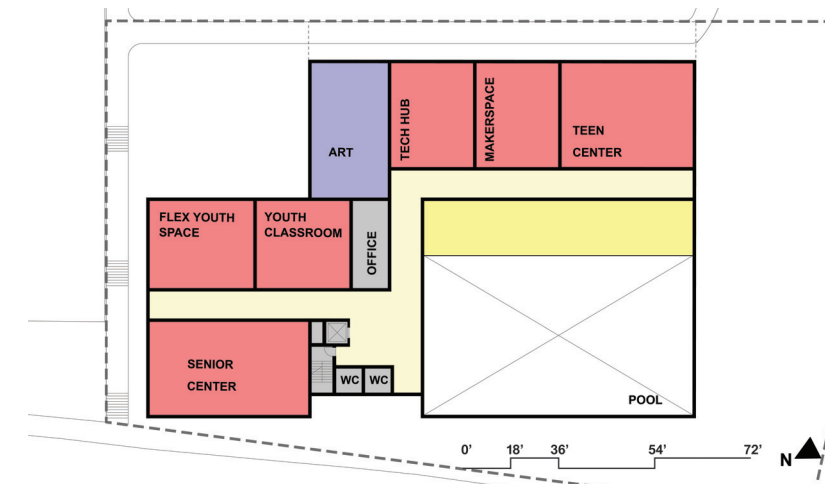
Level 1 Program Diagram



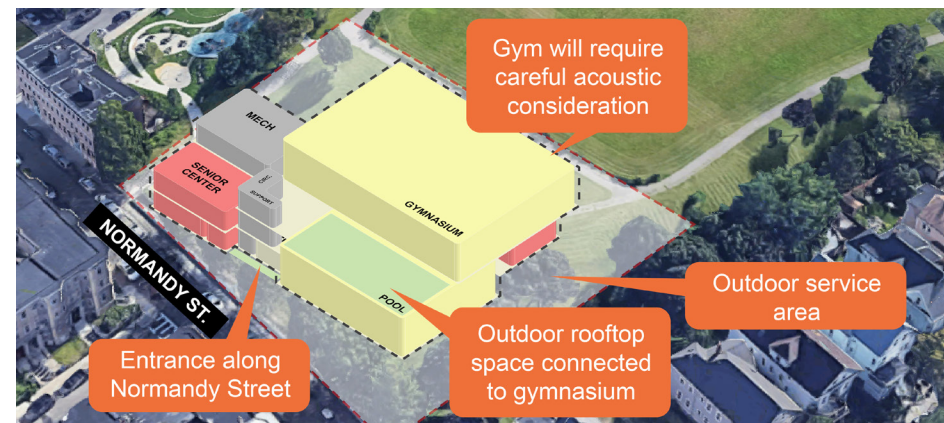
Level 1 Floor Plan



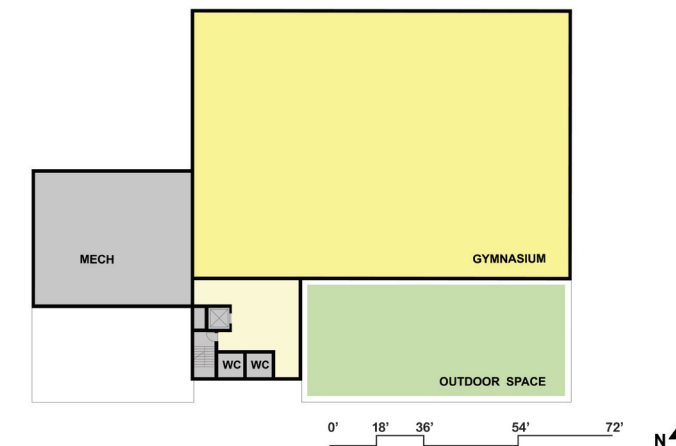
Level 2 Program Diagram



Level 2 Floor Plan



Level 3 Program Diagram



Level 3 Floor Plan

2 40 - 48 Geneva Site



Site Area: 43,000 SF

Owner: City of Boston

Owned by the City of Boston, the 40-48 Geneva Site is located on Geneva Ave, and surrounded by Normandy Street and Oldfields Road. The site is close to a number of important streets such as Blue Hill Ave, Washington Street, and Columbia Road. It is also directly across the street from the Grove Hall Branch of the Boston Public Library, the Grove Hall Senior Center, and Jeremiah E. Burke High School.

The site is also accessible by a variety of public transportation options, including the 10, 14, 16, 19, 22, 23, 28, 29, 32, 34, 36, and 45 bus lines, as well as the Four Corners / Geneva stop of the Fairmount Line.

Entry to the community center would be on Geneva Ave, across from the library. Because of the smaller size of the site, a two-story building layout takes up a majority of the site, but still allows for a landscaped buffer zone along Normandy, and a small outdoor space along Oldfields.

2 40 - 48 Geneva Site

Building GSF: 51,000 sq ft

The two-story building fits in with the character of the immediate context, with light industrial buildings to the east, the BPL to the south, a shopping center to the west, and triple decker residences to the north. The entrance to the building faces the library on Geneva Ave, and would provide easy access to the community room, kitchen, and fitness facilities on the ground floor. The youth spaces would have access to outdoor space at the north end of the site. On the second floor, the senior center is immediately accessible from the lobby elevator, while remaining community and education spaces fill out the rest of the floor. Mechanical spaces would be housed on the roof.

While the smaller site necessitates a more compact building, proximity to the BPL and Grove Hall Senior Center creates unique opportunities for cross-pollination between spaces, bolstering community-oriented program for the Grove Hall neighborhood.

Advantages:

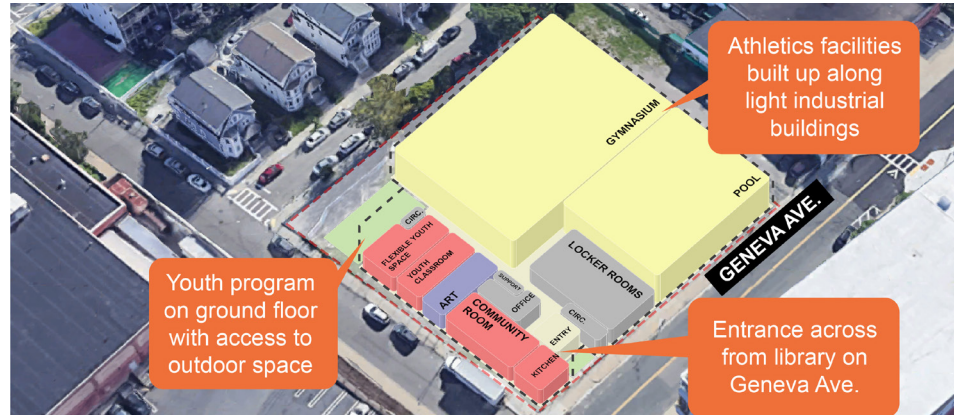
- Adjacent to Grove Hall branch of the BPL and Senior Center
- Highly accessible by public transportation
- Limited residential adjacencies

Disadvantages:

- Smaller site
- Lacks green space and adjacency to athletics fields



2 40 - 48 Geneva Site



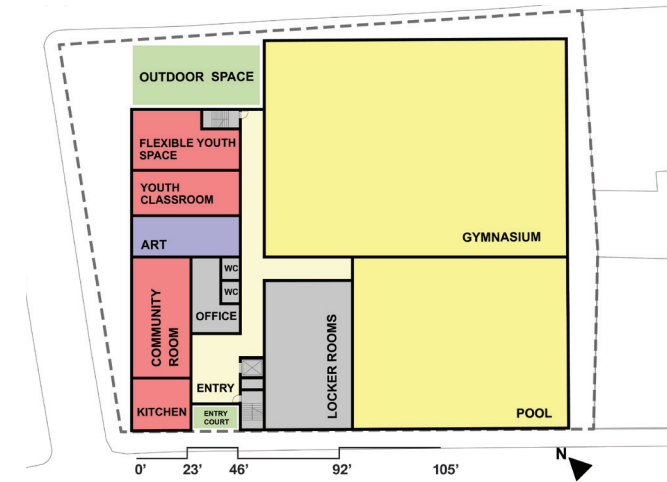
Level 1 Program Diagram



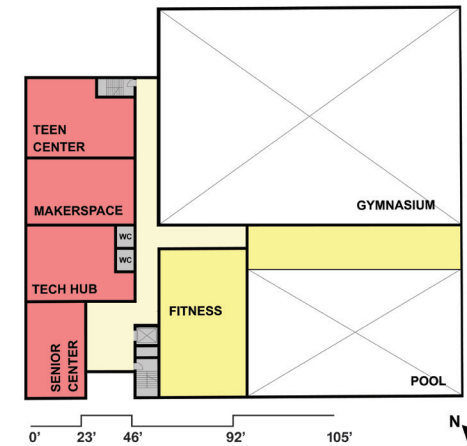
Level 2 Program Diagram



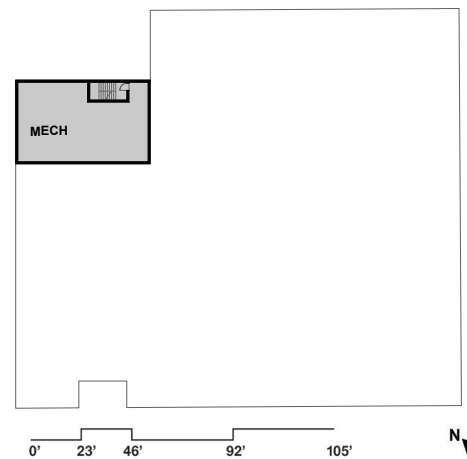
Level 3 Program Diagram



Level 1 Floor Plan



Level 2 Floor Plan



Level 3 Floor Plan

3 Town Field Site



Site Area: 60,000 SF

Owner: City of Boston

Owned by the City of Boston, the Town Field / Doherty-Gibson Playground Site is situated at the intersection of Park Street, Dorchester Ave, and Geneva Ave. Centrally located, the site is served by a variety of public transportation options, including the 15, 17, 18, 19, 201, 202, 210, and 215 buses, and the Fields Corner and Shawmut Red Line T stops.

The proposed building would occupy a wedge of the park roughly bounded by Bourneside St, Dorchester Ave, and an area between Geneva and Gibson. The proposed building location would roughly parallel the former extension of Geneva Ave. through to Gibson St..

Creating space for the building would involve the removal of existing basketball courts on-site. These would be replaced by an enclosed gymnasium in the community center. The southern baseball diamond would need to be rotated counter-clockwise, and the associated bleachers would need to be relocated elsewhere on site.

A pedestrian connection would be implemented along the trajectory of Geneva Ave, culminating at the project's entrance, located at the intersection of Gibson with Dorchester Ave.

The entry court located here would need to be carefully considered to promote growth and cohesion between the new BCYF center and the existing ADSL building located here.

Because of the generous size of this site, all program can fit in a single story building, ensuring views across the park remain largely unobstructed by the community center.

3 Town Field Site

Building GSF: 46,000 sq ft

The Town Field Site test fit would sit on a roughly triangular portion of the park, situated between the two baseball diamonds. To the north, the building would be set back to allow pedestrian connection between Geneva Ave and Gibson Street. The building would be largely single story, only rising higher to accommodate the height of the athletics spaces and a mechanical room.

The triangular building would have a generous landscaped interior courtyard, allowing natural light to flood the interior of the building. The entry court along Dorchester Ave would further activate the ADSL (All Dorchester Sports & Leadership) non-profit building, while providing easy access to important community spaces such as the kitchen, community room, and senior center. Two legs of the triangle would focus on community and education-centered program, while the third would house the athletics facilities.

Advantages:

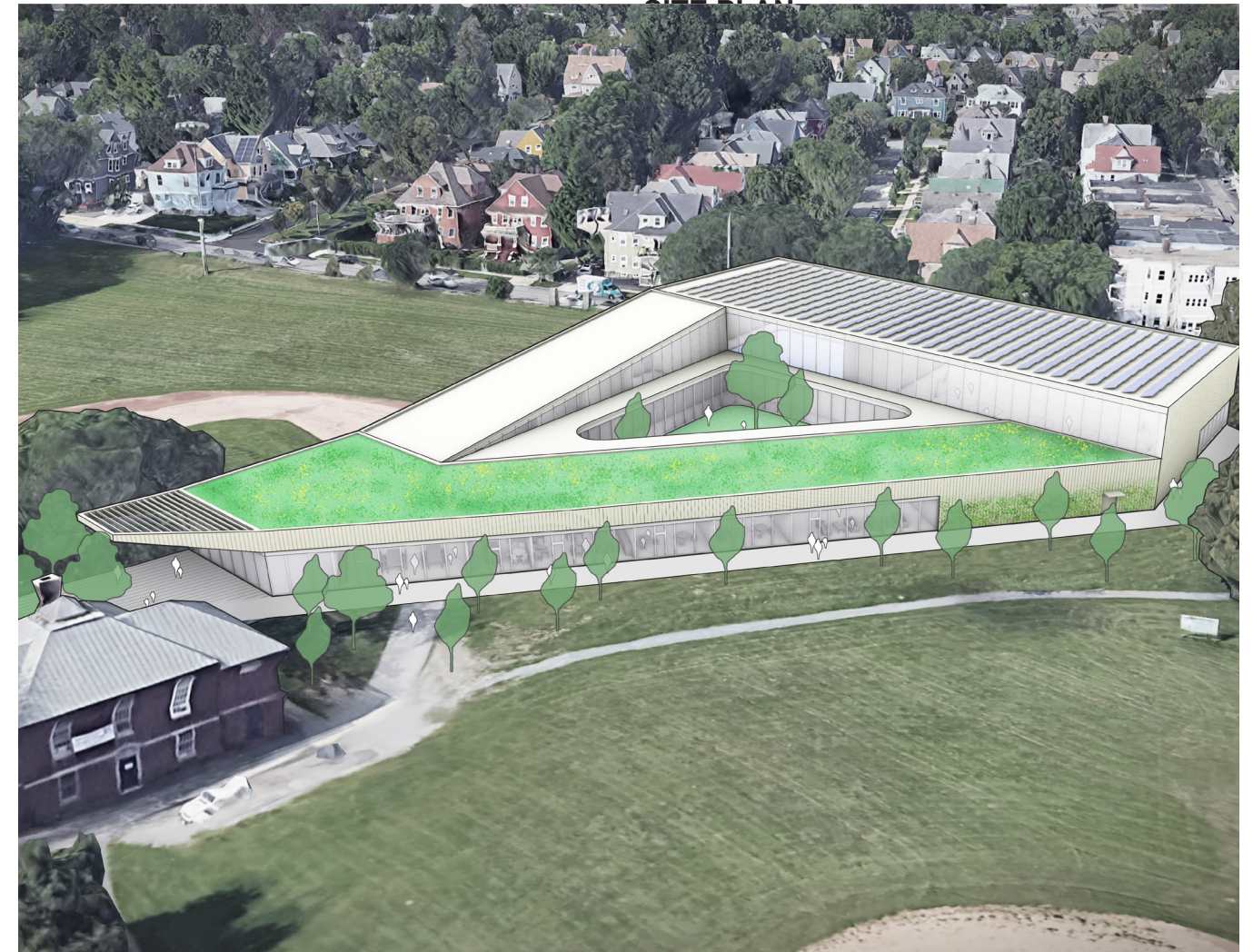
- Generously sized site
- Potential partnership with All Dorchester Sports & Leadership on-site
- Limited immediate residential adjacencies
- Highly accessible by public transportation
- Project set within existing park and playground infrastructure

Disadvantages:

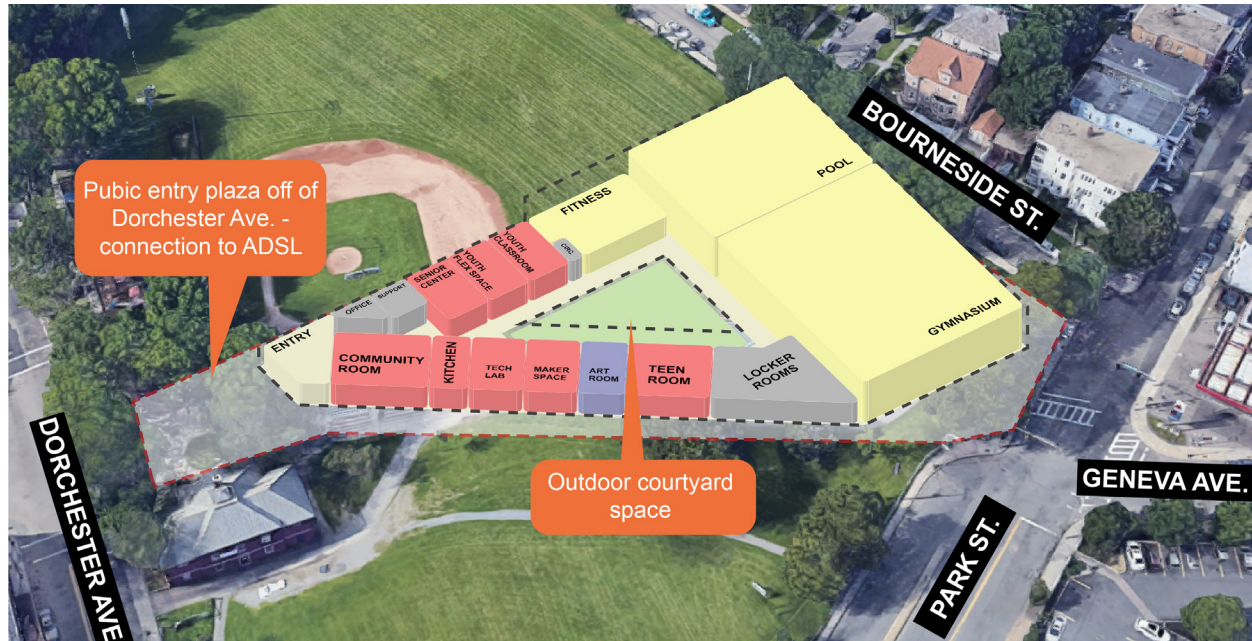
- Several site adjustments necessary for project implementation (baseball diamond, bleachers, etc.)
- Loss of existing park area
- Conversion of park space to building requires Article 97 Review



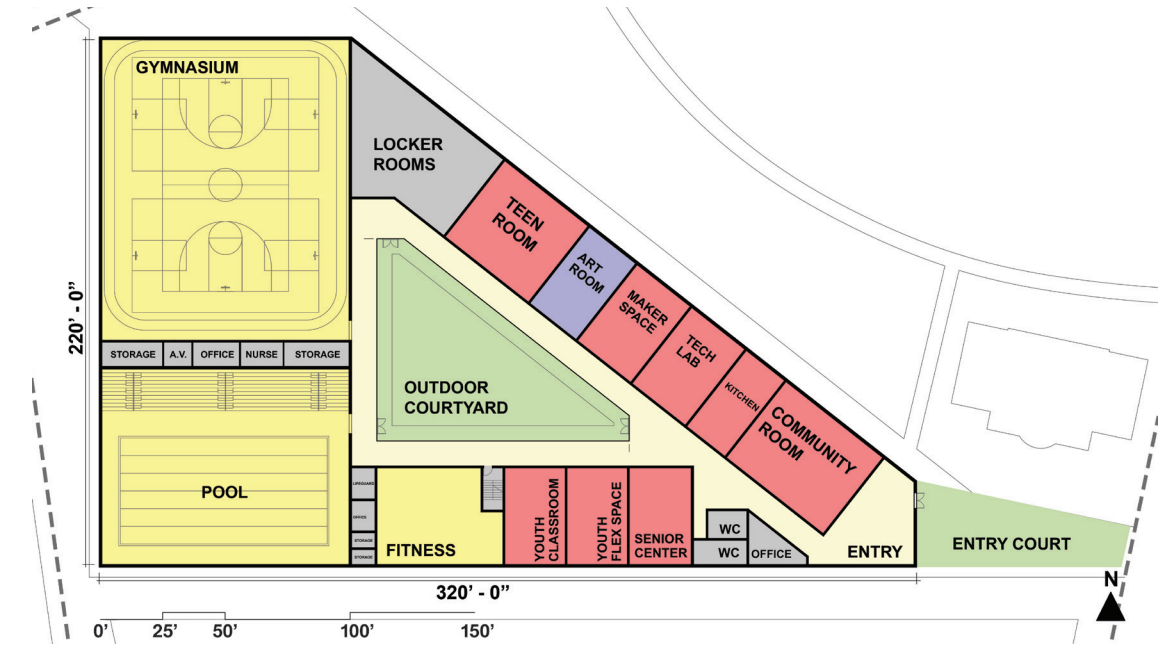
3 Town Field Site



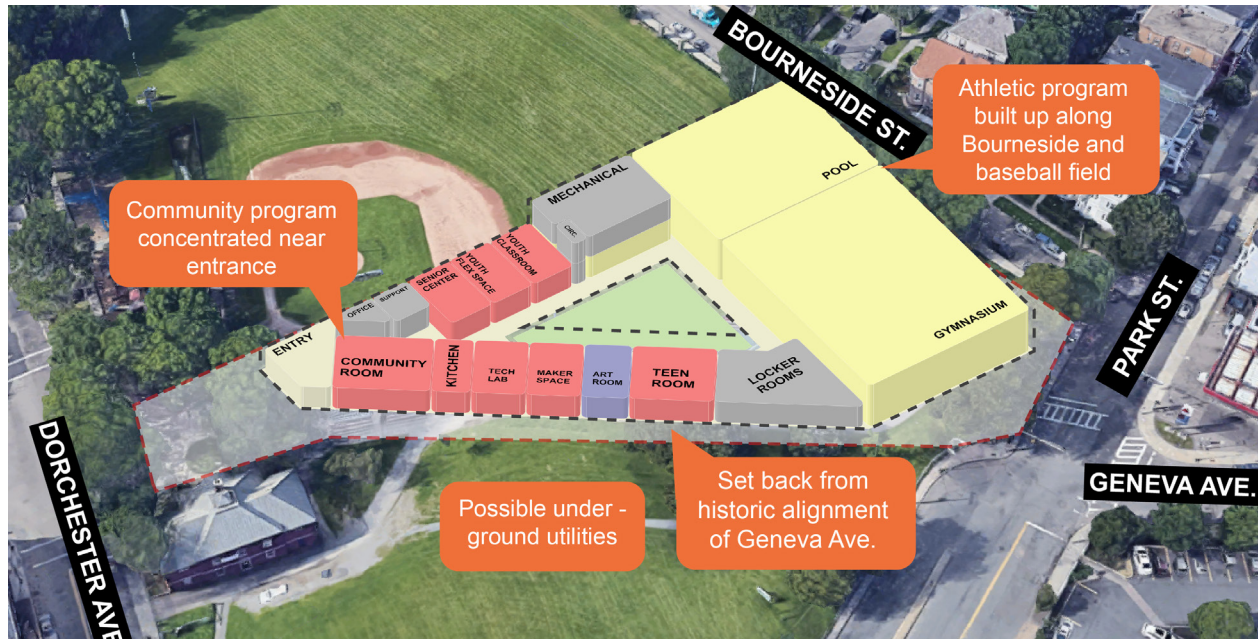
3 Town Field Site



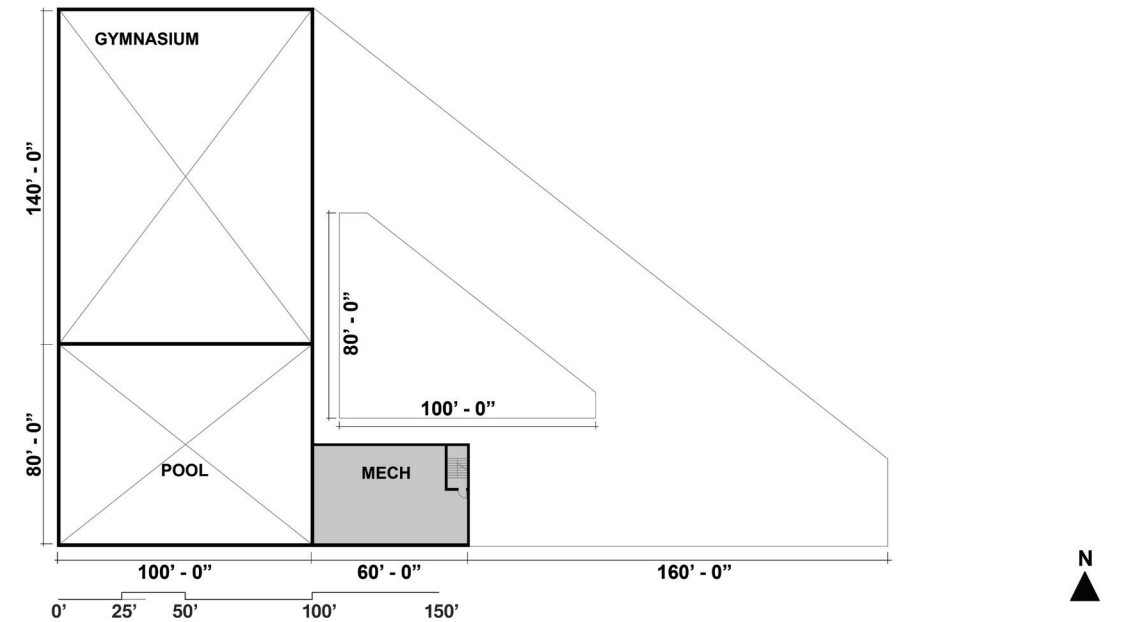
Level 1 Program Diagram



Level 1 Floor Plan



Level 2 Program Diagram



Level 2 Floor Plan

4 Victory Road Site



Site Area: 78,000 SF

Owner: Commonwealth of Massachusetts

Owned by the State of Massachusetts, the Victory Road Site sits on the northwestern end of McMorrow Playground, along Victory Road. The playground and baseball fields are adjacent to the Richard J. Murphy Elementary School and the existing Leahy Holloran community center located there.

This site is bounded by the elevated red line tracks to the northeast, and by a row of residences to the southwest.

While this site does not have access to a wide variety of public transportation options, it is in close proximity to Neponset Ave, Adams Street, and Morrissey Boulevard.

The community center would sit along Victory Road on a generously sized piece of land. The existing baseball diamond would need to be shifted east and rotated, and the playground renovated. The existing basketball court would be replaced by the gymnasium. Walking paths would be re-worked to strengthen connections between the site and the adjacent elementary school. Entry to the center would be on Victory Road, as would the playground

4 Victory Road Site

Building GSF: 55,500 sq ft

The two story building is L shaped in form, with community and education programs facing Victory Road, and the athletics facilities built up along the train tracks, buffering the park from the train. Upon entering the center through the entry court and lobby, the fitness program is straight ahead, with the community room and kitchen immediately accessible to the right. Youth and Senior spaces are also found on the ground floor, with outdoor accessibility.

The second floor houses the remainder of the community, education, and art spaces. It also allows for a rooftop outdoor space overlooking the park and playground. Mechanical spaces are located on the roof.

