



Current Area Cost Allowance per SF	\$ 143.00
District contact name	Paul Roth
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Max. Maintenance Reserve Amount (4% of column D)	\$ 6,499,802
Current District Maintenance Reserve Amount	

Sign

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South Orange Maplewood

Essex County - County Code 4900

Comprehensive Maintenance Plan

Actual Fiscal Year 2017-2018-- Budget Fiscal Year 2018-2019-- Planned Fiscal Year 2019-2020

Building Name	Actual 2017 -18	Budget 2018-19	Planned 2019-20
Columbia High School	\$904,926	\$584,501	\$621,500
	Repair roof top vent fans. Annual lawn maintenance. Continue elevator/chair lift repairs. Repair selected sidewalk sections along valley street. Repair library AC. Remove old pool air handling unit. Relocate custodial offices. Repair custodial bathroom. Reactivate two group bathrooms in Cwing. Repair lockers (40). Abate selected areas. Replace selected doors (5). Repair water lines in selected labs.	Painting. Repair doors. Stair finishes. Sidewalk repairs. Bathroom repairs. Parking lot repairs. Repair / replace lockers. Continue to repair elevator and chair lift. Heating systems repairs.	Continue Elavator and Chair Lift Repairs Remove Old pool air handling unit Abate selected areas Parkig Lot repairs Roof repairs/leaks repair/replace lockers Gym Floors Kitchen traps/repairs Painte selected areas
Montrose School	\$96,834	\$38,666	\$83,500
	Expand the asphalt area of the playground. Make selected repairs to the boilers.	Painting. Site work. Heating systems repairs.	Expand and repair asphalt on playground/ Also repair exterior cement steps/slate entrance Playground mulch Paint selected areas Gym Floor
Maplewood Middle	\$531,260	\$256,302	\$167,000
	Paint selected rooms. Repair selected roof sections. Replace damaged ceiling tiles. Provide water treatment for steam heat system. Repair selected sidewallk sections on Maple. Annual lawn care. Repair lockers (40). Improve wiring channels in hallways. Abate 1 hall floor tiles. Sand and repaint basement floor	Paint. Lighting upgrades. Replace carpet with VCT. Refinish wood floors. Re-insulate heating pipes. Repair lockers. Repair sidewalks. Heating systems repairs. Repair auditorium ventilation.	Repair Lockers/ replace damaged ceilingn tiles Boiler repairs Paint selected areas Courtyard repairs Gym floors

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Building Name	Actual 2017 -18	Budget 2018-19	Planned 2019-20
South Orange Middle	\$372,069	\$260,442	\$282,000
	Paint selected rooms. Replace gym wall divider. Repair selected bathrooms. Implement security system improvements. Apply boiler water treatment. Install sidewalks along south side of school. Replace selected ceiling tiles. Repair selected wall lockers (40). Repair interior courtyard wall. Perform elevator maintenance.	Replace ceiling tiles. Paint. Heating systems repairs. Repair window leaks	Repair Lockerooms Repair interior courtyard Install/Repair sidewalks exterior of school Paint selected areas Paint selected classrooms Electrical repairs Gym floor
Clinton ES	\$146,604	\$108,280	\$167,500
	Paint selected classrooms. Apply boiler water treatment. Provide playground mulch. Perform annual elevator maintenance. Replace needed ceiling tiles. Remove selected rugs. Upgrade security systems. Repair selected doors. Install student paved line up area. Repair ramps to the portables.	Repalce carpets with VCT. Refinish wood flooring. Painting. Update signage. Heating systems repairs.	Replace all carpet corridors Roof repairs Playground mulch Repair doors/ fire code Paint selected classrooms Gym Floor
Jefferson ES	\$266,037	\$161,100	\$214,500
	Paint selected halls. Replace damaged ceiling tiles. Repair selected doors. Improve building security. Build additional storage shelving in basement. Remove selected trees at lower end of the school yard. . Repair classroom walls in second floor library. Resurface selected classroom white boards.	Painting. Refinish wood floors. Replace carper with VCT. Repair parking lot and repair sidewalks. Repair library HVAC unit Heating systems repairs.	Replace carpeted Classrooms Replace carpeted Corridors Replace RTU Library Playground mulch Paint selected areas Gym Floor

