



PROGRAMMING ASSESSMENT
GIRL SCOUT CENTER
ARCHITECTURAL PROGRAMMING AND
BUDGETING
157 Babylon Turnpike
Roosevelt, NY 11575
October 8, 2024



MISSION STATEMENT

Our mission is to empower girls through innovative, hands-on programs that nurture leadership, creativity, and community engagement. We are committed to fostering a safe, inclusive environment where every girl can explore her interests, cultivate valuable skills, and build lasting friendships. Through thoughtful planning and collaboration in areas such as S.T.E.A.M., health and wellness, and community service, we inspire girls to become confident and resourceful leaders who positively impact their communities and the world. Together, we nurture a spirit of sisterhood and stewardship, guiding each girl to shine brightly and embrace her potential.

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SECTION 1

PROJECT COMPONENTS



1. PROJECT ANALYSIS

a. Scope Overview

The scope of this project encompasses the establishment of a multipurpose Girl Scout Center designed to serve as a hub for a variety of programs and activities catering to girls in grades K-12 and the broader community. This facility will support diverse initiatives, including educational programs, community service projects, and civic engagement activities such as voter registration.

Key components of the project scope include:

- **Facility Design:** The center will feature open multipurpose areas with partitions and dividers that can be adjusted to create flexible spaces for different activities. Emphasizing natural light through large windows and skylights will enhance the inviting atmosphere, while a light industrial design aesthetic will contribute to a modern and functional environment.
- **Sustainability:** Commitment to sustainable practices, such as using energy-efficient lighting, eco-friendly materials, and systems that reduce the environmental footprint, ensuring that the center operates in harmony with the surrounding community.
- **Program Development:** Offering a wide range of programs, from S.T.E.A.M. workshops to health and wellness activities, ensuring accessibility for all age groups.
- **Community Engagement:** Encouraging participation from local families and community members, fostering a sense of belonging and collaboration.
- **Logistical Considerations:** Addressing potential challenges related to pick-up and drop-off in a busy area, ensuring that safety and convenience are prioritized in the design and operations of the center.

b. Project Vision

The vision for this project is to create a vibrant, inclusive community hub where girls and families can engage in meaningful activities that promote personal growth, leadership development, and community involvement. We aim to cultivate a safe and supportive environment that inspires girls to explore their interests and develop skills that will serve them throughout their lives.

Our vision includes:

- **Inclusivity:** Ensuring that all girls, regardless of background, feel welcomed and valued in our programs and activities.
- **Empowerment:** Encouraging girls to take initiative, build confidence, and develop a strong sense of self-worth through participation in diverse programs.
- **Community Impact:** Providing a space that not only supports Girl Scouts but also serves the broader community through civic engagement initiatives and accessible resources.
- **Sustainable Future:** Promoting eco-friendly practices within programs and operations, encouraging participants to embrace sustainability as a core value in their activities and lifestyles.

C. Consultant Scope Overview

Since this project will be executed internally without external collaboration, the scope of work will primarily involve the planning and implementation by the existing team. Responsibilities include:

- **Site Planning:** Evaluating the limited site and optimizing the layout to ensure efficient use of space while addressing the busy location's pick-up and drop-off challenges.
- **Program Design:** Developing and organizing programs that meet the needs of the community and align with the mission of the Girl Scouts.
- **Community Outreach:** Engaging local families and community members to inform them about the center's offerings and encourage participation.
- **Operational Guidelines:** Establishing operational procedures to ensure safety and accessibility during peak times for pick-up and drop-off.
- **Sustainability Practices:** Integrating sustainable practices into all aspects of the project, from design to program implementation, to create a lasting positive impact on the environment.



SECTION 2

FUNCTION AND SPACE SUMMARY



1. LIST OF FUNCTIONS



Flexible Space 1: Recreational/Educational

This space will host all study or practical workshops, providing a versatile environment for hands-on learning and recreational activities.



Flexible Space 2: Community Engagement

This versatile space can be utilized for various community programs, both within and outside of Girl Scouts. It can be divided as needed, and when combined with Flexible Space 1, it forms a larger area to accommodate multiple activities simultaneously.



Offices: Administrative

Dedicated spaces for staff members to work, plan, and manage the center's operations.



Commercial Kitchen: Educational

This kitchen will be used for culinary workshops, allowing participants to learn cooking skills in a fully equipped environment.



Safety Room: Health & Safety

A designated area for first aid services and nursing support to ensure the health and safety of all participants.



Storage: Administrative

Sufficient storage space for tables, chairs, lab equipment, and other supplies, ensuring that all materials are readily available for large events.

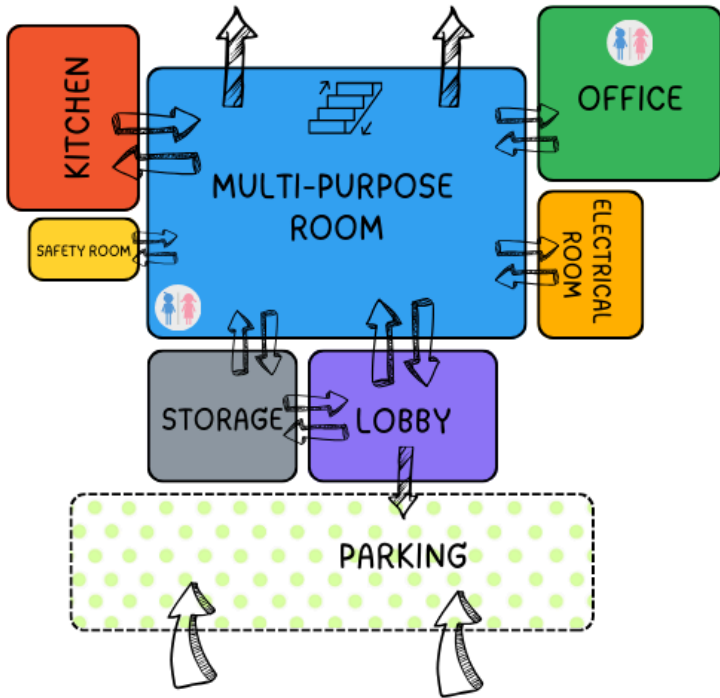


Rooftop Space: Recreational

An outdoor area designated for activities that cannot be conducted indoors, providing a fresh-air environment for various events.

FUNCTIONAL ADJACENCIES

LEVEL 1







LEVEL 2



PROGRAM

-  STORAGE
-  MULTI-PURPOSE ROOM
-  OFFICE
-  ELECTRICAL ROOM
-  SAFETY ROOM
-  OUTDOOR AREA
-  COVERED PATIO
-  BATHROOM
-  LOBBY
-  KITCHEN

CIRCULATION

-  STAIRS
-  INTERIOR TO INTERIOR
-  INTERIOR TO EXTERIOR
-  EXTERIOR TO INTERIOR

2. FUNCTIONAL ADJACENCIES

The diagram shows a two-level layout with key functions on each floor.

Level 1:

- Multi-purpose room is the central function and connects the following adjacencies:
 - **Kitchen:** Directly adjacent and accessible from the left of the multi-purpose room.
 - **Electrical room:** Positioned on the bottom right of the multi-purpose room, directly accessible.
 - **Office:** Adjacent to the top right of the multi-purpose room, directly accessible access.
 - **Lobby:** Positioned at the south entrance of the multi-purpose room, providing a flow from exterior to interior functions.
 - **Storage:** Located next to and accessible from the lobby, close to the multi-purpose room for easy access to supplies or equipment.
- **Parking area:** Located outside but adjacent to the lobby, providing convenient access into the building.
- **Covered patio:** This appears to be exterior but located near the lobby and parking, providing a transitional space between the interior and exterior areas.

Level 2:

- **Outdoor area:** Located on the roof of the building. It is directly connected to Level 1 via a staircase, which is near the multi-purpose room, providing vertical circulation between the levels.

Circulation:

- There are clear paths for moving from exterior to interior (parking to lobby) and interior to interior (multi-purpose room to kitchen, office, lobby). There is also vertical circulation between the levels via the staircase.

This layout supports easy movement between key activity areas, with the lobby serving as a central hub for entering the space. The outdoor area on Level 2 is used for outdoor activities, accessible by the stairs directly from the multi-purpose room.

FUNCTIONS OF THE MULTI-PURPOSE ROOM



NOTE: Functionality, use and design of the multipurpose room is not limited to the diagram above.

3. SPACE SUMMARY & ROOM ATTRIBUTES

Flexible Space 1: Study and Practical Workshops

Purpose and Function

Flexible Space 1 is designed for educational and recreational activities, including study sessions, practical workshops, and hands-on learning experiences.

Dimensions and Capacity

- **Dimensions:** 1,100 sq. ft.
- **Capacity:** Up to 40 individuals in workshop settings, or 25 for seated study sessions.

Key Features and Equipment

- Modular furniture (metal tables with wooden tops and stackable chairs) that can be rearranged for different activities.
- Exposed ductwork and ceiling beams to enhance the industrial feel.
- Whiteboards and chalkboards for brainstorming and presentations.
- AV equipment, including projectors, sound systems, and computers with durable surfaces.

Accessibility Considerations

- Wheelchair-accessible entrances and pathways.
- Hearing loop systems for individuals with hearing impairments.
- Adjustable or movable furniture for better accessibility.

Aesthetic and Ambiance

- Industrial lighting fixtures (exposed bulbs, metal finishes) complementing large windows for natural light.
- Neutral color palette with pops of color from Girl Scouts branding and decor.
- Accent walls with reclaimed wood or metal for visual interest.

Environmental Considerations

- Energy-efficient LED lighting with dimmable options.
- Natural ventilation systems alongside HVAC for improved air quality.
- Use of sustainable materials in furniture and decor.

