

# Operations & Security Update

December 10, 2024



BOE Meeting



Middletown Public Schools  
*Cultivating the Brilliance in Each Student*





# IAQ New Requirement for 2024-2025

In 2022, Governor Lamont signed into law new requirements for Connecticut boards of education (“BOEs”) to evaluate the indoor air quality (“IAQ”) and heating, ventilation and air conditioning (“HVAC”) systems in their respective school buildings. The new law, PA 22-118 (the “Act”), significantly broadens prior IAQ requirements captured in CGS § 10-220(d) (the “IAQ Statute”) by creating new HVAC assessment criteria.

On January 1, 2024 and annually thereafter, each local or regional board of education shall provide for a uniform inspection and evaluation program of the indoor air quality within each school building using the Environmental Protection Agency’s Indoor Air Quality Tools for Schools Program, and shall submit the results of such inspection and evaluation to DAS by December 31, 2024.

Beginning July 1, 2025, and every five years thereafter, each local and regional board of education shall provide for a uniform inspection and evaluation of the heating, ventilation and air conditioning systems within each school building under its jurisdiction. New summer of 2024, School boards have the option of conducting the inspection and evaluation in at least 20% of their schools each year until all schools in the district are inspected.

# Takeaways



- New CT statutory IAQ & HVAC requirements
- Increased frequency/costs of assessments and corrective actions
  - Start now ... or yesterday!
- Increased emphasis on government submissions, public disclosure
- Funding available



# Agenda

- IAQ issues in schools
- Statutory requirements
- Tools for Schools
- Managing IAQ & HVAC assessments
- Funding opportunities
- Risks and liabilities



## What is “IAQ”?

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- Health of indoor environment
  - May include fumes, odors, particulates, pollen, pollutants, microbials
- Linked to health effects like asthma, allergies, headaches, dizziness and fatigue

”

# New law!

PA 23-167 (2023) amended CGS § 10-220(d)

- ♥ Districts **must use** EPA Tools for Schools
- ♥ IAQ assessment must be conducted **annually** for **each school** (previously every 5 years)
- ♥ HVAC assessment for each school before 1/1/25 (+ every 5 years after that)
- ♥ Use **DAS forms** to submit IAQ & HVAC assessment results

## **New as of Summer 2024:**

Complete an inspection and evaluation of the heating, ventilation, and air conditioning system within each school by a certified official. Districts must complete these at a rate of at least 20% of schools per year until all schools are inspected and evaluated. Complete the DAS form to attest you're your district provided the inspection as required.



# IAQ Assessment Categories

HVAC systems

radon levels

potential exposure to fungi, mold, bacteria

chemical compounds including VOCs

degree of pest infestation

degree of pesticide usage

presence of EPCRA hazardous substances

ventilation systems

plumbing systems

moisture incursion

overall cleanliness

building structural elements

use of space

IAQ staff training

# Tools for Schools (TFS): Now Mandatory



- EPA's guide to managing IAQ in schools
- Resolve IAQ problems before resorting to IAQ testing

<https://www.epa.gov/iaq-schools/iaq-tools-schools-resources>





# Tools for Schools

- Will be administered at district level
- IAQ Coordinator (stipend position)

# Tools for Schools



- Assemble district-wide **IAQ Team** (this may also be done at school level)
- At least one Team member must have authority to make **district-wide** decisions

# Tools for Schools

## IAQ Coordinator, Team Tasks



- Gather information on IAQ in school through research
- Distribute and complete IAQ TFS checklists
- List identified problems
- Walkthrough inspection of school
- Establish IAQ policies and develop IAQ Management Plan
- Follow-up with inspections and conduct self-assessments
- Communicate success

## § 10-220(d)(3) HVAC Assessment



- Inspection & evaluation of **all schools** required before **January 1, 2025** and every 5 years thereafter
  - 5-year clocks begin the date of the assessment for each school

- Inspector must be a:
  - “certified testing, adjusting and balancing technician”
  - certified industrial hygienist (CIH) or
  - mechanical engineer

## HVAC (d)(3) Assessment Requirements

Maximum filter efficiency

Measurements of outside air delivery rate

Verification of ventilation components

Measurement of air distribution

Verification of control sequences

Verification of unit operation and compliance with ASHRAE standards

Verification of CO<sub>2</sub> sensors and acceptable CO<sub>2</sub> concentrations indoors

Collection of field data for the installation of mechanical ventilation if none exist



# Managing IAQ & HVAC Assessments: “AND” is better

## Coordinating the Team

- IAQ & HVAC requirements have technical AND legal considerations
- Innovative solutions require technical AND legal expertise
- Lawyers AND consultants need to advise clients with one coordinated message
- Provide perspective, context and certainty where possible

# What Happens *After* IAQ & HVAC Assessments?



- **Written report** required
  - utilize new DAS standard reporting forms
  - forms must be submitted for each school
  - must be made available on BOE/school websites and at regular BOE meetings

# Key Takeaways - FTPPTF\*

- Plan **now** with counsel and consultant (scheduling vendors will be an issue)
- Budget, budget, budget
  - Explore, apply for grants
  - Discuss budgets with town officials
  - Set up system to track dates and budget for follow-up (1 & 5 year)
- Update internal IAQ/HVAC policies, procedures and programs (e.g., Tools for Schools)
- Prepare for public input after required disclosure of IAQ/HVAC reports



**\*Fail to Plan, Plan to Fail**



# HVAC Air Quality Grant Update

- Bielefeld School - Cafe
- Farm Hill School - Cafe & Gym
- Moody - Cafe & Gym
- Snow School - Cafe

O&G Industries and Consulting Engineering Services



# Middletown Security Overview

- Cameras and Footage Retention
- Access Control Systems
- Lock sets and key access
- Security Staff and SRO's
- Alertus
- Scholarchip
- Sandy Hook Promise & Securly
- Safety /Security Meetings
- All Hazard Plan - Submitted November 1, 2024

A high level overview of MPS' Security Operations and Preparedness.



# Maintenance Executive Overview Briefing

December 10, 2024

| BOE Meeting



Middletown Public Schools  
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# Categories

What will these Key Performance Indicators (KPIs) allow me to do?

