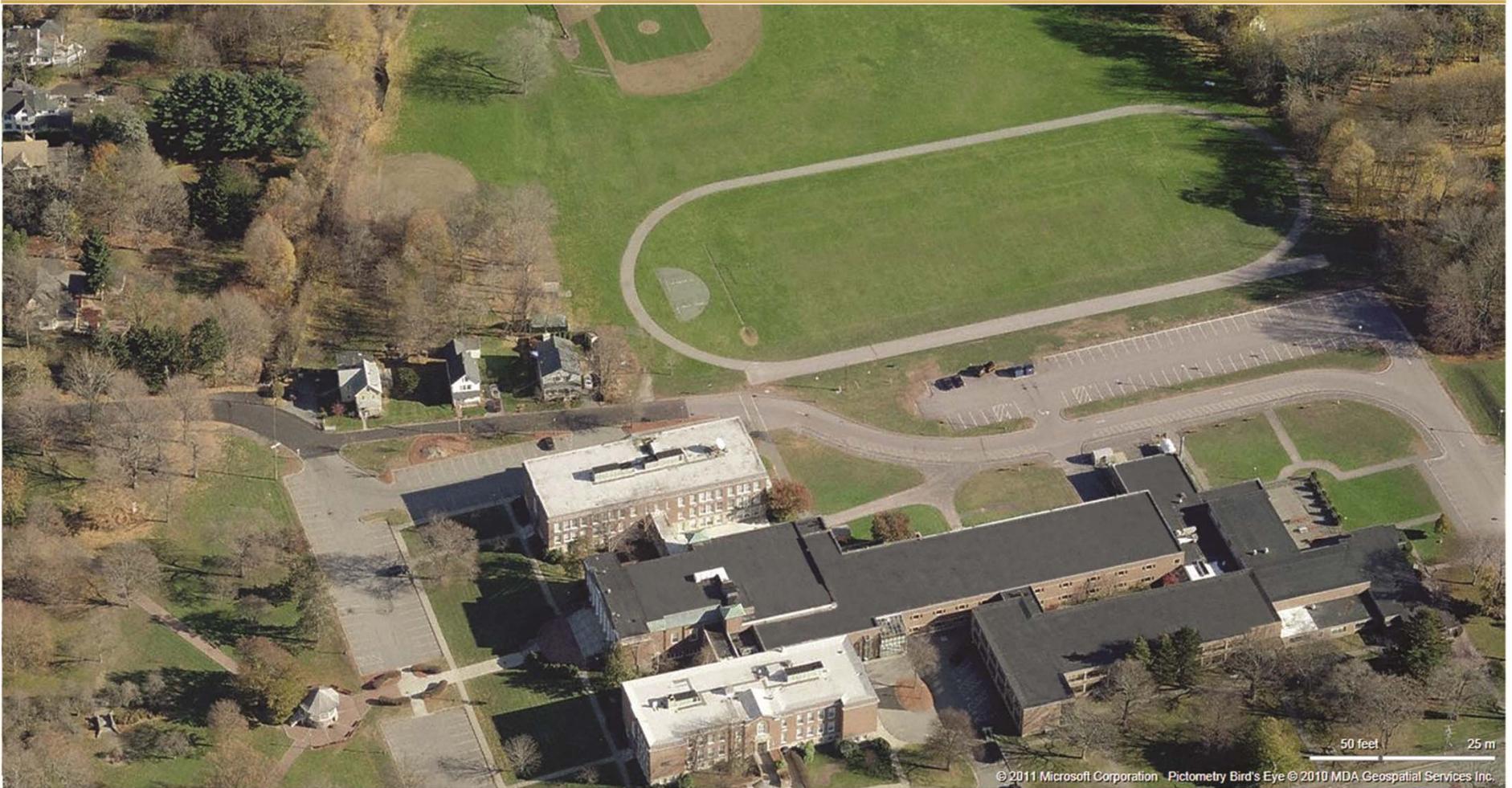


ANDOVER YOUTH CENTER

December, 2011



Existing Conditions

ANDOVER YOUTH CENTER
Andover Youth Center Building Committee

SCHEMATIC DESIGN UPDATE
February 28, 2013

ANDOVER YOUTH CENTER

December, 2011



Proposed Conditions

ANDOVER YOUTH CENTER
Andover Youth Center Building Committee

SCHEMATIC DESIGN UPDATE
February 28, 2013

Andover Youth Center Building Committee

Members

David Giandgrande
David Gorman
Chris Huntress
Nancy Jeton
Bill Perkins
Joe Spanos
Lewis Trumbore

