

# Sayreville



# Board of Education

## Facilities Assessment



spiegle

engage

communicate

deliver



# Facilities Assessment

Evaluation to identify condition of the existing facilities:

- Site Features and Amenities
- Building Envelope
- Building Interior
- Program Needs
- Sustainability
- Building Systems

# SUMMARY



# Facilities Assessment

## **PRIORITY 1**

**Highest Priority** - Addresses highest priority, health, safety and security, code issues, and projects currently in planning.

## **PRIORITY 2**

**Medium Priority** – Addresses additional health, safety, code compliancy issues, comfort and long term district needs.

## **PRIORITY 3**

**Low Priority** - Addresses aesthetics and other issues outside of priority 1 or 2.

# SUMMARY



# Facilities Assessment

## **MAINTENANCE**

Items that can be addressed using general funds that may be accomplished with or without public bidding.

## **SUSTAINABILITY**

Energy related items that may qualify for an Energy Savings Improvement Program (ESIP), NJ Smart Start rebates, P4P or other energy related incentives.

## **HVAC**

Cost associated with providing heating, ventilation, and air conditioning across the district.

# SUMMARY



# Site Features and Amenities

Accessibility and lighting

(Arleth, Truman, Wilson, UES, SMS & WMHS)

Fencing and landscape (Eisenhower)

Parking and drainage (Arleth, Eisenhower, Truman)

SITE



# Building Envelope

Roofing replacement (Arleth, Selover, Wilson, SMS & WMHS)

Window and storefront replacement  
(Eisenhower, Selover, Truman, SMS & WMHS)

Exterior door replacement  
(Arleth, Eisenhower, Truman & WMHS)

Masonry restoration (Arleth, Selover, Wilson & SMS)

Canopy replacement (Selover & Wilson)

ENVELOPE



# Building Interior

VAT flooring replacement (Arleth, Selover, & SMS)

Door & hardware replacement  
(Arleth, Eisenhower, Selover, Truman, Wilson, & SMS)

Toilet room renovations (Eisenhower, Selover, & Truman)

Ceiling replacement (Arleth & Truman)

Accessibility upgrades (Wilson, SMS, & WMHS)

# INTERIORS



# Program Needs

Media Center

Steam Lab

Cafetorium

Site Circulation

Transportation Building

# PROGRAM





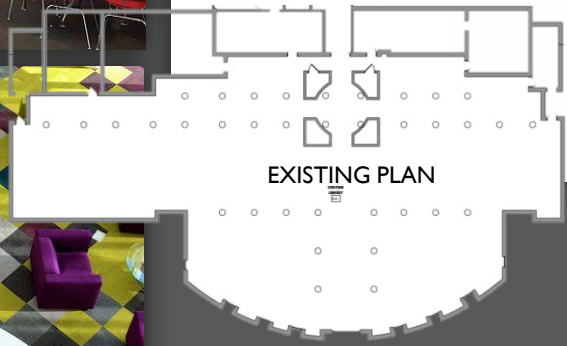
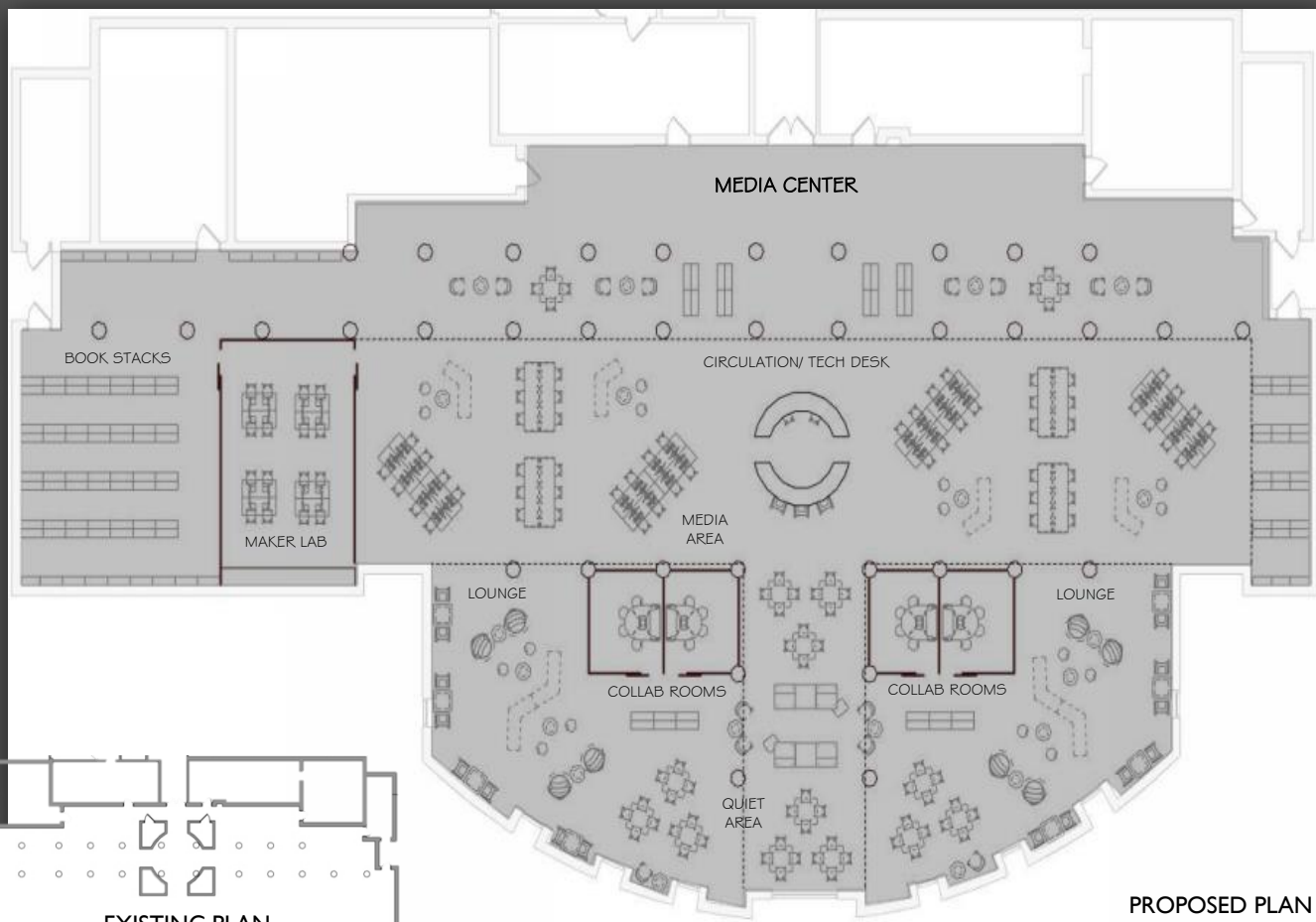
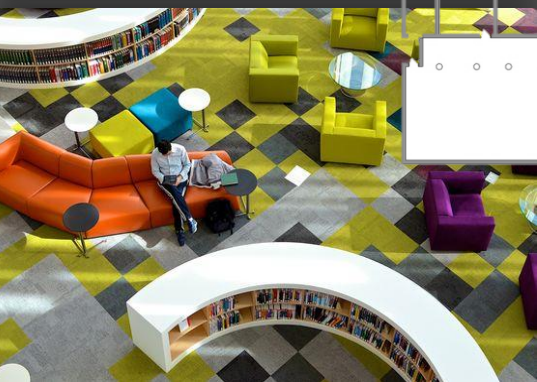
ELEMENTARY Media Center



