

NUTLEY BOARD OF EDUCATION

13/3750

Comprehensive Maintenance Plan

Report

Actual FY '11 -- Current FY '12 -- Planned FY '13

School Name	2010-2011 Actual	2011-2012 Current	2012-2013 Planned
Nutley High School (3750-050)	\$229,666 Inspect and repaired windows, frames, sashes, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, replace, service valves, unit ventilators, coils, seals, filters, etc. Repair piping and insulation. General service of ventilator motors. Completed all phases of the roof project. Annual service and inspection of the elevator, fire alarms fire extinguishers, suppression systems. New locker room ventilators, AHERA inspections. Auditorium sound booth, and A/C unit.	\$254,733 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Monthly elevator service/repair. Inspect/repair/replace windows, frames, sashes etc. Prepare and paint walls. Inspect, patch and paint walls.	\$258,900 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Monthly elevator service/repair. Inspect/repair/replace windows, frames, sashes etc. Prepare and paint walls. Inspect, patch and paint walls. Walkway repairs, parking pavement repairs. Security upgrades and replace fire doors.
Walker Middle School (3750-060)	\$157,849 Inspect/replace/repair windows, frames, sashes, caulk, etc. Prepare and paint walls, patch plaster. Inspect/repair/replace/service valves, unit ventilators, seals, filters, etc. Repair piping, and insulation. General service of ventilators motors and equipment. Roof repairs. Annual service and inspection of the elevator, fire alarms, fire extinguishers, and suppression systems.	\$179,891 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Monthly elevator service/repair. Inspect/repair/replace windows, frames, sashes etc. Prepare and paint walls. Inspect, patch and paint walls.	\$181,900 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Monthly elevator service/repair. Inspect/repair/replace windows, frames, sashes etc. Prepare and paint walls. Inspect, patch and paint walls. Walkway repairs, parking pavement repairs. Security upgrades and replace fire doors.

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School Name	2010-2011 Actual	2011-2012 Current	2012-2013 Planned
Lincoln Elementary School (3750-070)	\$89,618 Replaced windows, frames, sashes, screens, caulk, etc. Prepare and paint walls, patch and plaster. Repair piping and insulation. General service of fan, coils, ventilator motors and equipment. Filter Replacement. Replace Roof. Façade stabilization, brick pointing complete. Annual service of fire alarms, fire extinguishers	\$87,910 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Inspect/repair/replace windows, frames, sashes, etc. Prepare and paint walls. Inspect, patch and paint walls. Maintenance of Geo-Thermo System.	\$90,900 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Inspect/repair/replace windows, frames, sashes, etc. Prepare and paint walls. Inspect, patch and paint walls. Maintenance of Geo-Thermo System. Walkway repairs, parking pavement repairs. Security upgrades and replace fire doors.
Radcliffe Elementary School (3750-080)	\$91,465 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Monthly elevator service/repair. Inspect/repair/replace windows, frames, sashes etc. Prepare and paint walls. Inspect, patch and paint walls.	\$92,626 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Monthly elevator service/repair. Inspect/repair/replace windows, frames, sashes etc. Prepare and paint walls. Inspect, patch and paint walls.	\$95,600 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Monthly elevator service/repair. Inspect/repair/replace windows, frames, sashes etc. Prepare and paint walls. Inspect, patch and paint walls. Walkway repairs, parking pavement repairs. Security upgrades and replace fire doors.
Spring Garden Elementary School (3750-090)	\$77,578 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Monthly elevator service/repair. Inspect/repair/replace windows, frames, sashes etc. Prepare and paint walls. Inspect, patch and paint walls.	78,023 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Monthly elevator service/repair. Inspect/repair/replace windows, frames, sashes etc. Prepare and paint walls. Inspect, patch and paint walls.	81,000 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Monthly elevator service/repair. Inspect/repair/replace windows, frames, sashes etc. Prepare and paint walls. Inspect, patch and paint walls. Walkway repairs, parking pavement repairs. Security upgrades and replace fire doors.

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Washington Elementary School (3750-100)	\$90,068 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Inspect/repair/replace windows, frames, sashes, etc. Prepare and paint walls. Inspect, patch and paint walls. Maintenance of Geo-Thermo System.	\$103,550 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Inspect/repair/replace windows, frames, sashes, etc. Prepare and paint walls. Inspect, patch and paint walls. Maintenance of Geo-Thermo System.	\$106,500 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Inspect/repair/replace windows, frames, sashes, etc. Prepare and paint walls. Inspect, patch and paint walls. Maintenance of Geo-Thermo System. Walkway repairs, parking pavement repairs. Security upgrades and replace fire doors.
Yantacaw Elementary School (3750-110)	\$81,047 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Inspect/repair/replace windows, frames, sashes, etc. Prepare and paint walls. Inspect, patch and paint walls.	\$72,701 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Inspect/repair/replace windows, frames, sashes, etc. Prepare and paint walls. Inspect, patch and paint walls.	75,000 Annual service and inspection of fire alarms, fire extinguishers and emergency devices. Quarterly maintenance of all HVAC equipment to include boilers, unit ventilators, fan coils and A/C units. Quarterly inspections/replacement of filters. Required AHERA inspections. Weekly back up generator tests. Inspect/repair/replace windows, frames, sashes, etc. Prepare and paint walls. Inspect, patch and paint walls. Walkway repairs, parking pavement repairs. Security upgrades and replace fire doors.
Totals All Schools	\$817,291	\$869,434	\$889,800



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

Current Area Cost Allowance per SF	\$ 143.00
District contact name	Karen A. Yeamans
District contact phone	973-661-8797
District contact e-mail	kyeamans@nutleyschools.org

Max. Maintenance Reserve Amount (4% of column D)	\$ 3,249,509
Current District Maintenance Reserve Amount	\$ -

Date 10/18/2011

