

Mr. Rasmus called the July 14, 2022 MASD Buildings and Grounds Meeting to order at 6:30 p.m.

Present were Joseph Rasmus, William Berger, Susan Farr, Heather Mausteller, Matthew McWilliams, and Kathy Musselman. Guest Alyssa Wingenfield, McClure Company.

MCCLURE PRESENTATION – HVAC AND SOLAR

High School HVAC Background

In 2010, McClure Company completed an energy project to include a central geothermal heat pump and geothermal well installation to serve as the heating and cooling plant, at Millville School District. Since 2010, the geothermal heat pump and chiller (Multistack) has had numerous equipment failures/repairs.

McClure reconfigured and repaired the Multistack and provided a 5-year service warranty to expire fall 2025. Life expectancy of the heat pump is 15 years, and recommended unit replacement by 2025. Replacing the heat pump in 2025 expected to cost \$510,000. Well pump replacement anticipated in 2030 and fields replaced in 2060.

Review Solar Project

MASD utilized approximately 1,600,000 kWh electricity annually for all District buildings.

McClure has ground mounted and roof mounted solar options, with ground mount having potential to offset 33% of Districts annual electrical consumption and high school and elementary school roof mounts having a potential offset of 66% of Districts annual electrical consumption.

Roof mounted solar would require structural analysis and solar angle studies. Mechanical fastening may be required but a non-invasive weighted and ballasted option is available.

Federal Investment Tax Credit (ITC) has been extended to the end of 2022. (26% 2022/22% 2023)

McClure will pass its corporate tax liability credit onto the District providing a significant cost reduction in installation.

McClure must own and operate the system for a minimum of 5 years in order to capitalize on the credit. After 5 years, the District may purchase the system at Fair Market Value or proceed with McClure owning and operating the system.

Panels are typically warranted for 30 years. Low performance degradation approximately 0.5% per year (15%-30 years).

Proposed Timeline

Spring 2022-Summer 2022 Complete a preliminary design and review with major stakeholders

Select solar location

Identify additional projects to study

Sign a letter of intent

Summer 2022-Fall 2022 Develop a Final Design

Complete detailed design development in order to identify final costs and savings

Identify all financial incentives and options

Fall 2022-Winter 2022 Approvals from Municipality and Other Major Project Stakeholders

Winter 2022-Spring 2023 Present Final Project to the Committee/School Board for Consideration

Board Action

Spring 2023-Fall 2023 Construction including PPL Utility Interconnection

Mr. Berger and Mrs. Mausteller were not in favor of solar panels on the roofs.

Mrs. Mausteller added she did not feel we had the land area to make the solar panels feasible to give us a valuable savings return.

After discussion, it was decided to have further conversation later with the possibility of Mrs. Wingenfield presenting at a board meeting.

GREENHOUSE UPDATE

Mr. Rasmus and Mr. McWilliams met with Mr. Christian Duffy, Agricultural Consultant, on July 1, 2022.

Gas and water integration completed by Clark.

Taking longer than expected to erect the greenhouse as the metal piping is too hot to handle in the afternoon.

Mr. McWilliams is purchasing a 125,000 BTU heater from T & M Supply at a cost of \$925. A 100,000 BTU is needed but unavailable. The downfall with the larger size is more propane usage.

To be determined if an irrigation system will be installed or manually watering will be utilized. Mr. McWilliams reached out to Ms. Guise and her intention is to grow flowers and vegetables year round. Mr. McWilliams felt the best option would be a PVC dripline on a timer.

Mrs. Mausteller was concerned this option might malfunction and overwater or underwater. Mr. Rasmus suggested this might be something that would need checked during routine building walk through.

TREMCO ROOFING PROJECT UPDATE

Newly roofed science wing and front vestibule final inspection and meeting occurred Friday, June 24, 2022.

Outcomes: The chimney from the main boiler was vulnerable to moisture and necessitated repointing.

Repointing completed Wednesday, June 29, 2022.

Warranty recertification at no extra cost – Mr. McWilliams will call to reassure the accuracy of no extra cost.

Based upon overestimation of building inspections the district will incur a savings in the amount of \$1608.06. Mrs. Mausteller asked Mr. McWilliams to reach out to Tremco to let our appreciation in their honesty known.

STROSSER BAER ARCHITECTS

Proposal for final architectural design and plans for district office in the amount of \$4,800, to include removal of window and storage area addition.

Mrs. Mausteller stated she was not willing to invest more money in a short-term solution. Favored utilizing space at the elementary school for office space until a long-term solution like a modular building could be enacted.

Mr. Rasmus stated currently we have five available classrooms. However, when we bring the records back from File Bank two rooms will hold records to be sorted and organized before storage. Currently, our enrollment consists of two rooms per grade level; keeping in mind enrollment could fluctuate. FOSS kits were anticipated to be set-up in a classroom so as not to move from classroom to classroom.

After discussion, the decision was to revisit at another time.

STEPS TO ATHLETIC FIELDS

Framing is in place and Benton Mobile Concrete will pour cement to form stairs at the conclusion of carnival.

BAND ROOM FLOORING

Because of an earlier pipe bursting and flooding, flooring has been installed in Mrs. Sweeney's office and practice rooms. The landings were tore out on Wednesday and installation of flooring/risers in the band area will finish tomorrow and waxing next week.

UPDATES ON SUMMER MAINTENANCE AND PREP FOR THE 2022-2023 SCHOOL YEAR

Piping rerouted and replaced from the broken plumbing line.

Waxing floors and putting classrooms back together.

LOCKER ROOM STATUS

At an earlier Buildings and Grounds meeting, the condition of peeling and chipping paint, an unpleasant smell, and cleat marks on the locker room floors was discussed. Mr. Rasmus recently asked Mr. McWilliams if time would allow sanitizing and scrubbing with bleach and repaint the locker rooms. Mr. Rasmus was pleasantly surprised to learn this task was already completed.

MILLVILLE AREA SCHOOL DISTRICT

Buildings and Grounds Committee Meeting Minutes

July 14, 2022

TRAINER ROOM ADJACENT TO HANDICAP ACCESSIBLE RESTROOM

The question was posed to the confidentiality of a special needs student utilizing the changing table in this room. The trainer would be using the room after school hours and not during the day when the student would be in school.

Mrs. Mausteller stated she did not see a problem as long as Mrs. Davis was okay with it. If problems arise we will revisit.

SECURITY ISSUE BACK DISTRICT OFFICE DOOR

An industrial lock was placed on a residential door not allowing proper closure.

TAX COLLECTION DROP BOX/SAFE DISTRICT OFFICE

Mr. McWilliams will purchase a large locking mail receptacle and install on the district office front porch visible to security for tax collection drop offs. A district office safe will also be purchased to secure payments.

CLOSING STATEMENT

Mrs. Mausteller stated she has a real concern and uneasiness with all of the school shootings. A door being propped open should never happen.

Mr. Rasmus recognized her concerns stating a safety meeting is scheduled with the new SRO and Chief VanDine. Measures are being worked out to secure the safety of all students and adults.

ADJOURNMENT

The meeting adjourned at 8:25 p.m.

Kathy Musselman
Assistant Board Secretary