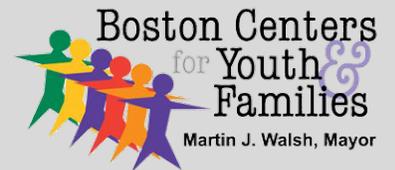




North End Community Center Study



Community Meeting #3
October 17, 2018



Agenda - Meeting 3

1. Update on the Process
2. Goals & Objectives
3. What We Heard
4. Program Recommendations
5. Site Studies
6. Discussion



Process Update

- ✓ Programming
 - ✓ Existing Conditions Analysis
 - ✓ Potential Sites
 - ✓ Concept Layouts
- Recommendations



Goals & Objectives

More Space

- The current building is “bursting at the seams.”
- Provide adequate space, equipment and support for popular activities

More Users

- Provide a universally accessible facility
- Continue to welcome core users while inviting in more teens, adults and new community members

What We Heard



What We Heard

- ✓ CAC# 1 - October 16, 2017
- ✓ CAC# 2 - December 13, 2017
- ✓ Digital Survey Results



CAC# 1 - October 16, 2017

Agenda

Introduction to the Process

Goals & Objectives

Existing Programs & Data

Proposed Programs

Interactive Workshop

Discussion



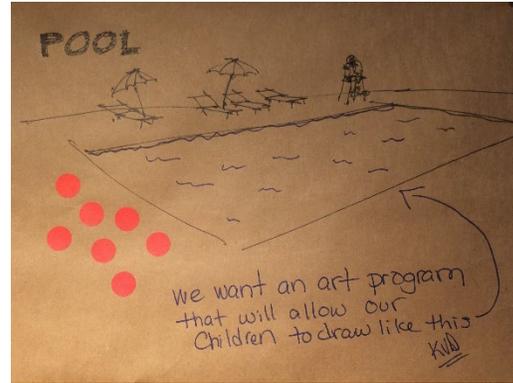
CAC# 1 - What We Heard

Nazzaro Center Pros

- Central Location
- History & Charm

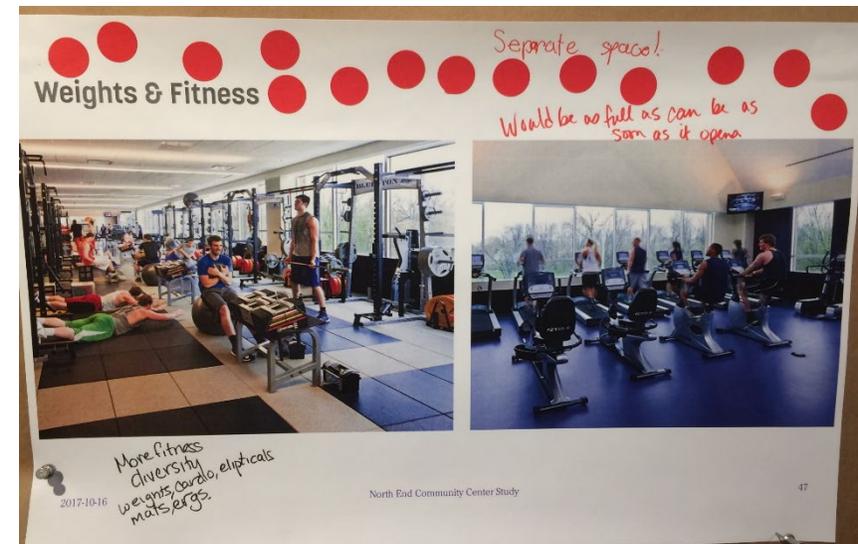
Nazzaro Center Cons

- All spaces are too small!
- Parking & Access
- Space is tired



Main Take-Aways

- Waiting list for programs
- The North End has no YMCA or Boys & Girls Club
- Enormous demand for the gym
- Seniors & Teens need dedicated space
- Indoor Pool would be great
- Weight Room too small
- Not enough storage



CAC# 2 - December 13, 2017

Agenda

Update on the Process

Goals & Objectives

What we Heard (CAC #1)

Program Recommendations

Discussion

Digital Survey



CAC# 2 - What We Heard (General Space)

Multi-Purpose Room Suggestions:

- 75-100 people for dinners, community meetings
- Subdivide into 1,000 sf spaces
- Portable stage structure for performances

Emphasize Flexibility

- vary sizes for flexibility

Kitchen

- Centrally Located / Easy to access
- Adjacent to senior/adult room & multi-purpose rm.
- Open, yet capable of being closed off

Family Facilities

- Include an area for nursing.
- Provide family/unisex bathrooms



CAC# 2- What We Heard (Education)

Kids Rooms Need More Storage for Coats and Bags

Child Care licensing:

- EEC licensing for programs serving ages 6-12
- More classrooms and capacity desired
- Site council would have to hire more staff to expand

Teen Drop-In Program

- dedicated space important



CAC# 2 - What We Heard (Sports & Recreation)

Recreation:

Basketball Court

- MIAA Regulation Size Court Desired
- Seating for 112 spectators on one side of court
- Adjustable height for hoops is desired.

Arts & Crafts

- Dedicated room with sink preferred

Don't enclose the Mirabella pool!



What We Heard - Digital Survey Results - October 16 - January 5

A Day in the Life of the North End

Welcome to A Day in the Life of the North End, a tool for telling us how the community center fits into your life, and how a new or renovated building could better meet the community's needs. This survey consists of two parts: an interactive map for weekdays and weekends, and a short text-based survey. Please complete this survey in one session, which should take less than 15 minutes.

What is A Day in the Life of the North End?

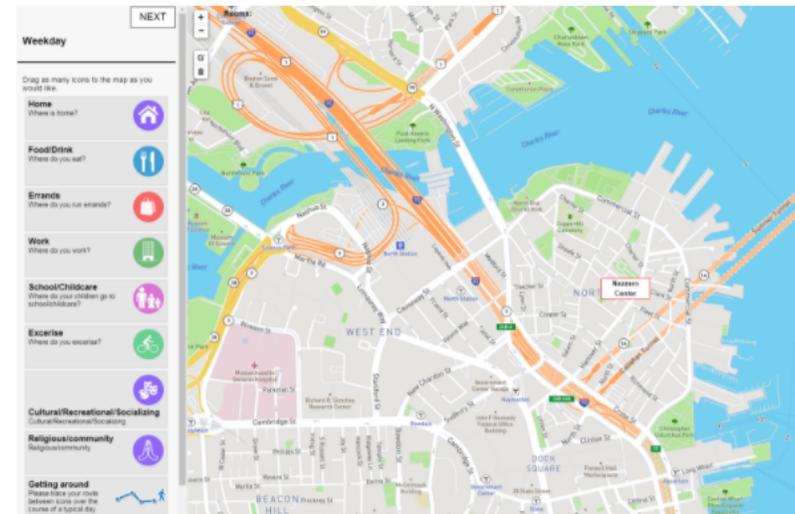
This survey seeks to engage the public in the study of possibilities for the Nazario Center by sharing your personal experiences. A Day in the Life is a tool that takes your experience of the neighborhood – your daily routine, how you get around, how you would like to use community facilities and programs – and uses them to discover what works and what does not work.

How will my data be used?

Your responses to the survey are anonymous, and analysis of the data will maintain your privacy. Data will be compiled so that no individual user's information can be singled out.

How does it work?

The survey includes two parts: Part 1, an interactive mapping survey; and Part 2, a text survey. The entire survey should take approximately 15-20 minutes to complete.



Take the survey

<http://mycampus.sasaki.com/northend/index.html>

What We Heard - Digital Survey Results - Demographics

123 Responses

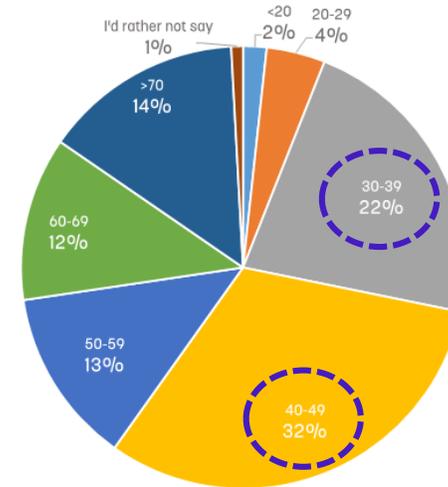
Range of Ages: 20 - 60

Majority: Ages 30 - 49

Publicized:

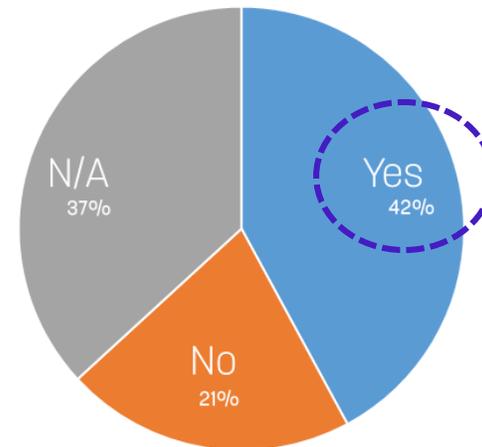
- Nazzero Center
- Community Meetings
- Neighborhood Email
- Facebook

7. What is your age range?



Parents ?!

8. Do your children/ grandchildren use the center?



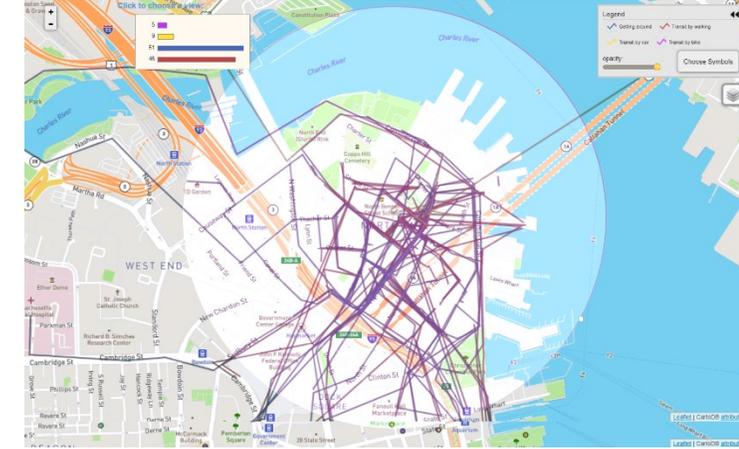
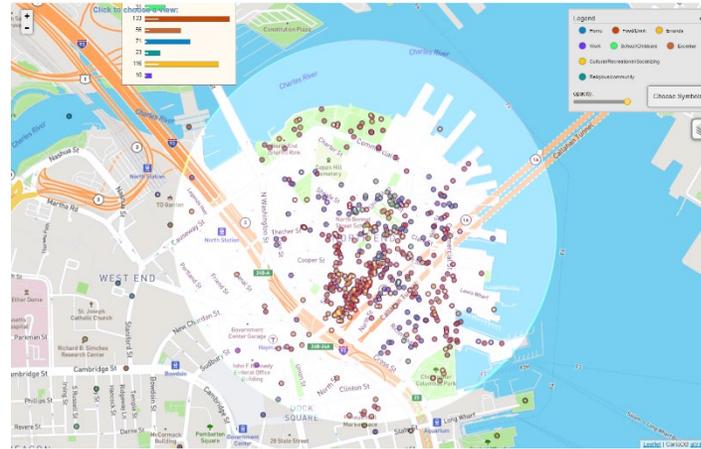
Digital Survey - Day in the Life

