QUALITY ASSURANCE ANNUAL REPORT

V. Co on of School Facilities

C. (rehensive Maintenance Plan

NUTLEY BOARD OF EDUCATION

13/3750

Comprehensive Maintenance Plan

Report

Actual FY 2009- Current FY 2010- Planned FY 2011

School Name	2008-2009 Actual	2009-2010 Current	2010-2011 Planned
Nutley High School	\$268,090	\$245,610	\$254,937
(3750-050)	Repair/replace extior lighting. Prepare and paint walls patch plaster. Inspect/repair/replace service valves, univents, seals, ect. Repair piping and insulstion. General service of ventilator motors and equipment. Annual service and inspection of elevator, fire alarm fire extinguishers, and suppression systems, Brick pointing, public address system, clock upgrade, gym floor maintenance, and new roof sections.	Inspect/repair/replace windows, frames, sashes, caulk etc. Prepare and paint walls, patch plaster, Inspect/repair/replace service valves, univents, seals, etc.Repair piping and insulation. General service of ventilator motors, and equipment. Annual service and inspection of fire alarms, elevator, fire extinguishers, and supression system. completion of roof project. New A/C unit for auditorium. Auditorium sound booth	Inspect/repair/replace windows, frames, sashes, caulk etc. Prepare and paint walls, patch plaster. Inspect/repair/replace service valves, univents, seals, etc. Repair piping and insulation. General service of ventilator motors and equipment. Roof repairs. Annual service and inspection of elevator, fire alarms, fire extinguishers and supression systems. New generator with building electrical upgrade, new HVAC system. New locker room ventilators. Replacement library A/C unit.New A/C for IT room. Security system.
Walker Middle School	\$161,755	\$185,727	\$164,798
(3750-060)	Inspect/repair/replace windows, frames, sashes, caulk etc. Prepare and paint walls, patch plaster. Inspect/repair/replace service valves, univents, seals, etc. Repair piping and insulation. General service of ventilator motors and equipment. Roof repairs. Annual service and inspection of elevator, fire alarms, fire extinguishers and supression systems.	Prepare and paint walls, patch plaster. Inspect repair/replace service valves, univents, seals, etc. Repair piping and insulation. General service of ventilator motors and equipment. Annual service and inspection of elevator, fire alarms, fire extinguishers and supression system.	Inspect/repair/replace windows, frames, sashes, caulk etc. Prepare and paint walls, patch plaster. Inspect/repair/replace service valves, univents, seals, etc. Repair piping and insulation. General service of ventilator motors and equipment. Roof repairs. Annual service and inspection of elevator, fire alarms, fire extinguishers and supression systems.

