

To: MTRSD Member Town Selectboards and Finance Committees
From: Capital Projects Working Group
Date: March 3, 2021
Re: MTRSD Capital Project Planning, FY22 – FY28

This is to provide summary and detailed information regarding proposed capital improvement projects in the MTRSD schools for the period FY22 through FY28. We believe the proposed FY22 capital assessment for each MTRSD member town should be fully explained in its historic and future contexts.

Background

In an effort to keep total assessments as low as possible for our towns, the MTRSD has for many years put off dealing with a number of major infrastructure issues in our school buildings. Since July 2013, when the Potomac Capital Advisors completed an assessment (“The Potomac Report”) of the infrastructure needs of the MTRSD schools, some towns have moved forward consistent with its recommendations, others have not. As a result, we have accumulated a backlog of deferred maintenance, estimated at several million dollars.

We are not alone in facing this situation, as federal, state and local governments are dealing with similar serious infrastructure backlogs. Locally, however, the COVID pandemic has revealed critical examples of this deferred action. As just one example, consider the costly school ventilation problems we have needed to resolve in order to bring students back into our buildings.

In an effort to identify the precise scope and size of this backlog and to create a plan to confront and eliminate it, in late 2020 the MTRSD formed a Capital Projects Working Group. The School Committee Chair charged this group with the development of a comprehensive inventory of needs for the district, creation of a prioritized list to be targeted beginning in FY22, and an estimate of when the balance of needs would advisedly be met through FY28. This inventory would provide each member town with a longer-term context for its FY22 MTRSD capital assessment along with a clear rationale for the analysis.

- The task force includes MTRSD administration and School Committee representatives. Additionally, all district town Finance Committee Chairs were invited to participate. The committee regrets that, Charlemont, Colrain, and Hawley were unable to join in this effort to date, but have been kept informed.
- Members of the working group include: Sheryl Stanton, Superintendent; Martha Thurber, Chair, School Committee; Robin Pease, Facilities Director; Greg Lily, CPWG Chair; School Committee representatives Budge Litchfield, Leah Phillips; Finance Committee representatives Deborah Andrew (Shelburne), Carol Lebold, Ben Markens (Ashfield), and Larry Langford (Buckland); former SC member Jason Cusimano.

Working Group Process

The Working Group reviewed the Potomac Capital Advisors' comprehensive report on facilities' needs and wants by school, as updated by MTRSD facilities staff, and conducted a site survey of each school to view items on the list and gain an appreciation for the related issues. *Appendix 1 contains the initial list of projects reviewed by the working group.*

Projects were then organized in two sets: maintenance and capital projects. The list of capital projects was then assessed in terms of three key criteria:

- Health & Safety – is the project essential to avoid potential harm to students and faculty (e.g., fire alarms and/or suppression)?
- Operational Necessity – is the project essential to continue full operations of the school building?
- Long-Term Cost of Delay and/or Savings Efficiencies - if left undone, will the same project become dramatically more expensive later on and/or comes at a time of advantageous near-term pricing (e.g., low oil prices, low interest rates)?

The assessment of each project against these criteria yielded two general sets: those that needed to be addressed as soon as possible, and those that could be deferred (but addressed) in subsequent fiscal years. Projects that needed to be addressed as soon as possible were placed in FY22, and other slotted in later years. *Appendix 2 contains the rank-ordered list of capital projects by school, by year for the period FY22 – FY28, with estimated cost assessment totals for each member town.*

Again, those projects that were considered to have serious and immediate health & safety risks, and/or represented an operational necessity, were placed in FY22 to indicate their criticality. *The details of each school's recommended capital projects for FY 22 are contained in Appendix 3.*

Working Group Recommendations

The summary of the allocation of capital across member towns for FY22, based on indicated percentages of total costs shared, is contained in Appendix 4.

The Working Group recognizes that the proposed FY22 capital assessment is a significant increase over prior years. However, the long-deferred backlog of “mission critical” capital projects can no longer be ignored. Each school in the district is facing serious health and safety issues, as well as operational challenges to remaining open for children. Moreover, current capital markets, with low interest rates and borrowing costs, suggest that now is an opportune time for each town to assume its share of this initiative.

The question before the towns is therefore not whether to fund these capital requests, but to what extent.

- For example, each of the member schools is facing urgent needs to repave their parking areas and sidewalks. By consolidating the per school costs into a single contract, the price per square foot is cut almost in half.

- Given the low borrowing cost environment, towns may wish to consider a program that funds the entire catalog of projects or that at least would consolidate FY22 and FY23 into one program, thus making capital planning and budgeting clearer to each town for the years to come.

Members of the Working Group look forward to reviewing this data with the Select Boards and Finance Committees of each Town before submitting its recommendations to the School Committee for preparation of warrant articles for Town Meetings.