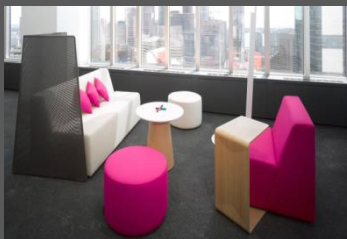
MIDDLE/HIGH SCHOOL Media Center







FURNITURE  
INSPIRATION



PROPOSED MEDIA CENTER  
WAR MEMORIAL HS



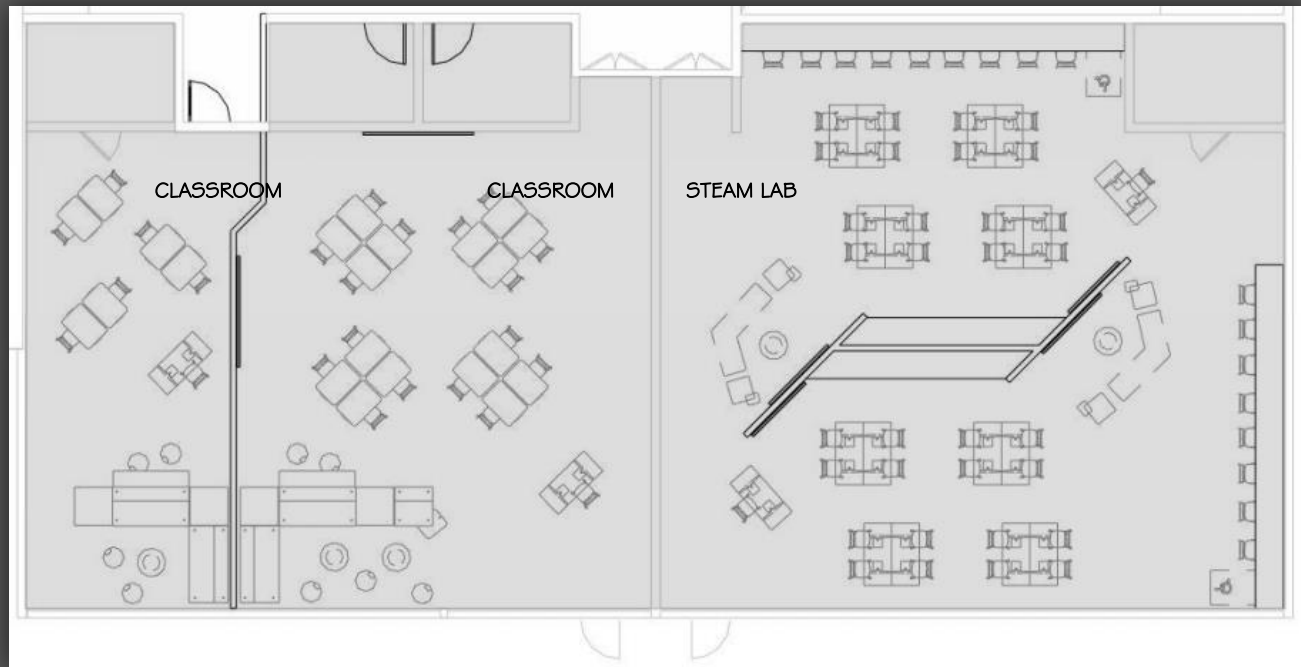
ELEMENTARY STEAM LAB



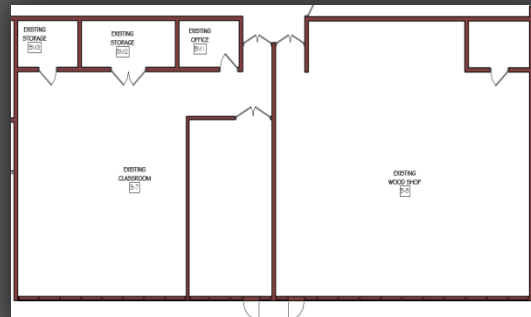
MIDDLE/HIGH SCHOOL STEAM LAB





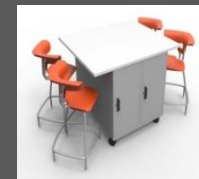
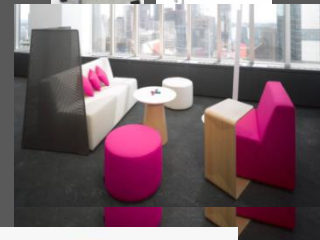


PROPOSED PLAN



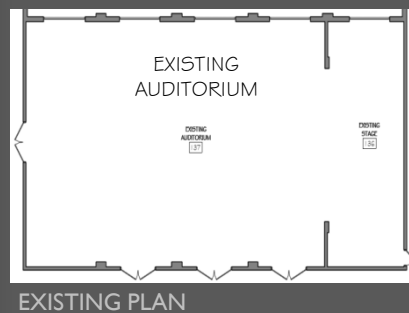
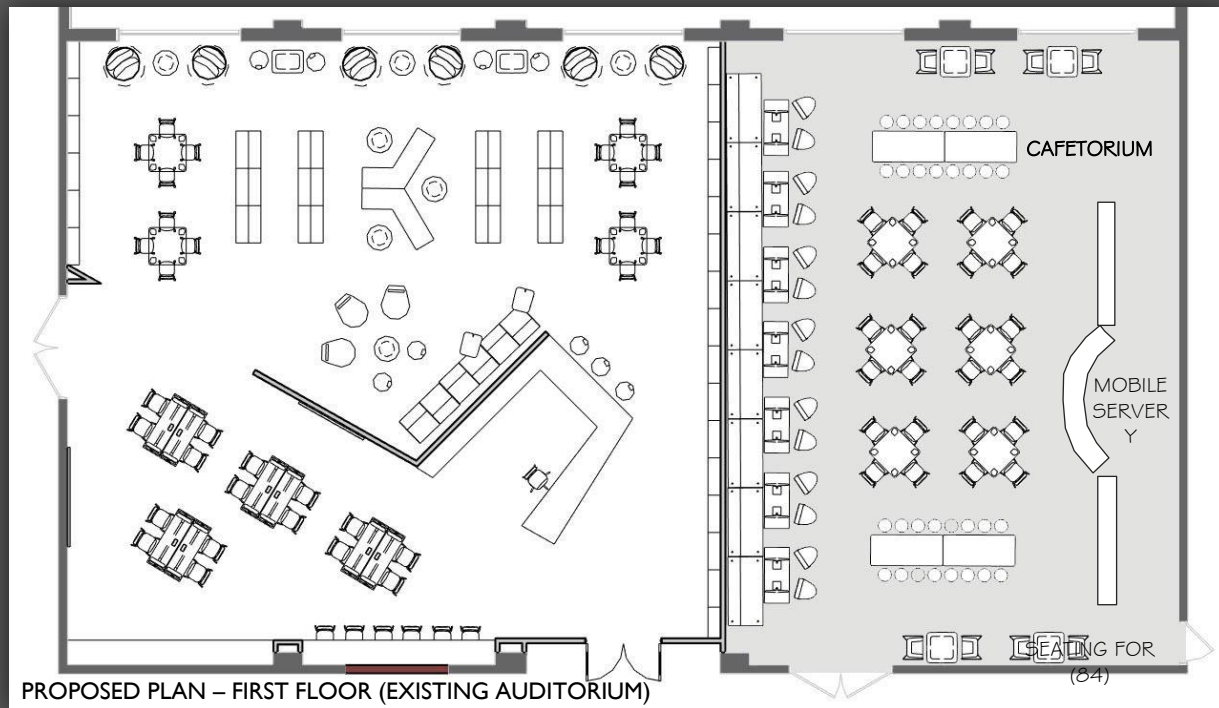
EXISTING PLAN

