Referendum 2021 Building Walkthrough
Audubon Junior-Senior High School

Overview Full Audubon Junior-Senior High School Project

<table>
<thead>
<tr>
<th>Jr-Sr High</th>
<th>Total Estimated Cost</th>
<th>Actual State Share</th>
<th>Local Share</th>
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</thead>
<tbody>
<tr>
<td>Site Work</td>
<td>$250,000</td>
<td>($100,000)</td>
<td>$150,000</td>
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<tr>
<td>Athletic Facilities **</td>
<td>$1,075,713</td>
<td>($274,800)</td>
<td>$800,913</td>
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<tr>
<td>Exterior Renovations</td>
<td>$3,687,500</td>
<td>($1,475,000)</td>
<td>$2,212,500</td>
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<tr>
<td>Interior Renovations</td>
<td>$6,201,838</td>
<td>($2,480,735)</td>
<td>$3,721,103</td>
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<tr>
<td>HVAC Construction</td>
<td>$5,725,625</td>
<td>($2,290,250)</td>
<td>$3,435,375</td>
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<tr>
<td>Electrical Construction</td>
<td>$1,706,250</td>
<td>($682,500)</td>
<td>$1,023,750</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>$18,646,926</td>
<td>($7,303,285)</td>
<td>$11,343,641</td>
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</tbody>
</table>

★ This Referendum has taken over two years to get to the point of execution.

★ The Referendum 2021 was condensed into one question ($26,810,551) and excludes many of the items not funded through the New Jersey Department of Education Debt Service Aid.

★ The full District Project will be offset by $1,000,000 via ESSER II & ARP Federal Relief monies. These monies are being applied to the purchase of classroom Univents.

★ The Direct Digital Controls are not a part of the Referendum. The DDC will be funded through a lease purchase using local funds.

★ The proposed Bond with State Aid conservatively calculated at 33.40% equates to a $280.91 tax impact for an average home assessed at $202,294. The Tax Impact is based on 2.85% over 25 years.

★ The existing Bond comes off in January of 2025 ($265.00/average home)

★ The tax impact as of the Summer of 2025 will be about $15.00 for the average homeowner.
Items Not Included in the Tour

Building Exterior
The building envelope will be secured through extensive brick pointing, caulking, and waterproofing. The granite steps at Chestnut and Pine Streets will be regrouped and positioned; handrails will be replaced as needed. This work will reinforce and expand upon work completed in 2004.

Roofing
The A-Building roof will be replaced while B-, C-, and D-Building, and the Auxiliary Gymnasium will be restored. New metal wall panels will be installed in select areas. All roofs will be re-warrantied.
Rooftop Unit Replacements
There are 13 rooftop HVAC units that need to be replaced, not including the 50 ton auditorium and auxiliary gym units. An additional 34 rooftop fans will be replaced including the variable frequency drive in the cafeteria. The oldest units were installed in 1985 and the newest were replaced in 2004.

Front Elevation Window Wells
In order to address an on-going issue, the A-Building window wells will be excavated and waterproofed. Additional power and un-powered drainage will be added.
Retaining Wall
This extension of the concrete masonry block wall will assist with maintaining the elevation and overall drainage as well as being more aesthetically pleasing. The adjacent wall was part of the 2004 Referendum.

Tennis Courts
The tennis courts will be excavated and drainage will be upgraded prior to resurfacing and replacing the nets and fencing. The courts were last addressed in 2004.

Basketball Courts
The High School courts will be milled and resurfaced. The current equipment is to remain. The courts have not been addressed in over thirty years.
**Stadium & Grandstand**

Our historic stadium will have the current coating removed. The concrete will be patched and caulked prior to recoating. The benches will be replaced as will the perimeter fencing. The Grandstand will be upgraded using local funds. This work has been ongoing and must be continually maintained in order to keep the Pride and Excellence of this structure.
Chiller & Emergency Generator
The existing chiller and generator will be updated and accompanied by second units.
Tour Items for @ Home Viewers

Cafeteria Renovations
Cafeteria upgrades will include new finishes, tables (alternative seating), and ceiling and lighting changes. The cafeteria has not been formally addressed in over 30 years. The HVAC will be updated as well.

Cafeteria Equipment
The walk-in freezer and refrigerator will be replaced as will several warmers, the stove, and the steamer. Some pieces of equipment were updated in 2004. These item upgrades will increase meal service efficiency and increase meal options.

