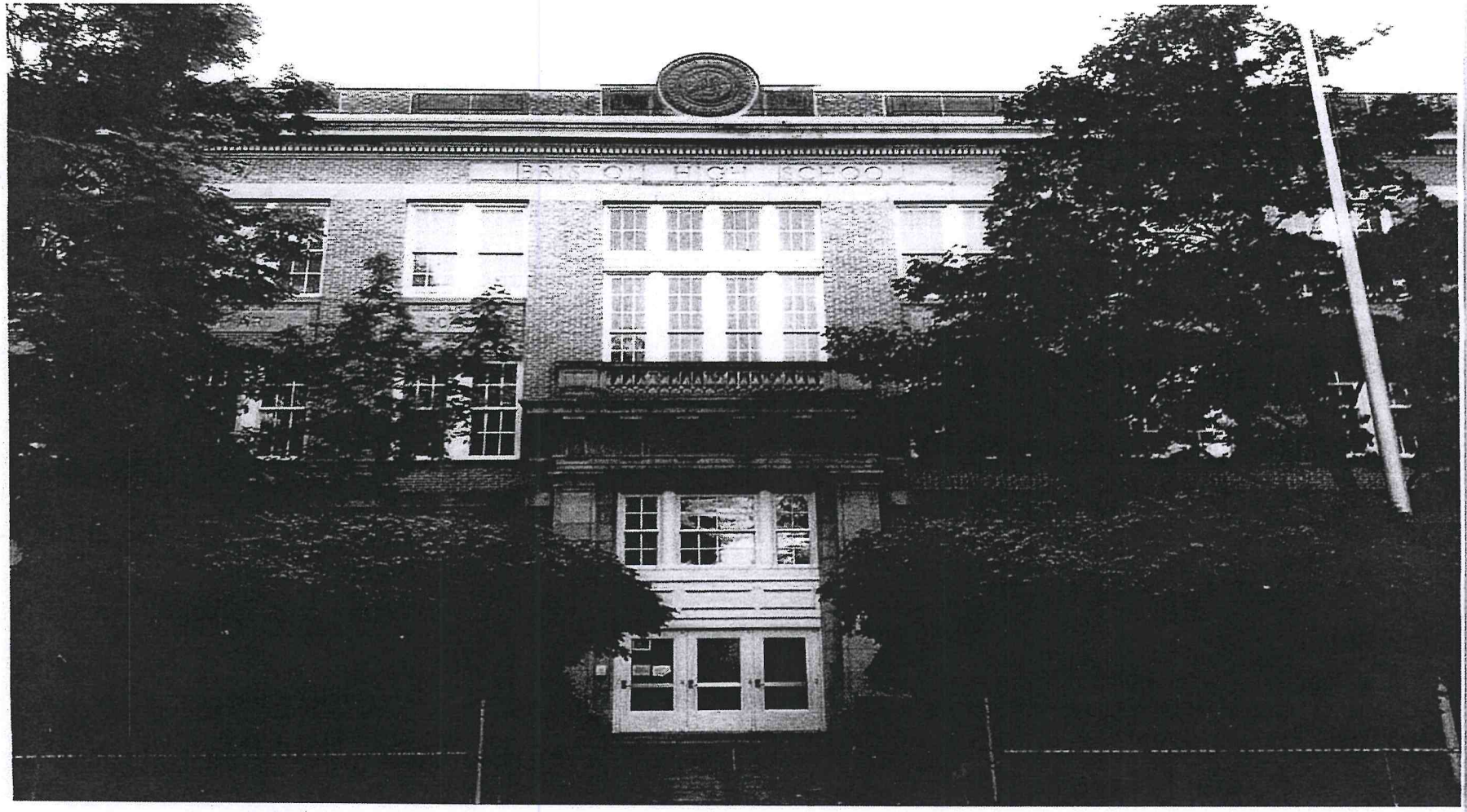
Memorial Boulevard School



TEAM

- **SCOTT ROUISSE** - SUMMIT REAL ESTATE STRATEGIES
- **J. MICHAEL ABBOTT** - NORTHEAST COLLABORATIVE ARCHITECTS
- **HARRY ANGEVINE** - BUILT, INC
- **BILL BRACKETT** – BILL BRACKETT THEATRICAL PRODUCTIONS

Overview

1. RESIDENTIAL APARTMENTS
2. HEALTH AND WELLNESS CENTER
3. THEATRE

APARTMENTS

- 39 LOFT STYLE
- SEPARATE ENTRANCE AND PARKING
- MARKET RATE (NOT SUBSIDIZED / NOT 40B)
- RANGE OF RENTS DEPENDING ON SIZE, LOCATION, ETC

Fitness Center

- Re-open the existing fitness facilities, including the pool, basketball court, and locker rooms

- Full service, high end fitness facility. Memberships offered at a reasonable rate.

