

TOWN OF ROCKLAND COMMUNITY CENTER

AT MCKINLEY SCHOOL
394 UNION ST. ROCKLAND, MA

FACILITY ASSESSMENT & PLANNING STUDY

JULY 07, 2020



STUDY BACKGROUND

- Funded by 5/6/19 annual town meeting appropriation
- Team:
 - Architect & Consultants
 - Town Administrator
 - Assistant Town Administrator
 - Youth Commission Director
 - Youth Commission Chairman
 - Building Inspector
 - School Department Facilities Director



CURRENT COMMUNITY CENTER PROGRAMS

- **Rockland day care**
 - Day for infant through pre-k (servicing over 100 families)
 - After school day care office (servicing over 300 families)
- **Rockland youth commission**
 - Youth & sport programming after school/ weekend (servicing over 3,000 participants/year)
 - Tot enrichment program (“Chipmunks” ages 3 – 6)
 - Teen center for grades 6 & up
- **Rockland historical commission**
 - Commission meetings
 - Storage for historical artifacts
- **Community program space**
 - Self Help Inc. (free programming for infant – 6yrs)
 - WIC – Women Infant Children
 - Girl scouts
 - Boy scouts
 - Community meeting / board meeting

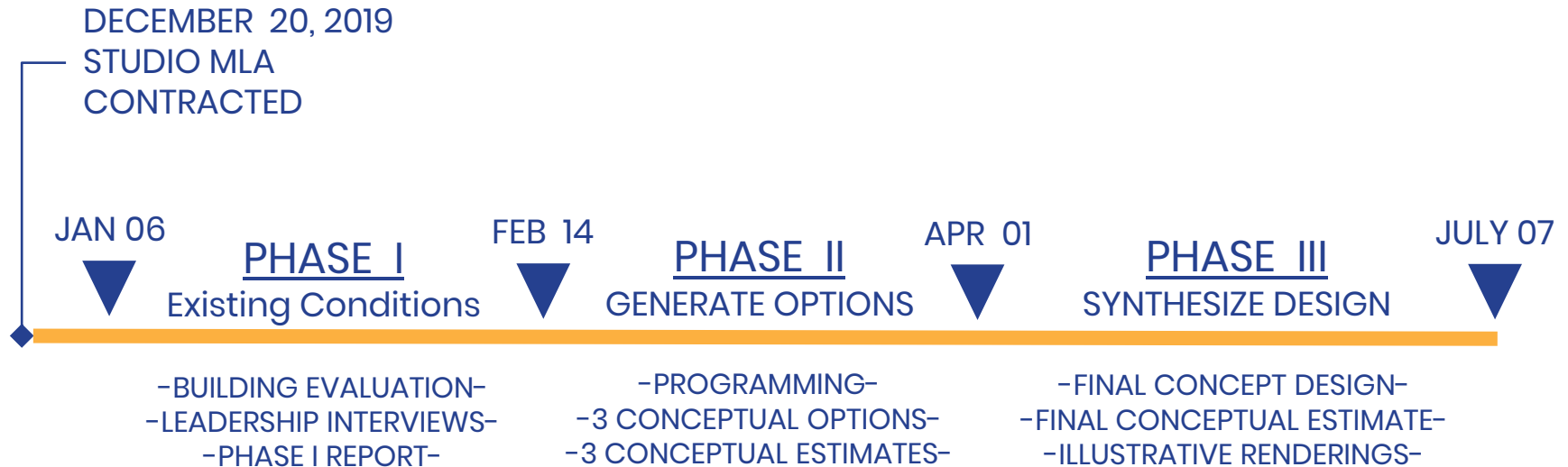


OUR MISSION TO IMPROVE

- Quality of interior & exterior spaces
- Quality & quantity of programs served
- Accessibility & safety of building & site
- Lifespan of a historic town building
- A catalyst in Union Street downtown revival