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maintenance

Increase maintenance staff efficiency and overall productivity, streamline workflows, improve customer engagement and satisfaction, capture and show productivity gains, and track overall health of your maintenance program



preventive

Determine success of your preventive maintenance program, transition to being more proactive, reduce backlogged work, increase life expectancy of equipment, and decrease catastrophic failures

## Time Frame

**Key Performance Indicators**

**Trends: Past 3 Years, plus current year**



## Total Number of Work Orders

**# of WOs**

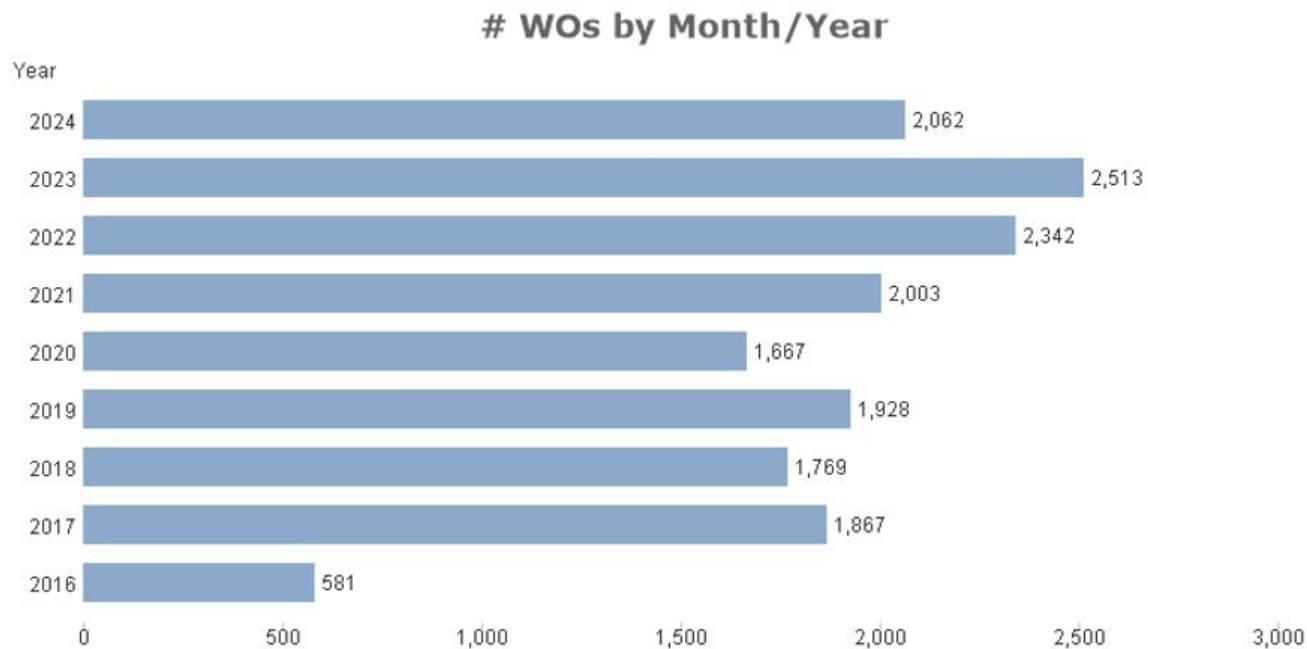
**2,428**

**Total Corrective Maintenance (CM)**

2,428

This reflects how many repairs and jobs were captured in the 12 month rolling window. (includes all statuses)

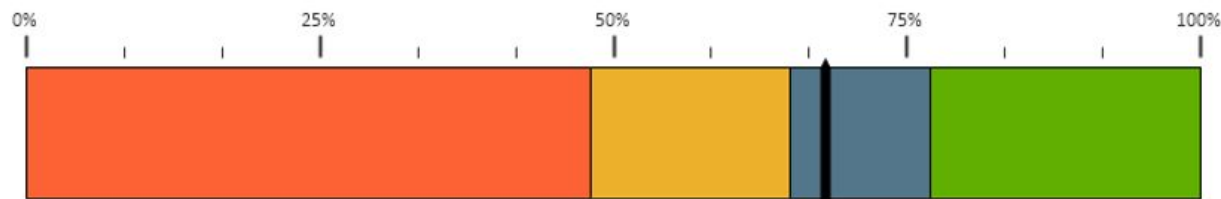
# Total # of WOs by Year



Trend: Past 3 Years, plus current date: based on Created Date

# % of WOs Completed in Less than a Week

## % of CM Completed 7 Days or Less

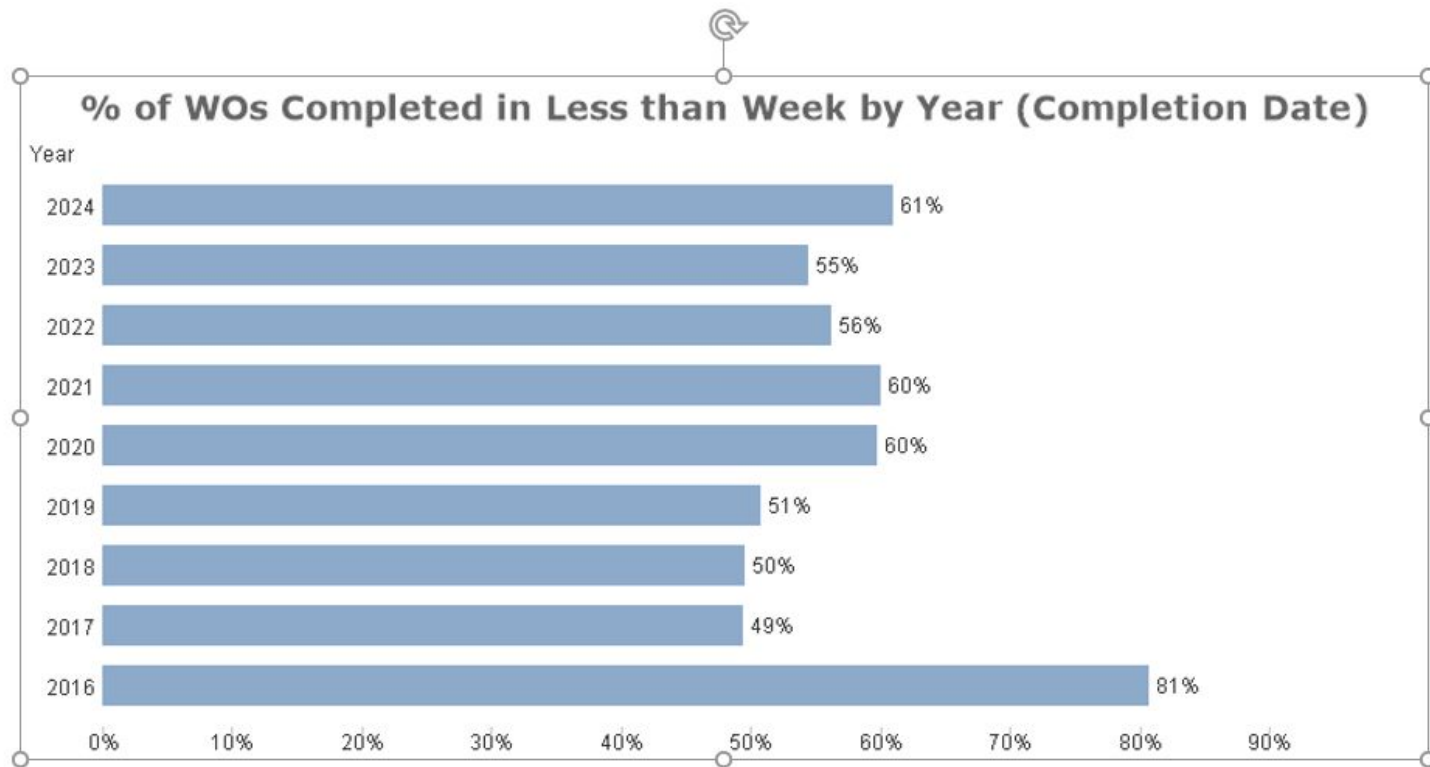


# WOs Comp	Your Value	Peer Category	# of Clients	Low 20%	Median	Top 20%
2,279	68%	Public K-12	1,902	48%	65%	77%

This KPI indicates how much work an institution is able to complete in 7 calendar days. Below the national average suggests potential process improvements for managing and completing work. Above the national average could be a sign you have embraced mobile, your staff completes their own work assignments online and/or have reduced (or eliminated) paper in your processes. This compares Completion Date – Start Date (uses Request Date if Start Date is not used) for WO's with a Priority of Low, Med or High & ignores PM's to see what % of PM WO's are completed in 7 Days or Less. (Rolling 12 Months)



