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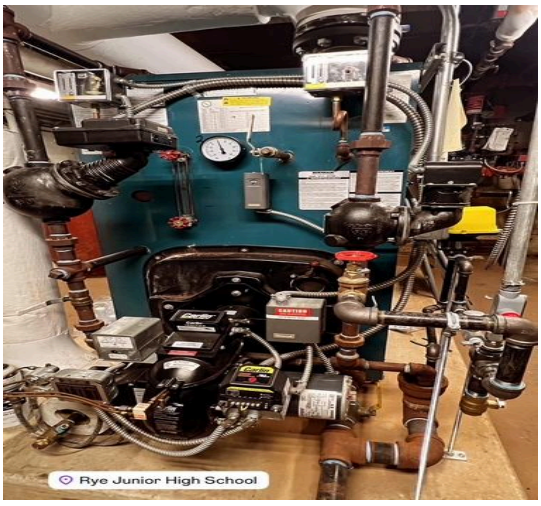
Rye School District - October - 2026

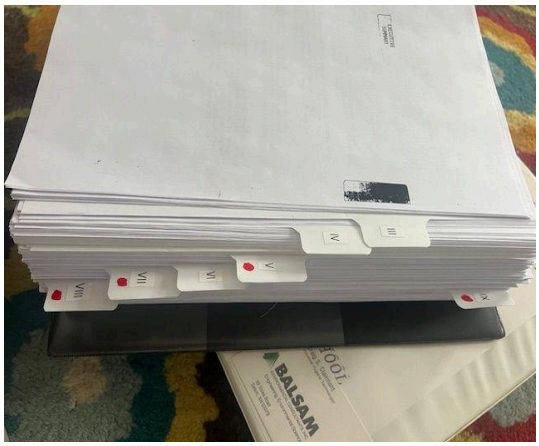
RYE CAMPUS & BUILDING SPOTLIGHTS

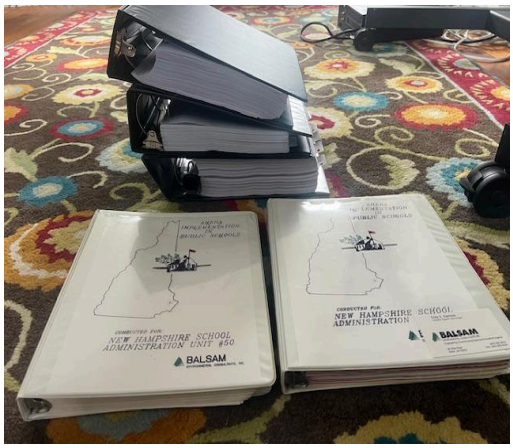
★ HVAC seasonal switch is well under way as we head into colder months. We have a great plan in place with Palmer and Sicard who know our systems and boiler health better than we do. You know the HVAC is running as intended when nobody knows it's even on. Palmer and Sicard will be at the school over the coming months to do fall maintenance to keep things running optimally all winter.



★ This summer we knocked off some minor and major projects. Just some of what was completed: reinforcing the parking lot, replacing the final batch of exterior doors per NH Homeland Security Recommendations, old science lab chemicals removal, solar panel inspections, granite curbing at RES, tree removal, kitchen exhaust and freezer replacements, adding safety chips to the playgrounds and renovation of the Life Skills kitchen for RJH students. These projects not only beautified the campus but also increased overall safety, are important steps to maintain our 2 schools and foster a superior learning and education environment for our students and staff.

★ The GCS **AHERA 3-Year Reinspection Report** completed this summer was recently sent back by Examinetics. The inspection determined that all previously identified and assumed asbestos-containing materials (ACM)—such as floor tiles, adhesive mastics, and wallboard systems—remain generally in **good to fair (intact) condition** and require no repair, replacement or abatement.