OUR PROCESS



PHASE I EXISTING CONDITIONS



BUILDING EVALUATION

EXTERIOR

- “Front yard” of the building is unattractive & uninviting to visitors & the public
- Playgrounds need improvement
- Back lot is not organized and separate pedestrian access is not provided for patrons & staff
- Exterior walls, windows, stairs, and roof of building are damaged in many places
- Historically significant features are deteriorating



BUILDING EVALUATION *EXTERIOR*



“Front Yard”



BUILDING EVALUATION *EXTERIOR*



Daycare Playgrounds



Back Lot Access



BUILDING EVALUATION *EXTERIOR*



Exterior Building Damage



BUILDING EVALUATION

INTERIOR

- Interior finishes are worn, damaged and outdated
- Space is not used efficiently creating wasted square footage & redundancy
- Not all spaces are accessible
- Existing elevator is undersized & malfunctioning
- Mechanical, Electrical and Plumbing systems have exceeded their expected useful service life
- 3rd floor is currently unused pending the installation of a new sprinkler system



BUILDING EVALUATION *INTERIOR*



Teen Center



Gymnasium



BUILDING EVALUATION *INTERIOR*



Decommissioned Kitchen/ Storage



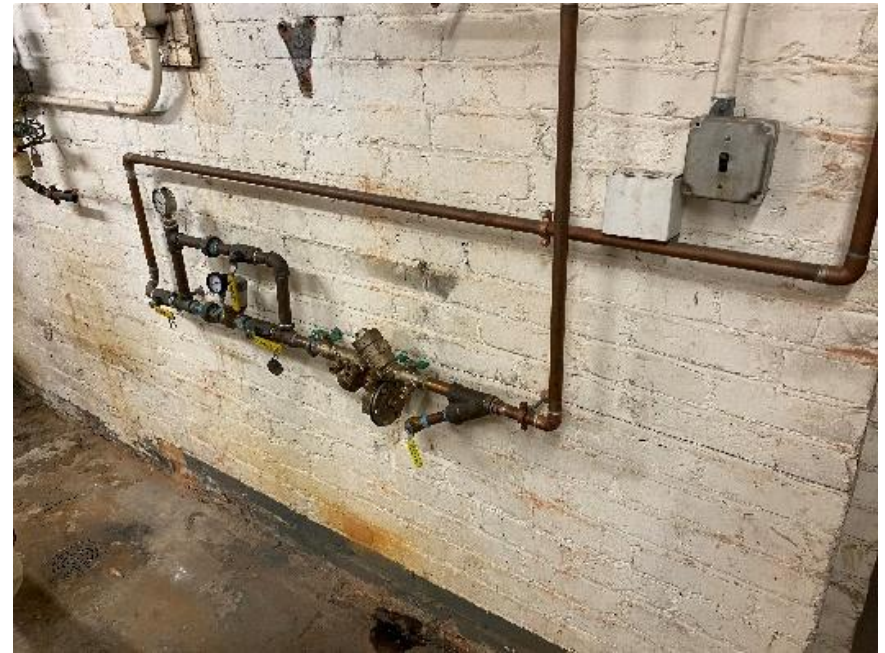
Decommissioned Restroom/ Storage



BUILDING EVALUATION *INTERIOR*



Water Service



Backflow preventer – Boiler Make-up



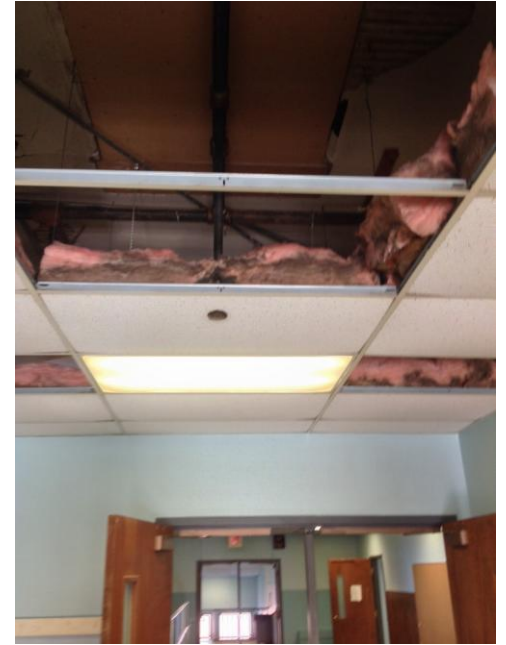
BUILDING EVALUATION *INTERIOR*



Daycare Classroom



Empty 3rd Floor Room



Water Damage Above Ceiling





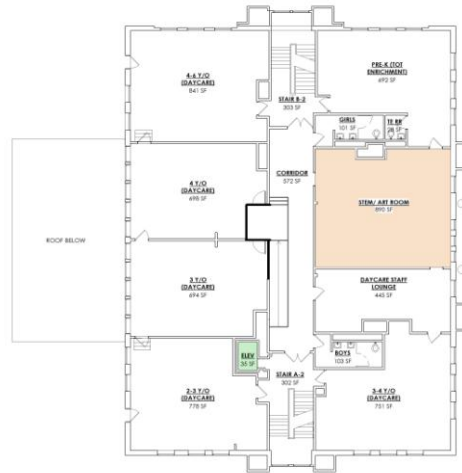
PHASE II GENERATE OPTIONS



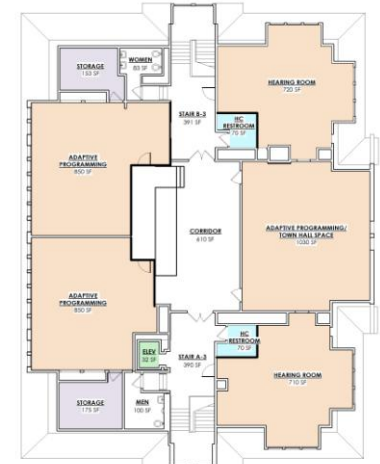
OPTION 2

SUMMARY:

- Utilize existing space in basement to add cafe
- Reconfigure 1st floor admin space to improve security & efficiency
- Maintain classroom sizes & configuration but add Art/ Stem room in vacant classroom
- Convert vacant space on 3rd floor to town hearing rooms and multipurpose program rooms



