

# progress

2016 **EDUCATION** ISSUE



*Jefferson Elementary School Addition*

## A New Focus to the Jefferson Elementary School for Summit Public Schools

The goal of this project was to solve critical safety and security issues while providing important new classroom and administration space. EI Associates built upon this opportunity by improving building and site circulation. The improvements relied on orienting a new main building entrance with a new plaza and Palladian style pavilion reminiscent of Monticello, our third president and architect Thomas Jefferson's home. A new internal corridor/meeting area connects the new entrance to the existing building corridors completing the building circulation system.

*Story continued on pg. 6*



*Jefferson Elementary School  
(Pre-Construction)*

## New Doe Run Elementary School



The Manheim Central School District and EI Associates officially broke ground in May of this year to begin work on the new Doe Run Elementary School. The new facility will be larger in size and will replace the existing, structurally unsafe elementary school along with three other existing elementary school buildings.

The students who were attending Doe Run are currently housed in a former Middle School that the District still owns. Once the new Doe Run Elementary School project is complete, the old middle school building will be demolished to make room for another new state of the art elementary school, Gramby St. Elementary, designed around an urban setting with the same quality educational plan as Doe Run. The new school has been designed as a high performance building that will accommodate 1,000 students, which will provide additional operational and energy savings by...

*Story continued on pg 6*

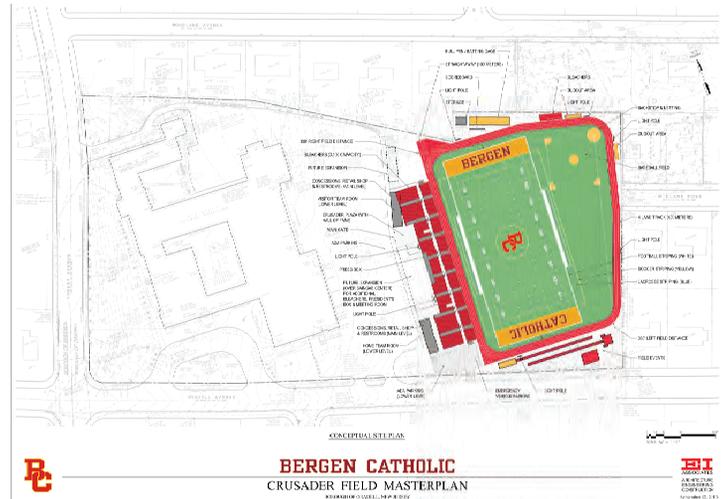


*Athletic Complex Rendering*

# Athletic Complexes at Piscataway High School & Bergen Catholic High School

El Associates is assisting the Piscataway School District and Bergen Catholic High School with the planning, design and engineering of completely refurbished athletic stadium complexes. The proposed athletic complexes, located on the sites of the existing High Schools, will replace existing aged facilities with new comprehensive field and track facilities.

The projects each cover the replacement of the existing multi-purpose synthetic turf field, related track and field equipment, bleachers and press box facility, team rooms, new ticket booths, concessions and public restroom facilities. Each new stadium will more than double existing capacities to accommodate over 3,000 spectators. Both projects are in schematic design phase and will become magnets for regional sports competition.



*Athletic Field Master Plan*

## Site Safety Improvement for Demarest

El recently assisted the Demarest School District with the expansion of existing parking lot and addition of a driveway to the Luther Lee Emerson Elementary School site. The proposed one way egress driveway connecting the existing parking lot to Belmar Street is located partially within the NJDEP regulated riparian zone of an unnamed tributary to Tenekill Brook and required permit approval from NJDEP in accordance with N.J.A.C. 7:13-10.2(g). The driveway addition, which connects the existing parking lot to Belmar Street was constructed to improve site circulation and safety by providing a second means of access from the site as requested by the Borough Fire Department and Emergency Services.



*New Access Road*

# Dallas School District Examining Options for New Elementary School



*Current Campus View of the Dallas School District*

In February Dallas School District partnered with EI Associates to perform a Facility Study for a potential project concerning the Dallas Elementary School. The current building is 44 years old and there are many areas that the District would like to address within the building. EI presented the initial findings to the District in June, showing options for both renovation and new construction. In September a team from EI toured the Dallas Elementary School again with Superintendent Dr. Thomas Duffy, and Dallas Elementary School Principal Thomas Traver with

a renewed focus based on the feedback from the initial study presentation. During this inspection the focus was on specific areas that needed addressed including the layout, parking, traffic flow and the overall vision for the Dallas Elementary School. The current focus is on the educational program, and ensuring that the focus is on the short and long term plans of the District.



