

Mr. Rasmus called the November 21, 2022 MASD Buildings and Grounds Meeting to order at 6:32 p.m.

Present in the Elementary Conference room were Joseph Rasmus, Whitney Holloway, William Berger, Heather Maustellar, Susan Farr (via Zoom), Matthew McWilliams, Noah Adams, and Chelsea Rosenberger.

MATTHEW WARDECKER: SCHNEIDER – FINAL PRESENTATION ON GES DISTRICTWIDE INITIATIVES

- Mr. Rasmus opened the meeting by inviting Matthew Wardecker of Schneider Electric to share a presentation with the Committee.
- Mr. Wardecker shared the findings and their final proposed report for Millville Area School District. He began by explaining the goals of the presentation.
- In response to his opening, Mr. Berger asked why the HVAC system was mentioned for updates when he believed it was only two years old.
- Mr. McWilliams answered that Mr. Berger was correct on the age of the system, however, he even still, he had observed several Elementary classrooms still utilizing dehumidifier units regularly. In addition, he added that most of the improvements to the HVAC system proposed would be made in the administrative suite of the Elementary school.
- Mr. Wardecker then went on in his presentation to show the grants and funding sources available to the district for use with this proposed project. In reviewing the report findings, Mr. Wardecker mentioned that they were proposing a few HVAC improvements in the High School building, but they would also be in the Elementary school administrative area. He added that the high school chiller machine is near the end of its life. Then, he added that many windows are residential and letting in water. In Mr. Wardecker's opinion, this leakage should be considered a priority for the district.
- Continuing his presentation, Mr. Wardecker shared the cost estimates and proposed savings solutions for the district. He went through the details listed in his report, mentioning that the numbers are not exact because it is unknown as to what materials and other factors affecting the cost would be right now. He shared that these numbers are only estimates until some actual timelines and factors would be ironed out. Mr. Wardecker added that at this point, the solar paneling project was based off using the land past the softball field, stating that the usage of this field with the proposed panels, about 50% of the district's energy usage would be covered.
- To this, Mr. Rasmus added that the district had engaged in a conversation with the Book family about buying land for more solar panel placement, but they were not interested. However, Mr. McWilliams had also reached out to other land owners, hearing back from Mr. Monte Farr with interest in the conversation to sell some of his land. In response to this, Mrs. Maustellar mentioned her concern that if the district purchases the land, it would change the tax base and a variety of other factors. If the district was to move forward with this, she mentioned her desire to see the numbers for that proposal. Mr. Wardecker responded to her by saying that the numbers he was presenting would change because it was configured using the land past the softball field.
- Mr. Wardecker then went on to discuss the Elementary School windows. Mr. Berger asked what material would the window replacements be made out of. In addition, Mrs. Maustellar asked if Schneider Electric would do the work themselves or would the work be sub-contracted. Mr. Wardecker responded that the work would be sub-contracted but that Schneider Electric would be responsible for all issues, concerns, and timeline problems.
- Moving on, Mr. Wardecker discussed the proposed multi-stack updates. To this, Mr. Berger commented that the proposed number was considerably lower than the quotes previously configured for the district. Mr. Rasmus added that he was also wondering that, but in response, Mr. Wardecker said that they had double checked every figure and was unsure why their figures were so different. In conclusion, Mr. Wardecker shared with the Committee some proposed community engagement pieces to this project. He

mentioned that even if the district decides to move forward with Schneider Electric, we would not necessarily be locked into the project with them. The district would still have the option to change.

UPDATE ON CAFETERIA PARKING LOT PROJECT: SOKOL, INC.: AWAITING CULVET PIPE AND INLET BOX...CONSULTED WITH PAUL AND RAY SOKOL

- Mr. Rasmus shared with the Committee an update on the High School Cafeteria parking lot project, sharing that the construction took place the second week of November 2022. Mr. McWilliams went on to explain that when the contractors started digging, it was realized that the water was going into a stone pit. He mentioned that the cold and the snow storm stalled the project, however, it was slated to be completed within the next day or two.