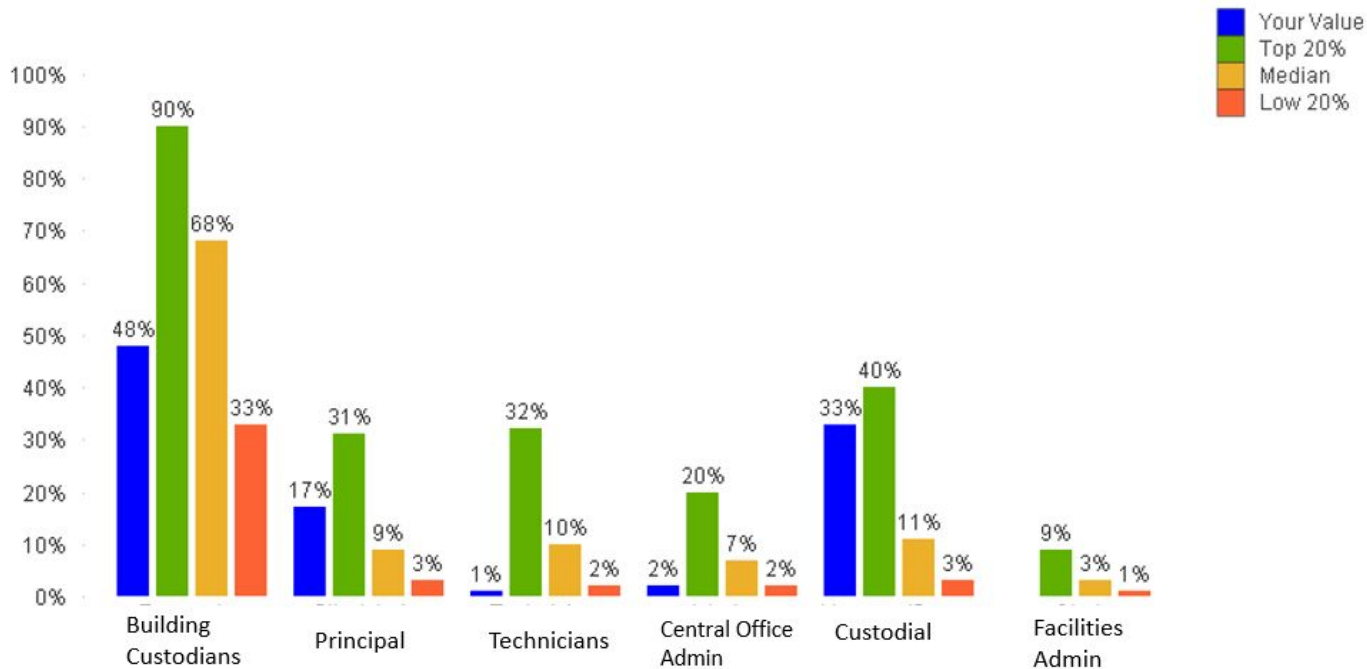
# % CM WOs Completed in a Week by Year



Trend: Past 3 Years, plus current date: based on Completion Date

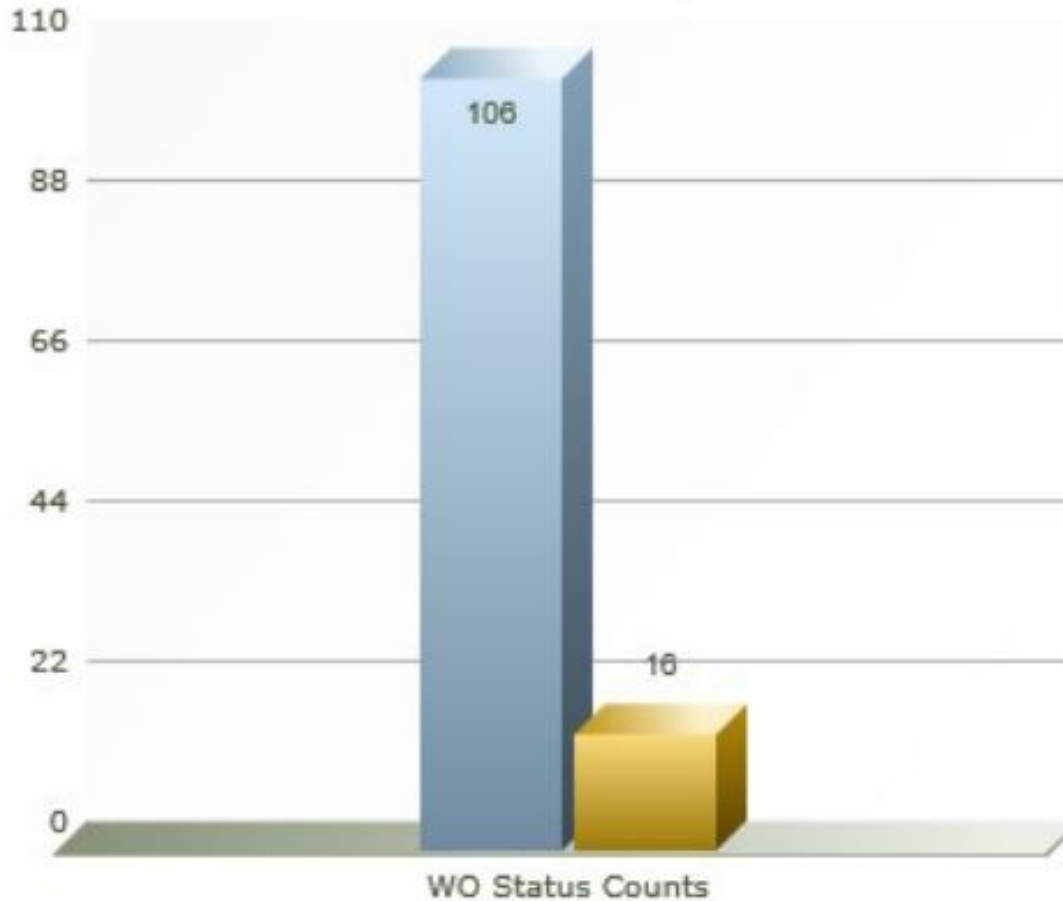
# Who Creates Work Orders?

