

**2021-2022**  
**Capital Improvement Project Preparation Draft**  
**Wilmington Public Schools**

Key  
**Projects**  
2021 Priority  
**New Item**

**Center School Priorities**

1. Fire Panel
2. Heating Project: Upper Wing
3. Window Replacement: Upper Wing
4. Air Conditioning: Gym
5. Air Conditioning: Upper Wing
6. Pave Upper Parking Lot
7. Seal Lower (Main) Parking Lot and Reline
8. Playground: Poured Rubber Surface
9. Whole School Generator
10. Exhaust Fans
11. Clock System/PA/Security Strobe
12. Canopies Over School Entrances
13. Classroom Sinks, Cabinets and Plumbing

**1. CES - Fire Panel (submitted December, 2018)**

Quote: \$41,500

Life Expectancy: 20 years

Current Age: 23 years

The Simplex fire panel at Center School was installed in 1997. As a result of the age of the system, parts are scarce and if a key part fails the fire panel will need a total replacement. Whenever the building experiences a power loss the entire fire system fails to automatically revert from battery backup which requires a total shutdown and cold boot to return the system back to normal. This process takes fire monitoring offline and closes all the fire doors in the building until the system is restored, which usually takes 5-10 minutes. If the system fails the school will be left without any fire protection until a new system can be installed.



**2. CES - Heating Project: Upper Wing (submitted December, 2017)**

Quote: \$40,000 estimate

Life Expectancy: NA

Current Age: NA

The steam project will upgrade valves and traps, as well as replace old mercury thermostats with Delta Thermostats. This will provide greater control over classroom temperature as well as energy savings with computer enforced night setback. Once part of the Delta system, temperatures can be monitored remotely. This project does not include the replacement of steam pipes.



**3. CES - Window Replacement: Upper Wing (submitted December, 2016)**

Quote: \$87,150 (labor costs are reimbursable at 65.36%)

Life Expectancy: NA

Current Age: 68 years old

The upper wing at Center School still has the original 1950's single pane glass. We would significantly increase our energy efficiency with the completion of this project, and also improve security.



**4. CES - Air Conditioning: Gym (submitted December, 2016)**

Quote: \$26,000

Life Expectancy: NA

Current Age: NA

The temperature in the gym at CES gets hot and is the only room that can be used for PreK-4 assemblies, ceremonies and concerts. The new heating system was built with a future A/C upgrade in mind.

**5. CES - Air Conditioning: Upper Wing (submitted December, 2018)**

Quote: \$110,000 estimate

Life Expectancy: NA

Current Age: NA

Install split duct units to provide air conditioning to the entire upper wing.

**6. CES - Pave Upper Parking Lot (submitted December, 2018)**

Quote: \$46,000

Life Expectancy: NA

Current Age: 4 years

The existing gravel parking lot is sloped towards the school and washes out when it rains. The town has installed a culvert to minimize damage. We are also unable to paint lines for parking spaces, and plowing is a challenge in the winter. The area is approximately 2,500 square feet (250x100).



**7. CES - Seal Lower (main) Parking Lot and Reline (submitted December, 2018)**

Quote: unknown (estimate is around \$15,500)

Life Expectancy: NA

Current Age: NA

Seal coating provides a vibrant black finish that protects and prolongs the life expectancy of a parking lot. The parking lot would be relined after seal coating is completed.



**8. CES - Playground: Poured Rubber Surface (submitted December, 2018)**

Quote: \$91,000

Life Expectancy: NA

Current Age: NA

A poured rubber playground would provide better handicap accessibility and ensure uniform fall protection which allows us to keep the playground open throughout the winter. The small section that is currently poured rubber is starting to fail as a result of improper site prep work. A large portion of the \$90,000 estimate is to ensure proper drainage under the rubber.



**9. CES - Whole School Generator (submitted December, 2016)**

Quote: \$40,000

Life Expectancy: NA

Current Age: NA

A standby generator would provide a back-up electrical system that operates automatically within seconds of a utility outage and would provide the building with full power. The building does have a portable unit to run the heating system, but it does not power any lighting or outlets in the building.

