

Derry Township Schools
CAPITAL IMPROVEMENT PLAN
 3/6/2014
DRAFT

Priority
 1 - 0-2 years 4 - 7-8 years
 2 - 3-4 years 5 - 9-10 years
 3 - 5-6 years 6 - Undetermined

Department/Category	Item	Facility	Priority	Cost by Priority Level						Cost
				1	2	3	4	5	6	
MAINTENANCE										
Site Assessment	Replace bituminous sidewalk	HS	2		\$1,200					\$1,200
Site Assessment	Topsoil and seed/sod	HS	1	\$600						\$600
Site Assessment	Repaint crosswalks	HS	2		\$900					\$900
Site Assessment	Topsoil and seed/sod	HS	1	\$600						\$600
Site Assessment	Replace bituminous sidewalk	HS	3			\$450				\$450
Site Assessment	Topsoil, seed/sod, erosion control mat	HS	1	\$400						\$400
Site Assessment	Replace Do Not Enter Sign	HS	3			\$125				\$125
Site Assessment	Replace ADA sign posts	HS	3			\$1,200				\$1,200
Site Assessment	Replace concrete curb	MS	3			\$800				\$800
Site Assessment	Replace ADA sign post	MS	3			\$125				\$125
Site Assessment	Replace bituminous curbing	MS	3			\$400				\$400
Site Assessment	Install concrete sidewalk	MS	3			\$1,600				\$1,600
Site Assessment	Install final wearing course at entrance drive	MS	1	\$450						\$450
Site Assessment	Install pavement markings for crosswalks	MS	3			\$900				\$900
Site Assessment	Replace steep walk with stairs and railings	MS	1	\$4,500						\$4,500
Site Assessment	Replace bituminous walk before and after new stairs	MS	1	\$600						\$600
Site Assessment	Remove cinders, place topsoil, seed and erosion control mat	MS	1	\$350						\$350
Site Assessment	Topsoil, seed and erosion control matting	MS	1	\$1,200						\$1,200
Site Assessment	Replace sign post	MS	3			\$125				\$125
Site Assessment	Reset inlets, repave area adjacent to inlet	ES	1	\$1,200						\$1,200
Site Assessment	Replace walkway before and after stairs	ES	1	\$500						\$500
Site Assessment	Replace bituminous walks before and after concrete stairs	ECC	1	\$600						\$600
Building Exterior	Scrape all loose rusting areas and provide new paint at all exposed steel	HS	2		\$12,000					\$12,000
Building Exterior	Remove loose rust and paint from HVAC unit support framing and screen wall framing, touch-up with rust-inhibitive primer, and repaint. In cases where delamination has occurred due to excessive rusting, reinforcement of the steel may be required	HS	1	\$30,000						\$30,000
Building Exterior	If additional weight has not been accounted for in initial structural design, consider brief structural analysis	MS	1	\$2,000						\$2,000
Building Exterior	Remove portion of metal fascia, prepare substrate for smooth continuous mounting surface and reinstall existing fascia	ES	2		\$2,000					\$2,000
Building Exterior	Re-install existing flashing and provide weather tight system	ECC	2		\$800					\$800

