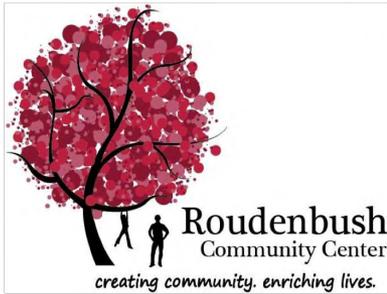


SCHEMATIC DESIGN FOR HISTORIC REHABILITATION



Mills Whitaker Architects LLC
PO Box 750089
Arlington MA 02475



CREATING COMMUNITY / ENRICHING LIVES

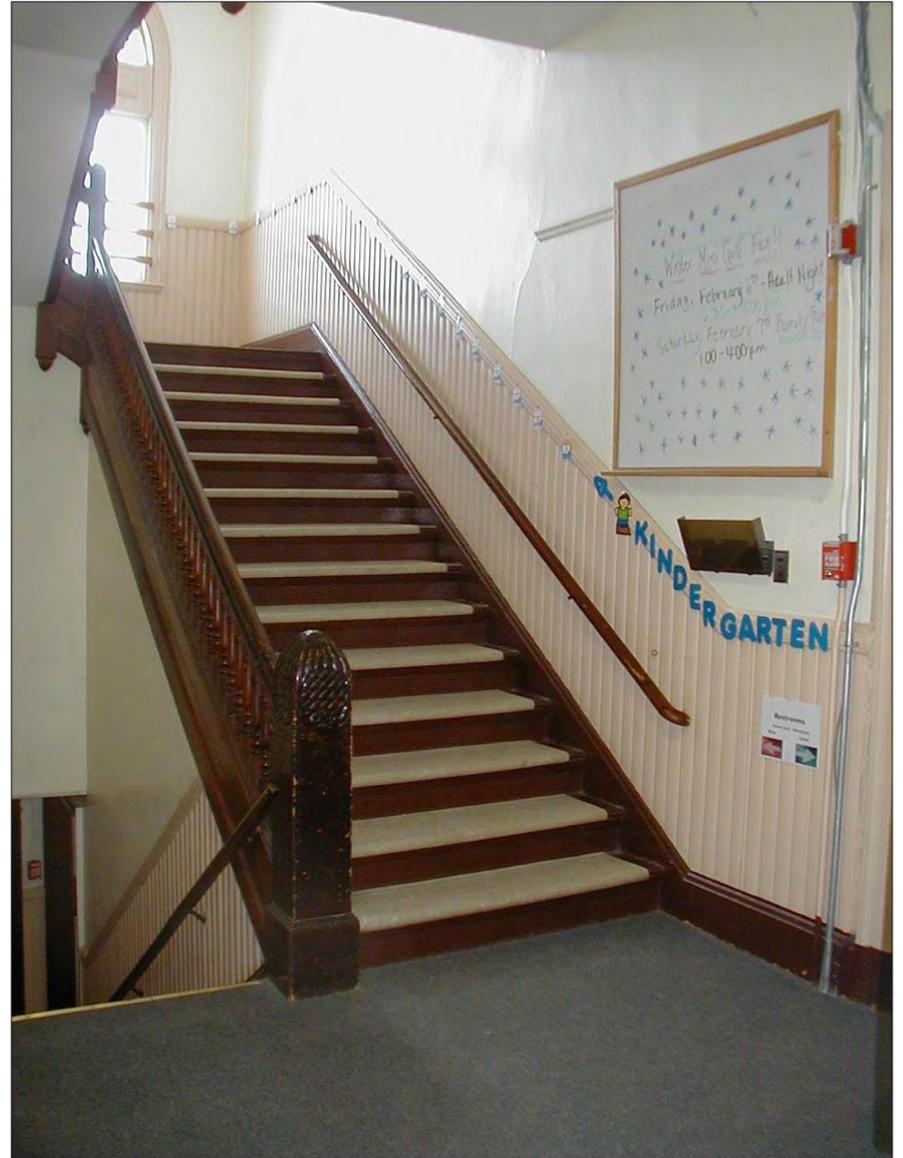
PROJECT FOCUS: Integrating Accessibility
Improving Life Safety
Protecting Historic Fabric

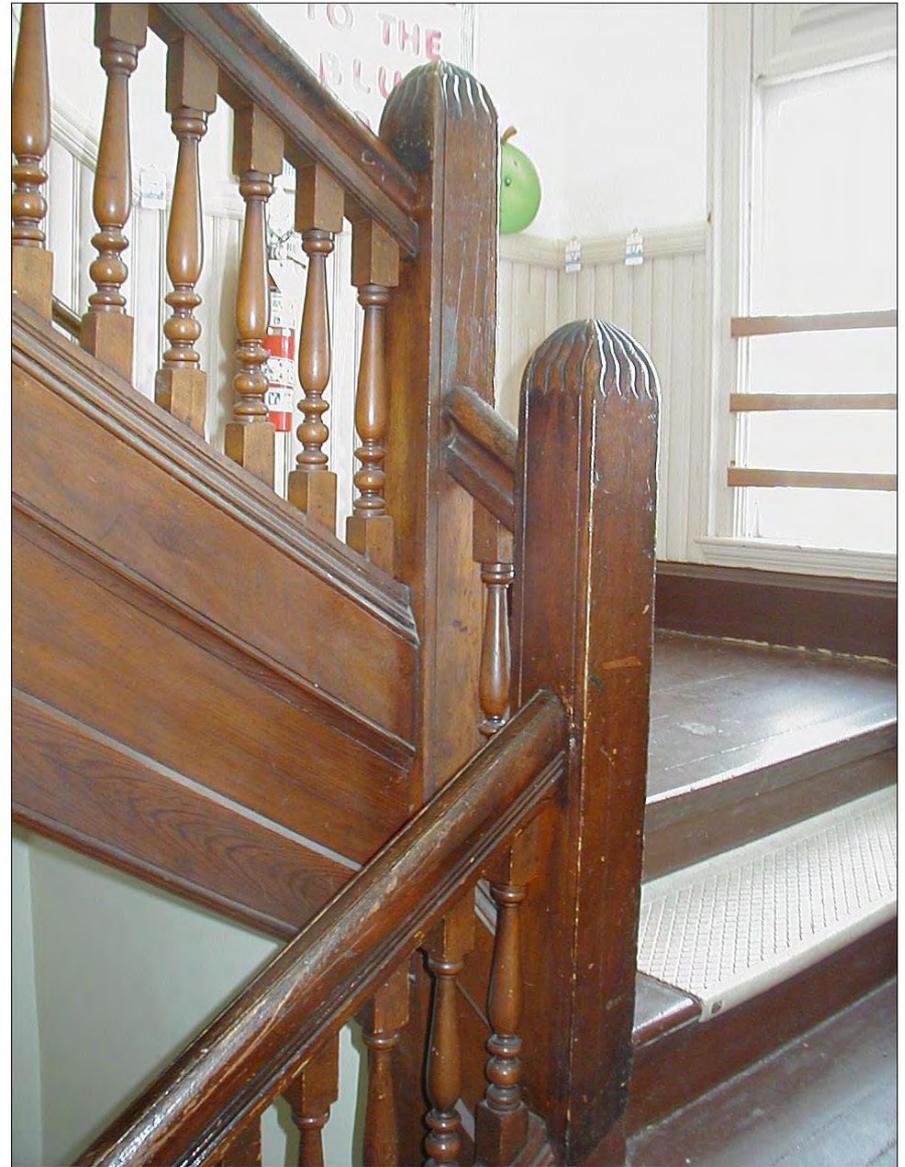
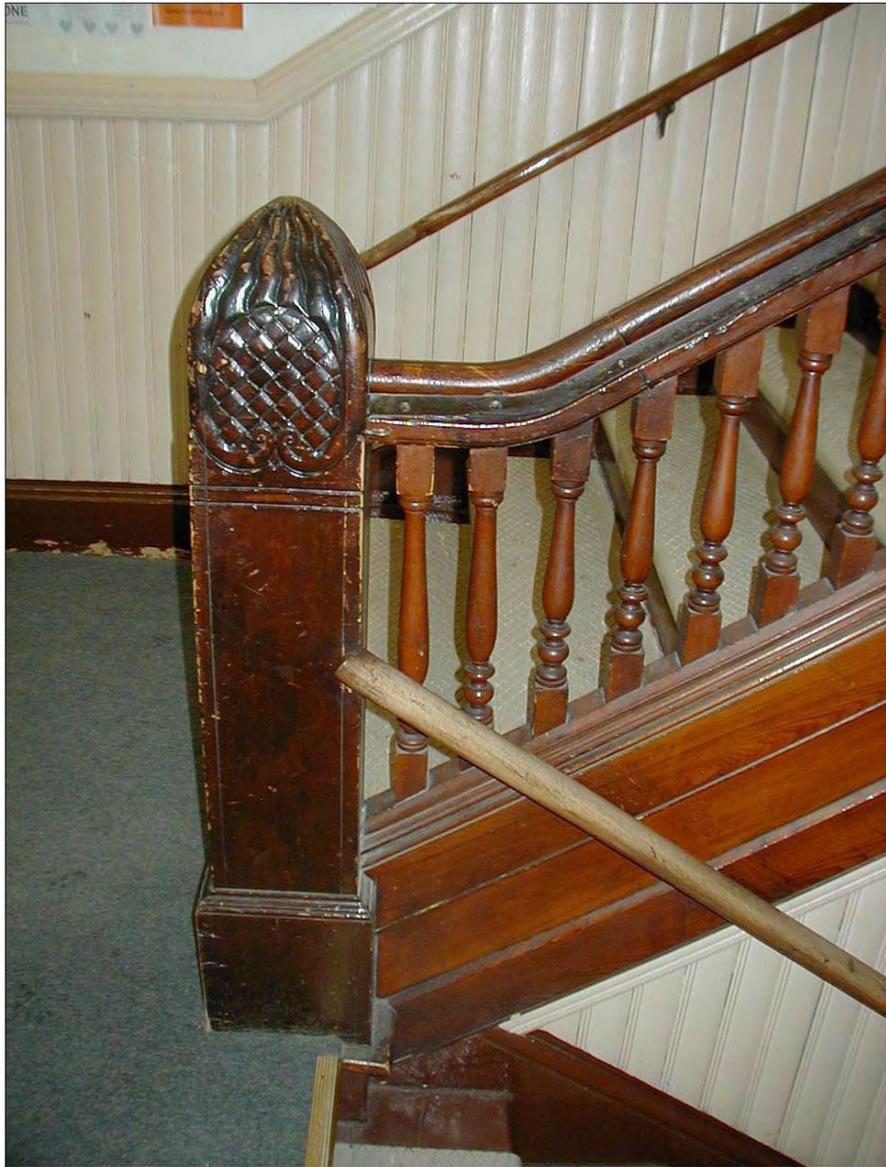
PROJECT GOALS: Preserving Character-Defining Features
Enhancing Programmatic Spaces
Improving Functionality

PROJECT GUIDES: Understanding Uses & Changes over Time
Appropriate Improvements for Lasting Value
Providing a Respectful Historic Rehabilitation