Sincerely,

MTRSD CAPITAL PROJECTS WORKING GROUP

Greg Lilly, Chair
Martha Thurber, School Committee Chair
Sheryl Stanton, Superintendent
Robin Pease, Facilities Director
Budge Litchfield, School Committee
Leah Phillips, School Committee
Deborah Andrew, Shelburne Finance Committee
Carol Lebold, Ashfield Finance Committee
Ben Markens, Ashfield Finance Committee
Larry Langford, Buckland Finance Committee
Jason Cusimano. Former School Committee Member

Appendices:

Appendix 1 – Initial List of Projects Reviewed by Working Group

MTRSD facilities staff had maintained and updated the list of projects contained in the 2013 Potomac Report, enabling the Working Group to initiate its task using the following lists. Items shaded in yellow were those added since the 2013 report.

BSE

Allowance to repair unit ventilators	Maint	Full repair in progress. Allowance every year after.	\$0	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$16,000
Infrared testing for main switchgear and distribution every five years	Maint	Operating Budget	\$0	\$0	\$4,500	\$0	\$0	\$0	\$0	\$4,500	\$0	\$0	\$9,000
Replace F/A devices, heat & smoke detectors as required annually	Maint	5.13 Fire Alarm	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$11,250
Repoint masonry at original school and first addition & repair damage brick	Capital	some completed review	\$0	\$0	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250,000
Repairs to low brick pilasters	Capital	some completed review	\$0	\$0	\$22,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,500
Repairs to tall brick pilasters	Capital	some completed review	\$0	\$0	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
Recaulk brick masonry opening to aluminum window frame	Capital	some completed review	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
Replace fogged IGU's at windows	Capital	Aesthetic	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67,500	\$67,500
Scrape & paint wood fascia board at original school and first addition	Capital	Communities program	\$0	\$0	\$0	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000
Clean fascia and soffit at second addition	Maint	Community program	\$0	\$0	\$6,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,750
Replace condensing unit for AHU#2	Capital		\$0	\$0	\$0	\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$7,500
Replace hot water valves	Maint		\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
Replace domestic hot water mixing valves	Maint	5.9 Plumbing	\$0	\$0	\$0	\$0	\$0	\$1,000	\$1,000	\$1,000	\$0	\$0	\$3,000
Rebuild domestic hot water circulating pumps	Maint	# 2 leaking	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500	\$15,000
Replace damaged VCT in main corridor of second addition	Capital		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,800	\$12,800
Replace PTAC Units	Capital	?	\$0	\$0	\$0	\$0	\$17,500	\$0	\$0	\$0	\$0	\$0	\$17,500

BSE

Repaint Library	Maint	Community program	\$0	\$0	\$0	\$0	\$4,000	\$0	\$0	\$0	\$0	\$4,000
Replace domestic hot water storage tanks	Capital	review	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Sand and varnish wood closet doors and built in benches at original school and first addition	Maint	completed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replace Wood Shed	Maint		\$0	\$0	\$0	\$0	\$4,500	\$0	\$0	\$0	\$0	\$4,500
Repaint classroom walls, section (original, first and second addition) per phase	Maint	Community program on going	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$5,000	\$15,000
Replace Fire Alarm Battery Back Up	Maint	Continues to go offline	\$3,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400
Replace oil fired domestic hot water heater	Capital		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0	\$5,000
Preventative maintenance new pavement at parking lots	Capital		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,100	\$14,100
Replace burners on oil fired boilers	Capital		\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000
Replace burners on oil fired boilers	Capital		\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000
Replace toilet exhaust fans	Capital		\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000
Replacement of library shading devices	Maint	Repair as needed	\$0	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$4,000
Replacement of classroom and shading devices	Maint	Repair as needed	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$8,000
Replace Fire Alarm system head end	Capital	Parts are obsolete	\$0	\$47,437	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,437
Clock system upgrade	Capital	Does not work properly	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boiler replacement	Capital	MSBA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Add outlets - electrical upgrade	capital	Few outlets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$103,300	\$80,887	\$335,700	\$233,150	\$59,950	\$7,450	\$12,450	\$21,950	\$120,350	\$975,187

Maintenance	\$15,650	\$13,050	\$20,200	\$10,150	\$14,950	\$7,450	\$12,450	\$16,950	\$25,950	\$136,800
Capital	\$87,650	\$67,837	\$315,500	\$223,000	\$45,000	\$ -	\$ -	\$5,000	\$94,400	#####