Advantages:

- Large site
- Building would provide buffer between park and train tracks
- Some parking available

Disadvantages:

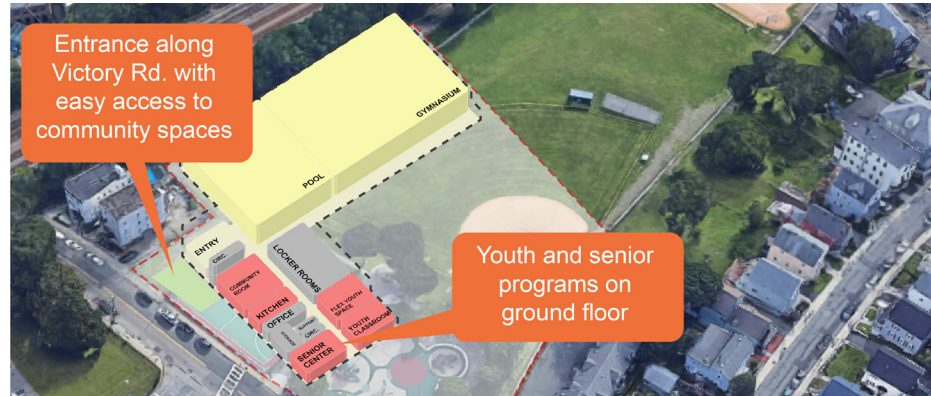
- Requires several site adjustments (baseball diamond, playground)
- Limited accessibility by public transportation
- Loss of existing park area
- Located in Flood Hazard Zone (with future sea level rise)



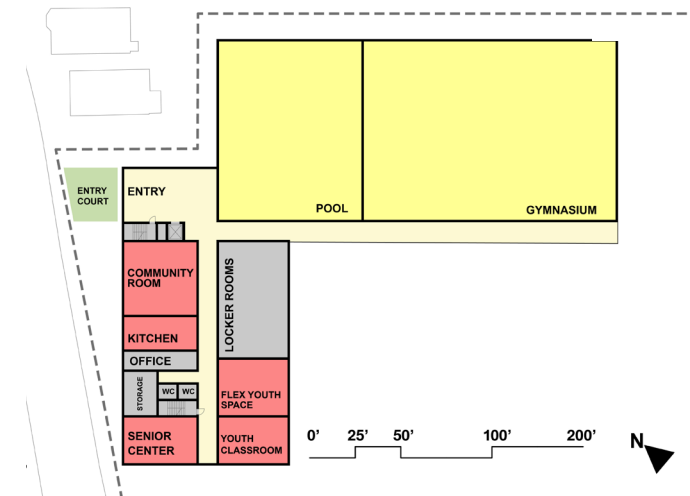
4 Victory Road Site



4 Victory Road Site



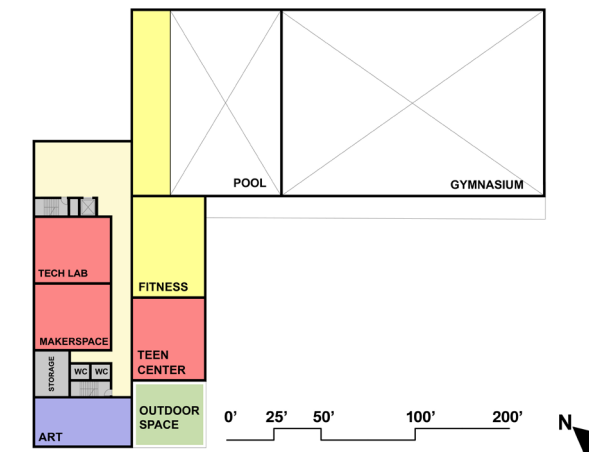
Level 1 Program Diagram



Level 1 Floor Plan



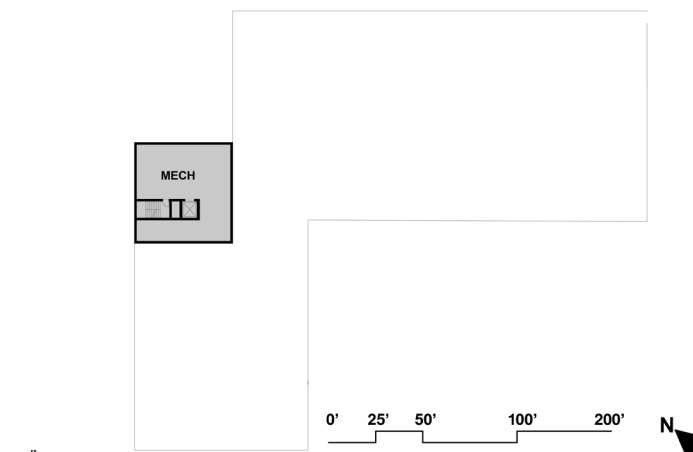
Level 2 Program Diagram



Level 2 Floor Plan



Level 3 Program Diagram



Level 3 Floor Plan

5 Garvey Playground / Devine Rink Site



Site Area: 27,000 SF

Owner: Commonwealth of Massachusetts

Owned by the State of Massachusetts, the Devine Rink Site is situated along Morrissey Boulevard, with easy access to Neponset Ave, Gallivan Blvd, and Southeast Expressway.

The proposed building would sit atop a portion of the parking lot used for the adjacent DCR Devine Ice Skating Rink, and the newly renovated City of Boston Garvey Playground. The new playground houses a variety of facilities including: a football field, baseball field, basketball court, street hockey court, exercise path, several play spaces, and an off-leash dog park.

This site lies within the future floodplain as diagrammed by the City of Boston's "Climate ready Boston, '1% Annual Coastal Flood Risk: 2070,'" map (<https://toolkit.climate.gov/reports/climate-ready-boston>), necessitating raising of the BCYF center by one story. As a result a majority of existing parking on-site can be maintained and under the new community center. Additionally, more space is available for parking at the north end of the ice rink building, should it be required

Because this site is smaller than most, the community center would need to be built as a multi-story building. However, this creates unique opportunities for views across the Neponset River, southern Dorchester, and Downtown Boston.

This site is accessible by three bus lines: the 201, 202, and 210.

5 Garvey Playground / Devine Rink Site

Building GSF: 54,000 sq ft

The Garvey Playground / Devine Rink test fit is a four story building just under 70 feet tall, to avoid a "high-rise" designation under the building code. The majority of the program is raised one story above Divine Rink the parking for floodplain protection. This compact building has a footprint of 140 feet by 140 feet, with one facade facing the Devine Rink, one facing Garvey Playground, and two looking out over the Neponset.

Within that footprint, only the entry lobby meets the ground plain to share a new raised entry court with the adjacent ice rink. The easily accessible community room and kitchen are raised half a story above that, with the remainder of the programming beginning on the floor above. The majority of classroom, art, and fitness spaces are located on the middle two floors of the building, while the top floor of the building houses the gymnasium, as well as an outdoor rooftop space.

Advantages:

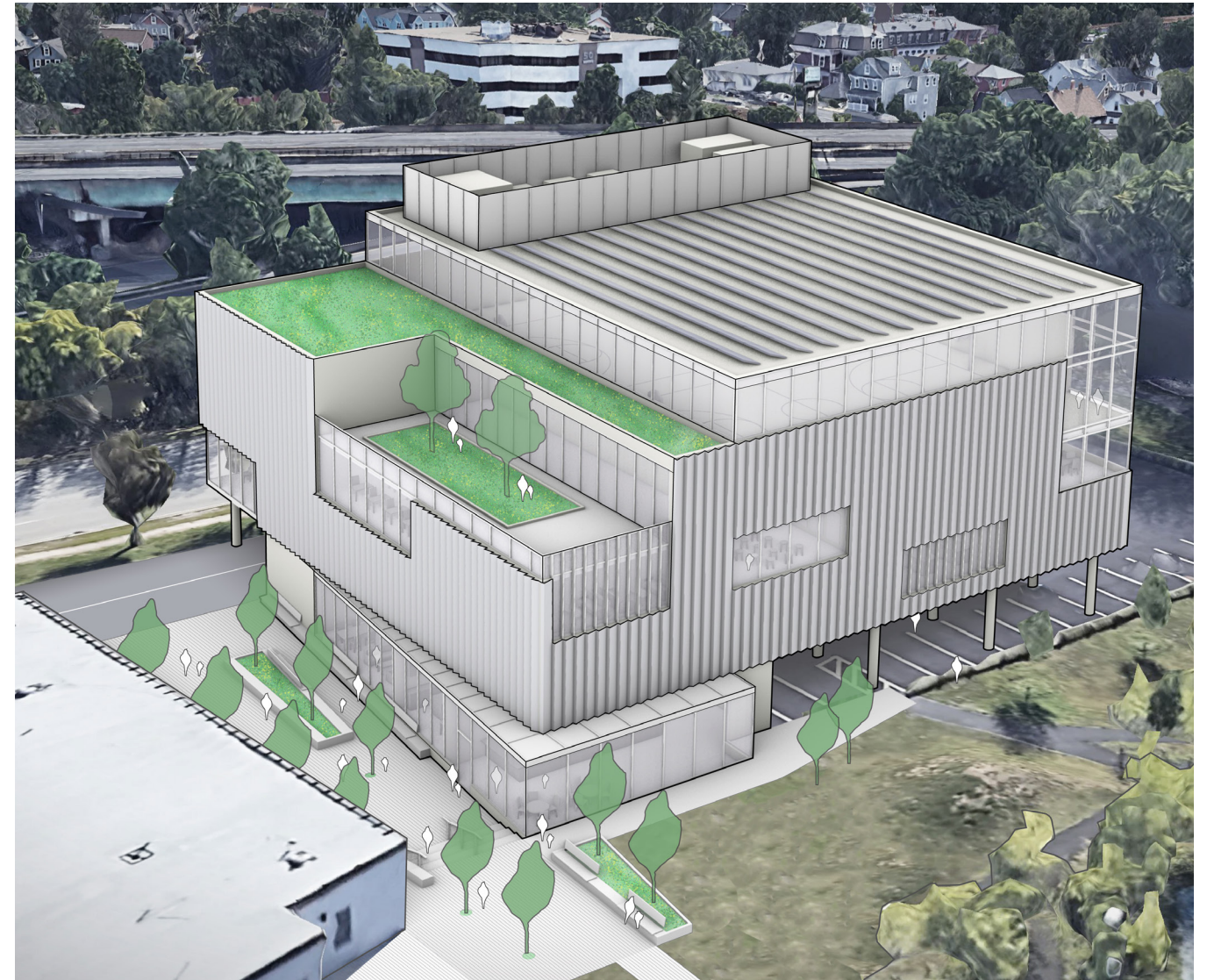
- Parking is available on-site
- Building would be adjacent to newly renovated park and athletics facilities
- Accessible by several major roads
- No immediate residential adjacencies
- Potential for great views over the Neponset River

Disadvantages:

- Requires site acquisition negotiation with the Commonwealth of Massachusetts
- Requires reconfiguration of rink's entrance and loading areas
- Site is located within the Flood Hazard Area (with future sea level rise)
- Would occupy a portion of the existing parking lot
- Limited accessibility by public transportation



5 Devine Rink Site



5 Devine Rink Site



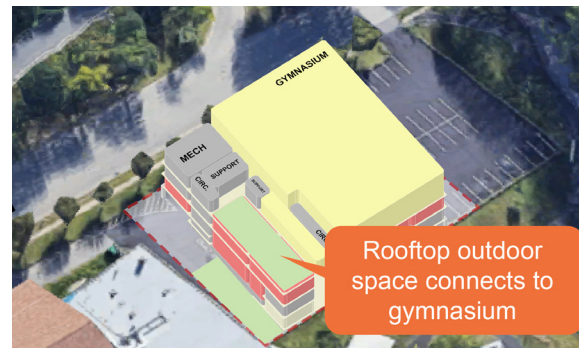
Level 1 Program Diagram



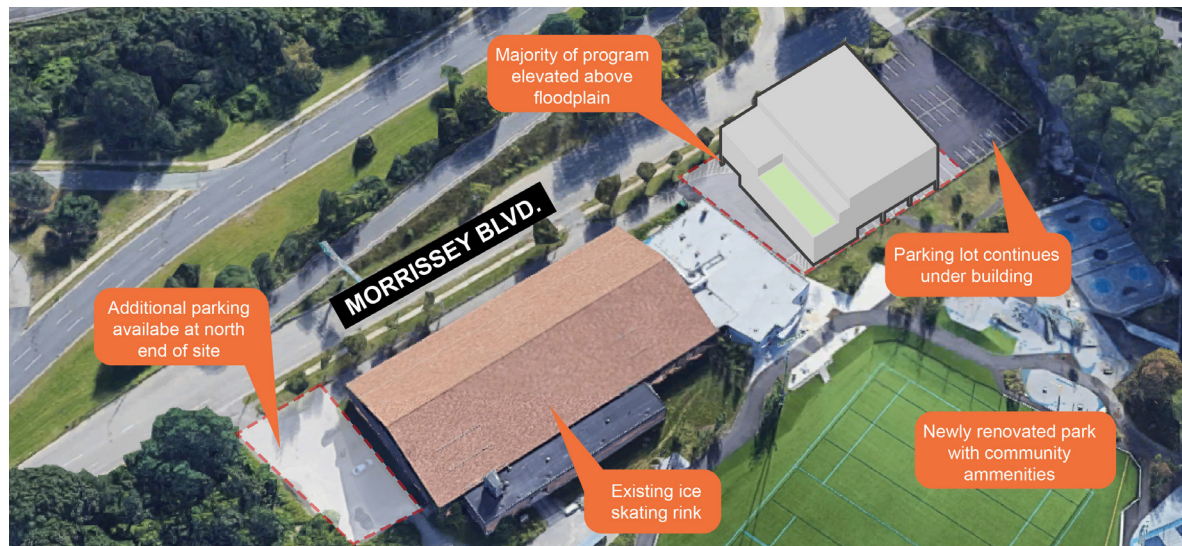
Level 2 Program Diagram



Level 3 Program Diagram



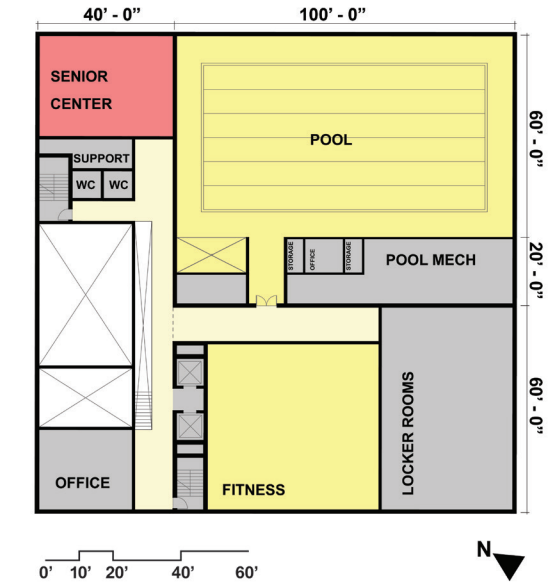
Level 4 Program Diagram



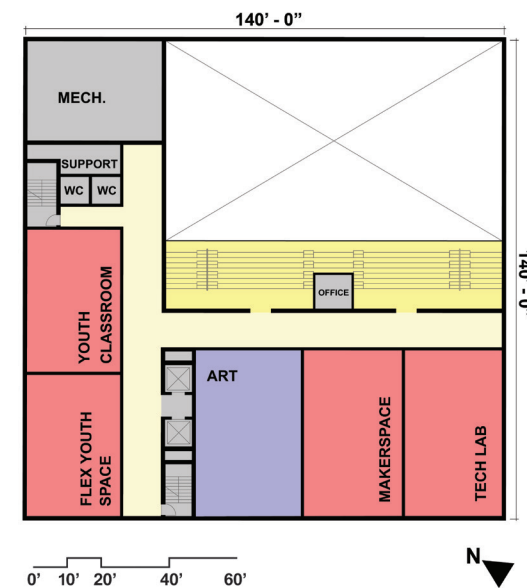
Site Diagram



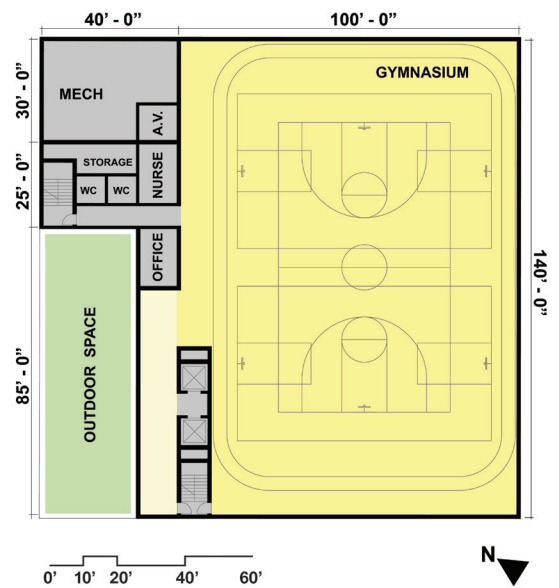
Level 1 Floor Plan



Level 2 Floor Plan



Level 3 Floor Plan



Level 4 Floor Plan

page not used

Appendix A

A.1 Property Suitability Matrix

Site and neighborhood	Meets BCYF Goals and Objectives	Lot Size	Nearby Public Transit Access	Adjacent to Athletic Fields or Green Space	Current or Future Floodplain
ADAMS VILLAGE					
Garvey Playground/ Devine Rink		27,000 SF	Moderate	Athletic Fields	Yes
Minot Street & Ross Road		33,500 SF	Good	None	No
CODMAN SQUARE					
17 Woodrow Ave		49,000 SF	Good	None	No
CLAM POINT					
Victory Road		78,000 SF	Low	Athletic Fields	Yes
DORCHESTER CENTER					
Town Field	Potential site for a future community center but community would lose significant park/ green space.	78,000 SF	Good	Athletic Fields	No
150 Centre Street		30,000 SF	Good	Green Space	No
15 Banton Street		48,500 SF	Good	None	No
FIELDS CORNER					
51 Park Street		48,500 SF	Good	None	No
100 Gibson Street		43,000 SF	Good	None	No
FOUR CORNERS					
UP Academy Dorchester		33,000 SF	Good	Athletic Fields	No
18 Harvard Ave		30,000 SF	Good	Athletic Fields	No
10 Harvard St		28,000 SF	Moderate	None	No
FRANKLIN FIELD NORTH					
William E Endicott School		39,000 SF	Good	Green Space	No

Potential to meet Net Zero Carbon Goals through On-Site Energy Generation	Impacts on Existing Site Uses	Opportunities / Impacts from Adjacent Properties
Low - small footprint of building leaves little area for solar panels. Geothermal wells in neighboring park should be explored further.	None - vacated since 2004 May require demolition	Neighboring public school and library provide a nexus of community services; negligible impact to light industrial use neighbors
Low - small footprint of building leaves little area for solar panels; low potential for geothermal wells.	None - Parking lot	Well proportioned site; could build over parking; intersection of commercial & residential zones; privately owned; could effect business parking
Moderate - large roof area can support solar panels; smaller site constrains geothermal potential	Relocation of Auto repair	Good sized site with two street frontages; Most of the site is privately owned with programming that is hard to relocate; may be loud near train
High - large roof area can support solar panels; potential for geothermal wells in surrounding park.	Loss of existing park area + adjustment of several existing athletic fields	Provide buffer between train tracks and park; adjacent to the Richard J. Murphy Elementary school and Leahy Holloran community center
High - large roof area can support solar panels; potential for geothermal wells in surrounding park.	Loss of existing park area; adjustment of existing athletic fields	Potential partnership with All Dorchester Sports & Leadership League; Situated within existing park infrastructure.
Low - small footprint of building leaves little area for solar panels; low potential for geothermal wells.	Relocation of collision center and Epiphany School parking	Next to Shawmut Red line stop; Across from existing school; one block from playground; 2 privately owned sites; relocation may be difficult
Moderate - large roof area can support solar panels; smaller site constrains geothermal potential	Relocation of fabrication shops in industrial building.	Could be combined with other industrial parcels; preferable to current residential neighbors; Privately owned; Could be loud next to redline
Moderate - large roof area can support solar panels; smaller site constrains geothermal potential	Relocation of construction trucking business	Located at prominent 6-way intersection at north end of Dorchester; would require acquisition of sites from two private owners
Moderate - large roof area can support solar panels; smaller site constrains geothermal potential	Relocation of construction supplies & Ambulance servicing	Good site proportions; Privately owned; programming may be difficult to relocate
Low - small footprint of building leaves little area for solar panels. Geothermal wells in neighboring open space should be explored further.	Loss of some existing athletic fields and playgrounds	Adjacent to school and existing BCYF Marshall; Building next to existing center may consolidate resources that may be better spread out
Low - small footprint of building leaves little area for solar panels; low potential for geothermal wells.	Relocation of Auto repair	Located next to playground and athletic courts on residential streets; privately owned; may be difficult to relocate existing use
Low - small footprint of building leaves little area for solar panels; low potential for geothermal wells.	Relocation of Discount furniture, church, Variety store, recycling center	Existing uses may be easier to relocate than others; composed of 3 privately owned parcels; small parcel size means reduced programming
Low - small footprint of building leaves little area for solar panels; low potential for geothermal wells.	Future use of school building TBD.	Link to the history of education and community for Dorchester / Roxbury; Limited space for athletics on site

Site and neighborhood	Meets BCYF Goals and Objectives	Lot Size	Nearby Public Transit Access	Adjacent to Athletic Fields or Green Space	Current or Future Floodplain
FRANKLIN FIELD SOUTH					
Harambee Park		1,973,000 SF (total)	Good	Athletic Fields	No
281 Norfolk Street		41,000 SF	Good	None	No
855 Morton Street		36,500 SF	Good	None	No
GROVE HALL					
Frederick Middle School	Located next to the school is an asset but street is highly residential and community would lose a large portion of the green space.	49,000 SF	Good	Athletic Fields	No
4048 Geneva Ave	Across from current Senior Center, Burke and library. Previous location of a temporary BCYF sites. In the heart of Grove Hall community, adjacent to the Mecca mall. Strong community advocacy over a decade and a half and support for this location.	43,000 SF	Good	None	No
639 Warren Street		45,000 SF	Good	None	No
73 Vaughan Ave		74,000 SF	Good	None	No
90 Washington Street		123,000 SF	Good	None	No
LOWER MILLS					
1135 Morton Street		56,000 SF	Good	Green Space	No
MEETING HOUSE HILL					
Ronan Park		45,000 SF	Good	Athletic Fields	No
178 Adams Street		34,000 SF	Good	Green Space	No
NEPONSET					
Dorchester Park		62,000 SF	Good	Athletic Fields	No

Potential to meet Net Zero Carbon Goals through On-Site Energy Generation	Impacts on Existing Site Uses	Opportunities / Impacts from Adjacent Properties
High - large roof area can support solar panels; potential for geothermal wells in surrounding park.	Loss of some outdoor recreation space	Existing athletic/recreation resources; Existing BCYF on site, but could benefit from additional programming; Existing K-8 school
Moderate - large roof area can support solar panels; smaller site constrains geothermal potential	Relocation of Church, construction, parking	Acquisition of between 1 and 3 private sites. Existing uses may be difficult to relocate
Low - small footprint of building leaves little area for solar panels; low potential for geothermal wells.	Relocation of Gas Station and Enterprise rent-a-car	Located at a prominent intersection near Morton St Station; Direct connection to station; privately owned; some of the site is fairly narrow
High - large roof area can support solar panels; potential for geothermal wells in surrounding park.	Loss of existing park area; excavation into existing topography	Neighboring public school provides a nexus of community services; Immediate residential adjacencies
Moderate - large roof area can support solar panels; smaller site constrains geothermal potential	None - Vacant Lot	Neighboring public school and library provide a nexus of community services; negligible impact to light industrial use neighbors
Moderate - large roof area can support solar panels; smaller site constrains geothermal potential	Vacant but already in development	Near grove hall library, Community center would compliment history and existing development project well; privately owned
High - large roof area can support solar panels; potential for geothermal wells on large site	Loss of construction material related space	Large enough to accommodate center and open space; Across from existing middle school; Privately owned; residential adjacencies
High - large roof area can support solar panels; potential for geothermal wells on large site	Relocation of BDS discount furniture, burger king, and/or parking	Could just use furniture store portion of site ; Columbia rd and Washington; Privately owned
Moderate - large roof area can support solar panels; smaller site constrains geothermal potential	Relocation of Elder Care	Site primarily parking; large unprogrammed field space; Near Walsh playground; Privately owned; near existing Gallivan BCYF Center
Moderate - large roof area can support solar panels; park topography and layout constrains geothermal potential	Using northeast corner leaves plenty of space; relocation of certain facilities	Adjacent to residences; Steep grading on this portion of the site; limited parking
Low - small footprint of building leaves little area for solar panels; low potential for geothermal wells.	Existing Auto Repair	Dynamic site at intersection of red line branches; Narrow site; potentially loud; industrial character; surrounded by auto repair
High - large roof area can support solar panels; potential for geothermal wells in surrounding park.	Relocation of t-ball field; overall loss of park area	Adjacent to park entrance along Adams street; Existing athletic/recreational facilities;

Site and neighborhood	Meets BCYF Goals and Objectives	Lot Size	Nearby Public Transit Access	Adjacent to Athletic Fields or Green Space	Current or Future Floodplain
Toohig Park		96,000 SF	Good	Green Space	Yes
Hallet Street		48,500 SF	Good	Green Space	Yes
60 Hill Top Street		37,000 SF	Good	Green Space	Yes
770 Gallivan Boulevard		37,000 SF	Moderate	None	Yes
610 Gallivan Bouelevard		56,000 SF	Good	Athletic Fields	Yes
SAVIN HILL					
1216 Dorchester Ave		42,000 SF	Moderate	None	No
McConnell Park		56,000 SF	Low	Athletic Fields	Yes
11 Dewar Street		51,000 SF	Good	None	No
UPHAMS CORNER					
695 Columbia Road		48,500 SF	Good	None	No
619 Columbia Road		47,000 SF	Good	None (Cemetary)	No
55 Humphreys Street		30,000 SF (Potential +13, 500 SF)	Good	None	No
51 Ceylon Street		33,500 SF	Good	Athletic Fields	No

Potential to meet Net Zero Carbon Goals through On-Site Energy Generation	Impacts on Existing Site Uses	Opportunities / Impacts from Adjacent Properties
High - large roof area can support solar panels; potential for geothermal wells in surrounding park.	Elimination of baseball field and relocation of other programming	Residents have complained of people using the park at night; Limited frontage
Moderate - large roof area can support solar panels; smaller site constrains geothermal potential	None - Parking lot	Adjacent to Neponset River trail, Pope John Paul Park, and Neponset River; Other nearby parking lots to take on load; Privately owned
Low - small footprint of building leaves little area for solar panels; low potential for geothermal wells.	Relocate Milwork inc. Office, Neponset River Kayaks Crossffit	Within Neponset River Reservation Park; access to Neponset River Trails; close to Cedar grove cemetery and Martin playground; 2 private owners
Low - small footprint of building leaves little area for solar panels; low potential for geothermal wells.	Relocation of Verizon Wireless and parking	Near major roadways: additional 11,000 SF next door; Privately owned
Moderate - large roof area can support solar panels; smaller site constrains geothermal potential	Relocation of Cleaners, Autoglass, Pizza, Nail & spa, Taewondo , AT&T, parking	Between Gallivan Blvd, and Toohig park with several athletic facilities; privately owned
SAVIN HILL		
Moderate - large roof area can support solar panels; smaller site constrains geothermal potential	Loss of actively used parking and buildings	Lot can be carved up/combined with adjacent lots; Across from upcoming mixed use residential development; Limited Dorchester ave frontage
High - large roof area can support solar panels; potential for geothermal wells in surrounding park.	Loss of one baseball field; overall loss of park area	Parking available
Moderate - large roof area can support solar panels; smaller site constrains geothermal potential	None - abandoned warehouse	Near new mixed-use development project; could be combined with adjacent industrial lots; Privately owned; requires some demolition
UPHAMS CORNER		
Moderate - large roof area can support solar panels; smaller site constrains geothermal potential	None - existing parking	Located at prominent 6-way intersection at north end of Dorchester; would require acquisition of sites from two private owners
Moderate - large roof area can support solar panels; smaller site constrains geothermal potential	Relocation of existing construction material supply/Auto repair	Would require the acquisition of sites from two private owners
Low - small footprint of building leaves little area for solar panels; low potential for geothermal wells.	None - vacated 7 story building	Next to Upham's Corner stop; has potential to include additional adjacent parcels; privately owned site
Low - small footprint of building leaves little area for solar panels; low potential for geothermal wells.	None - Empty Lots	Near several existing schools; next to park with athletics and recreational programming; under utilized site; portion privately owned; narrow site

