

# Wall Township Board of Education



WALL  
HIGH  
SCHOOL



January 21, 2020

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.



# Site Features and Amenities

## Accessibility and lighting

(Allenwood ES, Central ES, Old Mill ES, West Belmar ES, High School, Intermediate School & Primary School)

## Fencing and landscape

(Allenwood ES, Central ES, Old Mill ES, West Belmar ES, High School, Intermediate School & Primary School)

## Parking and drainage

(Allenwood ES, Central ES, Old Mill ES, West Belmar ES, High School, Intermediate School & Primary School)

## Athletic fields and equipment

(Allenwood ES, Central ES, Old Mill ES, West Belmar ES, High School, Intermediate School)

**SITE**



# Building Envelope

## Roofing replacement & restoration

(Allenwood ES, Central ES, Old Mill ES, West Belmar ES, High School, Intermediate School)

## Window & storefront replacement

(Allenwood ES, Old Mill ES, West Belmar ES, High School, Intermediate School)

## Exterior door replacement

(Allenwood ES, Old Mill ES, West Belmar ES, High School, Intermediate School)

## Masonry restoration

(Allenwood ES, Old Mill ES, West Belmar ES, High School, Intermediate School & Primary School)

ENVELOPE



# Building Interior



## Flooring replacement

(Allenwood ES, Central ES, Old Mill ES, West Belmar ES, HS, Intermediate & Primary)

## Toilet room renovations (ADA upgrades)

(Allenwood ES, Central ES, Old Mill ES, West Belmar ES, HS, Intermediate & Primary)

## Ceiling replacement

(Allenwood ES, Central ES, Old Mill ES, West Belmar ES, HS, Intermediate & Primary)

## Casework replacement

(Allenwood ES, Central ES, Old Mill ES, West Belmar ES, HS, Intermediate)