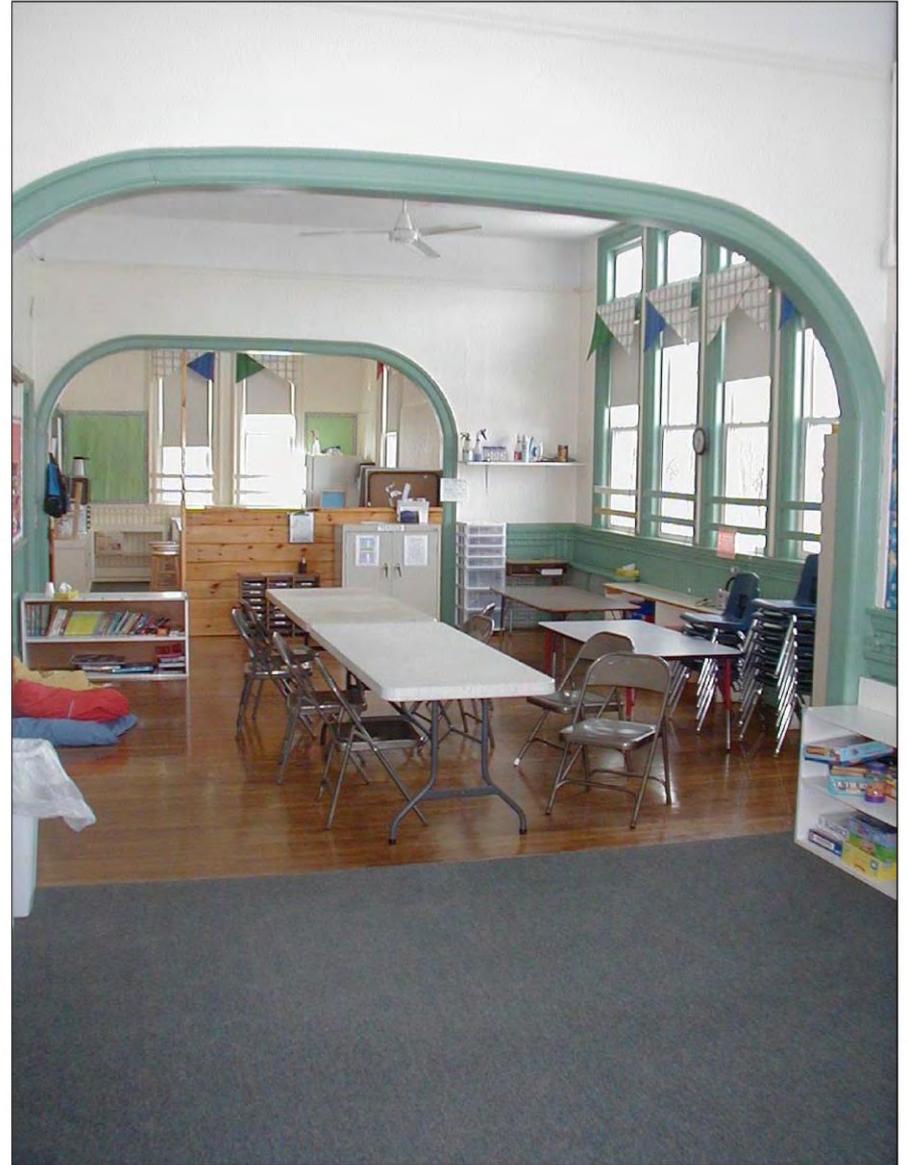


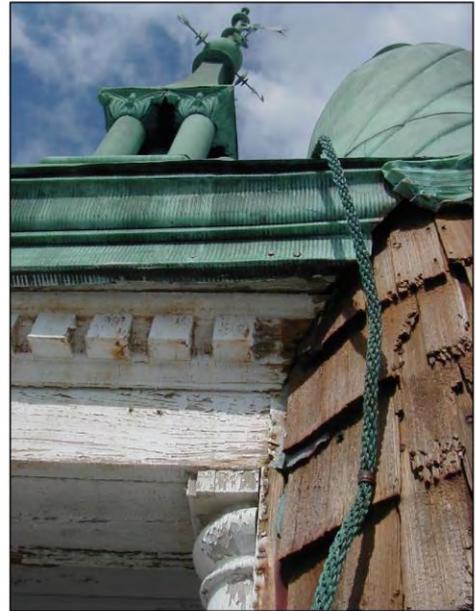
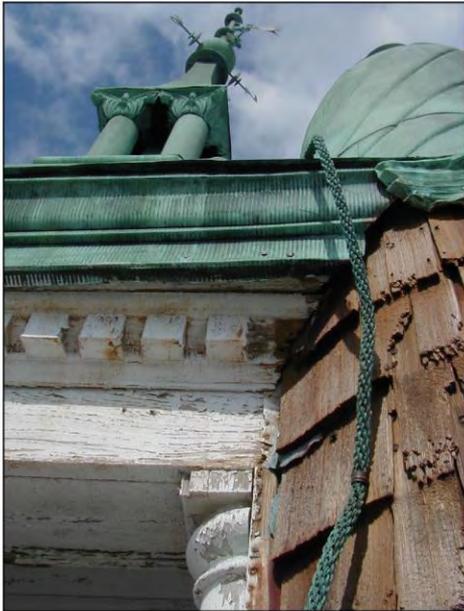




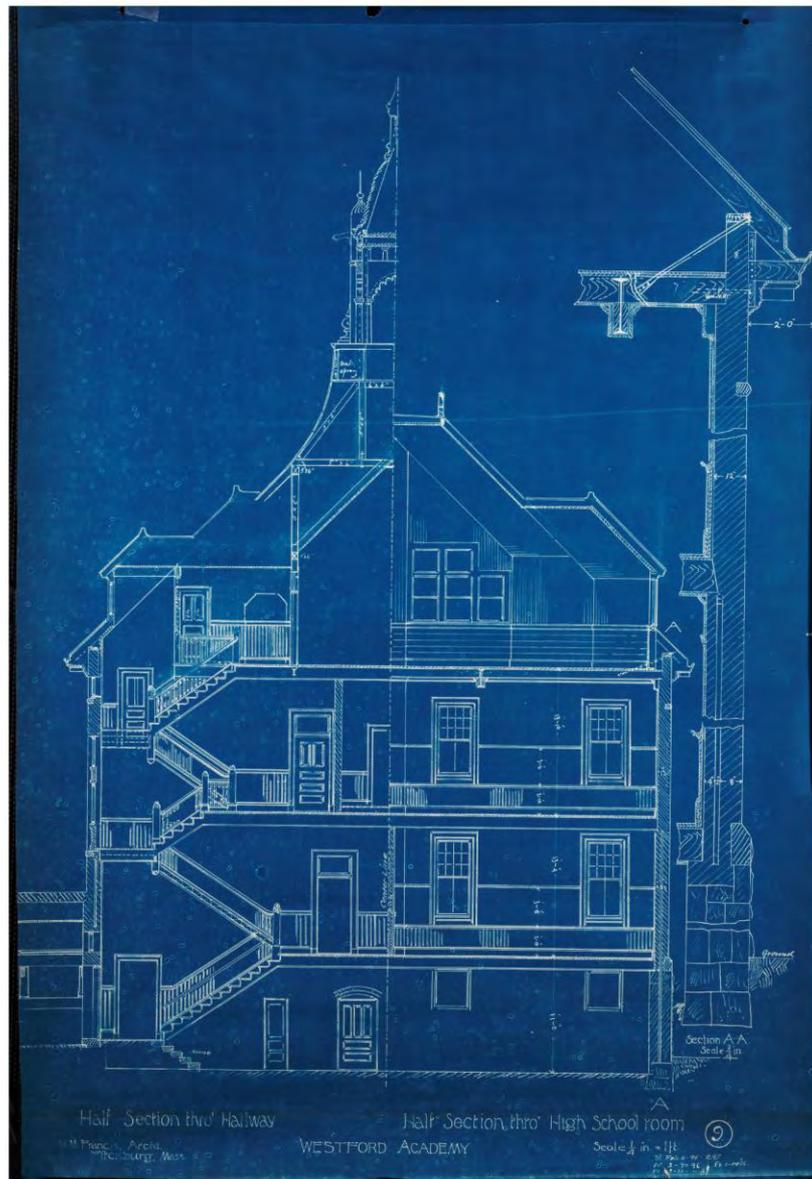






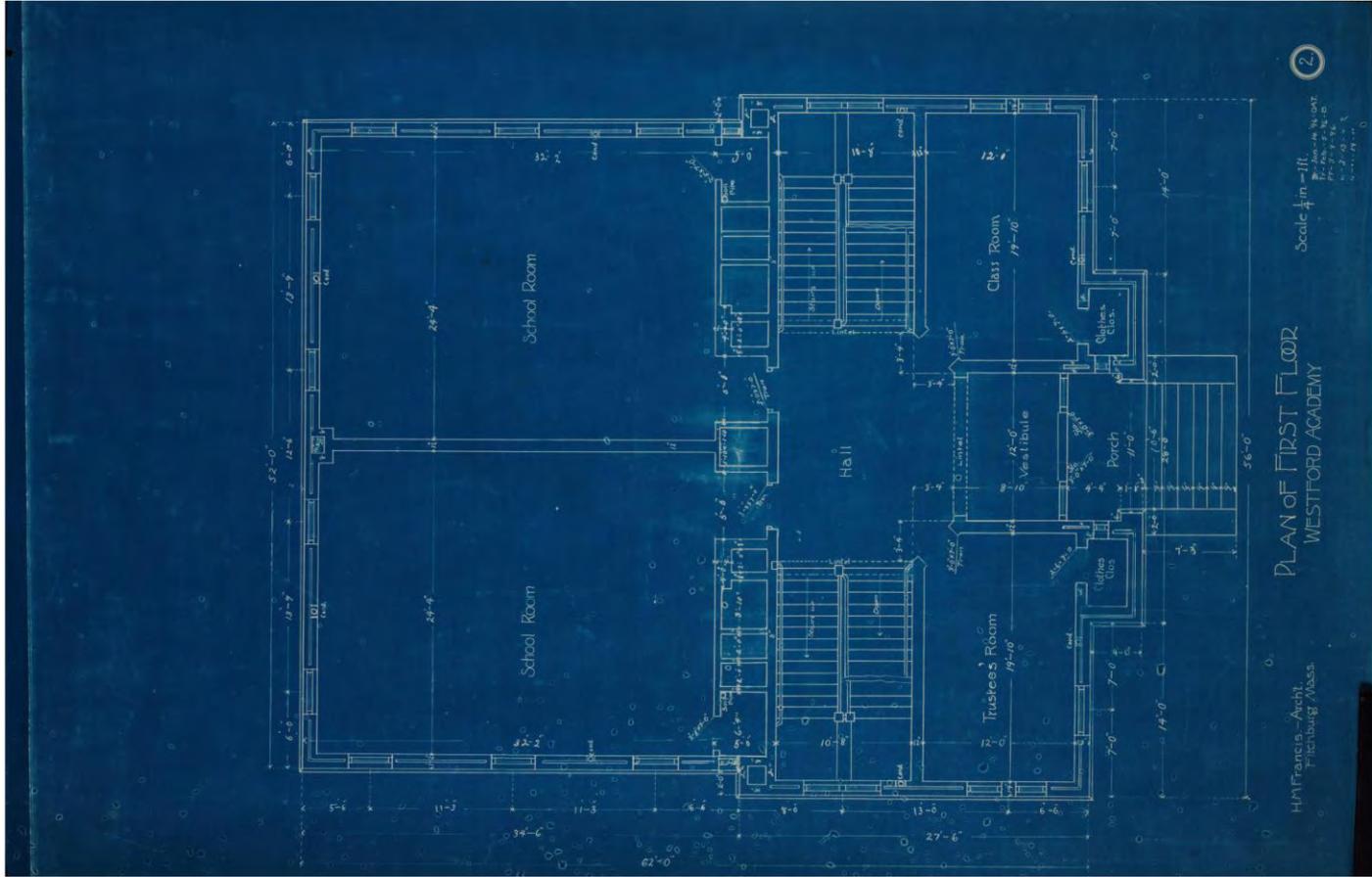






WESTFORD ROUDENBUSH COMMUNITY CENTER
Mills Whitaker Architects LLC
1 Oct 2015

1896
CROSS SECTION

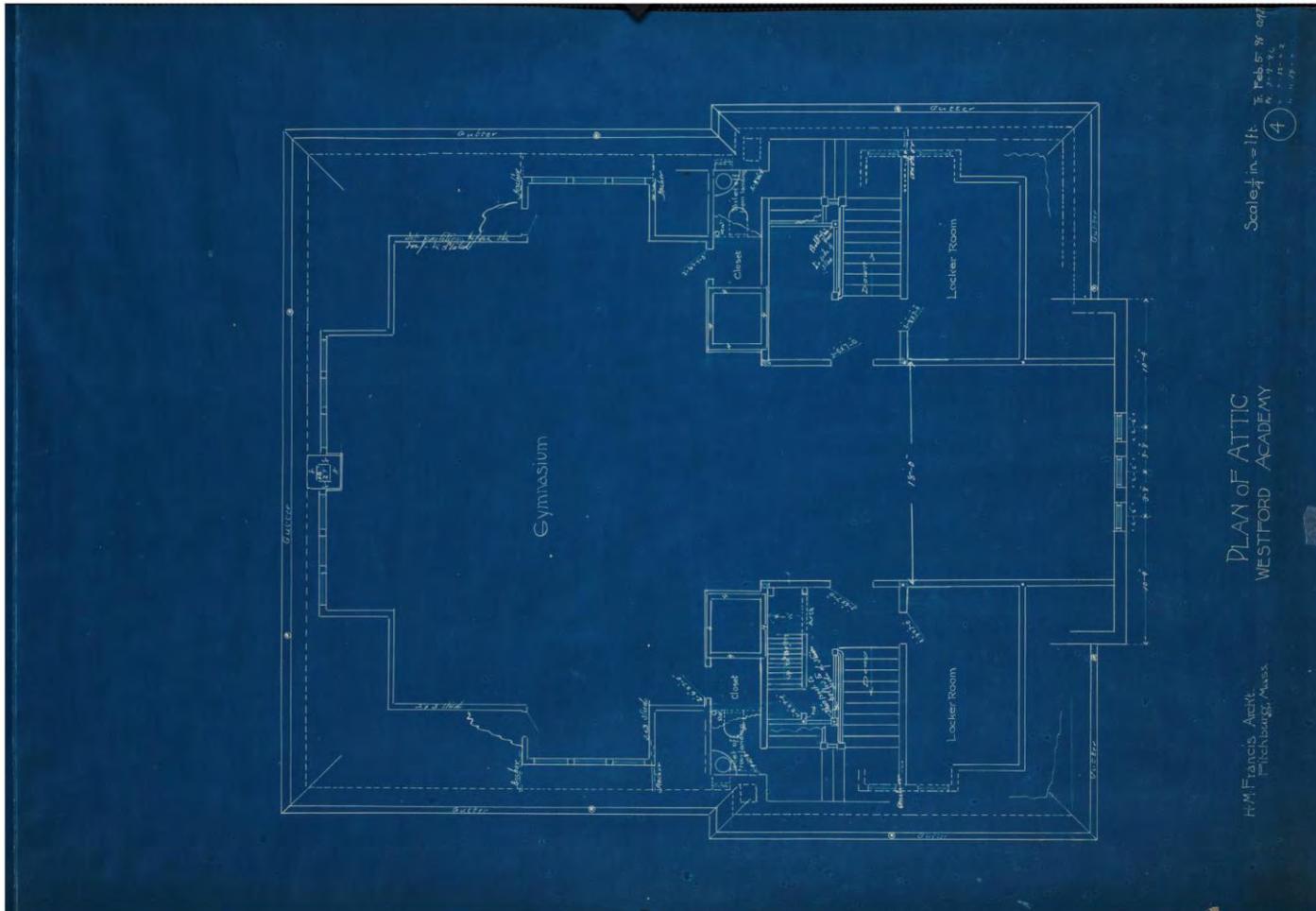


WESTFORD ROUDENBUSH COMMUNITY CENTER
Mills Whitaker Architects LLC
1 Oct 2015

0' 4' 8' 16'

