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## OPERATION AND MAINTENANCE OF PLANT

The Board of Education is responsible for providing school facilities that are safe from hazards, sanitary, properly equipped, lighted and ventilated, and aesthetically suited to promoting the goals of the District. School buildings and site accommodations shall include provisions for individuals with disabilities pursuant to law and regulations.

The Superintendent or his/her designee will develop and enforce detailed regulations for the safe and sanitary operation of the buildings and grounds. The regulations shall be reviewed and adopted by the Board, and explained to all staff annually at the beginning of each school year, as well as when any changes are made.

The Superintendent or his/her designee will develop a multiyear comprehensive maintenance plan for board approval, to be updated annually.

### Work Order System

The District will have an automated work order system in place no later than July 1, 2010 for prioritizing, performing and recording all maintenance and repair request for all district buildings and grounds.

- A. The Superintendent or his/her designee will establish in the standard operating procedures for business functions the approval and prioritization of work order requests, which take into account the health and safety of building occupants, priorities and objectives established annually to carry out the District Strategic Plan, the need for the work requested, as well as any other factors the District deems appropriate.
- B. Except in an emergency where the work is necessary to correct a situation that poses an imminent threat to the health or safety of students and/or staff, the work order system will include the following information for a request for work before work begins:
  - 1. The name of the person making the request;
  - 2. The date of the request;
  - 3. The appropriate approval(s) as established by Standard Operating Procedure (SOP);
  - 4. The date of approval(s);
  - 5. The location of work requested;
  - 6. The priority level (for example, urgent, high, average, low);
  - 7. The scheduled date(s) of service;

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8. The trade(s) needed such as general maintenance worker; custodian; carpenter; plumber; electrician; heating, ventilation and air conditioning (HVAC); grounds; roofer; masonry; glazer; other;
  9. A description of the work requested;
  10. A projection of the materials and supplies needed for the work;
  11. The estimated man hours needed to complete task;
  12. The name of the work order assigner; and
  13. The name of the employee(s) working on the order.
- C. The work order system will also include the following close-out information for each request for work:
1. The actual hours worked by date for each assigned staff member;
  2. The actual hourly rate paid, both regular and over-time, for each assigned staff member;
  3. The aggregate cost of labor by regular, over-time and total;
  4. The actual materials and supplies needed to complete the work order;
  5. Actual cost of materials and supplies; and
  6. The name of the employee responsible for attesting that the job was completed satisfactorily.
- D. Except where prohibited by an applicable Collective Bargaining Agreement, the SOP will require for any work, which cannot be completed during regular working hours by the needed completion date, an assessment of the cost-benefit of outsourcing any such work in excess of the quote threshold as determined under N.J.S.A. 18A:18A-37.
- E. Where, according to the assessment, the cost of outsourcing work is less than the in-house estimated cost of labor, at over-time rates, and materials for the same work, the work shall be outsourced provided the work can be contracted in accordance with N.J.S.A. 18A:18A-1 *et seq.*, completed by the projected completion date contained in the prioritized work order system and does not violate the terms of the an applicable Collective Bargaining Agreement for maintenance workers and/or custodians.
- F. The Business Administrator/Board Secretary or his/her designee in consultation with the Supervisor responsible for this work, if any, will conduct an analysis of the information in the work order system no later than February 1 of the pre-budget year for consideration during budget preparation. Such analysis should include productivity of staff as a whole and individually, significant variations between estimated labor time and materials and actual labor time and materials, unusual trends for like projects and other factors that will improve productivity and efficiency.

**Integrated Pest Management**

The New Jersey School Integrated Pest Management Act of 2002 requires schools to implement a school integrated pest management policy. As per this requirement, each board of education of a public school district, as well as its Superintendent or his/her designee will implement Integrated Pest Management (IPM) procedures to control pests and minimize exposure of children, faculty, and staff to pesticides. The Superintendent or his/her designee, in coordination with the Building Principals, will develop and maintain an IPM plan for the District as part of this policy.

