

MANCHESTER PUBLIC SCHOOLS

Buildings & Sites Committee

Monday, January 8, 2018

5:30 p.m.

Lincoln Center
Directors' Room

1. Capital Projects (3-year plan) (Reference A)
2. Martin Boiler Room Flood (11/29/17 incident and corrective action) (Reference B)
3. MHS Water Main Break (12/20/17 incident)
4. MHS Parking Lot Lights
5. Alliance Construction Grant Status (projects)

The Board of Education welcomes the public to attend its committee meetings as observers. Public comments will not be recognized, however, written comments may be submitted to the committee chairs on items on the committee's agenda.

12/12/2017		Capital Plan Project List									
Building	Description	Funding Source / Fiscal Year Ending	Perform in Calendar Year	Estimate	17/18	18/19	19/20	20/21			
1 Bennet	Replace lighting with LED in Cone Gym	BOE 19	2020	\$ 15,000		\$ 15,000					
2 Bennet	Replace lighting in Rec gym with LED	BOE 19	2020	\$ 15,000		\$ 15,000					
3 Bennet	Add music instrument storage	BOE 19	2018	\$ 18,000		\$ 18,000					
4 Bowers	Pave section of grass area used as parking	BOE 19	2018	\$ 25,000		\$ 25,000					
5 Bowers	Paint Fascia and Soffit	BOE 19	2019	\$ 35,000		\$ 35,000					
6 Bowers	Install playscape from Keeney	BOE 19	2018	\$ 26,000		\$ 26,000					
7 Bowers	Replace Gym Air Handler	BOE 20	2019	\$ 125,000		\$ 125,000					
8 Bowers	Replace intercom/paging panel in main office	BOE 18	2018	\$ 10,000	\$ 10,000						
9 Bowers	Replace Stage Curtain	BOE 18	2019	\$ 25,000	\$ 25,000						
10 Buckley	Install A/C in Library	BOE 19	2019	\$ 35,000		\$ 35,000					
11 Buckley	Architect's design office relocation to lower level	BOE 20	2020	\$ 20,000			\$ 20,000				
12 Buckley	Move office to lower level	BOE 21	2021	\$ 85,000				\$ 85,000			
13 Buckley	Crack fill and reline parking lot	BOE 18	2018	\$ 20,000	\$ 20,000						
14 Central Office	Reline sewer line	BOE 18	2018	\$ 17,000	\$ 17,000						
15 Central Office	Repave rear lot	BOE 18	2018	\$ 25,000	\$ 25,000						
16 High School	Replace 40 wood interior doors	BOE 19	2019	\$ 32,000		\$ 32,000					
17 High School	Replace 40 wood interior doors	BOE 20	2020	\$ 32,000			\$ 32,000				
18 High School	Engineering inspection of deteriorated decking at overhang above windows.	BOE 19	2019	\$ 12,000		\$ 12,000					
19 High School	Replace AHU in weight room	BOE 19	2019	\$ 25,000		\$ 25,000					
20 High School	Replace Burners on Boilers	BOE 20	2021	\$ 100,000			\$ 100,000				
21 High School	Replace dugouts for Baseball	BOE 20	2020	\$ 40,000			\$ 40,000				
22 High School	Abate tile and replace in AD Hall, girls lockerroom hall and hall to pool, girls side	BOE 19	2018	\$ 80,000		\$ 80,000					
23 High School	Replace dysfunctional AHU's servicing Gym	BOE 20	2020	\$ 75,000			\$ 75,000				

24	High School	Replace Press Box and add Bleachers	BOE 20	2020	\$ 250,000			\$ 250,000	
25	High School	Abate Floor tile in 15 Classrooms	BOE 20	2020	\$ 175,000			\$ 175,000	
26	High School	Abate Floor tile in 15 Classrooms	BOE 21	2019	\$ 175,000			\$ 175,000	
27	High School	Add suspended ceilings and replace lighting in 10 classrooms	BOE 20	2020	\$ 125,000			\$ 125,000	
28	High School	Add suspended ceilings and replace lighting in 10 classrooms	BOE 21	2021	\$ 125,000			\$ 125,000	
29	High School	Add suspended ceilings and replace lighting in 10 classrooms	BOE 22	2022	\$ 125,000				
30	High School	Replace main pool heat and add boiler	BOE 20	2020	\$ 145,000			\$ 145,000	
31	High School	Replace carpet in music wing	BOE 20	2020	\$ 10,000			\$ 10,000	
32	High School	Replace fence along athletic wing & parking lot	BOE 19	2018	\$ 18,500		\$ 18,500		
33	High School	Replace lighting with LED in Main Gym	BOE 20	2019	\$ 25,000			\$ 25,000	
34	High School	Replace lighting with LED in Gym G47	BOE 20	2019	\$ 30,000			\$ 30,000	
35	High School	Replace lighting with LED in main pool	BOE 20	2019	\$ 20,000			\$ 20,000	
36	High School	Replace wood stair to pool mechanical room with galvanized steel	BOE 19	2018	\$ 31,000		\$ 31,000		
37	High School	Repair exterior and repaint portable classrooms	BOE 19	2018	\$ 15,000		\$ 15,000		
38	High School	Replace 5 lab hoods	BOE 20	2020	\$ 75,000			\$ 75,000	
39	High School	Replace 5 lab hoods	BOE 21	2021	\$ 75,000			\$ 75,000	
40	High School	Replace 5 lab hoods	BOE 22	2022	\$ 75,000				
41	High School	Add generator for IT Room	BOE 22	2023	\$ 150,000				
42	High School	Crack fill and restripe Summit St. Lot	BOE 19	2018	\$ 28,000		\$ 28,000		
43	Illing	Engineering of boiler replacement	BOE 20	2020					
44	Illing	Replace boilers with Condensing	BOE 21	2021	\$ 250,000			\$ 250,000	
45	Illing	Replace hard ceilings in Boys and Girls Restrooms	BOE 19	2018	\$ 12,000		\$ 12,000		
46	Illing	Replace Main Office A/C	BOE 20	2020	\$ 37,500			\$ 37,500	
47	Illing	Replace 20 interior doors	BOE 20	2020	\$ 16,000			\$ 16,000	
48	Illing	Replace 20 interior doors	BOE 21	2021	\$ 16,000			\$ 16,000	
49	Illing	Abate tile in 10 classrooms	BOE 20	2020	\$ 125,000			\$ 125,000	
50	Illing	Abate tile in 10 classrooms	BOE 21	2021	\$ 125,000			\$ 125,000	
51	Illing	Replace lighting with LED in Tedford gym	BOE 20	2020	\$ 18,000			\$ 18,000	
52	Illing	Replace lighting with LED in Kelly gym	BOE 21	2021	\$ 18,000			\$ 18,000	