Colrain Central School

Observation/Issue/Recommended Correction	Type	Detail	Total Cost	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Total
Repairs first step of 1952 classroom exterior stairs	Maint	Breaking apart	\$5,000	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Recaulk aluminum window frame to brick masonry openings	Maint	ongoing	\$4,000	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$4,000
Repaint sheds	Maint	Community program	\$1,200	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$1,200
Repaint front entry and North Entry doors and frames.	Maint	Community program	\$1,000	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$1,000
Window Replacement in Nurse office	Capital	Not operable	\$10,000	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Repairs to VCT flooring at classrooms	Maint	ongoing	\$2,000	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$2,000
Infrared testing for main switchgear and distribution every five years	Maint		\$3,000	\$0	\$1,500	\$0	\$0	\$0	\$0	\$1,500	\$0	\$3,000
Replace/install Fire Alarm devices & smoke detectors as required	Maint	annually	\$3,500	\$0	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$3,500
Install area drain below valley near library, pipe to drywell	Maint		\$3,200	\$0	\$3,200	\$0	\$0	\$0	\$0	\$0	\$0	\$3,200
Replace Emergency Lighting	Maint	As needed	\$2,400	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$2,400
Replace Egress Lighting	Maint	As needed	\$2,400	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$2,400
Replace Fire Alarm Battery Back Up	Maint	working well	\$3,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400	\$3,400
Sidewalk repair	Capital	break up out front	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000
Rebuild brick landscape walls	Capital	review some were done	\$27,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27,750	\$27,750
Replace Metal Garage Roof	Capital		\$6,000	\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0	\$6,000
Allowance to replace discolored and damaged ceiling tile	Maint	ongoing	\$800	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$800
Refinish Gymnasium Flooring	Maint	every other year	\$8,400	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100	\$8,400
Repaint classroom walls, one wing per phase	Maint	Community program	\$6,000	\$0	\$0	\$2,000	\$0	\$2,000	\$0	\$2,000	\$0	\$6,000
Repaint hallway walls	Maint	Community program	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000
Repaint Cafeteria	Maint	Community program	\$2,500	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$2,500

Re-surface parking lots	Capital	Resurface or repair	\$81,000	\$0	\$0	\$81,000	\$0	\$0	\$0	\$0	\$0	\$81,000
Replace Pre-k shed roof	Maint		\$600	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Replace Fire Alarm system head end	Capital	Currently OK	\$47,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,000	\$47,000
Recaulk expansion joints at exterior brick masonry walls	Maint	ongoing	\$2,200	\$0	\$0	\$0	\$2,200	\$0	\$0	\$0	\$0	\$2,200
Dishwasher replacement	Capital	beyond its useful life	\$15,000	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Replace VCT flooring at cafeteria	Maint	as needed	\$4,000	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$4,000
Preventative maintenance new pavement at parking lots	Maint	0	\$4,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800	\$4,800
Repaint Gymnasium ceiling	Maint	community program	\$3,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,900	\$3,900
Replace bituminous and concrete walkways	Capital	SQFT	\$11,200	\$0	\$0	\$11,200	\$0	\$0	\$0	\$0	\$0	\$11,200
Allowance for spot repointing throughout exterior	Maint	ongoing	\$8,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$8,000
Toilet Partitions	Maint	OK	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400	\$2,400
Remove Asbestos flooring in basement	Capital	Tile popping up	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Partition wall cafe/gymm	Capital	non operating	15,000	15,000								\$15,000
			\$302,650									\$302,650

Maintenance	\$79,700	\$2,950	\$15,250	\$6,050	\$11,450	\$6,450	\$5,550	\$6,950	\$25,050	\$79,700
Capital	\$222,950	\$15,000	\$25,000	\$102,200	\$0	\$0	\$6,000	\$0	\$74,750	\$222,950

Sanderson

Sanderson Academy

Observation/Issue/Recommended Correction	Type	Details	Total Cost	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	year 2028	Total
Repair/replace 25% of bituminous walkways at rear	Capital	Breaking up	\$15,000	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Caulk all concrete embedded railings and posts	Maint	Annual Maint	\$1,750	\$0	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$1,750
Add snow bars and heat tracing at valleys	Capital		\$50,000	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$50,000
Maintenance for standing seam metal roof	Maint	Patch and reseal seams in various areas	\$7,500	\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Infrared testing for main switchgear and distribution every five years	Maint	ongoing	\$3,000	\$0	\$1,500	\$0	\$0	\$0	\$0	\$1,500	\$0	\$3,000
Install missing F/A devices, heat & smoke detectors as required	Maint	Annual Maint	\$4,000	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$4,000
Replace Fire Alarm Devices	Maint	Annual Maint	\$4,000	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$4,000
Allowance for spot repointing throughout exterior	Maint	Annual Maint	\$4,000	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$4,000
Repairs to VCT Main office flooring	Capital	worn and breaking apart	\$15,000	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Replace condenser units for the kitchen frig and freezer	Capital	leaks- continues to need freon to keep freezer to temp	\$12,500	\$0	\$12,500	\$0	\$0	\$0	\$0	\$0	\$0	\$12,500
Construct protective shed for condensing units	Maint	For AC condensing units	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$1,500
Rebuild domestic hot water circulating pumps	Maint		\$5,000	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000
Replacement of moveable wall partition	Capital	Aging- bent	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$15,000
Replace Fire Alarm Battery Back Up	Maint	Currently OK	\$3,500	\$0	\$0	\$0	\$0	\$3,500	\$0	\$0	\$0	\$3,500
Allowance to replace discolored and damaged ceiling tile	Maint		\$800	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$800
Repaint Gymnasium, Cafe, hallways and classrooms	Maint	Community program	\$9,000		\$500	\$500	\$1,000	\$5,000	\$1,000	\$500	\$500	\$9,000
Replace oil tank bushings	Maint	rusted and rotting	\$5,000	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Preventative maintenance at existing pavement at parking lots	Maint		\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000	\$8,000
Major service to Bioclere sanitary water treatment system	Capital	was not done	\$10,000	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Refinish Gymnasium Flooring	Maint	Annually	\$17,500	\$0	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$17,500
Repaint vertical wood shiplap siding, trim exterior doors and frames exterior wood windows at gable ends and gym	Capital	Community program	\$15,000	\$0	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$15,000
Replace Fire Alarm system head end	Capital		\$47,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,000	\$47,000