## FURNITURE INSPIRATION

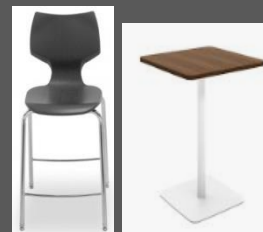


# PROPOSED CLASSROOM/ STEAM LAB SAYREVILLE MS





## FURNITURE INSPIRATION



NEW CAFETORIUM  
WILSON ES



# Sustainability

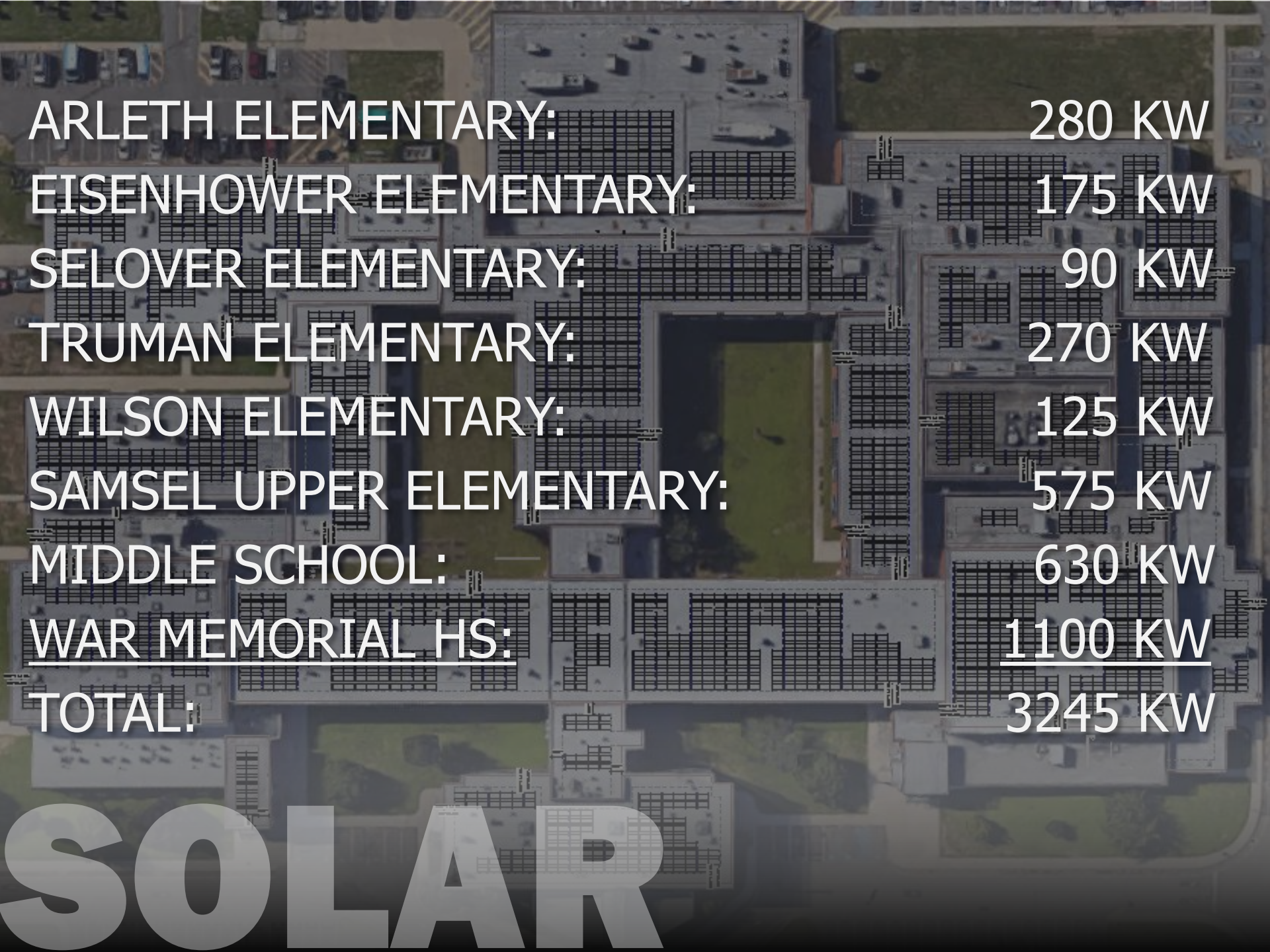
Roof mounted solar

Interior & exterior lighting replacement  
with LED



# ENERGY





ARLETH ELEMENTARY:	280 KW
EISENHOWER ELEMENTARY:	175 KW
SELOVER ELEMENTARY:	90 KW
TRUMAN ELEMENTARY:	270 KW
WILSON ELEMENTARY:	125 KW
SAMSEL UPPER ELEMENTARY:	575 KW
MIDDLE SCHOOL:	630 KW
<u>WAR MEMORIAL HS:</u>	<u>1100 KW</u>
TOTAL:	3245 KW

