

NEW MILFORD BOARD OF EDUCATION
New Milford Public Schools
50 East Street
New Milford, Connecticut 06776

FACILITIES SUB-COMMITTEE
MEETING NOTICE

DATE: March 2, 2010
TIME: 6:30 P.M.
PLACE: Lillis Administration Building—Room 2

GEORGE C. BUCKBEE
TOWN CLERK
2010 FEB 25 P 3:44
NEW MILFORD, CT

AGENDA

- 1. Call to Order**
- 2. Public Comment**

The Board welcomes Public Participation and asks that speakers please limit their comments to three minutes. Speakers may offer objective comments of school operations and programs that concern them. The Board will not permit any expression of personal complaints or defamatory comments about Board of Education personnel and students, nor against any person connected with the New Milford Public School System.

- 3. Discussion and Possible Action**
 - A. Security Issues at East Street**
 - B. Carpet Replacement Program & Floor Cleaning Equipment**
 - C. Energy Savings Initiatives**
- 4. Adjourn**

Sub-Committee Members: Mr. Daniel W. Nichols, Chairman
Mr. Tom McSherry
Mr. Bill Wellman
Mr. Rod Weinberg

Alternates: Mrs. Alexandra Thomas
Mr. David A. Lawson

Advantages of Installing Vinyl Composition Floor Tiles (VCT)

Maintenance – the main reason many schools choose vinyl flooring is for ease of maintenance and cleaning. Most types require little more than a regular vacuum or dust mop, followed by wet mopping or auto scrubbing. Vinyl flooring also accumulates less dust and dirt, in particular, spills and stains are easily cleaned and removed.

Durability – this is the other key reason schools choose vinyl flooring. They can withstand high traffic and heavy wear and tear. Vinyl flooring is ideal for areas such as hallways, classrooms and cafeterias and Nurse's rooms. It is not the best fit for our gymnasiums, rest rooms, kitchens, libraries and offices.

Non-Allergenic – the general consensus is that hard flooring is better for people suffering from allergies or asthma as they are less likely to trap allergens. Research shows that carpet environments often harbor large accumulations of dust particles, debris, dust mites and other allergens. Researchers at the University of Nevada at Las Vegas have found that carpet can produce high airborne mold counts, which can actually be aggravated by vacuuming. Vinyl flooring, on the other hand, can be cleaned without dispersing high levels of mold into the air.

Looks – Vinyl flooring offers huge advantages as it comes in an endless range of colors and styles, which allows us to match school colors and provide an aesthetically pleasing environment.

Resilience - Vinyl flooring reduces noise and provides comfort underfoot. Unlike such hard surfaces as wood, laminate, terrazzo or ceramic tile, vinyl floors have "give" and thus are referred to as "resilient" flooring.

Benefits of Using Automatic Scrubbers in our Schools

Cleaning floors that see high-volume traffic like our schools do can be a nightmare for our custodial staff. Most schools previously used the old mop-and bucket system, but there are many reasons why using automatic floor scrubbers is a more simple, cost-effective, and safe program.

Saving labor dollars: Even though automatic scrubbers are generally more expensive machines up front, the time saved in cleaning your floors could very well off-set that initial cost. Saving operator time (and money) is the most frequent reason for purchasing these efficient machines for building maintenance programs.

The old mop & bucket method: One of the biggest drawbacks to using a mop is the fact that it is only spreading the dirt around. The floor only looks clean until the floor dries, leaving the same dust and residue that was there before, only now it has been diluted and spread out a little bit.

Advantages of an Automatic Scrubber: A good industrial grade floor scrubber is the perfect solution. Floor scrubbers generally use a system that involves spraying the floor with a combination of water and cleaning chemicals, scrubbing the floor to break up dirt, residue, and spill, and then a squeegee-vacuum combination that sucks up the used water, leaving the floor completely clean and dry.

Image of the overall facility: When floors are clean with a high shine, the overall facility looks clean. Light also reflects better off a highly polished floor.

Safe floors: Clean and well-maintained floors are safe floors. A good floor scrubbing program provides a clean, slip-resistant surface for students and staff to walk on.