% of WOs Created by Role



KPI: Rolling 12 Months

## Status Analysis



Current  
Work  
Orders in  
Our  
Buildings

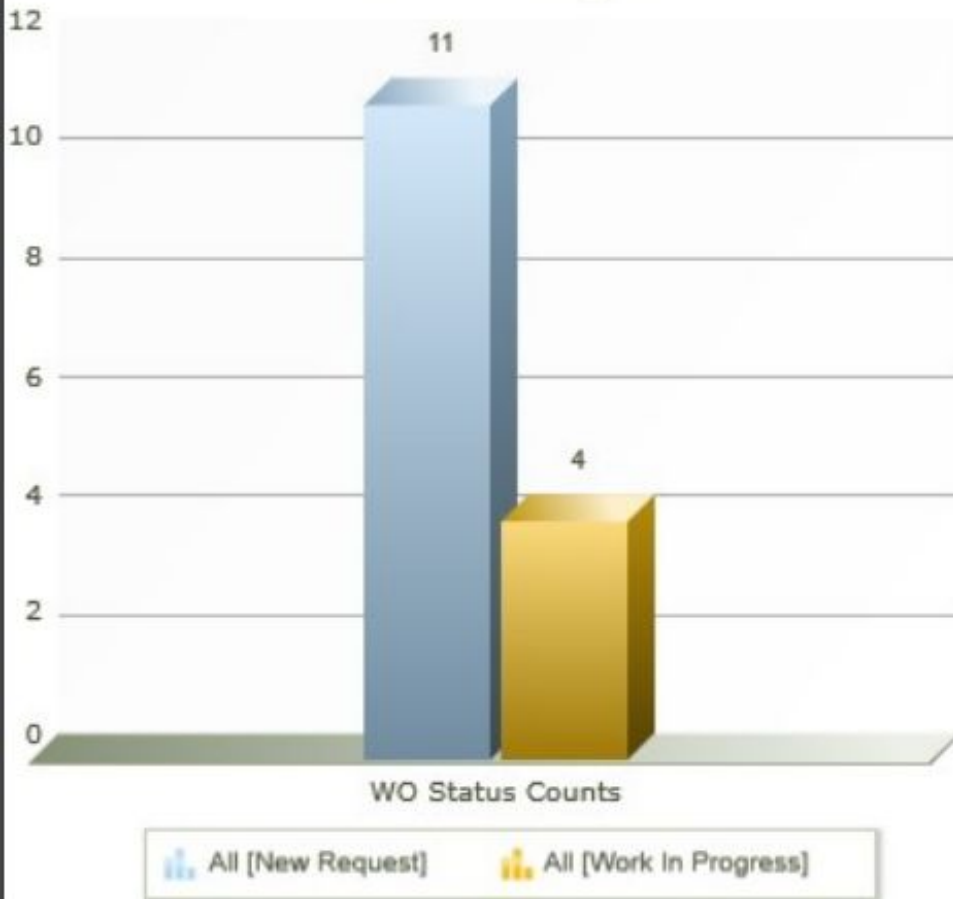
 All [New Request]  All [Work In Progress]

