

Waitsfield Elementary School

Facility Improvement Plan

last updated October 2016

Table of Contents

Introduction	Page 2
Existing Equipment/Assets, by Category	Page 2-6
Periodic(not annual) Services	Page 6
Proposed Short-term Improvements(1-3 years)	Page 7-8
Summary of Significant Improvements, 2009-2015	Page 9

Introduction

Waitsfield Elementary School is committed to maintaining a physical plant and grounds that meets the needs of students and staff in an environment that is healthy, safe and efficient. Over recent years, the board has capitalized on grant opportunities, collaborations and strategic use of fund balance to invest in maintaining the asset of our school facility and grounds. The following facility improvement plan is created to guide our institution in planning to insure this investment is continued over time.

The original school building was constructed in 1961, with additions in 1980 (main entrance) and 1991 (the “north wing” of the building). The school is on the municipal water system. We maintain two septic systems (one installed upon initial construction and the 2nd with the 1991 addition). The school is heated with fuel oil. While the boiler system is older, the HVAC system is cleaned and maintained regularly (a regular cleaning schedule for duct work as well as HVAC maintenance) and is in the process of being fully upgraded to a current digitally managed system.

While our facility includes a kitchen, it is a satellite location for the food service program shared with Fayston Elementary School. In order for the kitchen to be serviceable for large scale food production, additional equipment (stove, dishwasher), re plumbing (installation of commercial trap), septic engineering (confirming capacity) and general carpentry to enlarge cooking space/storage would need to occur.

Energy management assessment evaluations have been conducted regularly, with the last evaluation conducted by Norm Etkind of the VSA: School Energy Management Program in February 2015 (found online at http://www.waitsfieldschool.org/uploads/1444820297_Energy%20Assessment.pdf). We continue to follow up on the recommendations made, but were pleased at the 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. With a newly instituted solar agreement with the town of Waitsfield, electrical costs are anticipated to further decrease (given the terms of the agreement) and the majority of our electricity is now produced in a sustainable manner.

Waitsfield Elementary has 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

Yellow highlighted items prioritized for coming year

<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	t.b.d.
South, East & West Facing Slopes	2001	2050	t.b.d.
Carpet	Ongoing replacement cycle w/12 years anticipated lifespan ** asbestos abatement on floor tile under required in classrooms in southern wing	2017 (installed 2005) Library, Preschool 2, French/Health (installed 2003), Hubbard 2018 (installed 2006) Art/Music, Young, Greenleaf, Beattie, Hale 2019 (installed 2007, 2008) Guidance, Sensory Room , Resource rooms 2027 (Belknap, Van Dine)	2017=\$23,000 t.b.d. by year, aprox \$6,500 / room including asbestos abatement
Tile	Ongoing replacement cycle w/20 years anticipated lifespan	2017 Kitchen/ Kitchen hallway (cosmetic, still functional) 2021 (installed 1991) Gym, Main lobby through to Tom Young, including classrooms (Young, Hubbard, Hale, Greenleaf, Art/Music, Resource room) 2023 (installed 2003) Gym restrooms, entry 2030 Southern Hall (installed 2010) 2031 (installed 2011) Beattie, Van Dine (2032 (installed 2012) Prek 1 & 2, French/Health	Kitchen=\$3,500 tbd by year, aprox. \$3,000 /room

		2035 Belknap, Van Dine, Main office/Principal's office <i>Kindergarten, both Preschool rooms and new French room still need asbestos tile under carpet abated.</i>	
Floor mats	Ongoing replacement cycle w/ 5 year (16 larger mats, 14 smaller mats)	Replace 6 per year on annual replacement cycle	\$660/year
re-key Building	Mostly original keying, complete for Security Purposes (not changing hardware, but changing key). Hardware change would cost more.		\$1,600
Replace energy conservation shades	Shades are at least 20 years old; parts for replacement/repair not available. Several are beginning to have stripped tracks/malfunctions.	Could divide the job into parts. Estimate for Ecosmart single cell shades, light filtering fabric, fire rated, side tracks, and continuous loop heavy duty cord. This price includes the cellshades, side tracks and installation. The take down of the existing track system is by the customer.	\$34,000
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 Working fine (just serviced), but staff feel it is noisy. Technicians have advised that a new one wouldn't be much quieter.	2013 (not done yet)	\$7500
Cabinet Heater in Kitchen Hall	1961, 15 year estimated service life but continues to work. Efficiency may be questionable; used only intermittently.	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 well.. (at entrances and off library)	2013 (not done yet)	\$16,000
2 Weil-McLain series 88 Boilers	1991, estimated 30 year life expectancy	2021	50,000 (\$25,000 each)

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	2018 Replace pump 3 \$3000 2019 Replace pump 2 \$3000	2018 Replace pump 3 \$3000 2019 Replace pump 2 \$3000
9 Series 300 E-Z Vent Energy Recovery units (ventilation) in Northern wing	1991, estimated 25 year life. Simple machines; seem to still be working.	T.b.d.	Technicians recommend that these can be repaired for a long time; no replacement needed.
Bell & Gossett Rolairtrol Air Separator Model R-4	1991, Estimated 25 year service life: few moving parts. Technicians recommend replacing when boilers replaced.	2021	<i>Awaiting cost estimate.</i>
3000 gal oil tank	2001, 30-40 years life expectancy	2040	\$3,000
Finish updating HVAC system from Java to more current digitized system		Phase 1 2016, phase 2 2017	\$9, 200
<u>WATER</u>			
Hot water Maker (Boiler Mate Series by Amitrol)	1991, 10-15 service life. Price includes circulating pump plus plumber costs	2012-2013 (not done yet)	\$ 1150
AO Smith Model ECS 50 210 Electric Hot Water Heater	Replaced 2014	2024 10-15 year life expectancy according to DOE	\$750
<u>SEPTIC</u>			
Sewage Pump	2014, 10 year expectancy	2024	\$1500