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Building Exterior	If additional weight has not been accounted for in initial structural design, consider brief structural analysis	HS	1	\$2,000						\$2,000
Building Exterior	Appearance is unsightly but masonry appears to be sound, further investigation at columns with severe staining should be performed to determine if interior structural steel is deteriorated	HS	1	\$5,000						\$5,000
Building Exterior	Remove all faded mullions and panel components and provide new to match existing system	HS	2		\$5,000					\$5,000
Building Exterior	Clean all screen walls with mild detergent Masonry sealer should be applied to resist water absorption Additional applications will be required on a regular basis	HS	3			\$12,000				\$12,000
Building Exterior	Provide sealant at specific louver locations	HS	3			\$1,000				\$1,000
Building Exterior	Scrape all visible rust areas and repaint all exposed steel at four stair tower locions (approx 200 SF)	HS	3			\$8,000				\$8,000
Building Exterior	The canopy columns should be thoroughly evaluated by a Structural Engineer to determine the extent of the rust damage and provide recommendations for repairs if required The concrete around the base of all canopy columns must be removed to expose the column bases to allow for thorough study If secondary entrance canopy is not used, consideration should be given to remove this canopy in its entirety (cost of this is not included)	MS	1	\$16,000						\$16,000
Building Exterior	Scrape loose rust from steel lintel plates and repaint to prevent staining of window and/or exterior wall	MS	2		\$8,000					\$8,000
Building Exterior	Clean masonry screen walls with mild detergent, replace cracked brick and repoint mortar joints Masonry sealer should be applied to resist water absorption Additional applications will be required on a regular basis	MS	2		\$2,000					\$2,000
Building Exterior	Remove small portion of brick veneer to determine if brick ties are present Provide flexible sealant at all cracks in brick pilasters All pilasters should be monitored on a regular basis to see if further movement occurs	MS	1	\$8,000						\$8,000
Building Exterior	Replace fascia at the loading dock canopy match existing	MS	2		\$1,000					\$1,000
Building Exterior	Scrape or sand all loose rust from existing steel lintels and provide rust inhibitive primer and paint to prevent further deterioration	MS	2		\$15,000					\$15,000

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Building Exterior	Scrape or sand all loose rust from handrails and provide rust inhibitive primer and paint	MS	2		\$3,000					\$3,000
Building Exterior	Clean masonry walls with mild detergent, replace cracked brick and repoint mortar joints and masonry cap joints Masonry sealer should be applied to resist water absorption Additional applications will be required on a regular basis	MS	2		\$6,000					\$6,000
Building Exterior	Remove all control joint sealant and replace, remove brick pavers and mortar and reinstall existing pavers with sand	ES	2		\$10,000					\$10,000
Building Exterior	Clean masonry screen walls with mild detergent Masonry sealer should be applied to resist water absorption Additional applications will be required on a regular basis	ES	2		\$4,000					\$4,000
Building Exterior	Remove problem concrete slabs and provide new slabs	ES	2		\$35,000					\$35,000
Building Exterior	Remove all existing sealant at deteriorated openings and provide new sealant	ES	2		\$6,000					\$6,000
Building Exterior	Scrape all loose rust and apply rust-inhibitive primer and paint all exposed steel Repoint select brick mortar joints	ES	2		\$4,000					\$4,000
Building Exterior	Remove portion of brick veneer in problem area and prepare for mortar repointing and brick veneer modification to prevent same thing from occurring	ES	2		\$20,000					\$20,000
Building Exterior	Provide sealant at all sill stress cracks to prevent further deterioration from water infiltration	ES	2		\$3,500					\$3,500
Building Exterior	Remove portion of cracked ceramic tile and install new ceramic base tile to match existing	ES	2		\$5,000					\$5,000
Building Interior	Install wall protection to appropriate 48 inches above floor to prevent further damage to gypsum board cafeteria walls	HS	3			\$4,000				\$4,000
Building Interior	Remove one existing urinal, rework existing plumbing and reinstall urinal at appropriate height	MS	3			\$2,000				\$2,000
Code Compliance & ADA	Extend the engine fume exhaust from the emergency generator to above the roof to clear the outside air intake	HS	1	\$5,000						\$5,000
Code Compliance & ADA	Bladder type thermal expansion tanks - the present Preventative Maintenance measures scheduled by the DTSD appear to be well founded and performed properly; these practices should be continued A PT relief valve should be provided to protect each tank	HS	1	\$1,500						\$1,500
Code Compliance & ADA	An aboveground exterior Fuel Oil Storage Tank - the DTSD should clean, prime, and paint the deteriorated surfaces	HS	2		\$1,500					\$1,500