N

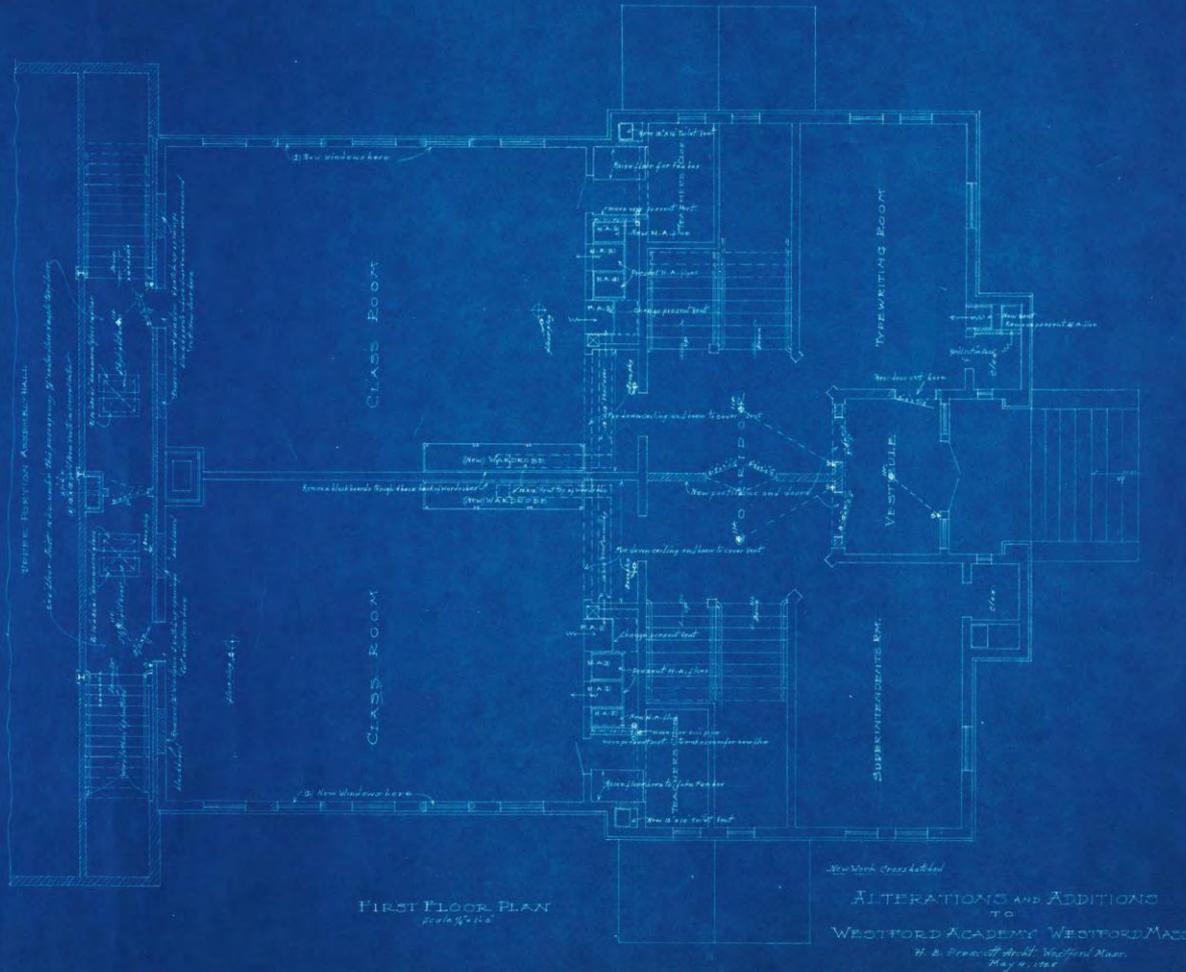
1896
PLAN OF FIRST FLOOR



WESTFORD ROUDENBUSH COMMUNITY CENTER Mills Whitaker Architects LLC 1 Oct 2015	1896 PLAN OF ATTIC
---	-----------------------

0' 4' 8' 16'

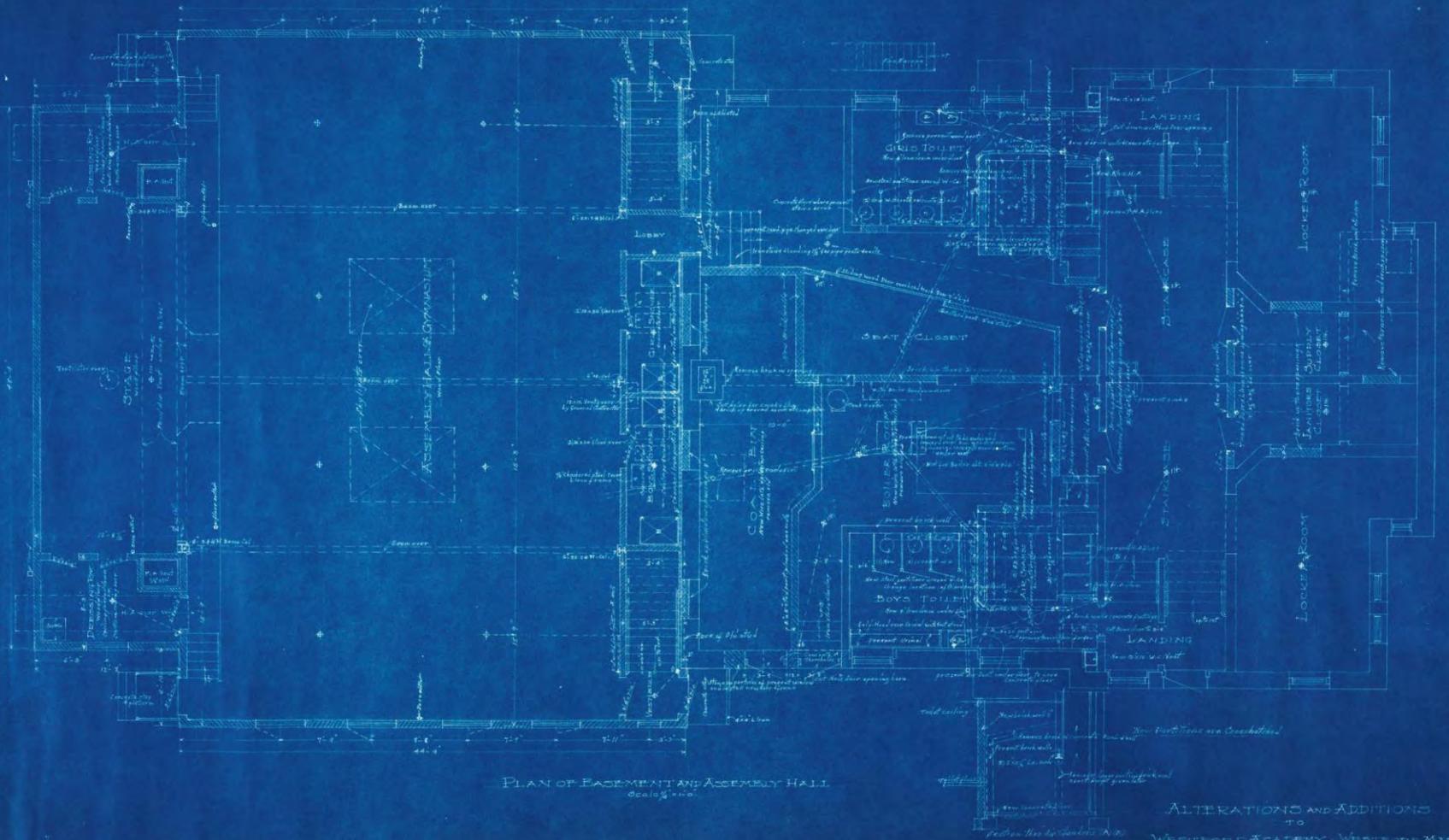
N



WESTFORD ROUDENBUSH COMMUNITY CENTER Mills Whitaker Architects LLC 1 Oct 2015	1928 FIRST FLOOR PLAN
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0' 4' 8' 16'

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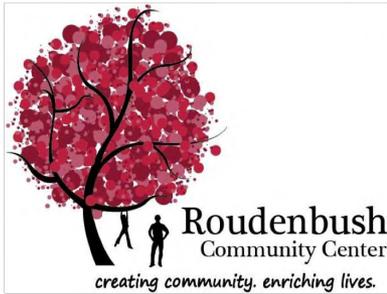


WESTFORD ROUDENBUSH COMMUNITY CENTER Mills Whitaker Architects LLC	1 Oct 2015	1928 PLAN OF BASEMENT & ASSEMBLY HALL
0' 4' 8' 16' 	N	



