

Preamble

The following document is a compilation of the existing conditions of the South Hunterdon Regional School District Facilities – Lambertville Public School and West Amwell Township Elementary School.

During the Summer of 2019, USA Architects was asked to join a series of facilities meetings that included council members and mayors from the surrounding school district's regions. USA Architects was tasked with offering advice and knowledge of facility requirements, code regulations relative to building construction, and related facility matters. A series of pictures presented herein display the architect's observations and provide visual representation of the facilities' existing conditions.

In general, Lambertville Public School core and shell is in good condition. The facility cannot be expanded nor can an upper level be added to the building. The facility's interior is lacking ADA requirements which creates a host of challenges with any reconstruction project. The facility is aging and in need of restoration.

In general, West Amwell Elementary core and shell is in very poor condition. The entire façade, block and windows require improvements to the insulation barrier. The facility cannot be expanded due to existing septic fields in the rear and parking on the northern and eastern sides of the property. An upper level cannot be added to the building. The facility interior is lacking ADA requirements which creates a host of challenges with any reconstruction project. The facility is aging and in need of restoration.

The costs associated at the end of this document are meant solely for magnitude and are therefore, not based on an actual detailed scope of work.

This document is divided into four parts:

PART 1 includes a series of pictures from the architect's on site observations. They represent specific findings of existing conditions.

PART 2 denotes the existing conditions of the elementary schools regarding program space and compares the facilities' conditions to New Jersey Department of Education's "guidelines." (not a mandated minimum requirement) The information provides a sense of understanding regarding the adequacy of the buildings when compared against the state model.

PART 3 provides paths to consider as the district contemplates any future actions for scope of work.

PART 4 provides basic cost assumptions in order to compare the considerations outlined in Part 3.





FACILITY OBSERVATIONS OF
West Amwell Township Elementary School
+ Lambertville Elementary School
SOUTH HUNTERDON REGIONAL SCHOOL DISTRICT

Date: 10.2.2019



AGENDA

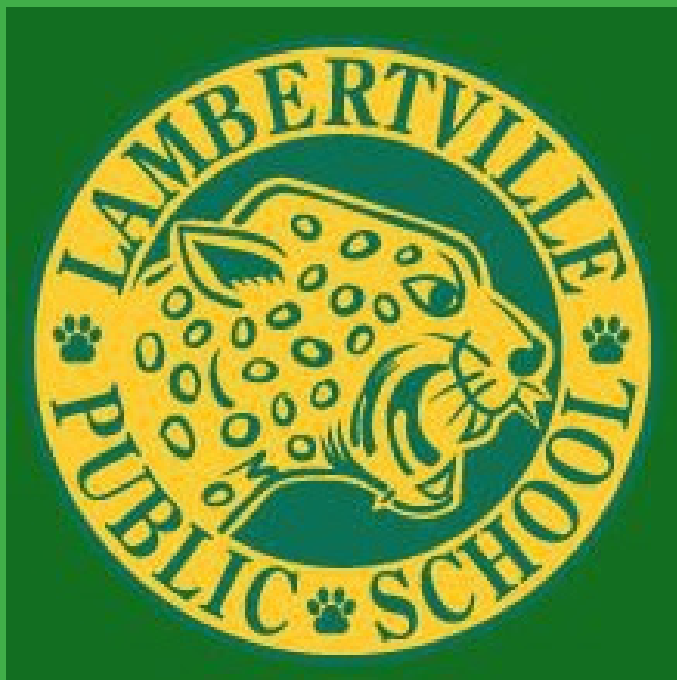
- 1.** OBSERVATIONS
- 2.** PROGRAM - N.J.D.O.E. GUIDELINES
- 3.** CONSIDERATIONS
- 4.** FEASIBILITY



OBSERVATIONS



LAMBERTVILLE ELEMENTARY



SITE PLAN



FACADE CONDITIONS



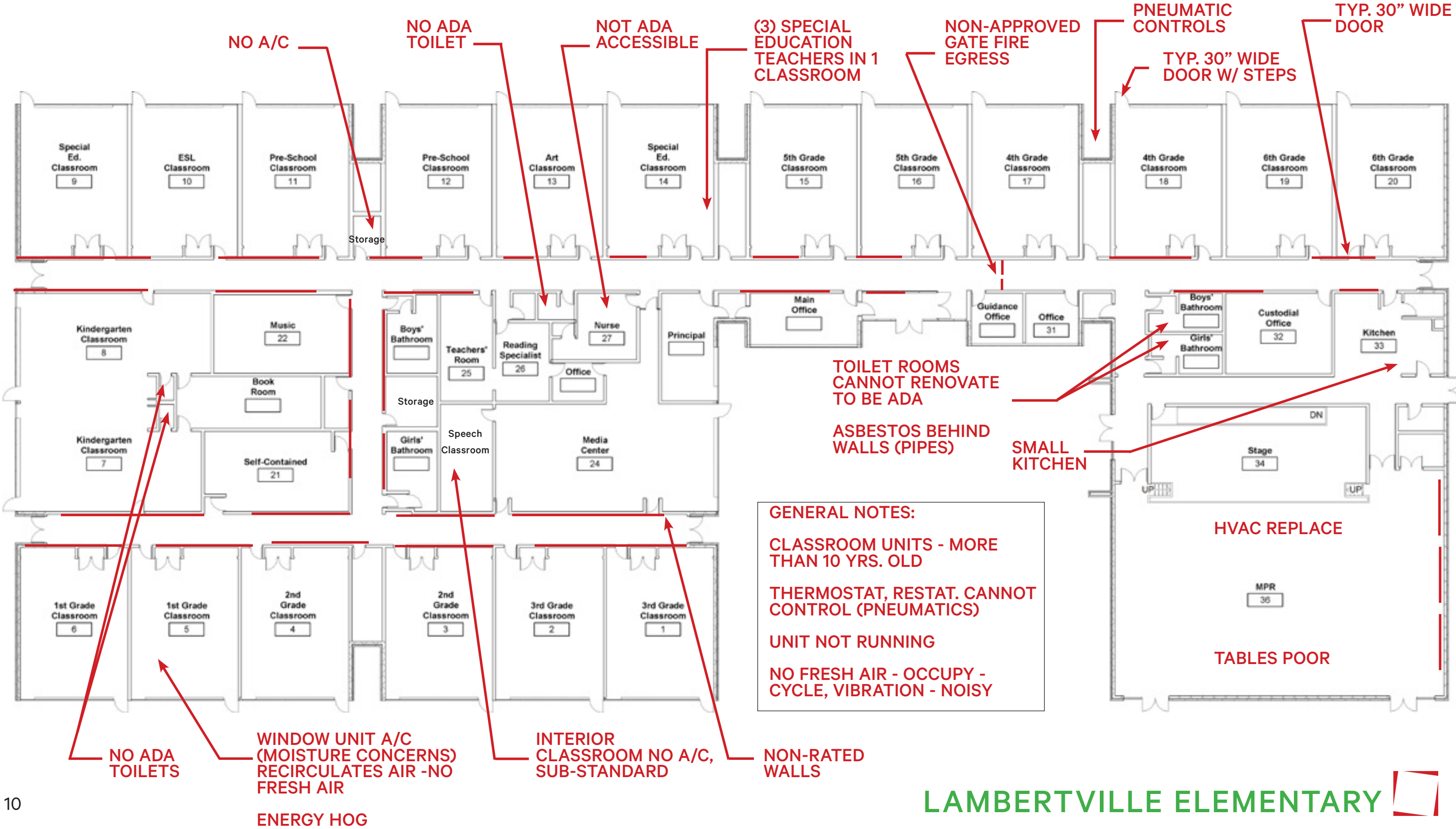
FACADE CONDITIONS



FACADE CONDITIONS



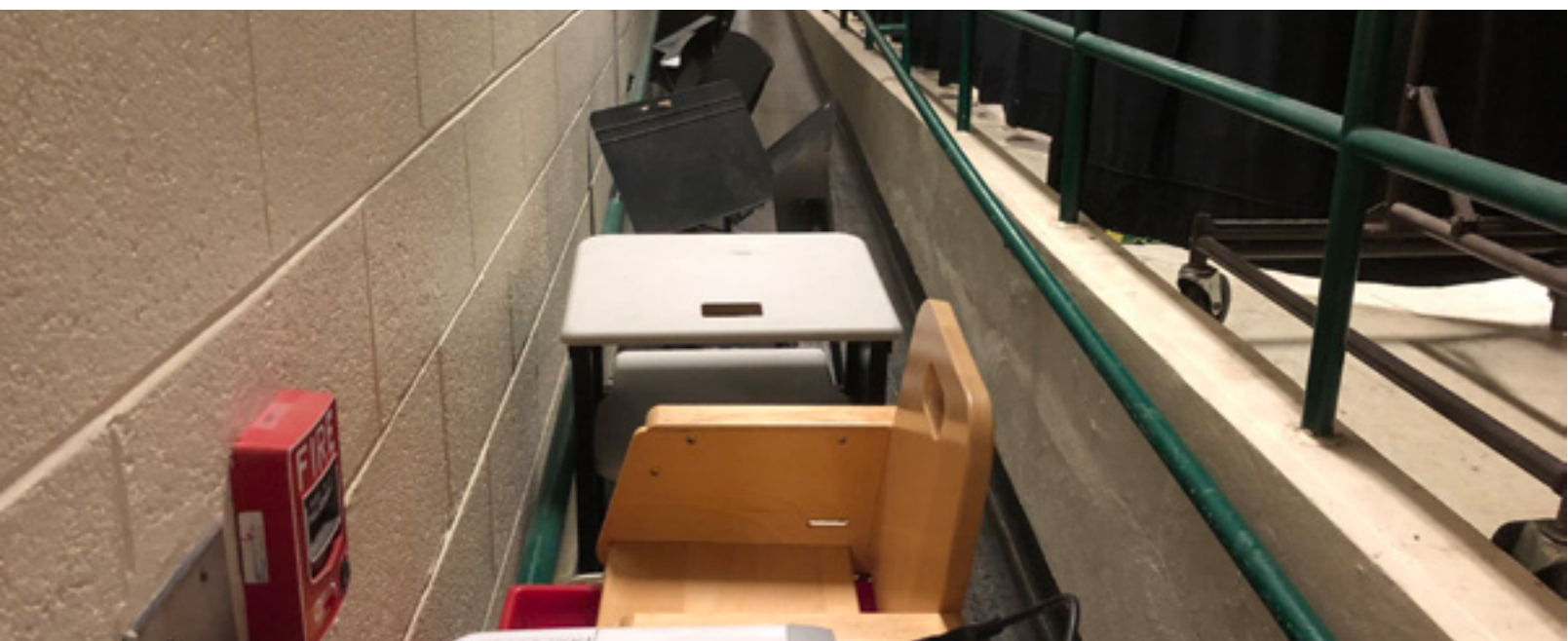
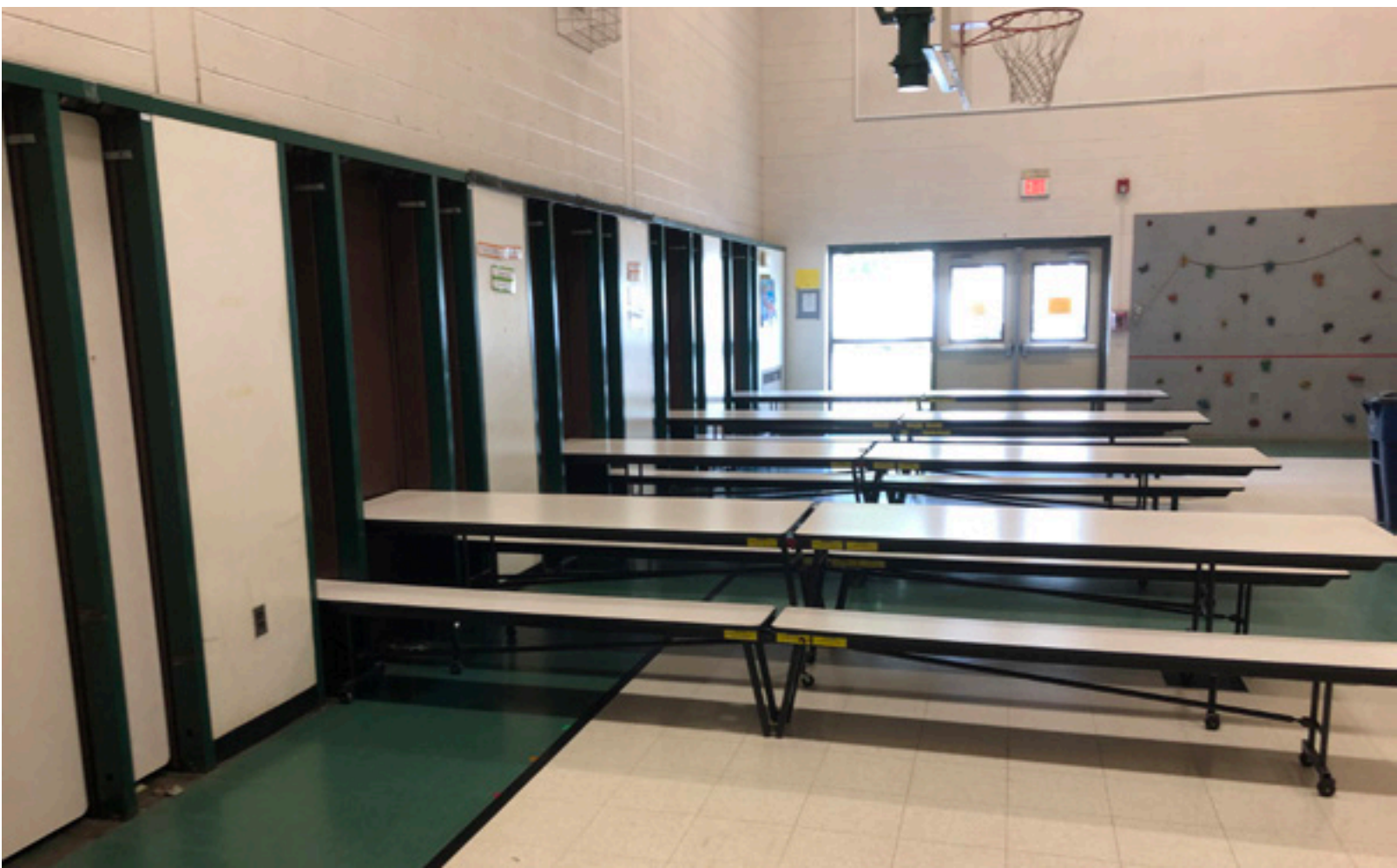
DEFICIENCIES