A.2 Potential Sites: Complete List

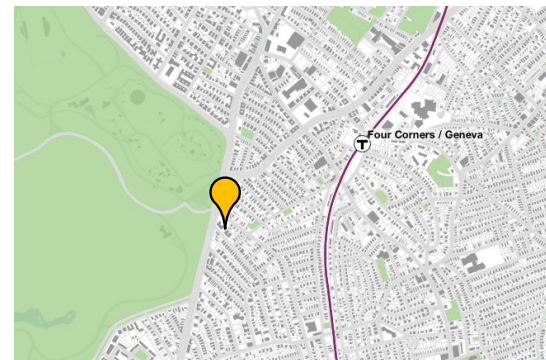


SITE KEY

- BCYF (BPS)
- BCYF (STAND-ALONE)
- POTENTIAL (PRIVATE)
- POTENTIAL (CITY-OWNED)
- POTENTIAL (STATE-OWNED)

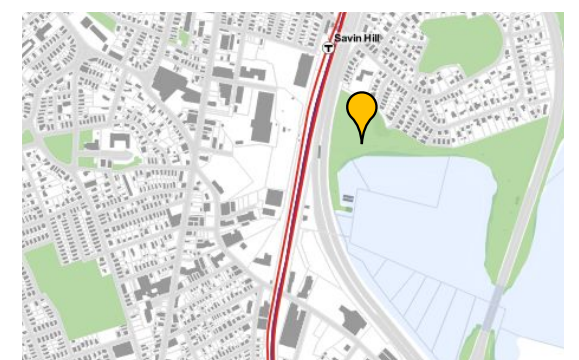
William E. Endicott School

Neighborhood
Franklin Field North
Ownership
Public: City of Boston
Area
39,000 sq ft
Current Use
Endicott School (closed 2004) and parking
Pros & Cons:
<p>Pros: City owned site; History of education and community for Dorchester / Roxbury; Potentially use existing infrastructure for part of center; adjacent to Franklin Park</p> <p>Cons: Limited space for athletics on-site</p>



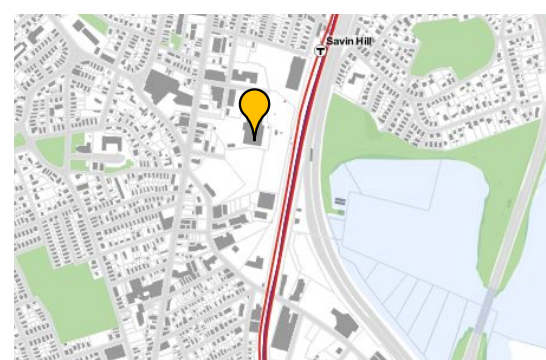
McConnell Park

Neighborhood
Savin Hill
Ownership
Public: City of Boston
Area
56,000 sq ft (of 630,000 total)
Current Use
Beachfront park with 3 baseball diamonds, walking paths, and parking
Pros & Cons:
<p>Pros: City owned site; Center could take up Northwest corner of park and still leave plenty of recreation space ; Could potentially build up into hillside at 30 Denny St; Parking available on site</p> <p>Cons: Somewhat isolated from most of neighborhood; Loss of one baseball diamond; Within future floodplain</p>



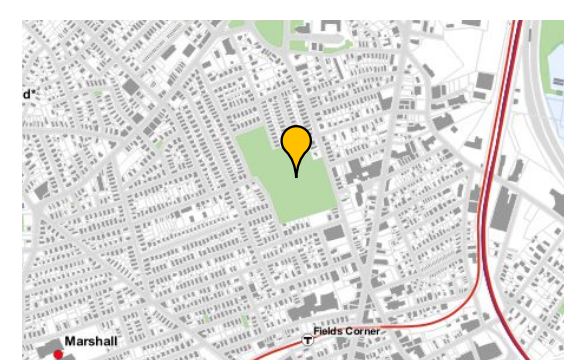
1216 Dorchester Ave

Neighborhood
Savin Hill
Ownership
Public: City of Boston
Area
42,000 sq ft (of 208,000 total)
Current Use
Campbell Research Center and BPS Welcome Center; parking lot
Pros & Cons:
<p>Pros: City owned site; Can carve out portion of large lot; could be combined with adjacent industrial lots; on Dorchester Ave; Across from upcoming DotBlock mixed use residential development</p> <p>Cons: Parking and buildings are actively used, Dorchester Ave frontage is limited in width</p>



Ronan Park

Neighborhood
Meeting House Hill
Ownership
Public: City of Boston
Area
45,000 sq ft (of 590,000 total)
Current Use
Public park with baseball field, tennis courts, playground, dog park, walking paths
Pros & Cons:
<p>Pros: City owned site; Could be placed in northeast corner with multiple access points; Would still leave plenty of space for recreation; off Adams St</p> <p>Cons: Tennis courts and dog park would need to be relocated elsewhere on site; Adjacent to residences; Steep grading on this portion of site; Limited parking</p>



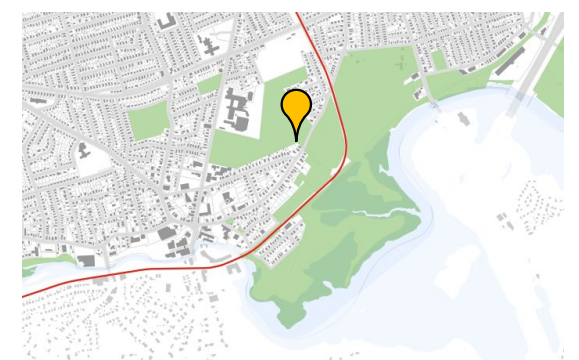
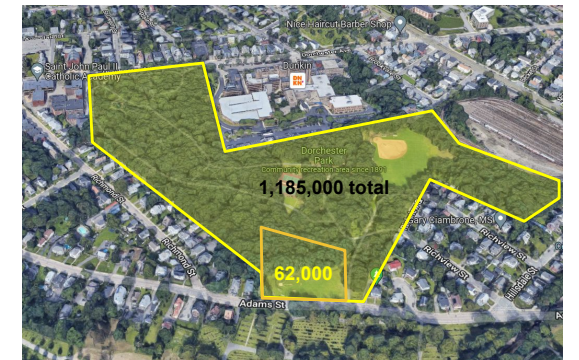
UP Academy Dorchester

Neighborhood
Four Corners
Ownership
Public: City of Boston (BPS)
Area
33,000 sq ft (+ 31,000 sq ft playground)
Current Use
Parking lot and portion of school's playing fields
Pros & Cons:
<p>Pros: City owned site; Adjacent to school and existing BCYF Marshall, a new center could provide additional space and necessary flexibility from school-bound programming</p> <p>Cons: Building next to existing center may consolidate resources that might be better off spread out; Requires taking up portion of existing playing fields of playground</p>



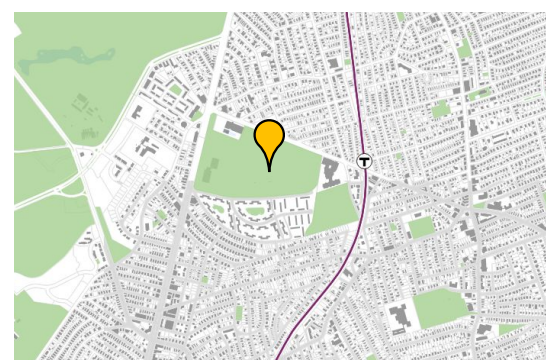
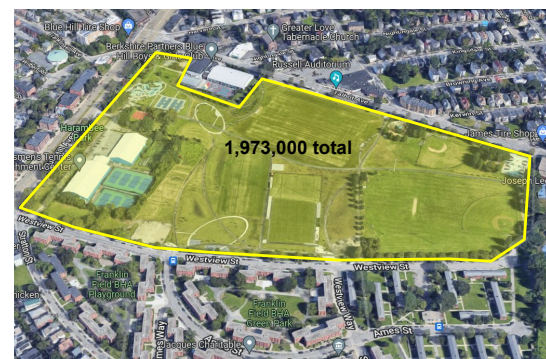
Dorchester Park

Neighborhood
Neponset
Ownership
Public: City of Boston
Area
62,000 sq ft (of 1,185,000 total)
Current Use
Public park with baseball diamonds, tennis courts, playground, and wooded walking paths
Pros & Cons:
<p>Pros: City owned site; Site could be conveniently placed next to Adams St entrance to park; Lots of remaining recreation and leisure space</p> <p>Cons: Center would replace small t-ball field, but larger. better kept baseball field is located elsewhere in park</p>



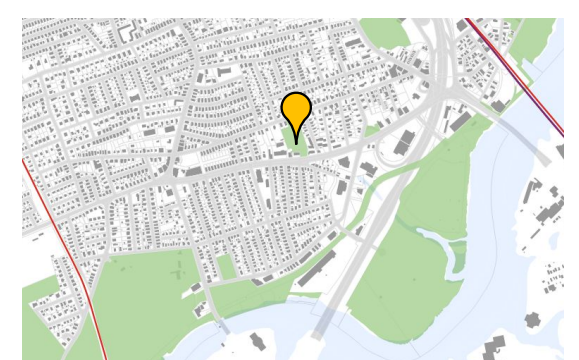
Harambee Park

Neighborhood
Franklin Field South
Ownership
Public: City of Boston
Area
1,973,000 sq ft (total)
Current Use
Public park with baseball diamonds, open fields, basketball courts, indoor athletics facilities, playgrounds
Pros & Cons:
<p>Pros: City owned site; Very large site with abundance of existing athletics and recreation programming; Existing BCYF Perkins on site could benefit from new programming not limited by school affiliation; Existing K-8 school on site</p> <p>Cons: Already has existing BCYF Perkins and Boys and Girls Club on site; Loss of some outdoor recreation space</p>



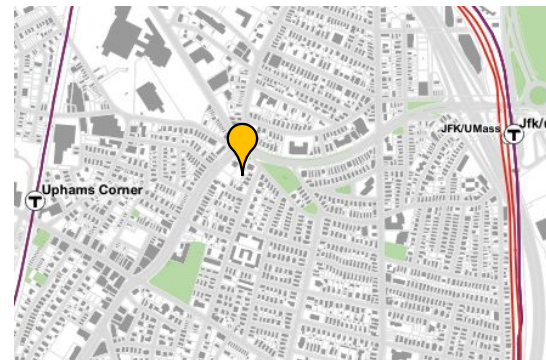
Toohig Park

Neighborhood
Neponset / Adams Village
Ownership
Public: Commonwealth of Massachusetts
Area
96,000 sq ft
Current Use
Baseball field, playground, basketball court, small park
Pros & Cons:
<p>Pros: State owned site; Access along Gallivan Blvd and Minot St; residents have complained of people using the park at night</p> <p>Cons: Would require elimination of baseball field and relocation of other site programming; Residential adjacencies; Limited frontage; In future flood risk zone</p>



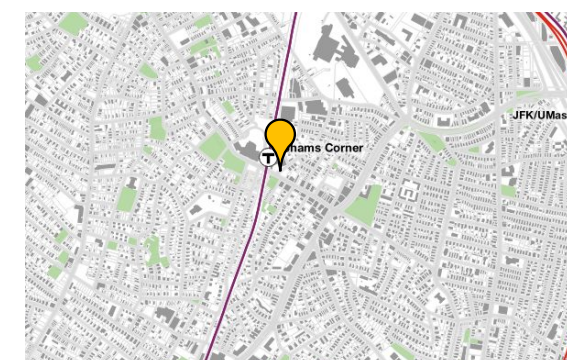
695 Columbia Road

Neighborhood
Upham's Corner
Ownership
Private: DE Foods Mass LLC Private: Matthew Jasper George Realty
Area
48,500 sq ft
Current Use
KFC and parking, 7-11 and parking with residence above
Pros & Cons:
Pros: Located at corner of prominent 6-way intersection at north end of Dorchester; Bus stop at site; Parking lots could be better utilized
Cons: Would require acquisition of sites from two private owners



55 Humphreys Street

Neighborhood
Upham's Corner
Ownership
Private: Leon Family LLC
Area
30,000 sq ft (additional 13,500 by same owner along tracks)
Current Use
7 story building (not in use)
Pros & Cons:
Pros: Next to Upham's Corner stop on Fairmount / Franklin lines; Current building in decay
Cons: Privately owned site; Site is smaller than ideal, but additional parcel along tracks could provide more space for recreation



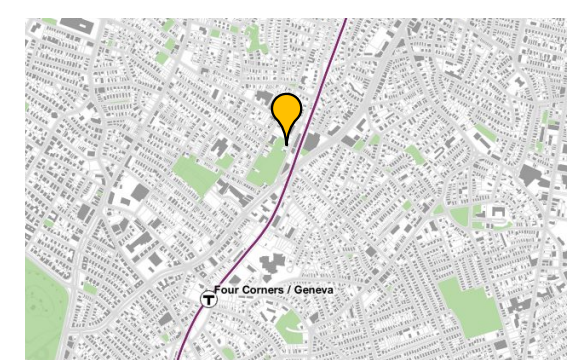
619 Columbia Road

Neighborhood
Upham's Corner
Ownership
Private: Campedelli Joseph J Trusts Private: Real Estate Boston LLC
Area
47,000 sq ft
Current Use
Construction material supply; Auto repair
Pros & Cons:
Pros: Good size site; Located on Columbia Rd
Cons: Would require acquisition of sites from two private owners; Existing uses may be difficult to relocate; Directly adjacent to BFD Engine 21



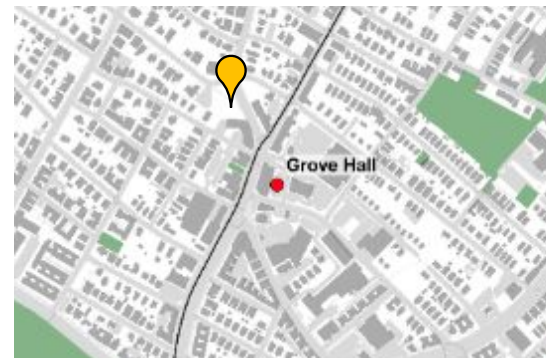
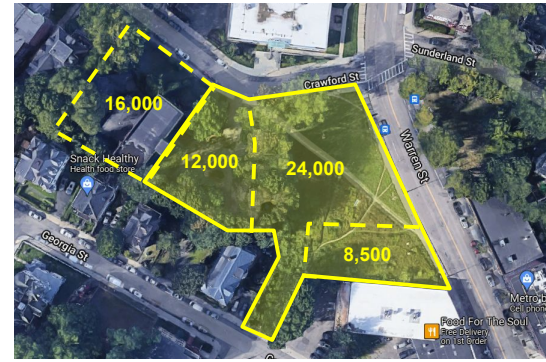
51 Ceylon Street

Neighborhood
Upham's Corner
Ownership
Public: City of Boston Private: New Testament Church of God
Area
33,500 sq ft
Current Use
Empty lots
Pros & Cons:
Pros: Near several existing schools; Next to park with athletics and recreation programming; Currently underutilized; Between two stops on Fairmount / Franklin lines
Cons: Portion of potential site is privately owned; Fairly narrow site



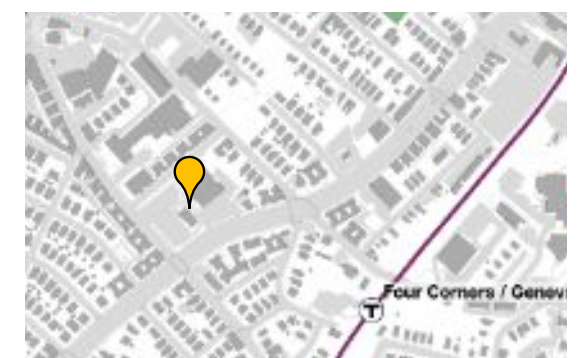
639 Warren Street

Neighborhood
Grove Hall
Ownership
Private: Smith Johann L Private: Freedom House
Area
45,000 sq ft (61,000 including Freedom House parcel)
Current Use
Vacant, potentially slated for development
Pros & Cons:
Pros: Near Grove Hall library; One site owned by Freedom House- potentially being developed but there is interest behind preservation of Freedom House, and a community center could compliment its history well
Cons: Privately owned sites; May already be too far along in development process to change course



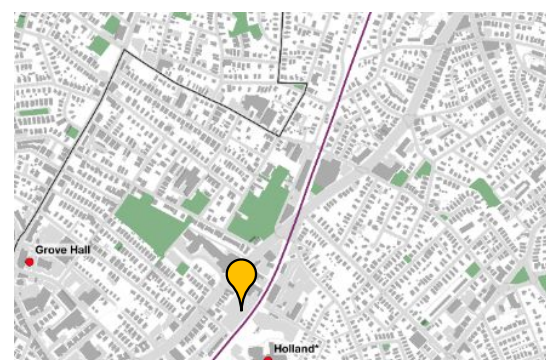
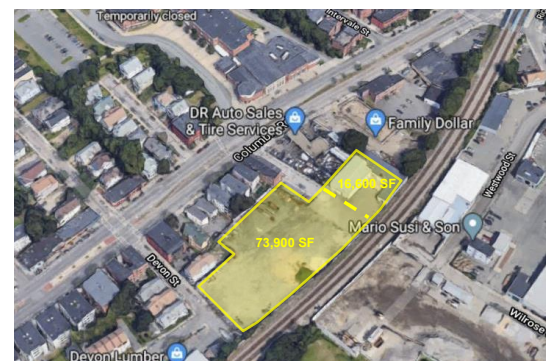
90 Washington Street

Neighborhood
Grove Hall
Ownership
Private: Bargain Discount Stores LLC
Area
123,000 sf (72,000 BDS and 51,000 Burger King)
Current Use
BDS Discount Furniture, Burger King, and parking
Pros & Cons:
Pros: Could just use furniture store portion of site (72,000 sf), as burger king may be difficult to relocate; Geerous site size; Could potentially reuse aspects of existing furniture store building; On Columbia Rd and Washington
Cons: Privately owned site



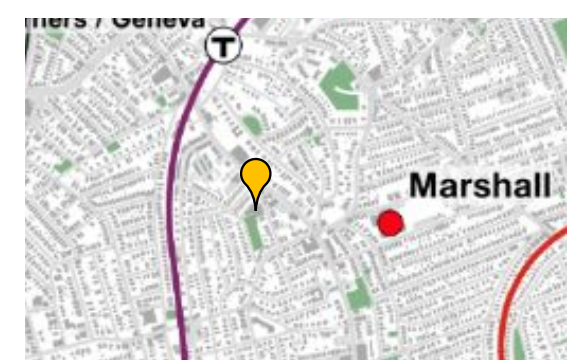
73 Vaughan Ave

Neighborhood
Grove Hall
Ownership
Private: Vaughan Ave Properties II LLC
Area
74,000 sq ft (of 90,500 total)
Current Use
Construction material related use
Pros & Cons:
Pros: Large enough to accommodate center and open space; Across from existing middle school and Columbia Rd; Can have it's own access from Devon St.
Cons: Privately owned site; Residential adjacencies;



18 Harvard Ave

Neighborhood
Four Corners
Ownership
Private: 18 Harvard Ave LLC
Area
30,000 sq ft
Current Use
Auto repair
Pros & Cons:
Pros: Located next to playground and athletics courts, and on residential streets; Off Washington St
Cons: Privately owned site; Existing uses may be difficult to relocate



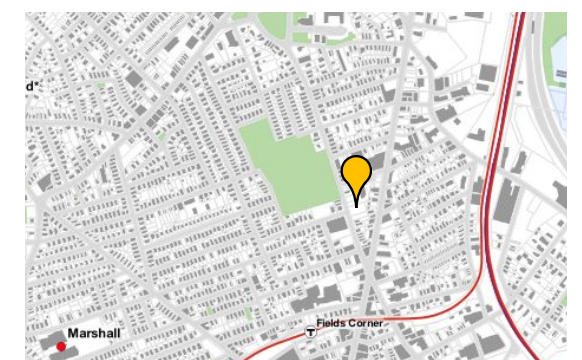
10 Harvard Street

Neighborhood
Four Corners
Ownership
Private: Church of God Bethel Private: Boston Restore Inc Private: Tran Management LLC
Area
28,000 sq ft
Current Use
Discount furniture, church, variety store, recycling center
Pros & Cons:
Pros: Existing uses may be easier to relocate than some others; Located at prominent intersection
Cons: Site composed of 3 privately owned parcels; Small parcel size means reduced programming



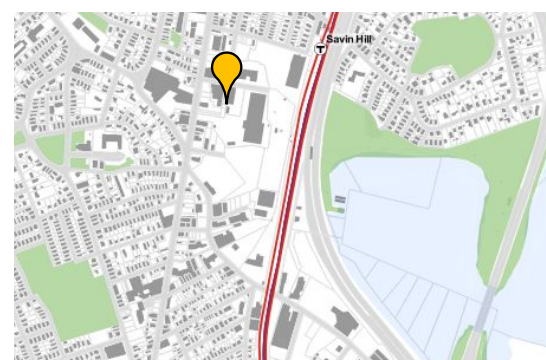
178 Adams Street

Neighborhood
Meeting House Hill
Ownership
Private: New England Tel and Tel Co Private: Dorchester House Senior
Area
34,000 sq ft (59,000 with Robinson site)
Current Use
Parking lots (DotHouse Health, Verizon), additional empty lot on Robinson
Pros & Cons:
Pros: Along Adams St and across from Ronan Park; Additional 25,000sf lot available on Robinson
Cons: Requires acquisition of at least two privately owned sites; Parcels without Robinson site smaller at 34,000sf



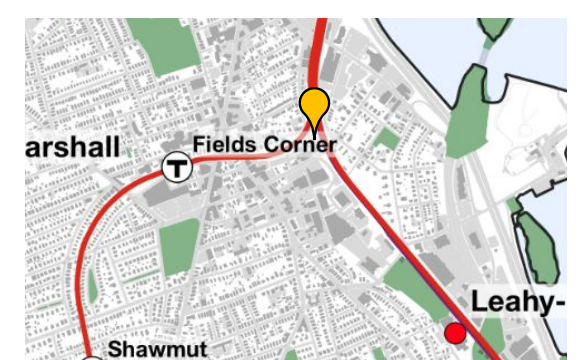
11 Dewar Street

Neighborhood
Savin Hill
Ownership
Private: Serama Inc.
Area
51,000 sq ft
Current Use
Warehouse (poor condition)
Pros & Cons:
Pros: Just off Dorchester Ave, near large new mixed-use development project; Could be combined with other adjacent industrial lots; Decaying building on site
Cons: Privately owned site; Requires some demolition



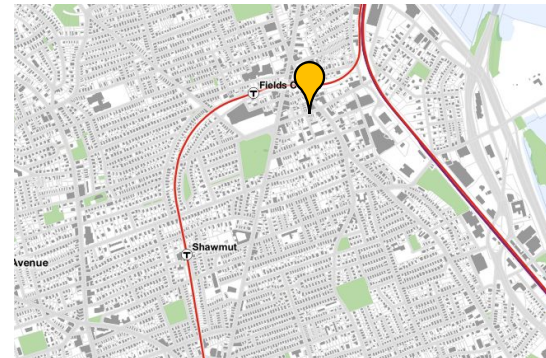
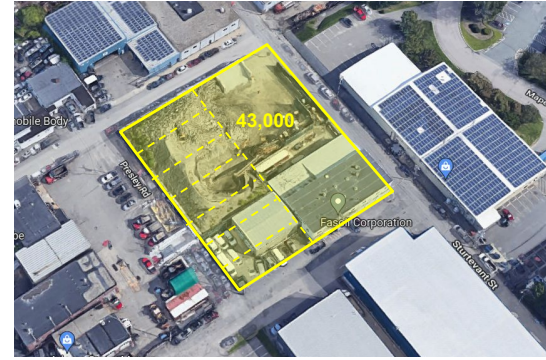
51 Park Street

Neighborhood
Fields Corner
Ownership
Private: Kashetoka Corp
Area
48,500 sq ft
Current Use
Auto repair
Pros & Cons:
Pros: Dynamic site at the intersection of Red Line branches; On Park Street, not far from Town Field and its many transportation options
Cons: Site is fairly narrow; Location between train lines is very unique, but also loud and industrial in character; Site surrounded by a lot of auto repair facilities



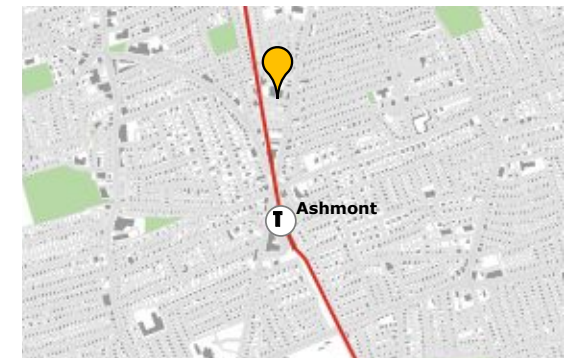
100 Gibson Street

Neighborhood
Fields Corner
Ownership
Private: Sulmona Realty
Area
43,000 sq ft
Current Use
Construction supplies, Ambulance servicing
Pros & Cons:
Pros: Off Adams Street; Good site proportions
Cons: Privately owned site; Programming may be difficult to relocate



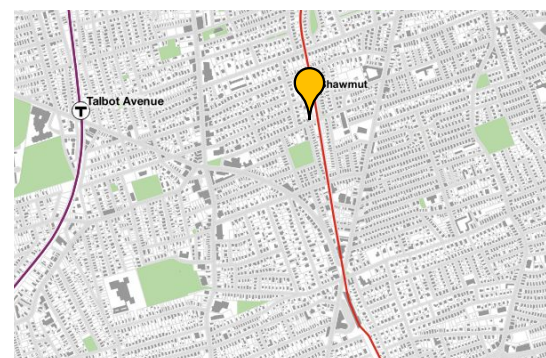
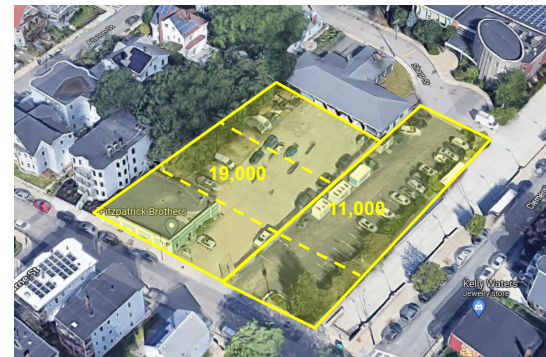
15 Banton Street

Neighborhood
Dorchester Centre
Ownership
Private: Bronski Kevin TS
Area
48,500 sq ft
Current Use
Construction / industrial, parking and staging lot
Pros & Cons:
Pros: Interesting industrial area between Ashmont and Shawmut; Potential to combine with other industrial sites next door; Off Dorchester Ave and very near Talbot Ave; Would be preferable to current use for residential neighbors
Cons: Privately owned site; Being directly beside the Red Line could be loud



150 Centre Street

Neighborhood
Dorchester Centre
Ownership
Private: Epiphany School Inc Private: Harrison Fitzpatrick
Area
30,000 sq ft
Current Use
Fitzpatrick Brothers collision center and parking, Epiphany School parking
Pros & Cons:
Pros: Next to Shawmut Red Line stop; Across street from existing school, About one block away from Cronin Playground
Cons: Requires acquisition of two private sites; Relocation of some existing programming may be difficult



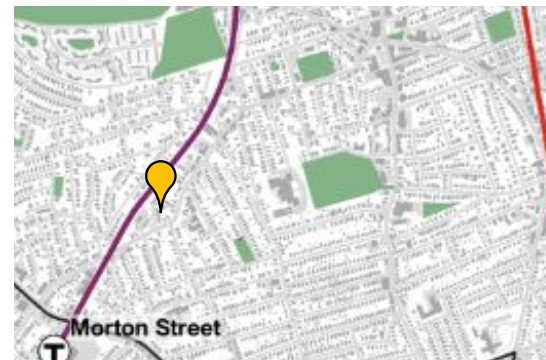
17 Woodrow Ave

Neighborhood
Codman Square
Ownership
Public: City of Boston Private: Skourtis Nikoloas Etal
Area
49,000 sq ft
Current Use
Auto repair, vacant city-owned parcel
Pros & Cons:
Pros: Near Talbot Ave stop of Fairmount / Franklin Line; Good size site with two street frontages
Cons: Most of the site is privately owned and has programming that may be difficult to relocate; Residential adjacencies; Directly adjacent to train line - may be loud