Liaisons

Diane Castagliola, Andover Youth Foundation
Andrea Zaimes, Andover Youth Foundation
Bill Fahey, Youth Services Director
Brian Major, Board of Selectmen
Ed Ataide, Plant & Facilities Dept.
Maria Maggio, Plant & Facilities Dept.

The Charge

The Andover Youth Center Building Committee is an advisory committee formed to oversee the design and construction of the Youth Center to be built on 36,400 sf of land at the Doherty Middle School site. The Youth Center Building Committee and the Plant and Facilities Department are responsible for the following phases of the project.

- Designer Selection
- Schematic Design
- Design Development
- Construction Drawings
- Bidding, Construction & Close out

The Building Committee will review and approve the Selection of the Designer, Schematic Design, Design Development and Construction Documents, Budget, Construction Change Orders and project invoices, with input from the Plant and Facilities Dept.

The Plant and Facilities Department is responsible for the project management and construction administration.

1. WHERE DID WE START?

2. WHAT HAVE WE DONE?

3. WHERE ARE WE NOW?

4. WHAT HAPPENS NEXT?

5. QUESTIONS

1. WHERE DID WE START?

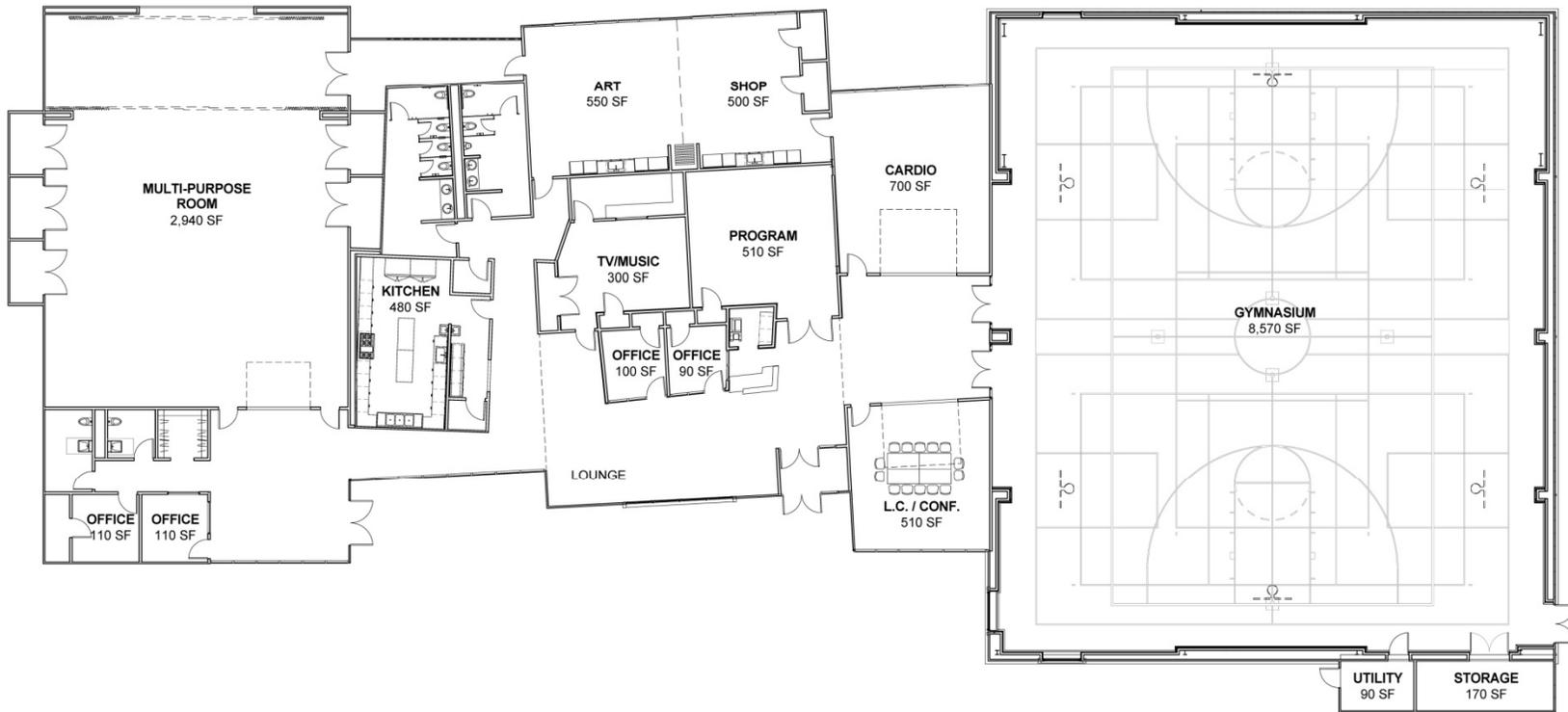
- December 2011 Town Meeting approved \$2.0m in funding for a new Youth Center.
- Town Meeting warrant called for a new Youth Center with a gym, multi-purpose space, kitchen, classrooms and offices. Total building size of approximately 20,000 sf.
- The Andover Youth Foundation guaranteed a match of \$2.2m
- Total funds available for design and construction = \$4.2m

