

**2021-22 Annual Maintenance, Repairs and Renovation Work Expense Analysis
Summary as of 07.01.2022**

Resolution Year	Resolution Amount Not to Exceed	Timeframe	Completed Project Funding Allocations				Total Cost of Completed Projects
			Fund O34 (Maintenance Fund)	Fund 003 (Permanent Improvement)	Fund 001 (General)	Fund 507 (ESSER)	
2021	\$ 10,000,000	May 2021-June 2022	\$ 2,915,041	\$ 3,023,364	\$ 576,727	\$ 5,471,275	\$ 11,986,406

Significant Findings from the Analysis:

- The total cost of 2021-22 annual work projects exceeded the approved resolution amount by just under \$2 million. However, only \$6,515,132 was spent using local dollars. ESSER funding (Fund 507) was not included as a source when the annual work resolution was passed by the Board of Education.
 - The use of ESSER funding minimized the use of local District dollars; 46% of the total annual work project costs were covered by ESSER funds
- Mandatory regulatory work was \$487,507 less than anticipated
- Routine maintenance & repair work was \$51,460 over the anticipated amount
- Heating and air conditioning work was \$108,258 over the anticipated amount
- Special projects were \$1,510,644 over the anticipated amount
 - The culinary kitchen at East Tech and the Lincoln West cooling tower each had actual costs significantly higher than anticipated; ESSER funding was used for the majority of both projects
 - 4 of the 11 special projects not completed include:
 - CO2 detection device design, planning and installation: this was originally approved as part of the annual work in 2019 and postponed to 2021; the District is in the final stage of awarding the detector installation contract to Lakeland Electric and work is to begin in August 2022; all the engineering and drawings were completed by Life Safety Systems and those costs are included in the 2021-22 annual work totals
 - Benjamin Franklin parapet wall: District put the project out to bid in early 2022 and received no responses; second pre-bid meeting took place on 7/20/22 and two contractors have expressed interest following answers to a critical engineering detail being assessed by Barber & Hoffman; the project is expected to be completed in two phases during the summer of 2023 and 2024
 - Fire alarm system at Lincoln West: District Trades electricians have been able to maintain the current system and will continue to monitor/maintain with the hope that they can do so until the building closes in order to avoid having to spend the money on a replacement system that will be demolished and built new as part of Segment 8
 - Fire alarm system at Gallagher: this will be included in the renovation of Gallagher as part of Segment 8
- Annual work projects not specified in the 2021-22 resolution totaled \$1,678,551
 - \$920,233 in costs for Segment 8 swing space preparations were included here and allocated to Fund 003; some of these costs may be eligible to be reallocated to co-funded costs for Segment 8 (Fund 010) and/or ESSER funds

Notes for Accompanying Detail Sheet:

- The following page compares actual projects completed against the proposed projects approved by the Board with the annual work resolution
- Work categories, anticipated costs and notes in the left section are pulled directly from Attachment A of the 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

Board Resolution 2021-041001(B); for projects May 2021-June 2022
Amount not to exceed \$10,000,000

