Sayreville Public Schools
Vision 2030
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SPAC/Blue Ribbon Committee Meeting

Tuesday, October 1, 2019

Guess how old we are?

- SWMHS
  - 57 (Built in 1962)
- SMS
  - 51 (Built in 1968)
- SUES
  - 15 (Built in 1952 and remodeled in 2004)
- Truman
  - 47 (Built in 1972)
- Eisenhower
  - 50 (Built in 1969)
- Arleth
  - 60 (Built in 1959)
- Wilson
  - 86 (Built in 1933)
- Selover
  - 65 (Built in 1954)

Note!

- Although some of the windows and doors in some of our buildings have been replaced over the years, many of them are the originals that were installed when each school was constructed.
- While we have performed work on our roofs, the majority of them are over 20 years of age.
- While many may have been replaced over the years, most of the mechanicals, such as boilers and unit ventilators, are either the originals or are nearing 20 years old.
- While some have been upgraded through the years, many of the electrical grids are the originals.

We must start now to strategically and methodically improve our facilities, which are the learning environments for our students and the working environments for our staff.

Key Questions

- How can we keep our students and staff safe in our aging facilities?
  - Are our building envelopes and roofs sealed and safe?
- How can we continue to increase student achievement?
  - Are our students meeting their potential as learners?
- Does the climate in our schools' environments impact student learning?
  - Is the temperature in our schools conducive for optimum teaching and learning throughout the entire school year?
    - Cool in spring/fall/summer?
    - Warm in the winter?
- Do our electrical grids generate enough power for our students and staff?
  - Do we have enough power for the increase in technology and potential HVAC?
- Can we develop an in-district 18-21 year old students with disabilities program?
  - Can we educate our students better and more cost effectively?
- If we want our district bus drivers and aides to transport all or most of our students, can we safely maintain the busses?
  - If we are going to bus more of our students and be less reliant on vendors with less competent drivers, can we safely maintain the additional busses?
- How can we offset rising energy costs while still leveraging technology and providing healthy climate controlled environments?
  - How can we increase our electrical infrastructure without increasing energy consumption and paying higher energy costs?

Facility and Infrastructure Needs for ALL Schools

- New Building Envelopes
  - Roofs
  - Windows
  - Doors
- New and/or Revamped Electrical Infrastructure
  - Power grids
- Reparation or Installation of New Central Heating and Cooling Systems
  - Large rooms (media centers, cafeterias, gymnasiums)
- Replacement of Inoperable or Inefficient boilers and Existing Classroom HV/Inefficient HVAC Unit Ventilators (UV) with high Efficiency Boilers and HVAC UVs
- Construction of a New Bus Complex
  - 3 bay garage, offices, break rooms
- Renovations to the Selover School in Order to Make it an 18-21 Year Old Program School
- Installation of Solar Panels on Applicable Roofs

Climate Controlled Environment

- Research strongly and universally correlates increased student achievement in climate controlled environments.
  - Teaching is improved and learning is enhanced.
- A proposed statute will require classrooms to be between 65 and 79 degrees and those not meeting those standards be relocated.
- More than half of NJ Schools are fully climate controlled.
- In Middlesex County 92% of districts have some schools that are fully and others that are partially air conditioned. Moreover, in 50% of the districts, all schools are fully air conditioned.

May 2019

5	6	7	8	9	10	11
57° / 49°	73° / 51°	77° / 56°	71° / 50°	64° / 53°	79° / 56°	71° / 50°
12	13	14	15	16	17	18
50° / 43°	48° / 45°	55° / 40°	72° / 48°	75° / 51°	81° / 56°	79° / 54°
19	20	21	22	23	24	25
87° / 62°	87° / 57°	73° / 44°	76° / 56°	75° / 55°	76° / 52°	74° / 59°
26	27	28	29	30	31	6/1
88° / 62°	82° / 55°	79° / 63°	72° / 58°	76° / 60°	81° / 58°	79° / 61°

- 11 out of 19 days in which the temperature in ground level classrooms was 80 degrees or more and potentially 90 degrees or more on 2nd floors.