2. WHAT HAVE WE DONE?

- December 2011 Town Meeting approves new Andover Youth Center
- February 2012 BOS appoints Youth Center Building Committee
- March 2012 Building Committee has first meeting
- April 2012 Issue Request For Proposals (RFP) for Design Services
- May 2012 Review Proposals & Interview Architects
- June 2012 Bargmann Hendrie + Archtype (BH+A) selected.
- July/August 2012 Program Development & Schematic Design begin
- Sept 2012 – Feb 2013 Schematic Design Complete, including Building and Site.
- **February 28, 2013 Schematic Design Update**

3. WHERE ARE WE NOW?

- a. Building Design
- b. Site Design
- c. Costs Estimates





ANDOVER YOUTH CENTER
Andover Youth Center Building Committee

SCHEMATIC DESIGN UPDATE
February 28, 2013



ANDOVER YOUTH CENTER
Andover Youth Center Building Committee

SCHEMATIC DESIGN UPDATE
February 28, 2013



ANDOVER YOUTH CENTER
Andover Youth Center Building Committee

SCHEMATIC DESIGN UPDATE
February 28, 2013



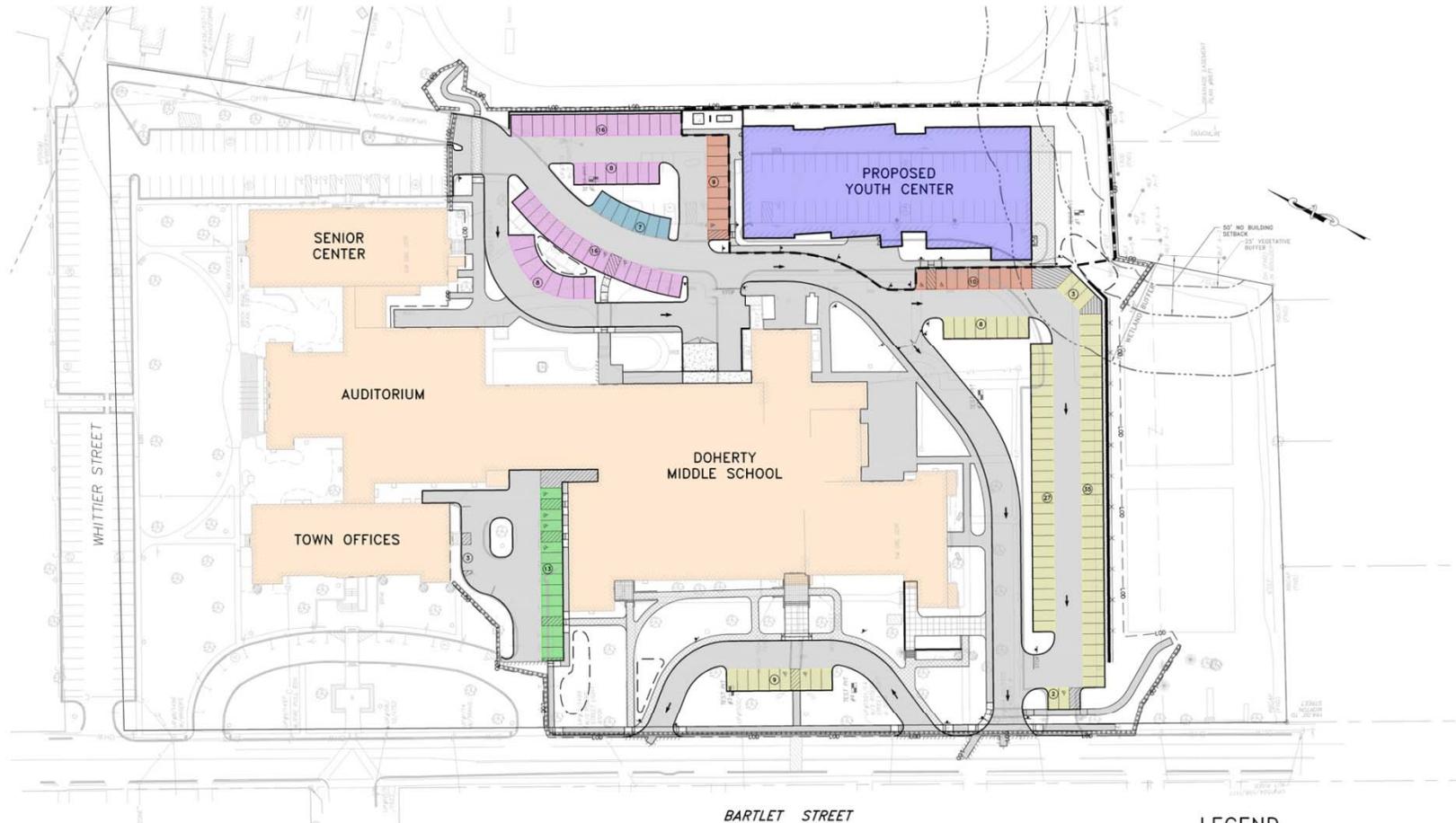
ANDOVER YOUTH CENTER
Andover Youth Center Building Committee

