

ONE VISION.  
OUR FUTURE.



**WALL TOWNSHIP**  
— PUBLIC SCHOOLS —  
One Vision • All Students • Wall Together

## WTPS Facilities & Finance Committee

- On the BOE radar for about 5 years
  - Timed with debt payoff
  - Balance of taxpayer/district concerns
- Complete review of facility needs
  - Guided by outside experts
  - Ages of roofs and building systems
  - Changes in instructional environment
- Pared down a very long list
  - Q1: Make key improvement with no tax impact
  - Q2: Consider other important needs for Wall's future



**Adam Nasr**

CFM, CEFM, SFP, LEED AP O+M

Chairperson, Facilities & Finance

# Facilities Assessment

Evaluation to identify conditions of the existing facilities including:

- Building systems
- Building envelope and interiors
- Program needs
- Site and athletics

# SUMMARY

# Facilities Assessment

## **PRIORITY 1**

- Highest Priority – Addresses high priority program needs, health, safety and security, code issues, and projects currently in planning

## **PRIORITY 2**

- Medium Priority – Addresses lower priority program needs, comfort and long-term district needs

## **PRIORITY 3**

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



# SUMMARY

# Facilities Assessment Budget

SUMMARY	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total by School
Hard Costs						
Athletic Facility	\$49,920	\$391,911	\$275,340	\$12,220		\$729,391
Administration Building Complex	\$1,781,242	\$1,785,979	\$4,330,593	\$131,482		\$8,029,295
Bailey's Corner Road Complex	\$411,985	\$704,470	\$153,693	\$11,783		\$1,281,931
Allenwood Elementary School	\$1,577,813	\$5,612,620	\$5,873,010	\$27,950	\$1,202,500	\$14,293,893
Central Elementary School	\$4,018,654	\$7,351,565	\$6,906,770	\$61,750	\$1,004,250	\$19,342,989
Old Mill Elementary School	\$6,594,032	\$5,513,820	\$2,459,093	\$45,214	\$2,574,000	\$17,186,159
Wall High School	\$12,277,200	\$31,036,330	\$26,271,518	\$19,890	\$8,892,000	\$78,496,938
Wall Intermediate School	\$7,264,790	\$17,386,980	\$16,745,950	\$44,200	\$4,043,000	\$45,484,920
Wall Primary School	\$534,040	\$1,058,044	\$38,283,570	\$18,122		\$39,893,776
West Belmar Elementary School	\$3,389,963	\$5,208,060	\$1,490,060	\$31,200	\$1,378,000	\$11,497,283
	\$37,899,638	\$76,049,779	\$102,789,596	\$403,811	\$19,093,750	\$236,236,575

# What Would Voter Approval Fund?

## Question 1 Budget: \$53,078,733

- Building Systems Upgrades
- Building Envelope Upgrades
- Building Interior Upgrades
- Program Needs Renovations

## Question 2 Budget: \$13,520,475

- Building Systems Upgrades
- Building Interior Upgrades
- Program Needs Renovations
- Site and Athletic Field Upgrades



SUMMARY

# Referendum Budget Question 1

Question 1 Summary	Building Envelope	Building Systems	Program Needs	Building Interiors	Total Question 1
Wall High School	\$9,237,800	\$9,233,742	\$4,972,500	\$1,300,000	\$24,744,041
Wall Intermediate School	\$1,872,000	\$4,971,254	\$3,204,500	\$2,600,000	\$12,647,754
Allenwood Elementary School	\$468,000	\$3,137,738	\$0	\$357,500	\$3,963,238
Central Elementary School	\$299,000	\$4,117,236	\$0	\$497,250	\$4,913,486
Old Mill Elementary School	\$1,606,800	\$1,034,252	\$0	\$1,378,000	\$4,019,052
West Belmar Elementary School	\$388,700	\$1,557,462	\$0	\$481,000	\$2,427,162
Wall Primary School	\$234,000	\$0	\$0	\$130,000	\$364,000
<b>Total By Column</b>	<b>\$14,106,300</b>	<b>\$24,051,684</b>	<b>\$8,177,000</b>	<b>\$6,743,750</b>	<b>\$53,078,733</b>

# Referendum Budget Question 2

Question 2 Summary	Building Envelope	Building Systems	Program Needs	Site	Total Question 2
Wall High School	\$0	\$0	\$819,000	\$7,153,939	\$7,972,939
Wall Intermediate School	\$1,560,000	\$0	\$0	\$0	\$1,560,000
Allenwood Elementary School	\$0	\$0	\$0	\$690,179	\$690,179
Central Elementary School	\$0	\$0	\$0	\$0	\$0
Old Mill Elementary School	\$0	\$1,041,857	\$0	\$0	\$1,041,857
West Belmar Elementary School	\$0	\$955,500	\$0	\$1,300,000	\$2,255,500
Wall Primary School	\$0	\$0	\$0	\$0	\$0
<b>Total Budget By Column</b>	<b>\$1,560,000</b>	<b>\$1,997,357</b>	<b>\$819,000</b>	<b>\$9,144,118</b>	<b>\$13,520,475</b>



# Building Envelope

- Replace low-slope and asphalt shingle roofs that are out of warranty or for which the warranty will expire by the time voter-approved work is complete
- Replace Single Pane glazed vinyl and aluminum windows with thermally broken insulated window/storefront assemblies



