

Presentation to
**North Caldwell Public Schools
Board of Education**

May 31, 2017



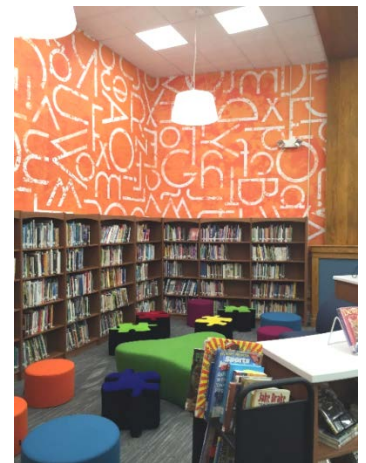
a collaborative process

Pre-referendum

DRA Project No. 3244



- Introductions: **Di Cara | Rubino Architects**
 - Allen Barnett, AIA, LEED AP
Senior Project Manager
- Agenda
 - Purpose of referendum
 - Options
 - Cost and tax impact
 - Schedule



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What is a referendum

- **Referendum:** Voter decision as to whether a school district can raise funds through the sale of bonds to finance capital improvements such as new construction or renovations.
- New Jersey law requires a ballot question when a school district wishes to issue bonds for capital improvements
- Financing of construction: bonds are debt issued by a school district to lenders in order to pay for capital improvements such as construction or renovation. Debt is payable over time
- Various requirements
 - State approval required in advance of placing referendum on ballot
 - Voting for a referendum can only be held on specific dates (January, March, April / November, September, and December)
 - Spending on projects cannot exceed amount approved by the voters