Building Systems: Cafeteria Access
Building system upgrades in or located close to the cafeteria include the replacement of the HVAC unit, removal of retired equipment, and the replacement of the thirty+ year old boiler & domestic water tank with a low energy condensing boiler.
**Third Floor B-Wing**

Examples of bathroom upgrades include the removal and replacement of the bathroom stalls and touchless fixtures (toilets, sinks, paper towel/hand dryers); the touchless upgrades will be consistent throughout the district. Four bathrooms will be totally upgraded and may include reconfiguration of stalls; many of these locations were last addressed in 1994. All water fountains across the district will be upgraded to water bottle filling stations.
Ceiling Replacement, LED Upgrades, Information Technology Upgrades
The ceilings throughout the district schools will be removed while Bell (pictured below), IT, LED Lights, and PA systems are freshly run and upgraded (This work has been updated and expanded upon as the additions were completed but to date is not a continuous and unified project. Portions are over 30 years old.). The new ceiling tiles will be uniform across the district. Energy efficient high output LED fixtures will be installed throughout the district too; our current lighting was upgraded from 1997 through 2012 but does not include LED. Direct digital controls will be added throughout the district as well; these upgrades will increase our energy efficiency, assist with maintenance and repair, and better utilize the time of our maintenance staff.

Main Gymnasium
The floor in the main gymnasium will be replaced as will the bleachers. The lights and public announcement & sound systems will be upgraded to provide the best competitive environment for our students, athletes, and spectators. This work cannot wait another 20+ years.
Classroom Updates

The Univents throughout the district’s building will be replaced with high capacity low energy systems that include new technologies and enhancements to improve indoor air quality. The units in A-wing, B-wing, C-wing, and D-wing were upgraded in 2004, 1994, 1985, and 2004 respectively. The public announcement system (modified in 1994) will be upgraded as will the information technology systems (e.g. wireless routers and phone systems). Classrooms with carpeting from the 1970s will be updated with vinyl composite tile. Office area carpet will be upgraded with replaceable carpet squares; high traffic areas may be tiled.
**Interior Door Upgrades**
The classroom doors will be brought up to Code. Updates will include reframing and installation of the remaining doors throughout the High School. The door upgrade includes new hardware (handles, locks). This project will complete the work initiated in 2004.

**Library Upgrades**
The Audubon Junior-Senior High School library will be updated to a library media center. The Library Media Center layout will be reconfigured in order to provide a welcoming environment where students can complete course work, have their devices repaired, explore and engage in STEAM (e.g. AutoCAD, 3-D printing, Design, Gaming), and/or just relax and enjoy media (book, streaming videos, etc.). Upgrades will be consistent with our long-range plan for increased and/or modified course offerings. This area has not been touched since the 1970s.
Wrestling Room
Wrestling Room upgrades will include new flooring (1994 mats) and walls (padding) and finishes upgrades (LED lighting, paint, water fountain, etc.)

Wood Shop
The wood shop systems upgrades will include a new exhaust system (about 30 years old) and painting booth (last modified in 1994). These upgrades are consistent with our long-range plan to include apprenticeships for students wishing to enter the United Brotherhood of Carpenters.
Art Room
The art room will be renovated. A new kiln and kiln exhaust will be part of this project. Upgrades to lighting, furniture, and other finishes (casework) will fashion a creative learning environment for our artists. This area has not been touched since 1985.

Auxiliary Gym
The auxiliary gym floor will be removed and the mercury contaminated refuse will be disposed of following OSHA standards. Hazardous material abatement allowance is included in all renovations. A new floor will be laid. The HVAC duct work will be repainted as needed.

Boy’s Physical Education & Team Lockers
The boy’s physical education & team locker rooms will have their HVAC replaced and duct work repaired (reinsulated and/or painted) and the lighting will be upgraded. The team locker room floor will be replaced with tiles (see Boy’s PE locker room as example) and the 30 year old lockers replaced.
**Building Systems: Boy’s Locker Access**

Building system upgrades in or located close to the boy’s locker room include the replacement of the generator and the old boiler & domestic water tank with a low energy condensing boiler.

**Girl’s Physical Education & Team Lockers**

The girl’s physical education & team locker rooms will have their HVAC replaced and duct work repaired (reinsulated and/or painted), the lighting will be upgraded, and all floors will be replaced with tiles. The 30 year old team lockers will be replaced.
Building Systems: Girl’s Locker Access
Building system upgrades in or located close to the girl’s locker room include the addition of new ventilation and dehumidifying systems in the B-building crawl space. The fire pump will be replaced as well.

Information Technology
Once again, while the ceilings are down, all bells, close circuit TV, door access, public announcement, and telecommunication systems will be replaced, upgraded, and unified.

Pine & Chestnut Street Breezeway
New HVAC air curtains will be installed in order to provide a welcoming environment for our visitors and students waiting for school to start and afternoon-early evening parent pick-up.