



LINCOLN PUBLIC SCHOOLS

BUCKNER M. CREEL
ADMINISTRATOR FOR BUSINESS AND FINANCE

September 16, 2014
revised and approved September 23, 2014

To: Becky McFall, Superintendent
School Committee
From: Buck Creel, Administrator for Business and Finance
Michael Haines, Facilities Manager

Subject: Proposed Capital project list – FY16 CapCom project process

A list of projects proposed for submission to the Lincoln Capital Planning Committee (CapCom) for consideration in FY16, in order of suggested priority, follows.

- **FY16 Priority 1 -- Annual Classroom Rehabilitation and Preventive Maintenance Program**
\$75,000 – project will consist of:
 - \$50,000 for classroom renewal. Typical projects include:
 - Replace carpet with tile
 - Repaint classrooms, hallways and offices
 - Replace chalk blackboards with white marker boards.
 - Replace shades and blinds along with several small projects
 - \$25,000 for preventive maintenance tasks. Typical projects include:
 - Replace air compressor components.
 - Rebuild HVAC components, including circulating pumps and exchangers
 - Perform major service on boilers
 - Replace plumbing

- **FY16 Priority 2 – Replace Wooden Window Curtain Walls and Insulate Masonry Walls, Hartwell Building Phase 2** \$280,000 – The window curtain walls in the Hartwell Building were constructed 50 years ago, of wood and glass, and rest on brick part-walls. This project would replace the wooden curtain walls with metal framed walls containing new energy efficient double pane windows, similar in appearance to the east wall replaced in the summer of 2007. The total project cost is estimated to be \$680,000. Phase 1 would consist of a design effort followed by replacement of the west curtain wall as a proof of concept. Phase 2 would replace the curtain walls on the south side of the building, and Phase 3 would replace the curtain walls on the north side. The administration feels this is an important project, but does not want to embark on this effort without performing a proper engineering effort which would also produce a more detailed cost estimate for phase 2 and phase 3.

The Town Meeting in 2013 approved funding for Phase 1; the \$105,000 provided money for design, but the bids for the Phase 1 work received in August 2014 exceeded the amount of funds remaining. This estimate for Phase 2 includes \$40,000 for the balance of finding for Phase 1. The administration proposes to re-bid the work in January 2015 and expects that prices will be lower with more advanced notice.

- **FY16 Priority 3 – Brooks, Replace Smokestack.** \$105,000 – The smokestack for the Brooks boiler room was built in 1963, and has deteriorated over time due to the corrosive effects of the boiler exhaust gases in our moist climate. The metal has become so thin that welding

patches is not always successful; a stainless steel collar was installed in 2012 as an immediate repair, but the repair firm urged replacement as soon as possible.

[This project is contingent upon the outcome of the Lincoln School Study and the Town's commitment to fund a building project.]

- **FY16 Priority 4 – Link, Replace roof asphalt shingles and repair rake** \$46,350 – The Link roofs were installed in 1994, 20 years ago. The asphalt shingles on the south-facing slanting roof over Media Center have deteriorated over time, and the corners are now lifting, a sign of increasing failure. Additionally, the finishing detail at the east rake was not correctly installed, and the rake boards and the edge of the roof are not properly supported. This project will replace the asphalt shingle roof (~60 squares) and correct the rake installation.

[This project could be carried out irrespective of the outcome of the Lincoln School Study and the Town's commitment to fund a building project.]

- **FY16 Priority 5 – Smith Replace Kindergarten wing roof asphalt shingles** \$46,350 – The Kindergarten wing roofs were installed in 1994, 20 years ago. The asphalt shingles on the south-facing slanting roof have deteriorated over time, and the corners are now lifting, a sign of increasing failure. This project will replace the asphalt shingle roof (~60 squares) and correct several flashing installations.

[This project could be carried out irrespective of the outcome of the Lincoln School Study and the Town's commitment to fund a building project.]

- **FY16 Priority 6 – Design for the Replacement of Roofs on the Ballfield Road Campus** \$150,000 – The flat, EPDM roofs on the Ballfield Campus were installed during one of two time periods:
 - During a re-roofing cycle, around 1988, 26 years ago: Hartwell Building, Pods, Smith, Brooks.
 - As part of the 1994 Link project, 20 years ago: Link, Smith Kindergarten wing.

The life of the Brooks and Link EPDM roofs were extended in 2010 by resealing the seams at a cost of \$55,000. At the time, our roofing contractor estimated the resealing would extend the useful life of the roofs by five years. While the condition of the roofs has been mentioned in several reports over the past two decades, the assessments are not current. This project will perform a study of the roofs on the Ballfield Road Campus, estimate the remaining life, develop a project concept for replacement, and create a phasing scheme with cost estimates.

[This project is contingent upon the outcome of the Lincoln School Study and the Town's commitment to fund a building project.]

