

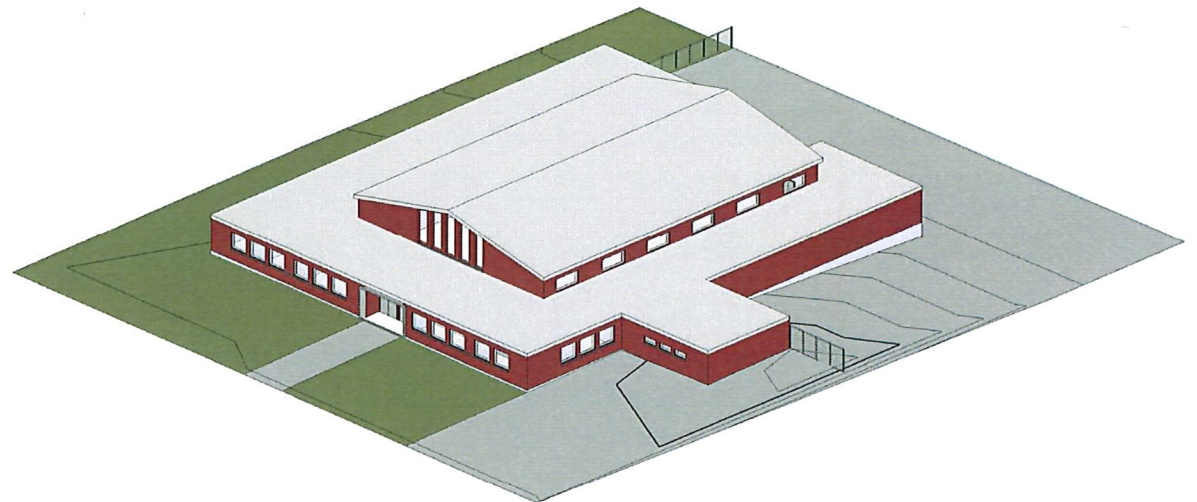
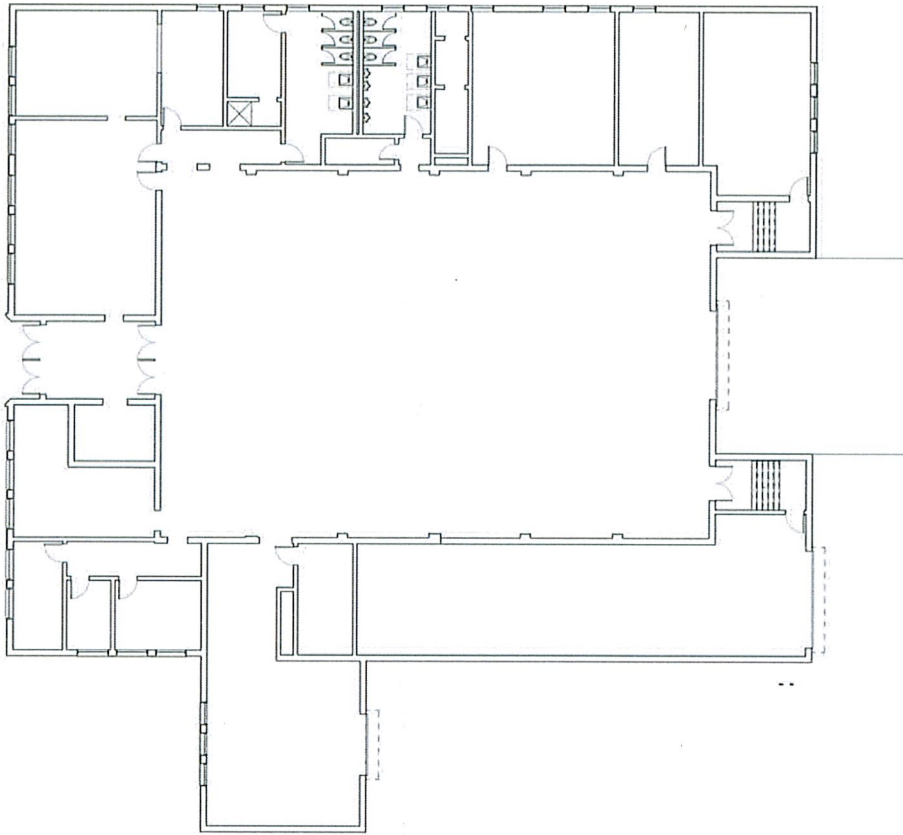
STOUGHTON ARMORY FEASIBILITY STUDY