Ergonomics: Floor scrubbers also have the advantage of being incredibly simple, and easy on the back. They are easy and comfortable to push, and require little maintenance: you just fill with water and chemicals, and empty it after cleaning.

Battery vs. Electric or Propane: When choosing a floor scrubber, we want to find the solution that best fits our needs - some are run by electricity and have a cord dragging behind, and some use propane to allow for better mobility. These both present problems with mobility and indoor air quality. Battery powered floor scrubbers are definitely the best fit for our schools.

Benefits of Using Battery Burnishers in our Schools

Here is a list of some of the benefits burnishers offer:

High shine floor finish: Since burnishers operate at high speeds, the interaction between the burnishing pad and the floor finish creates a high shine, often called the wet look.

Burnishers cover large areas in minimal time: Supermarkets are a good example of how burnishers cover large areas in minimal time. Often, one can visit a supermarket late at night and see dull floors, and only a few hours later, in the morning, the floors are clean and shining.

Saving labor dollars: Since burnishers decrease the amount of time needed to polish floors, there is a significant savings of labor dollars.

Image of the overall facility: When floors are clean with a high shine, the overall facility looks clean. Light also reflects better off a highly polished floor.

Safe floors: Clean and well-maintained floors are safe floors. A good floor cleaning and burnishing program provides a clean, slip-resistant surface for students and staff to walk on.

Compatibility with floor finishes: There are innumerable floor finishes manufactured today for use with high-speed burnishers. Indeed, many floor finishes are specifically designed to provide a high gloss level that is enhanced by high-speed equipment.

Ergonomics: When operated properly, a burnisher can alleviate some of the stress an operator experiences with slower-speed equipment.

Competitiveness: In this day and age of tight budgets, school systems are looking for every opportunity to produce quality floor finishes at the least possible cost. Burnishers are a great tool to use in controlling operating costs.

Power choices and sizes: Burnishers can be electric, battery-operated or propane-operated. In addition, machines have a variety of burnishing paths, suitable for small to very large areas.

Battery vs. Electric or Propane: When choosing a burnisher, we want to find the solution that best fits our needs - some are run by electricity and have a cord dragging behind, and some use propane to allow for better mobility. These both present problems with mobility and indoor air quality. Battery powered burnishers are definitely the best fit for our schools.

Energy Savings Initiatives

Turn outdoor lights off selectively, as safety considerations allow, to provide a safe secure environment, while curbing our energy usage.

Install luminescent signs on all exit and emergency signs as replacements are needed.

Install dimming ballasts to replace traditional ballasts. New ballasts will last 7–10 years as opposed to our current ballasts which last on the average of 5 years.

Install CO2 sensors in the HVAC systems at **NMHS, SNIS** and **SMS**

Replace outdoor lighting fixtures with LED replacement kits.

Begin de-lamping areas where there is sufficient natural light to operate at acceptable levels. (Hallways, classrooms, lobby, etc.)

Check for and repair building leaks in the following areas:

- Doors (caulking and weather-stripping)
- Windows (caulking and weather-stripping)
- Foundation (caulking and weather-stripping)
- Walls (caulking and weather-stripping)
- Roofs (caulking, flashings, extrusions)

Install timer controls, photo sensors, and motion sensors where appropriate, especially in occasionally used spaces.

Continue to install window shades and begin to install window films to reduce the amount of solar heat loss or gain (dependent upon the season)

Adjust current temperature settings:

- Cooling Season, 76 occupied, 85-95 unoccupied.
- Heating Season, 68 occupied 45-55 unoccupied.

**New Milford Board of Education
 Facilities Sub-Committee
 March 2, 2010
 Lillis Administration Building, Room 2**

GEORGE C. BUCKBERG
 TOWN CLERK

2010 MAR -5 A 9:34

NEW MILFORD, CT

Present:	Mr. Daniel Nichols, Chairman
	Mr. Thomas McSherry
	Mr. David Lawson
	Mr. Rod Weinberg

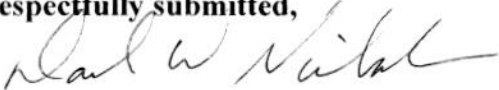
Also Present:	Dr. JeanAnn C. Paddyfote, Superintendent of Schools
	Mr. John Calhoun, Facilities Manager
	Mr. Leo Rogoza, Assistant Facilities Manager
	Mrs. Wendy Faulenbach, Board Chair, Ex-Officio
	Mrs. Alexandra Thomas