MULTIPURPOSE ROOM



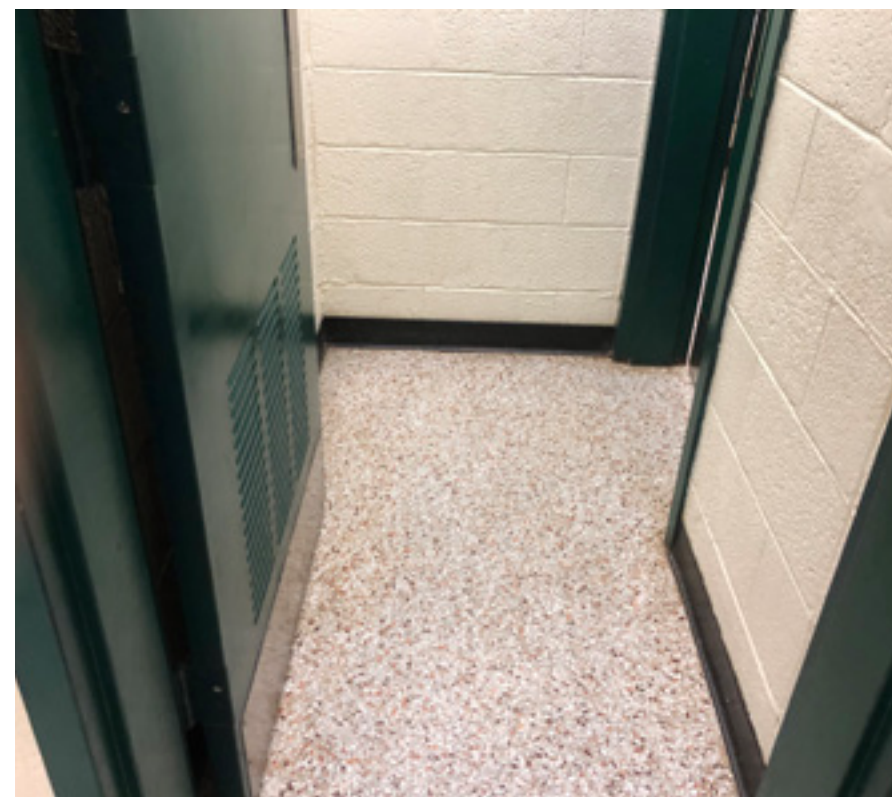
MULTIPURPOSE ROOM



TOILET ROOMS



TOILET ROOMS



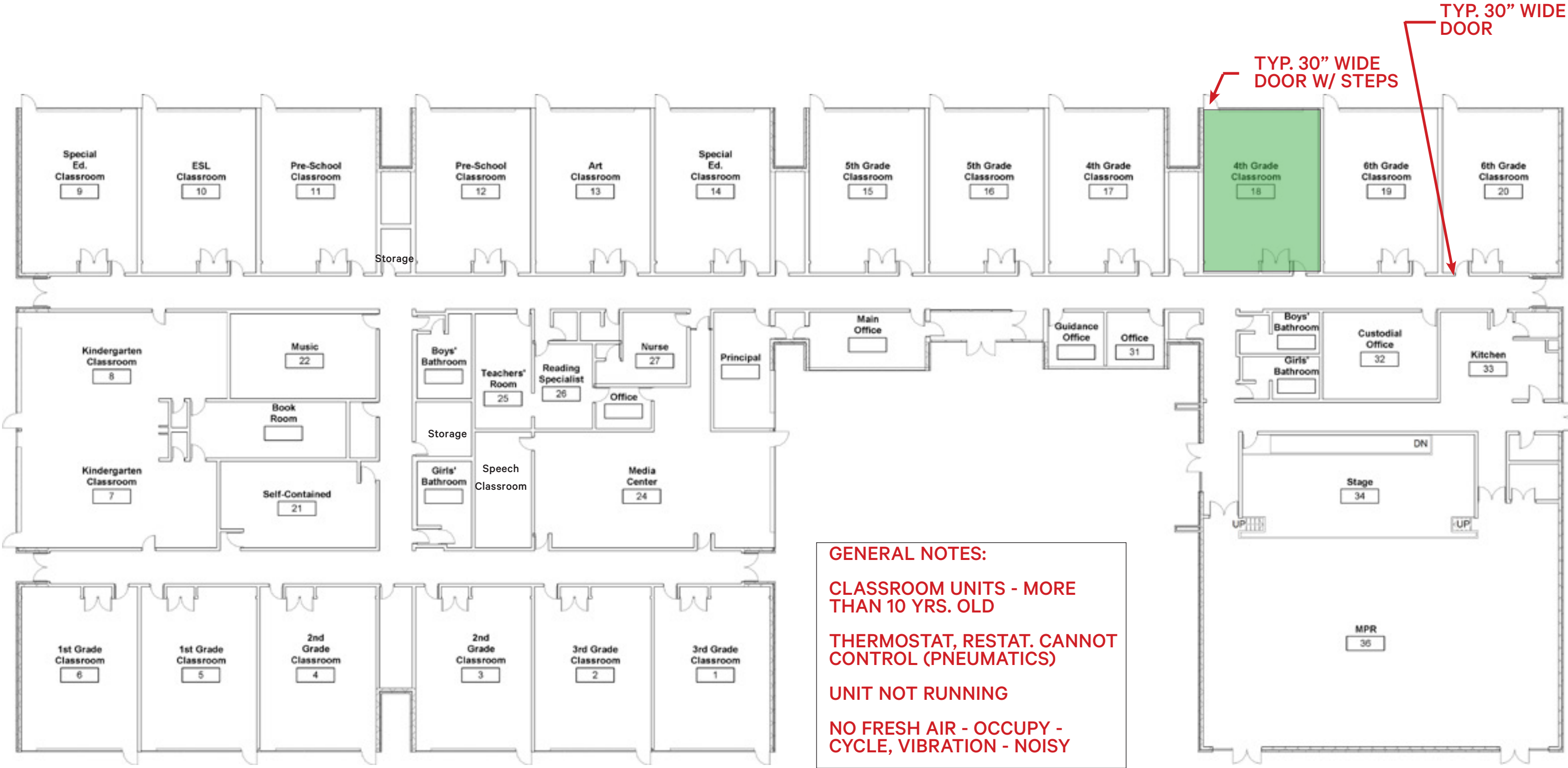
TOILET ROOMS



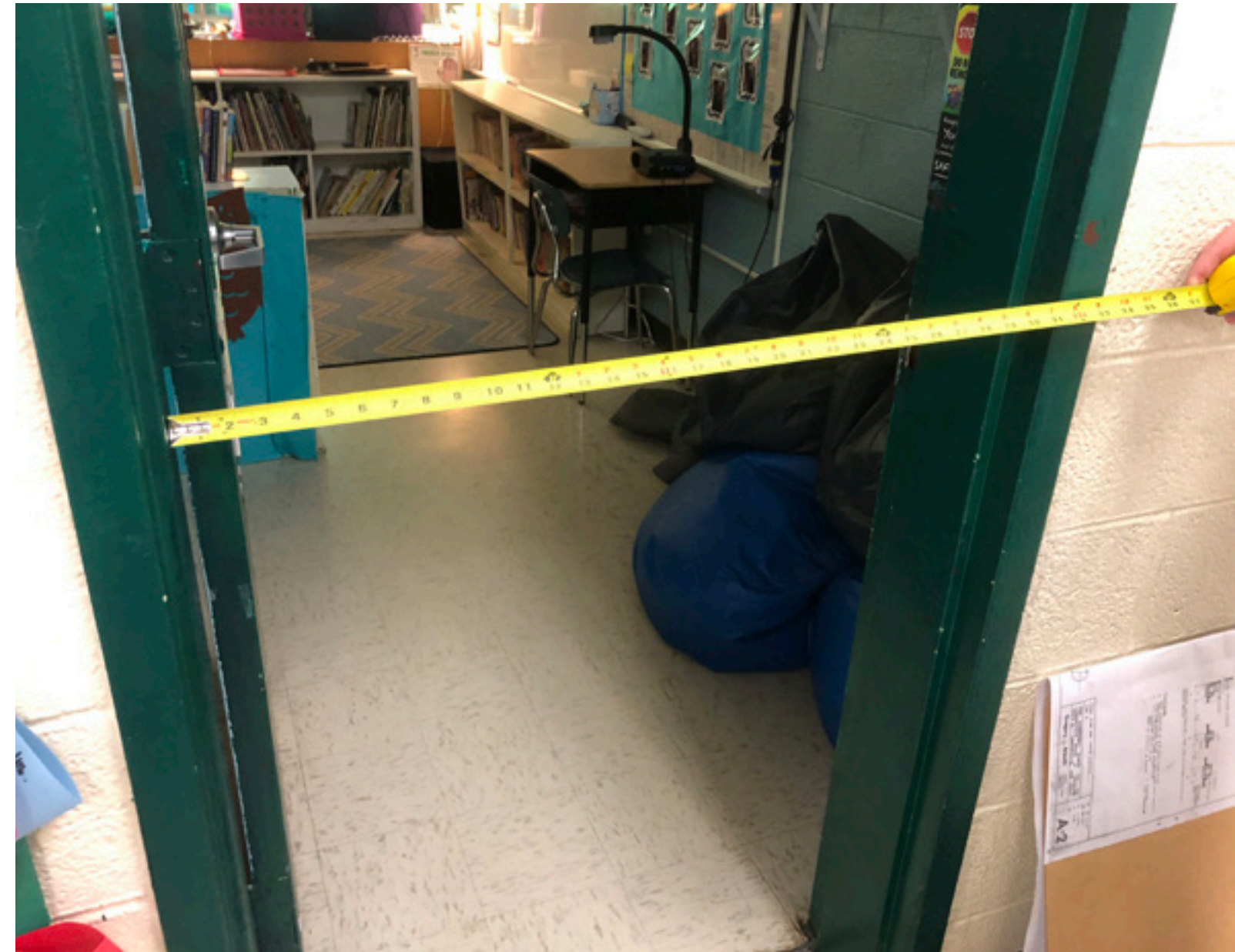
TOILET ROOMS



TYPICAL DOORS



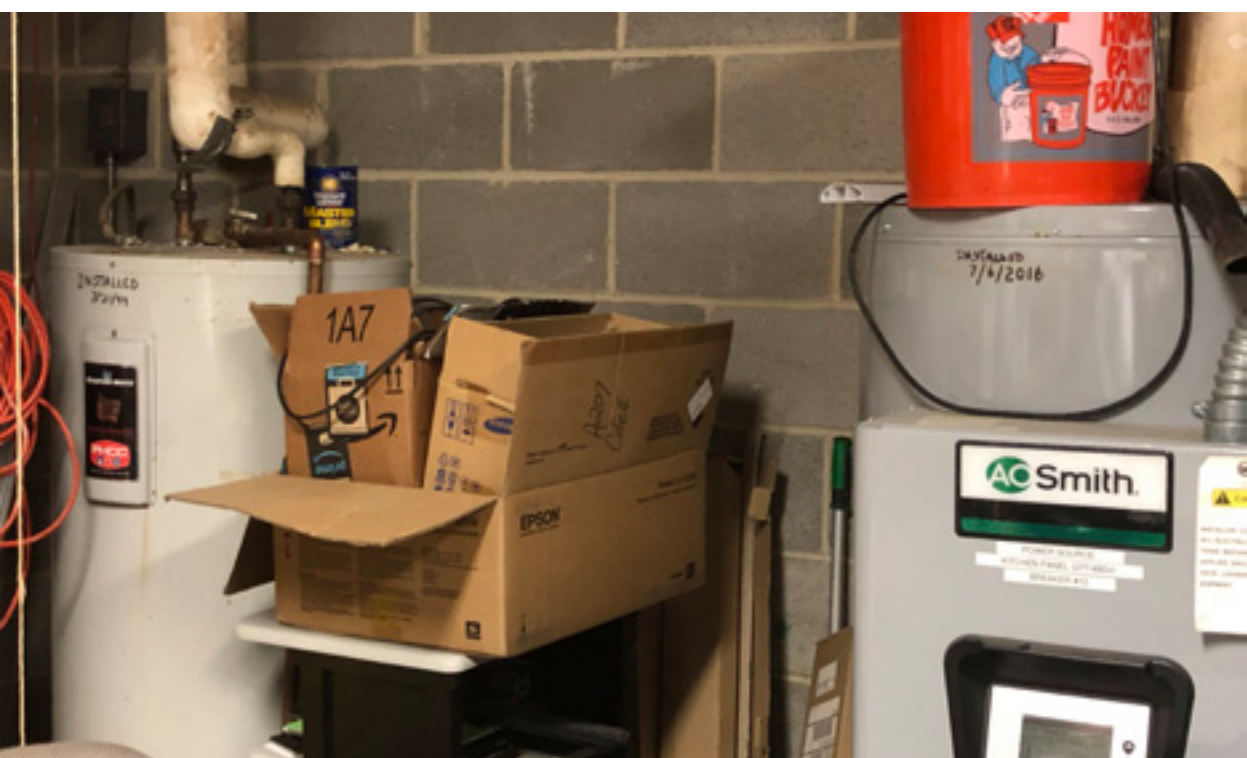
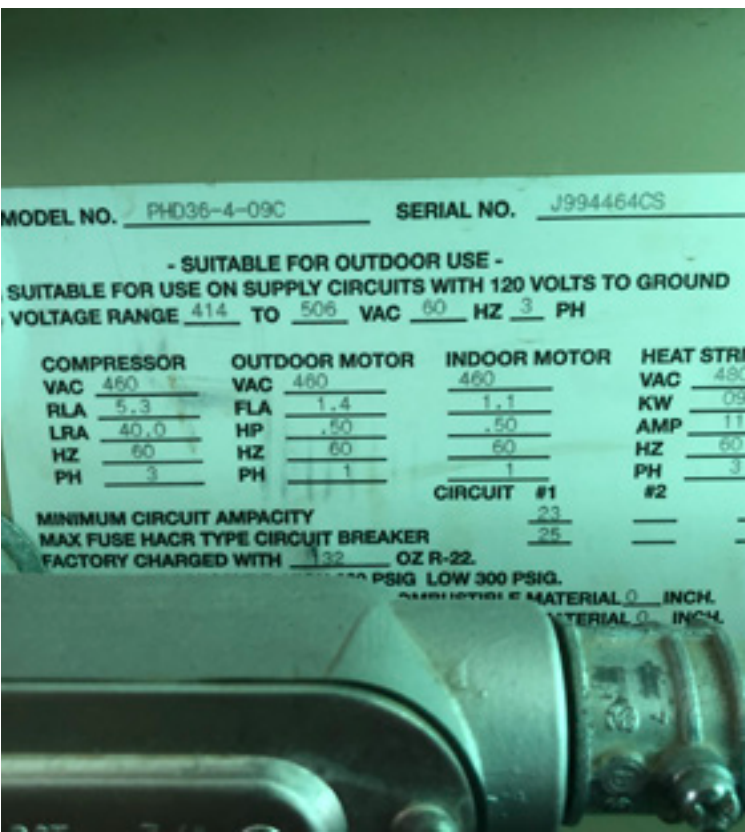
TYPICAL DOORS