THEATRE

- SUMMIT WILL PAY FOR THE UPFRONT COSTS TO UPGRADE EQUIPMENT AND GET THE THEATRE UP AND RUNNING. THESE COSTS ARE ESTIMATED AT $150,000

- THE SPACE WILL BE DONATED FOR CITY SPONSORED EVENTS

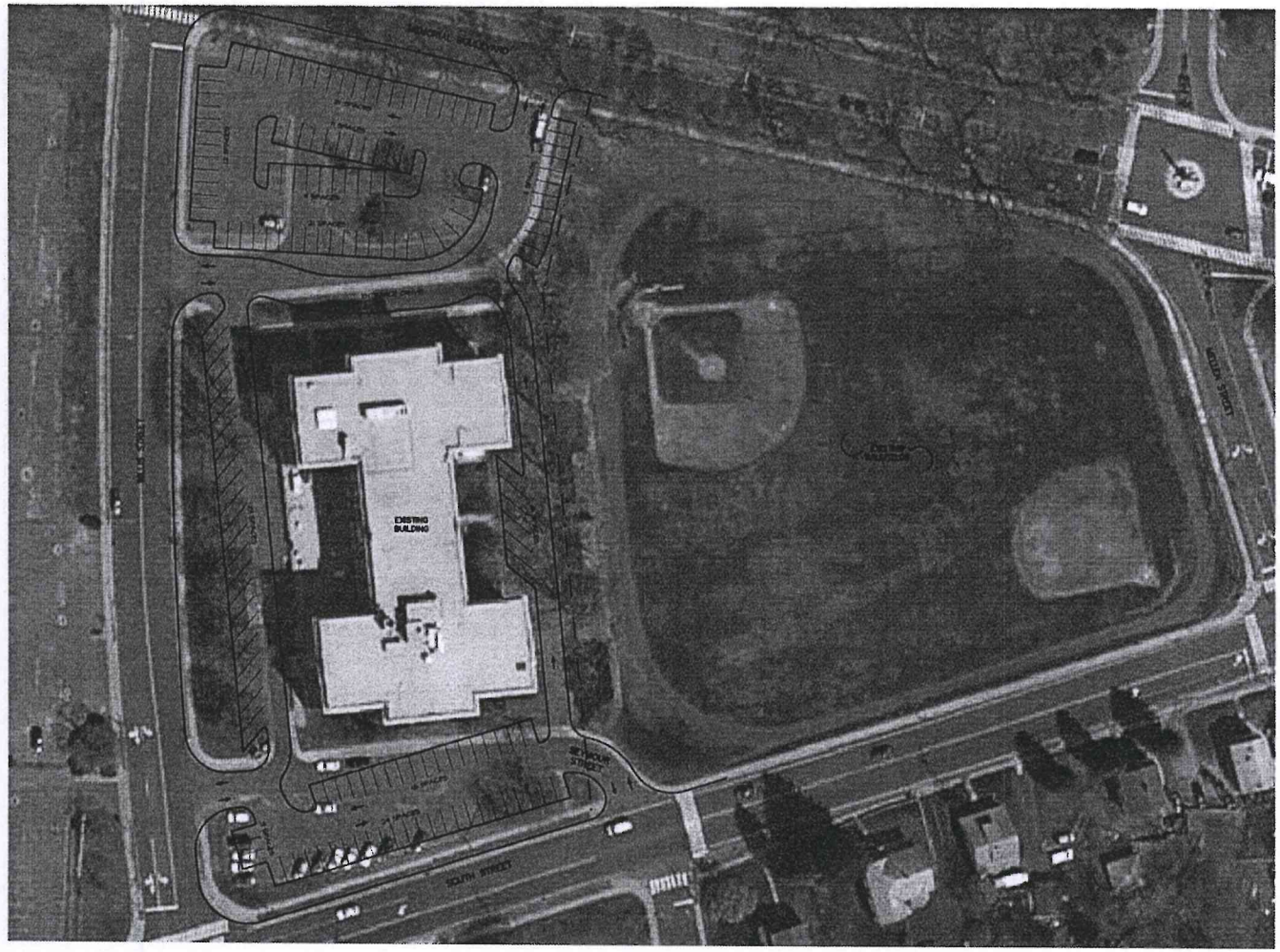
- SUMMIT WILL PROVIDE THE SERVICES OF BILL BRACKETT THEATRICAL PRODUCTIONS TO PREPARE A BUSINESS PLAN FOR THE THEATRE