# INTERIORS



# Program Needs

Media Center

Maker Space

STEAM Lab

Art Room

Performing Arts

Flexible Furniture

Technology Upgrades

OT/PT – SGI Rooms

Classroom Size



# PROGRAM



# Program Options

Redistricting

Grade Realignment

Early Childhood Center

Additions

PROGRAM





Media Center



STEAM Lab



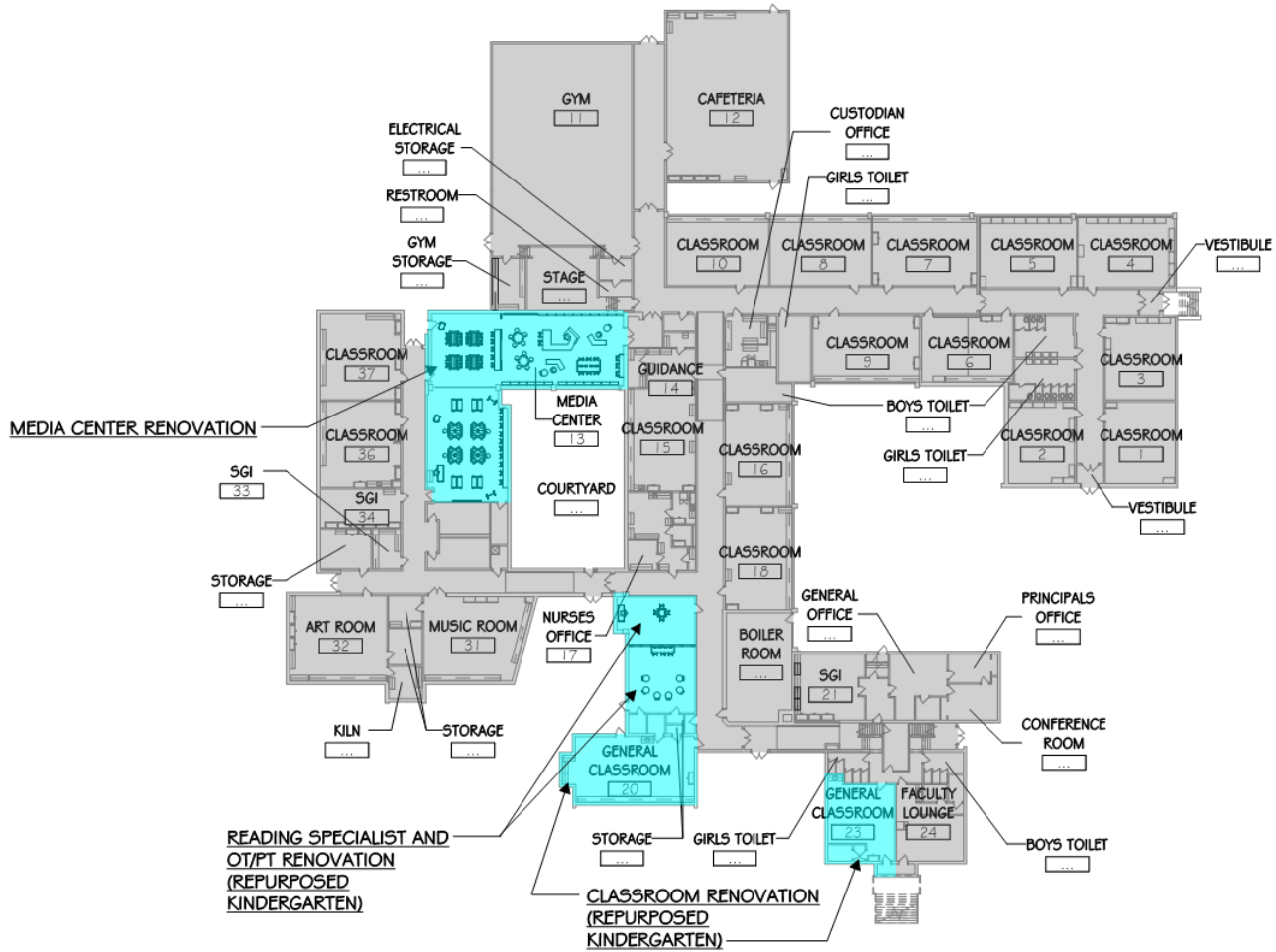
Art Room



Early Childhood





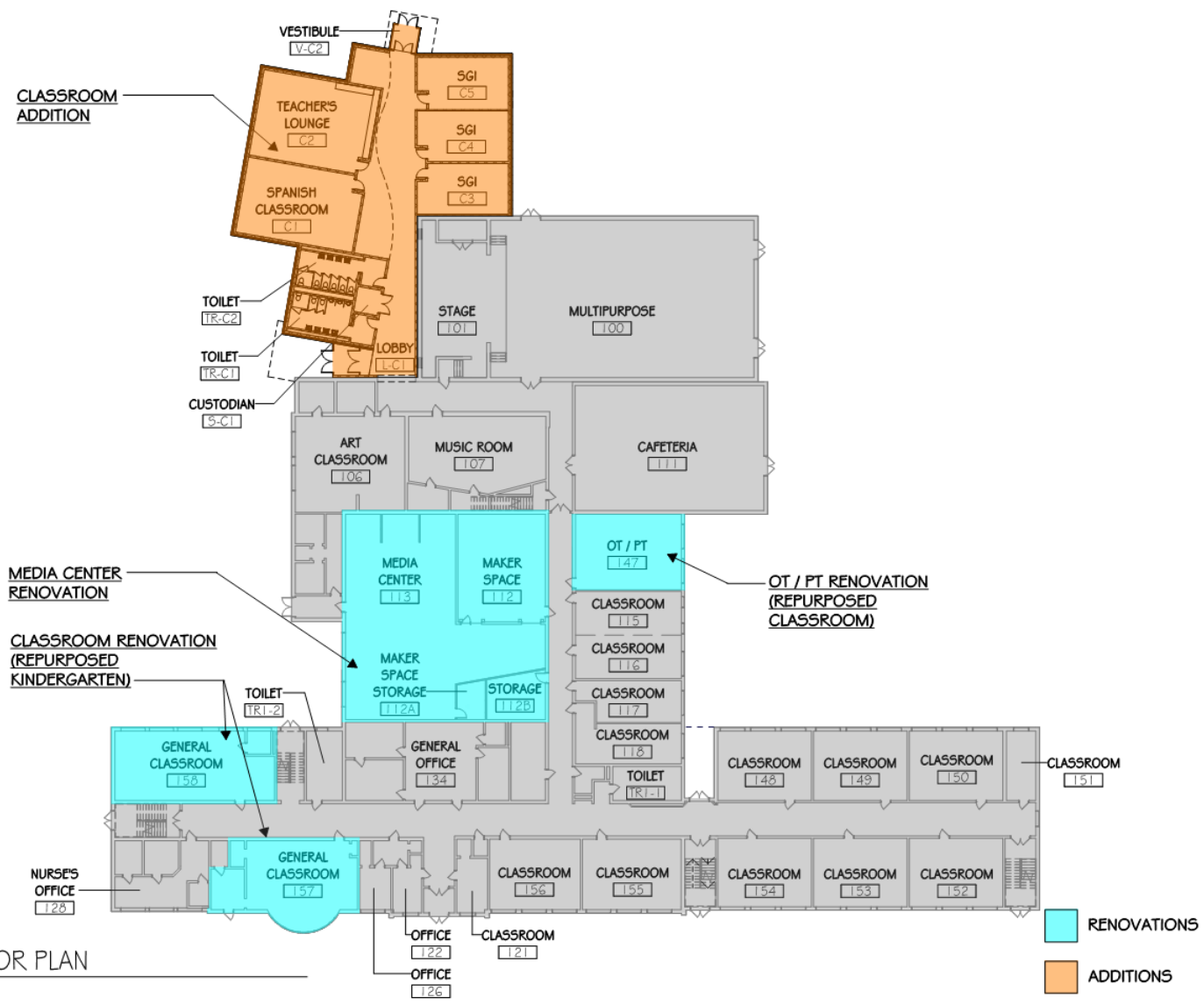


1 OVERALL FIRST FLOOR PLAN  
1" = 40'-0"

RENOVATIONS

# PROGRAMMING CONCEPT PLAN

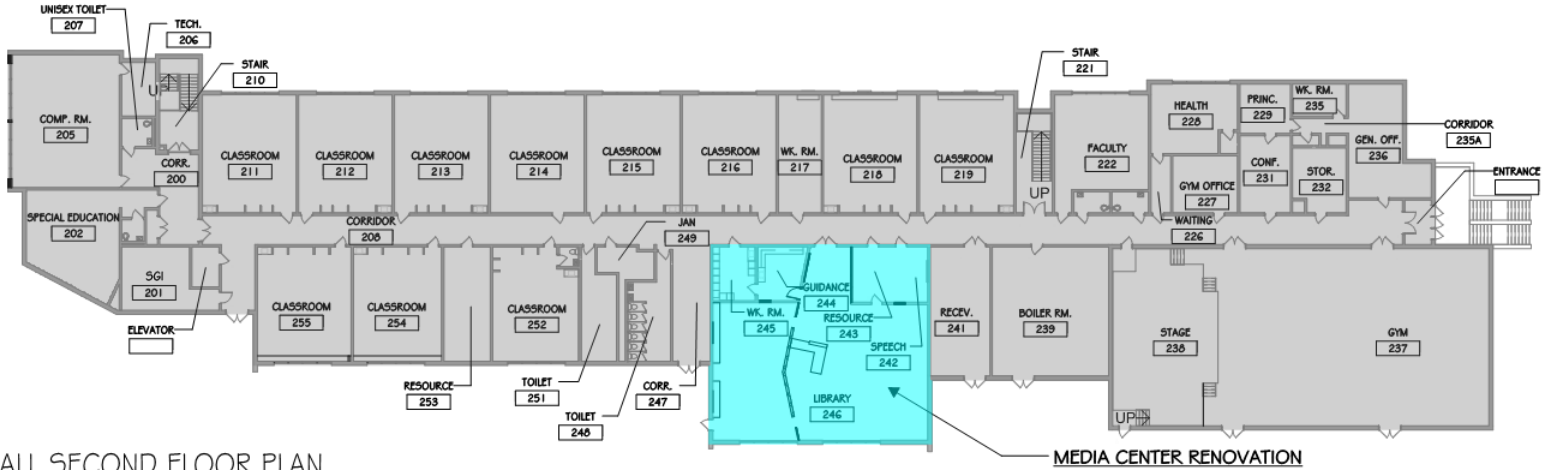




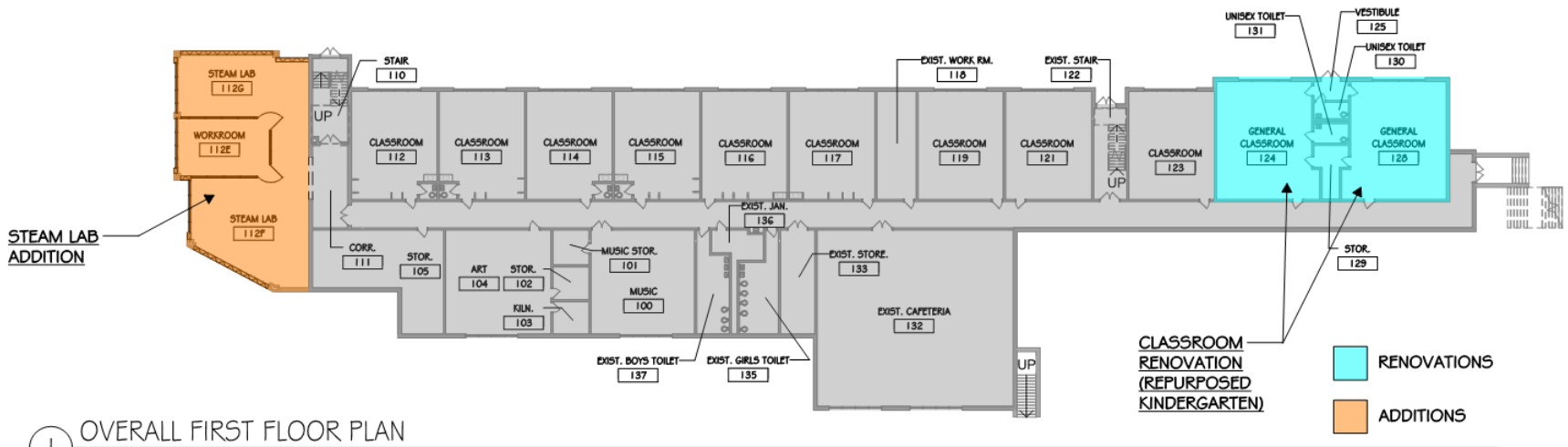
① OVERALL FIRST FLOOR PLAN  
 1/32" = 1'-0"