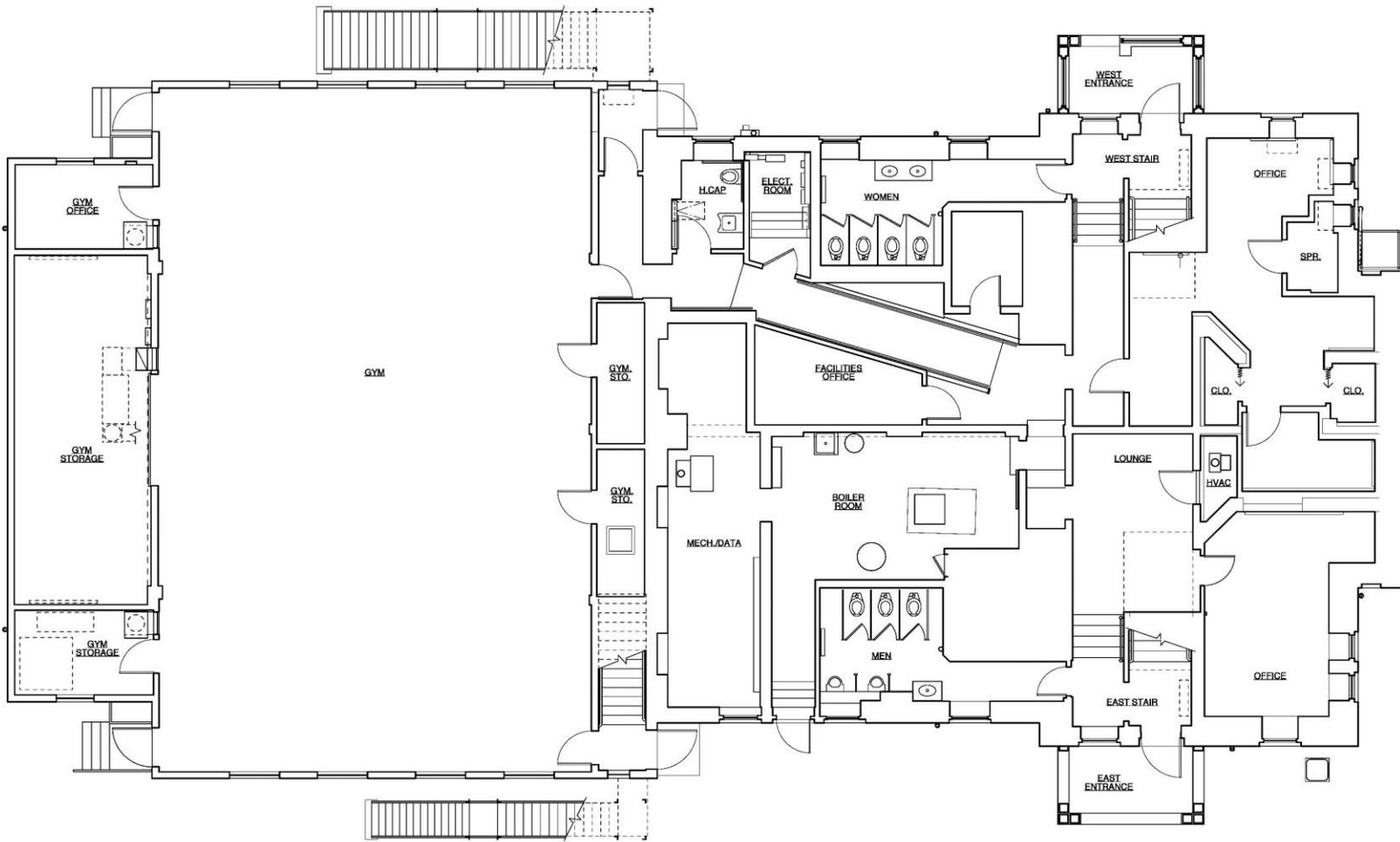
FACILITY IMPROVEMENTS

CHARACTER - DEFINING FEATURES

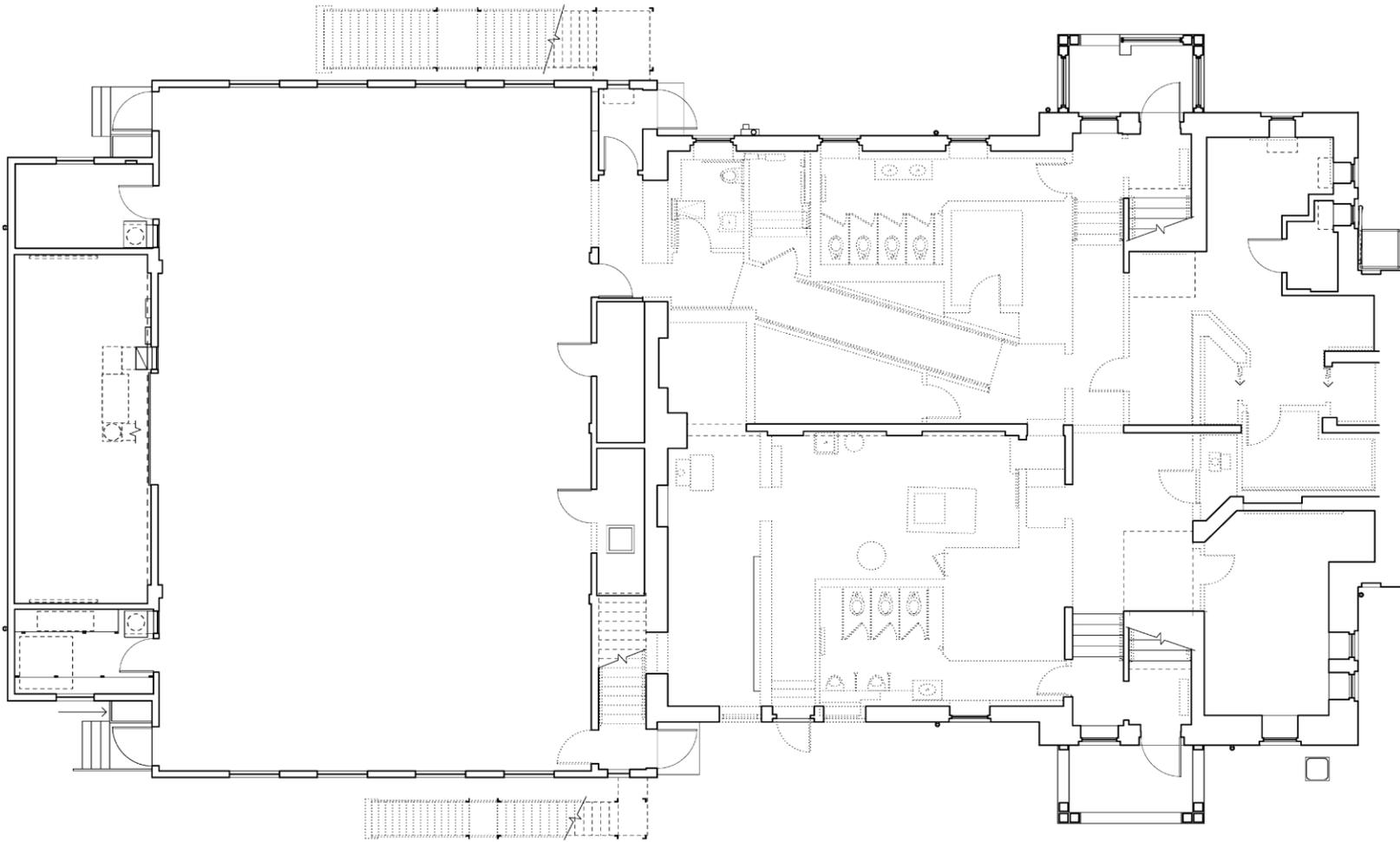


RENOVATION ISSUES TO BE ADDRESSED

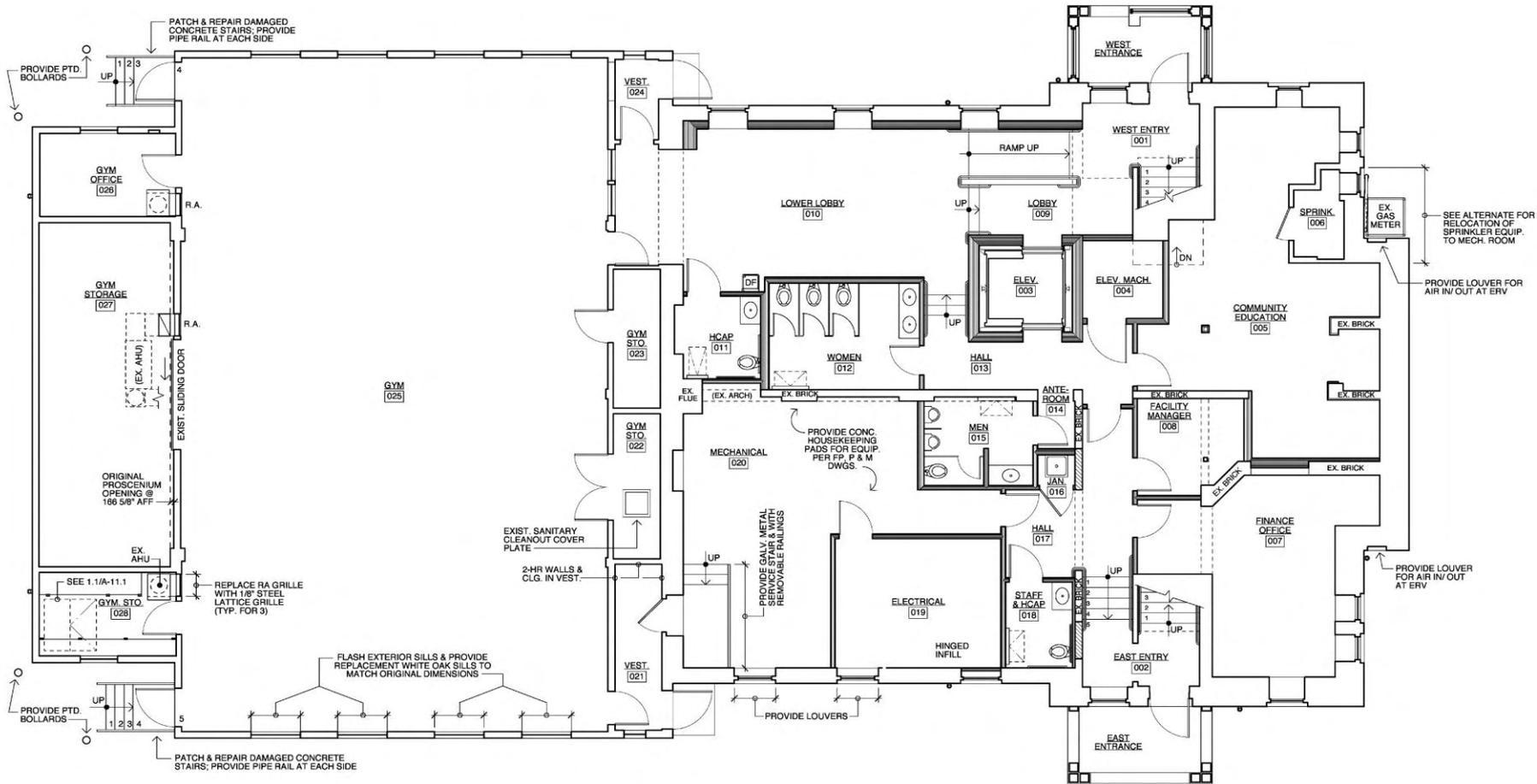
- ACCESSIBILITY:** Current Access Limited Only to Gym & 1 Restroom
Compliance to Mass AAB Triggered by Renovations
Compliance to ADA Mandated by Dept of Justice
- LIFE SAFETY:** Central Stairways Combined into Single Egress Path
Exterior Fire Escape Conditions are Poor & Failing
Auto Sprinkler System Triggered by Renovations
- USES & SYSTEMS:** Confusing Interior Circulation at Ground Floor & Entry
History of Partial Projects: HVAC, Lift, Sprinklers, ...
Aging Conditions: Steam, Wiring, Cupola, Egress
- HISTORIC FABRIC:** Maintain Character of Original Building Design
Appropriate Improvements for Lasting Value
Community Center Integral to Westford's Civic Life



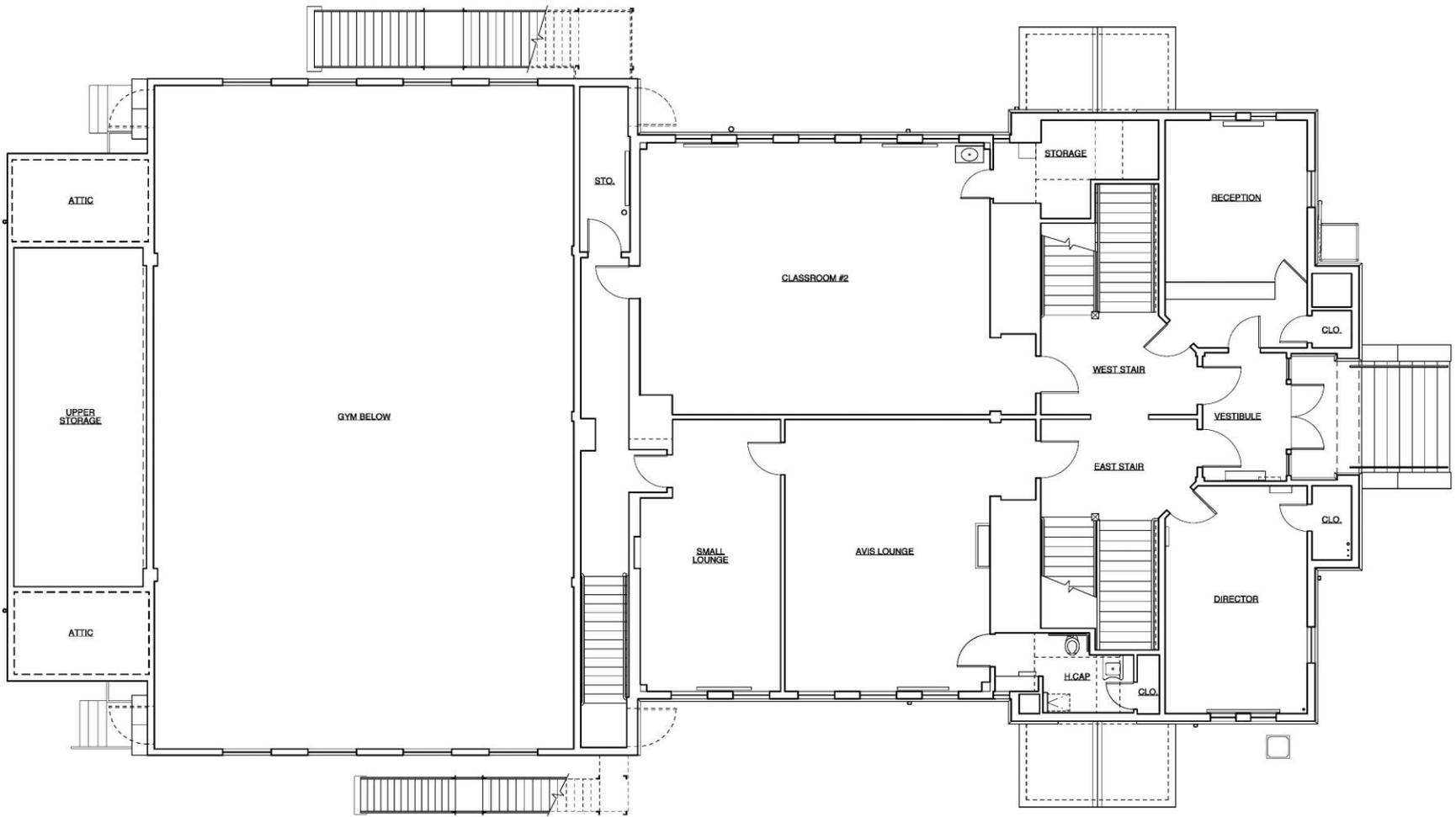
<p>WESTFORD ROUDENBUSH COMMUNITY CENTER Mills Whitaker Architects LLC 1 Oct 2015</p>	<p>EXISTING GROUND FLOOR PLAN</p>
<p>0' 4' 8' 16'</p>	<p>N</p>