DESIGN

- THE EXTERIOR APPEARANCE OF THE MEMORIAL BOULEVARD SCHOOL WILL REMAIN EXACTLY AS IS EXCEPT FOR SOME HANDICAP ACCESSIBILITY IMPROVEMENTS.

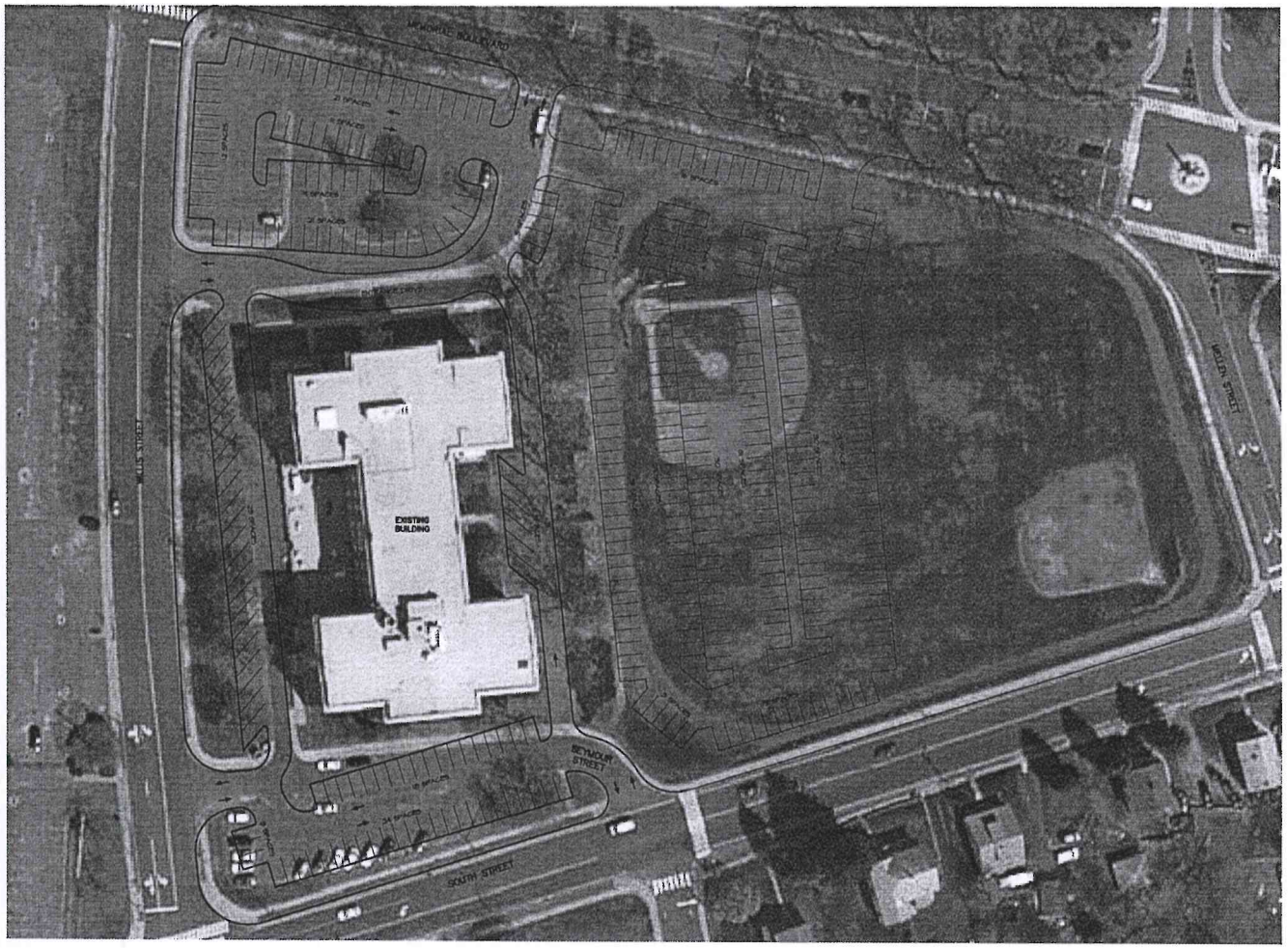
- THE INTERIOR WILL BE PRESERVED AS WELL, WITH EACH UNIT OCCUPYING A FORMER CLASSROOM. NO STRUCTURAL CHANGES. ALL EXISTING HISTORIC INTERIOR FINISHES TO REMAIN.

