

GLASSBORO SCHOOL DISTRICT
Service Contracts - HVAC
July 15, 2014

The following is a list and breakdown of existing service contracts we currently have for the district HVAC equipment.

Glassboro High School

1. The chiller to make cooling for air conditioning was installed in 2003. Since installation, we have had a preventative maintenance contract on that unit. The cost is \$4,016.00 which includes a tear down and cleaning of the internal components of the machine annually. It also includes four inspections during the cooling season. The cooling tower on the roof is NOT included in this agreement. Due to the nature and design of this chiller, we only opt for a preventative maintenance agreement.

Dorothy L. Bullock School

1. The chiller for making air conditioning was installed when the building was built in 1993. Since installation, we had a full service contract on that unit due to its design. That had been costing the district approximately \$12,000.00 each year, but included all parts and labor to repair the chiller. The only items not covered in the agreement were refrigerant and overtime hours. Two years ago the company would no longer agree to full service on the compressors for the unit due to its age. We modified the contract to extract just the compressors but include everything else. The cost was reduced to \$8,835.00.

For all other equipment at the districts locations, our Glassboro Schools maintenance mechanics perform routine preventative maintenance and repairs. We have been able to keep all the equipment operating with a minimum outreach to outside contractors for repairs saving the district that funding.

Much of the big ticket items for HVAC equipment at the High School, Bowe School and Bullock School are being replaced in the referendum. Nothing is being touched at the Intermediate or Rodgers Schools. In my opinion, the time to budget for new contracts for equipment would be after all the new equipment is installed to keep it running efficiently over the years of its life expectancy.

Unit ventilators and air handlers in classrooms and large spaces in the facilities normally do not fall under any type of contract or agreement for service. Boilers normally do not need a service contract either but are required to be cleaned and inspected one time per year. It may be more beneficial to simply hire a company to

come once in the summer to perform that service as opposed to signing an agreement for annual service.

The chillers are the items that I feel require some type of service agreement. The components and technology are expensive to diagnose and repair. I would highly recommend budgeting for agreements for the new chiller equipment at the High School and Bullock School after they are installed. We should consider the same for the rooftop combination heat/air conditioning units at the Bowe School once they are installed.

As far as existing equipment at Intermediate and Rodgers Schools, most companies do not want to enter into any type of agreement at this point due to the age of the equipment. Companies are in the business of making money from service agreements and as equipment gets older, it is a known fact that repairs occur more frequently. Most, if not all companies do not want to be bothered formulating any type of agreements on small equipment such as the air conditioning condenser at the Rodgers School that provides the mechanical cooling for the entire A-wing and the B-wing all-purpose room. For the cost to replace those units, it is better to replace that repair when the time comes. The average life expectancy for those style units is between fourteen and twenty year's tops. Most of those existing units at Rodgers are almost there now and unfortunately, they were all installed at the same time so they will all start to fail at the same time.

At this time, it would be my recommendation to continue with the existing contracts at the High School and the Bullock School. I would not do anything with any other facility until the equipment gets replaced with the referendum and make repairs only as needed. I would however recommend exploring an agreement of some kind for the chiller at the Intermediate School. That is not being replaced and costs the district a lot of money to repair. The unit was installed in 20013-20014 and needs some sort of agreement now that it is beginning to age.