

**TOWN OF PLYMOUTH CAPITAL IMPROVEMENT PLAN REQUEST FORM**  
**FY24 SPRING ANNUAL TOWN MEETING REQUEST FORM**

<b>Department:</b> Facilities Services - PPS	<b>Priority #:</b>	3
<b>Project Title and Description:</b> MES Brick and Window Seal Repair	<b>Total Project Cost:</b>	\$97,027.35

**Department/Division Head:** Christina Renaud

Check if project is: New  Resubmitted  Cost estimate was developed: Internally  Externally

For project re-submittals, list prior year(s):

List any funding sources and amounts already granted:

Basis of Estimated Costs (attach additional information if available)			If project has impact on 5 Year Plan and future operating budgets, insert estimated amounts.		
Capital:	Cost	Comments	Fiscal Year:	Capital	Operations & Maintenance
<i>Planning and Design</i>			<i>FY23</i>		
<i>Labor and Materials</i>	\$92,407.00	see quote attached	<i>FY24</i>		
<i>Administration</i>			<i>FY25</i>		
<i>Land Acquisition</i>			<i>FY26</i>		
<i>Equipment</i>			<i>FY27</i>		
<i>Other</i>					
<i>Contingency</i>	\$4,620.35	5 percent			
<b>Total Capital</b>	<b>\$97,027.35</b>				

**Project Justification and Objective:** The masonry and window sealants at MES needs to be repaired. The condition with the bricks is not allowing water to drain specifically at the upper sill areas of the windows, causing water infiltration and interior and exterior damage. Also the window sealants are degraded and need to be removed and resealed.

**For Capital Project Requests:**

Will this project be phased over more than one fiscal year? If yes, enter it on the 5 Year Plan  
 Can this project be phased over more than one fiscal year?

Yes  No   
 Yes  No

**For Capital Equipment Requests:**

Check if equipment requested is replacement and enter the year, make & model, VIN and present condition of existing equipment

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**What is the expected lifespan of this new/replacement equipment:** 25 years or more.

**Attach backup information, estimates, or justification to support this request.**

**LONESTAR MASONRY**  
**55 SOUTH SHORE DRIVE.**  
**STURBRIDGE MA,01566**  
**#774-200-8958**

[Lonestarmasonry@outlook.com](mailto:Lonestarmasonry@outlook.com)

PROPOSAL: Manomet Elementary School

Attn: Christina Renaud

Hi Christina,

In regards to this proposal we have visited the site and did a evaluation of the exterior masonry . And why the water is penetrating the interior of school. I have taking pictures and will forward with this proposal to show what we saw and have included in this proposal. All leaks are completely do to the existing exterior masonry at window openings . As well no end dams on window heads and that the water has no way to weep out from the angles properly. Not sure why the angles are caulked sealing off any and all means for water to escape . In return it is going inside the building as well as freezing and causing the brick to heave and Crack. Below in this proposal you will see the scope to repair and prevent any future damage or leaks .

#### **PROPOSAL**

This proposal in the amount of ninety two thousand four hundred seven dollars (\$92,407.00) is for the work to be completed on Manomet Elementary School. Below I have given a detailed list of the work to be completed. And all material ,labor ,staging . Are covered under this proposal thank you once again

- A) Saw out clean prime and recaulk 2920 If this covers all windows ,doors and vents as well as all control joints and roof top windows.
- B) Saw out and repoint 825 sq feet of cracked ,deteriorated and missing mortar joints.
- C) Cut out two corners on 14 windows clean prime and install epdm seamless pockets making an end dam and relaying new brick.
- D) Remove badly deteriorating sill stones and replace with new fabric coated copper and new rolloc brick sill to match existing.
- E) Saw out and replace 60 misc brick do to Spaulding cracked or missing.
- F) Drill in above header of windows where mortar and caulking have been used allowing water to stay trapped and run back into building . We will drill clean and install weeps .to allow water to run out freely as it should .
- G) Replace empty electric receptacle boxes an pipes in four locations with brick
- H) Clean and remove all debri.

As for timing most of this work is capable of doing this winter and anything that is weather sensitive we can use controlled heat and blankets being in small confined areas. If willing to do this winter we would gladly take off 10% for this to be done .

Sincerely

Paul Facteau



**Example of damage due to no weep holes or other arrangement for water to drain. Typical around building**



**Examples of damage.**



**Cracks expanding from water damage**



**Samples of internal building damage due to water taking the path of least resistance to inside the walls.**