SCHEMATIC DESIGN UPDATE
February 28, 2013



ANDOVER YOUTH CENTER
Andover Youth Center Building Committee

SCHEMATIC DESIGN UPDATE
February 28, 2013

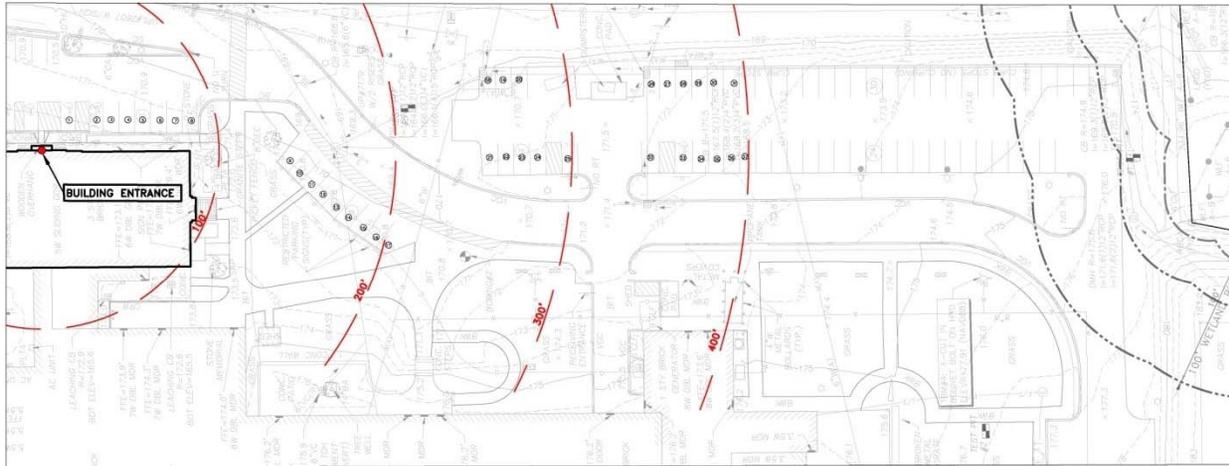


LEGEND

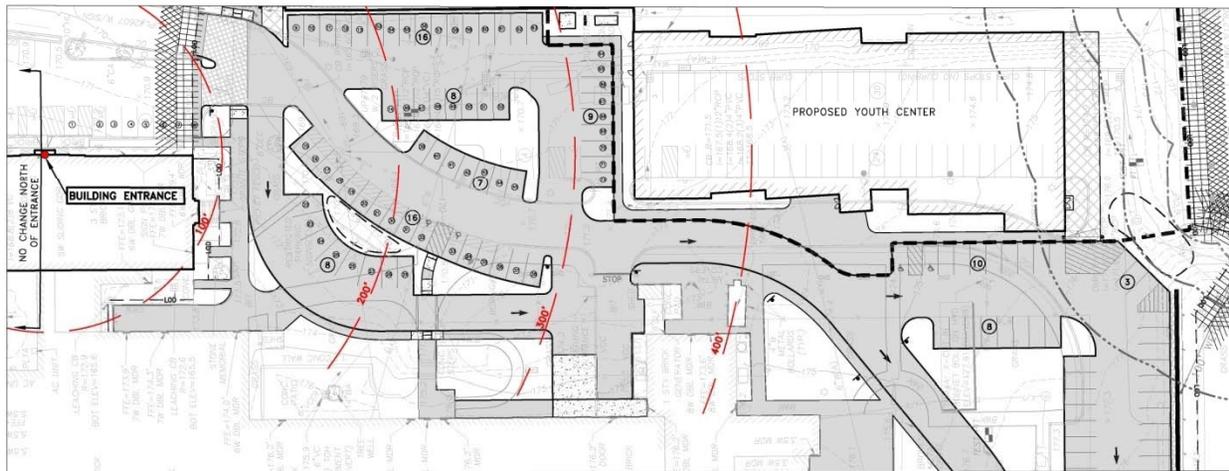
SCHOOL ADMINISTRATION PARKING		7 SPACES
DOHERTY MIDDLE SCHOOL PARKING		84 SPACES
SENIOR CENTER PARKING		48 SPACES
TOWN OFFICES AND DOHERTY AUDITORIUM PARKING		13 SPACES
YOUTH CENTER PARKING		19 SPACES



*Doherty Middle School Parking Layout
Andover, Massachusetts February 2013*



EXISTING PARKING



PROPOSED PARKING

PARKING COUNT			
	EXISTING	PROPOSED	CHANGE
100' SOUTH OF DOOR	8	8	0
200' SOUTH OF DOOR	16	27	+11
300' SOUTH OF DOOR	25	63	+38
400' SOUTH OF DOOR	37	72	+35

	EXISTING	PROPOSED
TOTAL ON SITE PARKING	296	333

PARKING SUMMARY

Existing: 296 Spaces

Proposed: 333 Spaces

Net Gain: 37 Spaces

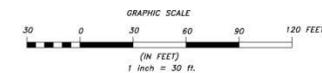
PROXIMITY TO SENIORS

0-100' No Change

0'-200' + 11

0'-300' + 38

0'-400' + 35



COST ESTIMATES

1.	Total Funds Available	\$ 4,200,000	
2.	Design & Engineering		(321,000)