Flexible Space 2: Community Programs

Purpose and Function

Flexible Space 2 serves as an extra area for community programs, such as voting registration and other local events. It can be divided into smaller sections to accommodate multiple activities simultaneously.

Dimensions and Capacity

- Dimensions: 1,200 sq. ft.
- Capacity: Up to 60 individuals in a single setup, or 25 per divided section.

Key Features and Equipment

- Portable dividers made of wood and metal to create separate areas for different activities.
- Tables and chairs with an industrial aesthetic, featuring metal frames and wooden surfaces.
- Technology stations with rugged charging stations for registration and information dissemination.

Accessibility Considerations

- Accessible restrooms nearby.
- Clear signage for navigation and assistance.
- Flexible seating arrangements to accommodate all attendees.

Aesthetic and Ambiance

- Neutral color palette with industrial elements (exposed bricks, metal accents).
- Community art displays that include Girl Scouts themes.
- Flexible lighting options, including pendant lights and track lighting.

Environmental Considerations

- Energy-efficient climate control systems.
- Sustainable flooring materials like polished concrete or eco-friendly tiles.
- Ample natural light to reduce reliance on artificial lighting.

Offices: Staff Members

Purpose and Function

The office space is dedicated to staff members, providing a quiet and organized environment for administrative work, meetings, and collaboration.

Dimensions and Capacity

- **Dimensions:** 600 sq. ft.
- **Capacity:** 6 staff members in individual offices, plus 2 in shared areas.

Key Features and Equipment

- Private offices with desks made of reclaimed wood and metal frames.
- Shared meeting space with a large metal and wood conference table.
- High-speed internet and dedicated phone lines, along with industrial shelving for storage.

Accessibility Considerations

- Designated accessible office for staff with disabilities.
- Adjustable desks for standing or sitting options.
- Clear pathways for mobility devices.

Aesthetic and Ambiance

- Industrial-style furniture with clean lines and a cohesive color scheme.
- Plants for added warmth and to improve air quality.
- Soundproofing materials for privacy and focus, using stylish acoustic panels.

Environmental Considerations

- Energy-efficient lighting and climate control.
- Use of recycled materials in office furnishings.
- Efficient waste management and recycling options.

Commercial Kitchen: Culinary Workshops

Purpose and Function

The commercial kitchen is designed for culinary workshops, offering hands-on cooking experiences and food preparation training for community members.

Dimensions and Capacity

- **Dimensions:** 700 sq. ft.
- **Capacity:** Up to 20 participants for workshops.

Key Features and Equipment

- Industrial-grade appliances (ovens, stoves, refrigerators) with stainless steel finishes.
- Cooking stations with stainless steel counters and hanging pot racks.
- Demonstration area with a clear view, featuring a large butcher block prep table.

Accessibility Considerations

- Accessible countertops and appliances for individuals with disabilities.
- Non-slip flooring for safety.
- Clear pathways to ensure safe movement.

Aesthetic and Ambiance

- Bright, clean design with an open layout.
- Industrial lighting and open shelving for easy access to utensils.
- Inspirational culinary artwork and Girl Scouts themes on the walls.

Environmental Considerations

- Energy-efficient kitchen appliances.
- Proper ventilation systems to manage heat and odors.
- Recycling and composting stations for waste management.

Safety Room: First Aid/Nurse's Office

Purpose and Function

The Safety Room serves as a first aid and nursing office, providing immediate care for injuries and health concerns that may arise during activities.

Dimensions and Capacity

- **Dimensions:** 300 sq. ft.
- **Capacity:** Space for 1-2 individuals receiving care.

Key Features and Equipment

- Medical supplies (first aid kits, bandages, emergency medications) stored in industrial-style cabinets.
- Examination table with privacy curtains.
- Communication equipment for emergencies.

Accessibility Considerations

- Easily accessible location within the facility.
- Room designed to accommodate wheelchair access.
- Signage indicating emergency procedures.

Aesthetic and Ambiance

- Calm, soothing colors with industrial accents (metal shelves, wooden furniture).
- Minimalist design for easy cleaning and maintenance.
- Comfortable seating for waiting patients.

Environmental Considerations

- Adequate ventilation for air quality.
- Energy-efficient lighting for efficiency.
- Use of hypoallergenic materials in furnishings.

Storage: Equipment Storage

Purpose and Function

The Storage space is designated for the organization and safekeeping of tables, chairs, lab equipment, and other items needed for all events.

Dimensions and Capacity

- **Dimensions:** 400 sq. ft.
- **Capacity:** Sufficient for storing up to 200 chairs and 50 tables, along with additional equipment.

Key Features and Equipment

- Heavy-duty shelving units for organized storage of smaller items.
- Rolling racks for easy access to tables and chairs.
- Clear labeling for efficient retrieval, with an industrial design.

Accessibility Considerations

- Wide aisles for easy access with equipment carts.
- Lower shelving for easy reach by all staff.
- Sufficient space for maneuverability.

Aesthetic and Ambiance

- Functional and practical design with a light industrial feel.
- Neutral colors to minimize distractions.
- Clear pathways for organization and efficiency.

Environmental Considerations

- Use of durable, sustainable materials in shelving and storage.
- Adequate lighting to ensure safety during equipment retrieval.
- Climate control to protect sensitive items.

Rooftop Space: Outdoor Activities

Purpose and Function

The Rooftop Space is an outdoor area designed for activities that cannot be conducted indoors, such as yoga classes, outdoor gatherings, and community events.

Dimensions and Capacity

- **Dimensions:** 1,400 sq. ft.
- **Capacity:** Up to 100 individuals for events or activities.

Key Features and Equipment

- Durable outdoor furniture (metal tables and chairs) that fit the industrial aesthetic.
- Shade structures with a modern design for comfort.
- Equipment for recreational activities (fitness gear, games) stored in weather-resistant containers.

Accessibility Considerations

- Accessible ramp leading to the rooftop.
- Clear pathways to ensure safe movement.
- Seating arrangements that accommodate all individuals.

Aesthetic and Ambiance

- Scenic views of the surrounding area enhanced by industrial-style railings and planters.
- Greenery and landscaping for a natural feel mixed with urban elements.
- Decorative lighting for evening events.

Environmental Considerations

- Eco-friendly materials and furnishings.
- Solar-powered lighting options.
- Rainwater collection systems for irrigation.

Restrooms

Purpose and Function

Restrooms provide essential facilities for all users of the building, ensuring comfort and hygiene during activities and events.

Dimensions and Capacity

- **Dimensions:** 300 sq. ft.
- **Capacity:** Accommodates up to 4 stalls (2 male, 2 female) and a family restroom.

Key Features and Equipment

- Gender-neutral and accessible restrooms designed with an industrial aesthetic (metal fixtures, concrete finishes).
- Handwashing stations with soap and paper towel dispensers.
- Sanitary disposal units in each stall.

Accessibility Considerations

- Compliant with ADA standards.
- Wide doors and accessible stalls for individuals with disabilities.

Aesthetic and Ambiance

- Clean, modern finishes with bright industrial lighting.
- Clear signage for easy navigation.
- Vibrant colors or artwork reflecting the Girl Scouts theme for a welcoming feel.

Environmental Considerations

- Low-flow fixtures to reduce water usage.
- Energy-efficient lighting.
- Use of sustainable materials in fixtures and finishes.



SECTION 3

BUDGET PROJECTIONS



1. FINANCIAL ANALYSIS

- **Economic Contribution to the Community**

- The new GSNC Promise Center in Roosevelt will offer a multifunctional space that supports Girl Scout activities and serves the broader community. By providing space for troop meetings, partner programs, and community events, the facility will meet the local demand for youth and family services. Additionally, renting the facility for tutoring, voting, assemblies, and other external uses will generate revenue, helping cover operational costs while adding financial value to the community.

CONSTRUCTION TYPES (NFPA 220)

