

FEASIBILITY STUDY

FALMOUTH COMMUNITY FACILITIES REDEVELOPMENT OF PLUMMER-MOTZ SCHOOL Falmouth, Maine



Prepared For:

Town of Falmouth
271 Falmouth Road
Falmouth, Maine 04105

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Prepared By:



ARCHITECTURE ■ ENGINEERING ■ PLANNING

Table of Contents

EXECUTIVE SUMMARY	Page 1
--------------------------	---------------

SPACE PLANNING	Page 2
-----------------------	---------------

RECOMMENDATIONS	Page 4
------------------------	---------------

HAZARDOUS MATERIAL	Page 8
---------------------------	---------------

COST ESTIMATE	Page 9
----------------------	---------------

APPENDICES

Appendix A - CDS Programming Document

Appendix B - Community Programs Programming Document

Appendix C - Northeast Test Consultants: Diagrams and Cost Estimate

Appendix D - Space Allocation Diagram

Executive Summary

The existing Plummer-Motz School in Falmouth, Maine will be vacated after the current school year, as the students and staff of both schools relocate to the new Falmouth Elementary School. The Town of Falmouth has been studying various scenarios for redeveloping the existing school buildings and the associated sites. Child Development Services of Cumberland County (CDS) and Falmouth Community Programs have been identified by the Town as potential lessees for the Plummer-Motz building. Oak Point Associates has been tasked by the Town of Falmouth to conduct space planning with associated cost estimates, based on the program documents provided by each tenant, specifically to evaluate the degree to which occupancy by CDS and Community Programs would fit within the space, code-required upgrades, recommended building upgrades, and tenant space build out. The Town has also requested a budget estimate for a new free standing library building located on the Plummer site.

The Plummer-Motz School consists of three connected wings which make up the building as a whole. These wings are known by the Town as the Plummer wing, Mason wing, and Motz wing. Oak Point Associates was asked to specifically review placing CDS in the Motz wing and Community Programs in the Plummer wing with both tenants occupying a portion of the Mason wing and sharing spaces, such as the Multi-Purpose gym and the Kitchen, which overlap in both tenant's programs.

Though the existing building wings are in relatively good condition, renovations are required to bring the facilities up to code, meet specific tenant requirements, and replace aging equipment such as the boilers and unit ventilators. Costs for each are not minimal, though in comparison, much less than a full building renovation.

Within the "Recommendations" portion of this report, there are a number of building and life safety code upgrades which are required to be performed to the building in order to occupy it. The requirements are subdivided into items that are required to be incorporated based on the change of use and the others are based on the tenant use such as day care and business. A further explication of the need for each of these code upgrades can be found in the Limited Code Review completed by Oak Point Associates for the Town of Falmouth on January 7, 2011.

Space Planning

Overall the space available in the Plummer-Motz building is more than adequate for both tenants. As noted before, the Town has requested that Oak Point Associates analyze the feasibility of locating CDS in the Motz wing and Community Programs into the Plummer wing, with both tenants sharing the Mason wing. The table below lists the tenants' requested space requirements per their program documents (see Appendices A and B), the amount of space available within the designated wings, and the surplus or deficiency of space within the designated wings. A potential space allocation diagram has been provided in Appendix D to visually illustrate the areas occupied by each tenant, adjacencies to each other, and adjacencies to the shared spaces.

Tenant Program Space Fit

Tenant	Program Space Req.	Available Space	Difference
Child Development Services			
Classroom/Office/Utility	8,030 sq. ft.	7,610 sq. ft.	-420 sq. ft.
Multi-Purpose/Kitchen (Shared)	1,200 sq. ft.	6,100 sq. ft.	4,900 sq. ft.
Total:	9,230 sq. ft.		
Community Programs			
Classroom/Office/Utility	4,800 sq. ft.	7,290 sq. ft.	2,490 sq. ft.
Multi-Purpose/Kitchen (Shared)	3,200 sq. ft.	6,100 sq. ft.	2,900 sq. ft.
Total:	8,000 sq. ft.		

The Motz wing has approximately 6,710 square feet of usable space which alone does not meet the requirements for the classroom and office needs of CDS. The existing music room in the Mason wing is immediately adjacent to the Motz wing and provides another 900 square feet. These two areas combined still do not meet the full space needs of CDS, but only have a deficiency of -420 square feet. If this difference is acceptable to CDS, they will have to determine which program elements can be reduced or eliminated. Based on the program requirements and the layout of the building, the existing entrance into the Motz wing would become the main entrance for CDS. This will provide a secure and delineated entrance for the CDS users. Code upgrades are required to make this entrance ADA accessible. A reception area and office can be placed in the existing classroom adjacent to the entrance. The remaining existing classroom spaces would be divided into the 7 CDS classrooms and various smaller spaces listed in the program. The 900 square foot music room would be used as an open office space for the staff and would be separated by cubicles.

The Plummer wing has approximately 6,390 square feet of usable space on the first floor and combined with the 900 square feet of the existing main office in the Mason wing, exceeds the required program space by 2,490 square feet. Though this area is larger than required, the existing layout of the first floor

already has four large classrooms and a large open area that lends it to the programmed 3 classrooms, computer lab, dance studio, and meeting room. The reception area and up to 3 offices could be located at the existing main office which is adjacent to the existing main entrance. There are additional existing offices on the first floor of the Plummer wing that could be reused.

Both tenants have noted in their programs the need for a multi-purpose gym and kitchen. In the Mason wing, there is already a multi-purpose gym with a locker room and storage and a commercial kitchen, both exceeding required space needs. The existing multi-purpose gym and kitchen would be shared by both CDS and Community Programs with scheduling to be determined by the tenants.

Recommendations

The list of recommendations includes mandatory code requirements, recommended building renovations, and tenant build out items. Oak Point Associates has made two assumptions in the list of recommendations below. First, that the building will become fully sprinklered for fire protection. This requires that sprinklers be provided at the Mason and Motz wings and upgrades to the existing sprinklers in the Plummer wing. If the building does not become sprinklered, than additional code requirements will be triggered which will add additional cost. Refer to the Limited Code Review, dated January 7, 2011 for these additional code requirements. The second assumption is that the second and third floors of the Plummer wing will not be occupied by any tenants. Occupancy of the upper floors requires additional code upgrades which can be found in the Limited Code Review, dated January 7, 2011.

Motz/Mason School - Child Development Services

Code Required Items

Change of Use Initiated Items

1. Upgrade Specific Occupancy Area Separations to smoke partitions.
2. Remove Folding Gate in Mason Corridor: When the folding gate is closed, a dead-end corridor is created that exceeds the allowable dead-end length.
3. Upgrade Fire Alarm System: A thorough review of the fire alarm system is required to determine the exact modifications required and the capacity of the fire alarm panel for these modifications. Manual pull stations need to be lowered and relocated closer to exits. All horn/strobe units need to be updated to NFPA 72/ADA compliant types and additional horn/strobe units added. Duct smoke detection is required.
4. Add Emergency Lighting and Means of Egress Lighting: Additional lighting is required.
5. Add Exit Signs: Additional exit signs are required.

Day Care Initiated Items

1. Provide sprinkler system at the Mason and Motz wings.
2. Provide door closers at all doors along the corridor.
3. A complete smoke detection system is required throughout the building.

ADA Initiated Items

1. Renovate existing toilet rooms to meet ADA requirements.
2. Replace door hardware to meet ADA requirements.

Recommended Building Renovations

1. Replace the existing boiler, nearing the end of the serviceable life, with two 60 percent capacity boilers. This requirement provides for staging the boilers and providing some energy savings, as well as providing heat to the building when one boiler may be down for servicing.
2. Replace the existing ventilation system, nearing the end of the serviceable life, with a new ventilation system with heat recovery.
3. Paint exterior wood trim as regular building maintenance.

Tenant Build Out and Fit

1. Renovate existing Motz entrance for use as CDS primary entrance.
2. Provide central air conditioning with separate thermostat zones.
3. Divide existing spaces into classrooms, therapy rooms, offices. Provide permanent walls to divide classroom spaces and therapy rooms, and cubicles for offices.
4. Replace suspended acoustical ceiling system.
5. Replace carpet flooring.
6. Paint interior walls.
7. Provide interior borrowed lights with one-way glass.
8. Provide programmable, dimmable lighting.
9. Provide security access system to exterior doors and tenant demising doors.
10. Provide “kiddie” sized toilet rooms, located adjacent to the child and adult toilet rooms.
11. Provide kitchenettes to classrooms.

Hazardous Materials

1. Disposal of all universal waste based on providing new programmable, dimmable lighting.
2. Abate minimum amount of asbestos floor materials as required by the floor plan layout.
3. Abate minimum amount of lead based paint as required by the floor plan layout.

Plummer School - Community Programs

Code Required Items

Change of Use Initiated Items

1. Upgrade Specific Occupancy Area Separations to smoke partitions.
2. Upgrade Boiler Room Penetration and Joint Fire Stopping: Seal penetrations and joints with fire stopping. Provide fire dampers with access panels at ductwork penetrations.
3. Provide a second exit for the boiler room.
4. At the elevator addition stair, a wall is required between the stair and the elevator lobby so that the elevator does not open onto the stair enclosure. A rated shaft wall ceiling is also required to isolate the existing ductwork penetrations from the stair enclosure.
5. Remove Door Stoppers: Remove the door stoppers on the Third floor and Basement Stair doors so these doors will close under a fire condition.

6. Update Elevator Machine Room Enclosure: Replace non-rated louvers with louvers rated for a minimum of 60-minutes.
7. Update Third Floor Separation: Update the separation from the third floor to the ground floor by providing firestopping at penetrations and joints.
8. Rate Resource Room Windows due to Exposure to Stair: The exterior walls of the building typically provide the minimum 1-hour rating required. Upgrade the exterior windows for 10 feet beyond the exterior stair wall to provide a 45-minute rating.
9. Upgrade Sprinkler System: Upgrade the Plummer sprinkler system as required by NFPA 13. This will require a detailed review of the system, but an initial walkthrough does not indicate many deficiencies; although, a backflow preventer and supervisory devices need to be added at the water entrance.
10. Upgrade Fire Alarm System: A thorough review of the fire alarm system is required to determine the exact modifications required and the capacity of the fire alarm panel for these modifications. Manual pull stations need to be relocated closer to exits and lowered. Horn/strobe units need to be updated to NFPA 72/ADA compliant types and additional horn/strobe units added. Duct smoke detection is required.
11. A complete smoke detection system is required throughout the building.
12. Upgrade Access to Exits: On the ground and second floor of the multi-story portion of the building, add exit access corridors that interconnect the stair enclosures.
13. Add Emergency Lighting and Means of Egress Lighting: Additional lighting is required.
14. Add Exit Signs: Additional exit signs are required.

ADA Items

1. Provide a new single user toilet room or renovate existing toilet rooms on the first floor to meet ADA requirements.
2. Replace door hardware to meet ADA requirements.

Recommended Building Renovations

1. Replace the existing boiler, nearing the end of the serviceable life, with two 60 percent capacity boilers. This requirement provides for staging the boilers and providing some energy savings, as well as providing heat to the building when one boiler may be down for servicing.
2. Replace the existing ventilation system with a new ventilation system with heat recovery. Remove existing unit ventilators in classrooms and provide finned tube radiation.
3. Reinforce existing 2 by 14-foot wood roof joists in areas of snow drifting by attaching new wood members to the existing members. Provide joist hold-down anchors.
4. Reinforce existing 6 by 8-foot timber beams by attaching steel sections to the existing members.
5. Repair the existing slate roof and replace missing slate tiles.
6. Point and seal masonry for weather tightness and building maintenance.
7. Paint exterior wood trim as regular building maintenance.
8. Replace exterior windows in Plummer to increase the energy efficiency of the building.

9. Insulate exterior walls in Plummer to increase the energy efficiency of the building.

Tenant Build Out and Fit

1. Replace classroom acoustical folding partitions in Plummer with solid partitions.
2. Replace worn suspended acoustical ceiling system.
3. Replace worn carpet flooring.
4. Paint interior walls.

