

# RANKIN SCHOOL DISTRICT #98 - LONG-TERM MAINTENANCE PLAN

(updated 4/25/22)

## District Overview

Building Description	Units/Systems	Maintenance/Projects Ongoing Maintenance	Future Costs	Notes
1956 Original building	-2001 - 2 Les Inc. boilers and 2 Bell and Gossett circulation pumps - In process of two boilers being removed and installation of 2022 boilers - 2019 - Carrier RTU -2010- 1 Bradford water heater -2014- 1 Bradford water heater - 1 water heater	-Run both boilers in extreme cold -Change filters every four months -Clean grease traps-once a year -2016-New hallway tile floor (entrances) -Original septic system- at least once a year before school starts completed 7/27/21 -New egress window in new nurse's office potentially planned Spring 2022		-HVAC Upgrade took place Summer 2019  -Filters changed 11/20/20, 7/1/21  -Grease traps cleaned Oct 2020, 7/27/21  -North septic pumped 11/20/20, 7/27/21 -South septic pumped 3/25/22
1956 Original Gymnasium	-Description included above	-2018- Floor repaired, cleaned, and repainted, walls repainted, bleachers removed	TBD	-None
1956 Roof	N/A	2015-Removed and replaced metal roof -Director of Facilities roof inspection occurred Spring 2022	TBD	-None
Original/New Playground Equipment/Area	N/A	-2018- Full mulch project -2019-Partial mulch project -2014, 2019- Repainted excluding the monkey bars -Rock added to eroded areas along Rebel Lane -Yearly mulch -2020-Repainted Swingsets -2020 Added flower boxes and decorative rocks	-Under \$1000 per year for mulch	-Monitor safety -# of years remaining on newer equipment -Replacing of original equipment? -Mulch added Summer 2021

Baseball Field, Backstop Fence, Dugouts, Bleachers, Fence Enclosure	-No power	<p>-Bleaching Inspection scheduled yearly</p> <p>-Remove wooden bleachers and purchase replacement metal bleachers</p> <p>-2021 All baseball and softball dugouts repaired</p> <p>-2021 added dirt to softball field</p> <p>-2020 Softball dugout roof repaired</p> <p>-2019 New dirt added to softball and baseball fields</p> <p>-2019 Wooden bleachers repainted</p> <p>-2018- Baseball dugout ceiling repaired</p> <p>-2018- New field drag purchased</p> <p>-2018- Baseball and Softball roofs replaced</p> <p>-All fencing in decent shape</p> <p>Goals - 9/22/21</p> <ol style="list-style-type: none"> <li>1. distances for fences</li> <li>2. flag poles</li> <li>3. dead tree removal</li> </ol> <p>Bring in basketball hoop mid-November and return March</p> <p>Move bleachers for Track and Field Meets</p>	TBD	<p>-Adding of power? &amp; concessions stand</p> <p>-Electronic scoreboards?</p> <p>-After research and planning, it has been determined that the softball drainage problem can be successfully managed -</p> <p>Fall 2020</p> <p>March 2022 Bleacher Inspection occurred</p> <p>-Diamond dirt purchased in 2021</p>
Baseball/Softball Equipment Shed	-No power	<p>-New roof may be needed</p> <p>-Exterior walls could use improvement</p>	TBD	-No power