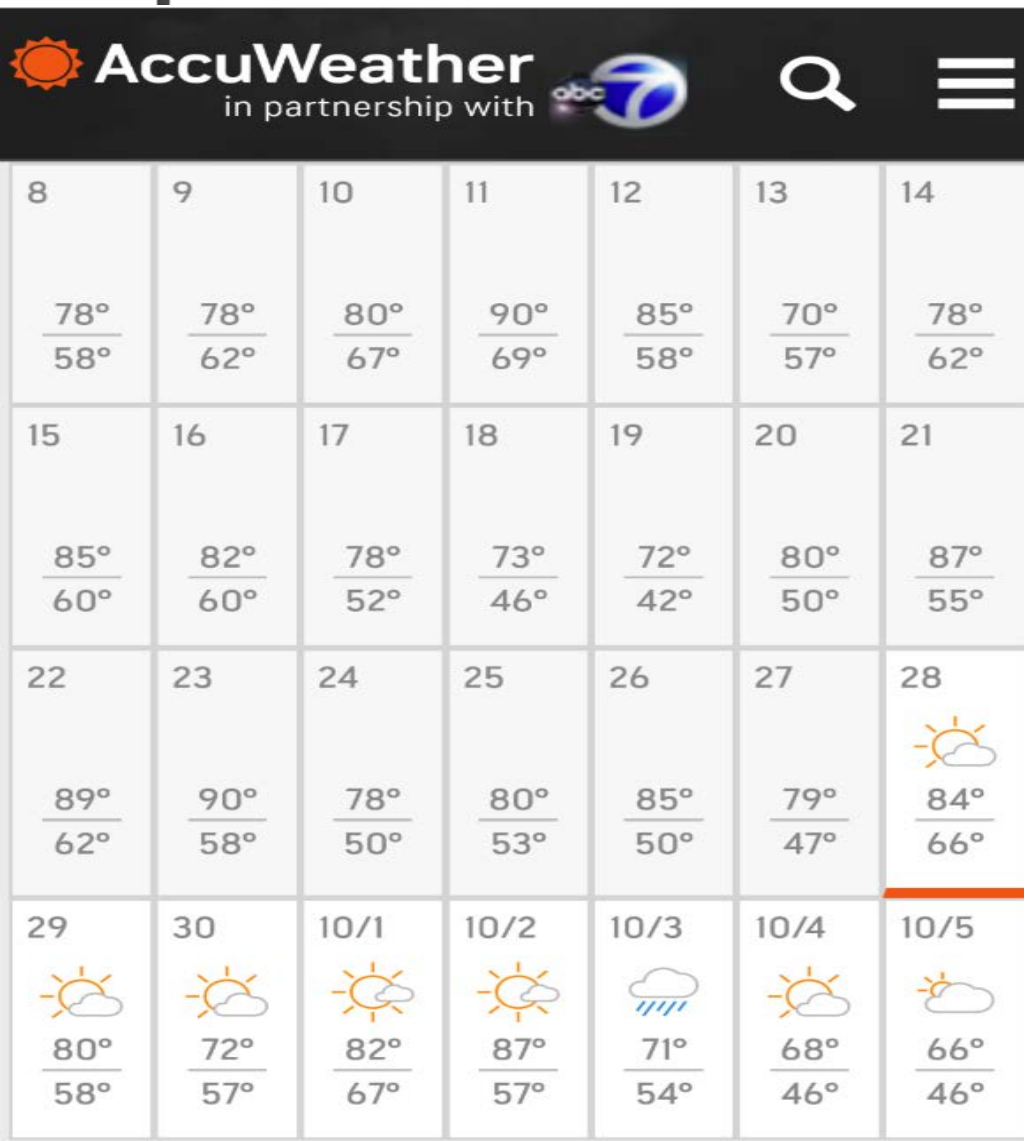
June 2019

AccuWeather in partnership with abc 7

S	M	T	W	T	F	S
5/26 88° 62°	5/27 82° 55°	5/28 79° 63°	5/29 72° 58°	5/30 76° 60°	5/31 81° 58°	1 79° 61°
2 82° 50°	3 71° 43°	4 72° 57°	5 84° 65°	6 85° 60°	7 81° 60°	8 79° 53°
9 75° 53°	10 72° 57°	11 78° 50°	12 75° 57°	13 68° 56°	14 75° 48°	15 82° 64°
16 82° 67°	17 79° 67°	18 78° 67°	19 71° 65°	20 86° 69°	21 79° 58°	22 81° 55°

- 10 out of 15 days in which the temperature in ground level classrooms was 80 degrees or more and potentially 90 degrees or more on 2nd floors. 3 days were potentially 100 degrees or more on second floors.

September 2019



- 12 out of 17 days in which the temperature in ground level classrooms was 80 degrees or more and potentially 90 degrees or more on 2nd floors. 4 days were potentially 100 degrees or more on second floors.
- On October 2nd temperatures are expected to be 90 degrees, which will mean that it will probably be 95 degrees in ground level classrooms and 105 degrees on 2nd floors.

How can we fund all these required improvements?