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Code Compliance & ADA	Exterior Fuel Oil Storage Tank - provide tight seals on the doors of the containment to reduce infiltration of moisture into the containment dike	HS	3			\$2,000				\$2,000
Code Compliance & ADA	The exterior gas piping is beginning to rust and needs to be painted	HS	2		\$500					\$500
Code Compliance & ADA	The exterior gas vents need anti-wasp screens	HS	1	\$500						\$500
Code Compliance & ADA	Consider modifying the ATC to limit the operator's range of temperature control	HS	3			\$5,000				\$5,000
Code Compliance & ADA	In the second floor electrical equipment rooms, provide better ventilation to prevent overheating	HS	3			\$2,500				\$2,500
Code Compliance & ADA	Rooftop mounted air-handling units, cover the exposed supply and return air ductwork with new insulation	HS	2		\$7,500					\$7,500
Code Compliance & ADA	The entrances to the kitchen area does not have an air curtain to restrict insects Add fly fan	HS	3			\$2,000				\$2,000
Code Compliance & ADA	In the kitchen, replace the diffusers which are beginning to rust	HS	2		\$1,500					\$1,500
Code Compliance & ADA	Provide a current switch and remote alarm when the under floor radon ventilation exhaust should fail	MS	3			\$10,000				\$10,000
Code Compliance & ADA	Provide new shower grilles and duct	MS	3			\$10,000				\$10,000
Code Compliance & ADA	Provide new diffusers in the kitchen area	MS	3			\$1,500				\$1,500
Code Compliance & ADA	Provide a chiller refrigerant monitoring and alarm system	ES	1	\$3,000						\$3,000
Code Compliance & ADA	Provide a chiller refrigerant exhaust system	ES	1	\$15,000						\$15,000
Code Compliance & ADA	Provide a secondary drain pan over the wood floor for the stage units	ES	3			\$1,500				\$1,500
Code Compliance & ADA	In the boiler room, provide PT relief valve to protect the unfired pressure vessel expansion tanks not protected against fire rupture	ECC	1	\$1,500						\$1,500
Code Compliance & ADA	In the boiler room, provide positive drainage for the coil condensate drains	ECC	1	\$750						\$750
System Improvements	Boilers - The present Preventative Maintenance measures scheduled by the DTSD appear to be well founded and performed properly; these practices should be continued However, the boilers have a limited remaining life and should be scheduled for replacement	ES	2		\$200,000					\$200,000
System Improvements	Combustion air to the Mechanical Equipment Room (MER) - Provide an exhaust fan to expel excess heat in the boiler room Maintenance measures scheduled by the DTSD appear to be well founded and performed properly; these practices should be continued A drain containment pan should be provided	ES	3			\$8,000				\$8,000

