

Melrose Public Schools

**360 Lynn Fells Parkway
Melrose, MA 02176**

FACILITIES CAPITAL IMPROVEMENT PLAN

C.W.B.
6/20/03

Table of Contents
(* denotes priority)

<u>SCHOOL</u>	<u>PAGE #</u>
Beebe School	2
Franklin School	3
Hoover School	4
Horace Mann	5
Lincoln School	6
Ripley School	7
Roosevelt School	8
Winthrop School	9
Melrose High School	10
Melrose Middle School	13
Summary	16
Appendix	17

BEEBE SCHOOL

263 West Foster Street
Melrose, MA 02176

A. Exterior Improvements

1.Roof Replacement	114,000
2.Window Replacement	295,000
3.Door and Hardware Replacement	22,000
*4.Video Intercom System (Handicap entrance)	<u>6,600</u>
Total	437,600

B. Interior Improvements

1.ADA Upgrade	51,260
*2.Fire Alarm System Upgrade	16,500
3.Painting and Plastering	31,000
4.Stair Treads and Floor Tile	9,000
*5.Heating Controls	22,500
*6.Emergency Lockdown Issues	<u>3,800</u>
Total	134,060

GRAND TOTAL 571,660

FRANKLIN SCHOOL

16 Franklin Street
Melrose, MA 02176

A. Exterior Improvements

*1. Window Replacement	330,000
2. Fence Replacement	13,900
3. Door and Hardware Replacement	34,000
4. Roof Replacement	<u>126,000</u>
Total	503,900

B. Interior Improvements

*1. Fire Alarm System Upgrade	19,200
2. ADA Upgrade	35,000
3. Painting and Plastering	41,200
4. Stair Treads & Floor Tile	12,000
*5. Heating Controls	<u>18,600</u>
Total	126,000

GRAND TOTAL 629,900

HOOVER SCHOOL

37 Glendower Road
Melrose, MA 02176

A. Exterior Improvements

1. Window Replacement	295,000
2. Roof Replacement	87,215
*3. Sidewalks and Landscaping	14,000
4. Fence Replacement	11,000
5. Exterior Doors Replacements	<u>15,000</u>
Total	422,215

B. Interior Improvements

*1. Fire Alarm System Upgrade	16,500
*2. Heating Controls	12,500
3. Stair Treads and Floor Tile	9,600
4. Painting and Plastering	46,000
5. ADA Upgrades	<u>52,500</u>
Total	137,100

GRAND TOTAL 559,315

HORACE MANN
40 Damon Street
Melrose, MA 02176

A. Exterior Improvements

*1. Complete Window Project	224,000
2. Doors and Hardware	12,000
3. Pointing and Waterproofing	28,800
4. Roof Replacement	<u>106,000</u>
Total	370,800

B. Interior Improvements

1. Painting and Plastering	44,800
2. ADA Upgrades	98,600
3. Stair Treads and Floor Tile	38,500
*4. Install New Boilers	84,000
5. Replace Intercom System	10,600
*6. Fire Alarm System Upgrade	18,200
7. Heating Controls	14,800
*8. Complete Lockdown Issues	1,400
9. Bathroom Renovations	<u>120,000</u>
Total	430,900

GRAND TOTAL 801,700

LINCOLN SCHOOL

80 West Wyoming Ave.
Melrose, MA 02176

A. Exterior Improvements

1.	Replace Window Screens (Vandal type)	4,200
*2.	Landscaping Issues	<u>9,000</u>
	Total	13,200

B. Interior Improvements

1.	HVAC Software Upgrade	8,500
*2.	Air Quality Evaluation	<u>6,200</u>
	Total	14,700
	GRAND TOTAL	27,900

RIPLEY SCHOOL

94 Lebanon Street
Melrose, MA 02176

A. Exterior Improvements

1. Roof Replacement	13,600
2. Painting	5,000
*3. Front Entrance Handrails	3,000
Total	21,600

B. Interior Improvements

1. Heating Controls	10,500
2. Painting and Plastering	9,600
3. Stair Treads & Floor Tile	8,000
*4. Fire Alarm System Upgrade	<u>6,000</u>
Total	34,100

GRAND TOTAL 55,700

ROOSEVELT SCHOOL

253 Vinton Street
Melrose, MA 02176

A. Exterior Improvements

1. Landscaping and Field Issues	25,000
---------------------------------	--------

Equipment Needs

*1. One Auto Scrubber	4,000
2. One Burnishing Floor Machine	1,200
3. One Wet Pick-Up Floor Machine	1,200
4. One Scrubbing Floor Machine	950
*5. Personal Portable Lift	6,500
*6. 28" Battery Sweeper	<u>1,300</u>

Total	15,150
-------	--------

GRAND TOTAL	40,150
-------------	--------

WINTHROP SCHOOL

162 First Street
Melrose, MA 02176

A. Exterior Improvements

1. Doors and Hardware Replacements	26,000
2. Resurface and Line Parking Lot	10,200
*3. Window Repairs	<u>13,600</u>
Total	49,800

B. Interior Improvements

*1. Fire Alarm System Upgrade	24,200
2. Bathroom Remodeling	180,000
3. Stair Treads & Floor Tile	14,000
4. Painting and Plastering	47,500
*5. Heating Controls	12,500
6. ADA Upgrade	<u>92,600</u>
Total	370,800
GRAND TOTAL	420,600