- Facilities Bond Referendum (aka. Referendum)
- Energy Savings Improvement Project (ESIP)
- Lease/Purchase Finance Agreement (LPA)
- Power/Purchase Finance Agreement (PPA)

What is a Facilities Bond Referendum?

- A process whereby the voters of a municipality are given the opportunity to approve or disapprove a proposed new capital project to construct new or renovate existing facilities. An election is most commonly required in connection with general obligation or full faith and credit bonds. Requirements for voter approval are based on statute and/or local ordinance.

What is an Energy Savings Improvement Project (ESIP)

- NJ law allows government agencies to make energy related improvements to their facilities and pay for the costs using the value of energy savings that result from the improvements. Under Chapter 4 of the Laws of 2009 (the law), the “Energy Savings Improvement Program” (ESIP), provides all government agencies in New Jersey, including public school districts, with a flexible tool to improve and reduce energy usage with minimal expenditure of new financial resources.

Lease/Purchase Agreement?

- School districts can also use lease/purchase agreement financing for busses, equipment and even construction projects. This is allows a district to receive larger amounts of funding up front, which can speed up construction and enable a district to put new and remodeled facilities into service more quickly, as well as reduce the odds of probable inflation in construction costs over time.
- As is the case with equipment leases, as long as the district can afford the repayment of the lease within five years or less, capital projects such as new construction, building renovations, and additions can be financed through a five year lease-purchase agreement.
- However, these payments must be made within the school district's operating budgetary cap, and must be considered as a part of its long-range facilities plan budget planning process.

Power Purchase Agreement

- A Power Purchase Agreement (PPA) is an arrangement in which a third-party developer installs, owns, and operates an energy system on a customer's property. The customer then purchases the system's electric output for a predetermined period. A PPA allows the customer to receive stable and often low-cost electricity with no upfront cost, while also enabling the owner of the system to take advantage of tax credits and receive income from the sale of electricity. Though most commonly used for renewable energy systems, PPAs can also be applied to other energy technologies such as combined heat and power (CHP).

Our Proposed Potential Strategic Plan

Potential Facilities Bond Referendum/ESIP Project

Facilities Bond Referendum

- **Submission in March 2020 for Vote in September 2020**
- All remaining building envelope upgrades
  - Windows and doors
- Roof replacements and/or reparations
- Electrical infrastructure upgrades
- Installation of air conditioning in all schools
  - Large (i.e.: gym, library, cafeteria) rooms in each building
  - Replacement of classroom HV unit ventilators with HVAC ventilators, especially on second floors
- Renovation of the Selover School

ESIP

- **Submission in July 2020 for start in September 2020**
- High efficiency lighting conversion
- Replacement of inefficient mechanicals, such as boilers
- Replacement of inefficient HV/HVAC unit ventilators
- Electrical infrastructure upgrades

Potential Lease Purchase/Power Purchase Agreements

Lease Purchase Agreement

- Transportation complex
  - 3 bay garage
  - Maintenance Area
  - Mechanic office/locker room
  - Driver break/locker room
  - Director and administrative assistant offices

Power Purchase Agreement

- Installation of Solar Panels
  - Roofs with 25 year warranties

We can perform the LPA, PPA, and even the ESIP projects, upon NJDOE approval, within a budget cycle, but we will need voter approval in order to perform the referendum projects.

Referendum

- Six Major Construction Project Domains
- Five Options
- Community Input
  - Meetings
    - BOE, SPAC/Blue Ribbon, PTO, Faculty, Student Council
  - Survey
    - November 4th
- Submission of project to NJDOE in March 2020
- Referendum Vote at the end of September 2020

Construction Project Domains

- Domain 1 – Roofing and Windows
- Domain 2 – Renovation of Selover
- Domain 3 – Upgrades to HV/AC
- Domain 4 – HVAC for larger spaces
- Domain 5 – HVAC to upper floors

Option A

School	Roofing	Windows	Total cost for new complete HVAC system	Total
Arleth Elementary	$852,784	$100,328 *	$5,901,090	$6,854,201
Eisenhower Elementary	$0	$761,189 *	$5,638,490	$6,399,679
Truman Elementary	$14,300	$1,003,860	$5,785,520	$6,803,680
Wilson Elementary	$1,021,774	$1,461,031	$5,206,370	$7,689,175
Samsel Upper Elementary	$2,204,309	$5,042,101	$15,004,860	$22,251,271
Sayreville Middle School	$479,050	$3,843,697	$12,058,930	$16,381,677
War Memorial High School	$1,602,809	$648,648	$19,271,124	$21,522,581
Subtotal	$6,175,026	$12,860,854	$68,866,384	$87,902,263
Selover Elementary				$ 11,106,049
Total				**$99,008,313**

