



# **Master Facilities Committee Evaluation and Identification**

October 13, 2015

# Agenda

1. Welcome
2. Discussion of Priorities for Building Improvements
3. Funding 101
4. Cost Estimates for Building Improvements
  - In-depth review of Harcourt
5. Q & A
  - Exit Ticket

# Prioritization of Categories for Improvements

1. Review Categories for Improvement
2. Discuss at your table which categories you think are most important for MSDWT to maintain its reputation of excellence
3. Record your table's highest priorities and be prepared to share with the entire group

# Categories for Improvements

## Categories for Improvements

Capacity/Educational Effectiveness (Enrollment Equity Needs)	Safety/Security and Code Compliance	Healthy Learning Environment (Protection of Community Investment)
General Education	Secured Entrances and Perimeters	HVAC Systems
Special Services	Security Camera Systems	Roof Systems
Art/Music/Physical Education	Communication Systems	Electrical Systems
Multi-Purpose/Project Spaces	Sprinkler Systems	Lighting Systems
Support Spaces (e.g., offices, conference rooms, work spaces, restrooms, cafeteria/serving lines, media centers, clinic)	Fire Alarms	Plumbing Systems (piping, fixtures and water fountains)
Extra and Co-Curricular	Handicapped Accessibility (ADA)	Interior Finishes, Casework and Equipment (wall and floor)
Flexibility through Furniture	Site Safety (separation of vehicular and pedestrian traffic)	Doors/Windows/Masonry
Technology – Teaching	Playground/Athletic Fields, Surfaces, and Equipment	Site Infrastructures (pavement and sidewalks)
		Technology – Infrastructures

# SCHOOL FUNDING – HOW IT WORKS



**General Fund**



**Capital Projects**



**Transportation**



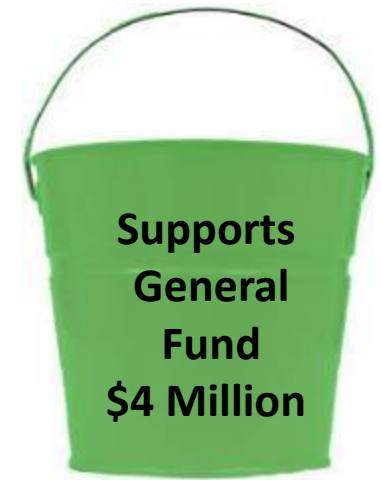
**Bus Replacement**



**Debt Service**



**Pension Debt**



**Referendum**

# What's Needed to Re-open Harcourt

## Why was Harcourt originally chosen to be closed in 2008?

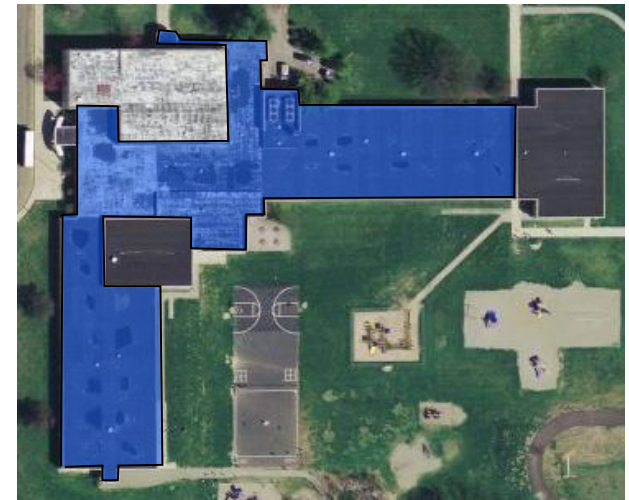
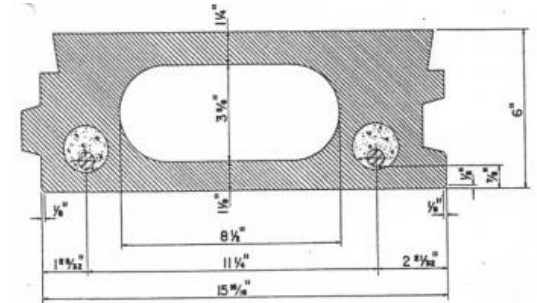
- 1961 original building with last major renovation in 1986
- One of smaller elementary schools on west side of district
- Building on crawlspace with major water infiltration issues
- The majority of structural roof deck was constructed with “Rapidex” which was exhibiting considerable sagging.
- Roofing system was failing and needed to be replaced.
- Failing unit ventilator HVAC system. Replaced in 1986 but generally units only have 15 to 20 year lifespan. Only building in corporation with this type of HVAC system. Systems lacks ability to efficiently control humidity
- Least energy efficient Elementary School building