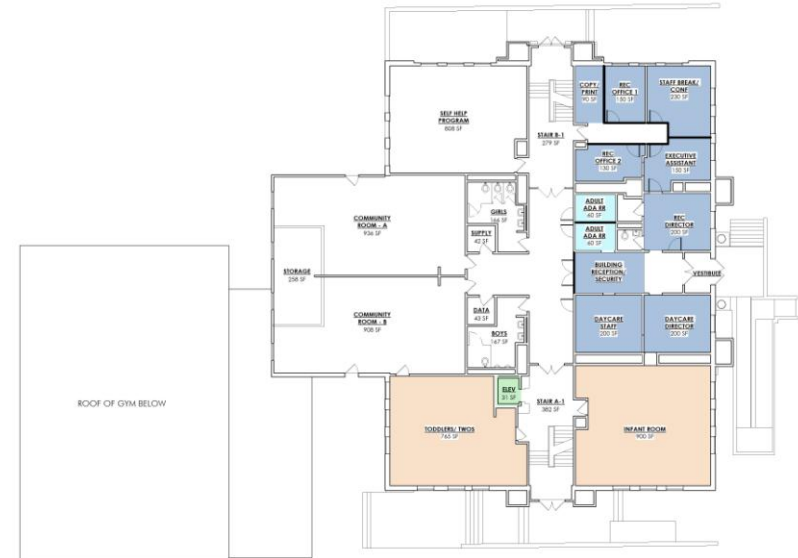
2ND FLOOR



3RD FLOOR



BASEMENT



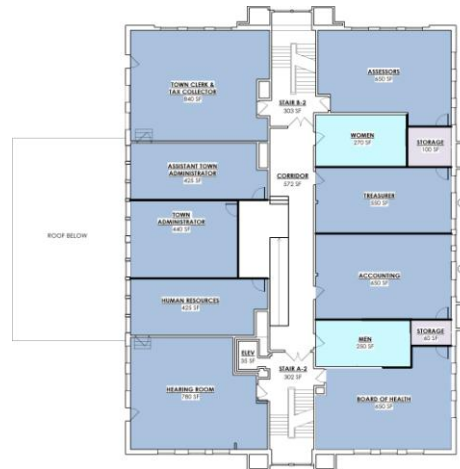
1ST FLOOR



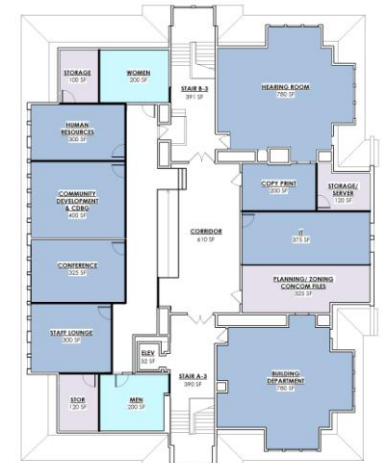
OPTION 3

SUMMARY:

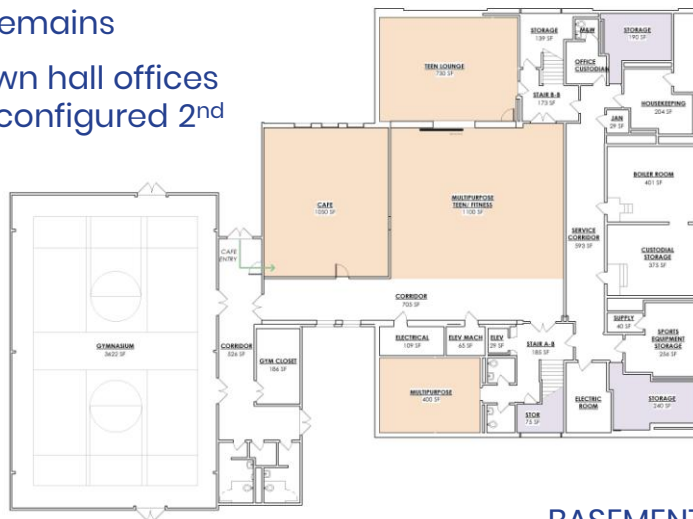
- Utilize existing space in basement to include a cafe, fitness center and teen space
- Reconfigure 1st floor admin space to improve security & efficiency
- Daycare is assumed removed while Tot-Enrichment remains
- Rockland town hall offices move into reconfigured 2nd & 3rd floor



