

Space Needs Analysis Bristol Municipal Buildings

YOUTH SERVICES

51 High Street

6,828 SF

Current Use: Youth Services (6000 SF)
Private Physician (800 SF)

Original Construction Year: Unknown

Renovated (years): 2002

Number of Floors: Basement plus Two



Previous studies reviewed for this building: None.

Drawings used for Study: PDF's of Renovation Construction Documents 2002

Current Facility

Building Condition

Due to relatively recent renovations the general condition of the building and finishes is good.

Finishes can generally be grouped:

OFFICES & CONFERENCE ROOMS:

Floors: Carpeted

Walls: Painted gypsum wallboard.

Ceilings: 2x2 acoustical panels.

RESTROOMS:

Floors: 1"x1" mosaic tile

Wainscot: 4x4 Ceramic tile

Walls: Painted gypsum wallboard. (Rm 109 has wallpaper)

Ceilings: 2x2 acoustical panels.

CORRIDORS:

First Floor Floors: 12x12 Vinyl Composition Tile. Of all the finishes the VCT in the corridors is in bad condition with large gaps between tiles, curling edges and an overall poor appearance. The same condition extends into Room 203

Second Floor Corridors: Carpet

Walls: Painted gypsum wallboard.

Ceilings: 2x2 acoustical panels.

Fire and Code Deficiencies

In the tour of the building no noticeable violations were seen.

ADA Deficiencies

The upper level of the building is not required to be accessible to persons with disabilities; however, as a public facility it is desirable.

Appropriate room signs are missing from all spaces.

Hazardous Materials

None noted. These were noted to have been abated in the 2003 renovation.

Mechanical, Electrical, Plumbing and other services.

Systems are all relatively new.

Structural Systems

The building structure was updated in the 2003 renovation.

Available Parking

The parking lot surrounds the building and totals spaces.

Use Recommendations**Uses**

The building would only work for the City if it remained as the Youth Center. The space utilized is considerably larger than when the Youth Services was housed in City Hall. Much of the additional space is used for consultation and meeting rooms, and group activity rooms. If located with City Hall the possibility exists that conference rooms could have a dual use; being used by other city hall functions until needed in the afternoons by Youth Services. However, these rooms are an important part of the Youth Services operation and should remain in the current size/quantity.

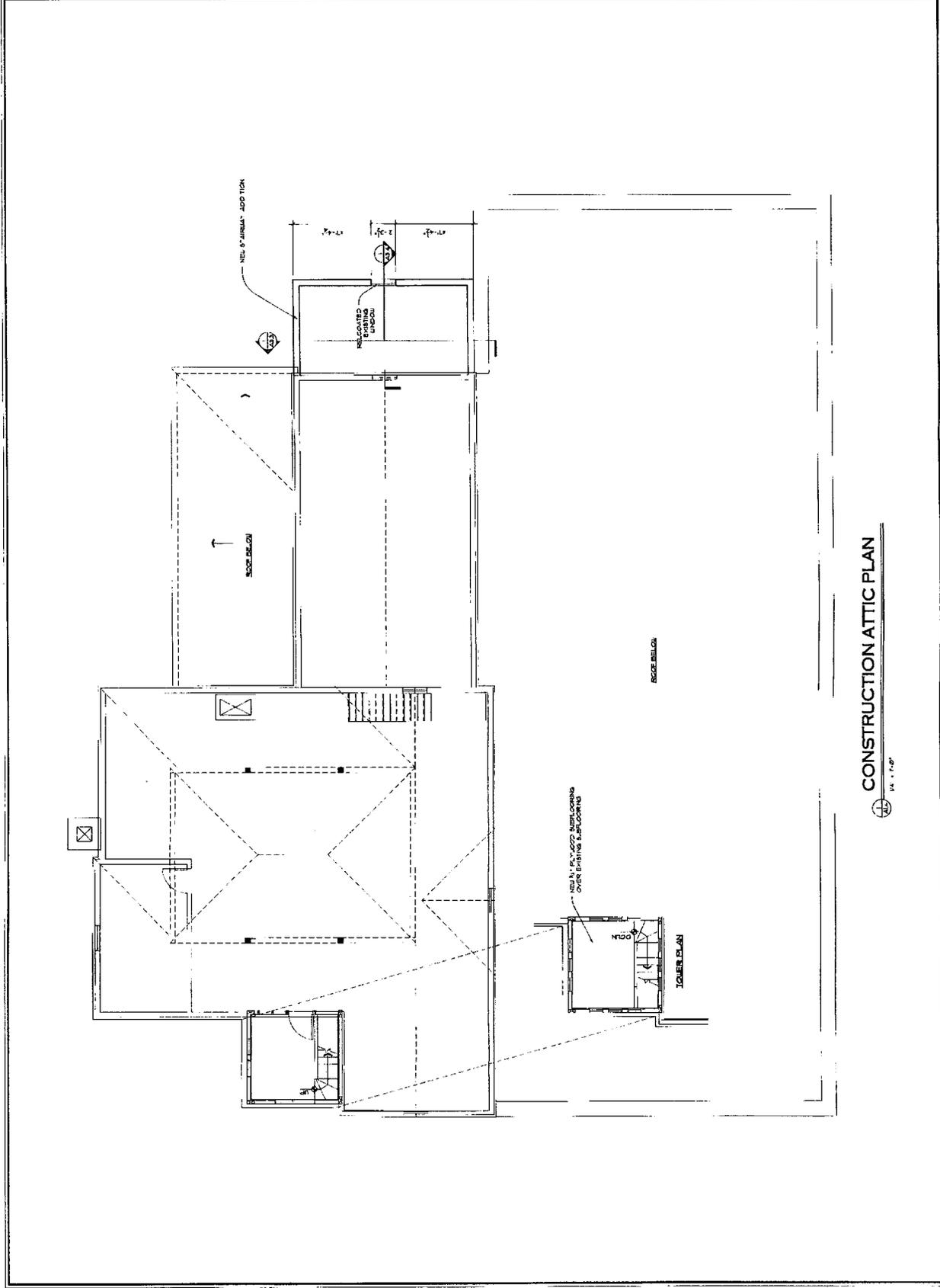
The functions in this building could easily be accommodated in the Beals Senior Community Center which would allow the building to be almost fully occupied, and thus energy efficient.

If located in City Hall additional floor area would be required to accommodate the full space requirements of this use.

If moved to a City Hall Function in Memorial Boulevard School it would most likely result in the loss of the gymnasium to provide the required floor area.

Building Sale: If sold the building should realize \$650,000.

SHEET NO. _____ DATE: _____ PROJECT NO. _____	 ASSOCIATED ARCHITECTS P.C.	REGISTERED ARCHITECTS IN THE STATE OF CONNECTICUT ARCHITECTS: JAMES H. HARRIS, JR., P.A.C., AND JOHN J. HARRIS, P.A.C. ARCHITECTS: JOHN J. HARRIS, P.A.C., AND JAMES H. HARRIS, JR., P.A.C. ARCHITECTS: JOHN J. HARRIS, P.A.C., AND JAMES H. HARRIS, JR., P.A.C.		NEW FACILITIES FOR CITY OF BRISTOL YOUTH SERVICES DEPARTMENT #01-004 BRISTOL, CONNECTICUT	CONSTRUCTION ATTIC FLOOR PLAN NUMBERED ARCHITECTURE, INC. 02855	A1.4 DATE: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: AS SHOWN
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CONSTRUCTION ATTIC PLAN
 1/4" = 1'-0"