


<b>Orchard Hill Elementary School</b> <b>244 Orchard Road, Skillman</b> <b>New Jersey 08558</b>		 <b>Three Year Facility/Maintenance</b>		LH	B 19001 L 15
		<b>COMPREHENSIVE MAINTENANCE PLAN</b>		Acres 20	Board Approved
		Building constructed 1955/66/96		130000 SF	
		Building Height	Budgeted 2016	108,920.00	Increase
School Code: 80 District Code: 3320		Single Story	Actual 2015	148,990.00	(40,070.00)
Type: Single story Masonry/Metal Frame		OHE	Projected 2017	108,344.00	(26.89)
ANNUAL SERVICE AGREEMENTS		2015-16	2016-17	2017-18	Total Cost of Item(s)
Fire Extinguisher Inspections/Sprinkler System/Fire Hydrant Testing	1,022.00	4,800.00	2,800.00	8,622.00	
Alarm Maintenance - Fire/Burglar/Security Door and Camera	4,484.00	4,900.00	4,900.00	14,284.00	
Annual Boiler Cleaning	1,999.00	2,200.00	2,300.00	6,499.00	
Elevator and Chair Lift Service			800.00	800.00	
Generator/Backup Power Service			500.00	500.00	
Annual Roof Inspection	-	-	500.00	500.00	
Gym Door, Scoreboards, Backstops, Bleachers Inspection			500.00	500.00	
Kitchen Grease Trap Maintenance - twice a year			150.00	150.00	
Kitchen Hoods - Clean (2) times per year			850.00	850.00	
<b>Project Totals by Year</b>	<b>7,505.00</b>	<b>11,900.00</b>	<b>13,300.00</b>	<b>32,705.00</b>	
<b>Required Maintenance 11-000-261-420-01-xx</b>	<b>7,505.00</b>	<b>11,900.00</b>	<b>13,300.00</b>	<b>32,705.00</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	
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		5,000.00	5,000.00	10,000.00	
Environmental, Masonry, Utility Repairs		8,000.00	6,000.00	14,000.00	
Generator Repairs		1,500.00	1,500.00	3,000.00	
HVAC/Chiller Repairs		5,000.00	6,024.00	11,024.00	
Locksmith and Door Repairs		1,000.00	1,000.00	2,000.00	
Plumbing Repairs		2,000.00	2,000.00	4,000.00	
Roofing Repairs		2,000.00	2,500.00	4,500.00	
Sewer Service		-	500.00	500.00	
Fire/Security Alarm Repairs			500.00	500.00	
Contingency Building Repairs	28,268.00	1,000.00	-	29,268.00	
Required parts and supplies utilized by Maintenance Staff	14,779.00	20,020.00	20,020.00	54,819.00	
<b>Project Totals by Year</b>	<b>43,047.00</b>	<b>49,020.00</b>	<b>50,044.00</b>	<b>142,111.00</b>	
<b>Required Maintenance 11-000-261-420-01-65 11-000-261-610-01-65</b>	<b>43,047.00</b>	<b>49,020.00</b>	<b>50,044.00</b>	<b>142,111.00</b>	
MAINTENANCE LABOR		2015-16	2016-17	2017-18	Total Cost of Item(s)
In-house labor necessary to perform required repairs and preventive m	70,325.00			70,325.00	
Required Maintenance 11-000-261-100-14-00	70,325.00			70,325.00	
MAINTENANCE PROJECTS		2015-16	2016-17	2017-18	Total Cost of Item(s)
Total expended for 2015-16 Maintenance Projects	28,113.00			28,113.00	
Replace carpet in 136 with VCT			11,000.00	11,000.00	
Insulation for Chiller Pipes in Hallways			23,000.00	23,000.00	
Terrazzo Repairs			14,000.00		
Projected minimum for 2016-17 projects				45,000.00	45,000.00
<b>Project Totals by Year</b>	<b>28,113.00</b>	<b>48,000.00</b>	<b>45,000.00</b>	<b>107,113.00</b>	
<b>Required Maintenance 11-000-261-420-01-66</b>	<b>28,113.00</b>	<b>48,000.00</b>	<b>45,000.00</b>	<b>121,113.00</b>	

Totals

148,990.00 108,920.00 108,344.00