3.	Soft Costs		(177,000)
4.	Subtotal Available Funds	\$ 3,702,000	
5.	Less Town Contingency		(250,000)
6.	Total Funds Available for Construction	<u>\$ 3,452,000</u>	



PHASE TWO COSTS:
 1,350,000
 (2013 Dollars)

PHASE ONE COSTS:
 \$ 3,452,000

4. WHAT HAPPENS NEXT?

- a. Town Meeting – Spring 2013
- b. Design Development
- b. Permits & Approvals from Town Boards
 - 1. Conservation Commission
 - 2. Design Review Board
 - 3. Planning Board
 - 4. School Committee
- c. Construction Documents
- d. Bidding
- e. Construction Start – Summer 2013

4. WHAT HAPPENS NEXT?

- a. Town Meeting – Spring 2013
- b. Design Development (Public Forum)
- b. Permits & Approvals from Town Boards
 - 1. Conservation Commission
 - 2. Design Review Board
 - 3. Planning Board
 - 4. School Committee
- c. Construction Documents (Public Forum)
- d. Bidding
- e. Construction Start – Summer 2013

TOWN MEETING – Spring 2013

Upon the advice of Town Council and the Town Manager, the Andover Youth Center Building Committee has submitted two warrant articles for Town Meeting this spring.