January 5, 2016

Existing Conditions



Existing Conditions



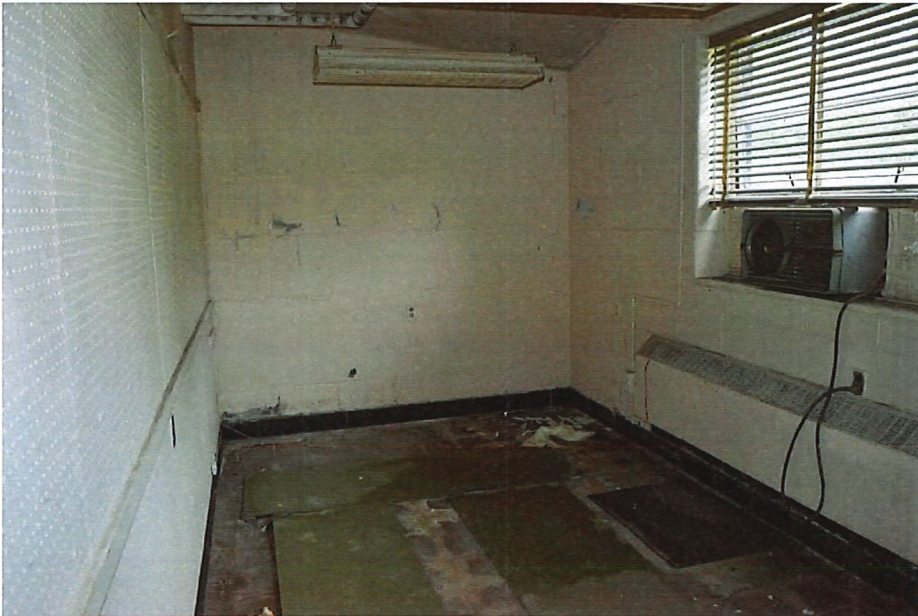
Existing Conditions



Existing Conditions



Existing Conditions



Recreation Department



Recreation Department



Programming

	Area Required	Area Actual Option 1	Occupant Load occupant count	Area Actual Option 2	Occupant Load occupant count	Area Actual Option 3	Occupant Load occupant count
RECREATION DEPARTMENT							
Lobby/Reception							
Existing Entry / Vestibule	100	220	2	220	2	220	2
Reception / Registration	200	120	1	120	1	120	1
Subtotal	300	340	3	340	3	340	3
Administrative Offices							
Office	100	140	1	140	1	140	1
Office	100	80	1	80	1	80	1
Conference Room	200	160	8	160	8	160	8
Summer Staff Workstation	70	480	7	480	7	480	7
Subtotal	470	860	17	860	17	860	17
Program Spaces							
Multi-Purpose	500	920	46	1,140	57	1,140	57
Gymnasium / Community Theatre	5,500	5,500	-	5,500	-	5,500	-
Subtotal	6,000	6,420	46	6,640	57	6,640	57
Food Service							
Kitchen	800	370	1	370	1	370	1
Subtotal	800	370	1	370	1	370	1
Restrooms							
Women's	250	250	-	250	-	250	-
Men's	250	220	-	220	-	220	-
Subtotal	500	470	0	470	0	470	0
Support Spaces							
Storage For Recreation	400	460	-	270	-	460	-
Storage For Ceramics / Kiln	200	160	-	130	-	160	-
Subtotal	600	620	0	400	0	620	0
TOTALS							
Total Net Square Feet	8,670	9,080		9,080		9,300	
Grossing Factor	1.20	1.20	occupants	1.20	occupants	1.20	occupants
Recreation Program Gross Area	10,404	10,896	67	10,896	78	11,160	78