USE GROUP (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	\$ 330.56	\$ 318.80	\$ 309.39	\$ 297.20	\$ 277.71	\$ 269.67	\$ 287.04	\$ 258.79	\$ 248.89
A-1 Assembly, theaters, without stage	\$ 303.49	\$ 291.73	\$ 282.32	\$ 270.13	\$ 250.88	\$ 242.84	\$ 259.97	\$ 231.96	\$ 222.06
A-2 Assembly, nightclubs	\$ 272.51	\$ 264.43	\$ 256.91	\$ 248.19	\$ 232.76	\$ 226.12	\$ 239.28	\$ 211.57	\$ 204.72
A-2 Assembly, restaurants, bars, banquet halls	\$ 271.51	\$ 263.43	\$ 254.91	\$ 247.19	\$ 230.76	\$ 225.12	\$ 238.28	\$ 209.57	\$ 203.72
A-3 Assembly, churches	\$ 308.01	\$ 296.25	\$ 286.84	\$ 274.65	\$ 255.52	\$ 247.48	\$ 264.49	\$ 236.60	\$ 226.71
A-3 Assembly, general, community halls, libraries, museums	\$ 258.66	\$ 246.90	\$ 236.50	\$ 225.30	\$ 205.06	\$ 198.01	\$ 215.15	\$ 186.13	\$ 177.24
A-4 Assembly, arenas	\$ 302.49	\$ 290.73	\$ 280.32	\$ 269.13	\$ 248.88	\$ 241.84	\$ 258.97	\$ 229.96	\$ 221.06
B Business	\$ 289.51	\$ 279.23	\$ 269.21	\$ 257.82	\$ 235.42	\$ 227.07	\$ 247.91	\$ 210.39	\$ 200.78
E Educational	\$ 276.33	\$ 266.73	\$ 258.30	\$ 247.60	\$ 231.08	\$ 219.28	\$ 239.09	\$ 202.46	\$ 195.97
F-1 Factory and industrial, moderate hazard	\$ 160.20	\$ 152.78	\$ 143.34	\$ 138.64	\$ 123.55	\$ 117.41	\$ 132.48	\$ 102.44	\$ 95.93
F-2 Factory and industrial, low hazard	\$ 159.20	\$ 151.78	\$ 143.34	\$ 137.64	\$ 123.55	\$ 116.41	\$ 131.48	\$ 102.44	\$ 94.93
H-1 High Hazard, explosives	\$ 149.46	\$ 142.04	\$ 133.60	\$ 127.90	\$ 114.12	\$ 106.97	\$ 121.74	\$ 93.00	N.P.
H234 High Hazard	\$ 149.46	\$ 142.04	\$ 133.60	\$ 127.90	\$ 114.12	\$ 106.97	\$ 121.74	\$ 93.00	\$ 85.50
H-5 HPM	\$ 289.51	\$ 279.23	\$ 269.21	\$ 257.82	\$ 235.42	\$ 227.07	\$ 247.91	\$ 210.39	\$ 200.78
I-1 Institutional, supervised environment	\$ 262.22	\$ 252.95	\$ 244.31	\$ 235.67	\$ 215.42	\$ 209.47	\$ 235.71	\$ 193.82	\$ 187.73
I-2 Institutional, hospitals	\$ 455.16	\$ 444.88	\$ 434.86	\$ 423.47	\$ 399.17	N.P.	\$ 413.57	\$ 374.14	N.P.
I-2 Institutional, nursing homes	\$ 315.97	\$ 303.75	\$ 293.73	\$ 282.34	\$ 261.43	N.P.	\$ 272.44	\$ 236.40	N.P.
I-3 Institutional, restrained	\$ 338.01	\$ 327.73	\$ 317.71	\$ 306.32	\$ 285.40	\$ 276.05	\$ 296.41	\$ 260.38	\$ 248.77
I-4 Institutional, day care facilities	\$ 262.22	\$ 252.95	\$ 244.31	\$ 235.67	\$ 215.42	\$ 209.47	\$ 235.71	\$ 193.82	\$ 187.73
M Mercantile	\$ 203.29	\$ 195.21	\$ 186.69	\$ 178.98	\$ 163.28	\$ 157.64	\$ 170.06	\$ 142.09	\$ 136.24
R-1 Residential, hotels	\$ 264.67	\$ 255.41	\$ 246.77	\$ 238.13	\$ 218.35	\$ 212.40	\$ 238.17	\$ 196.75	\$ 190.67
R-2 Residential, multiple family	\$ 221.32	\$ 212.06	\$ 203.42	\$ 194.78	\$ 175.96	\$ 170.01	\$ 194.82	\$ 154.36	\$ 148.28
R-3 Residential, one- and two-family ^d	\$ 209.61	\$ 203.74	\$ 198.94	\$ 195.12	\$ 188.41	\$ 181.45	\$ 191.77	\$ 175.86	\$ 165.67
R-4 Residential, care/assisted living facilities	\$ 262.22	\$ 252.95	\$ 244.31	\$ 235.67	\$ 215.42	\$ 209.47	\$ 235.71	\$ 193.82	\$ 187.73
S-1 Storage, moderate hazard	\$ 148.46	\$ 141.04	\$ 131.60	\$ 126.90	\$ 112.12	\$ 105.97	\$ 120.74	\$ 91.00	\$ 84.50
S-2 Storage, low hazard	\$ 147.46	\$ 140.04	\$ 131.60	\$ 125.90	\$ 112.12	\$ 104.97	\$ 119.74	\$ 91.00	\$ 83.50
U Utility, miscellaneous	\$ 114.09	\$ 107.37	\$ 99.89	\$ 95.60	\$ 85.13	\$ 79.54	\$ 90.99	\$ 67.39	\$ 64.19

from Building Valuation Data, International Code Council FEBRUARY 2024

SELECT USE GROUP AND CONSTRUCTION TYPE; USE COST PER SF = \$ 198.01

ENTER LOCATION FACTOR FROM TABLE = 1.44 See Metro Area Multiplier 2023

THIS IS THE ADJUSTED SF COST FOR THE PROJECT TYPE = \$ 285.13

Type of Project	Category	Cost per GSF	Professional Fees (see note 1)	Project Management Fees (cost per GSF x .02)	Project Cost per GSF	
enter project type	New Construction	\$ 285.13	\$ 19.96	\$ 5.70	\$ 311	value cell C7 linked to worksheet 4
Site Improvements - hardscape	Impervious Surfaces	\$ 15.00	\$ 1.05	\$ 0.30	\$ 16	enter value cell C8
Site Improvements - landscape	Landscaped Areas	\$ 12.00	\$ 0.84	\$ 0.24	\$ 13	enter value cell C9

note 1 : cost per GSF x .07 for new construction, cost per GSF x .1 for renovation

JOB FACTORS TO ADJUST TOTAL PROJECT COST

Description	Condition	Add/Subtract	Comments
Location	Incorporated Area	2% More frequent inspection and	
Location	Unincorporated Area	-2% Less frequency of inspection	
Job site	Business Area	-2% Less conflict with commercial	
Job site	Residential Area	5% Constraints on operations due to	
Job site	Limited Staging	5% No area or remote area for	
Job site	Occupied by Owner	7% Potential for owner generated	
Labor availability	Slow Market	-5% Aggressive bidding	
Labor availability	Tight Market	7% Lack of labor availability,	
Labor - prevailing wage	Project labor agreement	15% Prevailing wage - union scale	
Renovation	No Intrusive Tests	10% Potential for major unforeseen	
Renovation	Intrusive Exploration	-3% More detail for bids	
Project Costs (subtotal construction)	Less than \$1 million	5% Overhead vs. volume	
Project Costs (subtotal construction)	More than \$1 million	-3% Overhead vs. volume	
Project Fees	simple project	-1% Overhead vs. volume	
Project Fees	complex project	5% Overhead vs. volume	
NYS Building Code Transition	simple project	5% Overhead vs. volume	
NYS Building Code Transition	complex project	7% Overhead vs. volume	

NEW CONSTRUCTION/RENOVATION

		Gross Square Area	Cost per GSF	Cost by Task/Facility	
New Construction for project		5036	\$ 280	\$ 1,408,654.04	enter gross area in cell D5
Site Improvements - hardscape	Impervious Surfaces	2000	\$ 16	\$ 32,700.00	enter gross area in cell D6
Site Improvements - landscape	Landscaped Areas	200	\$ 13	\$ 2,616.00	enter gross area in cell D7

Subtotal, Project Construction, Fees, and Contingency \$ **1,443,970.04**

FACTORS- select and enter =F9 in selected cell	Subtotal	x Factor	
Project Costs - Less than \$1 million	\$ -	5%	\$ -
Project Costs - More than \$1 million	\$ 1,443,970.04	-3%	\$ (43,319.10)
Labor availability- Slow Market	\$ -	-5%	\$ -
Labor availability - Tight Market	\$ -	7%	\$ -
Labor availability - Union requirements	\$ 1,443,970.04	20%	\$ 288,794.01
Location - Incorporated Area	\$ -	2%	\$ -
Location - Unincorporated Area	\$ 1,443,970.04	-2%	\$ (28,879.40)
Job site - Business Area	\$ 1,443,970.04	-2%	\$ (28,879.40)
Job site - Residential Area	\$ -	5%	\$ -
Job site - Limited Staging	\$ 1,443,970.04	5%	\$ 72,198.50
Job site - Occupied by Owner	\$ -	7%	\$ -
Renovation - No Intrusive Tests	\$ -	10%	\$ -
Renovation - Intrusive Exploration	\$ 1,443,970.04	-3%	\$ (43,319.10)
Project Fees - Simple Project	\$ -	-1%	\$ -
Project Fees - Complex Project	\$ 1,443,970.04	5%	\$ 72,198.50
NYS Building Code Transition - simple project	\$ -	5%	\$ -
NYS Building Code Transition - complex project	\$ 1,443,970.04	7%	\$ 101,077.90

Subtotal, Factors \$ **389,871.91**

cell F30 will total all factors

Overhead and Profit 20% of subtotals \$ **366,768.39**

cell F32 will calculate O&P

SUBTOTAL, CONSTRUCTION+FEES+FACTORS+OVERHEAD/PROFIT \$ **2,200,610.34**

cell F34 will total Factors and O&P

Escalation	Previous Subtotal x 5% x no. of years to midpoint construction	Years to Midpoint	
		0.7	\$ 77,021.36

discuss this value with course instructor

TOTAL PROJECT ESTIMATE= \$ **2,277,631.70**

sum of F34 plus F36

Allocations		Comments	
Project Total		\$ 2,277,632	cell D5 is linked to Worksheet 2
	% Project		
Construction	75%	\$ 1,708,224	enter construction type and use group
Design Contingency	5%	\$ 113,881.59	
Project Contingency	5%	\$ 113,881.59	
Architects Fees	7%	\$ 159,434.22	
Pre-Design Services	3%	\$ 68,329	
Building Permits	3%	\$ 68,328.95	
Reimbursable Expenses	2%	\$ 45,552.63	
	100%	\$ 2,277,632	
ENTER GROSS SQUARE AREA= 5036			cell B16 linked to Worksheet 2
	GSF	cost per GSF	
Project construction cost per GSF	5,036	\$ 339	
Project costs per GSF	5,036	\$ 452	

a. Program Verification

1. Flexible Space 1: Recreational/Educational

- Area: 1,100 sq. ft.
- Cost per sq. ft.: \$452
- Total Cost: \$497,200

Cost Justification:

- Modular Furniture: The room requires versatile furniture for workshops and study sessions, which increases the cost.
- AV Equipment: The inclusion of projectors, sound systems, and computers contributes to higher costs.
- Industrial Design Elements: Features like exposed ductwork, reclaimed wood, and metal accents increase material and labor costs.
- Accessibility and Technology: Wheelchair access, hearing loops, and adjustable furniture for inclusivity add to the total.