- Property Line
- Abandonment of Seymour Street by City
- Parking improvements (more than double the spaces)
- Landscaping - to retain as much as possible
- Access to 3 different uses
- Existing ball fields proposed to remain public



SITE PLAN

- Alternate parking scheme



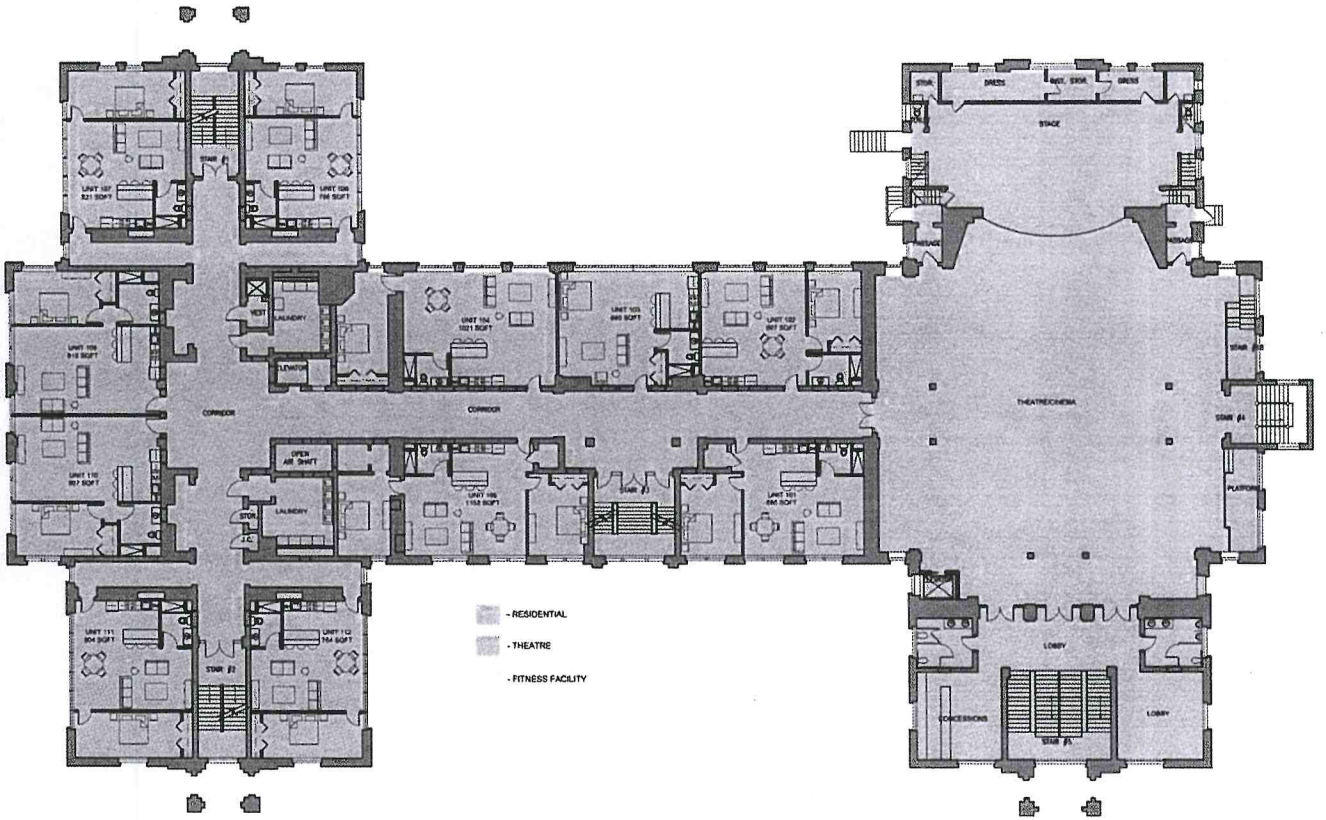
SITE PLAN

RESIDENTIAL

