

**Annual Maintenance, Repairs and Renovation Work ("Summer Projects") Cost Analysis
Summary as of 06.28.2021**

Resolution Year	Resolution Amount Not to Exceed	Timeframe	Completed Project Funding Allocations			Total Complete Projects To Date
			Fund O34 (Maintenance Fund)	Fund 003 (Permanent Improvement)	Fund 001 (General)	
2019	\$ 5,197,000	April 2019-June 2020	\$ 4,217,890	\$ 220,879	\$ 582,208	\$ 5,020,976
2020	\$ 4,000,000	April 2020-June 2021	\$ 2,736,273	\$ 1,090,471	\$ -	\$ 3,826,745
2021	\$ 10,000,000	May 2021-June 2022	\$ 683,445	\$ -	\$ 17,705	\$ 701,150

Notes for Accompanying Detail Sheets:

- The following pages compare actual projects completed against the proposed projects approved by the Board with each annual work resolution
- Work categories, anticipated costs and notes in the left section are pulled directly from Attachment A of each Board approved work resolution
- Completed projects that were not included in the original board approved resolution are denoted in *green*
- Actual project costs including the fund account and variance from the anticipated costs are in the right section as well as specifics about all projects expenses from Fund 003

Summary of Significant Variances:

April 2020-June 2021 (pp.2-3)

- Installation of a new fire alarm system at Lincoln-West anticipated to cost \$350,000 was not completed; postponed to the 2021-22 school year
- Heating and air conditioning work was \$1,414,568 over the anticipated cost
- Moving and closed building costs as part of the District's long term school plan anticipated at \$1,400,000 were moved to a separate resolution approved by the Board
- Routine repair & maintenance work was excluded from the approved project list, but accounted for \$506,711 of the total dollars spent

April 2019-June 2020 (pp.4-5)

- Heating & air conditioning work was \$219,103 over anticipated cost
- Replacement of the gym floor at John Hay was not completed; postponed to the 2021-22 school year
- Carbon monoxide detection device design and installation project estimated to cost \$850,000 was not completed; postponed to the 2021-22 school year
- Routine repair & maintenance costs were \$936,440 over anticipated costs

Board Resolution 2020-3902(B); for projects April 2020 - June 2021
Amount not to exceed \$4,000,000

Categories of Work	Anticipated Costs	Notes
Mandatory Regulatory Work		
Backflow Inspections/repair	\$70,000	Annual mandatory district-wide inspections.
Fire Alarm Inspections	\$180,000	Annual mandatory district-wide inspections.
Ben Franklin Fire Inspection Violation	\$750,000	Correct Basement Kitchen Cafeteria code violations.
Lincoln-West Fire Alarm System	\$350,000	System is obsolete and has failed. There are no more replacement parts to be had. A new system has to be installed to comply with Fire Code.
Category Total	\$1,350,000	
Heating & Air Conditioning Work		
HVAC Program for all Segment 1-7 buildings	\$200,000	Expanding program into all new schools (belts and filters replaced, and general tune-up (lubrication and tightening parts in motors that drive the HVAC systems).
HVAC Maintenance Controls	\$200,000	Continuation of Maintenance Controls program.
Luis Marin Rooftop Unit	\$350,000	Unit no longer functions and has to be replaced. Controls heat and air conditioning for nine classrooms.
		<i>Replace 3 failing boilers at Rhodes, not specified in Appendix A of resolution</i>
Category Total	\$750,000	
Moving & Closed Building Costs		
To provide routine moving services plus costs for closed & merged buildings	\$1,200,000	Moving services to respond to district wide summer requests from individual schools and resulting from Long Term Planning Implementation.
Building board-up costs	\$200,000	Cost for board up of closed buildings.
Category Total	\$1,400,000	
Long Range Planning Reinvestment		
East Tech Campus	\$100,000	To support consolidation work under the Long Term Planning Document.
Glenville Campus	\$100,000	To support consolidation work under the Long Term Planning Document.
Category Total	\$200,000	
Total Cost (before contingency)	\$3,700,000	
5% Contingency	\$185,000.00	
Grand Total	\$3,885,000.00	
		<i>Routine Repair & Maintenance Work not specified in Appendix A of resolution:</i>
		<i>Doors/Gates</i>
		<i>Landscaping</i>
		<i>Concrete Repair (Sidewalks/Stairs)</i>
		<i>Playground Repair</i>
		<i>Parking Repair/Patching</i>