# SOLAR



School	Savings		Construction Cost	Incentives	Net cost	Payback Period
	Annual Energy cost	lifetime Energy cost				
Arleth ES	\$22,996.00	\$378,176.00	\$239,387.00	\$25,630.00	\$213,757.00	9.3
Eisenhower ES	\$8,213.00	\$112,910.00	\$77,544.00	\$8,699.00	\$68,845.00	8.4
Selover ES	\$9,540.00	\$144,501.00	\$121,294.00	\$8,486.00	\$112,807.00	11.8
Truman ES	\$16,617.00		\$245,070.00	\$27,459.00	\$217,611.00	13.1
Wilson ES	\$25,263.00	\$403,962.00	\$198,105.00	\$18,570.00	\$179,535.00	7.1
Samsel ES	\$53,549.00	\$764,249.00	\$855,986.00	\$71,174.00	\$784,812.00	14.7
Sayreville MS	\$45,028.00	\$711,027.00	\$663,652.00	\$25,423.00	\$638,230.00	14.2
War Memorial HS	\$85,130.00	\$1,330,150.00	\$1,213,126.00	\$70,205.00	\$1,142,921.00	13.4
TOTAL	\$266,336.00	\$3,844,975.00	\$3,614,164.00	\$255,646.00	\$3,358,518.00	

LGEA



# Mechanical

HVAC system installation (Arleth, Eisenhower, Wilson, UES, SMS, & WMHS)

Kitchen exhaust system upgrades (Eisenhower & Wilson)

Existing exhaust fans upgrades (Truman, SMS, & WMHS)

Unit ventilators upgrades (Arleth & Wilson)

Toilet room exhaust upgrades (Truman)

# SYSTEMS



# Electrical

Emergency egress lighting upgrades

(Eisenhower, Truman, Wilson, & WMHS)

Install full backup generator (Eisenhower & Selover)

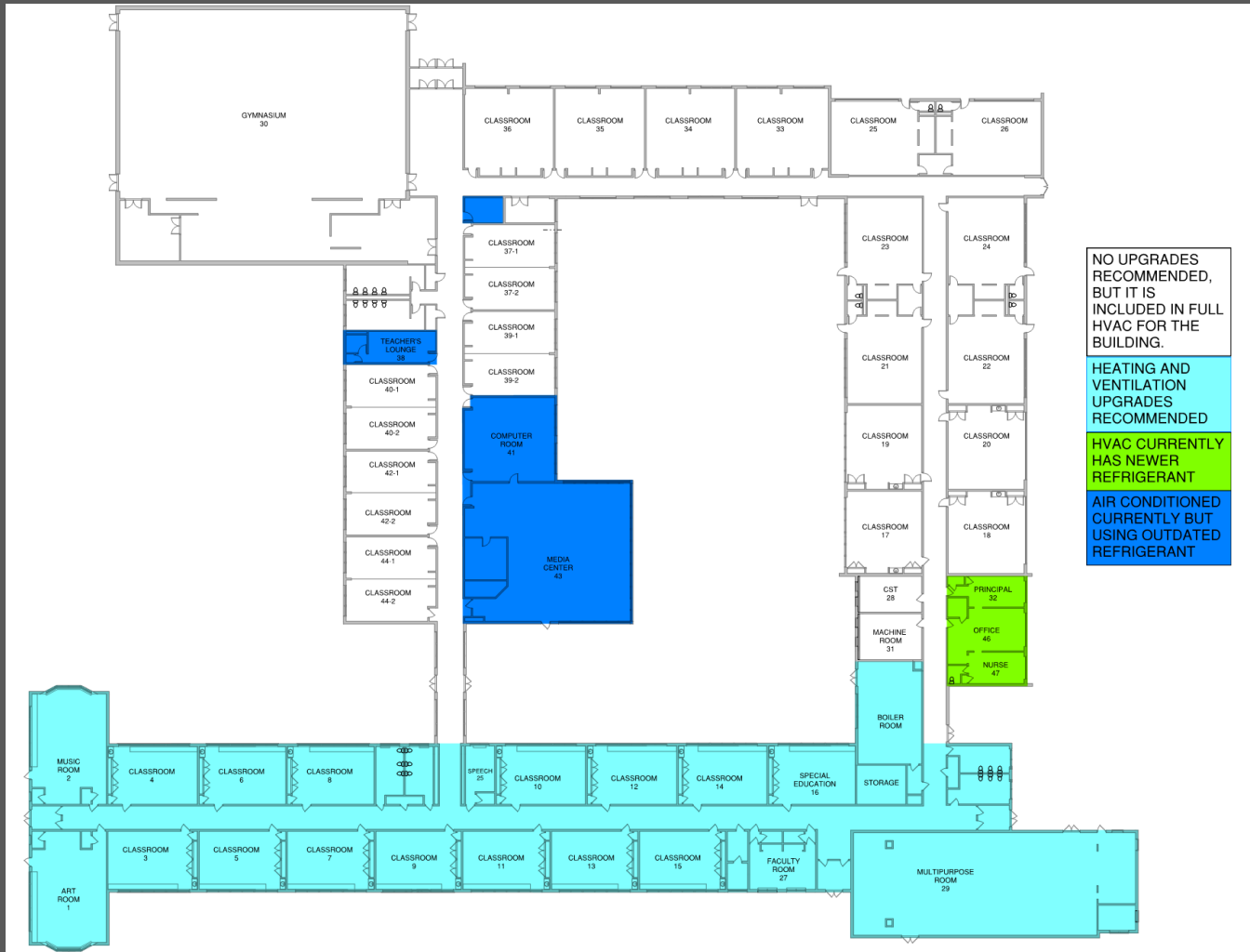
Exit sign replacement (Arleth & Eisenhower)

New electrical service & distribution (Selover)

Cafeteria lighting upgrades (SMS)

