

**Facilities Memorandum**

**TO: Jason C. Perrin, Superintendent of Schools**

**FROM: Wayne A. Crosby, Director of Buildings & Grounds**  
**Thomas D. Fortnum, Asst. Business Manager/Director of Operations**

**DATE: April 26, 2019**

**RE: Capital Plan High School Major Mechanical Discussion at FB&G**

This memo is a follow-up to the discussion at the Board's Finance, Buildings & Grounds (FB&G) Committee meeting on April 18, 2019. The Committee discussed the current 5 Year Capital Plan which currently projects the High School Major Mechanical/Electrical/HVAC/Other Renovation project taking place in the 2022-2023 fiscal year. The selection process to find an engineering firm for engineering and design is currently planned to begin in June 2020. The project is also identified as an item that is not currently funded in the 5 Year Capital Plan, but would be funded through future borrowing. The Committee discussed transferring \$450,000 in additional funds from the General Fund during the 2018-19 fiscal year to support this project.

The Committee also discussed the Administration's request to have the project moved up from the current projected fiscal year, 2022-23, one full year to 2021-22. The engineering firm selection process would move up to begin June 2019. The request is being made based on increasing failures the District is experiencing with the core systems at the High School. The original projected date of construction would have put the equipment at a minimum of 25 years old. The current system was designed and manufactured for a 20-year life cycle. We are increasingly concerned that continued spending for repairs/replacements required to keep the old system operational until 2022-2023, would simply be wasting money. By moving the project up at least a year the District would avoid even more costs of replacing failures just to keep the current system working until ultimately replaced.

Dedicating the additional \$450,000 toward this project would provide more flexibility in the timing and management of the project, and make a significant improvement in the District's ability to cover additional debt service cost until existing debt is paid off in 2027.

Here is a list of some of the more notable repairs over the last 18 months at the High School:

- Boiler run-a-round pump
- Chilled water pump 50 hp motor
- Chilled water pump Variable Speed Drive
- Domestic hot water pump
- Burner controls on Boiler #1
- Sprinkler piping leaks
- Miscellaneous controls and actuators, approximately \$10k in repair costs
- Boiler header piping currently leaking
- Control system components obsolete, currently purchasing refurbished or used replacements
- 34 of the classroom unit ventilators are considered "noisy" due to age and worn mechanisms.

Please feel free to contact us with questions or if you need additional information.