★ I want to give a shout-out to Jim and the Rye custodial crew. Custodians are often overlooked in just how much work they do and all the unplanned requests of them day in and day out. I know I am a broken record on this at times but these guys really go the extra lengths to ensure the school is clean and operating at peak levels. The incredible education that takes place at RES & RJH is partly due to their tireless efforts to ensure the best learning environments. Each facility team member contributes in so many ways. National Custodian Appreciation Day was on October 2nd but every day is an opportunity to show thanks! On that note, this summer we removed flooring, installed bathroom partitions, drilled to test the depth of RJH basement foundation for underwater robotics tank (incoming), stripped and waxed floors, installed trim all around the new doors and so much more. Special double shoutout to Jim Gordon who always helps by working on weekends and holidays to meet with contractors such as Rowells who Turner Group advised we work with in order to try to address the plumbing, ventilation and grease trap issues as well as every town meeting on weekends at RES/RJH. He ALWAYS goes the extra mile and makes major sacrifices. Just last night he was putting fresh lines on Lang Field for the RJH soccer playoff game (Rye won 3-1!) Thank you “Commissioner Gordon”!

🚨 RYE CAPITAL IMPROVEMENT PLAN & BUDGET SPOTLIGHT

★ Doug Proctor from Turner Group shared a “first draft” of both the RES and RJH Facility Report. Both drafts have incredible insight into our buildings and are roughly 100 pages each. Below is a link to each report and a rough summary of the highlights. I invite each of you to review them in your spare time as well as provide feedback if any to the email from Doug dated October 6th, 2026.

RES DRAFT Facility Report

- **Site & Accessibility:**
  - Clean out clogged catch basins, implement a formal stormwater inspection plan, and relocate the roof drain outlet currently discharging hazardously near the softball dugout.
  - Implement an asphalt crack-sealing and pavement maintenance plan.
  - Update signage and striping to add required van-accessible ADA parking spaces.
  - Replace aging, non-accessible wood-chip playground surfacing with ADA-compliant permeable rubber surfacing.
  - Raise post-mounted traffic signs to a 7-foot minimum clearance to meet MUTCD safety standards.
- **Building Envelope & Architectural Interiors:**
  - Base structural systems and foundations are in generally good condition, though localized cracking in gym load-bearing CMU and non-load-bearing partitions requires repair and resealing.
  - The 2023 EPDM roof membrane is dry, intact, and covered by a 20-year warranty.
  - Exterior walls and window infills lack modern insulation R-values, and masonry control joints require raking/resealing.
  - Interior finishes are functional but showing cosmetic wear. Recommended upgrades include replacing aged VCT tile with low-maintenance flooring, replacing sagging/water-stained acoustical ceiling panels, replacing double-hung windows with failed vacuum seals, and modernizing non-compliant door hardware, vision lites, and locksets to improve lockdown security.
- **Building Codes & Accessibility Compliance:**
  - Restrooms from the original 1956 construction require full ADA renovations to fix narrow entries, non-compliant fixture heights, and missing grab bars.
  - Add dual-height drinking fountains and pipe-insulation padding beneath accessible sinks.
  - Replace the existing lower-level stair chair lift with an elevator or vertical lift, as chair lifts do not qualify as independent primary accessible routes.
  - Correct non-compliant door thresholds and stair handrail extensions to meet egress codes.

- **Plumbing, Mechanical & Electrical Systems:**
  - **Plumbing:** Install point-of-use thermostatic mixing valves at sinks to prevent scalding, replace leaking fixtures, and insulate domestic hot water piping.
  - **HVAC & Ventilation:** Conduct a comprehensive ventilation study prior to replacing mechanical equipment. Immediate equipment replacements are recommended for the 1996 Trane rooftop units, the gym heating unit, unit HRU-1 (outside air unit), and aging split-system condensers. The older oil-fired hot water boiler should be scheduled for replacement, with recommendations to explore propane-condensing boilers.
  - **Electrical & Lighting:** The 1200A service has substantial unused capacity (using only ~13.3% of total power), which easily supports future mechanical upgrades or facility additions. Replace aging 1990s sub-panels as spaces are renovated, transition remaining fluorescent fixtures to LED with automatic occupancy controls, and investigate a fault on roof PV Inverter #3.