- More Activity During the Weekday
- Concentration in Neighborhood Core
- Mostly Walking

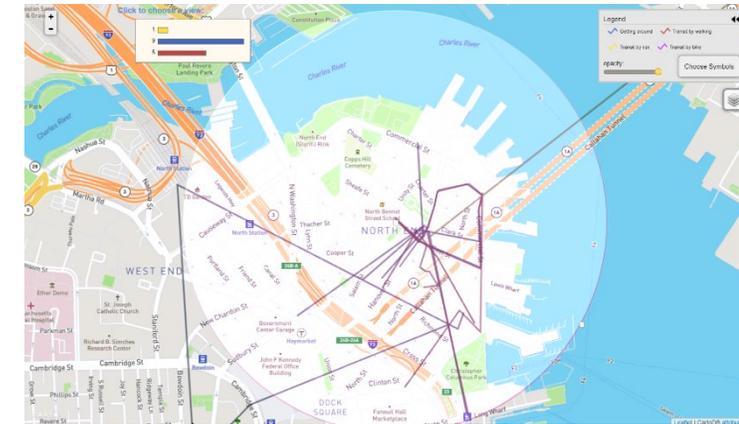
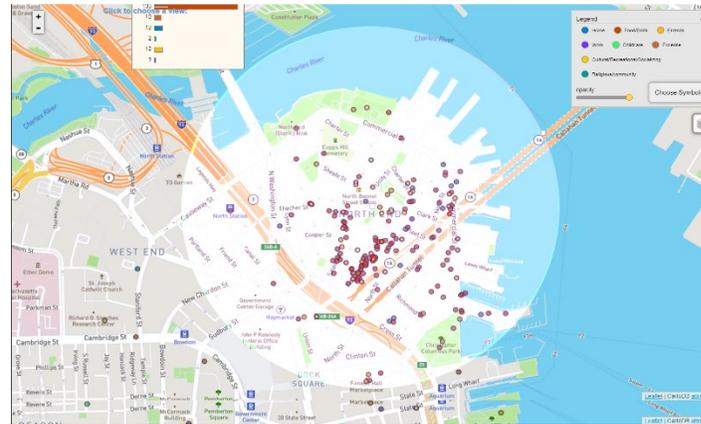
Activity

Routes

Weekday



Weekend



What We Heard – Who’s Not Using the Nazzaro & Why?

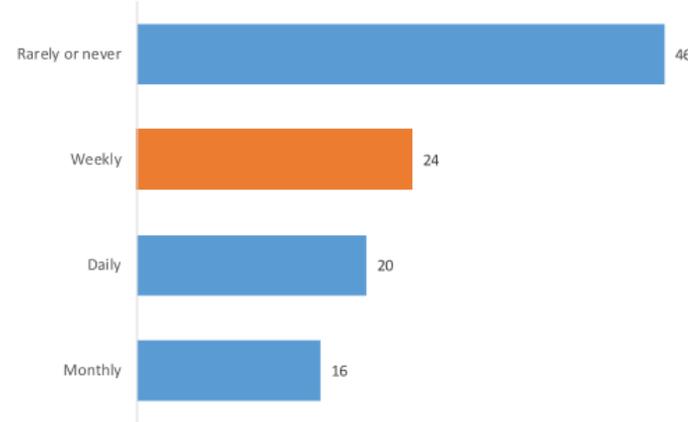
46% Rarely or Never use Nazzaro Center

38% Don’t know about Programs @ Nazzaro

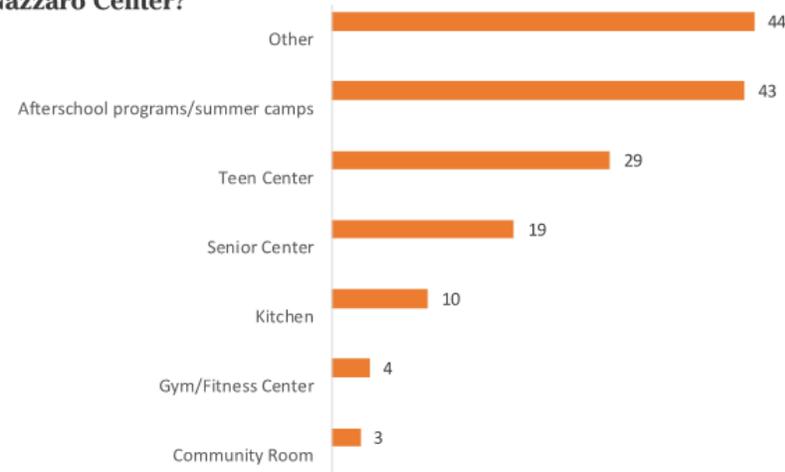
Why Don’t you Use Nazzaro?

- “Waitlist”
- “Quality of Facility”
- “Didn’t Know there was Fitness / Yoga”

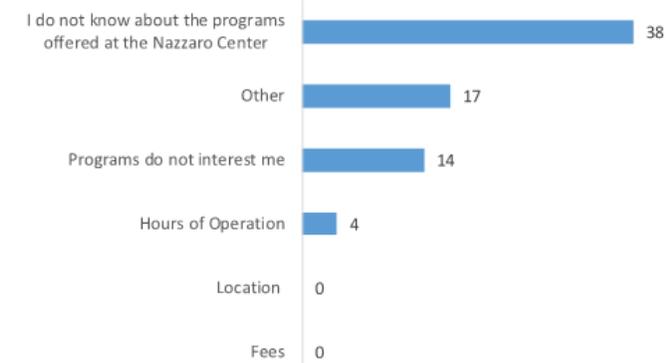
1. Do you use the existing Nazzaro Center? How often?



2. What do you do at the Nazzaro Center?



3. If you don’t use the existing Nazzaro Center, why not?



What We Heard – Desired Programs

Top 3:

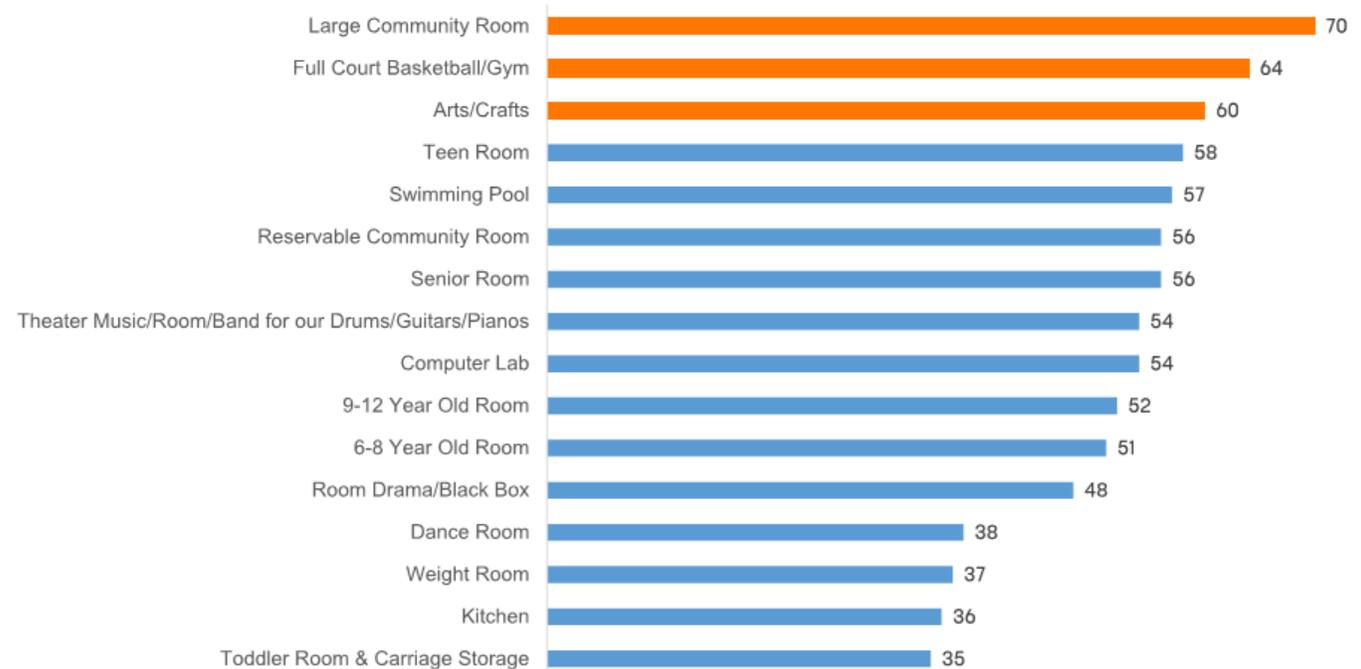
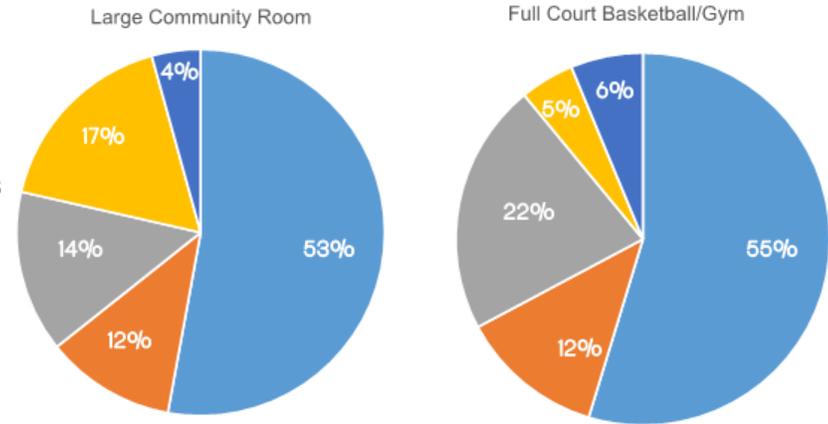
- Community Room
- Basketball Court
- Arts & Crafts

Popular:

- Teens
- Swimming
- Senior Room
- Performing Arts
- Computer Lab
- Children’s Programs

11. Program prioritization

(Respondents had a “budget” of 30 votes to allocate to various program options)



Program Recommendations



Program - "Minimum-Recommended"

"Right Size" Existing Programs:

- Regulation MIAA Basketball Court
- Weights/Cardio
- Multi-Purp Rm
- Adult Room

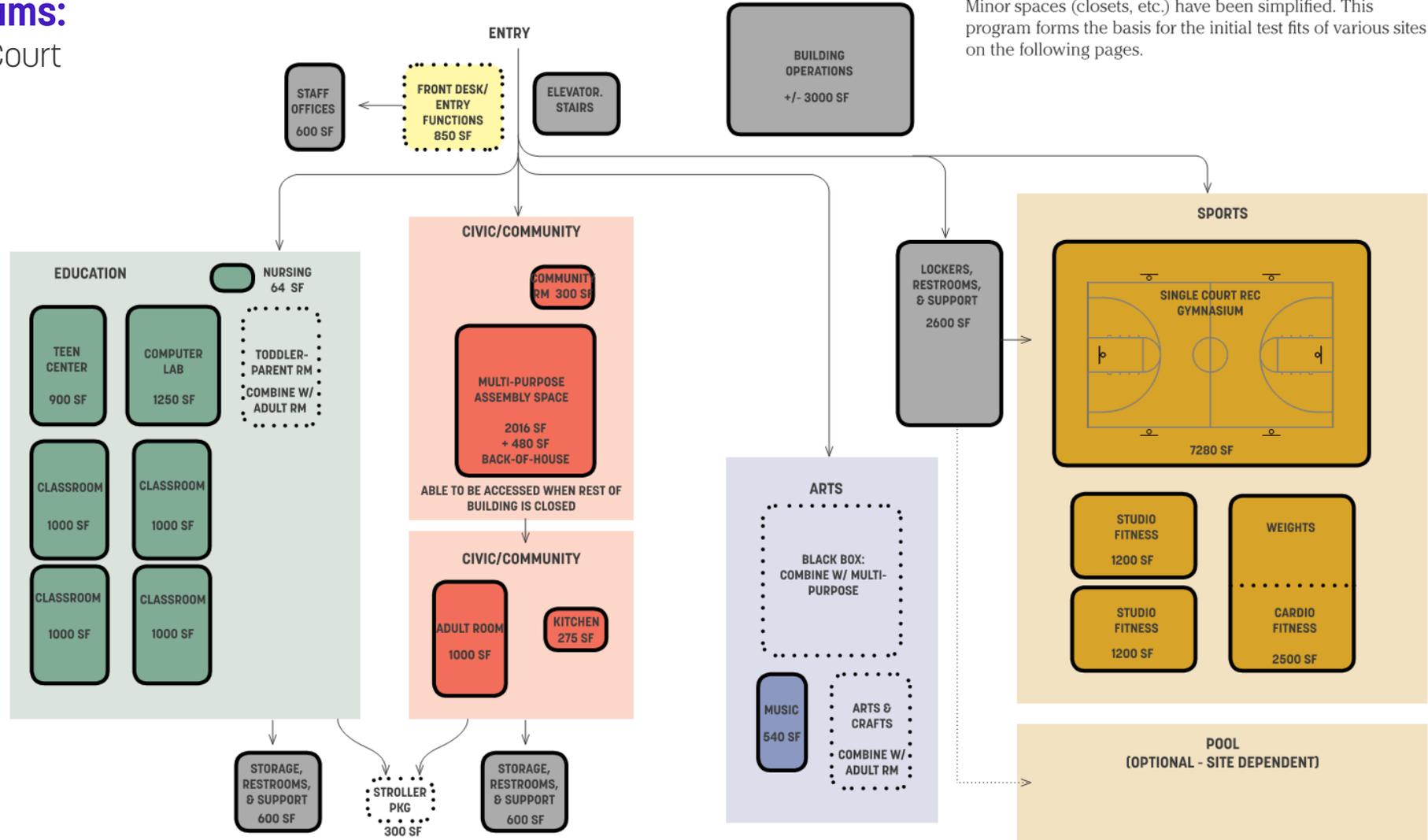
New Programs:

- Studio Fitness
- Music
- Community Room
- Computer Lab
- Classrooms

Total Area:

- 41,000 GSF

(existing Nazzaro = 20,500 GSF)



This diagram represents the major recommended program spaces organized by zone and recommended adjacency. Minor spaces (closets, etc.) have been simplified. This program forms the basis for the initial test fits of various sites on the following pages.

Program - "Ideal-Recommended"

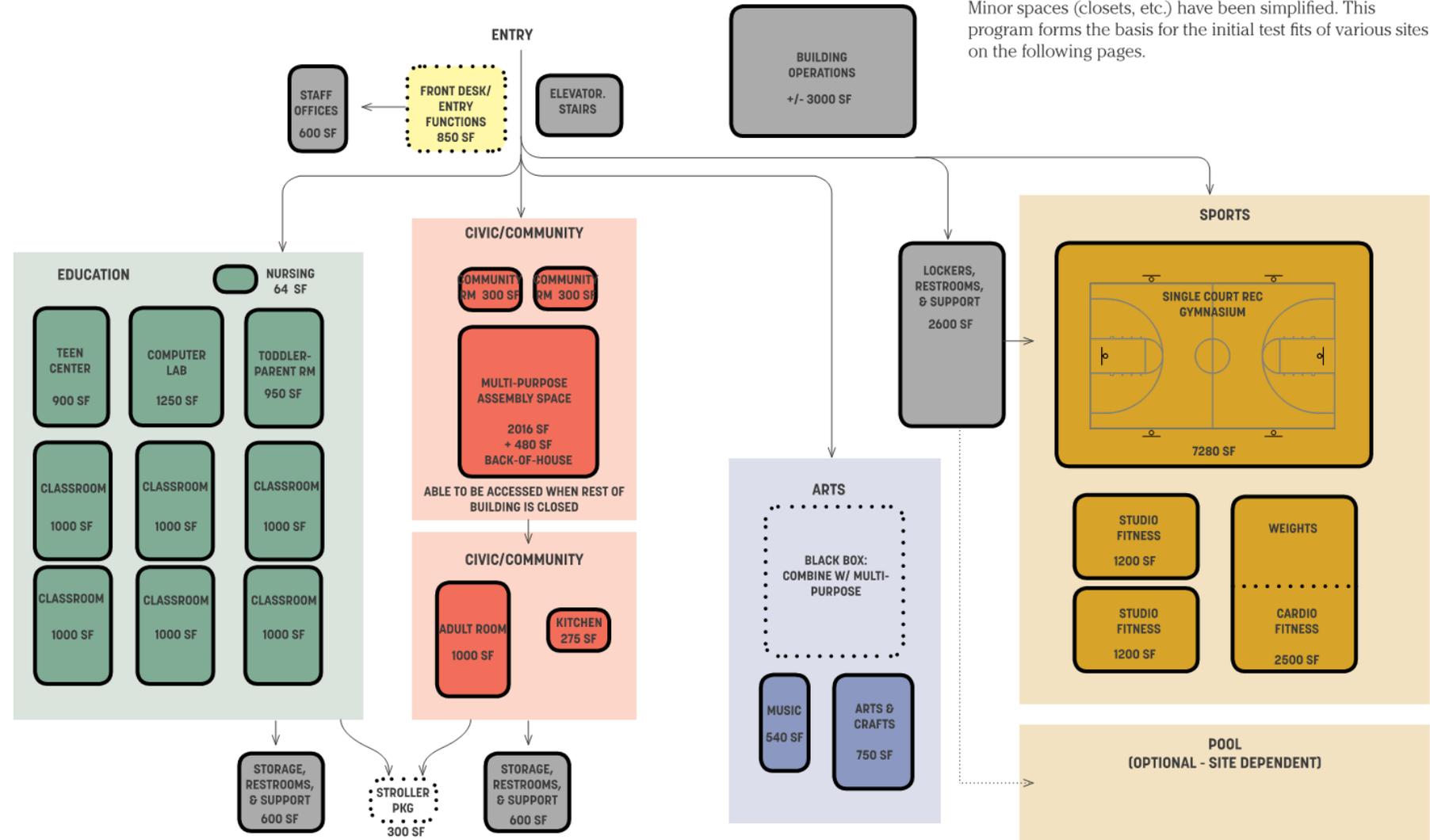
Recommendations

Add:

- 2 Classrooms
- Toddler / Parent Room
- Arts / Crafts

Total Area:

- 50,000 GSF (+1500 NSF)



This diagram represents the major recommended program spaces organized by zone and recommended adjacency. Minor spaces (closets, etc.) have been simplified. This program forms the basis for the initial test fits of various sites on the following pages.

Site Studies



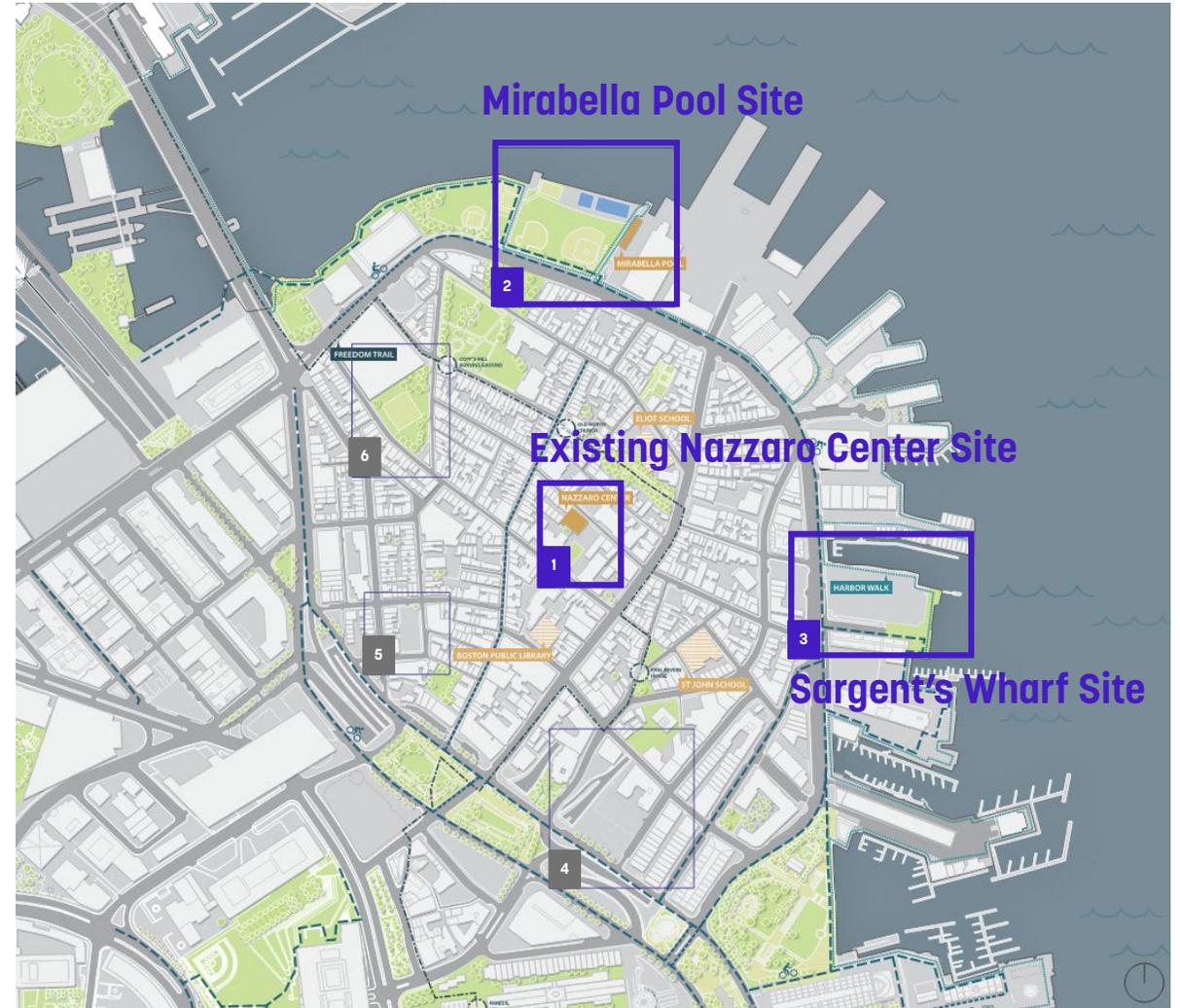
A range of 6 Sites were Explored – 3 Chosen for Pricing