# PROGRAMMING CONCEPT PLAN





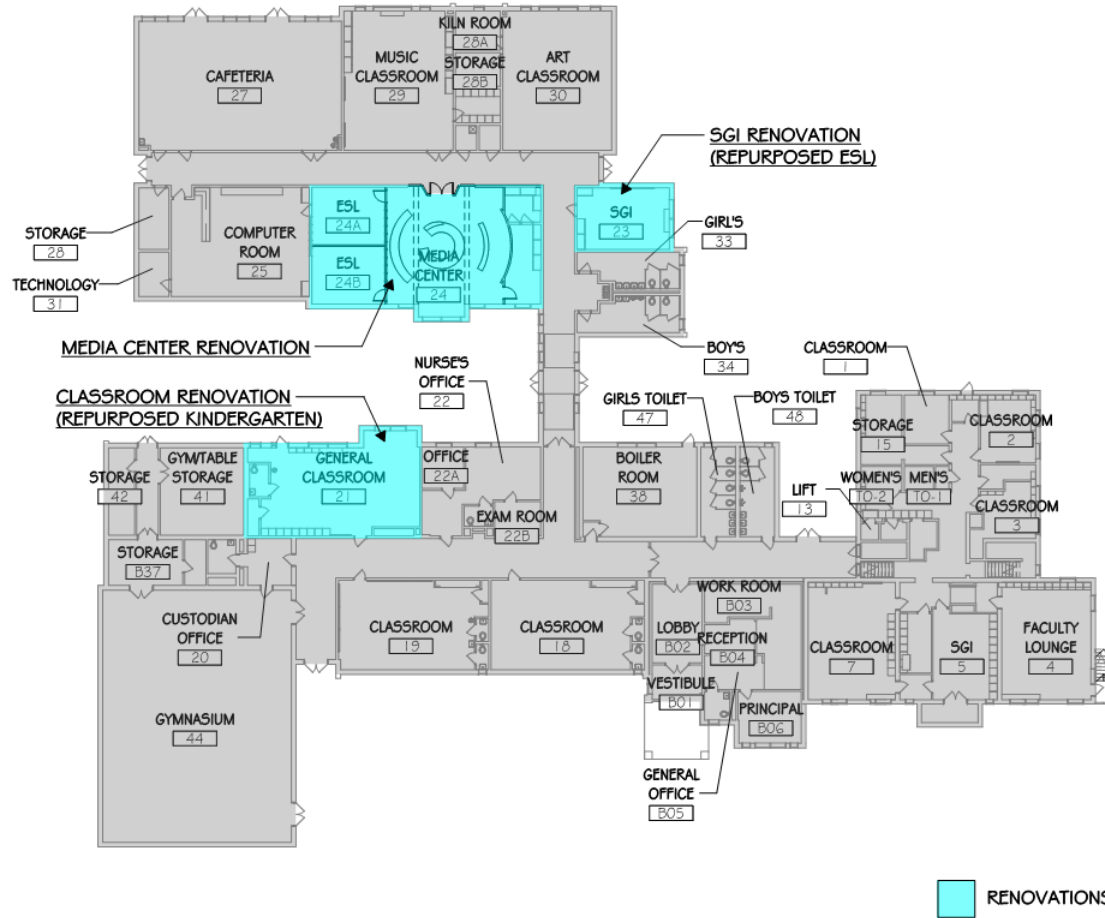
2 OVERALL SECOND FLOOR PLAN  
1/32" = 1'-0"



1 OVERALL FIRST FLOOR PLAN  
1/32" = 1'-0"

# PROGRAMMING CONCEPT PLAN

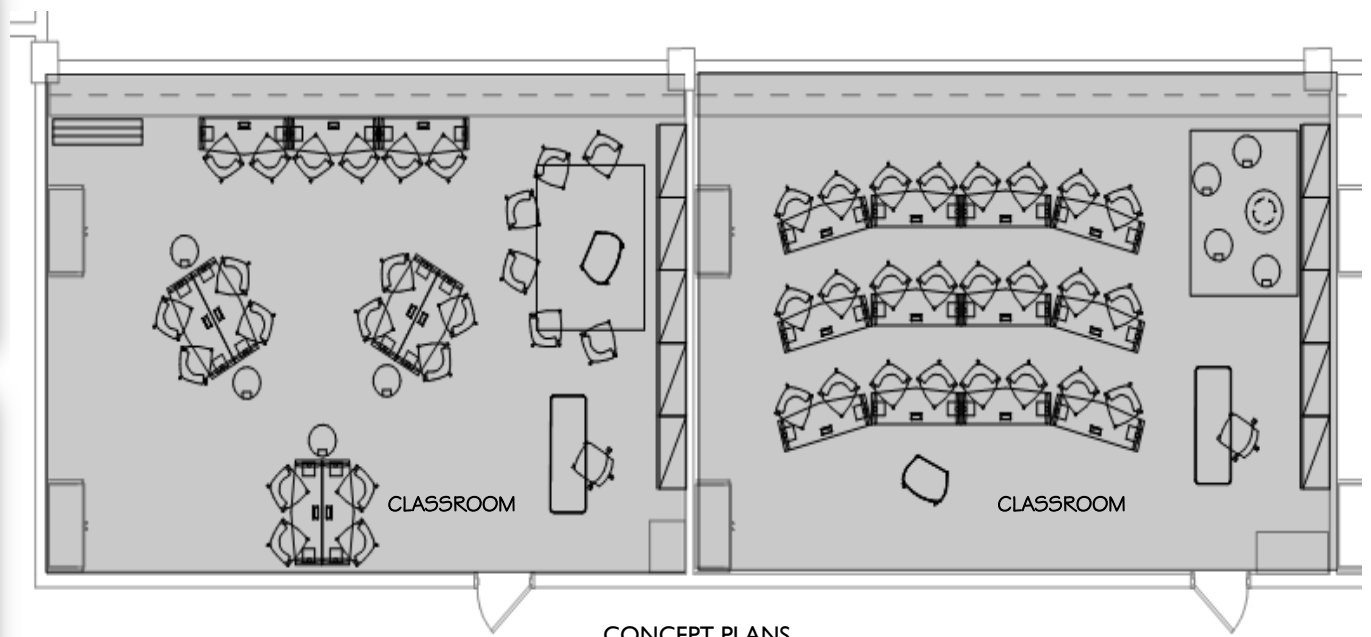




① OVERALL FIRST FLOOR PLAN  
1" = 30'-0"