Programming

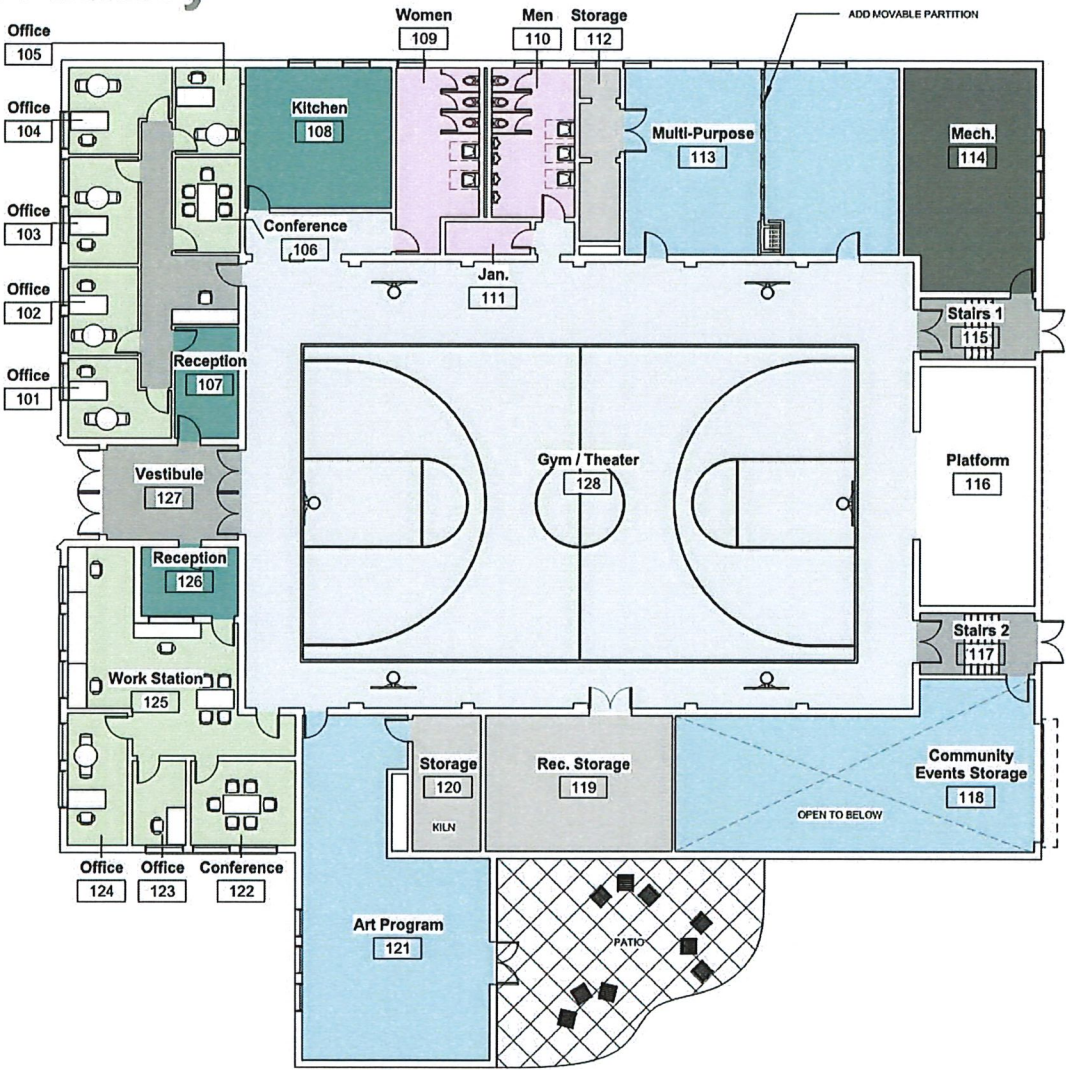
	Area Required	Area Actual Option 1	Occupant Load occupant count	Area Actual Option 2	Occupant Load occupant count	Area Actual Option 3	Occupant Load occupant count
YOUTHS COMMISSION PROGRAM							
Lobby/Reception							
Vestibule	100	0		170	1	0	
Reception	200	130	1	130	1	0	
Waiting Room	200	0		0		0	
Subtotal	500	130	1	300	2	0	0
Administrative Offices							
Office	100	130	1	80	1	0	
Office	100	110	1	80	1	0	
Office	100	130	1	80	1	0	
Office	100	140	1	100	1	0	
Office	100	100	1	110	1	0	
Workspace For 2	140	0		310	4	0	
Conference Room (8)	200	110	6	140	7	0	
Conference Room (8)	200	0		100	5	0	
Subtotal	1,040	720	11	1,000	21	0	0
Program Spaces							
Multi-Purpose Room	570	0		0		920	46
Arts and Crafts	800	910	46	920	46	910	46
Library	250	0		0		0	
Subtotal	1,620	910	46	920	46	1,830	92
Support Spaces							
Storage For Supplies	100	130	-	0		130	-
Storage For Community Events	100	940	-	900		940	-
Subtotal	100	940	0	900	0	1,070	0
TOTALS							
Total Net Square Feet	3,260	2,700		3,120		2,900	
Grossing Factor	1.20	1.20	occupants	1.20	occupants	1.20	occupants
Youths Commission Program Gross Area	3,912	3,240	58	3,744	69	3,480	92