Considerations

- Location
- Access
- Availability
- Zoning
- Ownership

Sites:

1. Existing Nazzaro Center
2. Mirabella Pool House
3. Sargent's Wharf Site
4. Fulton Street
5. Cooper Street Site
6. DeFilippo Playground Site



1. Nazzaro Center Site

2 City-Owned Parcels

- Existing Building
- Polcari Playground

Options Explored

- 2 Renovation Options
- Replacement Option



Nazzaro Option 1 – Renovate Existing

Major Moves:

Renovate second floor, reconfigure gym level to use space more efficiently

Proposed building area:

Approx. 20,500 GSF

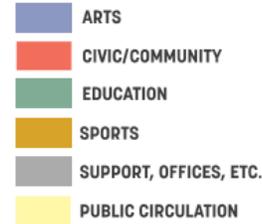
Pros:

- Retain Existing Building
- Central Location
- More efficiency

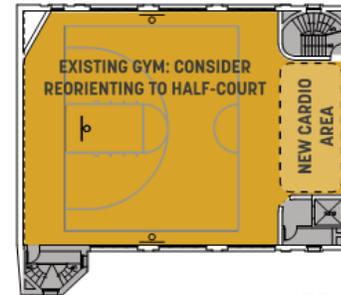
Cons:

- 20,500 GSF under “Minimum Recommended”
- Basketball court remains too small
- Insufficient Educational Programs
- No Independent assembly space
- Close Facility During Renovation

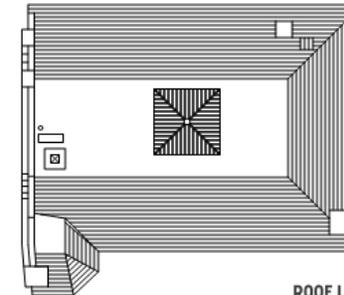
Not Recommended for Pricing



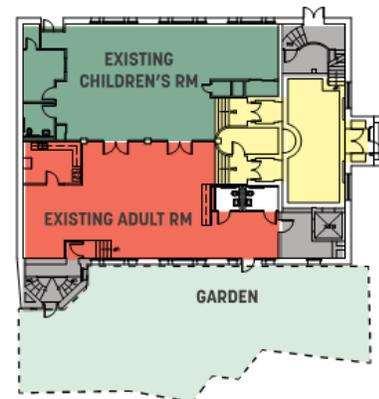
SECTION/ELEVATION



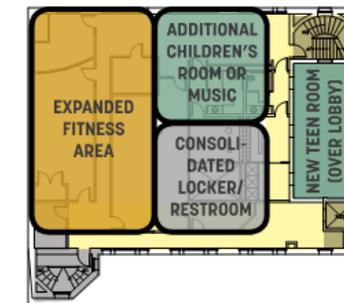
LEVEL 3



ROOF LEVEL



LEVEL 1



LEVEL 2

Nazzaro Option 1 – Add 4th Story

Major Moves:

Add a fourth story to accommodate additional youth program space; reconfigure second floor for efficiency.

Proposed building area:

Approx. 27,300 GSF

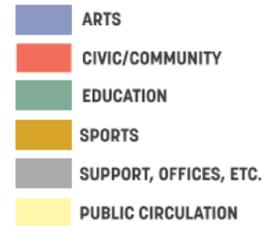
Pros:

- Retain existing building
- Recommended educational spaces provided

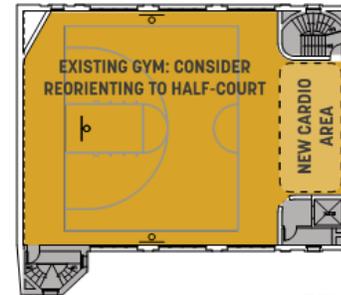
Cons:

- 13,700 GSF under “Minimum Recommended”
- Basketball court remains too small
- No Independent assembly space
- Close Facility During Renovation
- Feasibility depends on existing building’s structural capacity

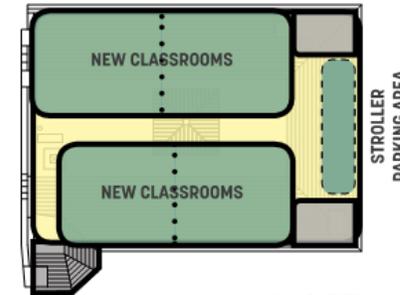
Not Recommended for Pricing



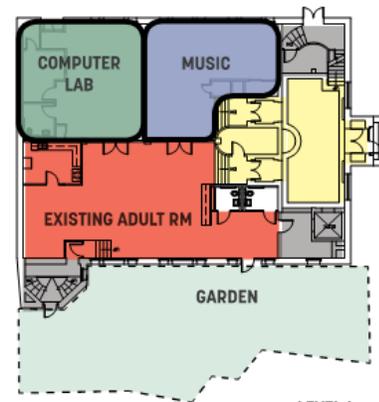
SECTION/ELEVATION



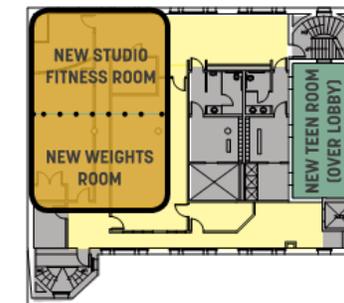
LEVEL 3



ROOF LEVEL



LEVEL 1



LEVEL 2

Nazzaro Option 1 – New Building

Major Moves:

Replace with New Building

Proposed building area:

Approx. 35,150 GSF; 4 stories

Pros:

- Retain existing site / central location
- Includes civic, educational & arts spaces
- Right-sized Gym and 1 Fitness provided

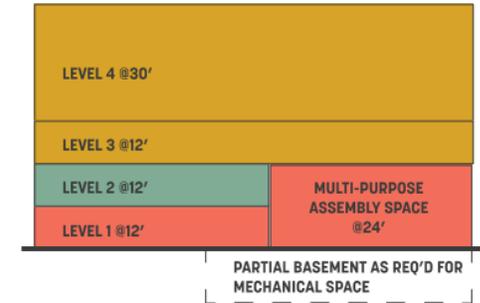
Cons:

- 5,800 GSF under “Minimum Recommended”
- Basketball court remains too small
- Existing Building Demolished
- Lose Parking / Drop Off
- Impact Polcari Park
- Subject to Article 97
(legislative approval required)

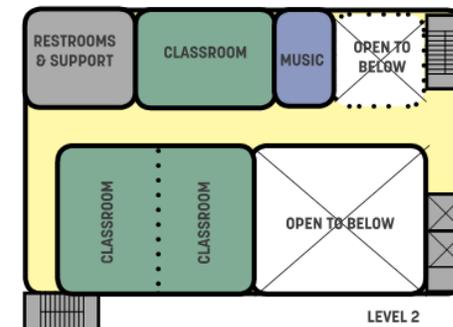
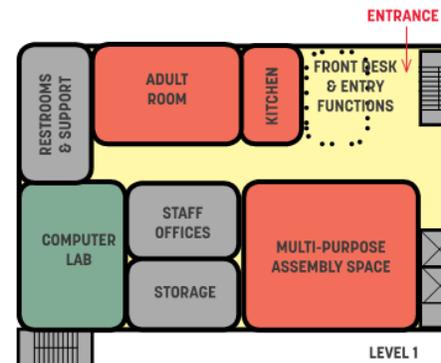
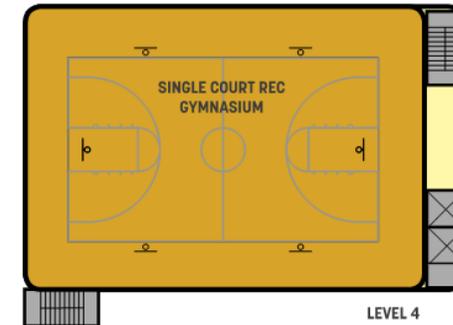
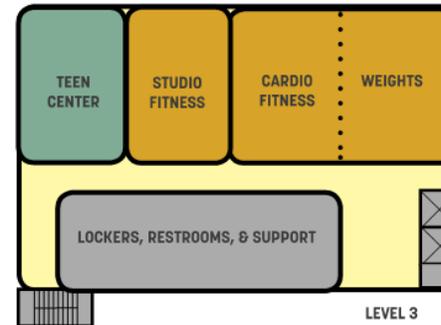
Not Recommended for Pricing