Approximate Tax Impact for Average Assessed Home at ($144,724)

Annual $293
Monthly $24
Daily $1

Option B

School	Roofing	Windows	Total cost for new complete HVAC system	Cooling Large Spaces	Cooling Upper Floors	Total
Arleth Elementary	$852,784	$100,328 *	$6,107,530			$7,060,641
Eisenhower Elementary	$0	$761,189 *	$5,690,490			$6,451,679
Truman Elementary	$0	$1,003,860	$5,785,520			$6,789,380
Wilson Elementary	$1,122,521	$1,461,031		$1,835,854	$1,873,300	$6,292,706
Samsel Upper Elementary	$2,204,309	$5,042,101		$1,216,707	$6,499,350	$14,962,468
Sayreville Middle School	$479,050	$3,843,697		$1,809,665	$2,831,400	$8,963,812
War Memorial High School	$1,602,809	$648,648		$2,766,685	$6,327,750	$11,345,892
Subtotal	$6,261,473	$12,860,854	$17,583,540	$7,628,911	$17,531,800	$61,866,579
Selover Elementary						$8,603,023
Total						**$70,469,602**

Approximate Tax Impact for Average Assessed Home at ($144,724)

Annual $208
Monthly $17
Daily $0.50

Option C

School	Roofing	Windows	Cooling Large Spaces	Cooling Upper Floors	Total
Arleth Elementary	$852,784	$100,328*	$1,310,974	N/A	$2,264,085
Eisenhower Elementary	$0	$761,189*	$803,277	N/A	$1,564,466
Truman Elementary	$0	$1,003,860	$886,600	N/A	$1,890,460
Wilson Elementary	$1,122,521	$1,461,031	$1,835,854	$1,873,300	$6,185,456
Samsel Upper Elementary	$2,204,309	$5,042,101	$1,216,707	$6,499,350	$14,662,168
Sayreville Middle School	$479,050	$3,843,697	$1,809,665	$2,831,400	$8,320,312
War Memorial High School	$1,602,809	$648,648	$2,766,685	$6,327,750	$11,345,892
Subtotal	$6,261,473	$12,860,854	$10,629,762	$17,531,800	$46,232,839
Selover Elementary					$8,603,023
Total					**$54,835,862**

Approximate Tax Impact for Average Assessed Home at ($144,724)

Annual $162
Monthly $13
Daily $0.45

Option D

School	Roofing	Windows	Cooling Large Spaces	Total
Arleth Elementary	$852,784	$100,328 *	$1,310,974	$2,264,085
Eisenhower Elementary	$0	$761,189 *	$803,277	$1,564,466
Truman Elementary	$0	$1,003,860	$886,600	$1,890,460
Wilson Elementary	$1,122,521	$1,461,031	$1,835,854	$4,419,406
Samsel Upper Elementary	$2,204,309	$5,042,101	$1,216,707	$8,463,118
Sayreville Middle School	$479,050	$3,843,697	$1,809,665	$6,132,412
War Memorial High School	$1,602,809	$648,648	$2,766,685	$5,018,142
Subtotal	$6,261,473	$12,860,854	$10,629,762	$29,752,089
Selover Elementary				$8,603,023
Total				**$38,355,112**

Approximate Tax Impact for Average Assessed Home at ($144,724)

Annual $113
Monthly $9
Daily $0.30

Option E

School	Roofing	Windows	Total
Arleth Elementary	$852,784	$100,328 *	$953,111
Eisenhower Elementary	$0	$761,189 *	$761,189
Truman Elementary	$0	$1,003,860	$1,003,860
Wilson Elementary	$1,122,521	$1,461,031	$2,583,552
Samsel Upper Elementary	$2,204,309	$5,042,101	$7,246,411
Sayreville Middle School	$479,050	$3,843,697	$4,322,747
War Memorial High School	$1,602,809	$648,648	$2,251,457
Subtotal	$6,261,473	$12,860,854	$19,122,327
Selover Elementary			$8,603,023
Total			**$27,725,350**

Approximate Tax Impact for Average Assessed Home at ($144,724)

Annual $82
Monthly $7
Daily $0.20

Survey

- 5 minutes or less
- Introduction
- Demographic Information
- Valuation of Learning and Teaching Environment Inquiry
- Satisfaction with Teaching and Learning Environment Inquiry
- Recommended Action Inquiry
- Option Inquiry (Sayreville Residents Only)

Questions?

Suggestions?