EPDM Roofing at Wall Intermediate School

ENVELOPE

## Existing Conditions



Vinyl Windows at  
Wall Primary School



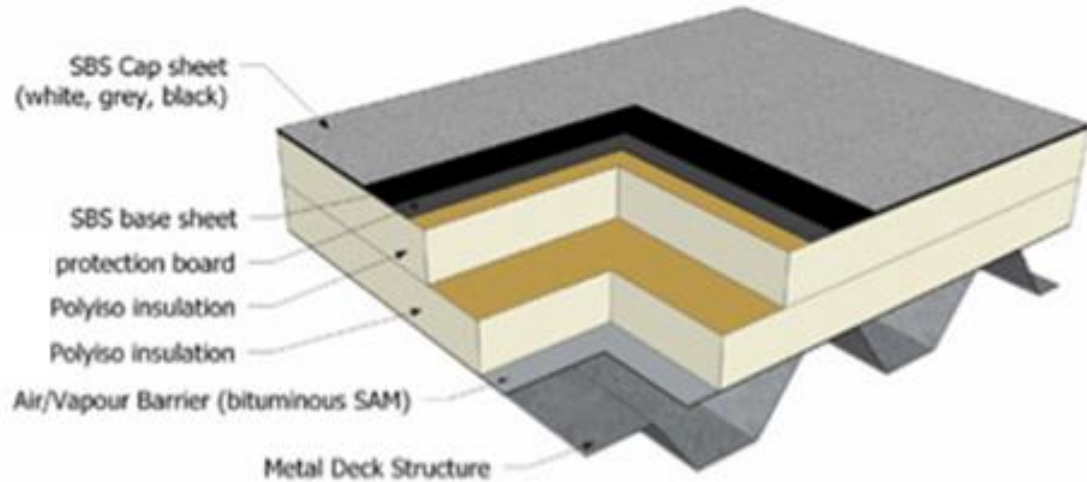
EPDM Roofing at  
Old Mill Elementary School