- Layout / description of each unit – 11 Units first floor
- Common areas include laundry, storage, and gallery.

THEATRE

- New lobby configuration



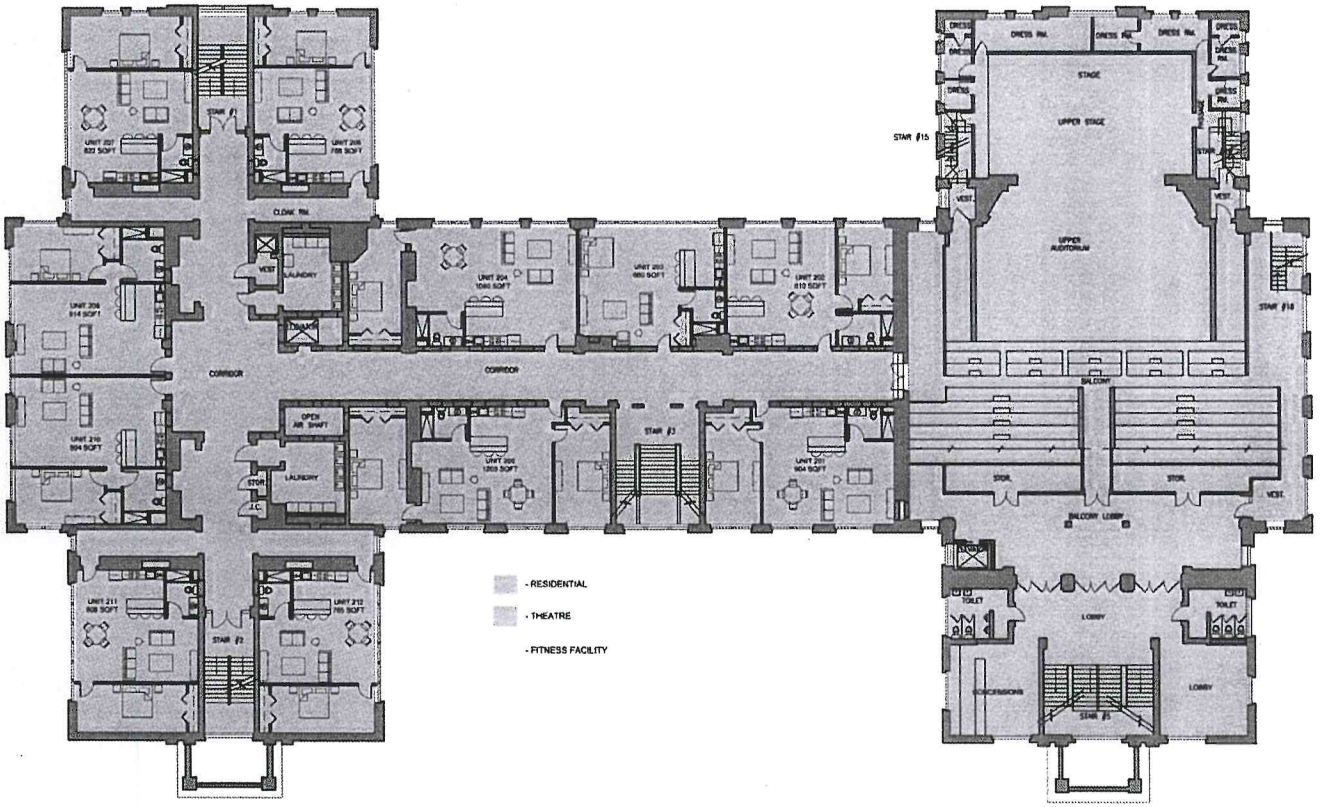
FIRST FLOOR

RESIDENTIAL

- Layout / description of each unit – 11 Units second floor
- Common areas include laundry, storage, and gallery.

