

FORT FAIRFIELD COMMUNITY CENTER REMODEL



FORT FAIRFIELD
- A PASSION FOR COMMUNITY -

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As a result of several concerns expressed about the interior aesthetics and functionality of the Fort Fairfield Community Center by the public and by users of the facility, community staff has compiled this wish list. On March 30, George Watson and Mike Bosse visited the Community Center from front entrance to the kitchen and storage areas, to create a proposed list of work to be completed. This wish list creation was mindful of practicality of utilization of space with an eye on cost of upgrades and attempted to establish priorities.

Lobby/Entrance

Outside entrance lights need painting.

In lobby/entrance area- repair, paint or replace ceiling tile as needed after leaks are repaired to the roof. Replace lighting in lobby area with new efficient lighting fixtures. Ladies room has recently been remodeled, only new efficient lighting is needed. Consider the possibility of adding a baby changing station to handicap bathroom.

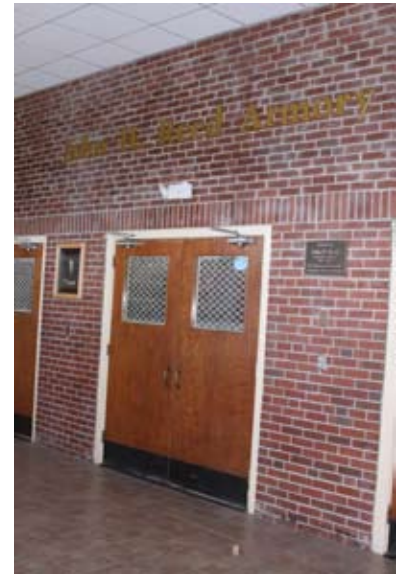
What was previously used for snack bar could be converted to storage closet by removing serving area and adding two swing out doors. Clean out closet area and build racks and shelves to utilize the space better. Purchasing or fabricating two folding chair carts to store and move chairs about the building are needed.

Approximately: 12- 2x2 tiles need replacing
 8 - 2x2 lights need replacing
 Doorway work opening is 7'h X 8'6"w
 2- 4-foot lights in ladies room

In Gymnasium

Starting with ceiling by adding tile to right slanted area of roof, repairing other areas, painting rafters and the entire area white. All wall areas that are currently painted need a fresh coat of paint throughout the building. There is a small amount of block filler needed, however for the most part there is no need to prime surfaces, cleaning and/or wiping down only. The painting needed on the gym walls and bleacher areas is approximately 6000 square feet.

Slant ceiling size needing repair with 12"x12" stapled on ceiling tile is approximately 20'X90'



trapezoid shape with 45° on the last 18' on each end. The entire gym roof area is approximately 65'x90' with the flat section in the middle being approximately 30'x55', two trapezoids approximately 20'x90' and two trapezoids approximately 20'x65'. Making the gym ceiling area to be painted approximately 5700 square feet plus the rafters.

Change out lighting to efficient lighting on motion sensors. Currently there are approximately 20 lighting fixtures needing to be changed. Efficiency Maine offers a program that would assist with the purchase of the material. This project automatically qualifies with it being under their threshold. Their assistance will amount to approximately 40% of the cost of the material replacing all the light fixtures, ballasts and bulbs with adding motion sensors.

Sound System

Current speakers at ceiling are Bose speakers. They have been tested and are working. After consultation with several sources, they will be relocated to the ceiling and pointing down to the floor. A new amplifier and wireless microphone combo would be purchased and placed in a locked cabinet on stage, so that they are easily accessible. Also, due to poor acoustics, sound absorbing panels are needed around the perimeter of the room. The sound panel material is readily available and can be easily constructed by volunteers. We anticipate needing approximately 30- 4'x8' panels.

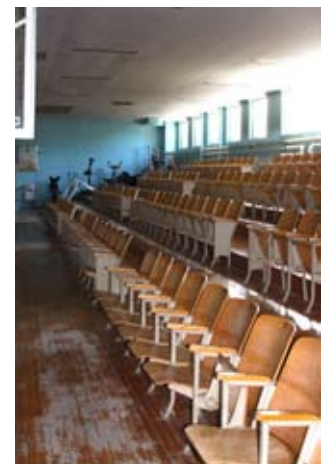


Bleacher Areas

On both sides in bleacher areas, approximately 25'x90' area of ceiling tile should be replaced. Suspended ceiling was considered but had the potential to interfere with windows and was deemed cost prohibitive. Also, lighting in both areas would be replaced with efficient lighting. As stated earlier, the Community would take advantage of rebates from Efficiency Maine that will make the change over inexpensive. There are 16- 1'x4' lights. If curtains or shades for the windows are considered, there are 11 windows on the left side and 13 windows on the right side. The size of each window is 52" wX48" h. Please note there are three windows ganged spanning 13'2" on each side, the balance are stand alone.