Sanderson

Replace Barber Coleman controls system	Maint	Still working oK	\$5,000	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000
Replace toilet exhaust fans	Capital		\$12,500	\$0	\$0	\$0	\$12,500	\$0	\$0	\$0	\$0	\$12,500
Repair Heat Recovery Units	Capital	Think this was done	\$15,000	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$15,000
Re-surface parking lots	Capital	Repairs badly needed	\$96,000	\$0	\$96,000	\$0	\$0	\$0	\$0	\$0	\$0	\$96,000
Replace domestic hot water mixing valves	Maint		\$3,000	\$0	\$0	\$0	\$0	\$1,000	\$1,000	\$1,000	\$0	\$3,000
Replace damaged sections of concrete walkways	Capital	Repairs badly needed	\$15,000	\$0	\$0	\$0	\$0	\$0	\$15,000	\$0	\$0	\$15,000
Replacement of shading devices	Maint	ongoing	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500	\$0	\$4,500
Replace hot water circulating pumps	Maint	Heating system	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$6,000
Preventative maintenance new pavement at parking lots	Maint		\$4,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,800	\$4,800
Clock system upgrade												
			\$415,850	\$1,600	\$167,350	\$74,850	\$37,850	\$13,850	\$21,350	\$11,850	\$87,150	\$415,850

Maintenance	\$97,850	\$1,600	\$18,850	\$9,850	\$10,350	\$13,850	\$6,350	\$11,850	\$25,150	\$97,850
Capital	\$318,000	\$0	\$148,500	\$65,000	\$27,500	\$0	\$15,000	\$0	\$62,000	\$318,000

Mohawk Trail Regional High School

Observation/Issue/Recommended Correction	Type	Details	Total Cost	Immediate	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Total
Add split cooling unit to electric room next to auditorium.	Capital	Hot room	\$6,000	\$0	\$0	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000
Domestic water pump Rebuild	Capital		\$6,000		\$0	\$0	\$0	\$0	\$0	\$6,000	\$0	\$0	\$6,000
Main electrical switchgear room requires two means of egress	Capital	per- building code	\$15,000	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Clean out storm drain catch basin sumps annually	Maint	annual	\$3,200	\$0	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$3,200
Replace damaged light poles, add lighting to faculty lot	Maint	Teacher parking lot area	\$7,500	\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Annual maintenance for roof areas	Maint	annual	\$4,000	\$0	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$4,000
Allowance for brick spall repair and spot pointing	Capital	preventive maintenance	\$11,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,000	\$11,000
Painting of stairwell window/door frames.	Maint	ongoing	\$8,000	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$8,000
Repair of exterior doors and frames	Maint	ongoing	\$8,000	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$8,000
Repairs to storage shed	Maint	ongoing	\$4,000	\$0	\$2,000	\$0	\$0	\$0	\$0	\$2,000	\$0	\$0	\$4,000
Repoint Boiler Room Chimney	Maint	Remove- don't need	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,500	\$4,500
Repoint and repair electrical vault masonry	Capital	Electrical company is responsible	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gymnasium locker room, repairs to gwb ceilings & repaint locker rooms	Capital	Girl locker-room	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000	\$0	\$35,000
Repairs to Toilet Room Partitions	Maint	ongoing	\$4,000	\$0	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$4,000
Heating Hot Water Pump Rebuild	Maint	preventive maintenance	\$6,000	\$0	\$3,000	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000
Allowance to replace roof top exhaust fans	Maint	ongoing	\$8,000	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$8,000
Allowance Rebuild of AHU's	Maint	ongoing	\$16,000	\$0	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$16,000
Infrared testing and cleaning for main switchgear and distribution panels	Maint	ongoing	\$10,000	\$0	\$5,000	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$10,000
Install missing F/A devices, heat & smoke detectors	Maint	preventive maintenance	\$8,750	\$0	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$8,750
Allowance to replace faulty f/a devices	Maint	preventive maintenance	\$12,000	\$0	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$12,000
Replace fire alarm batteries	Maint	preventive maintenance	\$3,400	\$0	\$3,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,400
Bi-annual maintenance & replacement of sewer ejector cutters	Maint	preventive maintenance	\$8,000	\$0	\$2,000	\$0	\$2,000	\$0	\$2,000	\$0	\$2,000	\$0	\$8,000