EPDM Roofing at  
Allenwood Elementary School

# ENVELOPE

## Examples of Proposed Systems

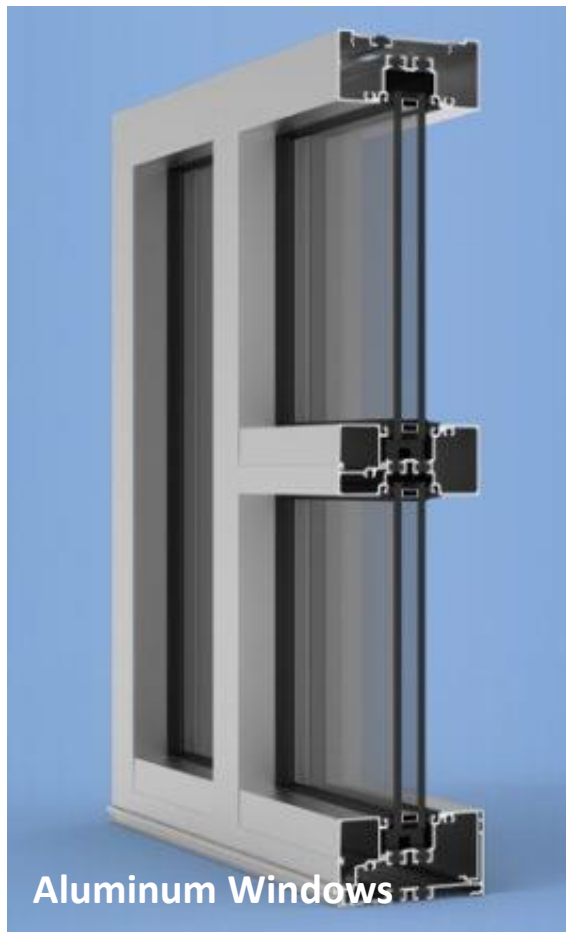


**Typical SBS Modified Bituminous Roofing Assembly**

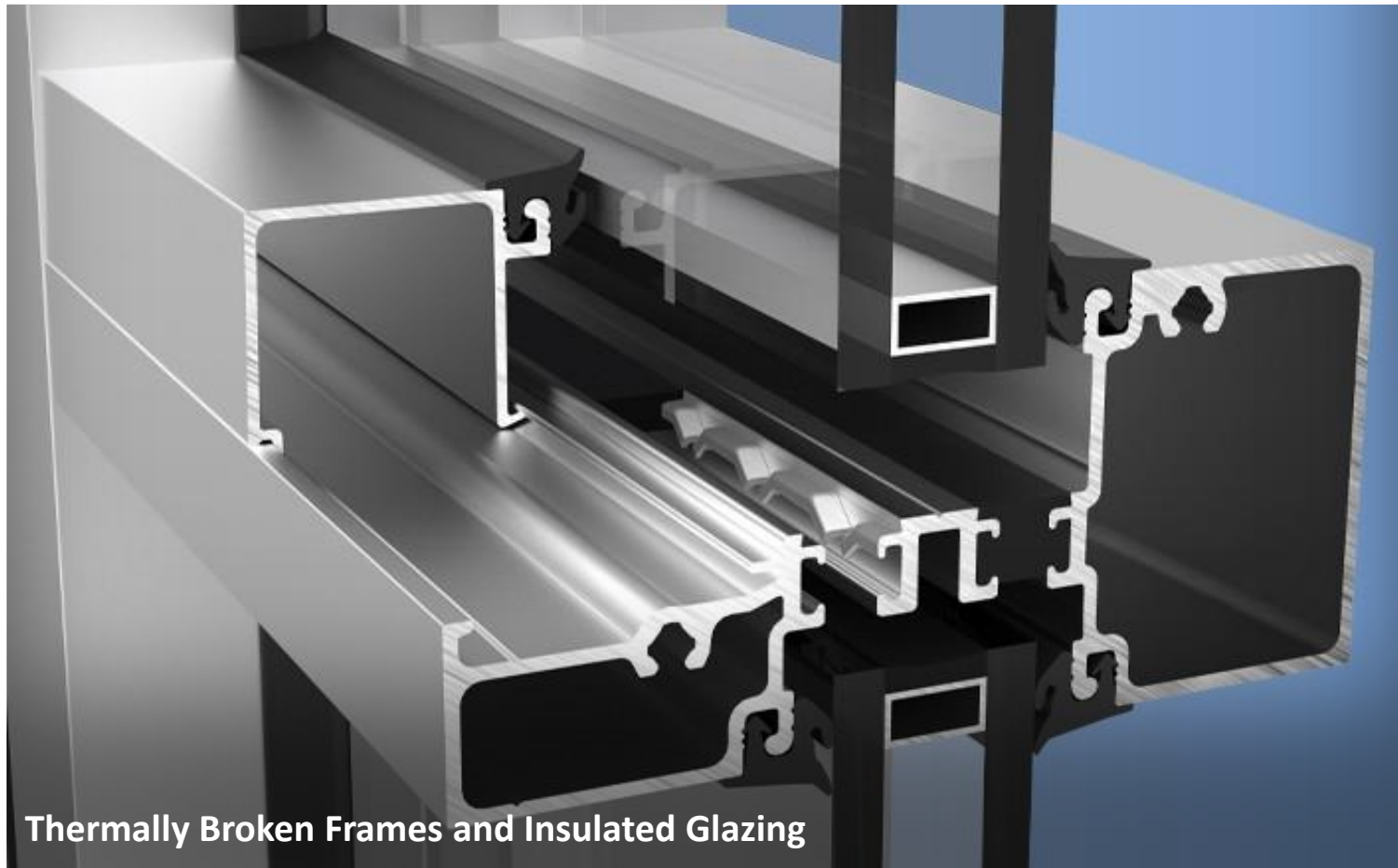


# ENVELOPE

## Examples of Proposed Systems



Aluminum Windows



Thermally Broken Frames and Insulated Glazing

# ENVELOPE

# Building Systems

- HVAC Upgrades including Unit Ventilator Replacement, Fan Coil Replacement, Boiler Replacement and Roof Top Unit Replacement
- Electrical Upgrades including replacing main building service, distribution panels and sub-panels
- Fire Alarm Upgrades including replacing fire alarm systems with fully addressable systems



Boiler at Allenwood Elementary School

SYSTEMS

## Existing Conditions



# SYSTEMS

## Examples of Proposed Systems



# SYSTEMS

## Examples of Proposed Systems



# SYSTEMS



# Program Needs

- Renovate existing Art Classrooms and Technology Classrooms at Wall High School and Intermediate School
- Renovate existing High School Auditorium