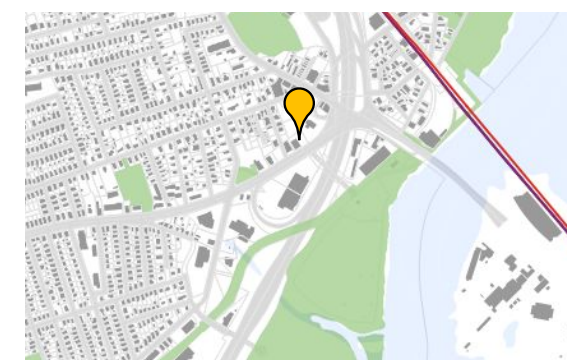
281 Norfolk Street

Neighborhood
Franklin Field South
Ownership
Public: City of Boston Private: Bethlehem Haitian Private: Madden Mark M
Area
41,000 sq ft
Current Use
Construction, church, parking
Pros & Cons:
Pros: Site large enough to use just one private site if necessary, instead of three sites total; Site located on Norfolk Street
Cons: Privately owned site; Residential Adjacencies; Existing uses may be difficult to relocate



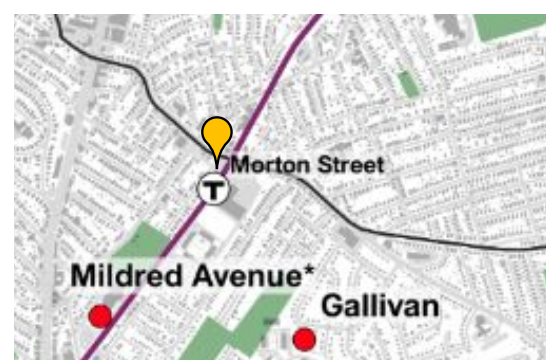
770 Gallivan Boulevard

Neighborhood
Neponset
Ownership
Private: National Development
Area
37,000 sq ft
Current Use
Verizon Wireless, parking
Pros & Cons:
Pros: Near major roadways of Gallivan Blvd, Morrissey Blvd, and Neponset Ave; Additional 11,000sf next door at AutoZone with parking lot
Cons: Privately owned site; Slightly small, but with options for expansion; Within future Flood Risk area



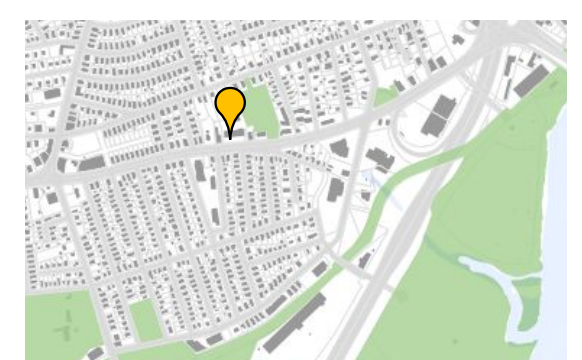
855 Morton Street

Neighborhood
Franklin Field South
Ownership
Public: City of Boston Private: Green Ink Development Roxbury Private: Moawed Properties LLC
Area
36,500 sq ft
Current Use
Gas station, Enterprise rent-a-car
Pros & Cons:
Pros: Located at prominent intersection and near Morton St Station; Direct connection to station via Flint St
Cons: Privately owned site; Existing uses may be difficult to relocate; Some of the site is fairly narrow



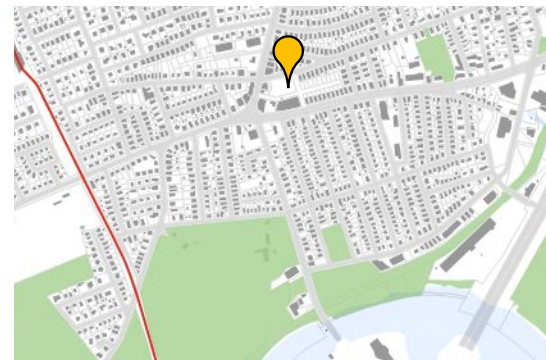
610 Gallivan Boulevard

Neighborhood
Neponset
Ownership
Private: 610-630 Gallivan Blvd LLC
Area
56,000 sq ft
Current Use
Neponset cleaners, Safelite Autoglass, Five Star Pizza, Nail & Spa, Modern Taekwondo Center, AT&T, parking
Pros & Cons:
Pros: Between Gallivan Blvd and Toohig Park with baseball field, basketball court, and playground
Cons: Privately owned site; Within future Flood Risk area



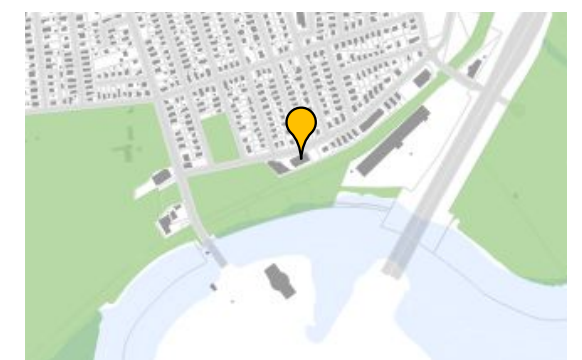
Minot Street & Ross Road

Neighborhood
Adams Village
Ownership
Private: Superior Realty Co
Area
33,500 sq ft
Current Use
Parking lot
Pros & Cons:
Pros: Well proportioned site currently used as parking for retail, could potentially build over parking; Site at intersection of commercial and residential zones; Site just off Adams St and Gallivan Blvd
Cons: Privately owned site; Could negatively affect parking for businesses depending on project configuration



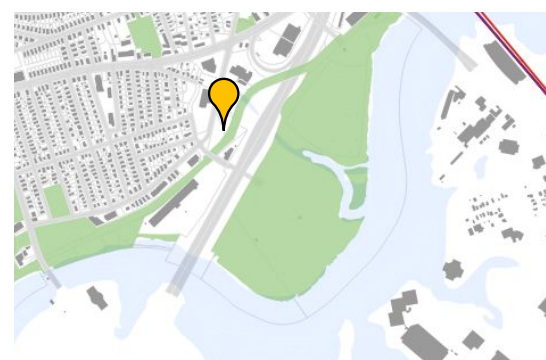
60 Hill Top Street

Neighborhood
Neponset
Ownership
Private: 60-64 Hilltop St LLC Private: Macneil Phillip T Etal
Area
37,000 sq ft
Current Use
New England Millwork Inc. Office, Neponset River Kayaks, Crossfit, 617 Dorchester
Pros & Cons:
Pros: Set within Neponset River Reservation Park with easy access to Neponset River Trails; Very close to Cedar Grove cemetery and Martin Playground
Cons: Requires acquisition of two privately owned sites; Within flood plane



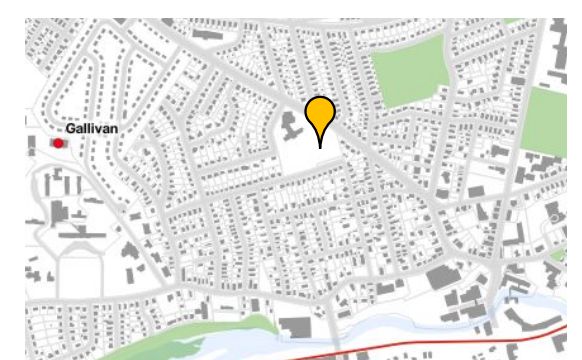
Hallet Street

Neighborhood
Neponset
Ownership
Private: John P Mckeon Post
Area
48,500 sq ft
Current Use
John P McKeon Post parking lot
Pros & Cons:
Pros: Large parking lot adjacent to Neponset River Trail, Pope John Pail II Park, and Neponset River Reservation; Near Gallivan Blvd; Other adjacent parking lots may be able to take increased load if site is used for BCYF; Adjacent for Florian Hall
Cons: Privately owned site; Reduced access to parking (already used privately); Within future Flood Risk area



1135 Morton Street

Neighborhood
Lower Mills
Ownership
Private Non-profit: Harbor Health Services
Area
56,000 sq ft (of 251,000 total)
Current Use
Harbor Health elder care with parking lot and open field
Pros & Cons:
Pros: Site primarily taken up for Harbor Health and parking, but southern portion is large unprogrammed field space with access to multiple potential access points ; Site located off Morton St; Near Walsh Playground
Cons: Privately owned site; Technically in Mattapan but positioned to service both neighborhoods; Near to existing Gallivan BCYF Center

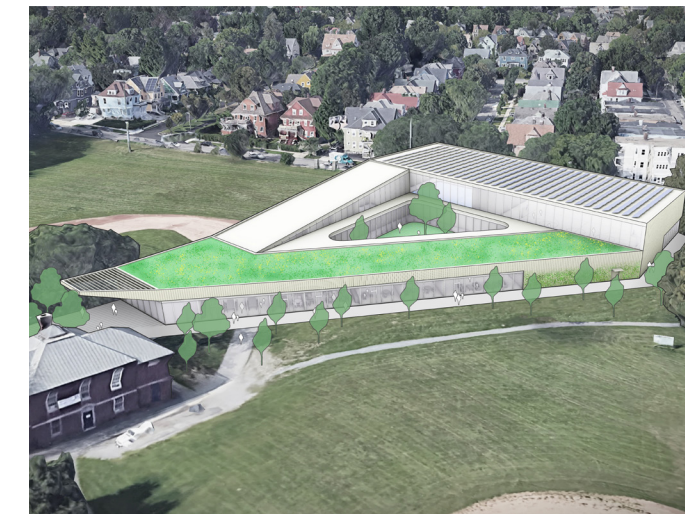


A.3 Town Field and Devine Rink Test-fits: Building Systems Narrative

Of the test-fits that were conducted two were selected, The Garvey Playground / Devine Rink site and Town Field site, to examine in greater detail for a buildings systems and cost analysis. The one story concept for the Town Field site is representative of a project on the lower end of the cost spectrum while the Devine Rink test-fit is on the higher end as it is multistory and the site must contend with flood risk.

page not used

Town Field Site Test-fit



Devine Rink Site Test-fit



MEPFP Systems Narrative

Boston Centers for Youth & Families
Programming & Siting Study
Dorchester, MA

FIRE PROTECTION SYSTEMS

The new fire protection systems will be supplied via a new underground fire service main connected to the site water main. The new underground fire service main will be brought into the mechanical room. The new fire service will be provided with a new double check valve backflow preventer at its point of entry into the mechanical room. A new wet system alarm valve and sprinkler riser will be provided on the discharge side of the backflow preventer to supply all of the automatic wet pipe sprinkler systems. If required, a new dry system alarm valve and sprinkler riser will also be provided to supply the automatic dry pipe sprinkler systems. The sprinkler systems for each floor of the building will be segregated into separate sprinkler system zones. Each sprinkler system zone will be provided with a shut off valve and a water flow switch. In this way the sprinkler systems of each floor of the building will be on their own separate sprinkler system zone. In the multi-story sprinkler system zone stations for each floor will be located in a connecting egress stair and on each floor landing within the connecting stair. A means will be provided to test all water flow switches. A fire department connection will be located on the outside of the building and at a point of vehicle access. The fire department connection piping will be provided with a check valve in accordance with NFPA-13. The fire department connection will have the ability to charge all of the sprinkler systems and sprinkler system zones in the building. An electric alarm bell will be provided on the outside of the building adjacent to the fire department connection. Due to the height of the building a standpipe system will not be provided.

All sprinkler systems will be designed and installed in accordance with NFPA-13. NFPA-13R may not be used for this project. All control valves will be electrically supervised. All sprinkler systems shall be UL listed and / or FM approved for fire service use. All sprinkler systems and equipment shall be rated at 175 psi working pressure. All sprinkler systems will be designed, tested and installed in accordance with the applicable sections of the Massachusetts State Building Code 9th edition and NFPA-13 latest accepted editions as well as the regulations and guidelines of the local authority. All sprinkler systems shall be designed, tested and installed by a sprinkler contractor licensed and experienced in the state of Massachusetts in the design, installation and testing of automatic fire sprinkler systems.

Pool areas shall utilize stainless steel sprinklers to avoid corrosion of the pool chemicals.

General use common areas, classrooms, staff support and office areas will be hydraulically calculated per NFPA-13 at a light hazard occupancy, with a design density of .10 gpm per the most remote 1500 square feet. A 100 gpm hose stream allowance will be provided.

Storage, demonstration kitchen and Mechanical areas will be hydraulically calculated per NFPA-13 at an ordinary hazard occupancy group 2, with a design density of .20 gpm per the most remote 1500 square feet and will be provided with a 250 gpm hose stream allowance. The demonstration kitchen shall be equipped with a commercial cooking hood and related Ansul system. The Ansul system shall come as a package with the hood and will NOT be fire protection sub-contractor work.

PLUMBING SYSTEMS

Plumbing Fixtures

The plumbing fixtures shall be all new and shall be water conservation type. Toilets shall be floor mounted, tank type, and shall be 1.28 gpf operation. Bathroom lavatories may be wall mounted with concealed carrier supports or counter mounted. The lavatory faucets shall be 0.5 gpm rated and shall be provided with mixing valves to temper the hot water to a maximum of 110 degrees. Showers, if used, shall be 1.5 gpm rated. Urinals, if used, shall be wall mounted with concealed carrier supports and shall utilize 0.5 gpf flush valves. Kitchen sinks shall be stainless steel counter mounted type with 1.5 gpm rated faucets. Floor drains shall be provided in bathrooms where required by code. ADA plumbing fixtures shall be provided where required and where indicated on the architectural drawings. All plumbing fixtures shall be provided with service stops.

Cold Water

A new 2" domestic water service shall be provided and shall enter the mechanical room. A new shut off valve and water meter will be provided at the new water services point of entry into the existing mechanical room. Cold water distribution to the new plumbing fixtures and equipment will be Type L copper with solder fittings or pressfit fittings. All cold water pipe and fittings shall be provided with pipe insulation. All water piping shall be provided with pipe labels to indicate service.

Hot Water

A new electric storage type water heater(s) shall be provided and shall be located in the mechanical room. The new water heater(s) shall supply hot water for the building plumbing fixtures and equipment. A hot water circulation system with pump and controls will be provided to maintain the water temperature in the hot water piping system. Hot water will be stored at 140 degrees. A 140 degree hot water supply will be provided for the fixtures and equipment in the commercial kitchen. Mixing valves will be provided for all plumbing fixtures that are not within the commercial kitchen and that do not require 140 degree hot water. These mixing valves will be set to temper the hot water to a maximum of 120 degrees for hand washing sinks and to 110 degrees for public use bathroom lavatory faucets. Hot water distribution to the new plumbing fixtures and equipment will be Type L copper with solder fittings or pressfit fittings. All hot water supply and circulation pipe and fittings shall be provided with pipe insulation. All water piping shall be provided with pipe labels to indicate service.

Sanitary and Vent

Sanitary and Vent piping systems will be provided for the new plumbing fixtures and drains throughout the building. The plumbing fixtures and drains will be connected to a network of new sanitary piping that work their way down through the floors of the building to below ground. The new underground piping will be collected together and taken out of the building via a new underground sanitary main where it will be connected to the site sanitary sewer system. New vent piping systems will be provided for the plumbing fixtures. The new vent piping systems will be collected together as much as possible above the ceilings and will be taken up through the floors of the building and up through the existing roof at various locations. The sanitary and vent piping system will be new and will be DWV copper and cast iron with stainless steel hubless fittings.

Natural Gas

At this time there are no plans to use natural gas for this project. New equipment will be electric. The pool system designer shall design all pool water systems without the use of natural gas.

HVAC

Variable Refrigerant Flow Heat Pump Fan Coil Unit

The spaces throughout the building will be provided with heating and cooling by a variable refrigerant volume fan coil units interconnected to heat recovery type variable refrigerant volume heat pumps. Each fan coil unit shall be a horizontal type unit. Each heat pump unit shall be interconnected to the several system fan coil units through an insulated refrigerant piping system and be able to provide simultaneous heating and cooling up to 21 tons of connected fan coil unit capacity. A condensate drain piping system will also be required to transport condensate from each unit to storm drain or to the outdoors.

Supply and return air shall be ducted from the unit to air outlets in each conditioned space. The main supply and return ducts shall be provided with acoustical lining for the first 6 lineal feet from the unit.

Each fan coil unit shall be controlled by a wall mounted programmable thermostat.

Ventilation

Ventilation and exhaust air shall be provided throughout the building with energy recovery unit. New insulated low-pressure air duct systems will provide conditioned ventilation and exhaust air throughout the spaces. The ventilation air shall be ducted to each fan coil return to provide ventilation. Exhaust air shall be ducted to the space to match the ventilation airflow and provide neutral air pressure.

The energy recovery unit ventilation air shall be heated and cooled with a refrigerant coil, refrigerant and remote heat pump. The heat pump system shall operate to provide neutral air temperature throughout the year.

Classrooms

Heating cooling and ventilation shall be provided with VRF and ERV as mentioned. Local exhaust systems shall be provided for arts and science classrooms through exhaust fan, exhaust ductwork and exhaust registers.

Kitchen

Kitchen grease hood shall be provided with welded steel grease ductwork, grease duct wrap and roof mounted exhaust fan. Make-up air shall be provided through hood PSP, insulated supply ductwork and roof mounted outdoor air ductwork. The make up air shall be heated from 0-60 degrees F. Kitchen space shall be heated and cooled through the VRF system.

Locker room

Locker room shall be heated and cooled through the VRF system. The space shall be ventilated and exhausted with a dedicated energy recovery unit.

Pool

Heating, cooling, ventilation and de-humification shall be provided through a roof mounted packaged unit with electric cooling and electric heating (heat pump). Conditioned air shall be provided throughout the space with aluminum exposed double wall ductwork with fiberglass insulation.

Gymnasium

Heating, cooling and ventilation shall be provided through a roof mounted packaged roof top with electric cooling and electric heating (heat pump). Conditioned air shall be provided throughout the space with galvanized exposed double wall ductwork with fiberglass insulation.

Entries and Vestibules

The entries and vestibules shall be heated and cooled with ductless cassette fan coil units interconnected to heat recovery type variable refrigerant volume heat pumps. Each fan coil unit shall be controlled by a wall mounted programmable thermostat.

Electric Rooms

Electric rooms shall be heated and cooled with ductless wall mounted fan coil units interconnected to heat recovery type variable refrigerant volume heat pumps. Each fan coil unit shall be controlled by a wall mounted programmable thermostat.

Sprinkler Room/Electric Room/Storage Rooms/Miscellaneous Mechanical Rooms

Miscellaneous mechanical rooms shall be heated and cooled with ductless wall mounted fan coil units interconnected to heat recovery type variable refrigerant volume heat pumps. Each fan coil unit shall be controlled by a wall mounted programmable thermostat.

Janitors Closets

Provide base building exhaust systems including exhaust to the janitors with an exhaust air system designed for a minimum of 50 CFM exhaust per closet.

Stairwells

Stairwells shall be heated and cooled with ductless wall mounted fan coil units interconnected to heat recovery type variable refrigerant volume heat pumps. Each fan coil unit shall be controlled by a wall mounted programmable thermostat.

Elevator Machine Rooms

Each elevator machine room shall be vented into the elevator hoistway through a 12"X12" screened opening in accordance with applicable codes. The room shall be provided with a packaged air conditioning unit consisting of a ductless air conditioning unit remote air cooled condensing unit, interconnecting refrigerant piping and applicable controls to maintain space conditions of 72°F/40% RH.

Building Management Systems

All HVAC system shall be interfaced with a building management system. The building management system shall be provided with all hardware, programming and graphics as needed to monitor and adjust the HVAC systems and setpoints. The building management system shall also provide occupied and unoccupied operating and alarms.

ELECTRICAL SYSTEMS

Electrical systems shall comply with the 527 CMR (Massachusetts Amendments to the 2020 National Electrical Code) and 2015 International Energy Conservation Code.

Electrical Service

Each building shall contain a 2000Amp, 120/208Volt, 3-phase, 4-wire underground service which will originate from a utility pad-mounted transformer. The primary conduits (2-5") shall be provided by the electrical contractor, from a utility riser pole or manhole to the utility provided pad-mounted transformer. The service equipment shall be located within the building's main electric room and consist of a 2000Amp, 120/208Volt, 3-Phase, 4-Wire switchgear; lineup shall contain a 2000Amp main circuit breaker/current transformer enclosure and associated distribution section(s) to feed distribution panelboards and large mechanical equipment. 208Volt distribution panelboards shall be provided throughout the building for common area lighting, general power purposes, kitchen, gym, pool and ice rink equipment. Electronic trip circuit breakers with arc energy reduction in accordance with NEC 240.87 shall be provided for all circuit breakers rated 1,200 Amps or higher.

Generator

A generator is not required per code, but if the City of Boston would like to utilize the proposed buildings as "shelter in place" facility, a stand-by generator may be provided. The generator shall be sized to accommodate the proposed shelter area with a sound attenuated enclosure and seventy-two (72) hour diesel sub-base fuel storage tank. Similarly sized Automatic Transfer Switch shall be provided accordingly. Final generator size and associated electrical characteristics to be coordinated as the design progresses.

Fire Alarm

A complete addressable fire alarm system with voice evacuation shall be provided for each building in accordance with NFPA 72 National Fire Alarm Code, Massachusetts State Building Code, Fire Protection and Life Safety Systems, ADA and all local codes and bylaws for Life Safety and Fire Alarm.

The system shall consist of an addressable fire alarm control panel with voice evacuation, microphone(s), remote annunciator, notification to the Fire Department, manual pull stations within five-feet of all exit doors, on each floor and shall not exceed a travel distance of two-hundred feet on the same floor, system smoke detectors shall be provided for the common areas: locate thirty-feet on center in lobby areas and corridors, provide detectors in all electrical/tele/data rooms, elevator machine room (*multi-story building option*) and at all control panels, annunciators or fire alarm terminal boxes; provide heat detectors in all mechanical rooms, duct-smoke detectors with remote test stations for all HVAC air systems rated 2,000 CFM or more. Smoke detectors shall be provided at all elevator lobbies within the multi-story building and shall be connected for elevator recall. Tamper, flow and pressure switches are being provided to accommodate the new sprinkler systems. The tamper and flow switches shall be connected to the Fire Alarm Control Panel via addressable modules. Provide audible/visual notification (speaker/strobe) device coverage throughout the facility, including weatherproof devices within the garage, that meet the requirements of NFPA and ADA. Utilize strobe only devices in public bathrooms and other small rooms where ample audible notification is present. System batteries shall provide for twenty-four hours of operation followed by a sixty-minute ring down. Battery calculations shall be submitted by the Electrical Contractor with the cut sheets and drawings to the fire department for review and approval. Knox Box key boxes shall be provided at each building's main entrance annunciator location. Two (2) in-building emergency responder radio communications systems (Bi-Directional Amplifier) shall be provided as required to improve radio signal strength for both

the fire and police departments. Contingent upon the frequency used by each department and approval by the local Authority Having Jurisdiction, a single system may be installed in lieu of separate systems.

Lighting

Lighting shall consist of LED energy-efficient fixtures with electronic drivers. Storage areas, electrical, mechanical and utility areas shall be provided with strip fixtures with wire cages. Hallways shall be provided with recessed downlights and wall-mounted sconces. Lobby, classroom and other public spaces will be provided with decorative pendant fixtures, surface, ceiling and wall decorative fixtures. The Gymnasium shall be provided with suspended high-bay type fixtures and the pool area will be provided with natatorium rated lighting. Offices shall be provided with recessed direct/indirect fixtures. The lighting design shall meet the requirement of 2015 IECC, ASHRAE 90.1-2013. Lighting controls for each space shall be designed to employ automatic control methods such as vacancy control, daylight harvesting and manual dimming to meet current Energy Codes while still meeting the demands of the programs for each space.

Exterior Lighting

Exterior Lighting shall be installed to provide lighting levels as recommended by the Illuminating Engineering Society (I.E.S.). Pole mounted fixtures, shall contain LED modules and be decorative in nature with interior directional shields. All luminaires shall have a total cutoff of all light at less than ninety degrees from vertical (fully shielded). Reflectors of proper I.E.S. distribution shall be selected for maximum efficiency, and shall provide total cutoff of all light at the property lines. Pole heights shall not exceed twenty-feet in height. Light poles utilized for walkway lighting shall not exceed twelve-feet in height. All exterior lights shall have a maximum initial horizontal foot-candle level of eight foot-candles, as measured directly below the luminaires at grade. Exterior fixtures shall be controlled by a combination of timeclock and photocells. Photocells shall turn fixtures on, and a programmable timeclock shall be provided to turn off, at a designated time.

Exit and Emergency Lighting

Emergency lighting shall be provided to meet Life Safety Code NFPA 101 and MSBC 780 CMR Articles 1006 and 1011. Exit signs shall be LED edge-lit types, red in color, at all exits and as required to direct all occupants out of the building. Emergency lighting shall be provided by standard light fixtures wired to emergency circuit power by the generator (if included on the project) or by an Inverter to achieve a minimum of one (1) foot-candle along all exit egresses.

Telephone and Cable Television

A complete telephone system shall be provided to each building, including two (2) four-inch conduits into the building from telephone and CATV manholes or utility poles, ¾" thick plywood backboard for mounting telephone and CATV company-equipment, dedicated quadplex receptacles, where applicable provide two (2) four-inch riser conduits with telephone and CATV junction boxes at each floor. Cable shall be category-6 cabling for all telephone/data outlets and RG-6 cable for CATV outlets.

Two-Way Communication System (multi-story building option)

The building will be provided with a two-way communication system at the elevator lobby consisting of a main lobby relay card cabinet, amplifiers, area stations on each floor level, transformers, wiring as necessary. System shall be equal to Housing Devices, catalog No.: HDI-ADA-100A, HDI-CB, HDI-ADA-35, HDI-ADA-PS, HDI. Cabling shall be equal to Belden cable 9554, CSC19595MH, WEST PENN 3753.



Boston Centers for Youth & Families Programming & Siting Study

July 11, 2022

BASIS OF DESIGN – STRUCTURAL NARRATIVE

GENERAL

- A geotechnical investigation has not been completed, but all schemes are assumed to be supported on shallow foundation systems including frost walls and slabs on grade.

Town Field Site

- The building will be a one story triangular building with an open courtyard. One leg of the triangle will be the athletic facilities. Two legs of the triangle will be focused on community and education program.
- The athletic facilities wing will consist of the following elements:
 - Open web steel joist roof framing at gymnasium roof with concrete slab on metal deck to support a ballasted PV array. Joists to be supported by steel beams and columns at the perimeter.
 - Steel roof trusses at pool roof with concrete slab on metal deck to support a ballasted PV array. Roof to be structural steel due to concerns around chlorine and corrosion with thin steel elements of open web steel joists.
 - Elevated mezzanine structure will be steel framed with concrete slab on metal deck.
 - 6" concrete slab on grade.
 - Isolated concrete column footings.
 - 12" perimeter concrete frost walls on continuous footings, 4'-0" below grade.
 - Cast-in-place concrete pool structure on grade.
 - Lateral system will consist of steel braced frames.
- The community and education wings will consist of the following elements:
 - Open web steel joist roof framing with concrete slab on metal deck to support an extensive green roof (sedum planting). There will be no public access to the roof.
 - 5" concrete slab on grade.
 - Isolated concrete column footings.
 - 12" perimeter concrete frost walls on continuous footings 4'-0" below grade
 - A mechanical penthouse structure will be steel framed with concrete slab on metal deck roof.
 - A large canopy cantilevering from entrance of the building will be steel framed.
 - Lateral system will consist of steel braced frames.