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System Improvements	The exterior gas piping is beginning to rust and needs to be painted	ES	2		\$500					\$500
System Improvements	The exterior gas vents need anti-wasp screens	ES	2		\$500					\$500
System Improvements	Provide air curtain at kitchen	ES	3			\$1,500				\$1,500
System Improvements	In the kitchen, replace the diffusers which are beginning to rust	ES	2		\$1,500					\$1,500
Code Compliance & ADA	Install handles of ADA water closets on long side of stall for ADA compliant water closets	HS	2		\$200					\$200
Code Compliance & ADA	Install aprons on the general use water coolers to meet ADA requirements	HS	1	\$600						\$600
Code Compliance & ADA	In kitchen, the indirect waste piping must be shortened in length to meet code which states two pipe diameters minimum above drain	HS	1	\$200						\$200
Code Compliance & ADA	In the auditorium, the stage hose cabinet water supplies are 1-1/2-inch diameter where 2-1/2-inch diameters are required by IFC A recommendation of replacing the 1-1/2-inch line with a 2-1/2-inch	HS	3			\$1,000				\$1,000
Code Compliance & ADA	Install handles of ADA water closets on long side of stall for ADA compliant water closets	MS	2		\$200					\$200
Code Compliance & ADA	Lavatories intended for students should be mounted at student heights per ADA guidelines and general use guidelines	ES	1	\$500						\$500
Code Compliance & ADA	Trap guards on ADA lavatories are required for handicap accessibility	ES	1	\$400						\$400
Code Compliance & ADA	The nurse's room should have ADA fixtures for student use	ES	3			\$2,000				\$2,000
Code Compliance & ADA	Provide ADA classroom sinks	ES	1	\$20,000						\$20,000
Code Compliance & ADA	Add BFP in storage/mechanical room on domestic waterline	ES	1	\$3,000						\$3,000
Code Compliance & ADA	The kitchen gas supply must have a solenoid gas shutoff valve for emergency shutoff of gas supply to fixtures	ES	1	\$2,000						\$2,000
Code Compliance & ADA	Stage area requires hose cabinets at curtain area	ES	1	\$2,000						\$2,000
Code Compliance & ADA	The three compartment sink in the kitchen must drain into a floor sink instead of directly piped to waste Provide air gap	ECC	3			\$400				\$400
System Improvements	Install rubber trap guards in floor drains to prevent odors from entering the space	HS	3			\$1,600				\$1,600
System Improvements	On the water service in the mechanical room, install an additional PRV in parallel for redundancy	HS	3			\$2,000				\$2,000
System Improvements	Although the roof drains seem to be in good condition, stones should be removed from the drains to enhance the drainage rate and reduce clogging A roto-router type cleaning of system from roof drains to the outlet should be performed to maintain the system's performance	HS	2		\$1,500					\$1,500

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System Improvements	Installation of a dedicated can wash area with a floor sink and sediment basket to collect debris from the trash cans and helps prevent it from washing down the drain and causing potential clogging issues	HS	3			\$2,000				\$2,000
System Improvements	On the fire service, a bypass meter is not at the detector check and should be installed	HS	3			\$2,000				\$2,000
System Improvements	To avoid accidental damage to students mouths/teeth, the classroom sink bubblers are safer if they are made of resilient materials Recommended changing from metal to rubber bubblers	ES	3			\$4,000				\$4,000
System Improvements	Replace insulation in the mechanical room on all plumbing piping	ES	2		\$2,000					\$2,000
System Improvements	On the loading dock, install dry pendant sprinkler heads to protect dock area	ES	1	\$400						\$400
System Improvements	Paint and label the gas piping for identification	ECC	3			\$1,500				\$1,500
Code Compliance & ADA	Remove obstructions and label all disconnects - all areas	HS	1	\$600						\$600
Code Compliance & ADA	Remove obstructions and provide correct schedules for all panels	HS	1	\$300						\$300
Code Compliance & ADA	Identify source at all panels and label all panels fed from alternate sources	HS	2		\$100					\$100
Code Compliance & ADA	Provide heat/smoke detectors where needed at boiler rooms	HS	3			\$1,200				\$1,200
Code Compliance & ADA	Provide heat/smoke detectors where needed at electrical systems area and rooms	HS	1	\$1,900						\$1,900
Code Compliance & ADA	Mark kitchen panel enclosure	HS	1	\$40						\$40
Code Compliance & ADA	Relocate light switches in library AV storage room to be accessible and visible from the door	HS	2		\$800					\$800
Code Compliance & ADA	Identify area protection panel	HS	2		\$30					\$30
Code Compliance & ADA	Provide repair or replacement generator enclosure door	HS	2		\$100					\$100
Code Compliance & ADA	Roof HACR units and fans lack local disconnecting devices where these were expected to be present - Provide access to a working 120V GFCI receptacle by repair of existing or provision of new items as needed	HS	3			\$2,500				\$2,500
Code Compliance & ADA	Fire Alarm System: Provide additional annunciator at boiler room where needed	HS	3			\$700				\$700
Code Compliance & ADA	Provide hardware-based features for LAN security	HS	3			\$2,600				\$2,600
Code Compliance & ADA	Mark all disconnecting means per NEC and for equipment served	MS	1	\$600						\$600
Code Compliance & ADA	Provide corrected schedules for all panels and distribution equipment	MS	1	\$400						\$400

