

NUTLEY BOARD OF EDUCATION

13/3750

Comprehensive Maintenance Plan

Report

Actual FY '14 -- Current FY '15 -- Planned FY '16

School Name	2013-2014 Actual	2014-2015 Current	2015-2016 Planned
Nutley High School (3750-050)	\$272,503	\$284,300	\$150,000
	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. Replaced sanitary line in basement. Annual service and inspection of the elevator, fire alarms, fire extinguishers, suppression systems, new locker room ventilators, AHERA inspections. IPM inspections, A/C units music wing, library and gym complete. All phases of new heating system maintenance, weekly generator test, and security upgrade card swipe access control. Paved parking area. General lighting upgrade.	Inspect/repair/replace windows, frames, sashes, etc. Prepare and paint walls, patch testing, replacement of stair treads, upgrade fire doors, continue upgrade of security system, sidewalk repairs, exterior lighting, repair of Stadium (Oval) seating, preventive maintenance of all HVAC equipment, plumbing upgrades and security upgrades. Generator testing, AHERA monitoring IPM lead paint testing. Fire alarm service and testing. Fire extinguisher testing, elevator inspections and roof replacement 1926 wing. Tree trimming and removal.	Repair/replace student lockers, prep and paint walls, plumbing upgrades, security upgrades, exterior lighting, repair replace stair treads, side walk repairs, fence repairs, flooring repairs, gym lockers repair or replace, ceiling repairs, ventilation upgrades 1926 wing, kitchen equipment upgrades.
Walker Middle School (3750-060)	\$207,376	\$172,000	\$325,000
	Inspect/repair/replace 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 to include roof drains and gutters. Annual service and inspection of the elevator, fire alarms, fire extinguishers, kitchen suppression systems and building sprinkler system. Water proofing exterior walls, annual asbestos and IPM inspections.	Inspect/repair/replace 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 system. Annual asbestos and IPM inspections. Weekly generator testing.	Sidewalk repairs, exterior lighting, flooring repairs, prep and paint walls, ventilation upgrades, plumbing upgrade, security upgrades, tree trimming, gym lighting upgrade, inspect/repair/replace window chalking, frames sashes. Kitchen equipment upgrade, lunch table repairs, perimeter fence repair, masonry repairs. Construction of new offices.

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Lincoln Elementary School (3750-070)	\$99,188	\$94,500	\$115,000
	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. Facade inspections. Annual service of fire alarms, fire extinguishers, suppression systems. Security upgrades. Annual asbestos and IPM inspections.	Inspect/repair/replace windows, frames, sashes, caulk, etc. Repairing piping and insulations. General service of fan coils, ventilators motors and equipment. Filter replacement. Annual service of fire alarms, fire extinguishers, suppression systems. Completion of security cameras and access systems. Play ground repairs. Resurface classroom floors. Annual asbestos and IPM inspections, general lighting upgrades.	Inspect/ repair/replace windows, frames sashes,chaulk,repair flooring, security upgrades, repair retaining wall, perimeter fencing repairs, ADA access ramp,prep and paint walls, replace ceiling tiles, repair /replace water fountians, plumbing upgrade, repair/ replace auditorium seating. Continue fire door replacement, remove abandon heating units.
Radcliffe Elementary School (3750-080)	\$103,427	\$92,000	\$350,000
	Inspect/replace/repair windows, frames, sashes, caulk, etc. Service and repair unit ventilators, piping, insulation, controls. Prepare and paint walls patch plaster. New a/c unit for the All Purpose Room and Library. Annual service and inspection of fire alarms, fire extnguishers, elevator and suppression system. Upgrade security system. Annual asbestos and IPM inspections. General lighting upgrade and field repairs.	Inspect/replace/repair windows, frames, sashes, caulk, etc. Prepare and paint walls patch plaster. Service and maintain fan coils, unit ventilators, boilers. Complete camera and access control systems, exterior lighting. Annual inspection and service of fire alarms, fire extinguishers, elevator and suppression systems. Parking and playground repair, sidewalk repair and upgrade drainage in parking area. Annual asbestos and IPM inspections. Upgrade of electrical service, tree trimming and removal.	Repair/replace ceiling tile, repair/abate/ replace asbestos flooring, inspect repair windows, sashes frames , chalk. Security upgrades, repair/replace water fountians, PA system upgrade, exterior lighting upgrade. Sidewalk repairs, perimeter fence repairs, roof ladder replacement, prep and paint walls.
Spring Garden Elementary School (3750-090)	\$90,949	\$94,500	\$98,000
	Inspect all windos, frames, sashes and brick pointing. Inspect and maintain roof. Service a/c unit for the gym, auditorium and all purpose room. Service boilers, unit ventilators and piping. Annual asbestos and IPM inspection. Annual inspection and service of fire alarms, fire extinguishers and elevator. Lighting upgrad. Tree triming and removal.	Inspect/repair/replace windows, frames, sashes, screens. Service unit ventilators, boilers, a/c equipment, exhaust fans, fan coils. Roof repairs, patch repair and paint walls. Annual service and inspection of fire alarms, fire extinguishers, elevator and suppression systems. Installation of camera and access control systems. Resurface classroom floors. Annual asbestos and IPM inspections.	Repair/replace water fountains, prep and paint walls, plumbing upgrades, security upgrades, repair replace stair treads, side walk repairs, fence repairs, flooring repairs, ceiling repairs, repair/replace auditorium seating, repair/replace water fountians, inspect windows,frames, sashes, chalk, security upgrades, exterior stair repairs, plumbing upgrades.

