



Mason-Motz Renovation Project

Update to Town Council

August 25, 2014

A grayscale photograph of a hallway with an 'EXIT' sign on the ceiling. The hallway has several doors and a table on the right side. The text 'Project Schedule' is overlaid on the image in a large, dark blue font. Below it, a list of dates and events is shown, with the first two items marked with red checkmarks and the last two with blue dots.

EXIT

Project Schedule

- ✓ July 29: Bid documents available for purchase
- ✓ August 7: Mandatory pre-bid meeting
- August 27: Bids due
- September 8: Recommend Contractor to Council

Project Scope

Base bid includes:

- ✓ Removal of Plummer-Mason/Motz connecting corridor
- ✓ Separation of conjoined utilities
- ✓ Code-mandated upgrades
- ✓ ADA-specific bathroom upgrades
- ✓ New fire sprinkler system
- ✓ New heating plant (gas-fired)
- ✓ New ceilings and lighting (LED)
- ✓ New domestic water, fire protection and LP service lines



Project Scope

Bid Alternate 1: Classroom & Program Space Upgrades

- ✓ Gang toilet rooms and locker rooms: full renovation
- ✓ New exterior doors
- ✓ Paint in classroom and corridor spaces
- ✓ Specialty sports flooring (Mondo) in one classroom

Bid Alternate 2: Administrative Office Space Upgrades

- ✓ New flooring and paint in administrative office space
- ✓ VRF heat pump serving administrative office space
- ✓ Exterior wall insulation in administrative office area

Project Scope

Bid Alternate 3: Kitchen / Break Room

- ✓ Conversion of Music Room space into kitchen that can be used as a break room and for instruction
- ✓ New flooring and paint
- ✓ VRF heat pump serving kitchen / break room
- ✓ Exterior wall insulation in kitchen / break room

Bid Alternate 4: Plummer Building Repairs

- ✓ Repair of Plummer building exterior wall and immediate interior space after connector corridor is removed

Heating System

A high-efficiency gas-fired boiler system was selected:

- Showed the best payback in Oak Point Associates' Life Cycle Cost Analysis
- Least expensive first cost
- Could be afforded within the project budget
- Convertible from LP to natural gas
- The other systems that were analyzed were wood pellet and air-to-air heat pumps

Connector Corridor

It was determined that the connector corridor between Plummer and Mason-Motz needs to be removed:

- Oak Point Associates conducted a code analysis that determined that the corridor could not be retained without construction of a fire-rated party wall at the property line that could not have penetrations (doors or windows), which would end up blocking passage between the two buildings
- The Town of Falmouth Code Enforcement officer also looked into the matter and came to the same conclusion, per a Memo to File dated July 10, 2014