2ND FLOOR



3RD FLOOR



BASEMENT



1ST FLOOR





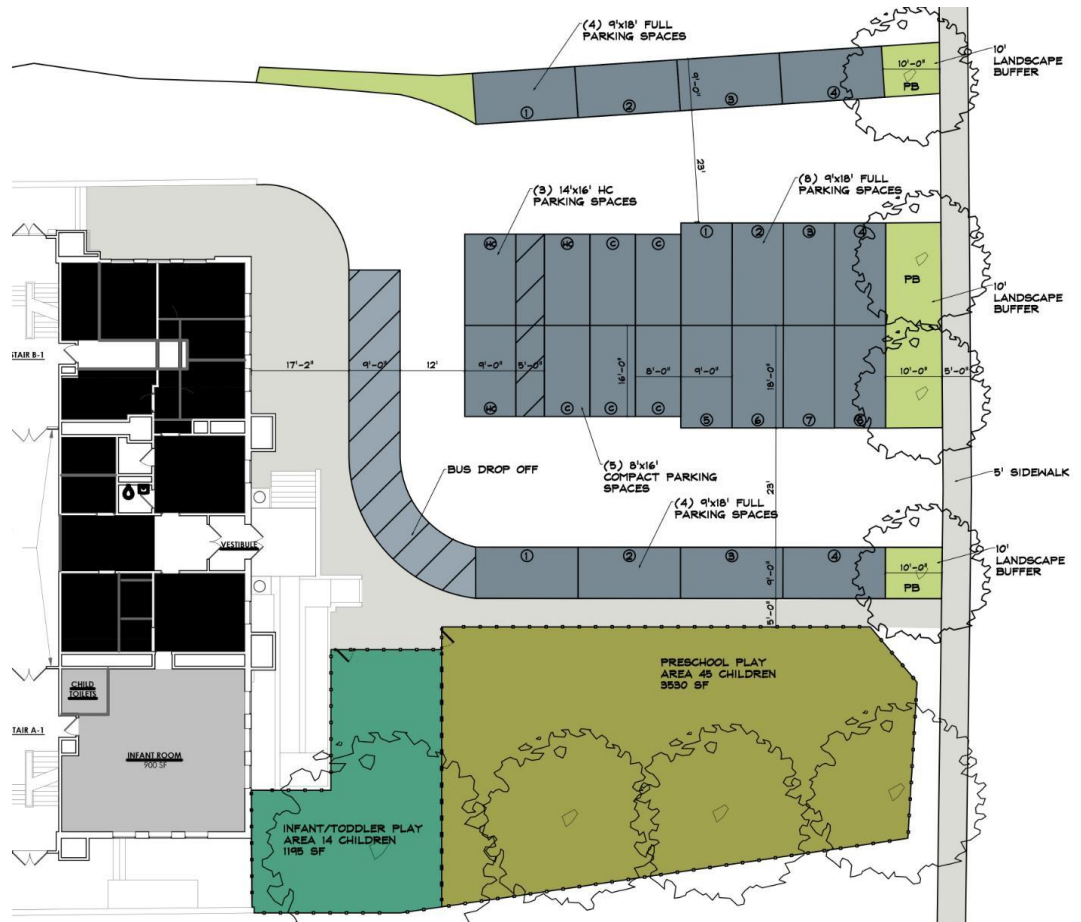
SITE OPTIONS

OPTION 1 SUMMARY:

- Reconfigure front and rear to provide improved auto and pedestrian traffic
- Restripe parking for more efficient use
- Provide public pocket park & improved street engagement
- Improve childcare playgrounds to meet EEC standards

OPTION 2 SUMMARY:

- Reconfigure front only to provide improved auto and pedestrian traffic
- Restripe front parking for more efficient use
- Provide greenery to improve street engagement
- Improve childcare playgrounds to meet EEC standards



OPTION 2



INCLUDED IN ALL OPTIONS...

- Interior finish upgrades
- Building exterior repairs & improvements
- Required upgrades to Mechanical, Electrical, Plumbing & Fire protection
- Accessibility improvements
- Childcare spaces upgraded to meet EEC standards