2. Flexible Space 2: Community Engagement

- Area: 1,200 sq. ft.
- Cost per sq. ft.: \$452
- Total Cost: \$542,400

Cost Justification:

- Portable Dividers: The room needs flexible partitions for different activities, which adds to the cost.
- Technology Stations: Charging stations and rugged equipment for community events elevate costs.
- Industrial Aesthetic and Sustainable Materials: Industrial-style design and eco-friendly flooring increase both material and labor expenses.
- Accessibility: Including accessible restrooms and flexible seating arrangements requires additional investment.

3. Offices: Administrative

- Area: 600 sq. ft.
- Cost per sq. ft.: \$452
- Total Cost: \$271,200

Cost Justification:

- Private and Shared Offices: Reclaimed wood desks, metal frames, and shared meeting areas raise material costs.
- Soundproofing and Technology: Acoustically insulated offices with high-speed internet and phone lines increase the overall price.
- Accessibility: Dedicated accessible offices and adjustable desks contribute to higher expenses.

4. Commercial Kitchen: Culinary Workshops

- Area: 700 sq. ft.
- Cost per sq. ft.: \$452
- Total Cost: \$316,400

Cost Justification:

- Industrial-Grade Appliances: High-end, energy-efficient kitchen appliances (ovens, refrigerators, stoves) drive up costs.
- Cooking Stations and Demonstration Area: Custom cooking stations with stainless steel surfaces and demonstration equipment are high-cost items.
- Accessibility and Safety Features: Accessible countertops, non-slip flooring, and wide paths for safety contribute to additional costs.

5. Safety Room: Health & Safety

- Area: 300 sq. ft.
- Cost per sq. ft.: \$452
- Total Cost: \$135,600

Cost Justification:

- Medical Equipment: Industrial-style cabinets, an examination table, and medical supplies are essential investments.
- Emergency Communication Systems: Reliable communication systems for emergencies add to the cost.
- Accessible Design: Ensuring easy wheelchair access, wide doors, and proper signage increases the overall cost.

6. Storage: Administrative

- Area: 400 sq. ft.
- Cost per sq. ft.: \$452
- Total Cost: \$180,800

Cost Justification:

- Heavy-Duty Shelving and Equipment Racks: Custom-built storage solutions increase costs.
- Climate Control and Security: Climate-controlled storage for sensitive materials, plus security systems, contribute to the price.
- Accessible Design: Wide aisles and lower shelving for accessibility add to the cost.

7. Rooftop Space: Recreational

- Area: 1,400 sq. ft.
- Cost per sq. ft.: \$452
- Total Cost: \$632,800

Cost Justification:

- Durable Outdoor Furniture: Industrial-style furniture built to withstand outdoor conditions adds to the cost.
- Shade Structures and Recreational Equipment: The inclusion of shade structures and outdoor activity equipment raises expenses.
- Eco-Friendly Design: Solar-powered lighting, rainwater collection, and landscaping increase the upfront investment.

8. Restrooms

- Area: 300 sq. ft.
- Cost per sq. ft.: \$452
- Total Cost: \$135,600

Cost Justification:

- Gender-Neutral and Accessible Features: ADA-compliant, gender-neutral restrooms require additional design considerations.
- Sustainable Fixtures: Low-flow toilets and energy-efficient lighting increase both material and installation costs.
- Industrial Aesthetic: Metal fixtures and concrete finishes align with the industrial theme, contributing to the expense.

Total Costs per Room Breakdown:

- Flexible Space 1: \$497,200
- Flexible Space 2: \$542,400
- Offices: \$271,200
- Commercial Kitchen: \$316,400
- Safety Room: \$135,600
- Storage: \$180,800
- Rooftop Space: \$632,800
- Restrooms: \$135,600

This breakdown helps explain the distribution of costs in relation to each space's unique requirements, design features, and functionality. The total cost closely aligns with the project estimate of \$2,277,632 when accounting for additional amenities, materials, and labor.

Room	Area (sq. ft.)	Cost per sq. ft. (\$)	Total Cost (\$)	Cost Justification
Flexible Space 1: Recreational/Educational	1100	\$ 452.00	\$ 497,200.00	Modular furniture, AV equipment, industrial design elements, accessibility and technology.
Flexible Space 2: Community Engagement	1200	\$ 452.00	\$ 542,400.00	Portable dividers, technology stations, industrial aesthetic, sustainable materials, and accessibility.
Offices: Administrative	600	\$ 452.00	\$ 271,200.00	Private and shared offices, soundproofing, high-speed internet, reclaimed wood, adjustable desks.
Commercial Kitchen: Culinary Workshops	700	\$ 452.00	\$ 316,400.00	Industrial-grade appliances, cooking stations, accessible countertops, safety features, non-slip flooring.
Safety Room: Health & Safety	300	\$ 452.00	\$ 135,600.00	Medical equipment, emergency communication systems, accessible design.
Storage: Administrative	400	\$ 452.00	\$ 180,800.00	Heavy-duty shelving, climate control, accessible design, rolling racks, organized storage.
Rooftop Space: Recreational	1400	\$ 452.00	\$ 632,800.00	Durable outdoor furniture, shade structures, eco-friendly design, solar-powered lighting.
Restrooms	300	\$ 452.00	\$ 135,600.00	ADA-compliant, low-flow fixtures, sustainable materials, energy-efficient lighting.
Total	6000		\$ 2,712,000.00	

b. Rental Space Breakdown and Proposed Rates

Given the updated cost information from Section 2, here's the breakdown of rental rates for the various spaces:

1. Flexible Space 1: Recreational/Educational

- Area: 1,100 sq. ft.
- Rental Rate: \$10-\$15 per sq. ft.
- Proposed Rental Fee: \$12/sq. ft.
- Potential Rental Revenue per Event: \$13,200

2. Flexible Space 2: Community Engagement

- Area: 1,200 sq. ft.
- Rental Rate: \$10-\$15 per sq. ft.
- Proposed Rental Fee: \$12/sq. ft.
- Potential Rental Revenue per Event: \$14,400

3. Offices: Administrative

- Area: 600 sq. ft.
- Rental Rate: Typically not rented; used for internal administrative purposes.

4. Commercial Kitchen: Culinary Workshops

- Area: 700 sq. ft.
- Rental Rate: \$20-\$25 per sq. ft.
- Proposed Rental Fee: \$22/sq. ft.
- Potential Rental Revenue per Event: \$15,400

5. Safety Room: Health & Safety

- Area: 300 sq. ft.
- Rental Rate: Not applicable, as this space is reserved for first aid and health services.

6. Storage: Administrative

- Area: 400 sq. ft.
- Rental Rate: Not typically rented; used for internal equipment and supplies.

7. Rooftop Space: Recreational

- Area: 1,400 sq. ft.
- Rental Rate: \$8-\$12 per sq. ft.
- Proposed Rental Fee: \$10/sq. ft.
- Potential Rental Revenue per Event: \$14,000

8. Restrooms

- Area: 300 sq. ft.
- Rental Rate: Included as part of the rental space package for events.

c. Revenue Projections

Based on the revised rates and estimated usage, here are the updated revenue projections for the Promise Center's spaces:

1. Flexible Space 1:

- Rental Fee: \$13,200 per event
- Projected Annual Revenue:
 - Assuming 10 events per month, annual revenue: \$158,400

2. Flexible Space 2:

- Rental Fee: \$14,400 per event
- Projected Annual Revenue:
 - Assuming 10 events per month, annual revenue: \$172,800

3. Commercial Kitchen:

- Rental Fee: \$15,400 per event
- Projected Annual Revenue:
 - Assuming 5 events per month, annual revenue: \$92,400

4. Rooftop Space:

- Rental Fee: \$14,000 per event
- Projected Annual Revenue:
 - Assuming 5 events per month, annual revenue: \$84,000

d. Operational Efficiency and Cost Recovery

With the revised costs and rental projections, the Girl Scouts Promise Center will be able to generate revenue efficiently from renting its flexible spaces, rooftop area, and commercial kitchen. Here are the key takeaways:

- Flexible Space 1 and 2 will be primary revenue generators, especially with high community engagement.
- The commercial kitchen will serve as a premium rental option for culinary workshops and vendor use, contributing to the financial sustainability of the center.
- Rooftop space provides an additional source of revenue for outdoor events, which can be optimized during warmer months.

By maintaining competitive rental rates that reflect the quality of amenities, including in-house equipment such as AV systems and modular furniture, the center can reduce operational costs for renters, making it more attractive. Additionally, offering discounts for community-focused events will help build long-term relationships with local organizations while still covering costs.

e. Long-Term Sustainability

With the updated revenue figures and operational strategy, the Promise Center is well-positioned to sustain its operations in the long term. Continued collaboration with local organizations will help keep rental spaces booked consistently, ensuring a steady revenue stream that will offset the initial renovation and operational costs.

This strategy not only aligns with the Girl Scouts' mission to serve the community but also provides a viable financial model for the center's future growth and sustainability.



SECTION 4

STRATEGIES AND NEXT STEPS



Next Steps and Future Ideas for the Girl Scouts of Nassau County Promise Center

1. Post-Renovation Initiatives

After the renovation, the Girl Scouts of Nassau County can focus on fully utilizing their newly designed multipurpose center with innovative programs that reflect their mission and vision.