Actual Cost				Variance	Notes
Fund 034	Fund 003	Fund 001	Total	(Actual vs. Anticipated)	
					11 mandatory regulatory projects completed
\$ 27,000.00	\$ -	\$ -	\$ 27,000.00	\$ (43,000.00)	
\$ 130,222.52	\$ 16,458.00	\$ -	\$ 146,680.52	\$ (33,319.48)	Fund 003 - sprinkler system assessment & mapping at South; knox box at EPC
\$ -	\$ 685,906.00	\$ -	\$ 685,906.00	\$ (64,094.00)	Fund 003 - kitchen & dining room at Ben Franklin
\$ -	\$ -	\$ -	\$ -	\$ (350,000.00)	Postponed and included as a special project for 2021-22 school year
\$ 157,222.52	\$ 702,364.00	\$ -	\$ 859,586.52	\$ (490,413.48)	
					174 heating & air conditioning projects completed
\$ 1,192,943.19	\$ 142,192.93	\$ -	\$ 1,335,136.12	\$ 1,135,136.12	Fund 003 - 11 different repair projects at EPC, South & Woodland Data Center
\$ 358,292.00	\$ -	\$ -	\$ 358,292.00	\$ 158,292.00	
\$ 255,815.00	\$ -	\$ -	\$ 255,815.00	\$ (94,185.00)	
\$ 215,325.00	\$ -	\$ -	\$ 215,325.00	\$ 215,325.00	
\$ 2,022,375.19	\$ 142,192.93	\$ -	\$ 2,164,568.12	\$ 1,414,568.12	
					1 moving and closed building project completed
\$ 8,578.50	\$ -	\$ -	\$ 8,578.50	\$ (1,191,421.50)	CMSD decided to cover this on a separate Board resolution for moving.
\$ -	\$ -	\$ -	\$ -	\$ (200,000.00)	
\$ 8,578.50	\$ -	\$ -	\$ 8,578.50	\$ (1,391,421.50)	
					28 long range planning projects completed
\$ 91,009.13	\$ -	\$ -	\$ 91,009.13	\$ (8,990.87)	
\$ 59,928.62	\$ 136,362.50	\$ -	\$ 196,291.12	\$ 96,291.12	Fund 003 - 8 total projects including technology install for consolidation, install receptacles, panels & fire alarm for educational programming, conversion of center hallway lockers to display cabinets
\$ 150,937.75	\$ 136,362.50	\$ -	\$ 287,300.25	\$ 87,300.25	
					77 routine repair and maintenance projects completed
\$ 4,334.00	\$ 11,385.18	\$ -	\$ 15,719.18	\$ 15,719.18	Fund 003 - 2 projects at EPC & East 49th St. Depot
\$ 16,690.00	\$ -	\$ -	\$ 16,690.00	\$ 16,690.00	
\$ 40,910.50	\$ 13,256.00	\$ -	\$ 54,166.50	\$ 54,166.50	Fund 003 - Install 5' wide concrete walkway to modulars at Douglas MacArthur
\$ 20,289.00	\$ -	\$ -	\$ 20,289.00	\$ 20,289.00	
\$ 2,300.00	\$ 4,138.00	\$ -	\$ 6,438.00	\$ 6,438.00	Fund 003 - Repair 624 s/ft of asphalt parking lot at E. 49th St. Depot

Board Resolution 2020-3902(B); for projects April 2020 - June 2021
Amount not to exceed \$4,000,000