V. Corrigion of School Facilities
C. C. rehensive Maintenance Plan

NUTLEY BOARD OF EDUCATION

13/3750

Comprehensive Maintenance Plan Report

Actual FY 2009-- Current FY 2010-- Planned FY 2011

School Name	2008-2009 Actual	2009-2010 Current	2010-2011 Planned						
Lincoln Elementary	\$70,487	\$74,684	\$76,143						
School (3750-070)	Inspect/repair/replace windows, frames, sashes,	Replace windows,frames, sashes, screens,	Inspect/repair/replace windows, frames, sashes,						
	caulk etc. Prepare and paint walls, patch	caulk etc. Prepare and paint walls, patch plaster	caulk etc. Prepare and paint walls, patch						
	plaster. Inspect/repair/replace service valves,	Inspect/repair/replace service valves, univents, seals,	plaster. Inspect/repair/replace service valves,						
	univents, seals, etc. Repair piping and	etc. Repair piping and insulation. General service of	univents, seals, etc. Repair piping and						
	insulation. General service of ventilator motors	ventilator motors and equipment. Roof repairs.	insulation. General service of ventilator motors						
	and equipment. Roof repairs. Annual service	Annual service and inspection of fire alarms, fire	and equipment. Annual service, repair,						
	and inspection of fire alarms, fire extinguishers	extinguishers and supression systems. Inspect/	and inspection of fire alarms, fire extinguishers,						
er.	and supression systems. Inspect/maintain	maintain brick façade stabilization measures.	ventilation and supression systems. New roof,						
	brick façade stabilization measures. Boiler and	Brick pointing. New boilers,fan coils,back up heating	Replace stabilized façade. Security systems.						
	lighting upgrade, New Fire door.	system.							
Radcliffe Elementary	\$76,439	\$81,035	\$82,639						
School (3750-080)	Inspect/repair/replace windows, frames, sashes,	Replaced windows, screens, frames, sashes,	Inspect/repair/replace windows, frames, sashes,						
	caulk etc. Prepare and paint walls, patch	caulk etc. Prepare and paint walls, patch plaster	caulk etc. Prepare and paint walls, patch						
	plaster. Inspect/repair/replace service valves,	Inspect/repair/replace service valves, univents, seals,	plaster. Inspect/repair/replace service valves,						
	univents, seals, etc. Repair piping and	etc. Repair piping and insulation. General service of	univents, seals, etc. Replace piping and insulation.						
	insulation. General service of ventilator motors	ventilator motors and equipment. Replaced roof	General service of ventilator motors and equipment.						
	and equipment. Roof repairs. Annual service	Annual service and inspection of fire alarms, fire	Roof repairs. Annual service and inspection of						
	and inspection of fire alarms, fire extinguishers	extinguishers and suppression systems.	elevator, fire alarms, fire extinguishers and supression						
	and supression systems. Remove and repair	Masonry repairs,brick pointing. Upgrade of electric	system. New univentiltors, and new A/C unit for						
	chimney. Light fixture upgrade.	service.	all purpose room.						
Spring Garden	\$63,578	\$70,847	\$72,159						
Elementary School	Inspect/repair/replace windows, frames, sashes,	Inspect/repair/replace windows, frames, sashes,	Inspect/repair/replace windows, frames, sashes,						
(3750-090)	caulk etc. Prepare and paint walls, patch	caulk etc. Prepare and paint walls, patch plaster	caulk etc. Prepare and paint walls, patch						
	plaster. Inspect/repair/replace service valves,	Inspect/repair/replace service valves, univents, seals,	plaster. Inspect/repair/replace service valves,						
	univents, seals, etc. Repair piping and	etc. Repair piping and insulation. General service of	univents, seals, etc. Replace piping and						
	insulation. General service of ventilator motors	ventilator motors and equipment. Roof repairs.	insulation. General service of ventilator motors						
	and equipment. Roof repairs. Annual service	Annual service and inspection of fire alarms, fire	and equipment. New roof, Annual service						
	and inspection of fire alarms, fire extinguishers	extinguishers and suppression systems.Partical	and inspection of elevator, fire alarms, fire						
	and supression systems. Inspection of gym	brick pointing complete. On going replacement of	extinguishers and supression systems. New gym,						
·	masonry façade. Boiler repair, light fixture upgrade.	HVAC. On going construction of new gym,elevator,	new elevator, exterior skin/brick restoration,						
	New fire door.	all purpose room, play ground, and parking area.	new windows, security systems, new boilers &						
			univents, HVAC. Up grade of electric service.						

V. Condition of School Facilities

C. C ehensive Maintenance Plan

NUTLEY BOARD OF EDUCATION

13/3750

Comprehensive Maintenance Plan

Report

Actual FY 2009-- Current FY 2010-- Planned FY 2011

School Name	2008-2009 Actual	2009-2010 Current	2010-2011 Planned						
Washington Elementary	\$70,540	\$69,590	\$70,159						
School (3750-100)	Inspect/repair/replace windows, frames, sashes,	New windows, frames, sashes, screens,	Inspect/repair/replace windows, frames, sashes,						
·	caulk etc. Prepare and paint walls, patch	caulk etc. Prepare and paint walls, patch plaster	caulk etc. Prepare and paint walls, patch						
	plaster. Inspect/repair/replace service valves,	Inspect/repair/replace service valves, univents, seals,	plaster. Inspect/repair/replace service valves,						
	univents, seals, etc. Repair piping and	etc. Repair piping and insulation. General service of	univents, seals, etc. Repair piping and						
	insulation. General service of ventilator motors	ventilator motors and equipment. New roof	insulation. General service of ventilator motors						
ļ	and equipment. Roof repairs. Annual service	Annual service and inspection of fire alarms, fire	and equipment. Roof inspections. Annual service						
	and inspection of fire alarms, fire extinguishers	extinguishers and suppression systems. Façade	and inspection of elevator, fire alarms, fire						
	and supression systems. Inspection of gym	restoration, New HVAC, Upgrade of electrical service.	extinguishers and supression systems.						
	concrete cornice stabilization measures. Storm drain	Back up heating system.	New security system.						
	repairs, new carpeting.								
Yantacaw Elementary	\$70,748	\$75,941	\$77,399						
School (3750-110)	Inspect/repair/replace windows, frames, sashes,	Inspect/repair/replace windows, frames, sashes,	Inspect/repair/replace windows, frames, sashes,						
	caulk etc. Prepare and paint walls, patch	caulk etc. Prepare and paint walls, patch plaster	caulk etc. Prepare and paint walls, patch						
	plaster. Inspect/repair/replace service valves,	Inspect/repair/replace service valves, univents, seals,	plaster. Inspect/repair/replace service valves,						
	univents, seals, etc. Repair piping and	etc. Repair piping and insulation. General service of	univents, seals, etc. Replace piping and						
	insulation. General service of ventilator motors	ventilator motors and equipment. Roof repairs.	insulation. General service of ventilator motors						
	and equipment. Roof repairs. Annual service	Annual service and inspection of fire alarms, fire	and equipment. Lead paint removal. Annual service						
1	and inspection of fire alarms, fire extinguishers	extinguishers and suppression systems. Brick	and inspection of fire alarms, fire exits, fire						
	and supression systems. Remove and repair	pointing. Partical roof replacement.	extinguishers and supression systems. New roof,						
1	chimney. Ceilings removed and new ceilings		exterior skin/brick restoration, new windows, security						
	installed. Boiler upgrade, asbestos abatement,		systems, new boilers & univents, HVAC						
	New classroom lighting, lighting fixture upgrade,								
	New fire door.								
Totals All Schools	\$781,637	\$803,434	\$798,234						