1966 Addition	<ul style="list-style-type: none"> <li>-1966- 2 exhaust fans</li> <li>-All units in process of being removed and replaced with a central air system</li> <li>-Rm 100 Open- (2014) Goodman compressor and Daiken air handler unit</li> <li>-Rm 101 Reeise – (2000) Trane compressor and Dunham Bush</li> <li>-Rm 102 Larkin – (2000) Trane compressor and Dunham Bush air handler unit</li> <li>-Rm 103 Siemers –(2000)Trane compressor Dunham Bush air handler unit</li> <li>-Room 105 Special Education Offices – Goodman (2014) compressor</li> </ul>	<ul style="list-style-type: none"> <li>-2016- New hallway/classroom tile floors</li> <li>-Change filters every 3 months</li> <li>-Moisture intervention needed late spring through early fall-dehumidifiers</li> </ul>	2022 HVAC Renovation Project-ongoing	<ul style="list-style-type: none"> <li>-2 units fixed September 2019</li> <li>-Filters changed July 2020, July 2021</li> <li>-Put dehumidifiers in all '66 wing rooms</li> <li>-May-Sept 2020.</li> <li>-Worked extremely well to keep moisture out.</li> <li>-Air quality test completed October 2020 - Ideal Environmental - positive results</li> </ul>
1966 Addition Roof	N/A	<ul style="list-style-type: none"> <li>-2015- Removed rock and tar roof and installed a rubberized membrane</li> <li>-Director of Facilities inspected Spring 2022</li> </ul>	TBD	-None
1980 Laier-Snell Building	-2019 Carrier RTU	<ul style="list-style-type: none"> <li>-2018- Interior wall removed</li> <li>-CLS painted 2020</li> </ul>	TBD	-None
1980 Laier-Snell Building Roof	N/A	<ul style="list-style-type: none"> <li>-2015- Removed rock and tar roof and installed a rubberized membrane</li> <li>-Change filters every four months</li> <li>-Director of Facilities inspected Spring 2022</li> </ul>	TBD	-Filters changed 11/2/20 7/1/21, 4/20/22
2004 Barn	-No power	<ul style="list-style-type: none"> <li>-2018 - Outside painted</li> <li>-2019 - Roof painted</li> <li>-Spot paint trim and install new trim boards - underway as of Spring 2022</li> </ul>	-None	-Average condition inside for a barn
2004 Garage	-Power	-None	-None	-Good condition

2004 Building Addition	<ul style="list-style-type: none"> <li>- 2021- Caravell Ice cream freezer</li> <li>-2004- 2 Boilers (Fulton) and 2 circulation pumps</li> <li>-1 Water heater</li> <li>-1 Well pressure tank</li> <li>-5 (2004) Trane air handler units</li> <li>-1 Koolpak walk in freezer and refrigerator</li> <li>-2021- new reach in freezer,</li> <li>-Walk in cooler compressor</li> <li>-Walk in freezer compressor</li> <li>-Green Heck Gas Fired Duct Furnace &amp; 2 exhaust fans</li> <li>-2014 1 Storage tank</li> <li>-2016 Koolaire ice machine</li> <li>-True Milk cooler</li> <li>-2017 Water softener- Culligan</li> <li>-2018- Mitsubishi Electric AC for JH Server Room</li> <li>-2019- New Concession Stand window added</li> <li>-2019 - Security window replacement project complete, including 6 additional windows</li> </ul>	<ul style="list-style-type: none"> <li>-2018 - Windows replaced</li> <li>Gutters added to Main Entrance</li> <li>-As of 2018, alternate boilers and pumps every month done automatically</li> <li>-2018 – New hallway and foyer floor</li> <li>Rm 239 Fisher- new floor</li> <li>Rm 245 Vietzen- new floor</li> <li>Rm 246 Jeckel/Library- new floor</li> <li>Rm 249 Conference Room-new floor</li> <li>-Change filters every four months</li> <li>-Clean grease traps 1-2 times a year</li> <li>-Monitor boiler temps periodically</li> <li>-Keep water softener above ½ full w/salt pallets</li> <li>-Call dishwasher service in the summer to check hoses</li> <li>-Clean out filters in gymnasium during winter break</li> <li>-For water back-up issues, turn blue knob on water softener, which is bypass</li> <li>-Hitchcock Mech checks sprinkler system in summer- required test, need to contact Sam 303-1586</li> <li>-Change air filters on air purifiers periodically</li> </ul>	\$20,000-\$45,000 per HVAC unit	<ul style="list-style-type: none"> <li>-2017 Water Leak</li> <li>-2018 Water Leak</li> <li>-Units 15-20 years lifespan</li> <li>-Fire alarm panel fixed Sept. 2019</li> <li>-Filters Changed 10/20</li> <li>Grease trap cleaned 7/21</li> <li>-Dishwasher serviced 7/21</li> <li>-Sprinkler test Summer 2021</li> <li>-5 year test Summer 2021</li> <li>-Salt added Spring 2022</li> <li>-Gym filters cleaned Summer 2021</li> </ul>
2004 Building Addition Roof	N/A	<ul style="list-style-type: none"> <li>-2015 Repaired and fixed roof vent boots</li> </ul>	-None	-None
2004 Gymnasium	<ul style="list-style-type: none"> <li>-2017- New lighting system</li> </ul>	<ul style="list-style-type: none"> <li>-Ongoing cleaning</li> <li>-Lines repainted and logo added Summer 2019</li> <li>-Light system continues to have issues</li> </ul>	TBD	-None