# PROGRAMMING CONCEPT PLAN





CONCEPT PLANS



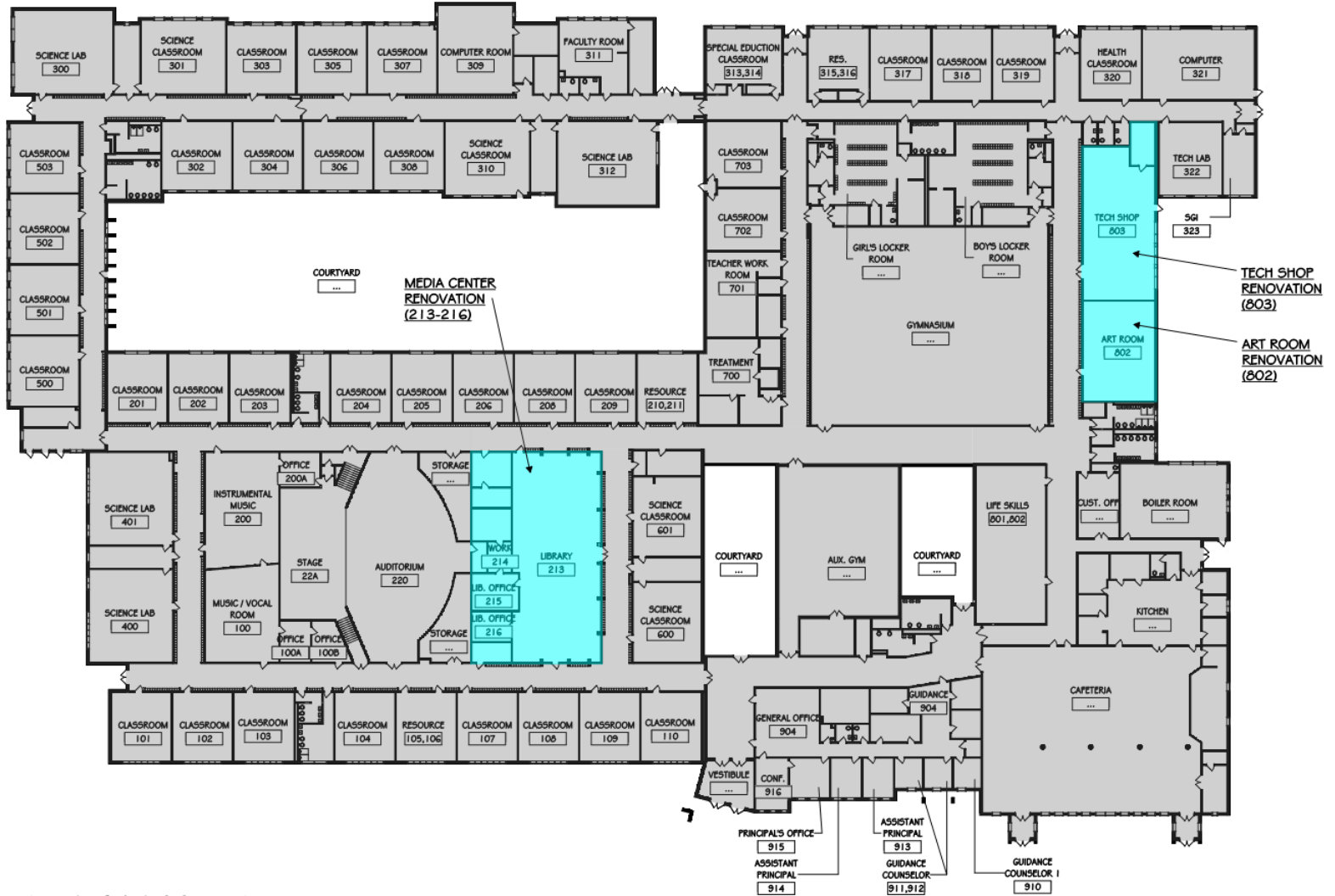
FURNITURE INSPIRATION



# ACTIVE LEARNING CONCEPT

# TYPICAL ES CLASSROOM

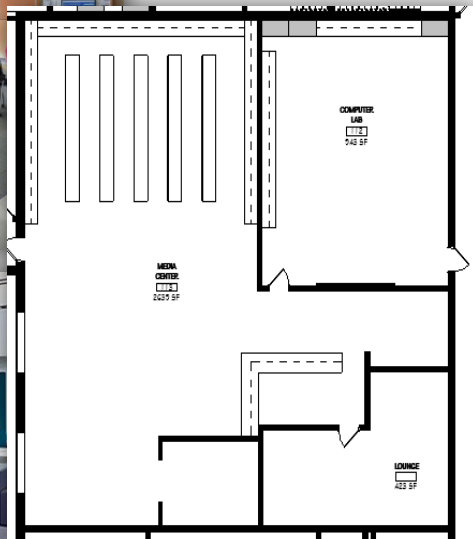




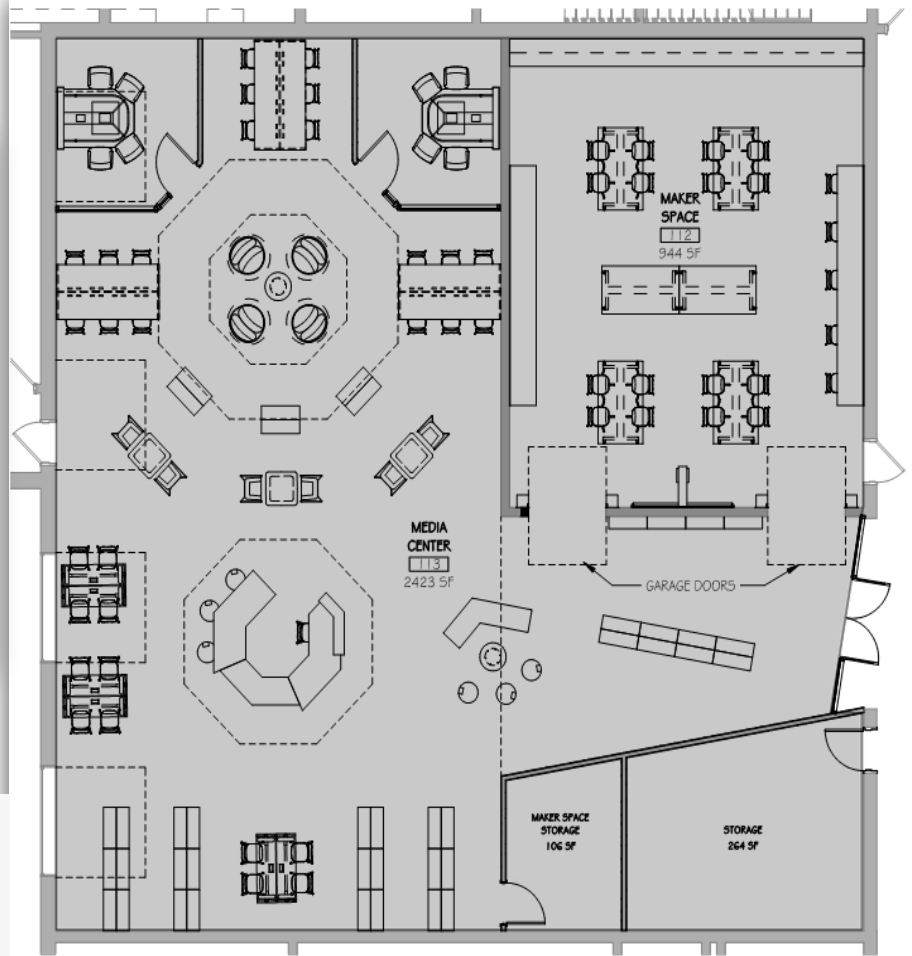
① OVERALL FIRST FLOOR PLAN  
1" = 40'-0"

RENOVATIONS