Hazardous Materials

1. Abate minimum amount of asbestos floor materials as required by the floor plan layout.
2. Abate minimum amount of lead based paint as required by the floor plan layout.

Hazardous Material

The Town of Falmouth has hired Northeast Test Consultants to test the building for asbestos containing materials, universal waste, lead based paint, radon, and PCB's. At the time of this report, Northeast Test Consultants did not have all the test results from the lab and has provided diagrams and cost estimates for asbestos and lead abatement which are attached in Appendix C.

Based on the diagrams and the scope of work for CDS and Community Programs, Oak Point Associates recommends removing the minimal amount of hazardous materials as a cost minimization for both tenants. This requires encapsulating the lead paint with new paint and maintaining the paint and walls in good condition. In locations occupied by children age 6 and younger, any lead paint needs to be inspected and tested annually. Asbestos flooring would only be removed as required by the tenant floor plan and code upgrades. Universal waste would be removed based on the tenant or code upgrades that require new light fixtures.

Cost Estimate

The cost estimate includes a single line item cost for each recommendation. Each line item's cost includes 20 percent contractor overhead and profit, 10 percent design contingency and 12 percent soft cost. The soft cost includes A/E fees, A/E reimbursements, advertising, insurance, legal, clerk of the works, survey, soils, and testing. For noted recommendations, there are possible cash incentives available from Efficiency Maine to reimburse a portion of the cost. At the time of design, Efficiency Maine should be contacted regarding funding levels. Technology (smart boards, projectors, data wiring, etc.) and furnishings have not been included in the cost estimate.

Motz/Mason - Child Development Services

Code Required Items:	Cost
Upgrade Specific Occupancy Area Separations	\$31,900
Remove Folding Gate in Mason Corridor	\$220
Upgrade Fire Alarm System w/ smoke detection	\$29,700
Add Emergency Lighting and Means of Egress Lighting	\$8,250
Add Exit Signs	\$3,850
Provide sprinkler system	\$96,250
Provide door closers	\$8,800
Provide ADA toilet rooms	\$16,500
Provide ADA door hardware	\$8,800
Subtotal:	\$204,270

Recommended Building Renovations:

Replace the existing boiler* (must be completed in conjunction with Motz/Mason)	\$122,100
Replace the existing ventilation system *	\$357,500
Paint exterior wood trim	\$19,800
Subtotal:	\$499,400

Tenant Build Out and Fit:

Renovate existing Motz entrance	\$22,000
Provide central air conditioning (potential cost savings if completed with ventilation system)	\$168,850
Build out of existing spaces into programmed rooms	\$55,000
Replace suspended acoustical ceiling system	\$71,500
Replace flooring	\$121,000
Paint interior walls	\$38,500
Provide interior borrowed lights with one-way glass	\$10,450
Provide programmable, dimmable lighting *	\$71,500
Provide security access system	\$10,230
Provide "kiddie" sized toilet rooms	\$22,000
Provide kitchenettes to classrooms	\$10,450

Subtotal: **\$601,480**

Hazardous Materials:

Universal waste \$3,080

Asbestos abatement \$8,800

Lead abatement Cost included in Painting

Subtotal: **\$11,880**

CDS Total: **\$1,317,030**

Plummer/Mason - Community Programs

Code Required Items:

Upgrade Specific Occupancy Area Separations \$16,500

Upgrade Boiler Room Penetration and Joint Fire Stopping \$6,050

Provide a second exit for the boiler room \$4,950

Provide a wall separating the elevator landings and the stair 12,650

Remove Door Stoppers at stair doors \$220

Upgrade Elevator Machine Room Enclosure \$3,300

Upgrade Third Floor Separation \$5,500

Provide rated exterior window/wall due to exposure to Stair \$24,200

Upgrade Sprinkler System \$35,200

Upgrade Fire Alarm System w/ smoke detection \$29,700

Upgrade access to exits \$28,600

Add Emergency Lighting and Means of Egress Lighting \$8,250

Add Exit Signs \$3,850

Provide ADA toilet room \$11,000

Provide ADA door hardware \$8,800

Subtotal: **\$198,770**

Recommended Building Renovations:

Replace the existing boiler * (must be completed in conjunction with Motz/Mason) \$122,100

Replace the existing ventilation system * \$357,500

Reinforce existing 2x14 wood roof joists \$16,500

Reinforce existing 2x14 wood roof joists \$8,250

Repair slate roof \$38,500

Point and seal masonry \$107,800

Paint exterior wood trim \$19,800

Replace exterior windows \$149,050

Insulate exterior walls \$152,350

Subtotal: **\$971,850**

Tenant Build Out and Fit:

Remove classroom folding partitions, provide walls	\$38,500
Replace suspended acoustical ceiling system	\$82,500
Replace flooring	\$132,000
Paint interior walls	\$33,000
Subtotal:	\$286,000

Hazardous Materials:

Asbestos abatement	\$8,800
Lead abatement	Cost included in Painting
Subtotal:	\$8,800

Community Programs Total: \$1,465,420

Library Building

Items:	Cost
New building located on Plummer site: 17,570 sq. ft x \$200 per sq. ft.	\$3,514,000
Sitework (15% of building as an allowance)	\$527,100
Total:	\$4,041,100

*Efficiency Maine has possible cash incentives available to reimburse a portion of this cost.

Appendix A - CDS Programming Document

The Reach School: Preliminary Program Document, Interior Space

Area	Staff	Furniture Requirements	Equipment Requirements	Spatial Require.	Adjacency Requirements
Main Entrance With Vestibule		Admin assistant: Reception desk, task chair Waiting Area: Seating for 6-8, coffee table, area for kids?, provide coat storage	1 computer, 2 l.f. (linear feet) file storage	200 sq. ft.	Adjacent to main office.
Car Seat storage		Will house 6-8 car seats	Room must be closed, car seats are often smoky	20 sq. ft.	Primary adjacency to entrance. Interior.
Main Office	Colleen Lucy	2 work station, 2 task chairs, sm. conference table with seating for 4	Intercom; 2 computers, 1 printer, 18 l.f. file storage	200 sq. ft.	Adjacent to entrance. Exterior
Staff Lounge		Lounge seating for 8, dining table and seating for 8, 2 work stations, 2 task chairs	2 computers, shared printer with staff office	250 sq. ft.	Secondary adjacency to offices. Exterior
Staff Office 240 sq. ft.		5 workstations, 5 task chairs, conference table with seating for 8	5 computers, 2 printers, copier, laminator, 20 l.f. file storage, storage for picture book materials	300 sq. ft.	Keep offices together, near to staff lounge. Exterior
Speech Office	Kate, Kristen, Shannon	3 workstations, 3 task chairs,	3 computers, 1 printer, 10 l.f. file storage	200 sq. ft.	Keep offices together, near to staff lounge. Exterior
OT/PT Office	Rebecca, Carly, Kathy	4 workstations, 4 ,task chairs	4 computers, shared printer with speech office	200 sq. ft.	Keep offices together, near to staff lounge. Exterior
Lead Teacher Room	Ann, Kathy, Maria, Tammy, Steve	1 workstation and task chair per teacher – need 5 now, up to 8 depending on number of classrooms	1 computer per teacher (need 5 now), 1 printer, 4 l.f. file storage per teacher	300 sq. ft.	Keep offices together, near to staff lounge. Exterior
Home Based Team Office	Kelly, Mark, Brendan	2 workstations, 2 task chairs	2 computers, shared printer with lead teacher office	150 sq. ft.	Keep offices together, near to staff lounge. Exterior
OT/PT Motor Rooms		Room 1: Child height table, seating for 4 children, 1 stool for teacher	Equipment list TBD (to be determined), provide 1 way mirror in one room?	150 sq. ft.	Keep offices together, near to staff lounge. exterior
		Room 2: Child height table, seating for 4 children, 1 stool for teacher	Equipment list TBD	150 sq. ft.	Keep offices together, near to staff lounge. Exterior
		Room 3: Child height table, seating for 4 children, 1 stool for teacher	Equipment list TBD	150 sq. ft.	Keep offices together, near to staff lounge. Exterior
SLP Rooms		Room 1:Child height table, seating for 2 children, 1 stool for teacher	1 way mirror	100 sq. ft.	Keep offices together, near to staff lounge. Exterior
		Room 2: Child height table, seating for 2 children, 1 stool for teacher	1 way mirror	100 sq. ft.	Keep offices together, near to staff lounge. Exterior

Area	Staff	Furniture Requirements	Equipment Requirements	Spatial Require.	Adjacency Requirements
Conference Room		conference table with seating for 12-16		280 sq. ft.	Accessible from main entrance. Exterior
Storage Rm. 1: Small toys			Adjustable floor to ceiling open shelving, floor bins on casters	150 sq. ft.	Adjacent to classrooms. Interior
Storage Rm. 2: bulky toys		Tool bench, puppet show, play kitchen, seasonal	Storage system TBD	150 sq. ft.	Adjacent to classrooms. interior
Storage Rm. 3: teacher supplies			Combination file storage and open, adjustable shelving	100 sq. ft.	Accessible from offices. Interior
Storage Rm. 4: Office/paper products			Floor to ceiling adjustable shelving	50 sq. ft.	Combine with Custodian's closet? Interior
Custodian			Utility sink, storage		Adjacent to storage rm. 4. interior
IT Room				75 sq. ft.	Near offices. Interior
Nap and activity room		Cots for napping, toy storage, child height table and chairs (?)			Accessible from classrooms, quiet during naps. Exterior
Kitchen			Sink w/garbage disposal, 2 dishwashers, 2 refrigerators, 2 coffee makers, 1 electric kettle, 2 microwaves, 1 toaster oven	200 sq. ft.	interior
Laundry Room			2 each washer and dryer, utility sink	100 sq. ft.	Interior
Classroom 1: Blue Stars 1:1 ratio 6 teachers: 6 students	Kathy Melissa Allison John Cassie Stacie	<ol style="list-style-type: none"> 1. Sick in area 2. student cubby area with low bench 3. teachers' desk and task chair 4. child sized tables w/ seating 5. stools on casters for teachers 6. Rotating OT equipment – need complete list <p>*ask Colleen about her note on wish list: "door b/w classrooms ½ door, ½ wall material"?</p>	<ol style="list-style-type: none"> 1. Water fountain 2. private "kiddie" sized toilet room 3. swings 4. sink with disposal, kitchenette 5. storage for teachers' personal items, include coat storage 6. toy storage 7. storage inaccessible to students 8. one way window 9. rubber flooring 10. 1 computer, shared printer? 11. storage for teaching materials, student programming 	525 sq. ft. Based on present size	Egress to play area. Exterior