Garvey Playground / Devine Rink Site

- The building will be a four-story shaped building. The majority of program space will be on upper levels for floodplain protection.
- The Level 1 structure will consist of the following elements:
 - 5" concrete slab on grade at interior program. Parking to be asphalt.
 - 12" perimeter concrete frost walls on continuous footings, 4'-0" below grade.
 - Community Room and Kitchen will be raised approximately 6' above grade.

- The Level 2 structure will consist of the following elements:
 - Cast-in-place concrete two-way flat slab with drop panels supported on concrete columns.
 - Isolated column footings 4'-0" below grade for frost protection.
 - The pool structure will require a more robust structure than typical flat slab construction. It will consist of approximately 22'x25' bays, 16" thick concrete slab with drop panels, 48" deep perimeter beams, 18" square columns, and 10' square column footings.
 - Lateral system will consist of cast in place concrete shear walls.
- Upper floor structure will consist of the following elements:
 - Steel framing with concrete slab on metal deck at Level 3 and 4.
 - Depressed structure at Level 3 accessible green roof. To be designed for planting bed and small trees.
 - Secondary, isolated 4" concrete slab at gymnasium, on top of structural slab on deck.
 - Open web steel joist roof framing at gymnasium roof with concrete slab on metal deck to support a ballasted PV array. Joists to be supported by steel beams and columns at the perimeter.
 - Structure supporting gymnasium to be designed for vibration criteria.
 - It is recommended that a vibration consultant be contracted to develop building specific vibration criteria
 - Conventional steel framing is not feasible for the structure supporting gymnasium program over the pool due to the large spans. Alternative schemes may include:
 - Long span steel floor trusses, approximately 5' deep, supported by steel columns with concrete slab on metal deck.
 - Post tensioned/prestressed precast concrete bents at approximately 20' on center, supporting precast concrete double tees with a cast-in-place concrete topping slab. Bents to be approximately 30" wide x 60" deep, with corner knee bracing. Double tees to be 32" deep x 12' wide precast double tees.
 - Lateral system will consist of CMU shear walls or cast-in-place concrete shear walls.

A.4 Town Field and Devine Rink

Test-fits: Cost Estimates

This section includes concept design costs for the Town Field and Devine Rink site options, representing the likely low and high range of construction costs among the options studied. The cost estimates are based on the test-fit designs and building systems analysis. A soft cost estimate for furniture, fixtures, and equipment was generated for both sites based on comparable projects.

COST ESTIMATE SUMMARY	
HARD COST ESTIMATE*	
TOWN FIELD SITE	\$42,500,488
DEVINE RINK SITE	\$51,154,540
SOFT COST FF&E ESTIMATE	
Community rooms, senior/teen/youth rooms, lobby, offices, fitness rooms	\$325,000
Makerspace equipment	\$150,000
AV equipment	\$360,000
Pool	\$25,000
IT and computer equipment	\$1,200,000
SOFT COST TOTAL	\$2,060,000
TOTAL COST RANGE	\$44,560,488 - \$53,214,540
(Hard costs and FF&E costs)	

*see following pages for a full breakdown of the hard cost estimate

BCYF DORCHESTER

CONCEPT DESIGN COST ESTIMATE - REVISION 2



GFA: Gross Floor Area
Rates Current At April 2022

LOCATION SUMMARY

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
DR	Devine Rink Site	53,000	643.10	34,084,043
ESTIMATED NET COST		53,000	643.10	34,084,043
MARGINS & ADJUSTMENTS				
	General Conditions / Requirements		9.5 %	3,237,985
	Bonds and Insurances		2.8 %	1,026,356
	Overhead and Profit		4.5 %	1,725,678
	Construction Contingency			Excl.
	Design / Estimating Contingency		15.0 %	6,011,109
Subtotal (excl. Escalation)		53,000	869.53	46,085,171
	Escalation to Q4 2024		11.0 %	5,069,369
ESTIMATED TOTAL COST		53,000	965.18	51,154,540

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION SUMMARY

GFA: Gross Floor Area
 Rates Current At April 2022

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
TF	Town Field Site	46,000	615.61	28,317,889
ESTIMATED NET COST		46,000	615.61	28,317,889
MARGINS & ADJUSTMENTS				
	General Conditions / Requirements		9.5 %	2,690,199
	Bonds and Insurances		2.7 %	852,722
	Overhead and Profit		4.5 %	1,433,736
	Construction Contingency			Excl.
	Design / Estimating Contingency		15.0 %	4,994,182
Subtotal (excl. Escalation)		46,000	832.36	38,288,728
	Escalation to Q4 2024		11.0 %	4,211,760
ESTIMATED TOTAL COST		46,000	923.92	42,500,488

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS SUMMARY

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	%	GFA \$/SF	Total Cost \$
03	Concrete			
A1010	Standard Foundations		1.66	88,060
A1020	Special Foundations			Excl.
A1030	Slab on Grade		1.09	57,856
A2020	Basement Walls		1.95	103,415
B1010	Floor Construction		51.06	2,706,193
B1020	Roof Construction		4.31	228,353
C1010	Partitions		10.11	535,590
C1030	Fittings		0.09	5,000
	03 - Concrete		70.27	3,724,467
05	Metals			
B1010	Floor Construction		43.73	2,317,623
B1020	Roof Construction		30.96	1,641,003
C1030	Fittings		7.20	381,362
C2010	Stair Construction		3.79	201,000
	05 - Metals		85.68	4,540,988
06	Wood, Plastics, and Composites			
C1030	Fittings		2.00	106,000
E2010	Fixed Furnishings		5.73	303,636
	06 - Wood, Plastics, and Composites		7.73	409,636
07	Thermal and Moisture Protection			
A1030	Slab on Grade		0.51	26,824
A2020	Basement Walls		0.08	4,036
B1010	Floor Construction		7.80	413,509
B1020	Roof Construction		1.76	93,417
B2010	Exterior Walls		83.86	4,444,400
B3010	Roof Coverings		17.86	946,599
C1030	Fittings		2.50	132,500
	07 - Thermal and Moisture Protection		114.36	6,061,285
08	Openings			
B2010	Exterior Walls		37.74	2,000,000
B2030	Exterior Doors		1.01	53,500
C1010	Partitions		3.00	159,000
C1020	Interior Doors		3.50	185,500
	08 - Openings		45.25	2,398,000

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS SUMMARY

DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	%	GFA \$/SF	Total Cost \$
09	Finishings			
B2010	Exterior Walls		10.75	570,000
C1010	Partitions		15.80	837,242
C2020	Stair Finishes		0.49	25,893
C3010	Wall Finishes		9.99	529,428
C3020	Floor Finishes		18.36	973,123
C3030	Ceiling Finishes		16.21	859,164
	09 - Finishings		71.60	3,794,850
10	Specialties			
C1010	Partitions		0.65	34,200
C1030	Fittings		4.08	216,500
	10 - Specialties		4.73	250,700
11	Equipment			
E1010	Commercial Equipment		0.91	48,000
E1020	Institutional Equipment		0.40	21,000
E1090	Other Equipment		2.73	144,900
	11 - Equipment		4.04	213,900
12	Furnishings			
E2010	Fixed Furnishings		3.00	159,000
E2020	Movable Furnishings			Excl.
	12 - Furnishings		3.00	159,000
13	Special Construction			
E1090	Other Equipment		36.06	1,911,000
F1030	Special Construction Systems		7.25	384,053
	13 - Special Construction		43.30	2,295,053
14	Conveying Equipment			
D1010	Elevators & Lifts		9.25	490,000
	14 - Conveying Equipment		9.25	490,000
21	Fire Suppression			
D4010	Sprinklers		5.80	307,335
D4030	Fire Protection Specialties		0.15	7,950
D4090	Other Fire Protection Systems		0.58	31,000
	21 - Fire Suppression		6.53	346,285
22	Plumbing			
D2010	Plumbing Fixtures		1.77	94,000

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS SUMMARY

DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	%	GFA \$/SF	Total Cost \$
D2020	Domestic Water Distribution		6.75	357,750
D2030	Sanitary Waste		11.00	583,000
D2040	Rain Water Drainage		2.00	106,000
D2090	Other Plumbing Systems		2.31	122,449
	22 - Plumbing		23.83	1,263,199
23	Heating, Ventilating, and Air Conditioning			
D3010	Energy Supply		20.88	1,106,730
D3040	Distribution Systems		16.13	855,108
D3050	Terminal & Package Units		21.98	1,164,900
D3060	Controls & Instrumentations		8.00	424,000
D3070	Systems Testing & Balancing		2.00	106,000
D3090	Other HVAC Systems & Equipment		6.91	366,000
	23 - Heating, Ventilating, and Air Conditioning		75.90	4,022,738
26	Electrical			
D5010	Electrical Service & Distribution		14.12	748,100
D5020	Lighting and Branch Wiring		18.96	1,004,728
D5090	Other Electrical Systems		2.45	129,790
G4010	Electrical Distribution		2.92	155,000
G4020	Site Lighting		2.75	145,755
	26 - Electrical		41.20	2,183,373
27	Communications			
D5030	Communications & Security		3.95	209,350
	27 - Communications		3.95	209,350
28	Electronic Safety and Security			
D5030	Communications & Security		5.87	311,110
	28 - Electronic Safety and Security		5.87	311,110
31	Earthwork			
A1010	Standard Foundations		0.55	29,116
A1030	Slab on Grade		0.35	18,713
G1010	Site Clearing		1.49	79,160
G1020	Site Demolition and Relocations		1.04	55,000
G1030	Site Earthwork		0.62	33,000
G1040	Hazardous Waste Remediation			Excl.
	31 - Earthwork		4.06	214,989

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS SUMMARY

DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	%	GFA \$/SF	Total Cost \$
32	Exterior Improvements			
G2020	Parking Lots		4.18	221,350
G2030	Pedestrian Paving		1.19	63,250
G2040	Site Development		5.48	290,520
G2050	Landscaping		1.32	70,000
	32 - Exterior Improvements		12.17	645,120
33	Utilities			
G3010	Water Supply		1.98	105,000
G3020	Sanitary Water		1.42	75,000
G3030	Storm Sewer		6.98	370,000
	33 - Utilities		10.38	550,000
DEVINE RINK SITE			643.10	34,084,043

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS SUMMARY

DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	%	GFA \$/SF	Total Cost \$
MARGINS & ADJUSTMENTS				
	General Conditions / Requirements	9.5 %		3,237,985
	Bonds and Insurances	2.8 %		1,026,356
	Overhead and Profit	4.5 %		1,725,678
	Construction Contingency			Excl.
	Design / Estimating Contingency	15.0 %		6,011,109
Subtotal (excl. Escalation)			869.53	46,085,171
	Escalation to Q4 2024	11.0 %		5,069,369
ESTIMATED TOTAL COST			965.18	51,154,540

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS SUMMARY

TF Town Field Site

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	%	GFA \$/SF	Total Cost \$
03	Concrete			
A1010	Standard Foundations		5.85	269,298
A1020	Special Foundations			Excl.
A1030	Slab on Grade		11.34	521,712
A2020	Basement Walls		3.95	181,720
B1010	Floor Construction		0.58	26,628
B1020	Roof Construction		11.34	521,715
C1010	Partitions		1.36	62,550
C1030	Fittings		0.11	5,000
	03 - Concrete		34.54	1,588,623
05	Metals			
B1010	Floor Construction		2.86	131,633
B1020	Roof Construction		77.23	3,552,356
C1030	Fittings		5.23	240,438
C2010	Stair Construction		0.61	28,000
	05 - Metals		85.92	3,952,427
06	Wood, Plastics, and Composites			
C1030	Fittings		2.00	92,000
E2010	Fixed Furnishings		6.92	318,164
	06 - Wood, Plastics, and Composites		8.92	410,164
07	Thermal and Moisture Protection			
A1030	Slab on Grade		5.26	241,885
A2020	Basement Walls		0.25	11,564
B1010	Floor Construction		0.21	9,683
B1020	Roof Construction		4.64	213,429
B2010	Exterior Walls		34.01	1,564,450
B3010	Roof Coverings		38.03	1,749,507
C1030	Fittings		2.50	115,000
D2040	Rain Water Drainage		0.36	16,380
	07 - Thermal and Moisture Protection		85.26	3,921,898
08	Openings			
B2010	Exterior Walls		47.83	2,200,000
B2030	Exterior Doors		1.37	63,000
C1010	Partitions		3.00	138,000

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS SUMMARY

TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	%	GFA \$/SF	Total Cost \$
C1020	Interior Doors		3.50	161,000
	08 - Openings		55.70	2,562,000
09	Finishings			
B2010	Exterior Walls		7.28	335,000
C1010	Partitions		12.38	569,543
C2020	Stair Finishes		0.06	2,847
C3010	Wall Finishes		10.32	474,650
C3020	Floor Finishes		17.93	824,872
C3030	Ceiling Finishes		16.61	763,992
	09 - Finishings		64.58	2,970,904
10	Specialties			
C1010	Partitions		0.74	34,200
C1030	Fittings		4.44	204,250
	10 - Specialties		5.18	238,450
11	Equipment			
E1010	Commercial Equipment		1.04	48,000
E1020	Institutional Equipment		0.46	21,000
E1090	Other Equipment		3.15	144,900
	11 - Equipment		4.65	213,900
12	Furnishings			
E2010	Fixed Furnishings		3.80	174,900
E2020	Movable Furnishings			Excl.
	12 - Furnishings		3.80	174,900
13	Special Construction			
E1090	Other Equipment		26.97	1,240,400
F1030	Special Construction Systems		9.25	425,372
	13 - Special Construction		36.21	1,665,772
21	Fire Suppression			
D4010	Sprinklers		5.64	259,412
D4030	Fire Protection Specialties		0.15	6,900
D4090	Other Fire Protection Systems		0.59	27,000
	21 - Fire Suppression		6.38	293,312
22	Plumbing			
D2010	Plumbing Fixtures		1.88	86,500
D2020	Domestic Water Distribution		6.75	310,500

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS SUMMARY

TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	%	GFA \$/SF	Total Cost \$
D2030	Sanitary Waste		11.00	506,000
D2040	Rain Water Drainage			Excl.
D2090	Other Plumbing Systems		2.22	101,911
	22 - Plumbing		21.85	1,004,911
23	Heating, Ventilating, and Air Conditioning			
D3010	Energy Supply		18.15	834,750
D3040	Distribution Systems		16.79	772,281
D3050	Terminal & Package Units		24.95	1,147,800
D3060	Controls & Instrumentations		8.00	368,000
D3070	Systems Testing & Balancing		2.00	92,000
D3090	Other HVAC Systems & Equipment		6.98	321,000
	23 - Heating, Ventilating, and Air Conditioning		76.87	3,535,831
26	Electrical			
D5010	Electrical Service & Distribution		14.85	682,950
D5020	Lighting and Branch Wiring		18.40	846,443
D5090	Other Electrical Systems		1.91	87,760
G4010	Electrical Distribution		3.37	155,000
G4020	Site Lighting		2.24	103,008
	26 - Electrical		40.76	1,875,161
27	Communications			
D5030	Communications & Security		3.95	181,700
	27 - Communications		3.95	181,700
28	Electronic Safety and Security			
D5030	Communications & Security		5.87	270,020
	28 - Electronic Safety and Security		5.87	270,020
31	Earthwork			
A1010	Standard Foundations		1.80	82,744
A1030	Slab on Grade		3.67	168,731
G1010	Site Clearing		3.40	156,231
G1020	Site Demolition and Relocations		2.73	125,418
G1030	Site Earthwork		1.99	91,402
G1040	Hazardous Waste Remediation			Excl.
	31 - Earthwork		13.58	624,526
32	Exterior Improvements			
G2030	Pedestrian Paving		6.56	301,975

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS SUMMARY

TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	%	GFA \$/SF	Total Cost \$
G2040	Site Development		15.63	718,820
G2045	Sports Field Construction		24.73	1,137,595
G2050	Landscaping		2.72	125,000
	32 - Exterior Improvements		49.64	2,283,390
33	Utilities			
G3010	Water Supply		2.28	105,000
G3020	Sanitary Water		1.63	75,000
G3030	Storm Sewer		8.04	370,000
	33 - Utilities		11.96	550,000
TOWN FIELD SITE			615.61	28,317,889

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS SUMMARY

TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	%	GFA \$/SF	Total Cost \$
MARGINS & ADJUSTMENTS				
	General Conditions / Requirements	9.5 %		2,690,199
	Bonds and Insurances	2.7 %		852,722
	Overhead and Profit	4.5 %		1,433,736
	Construction Contingency			Excl.
	Design / Estimating Contingency	15.0 %		4,994,182
	Subtotal (excl. Escalation)		832.36	38,288,728
	Escalation to Q4 2024	11.0 %		4,211,760
	ESTIMATED TOTAL COST		923.92	42,500,488

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

DR Devine Rink Site

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
03	CONCRETE				
A1010	Standard Foundations				
59	Cast-in place concrete perimeter strip footing	LF	329.6	100.00	32,960
60	Cast-in place concrete isolated spread footing	EA	36.0	800.00	28,800
317	Cast-in place concrete grade beams, tie-beams, etc	SF	5,260.0	5.00	26,300
	A1010 - Standard Foundations			1.66/SF	88,060
A1020	Special Foundations				
63	Deep foundation systems (assumes not required)	LS	1.0		Excl.
	A1020 - Special Foundations				Excl.
A1030	Slab on Grade				
72	Cast-in-place concrete slab on grade	SF	5,259.6	11.00	57,856
	A1030 - Slab on Grade			1.09/SF	57,856
A2020	Basement Walls				
62	Cast-in place concrete foundation wall	SF	1,153.0	55.00	63,415
76	Cast-in-place elevator pit	EA	2.0	20,000.00	40,000
	A2020 - Basement Walls			1.95/SF	103,415
B1010	Floor Construction				
366	Cast-in-place concrete two-way flat slab (incl. slab, columns, drop-panels, etc)	SF	17,877.0	85.00	1,519,545
77	Cast-in-place concrete topping slab to metal deck	SF	35,125.3	11.00	386,378
84	Premium at first floor pool	SF	7,454.0	40.00	298,160
308	Acoustically isolated slab at elevated Gymnasium	SF	14,346.0	35.00	502,110
	B1010 - Floor Construction			51.06/SF	2,706,193
B1020	Roof Construction				
78	Cast-in-place concrete topping slab to metal deck	SF	20,759.4	11.00	228,353
	B1020 - Roof Construction			4.31/SF	228,353
C1010	Partitions				
79	12" Thick reinforced shear wall (stair/elevator shafts)	SF	8,926.5	60.00	535,590
	C1010 - Partitions			10.11/SF	535,590
C1030	Fittings				
114	Concrete equipment pads, curbs, etc	LS	1.0	5,000.00	5,000
	C1030 - Fittings			0.09/SF	5,000
	03 - CONCRETE			70.27/SF	3,724,467

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM
 DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
05	METALS				
B1010	Floor Construction				
80	Structural steel floor framing, assumes 15 lbs/SF	T	263.444	5,500.00	1,448,942
361	Isolated steel support at Gym enclosure, assumes 10 lbs/SF	T	74.120	5,500.00	407,660
81	Metal floor deck	SF	35,125.3	8.00	281,002
82	Shear studs	EA	5,854.5	6.00	35,127
83	Miscellaneous steel, plates, and connections	T	26.344	5,500.00	144,892
	B1010 - Floor Construction			43.73/SF	2,317,623
B1020	Roof Construction				
85	Structural steel roof framing, assumes 20 lbs/SF	T	207.594	5,500.00	1,141,767
208	Structural steel rooftop dunnage	LS	1.0	50,000.00	50,000
86	Metal roof deck	SF	5,937.3	8.00	47,498
89	Metal roof deck, acoustic (Gymnasium)	SF	14,822.1	18.00	266,798
87	Shear studs	EA	3,460.0	6.00	20,760
88	Miscellaneous steel, plates, and connections	T	20.760	5,500.00	114,180
	B1020 - Roof Construction			30.96/SF	1,641,003
C1030	Fittings				
115	Painted metal guardrail (egress stairs)	LF	156.0	275.00	42,900
116	Painted metal handrail (egress stairs)	LF	289.7	125.00	36,212
117	Decorative railing system (void, circulation stairs, etc)	LF	104.0	450.00	46,800
223	Structural steel support, operable wall	LF	30.0	350.00	10,500
224	Structural steel support, gymnasium divider	LF	95.0	350.00	33,250
225	Structural steel support, overhead backstops	EA	6.0	6,500.00	39,000
309	Structural steel support, overhead batting cage	EA	1.0	6,500.00	6,500
118	Elevator hoist beam	EA	1.0	5,000.00	5,000
119	Elevator pit ladder	EA	1.0	1,200.00	1,200
120	Elevator sump pit grate and frame	EA	1.0	1,000.00	1,000
121	Miscellaneous metals (MEP supports, casework supports, operable wall support, etc)	SF	53,000.0	3.00	159,000
	C1030 - Fittings			7.20/SF	381,362
C2010	Stair Construction				
209	48" Wide metal pan stair w/- concrete filled treads and landings (egress stair)	FT/R	78.0	2,000.00	156,000

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM
 DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
210	60" Wide decorative circulation stair (Entry)	FT/R	6.0	7,500.00	45,000
	C2010 - Stair Construction			3.79/SF	201,000
	05 - METALS			85.68/SF	4,540,988
06	WOOD, PLASTICS, AND COMPOSITES				
C1030	Fittings				
122	Wood blocking / rough carpentry	SF	53,000.0	2.00	106,000
	C1030 - Fittings			2.00/SF	106,000
E2010	Fixed Furnishings				
189	Built-in casework to Art Room (base cabinet and overheads, closet shelving)	SF	1,573.9	10.00	15,739
190	Built-in casework to Circulation (none)	SF	6,756.1		Excl.
191	Built-in casework to Community Room (kitchenette, storage shelving)	SF	1,194.3	10.00	11,943
192	Built-in casework to Entry (reception desk, built-in benches, shelving, displays, etc)	SF	1,172.9	35.00	41,051
193	Built-in casework to Fitness Room (cubbies, misc. storage)	SF	2,558.2	5.00	12,791
194	Built-in casework to Gymnasium (nutrition station, misc. storage built-ins, etc)	SF	13,850.4	1.00	13,850
195	Built-in casework to Kitchen (base cabinet and overhead, cooking island)	SF	496.6	65.00	32,279
196	Built-in casework to Locker (vanity, changing bench, towel-drop, shower shelf, etc)	SF	2,393.8	15.00	35,907
197	Built-in casework to Makerspace (workstations, printer stations, base cabinets, peg boards)	SF	1,466.2	20.00	29,324
198	Built-in casework to MEP (none)	SF	3,462.9		Excl.
199	Built-in casework to Office (none)	SF	1,045.5		Excl.
200	Built-in casework to Pool (cubbies)	SF	8,331.9	1.50	12,498
201	Built-in casework to Senior Room (closet shelving, kitchenette)	SF	1,212.5	15.00	18,187
202	Built-in casework to Support Spaces (none)	SF	722.1		Excl.
203	Built-in casework to Tech Room (cubbies, wall units)	SF	1,449.4	10.00	14,494
204	Built-in casework to Restrooms (none)	SF	571.1		Excl.
205	Built-in casework to Youth Classroom (closet shelving, base cabinets, cubbies, etc)	SF	1,194.8	25.00	29,870

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM
 DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
206	Built-in casework to Youth Flex Space (base cabinets, cubbies, kitchenette, vanity)	SF	1,190.1	30.00	35,703
	E2010 - Fixed Furnishings			5.73/SF	303,636
	06 - WOOD, PLASTICS, AND COMPOSITES			7.73/SF	409,636
07	THERMAL AND MOISTURE PROTECTION				
A1030	Slab on Grade				
73	Vapor barrier to slab on grade	SF	5,259.6	0.60	3,156
74	Rigid insulation to slab on grade	SF	5,259.6	4.50	23,668
211	Underslab waterproofing	SF	5,259.6		Excl.
	A1030 - Slab on Grade			0.51/SF	26,824
A2020	Basement Walls				
75	Rigid insulation to foundation wall	SF	1,153.0	3.50	4,036
	A2020 - Basement Walls			0.08/SF	4,036
B1010	Floor Construction				
362	Insulation at floor construction above open parking	SF	15,500.0	13.00	201,500
90	Spray-applied fireproofing to structural steel floor framing	SF	53,002.3	4.00	212,009
	B1010 - Floor Construction			7.80/SF	413,509
B1020	Roof Construction				
91	Spray-applied fireproofing to structural steel roof framing	SF	20,759.4	4.50	93,417
	B1020 - Roof Construction			1.76/SF	93,417
B2010	Exterior Walls				
92	Exterior metal wall panel, impact-resistant	SF	22,800.0	100.00	2,280,000
106	Exterior metal soffit panel (exterior parking)	SF	15,500.0	115.00	1,782,500
94	Air and vapor barrier	SF	22,800.0	6.00	136,800
95	Rigid insulation	SF	22,800.0	4.50	102,600
96	Batt insulation	SF	22,800.0	3.00	68,400
212	Exterior caulking and sealing	SF	22,800.0	1.25	28,500
98	Miscellaneous trims and flashings	SF	22,800.0	2.00	45,600
	B2010 - Exterior Walls			83.86/SF	4,444,400
B3010	Roof Coverings				
104	Membrane roofing incl. back-up assembly (insulation, coverboard, etc)	SF	20,759.4	32.00	664,301
363	Premium roofing and pavers at roof deck	SF	2,521.0	65.00	163,865
227	Finish at inside face of parapet	SF	1,730.2	25.00	43,255
226	Parapet cap	LF	692.1	50.00	34,605

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM
 DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
105	Roof walkway pads	SF	1,038.2	15.00	15,573
213	Roof safety fall-arrest system	LS	1.0	25,000.00	25,000
	B3010 - Roof Coverings			17.86/SF	946,599
C1030	Fittings				
123	Firestopping	SF	53,000.0	1.00	53,000
124	Interior caulking and sealing	SF	53,000.0	1.50	79,500
	C1030 - Fittings			2.50/SF	132,500
	07 - THERMAL AND MOISTURE PROTECTION			114.36/SF	6,061,285
08	OPENINGS				
B2010	Exterior Walls				
93	Exterior curtain wall system, triple-glazed, impact-resistant	SF	10,000.0	200.00	2,000,000
	B2010 - Exterior Walls			37.74/SF	2,000,000
B2030	Exterior Doors				
99	Double-leaf glass door, including frame, finish, and hardware	Pair	2.0	12,000.00	24,000
100	Single-leaf glass door, including frame, finish, and hardware	EA	2.0	6,000.00	12,000
101	Double-leaf wood/metal door, including frame, finish, and hardware	Pair	1.0	3,500.00	3,500
102	Single-leaf wood/metal door, including frame, finish, and hardware	EA	3.0	2,000.00	6,000
103	Automatic door operator	EA	2.0	4,000.00	8,000
	B2030 - Exterior Doors			1.01/SF	53,500
C1010	Partitions				
107	Interior storefront, punched windows, etc (GFA measured)	SF	53,000.0	3.00	159,000
	C1010 - Partitions			3.00/SF	159,000
C1020	Interior Doors				
113	Interior doors, frames, and hardware (GFA measured)	SF	53,000.0	3.50	185,500
	C1020 - Interior Doors			3.50/SF	185,500
	08 - OPENINGS			45.25/SF	2,398,000
09	FINISHINGS				
B2010	Exterior Walls				
97	Back-up wall assembly to metal panel (CFMF, sheathing, GWB)	SF	22,800.0	25.00	570,000
	B2010 - Exterior Walls			10.75/SF	570,000