**10. CES - Exhaust Fans (submitted December, 2019)**

Quote: unknown (estimate is \$40,000)

Life Expectancy: 15-20 years

Current Age: 40 (noted in EMCOR report)

Exhaust fans would ventilate the building to replace stale air with clean, fresh air.

**11. CES - Clock System/PA/Security Strobe (submitted December, 2019)**

Quote: \$35,000

Life Expectancy: 15 years

Current Age: 29

The clock and public announcement system are outdated and we are unable to get parts. Many clocks have been replaced with generic battery operated clocks and the times vary from room to room. The outdated system is hard coded to the old daylight savings time which took effect in 2007. The few

remaining hard wired clocks do eventually sync, but the battery clocks always show slightly different times. Many of the battery powered clocks are designed to automatically set from the atomic signal, but are unable to receive the signal inside the schools.



### 12. CES - Canopies Over School Entrances (submitted December, 2020)

Quote: unknown, waiting on quote (\$45,000 estimate)

Life Expectancy: NA

Current Age: NA

The entrances at the elementary school should have canopies extending to the parking lots. One entrance is used for bus arrival and dismissal and the second entrance is used for student pickup/dropoff. Canopies will dramatically improve the look of the building, but also provide shelter for people entering and exiting the building. They will also provide cover over the stairs protecting them from snow/ice in the winter.



### 13. CES - Classroom Sinks, Cabinets, and Plumbing (6) (submitted December, 2020)

Quote: \$ 24,000 estimate

Life Expectancy: ?

Current Age: 68 years, and unknown

Some of the classroom sinks, cabinets and plumbing at the elementary school need to be replaced. The counter tops are failing due to water damage and the plumbing is seized and does not have shut-off valves. Some sink cabinets are original from 1952, while others have been replaced over the years and only require some minor repairs such as replacement faucets or drain pipes.



### **Hall School Priorities:**

1. Air Conditioning: Band Room
2. Sidewalk Replacement
3. Pave Parking Lots
4. Locker Replacement
5. Elevator Modernization
6. Unit Ventilator Replacement
7. Boiler #2 Replacement
8. Sidewalk/Landing Ramp Replacement
9. Fire Panel
10. Gym Curtain
11. Air Handling Units
12. Painting Library
13. West Wing Ventilation
14. Parking Lot Light Pole Concrete Replacement
15. Tile Floor Replacement
16. Gym Floor Refurbishment
17. Awning Over Gym Entrance Sidewalk
18. Clock System/PA/Security Strobe
19. Heat On Gym Stage

### **1. HMS - Air Conditioning: Band Room (submitted December, 2018)**

Quote: \$20,000 estimate (waiting on quote)

Life Expectancy: NA

Current Age: NA

Air conditioning the band room is necessary for school security. It will also help prevent damage and detuning to instruments due to humidity and temperature changes. We are investigating a unit that will heat and cool as we replace the two existing heating units.



**2. HMS - Sidewalk Replacement (submitted December, 2018)**

Quote: \$41,000  
Life Expectancy: NA  
Current Age: NA

We need to install new sidewalks around various sections of the building.



**3. HMS - Pave Parking Lots (submitted December, 2019; previously chipseal December, 2016)**

Quote: \$100,000 estimate  
Life Expectancy: NA  
Current Age: NA

The parking lot at HMS needs to be torn up and paved as two separate contractors have said the parking lot has an excessive number of cracks and sealing will only get you a few years of additional life.



**4. HMS - Locker Replacement (submitted December, 2016)**

Quote: \$20,100  
Life Expectancy: NA  
Current Age: Approximately 30 years

The lockers in the boys locker room are in poor condition and need to be replaced. Repairs have been completed throughout the years.



**5. HMS - Elevator Modernization (submitted December, 2019)**

Quote: \$151,000

Life Expectancy: 25 years

Current Age: 40 years (during 1980 addition project)

Furnish and install elevator modernization work for existing hydraulic elevator. The main panel on the elevator would be hard to replace (parts) or repair and the Friar Facilities Study stated, “the elevator is not up to current standards, and will need to be renovated sometime in the near future.”