Categories of Work	Anticipated Costs	Notes
Mandatory Regulatory Work		
Backflow Inspections/repair	\$100,000	Annual mandatory district-wide inspections.
Fire Alarm Inspections	\$200,000	Annual mandatory district-wide inspections.
Elevator Inspection	\$200,000	Annual mandatory district-wide inspections.
Sprinkler Systems	\$150,000	Annual mandatory district-wide inspections.
Category Total	\$650,000	
Routine Repair & Maintenance Work		
Electrical	\$150,000	District wide service calls and preventive maintenance repairs.
Plumbing Repairs	\$150,000	Repair water and sewage distribution systems, sinks, faucets, lavatories.
Roof Repair	\$150,000	Repair/replace roof, flashing and gutters/downspouts.
Landscaping	\$75,000	Replace dead trees, bushes & refresh grounds in critical need of improvement.
Playground Repairs	\$75,000	Repair rubber playground surfaces, replace broken parts, and replenish mulch.
Asphalt Parking Lot Repairs district-wide	\$125,000	Routine annual work to be done.
Masonry & Concrete repairs	\$250,000	Routine annual work to be done.
Carpentry Repairs	\$150,000	Routine annual work to be done.
Painting Repairs	\$100,000	Routine annual work to be done.
Elevator General Repairs	\$200,000	Routine annual work to be done.
Category Total	\$1,425,000	
Heating & Air Conditioning Work		
HVAC Preventative Maintenance and Repair (PM) Programs	\$900,000	Maintaining and managing the newer HVAC systems as well as assessing needed maintenance and repairs.
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	\$1,650,000	
Special Projects for SY2021-2022		
Carbon Monoxide (CO2) Detection Device Design, Planning & Installation	\$950,000	Work mandated by the Ohio Fire Code (OFC). Procurement of devices, design, planning and installation work is based on 100 buildings.
Culinary Kitchen Project/East Tech	\$1,500,000	Additional funding includes Perkins and/or Fund 003 LFI to complete the project.
John Hay gym floor & bleachers	\$400,000	Floor has deteriorated and needs to be replaced.
EPC bleacher replacement	\$100,000	Bleachers do not function and need to be replaced.
R. G. Jones Parking Lot	\$150,000	Expand current lot to ease traffic congestion & accommodate visitors.
Lincoln-West Cooling Tower	\$400,000	Current cooling tower is a challenge to keep in operation. If not replaced and it ceases to operate we will have no A/C at L-W.
EPC Auditorium Rooftop Units	\$200,000	One unit is no longer operable and the other is only functioning at half capacity, which is insufficient to heat and cool the space.

Fund 034	Fund 003	Actual Cost			Total	Variance (Actual vs. Anticipated)	Notes
		Fund 001	Fund 507				
\$ 37,230.00				\$ 37,230.00	\$ (62,770.00)		
\$ 113,933.23				\$ 113,933.23	\$ (86,066.77)		
				\$ -	\$ (200,000.00)		
\$ 11,330.00				\$ 11,330.00	\$ (138,670.00)		
\$ 162,493.23	\$ -	\$ -	\$ -	\$ 162,493.23	\$ (487,506.77)		
\$ 153,365.78				\$ 153,365.78	\$ 3,365.78		
\$ 175,276.00				\$ 175,276.00	\$ 25,276.00		
\$ 52,090.00		\$ 7,500.00	\$ 54,419.37	\$ 114,009.37	\$ (35,990.63)		
\$ 44,176.00		\$ 12,770.00		\$ 56,946.00	\$ (18,054.00)		
\$ 144,233.00	\$ 87,896.00			\$ 232,129.00	\$ 157,129.00	Fund 003 - playground repairs at Hannah Gibbons	
\$ 167,610.00		\$ 4,315.00		\$ 171,925.00	\$ 46,925.00		
\$ 526,230.00		\$ 3,675.00		\$ 529,905.00	\$ 279,905.00		
				\$ -	\$ (150,000.00)		
\$ 21,500.00				\$ 21,500.00	\$ (78,500.00)		
\$ 21,403.52				\$ 21,403.52	\$ (178,596.48)		
\$ 1,305,884.30	\$ 87,896.00	\$ 28,260.00	\$ 54,419.37	\$ 1,476,459.67	\$ 51,459.67		
\$ 207,317.38	\$ 24,875.00		\$ 915,279.00	\$ 1,147,471.38	\$ 247,471.38	Fund 003 - mechanical repairs at various sites	
\$ 66,787.00			\$ 544,000.00	\$ 610,787.00	\$ (139,213.00)		
\$ 274,104.38	\$ 24,875.00	\$ -	\$ 1,459,279.00	\$ 1,758,258.38	\$ 108,258.38		
\$172,676		\$ 172,676.00		\$ 345,352.00	\$ (604,648.00)		
\$14,994	\$ 1,551,659.70		\$ 2,380,637.41	\$ 3,947,290.65	\$ 2,447,290.65	Fund 003 - includes construction, construction testing, abatement and furniture for culinary kitchen	
	\$ 106,064.96			\$ 106,064.96	\$ (293,935.04)	Fund 003 - total is for gym floor abatement only	
	\$ 253,250.00			\$ 253,250.00	\$ 153,250.00	Fund 003 - bleachers for John Hay & EPC	
\$118,919				\$ 118,919.00	\$ (31,081.00)		
\$74,995			\$ 1,097,010.00	\$ 1,172,005.00	\$ 772,005.00		
\$28,175		\$ 288,475.00		\$ 316,650.00	\$ 116,650.00		