Area	Staff	Furniture Requirements	Equipment Requirements	Spatial Require.	Adjacency Requirements
Classroom 2 Yellow Stars 1:1 ratio 5 teachers: 5 students	Ann Jessica Melissa Michaela Prescott	<ol style="list-style-type: none"> 1. Sick in area 2. student cubby area with low bench 3. teachers' desk and task chair 4. child sized tables w/ seating 5. stools on casters for teachers 6. Rotating OT equipment – need complete list <p>*ask Colleen about her note on wish list: "door b/w classrooms ½ door, ½ wall material"?</p>	<ol style="list-style-type: none"> 1. Water fountain 2. private "kiddie" sized toilet room 3. swings 4. sink with disposal, kitchenette 5. storage for teachers' personal items, include coat storage 6. toy storage 7. storage inaccessible to students 8. one way window 9. rubber flooring 10. 1 computer, shared printer? 11. storage for teaching materials, student programming 	360 sq. ft. Based on present size	Egress to play area. Exterior
Classroom 3 Purple Stars 2:1 ratio 4 teachers: 8 students	Maria Stacy Lea Emily	<ol style="list-style-type: none"> 1. Sick in area 2. student cubby area with low bench 3. teachers' desk and task chair 4. child sized tables w/ seating 5. stools on casters for teachers 6. Rotating OT equipment – need complete list <p>*ask Colleen about her note on wish list: "door b/w classrooms ½ door, ½ wall material"?</p>	<ol style="list-style-type: none"> 1. Water fountain 2. private "kiddie" sized toilet room 3. swings 4. sink with disposal, kitchenette 5. storage for teachers' personal items, include coat storage 6. toy storage 7. storage inaccessible to students 8. one way window 9. rubber flooring 10. 1 computer, shared printer? 11. storage for teaching materials, student programming 	400 sq. ft. Based on present size	Egress to play area. Exterior
Classroom 4 Green Stars 2:1 ratio 3 teachers: 6 students + 5 Regular Ed. students 11 students total (?)	Tammy Kate Rena Shawneen	<ol style="list-style-type: none"> 1. Sick in area 2. student cubby area with low bench 3. teachers' desk and task chair 4. child sized tables w/ seating 5. stools on casters for teachers 6. Rotating OT equipment – need complete list <p>*ask Colleen about her note on wish list: "door b/w classrooms ½ door, ½ wall material"?</p>	<ol style="list-style-type: none"> 1. Water fountain 2. private "kiddie" sized toilet room 3. swings 4. sink with disposal, kitchenette 5. storage for teachers' personal items, include coat storage 6. toy storage 7. storage inaccessible to students 8. one way window 9. rubber flooring 10. 1 computer, shared printer? 11. storage for teaching materials, student programming 	720 sq. ft. Based on present size	Egress to play area. Exterior

Area	Staff	Furniture Requirements	Equipment Requirements	Spatial Require.	Adjacency Requirements
<p>Classroom 5 Red Stars 3:1 ratio 2 teachers: 6 students + 5 Regular Ed. students</p> <p>11 students total (?)</p>	<p>Steve Caitlin Beth</p>	<ol style="list-style-type: none"> 1. Sick in area 2. student cubby area with low bench 3. teachers' desk and task chair 4. child sized tables w/ seating 5. stools on casters for teachers 6. Rotating OT equipment – need complete list <p>*ask Colleen about her note on wish list: "door b/w classrooms ½ door, ½ wall material"?</p>	<ol style="list-style-type: none"> 1. Water fountain 2. private "kiddie" sized toilet room 3. swings 4. sink with disposal, kitchenette 5. storage for teachers' personal items, include coat storage 6. toy storage 7. storage inaccessible to students 8. one way window 9. rubber flooring 10. 1 computer, shared printer? 11. storage for teaching materials, student programming 	<p>625 sq. ft. Based on present size</p>	<p>Egress to play area. Exterior</p>
<p>Classroom 6 New classroom: ratio and student totals to be determined</p>		<ol style="list-style-type: none"> 1. Sick in area 2. student cubby area with low bench 3. teachers' desk and task chair 4. child sized tables w/ seating 5. stools on casters for teachers 6. Rotating OT equipment – need complete list <p>*ask Colleen about her note on wish list: "door b/w classrooms ½ door, ½ wall material"?</p>	<ol style="list-style-type: none"> 1. Water fountain 2. private "kiddie" sized toilet room 3. swings 4. sink with disposal, kitchenette 5. storage for teachers' personal items, include coat storage 6. toy storage 7. storage inaccessible to students 8. one way window 9. rubber flooring 10. 1 computer, shared printer? 11. storage for teaching materials, student programming 	<p>625 sq. ft. Based on present size</p>	<p>Egress to play area. Exterior</p>

Classroom 7 New classroom: ratio and student totals to be determined		1. Sick in area 2. student cubby area with low bench 3. teachers' desk and task chair 4. child sized tables w/ seating 5. stools on casters for teachers 6. Rotating OT equipment – need complete list *ask Colleen about her note on wish list: "door b/w classrooms ½ door, ½ wall material"?	1. Water fountain 2. private "kiddie" sized toilet room 3. swings 4. sink with disposal, kitchenette 5. storage for teachers' personal items, include coat storage 6. toy storage 7. storage inaccessible to students 8. one way window 9. rubber flooring 10. 1 computer, shared printer? 11. storage for teaching materials, student programming	625 sq. ft. Based on present size	Egress to play area. Exterior
Child Toilet Room 1		1 Changing table with diaper pail, storage for clean clothing (individual cubbies with name tag)	Provide 2 child sized toilets with stalls, 2 sinks, space for 2-3 potties with privacy panels	90 sq. ft.	Adjacent to classrooms or provide private toilet rooms in each classroom. interior
Child toilet room 2		1 Changing table with diaper pail, storage for clean clothing (individual cubbies with name tag)	Provide 2 child sized toilets with stalls, 2 sinks, space for 2-3 potties with privacy panels	90 sq. ft.	Adjacent to classrooms or provide private toilet rooms in each classroom. interior
Sensory Room			Trough sink (with multiple faucets?), hand shower with floor drain	150 sq. ft.	Accessible from classrooms, motor rooms. exterior
Adult Toilet Room 1				90 sq. ft.	Adjacent to offices. interior
Adult Toilet Room 2				90 sq. ft.	Adjacent to classrooms. Interior

Area	Staff	Furniture Requirements	Equipment Requirements	Spatial Require.	Adjacency Requirements
Multi-Purpose Room: Mock Cafeteria, Gymnasium, Auditorium		Indoor play area: activities will include parachute play, 5' dia. Ball, ride on toys, balls, obstacle course, crash pads	Provide mock tray line, cafeteria setting Provide portable risers for staging; bleachers or stacking chairs for events – will require large storage area to house toys and risers/seating. May eliminate auditorium in favor of gymnasium with stacking chairs	1000 sq. ft.	
Archive Room			Storage TBD, maybe off-site?	75 sq. ft.	interior
Library/Parent Resource Center/ Volunteer area		Lounge seating for 2, sm. conference table with seating for 4, 2 workstations, 2 task chairs	Open shelving for books, etc. Bulletin board 2 computers, 1 printer?	150 sq. ft.	exterior
Circulation space					
Total				8830 sq. ft.	

Additional interior needs:

- Windows that open in all areas
- Central air conditioning, separate thermostat zones
- One way window in all classrooms and motor/speech rooms
- All doors to have glazing
- Programmable, dimmable lighting
- Technology: smart boards, video modeling
- White boards
- Provide trash and recycling in each area

Area	Zone	Furniture Requirements	Equipment Requirements	Spatial Requirements	Adjacency Requirements
Playground	Play structure		Retractable awning	Provide 6' perimeter	Accessible to each classroom
	Sand Play		Retractable awning		Accessible to each classroom
	Garden		Retractable awning		Accessible to each classroom
	Water Play		Retractable awning		Accessible to each classroom. Adjacent to plumbing
	Other		Retractable awning		Accessible to each classroom
Parking	Staff Parking		40 (increase per classroom tally)		
	Parent/visitor parking		40-75?		
	Drop off area for volunteer drivers				Adjacent to entrance?

Additional exterior needs:

- all entrances to have overhang for protection from weather
- all entrances to have security punch pad
- Fencing around entire play area (fence height?)

Items/questions for Colleen

- Parent survey
- Meet with staff to review program document, adjacency plans

Appendix B - Community Programs Programming Document

Falmouth Community Recreation Center

Proposed Space Needs Concept

Draft: October 26, 2010

This is a proposed space needs concept for a Community Recreation Center for the Town of Falmouth. This draft outlines in a very basic form, the anticipated needs as well as the ultimate amenities envisioned as part of a center.

Programming Spaces:	6,000 sf
Office Spaces:	2,000 sf
Total:	8,000 sf

Programming Spaces: 6,000 sf

- Community Multi-Purpose Room: 3,200 sf
 - AV Center with LCD and screen
 - adjacent to kitchen w/ service center area with overhead door for serving meals and/or refreshments
 - equipped with minimum of 200 stackable and storable chairs and table to accommodate 200+ people
 - small portable stage and/or risers for performances
- Classroom Spaces: 2,200 sf
 - minimum of 3 open classrooms(20'x20'): 1,200 sf
 - Equipped with tables and chairs to accommodate up to 30 participants.
 - TV/DVD with cable access
 - Write-on/Wipe-off Board
 - One classroom to house sewing machines
 - One classroom equipped with sink to be used as an Art Room
 - Computer Classroom: 400 sf
 - 12-20 computer
 - Wireless internet access
 - Equipped with LCD/DVD projector with screen
 - Dance Studio/Yoga Room (i.e., P-M Music Room): 600 sf
 - "Mondo" flexible flooring
 - Acoustic wall and ceiling tiles
 - Mirrors
 - Ballet bar
- Public Meeting Room: 600 sf
Conference room style big enough to accommodate outside groups for meetings (i.e., FLL, FYBA, FYSA, Girl Scouts, Boy Scouts, Weight Watchers, etc.)

Office Spaces: 2,000 sf

- 4 separate offices to house
 - Director
 - Assistant Director/Athletics Coordinator & Facilities Scheduler
 - Recreation Program Coordinator
 - Senior/Adult Ed. Coordinator
- Common Admin/Reception Area
- Staff Conference Room/Meeting Room
- Restrooms
- Storage Room for supplies

Additional amenities that could be phased in over time:

- Full-Size Gymnasium/Recreational Space: 7,500 sf
 - minimum of 40' in height by 70' in width and 100' feet in length
 - dividing curtain at mid-point
 - indoor walking track above recreation space for minimal disruption of gym programming
 - minimum of 6 adjustable and retractable basketball hoops (adjustable to 8 feet)
 - 2 in-floor systems for volleyball, tennis, etc.
 - roll-out floor covering system for elections, presentations, large gatherings
 - 12' x12' storage area for recreational and athletic storage
 - custodial area with garage door from outside to accommodate large deliveries and a garage door into gym area
 - custodial office space
- Locker Rooms: 1,000 sf
 - men's locker room
 - women's locker room
 - minimum of 3 shower stalls, 3 toilet facilities, 3 sinks/mirrors each
 - minimum of 40 lockers per room with benches to accommodate
- Kitchen: 1,000 sf
 - commercial grade refrigerator/freezer
 - microwave
 - commercial grade stove top with over
 - commercial grade dishwasher
 - double-sink
 - plenty of storage cabinets and stainless steel countertop space
 - ideally an center island with under-cabinet storage and top workspace
- Public Restroom Facilities: 500 sf
Both a Men's and Ladies' Room each with handicap accessibility and baby changing stations

- Laundry Room: 65 sf
Small 8'x8' room adjacent to locker rooms with a wash sink, washer and dryer