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
C1010	Partitions				
108	Drywall partition, standard	SF	12,738.8	15.00	191,082
109	Drywall partition, acoustic	SF	8,105.2	25.00	202,630
111	Drywall partition, furred CMU	SF	17,853.0	10.00	178,530
110	Drywall partitions not yet identified (GFA measured)	SF	53,000.0	5.00	265,000
	C1010 - Partitions			15.80/SF	837,242
C2020	Stair Finishes				
132	Resilient flooring to egress stairs	SF	1,190.9	20.00	23,818
133	Decorative flooring to circulation stairs	SF	64.0		Incl.
134	Resilient wall base to egress stairs	LF	415.1	5.00	2,075
135	Decorative wall base to circulation stairs	SF	36.0		Incl.
	C2020 - Stair Finishes			0.49/SF	25,893
C3010	Wall Finishes				
174	Wall finish to Entry (assumes wood wall panel, 80% of wall area)	SF	1,650.6	45.00	74,277
175	Wall finish to Youth Flex Space (assumes wallcovering, 50% of wall area)	SF	705.1	18.00	12,692
176	Wall finish to Community Room (assumes wood wall panel, 50% of wall area)	SF	706.6	45.00	31,797
177	Wall finish to Kitchen (assumes tiled backsplash)	SF	112.0	35.00	3,920
178	Wall finish to Gymnasium (assumes safety wall pads, 96" high)	SF	3,473.8	16.00	55,581
179	Wall finish to Gymnasium (assumes acoustic wall panel, 20% of wall area)	SF	2,330.7	25.00	58,267
180	Wall finish to Locker Rooms (assumes ceramic wall tile, full height)	SF	5,585.5	22.00	122,881
181	Wall finish to Pool (assumes ceramic tile, 96" wainscot)	SF	2,909.7	22.00	64,013
182	Wall finishes not yet identified (GFA measured)	SF	53,000.0	2.00	106,000
	C3010 - Wall Finishes			9.99/SF	529,428
C3020	Floor Finishes				
136	Floor finish to Art Room (assumes heavy duty resilient flooring)	SF	1,573.9	16.00	25,182
137	Floor finish to Circulation (assumes heavy duty resilient flooring)	SF	6,756.1	16.00	108,098
138	Floor finish to Community Room (assumes premium resilient flooring)	SF	1,194.3	18.00	21,497
139	Floor finish to Entry (assumes heavy duty resilient flooring)	SF	1,172.9	16.00	18,766

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
140	Floor finish to Fitness Room (assumes sports flooring)	SF	2,558.2	20.00	51,164
141	Floor finish to Gymnasium (assumes sports flooring)	SF	13,850.4	20.00	277,008
142	Floor finish to Kitchen (assumes epoxy flooring)	SF	496.6	14.00	6,952
143	Floor finish to Locker (assumes ceramic tile)	SF	2,393.8	22.00	52,664
144	Floor finish to Makerspace (assumes heavy duty resilient flooring)	SF	1,466.2	16.00	23,459
145	Floor finish to MEP (assumes concrete sealer)	SF	3,462.9	2.00	6,926
146	Floor finish to Office (assumes heavy duty resilient flooring)	SF	1,045.5	6.00	6,273
147	Floor finish to Pool (assumes ceramic tile)	SF	5,131.9	22.00	112,902
148	Floor finish to Senior Room (assumes heavy duty resilient flooring)	SF	1,212.5	16.00	19,400
149	Floor finish to Support Spaces (assumes heavy duty resilient flooring)	SF	722.1	16.00	11,554
150	Floor finish to Tech Room (assumes heavy duty resilient flooring)	SF	1,449.4	16.00	23,190
151	Floor finish to Restrooms (assumes ceramic floor tile)	SF	571.1	22.00	12,564
152	Floor finish to Youth Classroom (assumes heavy duty resilient flooring)	SF	1,194.8	16.00	19,117
153	Floor finish to Youth Flex Space (assumes heavy duty resilient flooring)	SF	1,190.1	16.00	19,042
172	Wall bases (GFA measured)	SF	53,000.0	1.00	53,000
173	Moisture mitigation	SF	18,975.3	5.50	104,365
	C3020 - Floor Finishes			18.36/SF	973,123
C3030	Ceiling Finishes				
154	Ceiling finish to Art Room (assumes ACT)	SF	1,573.9	10.00	15,739
155	Ceiling finish to Circulation (assumes ACT)	SF	6,756.1	10.00	67,561
156	Ceiling finish to Community Room (assumes 50% decorative ACT/ 50% painted GWB)	SF	1,194.3	35.00	41,801
157	Ceiling finish to Entry (assumes assumes premium ACT / clouds)	SF	1,172.9	45.00	52,780
158	Ceiling finish to Fitness Room (assumes ACT)	SF	2,558.2	15.00	38,373
159	Ceiling finish to Gymnasium (assumes painted exposed structure)	SF	13,850.4	3.50	48,476
160	Ceiling finish to Kitchen (assumes vinyl-faced ACT)	SF	496.6	14.00	6,952
161	Ceiling finish to Locker (assumes painted GWB)	SF	2,393.8	20.00	47,876
162	Ceiling finish to Makerspace (assumes ACT)	SF	1,466.2	10.00	14,662
163	Ceiling finish to MEP (assumes ACT)	SF	3,462.9	10.00	34,629

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
164	Ceiling finish to Office (assumes ACT)	SF	1,045.5	10.00	10,455
165	Ceiling finish to Pool (assumes acoustic drywall)	SF	8,331.9	45.00	374,935
166	Ceiling finish to Senior Room (assumes premium ACT)	SF	1,212.5	15.00	18,187
167	Ceiling finish to Support Spaces (assumes ACT)	SF	722.1	10.00	7,221
168	Ceiling finish to Tech Room (assumes ACT)	SF	1,449.4	10.00	14,494
169	Ceiling finish to Restrooms (assumes painted GWB)	SF	571.1	20.00	11,422
170	Ceiling finish to Youth Classroom (assumes ACT)	SF	1,194.8	10.00	11,948
171	Ceiling finish to Youth Flex Space (assumes ACT / clouds)	SF	1,190.1	35.00	41,653
	C3030 - Ceiling Finishes			16.21/SF	859,164
	09 - FINISHINGS			71.60/SF	3,794,850
10	SPECIALTIES				
C1010	Partitions				
112	Operable partition, manually operated (Community Room)	SF	360.0	95.00	34,200
	C1010 - Partitions			0.65/SF	34,200
C1030	Fittings				
125	Lockers, metal standard (2-tier)	EA	70.0	400.00	28,000
126	Restroom accessories; toilet partition cubicle, standard	EA	8.0	1,200.00	9,600
228	Restroom accessories; toilet partition cubicle, ADA	EA	2.0	1,600.00	3,200
229	Restroom accessories; shower partition cubicle, standard	EA	10.0	1,500.00	15,000
230	Restroom accessories; shower partition cubicle, ADA	EA	4.0	2,000.00	8,000
231	Restroom accessories; ADA shower seat	EA	4.0	450.00	1,800
232	Restroom accessories; shower bench	EA	14.0	600.00	8,400
233	Restroom accessories; grab bar set	EA	8.0	250.00	2,000
234	Restroom accessories; toilet roll holder	EA	12.0	150.00	1,800
235	Restroom accessories; paper towel dispenser / receptacle	EA	6.0	450.00	2,700
236	Restroom accessories; electric hand dryer	EA	6.0	800.00	4,800
237	Restroom accessories; soap dispenser	EA	10.0	125.00	1,250
238	Restroom accessories; baby changing station	EA	4.0	600.00	2,400
239	Restroom accessories; robe hook	EA	26.0	50.00	1,300
240	Restroom accessories; shower rod and curtain	EA	14.0	250.00	3,500
241	Restroom accessories; mirror	EA	10.0	450.00	4,500
127	Janitor accessories	LS	1.0	1,000.00	1,000
128	Fire extinguisher and cabinet	EA	10.0	450.00	4,500
129	Corner guards and crash rails	SF	53,000.0	0.25	13,250

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
242	Markerboards / tackboards	SF	53,000.0	0.50	26,500
130	Interior code and wayfinding signage	SF	53,000.0	1.00	53,000
131	Exterior building signage	LS	1.0	20,000.00	20,000
	C1030 - Fittings			4.08/SF	216,500
	10 - SPECIALTIES			4.73/SF	250,700
11	EQUIPMENT				
E1010	Commercial Equipment				
184	Residential appliance package, kitchenette (undercounter refrigerator, dishwasher, microwave)	EA	3.0	3,500.00	10,500
305	Residential appliance package w/- commercial hood, Community Kitchen (cooktop, oven, dishwasher, microwave, refrigerator)	EA	1.0	30,000.00	30,000
304	Laundry equipment (residential-grade)	LS	1.0	7,500.00	7,500
	E1010 - Commercial Equipment			0.91/SF	48,000
E1020	Institutional Equipment				
185	Projection screen	EA	6.0	3,500.00	21,000
186	Projector (assumes FF&E by Owner)	EA	6.0		Excl.
187	Televisions (assumes FF&E by Owner)	EA	12.0		Excl.
316	3D Printers, laser cutters, fume hoods, etc (assumes by Owner)	LS	1.0		Excl.
	E1020 - Institutional Equipment			0.40/SF	21,000
E1090	Other Equipment				
243	Backstop (retractable, ceiling-mounted)	EA	6.0	10,000.00	60,000
306	Batting cage (retractable, ceiling mounted)	EA	1.0	15,000.00	15,000
307	Volleyball court inserts, sleeves, etc	EA	1.0	5,000.00	5,000
244	Scoreboard	EA	1.0	20,000.00	20,000
246	Shot clock	EA	1.0	5,000.00	5,000
245	Gymnasium divider netting	SF	2,660.0	15.00	39,900
	E1090 - Other Equipment			2.73/SF	144,900
	11 - EQUIPMENT			4.04/SF	213,900
12	FURNISHINGS				
E2010	Fixed Furnishings				
188	Window shades to exterior glazing (assumes 70% manually operated)	SF	7,000.0	12.00	84,000

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
364	Window shades to exterior glazing (assumes 30% motorized operated)	SF	3,000.0	25.00	75,000
	E2010 - Fixed Furnishings			3.00/SF	159,000
E2020	Movable Furnishings				
220	Loose furniture, fittings, and equipment - FF&E (by Owner)	LS	1.0		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS			3.00/SF	159,000
13	SPECIAL CONSTRUCTION				
E1090	Other Equipment				
214	Lap pool and equipment (incl. pumps, chemical treatment system, piping, controls, sporting equipment, rails, starting blocks, finish, etc)	SF	3,822.0	500.00	1,911,000
	E1090 - Other Equipment			36.06/SF	1,911,000
F1030	Special Construction Systems				
216	Precast bleacher	SF	1,383.0	110.00	152,130
217	Structural steel framing to bleacher, assumes 20 lbs/SF	T	13.830	6,500.00	89,895
218	Metal railings to bleacher	LF	237.2	200.00	47,440
219	Aluminum bench seating	LF	540.5	175.00	94,588
	F1030 - Special Construction Systems			7.25/SF	384,053
	13 - SPECIAL CONSTRUCTION			43.30/SF	2,295,053
14	CONVEYING EQUIPMENT				
D1010	Elevators & Lifts				
221	(4) Stop passenger elevator	EA	2.0	225,000.00	450,000
222	Upgraded cab finishes	EA	2.0	20,000.00	40,000
	D1010 - Elevators & Lifts			9.25/SF	490,000
	14 - CONVEYING EQUIPMENT			9.25/SF	490,000
21	FIRE SUPPRESSION				
D4010	Sprinklers				
335	Wet sprinkler system c/w zone control, schedule 40 steel distribution, sprinkler heads, testing etc.	SF	30,818.1	5.25	161,795
336	Dry sprinkler system c/w zone control, schedule 40 steel distribution, sprinkler heads, testing etc.	SF	1,440.0	5.75	8,280
337	Wet sprinkler system c/w zone control, schedule 40 glvanized distribution, sprinkler heads, testing etc. - Pool	SF	8,331.9	6.50	54,158

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
338	Wet sprinkler system c/w zone control, schedule 40 steel distribution, sprinkler heads, testing etc. - Gym	SF	13,850.4	6.00	83,102
	D4010 - Sprinklers			5.80/SF	307,335
D4030	Fire Protection Specialties				
339	Fire extinguishers	SF	53,000.0	0.15	7,950
	D4030 - Fire Protection Specialties			0.15/SF	7,950
D4090	Other Fire Protection Systems				
340	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			31,000
	D4090 - Other Fire Protection Systems			0.58/SF	31,000
	21 - FIRE SUPPRESSION			6.53/SF	346,285
22	PLUMBING				
D2010	Plumbing Fixtures				
310	Water closet c/w automatic flush valve	EA	12.0	1,800.00	21,600
311	Lavatory basin c/w automatic faucet	EA	10.0	1,300.00	13,000
312	Shower head and mixing valve, base and enclosure by others.	EA	14.0	800.00	11,200
313	Single compartment sink c/w faucet	EA	5.0	900.00	4,500
314	Mop sink c/w faucet	EA	1.0	1,200.00	1,200
315	Drinking fountain c/w bottle filler	EA	4.0	4,000.00	16,000
346	Miscellaneous fixtures required and not implied: eyewash stations, specialty sinks etc.	SF	53,000.0	0.50	26,500
	D2010 - Plumbing Fixtures			1.77/SF	94,000
D2020	Domestic Water Distribution				
347	Water heating plant c/w equipment, insulated distribution etc.	SF	53,000.0	2.00	106,000
348	Insulated distribution c/w fittings, hangers etc.	SF	53,000.0	3.00	159,000
349	Equipment and plumbing fixture hook-up connections	SF	53,000.0	1.25	66,250
350	Miscellaneous items: trap seal primers system, water hammer arrestors, valves, access doors etc.	SF	53,000.0	0.50	26,500
	D2020 - Domestic Water Distribution			6.75/SF	357,750
D2030	Sanitary Waste				
355	Sanitary drainage system c/w floor drains, clean outs, distribution grease interceptor, excavation bedding and backfill etc.	SF	53,000.0	8.00	424,000
356	Plumbing fixture hookup connections	SF	53,000.0	0.75	39,750

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
357	Venting	SF	53,000.0	2.25	119,250
358	Pool deck drainage	Note			Incl.
	D2030 - Sanitary Waste			11.00/SF	583,000
D2040	Rain Water Drainage				
352	Storm drainage system c/w roof drains, clean outs, distribution, excavation bedding and backfill etc.	SF	53,000.0	2.00	106,000
	D2040 - Rain Water Drainage			2.00/SF	106,000
D2090	Other Plumbing Systems				
351	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			115,000
354	Kitchen equipment indirect drain and water hook-up connections	SF	496.6	15.00	7,449
	D2090 - Other Plumbing Systems			2.31/SF	122,449
	22 - PLUMBING			23.83/SF	1,263,199
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3010	Energy Supply				
1	120 tons Hyper Heat VRF system c/w ducted fan coils , condensing units and BC controllers.	EA	120.0	6,000.00	720,000
320	10 tons Hyper Heat VRF system c/w ducted fan coils , condensing units and BC controllers.	EA	10.0	6,000.00	60,000
319	Insulated refrigerant piping c/w equipment hook-ups	SF	37,100.0	5.00	185,500
328	Refrigerant charge Lbs.	Lb	650.0	25.00	16,250
359	Below pool HVAC system c/w equipment, ductwork system etc.	SF	8,332.0	15.00	124,980
	D3010 - Energy Supply			20.88/SF	1,106,730
D3040	Distribution Systems				
6	Rectangular galvanized ductwork c/w fittings, hangers etc.	Lb	36,718.5	11.00	403,903
7	Thermal insulation	SF	44,668.5	2.25	100,505
8	Aluminum double wall insulated ductwork serving the pool.	LS	1.0	250,000.00	250,000
329	Diffusers and grilles	SF	53,000.0	1.40	74,200
330	Fire dampers, louvers, motorized dampers etc.	SF	53,000.0	0.50	26,500
	D3040 - Distribution Systems			16.13/SF	855,108
D3050	Terminal & Package Units				
3	20,000 cfm pool dehumidification heat-pump	LS	1.0	600,000.00	600,000
5	5,000 cfm ERV- serving the locker rooms	LS	1.0	95,000.00	95,000

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
9	5,000 cfm heat-pump air handler serving the gym	EA	6.0	60,000.00	360,000
318	4000 cfm MUA serving the kitchen	EA	1.0	30,000.00	30,000
323	4000 cfm exhaust serving the kitchen	LS	1.0	3,000.00	3,000
321	Kitchen 8 foot hood c/w fire suppression system	LS	1.0	10,000.00	10,000
322	Nederman exhaust arms - 650 cfm	No	6.0	3,500.00	21,000
325	4000 cfm exhaust serving the maker space	LS	1.0	30,000.00	30,000
327	Miscellaneous fan coils, FFH, UH's etc	SF	53,000.0	0.30	15,900
	D3050 - Terminal & Package Units			21.98/SF	1,164,900
D3060	Controls & Instrumentations				
331	BAS Controls c/w front end work station, graphics, wiring, devices, testing etc.	SF	53,000.0	8.00	424,000
	D3060 - Controls & Instrumentations			8.00/SF	424,000
D3070	Systems Testing & Balancing				
332	Air Balancing c/w report	SF	53,000.0	0.50	26,500
333	Third party commissioning c/w report	SF	53,000.0	1.50	79,500
	D3070 - Systems Testing & Balancing			2.00/SF	106,000
D3090	Other HVAC Systems & Equipment				
334	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			366,000
	D3090 - Other HVAC Systems & Equipment			6.91/SF	366,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			75.90/SF	4,022,738
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
23	2000A Main switch board, transformers, branch power and lighting panels, feeders	SF	53,000.0	9.00	477,000
21	600kW diesel (including panels, ATS, controls) roof mounted generator-3 story	EA	1.0	221,100.00	221,100
20	Utility transformer backcharge allowance	EA	1.0	50,000.00	50,000
	D5010 - Electrical Service & Distribution			14.12/SF	748,100
D5020	Lighting and Branch Wiring				
24	Mechanical equipment connections	SF	53,000.0	3.62	191,860
26	Entry-Lighting and branch power	SF	1,172.9	11.00	12,902
28	Circulation/Operations-Lighting and branch power	SF	6,756.1	9.00	60,805
29	Community and Education-Lighting and branch power	SF	1,194.3	11.00	13,137

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM
 DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
31	Gym area (double court, fitness, lockers)-Lighting and branch power	SF	13,850.4	20.00	277,008
43	Kitchen area-Lighting and branch power	SF	496.6	21.00	10,429
44	Office area-Lighting and branch power	SF	1,045.5	10.50	10,978
45	Restroom area-Lighting and branch power	SF	571.1	9.25	5,283
46	Stairwell area-Lighting and branch power	SF	1,190.9	8.95	10,659
48	Senior center-Lighting and branch power	SF	1,212.5	12.00	14,550
49	Storage/Support area-Lighting and branch power	SF	722.1	7.60	5,488
50	Pool Mech area-Lighting and branch power	SF	3,462.9	12.00	41,555
51	Fitness area-Lighting and branch power	SF	2,558.2	15.00	38,373
52	Locker area-Lighting and branch power	SF	2,393.8	7.22	17,283
53	Pool area-Lighting and branch power (lighting in pool by others)	SF	8,331.9	23.00	191,634
54	Youth classroom-Lighting and branch power	SF	1,194.8	12.00	14,338
55	Youth Flex area-Lighting and branch power	SF	1,190.1	12.00	14,281
56	Art room area-Lighting and branch power	SF	1,573.9	12.00	18,887
57	Makerspace area-Lighting and branch power	SF	1,466.2	12.00	17,594
58	Tech lab area-Lighting and branch power	SF	1,449.4	26.00	37,684
	D5020 - Lighting and Branch Wiring			18.96/SF	1,004,728
D5090	Other Electrical Systems				
13	Grounding	SF	53,000.0	0.56	29,680
15	AV/Sound system infrastructure only-equipment by others	SF	53,000.0	0.75	39,750
16	PV solar system (conduit and misc. infrastructure only)	LS	1.0	15,000.00	15,000
17	BDA antenna system	LS	1.0	12,500.00	12,500
18	Lightning protection	SF	53,000.0	0.62	32,860
	D5090 - Other Electrical Systems			2.45/SF	129,790
G4010	Electrical Distribution				
41	Primary feeder ductbank underground empty-concrete encased allowance	LF	500.0	115.00	57,500
42	2000A Secondary feeder ductbank encased in concrete-allowance	LF	100.0	975.00	97,500
	G4010 - Electrical Distribution			2.92/SF	155,000
G4020	Site Lighting				
34	Outdoor playground-Lighting and branch power	SF	2,000.0	6.00	12,000
295	Entry Court-Lighting and branch power	SF	2,530.0	6.00	15,180

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM
 DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
47	Exterior parking area-Lighting and branch power-(1) EV station	SF	15,500.0	7.65	118,575
	G4020 - Site Lighting			2.75/SF	145,755
	26 - ELECTRICAL			41.20/SF	2,183,373
27	COMMUNICATIONS				
D5030	Communications & Security				
14	TELECOM infrastructure system including racks, CAT 6 & fiber	SF	53,000.0	3.95	209,350
	D5030 - Communications & Security			3.95/SF	209,350
	27 - COMMUNICATIONS			3.95/SF	209,350
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
10	Fire Alarm system	SF	53,000.0	4.12	218,360
12	Security system infrastructure including equipment	SF	53,000.0	1.75	92,750
	D5030 - Communications & Security			5.87/SF	311,110
	28 - ELECTRONIC SAFETY AND SECURITY			5.87/SF	311,110
31	EARTHWORK				
A1010	Standard Foundations				
64	Excavation for concrete foundations	CY	376.7	15.00	5,651
65	Remove and dispose of excavated spoils	CY	376.7	30.00	11,301
66	Imported backfill to foundation excavation	CY	87.2	45.00	3,924
71	Sub-soil perimeter drain	LF	329.6	25.00	8,240
	A1010 - Standard Foundations			0.55/SF	29,116
A1030	Slab on Grade				
67	Excavation for new slab on grade	CY	227.4	15.00	3,411
68	Remove and dispose of excavated spoils	CY	227.4	30.00	6,822
69	Imported granular subbase to slab on grade	CY	130.0	45.00	5,850
70	Trim and compact subgrade	SF	5,259.6	0.50	2,630
	A1030 - Slab on Grade			0.35/SF	18,713
G1010	Site Clearing				
247	Site clearing and grubbing	LS	1.0	10,000.00	10,000
291	Temporary site fencing	LF	1,180.0	12.00	14,160
292	Construction entrance, wash-down, etc	LS	1.0	5,000.00	5,000
293	Temporary erosion and sediment control, dust control, etc	LS	1.0	50,000.00	50,000
	G1010 - Site Clearing			1.49/SF	79,160

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
G1020	Site Demolition and Relocations				
248	Sawcut, break-up, and remove existing asphalt parking lot	SF	33,000.0	1.00	33,000
249	Sawcut, break-up, and remove existing asphalt parking lot (North boundary)	SF	2,000.0	1.00	2,000
250	Miscellaneous site demolition not yet identified	LS	1.0	20,000.00	20,000
	G1020 - Site Demolition and Relocations			1.04/SF	55,000
G1030	Site Earthwork				
252	Site grading, cut and fill	SF	33,000.0	1.00	33,000
253	Excavation in rock (assumes not required)	LS	1.0		Excl.
254	Excavation in contaminated soils (assumes not required)	LS	1.0		Excl.
255	Dewatering (assumes not required)	LS	1.0		Excl.
	G1030 - Site Earthwork			0.62/SF	33,000
G1040	Hazardous Waste Remediation				
251	Hazardous materials abatement (assumes not required)	LS	1.0		Excl.
	G1040 - Hazardous Waste Remediation				Excl.
	31 - EARTHWORK			4.06/SF	214,989
32	EXTERIOR IMPROVEMENTS				
G2020	Parking Lots				
259	Asphalt parking lot (incl. excavation, subgrade, etc)	SY	2,978.0	55.00	163,790
260	Curb	LF	620.0	60.00	37,200
261	Linemarking	SF	26,800.0	0.20	5,360
262	Traffic signage	LS	1.0	5,000.00	5,000
266	Reinstate existing drive entrance	EA	2.0	5,000.00	10,000
	G2020 - Parking Lots			4.18/SF	221,350
G2030	Pedestrian Paving				
263	Decorative unit paver (Entry Court)	SF	2,530.0	25.00	63,250
	G2030 - Pedestrian Paving			1.19/SF	63,250
G2040	Site Development				
265	Benches	EA	2.0	2,000.00	4,000
267	Trash receptacle	EA	2.0	1,500.00	3,000
268	Bike racks	EA	1.0	1,500.00	1,500
269	Bollards	EA	12.0	1,200.00	14,400
270	Site building sign	EA	1.0	15,000.00	15,000
274	Playground equipment	LS	1.0	50,000.00	50,000
275	Playground surfacing	SF	2,521.0	20.00	50,420

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

DR Devine Rink Site (continued)

GFA: 53,000 SF Cost/SF: 643.10
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
276	Privacy/security screen at Third Floor playground	LF	116.0	450.00	52,200
271	Miscellaneous site development not yet identified	LS	1.0	100,000.00	100,000
	G2040 - Site Development			5.48/SF	290,520
G2050	Landscaping				
273	Reinstate surrounding landscaping	LS	1.0	20,000.00	20,000
365	Allowance for plantings at Entry Plaza	LS	1.0	50,000.00	50,000
	G2050 - Landscaping			1.32/SF	70,000
	32 - EXTERIOR IMPROVEMENTS			12.17/SF	645,120
33	UTILITIES				
G3010	Water Supply				
341	Water services c/w street connection, distribution, valves, excavation, bedding and backfill, thrust blocks etc.	LS	1.0	45,000.00	45,000
343	Fire Water services c/w street connection, distribution, valves, excavation, bedding and backfill, thrust blocks etc.	LS	1.0	60,000.00	60,000
	G3010 - Water Supply			1.98/SF	105,000
G3020	Sanitary Water				
342	Sanitary drainage services c/w street connection, distribution, manholes, excavation, bedding and backfill etc. etc.	LS	1.0	75,000.00	75,000
	G3020 - Sanitary Water			1.42/SF	75,000
G3030	Storm Sewer				
344	Storm water drainage system c/w manholes, catch basins, distribution, excavation bedding and backfill etc.	LS	1.0	250,000.00	250,000
345	Storm water retention system - assumed	CF	6,000.0	20.00	120,000
	G3030 - Storm Sewer			6.98/SF	370,000
	33 - UTILITIES			10.38/SF	550,000
	DEVINE RINK SITE			643.10/SF	34,084,043

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM
 TF Town Field Site

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
03	CONCRETE				
A1010	Standard Foundations				
59	Cast-in place concrete perimeter strip footing	LF	944.4	100.00	94,440
60	Cast-in place concrete isolated spread footing	EA	100.0	800.00	80,000
61	Cast-in place concrete grade beams, tie-beams, etc	SF	47,429.0	2.00	94,858
	A1010 - Standard Foundations			5.85/SF	269,298
A1020	Special Foundations				
63	Deep foundation systems (assumes not required)	LS	1.0		Excl.
	A1020 - Special Foundations				Excl.
A1030	Slab on Grade				
72	Cast-in-place concrete slab on grade	SF	47,428.4	11.00	521,712
	A1030 - Slab on Grade			11.34/SF	521,712
A2020	Basement Walls				
62	Cast-in place concrete foundation wall	SF	3,304.0	55.00	181,720
	A2020 - Basement Walls			3.95/SF	181,720
B1010	Floor Construction				
77	Cast-in-place concrete topping slab to metal deck	SF	2,420.7	11.00	26,628
	B1010 - Floor Construction			0.58/SF	26,628
B1020	Roof Construction				
78	Cast-in-place concrete topping slab to metal deck	SF	47,428.6	11.00	521,715
	B1020 - Roof Construction			11.34/SF	521,715
C1010	Partitions				
79	12" Thick reinforced shear wall (stair/elevator shafts)	SF	1,042.5	60.00	62,550
	C1010 - Partitions			1.36/SF	62,550
C1030	Fittings				
114	Concrete equipment pads, curbs, etc	LS	1.0	5,000.00	5,000
	C1030 - Fittings			0.11/SF	5,000
	03 - CONCRETE			34.54/SF	1,588,623
05	METALS				
B1010	Floor Construction				
80	Structural steel floor framing, assumes 15 lbs/SF	T	18.156	5,500.00	99,858
81	Metal floor deck	SF	2,420.7	8.00	19,366
82	Shear studs	EA	403.5	6.00	2,421