📄 RJH DRAFT Facility Report

- **Site & Accessibility:**
  - Clean out catch basins, clear overgrown stormwater outlets, and establish a formal inspection plan.
  - Implement an asphalt crack-sealing program and update site pavement striping.
  - Add required MUTCD-compliant van-accessible parking signage.
  - Create an accessible route to the playground and replace the wood-chip surfacing with ADA-compliant poured rubber.
  - Upgrade vehicle impact protection (install steel bollards) around propane tanks near the loading dock.
  - Regrade the uneven soccer field to fix poor drainage.
- **Building Envelope & Structural Components:**
  - Foundations and structural systems are generally sound. Seal foundation/gym wall cracks and monitor for potential concealed steel column corrosion.
  - Clean, repaint, and repair rusted window/exterior lintels and repoint damaged masonry veneer.

    - Low-slope EPDM roofs are dry and tight, but exposed spray-foam insulation in the 1933 attic needs code verification for thermal barrier requirements.
    - Reseal aged exterior masonry control joints and repaint the cupola.
- **Interiors & Building Codes:**
    - Transition from high-maintenance VCT flooring to low-maintenance tiles.
    - Replace sagging, water-stained acoustical ceiling tiles while upgrading to LED lighting fixtures.
    - Upgrade security by adding intrusion glazing on exterior doors and replacing lockdown security bars with internal intruder locksets.
    - Correct non-compliant exit threshold step-downs, stair tread/riser dimensions (1933 stairs), and missing handrail extensions.
    - Address missing lavatory pipe guards, add dual-height drinking fountains, update room signage, and install contrasting stair-nosing strips.
- **Plumbing, Mechanical & Electrical Systems:**
    - **Plumbing:** Install point-of-use thermostatic mixing valves at sinks to prevent scalding, add missing pipe guards on accessible lavatories, clean/maintain art room solids interceptors, and remove abandoned locker room gang showers.
    - **Mechanical/HVAC:** Perform a comprehensive airflow and ventilation study prior to equipment replacement. Convert remaining steam-heated portions of the facility to hydronic (hot water) heating, replace the noisy cupola exhaust fan, and schedule aging split-system condensers for replacement.
    - **Electrical:** The 1600A service operates at only ~11% peak demand capacity, offering ample overhead for future mechanical/HVAC upgrades or additions. Replace Romex wiring in the basement with MC cable or conduit, install automatic lighting controls, replace non-functioning exit signs, and evaluate corridor voice-evacuation coverage.

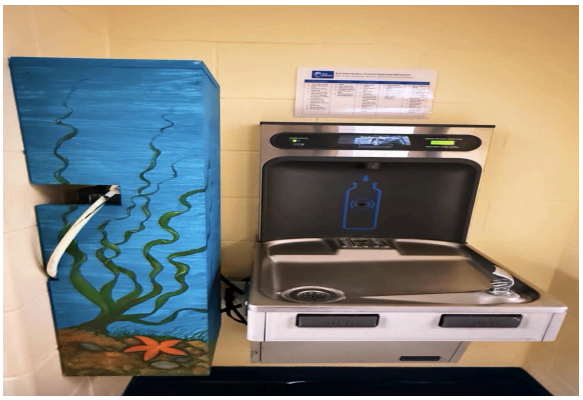
★ As a follow-up to our 2026 summer leadership retreat, I wanted to give us time to dive deeper into the RYE CIP. Being the peak of budget season, it's a good time to make October a focus on the CIP. The current CIP as of this report can be found below. As a reminder, this is an ever growing and ever changing document. It is merely a guide and not the answer to every facility

need. Facilities management acts in a constant state of "dual tension" … 50% of facilities management is being proactive, the other 50% is being reactive. We have to be skilled in both areas. Or as I like to say, ***"at times we have to be comfortable, being uncomfortable."*** A CIP helps us budget and increase our overall proactive facility and budget planning.

10 Year Rye School CIP_ FY26_27-FY35_36

RYE SCHOOL DISTRICT UNIQUE PROJECT HIGHLIGHT

★ Michelle and RES win the award this month for taking art and campus "aura" to the next level. A few years ago we had amazing water filters installed on all water fountains at RES, RJH and NPS. The question of what each school would do to beautify the boxes protecting the filters has been debated ever since. I present to you the RES solution. WOW!



RYE SCHOOL DISTRICT PICTURE OF THE MONTH

★ In what might be the best picture I have ever seen in Rye schools, RJH wins the award for the picture of the month. Many years from now someone will

open this report and marvel at the “aura” of this image. Well done Anne and Jim!