<u>EQUIPMENT</u>			
Glass Front Refrigerator	Replaced in 2014	2024, Life expectancy 10 years,	3,500
Small Refrigerator	Replaced 2013 by OH-ASK	2023	\$850
Nurse's refrigerator	Replaced in 2010	2020	\$375
Electric Cook Stove	Replaced 2013 by PTA	2028	\$490
Dishwasher	2013		\$500
Milk Cooler	Belongs to Milk Provider; decommissioned	<u>n/a</u>	<u>n/a</u>
Automatic Floor Scrubber	2015	2027	\$6000

Carpet Extractor Nobles Model #EX-SC1020	Replaced 2011, 10 year life cycle	2021	\$2374
Square scrub floor scrubber	Replaced 2014	2024	\$2200

- *Currently, several staff maintain small fridges in their classrooms. We do not have a firm policy on this matter. We also do not have a staff room or a staff refrigerator where they could all store lunches, etc.*

Periodic Services

<i>Item</i>	<i>Last done/recommended cycle</i>	<i>Anticipated year</i>
Duct work cleaning	2015, 2016 recommended every 5 years	2020, 2021
Septic pumping	2015, Every 3-5 years, including flushing of main line. 2 tanks (tank attached to main line done every 3 years)	2018, \$1500
Interior Painting	We have painted classrooms both with school staff and by hiring painters. Larger projects in particular (gym, for example) can not be completed over the summer given our current staffing.	2017: gym \$4,000, library \$1000
Exterior Painting	Touch-up work (identified trim) in 2014; every 2-3 years additional touch-up. East exterior wall needs some touch up paint.	2017
Asbestos Inspection	Required to be completed every 3 years; last done in 2015	2018 \$750

Proposed Short-term Improvements (1-3 years)

(all costs are estimates)

Item	'17-'18 Prioritized	'18 - '20	Notes
Address drainage around building	\$5,000		
Re-key building		\$1,600	Is this desired? Should we replace hardware so doors can be locked from within building?
Cabinet heater in kitchen		\$4,000	Rarely used. Questionable efficiency, given age.
Carpet, per ongoing replacement cycle	\$23,000		Preschool 2 6,500, French/Health \$6,500, library \$7,000 Hubbard \$3,000
Tile	\$3,500		Kitchen tile
Floor Mats	\$660		5 year replacement cycle, 1/5 of units replaced
Energy Efficient Shades replacement		\$34,000	Job could be broken into different components.
Update HVAC digital command system	\$9,200		phase 2 (north end ERUs)
In-line Circulating pumps		6,000	1 in 2018, 1 in 2019

Replace various HVAC units that are currently functioning, but beyond their predicted lifespans		27,500	Guidance is that these units, while beyond life expectancy, are still running well and serviced.
Hot Water Heater		\$1,150	Predicted life span ended in 2013.
Paint: Library	\$1,000		library & fishbowl have not been painted in over 15 years; scope of project beyond maintenance staffing.
Paint: Gym	\$4,000		Scope of project beyond maintenance staffing.
Cabinets in Van Dine, Health/French	\$30,000		sinks and fixtures are old; sinks have asbestos coating (replace in 1 classroom?) \$15,000/classroom
Exterior paint touch-up	\$1,500	\$4,000	Eastern side of building 2017, remainder in subsequent years
windows with seals that have failed, window w/a crack	\$1,500		Not safety issues
E911 compliant phone system		\$12,500	Rough estimate, could be financed. Required, but not yet enforced.
Installation of a sink in nurse's office		\$4,700	(desired, but reasonable?)
Septic pumping	\$1,500		due 2018
Asbestos inspection		\$750	due 2018
ESTIMATED TOTAL EXPENSES	\$80,860	\$96,200	

Summary of Significant Improvements, 2009 – 2016

- Replacement of most lighting fixtures, funded significantly through grants, to more efficient fixtures with sensors. (2011 the new wing 1991 addition) 2012 original building
- Replacement of HVAC system in classrooms in southern wing of building, upgrade to digital controls of system (2010)
- Spray foam Insulation over stage and main entrance of the building(2011)
- Replace all tile w/asbestos mastic (6 classrooms and hallways) (2011-2015)
- Connection to municipal water system, addressing insufficiencies in our own public water supply(December 2012))
- Creation of a 2nd playground area with an early education focus (2012)
- Paint hallways and 5 classrooms(2010)
- Replace original cabinetry and sinks in preschool and kindergarten classrooms (2014)
- Revamp computer lab into multi-purpose learning rooms (2013)
- 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) (2014)
- Establishment of agreement with town of Waitsfield re: Solar Energy (2015)
- Upgrade of HVAC system to current DDC (2016)