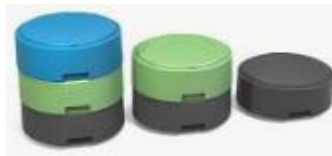
# PROGRAMMING CONCEPT PLAN



EXISTING PLAN



CONCEPT PLAN



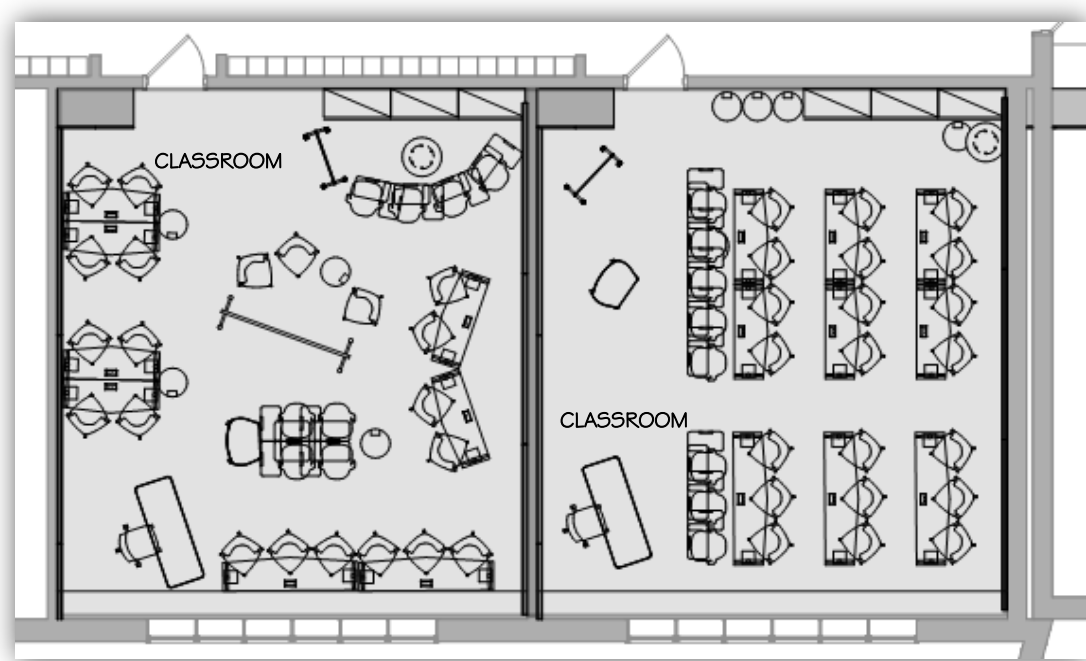
FURNITURE INSPIRATION



MEDIA CENTER CONCEPT

TYPICAL





CONCEPT PLAN

FURNITURE INSPIRATION



# ACTIVE LEARNING CONCEPT

TYPICAL MS CLASSROOM

BUSSINESS ACADEMY RENOVATION  
(C24, C25, C26, C27)