ALYSSA WINGENFIELD: MCCLURE – REVIEW VERIFICATION AND MEASUREMENT OF IMPLEMENTED MASD ESCO INITIATIVES – UPDATE ON SOLAR VOLTAIC INITIATIVE

- Ms. Alyssa Wingenfield of McClure then shared a presentation with the Committee, with some updates since the last discussion. Ms. Wingenfield mentioned that McClure had received funding from a company called Sojets which has allowed McClure to start working in Solar projects. Mr. Berger asked where Sojets was based out of. To which, Ms. Wingenfield answered they were out of Japan with a headquarters office in New York. Mrs. Whitney Holloway then asked if their partnership with Sojets would keep the district from realizing the tax credits. To this, Ms. Wingenfield answered that, no, the credits would still be available to the district.
- Ms. Wingenfield went on in her presentation to talk about the Solar Photovoltaic project, mentioning that as long as McClure would be maintaining the lease of the panels, they would remain responsible for keeping them working and operating. To this, Mr. Rasmus asked for clarity on the 30 year warranty being presented to Millville School District. Ms. Wingenfield explained that McClure would be responsible for maintaining and operating the panels under the contract for 30 years.
- Next, Ms. Wingenfield explained the difference in cost and factors of ground-mounted versus roof-mounted panels. She explained that if McClure utilized 1 ground panel and 2 roof panels, they predicted the combination would cover about 100% of the district's energy usage. To this, Mr. Rasmus mentioned the potentiality of the district purchasing land from a neighboring land owner. He asked Ms. Wingenfield if the district would be able to lease the land or would the district need to purchase and therefore, own the land. In response, Ms. Wingenfield explained that McClure would not be able to lease the land from another party. McClure would need to lease the land for this project from the school district, so therefore, the district would need to own the land.
- To move forward with this project with McClure, Ms. Wingenfield explained that the school district would need to sign a letter of intent, stating the intent of the district to move forward with the project with McClure. However, this letter, she explained, would not lock the district in or create any cost. It would simply be the next step to exclusivity with McClure for the project. To this, Mrs. Mausteller asked that if the district decided to just move forward with just the land mounts as proposed now and later acquire more land for usage, would the district have to start this entire process over with McClure. In response, Ms. Wingenfield said that the contract could potentially be set in a 2-part process. McClure could also potentially prep some of the land for the future, so it would not be like starting over. Ms. Wingenfield went on to say that this project would be utilizing about 1.5 acres, so in order to provide the district with 100% energy usage on land mounted panels alone, McClure would need access to about 4.5 acres of land. To this, Mr. Berger asked for clarity on if the district decides to use some roof-mounted panels, if 1.5 acres would still be needed. Ms. Wingenfield answered that on the roof, McClure can place the panels closer together, so it does not amount to the same amount of roof space needed as with land-mounted panels. Mr. Rasmus then asked that if there were issues with the roof itself, would the panels need to be removed to make fixes

to the roof. As an answer, Ms. Wingenfield said that McClure would need to work with the district to come up with a price for the removal and replacement of the panels.

- After a few more points of discussion, the Committee thanked Ms. Wingenfield for her presentation, and continued the agenda.

DISTRICT PARKING LOT LIGHTING: LED REPLACEMENT/ASSESSMENT OF BALLASTS

- Mr. McWilliams explained for the Committee that 6 or 7 of the lights are out in district parking lots. He shared that he spoke with McClure who had replaced the lights about 5 years ago, and they were no longer under warranty. So, Mr. McWilliams reached out to some vendors to get quotes for replacement because the lights being out is a safety concern. He explained that the general quoted estimate received was about \$300 a light to replace. Mr. Adams commented that it seems to be the struggle with LED lights. Mrs. Mausteller added that if the light issue is a safety concern, then the district needs to fix it.