Graphic Arts Classroom at Wall High School

PROGRAM

## Existing Conditions



Art Classroom at  
Wall Intermediate School



Auditorium at  
Wall High School

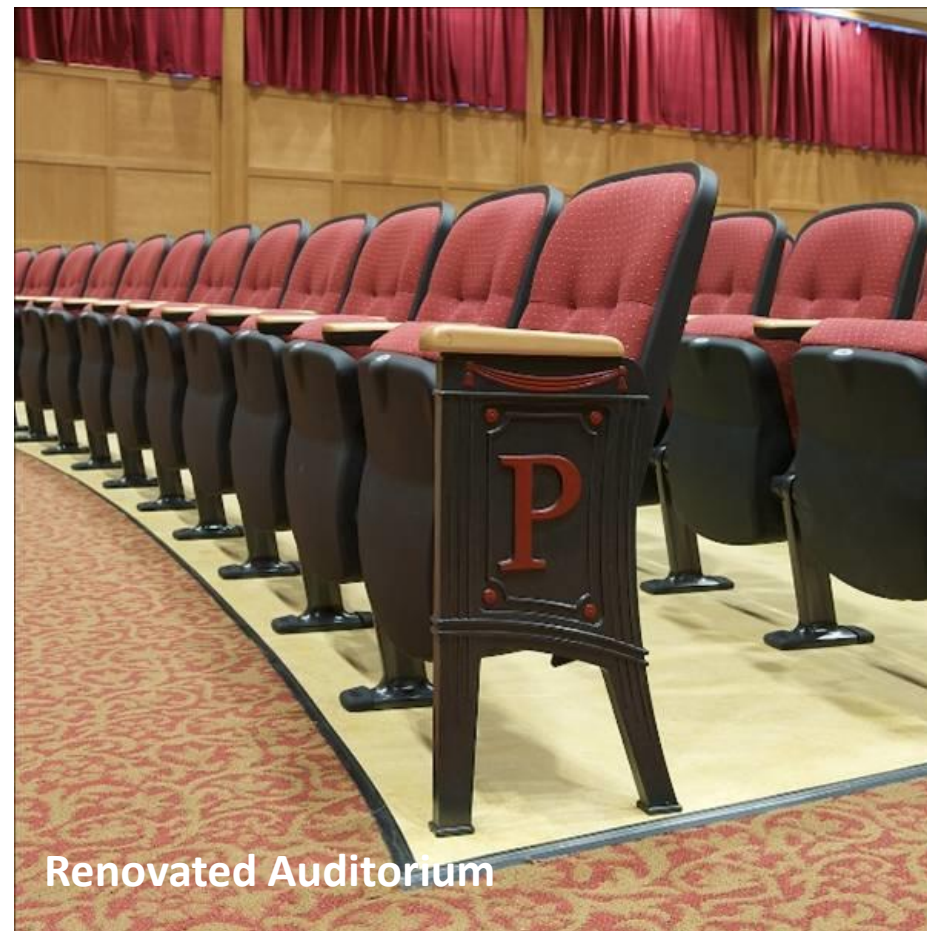
# PROGRAM

## Examples of Similar Completed Projects



# PROGRAM

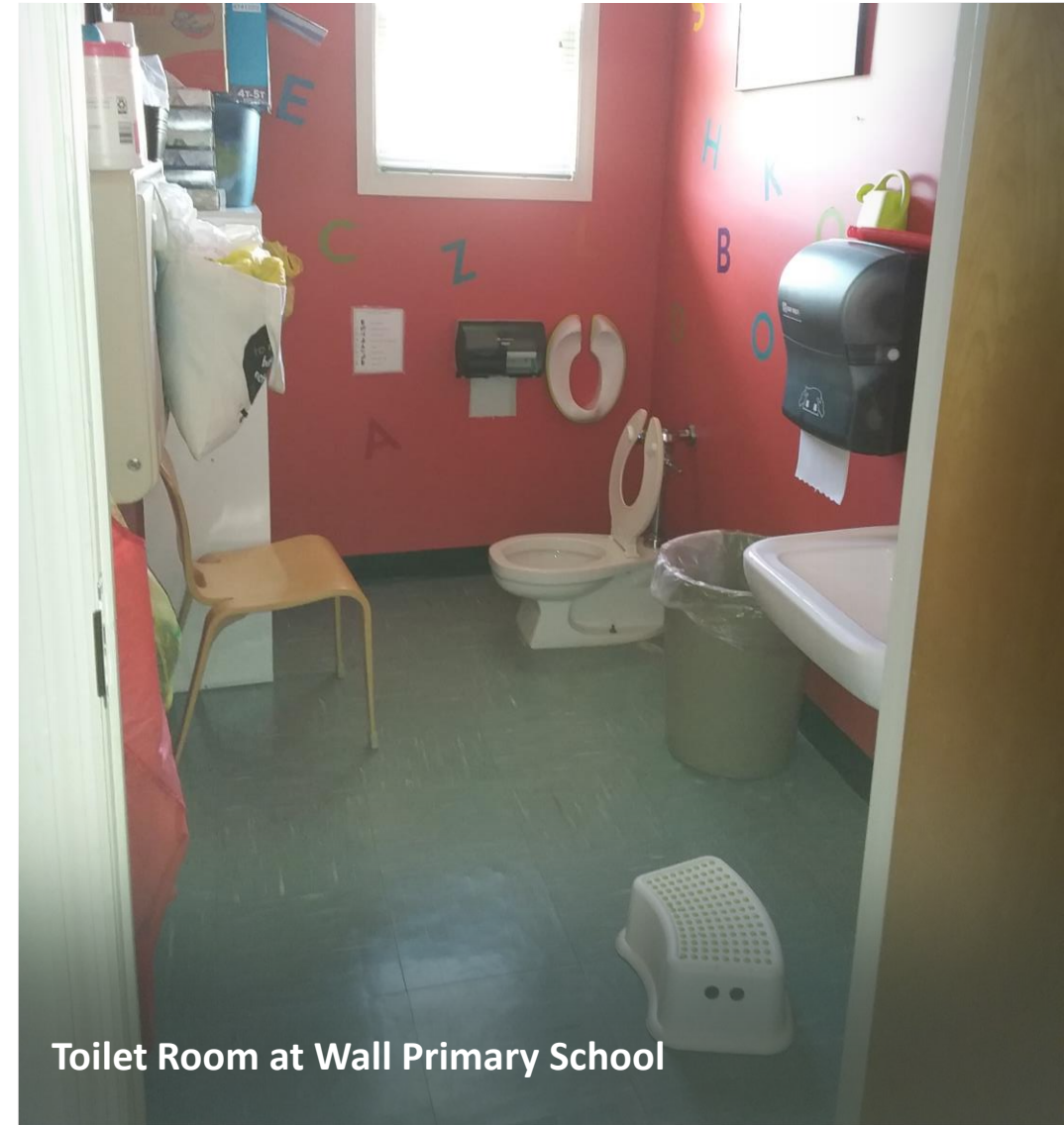
## Examples of Similar Completed Projects