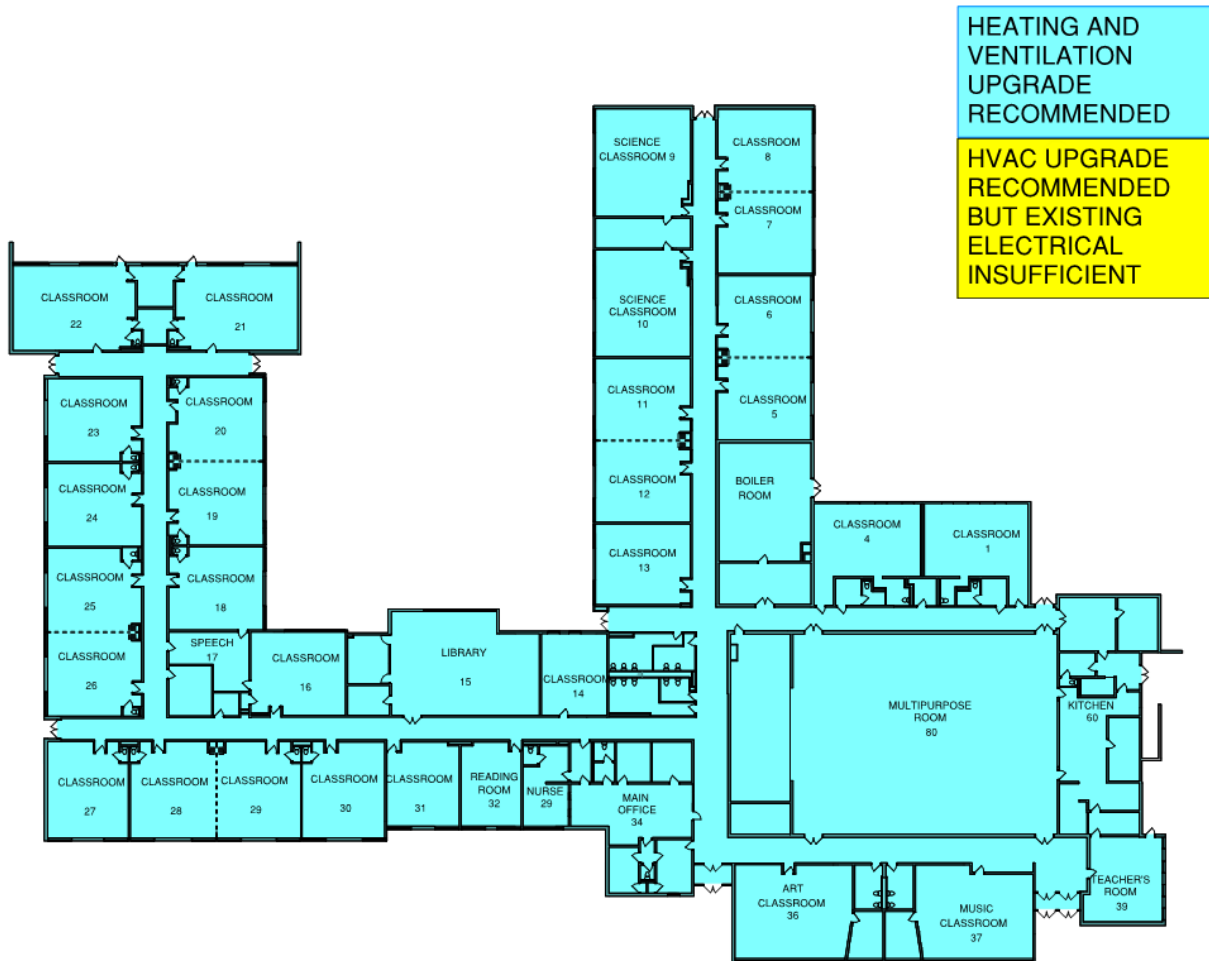
# SYSTEMS





# ARLETH



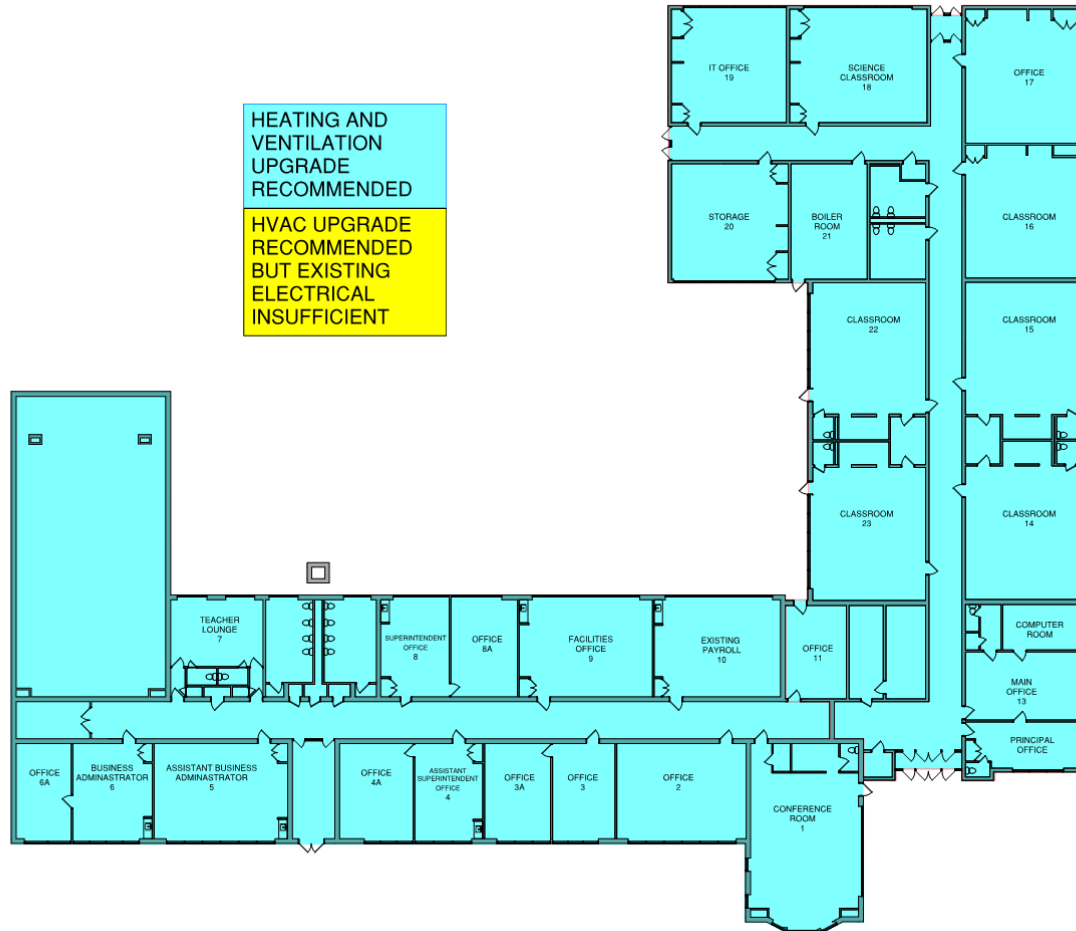


# EISENHOWER



HEATING AND  
VENTILATION  
UPGRADE  
RECOMMENDED

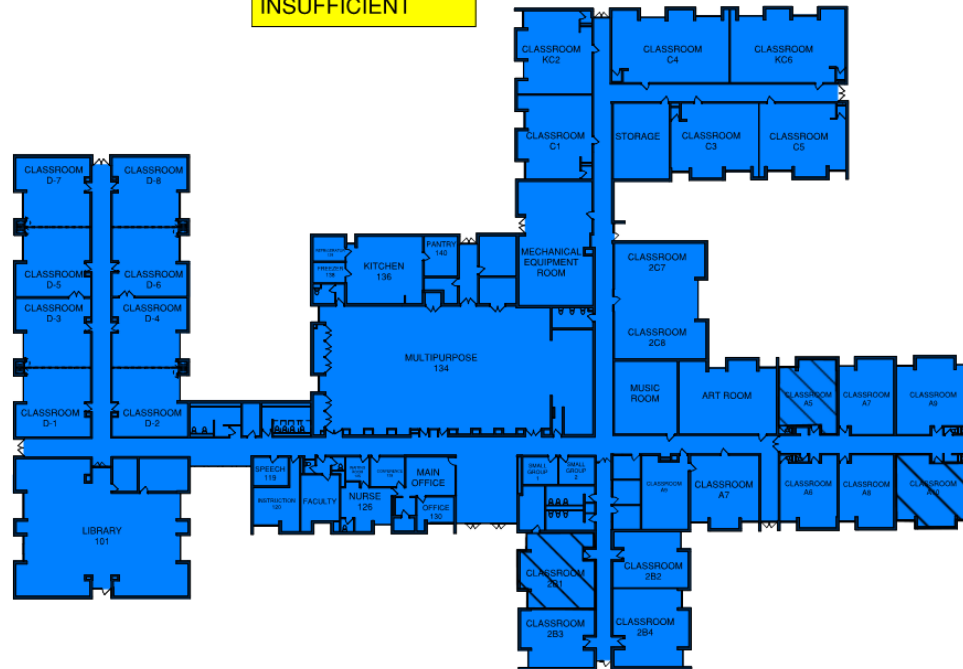
HVAC UPGRADE  
RECOMMENDED  
BUT EXISTING  
ELECTRICAL  
INSUFFICIENT



SELOVER



HVAC UPGRADE  
RECOMMENDED  
BUT EXISTING  
ELECTRICAL  
INSUFFICIENT

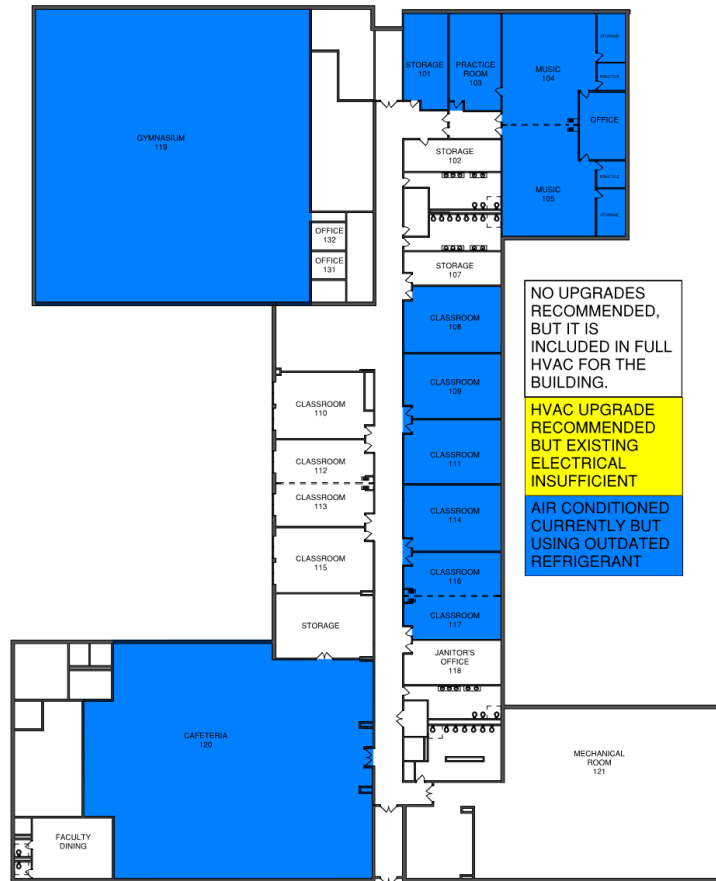


# TRUMAN





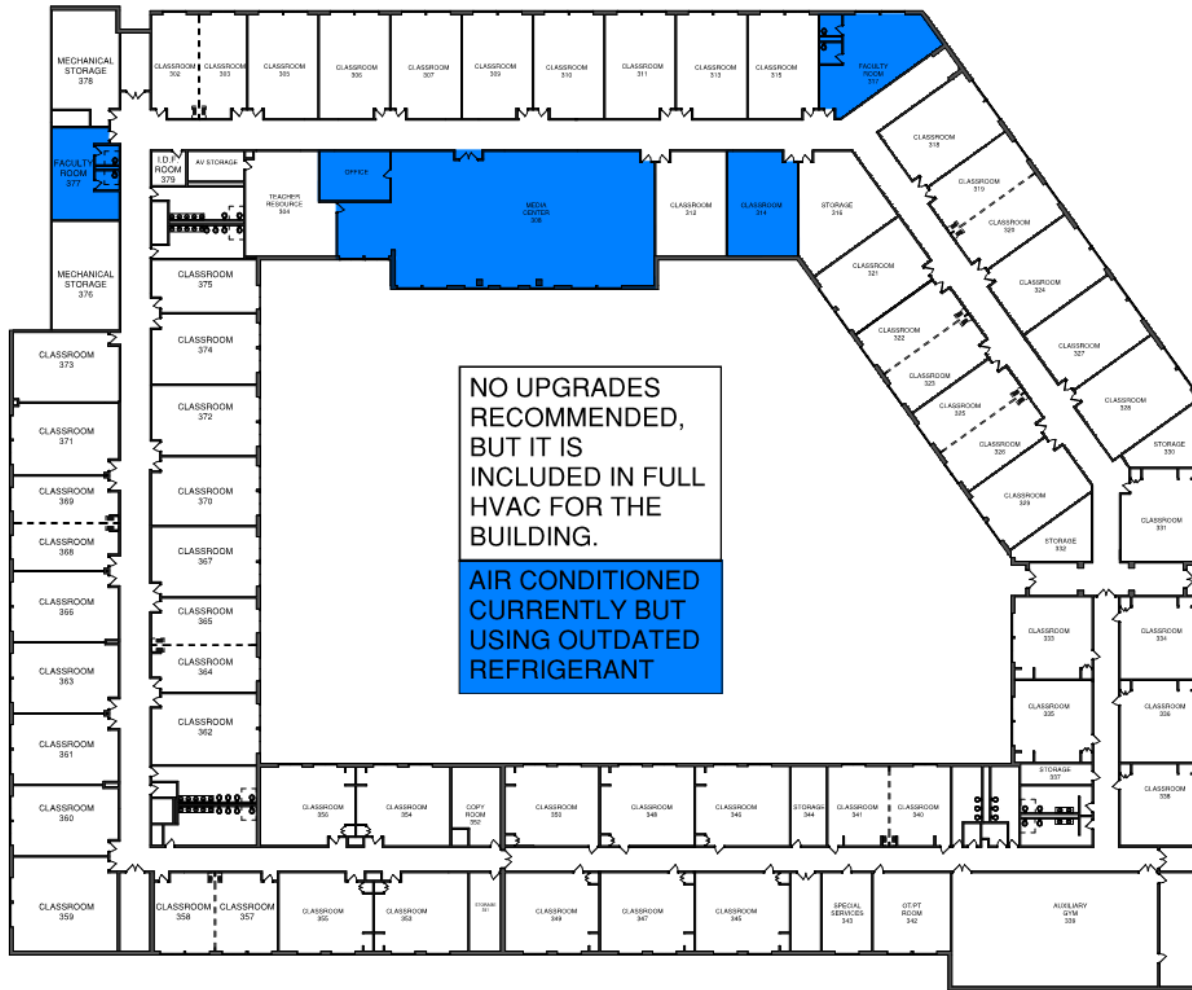




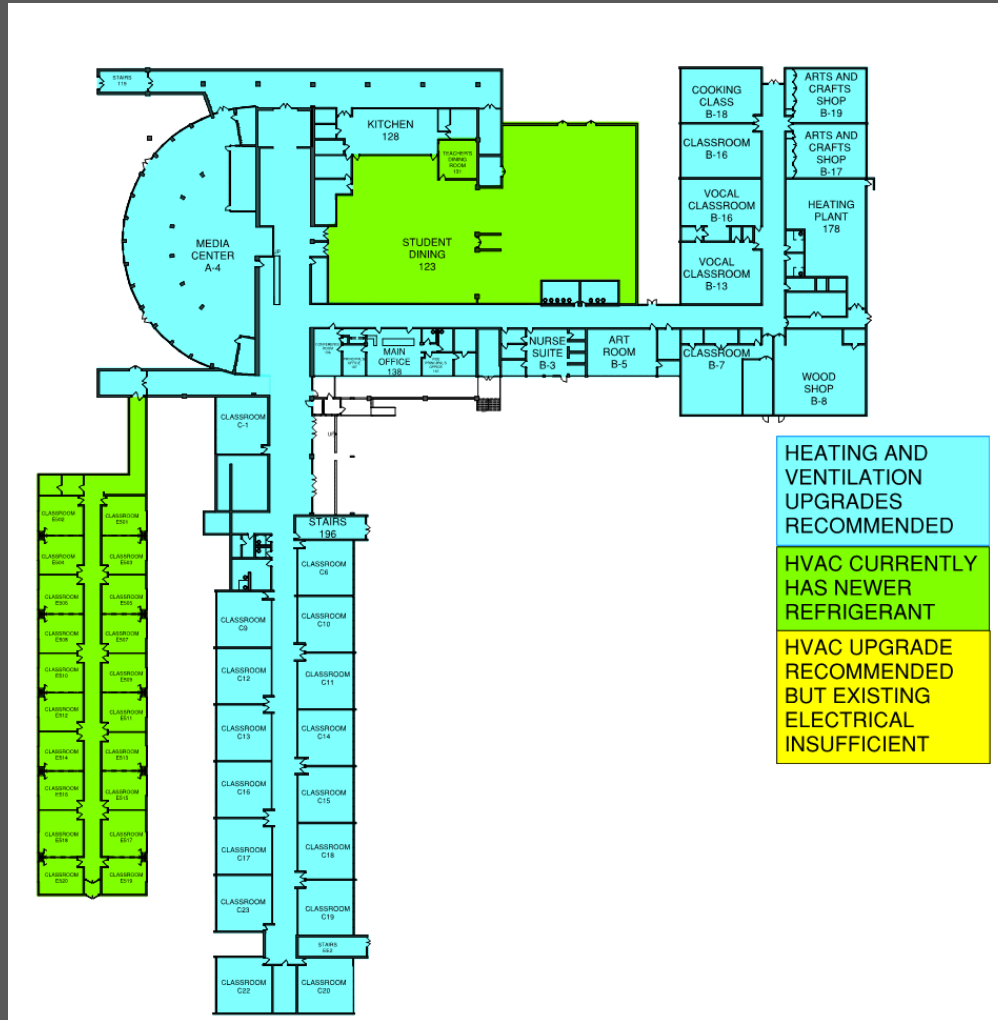
SAMSEL - 1ST







# SAMSEEL - 3RD

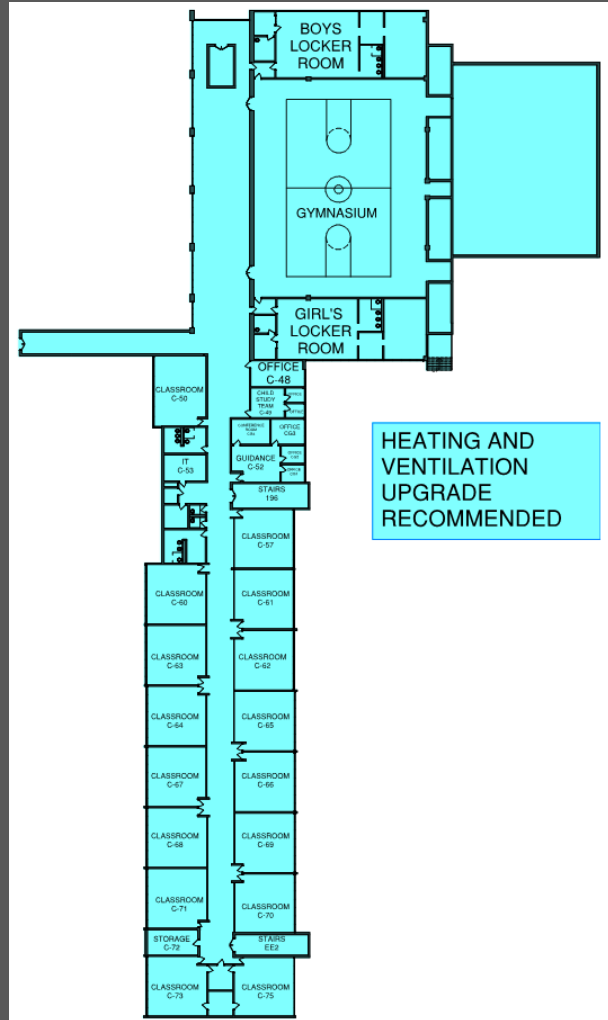


**SAYREVILLE MS – 1<sup>ST</sup>**





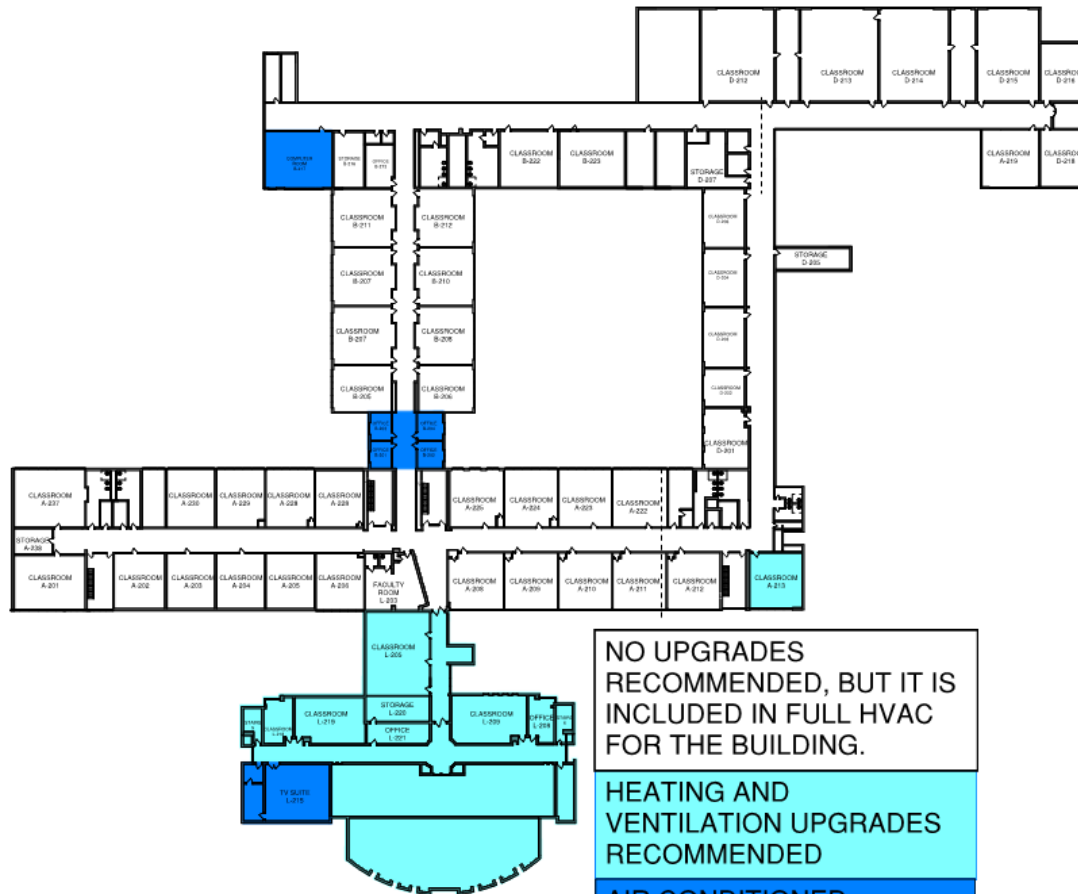
SAYREVILLE MS – 2<sup>ND</sup>



**SAYREVILLE MS – 3<sup>RD</sup>**







# WMHS-2ND



# HVAC COST SUMMARY

School	Cost for replacement/upgrade of existing H&V / HVAC system			Total cost for replacing Priority-1 systems with HVAC	Total cost for new complete HVAC system
	Priority 1	Priority 2	Priority 3		
Arleth Elementary	\$1,252,810	\$9,750	\$234,000	\$1,194,700	\$5,901,090