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Building Name	Actual 2017 -18	Budget 2018-19	Planned 2019-20
Marshall ES	\$196,159 Repair two bathrooms. Replace selected ceiling tiles. Remove selected trees. Provide playground mulch. Repair selected doors. Water treatment for boilers. Repair selected roof vents. Resurface selected whiteboards. Make necessary HVAC repairs.	\$96,549 Paint. Paint gable roof trim. Replace carper with VCT. Repair fence. Sidewalk repairs. Lighting upgrades. Heating systems repairs.	\$99,500 Roof repairs Boiler Repairs Gym floors Playground mulch Paint selected areas Tree removal
Seth Boyden ES	\$197,012 Provide playground mulch. Relign parking spaces Apply boiler water treatment. Resurface selected whiteboards. Repair bathrooms. Provide drainage system to one playground . Clean storm drains. Purchase new rear curtain for auditorium.	\$131,452 Repair rain leaders. Signage. Replace carpet with VCT. Repair stairs to portables. Repair roof. Paint. Repair ceiling in auditorium. Heating systems repairs.	\$137,500 Parking lots repairs/drain Boiler repair Gym floors Playground mulch Playground repairs/replacement HVAC repairs Paint selected areas
South Mountain ES	\$310,399 Provide playground mulch. Remove selected trees. Paint corridors. Replace roof access hatch. Apply boiler water treatment. Prep for upgraded electrical system. Improve storm drain in room 5. Improve security entrance.	\$212,911 Paint. Repalce carpet with VCT. Sidewalk repairs. Refinish wood floor. Heating systems repairs.	\$140,000 HVAC Repairs Boiler repairs Gym Floor Playground mulch Paint selected areas
South Mountain Annex	\$107,945 Paint halls. Provide playground mulch. Provide ceiling tiles. Relign parking lot. Replace selected sidewalk tiles in front of school. Remove selected trees.	\$53,468 Replace carper with VCT. Paint. Plumbing repairs	\$59,500 Roof repairs Boiler repairs Gym floor Playground mulch

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Comprehensive Maintenance Plan

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Building Name	Actual 2017 -18	Budget 2018-19	Planned 2019-20
Tuscan ES	\$175,580 Prune trees as needed. Install air conditioning air condition in four small counseling rooms. Paint two rooms. Replace sewer ejection pump. Install new sump pump in boiler room. Replace four classroom white boards. Provide additional playground mulch.	\$142,126 Replace carpet with VCT. Paint. Heating systems repairs.	\$108,000 Roof repairs Boiler repairs Gym floor Playground mulch Paint selected areas Tree removal Portable Repairs
Underhill Sports Complex	\$118,822 Repair selected bleachers. Purchase new push leaf blower. Resurface baseball fields. Repair selected doors.	\$22,408 Painting. Repair plaster. Bleacher repairs	\$91,000 Concession stand Press Box repairs Track and Field repairs Roof repairs Boiler repairs
Administration Bldg	\$76,033 Complete Security upgrades. Paint selected office Paint DMR. Air condition DMR. Repair access stairs to CHS.	\$64,332 Fix rain leaders and canopy roof drain. Repair plaster, Stair finishes. Update signage. Repair sidewalks. Heating systems repairs.	\$62,000 Boiler repairs Wall plaster repairs Fence replacement Parking lot
Maintenance	\$100,934 Build additional map shelving. Reline parking areas.	\$8,797 Painting. Electrical upgrades.	\$30,000 Reline parking Shed removal roofing and gutter repairs
Total	<u>\$3,600,614</u>	<u>\$2,141,334</u>	<u>\$2,263,500</u>