Stoughton Armory

Town Of Stoughton
951 Pleasant Street Stoughton, MA

YOUTH
COMMISSION

RECREATION
DEPARTMENT



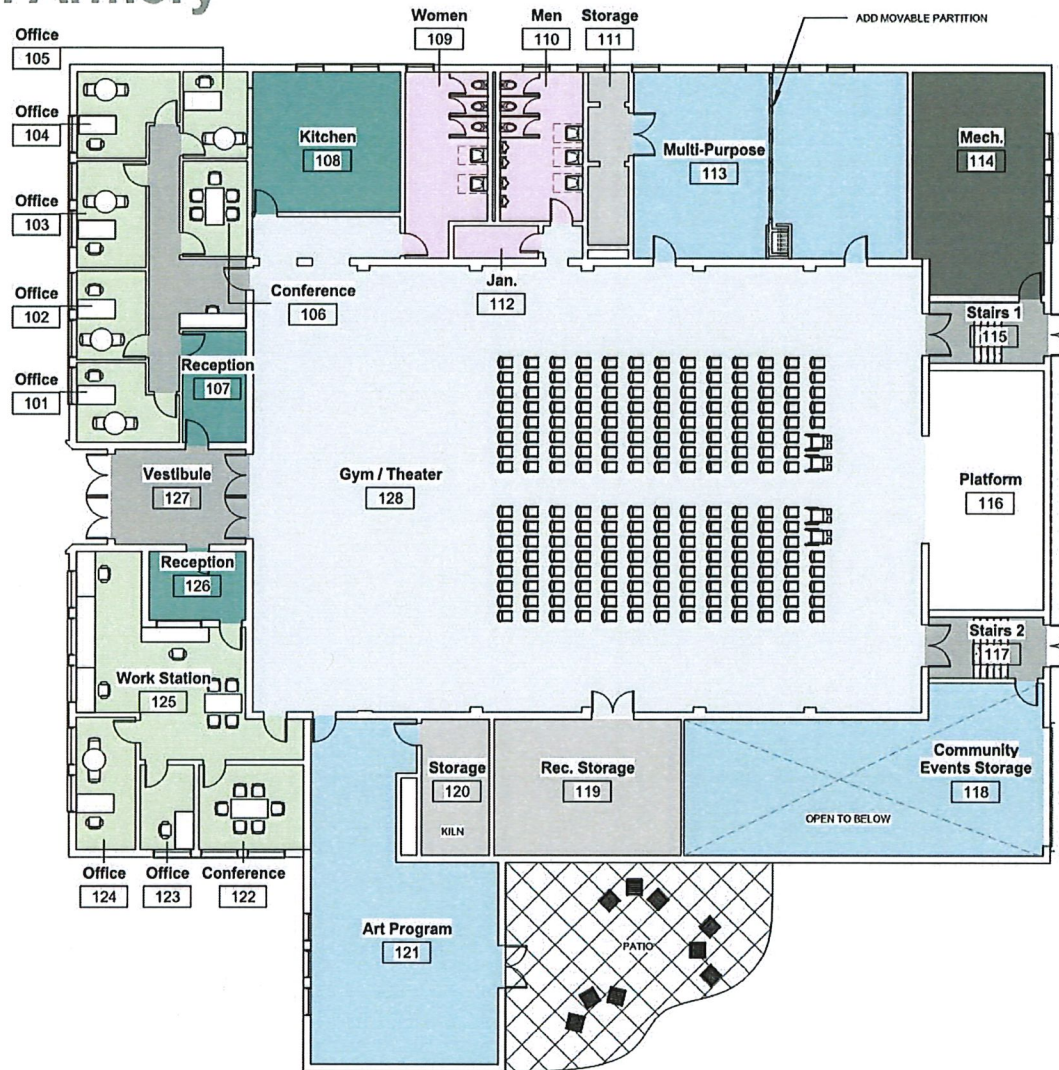
