

Waitsfield Elementary School

Capital Improvement Plan

last updated November 2014

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Introduction

The Waitsfield Elementary School is committed to maintaining a physical plant that meets the needs of students and staff in an environment that is healthy, safe and efficient. The following facility improvement plan is created to help guide our institution in planning to insure that our facility can continue to maintain this commitment over time.

Energy management assessment evaluations have been conducted regularly, with the last evaluation conducted by Norm Etkind of the VSA: School Energy Management Program in October 2011. We continue to follow up on the recommendations made, but were pleased at our building's efficiency noted in this report. Our electricity and fuel oil consumption has reduced over the past five years, a trend apparent even with the variance in weather from year to year. Both electricity and fuel oil use are significantly below statewide school averages. Waitsfield Elementary has also been recognized as a green school. From our cleaning products to the materials that we install, we select materials that have a green seal approval or, if not available, review with an eye toward maintaining a safe, clean, healthy environment for the welfare of Waitsfield students, staff and community.

Existing Equipment/Assets and Needs, by Category

<i>Item</i>	<i>Year purchased, notes</i>	<i>Anticipated replacement year</i>	<i>Cost</i>
General Facility			
North Facing Roof	1991: 50 years life expectancy, minimum	2040	
South, East & West Facing Slopes	2001	2050	
Carpet	Ongoing replacement cycle w/12 years anticipated lifespan ** asbestos abatement on floor tile under required in classrooms in southern wing	2015 (installed 2003) Basom, Van Dine, French/Nurse, Belknap, Main office 2017 (installed 2005) Taylor, Ali, Library, Preschool 2018 (2006) Art/Music, Tom, Dan, Kindergarten, Principal's office 2019 (2007) Guidance, Terry 2020 (2008) Resource rooms	
Tile	Ongoing replacement cycle w/20 years anticipated lifespan	Belknap, Kitchen 2015 Gym, Main lobby through to Tom Young (1991 install) 2021 Gym restrooms, entry (2003) 2023 Southern Hall (2010) 2030 Kindergarten, Lee (2011) 2031 Prek, Health/French & Reeve (2012), 2032	

re-key Building	Mostly original keying, complete for Security Purposes		\$1,600
Installation of a sink in the nurse's office	No eye washing station in building; no running water in nurse office (but available in library office)		\$4,700

HVAC			
Horizontal Unit Ventilator for Library	1991, 20 year service life Running fine.	2013	\$7500
Cabinet Heater in Kitchen Hall	1961, 15 year estimated service life, very noisy, brought back to life by Controlled Tech a few years ago, Efficiency is questionable	2011 (not done yet)	\$4000
Airtherm Hydronic Cabinet Heaters-2 wall mount and 2 ceiling mount units	1991, 15 year estimated service life. Currently working, efficiency questionable. (at entrances and off library)	2013	\$16,000
2 Weil-McLain series 88 Boilers	1991, estimated 30 year life expectancy	2021	
6 Bell & Gossett Series 60 in-line circulating pumps(heating)	2008 pump 3 2009 pump 2 9-10 replace pump 4, Replace remaining 3 10-11	Replace pump 3 in 2018, \$3000 Replace pump 2 in 2019, \$3000	
9 Series 300 E-Z Vent Energy Recovery units in Northern wing	1991, estimated 25 year life	2016	
Bell & Gossett Rolairtrol Air Separator Model R-4	1991, Estimated 25 year service life: few moving parts	2016	
3000 gal oil tank	2001, 30-40 years life expectancy	2040	\$3,000
Convert heating control system in guidance office/ former tech lab from pneumatic system	Much of the rest of the building is moved from pneumatic system; can also be controlled remotely.		\$1,000 for stand alone control; \$2,000 to add to general control panel
WATER			
Hot water Maker (Boiler Mate Series by Amitrol)	1991, 10-15 service life. Price includes circulating pump plus plumber costs	2012-2013	\$ 1150
AO Smith Model ECS 50 210 Electric Hot Water Heater	Replaced 2014	10-15 year life expectancy according to DOE	\$750
SEPTIC			
Sewage Pump	2014, 10 year expectancy	2024	\$1500