53	Illing	Replace asphalt sidewalks	BOE 20	2019	\$ 20,000			\$ 20,000	
54	Illing	Replace stairs to playing fields, add ADA ramp	BOE 20	2019	\$ 25,000			\$ 25,000	
55	Keeney	Abate tile in east wing, 6 rooms	BOE 20	2020	\$ 55,000			\$ 55,000	
56	Keeney	Design A/C system for Café	BOE 20	2020	\$ 15,000			\$ 15,000	
57	Keeney	Install A/C in Kitchen & Café	BOE 21	2021	\$ 140,000			\$ 140,000	
58	Keeney	Replace Boiler Room Water Pumps	BOE 21	2019	\$ 20,000			\$ 20,000	
59	Keeney	Abate tile in rooms 11 & 12	BOE 18	2018	\$ 38,500	\$ 38,500			
60	Keeney	Pavement repairs at access drive	BOE 20	2020	\$ 20,000			\$ 20,000	
61	Martin	Abate insulation in boiler and electrical rooms	BOE 21	2021	\$ 25,000			\$ 25,000	
62	Keeney	Replace lighting in gym	BOE 20	2019	\$ 12,000			\$ 12,000	
63	MRA	Replace Roof	BOE 19	2018	\$ 382,270		\$ 382,270		
64	MRA	Replace carpet in halls	BOE 20	2019	\$ 28,000			\$ 28,000	
65	Pre School	Replace Hydronic Pumps on Heating System	BOE 19	2019	\$ 20,000		\$ 20,000		
					\$ 3,982,770	\$ 135,500	\$ 824,770	\$ 1,618,500	\$ 1,054,000

Martin Elementary School
Mechanical Room Flood
November 29, 2017

At approximately 6:30 AM, on the morning of Wednesday, November 29, 2017, HVAC performing their rounds discovered water at the mid-level landing of the stairway (4'± from floor) to the mechanical room at Martin Elementary School. Shortly thereafter, the superintendent was notified that the school could not open, the water was shut off, Eversource disconnected the electricity to the building and the fire department started pumping water from the basement. Fire department continued pumping until approximately 2 PM that afternoon, leaving approximately 4" of water. B&G continued pumping with its equipment until 6 PM. The following equipment was found to be damaged to the point of being inoperable:

Boiler Room

- Boiler No. 1 burner control panel. Damaged beyond repair. Replaced with new.
- Boiler No. 2 burner control panel. Repaired with parts from Robertson.
- Domestic Hot water heater burner tube and ignition system. Repaired with parts from Keeney.
- Air compressor for pneumatic controls (had been observed floating.) Temporarily wired to operate on pressure switch. New control and both motors replaced with new.
- Heating system expansion tanks (had been observed floating.) Repaired by replacing broken piping.
- Heating hot water pump motors and pump control. Pumps replaced and control panel rebuilt with parts on hand.
- 1" water feed to boilers. Repiped.

Electrical Room

- Electric bus in main disconnect (saturated.) Dried with compressed air and heat.
- Bus and circuit breakers in main electric panel (saturated.) Dried with compressed air and heat.
- 450 Amp circuit breaker for kitchen (would not close.) Replaced with new.
- Exterior lighting timer. Replaced with new.

The response to the flood continued for another 24 hours. The first megger test of the electrical main happened at 10 PM on Wednesday. The bus failed at 60 Volts. A successful megger test occurred at noon on Thursday. All circuit breakers were tested and passed. Electricity was restored at approximately 1 PM on Thursday, and heat was restored at approximately 4 PM that same day. The school opened at the regular time on Friday and operated normally.

Actions taken to prevent re-occurrence

Martin: Sump pump installed and piped to non-sanitary drainage system (w/check valve to prevent back-up)

All Schools: Water sensors installed in boiler rooms and/or pump rooms. Upon activation, text message sent to on call supervisor via building automation or intrusion alarm system.