**6. HMS - Unit Ventilator Replacement (submitted December, 2018)**

Quote: \$105,000 estimate

Life Expectancy: 20 years

Current Age: 36 years

This project includes the replacement of 8 classroom unit ventilators. One unit was replaced in 2018 (insurance claim) and the existing units are difficult to get repair parts.



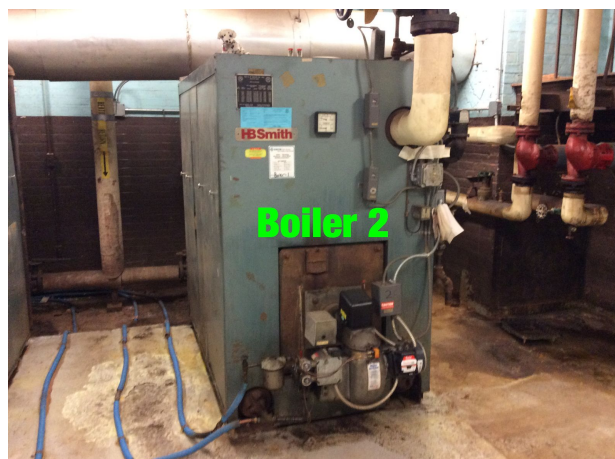
**7. HMS - Boiler Replacement (submitted December, 2017)**

Quote: \$60,000

Life Expectancy: 30 years

Current Age: 40 years old

The boiler at Hall School is at the end of life and is inefficient. The first boiler was replaced in 2020.





**8. HMS - Sidewalk/Landing Ramp Replacement (submitted December, 2016)**

Quote: \$44,500

Life Expectancy: NA

Current Age: 25 years

The ramp on the side of the building has been repaired, but continues to crumble and needs replacement.



**9. HMS - Fire Panel (submitted December, 2019)**

Quote: \$62,500

Life Expectancy: 20 years

Current Age: 22 years

The Simplex fire panel is old and as a result of the age of the system, parts are scarce and if a key part fails the fire panel would need a total replacement. If the system fails the school will be left without any fire protection until a new system can be installed.

**10. HMS - Gym Curtain (submitted December, 2018)**

Quote: \$20,000

Life Expectancy: 20 years

Current Age: 25 years?

The HMS gym curtain does not go up and down properly as the fabric degraded over the years. This project would replace the HMS gym curtain and allow two practices/activities to operate at the same time.

**11. HMS - Air Handling Units (submitted December, 2019)**

Quote: \$24,000

Life Expectancy: 20

Current Age: 40 years (noted in EMCOR book)

This project calls for the replacement of 5 air handling units that bring in fresh air from outside, clean it, and then force it through ductwork (for heating, cooling and ventilation). We are investigating refurbishment as an option instead.

**12. HMS - Painting Library (submitted December, 2019)**

Quote: \$8,000  
Life Expectancy: NA  
Current Age: NA

Water damage has impacted various sections of the library ceiling and walls. This project should only be completed once the new roof is installed first.



**13. HMS - West Wing Ventilation (submitted December, 2020)**

Quote: \$500,000 estimate  
Life Expectancy: NA  
Current Age: NA

During the ventilation inspection which occurred summer 2020, it was discovered that the west wing of Hall School does not have any ventilation (fresh air intake or exhaust). An engineered ventilation system needs to be installed.

**14. HMS - Parking Lot Light Pole Concrete Replacement (submitted December, 2020)**

Quote: \$8,000  
Life Expectancy: NA  
Current Age: NA

The base of one of the concrete posts appears to be degrading and may need replacement in the future. This would include the installation of a new concrete base and LED light.



**15. HMS - Tile Floor Replacement (submitted December, 2020)**

Quote: \$10,000  
Life Expectancy: NA  
Current Age: 40 years

Several areas of the tile floor are broken and need replacement. This would result in new tiles in the art and science wing. Many of the tiles are lifting, cracked and worn. These floors do not have asbestos.