143.00



Annual Maintenance **Budget Amount Worksheet** Per N.J.A.C. 6A:26A

County	Essex	Current Area Cost Allowance	e per SF \$ 143.00
District Name	Nutley	District contact name	Karen Yeamans
District Number	3750	District contact phone	973-661-8797
Filing Date	5/7/2010	District contact e-mail	kyeamans@nutleyschools.org

A	В	C	D	E	F	G
				Prior Years Actual	Min. Annual	
	School	Gross	Building	& Current Year	Target	Anticipated
School Facility Name	Number	Building	Replacement	Budgeted	Expenditure	Budget for FY
	Trumper	Area (GSF)	Value	expenditure (See	for FY	r I
				Detailed Sheet)	09-10	09-10
NUTLEY HIGH SCHOOL	050	192,260	\$ 27,493,180	\$ 2,486,084	\$ 54,986	\$ 245,610
JOHN H. WALKER MIDDLE SCHOOL	060	128,036	\$ 18,309,148	\$ 1,232,471	\$ 36,618	\$ 185,727
LINCOLN ELEMENTARY SCHOOL	070	56,310	\$ 8,052,330	\$ 614,631	\$ 16,105	\$ 74,684
RADCLIFFE ELEMENTARY SCHOOL	080	45,305	\$ 6,478,615	\$ 686,939	\$ 12,957	\$ 81,035
SPRING GARDEN ELEMENTARY SCHOOL	090 ا د	46,155	\$ 6,600,165	\$ 609,505	\$ 13,200	\$ 70,847
WASHINGTON ELEMENTARY SCHOOL	100	50,215	\$ 7,180,745	\$ 751,896	\$ 14,361	\$ 69,590
YANTACAW ELEMENTARY SCHOOL	110	49,815	\$ 7,123,545	\$ 723,373	\$ 14,247	\$ 75,941
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	09-10					
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Prepared by:

District School Business Administrator

Max. Maintenance Reserve Amount (4% of column D) Current District Maintenance Reserve Amount

Karen Yeamans

District Name		Detailed Actual Expenditures ' ar by Building Worksheet District Number															3750			
								Actua	I Ex	penditure	by I	by Building								
A	В	C	D	E		F		G		Н		I		J		K	L		M	N
			Prorated Actual	Prorated Actual	E	Actual xpenditures	1000	Actual penditures		Actual		Actual		Actual		Actual	Actual	1	Budgeted	
A. School Facility Name	School Number	Gross Building Area (GSF)	FY 00-01	FY 01-02		FY 02-03	I	FY 03-04	F	Y 04-05	F	Y 05-06	F	¥ 06-07	F	₹¥ 07-08	FY 08-09		₹¥ 09-10	Total
NUTLEY HIGH SCHOOL	050	192,260	\$ 208,586	\$ 189,01		The second second		196,236	\$	290,851		349,922	\$	301,115	\$	230,871				\$ 2,486,084
JOHN H. WALKER MIDDLE SCHOOL	060	128,036	\$ 99,823	\$ 90,45	5 \$	95,956	\$	101,344	\$	109,741		83,362	\$		\$				185,727	\$ 1,232,471
LINCOLN ELEMENTARY SCHOOL	070	56,310	\$ 61,092	\$ 55,35				34,291	\$	32,516		119,026	\$	50,957	\$		\$ 70,48		74,684	\$ 614,631
RADCLIFFE ELEMENTARY SCHOOL	080	45,305	\$ 49,152	\$ 44,54	0 \$			61,179	\$	100,198	\$	46,034	\$	106,810	\$	80,649	\$ 76,43	9 \$	81,035	\$ 686,939
SPRING GARDEN ELEMENTARY SC	090	46,155	\$ 50,074	\$ 45,37	5 \$	37,953	\$	85,534	\$	70,098	\$	71,750	\$	56,796	\$	57,500	\$ 63,57	8 \$	70,847	\$ 609,505
WASHINGTON ELEMENTARY SCHO	100	50,215	\$ 54,479	\$ 49,36	7 \$	52,187	\$	117,257	\$	116,780	\$		\$	64,067	\$	76,293	\$ 70,54	0 \$	69,590	\$ 751,896
YANTACAW ELEMENTARY SCHOO	110	49,815	\$ 54,045	\$ 48,97	4 \$	44,765	\$	90,101	\$	84,551	\$	74,300	\$	123,260	\$	56,689	\$ 70,74	8 \$	75,941	\$ 723,373
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