

Marengo Community High School



FACILITY NEED	Estimated Cost and Recommended Implementation					Potential Financing	
	0-1 Year	2-5 Years	6-10 Years	11-15 Years	16-20 Years	Financing with Fund Transfer from Ed to Capital Projects	Financing with Working Capital Bonds
BUILDING IMPROVEMENTS							
Agriculture / FFA - Reconfigure space for additional sink and work area.		\$17,000					\$17,000
Nurse's Complex - Redevelop existing space to address confidentiality and special needs.		\$81,150				\$81,150	
Science Department - Address program needs and storage.		\$136,920				\$136,920	
Building Security - Evaluate and revamp building access and visitor protocols.			\$60,000				
Fixtures, Furniture and Equipment - Review existing furnishings as well as the deteriorating weight room equipment and flooring material.		\$250,000					\$250,000
Subtotal**	\$0	\$485,070	\$60,000	\$0	\$0		
BUILDING INTERIOR							
Repair cracks in interior walls		\$18,000				\$18,000	
Repair balcony / weight room floor slab cracking, including the repair of the glazed tile curb.	\$52,000					\$52,000	
Replace doors / integrated hardware at double egress doors at corridor and stair well separations.	\$156,000						\$156,000
Paint peeling (stains) at tops of precast wall panels.	\$6,300						\$6,300
Repair sinking floor cleanouts.	\$26,000						\$26,000
Repair delaminating epoxy terrazzo floor.	\$14,000						\$14,000
Replace cracking floor tile (remove raised tiers).	\$60,112						\$60,112
Upgrade / replace door hardware.		\$400,000					\$400,000
Subtotal**	\$314,412	\$418,000	\$0	\$0	\$0		
BUILDING EXTERIOR AND SITE							
Site							
Repair cracked sidewalks.		\$94,261					\$94,261
Repave parking lots.		\$825,000					\$825,000
Repair storm drains / catch basins in parking lots and lawns.		\$75,000					\$75,000
Building Exterior							
Repair spalling precast wall panel near stage craft door way.	\$5,000						\$5,000
Seal / repair cracks / rust stains at precast wall panels.	\$236,000						\$236,000
Resurface track	\$65,000					\$65,000	
Repair roof leak where low roof of kitchen joins the cafeteria.	\$15,000						\$15,000
Repair canopy roof leaks at entrance doorways.	\$21,616						\$21,616
Gym low slope roof replacement.		\$850,000					\$850,000
Remaining low slope roof replacements.			\$2,725,000				
Subtotal**	\$342,616	\$1,844,261	\$2,725,000	\$0	\$0		
HEATING, VENTILATION, AND AIR CONDITIONING							
Replace (4) Bryan Boilers, (4) boiler circulation pumps, and (18) hot water system pumps					\$635,000		
Replace (3) Gordon Piatt boiler burners with new burners with linkage-less technology	\$23,333	\$46,666				\$46,666	\$23,333
Install a coupon rack for chemical treatment testing for each of (2) hot water systems	\$5,000						\$5,000
Replace hot water control valves at VAV and Fan Powered Boxes that have not been recently replaced.		\$50,000					\$50,000
Chemically flush (2) hot water systems and provide new chemical treatment			\$20,000				
Replace (16) Trane packaged cooling only variable air volume rooftop units and (1) cooling only single zone constant volume rooftop unit			\$1,150,000			\$1,150,000	
Repair duct insulation jacket for outside ductwork for RTU-10 serving the Auditorium	\$10,000						\$10,000
Add thermostatically controlled exhaust fan to IDF rooms with sufficient heat gain so main building HVAC system does not need to be in operation to cool the spaces.	\$12,000						\$12,000
Replace duct serving kiln exhaust.	\$1,000						
Replace roof exhaust fans.					\$150,000		
Subtotal **	\$51,333	\$96,666	\$1,170,000	\$0	\$785,000		
PLUMBING							
One half of the current domestic water heating system is not a boiler rated for domestic water and water heater is having control lockout problems due to parameter modifications. The heater should be replaced with a domestic water heater version of the same style and capacity as the existing.	\$40,000						\$40,000
Main domestic water softener control system is nearing end of useful life. Softener tanks appear in good condition. Water softener control valve system should be replaced.	\$35,000						\$35,000
Provide new hatch and access for existing acid dilution basin.				\$8,000			
Janitor closet sinks have splitter valves on faucets that need to be removed. (Four locations)							

