
FACILITIES MAINTENANCE PROGRAM

at

APLINGTON JUNIOR HIGH SCHOOL

610 E. Mason Street
Polo, IL

for

POLO C.U.S.D. #222

100 S. Union Avenue
Polo, IL 61064

Chris Rademacher, Superintendent

October 10, 2016

Project No. 1608

Bracke-Hayes-Miller-Mahon, Architects, LLP

1465 41st Street
Moline, IL 61265
309.762.0511
309.762-6352 FAX
bhmm@bhmmarchitects.com

APLINGTON JUNIOR HIGH SCHOOL

This is only an estimated of cost. Actual costs cannot be determined until details are finalized and materials and construction methods are determined. Actual costs can only be arrived at by contractors providing a qualified bid in the open marketplace. A contingency of 5% to 10% should be included when estimating project cost.

PRIORITY ONE **1, 2 OR 3 YEARS**

New # 7-28-16	# from 4- 15-16 List	
1.	3.	Replace the main electrical service to the building and upsize to allow for future air conditioning capacity to meet the increasing needs of the school.
2.	11.	Replace sidewalks as needed to remove tripping hazards and broken up concrete
3.	14.	Replace 9x9 floor tile with new VCT tile in laminating room, computer lab, and library. Provide new vinyl base
4.	18.	Hallways: Replace existing steel fire/smoke doors and frames. Install new hollow metal doors and frames with fire-rated glass. New hardware including electromagnetic hold-opens tied into fire alarm system
5.	19.	Stairwells: Repair railings. Replace missing railings
6.	21.	Replace existing 9x9 VCT floor tile with carpeting at teachers work room
7.	22.	Recaulk expansion joints, movement joints, coping stone joints, etc.
8.	24.	Art Room: Install new hand railings at stairways
9.	69.	Install stainless steel chimney liner, patch chimney
10.	12.	Replace roof as discussed in SCR report (13,104 SF)

PRIORITY TWO **4, 5, 6 OR 7 YEARS**

New # 7-28-16	# from 4- 15-16 List	
11.	1.	Replace the branch panelboards, branch wiring and the distribution feeders located in the building and add two (2) outlets per classroom. Feeder replacement cost
12.	2.	Replace the existing outdated and failing steam system complete with new hot water heating piping distribution system and pumps through the original building. Replace all terminal-heating units. Replace exhaust fans serving toilet rooms throughout the building. Replace existing air handling units and exhaust fan systems serving the gymnasium, cafeteria, stage, kitchen and locker rooms with new equipment and ductwork that meet current Code Required Indoor Air Quality (IAQ) and outdoor air requirements. Replace the existing temperature controls system with new DDC control system. Including air conditioning
13.	5.	Replace all of the distribution panelboards and the cloth wire feeders located in the building

- 14. 9. The existing zone fire alarm system will remain and additional devices will need to be added to meet ADA requirements
- 15. 12. Replace roof as discussed in SCR Report
- 16. 17. The boys and girls gang toilet rooms on the first floor and third floor and at the individual toilet rooms have a rooftop exhaust fan that has reached the end of its useful life. Exhaust is brought up to the roof through the plumbing shafts; no code required fire separations between floors is provided
- 17. 20. At both science classrooms, remove existing lab equipment, tables, cabinetry, shelving, etc. Provide new laboratory equipment, tables, cabinetry, shelving, gas and water, etc. Provide for computers at each lab work station
- 18. 23. The temperature control system for the entire system is of the pneumatic type. Compressed air for the system is currently being provided by two (2) Simplex pneumatic control compressors with a refrigerated air dryer, which was installed in 2003. The compressors are in good condition but the pneumatic distribution tubing is failing. Most of the control tubing has been corroded closed. Many of the thermostats, control panels, and devices are broken, damaged or are malfunctioning. Replacement repair parts are very rare and sometimes are non-existent. It would not be cost effective to repair or renovate the existing pneumatic temperature control system as current electronic/digital control systems are less expensive than pneumatic control systems
- 19. 25. The gymnasium/auditorium is ventilated with an auditorium unit ventilator that is suspended from the roof structure. This unit is currently inoperable and it has exceeded its life expectancy
- 20. 43. Repaint all exterior painted materials and trim
- 21. 47. Boys Rest Rooms: Provide new toilet partitions
- 22. 48. Girls Rest Rooms: Provide new toilet partitions
- 23. 55. Boys Rest Rooms: Provide new mirrors and toilet accessories
- 24. 56. Girls Rest Rooms: Provide new mirrors and toilet accessories
- 25. 64. Replace stage curtains
- 26. 65. Girls Locker Room: Replace lockers and benches
- 27. 66. Boys Locker Room: Replace lockers and benches
- 28. 68. Provide ladders and hatch to roof

