



Distressed Unit Appeals Board
Gary Community Schools Corporation
Capital Needs
May 20, 2016

Presented By
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Agenda

1. Roosevelt High School Heating System Project
2. GCSC Capital Needs



GCSC
Gary Community School Corporation

Roosevelt High School Heating System Project

- Circa 1922; major addition in 1971
- 427,306 Square Feet
- Three distinct occupancy areas
- 4 Boilers
- In-room ventilators





Problem Definition

- Failing Boilers – Leaks, corroded tube linings, burner issues
- Failing Circulation System – calcium deposits; coils blocked; failing thermostats
- Broken Water Treatment System – no maintenance in two years; broken pumps



Solution, Scope and Cost

Install 24 tubes (labor only)	\$20,000
Replace expansion tank	4,700
Replace 3 boiler pumps	5,500
Replace 5 bearing assemblies	1,800
Replace 50 heating coils	125,000
Install 50 wireless thermostats	17,500
Inject mineral dissolving chemicals/flush	85,000
Replace 6 ceiling mount unit ventilators	42,000
Replace piping damaged by mineral buildup	189,000
<u>Chemically treat boiler water</u>	<u>10,000</u>
Total	\$500,500



Benefits

- Eliminate risk of building closure
- Eliminate cost of emergency/partial fixes
- Consistent heat

Caution: Must properly fund future routine maintenance



GCSC Overall Capital Needs

Boilers	\$722,000
Pumps/Motors	683,000
A/C	202,000
Plumbing	302,000
Roof Repairs	700,000
Roof Replacements	7,055,000
Masonry	316,500
Water Treatment	45,500
Electrical	196,000
Paving	1,430,000
Fencing	28,000
Fields	1,400,000
Pools	<u>585,000</u>
	\$13,665,000



Questions