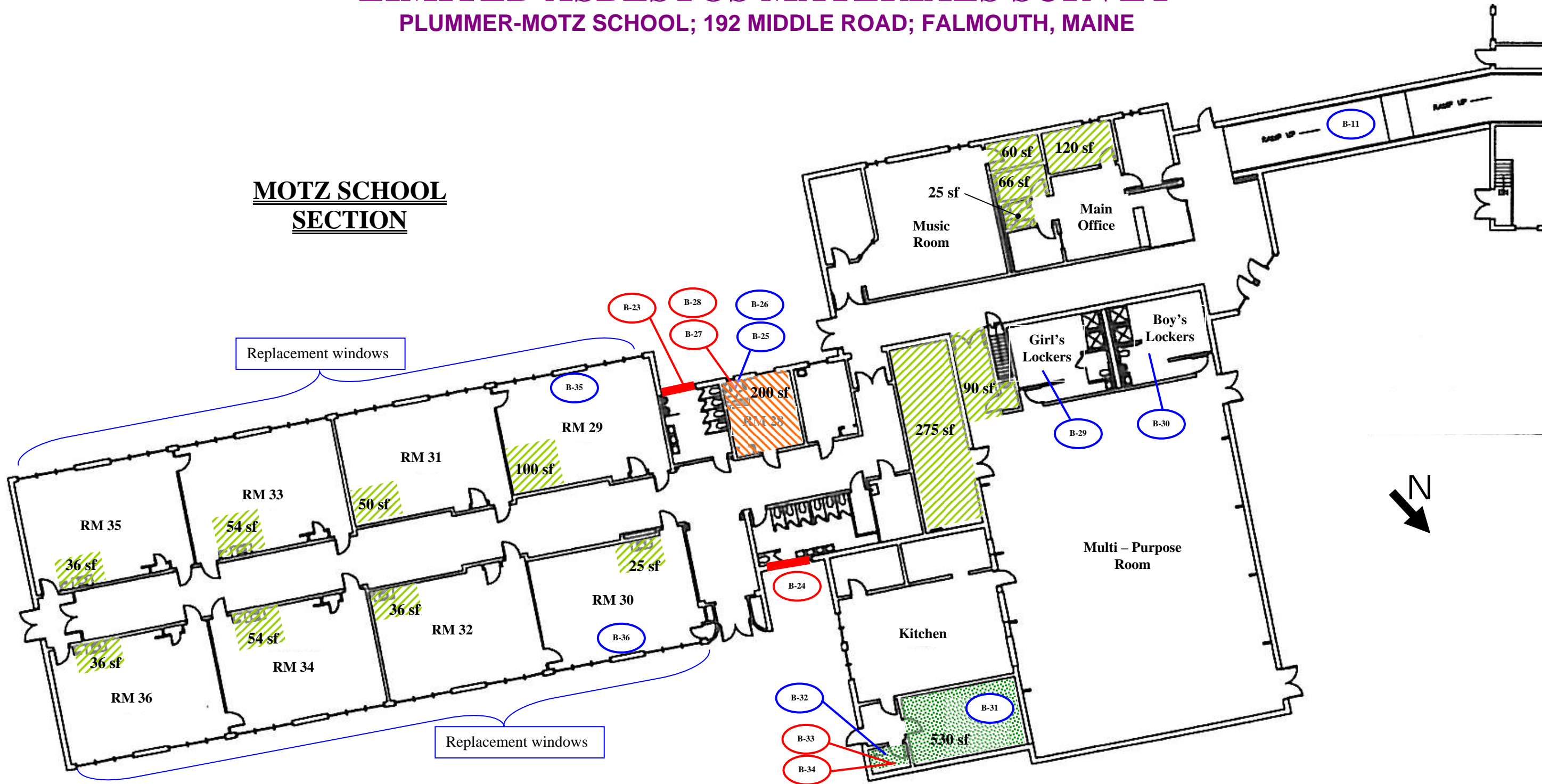
- Community Pool: 20,000 sf
 - 8 lane, 25 yard pool
 - 3.5' shallow end to 12' deep end
 - Therapy Pool/Kiddy Pool
 - Men's and Ladies' locker rooms (see locker rooms above)
 - office space
 - storage space

Appendix C - Northeast Test Consultants: Diagrams and Cost Estimate

LIMITED ASBESTOS MATERIALS SURVEY

PLUMMER-MOTZ SCHOOL; 192 MIDDLE ROAD; FALMOUTH, MAINE

MOTZ SCHOOL SECTION



KEY:

	BULK SAMPLES POSITIVE for ASBESTOS		ASBESTOS 12"X 12" LIGHT BROWN W/BROWN STREAK FLOOR TILE & BLACK MASTIC
	BULK SAMPLES NEGATIVE for ASBESTOS		ASBESTOS 12"X 12" BLACK FLOOR & BLACK MASTIC (bottom layer)
	ASBESTOS WINDOW GLAZING		ASBESTOS BLACK MASTIC (under non-asbestos blue tiles)

NORTHEAST TEST CONSULTANTS

NTC JOB #12423-2011

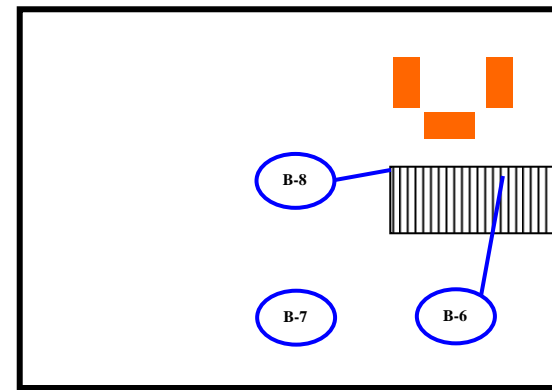
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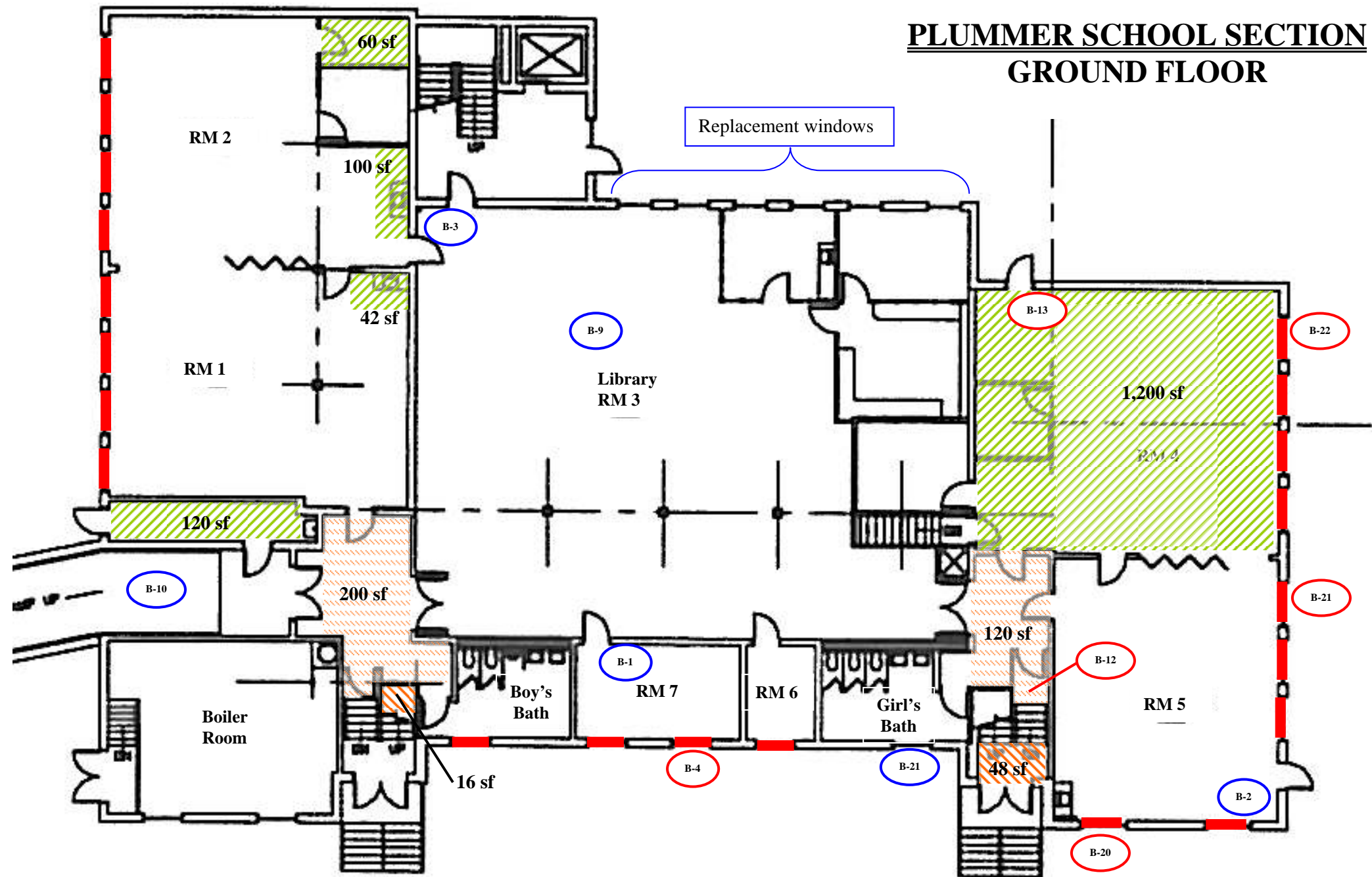
LIMITED ASBESTOS MATERIALS SURVEY

PLUMMER-MOTZ SCHOOL; 192 MIDDLE ROAD; FALMOUTH, MAINE

PLUMMER SCHOOL SECTION GROUND FLOOR



**BASEMENT
MECHANICAL
ROOM**



KEY:

- B- BULK SAMPLES POSITIVE for ASBESTOS
- B- BULK SAMPLES NEGATIVE for ASBESTOS
- ASBESTOS DUCTWORK FLEX JOINTS (approx. 40 square feet)
- ASBESTOS WINDOW GLAZING

- ASBESTOS 12"X 12" LIGHT BROWN W/BROWN STREAK FLOOR TILE & BLACK MASTIC
- ASBESTOS 12"X 12" BLACK FLOOR TILE & BLACK MASTIC
- ASBESTOS 12"X 12" BLACK FLOOR TILE & BLACK MASTIC (assumed to be present under carpeting)



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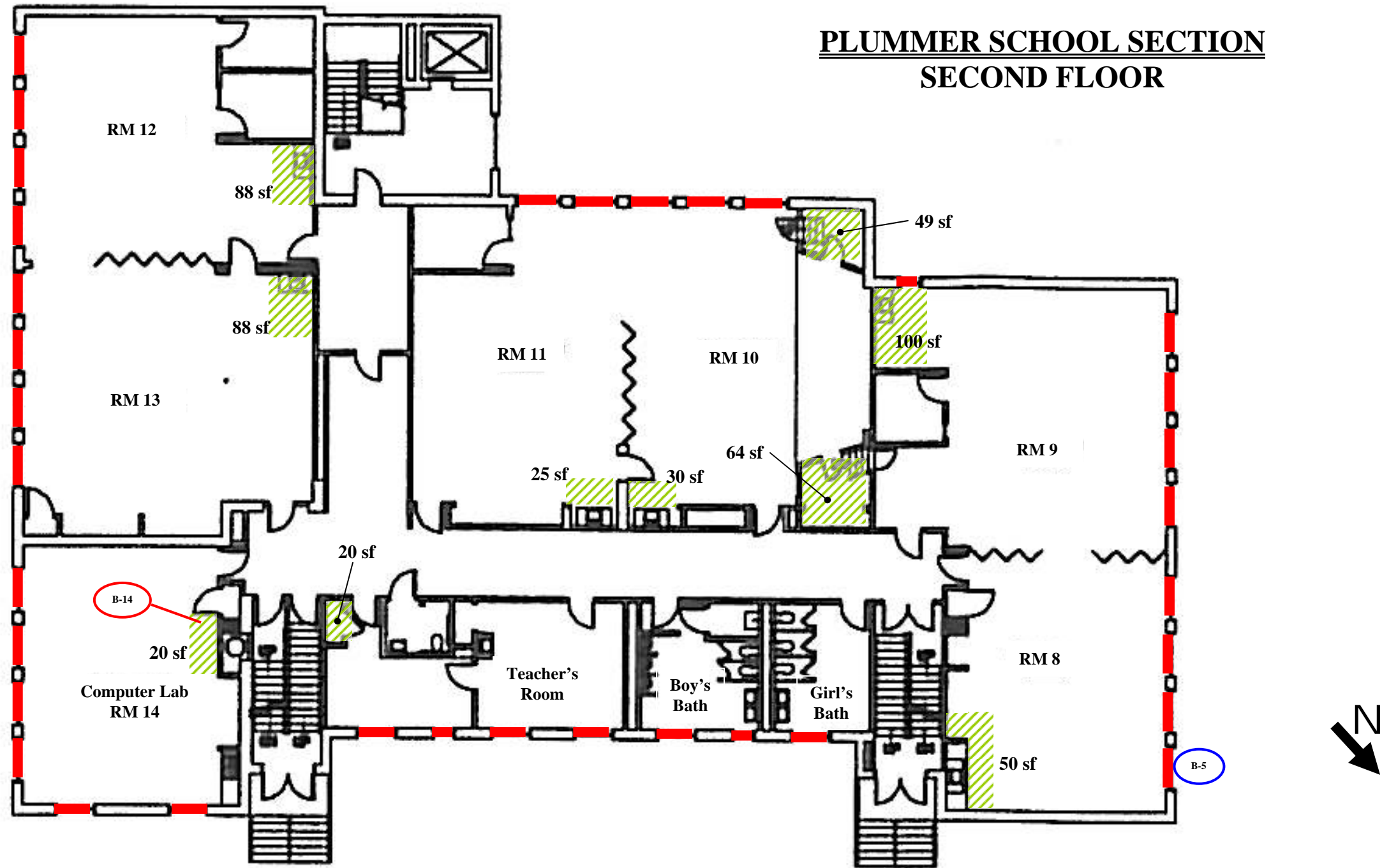
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LIMITED ASBESTOS MATERIALS SURVEY