MTR

Gym floor refinishing	Maint		\$52,000	\$0	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500	\$52,000
Middle Locker replacement	Capita l			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Create a Student Service down stair D-wing	Capita l			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Upgrade clock and bell system	Capita l			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
High School Locker replacement	Capita l			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$1,649,450	\$315,000	\$212,650	\$55,650	\$494,650	\$181,150	\$133,150	\$47,150	\$86,150	\$123,900	\$1,649,450

				\$52,050	\$39,650	\$27,650	\$30,550	\$43,150	\$29,150	\$26,150	\$37,900	\$286,250
Maintenance	\$234,250	\$0	\$45,550	\$33,150	\$21,150	\$24,050	\$36,650	\$22,650	\$19,650	\$31,400	\$234,250	
Capital	\$1,363,200	\$315,000	\$160,600	\$16,000	\$467,000	\$150,600	\$90,000	\$18,000	\$60,000	\$86,000	\$1,363,200	
		315,000	160,600	16,000	467,000	150,600	90,000	18,000	60,000	86,000	1,363,200	

Mohawk Trail Regional School District

Observation/Issue/Recommended Correction	Type	Details	Total Cost	Immediate	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Year 2027	Year 2028	Total
Pickup truck	Capital	Current truck is a 2007	\$40,000	\$0	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$40,000
Zero turn mower(s)	Capital	Two mowers	\$20,000		\$0	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$20,000
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$60,000	\$0	\$0	\$0	\$40,000	\$10,000	\$0	\$0	\$0	\$10,000	\$60,000

Capital **\$60,000**

Buckland Shelburne Elementary School									
Project Description	Details	FY22	FY23	FY24	FY25	FY26	FY27	FY28	Total
Replace carpet in 4 classrooms in second addition	Looked OK not a safety or health issue	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$20,000
Replace carpet in library	Looked OK not a safety or health issue	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000	\$40,000
Recommission unit ventilators	CARES- 87,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repoint masonry at original school and first addition & repair damage brick	reduced because most of the brick work was repair doing the previous five year project.	\$0	\$0	\$0	\$25,000	\$0	\$0	\$0	\$25,000
Repairs to low brick pilasters	completed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs to tall brick pilasters	completed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replace fogged IGU's at windows	Aesthetic	\$0	\$0	\$0	\$0	\$0	\$0	\$67,500	\$67,500
Scrape & paint wood fascia board at original school and first addition	Communities program through the Hampshire county correction center	\$0	\$0	\$0	\$0	\$12,000	\$0	\$0	\$12,000

Buckland Shelburne Elementary School									
Project Description	Details	FY22	FY23	FY24	FY25	FY26	FY27	FY28	Total
Replace condensing unit for AHU#2	The Variable drive controls have been replaced on the AHU but the unit itself has not been replaced.	\$0	\$0	\$7,500	\$0	\$0	\$0	\$0	\$7,500
Replace Pneumatic heat control	The newer wind is still control by the pneumatic control system. Should be upgraded to the new control system added to the older wing. 2/15/2021	\$76,000	\$0	\$0	\$0	\$0	\$0	\$0	\$76,000
Replace domestic hot water storage tanks	1998 units- signs of rust on various areas of the tanks	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Preventative maintenance new pavement at parking lots	only needed if we replace the parking lots in FY22	\$0	\$0	\$0	\$0	\$0	\$0	\$14,100	\$14,100
Replace burners on oil fired boilers	See line 47 this will not be needed if BSE received MSBA funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replace toilet exhaust fans	Looking into CARES funding to cover the replacement of these fans	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000

Buckland Shelburne Elementary School									
Project De- scription	Details	FY22	FY23	FY24	FY25	FY26	FY27	FY28	Total
Replace Fire Alarm system head end	Parts are obsolete to re- pair the panel. Per State Fire Marshall - it is recom- mended the smoke detec- tors be replaced every 10 year. Smoke detectors are 23 years old. This quote includes the panel and replacement of all the smoke detectors	\$47,437	\$0	\$0	\$0	\$0	\$0	\$0	\$47,437
Add outlets - electrical up- grade	Excessive extension cords in the main office, recommendation by fire chief to add additional outlet to remove the ex- tension cords	\$0	\$0	\$0	\$35,000	\$0	\$0	\$0	\$35,000
Clock system upgrade	Does not work properly. helpful to have synchro- nized clock system for passing class period, lunches, dismissal, art etc..	\$0	\$0	\$0	\$0	\$0	\$20,309	\$0	\$20,309