Categories of Work	Anticipated Costs	Notes
		<i>Fence (Installation & Repairs)</i>
		<i>Elevator Repair</i>
		<i>Roof Installation & Repairs</i>
		<i>Furniture</i>
		<i>Soil Sampling & Remediation</i>
		<i>Other Repairs & Maintenance</i>
		Category Total
Total Cost (before contingency)	\$3,700,000	
5% Contingency	\$185,000.00	
Grand Total	\$3,885,000	

Actual Cost				Variance	Notes
Fund 034	Fund 003	Fund 001	Total	(Actual vs. Anticipated)	
\$ -	\$ 13,000.00	\$ -	\$ 13,000.00	\$ 13,000.00	Fund 003 - Erect guardrail, install sign posts for security at JFK
\$ 31,565.00	\$ 3,882.72	\$ -	\$ 35,447.72	\$ 35,447.72	Fund 003 - Diagnosis of elevator repair at Woodland Distribution
\$ 19,670.00	\$ 3,398.00	\$ -	\$ 23,068.00	\$ 23,068.00	Fund 003 - Repair of rook leak at Bratenahl
\$ -	\$ 9,820.50	\$ -	\$ 9,820.50	\$ 9,820.50	Fund 003 - Furniture for new science lab @ MetroHealth (Lincoln West Lab)
\$ -	\$ 8,174.57	\$ -	\$ 8,174.57	\$ 8,174.57	Fund 003 - Annual EPA site soil sampling at Max Hayes
\$ 261,400.69	\$ 42,497.00	\$ -	\$ 303,897.69	\$ 303,897.69	Fund 003 - 5 total projects including repair and waterproofing of electrical vault at Newton Baker, rebuilding of collapsed retaining wall at South, purchased webcams for facilities' staff computers District-wide, tuckpoint of open mortar joints on east side of building at John Hay, replacement of salt dome at Ridge Rd.
\$ 397,159.19	\$ 109,551.97	\$ -	\$ 506,711.16	\$ 506,711.16	
\$ 2,736,273.15	\$ 1,090,471.40	\$ -	\$ 3,826,744.55	\$ (58,255.45)	

Board Resolution 2019-3901(B); for projects April 2019 - June 2020
Amount not to exceed \$5,197,000

Categories of Work	Anticipated Costs	Notes
Heating & Air Conditioning Work		
John F. Kennedy Chiller Rental	\$275,000	Needs to be done to have A/C while we operate the building as a school.
HVAC Preventative Maintenance (PM) Programs for CSA, FDR, John Marshall, Max Hayes, Wilbur Wright & W.C. Bryant	\$610,000	This ongoing program has an outside service provider maintaining and managing the new HVAC systems in these buildings.
HVAC PM Program for all Segment 1-7 schools	\$180,000	Expanding PM program into all new schools (belts and filters replaced, and general tune-up (lubrication and tightening parts in motors that drive the HVAC systems)
HVAC PM Controls- AGM oversight & contractor repair	\$500,000	Continuation of Controls PM program. AGM, our consultant, goes out and assesses the controls in every building and makes recommendations of repairs when needed. These controls temper the air and tell the system when to make an area warmer or cooler.
Warner- replace HVAC controls	\$150,000	The current control system for the building has chronic problems and needs to be replaced.
HVAC repair	\$750,000	Earmarked for routine HVAC work and any emergencies that might arise in our older building systems such as Roof Top Unit (RTU) failures.
Category Total	\$2,465,000	
Gymnasium Work		
John Hay gym floor & bleachers	\$375,000	Replace floor and bleachers. CAVS are contributing \$50,000.
EPC bleacher replacement	\$55,000	Replace one side and utilize parts from the side replaced to repair other side.
Gym Painting- Rhodes, J. Hay & MLK	\$55,000	Painting walls in conjunction with CAVS initiative to refurbish the floors at Rhodes & MLK and replace the floor and bleachers at John Hay.
Category Total	\$485,000	
Mandatory Regulatory Work		
Carbon Monoxide (CO2) Detection (design work based on 100 buildings)	\$350,000	Work is being mandated by the Ohio Fire Code (OFC).
CO2 Detection (device installation based on 100 buildings)	\$500,000	Work is being mandated by the Ohio Fire Code (OFC).
Backflow Inspections/repair	\$45,000	Annual mandatory district-wide inspections.
Fire Alarm Inspections	\$175,000	Annual mandatory district-wide inspections.
		<i>Sprinkler system modification at Woodland Data Center</i>
		<i>Other mandated inspections not specified in Appendix A of resolution</i>
Category Total	\$1,070,000	
Routine Repair & Maintenance Work		
Electrical	\$75,000	District wide service call and preventive maintenance repairs
Elevators	\$200,000	Preventive maintenance & repairs to elevators operating in 60 buildings
Landscaping	\$15,000	Replace dead trees, bushes planting beds, and refresh grounds in critical need of improvement
Asphalt Parking Lot Repairs district-wide	\$125,000	The routine annual work that needs to be done.
Masonry Repairs	\$250,000	District wide work and includes East Professional Center (EPC) exterior wall stabilization
Moving	\$100,000	Moving services to respond to district wide summer requests from individual schools

