

# **MASON-MOTZ REDEVELOPMENT ESTIMATE**

**Town Council Meeting March, 10, 2014**

## **INTRODUCTION:**

The Community Programs Department (CPD), working with Oak Point Associates, has developed a proposed schedule of renovation options related to the Mason-Motz building. Like many construction projects, the range of options corresponds to a range in cost. An “all-in” complete renovation could cost as much as \$1.9M.

This report identifies several options that are short of complete renovation that address several wants and needs. We first focused on code-mandated updates and autonomy of utilities with the incorporation of as many space and program-related enhancements possible within a reasonable budget. We also asked Oak Point Associates to develop two alternates for realization of additional upgrades beyond code-compliance that would help to satisfy some program needs. These are proposed to be considered “bid alternates” beyond the base project in the future development of a construction bid package.

## **BASE: CODE MANDATED UPGRADES \$700,000**

This Option accounts for “Code Changes” required to utilize the building as a Community Recreation Center, independent of the Ocean View-owned Plummer building. Work includes:

- Removal of the connector between the Mason-Motz and Plummer buildings
- Separation of shared building utilities, and the inclusion of new domestic and fire protection water services, natural gas service, and new fire alarm system.
- Provision of a mechanical/boiler room with new high-efficiency natural gas boilers, and associated HVAC distribution system and controls.
- Provision of a domestic hot water system.
- Provision of an NFPA 13-compliant sprinkler system throughout the building.
- Provision of a new server room with ductless split A/C system and tel/data infrastructure.
- ADA upgrades at men’s and women’s classroom wing bathrooms.
- New ceilings in all spaces receiving HVAC and sprinkler system upgrades.
- New lighting in all spaces receiving new HVAC system upgrades.
- Code-compliant emergency egress signage and lighting.

### **ALTERNATE 1: PROGRAMMING UPGRADES \$407,400**

This alternate is envisioned to be classroom and program space upgrades. The major scope items within this alternate include:

- New exterior doors at all building entrances.
- New showers, toilets, sinks, solid surface countertops, toilet compartments, accessories, floor finishes and wet wall tile at all bathrooms and both locker rooms.
- Painted walls throughout the building, with the exception of the administrative office suite.
- Provision of new carpet/VCT floor finishes and wall base in break room/kitchen, and sports flooring.
- \*Provision of plastic laminate base cabinets, wall cabinets, and counters in new break room/kitchen.
- \*Kitchen equipment (sink, range with commercial hood, microwave, dishwasher, refrigerator/freezer) in new break room/kitchen.
- \*Telephone/data/security system infrastructure at classroom program areas and break room/kitchen.
- \*A \$100,000 allowance for telephone/data/security equipment.

### **ALTERNATE 2: OFFICE/ADMINISTRATION SPACE \$211,500**

This alternate encompasses the renovation of the existing administrative office suite to a level at which the Community Programs Department could relocate from Falmouth Town Hall to the Mason-Motz building. Major scope items within this alternate include:

- \*New exterior doors at all building entrances.
- Painted walls at the administrative office suite and break room/kitchen.
- Provision of new carpet/VCT floor finishes and wall base in office areas and break room/kitchen.
- \*Provision of plastic laminate base cabinets, wall cabinets, and counters in new break room/kitchen.
- \*Kitchen equipment (sink, range with commercial hood, microwave, dishwasher, refrigerator/freezer) in new break room/kitchen.
- Provision of administrative office suite air conditioning (split system A/C unit).
- \*Telephone/data/security system infrastructure at the administrative office suite and break room/kitchen.
- \*A \$100,000 allowance for telephone/data/security equipment.

*\*These items are duplicate and show up in each of the alternate options totaling approximately \$135,000.*

### **CONCLUSION:**

This exercise provided estimates for construction options. It is possible that in a competitive bid environment, contractors could produce proposals that allow more flexibility or proposals that limit our options. If the Town Council has continuing interest in this project, staff recommends hiring Oak Point Associates to prepare final design bid packages and assistance with construction bidding. Beyond that phase, the Town Council will have firm cost information to help them make definitive decisions.

Oak Point Associates has indicated that there may be other ways to break out additional alternates if we move forward to develop bid documents (i.e., painting, bathroom renovations, flooring) that could further reduce each alternate's cost as listed above.