# PROGRAM

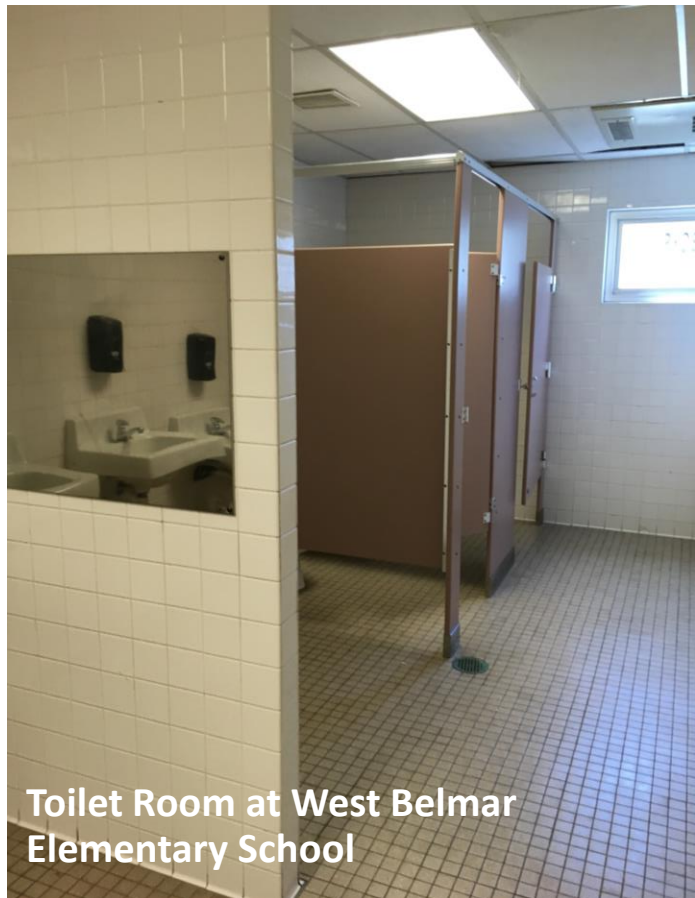
## Building Interiors

- Renovate existing non-ADA compliant corridor toilet rooms into ADA compliant toilet rooms
- Renovate existing non-ADA compliant classroom toilet rooms into ADA compliant toilet rooms
- Renovate non-ADA compliant locker rooms into ADA compliant locker rooms at Wall Intermediate School



Toilet Room at Wall Primary School

## Existing Conditions



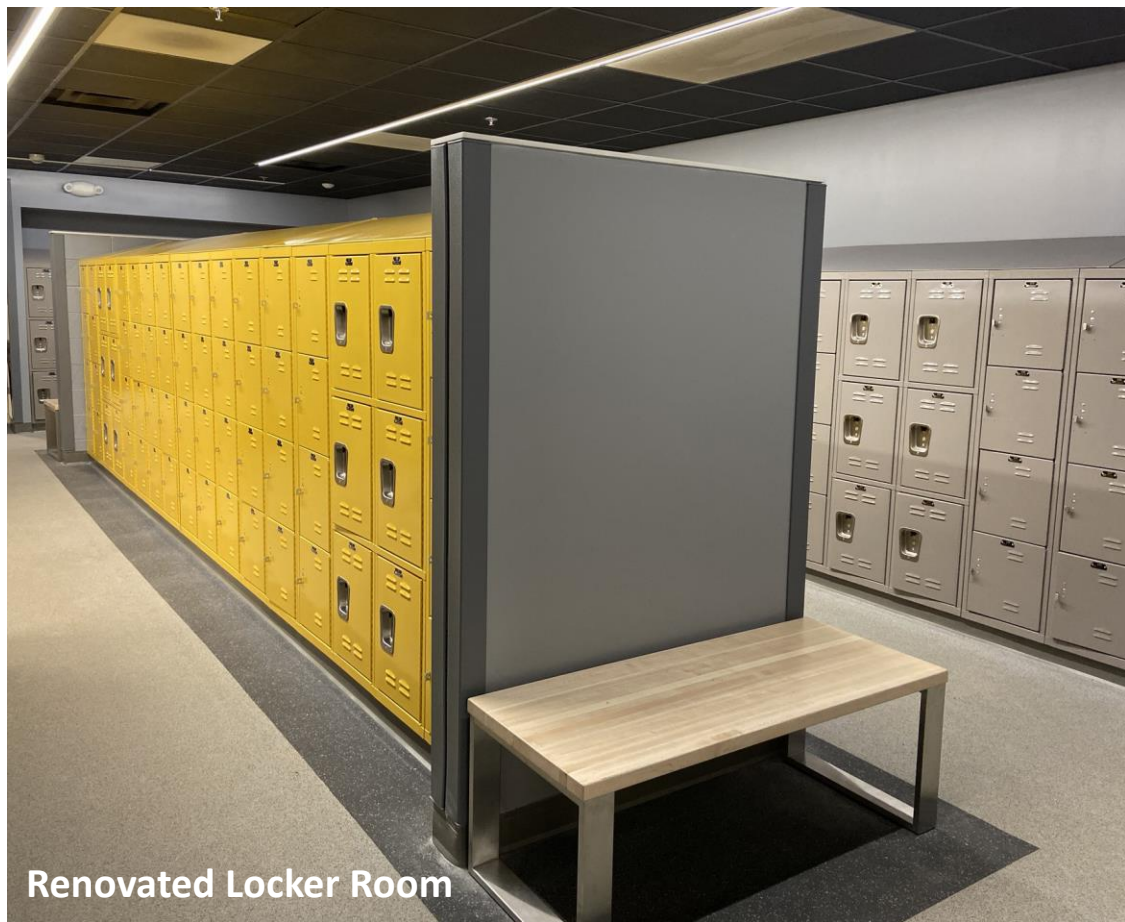
Toilet Room at West Belmar  
Elementary School