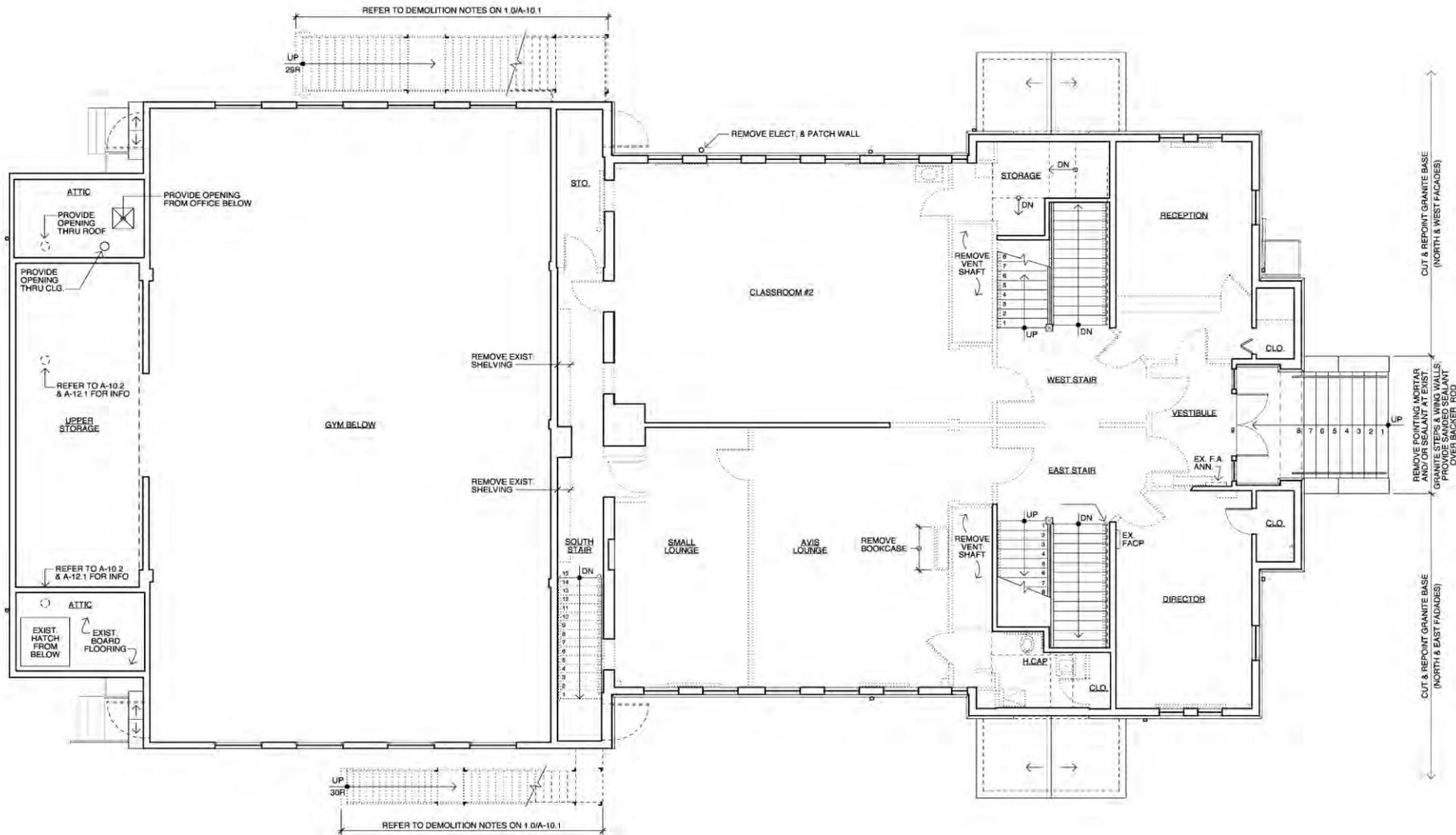
WESTFORD ROUDENBUSH COMMUNITY CENTER		1 Oct 2015	GROUND FLOOR - DEMOLITION
Mills Whitaker Architects LLC			
0' 4' 8' 16'		N	



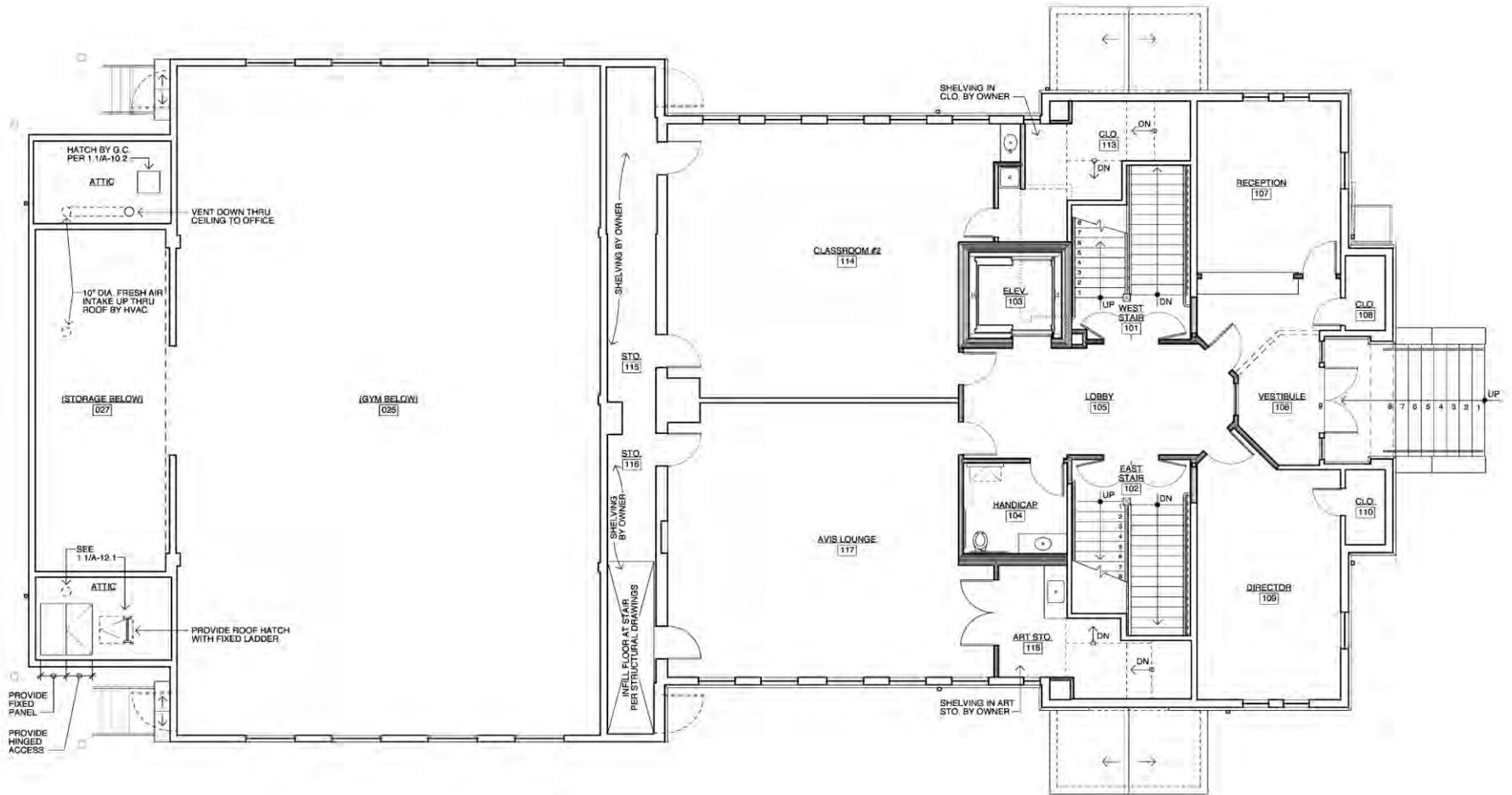
WESTFORD ROUDENBUSH COMMUNITY CENTER		1 Oct 2015	N	SCHEMATIC GROUND FLOOR
Mills Whitaker Architects LLC				
0' 4' 8' 16'				



<p>WESTFORD ROUDENBUSH COMMUNITY CENTER Mills Whitaker Architects LLC 1 Oct 2015</p> <p>0' 4' 8' 16'</p> <p>N</p>	<p>EXISTING FIRST FLOOR PLAN</p>
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WESTFORD ROUDENBUSH COMMUNITY CENTER		1 Oct 2015	N	FIRST FLOOR - DEMOLITION
Mills Whitaker Architects LLC				
0' 4' 8' 16'				

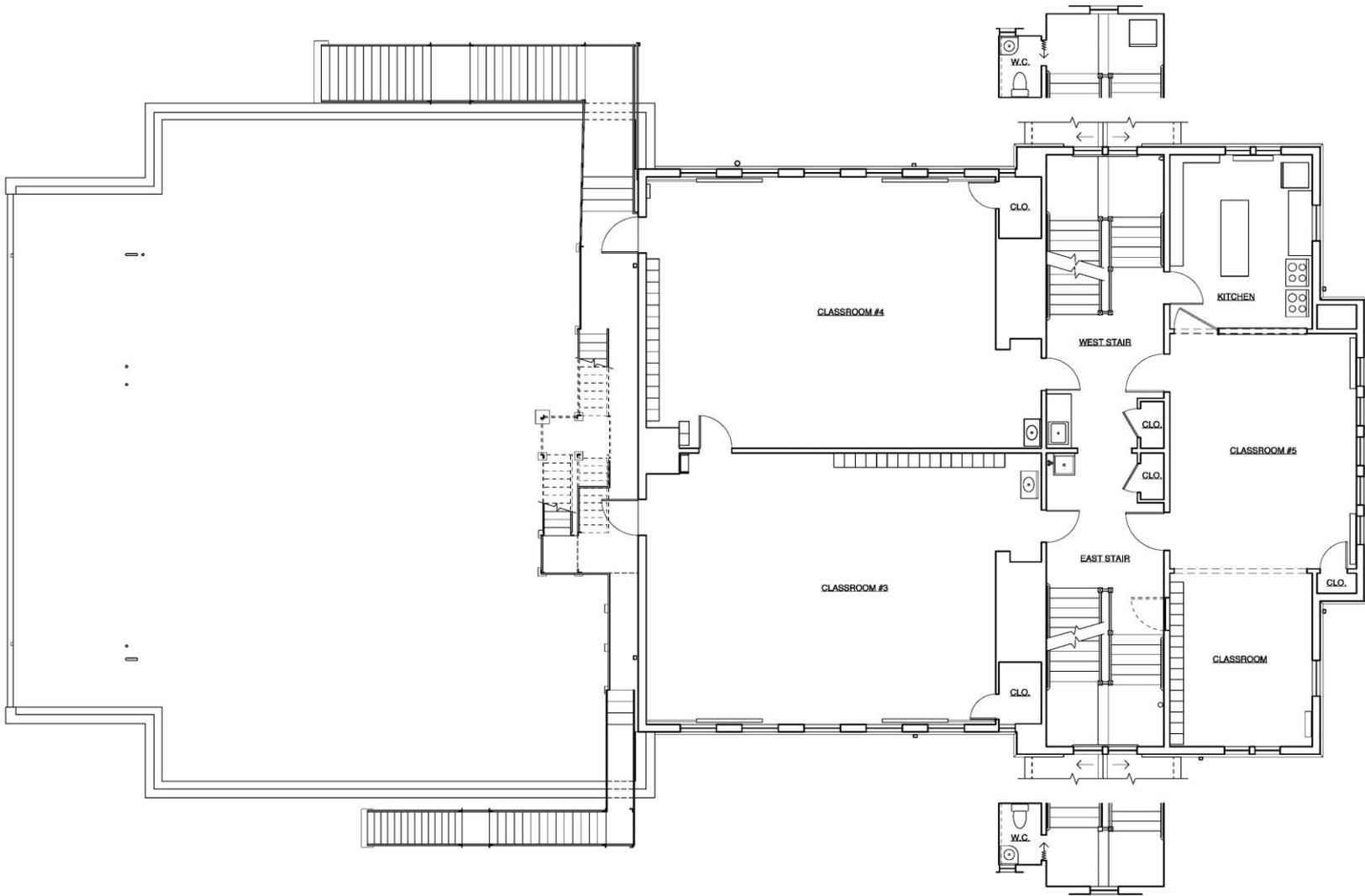


WESTFORD ROUDENBUSH COMMUNITY CENTER
 Mills Whitaker Architects LLC
 1 Oct 2015

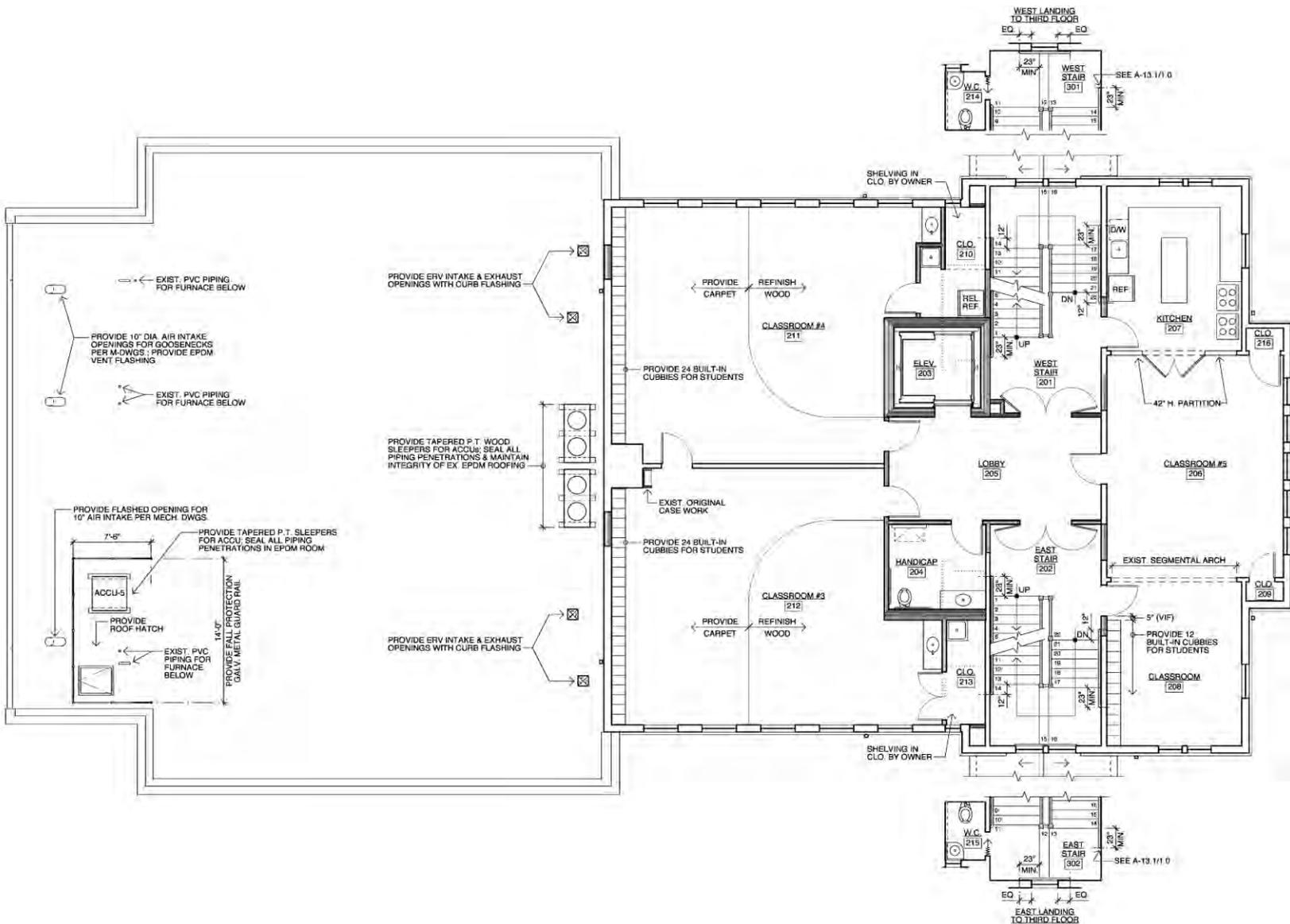
0' 4' 8' 16'