Program Expansion:

- **S.T.E.A.M. Programs:** Use flexible spaces to host science, technology, engineering, arts, and math (S.T.E.A.M.) workshops. Programs could be tailored to specific age groups, from hands-on coding for younger girls to more advanced robotics for teens.
- **Community Engagement Programs:** Expand the community service programs using the community engagement flexible space. Partner with local organizations to host voter registration drives, food donation events, or other service-based projects.
- **Health and Wellness Initiatives:** Utilize the rooftop and commercial kitchen for fitness and wellness classes, including nutrition workshops, mindfulness sessions, and physical activities like yoga or dance.

Facility Utilization:

- **Flexible Spaces:** Host a variety of activities, from small group projects to larger community events. The facility should be programmed to maximize flexibility, including workshops, group meetings, and leadership seminars. For example, combining both flexible spaces for larger events like speaker series or group STEM projects.
- **Outdoor Use:** Make full use of the rooftop space for outdoor programs or recreational activities. Consider building a garden or setting up a small solar-powered outdoor classroom to emphasize sustainability.

2. Incorporating New Design Ideas for Future Improvements

The Promise Center could integrate further improvements that align with the mission of inclusivity, empowerment, and sustainability.

Creative Spaces to Meet Diverse Needs:

- **Quiet Retreats:** Create intimate, quiet spaces or nooks for girls who may need a retreat from group activities or prefer solitary work. These spaces can be designed with soft materials, calming colors, and natural lighting to support mental well-being.
- **Sensory Rooms:** Consider adding sensory-friendly spaces to accommodate girls with different learning styles or sensory sensitivities, ensuring inclusivity.
- **Connection to Nature:** As part of the sustainability mission, incorporate more green areas (e.g., a rooftop garden or vertical green walls) to emphasize environmental stewardship. This can also serve as an educational tool for teaching about ecosystems and sustainability.

Hierarchy of Spaces:

- Design areas that balance large-group activities with smaller personal spaces. Larger rooms can be reconfigurable for events like science fairs or leadership forums, while smaller “cave-like” spaces can be used for reflection or one-on-one mentoring sessions. This variety caters to different moods and activities, respecting individual girls' needs.

3. Future Tangible Ideas

Collaborative Community Partnerships:

- **Shared Use of Space:** Collaborate with local schools, libraries, or youth organizations to share the facility for events or programs, extending the use of the center to non-Girl Scout community members and fostering a greater sense of community engagement.
- **Public Art Projects:** Use outdoor spaces for public art installations or community mural projects, promoting civic pride and creative expression.

Sustainability Initiatives:

- **Sustainability Workshops:** Offer environmental sustainability workshops or challenges, encouraging girls to create projects that reduce waste or promote eco-friendly practices. Examples could include upcycling programs or zero-waste challenges in their daily lives.
- **Green Certifications:** Work toward LEED certification or another green building standard, showcasing the center’s commitment to eco-friendly practices.

4. Addressing Future Challenges Under NY State Building Code

- **Safety Protocols:** Ensure all upgrades meet fire safety, accessibility, and health codes. This includes ADA-compliant ramps, elevators, and emergency exits to cater to all girls and community members, regardless of physical ability.
- **Eco-Friendly Building Materials:** Continue to explore sustainable building materials like low-VOC paint, recycled wood, and energy-efficient windows that not only meet state codes but also reduce the center's environmental impact.
- **Noise Control:** Consider noise mitigation strategies within the facility. This can be crucial in creating a peaceful and welcoming environment, especially in busy, multi-use spaces. Insulation, soundproofing materials, and proper space planning can help.

5. Community Feedback and Engagement Strategy

To ensure the new space meets the diverse needs of the local community, the Girl Scouts of Nassau County could initiate a feedback loop with parents, girls, and local leaders:

- **Surveys and Focus Groups:** Conduct regular surveys or hold community focus groups to gather input on the center's offerings, ensuring that future programming and facility use continue to meet the evolving needs of the girls and the broader community.
- **Youth Design Collaborations:** Involve girls in future design decisions, allowing them to have a voice in shaping their spaces. This fosters leadership and ensures the center continues to resonate with the younger generation's needs.

By combining these ideas with the existing mission and vision, the Girl Scouts of Nassau County can create a vibrant, evolving center that continually adapts to serve the community in creative, sustainable ways.

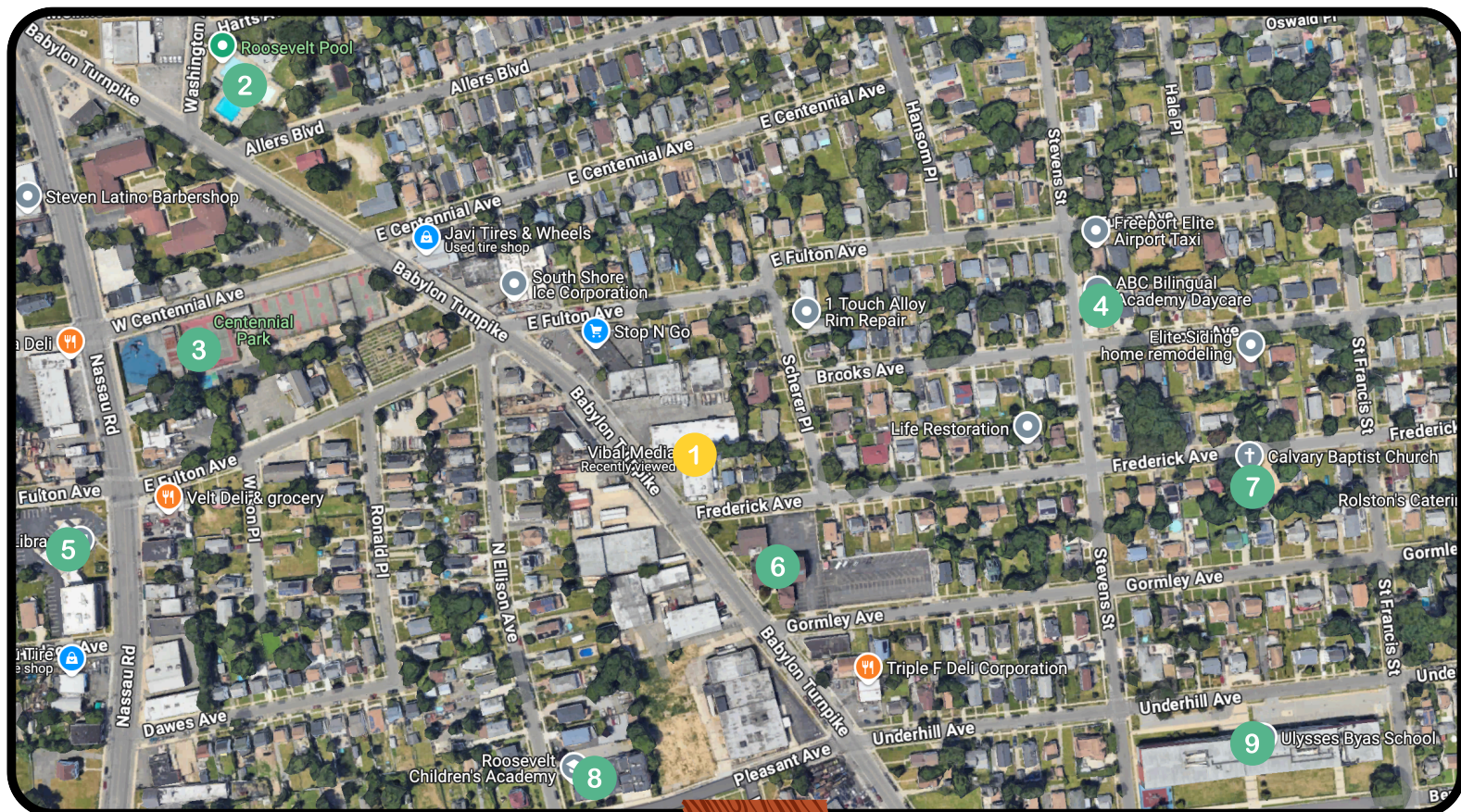


SECTION 5

APPENDIX



1. SITE LOCATION OVERVIEW



- 1 SITE
(157 Babylon Turnpike Roosevelt, NY 11575)
- 2 ROOSEVELT POOLS
(0.3 miles from site)
- 3 CENTENNIAL PARK
(0.1 miles from site)
- 4 ABC BILINGUAL ACADEMY DAYCARE
(0.3 miles from site)
- 5 ROOSEVELT PUBLIC LIBRARY
(0.3 miles from site)
- 6 MEMORIAL PRESBYTERIAN CHURCH
(Across from site)
- 7 CALVARY BAPTIST CHURCH
(0.2 miles from site)
- 8 ROOSEVELT CHILDREN'S ACADEMY
(0.3 miles from site)
- 9 ULYSSES BRAY SCHOOL
(0.3 miles from site)

Location Considerations

- The Girl Scouts promise center will be a place of enrichment not just to the scouts but for the community as well, activities and opportunity offered at the center should cover a broad range of community needs.
- The Girl Scouts promise center should seek to complement the services of the existing infrastructure in the community (Roosevelt library, Centennial Park, Ulysses Bray school). The Proximity of the center to various other public spaces will be crucial to its design.
- The center could use the surrounding spaces to its advantage, the site's proximity to Roosevelt library, pool and centennial park could expand the program options offered by the center. The existing infrastructure can guide the design of the promise center so as to not conflict with them.
- Memorial Presbyterian Church is located across the street from the site and so the design of the building should be respectful of this.
- If Memorial Presbyterian Church hosts any events that are of interest to the girl scouts (Charity, community service or other) they may help or vice versa, this creates interesting opportunities.
- Due to the location of the site being near school centers like Ulysses Bray school and Roosevelt Children's Academy (elementary school and preschool respectively) it opens the possibility of the promise center hosting joint events or using school spaces for GSNC events if the center cannot accommodate large gatherings.