Colrain Central School									
Project Description	Detail	FY22	FY23	FY24	FY25	FY26	FY27	FY28	Total
Replace bituminous and concrete walkways	break up out front	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$25,000
Rebuild brick landscape walls	review some were done	\$0	\$0	\$0	\$0	\$0	\$0	\$27,750	\$27,750
Repair Metal Garage	Repairs needed to fascia and roof line areas	\$17,500	\$0	\$0	\$0	\$0	\$0	\$0	\$17,500
Re-surface parking lots	The price per square foot includes asphalt prep, large crack filling, up to 15% milling, pothole repair and tack coat application.	\$0	\$80,000	\$0	\$0	\$0	\$0	\$0	\$80,000
Partition wall cafe/gym	non operating	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$15,000
Replace Fire Alarm system head end	Parts are obsolete to repair the panel. Per State Fire Marshall - it is recommended the smoke detectors be replaced every 10 year. Smoke detectors are 23 years old. This quote includes the panel and replacement of all the smoke detectors	\$47,000	\$0	\$0	\$0	\$0	\$0	\$0	\$47,000
Repoint masonry at original school and first addition & repair damage brick	breaking up on the corner on the north side and various areas around the building.	\$35,000	\$0	\$0	\$0	\$0	\$0	\$0	\$35,000
		\$124,500	\$120,000	\$0	\$0	\$0	\$0	\$27,750	\$272,250

Mohawk Trail Regional High School									
Project Description	Details	FY22	FY23	FY24	FY25	FY26	FY27	FY28	Total
Replacement of toilet partitions		\$0	\$25,000	\$0	\$0	\$0	\$25,000	\$0	\$50,000
Modernization of elevator		\$0	\$0	\$0	\$80,000	\$0	\$0	\$0	\$80,000
Replace Fire Alarm system head end	Parts are obsolete to repair the panel. Per State Fire Marshall - it is recommended the smoke detectors be replaced every 10 year. Smoke detectors are 23 years old. This quote includes the panel and replacement of all the smoke detectors	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000
Resurface asphalt walkways	Resurface or patch	\$0	\$0	\$0	\$0	\$0	\$0	\$28,000	\$28,000
Replace concrete walkways	Resurface or patch	\$0	\$0	\$0	\$0	\$0	\$0	\$25,600	\$25,600
Remove open brown barn and add to the red barn	Reduced price to remove barn and add a few storage cube for storage	\$0	\$0	\$30,000	\$0	\$0	\$0	\$0	\$30,000
Replace gym curtain	Quote from https://www.us-netting.com/spectator-safety/gym-curtains/	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Replace Small gym bleacher	Need quotes	\$0	\$0	\$0	\$0	\$45,000	\$0	\$0	\$45,000

Mohawk Trail Regional High School									
Project Description	Details	FY22	FY23	FY24	FY25	FY26	FY27	FY28	Total
Add additional railings to outside bleachers	Need quotes the 20,000 is an estimate until MTR gets a quote	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
Middle School Locker replacement	OK	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Upgrade clock and bell system	Does not work properly. helpful to have synchronized clock system for passing class period, lunches, dismissal, art etc..	\$0	\$0	\$0	\$0	\$0	\$47,259	\$0	\$47,259
Gymnasium locker room, repairs to gwb ceilings & repaint locker rooms	Girl locker-room	\$0	\$35,000	\$0	\$0	\$0	\$0	\$0	\$35,000
Rebuild of Gym AHU's	Some repairs have been done	\$0	\$0	\$0	\$0	\$12,000	\$0	\$0	\$12,000
High School Locker replacement	Talked to Marisa she has only used 2 High school lockers in the last five years. She is recommending removing the lockers and installing benches	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$15,000

Sanderson Academy									
Project Description	Details	FY22	FY23	FY24	FY25	FY26	FY27	FY28	Total
Replace toilet exhaust fans	CARES	\$0	\$0	\$12,500	\$0	\$0	\$0	\$0	\$12,500
Re-surface parking lots	The price per square foot includes asphalt prep, large crack filling, up to 15% milling, pothole repair and tack coat application.	\$96,000		\$0	\$0	\$0	\$0	\$0	\$96,000
Replace damaged sections of concrete walkways	Repairs badly needed ramp into the school does not meet ADA Compliance	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Flush glycol in heating system and add new glycol	Currently system in being tested. It is recommended to be change every 10 year. Robin Pease note she has not ever flush the system in the 15 years she has been the director of facilities		30,000						\$30,000
		\$296,500	\$30,000	\$12,500	\$0	\$0	\$0	\$15,000	\$354,000

Mohawk Trail Regional School District									
Project Description	Details	FY22	FY23	FY24	FY25	FY26	FY27	FY28	Total
Pickup truck	Current truck is a 2007	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$40,000
Zero turn mower(s)	Two mowers	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$20,000