THEATRE

- Balcony level includes revised lobby space



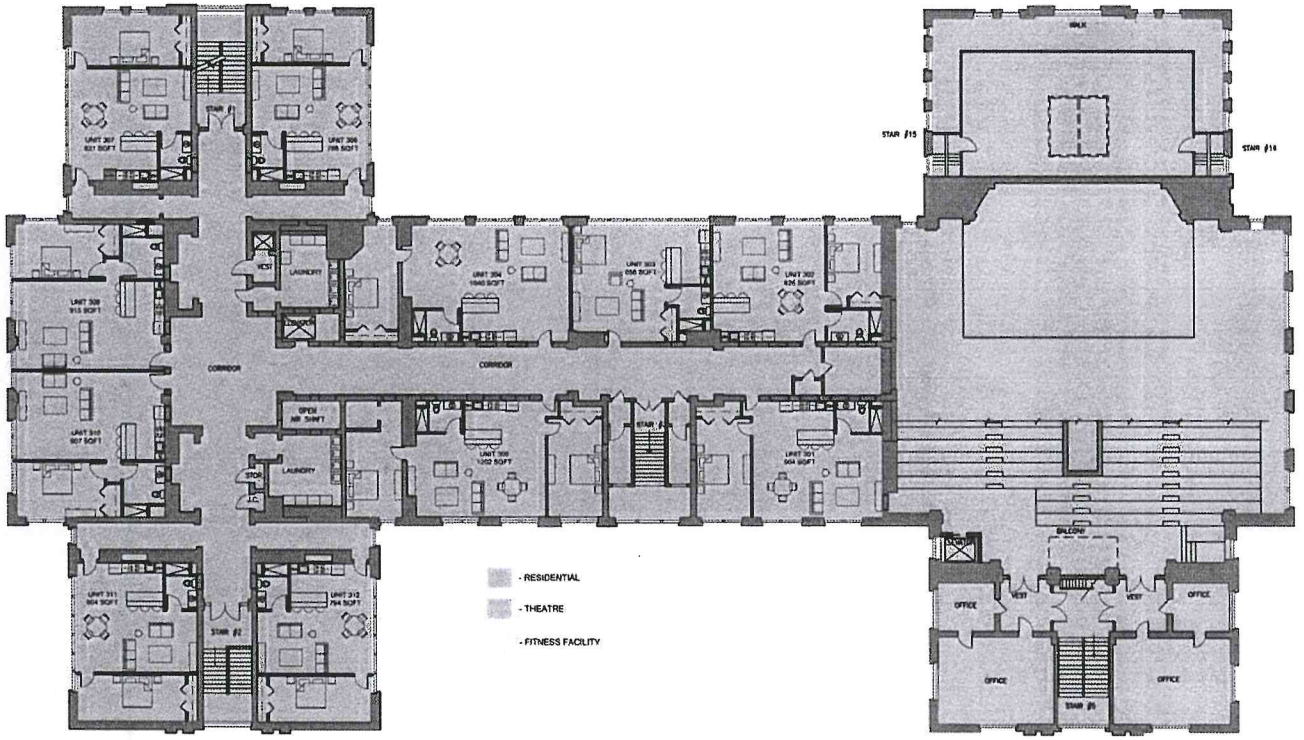
SECOND FLOOR

RESIDENTIAL

- Layout / description of each unit – 11 Units third floor
- Common areas include laundry, storage, and gallery.