Site SWOT Analysis

Strengths:

- **Tech (industrial) appearance:** The site has a modern, industrial aesthetic that could support technical or production-oriented activities.
- **Pedestrian context:** Situated in a pedestrian-friendly area, enhancing accessibility.
- **Location:** The location is potentially advantageous depending on proximity to community hubs or main roads.

Weaknesses:

- **Inappropriate size:** The current site size might not accommodate all desired programs or large-scale events.
- **Unkept condition:** The site may need significant upkeep or renovation to be fully functional.
- **Traffic congestion:** Congested traffic patterns around the site could hinder accessibility and create logistical issues.
- **Dim lighting:** Insufficient lighting may impact the usability and perception of safety in the space.

Opportunities:

- **Tech (industrial) appearance:** Leverage the industrial design for innovation labs, job training programs, or creative workshops.
- **Renewal (building and community):** The site can be a focal point for both structural revitalization and community renewal.
- **Location:** Strategic planning can maximize the benefits of its location for specific community needs.
- **Potential for multi-purpose use:** Opportunities exist to adapt the space for various community-oriented activities with targeted renovations.

Threats:

- **Inappropriate size and location:** Size limitations and a potentially unsuitable location for large-scale programs could restrict the center's effectiveness.
- **Traffic congestion:** Increased vehicular activity may deter attendance and complicate event scheduling.
- **Pedestrian context:** Safety and ease of pedestrian access must be addressed to ensure inclusivity and reduce potential risks.

2. REVIEW OF ACTIVITIES

GRADE LEVEL	HIGHLY FEASIBLE	MODERATELY FEASIBLE WITH SOME MODIFICATIONS	<u>LESS FEASIBLE AND SIGNIFICANT MODIFICATION</u>
BROWNIES (GRADES 2& 3)	<ul style="list-style-type: none"> • Makerspace Monday • S.T.E.A.M Workshop • Gadget Gurus: Robo Code & Conquer • Digital Art • Film Festival Boot Camp: Script Writing • Jewlery Design • Soap Making • Upcycle & Create • Celebrating Differences • Girl Scout Senses 	<ul style="list-style-type: none"> • Swifty Sing-a-long & Bingo • TikTok Dance Classes • Ice-cream Science • Build Confidence with Supreme Martial Arts • Fit Kids • American Barre Technique • All about Budgeting & Saving 	<ul style="list-style-type: none"> • Film Festival Bootcamp: Greenscreen Charades • Make Your Own Scrubz Party • Doctor for a Day • Annual Tree Lighting at St. Joseph's Hospital • Large Scale Performing Arts • Culinary Workshops • Medical Clinic • Childcare Services • Eco-Freind at Crossroads Farm • Junior Ranger Program at Planting Fields Foundation
JUNIOR (GRADES 4&5)	<ul style="list-style-type: none"> • Makerspace Monday • Balloon Powered Vehicle • Robo-Rockstar: programing Made Easy • Air Racer • Upcycle & Create • Jewelry design • Film Festival Boot camp: Greenscreen Charades • Film Festival Bootcamp: Script Writing • Black History Month Innovation Workshop 	<ul style="list-style-type: none"> • Beekeeper's Club • Crochet 101 • Make Your Own Scrubz Party • Chocolate Scientist • All About Money and Budgeting • Build Confidence With Supreme Martial Arts • Flower Power • Photography Workshop 	<ul style="list-style-type: none"> • TikTok Dance Class • GSNC Cheer Day • Junior Ranger Program • Annual Christmas Tree Lighting at St. Joseph Hospital • Girlscout Glam • Guac Class at Moe's

GRADE LEVEL	HIGHLY FEASIBLE	MODERATELY FEASIBLE WITH SOME MODIFICATIONS	LESS FEASIBLE AND SIGNIFICANT MODIFICATION
CADETTE (GRADES 6-8)	<ul style="list-style-type: none"> • S.T.E.A.M Workshop • Code Crushers: Hands-on Robot Building • Robo Trailblazer • Spinning, Boxing & Bootcamp • American Barre Technique 	<ul style="list-style-type: none"> • Drumba®! Get Your Stix On! • All About Money and Budgeting • Make Your Own Scrubz Party • Crochet 101 • Ready to Use Self Defense Class 	<ul style="list-style-type: none"> • Film Festival Bootcamp: Script Writing, • Greenscreen Charades, Learning Animation • Girlscout Senses • Annual Christmas Tree Lighting at St. Joseph hospital • Beekeeper's Club • Night Owl • Underground Kingdom at Planting Feilds
<u>SENIORS</u> (<u>GRADES 9&10</u>)	<ul style="list-style-type: none"> • Code Crushers: Hands-on Robot Building • Robo Trailblazer • S.T.E.A.M Workshop • Film Festival Boot Camp: Script Writing • Ready to Use Self Defense Class • All About Financial Literacy • Make Your Own Scrubz Party 	<ul style="list-style-type: none"> • Photography Workshop • Chocolate Scientist • Spinning, Boxing and Bootcamp • Drumba®! Get Your Stix On ! • Cheer Day • Lawyers in Training: You be the Judge 	<ul style="list-style-type: none"> • Film Festival Bootcamp: Greenscreen Charades, • Alternative Career Exploration and Volunteer Day • Guac Class at Moe's • Girlscout Senses • Crochet 101 • Beekeeper's Club • Locavore Eating

GRADE LEVEL	HIGHLY FEASIBLE	MODERATELY FEASIBLE WITH SOME MODIFICATIONS	LESS FEASIBLE AND SIGNIFICANT MODIFICATION
AMBASSADORS (GRADES 11&12)	<ul style="list-style-type: none"> • Community Service Leadership Initiative • Film Festival Bootcamp: Script Writing • Film Festival Bootcamp: Greenscreen Charades • Code Crushers: Hands-on Robot Building • Robo Trailblazer • Spinning, Boxing and Bootcamp • Ready to Use Self Defense • Photography Workshop 	<ul style="list-style-type: none"> • <u>Chocolate Scientist</u> • <u>Crochet 101</u> • <u>Beekeeper's Club</u> • <u>Eco-Advocate</u> 	<ul style="list-style-type: none"> • Alternative Career Exploration and Volunteer Day • Annual Christmas Tree Lighting at St. Joseph Hospital • Guac Class at Moe's • Make Your Own Scrubz Party • Drumba®! Get Your Stix On ! • Cheer Day
VOLUNTEERS & ADULTS	<ul style="list-style-type: none"> • New Leader Welcome • Volunteer Resource Center Re-Launch Party • Spinning for All Levels of Fitness • Annual Christmas Tree Lighting at St. Joseph Hospital • Lawyers in Training: You be the Judge 	—	—

3. Ranking Activities by Importance and Feasibility

This document explores the most feasible and impactful workshops and activities for the Promise Center, emphasizing programs that align with its capabilities as a flexible light industrial facility while addressing core community needs. Recommended initiatives include youth programs, community resource workshops, job training, health and wellness classes, and entrepreneurship workshops. These activities are well-suited to the existing infrastructure, promoting skill-building and holistic support. Conversely, activities such as performing arts, medical clinics, and large-scale events may encounter logistical challenges and require extensive spatial modifications, limiting their immediate suitability for the center.

Ranking Guide:

When evaluating the potential workshops or activities that could be held at the Promise Center at 157 Babylon Turnpike, it's essential to consider the capabilities of the light industrial facility, as well as the community's needs. Below is a ranking of activities/workshops based on their feasibility, space requirements, and alignment with the objectives of the center. The ranking assumes the facility has flexible space, which can be adapted for various types of gatherings, but it also acknowledges the constraints of a light industrial site.

Tier 1: Highly Feasible and Mission-Aligned

These workshops/activities are likely the most appropriate and impactful for a light industrial space, given the flexibility of the space, community needs, and potential for community engagement.

1. Youth Programs (After-School Programs, Mentorship)

- **Why:** Youth programs align well with the mission of a community promise center, providing safe spaces for mentorship, education, and personal development.
- **Space Requirements:** Needs flexible rooms for different activities, but easily adaptable.

2. Community Resource Workshops (Financial Literacy, Job Placement)

- **Why:** Offering workshops on financial literacy, job placement, and similar community support services are essential. These can easily be held in flexible meeting rooms.
- **Space Requirements:** Minimal, can be done in flexible classroom-like setups.

3. Job training programs (vocational/technical training)

- **Why:** Industrial space is well-suited for hands-on vocational or technical training such as carpentry, electrical work, and other trades. These are essential community-building activities that align with providing opportunities for skill-building and employment.
- **Space Requirements:** May need dedicated equipment and tools, but can be flexibly arranged.

4. Health and Wellness Classes (Fitness, Nutrition, Mental Health Workshops)

- **Why:** Promoting wellness is key in building strong communities. Classes in nutrition, fitness, or mental health can serve as preventive health measures for the local community.
- **Space Requirements:** Open areas for fitness and flexible rooms for health discussions are suitable for this.

5. Entrepreneurship Workshops (Business Development, Start-up Training)

- **Why:** Offering entrepreneurship workshops encourages economic growth and self-sufficiency within the community.
- **Space Requirements:** These workshops only require a classroom setting and basic audio-visual equipment.

Tier 2: Moderately Feasible with Some Modifications

These activities are slightly less aligned or may require additional resources or changes to the physical space, but could still be beneficial.

1. Culinary Workshops (Healthy Cooking, Job Skills Training)

- **Why:** Culinary training can be highly beneficial for the community, especially in job skills development. However, it may require specific kitchen equipment that could be challenging to install in a light industrial facility.
- **Space Requirements:** Requires a dedicated kitchen space and specialized equipment.