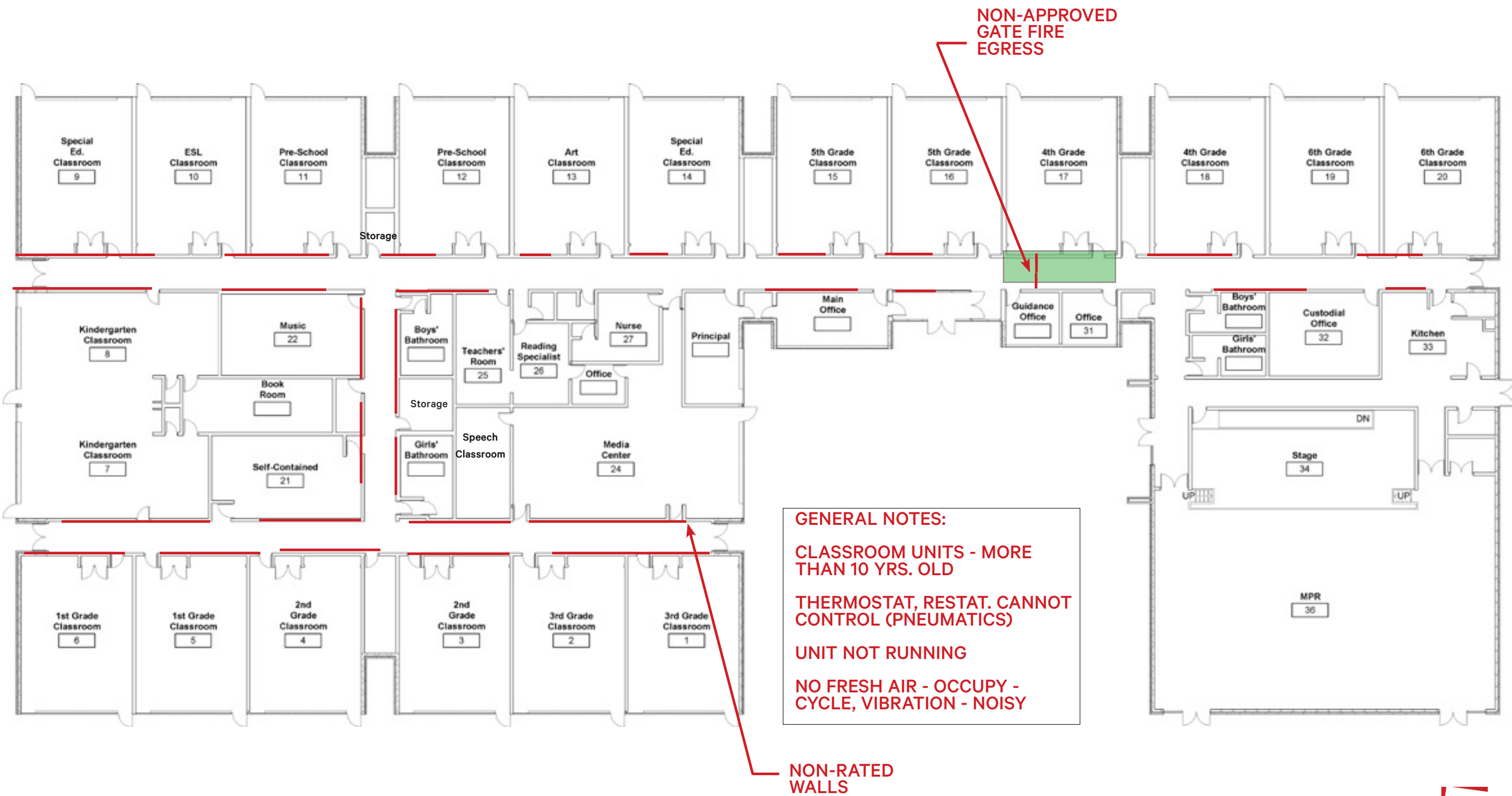
PNEUMATIC CONTROLS



PNEUMATIC CONTROLS



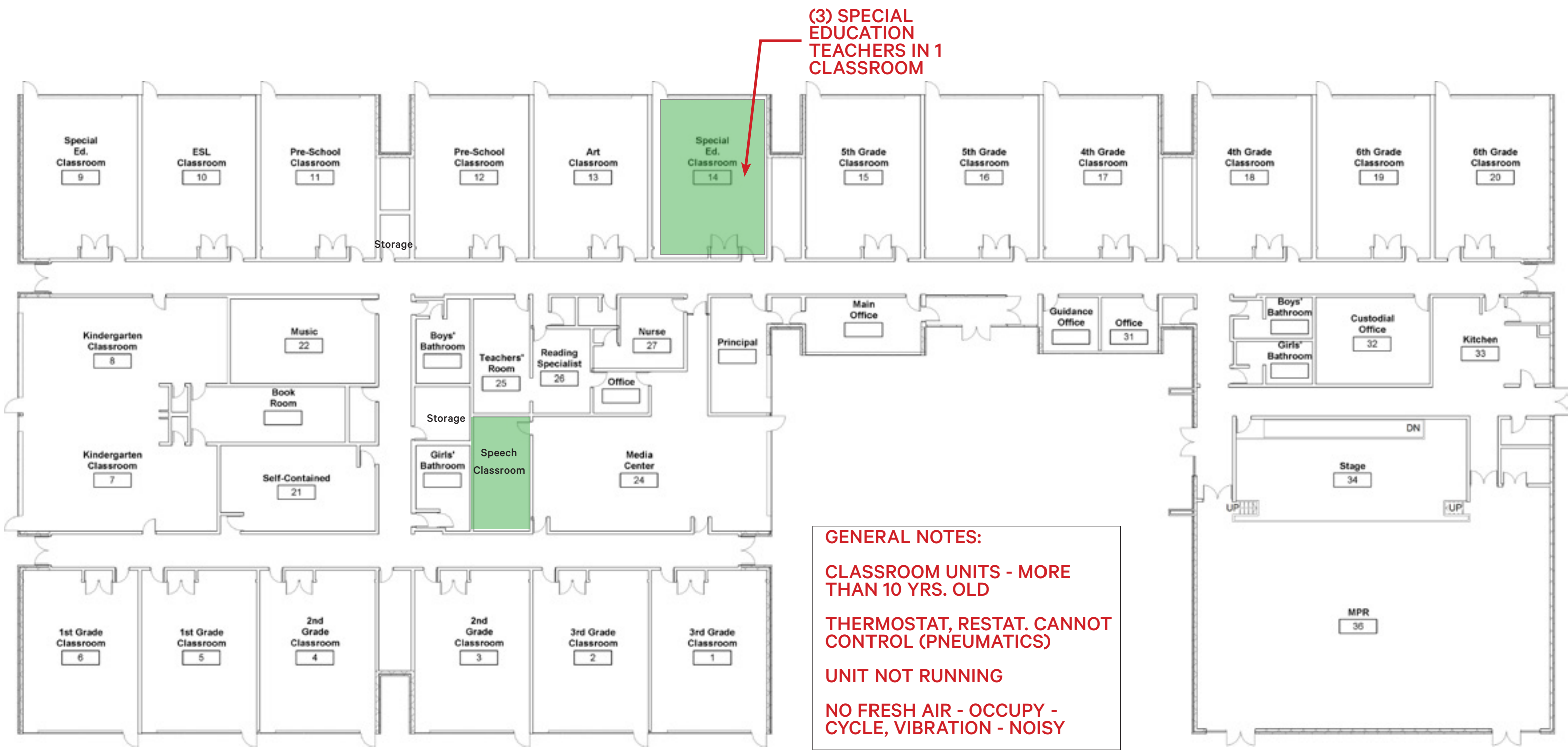
GATE FIRE EGRESS + NON-RATED WALLS



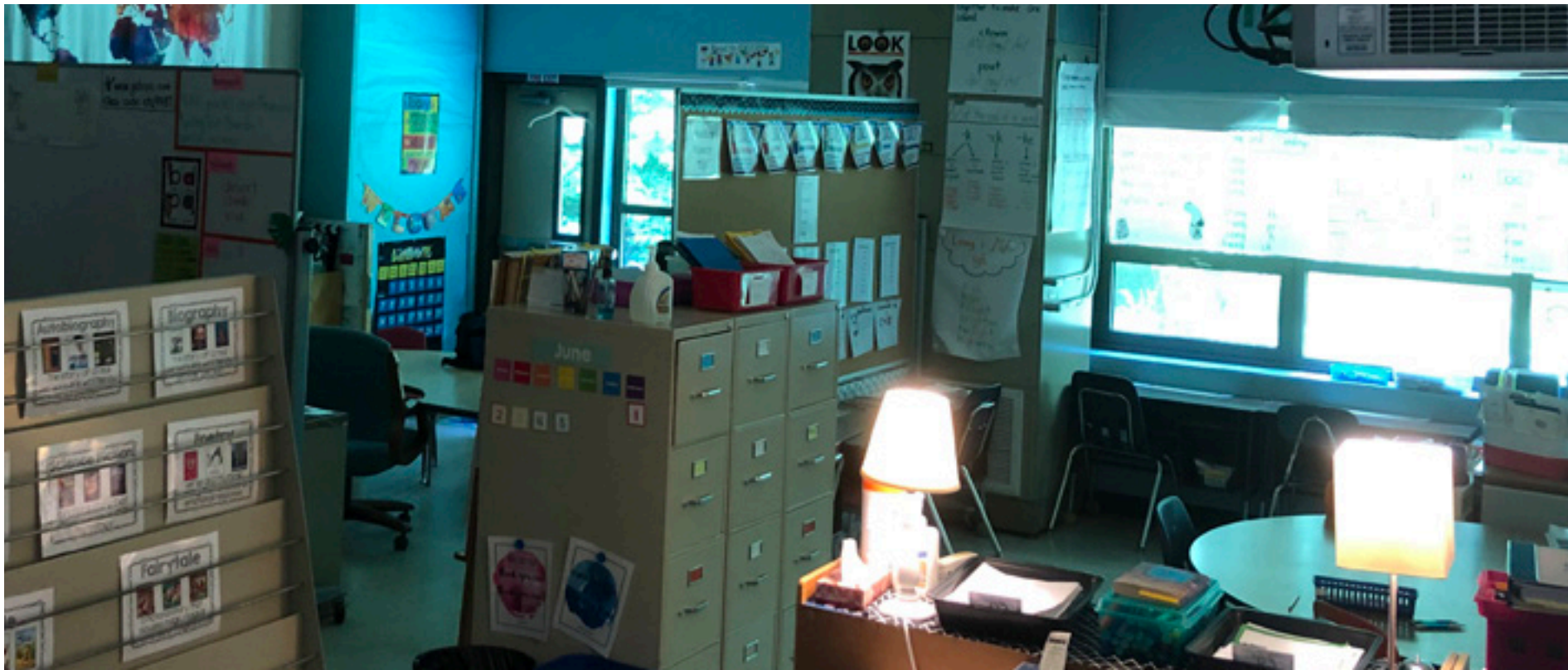
GATE FIRE EGRESS + NON-RATED WALLS



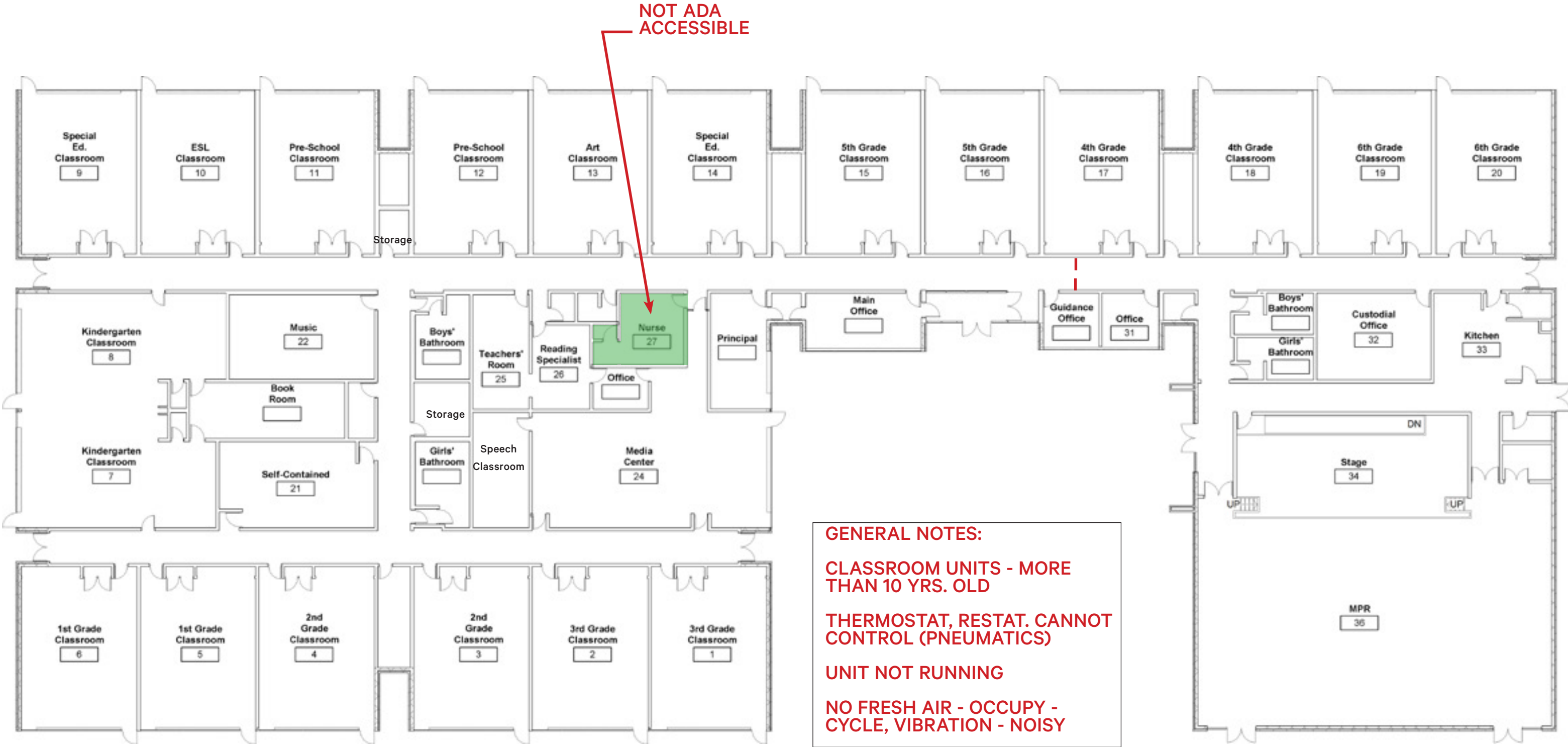