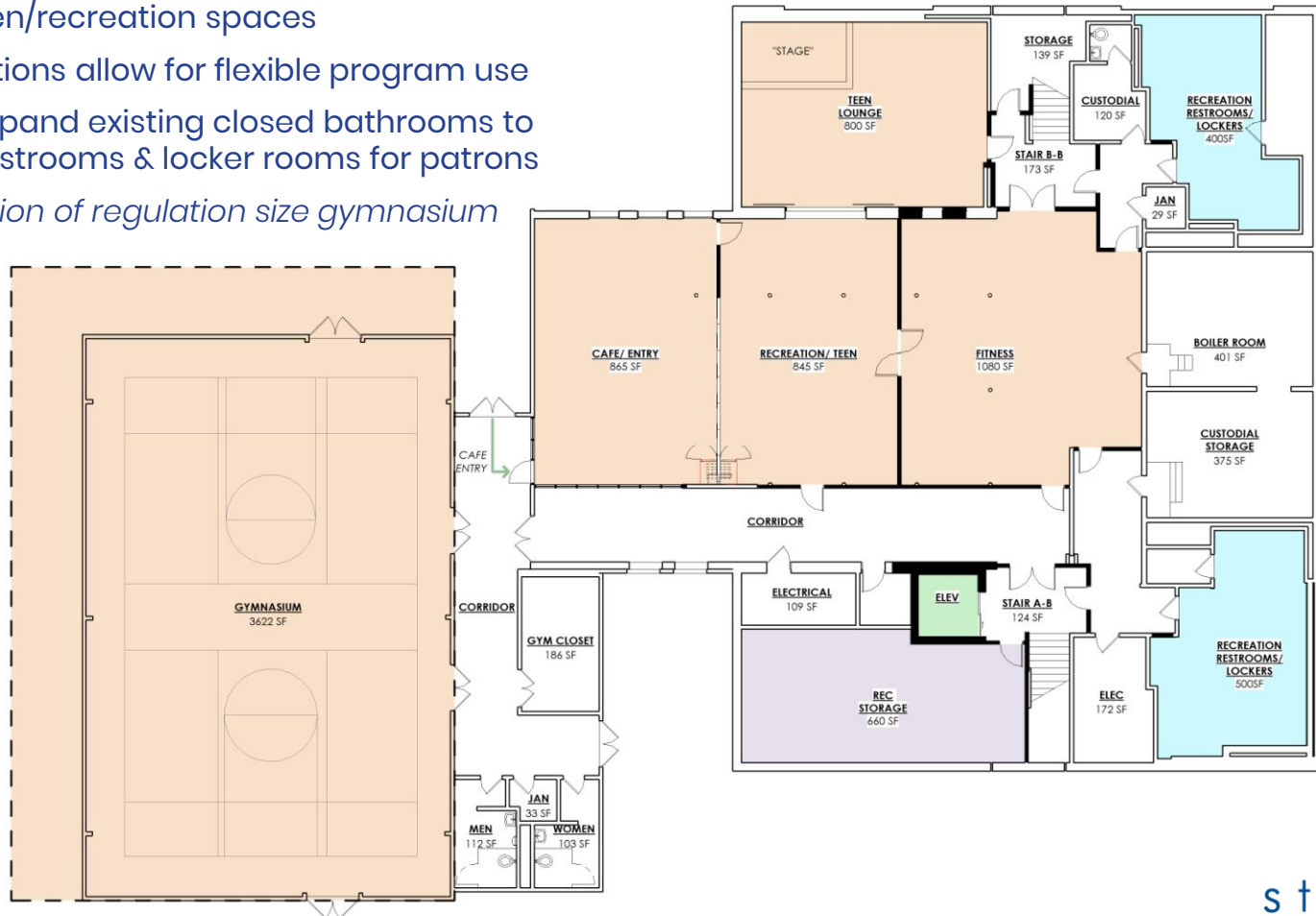
PHASE III SYNTHESIZE DESIGN



PROPOSED BASEMENT PLAN

SUMMARY:

- Reconfigure space to include a cafe, fitness center and shared teen/recreation spaces
- Movable partitions allow for flexible program use
- Renovate & expand existing closed bathrooms to provide new restrooms & locker rooms for patrons
- Optional addition of regulation size gymnasium



TEEN CENTER & CAFE



PROPOSED 1ST FLOOR PLAN

SUMMARY:

- Reconfigure administrative spaces to improve security & efficiency
- Replace foldable partition with new electrically operated and acoustically separated movable partition
- Provide two accessible adult restrooms
- Equip infant/ toddler rooms with dedicated child toilet rooms