**Status Analysis**



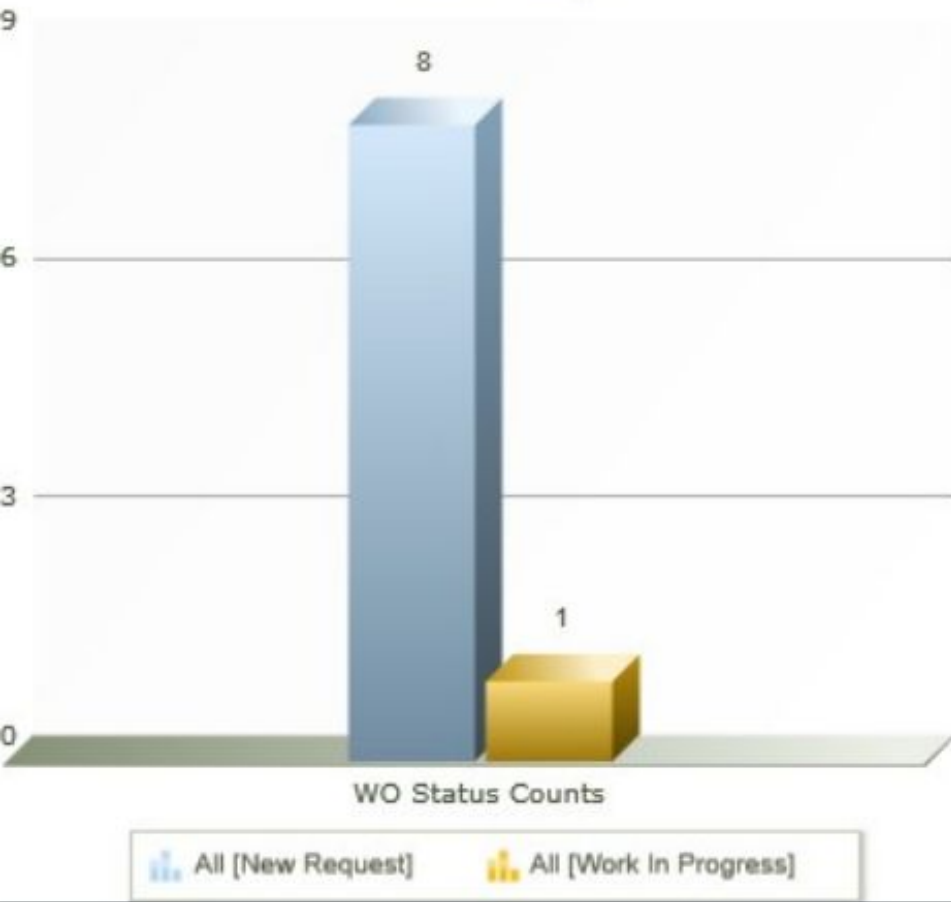
**Bielefeld**

**Status Analysis**



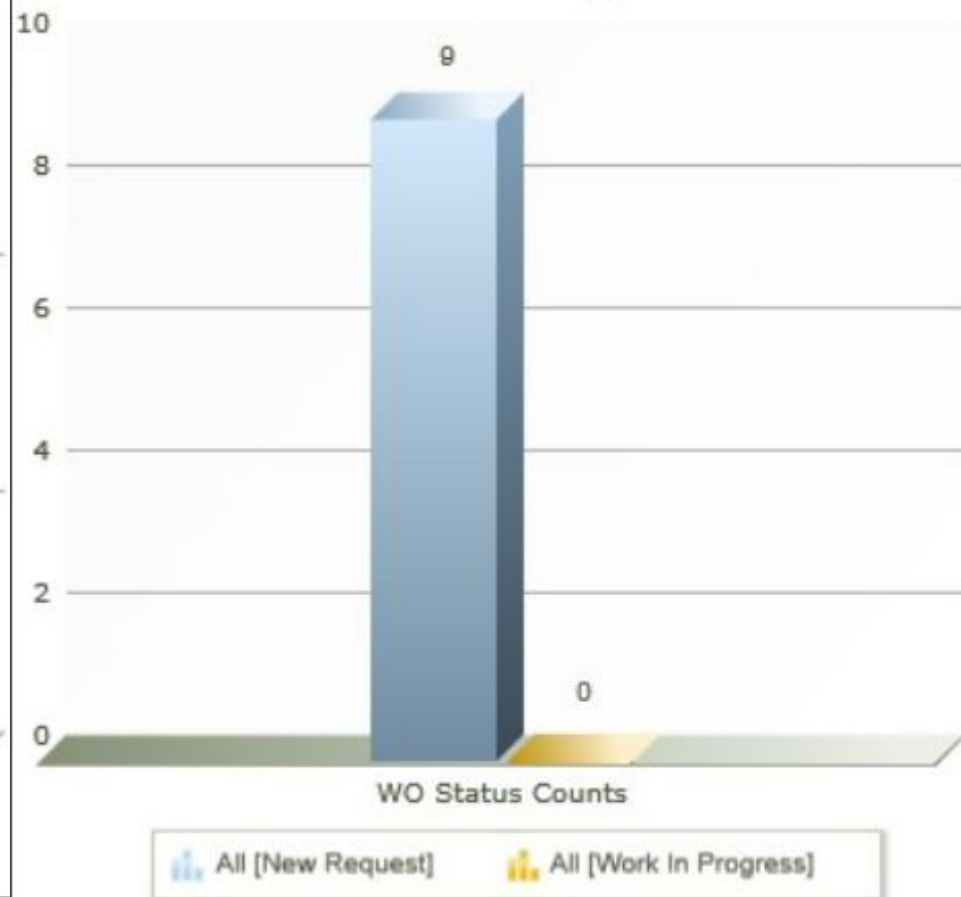
**Beman**

### Status Analysis



## Farm Hill

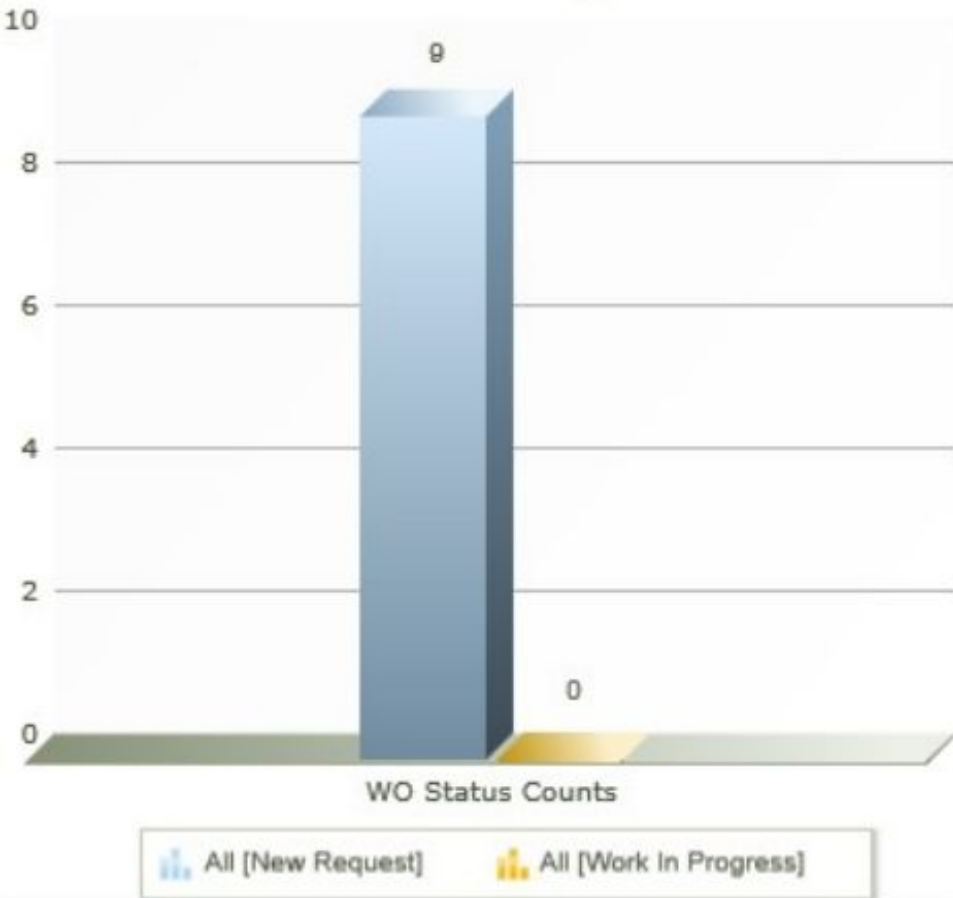
### Status Analysis



## Lawrence

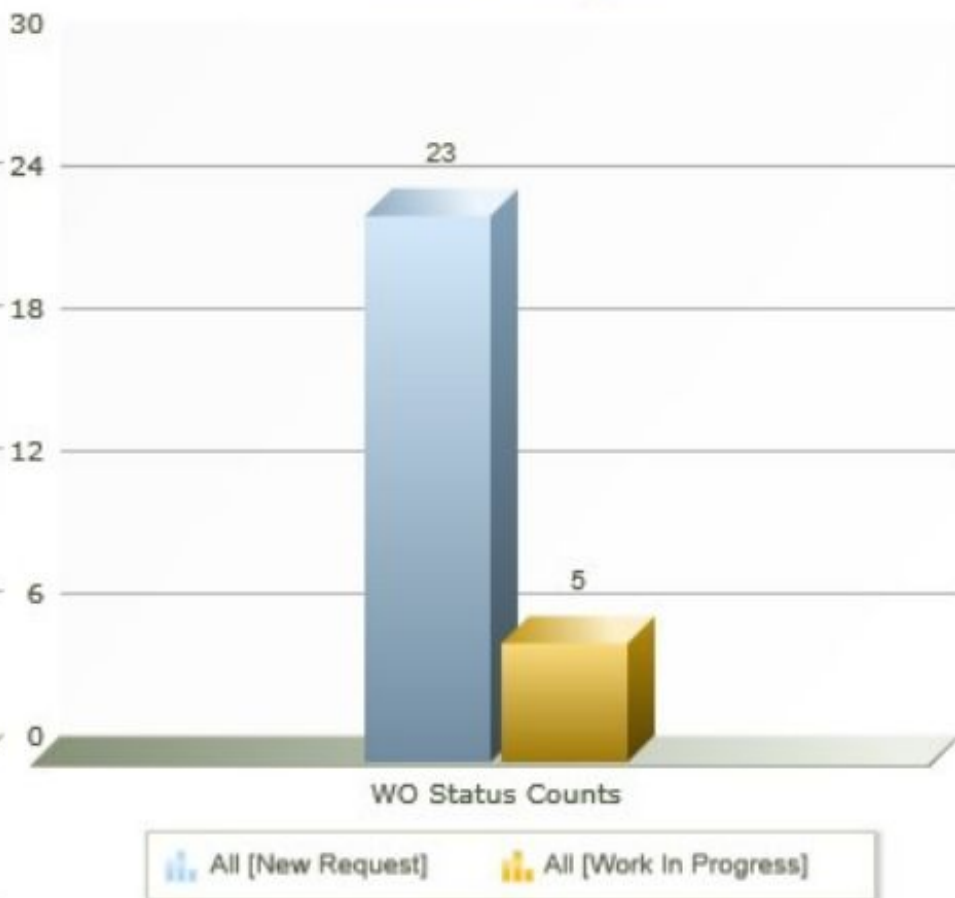