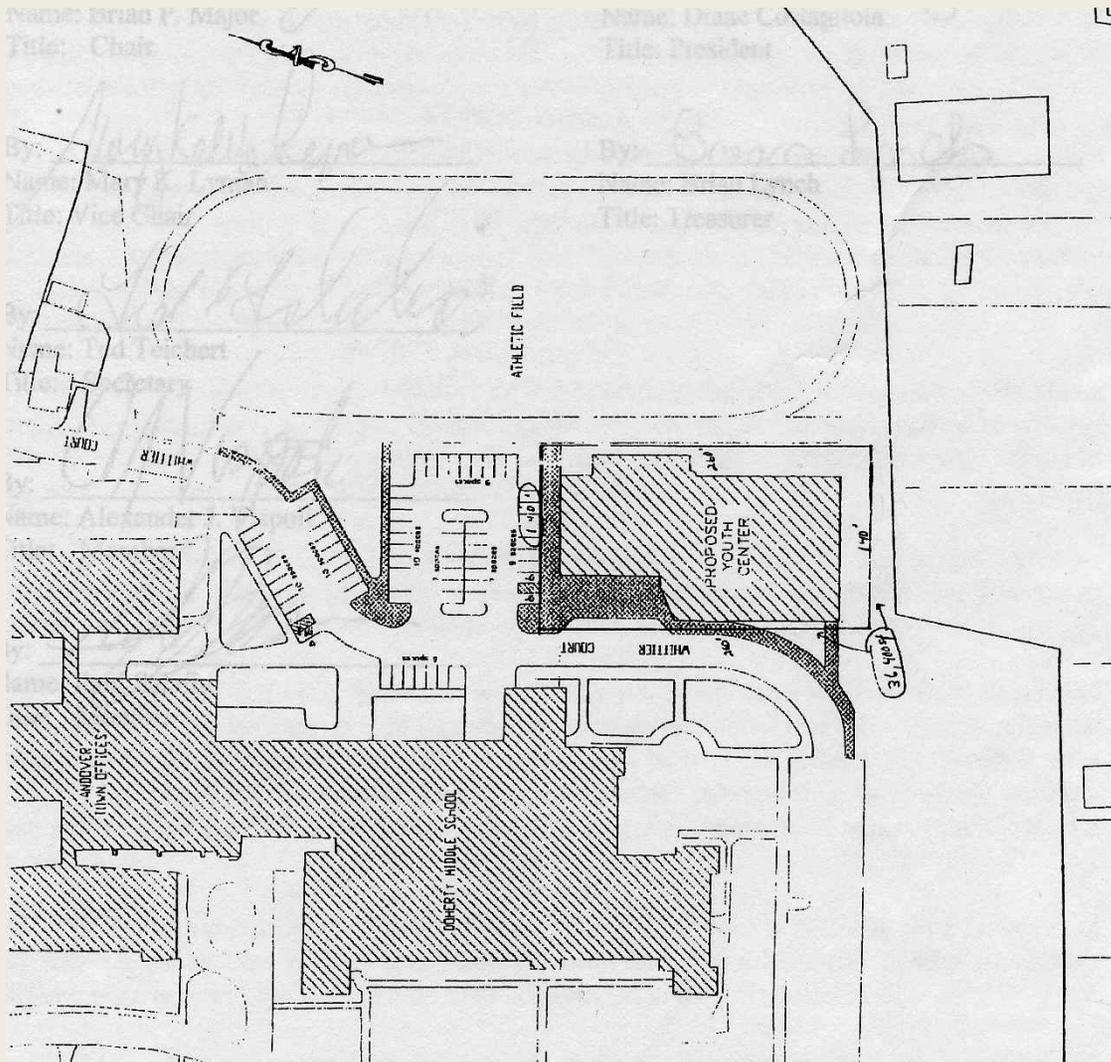
1. REQUEST TO PHASE THE PROJECT

As shown in the previous slides, available funds do not allow for a full build-out this summer. However, we have worked hard to insure that much of the program and proposed uses can be accommodated in a phase one construction project.