PLUMMER-MOTZ SCHOOL; 192 MIDDLE ROAD; FALMOUTH, MAINE

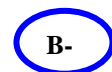
PLUMMER SCHOOL SECTION SECOND FLOOR



KEY:



BULK SAMPLES POSITIVE for ASBESTOS



BULK SAMPLES NEGATIVE for ASBESTOS



ASBESTOS 12"X 12" LIGHT BROWN W/BROWN STREAK FLOOR TILE & BLACK MASTIC



ASBESTOS WINDOW GLAZING



NORTHEAST TEST CONSULTANTS

NTC JOB #12423-2011

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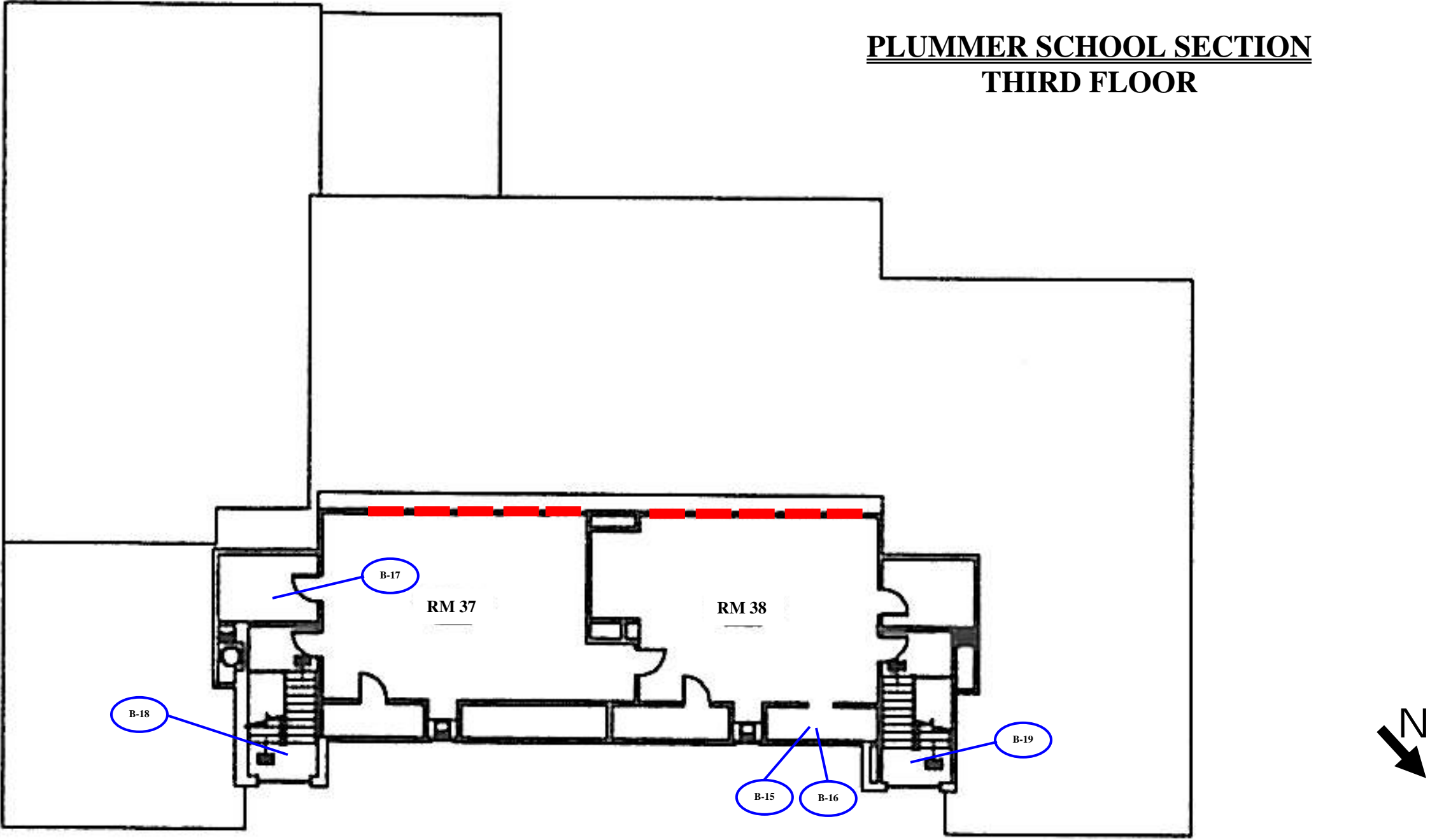
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LIMITED ASBESTOS MATERIALS SURVEY

PLUMMER-MOTZ SCHOOL; 192 MIDDLE ROAD; FALMOUTH, MAINE

PLUMMER SCHOOL SECTION THIRD FLOOR



KEY:

B- (red circle) BULK SAMPLES POSITIVE for ASBESTOS

B- (blue circle) BULK SAMPLES NEGATIVE for ASBESTOS



NORTHEAST TEST CONSULTANTS

NTC JOB #12423-2011

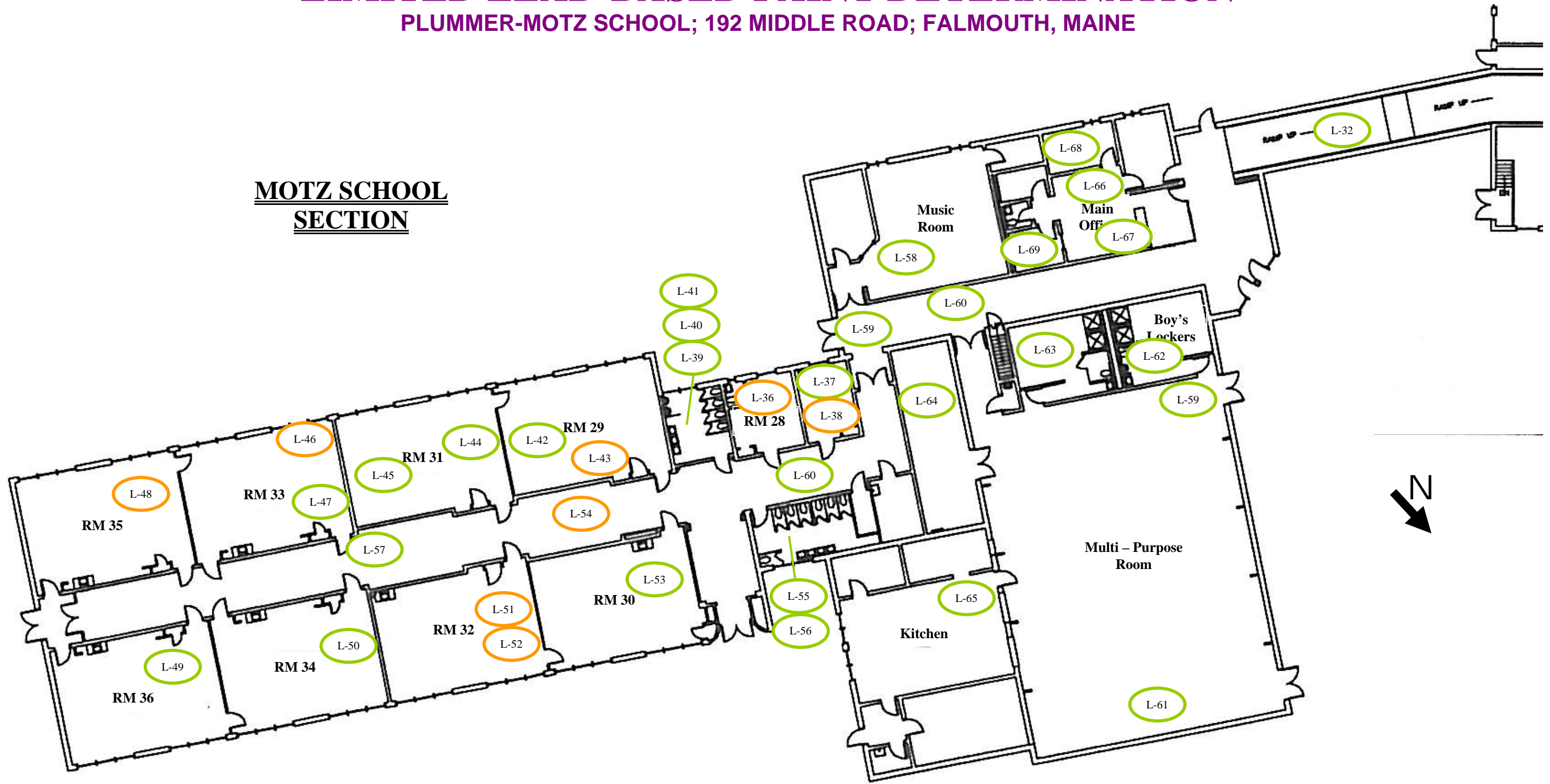
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LIMITED LEAD-BASED PAINT DETERMINATION

PLUMMER-MOTZ SCHOOL; 192 MIDDLE ROAD; FALMOUTH, MAINE

MOTZ SCHOOL SECTION



KEY:

-  BULK SAMPLE WITH LEAD < 1.0 MG/CM2 by XRF
-  BULK SAMPLE WITH LEAD > 1.0 MG/CM2 by XRF INDICATING PRESENCE OF LEAD CONTENT