SITE PLAN



CONCEPT SECTION



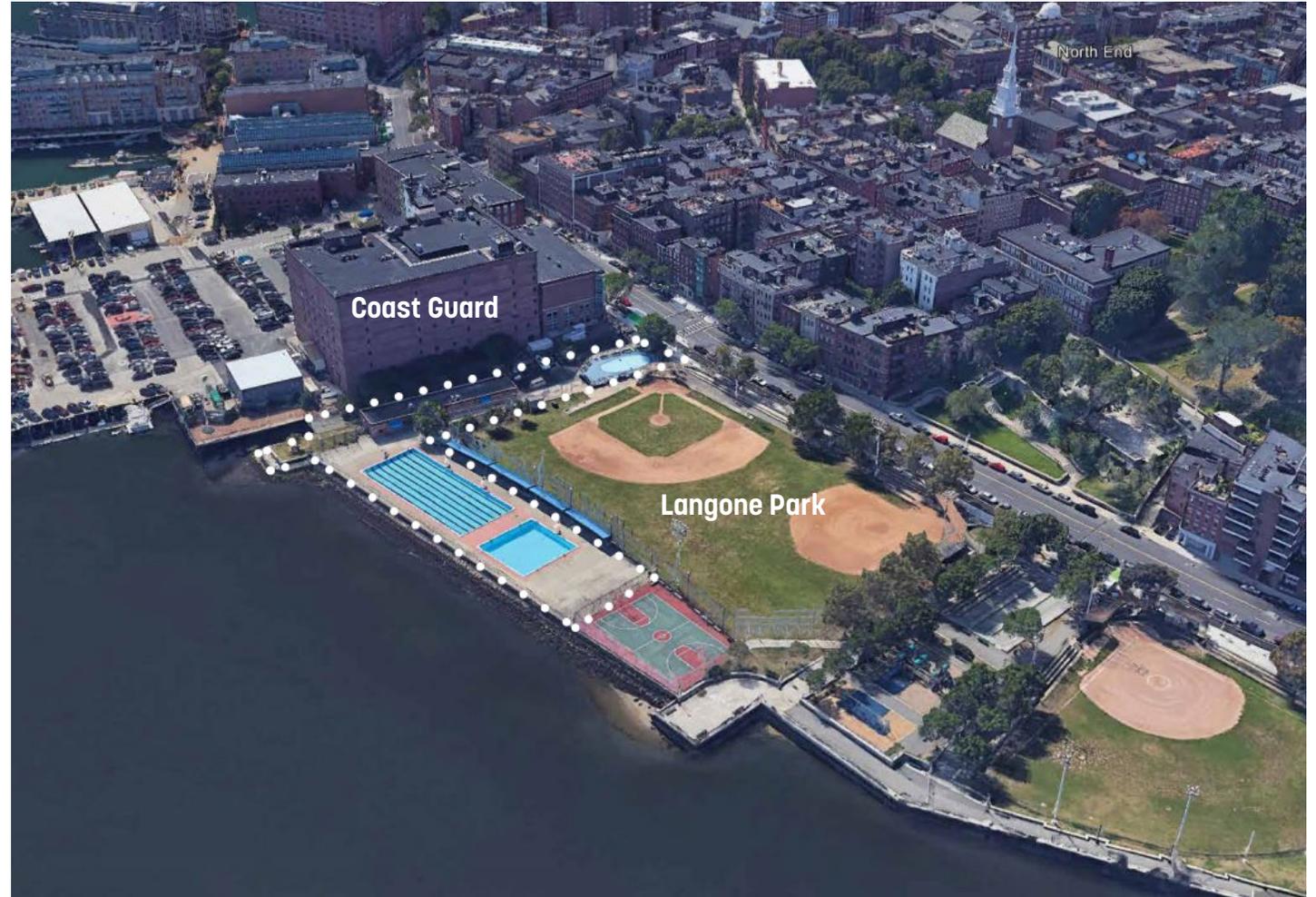
2. Mirabella Pool Site

2 City-Owned Parcels

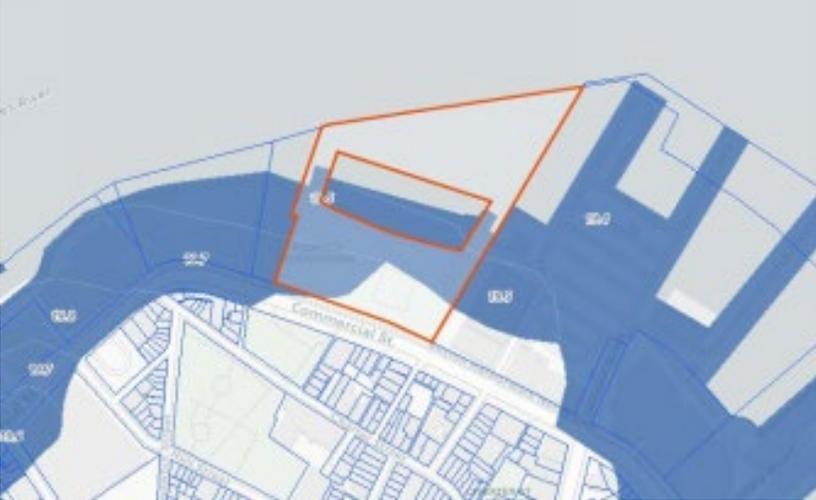
- Existing Mirabella Site
- Langone Park

Explored

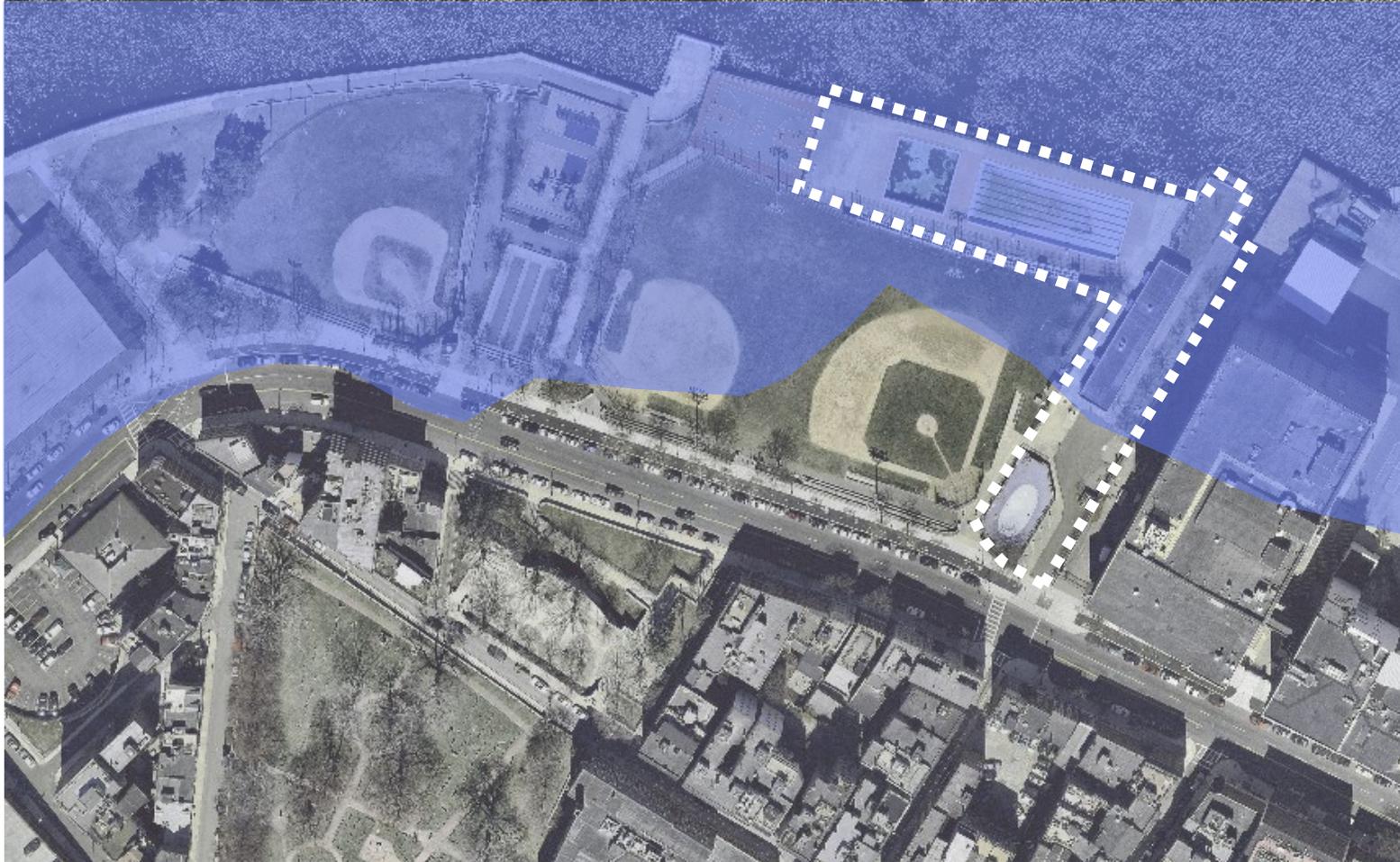
- 1 Option that replaces the existing pool house and relocates the children's splash pad to pool area.



Mirabella Existing Site Plan - BPDA SLR



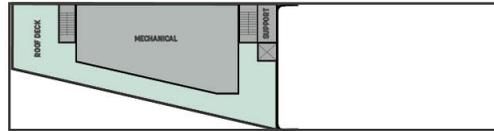
BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA)



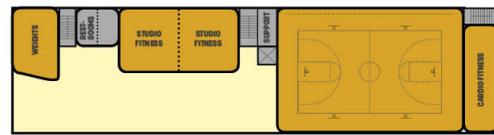
Critical infrastructure must be 24" above Base Flood Elevation; all other elements min 12" above

Mirabella Site Plans

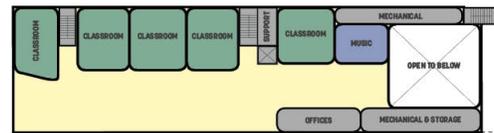
- ARTS
- SPORTS
- CIVIC/COMMUNITY
- SUPPORT, OFFICES, ETC.
- EDUCATION
- PUBLIC CIRCULATION