*Conceptual Rendering*

# Leighton Area School District Elementary Center



# Chiller Study and Replacement at Rutgers Cancer Institute of NJ

The Cancer Institute of New Jersey (CINJ) is a five-story, 225,000 sq.ft. cancer treatment and research institution that is a part of Rutgers University, located on the New Brunswick, New Jersey campus. The building contains critical laboratories, offices and support spaces and is served by a series of four large air handling units located in the roof mechanical penthouse, and associated condenser equipment which provide DX cooling to the building. Rutgers University has experienced ongoing problems with the condensers and noted a continuous 18-month cycle of compressor failures.

EI performed a comprehensive analysis of the system and identified significant issues with the existing system's basic design.

As a result of this study, EI is currently designing the replacement of the existing condenser system with state-of-the-art multiple air cooled packaged glycol chillers of high-efficiency. This technically will provide reliable service while reducing energy and maintenance costs. EI is also assisting the University with obtaining NJ Smart Start rebates for this project.

Bidding recently concluded on the new Lehigh Area School District Elementary Center. When the bids were received the Lehigh Area School District was able to further enhance the building with several additional options that will not only enhance the building, but the educational opportunities. All this was done while maintaining the budget established for the project.

The Lehigh Area School District initially partnered with EI Associates to conduct a demographic study examining the possibility of consolidating four smaller, outdated K-5 Elementary schools. An added feature of the study revolved around taking into account the possible educational impact of such a decision. In addition to creating a sustainable, world-class learning environment, the savings of consolidation including, transportation, food service, staffing and energy cost will cover the debt service on the new facility.

The building has been designed with separate entrances for both the Primary and Elementary students. This creates a "building within a building" concept where divided core facilities can also function as a large community use facility for evening and district events.

The area is known for tree farming and the theme of the local wood industry has been carried throughout the building. A natural feel for children is what inspired this LEED Gold building. As a result of this project being designed with specific environmental needs in mind, EI Associates was able to assist the Lehigh Area School District in applying for, and receiving three Alternative and Clean Energy Grants totaling \$4,515,000.



## Historic Windows for Ridgewood and South Orange Maplewood School Districts

EI recently assisted the Ridgewood and South Orange Maplewood School Districts with window replacement projects at three similar 1920's era school facilities. The projects involved the replacement of aged and failing window systems at Ridgewood's George Washington Middle School and South Orange Maplewood's Clinton Elementary and Maplewood Middle Schools. All projects received 40% state funding through Round IV of the NJSDA ROD Grant program.

Although not identified as landmark buildings these schools are historically significant structures which required aesthetic considerations, a strong understanding of existing conditions including hazardous materials, and careful attention to detail. The replacement window systems consisted of modern, double-glazed units, with many custom window types, sizes, configurations and panning trims to address unique jamb, head and sill profiles and window shapes. To maintain consistent with the period architecture, double hung windows were specified for each of the schools. Because of significant window fabrication lead times a majority of the construction was phased and executed from September through November during after-school hours.



*Euclid Elementary School*

## Mechanical Upgrades at Three Hasbrouck Heights Schools

Since 2001 EI Associates has served as Architect-of-Record for the Hasbrouck Heights School District. EI recently assisted the District with ROD IV grant submittals and the successful passage of a referendum covering the replacement of all mechanical systems at the Euclid Elementary, Lincoln Elementary Schools and the Middle/High School facility. EI is currently completing detailed design of the mechanical replacement project which will be constructed during the Summer of 2017.

The proposed mechanical system improvements cover the replacement of aged and inefficient heating systems with high-efficiency modular systems while providing for code-required ventilation. New hydronic heating systems and rooftop energy recovery ventilators will be provided at the two elementary schools. The Middle/High School low pressure steam heating system will be converted to a hydronic heating system with modular, high-efficiency condensing boilers and new hydronic unit ventilators and convector units. New Building Management Systems (BMS) will also be provided at each of the schools.



*Existing Boilers*

Jefferson Elementary story continued...

The new building entrance re-oriens the building toward the existing parking area and outdoor play areas. Steep grades at the site are utilized by construction of a new outdoor amphitheater. Handicapped parking is provided at the main entrance and car and bus drop-off and pick-up is provided nearby.

The addition and site improvements provide an exciting focus to the school, improve access and circulation, provide new outdoor learning environment and meeting spaces, new classrooms and administration facilities while improving critical site and building circulation issues. The project was completed on budget and was ready for occupancy at the start of the 2016-2017 school year.



Exterior Rendering - New Gramby St. Elementary School

Continued from new Doe Run Elementary...