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM
 TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
83	Miscellaneous steel, plates, and connections	T	1.816	5,500.00	9,988
	B1010 - Floor Construction			2.86/SF	131,633
B1020	Roof Construction				
85	Structural steel roof framing, assumes 20 lbs/SF	T	474.286	5,500.00	2,608,573
208	Structural steel rooftop dunnage	LS	1.0	50,000.00	50,000
86	Metal roof deck	SF	26,822.7	8.00	214,582
89	Metal roof deck, acoustic (Gymnasium)	SF	20,605.9	18.00	370,906
87	Shear studs	EA	7,905.0	6.00	47,430
88	Miscellaneous steel, plates, and connections	T	47.430	5,500.00	260,865
	B1020 - Roof Construction			77.23/SF	3,552,356
C1030	Fittings				
115	Painted metal guardrail (egress stairs)	LF	26.0	275.00	7,150
116	Painted metal handrail (egress stairs)	LF	48.3	125.00	6,038
223	Structural steel support, operable wall	LF	30.0	350.00	10,500
224	Structural steel support, gymnasium divider	LF	95.0	350.00	33,250
225	Structural steel support, overhead backstops	EA	6.0	6,500.00	39,000
309	Structural steel support, overhead batting cage	EA	1.0	6,500.00	6,500
121	Miscellaneous metals (MEP supports, casework supports, operable wall support, etc)	SF	46,000.0	3.00	138,000
	C1030 - Fittings			5.23/SF	240,438
C2010	Stair Construction				
209	48" Wide metal pan stair w/- concrete filled treads and landings (egress stair)	FT/R	14.0	2,000.00	28,000
	C2010 - Stair Construction			0.61/SF	28,000
	05 - METALS			85.92/SF	3,952,427
06	WOOD, PLASTICS, AND COMPOSITES				
C1030	Fittings				
122	Wood blocking / rough carpentry	SF	46,000.0	2.00	92,000
	C1030 - Fittings			2.00/SF	92,000
E2010	Fixed Furnishings				
189	Built-in casework to Art Room (base cabinet and overheads, closet shelving)	SF	878.1	10.00	8,781
190	Built-in casework to Circulation (none)	SF	4,624.9		Excl.
191	Built-in casework to Community Room (kitchenette, storage shelving)	SF	1,836.7	10.00	18,367

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
192	Built-in casework to Entry (reception desk, built-in benches, shelving, displays, etc)	SF	1,108.1	35.00	38,784
193	Built-in casework to Fitness Room (cubbies, misc. storage)	SF	1,732.8	5.00	8,664
194	Built-in casework to Gymnasium (nutrition station, misc. storage built-ins, etc)	SF	11,459.6	1.00	11,460
195	Built-in casework to Kitchen (base cabinet and overhead, cooking island)	SF	727.4	65.00	47,281
196	Built-in casework to Locker (vanity, changing bench, towel-drop, shower shelf, etc)	SF	2,425.2	15.00	36,378
197	Built-in casework to Makerspace (workstations, printer stations, base cabinets, peg boards)	SF	1,009.8	20.00	20,196
198	Built-in casework to MEP (none)	SF	2,217.1		Excl.
199	Built-in casework to Office (none)	SF	831.5		Excl.
200	Built-in casework to Pool (cubbies)	SF	7,451.1	1.50	11,177
201	Built-in casework to Senior Room (closet shelving, kitchenette)	SF	1,187.5	15.00	17,813
202	Built-in casework to Support Spaces (none)	SF	585.9		Excl.
203	Built-in casework to Tech Room (cubbies, wall units)	SF	1,009.6	10.00	10,096
204	Built-in casework to Restrooms (none)	SF	196.9		Excl.
205	Built-in casework to Youth Classroom (closet shelving, base cabinets, cubbies, etc)	SF	2,483.2	25.00	62,080
206	Built-in casework to Youth Flex Space (base cabinets, cubbies, kitchenette, vanity)	SF	902.9	30.00	27,087
	E2010 - Fixed Furnishings			6.92/SF	318,164
	06 - WOOD, PLASTICS, AND COMPOSITES			8.92/SF	410,164
07	THERMAL AND MOISTURE PROTECTION				
A1030	Slab on Grade				
73	Vapor barrier to slab on grade	SF	47,428.4	0.60	28,457
74	Rigid insulation to slab on grade	SF	47,428.4	4.50	213,428
211	Underslab waterproofing	SF	47,428.4		Excl.
	A1030 - Slab on Grade			5.26/SF	241,885
A2020	Basement Walls				
75	Rigid insulation to foundation wall	SF	3,304.0	3.50	11,564
	A2020 - Basement Walls			0.25/SF	11,564
B1010	Floor Construction				
90	Spray-applied fireproofing to structural steel floor framing	SF	2,420.7	4.00	9,683
	B1010 - Floor Construction			0.21/SF	9,683

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
B1020	Roof Construction				
91	Spray-applied fireproofing to structural steel roof framing	SF	47,428.6	4.50	213,429
	B1020 - Roof Construction			4.64/SF	213,429
B2010	Exterior Walls				
92	Exterior metal wall panel, impact-resistant	SF	13,400.0	100.00	1,340,000
94	Air and vapor barrier	SF	13,400.0	6.00	80,400
95	Rigid insulation	SF	13,400.0	4.50	60,300
96	Batt insulation	SF	13,400.0	3.00	40,200
212	Exterior caulking and sealing	SF	13,400.0	1.25	16,750
98	Miscellaneous trims and flashings	SF	13,400.0	2.00	26,800
	B2010 - Exterior Walls			34.01/SF	1,564,450
B3010	Roof Coverings				
104	Membrane roofing incl. back-up assembly (insulation, coverboard, etc)	SF	47,428.6	32.00	1,517,715
227	Finish at inside face of parapet	SF	3,804.8	25.00	95,120
226	Parapet cap	LF	1,521.9	50.00	76,095
105	Roof walkway pads	SF	2,371.8	15.00	35,577
213	Roof safety fall-arrest system	LS	1.0	25,000.00	25,000
	B3010 - Roof Coverings			38.03/SF	1,749,507
C1030	Fittings				
123	Firestopping	SF	46,000.0	1.00	46,000
124	Interior caulking and sealing	SF	46,000.0	1.50	69,000
	C1030 - Fittings			2.50/SF	115,000
D2040	Rain Water Drainage				
360	Downspouts and scuppers	LF	252.0	65.00	16,380
	D2040 - Rain Water Drainage			0.36/SF	16,380
	07 - THERMAL AND MOISTURE PROTECTION			85.26/SF	3,921,898
08	OPENINGS				
B2010	Exterior Walls				
93	Exterior curtain wall system, triple-glazed, impact-resistant	SF	11,000.0	200.00	2,200,000
	B2010 - Exterior Walls			47.83/SF	2,200,000
B2030	Exterior Doors				
99	Double-leaf glass door, including frame, finish, and hardware	Pair	2.0	12,000.00	24,000

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
100	Single-leaf glass door, including frame, finish, and hardware	EA	2.0	6,000.00	12,000
101	Double-leaf wood/metal door, including frame, finish, and hardware	Pair	2.0	3,500.00	7,000
102	Single-leaf wood/metal door, including frame, finish, and hardware	EA	6.0	2,000.00	12,000
103	Automatic door operator	EA	2.0	4,000.00	8,000
	B2030 - Exterior Doors			1.37/SF	63,000
C1010	Partitions				
107	Interior storefront, punched windows, etc (GFA measured)	SF	46,000.0	3.00	138,000
	C1010 - Partitions			3.00/SF	138,000
C1020	Interior Doors				
113	Interior doors, frames, and hardware (GFA measured)	SF	46,000.0	3.50	161,000
	C1020 - Interior Doors			3.50/SF	161,000
	08 - OPENINGS			55.70/SF	2,562,000
09	FINISHINGS				
B2010	Exterior Walls				
97	Back-up wall assembly to metal panel (CFMF, sheathing, GWB)	SF	13,400.0	25.00	335,000
	B2010 - Exterior Walls			7.28/SF	335,000
C1010	Partitions				
108	Drywall partition, standard	SF	9,658.2	15.00	144,873
109	Drywall partition, acoustic	SF	6,952.8	25.00	173,820
111	Drywall partition, furred CMU	SF	2,085.0	10.00	20,850
110	Drywall partitions not yet identified (GFA measured)	SF	46,000.0	5.00	230,000
	C1010 - Partitions			12.38/SF	569,543
C2020	Stair Finishes				
132	Resilient flooring to egress stairs	SF	130.1	20.00	2,602
134	Resilient wall base to egress stairs	LF	48.9	5.00	245
	C2020 - Stair Finishes			0.06/SF	2,847
C3010	Wall Finishes				
174	Wall finish to Entry (assumes wood wall panel, 80% of wall area)	SF	1,351.4	45.00	60,813
175	Wall finish to Youth Flex Space (assumes wallcovering, 50% of wall area)	SF	617.9	18.00	11,122

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
176	Wall finish to Community Room (assumes wood wall panel, 50% of wall area)	SF	863.4	45.00	38,853
177	Wall finish to Kitchen (assumes tiled backsplash)	SF	112.0	35.00	3,920
178	Wall finish to Gymnasium (assumes safety wall pads, 96" high)	SF	3,442.2	16.00	55,075
179	Wall finish to Gymnasium (assumes acoustic wall panel, 20% of wall area)	SF	2,065.3	25.00	51,633
180	Wall finish to Locker Rooms (assumes ceramic wall tile, full height)	SF	5,585.5	22.00	122,881
181	Wall finish to Pool (assumes ceramic tile, 96" wainscot)	SF	1,743.3	22.00	38,353
182	Wall finishes not yet identified (GFA measured)	SF	46,000.0	2.00	92,000
	C3010 - Wall Finishes			10.32/SF	474,650
C3020	Floor Finishes				
136	Floor finish to Art Room (assumes heavy duty resilient flooring)	SF	878.1	16.00	14,050
137	Floor finish to Circulation (assumes heavy duty resilient flooring)	SF	4,624.9	16.00	73,998
138	Floor finish to Community Room (assumes premium resilient flooring)	SF	1,836.7	18.00	33,061
139	Floor finish to Entry (assumes heavy duty resilient flooring)	SF	1,108.1	16.00	17,730
140	Floor finish to Fitness Room (assumes sports flooring)	SF	1,732.8	20.00	34,656
141	Floor finish to Gymnasium (assumes sports flooring)	SF	11,459.6	20.00	229,192
142	Floor finish to Kitchen (assumes epoxy flooring)	SF	727.4	14.00	10,184
143	Floor finish to Locker (assumes ceramic tile)	SF	2,425.2	22.00	53,354
144	Floor finish to Makerspace (assumes heavy duty resilient flooring)	SF	1,009.8	16.00	16,157
145	Floor finish to MEP (assumes concrete sealer)	SF	2,217.1	2.00	4,434
146	Floor finish to Office (assumes heavy duty resilient flooring)	SF	831.5	6.00	4,989
147	Floor finish to Pool (assumes ceramic tile)	SF	4,251.1	22.00	93,524
148	Floor finish to Senior Room (assumes heavy duty resilient flooring)	SF	1,187.5	16.00	19,000
149	Floor finish to Support Spaces (assumes heavy duty resilient flooring)	SF	585.9	16.00	9,374
150	Floor finish to Tech Room (assumes heavy duty resilient flooring)	SF	1,009.6	16.00	16,154
151	Floor finish to Restrooms (assumes ceramic floor tile)	SF	196.9	22.00	4,332
152	Floor finish to Youth Classroom (assumes heavy duty resilient flooring)	SF	2,483.2	16.00	39,731

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
153	Floor finish to Youth Flex Space (assumes heavy duty resilient flooring)	SF	902.9	16.00	14,446
172	Wall bases (GFA measured)	SF	46,000.0	1.00	46,000
173	Moisture mitigation	SF	16,455.7	5.50	90,506
	C3020 - Floor Finishes			17.93/SF	824,872
C3030	Ceiling Finishes				
154	Ceiling finish to Art Room (assumes ACT)	SF	878.1	10.00	8,781
155	Ceiling finish to Circulation (assumes ACT)	SF	4,624.9	10.00	46,249
156	Ceiling finish to Community Room (assumes 50% decorative ACT/ 50% painted GWB)	SF	1,836.7	35.00	64,284
157	Ceiling finish to Entry (assumes assumes premium ACT / clouds)	SF	1,108.1	45.00	49,865
158	Ceiling finish to Fitness Room (assumes ACT)	SF	1,732.8	15.00	25,992
159	Ceiling finish to Gymnasium (assumes painted exposed structure)	SF	11,459.6	3.50	40,109
160	Ceiling finish to Kitchen (assumes vinyl-faced ACT)	SF	727.4	14.00	10,184
161	Ceiling finish to Locker (assumes painted GWB)	SF	2,425.2	20.00	48,504
162	Ceiling finish to Makerspace (assumes ACT)	SF	1,009.8	10.00	10,098
163	Ceiling finish to MEP (assumes ACT)	SF	2,217.1	10.00	22,171
164	Ceiling finish to Office (assumes ACT)	SF	831.5	10.00	8,315
165	Ceiling finish to Pool (assumes acoustic drywall)	SF	7,451.1	45.00	335,300
166	Ceiling finish to Senior Room (assumes premium ACT)	SF	1,187.5	15.00	17,813
167	Ceiling finish to Support Spaces (assumes ACT)	SF	585.9	10.00	5,859
168	Ceiling finish to Tech Room (assumes ACT)	SF	1,009.6	10.00	10,096
169	Ceiling finish to Restrooms (assumes painted GWB)	SF	196.9	20.00	3,938
170	Ceiling finish to Youth Classroom (assumes ACT)	SF	2,483.2	10.00	24,832
171	Ceiling finish to Youth Flex Space (assumes ACT / clouds)	SF	902.9	35.00	31,602
	C3030 - Ceiling Finishes			16.61/SF	763,992
	09 - FINISHINGS			64.58/SF	2,970,904
10	SPECIALTIES				
C1010	Partitions				
112	Operable partition, manually operated (Community Room)	SF	360.0	95.00	34,200
	C1010 - Partitions			0.74/SF	34,200
C1030	Fittings				
125	Lockers, metal standard (2-tier)	EA	70.0	400.00	28,000
126	Restroom accessories; toilet partition cubicle, standard	EA	8.0	1,200.00	9,600

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
228	Restroom accessories; toilet partition cubicle, ADA	EA	2.0	1,600.00	3,200
229	Restroom accessories; shower partition cubicle, standard	EA	10.0	1,500.00	15,000
230	Restroom accessories; shower partition cubicle, ADA	EA	4.0	2,000.00	8,000
231	Restroom accessories; ADA shower seat	EA	4.0	450.00	1,800
232	Restroom accessories; shower bench	EA	14.0	600.00	8,400
233	Restroom accessories; grab bar set	EA	8.0	250.00	2,000
234	Restroom accessories; toilet roll holder	EA	12.0	150.00	1,800
235	Restroom accessories; paper towel dispenser / receptacle	EA	6.0	450.00	2,700
236	Restroom accessories; electric hand dryer	EA	6.0	800.00	4,800
237	Restroom accessories; soap dispenser	EA	10.0	125.00	1,250
238	Restroom accessories; baby changing station	EA	4.0	600.00	2,400
239	Restroom accessories; robe hook	EA	26.0	50.00	1,300
240	Restroom accessories; shower rod and curtain	EA	14.0	250.00	3,500
241	Restroom accessories; mirror	EA	10.0	450.00	4,500
127	Janitor accessories	LS	1.0	1,000.00	1,000
128	Fire extinguisher and cabinet	EA	10.0	450.00	4,500
129	Corner guards and crash rails	SF	46,000.0	0.25	11,500
242	Markerboards / tackboards	SF	46,000.0	0.50	23,000
130	Interior code and wayfinding signage	SF	46,000.0	1.00	46,000
131	Exterior building signage	LS	1.0	20,000.00	20,000
	C1030 - Fittings			4.44/SF	204,250
	10 - SPECIALTIES			5.18/SF	238,450
11	EQUIPMENT				
E1010	Commercial Equipment				
184	Residential appliance package, kitchenette (undercounter refrigerator, dishwasher, microwave)	EA	3.0	3,500.00	10,500
305	Residential appliance package w/- commercial hood, Community Kitchen (cooktop, oven, dishwasher, microwave, refrigerator)	EA	1.0	30,000.00	30,000
304	Laundry equipment (residential-grade)	LS	1.0	7,500.00	7,500
	E1010 - Commercial Equipment			1.04/SF	48,000
E1020	Institutional Equipment				
185	Projection screen	EA	6.0	3,500.00	21,000
186	Projector (assumes FF&E by Owner)	EA	6.0		Excl.
187	Televisions (assumes FF&E by Owner)	EA	12.0		Excl.

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM
 TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
316	3D Printers, laser cutters, fume hoods, etc (assumes by Owner)	LS	1.0		Excl.
	E1020 - Institutional Equipment			0.46/SF	21,000
E1090	Other Equipment				
243	Backstop (retractable, ceiling-mounted)	EA	6.0	10,000.00	60,000
306	Batting cage (retractable, ceiling mounted)	EA	1.0	15,000.00	15,000
307	Volleyball court inserts, sleeves, etc	EA	1.0	5,000.00	5,000
244	Scoreboard	EA	1.0	20,000.00	20,000
246	Shot clock	EA	1.0	5,000.00	5,000
245	Gymnasium divider netting	SF	2,660.0	15.00	39,900
	E1090 - Other Equipment			3.15/SF	144,900
	11 - EQUIPMENT			4.65/SF	213,900
12	FURNISHINGS				
E2010	Fixed Furnishings				
188	Window shades to exterior glazing (assumes 70% manually operated)	SF	7,700.0	12.00	92,400
364	Window shades to exterior glazing (assumes 30% motorized operated)	SF	3,300.0	25.00	82,500
	E2010 - Fixed Furnishings			3.80/SF	174,900
E2020	Movable Furnishings				
220	Loose furniture, fittings, and equipment - FF&E (by Owner)	LS	1.0		Excl.
	E2020 - Movable Furnishings				Excl.
	12 - FURNISHINGS			3.80/SF	174,900
13	SPECIAL CONSTRUCTION				
E1090	Other Equipment				
215	Lap pool and equipment (incl. pumps, chemical treatment system, piping, controls, sporting equipment, rails, starting blocks, finish, etc)	SF	3,544.0	350.00	1,240,400
	E1090 - Other Equipment			26.97/SF	1,240,400
F1030	Special Construction Systems				
216	Precast bleacher	SF	1,587.0	110.00	174,570
217	Structural steel framing to bleacher, assumes 20 lbs/SF	T	15.870	6,500.00	103,155
218	Metal railings to bleacher	LF	44.8	200.00	8,960
219	Aluminum bench seating	LF	792.5	175.00	138,687
	F1030 - Special Construction Systems			9.25/SF	425,372
	13 - SPECIAL CONSTRUCTION			36.21/SF	1,665,772

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM
 TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
21	FIRE SUPPRESSION				
D4010	Sprinklers				
335	Wet sprinkler system c/w zone control, schedule 40 steel distribution, sprinkler heads, testing etc.	SF	27,089.9	5.25	142,222
337	Wet sprinkler system c/w zone control, schedule 40 galvanized distribution, sprinkler heads, testing etc. - Pool	SF	7,451.1	6.50	48,432
338	Wet sprinkler system c/w zone control, schedule 40 steel distribution, sprinkler heads, testing etc. - Gym	SF	11,459.6	6.00	68,758
	D4010 - Sprinklers			5.64/SF	259,412
D4030	Fire Protection Specialties				
339	Fire extinguishers	SF	46,000.0	0.15	6,900
	D4030 - Fire Protection Specialties			0.15/SF	6,900
D4090	Other Fire Protection Systems				
340	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			27,000
	D4090 - Other Fire Protection Systems			0.59/SF	27,000
	21 - FIRE SUPPRESSION			6.38/SF	293,312
22	PLUMBING				
D2010	Plumbing Fixtures				
310	Water closet c/w automatic flush valve	EA	12.0	1,800.00	21,600
311	Lavatory basin c/w automatic faucet	EA	10.0	1,300.00	13,000
312	Shower head and mixing valve, base and enclosure by others.	EA	14.0	800.00	11,200
313	Single compartment sink c/w faucet	EA	5.0	900.00	4,500
314	Mop sink c/w faucet	EA	1.0	1,200.00	1,200
315	Drinking fountain c/w bottle filler	EA	3.0	4,000.00	12,000
346	Miscellaneous fixtures required and not implied: eyewash stations, specialty sinks etc.	SF	46,000.0	0.50	23,000
	D2010 - Plumbing Fixtures			1.88/SF	86,500
D2020	Domestic Water Distribution				
347	Water heating plant c/w equipment, insulated distribution etc.	SF	46,000.0	2.00	92,000
348	Insulated distribution c/w fittings, hangers etc.	SF	46,000.0	3.00	138,000
349	Equipment and plumbing fixture hook-up connections	SF	46,000.0	1.25	57,500

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
350	Miscellaneous items: trap seal primers system, water hammer arrestors, valves, access doors etc.	SF	46,000.0	0.50	23,000
	D2020 - Domestic Water Distribution			6.75/SF	310,500
D2030	Sanitary Waste				
355	Sanitary drainage system c/w floor drains, clean outs, distribution grease interceptor, excavation bedding and backfill etc.	SF	46,000.0	8.00	368,000
356	Plumbing fixture hookup connections	SF	46,000.0	0.75	34,500
357	Venting	SF	46,000.0	2.25	103,500
358	Pool deck drainage	Note			Incl.
	D2030 - Sanitary Waste			11.00/SF	506,000
D2040	Rain Water Drainage				
353	Storm drainage to be scuppers and building exterior downspouts to concrete splash pads - included elsewhere in this estimate.	Note			Excl.
	D2040 - Rain Water Drainage				Excl.
D2090	Other Plumbing Systems				
351	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			91,000
354	Kitchen equipment indirect drain and water hook-up connections	SF	727.4	15.00	10,911
	D2090 - Other Plumbing Systems			2.22/SF	101,911
	22 - PLUMBING			21.85/SF	1,004,911
23	HEATING, VENTILATING, AND AIR CONDITIONING				
D3010	Energy Supply				
4	100 tons Hyper Heat VRF system c/w ducted fan coils , condensing units and BC controllers.	EA	100.0	6,000.00	600,000
320	10 tons Hyper Heat VRF system c/w ducted fan coils , condensing units and BC controllers.	EA	10.0	6,000.00	60,000
319	Insulated refrigerant piping c/w equipment hook-ups	SF	32,200.0	5.00	161,000
328	Refrigerant charge Lbs.	Lb	550.0	25.00	13,750
	D3010 - Energy Supply			18.15/SF	834,750
D3040	Distribution Systems				
6	Rectangular galvanized ductwork c/w fittings, hangers etc.	Lb	31,649.5	11.00	348,145
7	Thermal insulation	SF	38,549.5	2.25	86,736
8	Aluminum double wall insulated ductwork serving the pool.	LS	1.0	250,000.00	250,000

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
329	Diffusers and grilles	SF	46,000.0	1.40	64,400
330	Fire dampers, louvers, motorized dampers etc.	SF	46,000.0	0.50	23,000
	D3040 - Distribution Systems			16.79/SF	772,281
D3050	Terminal & Package Units				
3	20,000 cfm pool dehumidification heat-pump	LS	1.0	600,000.00	600,000
5	5,000 cfm ERV- serving the locker rooms	LS	1.0	95,000.00	95,000
9	5,000 cfm heat-pump air handler serving the gym	EA	6.0	60,000.00	360,000
318	4000 cfm MUA serving the kitchen	EA	1.0	30,000.00	30,000
321	Kitchen 8 foot hood c/w fire suppression system	LS	1.0	10,000.00	10,000
322	Nederman exhaust arms - 650 cfm	No	4.0	3,500.00	14,000
326	3500 cfm exhaust serving the maker space	LS	1.0	25,000.00	25,000
327	Miscellaneous fan coils, FFH, UH's etc	SF	46,000.0	0.30	13,800
	D3050 - Terminal & Package Units			24.95/SF	1,147,800
D3060	Controls & Instrumentations				
331	BAS Controls c/w front end work station, graphics, wiring, devices, testing etc.	SF	46,000.0	8.00	368,000
	D3060 - Controls & Instrumentations			8.00/SF	368,000
D3070	Systems Testing & Balancing				
332	Air Balancing c/w report	SF	46,000.0	0.50	23,000
333	Third party commissioning c/w report	SF	46,000.0	1.50	69,000
	D3070 - Systems Testing & Balancing			2.00/SF	92,000
D3090	Other HVAC Systems & Equipment				
334	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			321,000
	D3090 - Other HVAC Systems & Equipment			6.98/SF	321,000
	23 - HEATING, VENTILATING, AND AIR CONDITIONING			76.87/SF	3,535,831
26	ELECTRICAL				
D5010	Electrical Service & Distribution				
23	2000A Main switch board, transformers, branch power and lighting panels, feeders	SF	46,000.0	9.00	414,000
22	600kW diesel (including panels, ATS, controls) roof mounted generator-1 story	EA	1.0	218,950.00	218,950
20	Utility transformer backcharge allowance	EA	1.0	50,000.00	50,000
	D5010 - Electrical Service & Distribution			14.85/SF	682,950

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM
 TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
D5020	Lighting and Branch Wiring				
24	Mechanical equipment connections	SF	46,000.0	3.62	166,520
26	Entry-Lighting and branch power	SF	1,108.1	11.00	12,189
28	Circulation/Operations-Lighting and branch power	SF	4,624.9	9.00	41,624
29	Community and Education-Lighting and branch power	SF	1,836.7	11.00	20,204
31	Gym area (double court, fitness, lockers)-Lighting and branch power	SF	11,459.6	20.00	229,192
43	Kitchen area-Lighting and branch power	SF	727.4	21.00	15,275
44	Office area-Lighting and branch power	SF	831.5	10.50	8,731
45	Restroom area-Lighting and branch power	SF	196.9	9.25	1,821
46	Stairwell area-Lighting and branch power	SF	130.1	8.95	1,164
48	Senior center-Lighting and branch power	SF	1,187.5	12.00	14,250
49	Storage/Support area-Lighting and branch power	SF	585.9	7.60	4,453
50	Pool Mech area-Lighting and branch power	SF	2,217.1	12.00	26,605
51	Fitness area-Lighting and branch power	SF	1,732.8	15.00	25,992
52	Locker area-Lighting and branch power	SF	2,425.2	7.22	17,510
53	Pool area-Lighting and branch power (lighting in pool by others)	SF	7,451.1	23.00	171,375
54	Youth classroom-Lighting and branch power	SF	2,483.2	12.00	29,798
55	Youth Flex area-Lighting and branch power	SF	902.9	12.00	10,835
56	Art room area-Lighting and branch power	SF	878.1	12.00	10,537
57	Makerspace area-Lighting and branch power	SF	1,009.8	12.00	12,118
58	Tech lab area-Lighting and branch power	SF	1,009.6	26.00	26,250
	D5020 - Lighting and Branch Wiring			18.40/SF	846,443
D5090	Other Electrical Systems				
13	Grounding	SF	46,000.0	0.56	25,760
15	AV/Sound system infrastructure only-equipment by others	SF	46,000.0	0.75	34,500
16	PV solar system (conduit and misc. infrastructure only)	LS	1.0	15,000.00	15,000
17	BDA antenna system	LS	1.0	12,500.00	12,500
	D5090 - Other Electrical Systems			1.91/SF	87,760
G4010	Electrical Distribution				
41	Primary feeder ductbank underground empty-concrete encased allowance	LF	500.0	115.00	57,500
42	2000A Secondary feeder ductbank encased in concrete-allowance	LF	100.0	975.00	97,500
	G4010 - Electrical Distribution			3.37/SF	155,000

