

Initial Capital Plan Priorities - April 2013

Building	Project		Category	Descriptions
Aitken School	New Roofing	2015	Exterior	EPDM roofing on center section is 20 yrs old and has had some leaking problems. Slope is minimal and drainage to perimeter scuppers poor. There is much ponding as water cannot get to scuppers. The roof consists of a fully adhered EPDM membrane on 11/2" of poly-isocyanurate insulation on the original built up roof comprised of gravel and 5 plies of asphalt roofing on a tectum deck. The insulation level (approx R14) is inadequate and should be increased for energy savings. The roof should be replaced with taped insulation system. Flashing at walls will need to be replaced and possibly raised. The west canopy roof should also be replaced and a larger roof drain provided. Roof consists of EPDM on 1/2" fiberboard on 1" polystyrene on the original built-up roof comprised of gravel and 5 plies of asphalt roofing on a tectum deck.
Aitken School	Install Wider Fascia	2015	Exterior	Below fascia of new wing there is damaged brick around regularly spaced fasteners. A new longer fascia should be installed over these fasteners to prevent further brick deterioration.
Aitken School	Repoint Window Sills	2015	Exterior	Window sills on the original building need to be re-pointed.
High School	Roof Modifications	2018	Exterior	Roof flashings are very low to roof, however, some sections do leak during intense rain. Some sections do not have a cap flashing but rely on sealant to achieve water tightness. Possible correction would require brick removal and relocation of through-the wall flashing to raise cap flashing to appropriate height. Alternatively a new metal flashing could be designed to bridge over the flashing to create a pressure equalization chamber to reduce wind pressure on the flashing and allow the cavity wall to drain.
High School	New Roofing	2018	Exterior	EPDM roof in areas is over 20 yrs old and insulation board joints are telegraphing through membrane. The roof consists of fully adhered EPDM on 2 1/2" poly-isocyanurate secured with foamed adhesive to 4 ply asphalt built-up roofing on gypsum deck. Significant gaps +/- 1" exist between the insulation boards. These are partially filled with the spray adhesive. These sections should be re-roofed with tapered insulation. Flashings at walls will need to be raised.
High School	Replace Stage Floor	2014	Interior	Stage floor needs to be replaced as it can no longer be refinished.
High School	Remove & Replace Floor Tile	2014	Hazardous	DRA to provide addendum to reflect asbestos findings in AHERA report, see page 6, Table 1, Line 4
Hurley School	Add Ventilation	2013	Energy & Water Conservation	Music room routinely overheats and should be provided with a separate RTU.
Hurley School	Roof Modifications	2018	Exterior	The EPDM roof over the 1974 addition was badly ponded and should be redesigned to add crickets to improve drainage. This membrane is dated 1992 and is installed over 2" polysocyanurate insulation over the original built up roof consisting of gravel on 4 ply asphalt built up roofing on 11/2" fiberglass insulation on metal deck. The joints in the roof had been re-taped approximately 4 years ago.
Hurley School	Add Roof Drains	2013	Exterior	The roof over the main entrance canopy has a 25' high parapet on all sides creating a bathtub. Water ponds in the center of the roof. There is only one roof drain. An overflow needs to be added to this roof as a serious condition would occur if the drain was ever blocked.
Hurley School	Replace Glass Block	2013 Partial	Exterior	The glass block wall above the roof that opens onto the library has been patched with no-matching blocks when breaking has occurred. Joints in the block are open allowing water to find its way to the masonry wall below causing severe spalling. Glass block and low masonry should be replaced with an insulated Kalwall system that will greatly improve energy efficiency. Masonry should be replaced with brick with a metal sill at the base of the Kalwall.
Library	Roof Modifications	2016	Exterior	The roof of the building has a good slope but drains to openings in the parapet walls on the east end, where gutters collect the run-off. These gutters freeze in winter and require the use of heat tape with extension cords that run across the roof. We recommend that the white EPDM roof be modified to provide roof drains with crickets to replace the gutters. The openings in the parapet would be closed up and overflows provided.
Library	HVAC Controls System		Energy & Water Conservation	Has been problematic, in order to improve the reliability, efficiency and to cut down on the operational and maintenance costs associated with the heating and cooling system. Mechanical & Electrical Conditions: It should be investigated as to if the controls systems the issue or if it is the issues with the roof top unit that are the problem
Library	Replace HVAC Roof Top Unit (& controls system)	2016	Energy & Water Conservation	Has been problematic, has reached or are approaching the end of its useful life expectancy and should be replaced in order to improve reliability, efficiency and to cut down on the operational and maintenance costs associated with the heating and cooling system. Mechanical & Electrical Existing Conditions: This single unit is approximately 17 yrs old heating furnishes via gas. The unit was noted by operations personnel as having ongoing maintenance issues. The physical condition of the unit appears fair for its age although it is approaching its life expectancy.
Martin School	Roof Modifications	2018	Exterior	There are significant areas of ponding, most noticeable is the cafeteria where the roof drains are high. Scuppers also hold water. Introducing crickets in low points of the roof will do much to eliminate the ponding.
Martin School	Remove & Replace Floor Tile	2014	Hazardous	9x9 floor tile exists in the cafeteria. We suspect the tile or the adhesive contains asbestos.

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Martin School	12x12 ceiling tile replacement		Hazardous	12x12 ceiling tiles exist in the cafeteria. Often these tiles are secured with a glue that contains asbestos. The tiles are also difficult to work with if maintenance is required and generally have a poor appearance.
Town Hall	Slope Grades away from Building	2013	Exterior	Grade around building slopes toward foundations; this can be corrected by re grading the area to provide drainage to flow away from the building.
Town Hall	Correct Basement Flooding		Interior	The basement area has experience flooding due to water ingress through the floor and the inability of the two sumps toto handle the quantity of water. Even though this is a rare occurrence, we recommend an under floor drain be installed and connected to larger sump pumps.