THEATRE

- Includes incubator office space for arts groups



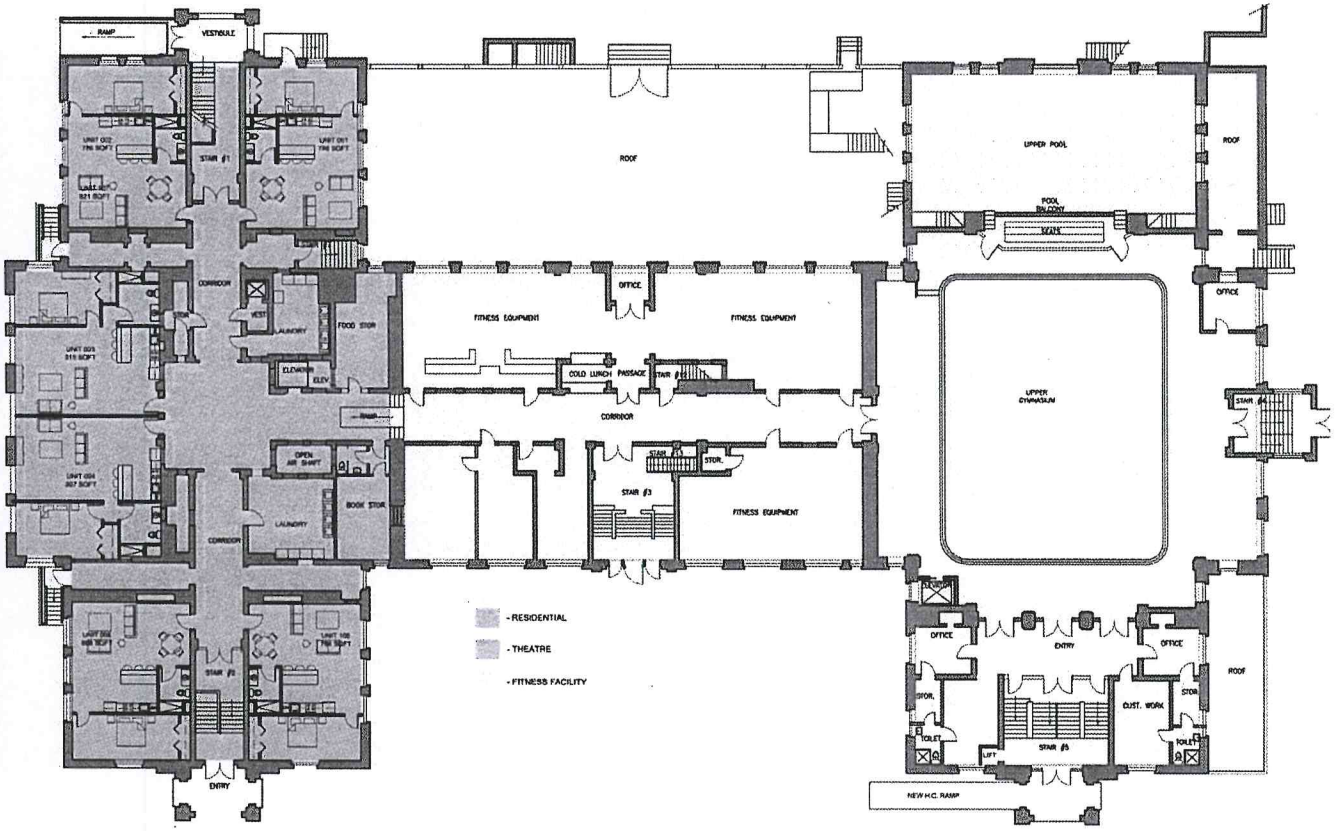
THIRD FLOOR

RESIDENTIAL

- Layout / description of each unit – 6 Units ground floor
- Common areas include laundry, storage, and gallery.

