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Maintaining the Largest Physical Plant in the Springboro Community

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SPRINGBORO, Ohio – Springboro Community Schools operates the largest physical plant in the City of Springboro and Clearcreek Township as well as one of the top ten in all of Warren County. With over 900,000 sq. ft. under roof, the District has many challenges. Some of these are the maintenance of the facilities, energy management, and air quality control.

Maintenance of all this square footage is accomplished with four maintenance men. Three of them work first shift while one is assigned to second shift. The second shift position came about when the new elementary buildings were opened. This position allows work in the classrooms without interrupting the learning environment. In addition to the maintenance staff, the District uses two main outside contractors for large portions of the maintenance work. Henderson Turf Farms takes care of our grounds, cleaning of the stadiums and snow removal. Henderson Turf Farms has been the District's grounds care company for over twenty years. The close proximity of the turf farm (located to the west of Dennis Elementary) has allowed them to consistently be the low bidder for these services. Routine and preventative maintenance is accomplished with the help of Johnson Controls. Johnson Controls takes care of servicing the equipment much the same as you get the oil changed in your car. All of the air handlers, chillers, boilers and classroom unit ventilators have needed routine maintenance. In districts where this is left to in-house personnel, the work is usually not completed because of the day-to-day needs of the teaching staff. Johnson Controls does not allow this to fall behind, in turn, protecting the investment the community has in its' equipment.

Energy management is another area we continue to try to improve. As outlined earlier in the year, the District has made significant adjustments to the heating and cooling set points in each of the buildings. Heating systems start up later in the morning and shut off earlier in the evening in an effort to save as much as possible. The District purchases its' natural gas from private vendors instead of being locked into the local utility company. This has saved the District a significant amount of money over the years. The District is in the process of forming and/or joining a consortium to bulk purchase electric the same as we buy our natural gas. Some of our other new initiatives include; running the natural gas emergency generators at the buildings to save on our peak electric charges; adding

timers to the school bus heaters in the bus facility to keep them from heating continually; and adding occupancy sensors to the emergency lighting in the elementary buildings to keep them from burning 24/7. We have also set back parking lot lights to revert to safety lights only at earlier times. We are always open to new ideas in energy savings and welcome any suggestions the community may have.

Air quality continues to be an increasing area of concern for our students and their families. The District has partnered with Ketchum/Waltum, a firm that specializes in commercial filtration. In this day and age of heightened concerns for indoor air quality in office buildings, schools, hospitals and factories, the District realizes its' responsibility. With Ketchum/Waltum's help, the District has increased the amount of air flow (saving energy), and at the same time trapping more particulate matter. The new style and design of the filters allows the District to filter the air to the same quality of a hospital without spending additional dollars to get there.

Building maintenance and repairs are an ongoing challenge. New technologies combined with aging equipment keep the District looking for new and innovative ways to operate while at the same time saving our taxpayers money.