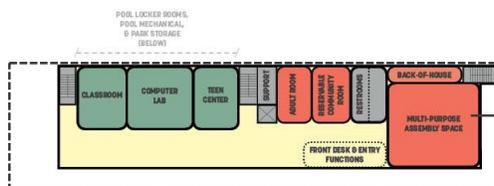
Roof



3rd Floor



2nd Floor

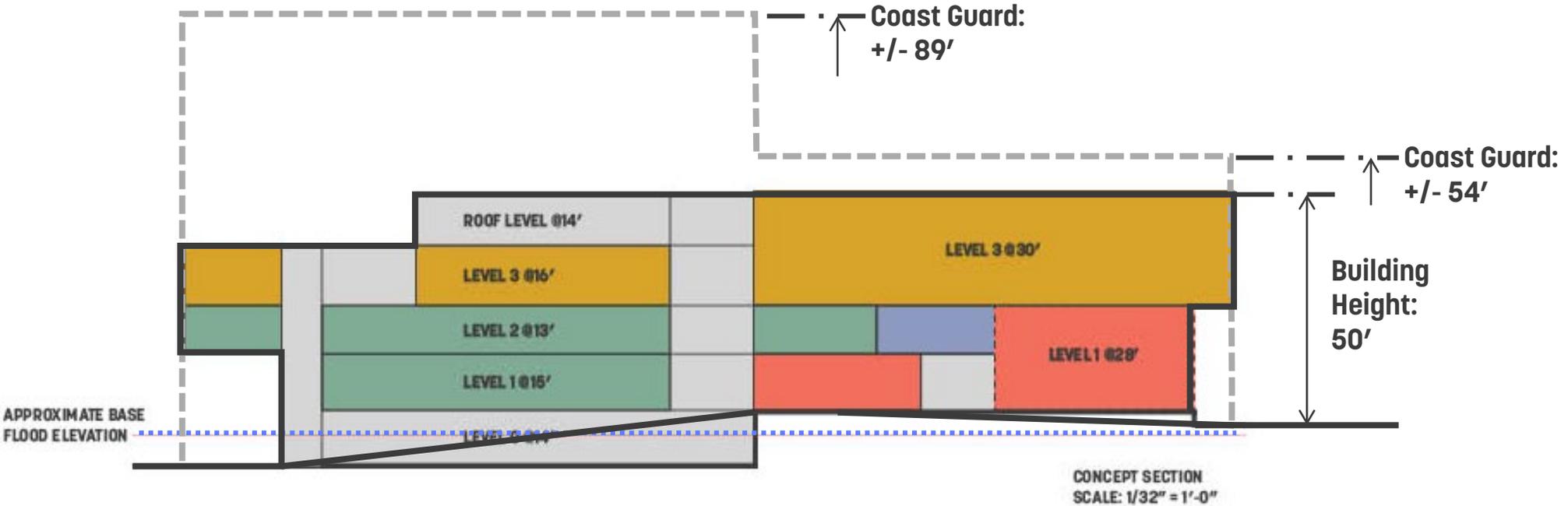


1st Floor



Site Plan

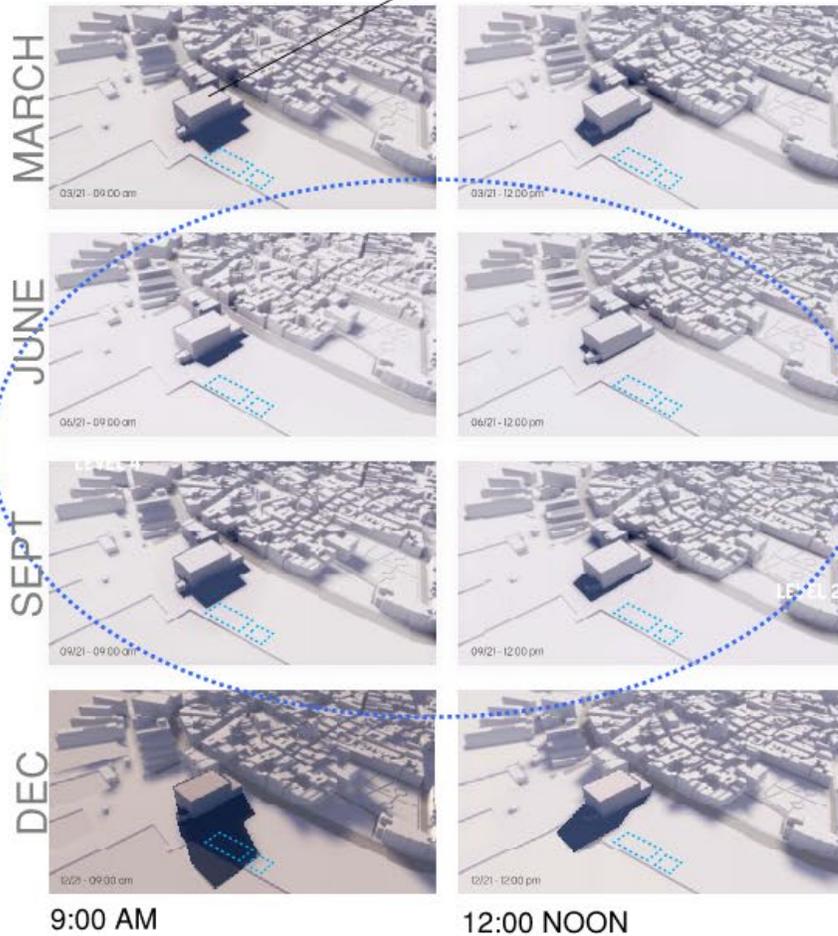
Mirabella Site - Shadow Studies



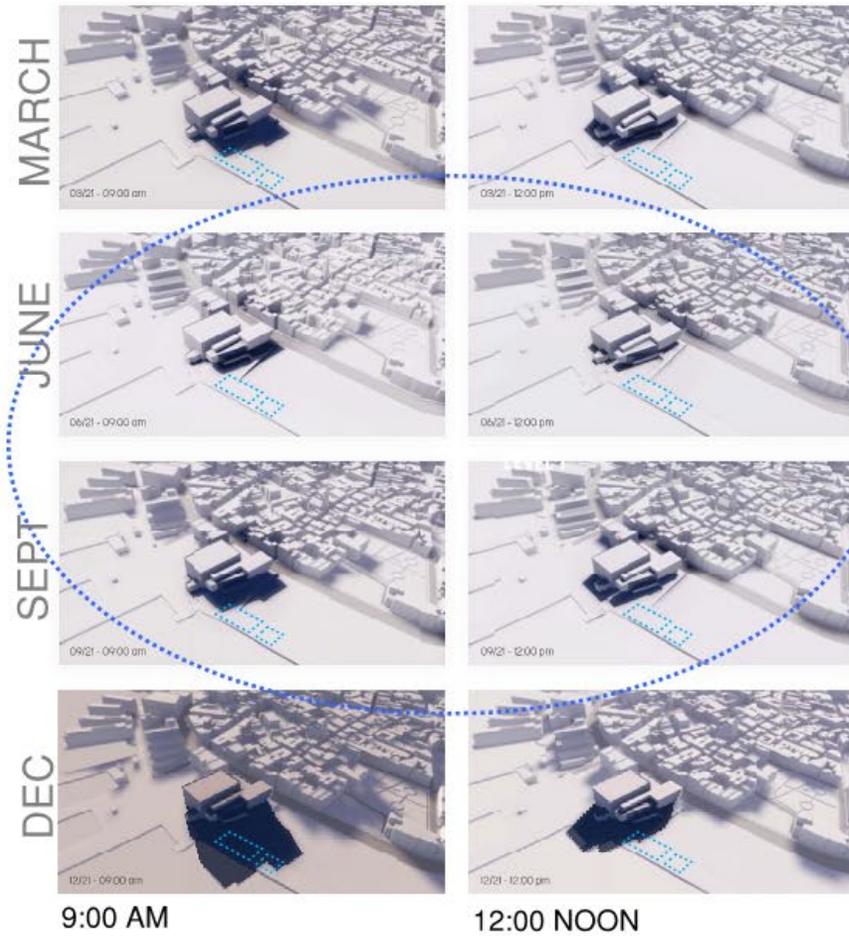
Mirabella Site - Shadow Studies

1 MIRABELLA SITE

Coast Guard Building



The Shadow study shows that the existing building, massing and orientation is impacting the Pool area Sun exposure in the Winter Season during 9 am - 12 pm.



The proposed building shadows are not significantly increased during most of the time throughout the year.

The Swimming Pool Area is still fully exposed to the sun anytime of the year after 12 pm.

EXISTING CONDITIONS

PROPOSED MASSING

Mirabella Site - Pros & Cons

Major Moves:

Relocate North End Community Center to be with Mirabella Pool and Langone Park

Proposed building area:

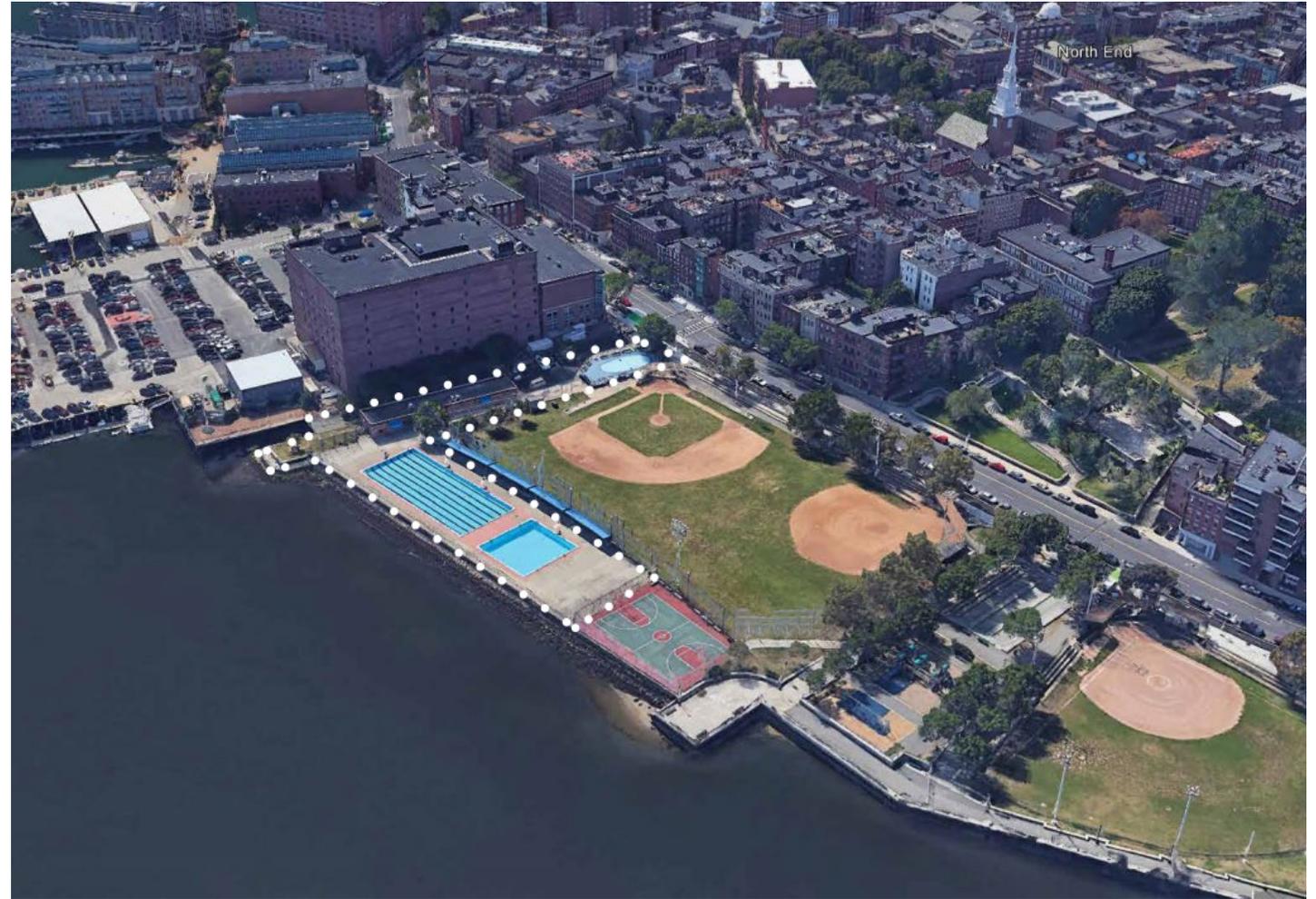
Approx. 54,375 GSF; 4 stories

Pros:

- Synergy with Pool and Park
- Prominent Site w/ Great Views
- Great Access
- Meets Recommended Program

Cons:

- Park Site is subject to Article 97 (legislative approval may be necessary)
- Partially in Flood Hazard Area
- Peripheral to Neighborhood Core



3. Sargent's Wharf Site

1 BPDA-Owned Parcel

- Existing Parking Lot
- Waterfront Site on Commercial St.
- North End Waterfront Sub-district

Explored

- 1 Option with side-by-side mixed-use development



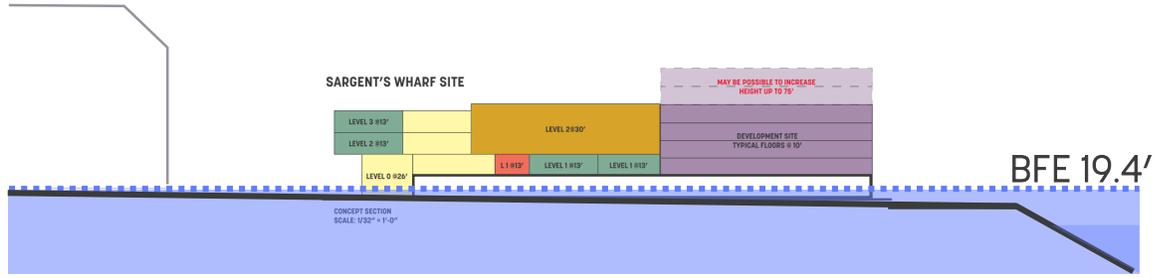
Sargent's Wharf Site



BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA)