2. REQUEST TO SHIFT THE LOCATION OF THE BUILDING 35' NORTH.

The request to shift the building north responds to new information provided by the site topographic survey and wetland delineation prepared in May of 2012. By shifting the building 35' to the north we can stay outside of the 50' wetland buffer zone, as required by the Andover Conservation Commission.

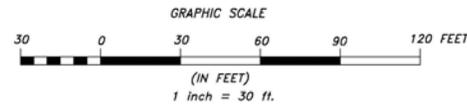
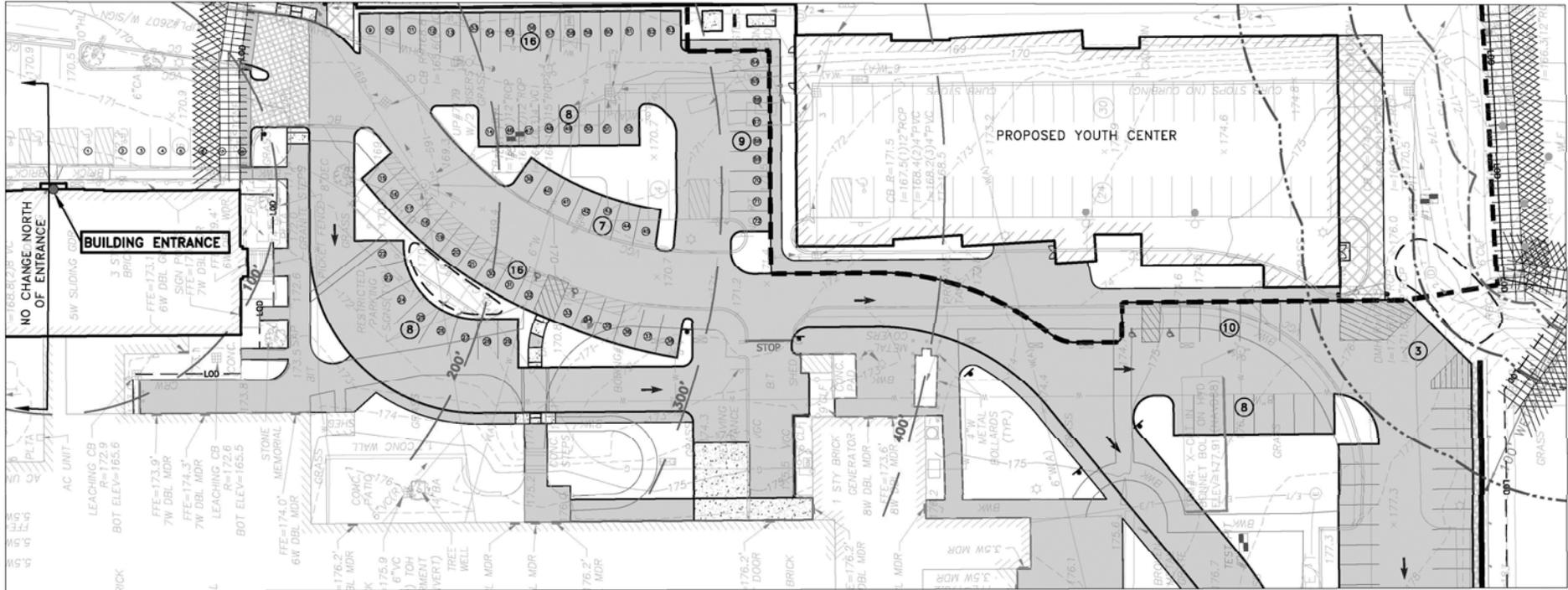
2. REQUEST TO SHIFT THE LOCATION OF THE BUILDING 35' NORTH.