Locker Rooms at  
Wall Intermediate School

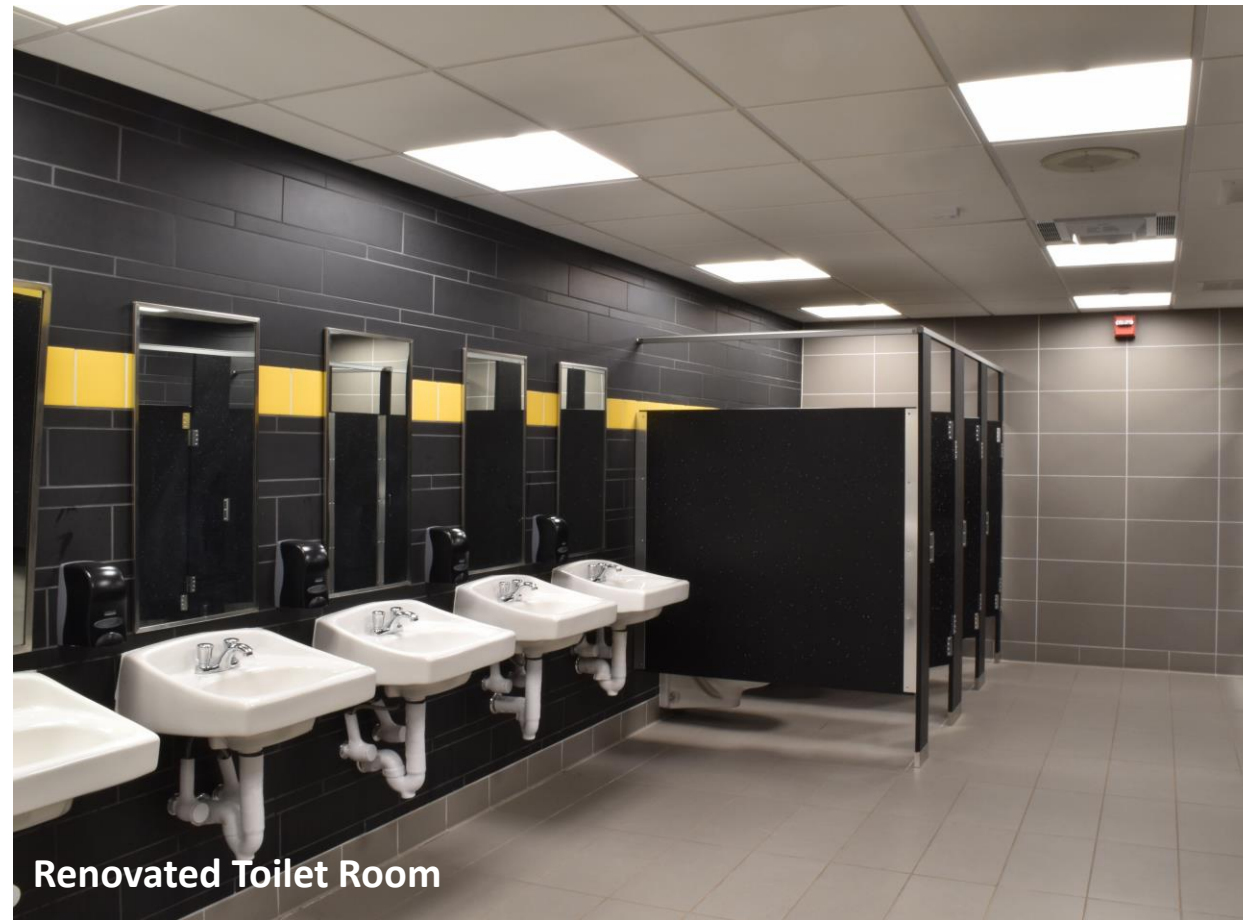
# INTERIORS

## Examples of Similar Completed Projects



# INTERIORS

## Examples of Similar Completed Projects

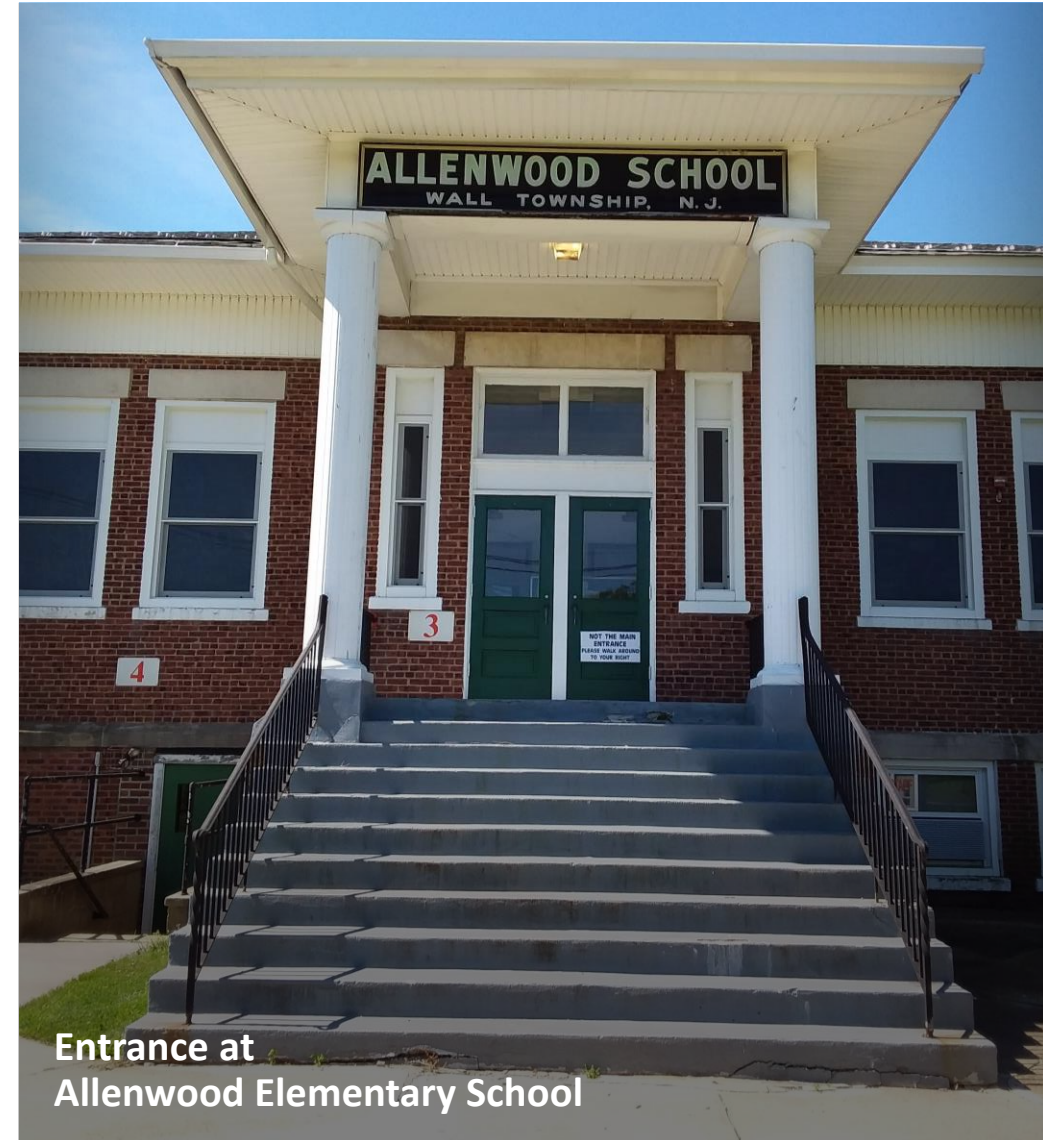


# INTERIORS



# Site and Athletic Fields

- Regrade existing High School athletic fields
- Artificial Turf
- Field drainage improvements at High School
- Renovate existing Track at High School
- New Field Lighting at High School Stadium
- ADA site improvements and new parking lot at Allenwood Elementary School
- Paving Upgrades at West Belmar Elementary School