OPTION 1A

Stoughton Armory

Town Of Stoughton
951 Pleasant Street Stoughton, MA

YOUTH
COMMISSION

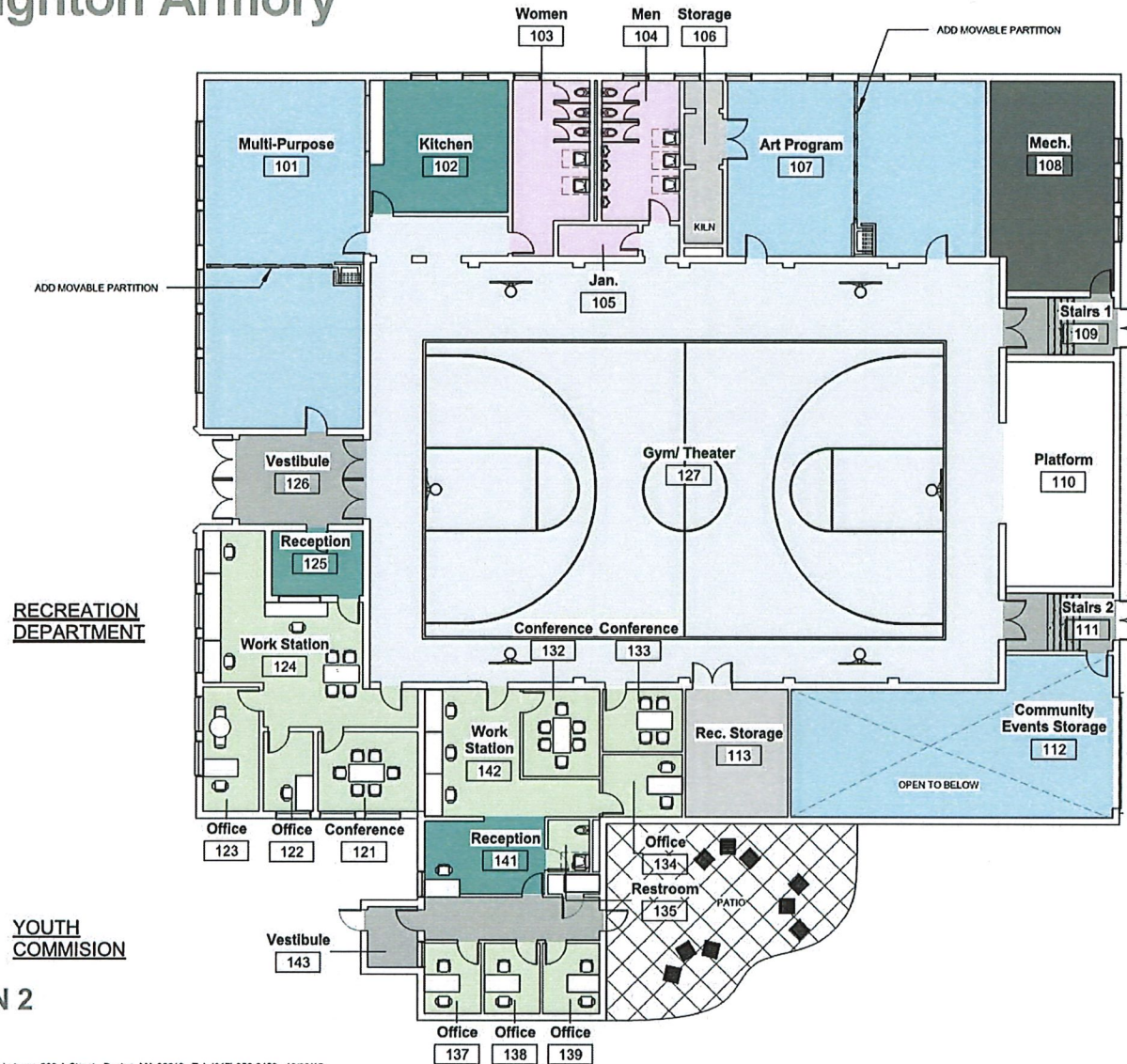