SPECIAL EDUCATION + SPEECH CLASSROOMS



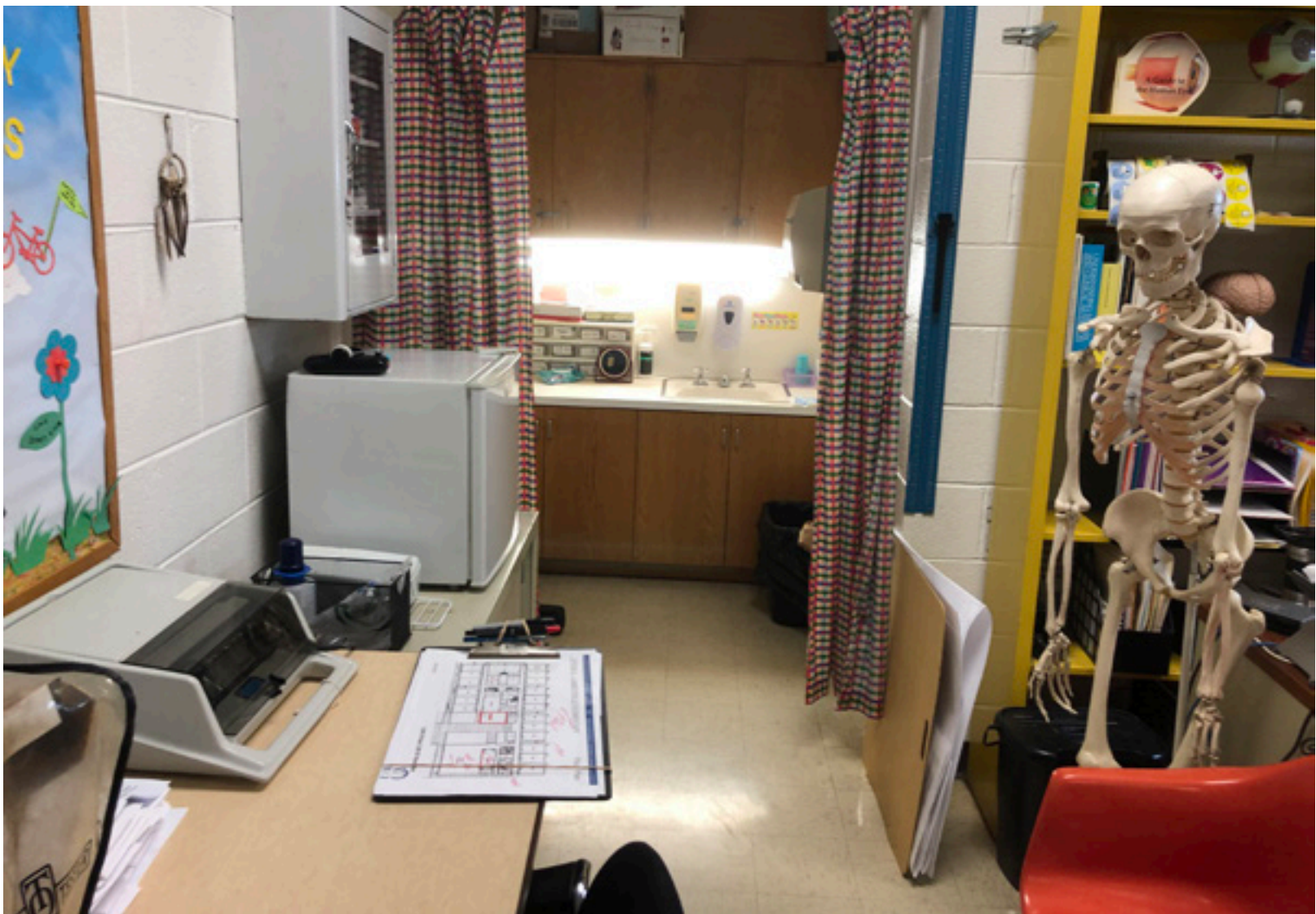
SPECIAL EDUCATION + SPEECH CLASSROOMS



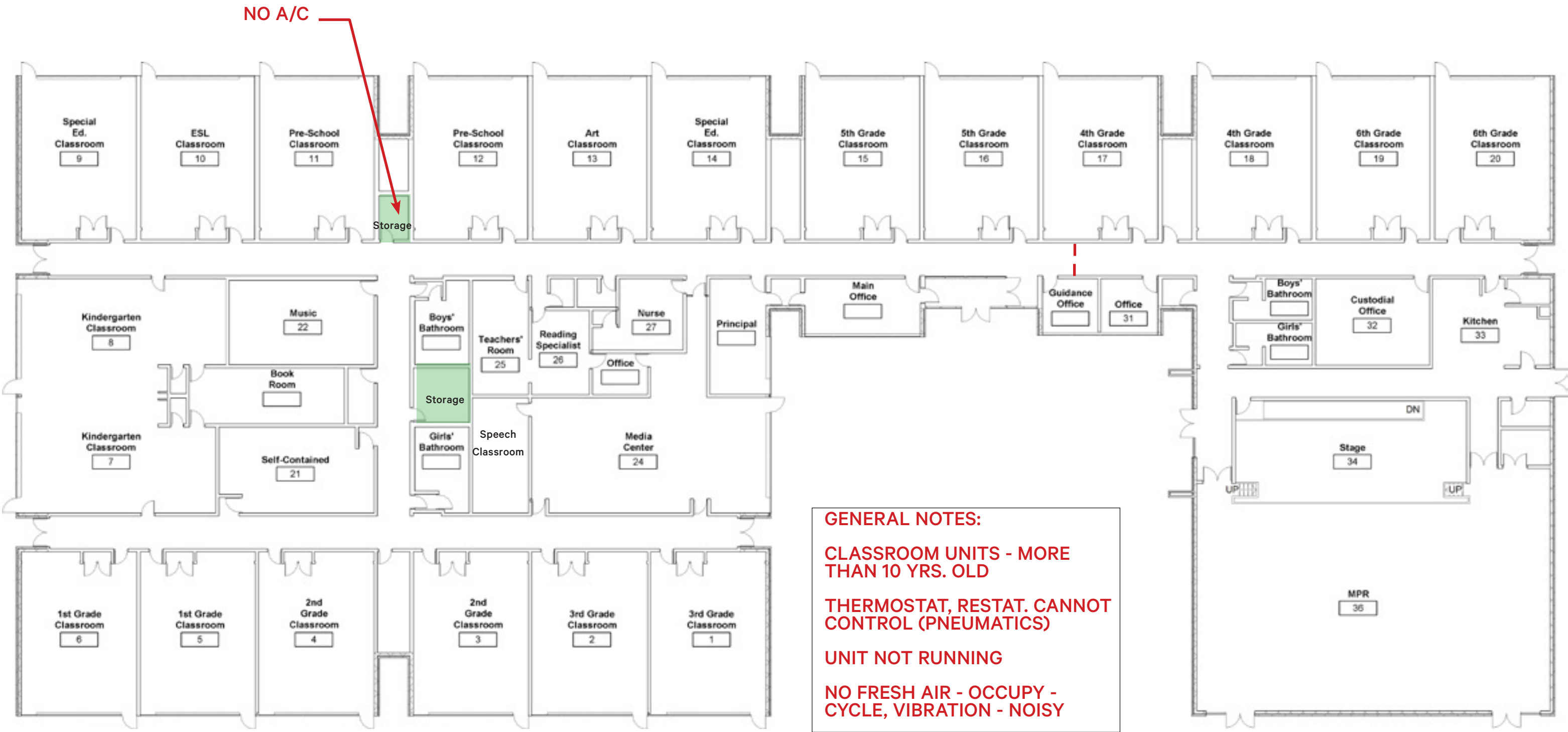
NURSE'S OFFICE



NURSE'S OFFICE



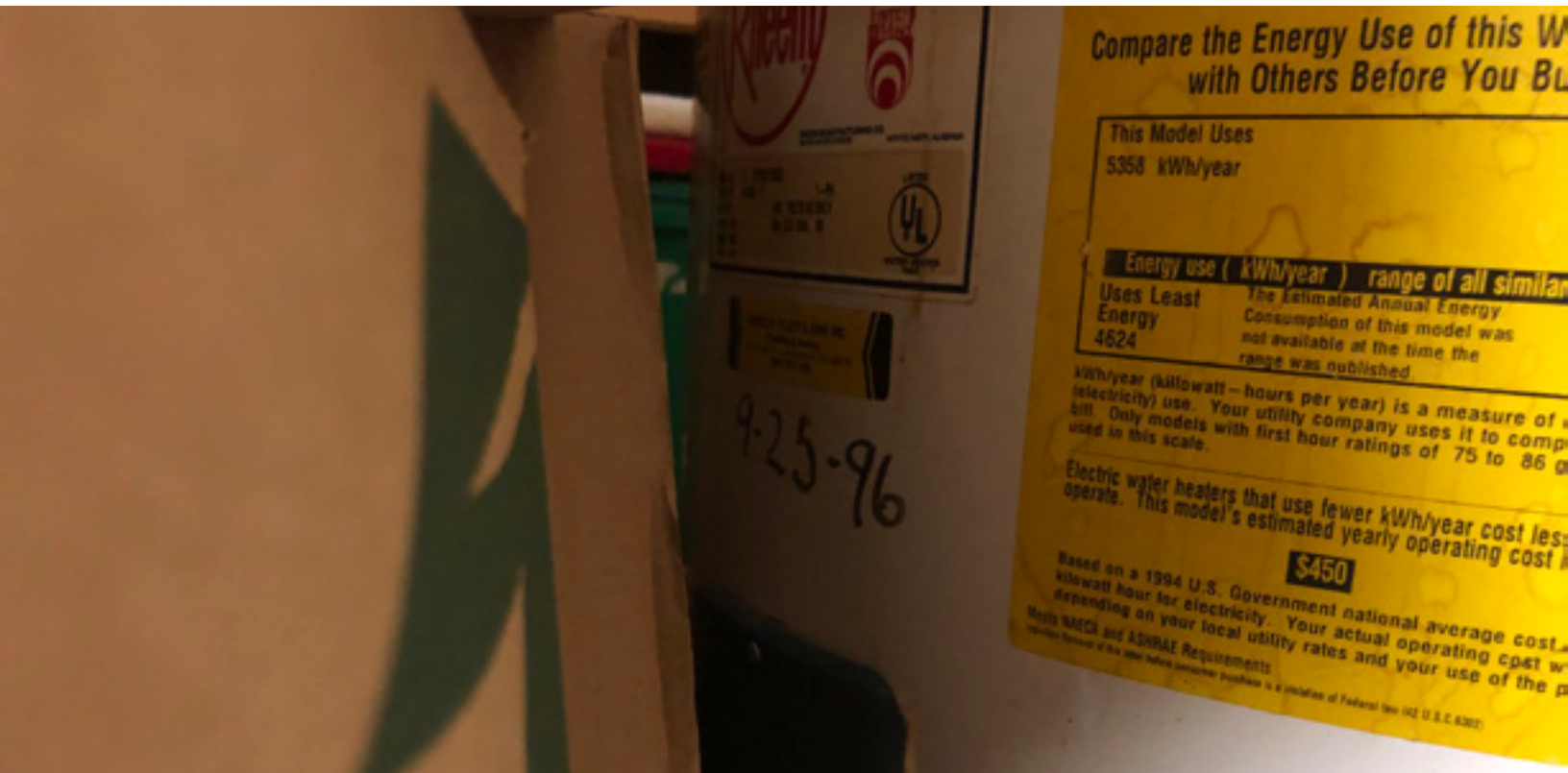
STORAGE ROOMS



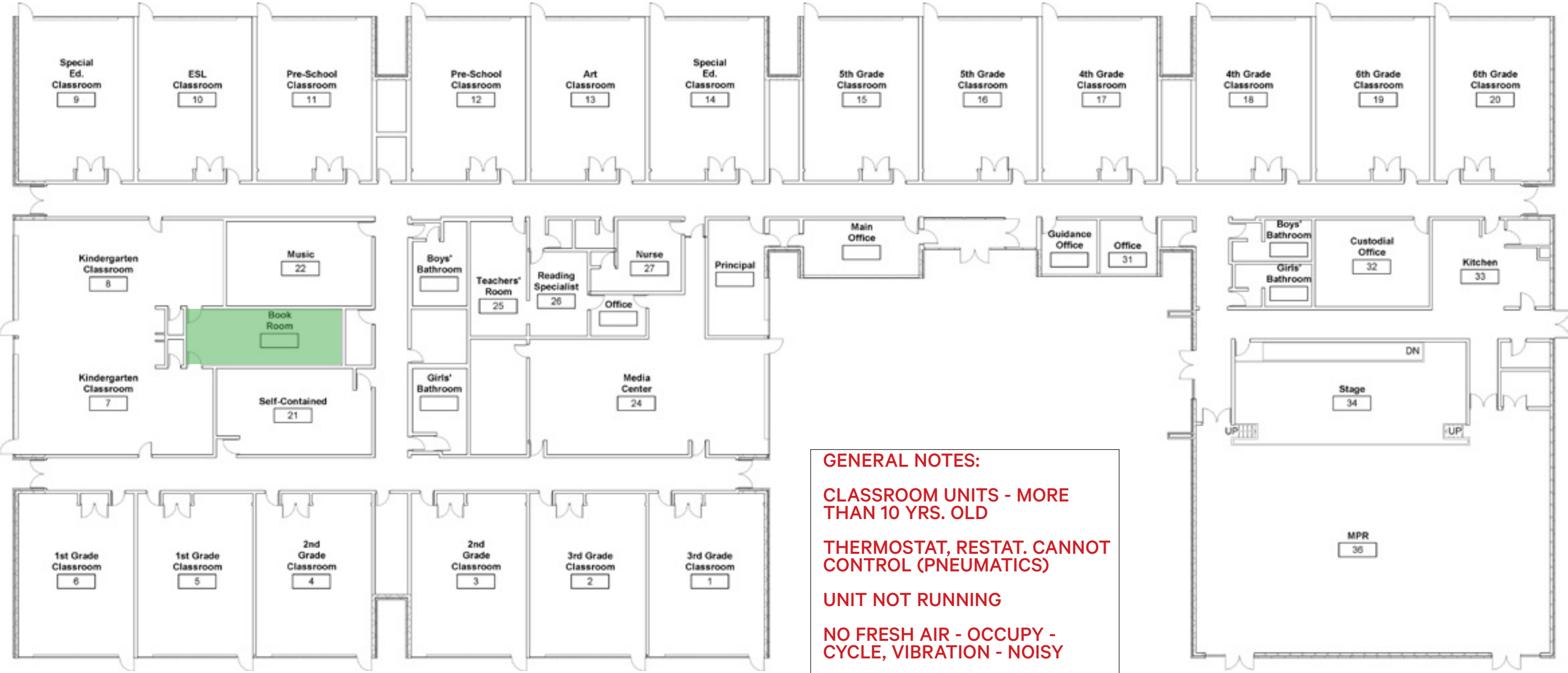