RESOURCE ROOM RENOVATION  
(C20)

GREENHOUSE (UPGRADE)



MEDIA CENTER (MAKER SPACE)

AUDITORIUM RENOVATION  
(P I A)

VISUAL PERFORMING ARTS RENOVATION

NORTH GYM (ADDITIONAL SEATING)

POTENTIAL BLACK BOX THEATER WITH DANCE STUDIO (8500sf)

MUSIC RENOVATION (A4)

ENGINEERING AND ARCHITECTURE RENOVATION (A7)

RENOVATIONS

ADDITIONS

1 OVERALL FIRST FLOOR PLAN  
1/32" = 1'-0"

CAFETERIA (FURNITURE UPGRADES)

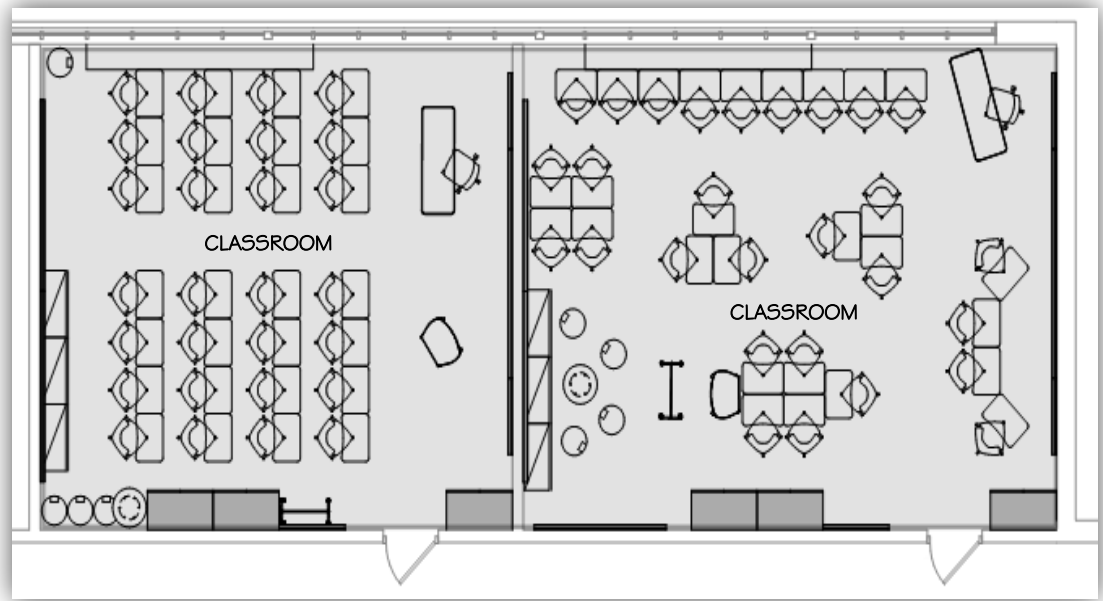
GRAPHICS ARTS RENOVATION (A9)

ENGLISH CLASSROOM (A11)

ART ROOM RENOVATION (A8)