Eisenhower Elementary	\$3,566,680	\$0	\$52,000	\$2,216,110	\$5,638,490
Selover Elementary	\$2,545,400	\$0	\$0	\$200,200	\$2,545,400
Truman Elementary	\$3,089,580	\$650,000	\$585,000	\$1,460,940	\$5,785,520
Wilson Elementary	\$109,850	\$117,000	\$0	\$0	\$5,206,370
Samsel Upper Elementary	\$92,300	\$3,900,000	\$563,940	\$0	\$15,004,860
Sayreville Middle School	\$6,154,200	\$487,500	\$0	\$3,796,780	\$12,058,930
War Memorial High School	\$1,980,550	\$336,700	\$2,730,000	\$2,966,600	19,271,124
Total	\$18,791,370	\$5,500,950	\$4,164,940	\$11,635,130	\$71,411,784
Total for Priority 1, 2 and 3	\$28,457,260				

# Cost Estimate

**Priority 1:** \$51,398,400±

**Priority 2:** \$25,830,100±

**Priority 3:** \$95,139,800±

**Maintenance:** \$552,800±

**Sustainability:** \$15,393,500±

Solar \$13,051,600 ±

Energy Saving Projects \$2,341,900 ±

# BUDGET



# PRIORITY I

School	Site	Building Envelope			Interior	Program	Systems		
		Roofing	Windows	Doors			Mechanical	Electrical	Plumbing
Arleth Elementary	\$1,150,890	\$773,500	\$837,200	\$0	\$803,400	\$117,000	\$1,171,750	\$19,500	\$84,500
