


<b>Lower Middle School</b> <b>373 Burnt Hill Road, Skillman</b> <b>New Jersey 08558</b>		 <b>Three Year Facility/Maintenance</b>		LH	B 19001 L 12
		<b>COMPREHENSIVE MAINTENANCE PLAN</b>		Acres 15	Board Approved
		Building constructed 1997		127300 SF	
School Code: 45 District Code: 3320		Building Height Two Story	Budgeted 2016- Actual 2015-	65,865.00	Increase (63,208.00)
Type: Single Story Masonry/Metal Frame		LMS	Projected 2017-	74,885.00	(48.97)
ANNUAL SERVICE AGREEMENTS		2015-16	2016-17	2017-18	Total Cost of Item(s)
Fire Extinguisher Inspections/Sprinkler System/Fire Hydrant Testing	398.00	4,750.00	2,950.00	8,098.00	
Alarm Maintenance - Fire/Burglar/Security Door and Camera	7,800.00	8,400.00	9,900.00	26,100.00	
Annual Boiler Cleaning	2,685.00	2,900.00	2,900.00	8,485.00	
Elevator and Chair Lift Service			400.00	400.00	
Refinishing of Gymnasium Floor		1,500.00			
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	
Gym Door, Scoreboards, Backstops, Bleachers Inspection			1,000.00	1,000.00	
Kitchen Grease Trap Maintenance - twice a year			850.00	850.00	
Kitchen Hoods - Clean (2) times per year			500.00	500.00	
<b>Project Totals by Year</b>	<b>10,883.00</b>	<b>17,550.00</b>	<b>20,900.00</b>	<b>47,833.00</b>	
<b>Required Maintenance 11-000-261-420-03-xx</b>	<b>10,883.00</b>	<b>17,550.00</b>	<b>20,900.00</b>	<b>49,333.00</b>	
BUILDING REPAIRS		2015-16	2016-17	2017-18	Total Cost of Item(s)
Automatic Temperature Control Maintenance		2,500.00	2,500.00	5,000.00	
Bleacher Repairs			1,000.00	2,000.00	
Card Access Maintenance		500.00	500.00	1,000.00	
Boiler Repairs and Treatments			500.00	500.00	
PA System and Clock Repairs		500.00	500.00	1,000.00	
Glass Repairs			500.00	500.00	
Electric Repairs		3,000.00	3,000.00	6,000.00	
Environmental, Masonry, Utility Repairs		3,000.00	4,000.00	7,000.00	
Generator Repairs		1,000.00	1,500.00	2,500.00	
HVAC/Chiller Repairs		1,000.00	1,600.00	2,600.00	
Locker Repairs		1,200.00	1,200.00	2,400.00	
Locksmith and Door Repairs		1,000.00	1,000.00	2,000.00	
Plumbing Repairs		1,000.00	2,000.00	3,000.00	
Roofing Repairs		2,100.00	2,000.00	4,100.00	
Sewer Service			500.00	500.00	
Fire/Security Alarm Repairs			1,000.00	1,000.00	
Contingency Building Repairs	30,373.00	4,000.00	1,000.00	35,373.00	
Required parts and supplies utilized by Maintenance Staff	9,950.00	19,015.00	19,685.00	48,650.00	
<b>Project Totals by Year</b>	<b>40,323.00</b>	<b>40,815.00</b>	<b>43,985.00</b>	<b>125,123.00</b>	
<b>Required Maintenance 11-000-261-420-03-65 11-000-261-610-03-65</b>	<b>40,323.00</b>	<b>40,815.00</b>	<b>43,985.00</b>	<b>125,123.00</b>	
MAINTENANCE LABOR		2015-16	2016-17	2017-18	Total Cost of Item(s)
In-house labor necessary to perform required repairs and preventive n	68,867.00			68,867.00	
Required Maintenance 11-000-261-100-14-00	68,867.00			68,867.00	
MAINTENANCE PROJECTS		2015-16	2016-17	2017-18	Total Cost of Item(s)
Total expended for 2015-16 Maintenance Projects	9,000.00			9,000.00	
New PA System Amplifier for Gymnasium			5,000.00	5,000.00	
Refurbish Stage Storage Doors			2,500.00	2,500.00	
Projected minimum for 2016-17 projects				10,000.00	10,000.00
<b>Project Totals by Year</b>	<b>9,000.00</b>	<b>7,500.00</b>	<b>10,000.00</b>	<b>26,500.00</b>	
<b>Required Maintenance Projects 11-000-261-420-03-66</b>	<b>9,000.00</b>	<b>7,500.00</b>	<b>10,000.00</b>	<b>26,500.00</b>	

Totals 129,073.00 65,865.00 74,885.00