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School Name	2013-2014 Actual	2014-2015 Current	2015-2016 Planned
Washington Elementary School (3750-100)	\$101,749	\$99,700	\$420,000
	Inspect windows, screens. Maintain, repair and replace piping, insulation, filters, fan coils. Boiler and pump maintenance. Inspect roof and façade. Upgrade security system. Annual inspection of fire alarms and fire extinguishers. Asbestos and IPM inspections. Tree trimming and removal. Resurfaced wood classroom floors.	Inspect/repair windows, screens. Service and maintain fan coils, boilers, pumps, piping, filters, etc. Inspect and repair roof. Upgrade security systems. Resurface playground area upgrade drainage, and walk way repair. Annual inspection and service of fire alarms and fire extinguishers. Annual asbestos and IPM inspections. Repair/replace exterior fencing. Lighting upgrade.	Repair/replace water fountains, repave playground, repave parking areas, upgrade drainage around building exterior, repair/replace perimeter fence, new side walks, modifications for stop, drop and go. Replace ceiling tiles, repair/replace auditorium seating. Repair exterior masonry stairs, security upgrades, roof ladder replacement. Remove abandon heating equipment.
Yantacaw Elementary School (3750-110)	\$101,988	\$99,530	\$150,000
	Inspect and repair all windows. Service and maintain boiler, unit ventilators, piping, insulation, controls. Inspect roof and façade. Security upgrade. Annual inspection and service of fire alarm, fire extinguishers. Replaced sidewalks. Annual asbestos and IPM inspections. New roof drains, tree trimming and removal.	Service and maintain, windows, screens. Service and maintain boilers, unit ventilators, fan coils, piping insulation and filters. Complete installation of camera and access systems. Exterior lighting, resurface classroom floors. Sidewalk repairs. Annual inspection of fire alarm and fire extinguishers. Annual asbestos and IPM inspections. Parking area and playground repairs, new property drainage and field repairs.	Repair/replace water fountains, repave play ground, repave parking areas, upgrade drainage around building exterior, repair/replace perimeter fence, new side walks, repair masonry retaining wall on field. Replace ceiling tiles, repair/ abate/replace asbestos flooring, fire doors, replace water fountains, repair/replace stair treads, PA upgrade, security upgrades, repair replace lunch tables.
	\$997,180	\$936,530	\$1,608,000

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

County	ESSEX
District Name	NUTLEY
District Number	3750
Filing Date	10/16/2014

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

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Prepared by:

District School Business Administrator

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

Current District Maintenance Reserve Amount

Print

Karen A. Yeamans

Sign

Date

10/16/2014

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