PROPOSED 2ND FLOOR PLAN

SUMMARY:

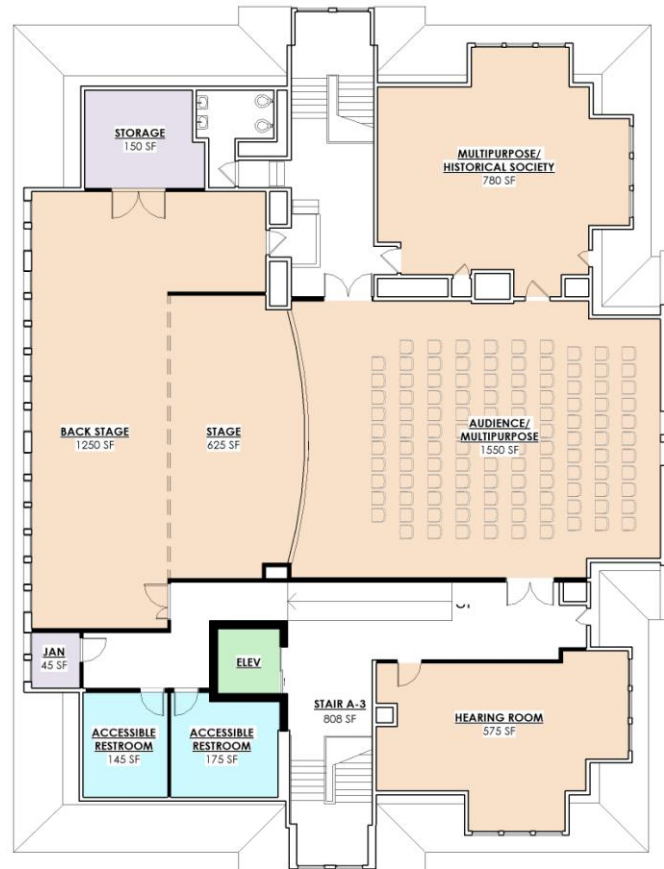
- Utilize existing classroom layout but improve each per EEC standards
- Replace west classroom access with code compliant ramp & stairs
- Expand existing restrooms to accommodate current required number of fixtures
- Convert existing unused classroom into STEM/ Art room to be shared



PROPOSED 3RD FLOOR PLAN

SUMMARY:

- Utilize existing raised portion of floor to create a 21' high stage area with flexible audience zone below
- Reconfigure storage and restrooms to provide new accessible restrooms
- Convert unused classroom space into public hearing room for town use
- Maintain existing Historical Commission space



3RD FLOOR AUDITORIUM



PROPOSED SITE IMPROVEMENTS

- Reconfigure front and rear to provide improved auto and pedestrian traffic
- Improve view along Union St.



- Provide public pocket park & improved street engagement
- Improve childcare playgrounds to meet EEC standards



FINANCIAL CONSIDERATIONS

Construction Estimate (PM&C)	\$ 15,271,482		
<i>Optional Add #1 - Full size gymnasium</i>		<i>\$ 1,297,768</i>	
<i>Optional Add #2 - Rear accessible ramp</i>		<i>\$ 87,997</i>	
10% Construction Contingency	\$ 1,527,148		
Construction Cost	\$ 16,798,630		
15% Design Team Fee	\$ 2,519,795		
6% FF&E	\$ 1,007,918		
4% Owner's Project Manager & Other	\$ 671,945		
Temporary Relocation			
Moving & Storage			
Project Costs SUBTOTAL	\$ 20,998,288		
10% Project Contingency	\$ 2,099,829		
Total Project Costs	\$ 23,098,117	<i>(Options not included)</i>	



POTENTIAL FUNDING MECHANISMS

- Community preservation act
- Community development block grant
- Mass development collaborative workspace program
- Explore public/ private partnerships
- Debt exclusion





QUESTIONS?

studio
MLA
ARCHITECTS



THANK YOU