		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$40,000	\$10,000	\$0	\$0	\$0	\$10,000	\$60,000

Appendix 3 – School by School Summary – FY22

Buckland Shelburne Elementary School			
Observation/Issue/Recommended Correction	Type	Details	FY22 Total
Repair 25% of sidewalks at front of school	Capital	The price per square foot includes asphalt prep, large crack filling, up to 15% milling, pothole repair and tack coat application.	\$10,400
Resurface existing parking lots and roadways	Capital	The price per square foot includes asphalt prep, large crack filling, up to 15% milling, pothole repair and tack coat application.	\$104,000
Replace Pneumatic heat control	Capital	The newer wind is still control by the pneumatic control system. Should be upgraded to the new control system added to the older wing. 2/15/2021	\$76,000
Replace domestic hot water storage tanks	Capital	1998 units- signs of rust on various areas of the tanks	\$10,000
Replace Fire Alarm system head end	Capital	Parts are obsolete to repair the panel. Per State Fire Marshall - it is recommended the smoke detectors be replaced every 10 year. Smoke detectors are 23 years old. This quote includes the panel and replacement of all the smoke detectors	\$47,437
Boiler replacement	Capital	MSBA Funding - Town will need to approve the project and funding before MTRSD can apply for MSBA. If approved by MBSA only a portion of the money will be spend for the project . Then the town can choose to have MTRSD return the funds or they can vote to have the funds allocated to a different capital project	\$125,000
Capital			\$372,837

Colrain Central School

Observation/Issue/Recommended Correction	Type	Detail	FY22
Repairs All step of 1952 classroom exterior stairs	Capital	Breaking apart and replace the steel cast handrails with a railing that does not rust and break off over years.	\$15,000
Window Replacement in Nurse office	Capital	CARES FUNDING ? (under ventilation). Nurses window is currently a fixed window and can not be open for ventilation	\$10,000
Repair Metal Garage	Capital	Repairs needed to fascia and roof line areas	\$17,500
Replace Fire Alarm system head end	Capital	Parts are obsolete to repair the panel. Per State Fire Marshall - it is recommended the smoke detectors be replaced every 10 year. Smoke detectors are 23 years old. This quote includes the panel and replacement of all the smoke detectors	\$47,000
Repoint masonry at original school and first addition & repair damage brick	Capital	breaking up on the corner on the north side and various areas around the building.	\$35,000
	Capital		\$124,500

Mohawk Trail Regional High School			
Observation/Issue/Recommended Correction	Type	Details	FY22
Main electrical switchgear room requires two means of egress	Capital	per- building code	\$15,000
Carpet replacement at library	Capital	Worn, stained, (1998) and beyond its useful life.	\$48,600
Allowance for replacement of Hot Water Heaters	Capital	all from 1998 not efficient	\$36,000
Replace Building D condenser units (Rm112,114)	Capital	Aging and not as efficient as new equipment Need to look into mini split pricing	\$12,500
Replace Building B condenser units (library)	Capital	Aging and not as efficient as new equipment Need to look into mini split pricing	\$12,500
Replace boiler controls system	Capital	DOS- on windows 98 system	\$315,000
Replace hot water heating valves	Capital	Middle school needs most of the work. No shut offs and corroded pipes in many unit vent.	\$36,000
Preventative maintenance to pavement at front lot and rear lot	Capital	Seal cracks to increase the life of the pavement.	\$80,000
Replace Fire Alarm system head end	capital	Parts are obsolete to repair the panel. Per State Fire Marshall - it is recommended the smoke detectors be replaced every 10 year. Smoke detectors are 23 years old. This quote includes the panel and replacement of all the smoke detectors	\$75,000
Replace gym curtain	Capital	Quote from https://www.usnetting.com/spectator-safety/gym-curtains/	\$15,000
Add additional railings to outside bleachers	Capital	Need quotes the 20,000 is an estimate until MTR gets a quote	\$20,000
	Capital		\$665,600

Sanderson Academy

Observation/Issue/Recommended Correction	Type	Details	FY22
Repair/replace bituminous walkways at rear	Capital	The price per square foot includes asphalt prep, large crack filling, up to 15% milling, pothole repair and tack coat application.	\$12,000
Add snow bars and heat tracing at valleys	Capital	Talk to an engineer to determine the best way to remove snow in the valleys	\$50,000
Repairs to VCT Main office flooring	Capital	worn and breaking apart	\$15,000
Replace condenser units for the kitchen fridge and freezer	Capital	leaks- contiues to need freon to keep freezer to temp	\$12,500
Major service to Bioclere sanitary water treatment system	Capital	Has not been service since it has been installed in 1998. Is recommended to service every 10 years.	\$10,000
Repaint vertical wood shiplap siding, trim exterior doors and frames exterior wood windows at gable ends and gym	Capital	Community program- Hire a contractor to replace the board that are rotten and if available have the Hampshire county Jail come and paint over the summer if the community program is available	\$15,000
Replace Fire Alarm system head end	Capital	Parts are obsolete to repair the panel. Per State Fire Marshall - it is recommended the smoke detectors be replaced every 10 year. Smoke detectors are 23 years old. This quote includes the panel and replacement of all the smoke detectors	\$71,000
Re-surface parking lots	Capital	The price per square foot includes asphalt prep, large crack filling, up to 15% milling, pothole repair and tack coat application.	\$96,000
Replace damaged sections of concrete walkways	Capital	Repairs badly needed ramp into the school does not meet ADA Compliance	\$15,000
	Capital		\$296,500