...consolidating three elementary school facilities. The Manheim Central School District originally hired EI Associates to perform a consolidation study of their aging elementary facilities. Detailed information presented by EI Associates allowed the District to evaluate and consider the construction of a new, larger Doe Run Elementary School as well as to investigate responses to changing educational needs. The building has been designed to achieve LEED Gold Certification to reflect the surrounding building location.

# News, Notes & Events

## SUSTAINABLE DESIGN

### Seeking LEED® Certified

- Carlisle Area SD – Lambertson MS – Gold
- Carlisle Area SD – Wilson MS – Platinum
- Tri-Valley SD – Hegins-Hubley ES & Mahantongo ES - Gold

### Seeking LEED® Certification

- Bensalem Township SD – Bensalem HS – Gold
- Greencastle-Antrim SD – Greencastle-Antrim MS/HS – Gold
- Greater Nanticoke Area SD – Kennedy ES - Silver
- Halifax Area SD – Halifax Area MS/HS – Gold
- Hatboro-Horsham SD – Hallowell ES – Gold
- Lehigh Area SD – Primary/Elementary Center – Platinum
- Lehigh Area SD – MS & HS – Gold
- Manheim Central SD – Gramby Street ES & Doe Run ES – Gold
- Newport SD – Newport ES – Gold
- Southeastern SD – Delta-Peach Bottom ES - Silver
- Southeastern SD – Fawn Area ES – Silver
- Southeastern SD – Stewartstown ES – Silver

## NEW PROJECTS

- |                                   |   |
|-----------------------------------|---|
| Bergen Catholic High School       | Athletic Field Master Plan  |
| Conewago Valley SD                | District-Wide Feasibility Study   |
| Cranbury Township SD              | Mechanical Control Upgrades   |
| Dallas SD                         | District-Wide Feasibility Study   |
| Demarest SD                       | Site Circulation Improvements at Luther Lee Emerson ES  |
| Denville SD                       | Energy Consulting Services  |
| Hasbrouck Heights SD              | District-Wide Mechanical System Replacements  |
| Hillside SD                       | George Washington Middle School Addition  |
| Jersey City PS                    | Fire Escape Demolition and Early Childhood Facility Conversion Feasibility Study  |
| Kittatinny SD                     | Auditorium Renovations and New Maintenance Building   |
| Little Falls SD                   | Electrical & Communications Upgrades, Pre-Referendum Services, Architect of Record  |
| Madison SD                        | Elementary School Boiler Replacement, High School Athletic Facility Improvements and District-Wide Comprehensive Assessment   |
| Mendham Township SD               | Window Replacement  |
| Metuchen SD                       | District Wide Renovations, Additions and HS Generator   |
| Newton SD                         | Feasibility Study for New Middle School   |
| Park Ridge SD                     | Parking Lot Resurfacing & Library Renovation at HS  |
| Piscataway SD                     | High School Athletic Complex Master Plan  |
| Queen City Academy Charter School | Auditorium Conversion   |
| Ridgewood SD                      | High School Window Replacement  |
| Rutgers University                | Fire Alarm Upgrades, Cancer Institute of NJ Chiller Study and Replacement   |
| South Orange-Maplewood SD         | Electrical Service Upgrade at Jefferson ES, CHS Pool Assessment, CHS Steam to Hot Water Boiler System Conversion, District Security Improvements, Tuscan Elementary School Window Replacement |
| Summit SD                         | Culinary Arts Center, Fieldhouse and Greenhouse   |
| Union Township SD                 | Boiler System Replacement   |
| Verona SD                         | Mechanical System Upgrades  |
| Wilson SD                         | District-Wide Feasibility Study   |

## EVENTS

- NJSBA/NJASBO/NJASA 2016 Workshop and Exhibition, "Partners in Student Achievement" – October 25-27 – Atlantic City Convention Center, Atlantic City, NJ / Booth #517.
- PASA-PSBA Exhibition "School Leadership Conference" October 13-15, Hershey Lodge, Hershey, PA / Booth #425/427
- PaLA Exhibition "Pennsylvania Library Association" October 17-18, Kalahari Resort, Mt Pocono, PA / Booth #101



For additional information on our services visit our website [www.eiassociates.com](http://www.eiassociates.com) or contact:

8 Ridgedale Ave, Cedar Knolls, NJ 07927

☎ 973.775.7777

✉ joseph\_donnelly@eiassociates.com

2001 North Front Street, Bldg 3, Harrisburg, PA 17102

☎ 717.233.4556

✉ csanders@eiassoc.com