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM
 TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
G4020	Site Lighting				
34	Outdoor playground-Lighting and branch power	SF	2,000.0	6.00	12,000
296	Courtyard-Lighting and branch power	SF	4,793.0	6.00	28,758
297	Entry Court and Plaza-Lighting and branch power	SF	10,375.0	6.00	62,250
	G4020 - Site Lighting			2.24/SF	103,008
	26 - ELECTRICAL			40.76/SF	1,875,161
27	COMMUNICATIONS				
D5030	Communications & Security				
14	TELECOM infrastructure system including racks, CAT 6 & fiber	SF	46,000.0	3.95	181,700
	D5030 - Communications & Security			3.95/SF	181,700
	27 - COMMUNICATIONS			3.95/SF	181,700
28	ELECTRONIC SAFETY AND SECURITY				
D5030	Communications & Security				
10	Fire Alarm system	SF	46,000.0	4.12	189,520
12	Security system infrastructure including equipment	SF	46,000.0	1.75	80,500
	D5030 - Communications & Security			5.87/SF	270,020
	28 - ELECTRONIC SAFETY AND SECURITY			5.87/SF	270,020
31	EARTHWORK				
A1010	Standard Foundations				
64	Excavation for concrete foundations	CY	1,067.3	15.00	16,009
65	Remove and dispose of excavated spoils	CY	1,067.3	30.00	32,019
66	Imported backfill to foundation excavation	CY	246.8	45.00	11,106
71	Sub-soil perimeter drain	LF	944.4	25.00	23,610
	A1010 - Standard Foundations			1.80/SF	82,744
A1030	Slab on Grade				
67	Excavation for new slab on grade	CY	2,050.6	15.00	30,759
68	Remove and dispose of excavated spoils	CY	2,050.6	30.00	61,518
69	Imported granular subbase to slab on grade	CY	1,172.0	45.00	52,740
70	Trim and compact subgrade	SF	47,428.4	0.50	23,714
	A1030 - Slab on Grade			3.67/SF	168,731
G1010	Site Clearing				
256	Site clearing and grubbing	LS	1.0	25,000.00	25,000
278	Strip and stockpile ext. topsoil	CY	2,559.0	9.00	23,031
291	Temporary site fencing	LF	2,350.0	12.00	28,200

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM
 TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
292	Construction entrance, wash-down, etc	LS	1.0	5,000.00	5,000
294	Temporary erosion and sediment control, dust control, etc	LS	1.0	75,000.00	75,000
	G1010 - Site Clearing			3.40/SF	156,231
G1020	Site Demolition and Relocations				
277	Sawcut, break-up, and remove existing paving	SF	6,418.0	1.00	6,418
302	Sawcut, break-up, and remove existing basketball courts	SF	9,000.0	1.00	9,000
303	Remove and dispose of existing backstops, fencing, etc	EA	2.0	5,000.00	10,000
257	Miscellaneous site demolition not yet identified	LS	1.0	100,000.00	100,000
	G1020 - Site Demolition and Relocations			2.73/SF	125,418
G1030	Site Earthwork				
258	Site grading, cut and fill	SF	182,804.0	0.50	91,402
253	Excavation in rock (assumes not required)	LS	1.0		Excl.
254	Excavation in contaminated soils (assumes not required)	LS	1.0		Excl.
255	Dewatering (assumes not required)	LS	1.0		Excl.
	G1030 - Site Earthwork			1.99/SF	91,402
G1040	Hazardous Waste Remediation				
251	Hazardous materials abatement (assumes not required)	LS	1.0		Excl.
	G1040 - Hazardous Waste Remediation				Excl.
	31 - EARTHWORK			13.58/SF	624,526
32	EXTERIOR IMPROVEMENTS				
G2030	Pedestrian Paving				
264	Decorative unit paver (Entry Court and Connector)	SF	10,375.0	25.00	259,375
299	Decorative unit paver (Courtyard)	SF	1,704.0	25.00	42,600
	G2030 - Pedestrian Paving			6.56/SF	301,975
G2040	Site Development				
265	Benches	EA	6.0	2,000.00	12,000
267	Trash receptacle	EA	6.0	1,500.00	9,000
268	Bike racks	EA	2.0	1,500.00	3,000
269	Bollards	EA	12.0	1,200.00	14,400
270	Site building sign	EA	2.0	15,000.00	30,000
274	Playground equipment	LS	1.0	50,000.00	50,000
275	Playground surfacing	SF	2,521.0	20.00	50,420
300	Curbs, walls, furniture to Courtyard	LS	1.0	50,000.00	50,000

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM
 TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
272	Miscellaneous site development not yet identified	LS	1.0	500,000.00	500,000
	G2040 - Site Development			15.63/SF	718,820
G2045	Sports Field Construction				
279	Natural grass sports field (inc. clay infield)	SF	125,000.0	3.50	437,500
280	Rootzone mixture	CY	3,086.0	55.00	169,730
281	Pea gravel drainage layer	CY	1,234.0	45.00	55,530
282	Road base layer (infield)	CY	463.0	45.00	20,835
283	Field stormwater drainage	SF	125,000.0	2.00	250,000
284	Irrigation system	SF	125,000.0	1.00	125,000
285	Foul pole	EA	2.0	4,500.00	9,000
286	Backstop netting, 30' high	LF	200.0	300.00	60,000
287	Field fence and safety padding	LF	1,000.0		Excl.
290	Relocate existing bleachers	LS	1.0	10,000.00	10,000
	G2045 - Sports Field Construction			24.73/SF	1,137,595
G2050	Landscaping				
298	Allowance for soft landscaping to Courtyard	LS	1.0	25,000.00	25,000
289	Reinstate surrounding landscaping	LS	1.0	100,000.00	100,000
	G2050 - Landscaping			2.72/SF	125,000
	32 - EXTERIOR IMPROVEMENTS			49.64/SF	2,283,390
33	UTILITIES				
G3010	Water Supply				
341	Water services c/w street connection, distribution, valves, excavation, bedding and backfill, thrust blocks etc.	LS	1.0	45,000.00	45,000
343	Fire Water services c/w street connection, distribution, valves, excavation, bedding and backfill, thrust blocks etc.	LS	1.0	60,000.00	60,000
	G3010 - Water Supply			2.28/SF	105,000
G3020	Sanitary Water				
342	Sanitary drainage services c/w street connection, distribution, manholes, excavation, bedding and backfill etc. etc.	LS	1.0	75,000.00	75,000
	G3020 - Sanitary Water			1.63/SF	75,000
G3030	Storm Sewer				
344	Storm water drainage system c/w manholes, catch basins, distribution, excavation bedding and backfill etc.	LS	1.0	250,000.00	250,000

BCYF DORCHESTER
CONCEPT DESIGN COST ESTIMATE - REVISION 2



LOCATION DIVISIONS/ELEMENTS ITEM

TF Town Field Site (continued)

GFA: 46,000 SF Cost/SF: 615.61
 Rates Current At April 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
345	Storm water retention system - assumed	CF	6,000.0	20.00	120,000
	G3030 - Storm Sewer			8.04/SF	370,000
	33 - UTILITIES			11.96/SF	550,000
TOWN FIELD SITE				615.61/SF	28,317,889

page not used

page not used

Appendix B

Public Engagement

B.1 Site Selection Comments

Public comments collected on Social Pinpoint and by email on potential site locations.



- 1 "The Boys and girls club proposed "field house" space; BCYF should look for another area to provide services"
- 2 "Grove Hall is in urgent need of a Community Center. A center that would offer activities for our young adults. 40-48-54 Geneva Ave would offer a great location for our community needs. Currently our youngsters have no centers within reach to evolve."
- 3 "40-54 Geneva ave is 42,000 sq feet, we were using 48 Geneva ave since that is what the city used for the bubble when it was part of the grove hall community center, use the full lot so ft you will have 42,000 sq ft instead of the 35,000 sq feet that you presented on, i am not sure why this wasn't presented to the CAC first or are you just sharing limited information with the cac limiting its purpose"
- 4 "There is an immediate need for our preferred location site at 40-48-54 Geneva Ave which is 42,000 sq feet that would allow BCYF to provide a comprehensive, multipurpose facility for youth, families and seniors in Grove Hall! Youth in Grove Hall need a safe area that will cater to their needs, including after school tutoring resources, financial and home needs, or simply a center that will allow them to study or play with the facilities freely (i.e. sports, games)."
- 5 It is critical that the young people in this neighborhood have programs that will stimulate and engage them in positive energies. This in return will change the climate in this area. The plot that is available here at Geneva Avenue is more than adequate to get everything that we want. We can also build up; we are not just held to one floor.
- 6 " Grove Hall Youth & expanded Senior Center much needed as stand alone BCYF on 40-48-54 Geneva Ave, Dorchester, behind the Burke High School."
- 7 " It would be nice to center this project in the grove hall area. The Mecca! It borders both Dor and Roxbury - needed youth resources in that area!!!!"

- 8 " Frederick Middle School Play Area: Western side of open play space associated with the middle school"
- 9 "40-48 Geneva Ave is a city owned vacant lot of over 42,000 sq feet that abuts the Burke High School which is seen as a safe haven. There is a densely populated youth community that currently does not have access to positive opportunities and resources for families to engage in, along with intergenerational activities. This site would draw in many young people and be an alternative to the violence and substance misuse that they are exposed to."
- 10 " 40-48-54 Geneva Ave, Dorchester Much needed Stand Alone BCYF Grove Hall Youth Center, long overdue. Youth need a safe place to enhance social and academic skills in their community. 30+ years waiting for BCYF Grove Hall Youth Center where our youth can believe & apply their untapped talents for betterment of self and community."
- 11 " Grove Hall needs a Stand Alone (expanded) Community Center for their Youth & Families! 40-48 Geneva Ave is the most common sense location for this densely populated neighborhood. The present Senior Center is way too small to accommodate the many Seniors in the neighborhood as well as frequent honorary GH residents. In midst of pandemic guidelines, Youth & HS Students cannot safely be accommodated for programming in severely limited room for space and have no where to go."
- 12 " 90 Geneva Ave is owned by the city already! And the two other empty lots next door are owned by the church. Together this could be a great size for a community center"
- 13 " 40-48 Geneva Avenue, this area would be a perfect place for the center. The center would uplift the area and would be very compatible with schools and library in the same area."
"We need 40-48-50 Geneva Ave. to become our BCYF. This is the best site for our neighborhood"
- 14 " This parking section is not used very often and could be a good site for a community center."
- 15 " Good evening please please Dorchester needs a community center really bad. Our children Our seniors need it. Every one else have one why not us. Please give us ours too. Thank you."
- 16 " The vacant parcel opposite the Grove Hall Library is ideal for the proposed BCYF Community facility. Proximity to public transportation, multiple neighborhood schools, The BPL branch, and neighborhood commercial hubs add to the utility and value to the community. No demolition required."
- 17 " This community is severely under resourced. It would be nice to have a place near our home for my children to take swim lessons, dance lessons or martial arts. It's about time to start investing in Grove Hall's youth. It is long overdue."
- 18 "The lot at 40-48 Geneva Ave had been vacant for years and is a perfect place for a youth center, which the community sorely needs"
- 19 "Heard that Prince Hall is looking into redeveloping some of their land! This could be a good fit for another community center."
- 20 "I would like a community center in the grove hall area."
- 21 "Good way to use underutilized space/ parcel"
- 22 "40-48 Geneva Ave could be combined with 54 Geneva Ave to create a larger site area."
- 23 "McConnell Park: Northwest corner of ball fields along highway. Could also build up hillside of neighboring northern site to preserve space."
- 24 "1216 Dorchester Ave: City Owned Site, could build along Dorchester Ave and partially in parking area for Campbell Resource Center"
- 25 "Ronan Park: Eastern Corner between Percival St and Linden St"
- 26 "The Grove Hall area needs a comprehensive, multipurpose facility where youth can go a safe place to meet other teens and provide opportunities such as homework help and mentors."
- 27 "This would be a nice location near the Fairmount MBTA station and with great access to the free 23 bus line. Not sure if this is City owned property, but in an area with very few resources. Could be paired with the lot across from it, which is also very large."
- 28 "A good city-owned site to look at with existing access to a large playground across the street and close to the Endicott School/EMK"
- 29 "This could be a good location as it's large and in the middle of a dense neighborhood with diverse age groups. Also caddie-corner from a busy elementary school (Holmes) and two blocks from the Greenwood School. There are very few existing resources here. It's a City owned lot on the tip for housing, but could be better as a Center. Parking could be accommodated on a City owned lot across the street."
- 30 "This site is part of Mother's Rest Park but is highly underutilized and wide open. Paired with the existing playground, or even moving the playground over, this could become a center within a park"
- 31 "Doherty Gibson Playground"
- 32 "Ideal location as it's a central location for neighborhood and close to public transit. Good use of space while still preserving green space and parks for the community"
- 33 "Victory Road Park"
- 34 "Harambee Park"
- 35 "Seems to be a large gap in this area with potentially unmet need."
- 36 "Toohing Playground"
- 37 "Dorchester Park: near Adams St"
- 38 "MBTA Butler Station Parking Lot"

B.2 Public Survey

1. Are you a Dorchester resident, and if so, what area of Dorchester are you from? *

Mark only one oval.

- I am not a Dorchester resident
- Uphams Corner
- Harbor Point
- Jones Hill
- Grove Hall
- Savin Hill
- Meeting House Hill
- Fields Corner
- Popes Hill
- Neponset
- Adams Village
- Peabody Square
- Mount Bowdoin
- Codman Square
- Franklin Field
- Ashmont
- Lower Mills
- Cedar Grove
- Other: _____

2. What is your age range? *

Mark only one oval.

- <20
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- >70
- I'd rather not say

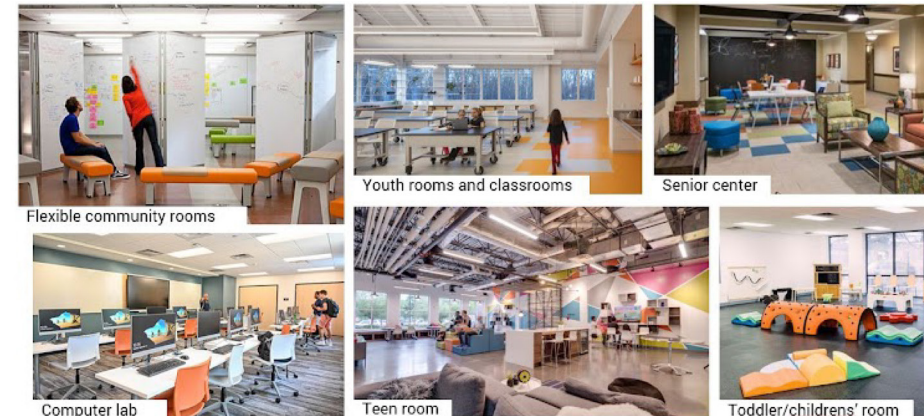
3. Which BCYF site in Dorchester do you use most often? *

Mark only one oval.

- BCYF Holland
- BCYF Marshall
- BCYF Leahy-Holloran
- BCYF Gallivan
- BCYF Perkins
- BCYF Grove Hall Senior Center
- None of the above
- Other: _____

4. If you use a BCYF site what do like best about it?

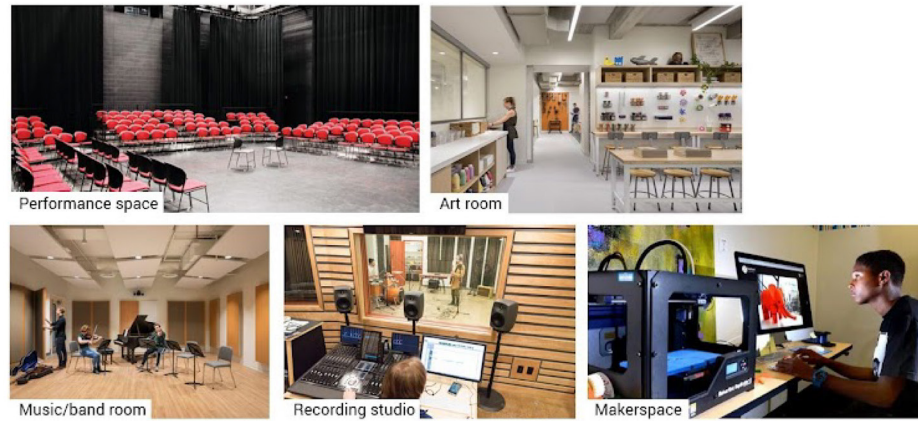
5. Which community and education programs are most important to you? *



Mark only one oval per row.

	Flexible community rooms	Youth rooms and classrooms	Senior centers	Computer labs	Teen rooms	Toddler/children's rooms
First choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Second choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Third choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

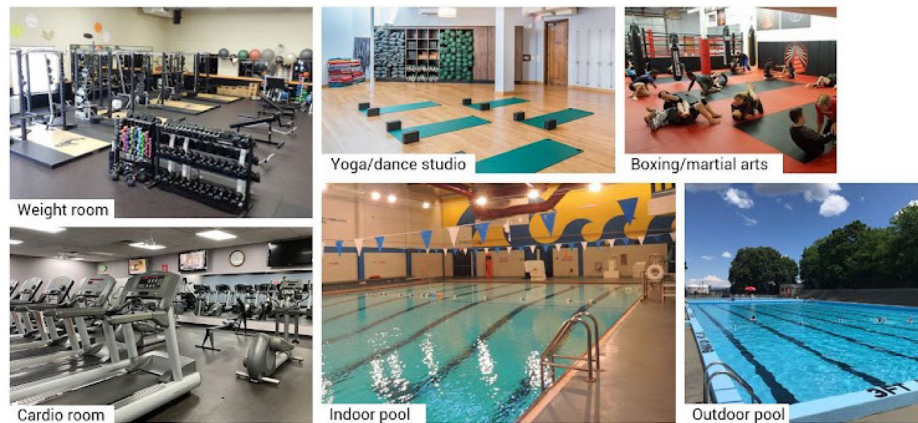
6. Which art programs are most important to you? *



Mark only one oval per row.

	Performance spaces	Art rooms	Music/band rooms	Recording studios	Makerspaces
First choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Second choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Third choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

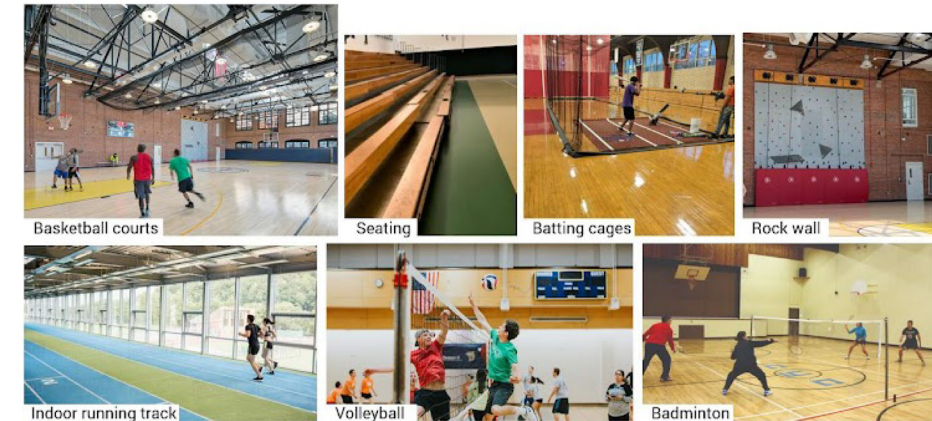
7. Which fitness programs are most important to you? *



Mark only one oval per row.

	Weight rooms	Yoga/dance studios	Boxing/martial arts	Cardio rooms	Indoor pools	Outdoor pools
First choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Second choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Third choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8. Which gym features are most important to you? *



Mark only one oval per row.

	Basketball courts	Spectator seating	Batting cages	Rock wall	Indoor running track	Volleyball	Badminton
First choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Second choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Third choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. Which outdoor spaces are most important to you? *



Mark only one oval per row.

	Gathering entrance	Playscape	Sports fields	Basketball courts	Outdoor assembly area
First choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Second choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Third choice	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. What other programs would you like to see at a new BCYF in Dorchester?

B.3 Public Comments

If you use a BCYF site what do you like best about it?

- It's clean, staff friendly, convenient location
- Programs
- Basketball
- Sense of family, after school program, chess, softball, seasonal events
- It's low-cost
- They offer swim lessons and offer summer programming for youth
- The community and people
- Support and space
- It's in my community.
- Variety of programs, accessibility, free parking
- The community and activities
- I like the space in other BCYF sites. I love the different rooms like computer room, youth room, children room, community room, exercise and dance studio as well as the gym
- Meeting with other seniors and having activities outside the home. Meeting different people. Also, being able to utilize the services of the center
- I use the Hennigan in Roxbury and I use the pool to exercise and teach my son to swim.
- Children and adult activities
- Group meetings
- After School Program and Gym!
- Variety of Programs and classes
- Fellowship
- I like the Mattahunt Community Center because the people there love the youth that drop in. They bond with the youth and they take time with them. They allow them to use the whole facility
- The pool!!! I am grateful for the pool and the opportunity to participate in water aerobics! I also enjoy yoga and the various (pre-covid) senior social events
- Free programs for my 5 year old son with people in the community whom look like him.
- Community meetings - room is too small, CV19 guidelines (closed)
- The gym, pool, multipurpose rooms
- Lap swim
- Everything. So many options!
- Multi generational activities
- All the inexpensive/free programs for kids
- The experience when it's a reflection of the people of the community providing meaningful programming.
- The resources!
- My son goes there to play basketball
- The fact kids have somewhere to go
- The low cost and the staff
- Grove Hall Senior Center which is too small for community events. Community meetings pre-covid and family arts
- Convenience, locale, nearness to my house, parking is easy, cost of programming very reasonable, staff knows my kids
- Son has gone to summer camp when he was younger at Murphy. I like that it's close to home

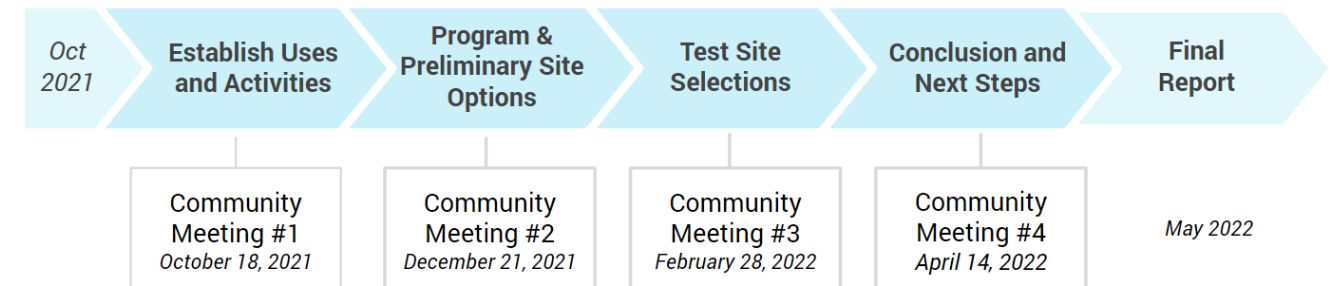
- Pool, areas for youth of all ages from pre-school - teens, adult programming
- I use this BCYF site because it's one of the few in Dorchester that I'm aware of, which meets the needs of seniors in the area. The center offers a broad range of fitness programs and activities and the staff is excellent.
- Very affordable programs for kids (after school, summer, etc.) + the pool!
- Vast list of programs and camaraderie of members
- I liked some of the speakers
- Everything that is offered to me. The food, the program, the people, the staff

What other programs would you like to see at a new BCYF in Dorchester?

- Dance parties
- Outdoor ice skating rink
- Tennis
- Financial literacy for youth and seniors
- It's no longer a priority for me, but a day care room is essential in helping families participate. Consider a "dirty workshop" maker space - 3d printing, laser cutting are great, but a fabrication lab (wood, metal, paint, etc) would also be a great resource. I know there is also an interest in a bike kitchen type facility where people can bring their bike and borrow tools to repair it. If the location is determined to be far from a library, small reading area with books, magazines, newspapers, could also be a
- community asset. If camps are anticipated, include cooking and refrigeration facilities to support them. Lots of natural light and a connection to outdoors!
- Young men and young women programming
- Adult programs that combine with children programs
- Music instructions, tutoring and counseling for young people, sewing, knitting and crochet, woodworking and computer skills for youth that allows for entry level employment.
- Culinary, crochet, cake decorating, wood work
- Cooking classes, sewing classes
- Lifeguard training
- Tutoring, computer classes for all ages, senior center, different kind of programs for people of all ages
- People need more spaces that are flexible and free--meeting room space, study space, practice rooms, etc.
- Cooking classes, sewing classes, painting classes, gardening club
- Mental health education
- A gaming area, with a PlayStation or Xbox
- Swimming lessons for the community, not just campers
- Nutrition/food security/farming
- Self defense
- Life coach groups
- Opportunities to be introduced/connected to other youth and community programs through the center!

- Spin class
- I was a frequent visitor to Condon BCYF when I lived in Southie and have often wished for a pool closer to Savin Hill
- Football
- Adult education
- Employment training, after school programs and youth counseling.
- Pottery or clay classes
- Trauma Spa
- Gymnastics, martial arts
- Job readiness; resume/interview prep
- Diverse out of school time programs; college-career; teen-adult job & on the job skills training
- Programs for residents and not for nonprofits
- Water sprinklers for kids and reading rooms
- I like the idea of multigenerational programs. It is important to have spaces to socialize safely at every age. The above activities/ spaces are a good start
- Financially literacy
- Coding
- Cooking classes, financial literacy, computer classes, Esports gaming, BAM and WOW
- Tech and STEM programs along with Life Skills classes, cooking classes and mental health workshops/groups
- Computer lab, college/career counseling, youth jobs, arts/dance performance
- More day time programs for younger toddlers who aren't enrolled in school
- Sewing, senior room with senior activities
- childcare while adults workout or take a workshop
- Event space
- Culinary program/ gardening classes for developing healthy habits
- Mentor programs --> they could help with teens choosing a career or just as extra support. Another program could be tutors for teens who need homework help
- Increased toddler activities
- STEM , Cori-Friendly Resources, Youth Jobs (Internal & External), Senior Programming, Hot Tub/ Sauna in Pool Area , Event Room
- Financial literacy programs, and parenting classes
- Expanded youth programming and intergenerational programming, arts activities for families
- I'm incredibly excited about the possibility of an indoor running track space! As a captians of Dorchester-based Pioneers Run Crew, I believe that a track would allow us to make the sport of running more equitable and accessible for BIPOC community members all year round
- I would like to see more of an emphasis put on bringing the different sides of Dorchester together. Many of the current programs at the BCYF near me run from 3-5 when parents are still at work. Equity and accessibility in programming and location (should be direct T accessible) needs to be a focal
- Career training programs, culinary classes, and a daycare
- Getting to know your neighbors
- Mental health programs for our community
- Veteran outreach/appreciation, civic responsibility
- Girls fitness, CPR, cooking, girls groups

B.4 Public Meeting Presentations



Community Meeting 1

October 18, 2021

Recording: <https://youtu.be/G1gS1ZdSvK0>

Community Meeting 2

December 21, 2021

Recording: <https://youtu.be/G1gS1ZdSvK0>

Community Meeting 3

February 3, 2022

Recording: https://youtu.be/me_7gHadVJo

Community Meeting 4

April 14, 2022

Recording: <https://youtu.be/NuL2xOwgOUc>