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Code Compliance & ADA	Provide transformer grounding per NEC and test	MS	2		\$600					\$600
Code Compliance & ADA	Conform settings per IEEE and NEC	MS	2		\$300					\$300
Code Compliance & ADA	Provide lockout brackets for breakers that have no other lockout provisions	MS	1	\$400						\$400
Code Compliance & ADA	Identify panels and major equipment having standby energy source	MS	1	\$200						\$200
Code Compliance & ADA	Provide storage rooms with smoke or heat detection per NFPA 72	MS	3			\$3,200				\$3,200
Code Compliance & ADA	Provide accessible light switches per NEC	MS	2		\$300					\$300
Code Compliance & ADA	Provide weather coverings for nonrated connectors used at wet locations	MS	3			\$100				\$100
Code Compliance & ADA	Relocate or remove sprinkler pipe above main distribution equipment	MS	2		\$600					\$600
Code Compliance & ADA	Relocate the fluid drain line that transits above the main transformer	MS	2		\$200					\$200
Code Compliance & ADA	Repair ATS operating indicator lights	MS	2		\$100					\$100
Code Compliance & ADA	Provide weather coverings for setscrew connectors on EMT conduit found in wet locations	MS	3			\$100				\$100
Code Compliance & ADA	Provide GFCI receptacles in proximity to all sink areas per NEC	MS	1	\$400						\$400
Code Compliance & ADA	a Provide entrapment alarms at walk-in refrigerated areas	MS	3			\$400				\$400
Code Compliance & ADA	b Provide LAN system equipment supervised by security system	MS	3			\$1,200				\$1,200
Code Compliance & ADA	A locking disconnect is located in an inaccessible area above the main distribution equipment: Move the disconnect to an accessible area	ES	1	\$600						\$600
Code Compliance & ADA	Provide locking equipment for generator disconnect	ES	1	\$200						\$200
Code Compliance & ADA	Mark all disconnects - LOTO, obstructed, and all labels	ES	1	\$200						\$200
Code Compliance & ADA	Provide correct schedules - all dist panels and equipment	ES	1	\$400						\$400
Code Compliance & ADA	Diswasher and booster, grinder - provide LOTO disconnects	ES	1	\$1,200						\$1,200
Code Compliance & ADA	Boiler room - boilers and oil pumps - provide LOTO disconnects	ES	1	\$2,200						\$2,200
System Improvements	Provide smoke/heat detectors in storage or unmonitored/enclosed personnel areas Security system	ES	3			\$4,200				\$4,200
System Improvements	Provide equipment to detect intrusion by roof access	ES	3			\$400				\$400
System Improvements	Provide entrapment alarms for areas: walk-in refrigerators, elevator, etc	ES	3			\$600				\$600
System Improvements	Provide duress alarms at office	ES	3			\$400				\$400