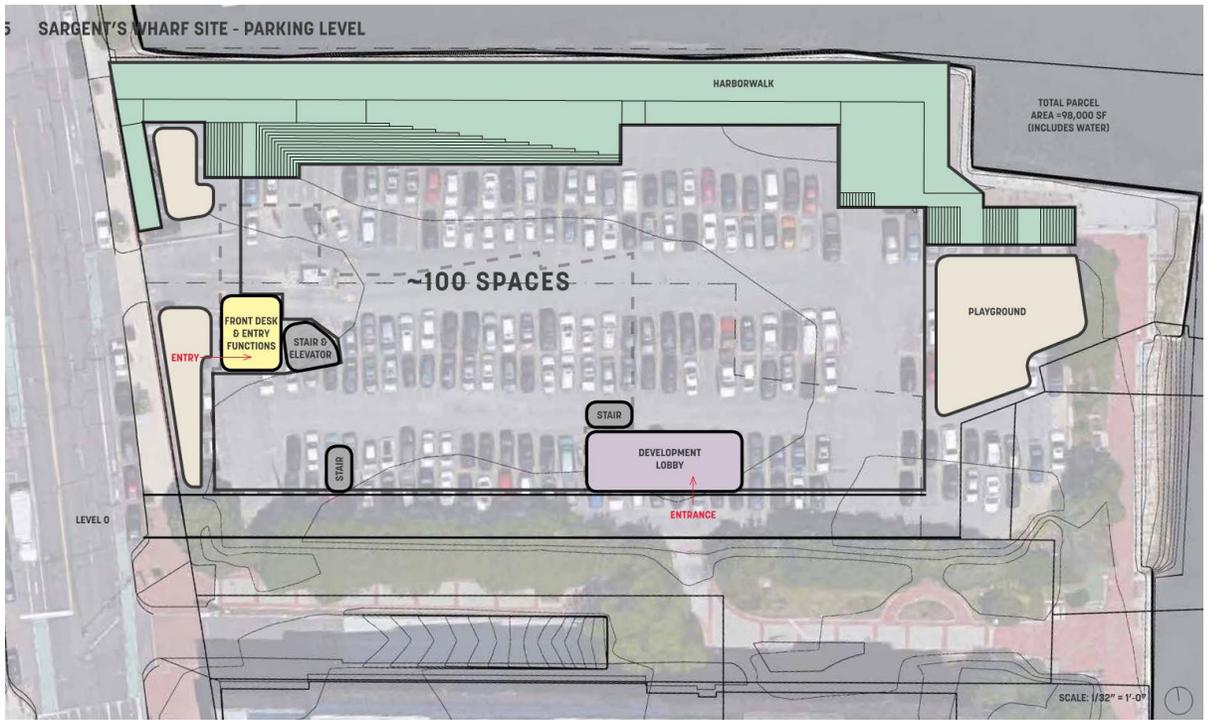
Critical infrastructure must be 24" above Base Flood Elevation; all other elements min 12" above



Sargent's Wharf Site



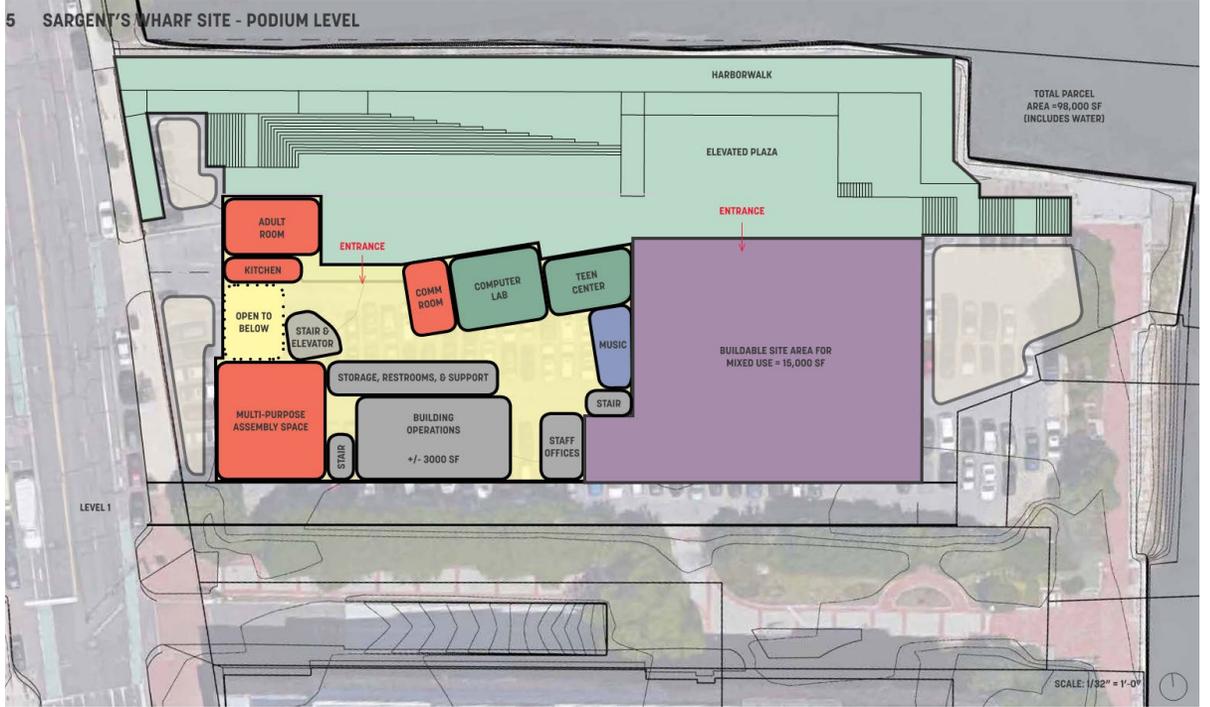
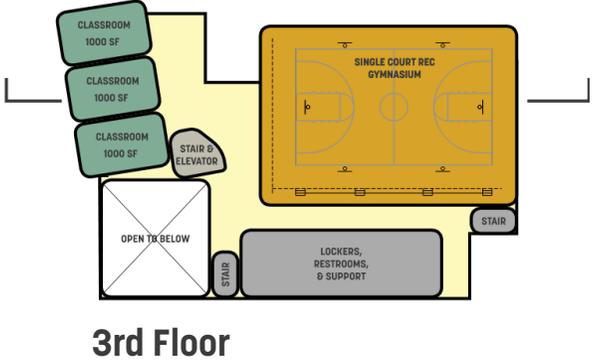
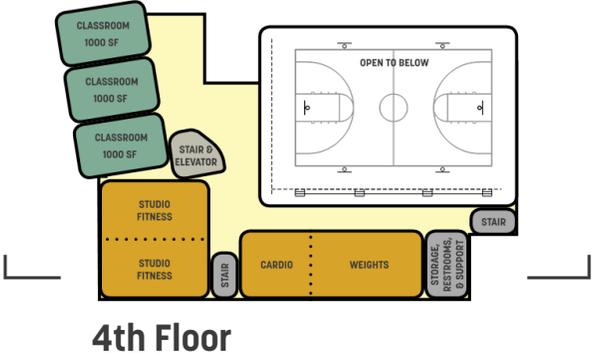
Community Center with Mixed-Use Development



Keep Parking at Grade (build above)

Sargent's Wharf Site

- ARTS
- SPORTS
- CIVIC/COMMUNITY
- SUPPORT, OFFICES, ETC.
- EDUCATION
- PUBLIC CIRCULATION



2nd Floor (Main Level)

SARGENT'S WHARF SITE



Section

Sargent's Wharf Site - Pros & Cons

Major Moves:

Colocate North End Community Center with Mixed-Use Development

Proposed building area:

Approx. 50,500 GSF; 4 stories

Pros:

- Prominent waterfront site with great views
- Mixed-use funding opportunity
- Vehicular and pedestrian accessibility

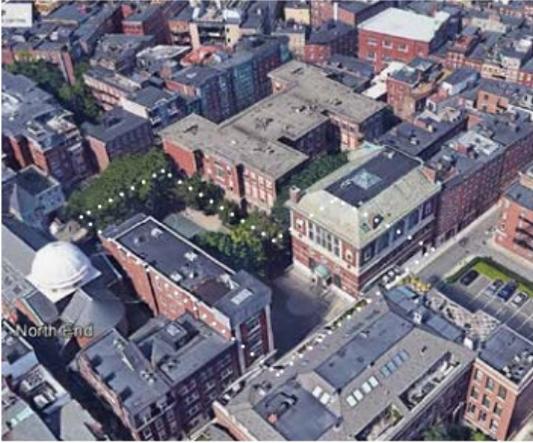
Cons:

- Partial loss of current parking lot (from 250 spaces to 100 spaces +/-)
- In flood hazard area
- Peripheral from Neighborhood Core
- Community Center elevated above street level activity.



Summary

1. Existing Nazzaro Center Site



Major Moves:

Replace with New Building

Proposed building area:

Approx. 35,150 GSF; 4 stories
Under "Minimum Recommended"

Pros:

- Retain existing site / central location
- Includes civic, educational & arts spaces
- Right-sized Gym and 1 Fitness provided

Cons:

- 5,800 GSF under "Minimum Recommended"
- Basketball court remains too small
- Existing Building Demolished
- Lose Parking / Drop Off
- Impact Polcari Park
- Subject to Article 97 (legislative approval required)

2. Mirabella Pool Site



Major Moves:

Relocate North End Community Center to be with Mirabella Pool and Langone Park

Proposed building area:

Approx. 54,375 GSF; 4 stories
(meets "Ideal recommended")

Pros:

- Synergy with Pool and Park
- Prominent Site w/ Great Views
- Great Access
- Meets Recommended Program

Cons:

- Park Site is subject to Article 97 (legislative approval may be necessary)
- Partially in Flood Hazard Area
- Peripheral to Neighborhood Core

3. Sargent's Wharf Site



Major Moves:

Colocate North End Community Center with Mixed-Use Development

Proposed building area:

Approx. 50,500 GSF; 4 stories
(meets "Ideal recommended")

Pros:

- Prominent waterfront site with great views
- Mixed-use funding opportunity
- Vehicular and pedestrian accessibility

Cons:

- Partial loss of current parking lot (from 250 sp to 100+/-)
- In flood hazard area
- Peripheral from Neighborhood Core
- Community Center elevated above street level activity.

We Want Your Feedback!