STORAGE ROOMS



STORAGE ROOMS



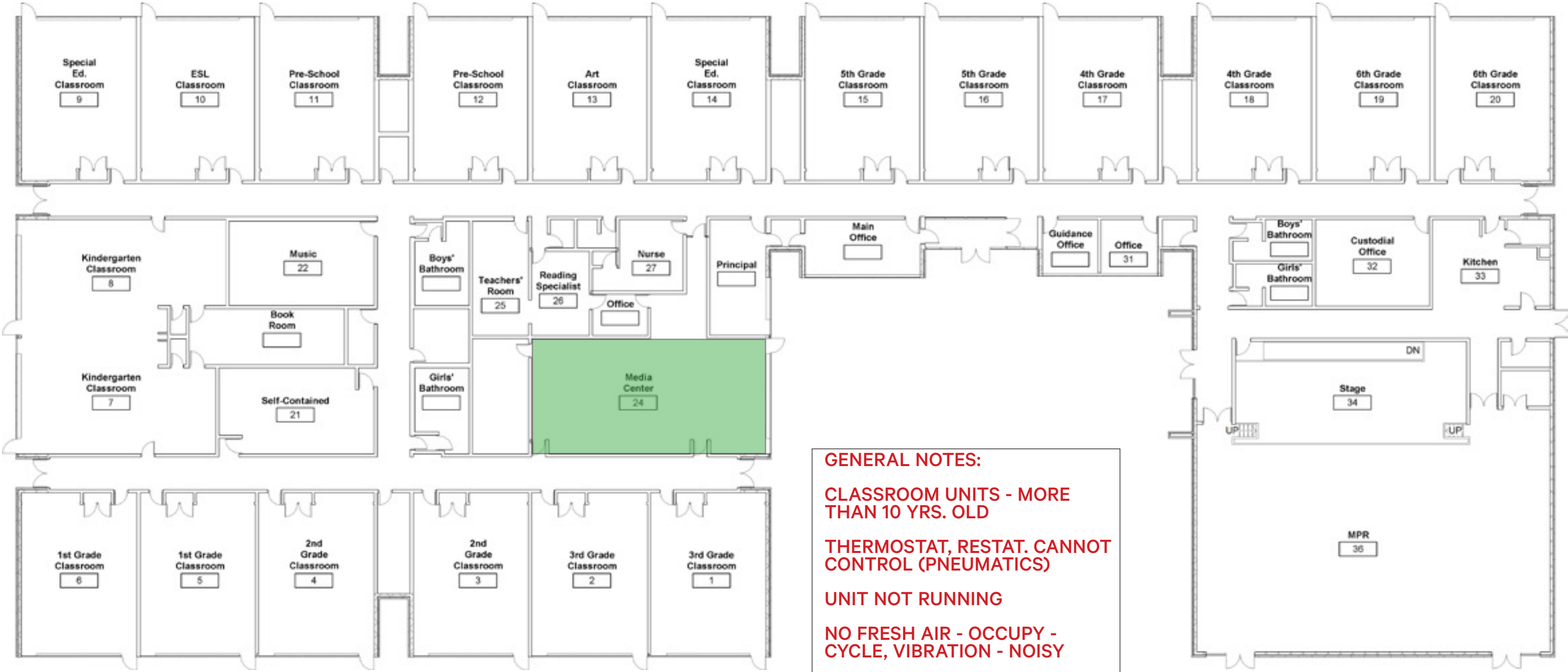
BOOK ROOM



BOOK ROOM



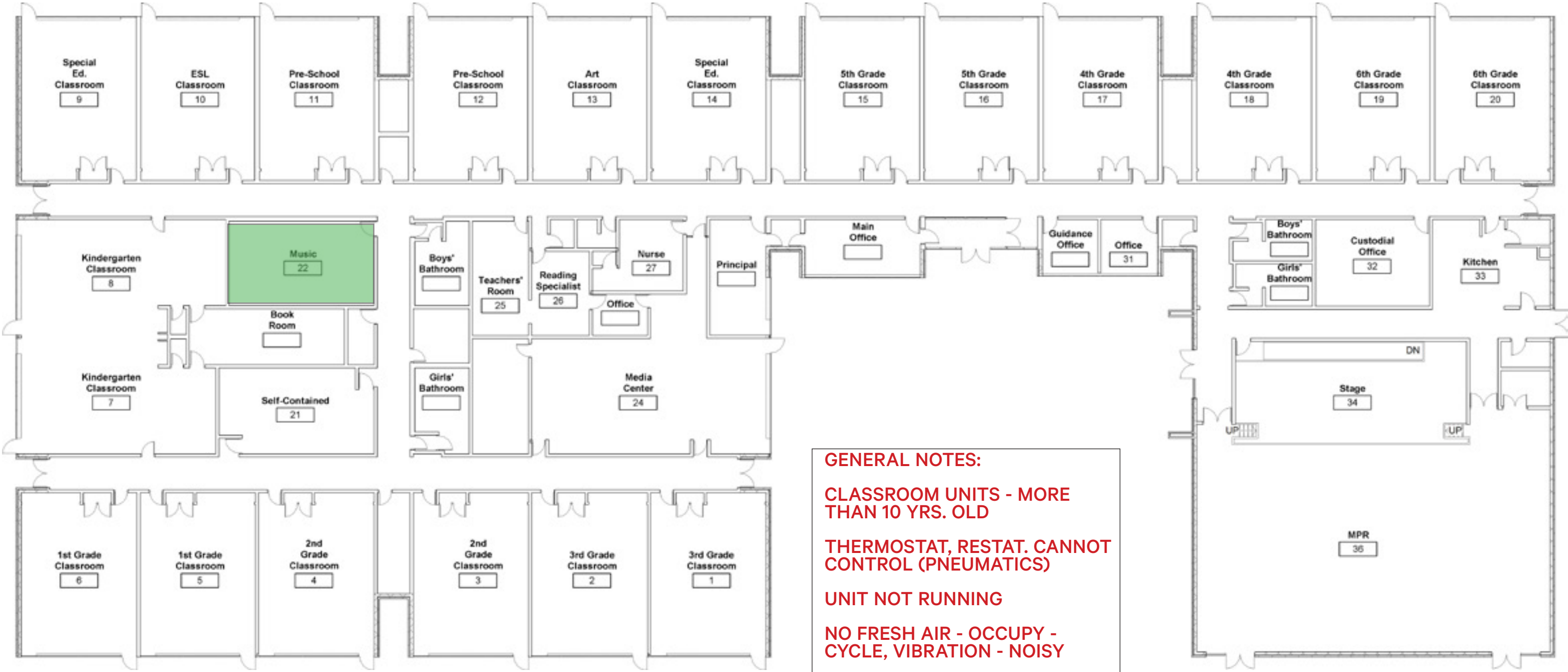
MEDIA CENTER



MEDIA CENTER



MUSIC ROOM



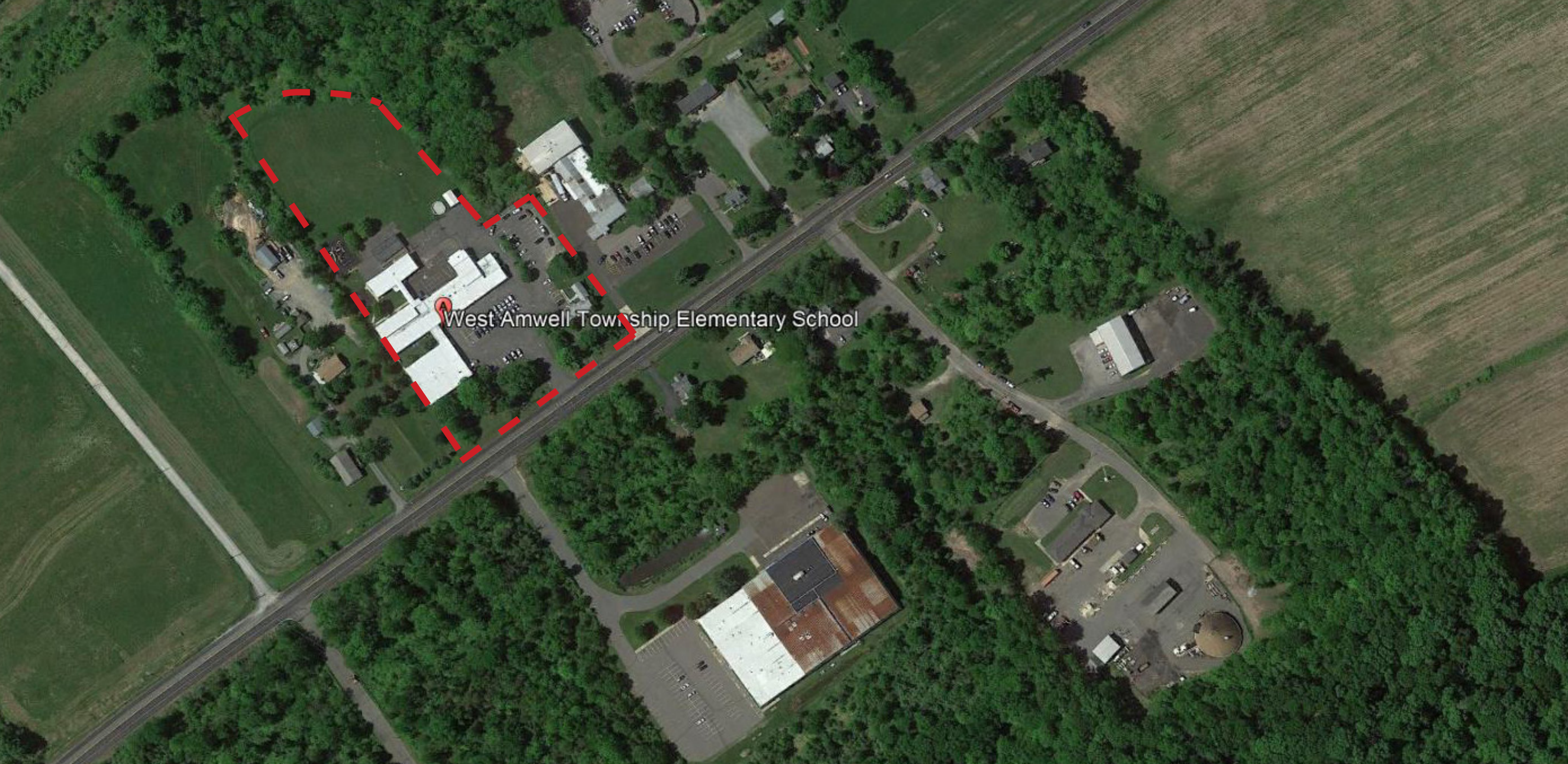
MUSIC ROOM



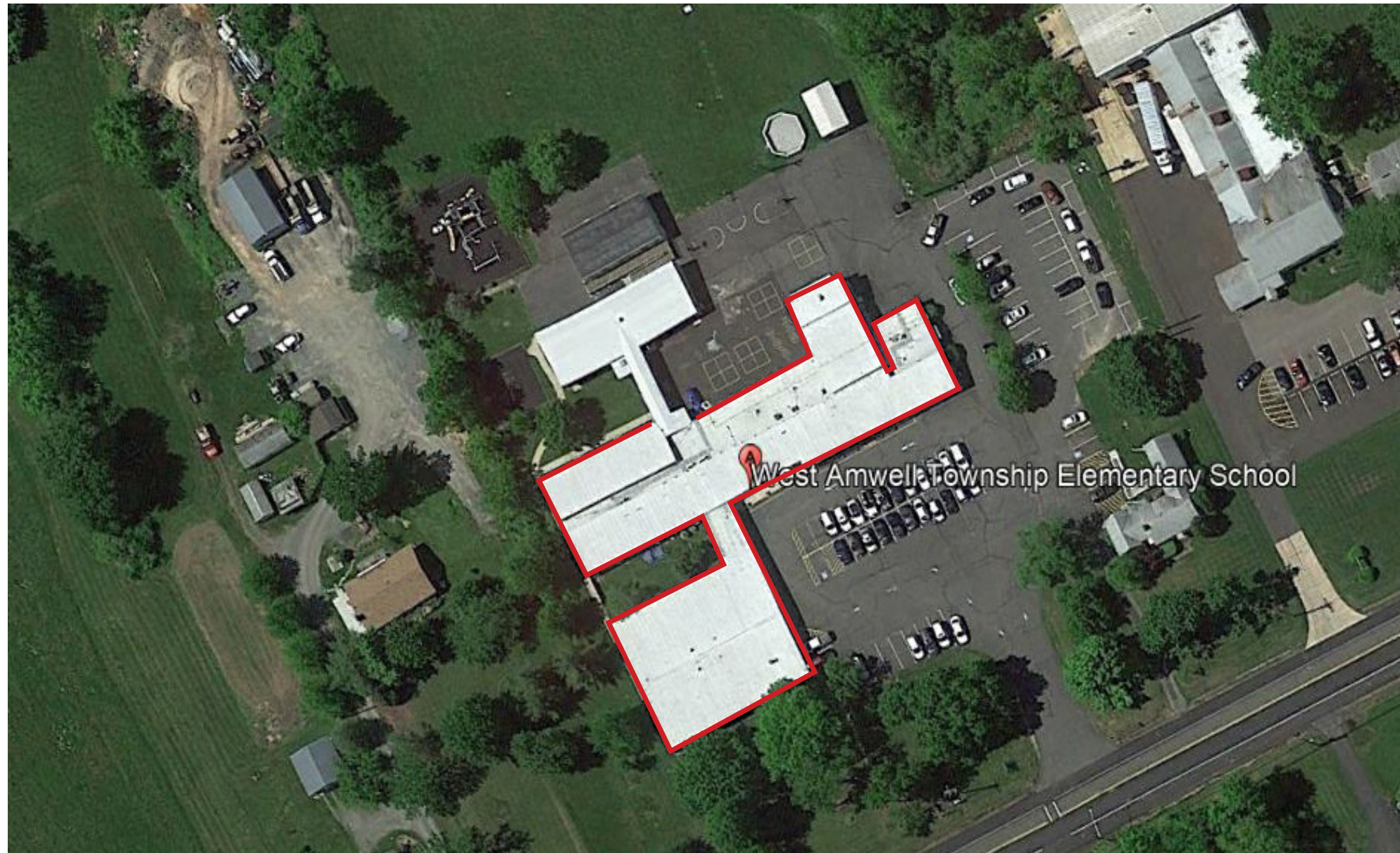