NORTHEAST TEST CONSULTANTS

NTC JOB #12423-2011

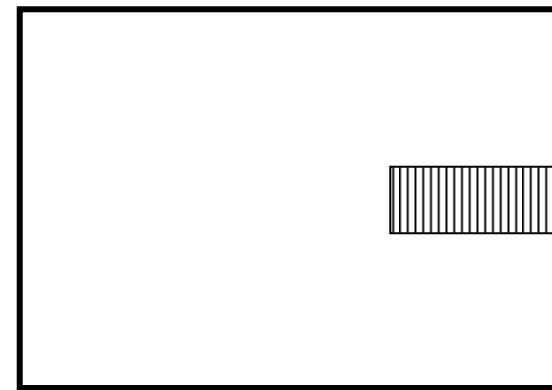
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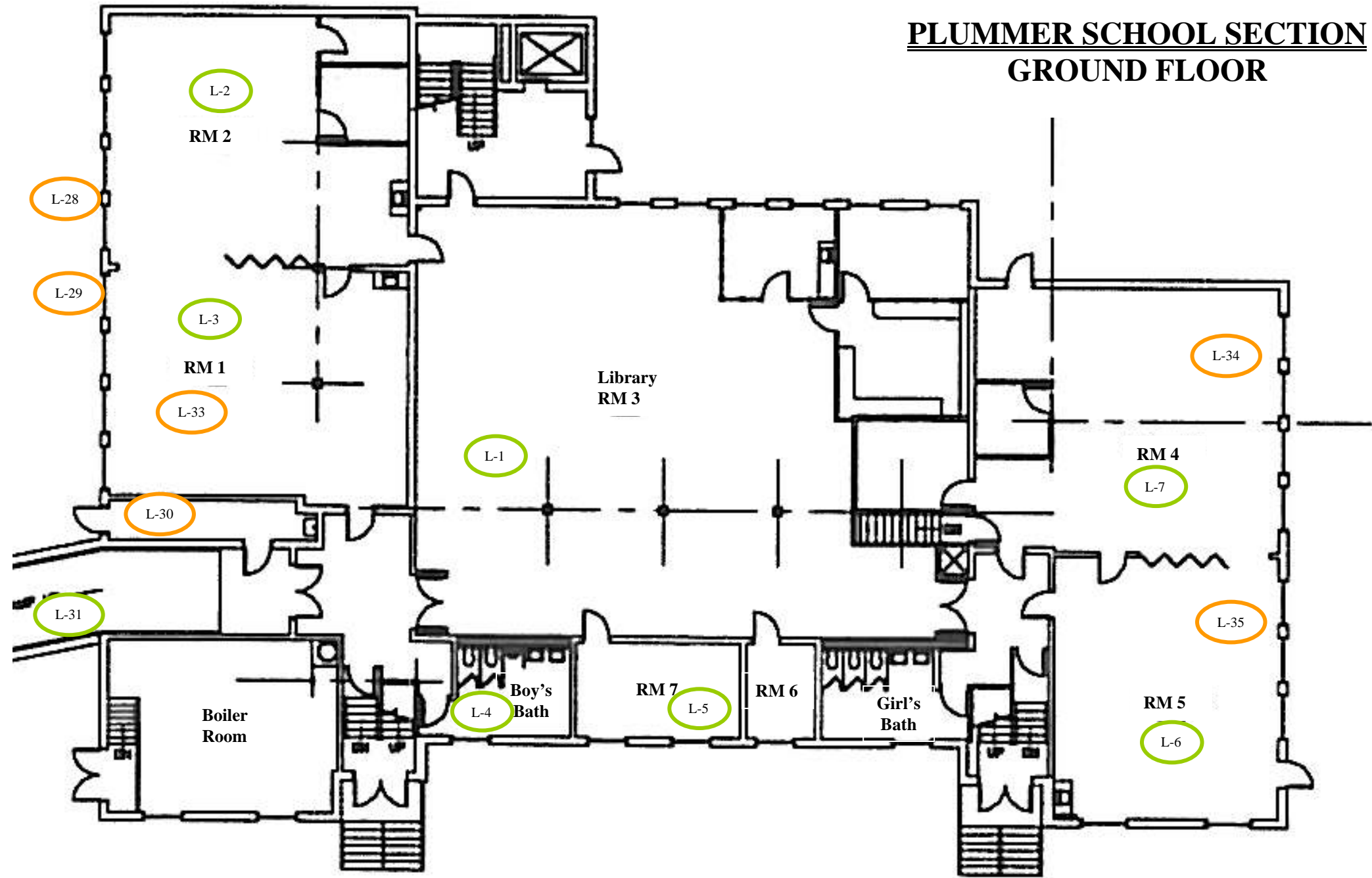
LIMITED LEAD-BASED PAINT DETERMINATION

PLUMMER-MOTZ SCHOOL; 192 MIDDLE ROAD; FALMOUTH, MAINE



PLUMMER SCHOOL SECTION GROUND FLOOR



**BASEMENT
MECHANICAL
ROOM**



KEY:

-  BULK SAMPLE WITH LEAD < 1.0 MG/CM2 by XRF
-  BULK SAMPLE WITH LEAD > 1.0 MG/CM2 by XRF INDICATING PRESENCE OF LEAD CONTENT



NORTHEAST TEST CONSULTANTS

NTC JOB #12423-2011

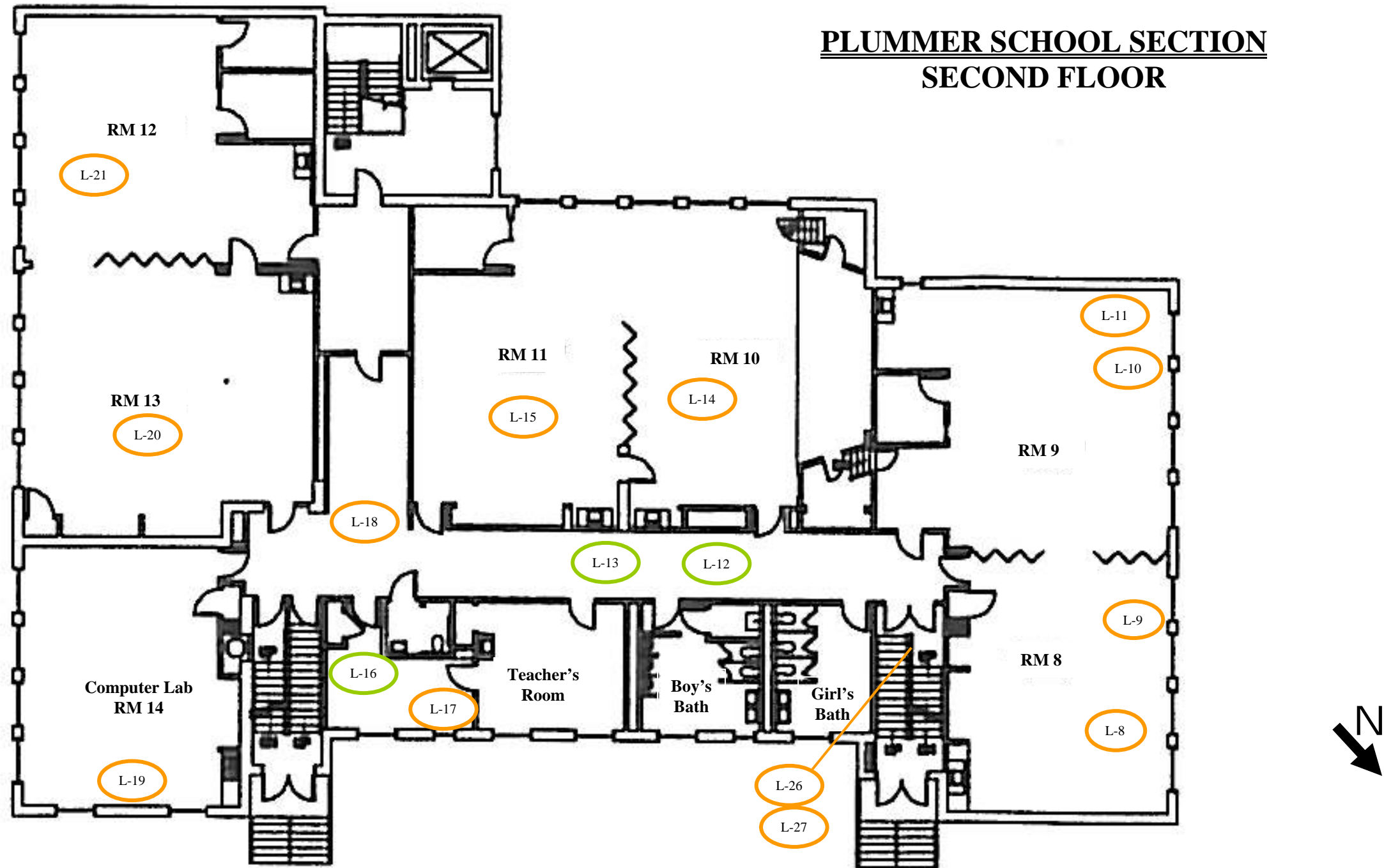
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LIMITED LEAD-BASED PAINT DETERMINATION

PLUMMER-MOTZ SCHOOL; 192 MIDDLE ROAD; FALMOUTH, MAINE

PLUMMER SCHOOL SECTION SECOND FLOOR



KEY:

- BULK SAMPLE WITH LEAD < 1.0 MG/CM2 by XRF
- BULK SAMPLE WITH LEAD > 1.0 MG/CM2 by XRF INDICATING PRESENCE OF LEAD CONTENT



NORTHEAST TEST CONSULTANTS

NTC JOB #12423-2011

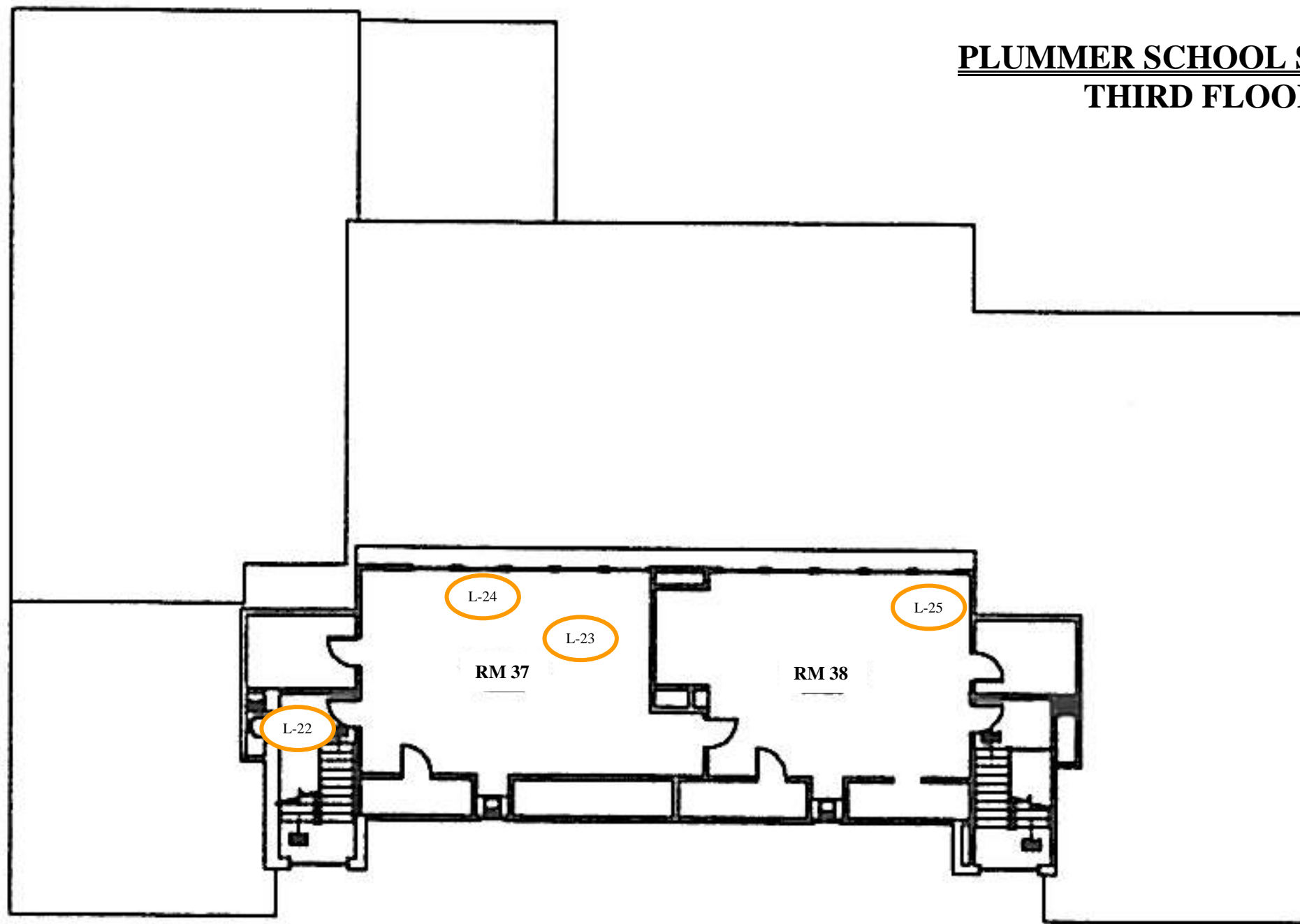
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LIMITED ASBESTOS MATERIALS SURVEY

