



Informational Memo-Carleton Washburne Unexpected Building Maintenance

TO: School Board
Dr. Trisha Kocanda, *Superintendent*

FROM: Mr. Brad Goldstein, Chief Financial Officer
Mr. Adam Rappaport, Director of Buildings and Grounds

DATE: December 19, 2017

Background:

During the fall of 2017, we had two emergency repairs to the piping at Carleton Washburne due to leaks from the ceiling. This piping is original dual-temperature piping which is approximately 50 years old. There are sections of the pipe that are deteriorated, and penetrate a concrete slab between the first and second floors. These areas are not properly insulated, which causes condensation to build up on the piping during the summer months when the system is in cooling mode. The expansion and contraction of the pipes has caused gaps to form in the piping resulting in the leaking. Ramifications of not addressing this issue could result in flooding of the building if a pipe ruptures, as well the need to turn the heat off to large portions of the building while conducting the repairs, which would result in disrupting the learning environment.

The repair work entails; demolition of the plaster soffits in each room, asbestos removal, removal and re-installation of some unit-ventilators, re-piping, adding isolation valves at each location, replacing the original main valves, and soffit repairs.

We are currently working with our architect, Green and Associates, to put together specifications for the summer work to take care of the 20 classrooms that are affected. We estimate that this project will come in with an estimated cost of approximately \$200,000, based on the cost of the two rooms that have already been completed. We would see some economy of scale by completing the project all at once, rather than each room as it experiences problems. We would look to relocate the Adventures In Learning program during the summer to other locations to allow for the work to be done.

We would likely put this project out to bid in January, and ask for Board approval in February, in order to begin the work upon the completion of the school year.