WEST AMWELL ELEMENTARY



SITE PLAN



SITE PLAN



INADEQUATE
BUILDING
ENVELOPE/ WALL
INSULATION

TYPICAL
CONSTRUCTION
IS SINGLE WYDTH
CONCRETE BLOCK

FACADE CONDITIONS



FACADE CONDITIONS



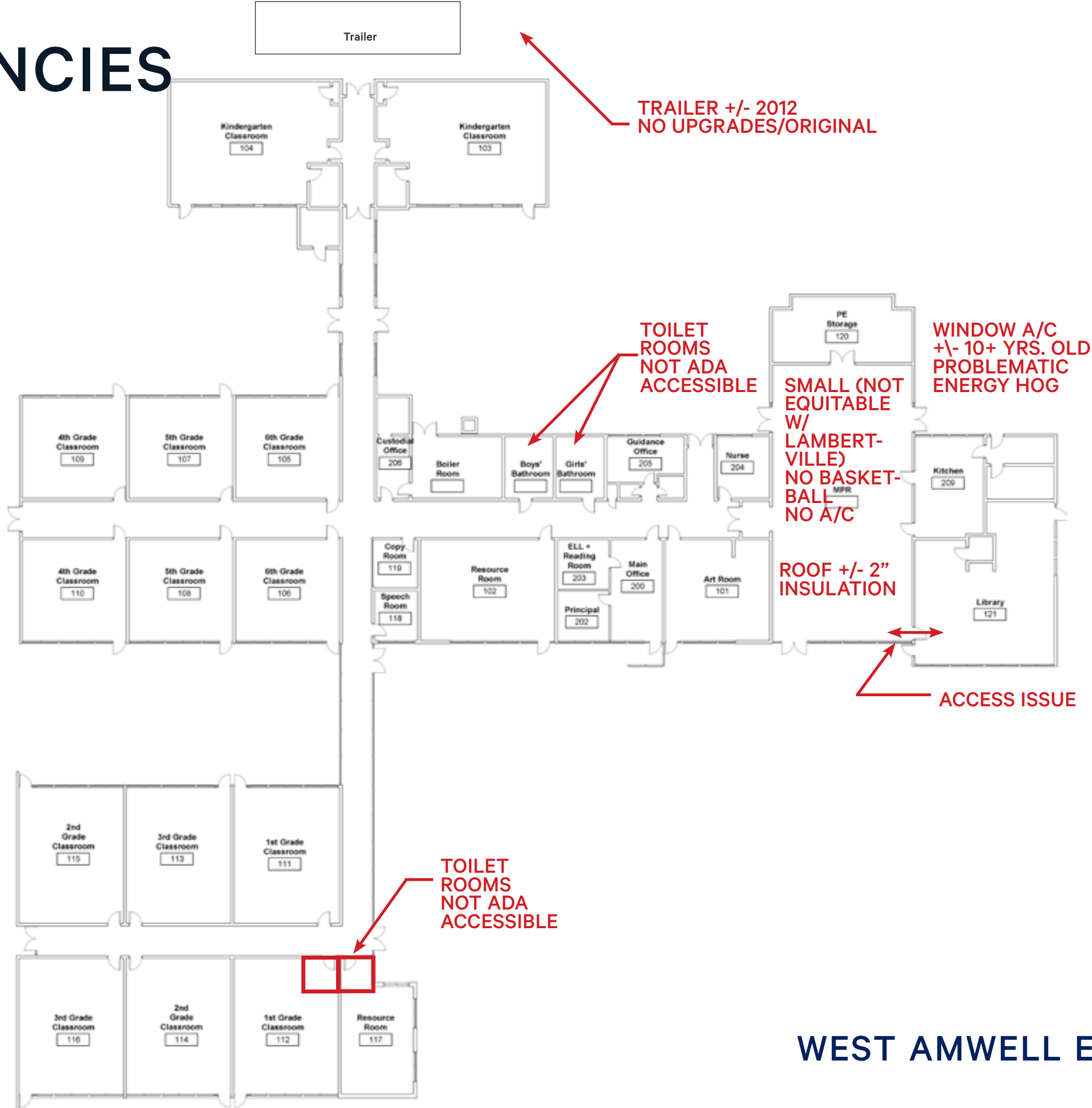
GROUND S CONDIT IONS



DEFICIENCIES

BUILDING - WIDE ISSUES:

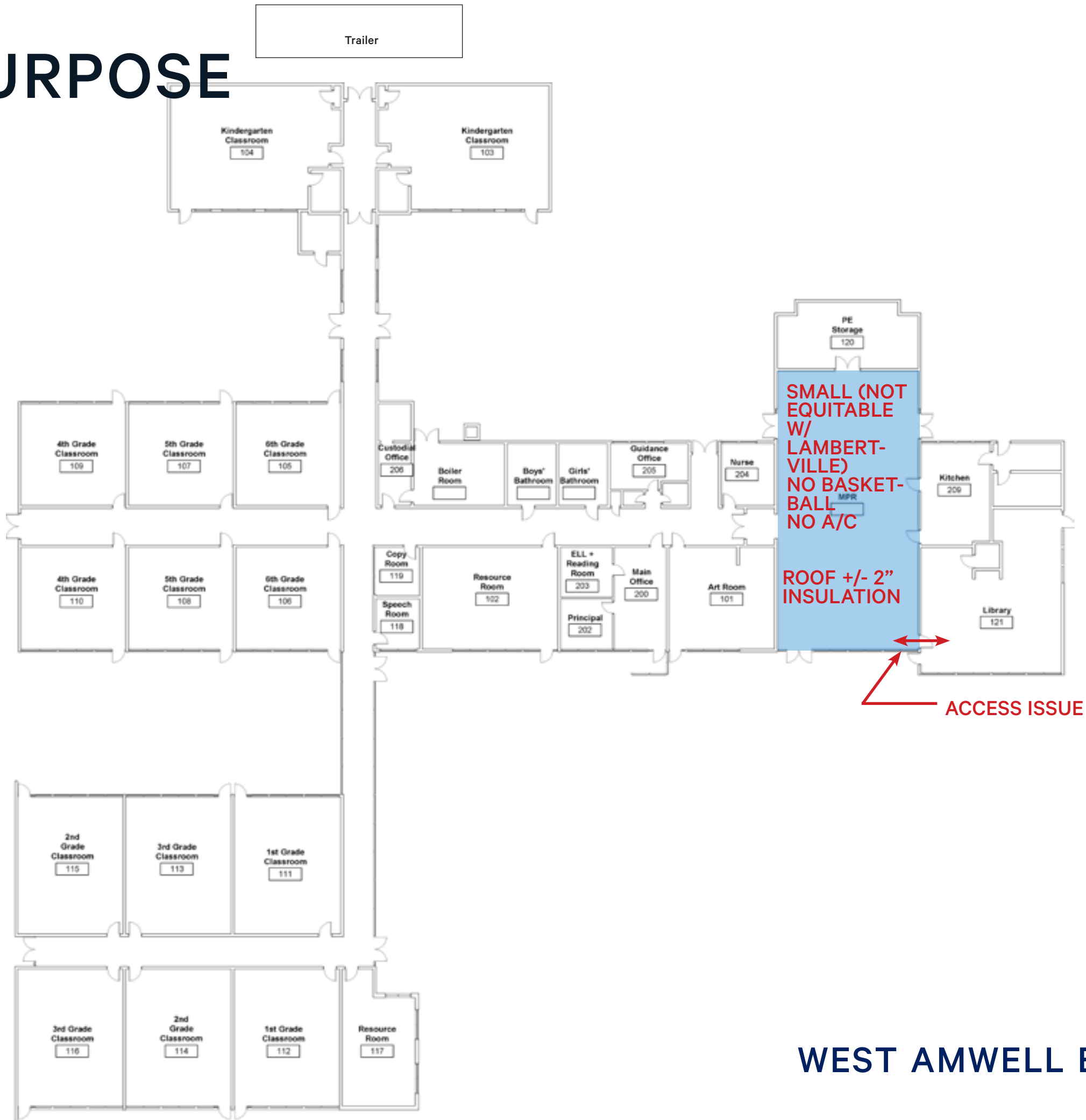
- UNIT VENTILATORS +/- 20 YRS. OLD
- PROBLEMATIC ACTUATORS
- EXISTING 600 AMP 3 PHASE SERVICE
- PROBLEMATIC/UNDERSIZED



MULTIPURPOSE ROOM

BUILDING - WIDE ISSUES:

- UNIT VENTILATORS +/- 20 YRS. OLD
- PROBLEMATIC ACTUATORS
- EXISTING 600 AMP 3 PHASE SERVICE
- PROBLEMATIC/UNDERSIZED



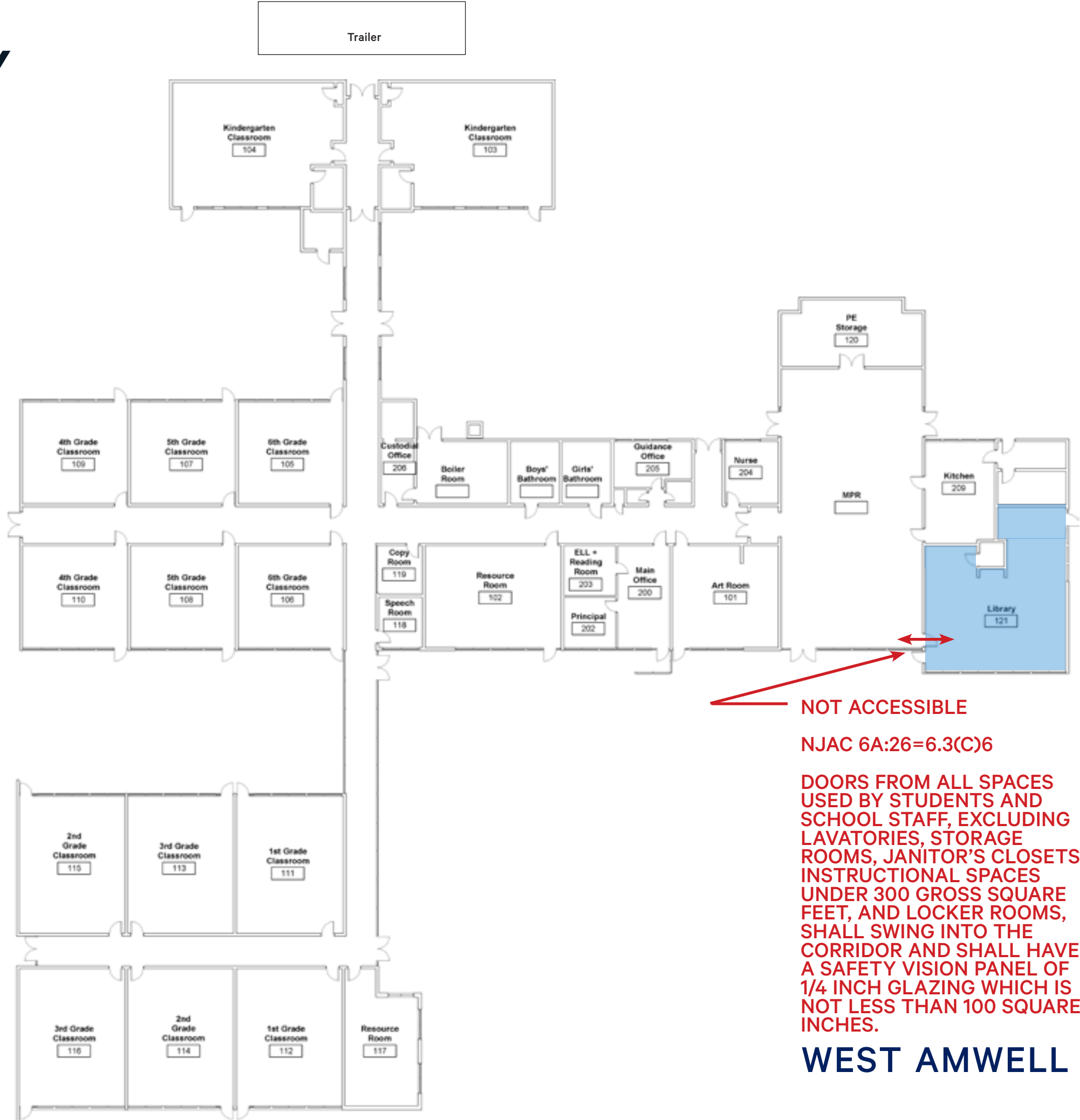
MULTIPURPOSE ROOM



LIBRARY

BUILDING - WIDE ISSUES:

- UNIT VENTILATORS +/- 20 YRS. OLD
- PROBLEMATIC ACTUATORS
- EXISTING 600 AMP 3 PHASE SERVICE
- PROBLEMATIC/UNDERSIZED



NOT ACCESSIBLE

NJAC 6A:26=6.3(C)6

DOORS FROM ALL SPACES USED BY STUDENTS AND SCHOOL STAFF, EXCLUDING LAVATORIES, STORAGE ROOMS, JANITOR'S CLOSETS, INSTRUCTIONAL SPACES UNDER 300 GROSS SQUARE FEET, AND LOCKER ROOMS, SHALL SWING INTO THE CORRIDOR AND SHALL HAVE A SAFETY VISION PANEL OF 1/4 INCH GLAZING WHICH IS NOT LESS THAN 100 SQUARE INCHES.

WEST AMWELL ELEMENTARY



LIBRARY



NURSE'S OFFICE

BUILDING - WIDE ISSUES:

- UNIT VENTILATORS +/- 20 YRS. OLD
- PROBLEMATIC ACTUATORS
- EXISTING 600 AMP 3 PHASE SERVICE
- PROBLEMATIC/UNDERSIZED

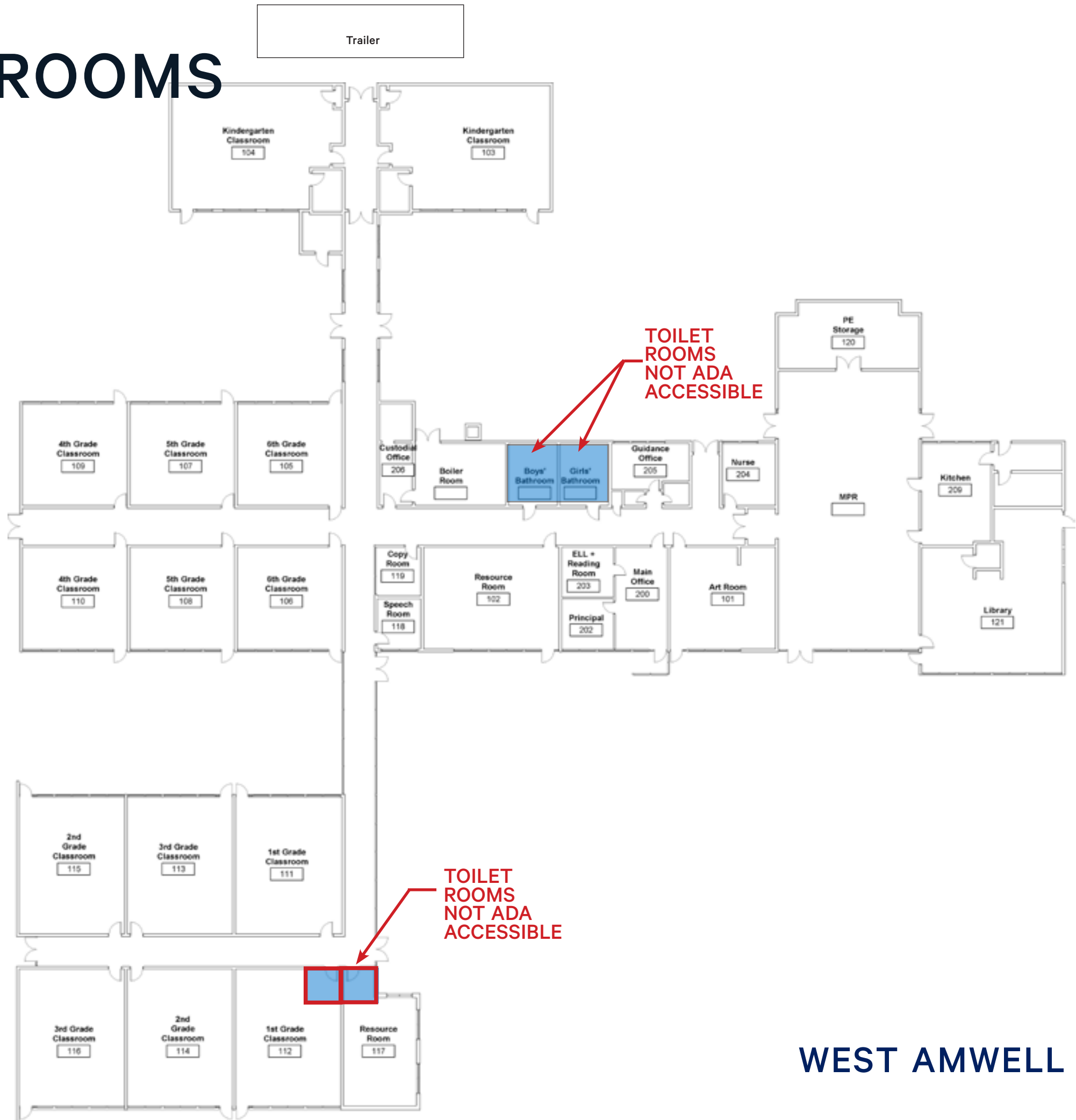


NURSE'S OFFICE



TOILET ROOMS

BUILDING - WIDE ISSUES:
UNIT VENTILATORS
+/- 20 YRS. OLD
PROBLEMATIC
ACTUATORS
EXISTING 600 AMP 3
PHASE SERVICE
PROBLEMATIC/
UNDERSIZED