RECREATION
DEPARTMENT



OPTION 1B

Stoughton Armory

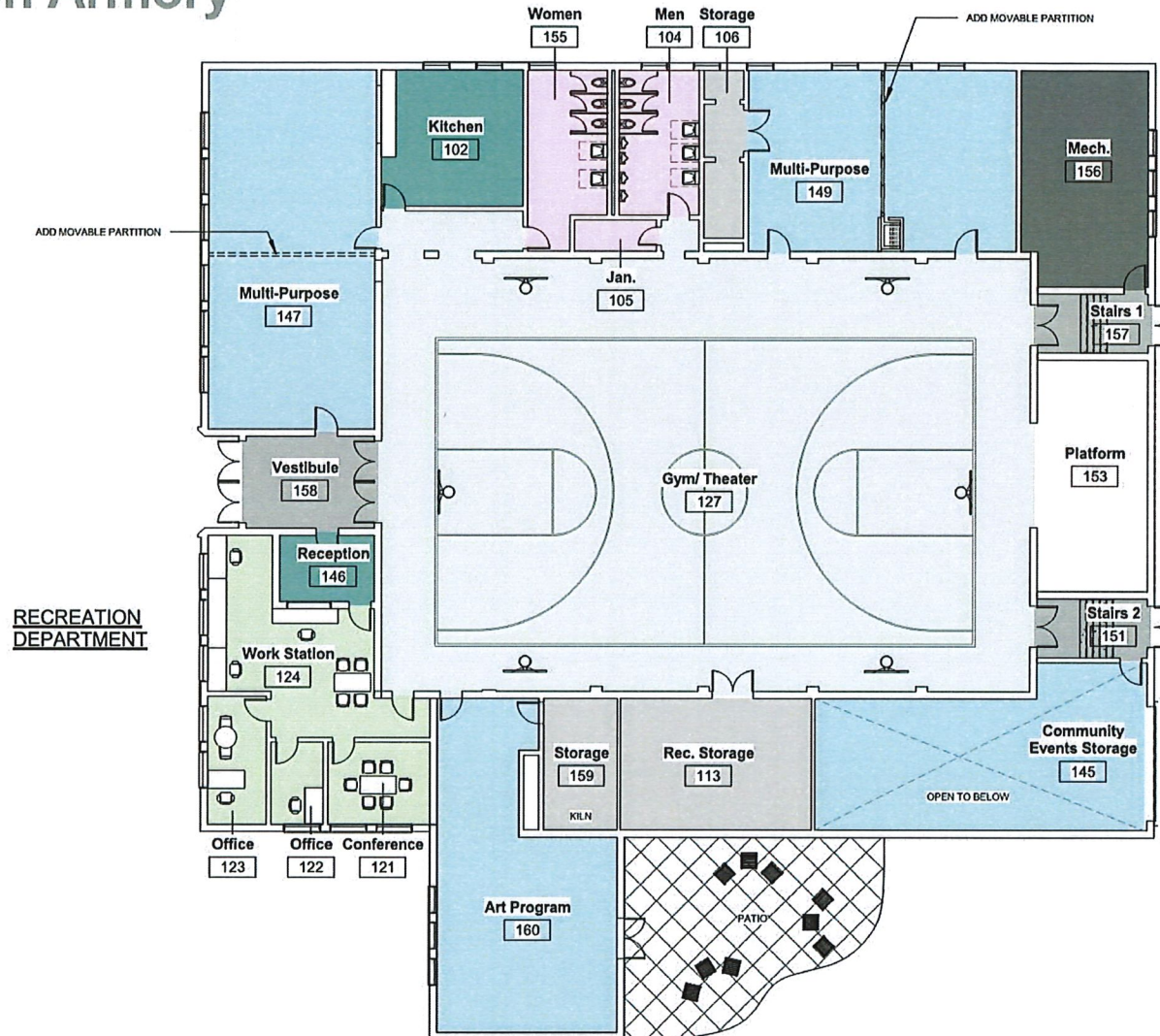
Town Of Stoughton
951 Pleasant Street Stoughton, MA