Marengo Community High School



FACILITY NEED	Estimated Cost and Recommended Implementation					Potential Financing	
	0-1 Year	2-5 Years	6-10 Years	11-15 Years	16-20 Years	Financing with Fund Transfer from Ed to Capital Projects	Financing with Working Capital Bonds
Wall hydrants on exterior of building are failing and leaking and need to be replaced. (Ten locations)	\$4,000					\$4,000	
Boiler room hose station does not have vacuum breaker.							
Provide RPZ backflow preventer on incoming water service, and on feed to radiant floor heating system boiler	\$5,000					\$5,000	
FIRE PROTECTION: Provide sprinklers under large ductwork at Wrestling Area.				\$20,000			
Subtotal**	\$84,000	\$0	\$0	\$28,000	\$0		
POWER AND LIGHTING							
Add EM lighting to Labs and Interior Classrooms (Unit Battery Packs)	\$13,000						\$13,000
Add EM lighting to Labs and Interior Classrooms (Generator Circuit with UL 924 Relay allowing fixtures to be switched)	\$26,000						\$26,000
Add EM lights to Theater Cat Walk and Locker Rooms	\$5,000					*	\$5,000
Add Illuminated Area of Rescue Signage	\$2,500						
Thermal scans of electrical panels		\$6,000					
Generator - REPLACEMENT							
Add GFI protection to Science Labs (utilize GFCI breaker)		\$2,500					
Replace EMT in Shop area with metallic conduit		\$1,500					
Subtotal**	\$46,500	\$10,000	\$0	\$0	\$0		
ELECTRICAL SYSTEMS							
Replace Fire Alarm Control Panel		\$15,000				\$15,000	
Add Carbon Monoxide Detectors (monitored by Fire Alarm System) to Science Labs, Kitchen, and Laundry Area	\$7,500						\$7,500
Add Existing Carbon Monoxide detectors to FA System	\$5,000						
Replace Phone System	\$50,000					*	\$25,000
New server for intercom system	\$35,577					*	
Add speakers to Auto Shop, Industrial Shop with visual indicator alarm - 17 sets of of text indicators and strobe light	\$18,240					*	
Subtotal**	\$116,317	\$15,000	\$0	\$0	\$0		
Building Subtotal**	\$955,178	\$2,868,997	\$3,955,000	\$28,000	\$785,000	\$1,573,736	\$3,303,122
130% for Soft Costs and Contingencies	\$1,241,732	\$3,729,696	\$5,141,500	\$36,400	\$1,020,500		
TOTALS	\$8,592,175	\$11,169,828	W/ Soft Costs				

Funding Needed in next FY 21	\$955,178
Funding Needed in FY 22 through FY 25	\$2,868,997
Funding Needed in FY 26 through FY 30	\$3,955,000
Ten Year Funding Needs	\$7,779,175

Recommended Financing of Facility Needs

1. One Time Transfer from the Education fund for an addition to the locker rooms/bathrooms, relocating weight room, repairs to existing weight room floor, backflow to greenhouse, repair cracks in school building walls	\$3,000,000
2. 10 year Non-Referendum Working Cash Bond	\$3,000,000
3. SMPG Grant Approved March 2020	\$50,000
Total from these three sources:	\$6,050,000
Remaining funding to come from annual operating revenues	\$1,729,175

* the SPMG Grant request for \$50,000 to fund these projects was approved by the state. It covers half of the expense up to \$50,000

^ roof replacement is planned for stages over multiple years, may be sooner than 5 years out

Levy for Bond changes from \$2.91 million in 2019 to \$367,509 in 2020 (87% decrease)

Projected Savings for Taxpayer on 2020 levy for home with \$200K value is \$437