# What's Needed to Re-open Harcourt

## “Rapidex” Roof Deck

- 6” or 8” thick precast concrete roof deck planks spanning up to 30 feet between supports
- Used in 1950’s through 1970’s
- Sags in the middle of their span over time. Sometimes up to 4 inches over long spans. Building with this roof structure should be closely monitored
- Manufacturer went out of business after many lawsuits were filed against them due to sagging of roof structures
- Spring Mill Elementary School’s original 1958 roof structure was Rapidex. In 1984 it was removed and replaced with a truss structural roof frame and shingle roofing system. This allowed for additional overhead space and structural capacity to change the mechanical system away from a unit ventilator system



Harcourt ES



Spring Mill ES

# What's Needed to Re-open Harcourt

## **Capacity/Educational Effectiveness**

- Add 15 classrooms and support spaces and reconfigure existing spaces as needed
- Replace/reconfigure play areas
- Replace furniture throughout
- Upgrade teaching technology

## **Safety /Security and Code Compliance**

- Create secured entry
- Security cameras needed
- PA needs to be replaced
- Replace fire alarm system
- ADA upgrades
- Redesign traffic pattern

## **Healthy Learning Environment (Protection of Community Investment)**

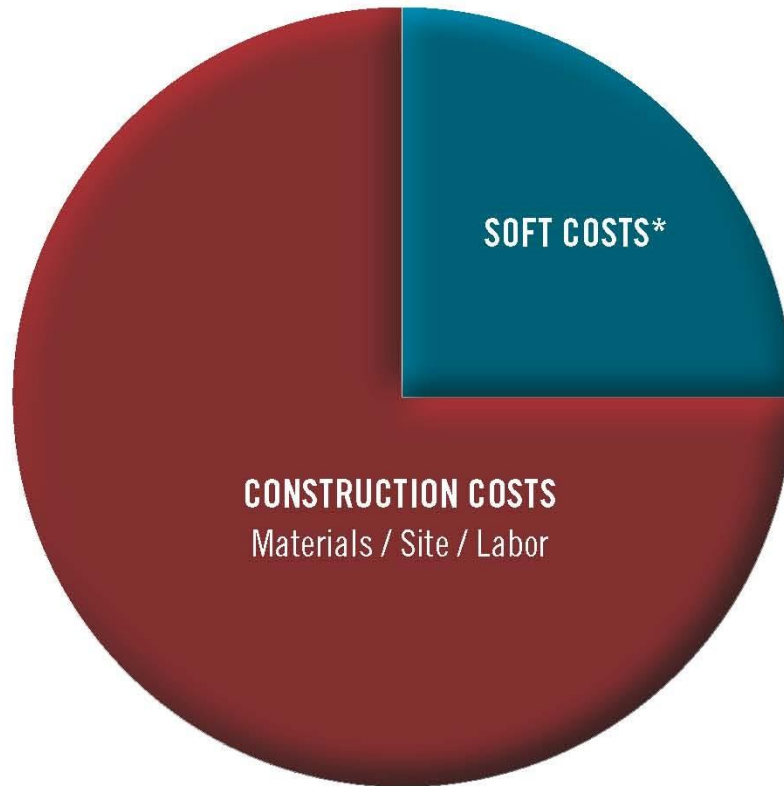
- Replace Rapidex roofing system
- Replace mechanical system
- Replace plumbing piping and fixtures
- Replace lighting and ceilings
- Replace wall and floor finishes
- Replace casework/cabinetry
- Upgrade technology infrastructure



# Project Balance Diagram



# PROJECT COSTS



## SOFT COSTS\*

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- Technology
- Furnishings
- Fees
- Quality Control
- Testing
- Permits
- Financing
- Interest During Construction

# Priority Needs List

<b>PRIORITY NEEDS LIST</b>																
<b>System Name</b>																
Date																
Capacity / Educational Effectiveness				Safety / Security and Code Compliance				Healthy Learning Environment				Technology				Totals
ITEM NO.	ITEM DESCRIPTION	Priority	COST	ITEM NO.	ITEM DESCRIPTION	Priority	COST	ITEM NO.	ITEM DESCRIPTION	Priority	COST	ITEM NO.	ITEM DESCRIPTION	Priority	COST	
				1				1				1				
				2				2				2				
				3				3				3				
				4				4								
				5												
Subtotal			\$ -	Subtotal			\$ -	Subtotal			\$ -	Subtotal			\$ -	\$ -
Subtotal Priority 1			\$ -	Subtotal Priority 1			\$ -	Subtotal Priority 1			\$ -	Subtotal Priority 1			\$ -	\$ -
Subtotal Priority 2			\$ -	Subtotal Priority 2			\$ -	Subtotal Priority 2			\$ -	Subtotal Priority 2			\$ -	\$ -
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Subtotal Priority 4			\$ -	Subtotal Priority 4			\$ -	Subtotal Priority 4			\$ -	Subtotal Priority 4			\$ -	\$ -
"Unassigned" Total			\$ -	"Unassigned" Total			\$ -	"Unassigned" Total			\$ -	"Unassigned" Total			\$ -	\$ -

