

MANASQUAN SCHOOL DISTRICT

Excellence in Education

PHASE 1 – FACILITIES ASSESSMENT

- Long-Range Facilities Plan (LRFP) development to identify and prioritize all needs
 - Mechanical and HVAC systems
 - Building interior (classrooms, gymnasiums, etc.)
 - Building envelope (roofs, windows, doors)
 - Security and programmatic needs
 - Site needs



PHASE 2 – PRELIMINARY DESIGN AND PROJECT APPLICATIONS



- Specific scope of project is identified by administration, Board, and community stakeholders
- Cost estimates are developed for all project components
- Architects and design professionals (Tokarski-Millemann) prepare and submit project plans to the NJDOE for approval and identification of costs eligible for State Aid

PHASE 3 – ELECTION

- Applications approved and returned from NJDOE including costs eligible for 32% State Aid relief (97.8% of proposed project qualifies)
- Prepare and approve special election and questions (November 15)
- Educate community on the project scope and finances
- VOTE! – January 24, 2023



PHASE 4 – SECURE FINANCING AND COMPLETE CONSTRUCTION



- Upon successful passage of the referendum question and certification from the County Board of elections – bond issuance will be competitively bid to secure the best possible interest rate for taxpayers (Winter 2023)
- Design professionals prepare bid specifications and project is publicly bid (Winter/Spring 2023)
- Contractor is awarded project based on lowest bid and construction is completed (Spring 2023 – Fall 2024)

PROJECT COST SUMMARIES*

Building/Site	Envelope	Systems	Instructional Spaces	Security	Site	Totals
Elementary School	\$199,982	\$5,903,673	\$4,240,797	\$79,881	\$343,237	\$10,767,569
High School	\$518,724	\$349,477	\$1,098,278	\$87,369	\$199,701	\$2,253,551
Out Buildings/Parking	\$43,685	\$137,295			\$567,901	\$748,880
Total						\$13,770,000

Building/Site	Percent of Overall Project
Elementary School	78.20%
High School	16.37%
Out Buildings/Parking	5.43%

*Includes soft costs such as hazardous materials abatement, legal fees, bonding fees, architectural/design fees, and contingencies

