

FY 1983

Boott Mill Development

As called for in the recently completed General Management Plan (August 1981) for the Lowell National Historical Park, the National Park Service (NPS) seeks to develop a major interpretive center at the Boott Mill complex in Lowell. NPS development, however, is only a part of the total development plan for the Boott Mill and surrounding area, as described below:

Private Development Plans:

The city of Lowell, and a privately financed non-profit development group, the Lowell Revitalization Corporation, have hired the American Cities Corporation (a subsidiary of the Rouse Corporation) to plan and market a 106 million dollar development program in Lowell's downtown center. The Boott Mill is a focal point of this development program, with retail development of a portion of the mill complex a key program priority. Additional floor space in the over half-million square foot mill complex is expected to be developed for office use and housing in later development phases.

Lowell Historic Preservation Commission Development Plans:

The Commission is currently in the process of planning the rehabilitation of the Boott Mill Boarding House (H&H Paper Company) for multiple uses related to park purposes. This structure, built in 1835, will be restored to its original exterior appearance, and be redeveloped for restaurant, exhibit, and cultural center purposes by the Commission. This development is planned and designed to be supportive of NPS efforts at the adjacent boardinghouse park and Boott Mill development projects.

NPS Development Plans:

The interpretive center to be developed at the Boott Mill by the NPS will encompass approximately 120,000 square feet of space in Buildings 1 and 2 (the "Clocktower" building), the east millyard, and the former countinghouse building. In buildings 1 and 2, the NPS will be directly responsible for developing approximately 60,000 square feet of space for interpretive purposes centering on the themes of factory technology and the story of people who worked in Lowell's mills. The remaining 60,000 square feet of space in this building will be developed by private cooperators for purposes complementary to the NPS development program for the facility. Potential cooperators include a National Museum of Printing (known as the "Word Works"), the Lowell Museum, and the Northeast Document Preservation Center. The east millyard will be restored by the NPS to its late nineteenth century appearance, while the counting house will house exhibits on mill architecture and serve as an orientation facility for the mill complex.

Phased Development Schedule Alternatives

The most appropriate approach to the planning, design, and construction of the NPS Boott Mill project is a phased development strategy. The most significant cost element of the project is interior development of buildings 1 and 2, and the bulk of the cost of this work should be accomplished in a single phase to be cost effective. Three alternatives to phasing the project are presented below, and reflect differing approaches to scheduling construction appropriations. Alternative I is considered preferable because it spreads construction costs most evenly over a three year construction period.

For budget planning purposes, NPS development of the Boott Mill may be considered as four units:

- Unit 1 - Buildings 1, 2 exterior
- Unit 2 - Buildings 1, 2 interior
- Unit 3 - East Millyard
- Unit 4 - Countinghouse

Costs shown are net construction costs, and reflect a 12% per year inflation factor. Net construction costs are then multiplied by a 31% "gross markup" factor (15% construction supervision plus 16% WASO contingency funds.)

Phased Construction Costs (in thousands)

Alternative I

	<u>FY 83</u>	<u>FY 84</u>	<u>FY 85</u>
Unit 1	1203	-	-
Unit 2	534 <i>will come down</i>	4760	1342
Unit 3	503	-	-
Unit 4	298	-	-
Net Construction Total	2538	4760	1342
Gross markup	787	1476	416
TOTAL	\$3325	\$6236	\$1758

Alternative II

	<u>FY 83</u>	<u>FY 84</u>	<u>FY 85</u>
Unit 1	1203	-	-
Unit 2	-	5358 <i>inflation</i>	1342
Unit 3	503	-	-
Unit 4	298	-	-
Net Construction Total	2004	5358	1342
Gross markup	621	1661	416
TOTAL	\$2625	\$7019	\$1758

Alternative III

	<u>FY 83</u>	<u>FY 84</u>	<u>FY 85</u>
Unit 1	1203	-	-
Unit 2	-	5358	1342
Unit 3	-	-	631
Unit 4	-	-	374
Net Construction Total	1203	5358	2347
Gross markup <i>31%</i>	373	1661	728
TOTAL	\$1576	\$7019	\$3075