To free up space on stage, an area in right side bleacher section would need to be constructed in a fashion that would result in a game room. The establishment of a game/activity room would free up an area in the lower level for exercise equipment. After all the seats are removed, an elevated floor would be constructed with railings or walls on the perimeter between the current access points and stairs. In the end, the area would consist of 1 level being approximately 22 feet by 76 feet. This should be adequate for proper spacing and utilization of the game tables and activity area. One other benefit is the creation of storage space under the elevated platform. This would allow for storage of equipment like uniforms, mats, some smaller gymnastic equipment and miscellaneous sporting equipment.



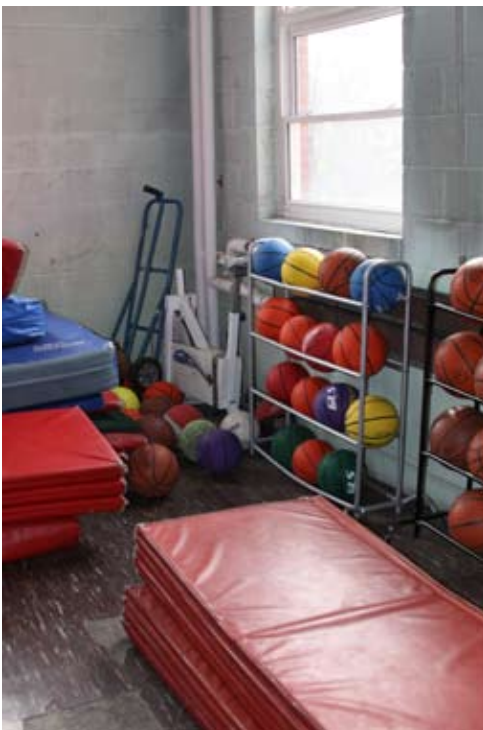
Stage

In anticipation of the building of the recreation room in the bleacher area, the stage would be cleared of equipment. The stage area walls would be repainted and possibly have curtains and adequate efficient lighting installed, to make it functional again. The amount of wall surface area needing paint is approximately 2000 square feet. Typical color for a stage area is flat black.



Equipment Storage Room

The flooring will need to be re-sheathed and tiled along with new tiled ceiling and walls painted. The addition of shelving would result in much better utilization of the limit amount of storage space. The possibility of removing the non-functioning air duct would make the storage area larger. The overall room size is 13'6" wide X 16' with a jog to 20'.



Kitchen

The salvageable items in the kitchen are the stove, sinks, upper cabinet boxes on left and refrigerator/freezer. The room would need new sheathing on the floor with new flooring. The current ceiling may be adequate and get by with only paint and minor repair. The sink would be repositioned to the left to make room for the stove to the right. The sink dimensions are 100" X 32" and the stove is 60"X36" needing a 3" or 4" clearance behind stove. This would make installation of the stove on an outside wall along with an exhaust hood with fire suppressant system, easier and less costly. The addition of cabinetry on the walls, a work/food prep island and base cabinetry would round out the kitchen rehab. The overall dimensions of the kitchen area are 13'6" wide X 12' with a jog to 16' then to 20'. The current refrigerator/freezer unit may be adequate but consideration should be given to an additional unit of similar size. If funds allow consideration should be given to outfitting the kitchen with dishes, cooking utensils, pots, pans and cutlery.



Air Exchange

Consultation with experts in ventilation and air conditioning is needed to arrive at a final recommendation. Consideration should be given to the current system being utilized and diverted during off hours to the gym area during functions. If not feasible then an analysis should be done on how to cool and ventilate the area during functions held in the Community Center during the summer months. At a minimum purchasing a couple commercial 24" to 36" portable fan units should be anticipated.

Prioritizing Work

Much discussion has centered on prioritizing the purchase of materials and the coordination of work. As a matter of having the largest impact on what is known for currently scheduled events, the work and purchases around the sound system, air circulation and kitchen have been established as a priority. Work bee sessions could be scheduled anytime between May and early July 2011. After the 2011 Festival is complete, work by community staff and volunteers would center around repair and painting to ceiling areas, replacing lighting, painting walls, repairs to storage room and the building of the recreation activity room.

1. Complete sound system work
2. Purchase air circulators
3. Remodel kitchen
4. Replace ceiling tile
5. Replace all lighting
6. Paint ceilings
7. Paint walls
8. Build recreation room
9. Remodel storage room

Funding and Labor

The remodeling of the Fort Fairfield Community Center is anticipated to be a community event. As fundraising allows, volunteers will be asked to participate in the projects listed and sign up for scheduled work. Though some of the work will be completed by community staff and paid skilled workers most of the work will be scheduled with volunteers from the community as well as service organizations. The funds needed exceed \$40,000 with very little allocated to paid labor. The Community Center has served the Town well over the years with many children, adults and families benefitting from its use. The hope is for the people of Fort Fairfield to come together to give its Community Center a much needed rejuvenation.