PRIORITY THREE
7 YEARS OR MORE

New # # from 4-
7-28-16 15-16 List

- 29. 2. As part of the heating and ventilating repairs, provide air conditioning to all spaces. This work is done as complementary to the heating and ventilation work or could be a stand-alone project

30. 4. At 12 classrooms, replace wood door frames, doors and hardware. Provide classroom security-type lockset with removable core keying. Provide safety glass and door closer
31. 6. At 12 classrooms, replace existing aluminum windows with new thermal-break aluminum windows and insulating glass. Reduce quantity of windows. Provide face brick and concrete block backup infill
32. 8. Media Center: Replace wood door frames, doors and hardware. Provide safety glass and door closer
33. 10. Repair stain and varnish at bookcases and trim at 12 classrooms
34. 15. Media Center: Replace existing aluminum windows with new thermal-break aluminum windows and insulating glass. Provide face brick and exterior concrete block backup infill .
35. 16. Resurface parking lot and driveways
36. 26. Replace domestic water piping throughout the building
37. 27. Stairwells: Repair oak trim. Re-stain and varnish oak trim
38. 28. Stairwells: Replace existing aluminum windows with new thermal break aluminum windows and insulating glass. Reduce quantity of windows. Provide face brick and concrete block backup infill
39. 29. Tuckpoint exterior masonry at various locations
40. 30. Install domestic water service backflow preventer for building
41. 33. Media Center: Install new carpeting
42. 34. Teacher Work Room: Update faculty rest room
43. 35. Replace all windows. Reduce window size with brick and block infill
44. 36. Replace glued-on ceiling tile with new 2x2 lay-in acoustic ceiling in 12 classrooms
45. 37. Hallways: Replace glued-on ceiling tile with new 2x2 lay-in acoustic ceiling. Ceiling tiles to all received hold-down clips on four sides since ceiling is return air plenum
46. 38. Hallways: Replace existing hallway lockers with new steel hallway lockers
47. 39. Replace sewer and vent system throughout the original building. Building sewer and vent replacement (not including cutting and patching)
48. 41. Media Center: Replace existing ceiling tile with new 2x2 lay-in acoustic ceiling
49. 42. Repair settlement at library
50. 44. Replace the old and deteriorated plumbing fixtures and trim throughout the facility on an as-needed basis
51. 45. Gymnasium: Replace wood door frames, doors, and hardware, Provide emergency exit security-type lockset with removable core keying. Provide safety glass and door closer
52. 46. Stage: Repaint walls and trim
53. 49. Gymnasium: Replace maple floor

- 54. 50. Stage: Replace wood door frames, doors, and hardware. Provide emergency exit hardware. Provide safety glass and door closer
- 55. 51. Gymnasium: Repaint walls and trim
- 56. 52. Replace stage wood floor
- 57. 53. Girls Locker Room: Replace wood door frames, doors, and hardware
- 58. 54. Boys Locker Room: Replace wood door frames, doors, and hardware
- 59. 57. Stage: Install stage vent in roof. Tie into fire alarm system
- 60. 58. Girls Locker Room: Replace showers. Provide new ceramic tile, privacy partitions, etc.
- 61. 59. Boys Locker Room: Replace showers. Provide new ceramic tile, etc.
- 62. 60. Boys Rest Rooms: Provide new ceramic tile walls and floors
- 63. 61. Girls Rest Rooms: Provide new ceramic tile walls and floors
- 64. 63. Gymnasium: Replace existing ceiling with new ceiling to resist damage by balls
- 65. 67. Replace doors from boiler room to exterior