OPTION 2

Stoughton Armory

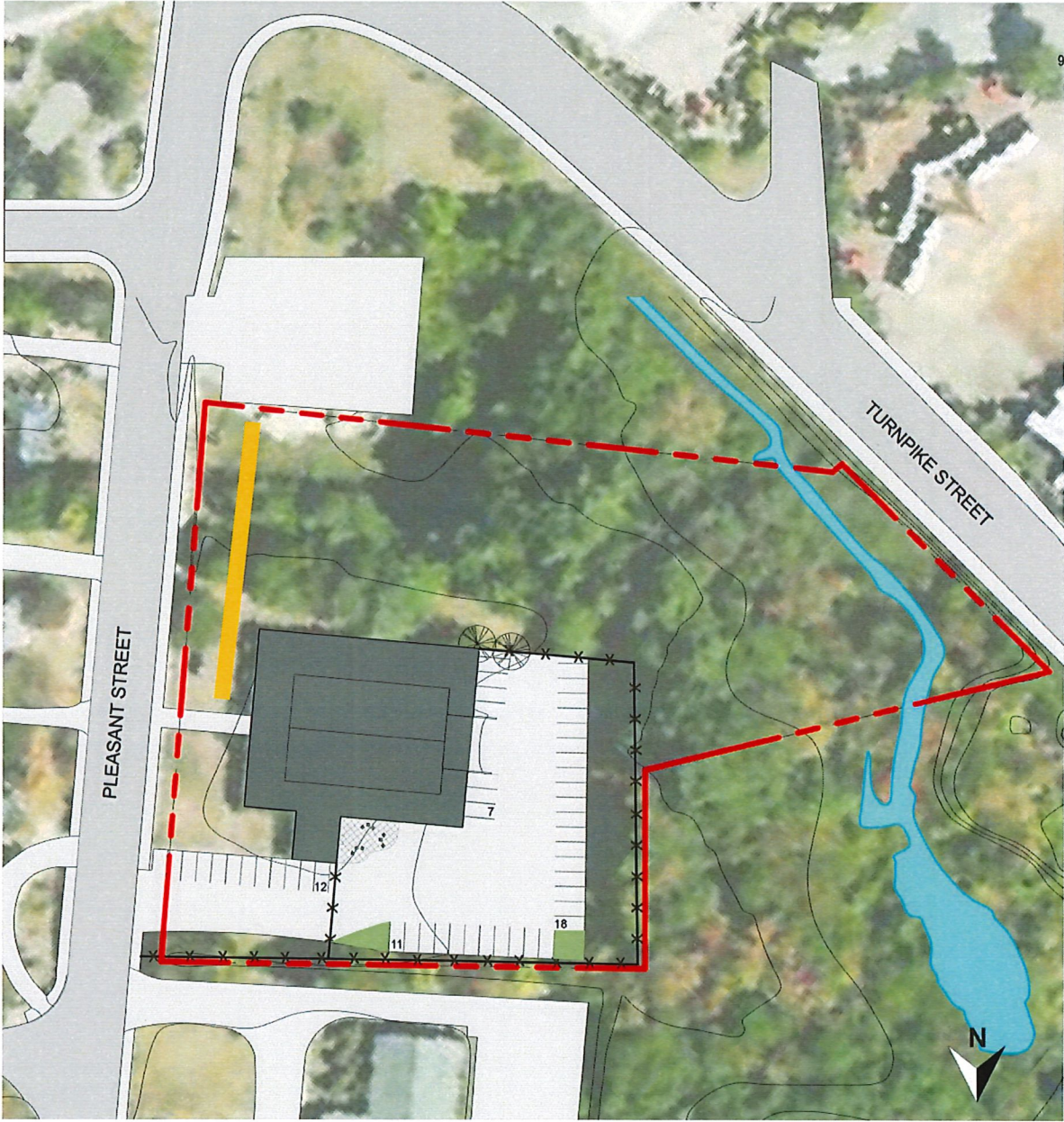
Town Of Stoughton
951 Pleasant Street Stoughton, MA



OPTION 3

Stoughton Armory

Town Of Stoughton
951 Pleasant Street Stoughton, MA



Cost Estimates

Options 1 through 3

Building Construction including contingency \$ 3,005,000

FF&E 216,000

Soft Costs 608,000

Soft Cost and FF&E contingency 74,000

Total Additional Total Project Cost \$ 3,900,000

New Construction

Building Construction including contingency \$ 6,110,000

FF&E 216,000

Soft Costs 770,000

Soft Cost and FF&E contingency 85,000

Total Additional Total Project Cost \$ 7,180,000



QUESTIONS ?