FITNESS CENTER

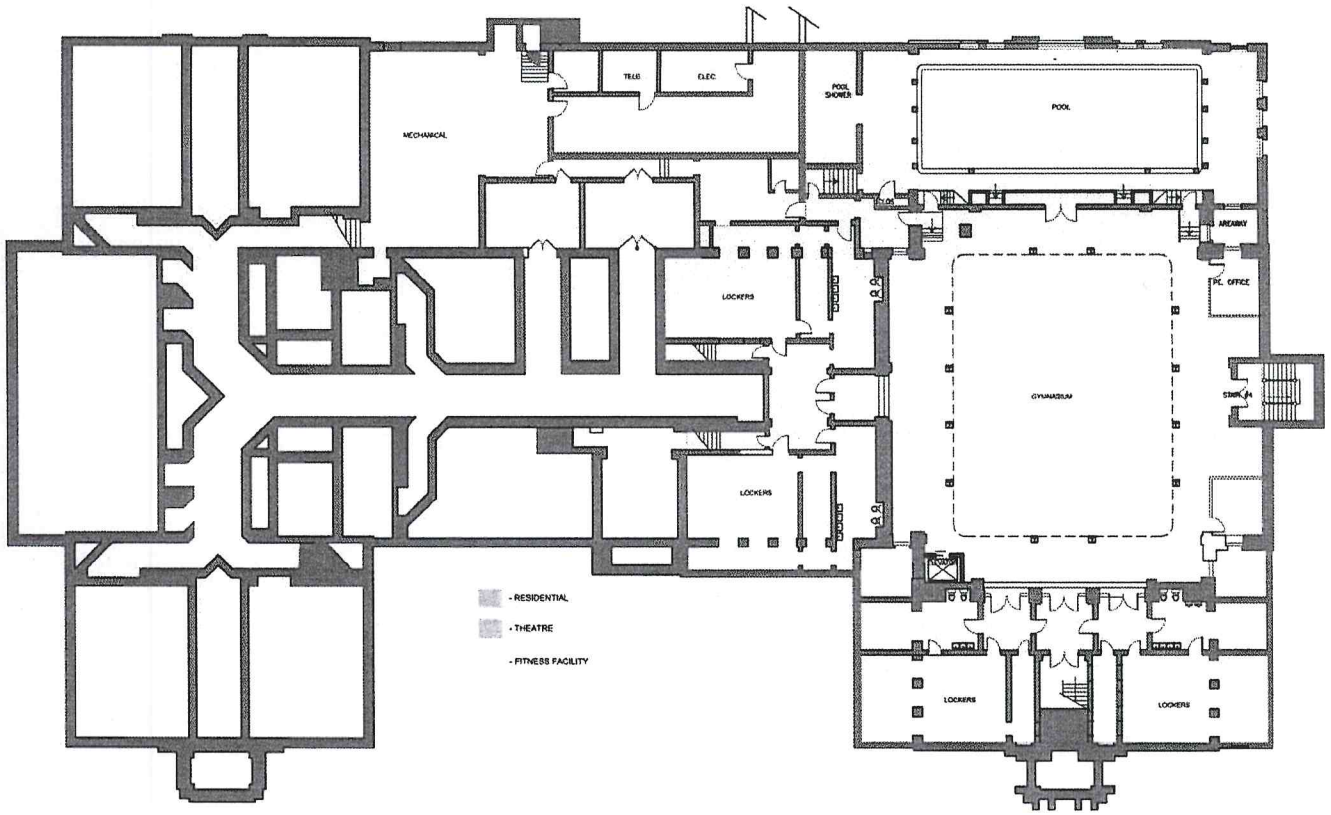
- Reuses existing lockers and gymnasium
- Reopens pool
- Provides new cardio / fitness rooms



GROUND FLOOR

FITNESS CENTER

- Reopens pool – Salt water conversion if possible
- Reutilizes existing lockers and showers



BASEMENT

Historical Tax Credits

- The building will be placed on the National Register of Historic Places to ensure no modifications will be made to the exterior. An easement will guarantee that it remains the same.

CONSTRUCTION

BUILT, INC
EXPERIENCE AND "LIKE KIND" PROJECTS

APARTMENTS

SCHEDULE – 9 MONTHS OF CONSTRUCTION

BUDGET:

- General Conditions (10%) = $280,000
- Base Construction (Loft Style) = $50,000 / unit
- Additional Scope (Bedrooms/storage/laundry) = $22,000 / unit
- Total Construction Cost = $3,088,000
- Fee (10%) = $308,800
- Grand Total = $3,396,800

FITNESS FACILITY

SCHEDULE: 5 MONTHS

BUDGET: $200,000 (NOT INCLUDING POOL)

THEATRE

- INTRODUCTION
- THEATRE FOR THE COMMUNITY
- $150,000 FOR TECHNICAL UPGRADES
- MAKE THEATRE AVAILABLE AND AFFORDABLE FOR ALL ARTS GROUPS
- HOW TO FUND THE OPERATION OF THE THEATRE

THEATRE

- INCUBATOR THEATRE
- DEFINITION AND VISION
- RENTAL INCOME FROM INCUBATOR COMPANIES
- TECHNICAL ASSISTANCE TO PERFORMING COMPANIES
- EDUCATIONAL OPPORTUNITIES

QUESTIONS