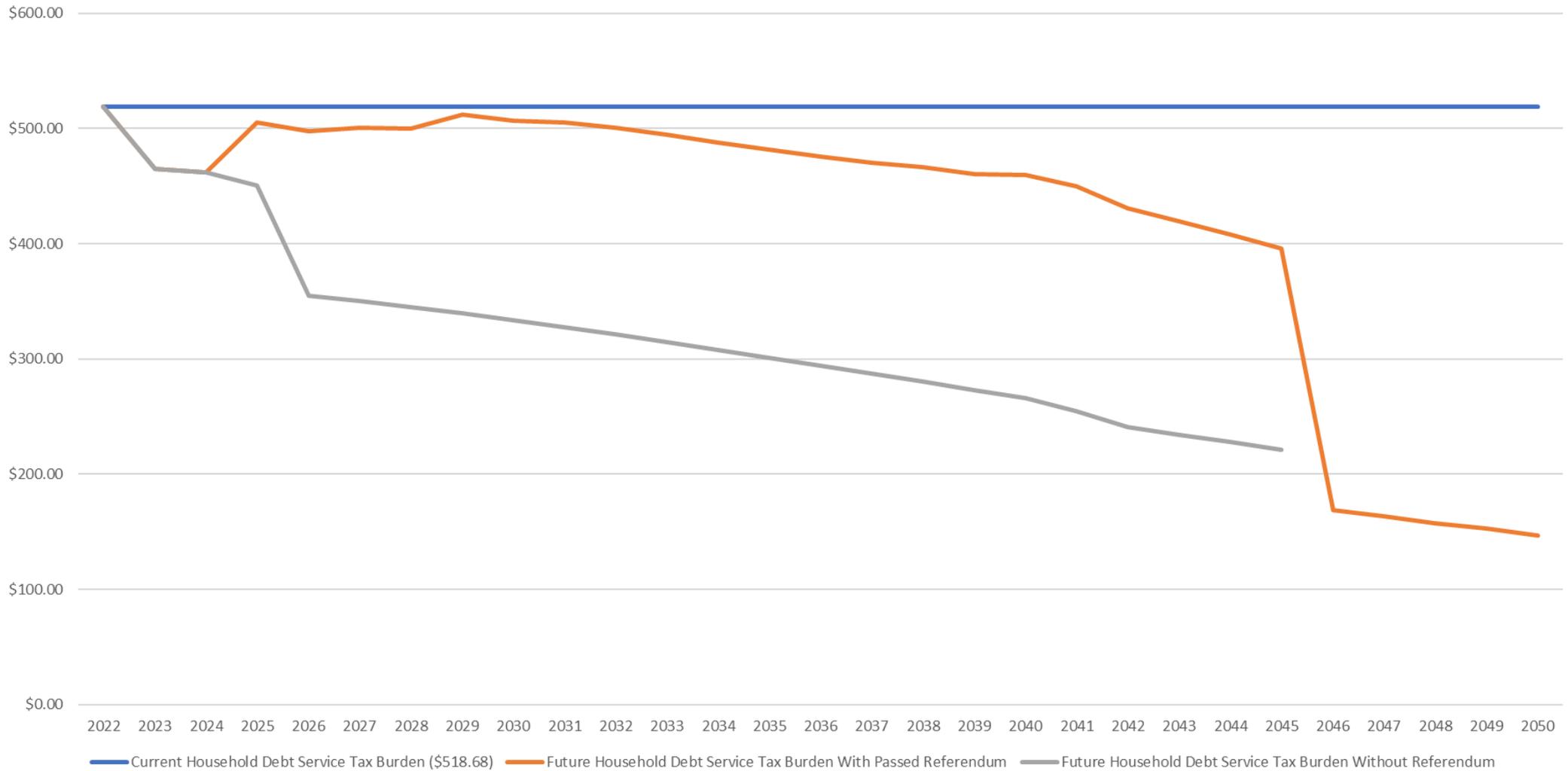
FUNDING ESTIMATES

- Total amount of bonds: \$13,770,000
- Estimated interest rate: 4.250%
- 32% of principal and interest will be paid for through debt service aid
- Estimated net total repayment for Manasquan over 25 years: \$13,922,751
- Annual cost per \$100 of a property's assessed value
 - Current (2022) debt service cost per \$100 of home value - \$.081
 - Estimated average (\$419.52) debt service cost per \$100 over life of loan - \$.066



TAX IMPACT BY HOUSEHOLD

Annual Tax Impact by Household (Median Home Value of \$639,003)



MANASQUAN ELEMENTARY SCHOOL

- Renovated art room with collapsible separator and doors
- Building-wide HVAC replacement
- Door hardware replacement and card reader installation in the 100-wing to improve security



MANASQUAN ELEMENTARY SCHOOL



- Gym renovation including new parquet wood floor
- Gym locker room renovations including new floor, paint, lockers and fixtures
- Faculty room and toilet upgrades

MANASQUAN ELEMENTARY SCHOOL

- Renovation of 15 classrooms in the 100-wing including new ceilings, paint, flooring, casework and furniture
- Additional toilets in rooms 109 and 110 to accommodate future pre-kindergarten or kindergarten classes
- Addition of windows behind the stage in the music suite



MANASQUAN ELEMENTARY SCHOOL



- Science lab renovations including new casework, furniture and lab accessories
- Brick re-pointing and control joints on exterior walls
- Technology upgrades

MANASQUAN ELEMENTARY SCHOOL (SITE)

- Replacement of primary playground with inclusive play elements and rubberized surface
- Remove and replace macadam blacktop adjacent to baseball field
- Replace walls adjacent to macadam with waterproof sheeting, flood vents and new doors to storage area



MANASQUAN HIGH SCHOOL

- Band room renovations including lighting, floors and furniture
- Partial roof replacement
- Brick re-pointing and control joints
- Technology upgrades
- Water heater replacements



MANASQUAN HIGH SCHOOL

- Boys and girls locker rooms
 - No substantial upgrades since original construction in 1961
- Proposed upgrades will include new epoxy flooring, painted walls and gypsum board, ceilings in office spaces, and lockers



OUT BUILDINGS AND DISTRICT SITEWORK

- Mill and repaving of BOE and IA parking lot, including drainage improvement to relieve flooding behind the Board of Education building
- Field event upgrades to Sea Girt Ave. fields including new pole vault and high jump facilities as well as shot put toe boards and concrete pads
- Grounds garage (adjacent to turf field) upgrades including roof replacement, heating systems, door replacements and electrical service replacements



ELECTION DAY IS JANUARY 24, 2023

POLLS OPEN AT 12 PM

PLEASE GO VOTE

This presentation, renderings, financial analysis and detailed project breakdowns are
all available at www.manasquanboe.org