

Glassboro Public Schools



MEMO

To: Al Lewis

From: Michael Sloan

Date: November 19, 2025

Re: 2025-2026 Comprehensive Maintenance Plan & Form M-1

Recommend Board approval of the Glassboro Public Schools 2025-2026 Comprehensive Maintenance Plan and Form M-1. (attachment)

GLASSBORO PUBLIC SCHOOLS
1730
Comprehensive Maintenance Plan
Report
Actual FY25-- Current FY26-- Planned FY27

School Name	24-25 Actual	25-26 Budgeted	26-27 Planned
High School School Number 50	\$247,406	\$206,054	\$208,650
	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Roof Repairs Annual service and Inspection of all systems.	Structural repairs and waterproofing Frame, sash, and caulking replacements Wall and plaster patching, painting Valve, seal, and piping inspections Roof repairs and inspections Annual system servicing and maintenance	Structural repairs and waterproofing Frame, sash, and caulking replacements Wall and plaster patching, painting Valve, seal, and piping inspections Roof repairs and inspections Annual system servicing and maintenance HVAC controls on main chiller
Thomas E. Bowe School Number 90	\$82,384	\$68,614	\$69,479
	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Roof Repairs Annual service and Inspection of all systems.	Structural repairs and waterproofing Frame, sash, and caulking replacements Wall and plaster patching, painting Valve, seal, and piping inspections Roof repairs and inspections Annual system servicing and maintenance Gym roof leak repair	Structural repairs and waterproofing Frame, sash, and caulking replacements Wall and plaster patching, painting Valve, seal, and piping inspections Roof repairs and inspections Annual system servicing and maintenance Referendum Roof Repair/Replacement
Dorothy L. Bullock School Number 65	\$114,817	\$95,626	\$96,831
	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all systems.	Structural repairs and waterproofing Frame, sash, and caulking replacements Wall and plaster patching, painting Valve, seal, and piping inspections Roof repairs and inspections Annual system servicing and maintenance Masonry repair on rear ramp	Structural repairs and waterproofing Frame, sash, and caulking replacements Wall and plaster patching, painting Valve, seal, and piping inspections Roof repairs and inspections Annual system servicing and maintenance Masonry repair on rear ramp (Capital)
J. Harvey Rodgers School Number 80	\$52,021	\$43,327	\$43,873
	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc.	Structural repairs and waterproofing Frame, sash, and caulking replacements	Structural repairs and waterproofing Frame, sash, and caulking replacements

Prepare and paint walls, patch plaster.
Inspect, repair, service valves, seals, etc.
Repair piping or insulation,
Chemical water treatment,
Roof Repairs
Annual service and Inspection of all systems.

Wall and plaster patching, painting
Valve, seal, and piping inspections
Roof repairs and inspections
Annual system servicing and maintenance

Wall and plaster patching, painting
Valve, seal, and piping inspections
HVAC upgrades and repairs
Annual system servicing and maintenance
Referendum Roof Repair/Replacement

Totals All Schools

496,628.00

\$413,621

\$418,833



**Annual Maintenance
Budget Amount Worksheet
Per N.J.A.C. 6A:26A**

Current Area Cost Allowance per SF	\$ 143.00
District contact name	Michael Sloan
District contact phone	856-652-2700 x6205
District contact e-mail	msloan@gpsd.us

Max. Maintenance Reserve Amount (4% of column D)	\$ 2,078,265
Current District Maintenance Reserve Amount	\$ -

Sign