Entrance at  
Allenwood Elementary School

# Existing Conditions



SITE

# Existing Conditions



Field Lighting at Wall High School



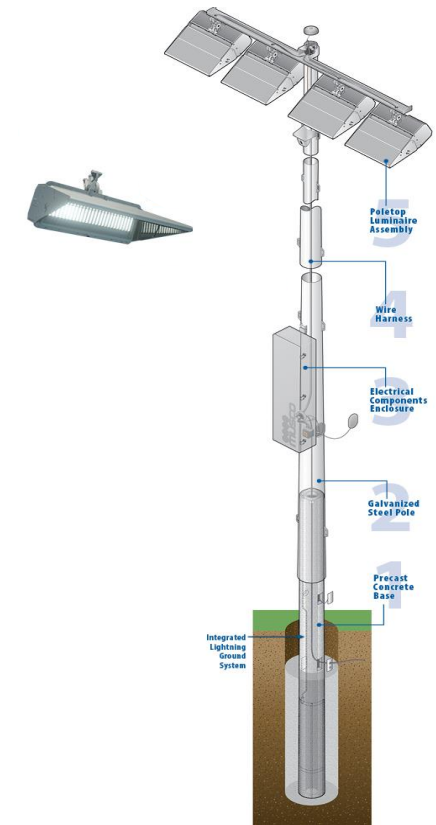
Football Field at Wall High School



Paving at West Belmar Elementary School

# SITE

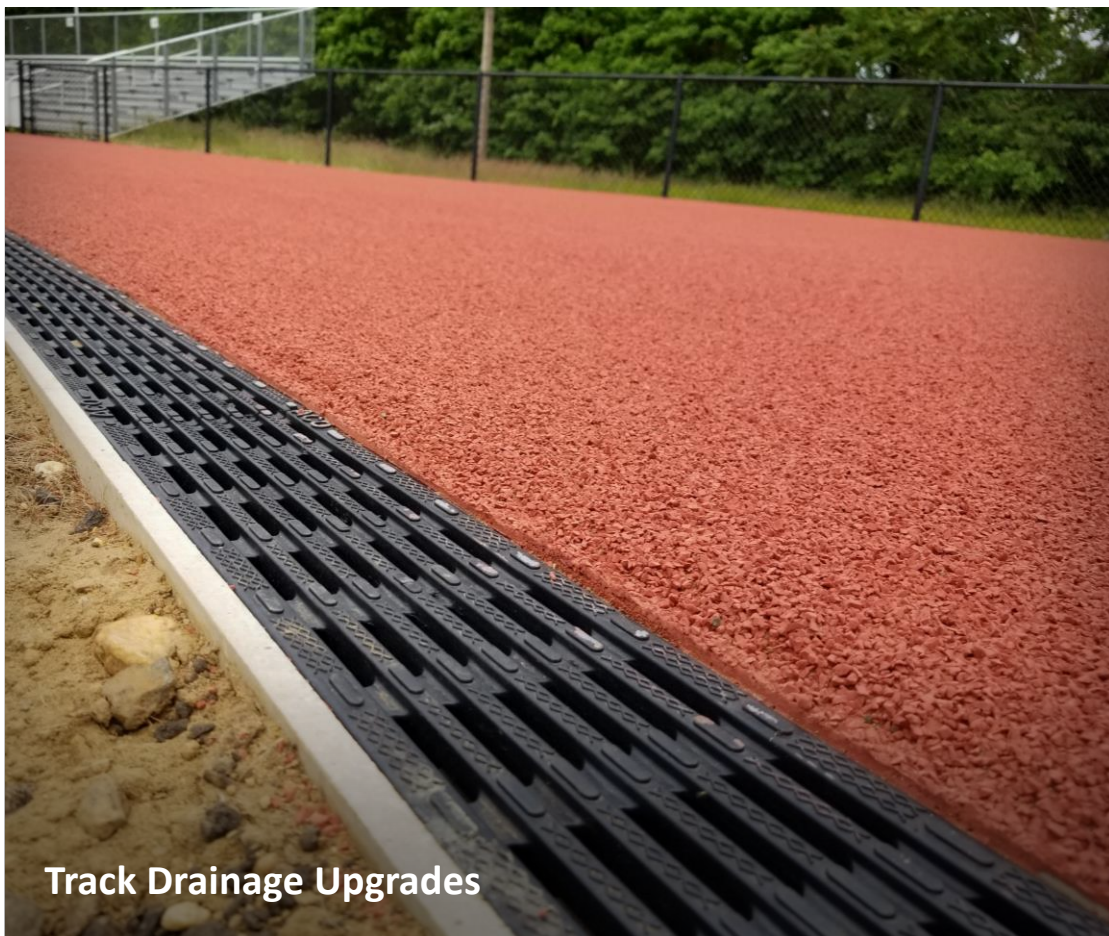
# Examples of Similar Completed Projects and Proposed Systems



LED Field Lighting

SITE

# Examples of Similar Completed Projects



Track Drainage Upgrades



ADA Entrance Upgrades

SITE

## Question 1 Total = \$53.1M (approx.)

- Includes the highest priority items
- No tax impact due to the retiring of debt in FY 2023-2024
  - Average Assessed Home: \$483,357
  - Current Annual Debt Service Payment for average assessed home: \$185 (\$15.50/month) or \$0.038 per \$100 of assessed home value.
  - Projected Annual Debt Service Payment for average assessed home: \$179.38 (\$14.95/month) or \$0.037 per \$100 of assessed home value.
- All projects approved by DOE for 34% debt service aid
  - HVAC, Electrical, Fire Alarm, Classroom Alterations, Toilet Room Alterations, Roofing, Windows



# FINANCING

## Question 2 Total = \$13.5M (approx.)

- Question 2 is contingent on Question 1 passing as well
- Debt Service Payment will have a Tax impact for Wall Residents:
  - Average Assessed Home: \$483,357
  - Debt Service Payment for average assessed home: \$60 annually (\$5/month) or \$0.012 per \$100 of assessed home value.
- \$5.9M of projects approved by DOE for 34% debt service aid
  - HVAC, ADA Site Upgrades, Art Classroom Renovations and Windows
- \$7.6M of projects ineligible for debt service aid
  - Site, Paving and Athletics projects



# FINANCING

# What if the Referendum Doesn't Pass?

## Without a Voter Approved Bond

### Referendum:

- High priority needs will have to be paid for from the operating budget