### Status Analysis



Macdonough

### Status Analysis



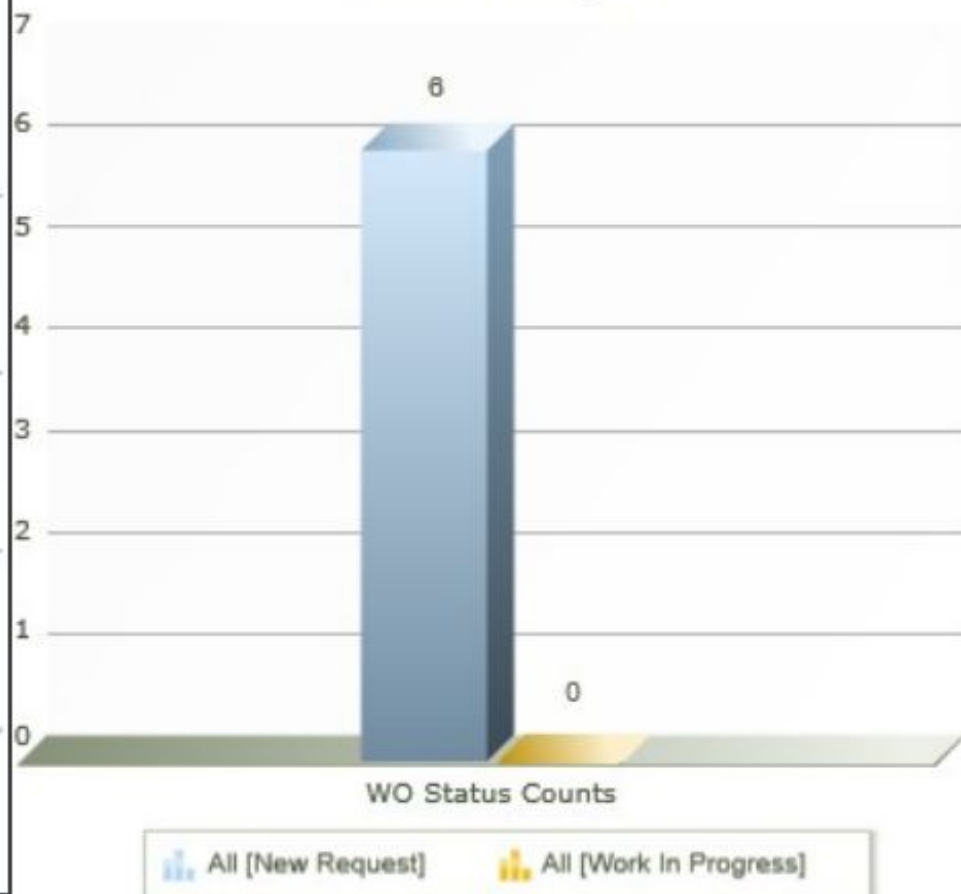
MHS

Status Analysis



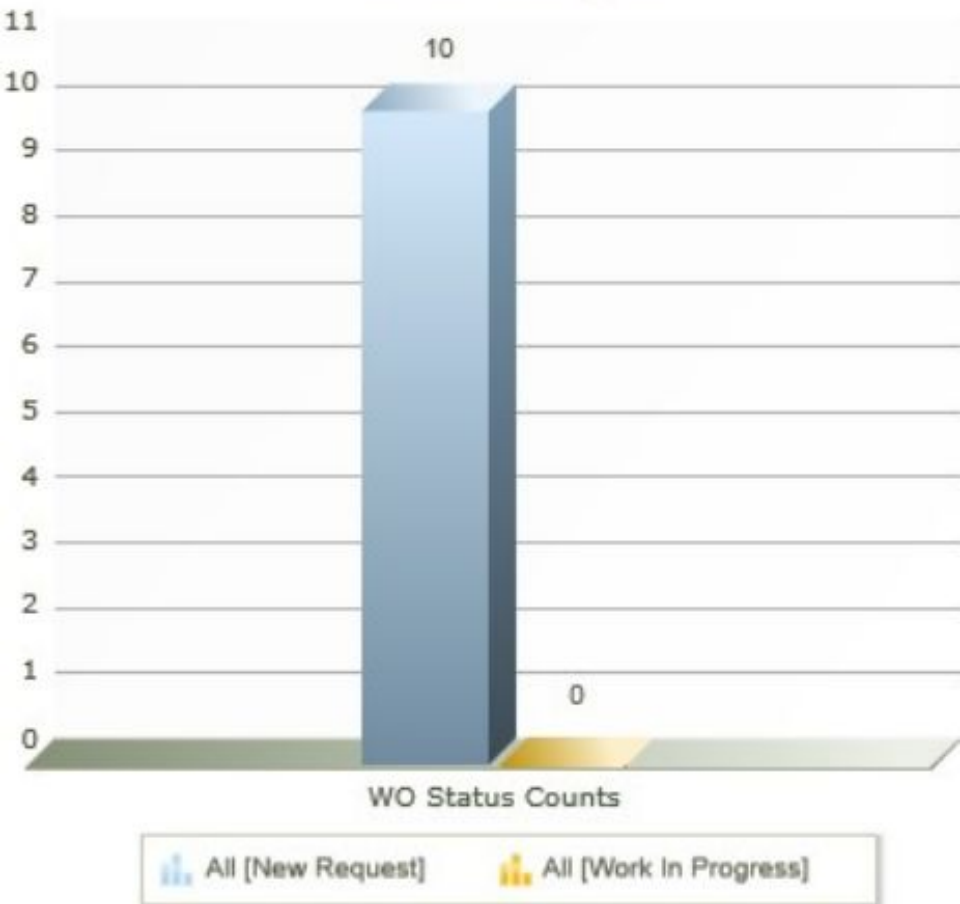
Moody

Status Analysis



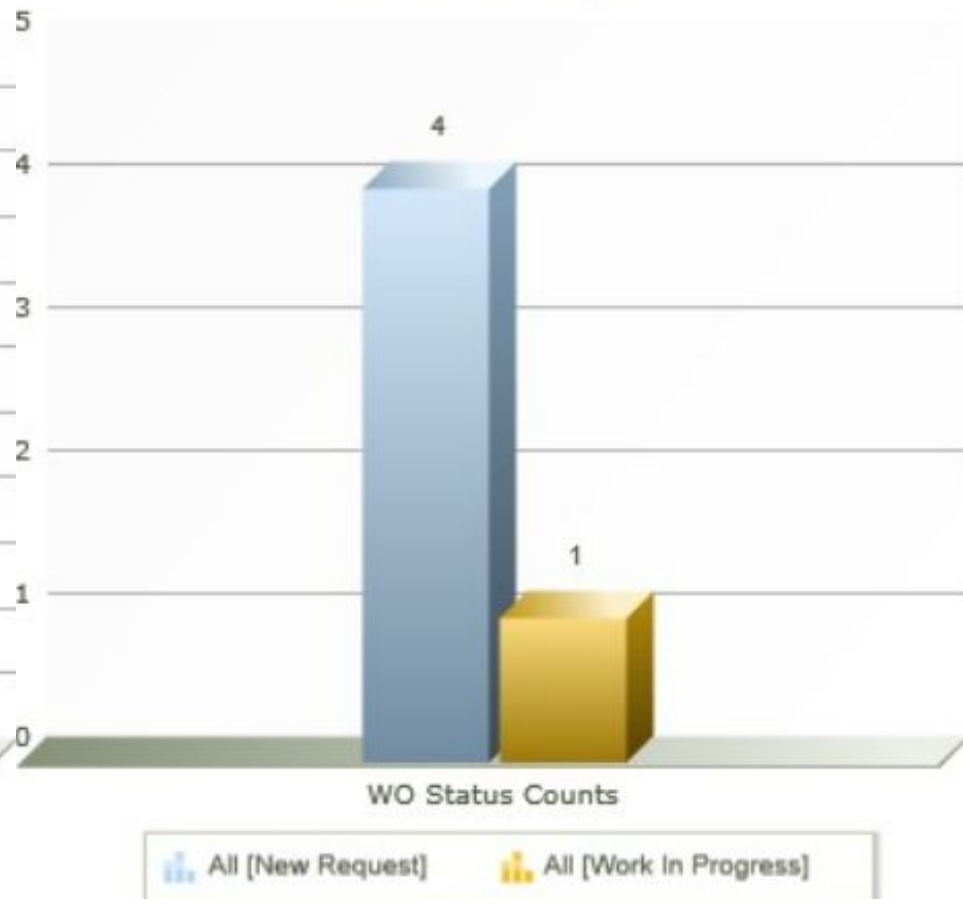
Snow

