

Mr. Rasmus called the December 13, 2023 MASD Buildings and Grounds Meeting to order at 6:32 p.m.

Present in the Elementary Conference Room were Joseph Rasmus, William Berger, Heather Mausteller, Susan Myers, Matthew McWilliams, Matthew Wardecker (Schneider Electric) and Chelsea Rosenberger.

SCHNEIDER ELECTRIC: GUARANTEED ENERGY SAVINGS CAPITAL IMPROVEMENT PROJECT

- Mr. Wardecker began his presentation with a discussion of the scope summary of the project. He explained that the purpose of this meeting was to present the final figures of the two main projects but that other iterations could be considered as well if the Board desired. Some of the incentives and credits were now gone due to the timing and deadlines associated with them, but Mr. Wardecker explained that there were still good reasons to move forward with the solar project as well as the other scope items.
 - Mr. Wardecker shared with the Committee that there are some timelines for some of the projects coming up in January if the Board wanted to move forward with the pricing for the projects presented, such as the windows and the HVAC system. Some supplies and parts would take a fair amount of time to get in for use.
 - He shared details about the ground mounted solar proposed project at the Elementary School and High School, adding that the studies of the roof mounted solar panels were reconsidered. However, the findings were not encouraging for our buildings, and the Committee did not want to move forward with that avenue. Mr. Wardecker shared that a local contractor from Millville came in with aggressive pricing and were interested in including kiosks for students and teachers to receive and work with real-time information as a learning opportunity, including lesson plans and access to apprenticeship programs. He explained that at another school district was using this programming option to bring back students from charter schools.
- Next, Mr. Wardecker discussed the windows project at the Elementary School, asking for feedback from the Committee about the installed window already completed in the Elementary School.
 - Mr. Berger answered that he inspected the window along with other members of the Committee and thought it looked good and that he heard the installation was smooth. He added that the wood around the window seemed to be in rough condition.
 - Mr. Rasmus added that he heard feedback from a teacher that the window was letting in more sunlight.
 - Mr. McWilliams clarified that the window would have a tint.
 - Mr. Wardecker commented that the tint could be a stronger level to limit more sun access if desired.
- Then, Mr. Wardecker explained another issue to be considered in the scope of this project: the replacement and addition of missing key components to the district's current multi stack heat pump chiller system.
- Another project in the scope was the replacement of the air-cooled chiller serving the auditorium. He explained that the current chiller is at the end of its life.
- Yet another project in the scope presented by Mr. Wardecker was the replacement of the roof top unit at the Elementary School Administrative Suite in order to improve indoor air quality and the health and safety of staff. Mr. Wardecker explained that when completing tests on the air quality, the air humidity was at 65%, a petri dish for bacteria to grow.
- The final project presented in the scope was a controls software upgrade at the High School and Elementary School in hopes of maximizing the new equipment's life expectancy and minimize risks of premature issues.
- Then Mr. Wardecker discussed the solar project further by first reviewing the Elementary School location. He explained that the exact location had shifted slightly with the height of the panels from the ground to the top edge being just under 8 feet.
 - Mrs. Mausteller asked how high the chain link fence surrounding it would need to be.
 - Mr. Wardecker answered that it would need to be at least 6 feet tall.
 - Mrs. Mausteller then asked if there was a way to say how much the field would generate in savings.
 - Mr. Wardecker answered that he would explain more later in the presentation and that the total amount of solar panels at the Elementary location would be approximately 550 panels.
- Moving on, Mr. Wardecker then discussed the High School location. He explained that while completing the design phase of the project, they realized that there was a sanitary line in the proposed field that would create a

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40-foot offset (20 feet on either side) where the panels could not be placed. Additionally, there would be about 660 panels placed in this location. Overall, Mr. Wardecker shared that the panels would produce about 70% of the overall energy for the district. Also, because Mr. Wardecker was not able to get the district grandfathered into the incentive for PPL, the High School would be under a virtual net meter in that the panels would create a bank of energy in the summer, with it pulling from the bank in the winter. Another important note was that project would be using domestic materials and give the district an additional tax credit.

