

BERNARDS TOWNSHIP PUBLIC SCHOOLS

FACILITIES AND OPERATIONS COMMITTEE

MEETING

THURSDAY FEBRUARY 8, 2024 4:00PM

AGENDA

Attendees: Jim Rollo, Nick Markarian, Nimish Amin, Csilla Cspiak, Keith Molinari, Bill Mickley

- 1. Solar Panels: Discussed exploring additional solar panel installations and potential energy savings. Solar panels are already in place at several buildings. When replacement time for appropriate roofs comes up, this is usually a good opportunity for installation. Administration to explore when opportunities arise**

- 2. New Facilities Director: Met Bill Mickley, new director of facilities. Welcome Bill**

- 3. Work Order Status**

- a. HVAC - 100 work orders older than 90 days; 51 scheduled/awaiting parts**

One board member asked about the 49 work orders not awaiting parts. Mr. Rollo explained the stepwise process involved in HVAC work orders. Bill explained that he has been prioritizing heating as opposed to cooling issues. Jim will break out heating vs A/C orders. Bill will review with Jim the oldest orders, some have aged significantly and the delay will be investigated

- b. Making headway. New system is tracking how this is going. Staff is reporting improvements with the process. James Kean has resolved 211 outstanding work orders since Sept.**

- c. Maintenance - 28 work orders older than 90 days; 28 scheduled/awaiting parts**

Jim will start tracking orders approaching the 90 day mark to keep the efficient trend going.

As the district keeps improving outstanding maintenance work, we may get to the point where we need less Aramark employees for this purpose. We added one additional maintenance position last Summer to help get caught up on maintenance work orders.

- 4. Barker Update -**

- a. 8 fine-able lates with no route repeated since January**
 - 15 fineable lates 11/17-12/20, vs 70 Sept- 11/17**

Fineable lates on routes are improving but are not where we want them to be.

- 5. Aramark contract renewal - Bill Gerichter**

Bill joined remotely. Bill helps us manage the Aramark contract. Aramark can increase the contract by the index rate, which is now 1.5%. This is not financially feasible for Aramark. Bill is trying to obtain a waiver from the union at Aramark. With the waiver, we can renew at 1.5% with no reduction in staff and 1st 100K of wage reconciliation revenue going back to Aramark, which is in essence a 4% increase. This is likely the least bad option for now, keeping us from going out to RFP this year which could see up to a 16% increase.

One board member made point that this is an example of why costs need to be controlled where we can control them

6. Ridge Sewer Line

Doug White, engineer from T&M Associates, joined remotely to discuss his analysis of the sewer line. Parts of pipe off 400 wing leaking black material, may need to be remediated. can be done non-invasively by installing a liner. Manholes are being checked daily, clogs proactively removed while a permanent solution is explored.

One exterior manhole seems to be clogging which a relining of the channel in the manhole may alleviate. This could help alleviate issues further upstream in the system. Bill feels we can do this ourselves over President's Day

Town has also asked us to explore straining some of the runoff from school property. Doug feels this is a fairly easy project.

Bill Mickley is exploring additional options for the sewer line. He's concerned a screen will exacerbate clogs and create a maintenance headache. He's also going to contact a second engineering firm for their opinion.

7. Capital Project Updates

a. ROD Grants - RH Classrooms Bid Opening Feb 22

Replacing unit ventilators for Ridge high school

b. Varsity Field Complex - DEP LOI Min. 3-4 weeks out.

From Boswell: Wetlands setback review delayed due to DEP. This delay is not in our hands and is likely negating this project's completion by fall season, but we are continuing mitigation efforts to ensure Varsity Fields are playable and JV soccer is either on the field or has an alternate place to play.

c. Facilities Condition Assessment- Contracts Signed

Kickoff meeting coming soon

d. WAMS Paving Loop - Kicked back from DOE

DOE wanted additional resolution that we are not using state funds (we are not). Should not be a big delay, just additional language in our proposal. Project is moving forward

e. Liberty Corner Direct Install - Pre Construction Site Meeting Friday

- f. Lee Field Audio - Equipment Received Targeting Early March Install**
- g. RH PA Repair - Winter Break upgrade**
- h. Cafe Equipment - Arriving/Installed piecemeal. Installing as arriving**
- i. Liberty Corner Canopy Repair-this entails repairing posts for covered walkway. Mr. Mickley is exploring options for this**
- j. Mount Prospect BAS (building automation system). This is upgrading the system controls, getting as much as we can accessible online.**

8. Confirm Next Meeting Date/Time: 1st thursdays of month

9. Miscellaneous: One member asked about WAMS cafeteria use. Plan is to rotate 3 homerooms out of the cafeteria per day, which works out to a student not eating in the cafe 1x per 3 weeks. Seeing how this works out.

Keith Molinari