

SECTION 8 MAINTENANCE OBJECTIVES

The following two (2) schedules list some of the proposed short and long-range maintenance objectives for the Rye Elementary and Rye Junior High Schools. By continually updating the facilities, coupled with a comprehensive plan for maintenance, the Rye School District will be prepared to cope effectively with the maintenance/renovation needs of the facilities.

The following maintenance objective schedules list more maintenance projects than what can be reasonably be accomplished in any one (1) year. However, by listing several maintenance projects that cannot be accomplished next year, the schedules will make the Budget Committee aware of potential future maintenance/renovation needs.

Although a large warrant article was passed at the March 1996 Annual School District Meeting for the renovation and addition project to both schools, funds are still needed for continuing maintenance objectives. As the Budget Committee is aware, that addition/renovation project came in over budget and several facility based needs were eliminated from the original plan.

The Rye School Board will be requesting the same in appropriations for 2017-2018 for maintenance objectives at both the elementary school and the middle school as in 2016-2017. Due to the state of the economy and the need to try to keep the budgetary increase as low as possible, it was decided for the 2017-2018 year that the maintenance objectives funding should be the same as in 2016-2017. In prior years the maintenance objectives appropriations have been approximately \$25,000; but because of deferred maintenance and the need to maintain the properties, the appropriations for maintenance objectives funding needs to be \$35,000 at each building.

Major maintenance objectives that were accomplished during the 2016-2017 year at the elementary school were a complete replacement of the fluorescent lights and electrical ballasts. At the junior high school, maintenance objective funds were used for the replacement of fluorescent lights and electrical ballasts, repairs to both boilers, and various payments for purchased adjacent property.

At the elementary school, in the future maintenance objectives appropriations will be used to replace the security system, continued replacement of glass exterior doors, installation of strobe lights in the hallway, increase electrical circuits, and upgrade the HVAC control system.

At the middle school, in the future, emphasis for maintenance objectives appropriations will be for partial replacement of the heating system from steam to hot water, continued upgrading of the security system, increase the capacity of the electrical system, replacement of existing doors, installation of strobe lights in hallway, and replacement of shingled roof.

The annual request for budgetary appropriations and subsequent funding of the maintenance objectives at both schools are an integral part of the maintenance plan. Maintenance objectives are projects that are normally of high cost, lengthy in duration, and would be considered major renovations to the building. Maintenance objectives are not projects that are typically thought of as “routine” maintenance.

The schedule of maintenance objectives contain more projects than can be accomplished with the appropriations allocated on an annual basis. More objectives are listed than can be reasonably financially achieved in one (1) fiscal year by the School Board. The School Board is proactively trying to make the Budget Committee aware of the maintenance needs of the school facilities over the next few years.

After careful review of each building, it is recommended that the following areas be given careful consideration for repair, replacement, and/or renovation if maintenance objectives' funding has been appropriated.

RYE ELEMENTARY SCHOOL

1. Installation of a more modern and comprehensive security system.
2. Installation of strobe lights in the hallway.
3. Installation of an outside speaker system for security.
4. Replacement of exterior "store front" doors with exterior doors that are less than one-third glass.
5. Increase electrical circuits in the 1958 and 1965 sections of the building, review existing electrical plan.
6. Improvements and repair to the HVAC system.
 - a. Enhancements to the heating controls for the gymnasium.
 - b. Air cooling in classrooms.
 - c. Installation of N30 controller to allow for energy scheduling, alarms and system monitoring.
 - d. Removal of existing thermostats and replace with electronic digital thermostats to improve the balancing of the heating system and to allow for a more energy efficient building.
 - e. Replacement of boiler and burner, when necessary.
7. Installation of additional occupancy sensors.
8. Replace windows with broken seals.
9. Repaint exterior building trim and exterior walls of gymnasium.
10. Wooden shelving units installed in work closets.
11. Repaving of the access road adjacent to Community Field.
12. Clean and repaint selected interior sections of the building.
13. Fence between playground and wet area north of building.
14. Replace wooden fencing along playgrounds.
15. Repaint gymnasium walls with epoxy paint.
16. Continued purchasing and installation of cabinets in classrooms.
17. Sealing of the brickwork and concrete areas of the building.
18. Increase parking lot area in areas that will not impact the playground.



RYE JUNIOR HIGH SCHOOL

1. Replacement of second steam boiler.
2. Continued upgrading of school security system.
3. Installation of an outside speaker system for security.
4. Installation of strobe lights in hallway.
5. Replacement of exterior “store front” doors with exterior doors that are less than one-third glass.
6. Replacement of shingled roof over main part of the building.
7. Replace HVAC central system
8. Installation of additional electrical outlets and replace older electrical panels.
9. Replace broken balances in windows
10. Repair gymnasium vents
11. Re-brace and replace flooring in hallway, workroom, nurse’s office and administrative area.
12. Repair cracks in driveway and seal or repave.
13. Clean and repaint selected sections of the building.
14. Replace wooden windbreak by teachers’ parking lot entrance.
15. Paint exterior gymnasium wall (back of building).
16. Replacement of existing steam heating system to a hot water system.
17. Install vinyl and aluminum siding on gable ends of library.
18. Waterproof foundation below grade level.
19. Install glass block in window areas of gymnasium.
20. Sealing of the brickwork and concrete areas of the building.
21. Tile lower hall by locker room.
22. Install wooden shelving units in classrooms.