- In summation, Mr. Wardecker explained that the district had two energy savings projects to consider, sharing that the projects could be configured differently at the Board's discretion. The first (project A) would include the solar project, and the total cost was reduced somewhat from initial projections. The second project would be one without solar wherein the district would essentially break even with some energy savings but nothing significant.
 - Mr. Wardecker then shared with the Committee a model for the "with solar" project as paying for it with capital reserve funds because it would help buy the solar field and reduce the amount of interest because of changes made by the federal government in June. If school districts use a tax exempt bond or municipal lease, they will take 15% of the tax credit away. So, the district would get 1.23 million if we can pay for the asset, and the federal government would reimburse the district in the calendar year after it is up and running or there would be a \$200,000 tax credit write off. He explained that if another Board member wants to see other iterations and for him to run the numbers, he would be happy to do so.
 - Then, Mr. Wardecker shared the modeled bond projection figures at 4.15% because he had recently worked with another school district who had a bond come in with that figure.
 - The Committee recognized that the figure could fluctuate regularly.
 - Mrs. Mausteller asked if Mrs. Holloway had ascertained a potential rate. Mr. Rasmus answered that she would need to reach out to our debt management council.
- Mr. Wardecker then discussed figures for degradation and maintenance of the panels over time, asking the Committee for feedback as to how they would like the maintenance to be calculated. He wanted to know if the district would like to see money set aside for maintenance or have money included over the entire project.
 - Mrs. Mausteller answered that she felt there would be maintenance every year as well as degradation due to weather and other external factors.
 - Mr. Wardecker commented that he could build in some figures, adding that most contracting companies provide tiers of maintenance anywhere from \$3,000 - \$5,000 a year.
 - Mr. McWilliams asked if it was still the case that after 15 years, the inverters would need to be replaced.
 - Mr. Wardecker answered that they have been seeing longer and longer warranties for inverters, even longer than 15 years.
 - Mr. Rasmus added that he would like to see the inverter replacement cost included in the figures.
 - Mr. Berger commented that he would also like to account for the inverter warranty.
 - Mr. Wardecker asked what level of maintenance would the Committee like to see.
 - Mrs. Myers answered that the district would need to additionally maintain the ground beneath them somehow and that she felt \$4,000 a year would be sufficient.
 - Mr. Wardecker explained that there is a 5-year workmanship warranty and a 30-year production warranty.
- In conclusion, Mr. Wardecker clarified the next steps for this project. He explained that he would like to make a presentation to the full Board at the next meeting, December 18, 2023.
 - Mrs. Mausteller suggested that community members be given an avenue to ask questions.
 - Mr. Rasmus commented that we could have an email address set up to receive community questions and feedback.
 - Mr. Wardecker explained that he would need to have feedback on the direction of the Board, hopefully no later than January 3, 2024. Part of this would be receiving solicitor review on the contract. However, in order to finalize the contract, Mr. Wardecker would need to know the scope items that the Board would like to see moved forward. Additionally, there would need to be a financing plan in place once the project is chosen with the potential Board approval of a contract at the January 22, 2023 meeting. Mr. Wardecker explained that this timeline would allow the district to procure materials necessitating long lead times, ensuring competitive pricing and constraining building construction to the summer season.

- Mr. Rasmus concluded that the action steps would be for Mr. Wardecker to present this on Monday's Board meeting and send out the community email address for questions from the community.

HS ICE MACHINE – MATT MCWILLIAMS

- Mr. McWilliams shared with the Committee that the High School ice machine has been broken since the time he started in the district but recently, it has been considered a safety issue.
 - He explained that he called Atlantic Equipment and K & D to find pricing on some models that would have replacement parts available. Most of the models were at a cost of \$3,000 to \$5,000.
 - Mr. Berger commented that this could be a safety issue for athletics in the cases of an emergency.

HS STAIR TREADS – MATT MCWILLIAMS

- Mr. McWilliams explained that there were several staircases at the high school with broken stair treads. He shared that he received pricing for replacement treads at \$150 a piece with a total per stairwell of about \$4,500.
 - Mrs. Mausteller asked where the funding for this project would come from.
 - Mr. Rasmus answered that this may have to come out of capital reserve if the Committee would like to complete the entire project all at once with all stairwells being replaced.
 - Mrs. Myers commented that she felt this was a safety issue that really needed to be rectified soon and felt that it would be better to complete this project all at once. She added that this project should be placed on the next Board agenda so that work could potentially be started over the upcoming holiday break.

INSTALLATION AND INSPECTION OF BACK FLOW PREVENTION ASSEMBLY: DISTRICT OFFICE AND MAINTENANCE SHED

- Mr. McWilliams shared with the Committee that the district had received letters from the Millville Borough stating that we would need to purchase backflow preventers as well as them have installed and inspected in all buildings.
 - Mrs. Myers explained that she heard about this and that it was being required for all Commercial properties. She added that there were some local vendors who were qualified to do it.
 - Mrs. Mausteller commented that we would need to move forward with this on the next Board agenda with language stating that the district will receive quotes but move forward with approval of this project so that it could be done expediently within the quick timelines being enforced by the Borough.
 - The Committee agreed with this action.

DISTRICT OFFICE RAMP

- Mr. McWilliams explained that the district office ramp continues to be brought up as a safety hazard. He has tried a number of things to help the issue, but none of them seem to make a difference. He felt that the only way to rectify the issue would be to tear it completely down and build it back up.
 - Mr. Rasmus asked if Mr. McWilliams was considering having contractors come in to do the work.
 - Mrs. Mausteller commented that she would not like to continue putting money into the district office when the building does not have much life left to it. She asked if we should consider putting the offices into a space in the buildings.
 - The Committee considered a few spaces and potentially empty classrooms.
 - Mrs. Myers added that the location in the building would have to be near an outside door due to the nature of visitors and for confidentiality purposes.
 - Mr. Berger asked if there was a space in the high school that could allot for the office staff.
 - Mr. Rasmus explained that this could be considered but that it would have to be a space where all of the business staff could be in one general location.

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ADJOURNMENT

The meeting adjourned at 7:54 pm.

Chelsea Rosenberger
Assistant Board Secretary