Eisenhower Elementary	\$287,690	\$0	\$1,368,640	\$0	\$980,330	\$91,000	\$3,420,880	\$188,500	\$59,150
Selover Elementary	\$0	\$1,047,779	\$596,700	\$0	\$735,800	\$123,500	\$2,543,900	\$1,176,240	\$19,500
Truman Elementary	\$160,420	\$14,950	\$819,000	\$145,990	\$807,950	\$195,000	\$3,088,080	\$37,180	\$19,500
Wilson Elementary	\$25,480	\$893,490	\$1,328,210	\$0	\$1,210,282	\$169,000	\$109,850	\$27,300	\$149,500
Samsel Upper Elementary	\$71,695	\$19,110	\$4,550,000	\$0	\$167,000	\$91,000	\$66,800	\$126,100	\$13,000
Sayreville Middle School	\$27,300	\$0	\$3,112,200	\$0	\$1,234,740	\$390,000	\$7,101,050	\$226,200	\$35,750
War Memorial High School	\$48,380	\$1,380,990	\$589,680	\$156,000	\$799,136	\$182,000	\$2,170,800	\$780,000	\$143,000
Total	\$1,771,855	\$4,129,819	\$13,201,630	\$301,990	\$6,738,638	\$1,358,500	\$19,673,110	\$2,581,020	\$523,900

# Financing Options

## **Annual Budget**

The most pressing Priority 1 items can be phased into the annual budget for the next 1-3 years

## **5-Year Lease**

Some of the other pressing Priority 1 items can be bundled together with a 5-Year Lease allowing the cost of work to be financed over a 5-year period

## **Energy Savings Improvement Program (ESIP)**

Energy-related building improvements can be bundled into an ESIP and paid through energy savings over a 15-year period. The completed Local Government Energy Audit (LGEA) is needed to be considered for an ESIP.

## **Referendum**

Larger projects can be combined into a referendum which would provide up to 40% funding from the state through Debt Service Aid (DSA) on any eligible work. DSA is currently the only state aid available for facilities projects.

# FINANCING



# Solar Financing

## **Direct Purchase (with 40% Debt Service Aid)**

- Debt Service Aid available through a referendum
- District capitalizes on all savings
- District owns and maintains system

## **Power Purchase Agreement (PPA)**

- No up front costs
- Reduced savings
- PPA owns and maintains system

FINANCING





Thank you

Questions?

\* Wilson ES <https://my.matterport.com/show/?m=kBbVXchrPFx>