

BOE Long-Term Capital Improvement Plan (updated for 3/11/2021)

2021-2022—Boiler Project

In 2019-20 and 2020-21, due to failure of steam lines in non-repairable locations, the steam system was converted to hot water as part of a major repair project. EMCOR recommends that the following actions be considered to protect and enhance the operation of the current system: Repair gym piping; install isolation valves; replace boiler header piping including air separator, circulator pumps and magnetic strainers; and install second boiler for extreme cold, improved efficiency, and for redundancy. The electrical work required for this project is also included in this budget estimate. The cost of removing the old steam boiler is not included. It is the responsibility of the Town to remove the boiler or have a plan for removal in place by May 1, 2021. Budget Estimate: \$100,500.

2021-2022—Roof Replacement Project

An architect is needed in order for the school to apply for reimbursement from the State for the 2022-2023 Roof Replacement Project. The architect needs to complete the required paperwork to be submitted to the State by December, 2021. Reimbursement for a portion of the architect costs can be included as part of the State reimbursement for the Roof Replacement Project. Budget Estimate: \$20,000.

2022-2023—1991 and 1963 Wings: Pitched Roof Replacement

The original shingled (pitched) roof on the 1991 building will have to be replaced. This should cost about \$54,612, using the roofer's 2015 prices for a "new architectural shingle" and adding 6% per year.

The roof on the 1963 wing was last replaced in 1997. This should cost about \$84,663, using the 2015 prices and adjustments. It is approaching end of life and leaking issues are prevalent especially between the 1991 and 1963 roofs. For longevity and appearance, these should be replaced at the same time. Combined Budget Estimate at this time: \$139,000.

A new, Combined Budget Estimate range was received on March 9, 2021: \$55,716 - \$67,900

2023-2024—1963 Wing: Insulation of Corridor

This project should be completed to reduce the energy consumption of the building. An attic inspection revealed that insulation in the hallway is no longer serviceable and has been damaged over time. Previous renovations, primarily to bathrooms has left large sections of ceiling uninsulated and open to the outdoors. Electrical penetrations, primarily from intercom and computer cables have created cold interior walls. Attic penetrations will be sealed and insulation replaced to current energy codes. The initial estimated cost for this project is \$45,000-\$60,000.

2024-2025- Repave blacktop areas

In January 2020, Willis Construction noted that the overall integrity of the playground surface is not bad; there are, however, significant cracks. Crack-filling and sealcoating can be done but it is really a band-aid and will not correct structural imperfections or tripping hazards. Paving over an already cracked surface will lead to reflective cracking through a new surface in just 1 to 2 years. Willis recommended removal/grinding of the existing blacktop and new paving when the time is right. The base under the paving appears to be sufficient to avoid costs there.

Quotes Received as of January 2020:

\$48,750 to \$54,300 for back playground

\$9,200 for Kindergarten courtyard

Includes excavation, removal, regrading and paving

2025-2026—Addressing rainwater infiltration

Work is necessary to maintain the foundation of the building and provide longevity to the exterior brick facade. Proper flashing and weep holes will allow moisture to escape the space between the interior concrete masonry unit (CMU) wall and exterior brick. Currently, moisture builds up in this location and is causing degradation of the block wall and steel structure. The estimated cost for this project was \$103,000. More recently, water is seeping under the gym floor causing water pooling and bubbling. An assessment of the source of this water must be made. Depending upon the steps that need to be taken to address and correct the water issues, replacement of the gym floor may also need to be addressed. An updated estimate will need to be obtained when it is determined what portions of this project will be considered.

2026-2027—Upgrade the Gym HVAC system and controls

Install new variable frequency drive motors on the gym HVAC for energy savings as well as to extend the life of the 1991 equipment. Will also benefit as noise in the gym will be substantially reduced. Budget estimate is \$20,000

By 2031—1949 Wing Roof Replacement: The roof on the 1949 building was last replaced in 2006. New drains and downspouts were added in the summer of 2014, so this roof should last until 2031.