- **FY16 Priority 7 – Brooks, Replace fascia and portion of Courtyard window wall.** \$27,000 – The window wall and fascia around the courtyard is framed and faced in wood. Over time, rot and other deterioration has broken the water-tight integrity essential for the proper functioning. During rainstorms, water comes into several of the small offices on the south

side of the courtyard. Rot is visible on the fascia at the top of the courtyard wall. This project would correct the problems associated with the deteriorated window wall by replacing it with 198 sq ft of insulated metal store-front window system similar to the system used to refinish the connector corridor at the north side of the courtyard. The 18 feet of the courtyard side of the Brooks entrance corridor is also included in this project. Finally, the project will replace 90+ linear feet of rotting wooden fascia with PVC material. Abatement of the Transite wall panels is included in this price.

[This project could be carried out irrespective of the outcome of the Lincoln School Study and the Town's commitment to fund a building project.]

- **FY16 Priority 8 – Reed Gym, Design for Cover/Replace Upper Wall Panels. \$20,000** – The Reed Gymnasium was constructed in 1970 using lightweight concrete panels for the upper portion of the main gym walls. These panels have become saturated and are weakened as a consequence. The upper walls are not insulated, per se, and are wasteful of energy. This project would design an energy-efficient solution for replacing or covering the upper panel area.

[This project is contingent upon the outcome of the Lincoln School Study and the Town's commitment to fund a building project.]

- **FY16 Priority 9 – Brooks, Resurface and regrade Reed parking lot. \$69,100** – The parking lot asphalt surface was installed in two phases. We believe the portion closest to the Reed Gym is original, dating from the 1970's. The portion of the lot closest to the Tot Lot playground was installed at least twenty years ago, when a group of Town citizens decided to create a depressed area which could be flooded during the winter to form a skating rink. The area has not been used for that purpose in the last decade, and the depressed area in the parking lot collects debris and is hard to keep drained. Both parts of the lot exhibit surface failure called alligating; the extent of this deterioration is such that it is no longer possible to seal the cracks. Eventually, pieces of the wearing surface will break free, exposing the subcourse which leads to potholes. This project would remove the asphalt in the depressed area, restore the original grading and drainage, and mill several inches off the surface of the rest of the lot. The entire lot will receive a new 2 inch wearing course of asphalt.

**Lincoln Public Schools
Department Capital Project 5 Year Plan**

prepared 14-Sep-14
reviewed & approved 23-Sep-14



Project	Proposed Priority for FY16	FY 15 CPC approved	FY 16 proposed	FY 17	FY 18	FY 19	
Smith -- Replace Kindergarten Playground		50,000					
Brooks -- Replace main switchgear and subpanels		50,000					
School Feasibility Study -- Placeholder		250,000					
Classroom Rehabilitation & Preventative Maintenance Program	1	75,000	75,000	75,000	75,000	75,000	
Hartwell -- Replace Wooden Window Curtain Walls and Insulate Masonry Walls	2		290,000		285,000		2
Brooks -- Smokestack replacement	3		105,000				3
Link -- Replace asphalt shingles & repair rake	4		46,350				5
Smith -- Replace asphalt shingles, Kindergarten wing	5		46,350				9
Ballfield Road Campus -- Study & design flat roof replacement project	6		150,000				4
Brooks -- Replace wooden window wall & fascia, portion of Courtyard	7		27,000				6
Reed Gym --Cover/Replace precast upper wall panels design	8		20,000				7
Brooks -- Resurface & regrade parking lot I	9		69,100				8
Instructional Technology Equipment				100,000		100,000	
Hartwell -- Central AC for Pre-K & north offices				65,000			
Replace/Seal Asphalt Paving, various locations				31,000			
Brooks -- Resurface & regrade parking lot II				69,000			
Lincoln Schools -- Exterior Painting				20,000	20,000	20,000	
Lincoln School -- Replace & extend BMS				230,000			
Brooks -- Replace Spline ceiling and hallway lighting, Auditorium block				154,000			
Brooks -- Replace Door Curtain Walls, Main & Auditorium Entries				60,000			
Brooks & Smith -- Replace Fire Detector heads				65,000			
Smith/Brooks -- Exterior walkways, Classroom Entrances for accessibility				70,000			
Smith -- Design new boiler room				90,000			
Smith -- Construct new boiler room						1,100,000	
Brooks -- Design boiler system				35,000			
Brooks -- Replace boiler & equipment					500,000		
Roof Replacement -- Brooks flat					517,550	517,550	
Roof Replacement -- Smith & Link flat					814,242	814,242	
Roof Replacement -- Hartwell Main					400,000		
Roof Replacement -- Hartwell Pods						330,000	
Lincoln School -- Replace pneumatics with DDC valves					75,000		
Smith -- Grind & resurface Parking lot					140,000		
Reed Gym --Cover/Replace precast upper wall panels construction					150,000		
Brooks -- Replace Auditorium seating ?cost					250,000		
Replace Facilities Manager vehicle			????				
Replace Courier/Food Service Van				25,000			
Hartwell -- Unit Ventilators, Final Phase					66,000		
Install Direct Digital Control Energy Management System -- Hartwell & Pods							99,000
Replace Maintenance vehicle							33,975
Annual funding total		425,000	828,800	1,089,000	3,292,792	3,089,767	

Projects in **bold+italics** were added in December 2013 and not presented to CapCom for consideration in FY15 program

Project or funding level contingent upon the outcome of the Lincoln School Study and the Town's commitment to fund a building project.