TOILET ROOMS



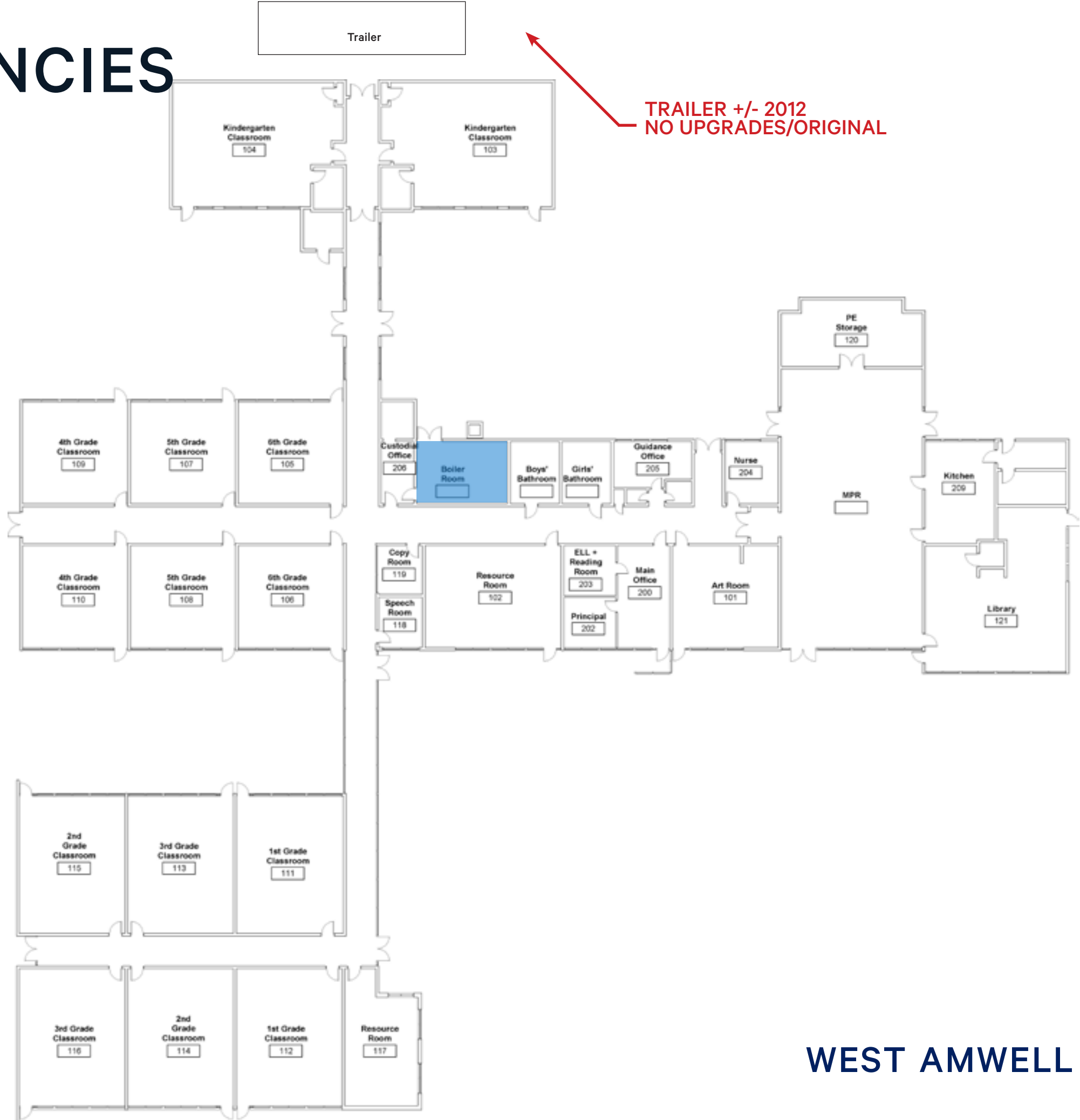
TOILET ROOMS



DEFICIENCIES

BUILDING - WIDE ISSUES:

- UNIT VENTILATORS +/- 20 YRS. OLD
- PROBLEMATIC ACTUATORS
- EXISTING 600 AMP 3 PHASE SERVICE
- PROBLEMATIC/UNDERSIZED



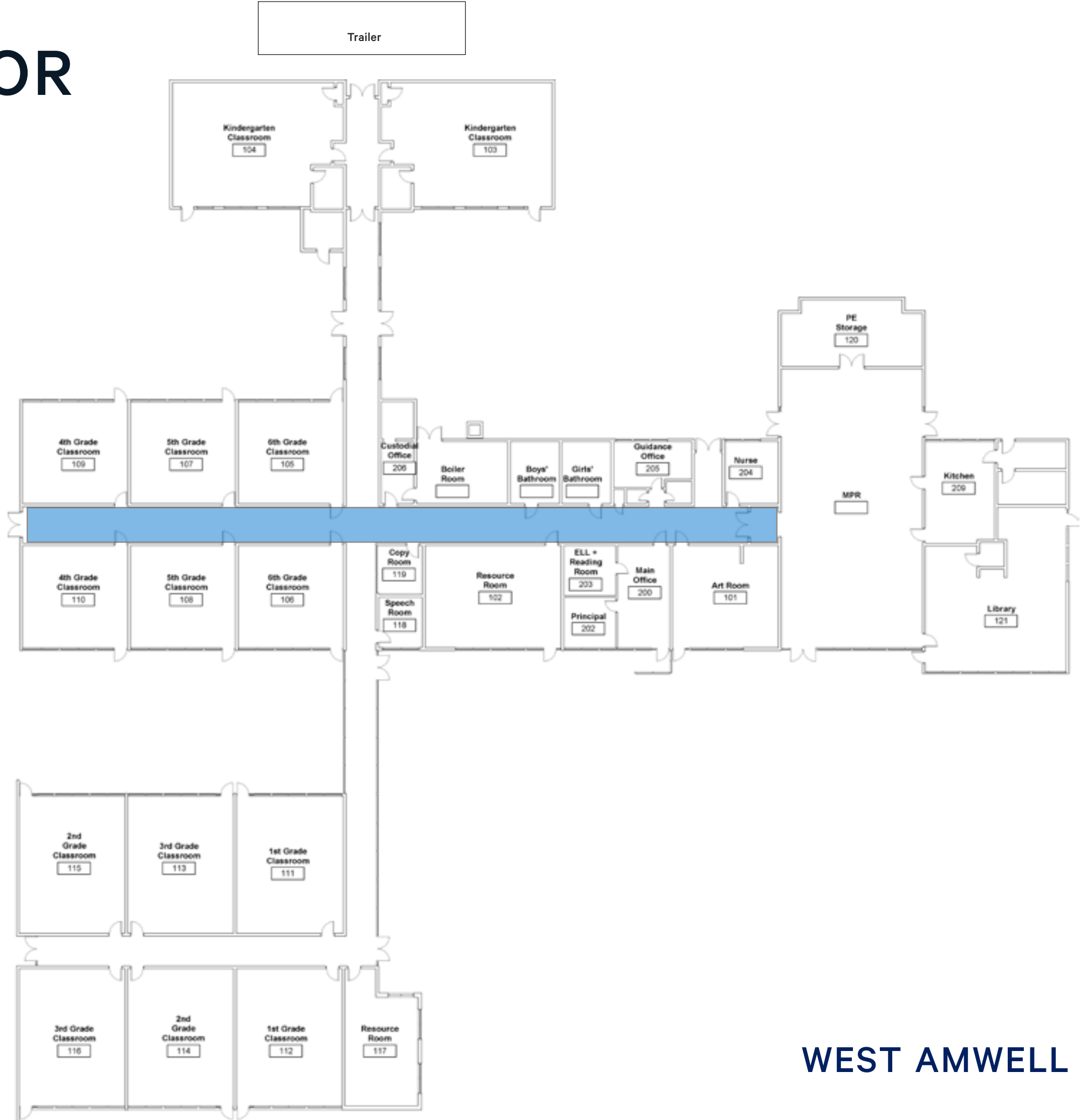
BOILER ROOM



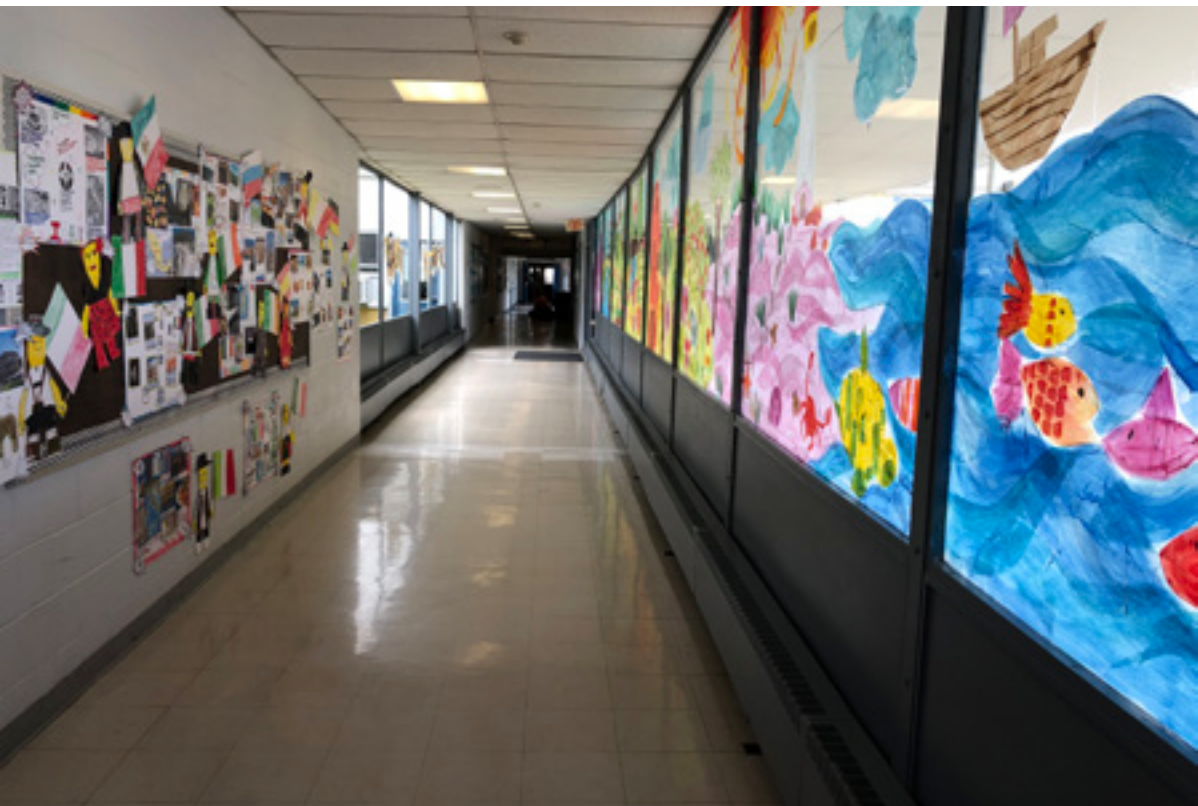
CORRIDOR

BUILDING - WIDE ISSUES:

- UNIT VENTILATORS
+/- 20 YRS. OLD
- PROBLEMATIC
ACTUATORS
- EXISTING 600 AMP 3
PHASE SERVICE
- PROBLEMATIC/
UNDERSIZED



CORRIDOR



PROGRAM - N.J.D.O.E. GUIDELINES



PROGRAM

N.J.D.O.E Guidelines

Department of Education F.E.S (Facility Efficiency Standards)

Gross S.F. Example

EXISTING CONDITIONS		F.E.S GUIDELINES
Lambertville Elementary	31,000 SF	Populations between 450-500 (w/ Pre-K +/- 130 SF/FTE student)
West Amwell Elementary	24,800 SF	
	55,800 SF	OR 58,500-65,000 SF standard

(Below F.E.S Guidelines by 3,000-10,000 SF)



PROGRAM

N.J.D.O.E Guidelines

Department of Education F.E.S (Facility Efficiency Standards)

PROGRAM SPACE EXAMPLE

LAMBERTVILLE E.S.		MODEL SPACE	
Classrooms (18)	850 SF	Classrooms	850 SF
Kindergarten (2)	1,000 SF	Kindergarten	1,000 SF (1,200 SF)*
Music	590 SF	Music	1,250 SF
Art	800 SF	Art	1,250 SF
SC Special Education	400 SF	SC Special Education	600 SF
Media Center	1,400 SF	Media Center	4,000 SF
Multipurpose Room	3,600 SF	Computer Room	850 SF
-	-	Maker Space (Tech)	*
-	-	Cafetorium	6,200 SF
-	-	Gymnasium	4,200 SF



CONSIDERATIONS



UCC CODE 5:23-6.1

“

5. In alternation work, the configuration of the building is changed in some manner. The definition of “alteration” in N.J.A.C. 5:23-6.10 through 6.3 provides the information needed to fully understand this term. Because improper alteration work could create a safety hazard in the building, this subcode contains specific requirements which define these hazards. These are the basic requirements of the subcode which can be found in N.J.A.C 5:23-6.10 through 6.30.

8.(e) Reconstruction Work: The requirements that apply to reconstruction work are in N.J.A.C. 5:23-6.7. Reconstruction is defined in N.J.A.C 5:23-6.3. Unlike repair, renovation, and alteration, reconstruction is not a kind of work. A reconstruction may, as the definition of the term makes clear, include a combination of repair, renovation, and alteration work. **It is the extent and nature of the work which makes a project a reconstruction.** There are no quantitative criteria which determine whether a project is a reconstruction. **A project becomes a reconstruction when the area where the project is taking place cannot be occupied while the work is in progress and when a new certificate of occupancy is required before the area can be re-occupied.** Both criteria must be met.

”



CONSIDERATIONS

CONSIDERATION #1	CONSIDERATION #2	CONSIDERATION #3
“Status Quo”	“Reconstruct”	“Build New”
Maintain/Maintenance	Same Square Footage	Cost for Site
Lambertville E.S. Built 1968 West Amwell E.S. Built 1951	Lambertville E.S Cannot Expand West Amwell E.S. Problematic to Expand	Maintain Existing Schools During Construction until New School is Complete
Small Improvements	Costs for Off Site Education Temp. Facilities	-
Costs Associated with Maintenance	Same Educational Program Limitations	-



FEASIBILITY



FEASIBILITY

STATUS QUO	<u>RECONSTRUCTION</u> OF 2 EXISTING FACILITIES	<u>BUILD NEW</u> 1 NEW FACILITY
Reoccurring Maintenance Costs	Projected \$20 million (Could Vary, Based on Final Scope of Work)	Projected \$30 million (Projected Estimate)
HVAC - both schools passed life expectancy - to be replaced	\$6 Million (Construction Aid)	\$6 Million (Construction Aid)
	Rent Educational Space (?) <ul style="list-style-type: none">▪ Alternative Sites, Location of Temp Schools Unknown (No Aid) Busing/Transportation/(2) years	\$24 Million (Local Funding)
	2 Buildings	1 Building
	2 Sites	1 Site
	55,800 SF Elementary Areas	65,000 SF Elementary Areas



QUESTIONS

