

Upper Middle School 375 Burnt Hill Road, Skillman New Jersey 08558				Three Year Facility/Maintenance COMPREHENSIVE MAINTENANCE PLAN Building constructed 1968	LH Acres 40 142400 SF	B 19001 L 18.0 Board Approved
School Code: 70 District Code: 3320 Type: Two Story Masonry/Metal Frame		Building Height Two Story	Budgeted 2016 Actual 2015	78,700.00 139,476.00	Increase (60,776.00)	
ANNUAL SERVICE AGREEMENTS		UMS	Projected 2017	87,952.00	(43.57)	Total Cost of Item(s)
2015-16		2016-17	2017-18			
Fire Extinguisher Inspections/Sprinkler System/Fire Hydrant Testing	423.00	3,000.00	2,750.00	6,173.00		
Alarm Maintenance - Fire/Burglar/Security Door and Camera	7,423.00	9,000.00	9,900.00	26,323.00		
Annual Boiler Cleaning	2,161.00	2,400.00	2,400.00	6,961.00		
Elevator and Chair Lift Service	-	4,000.00	2,000.00	6,000.00		
Refinishing of Gymnasium Floor						
Science acid tank cleaning			1,300.00	1,300.00		
Generator/Backup Power Service			600.00	600.00		
Annual Roof Inspection			500.00	500.00		
Science RMS fume hood Survey - Chemical Hygiene Plan			1,050.00	1,050.00		
Gym Door, Scoreboards, Backstops, Bleachers Inspection			2,000.00	2,000.00		
Kitchen Grease Trap Maintenance - twice a year			150.00	150.00		
Kitchen Hoods - Clean (2) times per year			850.00	850.00		
Project Totals by Year	10,007.00	18,400.00	23,500.00	51,907.00		
Required Maintenance	10,007.00	18,400.00	23,500.00	51,907.00		
BUILDING REPAIRS		2015-16	2016-17	2017-18	Total Cost of Item(s)	
Automatic Temperature Control Maintenance		1,500.00	3,500.00	5,000.00		
Bleacher Repairs		1,000.00	1,000.00	2,000.00		
Card Access Maintenance		500.00	500.00	1,000.00		
Boiler Repairs and Treatments			1,000.00	1,000.00		
PA System and Clock Repairs		500.00	500.00	1,000.00		
Glass Repairs			500.00	500.00		
Electric Repairs		2,000.00	2,000.00	4,000.00		
Environmental, Masonry, Utility Repairs		2,000.00	2,000.00	4,000.00		
Generator Repairs		500.00	500.00	1,000.00		
HVAC/Chiller Repairs		3,000.00	3,072.00	6,072.00		
Locker Repairs		500.00	500.00	1,000.00		
Locksmith and Door Repairs		2,000.00	2,000.00	4,000.00		
Plumbing Repairs		2,000.00	2,000.00	4,000.00		
Roofing Repairs		3,000.00	2,000.00	5,000.00		
Elevator Maintenance		-		-		
Sewer Service			500.00	500.00		
Fire/Security Alarm Repairs			500.00	500.00		
Contingency Building Repairs	22,851.00	1,000.00	1,000.00	24,851.00		
Required parts and supplies utilized by Maintenance Staff	15,669.00	23,800.00	22,380.00	61,849.00		
Project Totals by Year	38,520.00	43,300.00	45,452.00	127,272.00		
Required Maintenance 11-000-261-420-04-65 11-000-261-610-04	38,520.00	43,300.00	45,452.00	127,272.00		
MAINTENANCE LABOR		2015-16	2016-17	2017-18	Total Cost of Item(s)	
In-house labor necessary to perform required repairs and preventive	77,008.00					77,008.00
Required Maintenance 11-000-261-100-14-00	77,008.00	-	-	-		77,008.00
MAINTENANCE PROJECTS		2015-16	2016-17	2017-18	Total Cost of Item(s)	
Total expended for 2014-15 Projects	13,941.00					13,941.00
Flush out Chiller System		12,000.00				12,000.00
Heat Scan Electrical Switch Gear		5,000.00				5,000.00
Projected minimum for 2016-17 projects				19,000.00		19,000.00
Project Totals by Year	13,941.00	17,000.00	19,000.00	44,941.00		44,941.00
Required Maintenance Projects 11-000-261-420-04-66	13,941.00	17,000.00	19,000.00	49,941.00		49,941.00

Totals

139,476.00	78,700.00	87,952.00
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