<https://www.surveymzmo.com/s3/4637453/North-End-Community-Center-Building-and-Site-Study>

Tabular Program

PROGRAM	Existing				Right Sized				Minimum Recommended				Ideal			
	ROOM SF (EXISTING)	OCCUPANCY (Calculated Max)	QUANTITY (EXISTING)	TOTAL SF	ROOM SF (Right-sized)	OCCUPANCY (Typical)	QUANTITY (Right-sized)	TOTAL SF	ROOM SF (Minimum)	OCCUPANCY (Code Max)	OCCUPANCY (Typical)	QUANTITY (MINIMUM)	TOTAL SF	QUANTITY (IDEAL)		TOTAL SF
A. Arts Spaces																
1. Arts & Crafts Room ‡	0	0	0	0	0	0	0	0	750	38	28	0	0	1	750	‡ In minimum configuration, assume combined with adult room
1.a. Storage	0	0	0	0	0	0	0	0	27	1	0	1	27	1	27	
2. Music Room	0	0	0	0	0	0	0	0	540	27	15	1	540	1	540	
SUBTOTAL NSF				0			0						567		1,317	
B. Civic Engagement																
1. Senior/Adult Program Room ‡	1,216	174	1	1,216	1,000	35	1	1,000	1,000	67	35	1	1,000	1	1,000	Max occupancy based on tables/chairs Not including furniture storage; see 3a. Noncommercial; adjacent to children's & adult rms currently adults' + childrens' rooms combined includes furniture storage and AV
1a. Storage (83 SF, 18 SF, 18 SF)	119	1	3	357	50	0	1	50	50	1	0	1	50	1	50	
2. Kitchen	142	1	1	142	275	8	1	275	275	14	8	1	275	1	275	
3. Multipurpose Assembly Space **	2,464	352	1	2,464	2,016	150	1	2,016	2,016	288	150	1	2,016	1	2,016	
3.a. Storage/Back-Of-House	0	0	0	0	0	0	0	0	480	2	0	1	480	1	480	
4. Community Room (reservable)*	0	0	0	0	0	0	0	0	300	20	20	1	300	2	600	
SUBTOTAL NSF				1,715				3,341					4,121		4,421	
C. Education (Youth Spaces)																
1. Children's Room †	1,248	63	1	1,248	1,000	27	3	3,000	1,000	29	27	4	4,000	6	6,000	Reference: 606 CMR 7.00 per 806 CMR 7.00, 35 sf/pp and 26 max class size. Note that existing space is calculated as Classroom (20 sf/pp) rather than Day Care
1.a. Storage (30 SF, 8 SF)	38	1	2	76	25	0	3	75	25	1	0	4	100	6	150	
2. Toddler/Parent Program Room †	0	0	0	0	0	0	0	0	950	48	25	0	0	1	950	† Quantity zero: assume combined with a classroom or Studio Fitness
2.a. Storage	0	0	0	0	0	0	0	0	25	1	0	0	0	1	25	
2.b. Restroom	200	1	1	200	200	1	1	200	100	2	2	0	0	1	100	Adjacent to room
2.c. Carriage Storage	0	0	0	0	0	0	0	0	250	1	20	1	250	1	250	Occupancy shown is strollers, not children
3. Nursing Room	0	0	0	0	0	0	0	0	64	2	2	1	64	1	64	Calculate as classroom
4. Teen Room	433	22	1	433	900	25	1	900	900	45	25	1	900	1	900	
4.a. Storage	28	1	1	28	50	0	1	50	50	1	0	1	50	1	50	Will be used for programs, testing, individual uses
4. Computer Lab	0	0	0	0	0	0	0	0	1,254	63	21	1	1,254	1	1,254	
SUBTOTAL NSF				1,985				4,225					6,618		9,743	
D. Sports and Fitness Spaces																
1. Gymnasium	4,021	81	1	4,021	7,280	75	1	7,280	7,280	146	75	1	7,280	1	7,280	Occupancy given is for athletic use. Up to 1040 occupants for assembly use. BCYF/City of Boston to determine whether assembly use justifies increased egress capacity 2 rows of seating Rule of thumb: 50-75 sf per piece of equipment
1.a. Seating	0	0	0	0	0	0	0	0	208	224	224	0	0	1	208	
2. Weight and Cardio Fitness Room	637	13	1	637	2,500	50	1	2,500	2,500	50	50	1	2,500	1	2,500	** Possibly combine with Multipurpose, depending on flooring and furniture
2.a. Storage	42	1	1	42	50	0	1	50	50	1	0	1	50	1	50	
3. Fitness/Dance/Yoga Studio **	0	0	0	0	0	0	0	0	1,200	24	20	1	1,200	2	2,400	included with locker rooms below Locker rooms sized for gym only - not pool
3.a. Storage	0	0	0	0	0	0	0	0	45	1	0	1	45	1	45	
4. Restrooms (195 SF, 224 SF)	210	1	2	419												
5. Locker/Shower Rooms (62 SF each)	62	2	2	124	1,000	20	2	2,000	1,000	20	20	2	2,000	2	2,000	
6. Family Changing Rooms	0	0	0	0	0	0	0	0	160	4	4	2	320	4	640	
SUBTOTAL NSF				5,243				11,830					13,395		15,123	
E. Entry Lobby/Circulation																
1. Vestibule	35	7	1	35	80	0	1	80	80	16	0	1	80	1	80	transient space desk is staffed whenever the center is open
2. Reception Desk	70	1	1	70	96	2	1	96	96	2	2	1	96	1	96	
3. Lobby	548	110	1	548	600	10	1	600	600	120	10	1	600	1	600	code max occupancy may occur during special events existing now used as tel/data Now in lobby
4. Coat Room/Storage	0	0	0	0	0	0	0	0	80	1	0	0	0	1	80	
5. Vending	0	0	0	0	0	0	0	0	37	0	0	1	37	1	37	
SUBTOTAL NSF				653				776	37				813		893	
F. Staff Areas																
1. Director's Office	160	2	1	160	125	2	1	125	125	2	2	1	125	1	125	Adjacent to gym
2. Office (rm 109)	113	2	1	113	125	2	1	125	125	2	2	1	125	1	125	
2.a. Storage	24	1	1	24	50	0	1	50	50	1	0	1	50	1	50	Replace existing with bullpen-style group office
3. Office (rm 207)	52	1	1	52	300	8	1	300	300	3	8	1	300	1	300	
SUBTOTAL NSF				349				600					600		600	

Continued on next page

Tabular Program

PROGRAM	Existing				Right Sized				Minimum Recommended				Ideal			
	ROOM SF (EXISTING)	OCCUPANCY (Calculated Max)	QUANTITY (EXISTING)	TOTAL SF	ROOM SF (Right-sized)	OCCUPANCY (Typical)	QUANTITY (Right-sized)	TOTAL SF	ROOM SF (Minimum)	OCCUPANCY (Code Max)	OCCUPANCY (Typical)	QUANTITY (MINIMUM)	TOTAL SF	QUANTITY (IDEAL)		TOTAL SF
G. Building Operations																
1. Janitor (28 SF, 48 SF)	38	1	2	76	40	0	3	120	40	1	0	3	120	3	120	1 per floor of the building transient space Currently a rooftop unit + basement Existing labeled as coat room on plan quantity TBD; depends on total building occupancy currently basement & stairwells included with trash/recycling room currently a prefabricated shed
2. Storage (86 SF, 95 SF, 50 SF)	77	1	3	231	100	0	1	100	100	1	0	1	100	1	100	
3. Elevator	42	9	1	42	110	0	1	110	110	23	0	1	110	2	221	
4. Corridor circulation (excluding stairs)	1,274	255	1	1,274	TBD	N/A	N/A	TBD	TBD	N/A	N/A	N/A	TBD	N/A	TBD	
5. Mechanical Room	3,000	10	1	3,000	1,200	0	1	1,200	1,200	4	0	1	1,200	1	1,200	
6. Tel/Data and Electrical	91	1	1	91	80	0	4	320	80	1	0	4	320	4	320	
7. Restrooms (45 SF, 32 SF, 60 SF)	46	1	3	137	60	1	6	360	60	1	1	6	360	6	360	
8. Trash/Recycling Room	0	0	0	0	0	0	0	0	100	1	0	1	100	1	100	
9. Service/Delivery Entrance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10. Outdoor Maintenance Equip. Storage	100	0	1	100	100	0	1	100	100	1	0	1	100	1	100	
SUBTOTAL NSF				4,951				2,310					2,410		2,521	
SUBTOTAL BUILDING NSF				14,896				23,082					28,525		34,618	
Efficiency Factor				73%				70%					70%		70%	
GRAND TOTAL BUILDING GSF				20,507				32,974					40,750		49,454	basement, attic plans not avail., assume 3000 sf ea.

TABULAR PROGRAM: Pool

This series of spaces may be included in the building program if the selected site includes the existing Mirabella Pool.

PROGRAM	Existing				Right-sized				Minimum Recommended				Ideal			
	ROOM SF (EXISTING)	OCCUPANCY (Calculated Max)	QUANTITY (EXISTING)	TOTAL SF	ROOM SF (Right-sized)	OCCUPANCY (Typical)	QUANTITY (Right-sized)	TOTAL SF	ROOM SF (Minimum)	OCCUPANCY (Code Max)	OCCUPANCY (Typical)	QUANTITY (MINIMUM)	TOTAL SF	QUANTITY (IDEAL)		TOTAL SF
H. Potential Merge w/ Mirabella Pool																
1. Splash pool	6,050	404	1	6,050	6,000	80	1	6,000	6,000	400	80	1	6,000	1	6,000	Area includes deck Represents existing Mirabella Pool Not a high priority for BCYF
2. Outdoor Long Pool	6,250	125	1	6,250	6,250	6,250	1	6,250	6,250	125	125	1	6,250	1	6,250	
3. Deep Pool	2,500	50	1	2,500	2,500	2,500	0	0	2,500	50	50	0	0	0	0	
4. Deck	14,400	960	1	14,400	14,400	200	1	14,400	14,400	960	200	1	14,400	1	14,400	
SUBTOTAL OUTDOOR NSF				29,200				26,650					26,650		26,650	
6. Locker Rooms/Showers/Restrooms	600	12	2	1,200	1,500	1,500	2	3,000	1,500	30	30	2	3,000	2	3,000	* Combine with community room Not desired by BYCF vehicular access; combine with main mechanical rm
a. deduct gym locker rooms from total								-2,000					-2,000		-2,000	
7. Staff Offices	135	2	2	270	125	125	2	250	125	2	2	2	250	2	250	
8. Staff Meeting Room*	220	15	2	440	220	15	0	0	220	15	15	0	0	1	220	
9. Concessions	212	3	1	212	225	225	0	0	225	3	3	0	0	0	0	
10. Mechanical/Storage/Garage	960	4	1	960	1,000	0	0	0	1,000	4	0	0	0	1	1,000	
SUBTOTAL BUILDING NSF				3,082				1,250					1,250		2,470	
Efficiency Factor				88%				80%					80%		80%	
POOL BUILDING GSF				3,498				1,563					1,563		3,088	
GRAND TOTAL POOL GSF				32,698				28,213					28,213		29,738	
I. Potential to Include Indoor Pool																
1. Indoor Lap Pool	0	0	0	0	0	0	0	0	7,000	140	140	0	0	1	7,000	Option not supported by the community included under "G. Building Operations" * Combine with community room Not desired by BYCF vehicular access; combine with main mechanical rm
2. Locker Rooms/Showers/Restrooms	600	12	2	1,200	1,500	1,500	2	3,000	1,500	30	30	0	0	2	3,000	
a. deduct gym locker rooms from total								-2,000							-2,000	
3. Staff Offices	135	2	2	270	125	125	2	250	125	2	2	0	0	2	250	
4. Staff Meeting Room*	220	15	1	220	220	15	1	220	220	15	15	0	0	0	0	
5. Concessions	212	3	1	212	225	225	0	0	225	3	3	0	0	0	0	
6. Mechanical/Storage/Garage	960	4	1	960	1,000	0	1	1,000	1,000	4	0	0	0	1	1,000	
SUBTOTAL BUILDING NSF				2,862				2,470					0		9,250	
Efficiency Factor				82%				80%					80%		80%	
POOL BUILDING GSF				3,498				3,088					0		11,563	
J. Outdoor Space																
1. Garden (Exterior Space)	1,500	100	1	1,500	1,000	30	1	1,000	1,000	67	30	1	1,000	1	1,000	Rooftop OK 75sf/child using at a given time; rooftop OK
2. Outdoor play space	0	0	0	0	0	0	0	0	1,950	26	26	1	1,950	2	3,900	
3. Parking	200	0	5	1,000	200	0	2	400	200	0	0	2	400	3	600	
SUBTOTAL NSF				1,500				1,000					2,950		4,900	