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	Clock Systems		2		\$155,365					\$155,365
	Replacement of all non-correcting and electric clocks with a system in each building consisting of a Master Clock and correcting battery clocks throughout the building and corridors. The master clock would send out correcting signals to all clocks and also be synchronized with the Intercom System to ensure that the clock and class change bell tones are always the same.									
	Replace Rauland clock and paging system to Primex clocks and Bogen Quantum paging system									
	Intercom		2		\$87,066					\$87,066
	Replacement of the Intercom paging system in the High School and the Elementary Building.									
	Audio/Video Systems		3			\$540,400				\$540,400
	Replacement of all video projectors, interactive white boards etc. The trend is now toward the use of Interactive Video Projectors projected onto a whiteboard. The newer projectors are not only interactive but are 3D capable among other features.									
	Miscellaneous									
	Develop a cyber learning lab in the District Office.		1	\$100,000						\$100,000
	Upgrade infrastructure in the Cafeteria at each building to allow USB mobile device charging		1	\$12,000						\$12,000
	System allowing wireless downloading of video from the bus		1	\$10,000						\$10,000
	Board Room remodel		1	\$25,000						\$25,000
	Large stand alone UPS in the MC/ER in the District Office. (included in Network category)									
	Better sound systems in all large assembly spaces (gyms, auditorium, cafeterias, etc.)		3			\$305,000				\$305,000
Total - Technology				\$3,383,265	\$546,293	\$845,400	\$0	\$0	\$0	\$4,774,958
Safe & Supportive Schools	Safety and Security Improvements (not included in Technology)									
	Improved campus vehicular/pedestrian plan									
	EVAC Chairs at multi-level buildings		1	\$25,000						\$25,000
Total - Safe & Supportive Schools				\$25,000	\$0	\$0	\$0	\$0	\$0	\$25,000

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Food Service										
<i>Equipment improvements</i>										
Early Childhood Center	Replace the one convection oven and add a second unit possibly with a combination oven		1	\$15,000						\$15,000
	Replace the table-top steamer		2		\$6,000					\$6,000
	New compressors and evaporators for the walk-in refrigerator and freezer		4				\$18,000			\$18,000
Elementary School	Replace food warmers		3			\$20,000				\$20,000
Middle School	Replace dishwasher		1	\$30,000						\$30,000
	Replace two (2) older refrigerators		3			\$10,000				\$10,000
	Replace convection oven		3			\$15,000				\$15,000
	Replace air-curtain refrigerators		4				\$20,000			\$20,000
High School	New double stack combination ovens		3			\$40,000				\$40,000
	Replace dishwasher		1	\$30,000						\$30,000
	New rolling refrigerator		3			\$5,000				\$5,000
	New compressors and evaporators for the walk-in refrigerator and freezer		4				\$18,000			\$18,000
Total - Food Service				\$75,000	\$6,000	\$90,000	\$56,000	\$0	\$0	\$227,000
Buildings and Grounds										
All Schools/District	Seal inlets to storm drains in the parking lots		1	\$18,000						\$18,000
	Seal parking lot cracks		1	\$25,000						\$25,000
	Concrete leveling		1	\$18,000						\$18,000
	Expansion joints in sidewalks		1	\$4,350						\$4,350
	Tree removal and replacement		3			\$22,500				\$22,500
	Generator for buildings and grounds building (diesel)		3			\$104,000				\$104,000
High School	Re-roofing (High School)		2		\$4,600,000					\$4,600,000
	Brick expansion joints at the High School (and Middle School) deteriorating		2		\$18,000					\$18,000
	Replace several entrances to the High School (main, bus and athletic area entrances)		3			\$125,000				\$125,000
	Install ductless split systems in the electrical rooms		4				\$18,000			\$18,000
	Replace water softener system		4				\$22,900			\$22,900
	More efficient electrical transformers		4				\$91,500			\$91,500
	Upgrade low-voltage lighting system to GE TLC lighting system		4				\$150,000			\$150,000
	Turf field replacement (10 years old, seams starting to fail)		2		\$500,000					\$500,000
	Convert 2nd field from natural grass to turf		6						\$1,200,000	\$1,200,000
	Weight Room upgrade		3			\$250,000				\$250,000

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<i>Elementary School</i>	Leaks around windows		4				\$25,000			\$25,000
	Refurbish cooling tower		4				\$50,000			\$50,000
	Replace pneumatic controls with digital controls		4				\$77,000			\$77,000
	Hot and chilled water pumps need to be replaced		4				\$15,000			\$15,000
Total Buildings and Grounds				\$65,350	\$5,118,000	\$501,500	\$449,400	\$0	\$1,200,000	\$7,334,250
TOTAL CAPITAL IMPROVEMENTS										\$12,361,208