Actual Cost				Variance	Notes
Fund 034	Fund 003	Fund 001	Total	(Actual vs. Anticipated)	
					230 heating & air conditioning projects completed
\$ 203,500.00	\$ -	\$ -	\$ 203,500.00	\$ (71,500.00)	
\$ 588,872.42	\$ -	\$ -	\$ 588,872.42	\$ (21,127.58)	
\$ 616,628.08	\$ -	\$ -	\$ 616,628.08	\$ 436,628.08	
\$ 356,187.30	\$ -	\$ 7,500.00	\$ 363,687.30	\$ (136,312.70)	
\$ 28,750.00	\$ -	\$ -	\$ 28,750.00	\$ (121,250.00)	
\$ 773,734.82	\$ 16,828.50	\$ 92,101.79	\$ 882,665.11	\$ 132,665.11	Fund 003 & 001 - all HVAC work at East Professional Center
\$ 2,567,672.62	\$ 16,828.50	\$ 99,601.79	\$ 2,684,102.91	\$ 219,102.91	
					5 gymnasium projects completed
\$ 169,075.00	\$ -	\$ -	\$ 169,075.00	\$ (205,925.00)	Bleachers only at John Hay (floor postponed and included as special project for 2021-22); Refinished gym floor at Bard
\$ 10,208.00	\$ -	\$ -	\$ 10,208.00	\$ (44,792.00)	
\$ 20,176.00	\$ -	\$ 17,740.00	\$ 37,916.00	\$ (17,084.00)	No painting; Bleachers replaced at Rhodes (Fund 001); repairs to bleachers & locking mechanism at Daniel Morgan (Fund 034)
\$ 199,459.00	\$ -	\$ 17,740.00	\$ 217,199.00	\$ (267,801.00)	
					13 mandatory regulatory projects completed
\$ -	\$ -	\$ -	\$ -	\$ (350,000.00)	Postponed and included as a special project for 2021-22 school year
\$ 35,240.00	\$ -	\$ -	\$ 35,240.00	\$ (464,760.00)	Postponed and included as a special project for 2021-22 school year
\$ 22,164.45	\$ -	\$ -	\$ 22,164.45	\$ (22,835.55)	
\$ 145,368.24	\$ -	\$ -	\$ 145,368.24	\$ (29,631.76)	
\$ -	\$ -	\$ 17,875.00	\$ 17,875.00	\$ 17,875.00	
\$ 32,587.00	\$ -	\$ -	\$ 32,587.00	\$ 32,587.00	
\$ 235,359.69	\$ -	\$ 17,875.00	\$ 253,234.69	\$ (816,765.31)	
					144 routine repair & maintenance projects completed
\$ 59,569.20	\$ -	\$ 5,356.00	\$ 64,925.20	\$ (10,074.80)	
\$ 56,258.43	\$ -	\$ 7,996.00	\$ 64,254.43	\$ (135,745.57)	
\$ 202,184.00	\$ 12,700.00	\$ 15,200.00	\$ 230,084.00	\$ 215,084.00	Fund 003 - cut down and trim trees near front of building at Central
\$ 21,264.00	\$ -	\$ 12,350.00	\$ 33,614.00	\$ (91,386.00)	
\$ 289,696.00	\$ -	\$ 8,760.00	\$ 298,456.00	\$ 48,456.00	
\$ -	\$ 56,550.00	\$ -	\$ 56,550.00	\$ (43,450.00)	Fund 003 - Preparation documents to move MLK to Glenville