2004 Pump house	-Sprinkler system	-Monitor temperatures -Repaired and fixed - August 2019 -Monitored on a monthly basis -fire sprinkler test passed October 2021	-None	TBD
Track	N/A	-Multiple cracks fixed, sealed, and restriped 2019	TBD	Director fo Faciliites changed relay zones Summer 2021
Track – Long Jump	N/A	-Fixed with Track project -Dirt switched out 2019 -Monitor dirt	-None	-None -Weeds and tarp it
Track – High Jump	N/A	-Fixed included with Track project 2019	-None	-None
Main Parking Lot	2018 – New Exterior lights	-2017- Resealed and parking lot increased, exit added -2018- Sidewalk/drainage fixed, main entrance fixed, gutters added - Concrete area by exterior 1956 door unlevel - fixed Spring 2022		
“Rebel Lane” – District road parallel to 56 building	N/A	-Cracks repaired 2019 - Resealed Summer 2021 -2020-installed new rock along rebel lane. put in new flower boxes	-TBD	-Oct 2020 flower boxes installed with boulders added -2019 Multiple cracks in street fixed -2019 Landscaping added needed along road and rock added in eroded spots
Back parking lot	N/A	-2018- one crack fixed -2021- cracks repaired and sealed	TBD	-Average shape -7/21 Cracks repaired and be sealed
5 <sup>th</sup> Street Fencing	N/A	-2018 -new north fence, south wooden fence replaced with north old chain link fence	-None	-In good shape

		-2015 (estimated) fence repainted		
Marquee	N/A	N/A	-None	-lights repaired summer 2019 -light repair fixed in winter 2020
Modular units	- 1998- 2 Bard Units (Heating and Cooling)	-Run water during cold temperatures -Water pressure low, occasionally plumbing issues occur as a result of the low pressure - no quick solution to fix exists	TBD	-Modular units up for sale
Original track shed	-No power	N/A	-None	-Need of painting -Need to determine plan for removal?
New track garage	-Power	N/A	-None	-None
South septic system	-Four 1500 gallon tanks -One 5000 gallon abandoned tank -One 1000 gallon tank (1982)	-Tanks pumped out once a year (August) -If Modular is used, pump septic system yearly	\$2000 approx.	- Farnsworth indicated tanks are in good shape -Tanks pumped 11/2020 Burling & Son -septic pumped 7/1/21 -septic pumped 3/25/22
North septic tank	-Four 2000 gallon tanks (2004)	-Tanks one and three pumped out twice a year (August and February (depends on weather condition to pump out)) -Tanks two and four pumped out once a year	TBD	-Farnsworth indicated tanks are in good shape -Tanks pumped 11/2020 Burling & Son -septic pumped 7/1/21
2018 Building Addition	-2019 - Tempmaster unit	-Add playground equipment adjacent to 2018 Addition? wish list item	-TBD	-None
2018 Building Addition Roof	N/A	TBD	-None	-None
2018 Garage	-Power	N/A	-None	-None
Key System for District	-Traditional key system	N/A	TBD	-Discussion has occurred about moving to a key card system but tabled citing limited need for this initiative

Camera Surveillance system	TBD	-2017- Installed new cameras	TBD	-2017 upgrade increased coverage substantially - Main Foyer Camera needs replaced
Solar Panels	TBD	TBD	TBD	TBD

#### Major Projects

Project	Priority Level	Costs	Timeline/Notes
-2004 Trane units HVAC	-Medium	-\$15,000-\$20,000 per unit	-Discuss a long-term plan to replace unit
-Install power and build concession area by baseball and softball fields	-Low	TBD	-TBD
-1956/1966 Window upgrade plan	-Low	TBD	-TBD
Playground equipment for 2018 Addition	-Wish list item	?	?

#### Smaller Projects

Project/Tasks	Priority	Costs	Timeline/Notes
Classroom painting			- Stage area, hallways, cafeteria
Rankin Barn painting of trim - replacing boards - in progress			

#### Notes:

8/19/2019 Unit #2 had a delayed start, 8/22/19 Unit #2 and Unit #3 delayed starts, 8/23/19 Unit #3 delayed start, Unit 2 fixed end of August 2019, Gym lights fixed 1/16/20