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Amount not to exceed \$10,000,000

Categories of Work	Anticipated Costs	Notes
Benjamin Franklin Parapet Wall	\$200,000	Parapet wall showing significant signs of compression.
Miles Park	\$200,000	Roof over one wing has deteriorated and needs to be replaced.
Woodland Freight Elevator	\$600,000	Current freight elevator is increasingly failing and needs to be replaced to effectively run the warehouse. Has increased in importance given the use of the warehouse for COVID-related supplies handling (PPE, Air Purifiers, IT Equipment, IT Carts, etc.).
Lincoln-West Fire Alarm System	\$400,000	A new system has to be installed to comply with Fire Code. Current system is obsolete and replacement parts are difficult to obtain.
Joseph Gallagher Fire Alarm System	\$300,000	There are actually three systems in the building that are having difficulty communicating to each other and parts are growing increasingly harder to find. New system will be incorporated into the remodel work.
Category Total	\$5,400,000	
		<i>Annual Work not specified in Appendix A of resolution:</i>
		<i>Abatement</i>
		<i>Advertisements</i>
		<i>Audio/visual equipment</i>
		<i>Chemical removal</i>
		<i>Design work</i>
		<i>ESSER Assessments</i>
		<i>Inspection (visual compliance)</i>
		<i>Partitions</i>
		<i>Pool heater</i>
		<i>Signage</i>
		<i>Storage</i>
		<i>Swing space preparations</i>
		<i>Systems Integration</i>
		<i>Total</i>
Total Cost (before contingency)	\$9,125,000	
5% Contingency	\$456,250	
Grand Total	\$9,581,250	

Actual Cost					Variance	Notes
Fund 034	Fund 003	Fund 001	Fund 507	Total	(Actual vs. Anticipated)	
				\$ -	\$ (200,000.00)	
\$81,112				\$ 81,112.41	\$ (118,887.59)	
\$570,000				\$ 570,000.00	\$ (30,000.00)	
				\$ -	\$ (400,000.00)	
				\$ -	\$ (300,000.00)	
\$ 1,060,870.95	\$ 1,910,974.66	\$ 461,151.00	\$ 3,477,647.41	\$ 6,910,644.02	\$ 1,510,644	
\$ 57,650.00				\$ 57,650.00		
\$ 7,490.00				\$ 7,490.00		
\$ 12,342.00		\$ 13,962.00		\$ 26,304.00		
\$ 14,324.00				\$ 14,324.00		
	\$ 79,385.00	\$ 29,000.00		\$ 108,385.00		Fund 003-design work/planning for S8 swing space at Booker and former Garrett Morgan
			\$ 95,844.00	\$ 95,844.00		
		\$ 2,500.00		\$ 2,500.00		
		\$ 25,064.00		\$ 25,064.00		
\$ 8,606.94				\$ 8,606.94		
\$ 11,275.00		\$ 7,835.00		\$ 19,110.00		
		\$ 8,955.00		\$ 8,955.00		
	\$ 920,233.13			\$ 920,233.13		Fund 003-equipment, security, playground, electric for S8 swing space at Booker and former Garrett Morgan
			\$ 384,084.72	\$ 384,084.72		
\$ 111,687.94	\$ 999,618.13	\$ 87,316.00	\$ 479,928.72	\$ 1,678,550.79		
\$ 2,915,040.80	\$ 3,023,363.79	\$ 576,727.00	\$ 5,471,274.50	\$ 11,986,406.09	\$ 2,405,156.09	