**16. HMS - Gym Floor Refurbishment (submitted December, 2020)**

Quote: \$11,000  
Life Expectancy: NA  
Current Age: NA

The gym floor needs to be fully stripped down to the wood and refinished. The wood floor would be sanded, new lines would be painted, and the floor would be sealed. The floor has been screened each year and new sealant applied for maintenance.

**17. HMS - Canopy Over Gym Entrance Sidewalk (submitted December, 2020)**

Quote: unknown, waiting on quote (\$30,000 estimate)  
Life Expectancy: NA  
Current Age: NA

The gym entrance should have a canopy extending to the parking lot and along the back sidewalk. This entrance is used for student arrival and dismissal and a canopy will provide shelter when entering and exiting the building. A canopy will also provide cover from snow/ice in the winter.



**18. HMS - Clock System/PA/Security Strobe (submitted December, 2020)**

Quote: \$44,000  
Life Expectancy: NA  
Current Age: unknown

The clock and public announcement system are outdated and we are unable to get parts. Many clocks have been replaced with generic battery operated clocks and the times vary from room to room. Any remaining clocks from the original system as well as clocks that were previously replaced with factory parts (not battery operated) need to be replaced.

**19. HMS - Heat on Gym Stage (submitted December, 2020)**

Quote: \$13,000  
Life Expectancy: NA  
Current Age: NA

The stage is used as a classroom and the heat is not working. A small electric heater was installed on the wall years ago, but it is not sufficient for the classroom. The original heating system is extremely hard to access and needs to be replaced just like the unit ventilators in the classrooms. The new unit is set up for cooling capabilities as well.

## **District Priorities**

1. Building Committee: Consultants
2. Land for new school
3. New Prek-8 School on New Site

### **1. District - Building Committee: Consultants (submitted December, 2019)**

Quote: \$100,000 estimate (54.64% reimbursable if a new school is built)

Life Expectancy: NA

Current Age: NA

The Board of Education voted unanimously to make a recommendation to the Board of Selectmen to appoint a committee to pursue the building of a preschool through eighth-grade school on a site other than the current Center Elementary and Hall Memorial School. This funding would allow the building committee to hire the necessary consultants to start the project (identify land).

### **2. District - Land for New School (submitted December, 2019)**

Quote: \$750,000 estimate (54.64% reimbursable if a new school is built)

Life Expectancy: NA

Current Age: NA

The Board of Education voted unanimously to make a recommendation to the Board of Selectmen to appoint a committee to pursue the building of a preschool through eighth-grade school on a site other than the current Center Elementary and Hall Memorial School. This funding would be utilized to purchase land for the new school.

### **3. District - New Prek-8 School on New Site (submitted December, 2019)**

Quote: \$45,352,301 estimate (54.64% reimbursable if a new school is built)

Life Expectancy: NA

Current Age: CES (built in 1952), HMS (built in 1922)

The Board of Education voted unanimously to make a recommendation to the Board of Selectmen to appoint a committee to pursue the building of a preschool through eighth-grade school on a site other than the current Center Elementary and Hall Memorial School.

**December 2020 Overall Top Priorities Summary:**

1. CES Fire Panel
2. HMS Fire Panel
3. CES Seal Lower (Main) Lot
4. HMS Painting Library
5. CES Clocks/PA/Strobe
6. HMS Clocks/PA/Strobe
7. HMS Heat on Gym Stage
8. Building Committee Consultants
9. CES Window Replacement
10. HMS Gym Floor Refurbishment

**December 2020 Placement for New Items:**

CES Canopies Over School Entrances (3)	Year 5
CES Classroom Sinks, Cabinets, and Plumbing (6)	Year 3
HMS West Wing Ventilation	Year 4
HMS Parking Lot Light Pole Concrete Replacement	Year 5
HMS Tile Floor Replacement	Year 3
HMS Gym Floor Refurbishment	Year 1
HMS Canopy Over Gym Entrance Sidewalk	Year 5
HMS Clock System / PA / Security Strobe	Year 1
HMS Heat on Gym Stage	Year 1