Remodel Fort Fairfield Community Center				
Materials Only	Quantity	Price Each	Cost	Totals
Lobby/Entrance				
Ceiling Tiles 2x2 -64sqft / ctn	1	\$62.97	\$62.97	
Paint	1	\$30.00	\$30.00	
Total Lobby Entrance			\$92.97	\$92.97
Gymnasium				
Lights w/m-censors net grant	1	\$3,138.00	\$3,138.00	
Paint	20	\$30.00	\$600.00	
Ceiling Tile 1x1 staple up per 40s.	38	\$37.58	\$1,428.04	
Ceiling Paint	16	\$30.00	\$480.00	400sqft/gal
Poly to cover floor during Const.	5	\$71.49	\$357.45	20x100x6mil
Rental Paint Gun	2	\$280.00	\$560.00	
Rental Scissor lift 26 ft	2	\$424.50	\$849.00	\$357.00 for 19ft.
Misc materials (glue, nails, screws)	1	\$250.00	\$250.00	
Air Circulators/Fans	2	\$300.00	\$600.00	
Total Gymnasium			\$8,262.49	\$8,262.49
Sound System/Proofing				
Amplifier CrownXTi1000	1	\$360.00	\$360.00	
Wireless 4 Micro-Ph Combo Nady	1	\$380.00	\$380.00	
Soundboard Peavy PV6	1	\$100.00	\$100.00	
Microphone Standw/clip	1	\$75.00	\$75.00	
Locking Cabinet	1	\$160.00	\$160.00	
Podium	1	\$200.00	\$200.00	
3-4x8x8 Port. Platforms carpeted	3	\$75.00	\$225.00	
Luan 4"x8"x1/4"	30	\$13.72	\$411.60	
Strapping1x3x8	100	\$1.05	\$105.00	
Cover Material	100	\$7.00	\$700.00	
OC 703 2"x4"x2" panels	1	\$2,002.40	\$2,002.40	w/est.shipping
Misc materials (glue, nails, screws)	1	\$250.00	\$250.00	
Total Sound			\$4,969.00	\$4,969.00
Bleacher Area (Left)				
Ceiling Tile 1x1 staple up per 40s.	60	\$37.58	\$2,254.80	
Paint	4	\$30.00	\$120.00	
Block Filler/Primer	1	\$60.00	\$60.00	
Curtain/Shades			\$0.00	
Total Bleacher (Left)			\$2,434.80	\$2,434.80
Bleacher Area (Right)				
Ceiling Tile 1x1 staple up per 40s.f.	60	\$37.58	\$2,254.80	
Paint per 400sqft	4	\$30.00	\$120.00	
Block Filler/Primer	0	\$60.00	\$0.00	
Wall Finish-- mud&tape	5	\$20.00	\$100.00	
Floor Sheathing	55	\$23.06	\$1,268.30	
2x12x10	75	\$12.82	\$961.50	
2x6x10	75	\$4.11	\$308.25	
2x6x8	75	\$3.42	\$256.50	
Misc Lumber	50	\$10.00	\$500.00	2x4x10=2.78
Joist Hangers	120	\$4.00	\$480.00	
Wall Sheathing Wood	20	\$23.06	\$461.20	
Wall Sheathing Sheetrock	20	\$9.00	\$180.00	
Storage Access 6 doors	6	\$100.00	\$600.00	
Curtain/Shades			\$0.00	
Misc materials (glue, nails, screws)	1	\$250.00	\$250.00	
Total Bleacher (Right)			\$5,485.75	\$5,485.75
Storage Room				
Floor Sheathing	9	\$23.06	\$207.54	
Floor Tile /sqft	280	\$3.00	\$840.00	
Ceiling tile 1x1 staple up per 40s.f.	4	\$37.58	\$150.32	
Paint	3	\$30.00	\$90.00	
Shelving/Racks	4	\$200.00	\$800.00	
Chair Carts	6	\$162.00	\$972.00	
Total Storage Rm			\$3,059.86	\$3,059.86
Kitchen				
Floor Sheathing	9	\$23.06	\$207.54	
Floor Tile /sqft	280	\$3.00	\$840.00	
Ceiling tile 1x1 staple up per 40s.f.	1	\$37.58	\$37.58	
Paint	3	\$30.00	\$90.00	
Hood w/Fire Suppression	1	\$5,000.00	\$5,000.00	
Plumbing	1	\$200.00	\$200.00	
Island or stainless tables 2.5'x5'	2	\$200.00	\$400.00	
Stove Repair/ hookup	1	\$200.00	\$200.00	
Kitchen Cookery	1	\$500.00	\$500.00	
Plates	250	\$3.00	\$750.00	
Cabinets/Shelving 2'dx4'wx6'h	2	\$200.00	\$400.00	
Total Kitchen			\$8,625.12	\$8,625.12
Sub-Total Project				\$32,929.99
Contingency 10%				\$36,222.99
Paid Labor				\$5,000.00
Total Project				\$41,222.99