2. Art and Music Workshops (Creative Expression, Art Therapy)

- **Why:** These workshops foster creativity and expression, crucial for holistic community development. Industrial spaces can be adapted for creative activities, but may need some noise or soundproofing adjustments for music.
- **Space Requirements:** Needs flexible space and equipment but is adaptable.

3. Counseling Services (Group Therapy, Support Groups)

- **Why:** Support groups and counseling are essential for mental health, but the industrial nature of the space may require more privacy and soundproofing for these activities to be most effective.
- **Space Requirements:** Requires quiet, private spaces that may need additional structural modifications for soundproofing.

Tier 3: Less Feasible or Requires Significant Modifications

These activities are more challenging to implement in a light industrial facility due to space, noise, or equipment requirements.

1. Large-Scale Performing Arts (Theater, Dance)

- **Why:** While performing arts are valuable for community enrichment, they often require significant open space, sound management, and seating arrangements that may be difficult in a light industrial setting.
- **Space Requirements:** Requires large open space, acoustics, and possibly seating arrangements.

2. Medical Clinics (Health Screenings, Vaccination Drives)

- **Why:** Offering medical services is highly valuable to the community, but a light industrial facility may not be equipped with the proper sanitation, health infrastructure, or zoning for medical clinics.
- **Space Requirements:** Requires dedicated medical equipment, hygiene protocols, and specific zoning or licensing requirements.

11. Childcare Services (Daycare, Early Childhood Education)

- **Why:** Childcare is essential but requires strict safety, sanitation, and dedicated spaces designed for children, which may be hard to accommodate in a light industrial setting.
- **Space Requirements:** Requires specialized, child-safe areas and facilities that may need significant adaptations.

12. Event Space for Large Gatherings (Concerts, Festivals)

- **Why:** While hosting large community events can be impactful, a light industrial facility might not be well-suited for such gatherings due to space constraints, acoustics, and crowd management issues.
- **Space Requirements:** Requires large, open, and acoustically managed spaces for large

Activity Rankings for All Programs

1. Makerspace Monday
2. S.T.E.A.M. Workshop
3. Gadget Gurus: Robo Code and Conquer
4. Digital Art
5. Community Service Leadership Initiative
6. Fitness class for all ages and levels
7. Cooking class in the kitchen
8. Financial literacy class
9. Chocolate Scientists
10. Ready-To-Use Self-Defense
11. Film Club Activities
12. Make Your Own Scrubz Party, Crochet, Photography.
13. Monthly Awareness Workshops: (LGBTQ+, Black History Month, etc.)
14. *All given workshops from Girl Scout Brownies are feasible.*

The Promise Center is most suited for leadership, educational, and robotics activities like the Community Service Leadership Initiative, Code Crushers, and S.T.E.A.M. Workshops, which make the best use of the indoor, adaptable space. Activities that require specialized environments, kitchens, or outdoor settings like Beekeeper's Club or Alternative Career Exploration are less practical in this facility.

4. SAFETY REQUIREMENTS

Introduction: Standard Safety Guidelines

- **Purpose:** Provides safety guidelines for Girl Scouts of the USA (GSUSA) and Girl Scouts of Nassau County activities.
- **Responsibility:** GSUSA, local councils, and other credentialed units (including USA Girl Scouts Overseas) must ensure activities are planned and executed with health, safety, and participant well-being in mind.
- **Activity Categories:** Individual activities like Paddling, Climbing, and Target Sports are organized by sections for continuity, grade level, and skill progression.

Key Points in Safety Guidelines

- Familiarize yourself with GSUSA's standard safety guidelines by topic, applicable to all Girl Scout activities.
- These guidelines should be used alongside specific individual activity safety checkpoints and common-sense adjustments to create a safe environment.
- **Intent:** Establish a checklist for success and promote confident leadership among adults.

Adult Supervision

- **Rule:** A strict standard requiring two unrelated, registered, approved adult volunteers (minimum of one female) to be present whenever girls meet, whether in person or virtually. Youth members cannot substitute for adult supervision.
- **Applicability:** This rule applies to all gatherings, including troop meetings, day trips, camp, travel, events, and projects. There are no exceptions.

Adult-to-Girl Ratios for Troop Meetings

- **Troop Meeting Ratios:**
 - 12 Girl Scout Daisies: 2 adults
 - 20 Girl Scout Brownies: 2 adults
 - 23 Girl Scout Juniors: 2 adults
 - 25 Girl Scout Cadettes: 2 adults
 - 30 Girl Scout Seniors: 2 adults
 - 30 Girl Scout Ambassadors: 2 adults

Other Actions Girls and Volunteers Should Not Take

- **Neglecting Safety Guidelines:** All participants must adhere to established safety guidelines and protocols during activities. Ignoring these can lead to accidents or injuries.
- **Using Equipment Without Supervision:** Girls should never operate tools, stoves, or any equipment without proper adult supervision.
- **Unsafe Behavior:** Engaging in roughhousing, horseplay, or any behavior that may compromise safety is prohibited.
- **Sharing Personal Information Online:** Girls should not share personal information (such as addresses, phone numbers, or school names) in any online communication or activity.
- **Disregarding Inclusivity:** Participants should not exclude others based on gender, race, sexual orientation, or ability. Respect and inclusivity must be maintained at all times.

1. First Aid

- **Trained Personnel:** First aid should only be administered by trained volunteers or staff members. Girls should be instructed to seek help from an adult if first aid is needed.
- **First Aid Kits:** Ensure that first aid kits are readily available and fully stocked at all times. Locations of first aid kits should be communicated to all participants.
- **Emergency Contacts:** Maintain a list of emergency contacts for all participants and staff, which should be easily accessible in case of an emergency.

2. Overall Health, Well-Being, and Inclusivity

- **Promote a Healthy Environment:** Ensure that all activities promote health and well-being, including physical and mental health awareness.
- **Encourage Inclusivity:** Create a welcoming atmosphere that respects and values diversity. All girls should feel safe and included, with opportunities for everyone to participate.
- **Addressing Concerns:** Encourage participants to express concerns about health and safety, fostering an open dialogue where issues can be addressed promptly.

3. How to Use Safety Activity Checkpoints

- **Familiarization:** All volunteers and participants should become familiar with the Safety Activity Checkpoints relevant to their activities.
- **Implementation:** Checkpoints should be actively applied before, during, and after activities to ensure compliance with safety protocols.
- **Adaptation:** Adjust checkpoints based on specific group needs or special circumstances while maintaining overall safety.
- **Regular Review:** Regularly review and discuss the checkpoints to reinforce their importance and effectiveness in maintaining safety.

4. Emergency Action Plan

- **Training:** Ensure that all volunteers and girls are trained in the Emergency Action Plan before participating in community clean-ups or other activities.
- **Exit Awareness:** All participants should know the location of emergency exits and the first aid room within the center.
- **Practice Drills:** Conduct regular emergency drills to ensure that everyone is familiar with the plan and can execute it smoothly in a real situation.

5. Computer and Internet Use

- **Monitored Websites:** Ensure that girls use only approved websites and online resources during activities. Adults must supervise all internet use.
- **Internet Safety Pledge:** All participants should understand and commit to the Girl Scouts Internet Safety Pledge, which emphasizes responsible and safe online behavior.
- **Reporting Issues:** Encourage girls to report any inappropriate content or behavior encountered online to an adult immediately.

6. Cooking - Summary

- **Safety First:** Emphasize the importance of kitchen safety, including proper handling of utensils and appliances.
- **Food Safety Practices:** Ensure adherence to food safety guidelines, such as hand washing, safe food storage, and cooking temperatures.
- **Supervision Required:** Girls should never cook or use kitchen equipment without the supervision of a qualified adult.
- **Allergy Awareness:** Communicate any food allergies among participants before cooking activities to prevent allergic reactions.
- **Cleanup Procedures:** Reinforce the importance of cleaning up after cooking, including proper disposal of waste and sanitizing surfaces.

5. SPACE STANDARD SOURCES

Building Codes and Compliance

- **Local Building Codes:** Ensure compliance with local building regulations that govern construction, maintenance, and occupancy of the Girl Scout Center. Key aspects include:
 - **Fire Safety:** Compliance with fire codes, including proper installation and maintenance of fire alarms, extinguishers, and clearly marked exits.
 - **Accessibility:** Adherence to the Americans with Disabilities Act (ADA) to ensure all areas of the center are accessible to individuals with disabilities.
 - **Structural Safety:** Regular inspections to ensure the integrity of the building and compliance with structural standards.
- **Health and Sanitation Codes:** Compliance with health codes to maintain cleanliness, particularly in spaces used for cooking and community events, following guidelines from local health departments.
- **Code Overview Using AI (**Note, Consult Existing Conditions Team for Further Clarification on Building Code**)**

Q.1 The Girl Scouts of Nassau County are repurposing a 5000 square foot warehouse building into a multipurpose building that will serve the girl scouts and the community. Using the NYS Building 2020 building code, what specific codes apply to the design of our multipurpose center, particularly regarding open spaces and the use of partitions/dividers? Are there any height restrictions or requirements for windows to maximize natural light while complying with safety regulations? Are there any other issues or restrictions that apply that are not listed here?

A.1 Here are some key points from the 2020 New York State Building Code that you should consider for your multipurpose center:

Open Spaces and Partitions/Dividers

- **Occupancy Classification and Use:** The building must comply with all applicable requirements associated with its potential multipurpose use.
- **Open Space Requirements:** For certain types of buildings, such as covered mall buildings, there must be a permanent open space of not less than 60 feet surrounding the building.