Mohawk Trail Regional School District				
Observation/Issue/Recommended Correction	Type	Details	Total Cost	FY22
Pickup truck	Capital	Current truck is a 2007	\$40,000	\$0
Zero turn mower(s)	Capital	Two mowers	\$20,000	\$0
			\$60,000	\$0

Capital **\$0**

Appendix 4 - Summary of Financial Impacts on Member Towns – FY22

Those projects that were considered to have serious and immediate health & safety risks, and/or represented an operational necessity, were placed in FY22. Section 4 details those projects by Town.

SUMMARY SHEET - FY22										
Description	Cost	Ashfield	Buckland	Charlemont	Colrain	Hawley	Heath	Plainfield	Shelburne	Total
MTR	\$665,600	\$117,412	\$151,544	\$48,482	\$119,209	\$10,457	\$56,010	\$42,132	\$120,354	\$665,600
BSE	\$372,837		\$199,766						\$173,071	\$372,837
SAN	\$296,500	\$220,774						\$75,726		\$296,500
CCS	\$124,500				\$124,500					\$124,500
District	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$1,459,437	\$338,186	\$351,310	\$48,482	\$243,709	\$10,457	\$56,010	\$117,859	\$293,425	

Percents for MTRS		17.64	22.768	7.284	17.91	1.571	8.415	6.33	18.082	
Percents for BSE			53.58						46.42	
Percents for San		74.46						25.54		
Percent for Colrain					100					

SUMMARY SHEET - FY22										
Description	Cost	Ashfield	Buckland	Charlemont	Colrain	Hawley	Heath	Plainfield	Shelburne	Total
MTR Capital Projects	\$665,600	\$119,335	\$149,050	\$47,457	\$117,933	\$9,651	\$61,923	\$40,295	\$119,955	\$665,600
BSE Capital Projects	\$372,837		\$199,766						\$173,071	\$372,837
San Capital Projects	\$296,500	\$220,774						\$75,726		\$296,500
CCS Capital Projects	\$124,500				\$124,500					\$124,500

District Capital Pro- jects	\$60,000	\$10,757	\$13,436	\$4,278	\$10,631	\$870	\$5,582	\$3,632	\$10,813	\$60,000
Total	\$1,519,437	\$350,867	\$362,252	\$51,735	\$253,064	\$10,521	\$67,505	\$119,654	\$303,839	

Percents for MTRS		17.929	22.3933	7.13	17.7183	1.45	9.3033		6.054	18.0221
Percents for BSE			53.58							46.42
Percents for San		74.46							25.54	
Percent for Colrain					100					

DEBT SERVICE PROJECTION S for FY22 Amounts Only

	MTRS	SANDERSON	CCS	BSE
Total Students - 5yr	1708	662	259	1138

	MTRS	FY22	SAN	FY22	CCS	BSE	FY22	Town	Annual Pmt	Annual Pmt	Annual Pmt
	8 town 7-12 %	Est \$	PK-6%	Est \$	FY22 \$	PK-6	Est \$	Totals	2.0% for 5 yrs	2.0% for 7yrs	2.0% for 10 yrs
Ashfield	17.64%	\$117,412	74.46%	\$220,774				\$338,186	\$70,991	\$51,710	\$37,267
Buckland	22.77%	\$151,544				53.58%	\$199,766	\$351,310	\$73,740	\$53,713	\$38,711
Charlemont	7.28%	\$48,482						\$48,482	\$10,171	\$7,409	\$5,340
Colrain	17.91%	\$119,209			\$124,500			\$243,709	\$47,337	\$34,481	\$24,850
Hawley	1.57%	\$10,457						\$10,457	\$2,194		
Heath	8.42%	\$56,010						\$56,010	\$11,751	\$8,559	\$6,169
Plainfield	6.33%	\$42,132	25.54%	\$75,726				\$117,859	\$24,740	\$18,021	\$12,988
Shelburne	18.08%	\$120,354				46.42%	\$173,071	\$293,425	\$61,591	\$44,864	\$32,333
Total	100.00%	\$665,600	100.00%	\$296,500	\$124,500	100.00%	\$372,837	\$1,459,437			

Using FY22 rolling 5-year enrollment percentages
 Debt service payments would begin in FY23

Interest compounded monthly