1.	Call to Order <ul style="list-style-type: none"> The meeting of the New Milford Board of Education Facilities Sub-Committee was called to order at 6:30 p.m. by Mr. Nichols. Mr. Nichols seated Mr. Lawson for the absent Mr. Wellman. 	Call to Order
2.	Public Comment <ul style="list-style-type: none"> None 	Public Comment
3.	Discussion and Possible Action	Discussion and Possible Action
3.A.	Security Issues at East Street <ul style="list-style-type: none"> Mr. Calhoun addressed the recent vandalism in the gym and property damage to the Red Cross and Emergency Response trailers at East Street. The Youth Agency bicycles were also stolen. The trailers have been removed to another location. Ideas under consideration to address the security issues are as follows: replacing exterior doors, installing security cameras, and upgrading exterior lighting. Mr. Calhoun added the Youth Agency is willing to cooperate with the security improvement program. Mr. Weinberg asked about staffing. Mr. Calhoun reported there is a part-time custodian who is not on duty at night; programs are held at night, some are supervised events. Mr. Weinberg asked about a code entrance which Mr. Calhoun will investigate. Mr. McSherry inquired about funding for security improvements. Mr. Calhoun has wire 	Security Issues at East Street

	<p>available for cameras and could transfer from one account to another.</p> <ul style="list-style-type: none"> • Mr. Lawson added that each year security items from the previously performed security assessment have been completed as budgets allow. • Mr. Weinberg suggested that not all cameras have to be functioning and Mr. Rogoza commented on the liability involved concerning that issue. <p>Mr. McSherry moved to bring security issues at East Street to the full Board on Tuesday for discussion and possible action. Mr. Lawson seconded the motion which passed unanimously.</p>	<p>Motion passed unanimously to bring security issues at East Street to the full Board on for discussion and possible action.</p>
<p>3.B.</p>	<p>Carpet Replacement Program & Floor Cleaning Equipment</p> <ul style="list-style-type: none"> • Mr. Calhoun explained, as part of the capital improvement program, carpets are being replaced in classrooms with vinyl tile. Vinyl provides easier maintenance; it is not as hard as other tiles and is non-allergenic. Cleaning carpets is not totally successful. This replacement program has been underway for several years and about 60% of classrooms have been completed. • The automatic scrubbers save labor dollars, provide a cleaner, safer surface, and are easier for the custodial staff to maintain. Battery operated rather than electrical scrubbers are a better fit for our schools. • Battery burnishers are recommended for a finished appearance of floors. They save labor, provide a safer surface, and are easier for custodial staff to maintain. • With the use of this equipment, there has been a reduction in custodial personnel. The cost of maintenance of carpet vs. tile is a savings of about 50%. • Mr. Calhoun noted that the Schaghticoke Library Media Center carpet was replaced with carpet tile. 	<p>Carpet Replacement Program & Floor Cleaning Equipment</p>

	<ul style="list-style-type: none">Mr. Lawson noted that carpet replacement was done for major health issues with the increasing allergic reaction to carpeting.	
3.C.	Energy Savings Initiatives <ul style="list-style-type: none">Mr. Calhoun submitted a list of energy savings initiatives. New initiatives are being investigated. Initiatives include control of lighting; energy saving equipment, i.e. luminescent signs and dimming ballasts, LED replacement kits; de-lamping areas where sufficient natural light is available; timer controls, photo sensors, motion sensors; and installation of window shades, window films. One controversial item is the adjustment of temperature settings, even for as little as one degree up or down.Mr. McSherry complimented Mr. Calhoun and staff for the energy savings done over the years.	Energy Savings Initiatives
4.	Adjourn. <ul style="list-style-type: none">Mr. Lawson moved to adjourn the meeting at 7:09 p.m., seconded by Mr. Weinberg. Motion passed unanimously.	Adjourn Motion made and passed unanimously to adjourn at 7:09 p.m.

Respectfully submitted,



**Daniel Nichols, Chair
Facilities Sub-Committee**