

FACILITIES MAINTENANCE POLICY

The Manchester Board of Education believes that the condition of the school buildings is central to the capacity of the schools to provide an excellent education. Therefore, school buildings and grounds shall provide to students, staff and visitors a safe and comfortable environment, with appropriate fixtures and furnishings, in order to provide an atmosphere conducive to learning.

The Superintendent, in cooperation with the Business Manager, shall create a comprehensive maintenance plan for long and short-term projects. A summary of the plan will be presented to the Building and Sites Committee on or about December 1 for each school year and the Board of Education during the regularly scheduled first meeting in March of each school year. It is recognized that the plan is subject to review and modification based upon the needs of the school district.

Adequate funding will be defined in the guidelines for

- Custodial Supplies/Materials
- Maintenance Supplies/Materials
- Minor Capital Improvements
- Capital Repairs

Each category is exclusive of salaries/benefits/overtime)

Changing the funding guidelines will require a 2/3 vote of the Board of Education.

Oversight of this policy will be in the realm of the Building and Sites Committee and the Board of Education. Reports relative to the condition of the facilities will be shared quarterly with the Building and Sites Committee and semi-annually with the Board of Education.

Accountability: Superintendent, Business Manager, Principals

Adopted: October 13, 1999

Revised: March 24, 2015

Administrative Guidelines:

Facilities expenses shall be divided into four major categories:

Custodial Supplies and Materials

Maintenance Supplies and Materials

Limited Scope Capital Improvements

Capital Repairs

Each category is exclusive of salaries/benefits/overtime

Minimum funding levels are established for the following categories as follows:

CUSTODIAL CLEANING SUPPLIES: The Manchester Board of Education shall set forth a budget of not less than \$.25 per square foot for custodial cleaning supplies and materials.

MAINTENANCE SUPPLIES: The Manchester Board of Education shall set forth a budget of not less than \$.30 per square foot for maintenance materials.

To allow the Board of Education to have flexibility, funds not expended for custodial and maintenance supplies during the school year will be "rolled into" the Facilities Improvement Supplies Account in accordance with a plan approved by the Manchester Board of Directors, until a "cap" equal to 2.5% the total local School Budget approved by the Board of Directors (excluding grants) is reached, or remain as a budget surplus to be rolled into the Capital Reserve Account. The transfer (to the Facilities Improvement Account) would be in conjunction to the normal transfer in agreement with the Board of Directors to the Capital Reserve Account. This account will be reserved for sole use with regards to improvements by the Buildings and Grounds Department and any requests for funds will require the approval of the Superintendent of Schools, Board of Education, and the Board of Directors.

MINOR CAPITAL IMPROVEMENTS:

Minor capital improvements will include, but not be limited to any expenditures for the purchase and installation, including all ancillary expenses for delivery, rigging, etc., of new, permanent facility systems, replacement or upgrade to an existing permanent facility system having a useful life of at least one year, and which will either enhance the property's overall value or increases its efficiency, strength, capacity, quality, or useful life and incurs an installed cost in excess of \$10,000.

For example, oil tank replacements, window replacements, renovations of classrooms and other areas would be considered capital improvements.

The Board of Education will set aside not less than 0.6% of the approved local School Budget approved by the Board of Directors (excluding grants) for Capital Improvements.

CAPITAL REPAIRS:

Capital Repairs are improvements that keep property in efficient operating condition, restore the property to its previous condition, protect the underlying property through routine maintenance, or allow for incidental repair to property.

For example, boiler repairs, emergency asbestos removal, repaired doors, and carpet replacements are examples of capital repairs.

The Board of Education shall set aside not less than 0.35% of the approved local School Budget approved by the Board of Directors (excluding grants), for Capital Repairs.

These funds will permit the Buildings and Grounds Department to prepare bids prior to May 1 and award those bids in advance of June 30th for the coming school year.

Additional funds may be added to the Building and Grounds' line items as approved by a majority vote of the Manchester Board of Education.

Funds not expended during the school year will be "rolled into" the existing, approved Town Capital Reserve Account in accordance with the plan approved by the Manchester Board of Education and Manchester Board of Directors.

Square foot will be defined as the total square footage of the Manchester Public Schools. (1,238,772) Increases to the per foot allotment will be determined by the Board of Education following a review of the current expenses, anticipated expenses and may also be tied to the consumer Price Index as recorded on November 1 of the current budget year.

No transfers out of any Buildings and Grounds accounts will be approved without a 2/3 vote of the Board of Education.