EQUIPMENT			
Glass Front Refrigerator	Replaced in 2014	Life expectancy 10 years	3,500
Small Refrigerator	Replaced 2013 by OH-ASK		\$850
Electric Cook Stove	Replaced 2013 by PTA		<u>\$490</u>
Dishwasher	2013		<u>(\$1478.00 includes cost to intall with stops, supply and drainage)</u>
Milk Cooler	Belongs to Milk Provider; decommissioned		
Automatic Floor Scrubber	2001, 5-10 year life expectancy,	2013	\$6000
Carpet Extractor Windsor Model Admiral 8	Replaced 2012, 10 year life cycle	2022	
Square scrub floor scrubber	Replaced 2014	2024	

<u>GROUNDWORK</u>			
Drainage engineering assessment	Drainage issues in several places around the building (north side frost heaves, water coming in through doors, standing pond outside southeast corner in winter)	?? (waiting for estimate)	
Drainage site work, per study			??
Finish outdoor classroom	Site work; perhaps completed by PTA?		??

Periodic Services

<i>Item</i>	<i>Last done/recommended cycle</i>	<i>Anticipated year</i>
Duct work cleaning	2010, 2011/ recommended every 5 years	2015, 2016
Septic pumping	Every 3-5 years, including flushing of main line. 2 tanks (tank attached to main line done every 3 years)	2015
Exterior Painting	Touch-up work (identified trim) in 2014; every 2-3 years additional touch-up.	2016
Asbestos Inspection	Required to be completed every 3	2015

Proposed Short-term Improvements (1-3 years)

(all costs are estimates)

Item	'15-16 (priority work)	'16-17	'17-'18	Notes
Main Entrance security door	\$12,000 <i>(8K grant already received)</i>			Would address safety/building access concerns
Cabinet heater in kitchen			\$4,000	Rarely used. Noisy and inefficient.
Carpet, per ongoing replacement cycle	\$6385 Van Dine \$7699 Belknap \$1100 Front Office	\$6385 French/ Health \$6436 Basom		Belknap (includes tile in Belknap, which needs abatement) , Van Dine, Basom, French/Health (all need asbestos abatement in process); main office Belknap tile and carpet replacement includes tile asbestos abatement \$7669 Basom carpet replacement includes abatement of tile underneath \$6436 VanDine " " " " " " \$6385 French " " " " " " \$6385 Kathi's area carpet replacement \$1100 Note : still waiting on a number for final air clearance cost of abated rms

Tile		Kitchen tile replacement \$3495		Kitchen (Belknap to be done w/carpet)
Paint: Library		\$1,000		library & fishbowl have not been painted since Joe has been here.
Paint: Gym		\$5,000		
Duct work cleaning	?? (5K guess)	?? (6K guess)		5 year cycle dividing school into 2 zones
Septic pumping	1,500			
Asbestos 3 year Inspection	1,200			
Engineering study of drainage around building	?? (2000 guess)			
Address drainage around building		??		
Finish outdoor classroom space				PTA funding?
Automatic floor scrubber	6,000			Have held on replacing this; is falling apart.
windows with seals that have failed, window w/a crack		\$1,500		Not safety issues
replace automatic dampers in ERUs		\$1,400		
Chemical free cleaning system			\$2,500	
Cabinets in Basom, Van Dine		\$30,000 (or 15K for one)		sinks and fixtures are old; sinks have asbestos coating (replace in 1 classroom?)
Exterior paint touch-up			\$4,000	

E911 compliant phone system			\$12,500	Rough estimate, could be financed. Required, but not yet enforced.
Installation of a sink in nurse's office (desired, but reasonable?)			\$4,700	
ESTIMATED TOTAL EXPENSES	\$34,884	\$61,276 (plus drainage)	\$27,700	

Summary of Significant Improvements, 2009 – 2014

- Replacement of most lighting fixtures, funded significantly through grants, to more efficient fixtures with sensors.
- Replacement of HVAC system in classrooms in southern wing of building, upgrade to digital controls of system
- Spray foam Insulation over stage and main entrance of the building
- Replace all tile w/asbestos mastic (6 classrooms and hallways)
- Connection to municipal water system, addressing insufficiencies in our own public water supply
- Creation of a 2nd playground area with an early education focus
- Paint hallways and 5 classrooms
- Replace original cabinetry and sinks in preschool and kindergarten classrooms
- Revamp computer lab into multi-purpose learning rooms
- Replace exterior doors on southern wing (2010)
- Wireless internet infrastructure (2014)
- Replace two refrigeration units with one more efficient unit (2014)
- Replace kitchen exterior door (2014)
- Touch up exterior paint (addressing areas of rot)