N

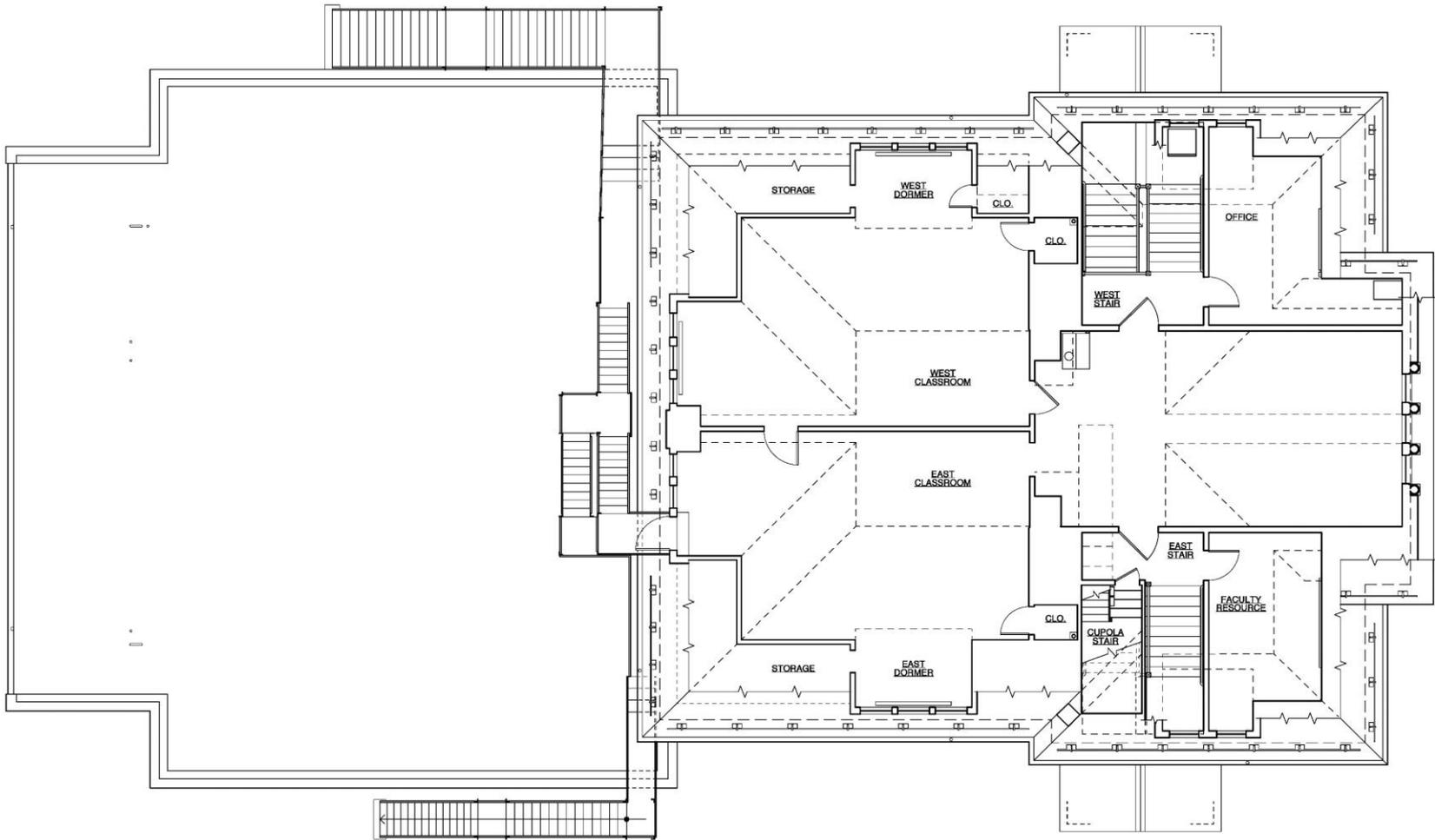
SCHEMATIC FIRST FLOOR



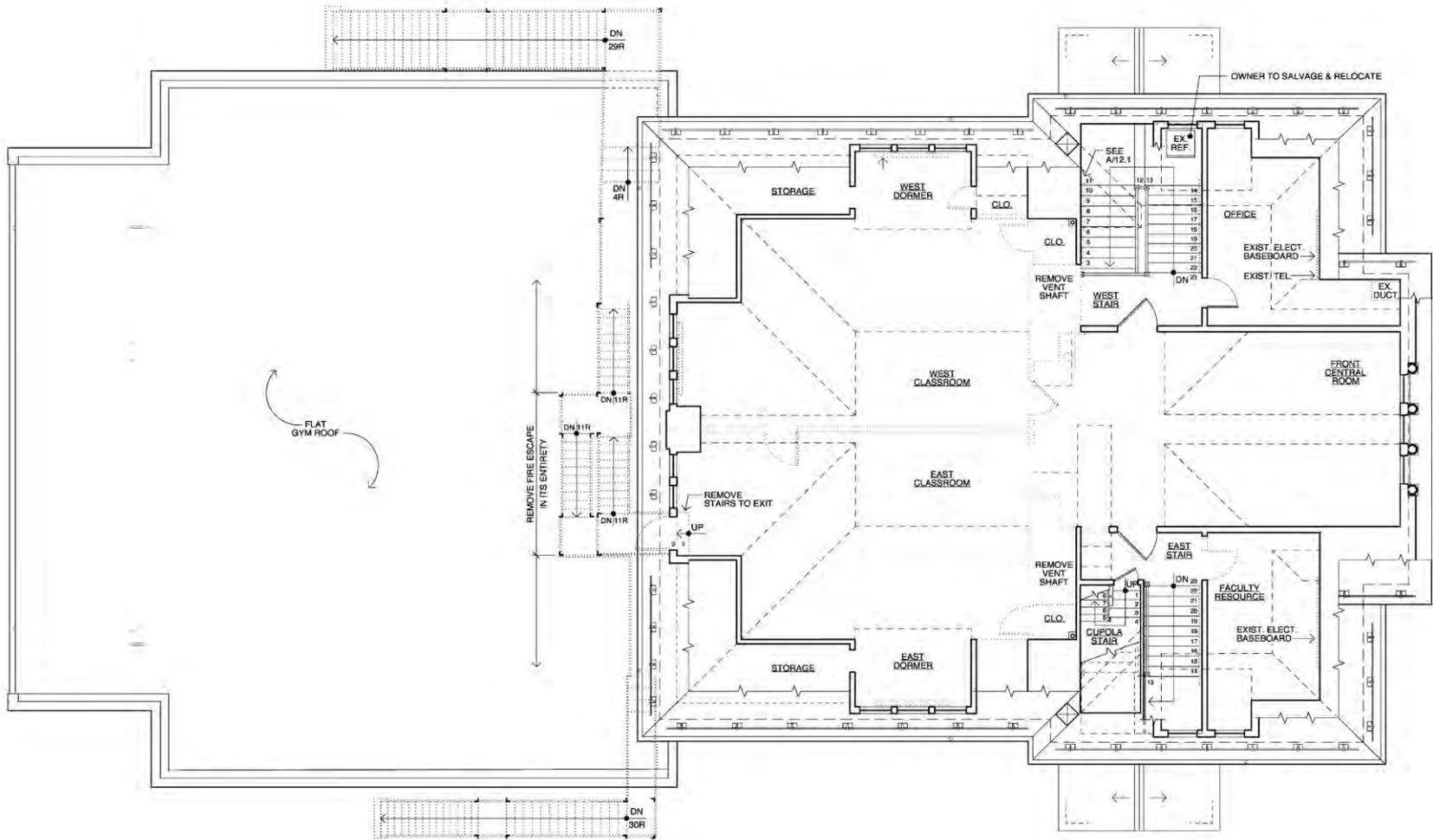
WESTFORD ROUDENBUSH COMMUNITY CENTER Mills Whitaker Architects LLC	1 Oct 2015	EXISTING SECOND FLOOR PLAN



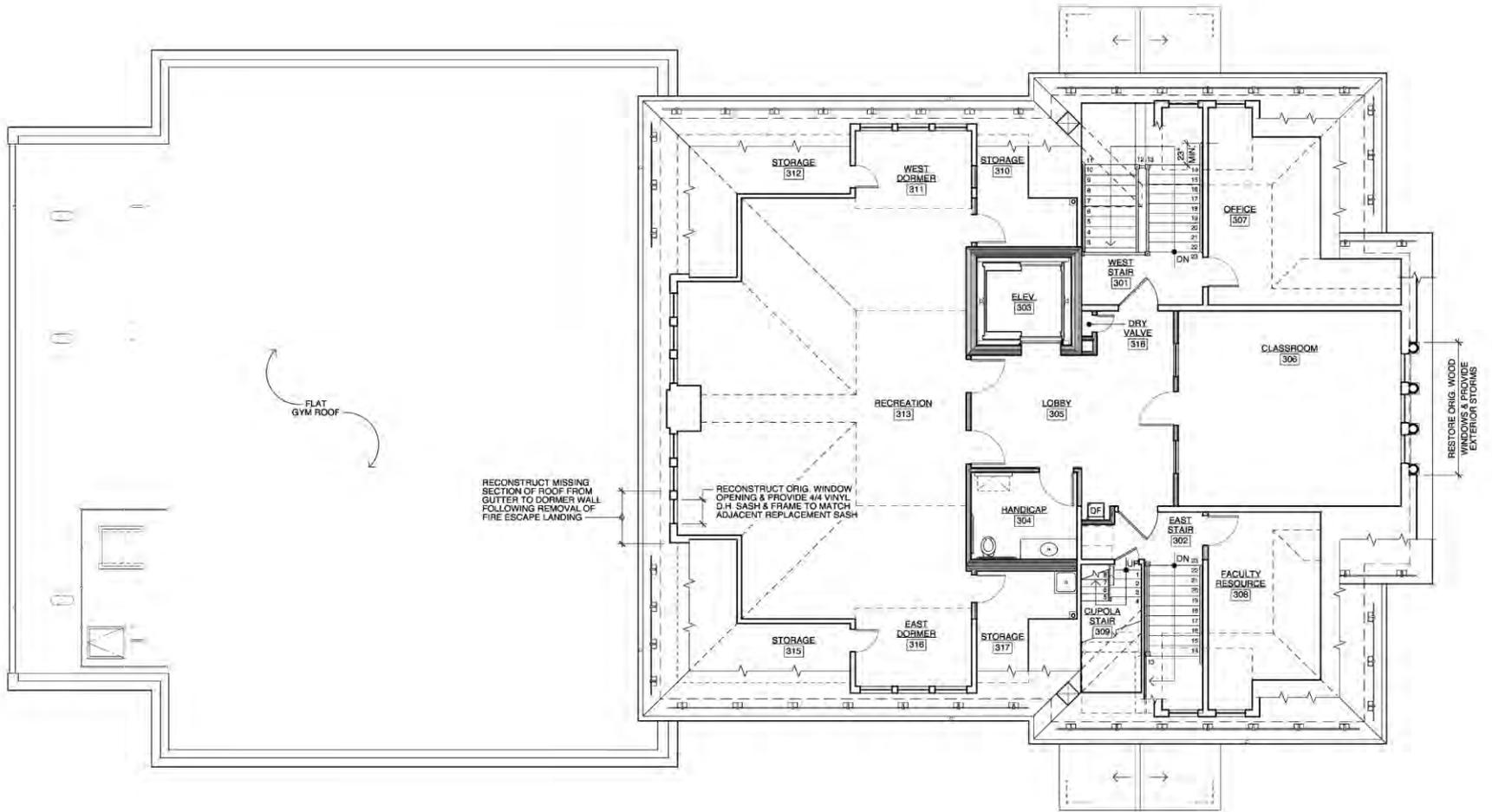
WESTFORD ROUDENBUSH COMMUNITY CENTER		1 Oct 2015	N	SCHEMATIC SECOND FLOOR
Mills Whitaker Architects LLC				
0'	4'	8'	16'	