Height Restrictions

- **General Building Heights and Areas:** The height, number of stories, and building area must not exceed the limits specified based on the type of construction and occupancy. Special industrial occupancies may have different requirements.

Window Requirements

- **Natural Light and Air:** Windows must have a minimum surface area of 12 square feet per window, with the total glass surface area equal to at least 10% of the room's floor area.
- **Glass and Glazing:** The materials, design, and construction of glass panels must comply with specific requirements to ensure safety and quality.

Additional Considerations

- **Safety Glazing:** Safety glazing must be identified and meet specific standards to ensure it is safe for use.
- **Accessibility:** Ensure that the building complies with accessibility requirements, including ramps, door widths, and other features to accommodate individuals with disabilities.

These are some of the key considerations, but it's always a good idea to consult with a professional architect or building code expert to ensure full compliance with all relevant codes and regulations

ACCESSIBILITY

Q.2 Great, list the specific details on the Accessibility features that will be required for the building.

A.2 Certainly! Here are some key accessibility features required for your multipurpose center according to the 2020 New York State Building Code:

Accessible Routes

- **Exterior Routes**: Ensure that exterior accessible routes, including sidewalks, have a minimum width and are free of obstructions.
- **Interior Routes**: Interior accessible routes, such as corridors, must also maintain minimum width requirements and be free of obstructions.

Entrances and Exits

- **Accessible Entrances**: At least one accessible entrance must be provided, and it should be connected to an accessible route.
- **Emergency Exits**: Accessible means of egress must be provided, including accessible exit routes and areas of refuge.

Parking

- **Accessible Parking Spaces**: Provide the required number of accessible parking spaces, including van-accessible spaces, with appropriate signage and access aisles.

Restrooms

- **Accessible Restrooms**: Restrooms must be accessible, with features such as grab bars, accessible sinks, and appropriate clear floor space.

Signage

- **Accessible Signage**: Signage indicating accessible routes, entrances, and restrooms must be provided and include Braille and raised characters.

Dining and Seating Areas

- **Accessible Seating**: A minimum of 5% of seating or standing spaces must be accessible where provisions are made for the consumption of food or drinks.

Elevators

- **Elevators**: If the building has multiple floors, an accessible elevator must be provided.

Additional Features

- **Operable Parts**: Ensure that operable parts, such as light switches and door handles, are within accessible reach ranges.
- **Drinking Fountains**: Provide accessible drinking fountains with both wheelchair and standing height access.

These are some of the key accessibility features you need to consider. It's always a good idea to consult with a professional architect or building code expert to ensure full compliance with all relevant codes and regulations.

Egress

Q.3 What are the general egress guidelines that are listed in the NYS 2020 building code and how will they affect the design of the multi-purpose building? If possible, list the specific details on this.

A.3 The general egress guidelines in the 2020 New York State Building Code are crucial for ensuring the safety of occupants in your multipurpose building. Here are some key points and how they might affect your design:

General Egress Guidelines

1. Number of Exits:

- **Occupant Load:** The number of exits required depends on the occupant load and the common path of egress travel distance¹. For example, spaces with an occupant load exceeding certain values must have at least two exits.
- **Multiple Exits:** For spaces with higher occupant loads, three or more exits may be required.

2. Exit Access:

- **Travel Distance:** The maximum travel distance to an exit is specified based on the occupancy type and whether the building is equipped with a sprinkler system.
- **Common Path of Egress Travel:** The common path of egress travel distance is limited to ensure that occupants can reach an exit quickly.

3. Exit Doors:

- **Door Swing:** Exit doors must swing in the direction of egress travel when serving an occupant load of 50 or more.
- **Width and Height:** Doors must meet minimum width and height requirements to ensure accessibility and safety.

4. Corridors and Passageways:

- **Width:** Corridors must have a minimum width to accommodate the expected occupant load.
- **Obstructions:** Corridors and passageways must be kept clear of obstructions to ensure a safe and efficient egress.

5. Stairways:

- **Width and Capacity:** Stairways must be wide enough to accommodate the occupant load and must meet specific capacity requirements.
- **Handrails and Guards:** Stairways must have handrails and guards to ensure safety.

6. Emergency Lighting and Signage:

- **Illumination:** Egress paths must be illuminated to ensure visibility during an emergency.
- **Exit Signs:** Clearly marked exit signs must be provided to guide occupants to the exits.

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Impact on Multipurpose Building Design

- **Layout Planning:** The number and placement of exits will influence the overall layout of the building. You will need to ensure that exits are distributed evenly and are easily accessible from all areas.
- **Corridor Design:** Corridors must be designed to meet width requirements and remain unobstructed, which may affect the placement of furniture and equipment.
- **Door Specifications:** Exit doors must comply with swing direction, width, and height requirements, which may impact door selection and placement.
- **Stairway Design:** If your building has multiple floors, stairways must be designed to meet width, capacity, and safety requirements.
- **Lighting and Signage:** Emergency lighting and exit signage must be incorporated into the design to ensure visibility and guidance during an emergency.

These guidelines are essential for creating a safe environment for all occupants. Consulting with a professional architect or building code expert is recommended to ensure full compliance with all relevant codes and regulations.

Classroom

Classroom seating (Table & Seats)

- Minimum Area 769 Sf Minimum for 32-person classroom layout
- Area of 1000 sf can fit 42 people

Reception Room

Reception Seating (Reception Desk and Waiting room Seating)

- 142sf for 15 people

Board(meeting) room

Boardroom Meeting (Seats around 1 Table)

- 402 sf Minimum for 10 people
- 603 sf Minimum for 15 people

Assembly Room

Classroom seating (Table & Seats)

- 4808 sf Minimum for a 200-person classroom layout
- 2402 sf Minimum for a 100-person classroom layout
- 1802 sf Minimum for a 75-person classroom layout

Theater seating (Seats)

- 1802 sf Minimum for a 200-person theater layout
- 901 sf Minimum for a 100-person theater layout
- 676 sf Minimum for a 75-person theater layout

Safety Codes for Specific Activities

- **Makerspace Monday & S.T.E.A.M. Workshops**

- Ensure the use of non-toxic materials and safe tools (e.g., scissors, hot glue guns).
- Supervision required during the use of all equipment, with clear safety instructions provided to participants.

- **Gadget Gurus: Robo Code and Conquer**

- Compliance with electronic equipment safety standards.
- Proper supervision while using robotics kits to prevent accidents.

- **Digital Art & Photography**

- Ensure the use of appropriate software and equipment to avoid cyber safety issues.
- Guidelines for internet safety, particularly for activities involving online collaboration.

- **Community Service Leadership Initiative**

- Ensure compliance with safety protocols during service projects, including proper training and supervision.

- **Fitness Classes for All Ages and Levels**

- Adherence to physical activity safety standards, ensuring the facility is equipped with appropriate mats and safety equipment.
- Participants should be screened for health concerns before engaging in physical activities.

- **Cooking Classes**

- Follow food safety regulations as per the FDA and local health codes, including proper food storage and handling.
- Ensure participants are trained in kitchen safety, including the use of knives, stove, and other cooking equipment.

- **Financial Literacy Class**

- No specific physical safety regulations, but ensure a safe and respectful environment for discussion.

Emergency Procedures

- **Emergency Action Plans:** Establish clear emergency procedures for various scenarios, including fire, severe weather, and medical emergencies.
- **Training and Drills:** Conduct regular training sessions and drills for staff and volunteers to ensure preparedness in case of an emergency.

Inspections and Maintenance

- **Routine Safety Inspections:** Schedule regular inspections of facilities and equipment to identify and mitigate potential hazards.
- **Maintenance Protocols:** Ensure all equipment and spaces are well-maintained, with repairs addressed promptly to prevent accidents.

Documentation and Reporting

- **Incident Reporting:** Implement a system for documenting and reporting any accidents, injuries, or safety violations that occur during activities.
- **Record Keeping:** Maintain records of safety inspections, training sessions, and compliance with regulations to ensure ongoing adherence to safety requirements.
- The expectations for outdoor cooking, can effectively be applied to indoor cooking programs, emphasize safety, waste management, and responsible fuel use. Key practices include:
 - Proper waste disposal and recycling to maintain cleanliness and environmental responsibility.
 - Adhering to manufacturer guidelines for portable cook stoves, ensuring adequate supervision, and maintaining cleanliness.
 - Ensuring stove stability and safe refueling practices.
 - Awareness of fire safety regulations, including the management of open flames and pressurized cans.
 - Precautions for using solar cookers to avoid burns and ensure proper cooking times.

Incorporating these safety guidelines into indoor cooking programs will promote a safe and effective cooking experience for all participants

- **Chocolate Scientists**
 - Adhere to food safety and sanitation practices during chocolate-making activities.
 - Ensure allergies are addressed and proper safety equipment (gloves, hairnets) is used.
- **Ready-To-Use Self-Defense**
 - Instructors should be certified in self-defense techniques and first aid.
 - Safety protocols should be in place to prevent injuries during practice sessions.
- **Film Club Activities**
 - Ensure all media used complies with copyright laws.
 - Maintain a safe viewing environment, including proper seating arrangements and equipment.
- **Make Your Own Scrubz Party, Crochet**
 - Use non-toxic materials for scrub making and ensure proper tools (e.g., scissors) are handled safely.
- **Monthly Awareness Workshops (LGBTQ+, Black History Month, etc.)**
 - Foster a safe and inclusive environment, providing support and resources for all participants.

6. Checklist of Potential Documents

- List of documents to incorporate:
 - Floor Plans
 - Building Codes
 - ADA Compliance Documents
 - Environmental Impact Assessments
 - Equipment Specifications
 - User Surveys
 - Stakeholder Feedback
 - Maintenance Guidelines
 - Budget Justifications
 - Grant Proposals (if applicable)