# PROGRAMMING CONCEPT PLAN





CONCEPT PLANS

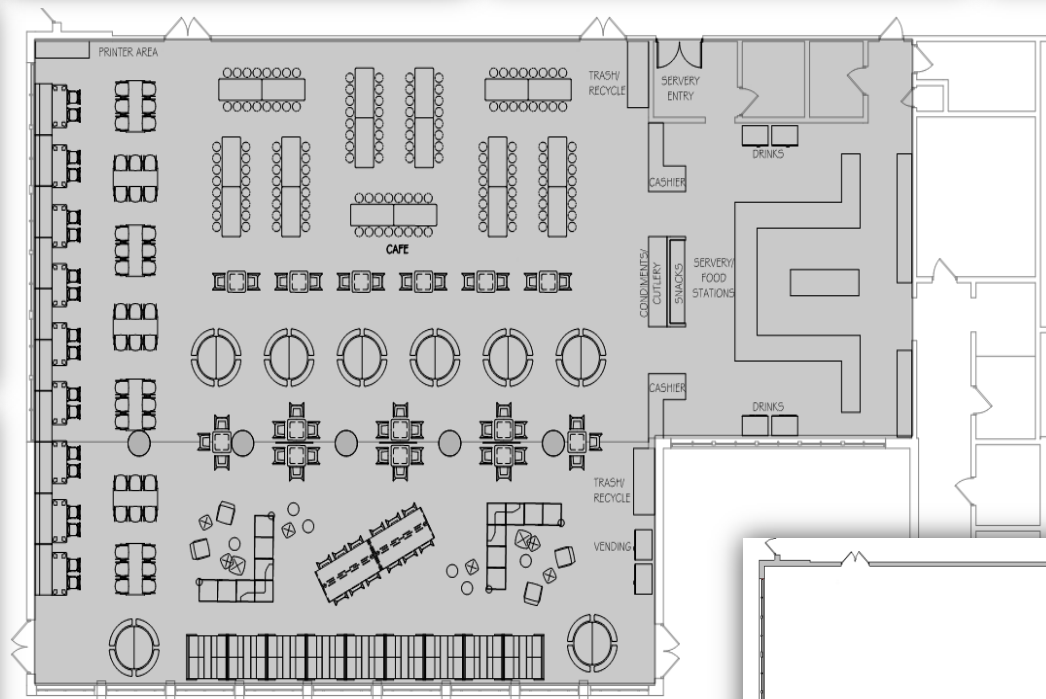


FURNITURE INSPIRATION



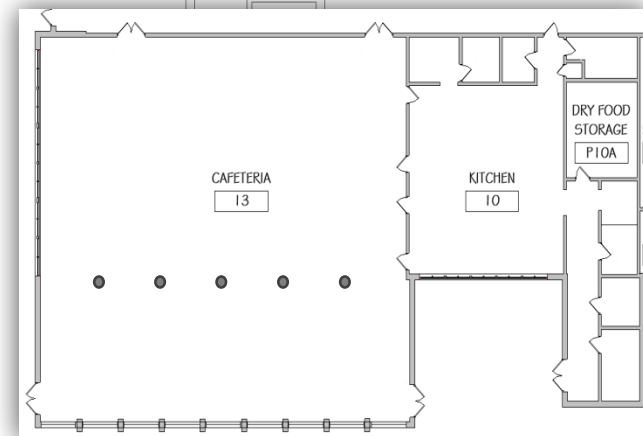
# ACTIVE LEARNING CONCEPT

TYPICAL HS CLASSROOM



CONCEPT PLAN

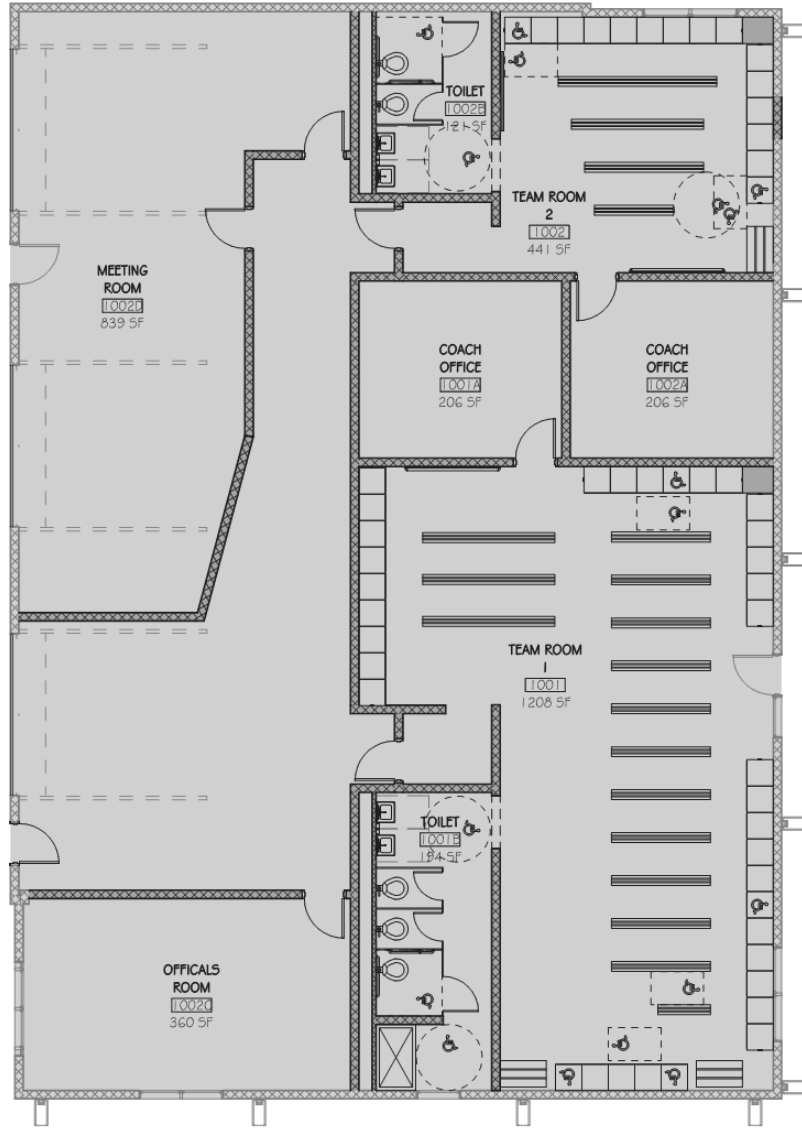
394  
TOTAL SEATING



EXISTING PLAN

# CAFETERIA CONCEPT





# ATHLETIC FIELD HOUSE CONCEPT PLAN

# Sustainability

Photovoltaic System (solar):  $2.5 \pm$  MW

LG&A Audit

LED Lighting



# ENERGY



# Mechanical

## Roof top unit replacement

(Allenwood ES, Central ES, Old Mill ES, West Belmar ES, HS, Intermediate & Primary)

## Unit ventilators upgrades

(Allenwood ES, Central ES, Old Mill ES, Intermediate)

## Boiler room upgrades

(Allenwood ES, Central ES, HS)

SYSTEMS

# Electrical

## Electrical panel replacement

(Allenwood ES, Central ES, Old Mill ES, West Belmar ES, HS, Intermediate & Primary)

## Stage theatrical lighting upgrades

(High & Intermediate School)

## Fire alarm upgrades

(Allenwood ES, Central ES, West Belmar ES, High School)

# SYSTEMS



# Plumbing

Drinking fountain upgrades

(High School & Intermediate School)

Gas piping replacement

(Intermediate School & Primary School)

SYSTEMS

# 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?

spiegle

deliver  
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