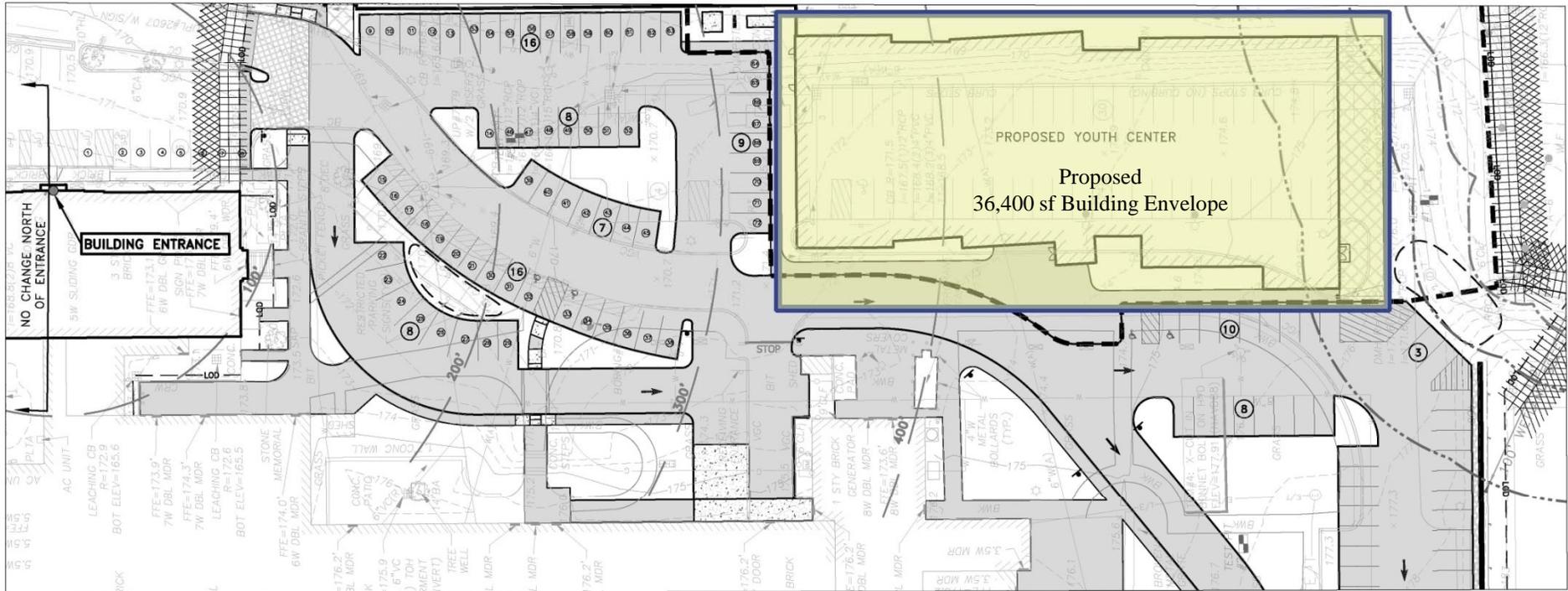
ORIGINAL
BUILDING
ENVELOPE

140' x 260' = 36,400 Sq. Feet

2. REQUEST TO SHIFT THE LOCATION OF THE BUILDING 35' NORTH.



2. REQUEST TO SHIFT THE LOCATION OF THE BUILDING 35' NORTH.



**PROPOSED
BUILDING
ENVELOPE**

140' x 260' = 36,400 Sq. Feet

ANDOVER YOUTH CENTER
Andover Youth Center Building Committee

SCHEMATIC DESIGN UPDATE
February 28, 2013

5. QUESTIONS?





PARE
PARE CORPORATION
ENGINEERS · SCIENTISTS · PLANNERS
10 LINCOLN ROAD, SUITE 103
FOXBORO, MA 02035

BIRCHWOOD
DESIGN GROUP

30' 15' 0' 30' 60'
Scale: 1"=30'

Doherty Middle School
Andover, Massachusetts February 2013

ANDOVER YOUTH CENTER
Andover Youth Center Building Committee

SCHEMATIC DESIGN UPDATE
February 28, 2013