PCCD MENTAL HEALTH AND SCHOOL SAFETY GRANT PROJECT PROGRESS UPDATES

- Mr. Rasmus shared with the Committee some updates on the PCCD grant. He explained that the way the federal government awards grant money has changed and become much more specific. Mr. Rasmus mentioned that the grant application for the district was rejected on a technicality. Therefore, the district must take action by the school board at the December 7th meeting to approve every single item on the grant application.
- Mr. Rasmus then reviewed the proposed items from the grant application. There would be a fence project undertaken at the Elementary school playground, door alarms, speakers for emergencies and announcements, which was recommended by the Center for Safe Schools, Elementary and Secondary boiler room doors, facilitation and training on the All Hazards Plan (bringing in members from the Center for Safe Schools), and the Navigate 360 program.
- In review of the All Hazards Drill completed by the district in October, Mr. Rasmus mentioned the need for the district to have signage in the buildings and outside the buildings that would be universal for the whole building. During the drill, he explained that there seemed to be confusion on the labels for certain hallways, like the use of "68" wing in the high school. In addition, Mr. Rasmus shared the Center for Safe Schools recommendation for all schools to have locked doors at all times during the school day. For example, he shared that during the drill, the actor was able to get into two classrooms without being stopped.
- Mr. Rasmus then mentioned the concern about self-contained Special Education classrooms and the doors being locked. There was discussion among the administrative team about putting proximity access points on the doors because it would not be feasible to use keys in emergency situations with some students. The cost per door was quoted at \$2,270. In addition, Mr. Rasmus explained about the door in Mrs. Fritz high school emotional support classroom having glass in the middle of the door. The administrative team believes that the door needs to be changed out and that the cost could be covered through the Maintenance budget. To this, Mrs. Mausteller asked Mr. McWilliams if it would work in his schedule and budget, would the maintenance department be able to handle this. In answer to this, Mr. Rasmus said that the district would need to get multiple quotes and document the receipt of the quotes.
- To address one issue from the All-Hazards Drill, Mr. Rasmus mentioned that there would need to be signage on the windows facing out for the first responders to be able to read from outside. He explained that all class numbers would need to match the signage and extension list to be viewed from the outside. To this, Mrs. Mausteller brought up a concern about the availability of walkie-talkies. Mr. Rasmus explained that for recess at the Elementary school, there was a lock box with a walkie-talkie placed inside near the doors to the recess playground. In response, Mrs. Farr added that she heard from teachers their desire to each be given a walkie-talkie to use. To this, Mr. Rasmus explained that in totality, a request of that nature

would cost about \$75,000. In addition, there is a backorder on walkie-talkies, so it would be a wait time of at least 6 months.

- Mrs. Mausteller then voiced her concern that the district is asking staff members to use personal devices, sharing her problem with this practice or asking them to put an app on their personal device and thus, requiring staff to use it. To this, Mr. Rasmus explained that the district has a reunification program as part of the program Raptor, previously purchased by the district. To this, Mrs. Mausteller asked if it would be possible to put the app on the teacher's school-issued iPad. Mr. Adams answered that this would be possible, but at the district's reunification sites, the teachers may not have access to Wifi to use the application on their iPad.

FILE BANK STORAGE UPDATE

- Mr. McWilliams shared with the Committee that the maintenance department had 4 racks for the boxes of files set up once the boxes are set aside in the room above the gym and life skills room in the Elementary school. He explained that the High School Guidance department had already begun the process of sorting them, and he moved the boxes when asked. To this, Mr. Rasmus added that on November 29th, the district secretaries would be going through the files to sort and label the boxes. Mr. Berger then asked if there are expiration dates for files in the boxes.

DISTRICT OFFICE RENOVATIONS

- Mr. Rasmus asked the Committee if they would like to consider the renovations to the district office. Mr. McWilliams shared that he had spoken with the Borough, and the proposed changes would require some extra clearances and potential permits.

CLOSING STATEMENT

- In closing, Mr. Rasmus asked if anyone had additional comments or concerns. Mr. Adams added that when considering the naming of hallways for signage, the district needs to take into consideration the way the cameras are set up. He explained that the cameras would need to match the language on the signage.

ADJOURNMENT

The meeting adjourned at 8:39 pm.

Chelsea Rosenberger
Assistant Board Secretary