

## Executive Summary

The Toms River Regional School District located in Toms River, NJ requested proposals from Architects and Engineers to conduct a district wide assessment of the conditions of its existing facilities. The facilities included in the study are the three High Schools, three Middle Schools, 12 Elementary Schools, the John Bennett Athletic Complex, Pine Belt Arena, the Maintenance & Grounds Complex, Transportation/Vehicle Maintenance/ Administration Building, and Registration Office. After a careful review of the qualifications of proposals submitted, the District retained the services of Maser Consulting in association with L.R. Kimball Architects and Engineers to perform the District-wide study.

The goal of the study is to identify useful life expectancy for all major architectural, structural, mechanical, electrical, heating, ventilation, air conditioning, and plumbing systems. The District requested all deficiencies to be prioritized based upon the District's Priority Level guideline.

L.R. Kimball and Maser has carefully evaluated the various systems, including site amenities, building envelope, architectural finishes, mechanical, electrical, and plumbing systems. The goal of the assessment is to identify deficiencies and provide the useful life of the systems, and a magnitude of cost associated with the work required to correct deficiencies.

The report concludes that many of the district facilities systems have out lasted their useful life and require corrective action. The prioritization of the deficiencies will assist the District in determining where to allocate funding in an effort to better serve the educational needs of their students. Although many of the schools have had additions and renovations over the years, the older systems remain in use. The heating, ventilation, air conditioning, and plumbing systems are operating from the original construction. Although systems are functional, it is recommended that they be replaced within the next 10 years. Some of the original hot water heating units are over 50 years old.

The Mechanical, Electrical, Plumbing and Fire Suppression cost estimates are based on a per Square Foot value with the exception of replacing water heaters which are listed as a lump sum in the detail backup documents. These estimated costs do not include escalation and assume a total system replacement.

Additionally, the Plumbing costs do not include any underground pipe replacement because it was reported by the District that the majority of underground sewers were in satisfactory condition.

L.R. Kimball and Maser Consulting is pleased to have assisted Toms River Regional Schools with the assessment of their facilities and providing the tools to make the tough decisions in determining budgets, schedule, and minimizing the impact of construction on the educational process.



## Cost Summary

School/Property	Priority 1	Priority 2	Total Costs (All Priorities)
Beechwood Elementary	\$18,600.00	\$24,500.00	\$3,293,456.00
Cedar Grove Elementary	\$833,464.00	\$1,228,219.00	\$6,949,278.00
East Dover Elementary	\$15,000.00	\$1,084,935.00	\$5,502,039.00
Hooper Elementary	\$13,800.00	\$992,717.00	\$5,648,072.00
Joseph A. Citta Elementary	\$919,301.00	\$300,630.00	\$2,483,309.00
North Dover Elementary	\$416,520.00	\$944,865.00	\$5,869,485.00
Pine Beach Elementary	\$9,500.00	\$582,670.00	\$4,168,914.00
Silver Bay Elementary	\$319,049.53	\$1,208,392.62	\$7,471,762.15
South Toms River Elementary	\$118,391.00	\$365,194.00	\$4,287,844.00
Walnut Street Elementary	\$351,800.00	\$951,153.00	\$6,735,308.00
Washington Street Elementary	\$29,300.00	\$310,220.00	\$8,468,814.00
West Dover Elementary	\$282,274.00	\$616,154.00	\$4,211,324.00
Intermediate East	\$78,175.00	\$2,895,798.00	\$13,153,951.00
Intermediate North	\$2,839,045.00	\$1,152,550.00	\$12,775,719.00
Intermediate South	\$17,000.00	\$58,300.00	\$5,248,477.70
High School East	\$3,438,621.00	\$1,443,093.00	\$14,786,597.00
High School North	\$224,676.75	\$7,956,755.45	\$25,785,560.80
High School South	\$2,084,000.00	\$4,709,752.00	\$10,929,474.00
1144 Hooper Avenue Buildings	\$100,680.00	\$3,600.00	\$1,770,976.00
Central Registration	\$200.00	\$1,400.00	\$137,030.00
District Fields	\$0.00	\$0.00	\$432,000.00
J. Bennett Athletic Complex	\$175.00	\$16,800.00	\$609,561.00
Maintenance & Grounds	\$0.00	\$207,910.00	\$1,008,650.00
Pine Belt Arena	\$250,000.00	\$0.00	\$594,286.00
Transportation/Vehicle Maintenance Complex	\$0.00	\$3,100.00	\$1,424,350.00
<b>Grand Totals</b>	<b>\$12,359,572.28</b>	<b>\$27,058,708.07</b>	<b>\$153,746,237.65</b>
<b>Optional Upgrades (included with above Grand Totals)</b>			
<b>Kitchen Upgrades</b>	<b>\$2,335,000.00</b>	<b>\$0.00</b>	<b>\$9,182,500.00</b>
<b>Science Room Upgrades</b>	<b>\$1,250,000.00</b>	<b>\$0.00</b>	<b>\$8,065,000.00</b>



## Priority Level Descriptions

### Priority 1 - Critical Condition (Immediate to 1 year)

- Requires immediate action
- Correct a cited safety hazard
- Stop accelerated deterioration
- Return a facility or equipment to operation

### Priority 2 – Potentially Critical (year 2-3)

- If not corrected expeditiously, may become critical within a year.
- Potential life safety hazard
- Intermittent operations
- Rapid deterioration which may lead to loss of facility operation

### Priority 3 - Not yet critical (years 3-6)

- Repairs which provide a rapid return on investment, often including energy efficiency projects
- Associated damage or higher costs if deferred further
- Building or site improvements uncompleted due to inadequate funding or other reasons
- Repairs which will preclude predictable deterioration, potential downtime, and I or higher short-term maintenance costs, or replacement of building components which have exceeded their predicted useful life

### Priority 4 - Recommended (7 - 10 years)

- Sensible improvement to existing conditions that is not required for the basic function of the facility
- Overall usability improvement
- Long term maintenance cost reduction

### Priority 5 - Does Not Meet Current Codes I Standards ("Grandfathered")

- No action is required at this time, but substantial work performed in the future may require correction