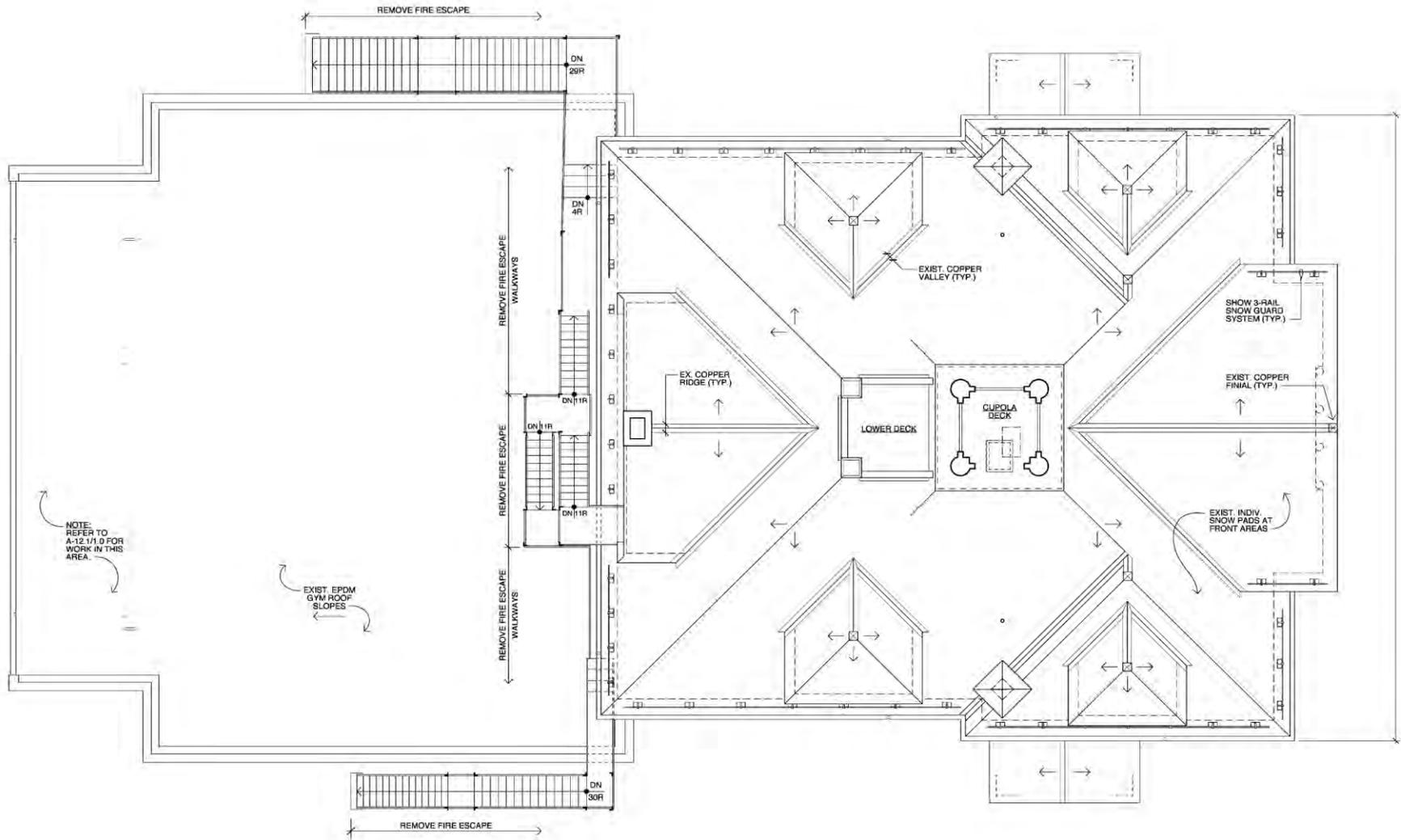
<p>WESTFORD ROUDENBUSH COMMUNITY CENTER Mills Whitaker Architects LLC 1 Oct 2015</p> <p>0' 4' 8' 16'</p> <p>N</p>	<p>EXISTING THIRD FLOOR PLAN</p>
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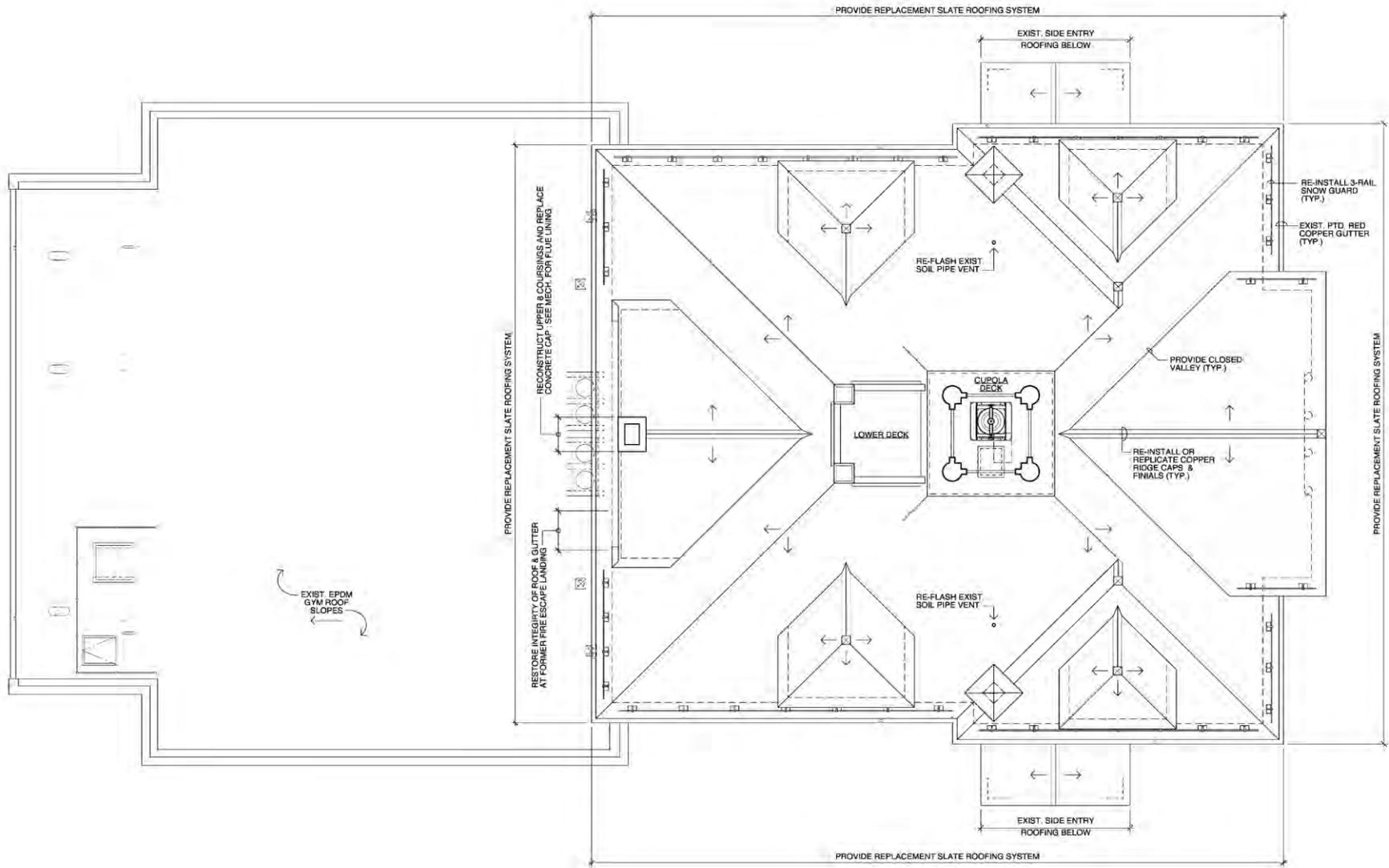
WESTFORD ROUDENBUSH COMMUNITY CENTER		1 Oct 2015	N
Mills Whitaker Architects LLC			
0' 4' 8' 16'		THIRD FLOOR - DEMOLITION	



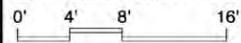
WESTFORD ROUDENBUSH COMMUNITY CENTER		1 Oct 2015	
Mills Whitaker Architects LLC			
		SCHMATIC THIRD FLOOR	



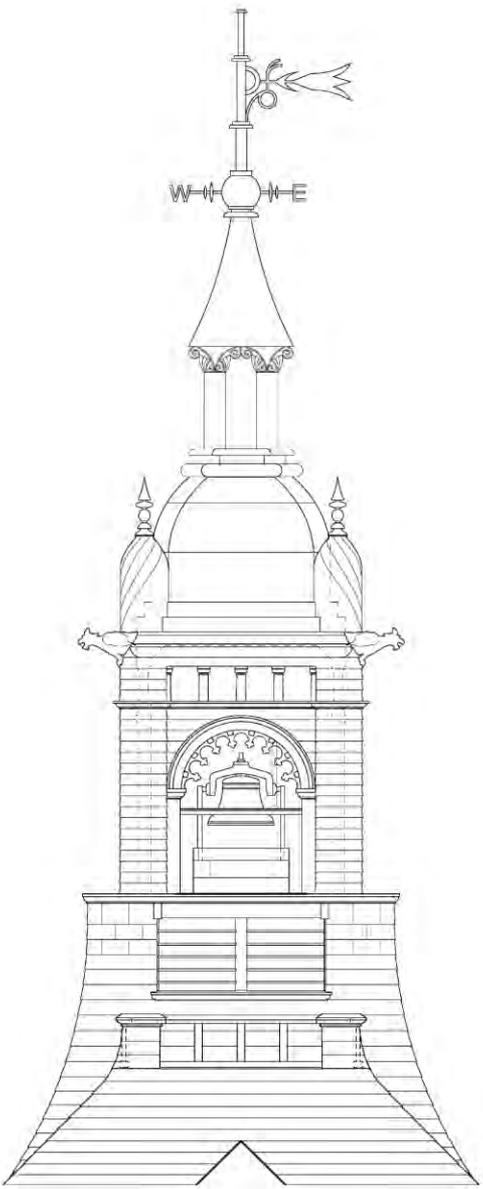
WESTFORD ROUDENBUSH COMMUNITY CENTER		1 Oct 2015	
Mills Whitaker Architects LLC			
0' 4' 8' 16'		N	
EXISTING ROOF PLAN			



WESTFORD ROUDENBUSH COMMUNITY CENTER
 Mills Whitaker Architects LLC
 1 Oct 2015



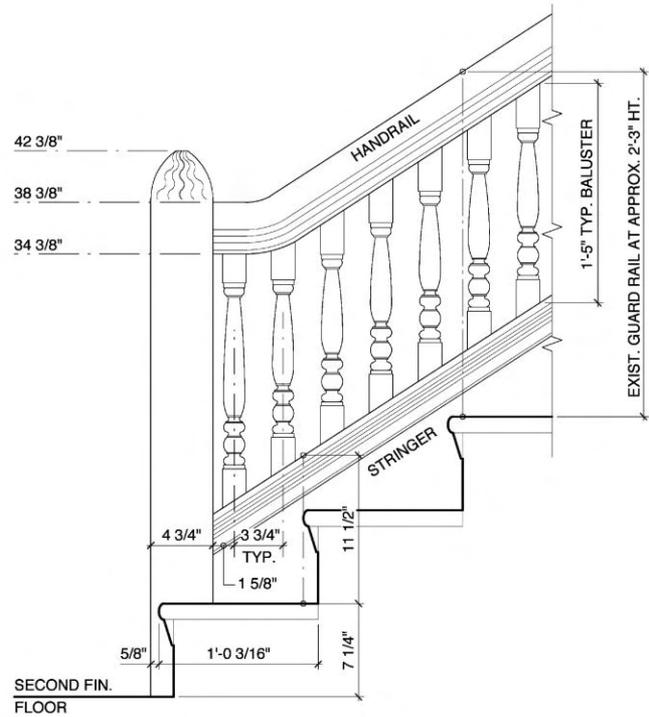
SCHEMATIC ROOF PLAN



WESTFORD ROUDENBUSH COMMUNITY CENTER
Mills Whitaker Architects LLC

1 Oct 2015

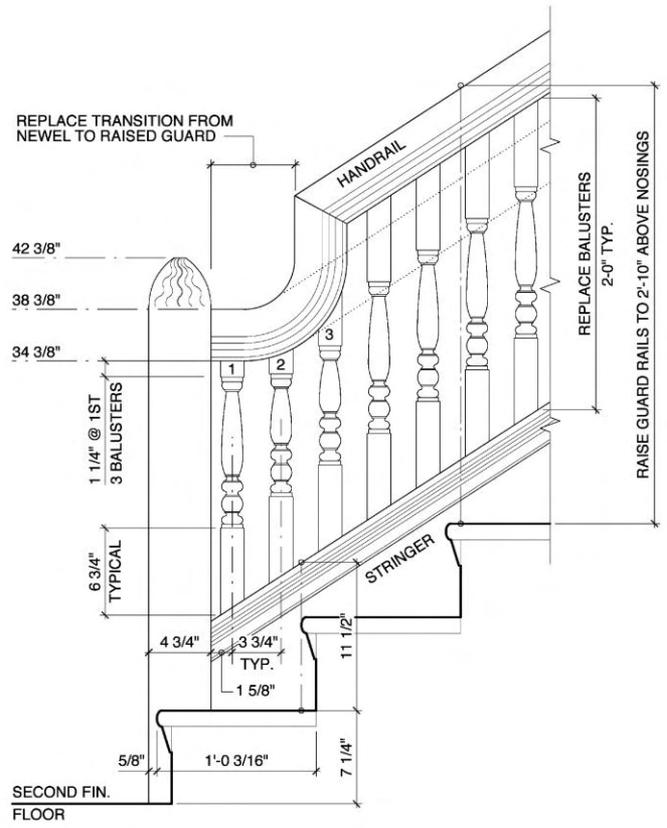
CUPOLA

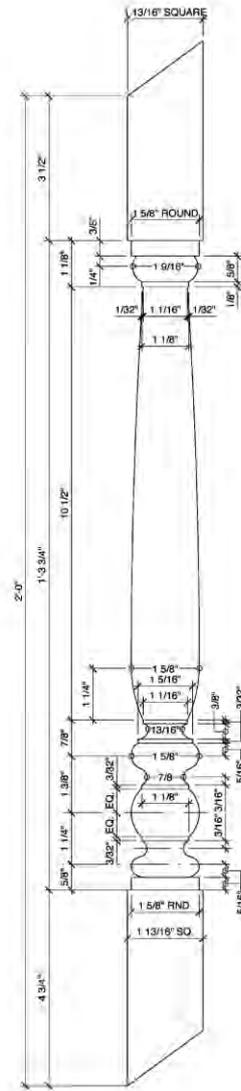
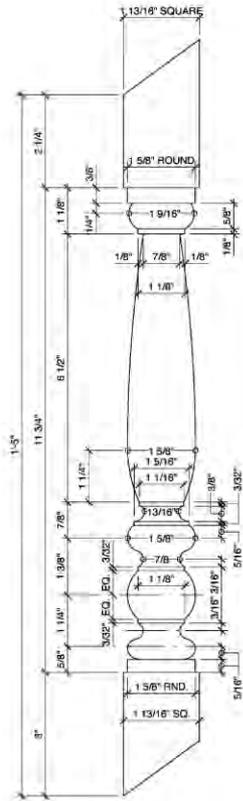


