Gateway Facilities and Maintenance Program
Gateway Facilities & Staff

Facilities Director
Maintenance/Grounds & Second Shift Supervisor

Chester Elementary (30,842 sq. ft)
1 custodian

Littleville Elementary (41,874 sq. ft.)
1.5 custodians

Gateway Main Complex (188,020 sq. ft)
3.5 night custodians
1 day-time custodian (6 hour)
1 groundskeeper
Recent Projects Completed

Well replacement
Courtyard renovation
Construction of storage building
Epoxy flooring for band/maintenance/receiving hallway
Rubber flooring installed - Chester gymnasium
Gym wall mats replaced in high school gym
Rubber tile installed in entrance areas at Chester, Littleville and Gateway
Field renovation
Installation of playground equipment at Littleville
Courtyard Renovation
Future Maintenance Projects

- Epoxy flooring for main complex hallways
- Concrete repair
- Field renovations
- Athletic announcing booth repair/rebuild
- Boiler replacement
- High School gym floor resurfacing
- Roof recoat/replace – Main Complex
- Replacement of gymnasium lights
Maintenance Costs have been reduced significantly in the last 10 years.

Total Expended on Facility/Maintenance Operations
Expended in 2008 - $1,668,750
Expended in 2017 - $1,023,360
Decrease ($645,390)

Major decreases in 2011 were due to the closing of schools

Since that time, major savings have come from energy conservation
FY ‘17 Expenditures

- **Personnel**: $333,093
- **Heat & Utilities**: $14,298
- **Supplies - Cleaning, Custodial, Building Maintenance**: $7,755
- **Equipment**: $16,300
- **Painting**: $11,891
- **Grounds**: $78,109
- **Security & Safety**: $7,755
- **Contracted**: $19,401
- **Extraordinary Maintenance**: $5,901
- **Technology Maintenance & Internet Service**: $37,774
- **Miscellaneous**: $63,500

Total Expenditures: $435,339
The district took advantage of a free light bulb replacement incentive beginning in November of 2016.

Since that time, the kWh reduction at the main complex has been 179,280 kWh or a savings of $39,976.

Utility conservation has been a focus in the district resulting in a major reduction of kWh.

<table>
<thead>
<tr>
<th></th>
<th>FY ’08 kWh</th>
<th>FY ’17 kWh</th>
<th>Total kWh Reduction</th>
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</thead>
<tbody>
<tr>
<td>Chester</td>
<td>156,671</td>
<td>131,066</td>
<td>-25,605</td>
</tr>
<tr>
<td>Littleville</td>
<td>281,946</td>
<td>202,752</td>
<td>-79,194</td>
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<tr>
<td>Main Complex</td>
<td>1,316,880</td>
<td>805,680</td>
<td>-511,200</td>
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<tr>
<td>Totals</td>
<td>1,755,497</td>
<td>1,139,498</td>
<td>-615,999</td>
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MARS Report Recommendations

Consider installation of inspection ports in Chester Elementary School septic field to monitor functionality and hopefully avoid costly repairs. Inspection ports will be installed by Gateway staff 2017-18

Monitor the underground fuel tank at Chester Elementary School so the district can be confident about its integrity and avoid a high cost replacement and environmental issue. Already double walled fiberglass tank. Inspected when Chester tank was cleaned summer 2017. Already moved dumpster so that waste removal truck is not driving in that area.

Investigate the high ambient temperature in the electrical rooms at the Chester and Littleville Elementary Schools to be certain that all equipment is functioning appropriately and safely. Exhaust fan functionality monitored on a regular basis.

Assess whether stanchions should be installed to guard the main electrical box outside the main complex. Possibly install concrete barriers instead of stanchions due to underground power supply. Will revisit in the next 3-5 years.
Assess the utility and appearance of the courtyard at the main complex. What is long-term plan for this space so it can be utilized by staff and students but also be efficiently maintained? Renovated June 2017. Available for student and staff use for breaks and lunch. Students have opportunity to use for classes as well.

Ensure that air exchange in the middle school area is at healthy levels given the structure of the heating systems in that part of the building. All rooftop units maintained and filters changed on a quarterly basis. HVAC software already used which alerts maintenance staff when rooftop units are off.

Chester front entrance framework requires a bit of maintenance painting. Completed by Gateway staff in summer of 2017.

Complete periodic comparisons with outside contractors to ensure that snow removal is more cost efficient when done by District staff. In-house staff available 24/7 for sanding, salting and plowing to prevent any safety issues with snow and or ice removal. Previous issues with contractors were cost and availability.
Gateway’s expenditures for maintenance and support of its school buildings compare quite favorably with other regional school districts in this part of the state. In fact, one could make a case that Gateway is one of the more efficient districts in the comparison group.

The District has also done a very good job of hiring and sustaining its maintenance staff. In a relative sense, a lot is accomplished with a modest number of staff members.

The maintenance staff appeared dedicated to the District and to maintaining a positive school environment for students, staff, and the community.

The maintenance of District occupied school facilities appeared to be thoroughly and conscientiously managed. Maintenance and business staff demonstrated a shared sense of the need to use district resources wisely, frugally, and for the most benefit to the District and the member communities.
What’s Next?

Continue energy conservation measures

Continue yearly painting schedule

Continue preventive maintenance as well as quarterly evaluations/inspections

Prioritize and complete capital projects including budgeting for stabilization fund

Discuss MARS recommendation regarding District and Town of Huntington library consolidation