# Priority Needs List – Harcourt Renovations

<b>PRIORITY NEEDS LIST</b>																
<b>Washington Township Schools</b>																
<b>October 13, 2015</b>																
Capacity / Educational Effectiveness				Safety / Security and Code Compliance				Healthy Learning Environment				Technology				Totals
ITEM NO.	ITEM DESCRIPTION	Priority	COST	ITEM NO.	ITEM DESCRIPTION	Priority	COST	ITEM NO.	ITEM DESCRIPTION	Priority	COST	ITEM NO.	ITEM DESCRIPTION	Priority	COST	Totals
<b>Harcourt Elementary</b>																
1	Add 15 Classrooms		\$ 5,473,536	1	Secured Entry / Expand Administrative		\$ 995,799	1	New Hip Roof System		\$ 2,176,761	1	Technology		\$ 864,699	
2	Playgrounds		\$ 696,556	2	Add Security Cameras		\$ 237,807	2	High Roof - Roofing Replacement		\$ 372,038					
3	New Furniture		\$ 715,446	3	Replace Fire Alarm System		\$ 282,017	3	Replace Mechanical System		\$ 3,318,233					
				4	Replace PA System		\$ 138,282	4	Replace Plumbing System		\$ 1,327,293					
				5	Redesign Traffic Pattern		\$ 1,351,874	5	Replace Lighting & Ceilings		\$ 1,576,160					
								6	Replace Wall & Floor Finishes		\$ 1,050,812					
								7	Replace Casework		\$ 679,947					
								8	Mold Remediation		\$ 331,823					
<b>Subtotal</b>			<b>\$ 6,885,538</b>	<b>Subtotal</b>			<b>\$ 3,005,779</b>	<b>Subtotal</b>			<b>\$ 10,833,067</b>	<b>Subtotal</b>			<b>\$ 864,699</b>	<b>\$ 21,589,083</b>
Subtotal Priority 1			\$ -	Subtotal Priority 1			\$ -	Subtotal Priority 1			\$ -	Subtotal Priority 1			\$ -	\$ -
Subtotal Priority 2			\$ -	Subtotal Priority 2			\$ -	Subtotal Priority 2			\$ -	Subtotal Priority 2			\$ -	\$ -
Subtotal Priority 3			\$ -	Subtotal Priority 3			\$ -	Subtotal Priority 3			\$ -	Subtotal Priority 3			\$ -	\$ -
Subtotal Priority 4			\$ -	Subtotal Priority 4			\$ -	Subtotal Priority 4			\$ -	Subtotal Priority 4			\$ -	\$ -
"Unassigned" Total			\$ -	"Unassigned" Total			\$ -	"Unassigned" Total			\$ -	"Unassigned" Total			\$ -	\$ -

**The SKILLMAN Corporation**  
 Project Administration  
 Construction Management

# Priority Needs List – New Elementary

## PRIORITY NEEDS LIST Washington Township Schools

October 13, 2015

Capacity / Educational Effectiveness				Safety / Security and Code Compliance				Healthy Learning Environment				Technology				Totals
ITEM NO.	ITEM DESCRIPTION	Priority	COST	ITEM NO.	ITEM DESCRIPTION	Priority	COST	ITEM NO.	ITEM DESCRIPTION	Priority	COST	ITEM NO.	ITEM DESCRIPTION	Priority	COST	

### New Elementary

	Subtotal		\$ -		Subtotal		\$ -		Subtotal		\$ -		Subtotal		\$ -	\$ 23,647,334
	Subtotal Priority 1		\$ -		Subtotal Priority 1		\$ -		Subtotal Priority 1		\$ -		Subtotal Priority 1		\$ -	\$ -
	Subtotal Priority 2		\$ -		Subtotal Priority 2		\$ -		Subtotal Priority 2		\$ -		Subtotal Priority 2		\$ -	\$ -
	Subtotal Priority 3		\$ -		Subtotal Priority 3		\$ -		Subtotal Priority 3		\$ -		Subtotal Priority 3		\$ -	\$ -
	Subtotal Priority 4		\$ -		Subtotal Priority 4		\$ -		Subtotal Priority 4		\$ -		Subtotal Priority 4		\$ -	\$ -
	"Unassigned" Total		\$ -		"Unassigned" Total		\$ -		"Unassigned" Total		\$ -		"Unassigned" Total		\$ -	\$ -

## Questions and Comments

# Next Meeting

Wednesday, October 21, 2015

4:45 PM

H. Dean Evans Community & Education Center  
Room B & C