Board Resolution 2019-3901(B); for projects April 2019 - June 2020
Amount not to exceed \$5,197,000

Categories of Work	Anticipated Costs	Notes
Playground Repairs	\$50,000	Repair rubber playground surfaces, replace broken parts, replenish mulch
Plumbing Repairs	\$65,000	Repair of water and sewage distribution system, sinks, faucets, lavatories
Safety and Security	\$50,000	Repair or replace cameras, metal detectors, card readers and communications systems
		<i>Routine Repair & Maintenance Work not specified in Appendix A of resolution:</i>
		<i>Design work/Prepare Documents</i>
		<i>Doors/Gates</i>
		<i>Concrete Repair (Sidewalks/Stairs)</i>
		<i>Fence (Installation & Repairs)</i>
		<i>Floors (Repairs & Replacements)</i>
		<i>Painting</i>
		<i>Roof Installation & Repairs</i>
		<i>Hazardous Waste Disposal</i>
		<i>Classrooms (Construction/Demo for changes to classroom spaces)</i>
		<i>Soil Sampling & Remediation</i>
		<i>Operations Management Software</i>
		<i>Other Repairs & Maintenance</i>
Category Total	\$930,000	
Total Cost (before contingency)	\$4,950,000	
5% Contingency	\$247,000	
Grand Total	\$5,197,000	

Actual Cost				Variance	Notes
Fund 034	Fund 003	Fund 001	Total	(Actual vs. Anticipated)	
\$ 8,820.00	\$ -	\$ -	\$ 8,820.00	\$ (41,180.00)	
\$ 12,616.00	\$ -	\$ -	\$ 12,616.00	\$ (52,384.00)	
\$ 455.30	\$ -	\$ 68,298.64	\$ 68,753.94	\$ 18,753.94	
					Fund 003 - documents for kitchen egress at Ben Franklin; design services to secure second floor corridors at Benesch; prepare drawings for additional w/d at W.R. Harper; prepare drawings for science lab at MetroHealth Science Lab; design services for dispatch center at East Dispatch Center; mascot design at JFKHS
\$ -	\$ 134,800.00	\$ 260.00	\$ 135,060.00	\$ 135,060.00	
\$ 32,454.00	\$ -	\$ 61,618.00	\$ 94,072.00	\$ 94,072.00	
\$ 72,494.00	\$ -	\$ -	\$ 72,494.00	\$ 72,494.00	
\$ 20,544.00	\$ -	\$ 23,325.00	\$ 43,869.00	\$ 43,869.00	
\$ 111,950.00	\$ -	\$ -	\$ 111,950.00	\$ 111,950.00	
\$ 45,325.00	\$ -	\$ -	\$ 45,325.00	\$ 45,325.00	
\$ 49,141.00	\$ -	\$ 22,500.00	\$ 71,641.00	\$ 71,641.00	
\$ 25,980.00	\$ -	\$ -	\$ 25,980.00	\$ 25,980.00	
\$ 9,496.00	\$ -	\$ 9,473.00	\$ 18,969.00	\$ 18,969.00	
\$ -	\$ -	\$ 107,500.00	\$ 107,500.00	\$ 107,500.00	
\$ -	\$ -	\$ 72,233.86	\$ 72,233.86	\$ 72,233.86	
\$ 197,151.83	\$ -	\$ 32,120.28	\$ 229,272.11	\$ 229,272.11	
\$ 1,215,398.76	\$ 204,050.00	\$ 446,990.78	\$ 1,866,439.54	\$ 936,439.54	
\$ 4,217,890.07	\$ 220,878.50	\$ 582,207.57	\$ 5,020,976.14	\$ (176,023.86)	