- WTPS will lose the opportunity for \$20 million in state aid
- Local property taxes will cover 100% of project costs
- Individual projects stretched over time will lose the economy of scale



Boiler at Wall High School



# Referendum Timeline



Authorized Special  
Election: Sept. 20, 2022

Approved Question:  
Nov. 1, 2022

Referendum:  
Dec. 13, 2022

Phase 1:  
Jan. 2023 - May 2023

Phase 2:  
June 2023 - Oct. 2023

Phase 3:  
Nov. 2023 - March 2024

Phase 1:  
June 2023 - Sept. 2024

Phase 2:  
Dec. 2023 - Sept. 2025

Phase 3:  
June 2024 - Dec. 2025

**TIMELINE**

# Why Now?

- Addresses District's most critical needs
- Approved for State Funding on eligible costs
- Minimal Tax Impact due to retiring debt
- Bundling projects together leverages economy of scale
- Improvements would include more cost-efficient building systems and reduced risks for repairs
- Referendum reduces the impact on annual maintenance budget, allowing the savings to be used for completion of HVAC, roofing, windows, and code compliance

**ACT NOW**



# Conclusion

- Old is a key word
  - Some restrooms & equipment are original to buildings
  - Two schools were built before 1900
- Protecting assets is a theme
  - Roofing, boilers, other critical systems
  - Modern fire alarms
  - Keep Wall's schools desirable
- Fiscal responsibility is the core
  - Leverage energy efficiencies
  - Address needs before emergencies
  - Capture state aid



This is part of a strategic, proactive approach to improve and protect facilities and the people who use them.

WALL  
HIGH  
SCHOOL

# YOUR VOTE MATTERS.

DECEMBER 13<sup>TH</sup>, 2022

[wallpublicschools.org/VISION](http://wallpublicschools.org/VISION)



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