**Integrated pest management procedures in schools**

Implementation of IPM procedures will determine when to control pests and whether to use mechanical, physical, cultural, biological or chemical methods. Applying IPM principles prevents unacceptable levels of pest damage by the most economical means and with the least possible hazard to people, property, and the environment.

The IPM plan for the District will consider the full range of management options, including no action at all. Non-pesticide pest management methods are to be used whenever possible. The choice of using a pesticide will be based on a review of all other available options and a determination that these options are not effective or not reasonable. When it is determined that a pesticide must be used, low impact pesticides and methods are preferred and shall be considered for use first.

**Development of IPM plans**

The District IPM plan is a blueprint of how the Pennsville School District will manage pests through IPM methods. The District IPM plan states the goals of each school in the District regarding the management of pests and the use of pesticides. It reflects the school's site-specific needs. The IPM plan will provide a description of how each component of the District's IPM policy will be implemented at each of the District's school.

The Superintendent or his/her designee, in collaboration with the Building Principals, will be responsible for the development of the IPM plan for the District.

**IPM Coordinator**

The Superintendent or his/her designee will designate an integrated pest management coordinator, who is responsible for the implementation of the school integrated pest management policy.

**Education /Training**

The school community will be educated about potential pest problems and IPM methods

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used to achieve the pest management objectives. The IPM Coordinator, other school staff and pesticide applicators involved with implementation of the District IPM policy will be trained in appropriate components of IPM as it pertains to the school environment.

Students, parents/guardians will be provided information on this policy and instructed on how they can contribute to the success of the IPM program.

**Record keeping**

Records of pesticide use will be maintained on site to meet the requirements of the state regulatory agency and the Board. Such records shall also include, but are not limited to, pest surveillance data sheets and other non-pesticide pest management methods and practices utilized.

**Notification/Posting**

The Superintendent or his/her designee is responsible for timely notification to students' parents or guardians and the school staff of pesticide treatments pursuant to the School IPM Act.

**Re-entry**

Re-entry to a pesticide treated area shall conform to the requirements of the School IPM Act.

**Pesticide Applicators**

The IPM coordinator will ensure that applicators follow state regulations, including licensing requirements and label precautions, and must comply with all components of the District IPM Policy.

**Evaluation**

Annually, the Superintendent or his/her designee will report to the Board on the effectiveness of the IPM plan, and make recommendations for improvement as needed.

The Superintendent or his/her designee will develop regulations/procedures for the implementation of this policy.

Dated: November 30, 2009

Legal References:

N.J.S.A. 13:1F-19 through – 33	School Integrated Pest Management Act”
N.J.S.A. 18A:17-49 through - 52	Buildings and grounds supervisors to be certified educational facilities managers
N.J.S.A. 18A:22-8	Contents of budget; program budgeting system
N.J.S.A. 34:5A-1 <i>et seq.</i>	Worker and Community Right to Know Act
N.J.S.A. 34:6A-25 <i>et seq.</i>	New Jersey Public Employees Occupational Safety and Health Act
N.J.A.C. 5:23-7.1 <i>et seq.</i>	Barrier free subcode of the uniform construction code
N.J.A.C. 6A:23A-6.9	Facilities maintenance and repair schedule and accounting
N.J.A.C. 6A:26-12.1 <i>et seq.</i>	Operation and Maintenance of Facilities
<u>See particularly:</u>	
N.J.A.C. 6A:26-12.2(a)1, 2	
N.J.A.C. 6A:30-1.1 <i>et seq.</i>	Evaluation of the Performance of School Districts
N.J.A.C. 6A:32-12.1	Reporting requirements
N.J.A.C. 7:30-13.1 <i>et seq.</i>	Integrated Pest Management

Manual for the Evaluation of Local School Districts

Possible

Cross References:

1410	Local units
2240	Research, evaluation and planning
3000/3010	Concepts and roles in business and noninstructional operations; goals and objectives
3516	Safety
5141	Health
6161	Equipment, books and materials
7110	Long-range facilities planning
9130	Committees