

Woodstown-Pilesgrove School District

Bond Referendum II: Scope of Work & Technical Details



1915 - 2014

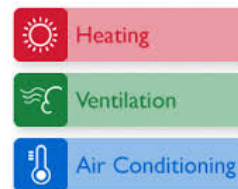
- **Construction Schedule:** The construction projects will begin in the spring 2015 and will be completed in various phases through the calendar year ending in 2016. The School District's schedule could be modified to allow for an extended summer construction period.
- **Exterior Doors:** (20) Thermally insulated, with colonial aesthetic fiberglass raised panel including insulated tempered glass.
- **Exterior Windows:** (248) Thermally insulated aluminum commercial grade fixed (not operational) * windows that have a similar aesthetic look as the original windows with full height glass no panels. The glass will be two panes of 1/4 inch tempered thermally separate with low E coating for state-of-the-art performance, to protect against glare and heat gain. Window shades will be provided inside the classroom to match the historic photos of the original building.
- **Fire Alarm System:** Replacement of existing zone antiquated devices and wiring with a new analog addressable system that is "smart". The individual devices self test and are located or addressable, so that first responders can identify the exact location of the fire.
- **Bathroom:** Touch free fixtures with minimal water usage designed in conformance with all of the Handicap codes and standards.
- **Auditorium Seating:** Comfortable yet rugged ergonomical seats that are designed in conformance with all of the Handicap codes and standards.
- **Electrical System Upgrades:** Modern electrical equipment to meet current National Electric Code and Life Safety Systems. Includes new wiring to support a new HVAC System. Relocate original main service transformer outside of the building per current codes.
- **Security System:** Expansion of the existing system, cameras, keyless entry, etc.



- **Roof System:** Will be designed per the district standard and products used in Summer 2013 Roofing Systems that have a proven record of performance. The roofing includes total tear-off to the structural deck, new thermal insulation to exceed minimum code standards and at least ¼ inch per foot slope to roof drains; replacement of all roof drains. SBS multiple ply built-up roof with a labor and material warranty for 20 years. The roof system will also include new metal copings, fascias, soffits, wall panels, etc. for a complete system. Existing roof areas currently still under warranty (less than 20 years old) will be coated with a restorative product that is provided by the roof system manufacturer and extends the warranty.



- **Heating, ventilation and air conditioning system:** Replace existing boilers with new high efficiency condensing boilers, controls, valves, etc. New rooftop air conditioning units and ductwork in the Gymnasium, Locker Rooms and Auditorium. New air conditioning in the Auxiliary Gym. Replace units with new air conditioning rooftop units in the Cafeteria. Replace existing rooftop units in the IMC and Band Room. Replace split system units for Ground and First Floor air conditioning. New DDC Controls, hot water piping, and heating and air conditioning for classrooms.



- **Cost of Air Conditioning:** The District's plan will provide air conditioning in all spaces at the High School and Shoemaker Elementary School Cafeteria. While the District will receive significant energy savings with the cost of the heating systems (i.e. new boilers and controls), the air conditioning will cost between \$0.50 and \$1.00/SF per year but varies greatly based on usage and continued maintenance.

- **Construction Management:** The District will be hiring a professional construction management firm to insure the safety and security of our students and staff with regard to the on-going construction. Some of the construction work during the school year will be performed after school on the 3:00 PM – 11:00 PM work shift. Students and staff may be relocated within the building to create areas of “swing” space.

- **Senior Property Tax Relief:** Please visit the District website and Bond Referendum page for details and forms regarding the NJ Senior Citizen Property Tax Relief Program.



- **Life Expectancy of Project Components:** The District's plan includes many different construction components most of which will exceed 20 years in serviceable life. Select components of the proposed security systems will only have a useful life of 10 – 15 years