



MEMORANDUM

To: Town Council

From: Theo Holtwijk, Director of Long-Range Planning

Date: December 6, 2010

Re: **Disposition of Modular and Portable Buildings at Plummer-Motz and Lunt site**

Town staff has recently contacted Jeff Snow at Schiavi Leasing Corporation regarding the disposition of modular and portable buildings at Plummer-Motz and Lunt site. These buildings will be transferred to Town ownership in 2011 by the School Department. The Community Facilities Planning Committee recommended that they be sold, or otherwise removed from the site.

The Town's questions were:

1. Is there a market for used portables with a condition similar to those in Falmouth?
2. What is the approximate value?
3. Does Schiavi have any interest in purchasing these units?
4. Does Schiavi have any interest in helping Falmouth find buyer(s)?
5. How would Schiavi recommend marketing the units?

Current Town Inventory

- Lunt: 17,000 sf modular, built between 1997 and 2001. Original by GE Capital Modular Space, addition by Burlington Homes of Maine.
- Plummer-Motz: 4,300 sf portable classrooms (3 buildings, 6 classrooms)

There are also five portable classrooms at Middle School under control by the School Department, which require disposition by summer 2011.

Discussion with Schiavi

Schiavi recommends an open bid with full facility description. There are a variety of uses that these buildings can be put to. Value of Lunt modular may be \$100-150K, but could also be zero. Some buildings have "sold" for the requirement for buyer to loam and seed the original site.

Schiavi would not be buyer at this time. Disadvantages of selling used buildings are:

- Current supply of used buildings (see <http://www.schiavileasingcorp.com/readyToRoll.asp> for current inventory and asking prices) due to economy and slowing school population, and
- Code changes (IBC - energy, snow load, electrical) that may put limits on use.

Schiavi is happy to assist Town of Falmouth and help market the buildings (e.g. look over bid docs). Removal costs can be \$60-80K for Lunt modular. Disassembly and transport needs to be done carefully to protect the components. Schiavi can take apart, move, reassemble, and bring up to code for a buyer. Schiavi cost depends on where building is going, when it is moved, and what code upgrades are required.

It is important for the Town to locate floor plans as they help to develop spec of the building.

Recommended Next Steps

1. Locate all available floor plans for modular/portables,
2. Get portable data for Middle School from School Department,
3. Develop sample bid specification in coordination with School Dept.
4. Explore further with Schiavi what it may be willing/able to do for Falmouth to help market the buildings, and
5. Conduct bid process.