

Town of Falmouth, Maine



TO: Town Council 
FR: Amy Lamontagne and Lucky D'Ascanio
RE: Senior Room Construction
DA: September 22, 2016

This memorandum provides background information about construction in the Senior Room, a dedicated senior programming space located inside the Mason Motz Activity Center. Although Falmouth Parks and Community Programs have provided successful senior programming for many years, they did not have a dedicated programming space until March 2015 when they moved into the Mason Motz Activity Center. Although the term “Senior Center” has been used in the Senior Citizen Advisory Committee (SCAC) report, the space is one room inside the building. Because there is not an official name, we are referring to it as the “Senior Room” in this document. The location is the former music room at the school and needs improvements to make it a functional and comfortable space.

In September 2015, the SCAC submitted its report to the Town Council. The report conclusions were based on committee meetings and community outreach including a Senior Services Survey and a public meeting in August 2015. Some of the comments about the Senior Center were:

- A senior center would provide a cost-effective way to keep seniors active and social which is key to their wellness
- A place where seniors can get together and be with others their own age – activities and food would be a bonus
- A place for seniors to meet, converse, have activities, trips and lunch

In addition to the SCAC committee recommendations, the group also referenced information in the 2000 and 2013 Comprehensive Plans to study the need for a Senior Center. The committee likes the idea of a “multi-generational” facility and believes that Mason Motz is an ideal solution. In May 2016, the Town started working with Port City Architecture on designs for the Senior Room. The architects made some excellent suggestions – including removing an existing wall to open up the space into one large space. Because the ceiling and lights are new, they can be re-used. The room will need new flooring, sheet rock, paint, and HVAC (currently has no air conditioning). Plumbing and electrical adjustments are necessary, in addition to general demo and construction work. A kitchen will be installed, as well as a door that will open to the outside Town Green where park space will be built. After review and consultation with the Town Manager, we would like to work with a sole proprietor construction manager. The construction

manager has past experience working for the Town and has done excellent work. For this project, he will split the work between himself and subs (depending on the level of expertise needed).

The following list contains estimates for the larger construction items:

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| • Demolition/Construction project management* - | \$45,000 |
| • Door - | \$5,000 |
| • Electrical (subbed) - | \$8,000 |
| • Flooring (subbed) - | \$6,000 |
| • Furniture - | \$23,000 |
| • HVAC (subbed) - | \$18,000 |
| • Kitchen cabinets, countertops (subbed) - | \$14,000 |
| • Kitchen appliances - | \$3,500 |
| • Fire suppression system (code mandated – subbed) - | \$7,000 |
| • Misc. (Kitchen lighting, sink, faucet) - | \$3,500 |
| • Plumbing (subbed) - | \$6,000 |
| • Sprinkler System (moving heads - subbed) - | \$1,500 |
| • Window in kitchen - | \$3,000 |

The total cost of these estimated items is \$143,500. We suggest a contingency of \$6,500. In the FY16-17 budget, the Town budgeted \$75,000. That number was put into the budget as a placeholder with the intention of reporting back to the Council after the Design Work was complete. Last year, the Council also appropriated \$5,000 for Design Services related to the project. We are requesting the Town Council appropriate an additional \$75,000 for a total of \$150,000.

The committee would like construction to commence as soon as the funding is approved. There are long lead times (6-8 weeks) on furniture and other items. In addition, the door should be cut into the building before the weather gets cold. Ideally, construction will begin as soon as possible. The committee would like to have the senior space operating this winter. Thank you for your consideration of this request.

*The pricing for this item contains all labor by the Construction Manager (CM), including supervising all subcontractors. The pricing also includes all materials (except materials listed above). The CM will do all work unless noted above (see “subbed” for those items). CM work includes but is not limited to: cabinet installation, sheet rock, demolition, painting, trim work, installation of chair rail and picture rail, removing kitchen ceiling and re-installing, removing carpet, scraping floor, removing molding/window sills and re-installing, installing door hardware, etc.