PLUMMER-MOTZ SCHOOL; 192 MIDDLE ROAD; FALMOUTH, MAINE

PLUMMER SCHOOL SECTION THIRD FLOOR



KEY:



BULK SAMPLE WITH LEAD < 1.0 MG/CM2 by XRF



BULK SAMPLE WITH LEAD > 1.0 MG/CM2 by XRF
INDICATING PRESENCE OF LEAD CONTENT



NORTHEAST TEST CONSULTANTS

NTC JOB #12423-2011

DRAWING DATE: 2-8-2011
MF

DRAWING NOT TO SCALE


LIMITED LEAD-BASED PAINT DETERMINATION

LUNT SCHOOL; 74 LUNT ROAD; FALMOUTH, MAINE



KEY:

- L- BULK SAMPLE WITH LEAD < 1.0 MG/CM2 by XRF
- L- BULK SAMPLE WITH LEAD > 1.0 MG/CM2 by XRF INDICATING PRESENCE OF LEAD CONTENT

 **NORTHEAST TEST CONSULTANTS**

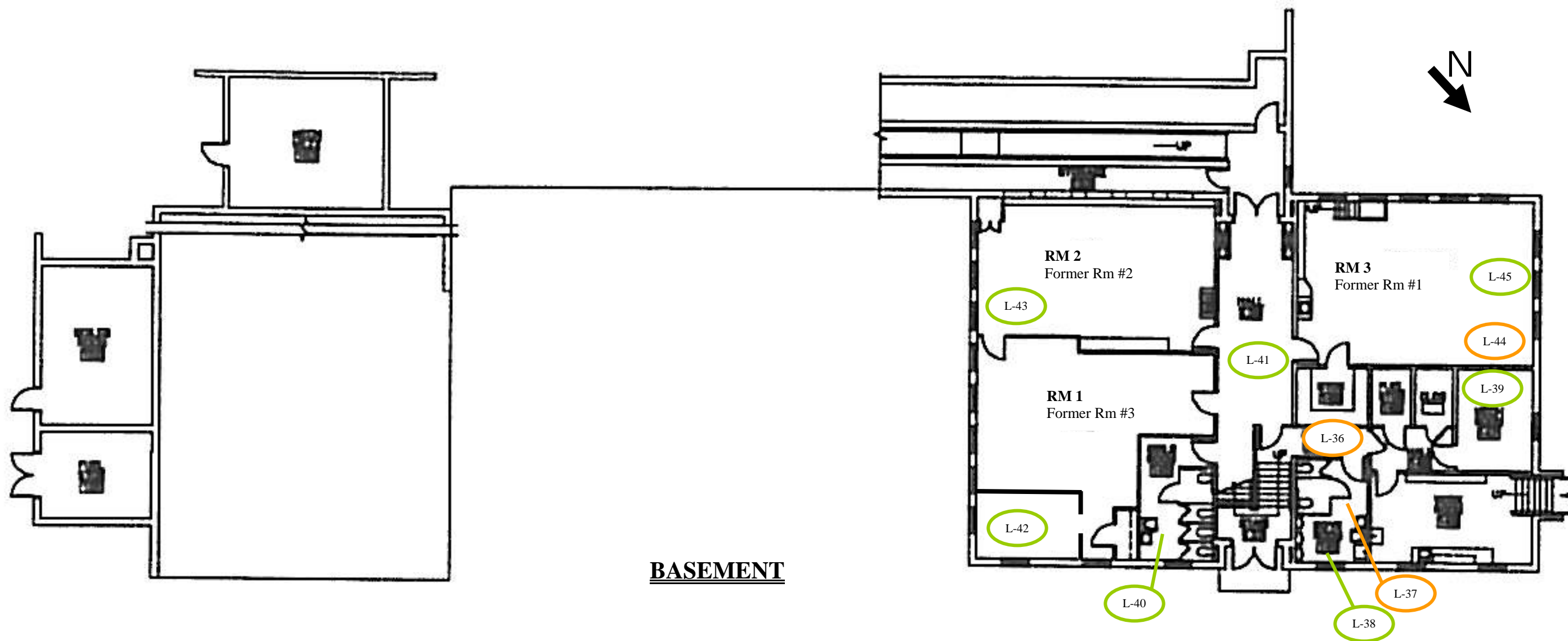
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DRAWING DATE: 2-9-2011
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LIMITED LEAD-BASED PAINT DETERMINATION

LUNT SCHOOL; 74 LUNT ROAD; FALMOUTH, MAINE



KEY:



BULK SAMPLE WITH LEAD < 1.0 MG/CM2 by XRF



BULK SAMPLE WITH LEAD > 1.0 MG/CM2 by XRF
INDICATING PRESENCE OF LEAD CONTENT



NORTHEAST TEST CONSULTANTS

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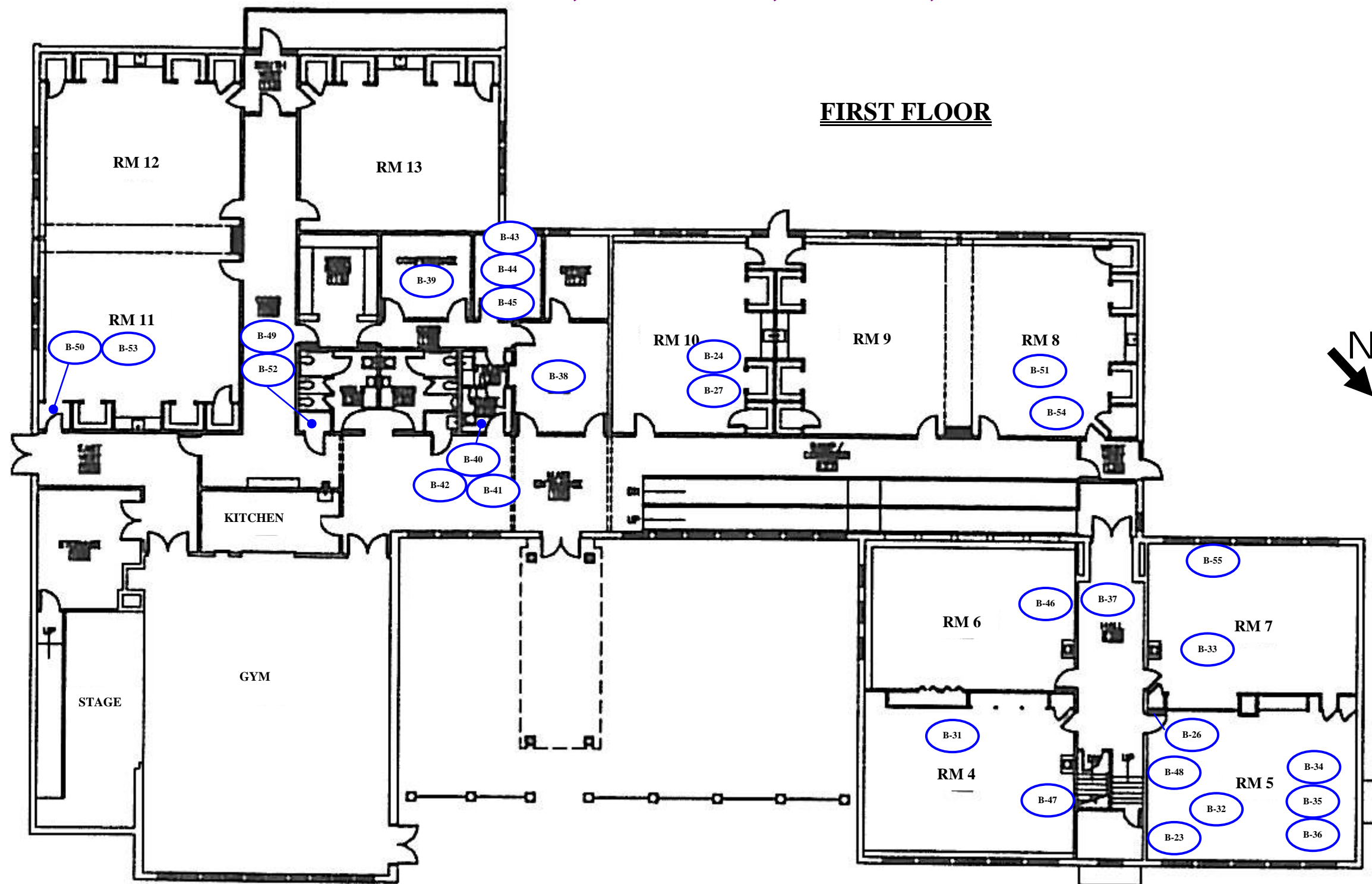
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LIMITED ASBESTOS MATERIALS SURVEY

LUNT SCHOOL; 74 LUNT ROAD; FALMOUTH, MAINE



KEY:

-  B- BULK SAMPLES POSITIVE for ASBESTOS
-  B- BULK SAMPLES NEGATIVE for ASBESTOS

 **NORTHEAST TEST CONSULTANTS**

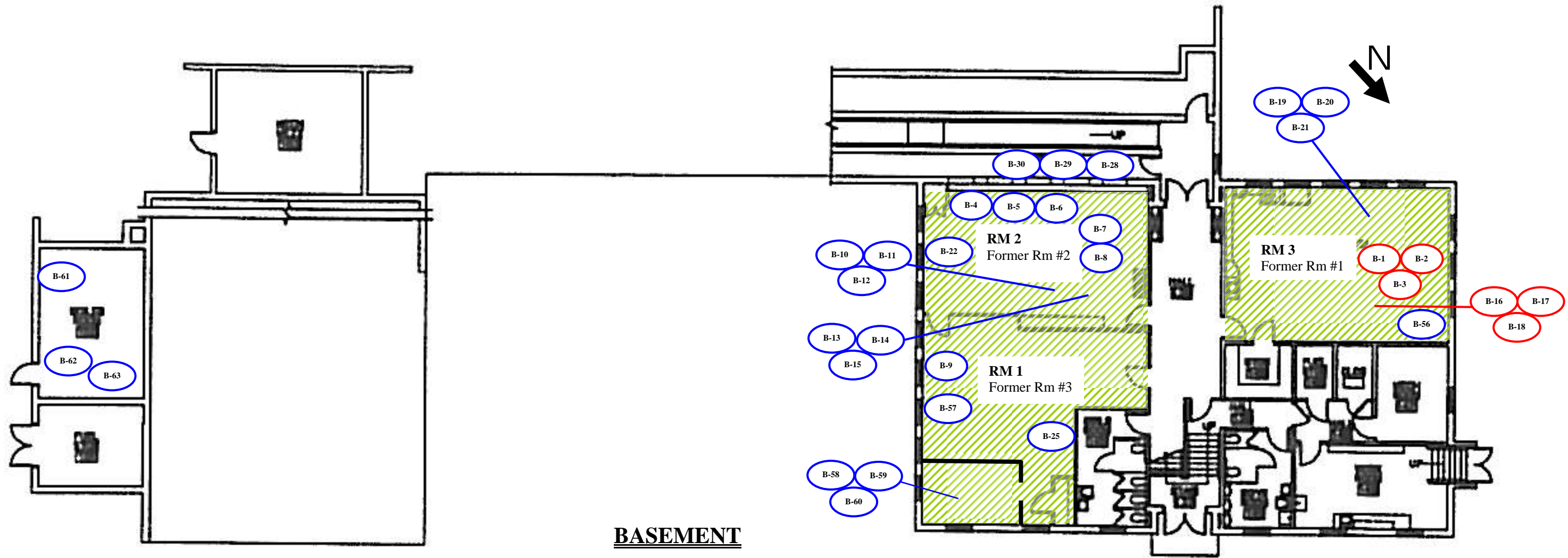
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LIMITED ASBESTOS MATERIALS SURVEY


LUNT SCHOOL; 74 LUNT ROAD; FALMOUTH, MAINE




KEY:

 ASBESTOS FLOOR TILE 9"X 9" BLACK/GREEN PATCHWORK & ASBESTOS BLACK MASTIC (Under Carpeting and/or 12"x 12" Non-Asbestos Floor Tiles) [Approx. 2,360 square feet]