WESTFORD ROUDENBUSH COMMUNITY CENTER
 Mills Whitaker Architects LLC

1 Oct 2015

EXISTING
 GUARD AT SECOND FLOOR

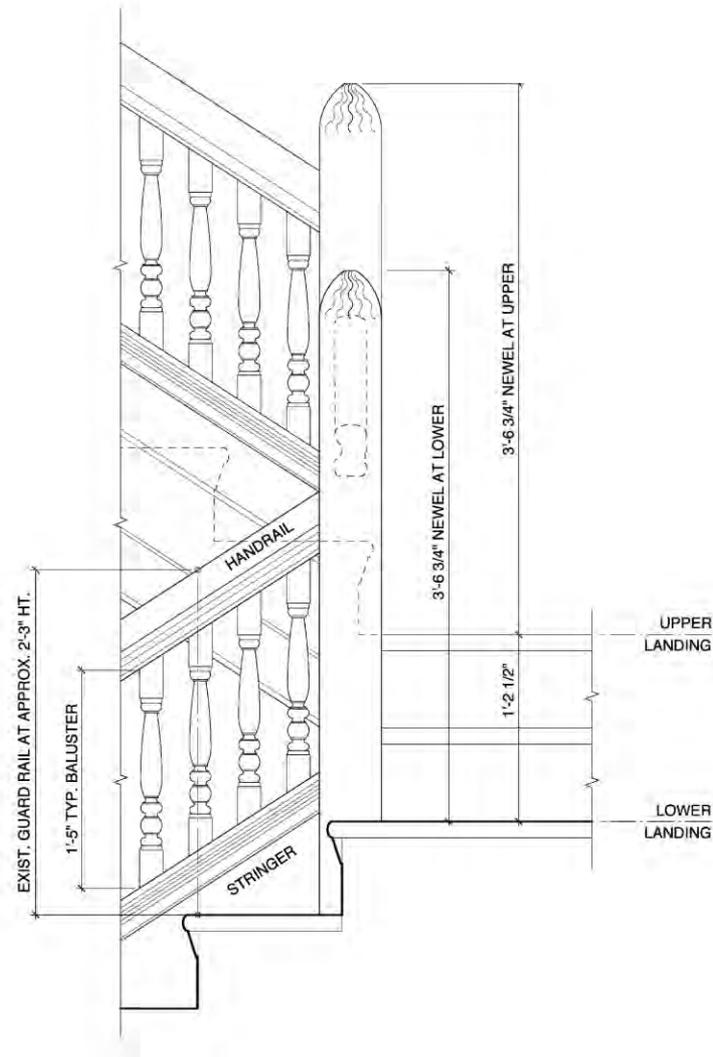




WESTFORD ROUDENBUSH COMMUNITY CENTER
 Mills Whitaker Architects LLC

1 Oct 2015

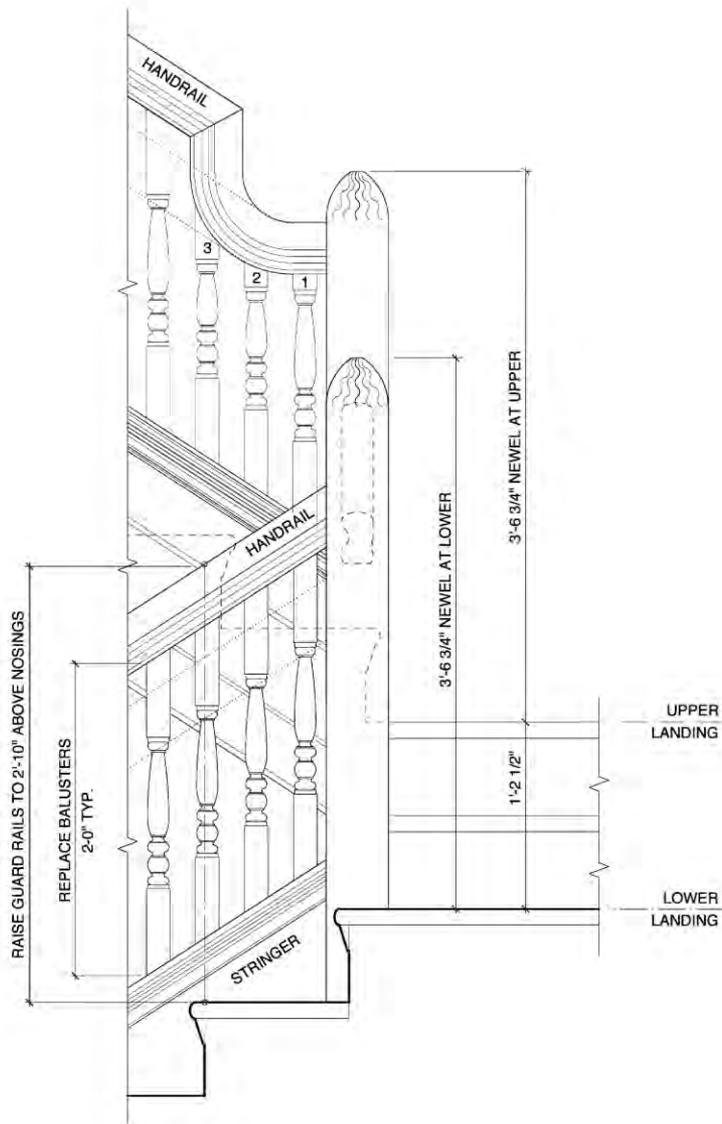
BALUSTERS



WESTFORD ROUDENBUSH COMMUNITY CENTER
 Mills Whitaker Architects LLC

1 Oct 2015

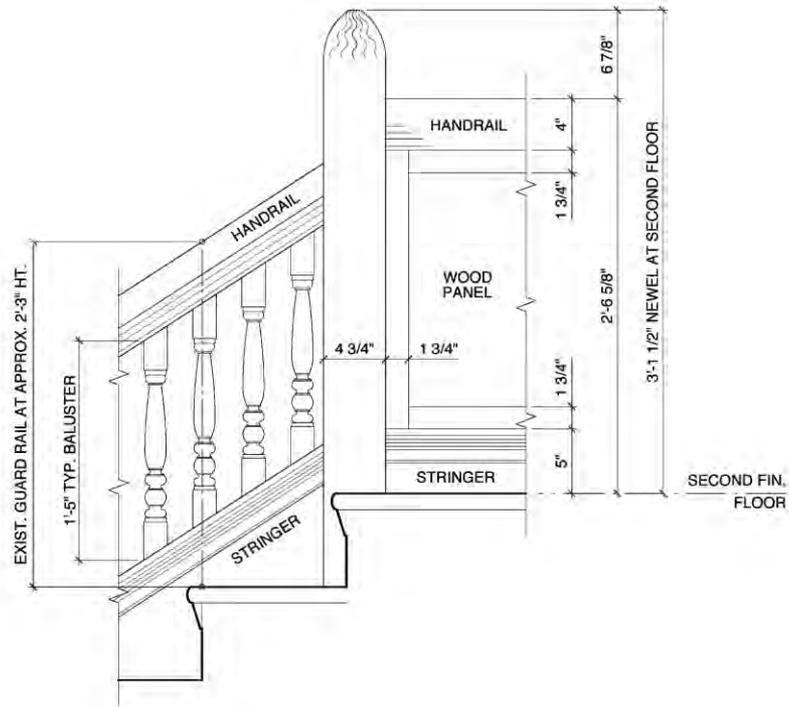
**EXISTING
 LANDING (1.5 + 2.5)**



WESTFORD ROUDENBUSH COMMUNITY CENTER
 Mills Whitaker Architects LLC

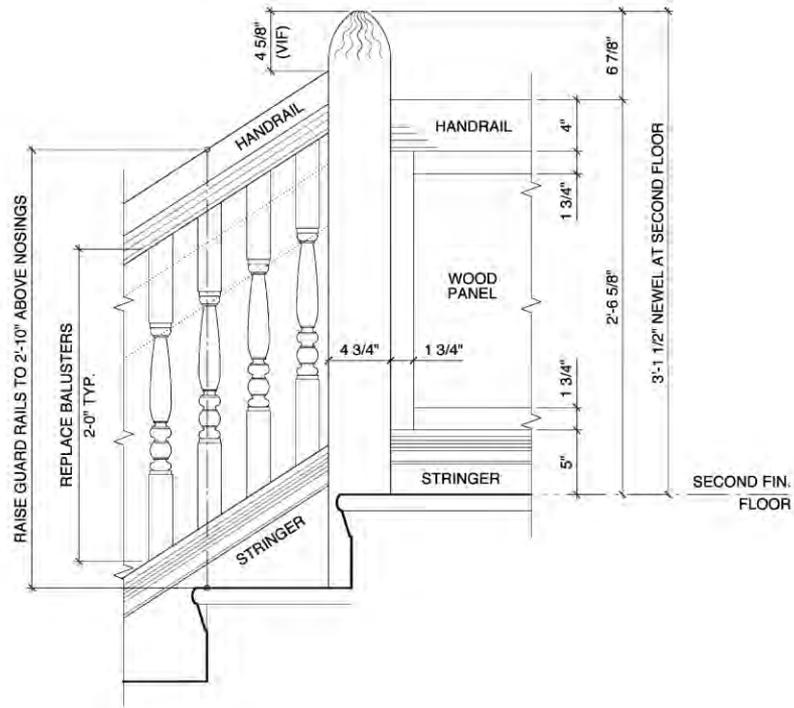
1 Oct 2015

**INTERMEDIATE
 LANDING (1.5 + 2.5)**



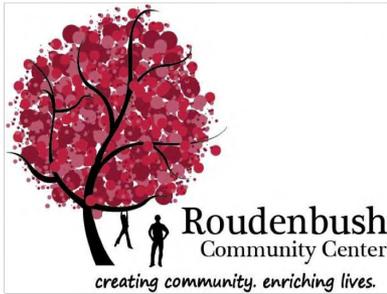
WESTFORD ROUDENBUSH COMMUNITY CENTER
 Mills Whitaker Architects LLC
 1 Oct 2015

EXISTING
 SECOND FLOOR LANDING



WESTFORD ROUDENBUSH COMMUNITY CENTER
 Mills Whitaker Architects LLC
 1 Oct 2015

SECOND FLOOR LANDING



RENOVATION ISSUES TO BE ADDRESSED

- ACCESSIBILITY:** Current Access Limited Only to Gym & 1 Restroom
Compliance to Mass AAB Triggered by Renovations
Compliance to ADA Mandated by Dept of Justice
- LIFE SAFETY:** Central Stairways Combined into Single Egress Path
Exterior Fire Escape Conditions are Poor & Failing
Auto Sprinkler System Triggered by Renovations
- USES & SYSTEMS:** Confusing Interior Circulation at Ground Floor & Entry
History of Partial Projects: HVAC, Lift, Sprinklers, ...
Aging Conditions: Steam, Wiring, Cupola, Egress
- HISTORIC FABRIC:** Maintain Character of Original Building Design
Appropriate Improvements for Lasting Value
Community Center Integral to Westford's Civic Life

2015 SCHEMATIC DESIGN BUDGET

Preliminary project budget assumptions based on a 2015 Schematic Design Study focusing on retaining historic character while improving building systems, life safety, facility usability and providing accessibility features throughout.

Preliminary Construction Cost

\$5,752,048	Schematic Design Level Construction Estimate
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Related Project Costs for Overall Budget

\$575,000	Construction Contingency (10%)
\$435,000	Arch/Engr Fees (Excl. SD Fee of \$135,000)
\$35,000	Hazardous Materials (Assessment in Progress)
\$50,000	Owner's Expenses (FFE Allowance)
\$50,000	Utility Company Surcharges (Electric & Gas)

\$6,897,048	Project Budget Based on June 2016 Start
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Project Cost Escalation to June 2017 Start

\$344,852	Escalation for One Year Deferrment
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\$7,241,900	Project Budget Based on June 2017 Start
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PROJECT BUDGET & SCHEDULE

PROJECT BUDGET: \$7.25 million based on June 2017 Construction Start

NEXT STEPS:

Authorize Preparation of Construction Documents

... at Town Meeting in April 2016

Massachusetts Architectural Access Board Variance

... for Issues Related to Historic Building

CD Level Cost Estimate for Town Meeting (2017)

Bidding in April-May 2017 if Approved by Town Meeting

Construction from June 2017 to August 2018 (15 Months)

SCHEMATIC DESIGN FOR HISTORIC REHABILITATION



Mills Whitaker Architects LLC
PO Box 750089
Arlington MA 02475