### Status Analysis



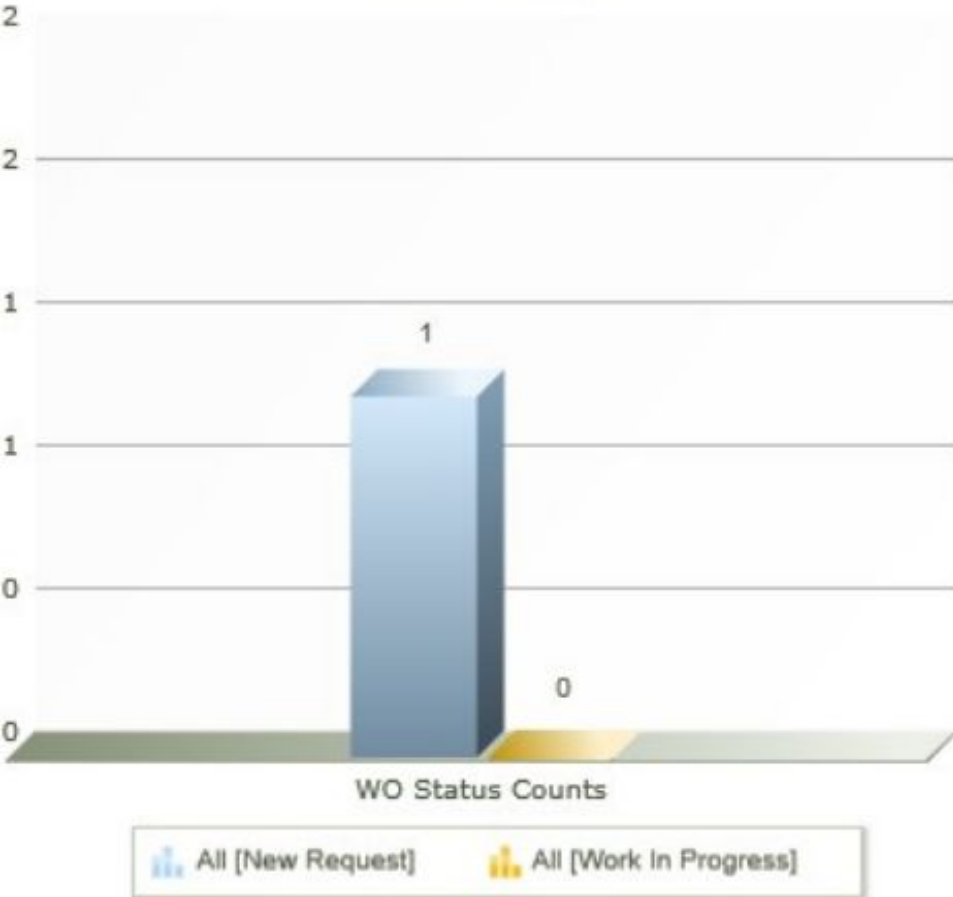
**Spencer**

### Status Analysis

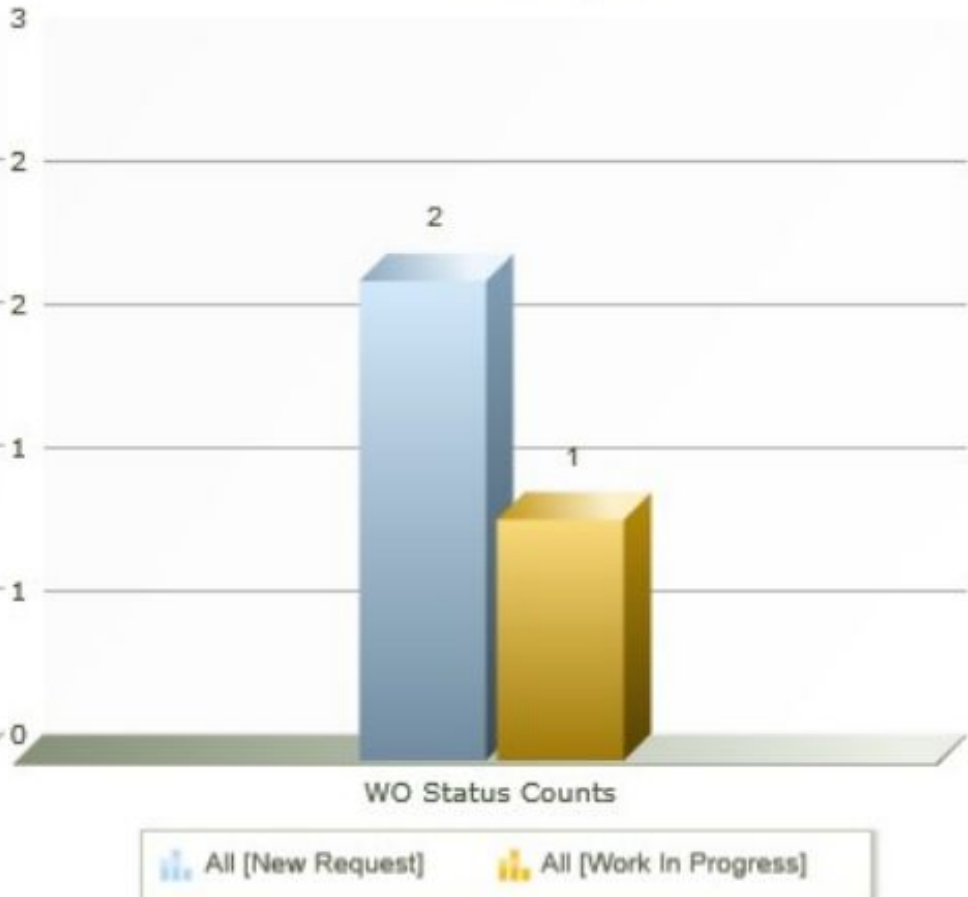


**Wesley**

Status Analysis



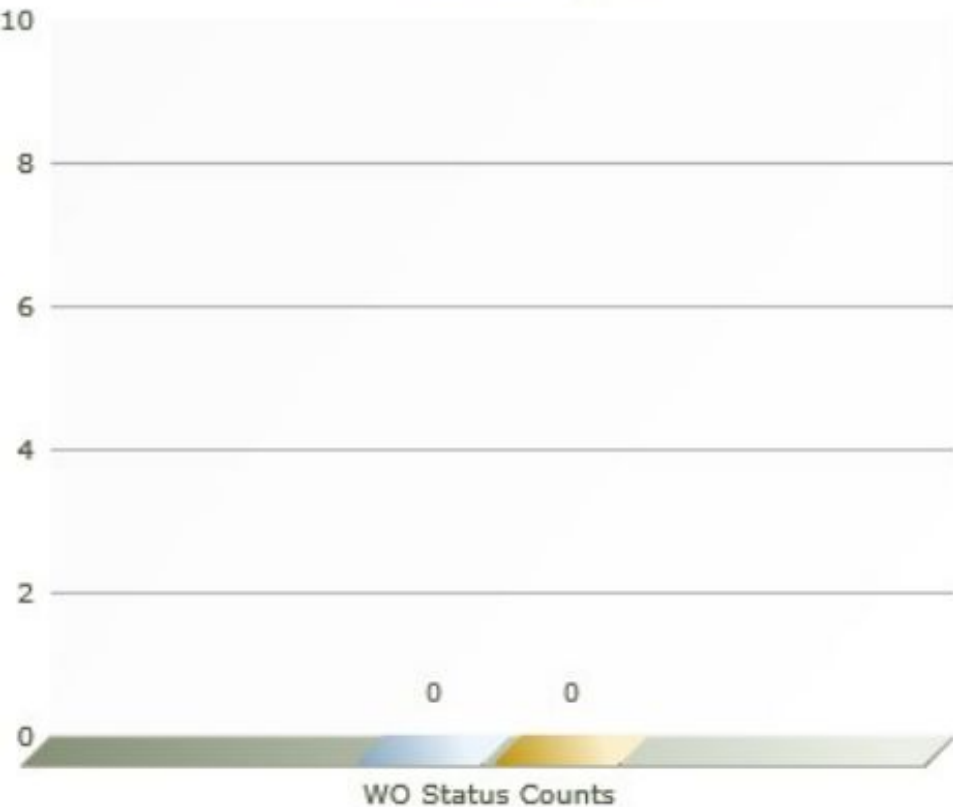
Status Analysis



Middletown Adult Ed

Central Office & IT

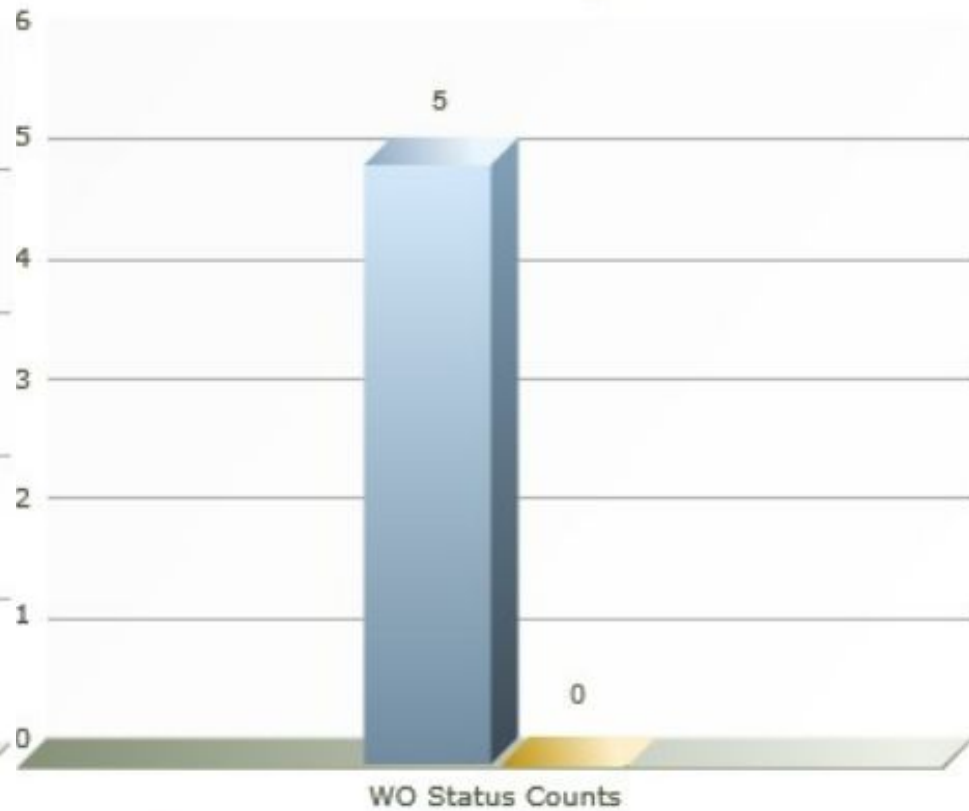
### Status Analysis



 All [New Request]     All [Work In Progress]

## Hall House

### Status Analysis



 All [New Request]     All [Work In Progress]

## Maintenance Building

# Green Street/ Middletown Transition Center

Elevator, Roof,  
& Maintenance  
are the City's  
Responsibility