MELROSE HIGH SCHOOL

360 Lynn Fells Parkway
Melrose, MA 02176

Exterior Improvements

A. Roof Replacements	
*1. Cafetorium-7,744 S.F.X 8.20/Sq.Ft.	63,500
*2. Open Space Area-30,450 S.F.X 8.20/Sq.Ft.	249,690
3. Marcoux Gym-8,613 S.F.X 8.20/Sq.Ft.	70,626
4. Auto Shop - 9,200 S.F.X 8.20/Sq.Ft.	75,440
5. Tech.Ed. Area-15,238 S.F.X 8.20/Sq.Ft.	124,951
6. Misc. Other Roofs-9,026 S.F.X 8.20/Sq.Ft.	<u>74,013</u>
Total	658,220
B. Door and Hardware Replacement	30,000
C. Fence and Gate Replacement	22,000
D. Sidewalks and Parking Lots	25,600

MELROSE HIGH SCHOOL

360 Lynn Fells Parkway
Melrose, MA 02176

Interior Improvements

A. Classroom Space Renovations	
1. Open Space 2 nd & 3 rd Floors	334,400
2. Storage areas for art & music	8,200
3. Replace Marcoux Gym Floor	<u>110,000</u>
Total	452,600
B. Fire Alarm System	240,000
C. ADA Priorities	
1. Ramp to Front Entrance	40,000
2. Automatic Door Openers	30,000
3. Bathroom Accessibility Issues	<u>56,400</u>
Total	126,400
D. Doors and Hardware	67,000
E. Security System	
1. Central Monitoring Equipment	6,000
2. Remote Access Card Readers	10,000
3. Exterior Door Magnets	22,000
4. Interior & Exterior Cameras	12,000
5. Upgrade Intercom System	<u>37,500</u>
Total	87,500

MELROSE HIGH SCHOOL

360 Lynn Fells Parkway
Melrose MA 02176

Interior Improvements (Continued)

F. Building Finish

1. Replace Spline Ceilings with Vandal Type	86,000
2. Painting	200,000
3. Carpet Replacement	<u>60,000</u>

Total 346,000

G. HVAC Systems

*1. Air Balance Entire System	42,000
2. Air conditioning Upgrades and Replacements	220,000
*3. Exhaust Fans on 3 rd Floor	9,200
*4. Smoke Evacuation Fans 3 rd Floor	<u>9,200</u>

Total 280,400

GRAND TOTAL 2,335,720

MELROSE MIDDLE SCHOOL

350 Lynn Fells Parkway
Melrose, MA 02176

This portion of the capital plan will only address our immediate short term (next 5 years), needs at our Middle School. If our intentions are to maintain the existing Middle School complex and not to rebuild, a totally different course of action should be taken.

Exterior Improvements

A. Windows	
Repairs - Main building	64,000
Replacement	
1. Main building interior	190,000
2. Daffinee Gym glass black	73,000
3. Small Gymnasium	<u>100,550</u>
Total	427,550
B. Re-Pointing and Waterproofing	
1. Main building	860,000
C. Door and Hardware Replacement	
1. Main Building	60,000
2. Annex Building	30,000
3. Gym Building	<u>30,000</u>
Total	120,000
D. Roof Replacement	
1. Main Building	300,000
TOTAL EXTERIOR	1,707,550

MELROSE MIDDLE SCHOOL

350 Lynn Fells Parkway
Melrose, MA 02176

Interior Improvements

A.	Security System	68,000
B.	Fire Alarm System	
1.	Main Building	175,000
2.	Annex Building	45,000
3.	Gym Building	<u>30,000</u>
	Total	250,000
C.	Heating and Ventilation	
1.	Main Building	405,000
2.	Annex Building	86,000
3.	Gym Building	75,000
4.	Asbestos Abatement	<u>200,000</u>
	Total	766,000
D.	Painting and Plastering	
1.	Main Building	240,000
2.	Annex Building	62,000
3.	Gym Building	<u>60,000</u>
	Total	362,000
E.	Electrical Upgrade	
1.	Main Building	370,000
2.	Annex Building	150,000
3.	Gym Building	<u>90,000</u>
	Total	610,000

MELROSE MIDDLE SCHOOL

350 Lynn Fells Parkway
Melrose, MA 02176

F.	Technology	
	1. Main Building	160,000
	2. Annex Building	45,000
	3. Gym Building	<u>25,000</u>
	Total	230,000
G.	ADA	
	1. Main Building Elevator	150,000
	2. Annex Chair Lift	70,000
	3. Gym Chair Lift	<u>60,000</u>
	Total	280,000
H.	Bathroom Renovations	
	1. Main Building	200,000
	2. Annex Building	150,000
	3. Gym Building	<u>150,000</u>
	Total	500,000
	TOTAL INTERIOR	3,066,000
	GRAND TOTAL	4,773,550

System Summary

<u>School</u>	<u>Totals</u>
Beebe	571,660
Franklin	629,900
Hoover	559,315
Horace Mann	801,700
Lincoln	27,900
Ripley	55,700
Roosevelt	40,150
Winthrop	420,600
High School	2,335,720
Middle School	<u>4,773,550</u>
GRAND TOTAL	10,216,195

Appendix

SYSTEM WIDE REFERENCES

- | | |
|----------------------|----------|
| 1. Master Plan Study | 9-29-97 |
| 2. ADA Report | 12-01-96 |

MIDDLE SCHOOL

- | | |
|-------------------------------------|----------|
| 1. Arnold Jacobson Report | 11-01-01 |
| 2. CID Report | 5-31-96 |
| 3. Window Repairs | 6-03-02 |
| 4. Middle School Planning Committee | 11-25-02 |
| 5. Middle School Air Quality Report | 10-15-02 |

MELROSE HIGH SCHOOL

- | | |
|----------------------|----------|
| 1. Roof Report | 4-23-03 |
| 2. Open Space Report | 12-16-99 |