 B- BULK SAMPLES POSITIVE for ASBESTOS

 B- BULK SAMPLES NEGATIVE for ASBESTOS

 **NORTHEAST TEST CONSULTANTS**

NTC JOB #12423-2011B

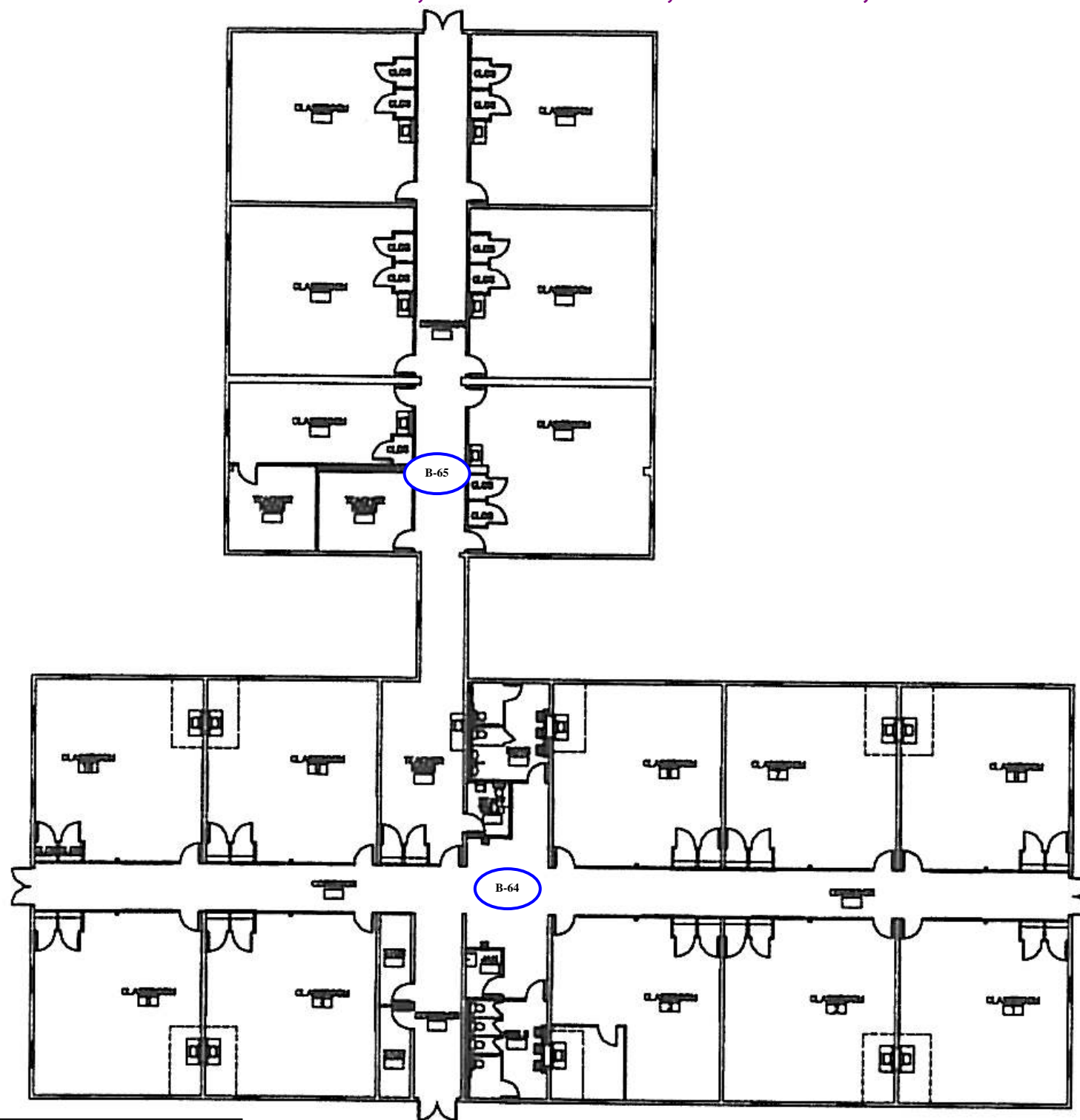
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LIMITED ASBESTOS MATERIALS SURVEY

LUNT SCHOOL; 74 LUNT ROAD; FALMOUTH, MAINE

PORTABLES



KEY:

-  B- BULK SAMPLES POSITIVE for ASBESTOS
-  B- BULK SAMPLES NEGATIVE for ASBESTOS



NORTHEAST TEST CONSULTANTS

NTC JOB #12423-2011B

DRAWING DATE: 2-9-2011
MF

DRAWING NOT TO SCALE

COST ESTIMATE FOR ABATEMENT AND REMEDIATION

CLIENT: TOWN of FALMOUTH

NTC Job #: 12423-2011 (B)

PLUMMER SCHOOL SECTION

ASBESTOS CONTAINING MATERIALS: \$ 22300.00

Abatement of 2480 square feet of asbestos flooring materials including clearance air sampling and reporting, windows not included.

UNIVERSAL WASTE \$2800.00

Packaging and disposal of the following Universal Waste items

Mercury Containing Items

576 4' Bulbs
70 Fluorescent U-Bulbs

PCB/DEHP Containing Items

275 Ballasts

Miscellaneous

7 Emergency Lights (Lead Acid and/or NiCd battery)

3 Battery Banks (18 Lead Acid and/or NiCd battery)

**LEAD BASED PAINT: Operations and maintenance required.
Lead paint abatement costs can be in a range of \$8-\$15 per square foot.**

RADON: no action required

PCB caulking : awaiting lab analysis

COST ESTIMATE FOR ABATEMENT AND REMEDIATION

CLIENT: TOWN of FALMOUTH
NTC Job #: 12423-2011 (B)

MOTZ SCHOOL SECTION

ASBESTOS CONTAINING MATERIALS: \$ 16500.00

1750 square feet of asbestos floor materials and air clearance sampling, not including window caulking abatement

UNIVERSAL WASTE \$ 2800.00

Packaging and disposal of the following Universal Waste items

Mercury Containing Items

436	4' Fluorescent Bulbs
1	2' Fluorescent Bulb
76	Fluorescent U-Bulbs

PCB/DEHP Containing Items

218	Ballasts
-----	----------

Miscellaneous

10	Fluorescent Exit Signs
3	Emergency Lights (Lead Acid and/or NiCd battery)

LEAD BASED PAINT: Operations and maintenance required. Lead paint abatement costs can be in a range of \$8-\$15 per square foot.

RADON: no action required

PCB caulking : awaiting lab analysis

COST ESTIMATE FOR ABATEMENT AND REMEDIATION

CLIENT: TOWN of FALMOUTH
NTC Job #: 12423-2011 (B)
PROJECT: **LUNT SCHOOL**

ASBESTOS CONTAINING MATERIAL: \$21300.00

Abatement of 2360 square feet of asbestos tile and mastic along with air clearance sampling and reports

UNIVERSAL WASTE: \$ 2400.00

Packaging and disposal of 344 4 foot bulbs and 10 HD bulbs along with 173 ballasts

LEAD BASED PAINT: Operations and maintenance required

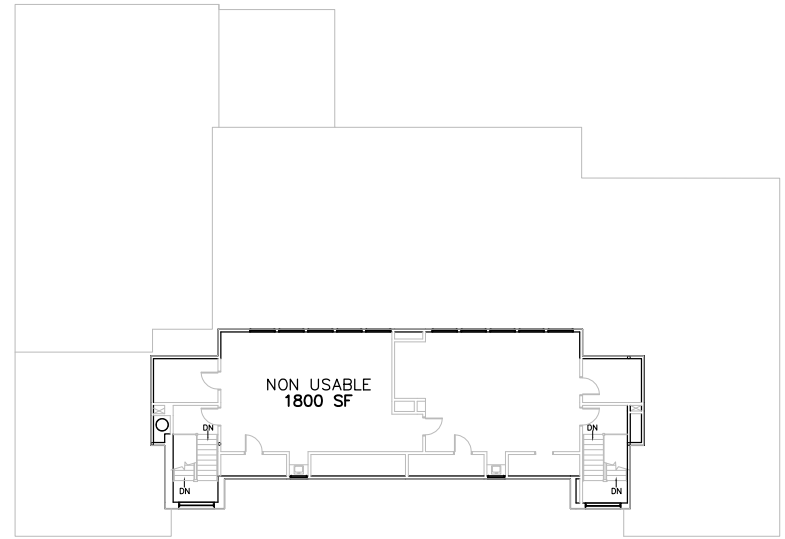
Lead paint abatement costs can be in a range of \$8-\$15 per square foot.

RADON: no action required

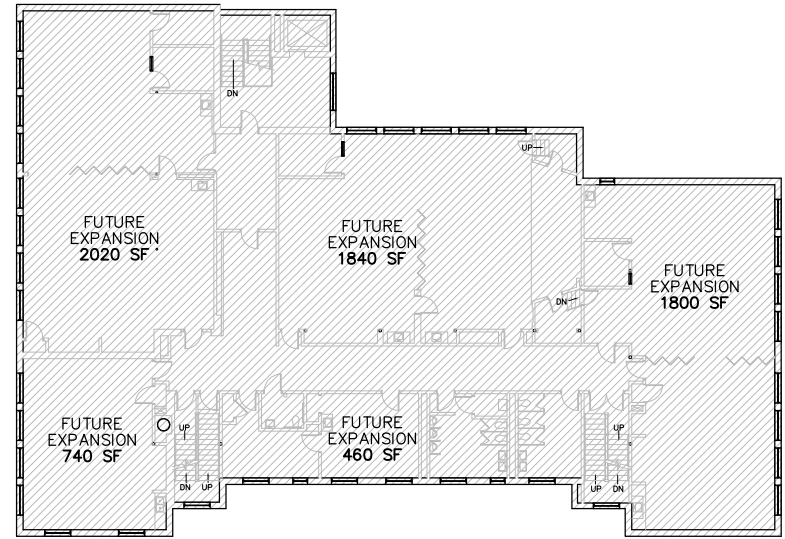
PCB caulking : awaiting lab analysis

Appendix D – Space Planning Diagram

LEGEND:
CDS
COMMUNITY PROGRAMS SUITE
SHARED



THIRD FLOOR
SCALE: 1/16"=1'-0"

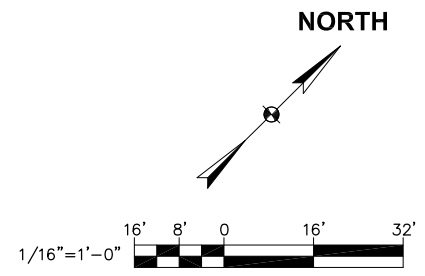


SECOND FLOOR
SCALE: 1/16"=1'-0"

TENANT PROGRAM SPACE FIT (SF)			
TENANT	PROGRAM SPACE REQ	AVAILABLE SPACE	DIFFERENCE
CDS			
CLASSROOM/OFFICE	8,030	7,610	-420
MULTI-PURPOSE/KITCHEN	1,200	6,100	4,900
TOTAL	9,230		
COMMUNITY PROGRAMS			
CLASSROOM/OFFICE	4,800	7,290	2,490
MULTI-PURPOSE/KITCHEN	3,200	6,100	2,900
TOTAL	8,000		



FIRST FLOOR
SCALE: 1/16"=1'-0"



**CDS AND COMMUNITY PROGRAMS
PLUMMER/MASON/MOTZ FEASIBILITY STUDY
POTENTIAL SPACE ALLOCATION DIAGRAM**

COMMUNITY FACILITIES STUDY
Falmouth, Maine
February 10, 2011



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OAK POINT
ASSOCIATES



ARCHITECTURE ■ ENGINEERING ■ PLANNING

85 Middle Street, Portsmouth, New Hampshire 03801 TEL 603.431.4849 FAX 603.431.1870 www.oakpoint.com