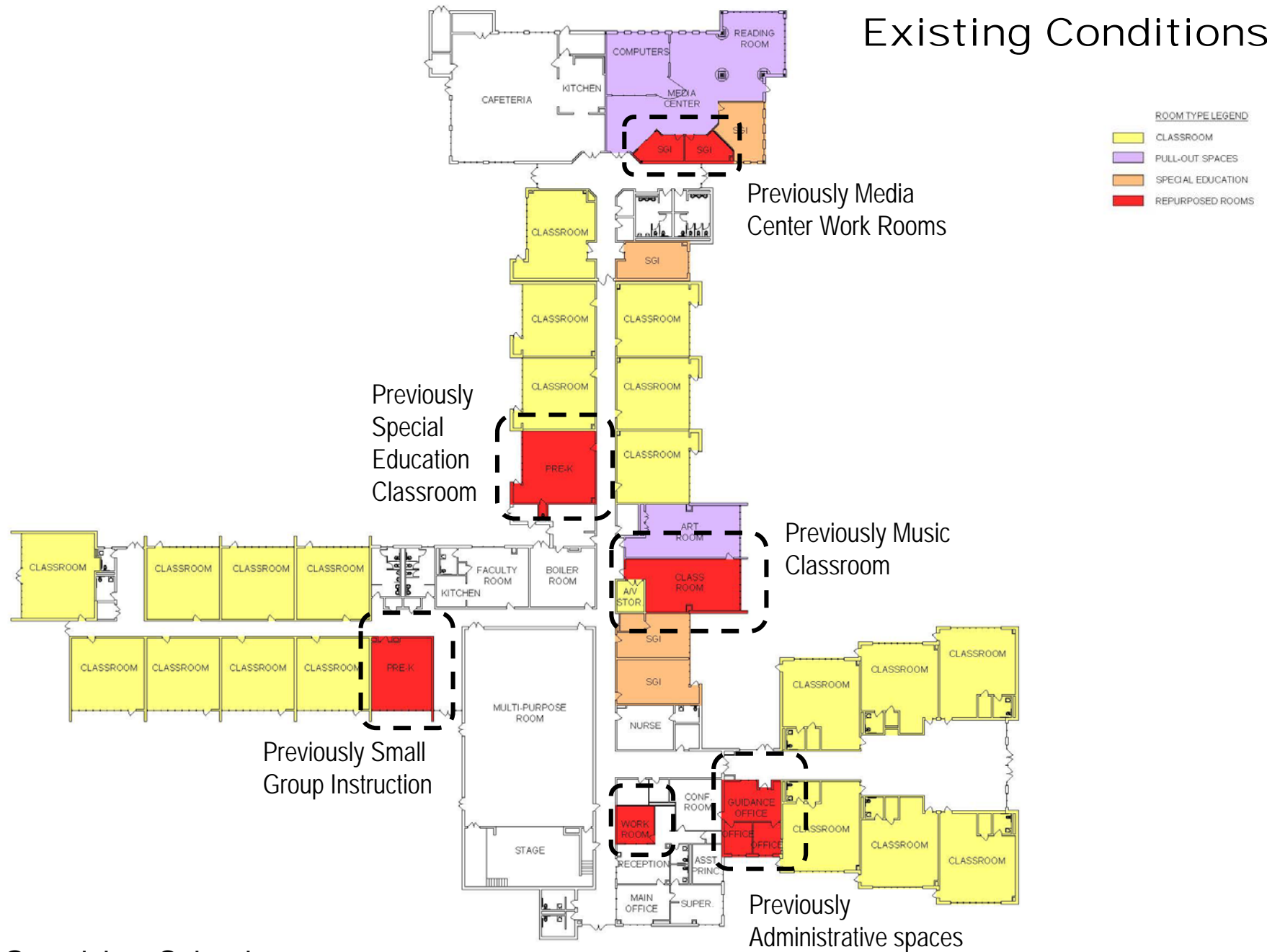
Purpose of Referendum

1. Address the population growth in North Caldwell
 - Maintain class size of approx. 18 students per class
 - Grandview 50 additional students by the year 2021/2022
 - Gould 47 additional students by the year 2021/2022
2. Address spacial needs that are current issues in each school
 - Currently spaces typically used for support functions are being utilized for educational spaces – programs are currently being run in “closets”
 - Address connection of the Gould School buildings
 - Address Building Security at both facilities
3. Address facility improvement needs at both schools
 - Boiler Replacement
 - Roof Replacement
 - Site Improvements
 - Air Conditioning



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Existing Conditions



Grandview School

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Existing Conditions

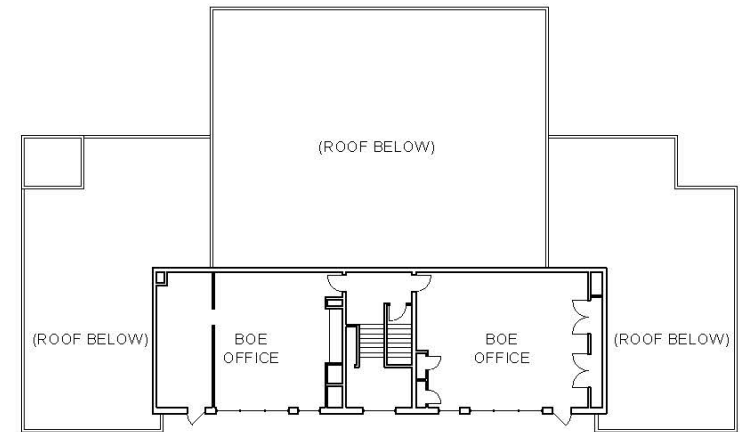
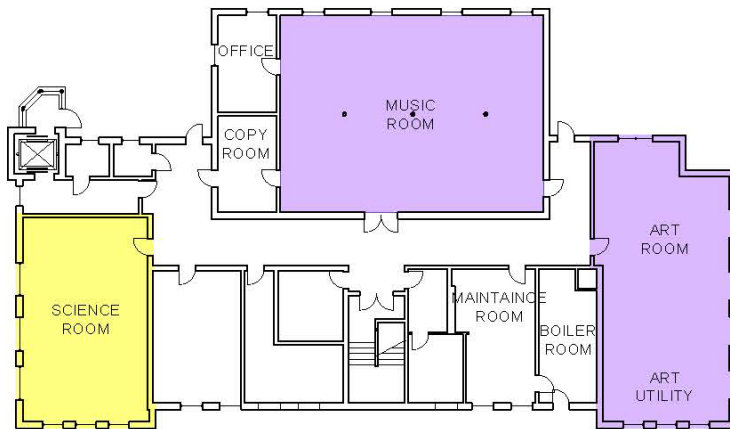


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Existing Conditions

ROOM TYPE LEGEND

- CLASSROOM
- PULL-OUT SPACES
- SPECIAL EDUCATION
- REPURPOSED ROOMS



Gould School

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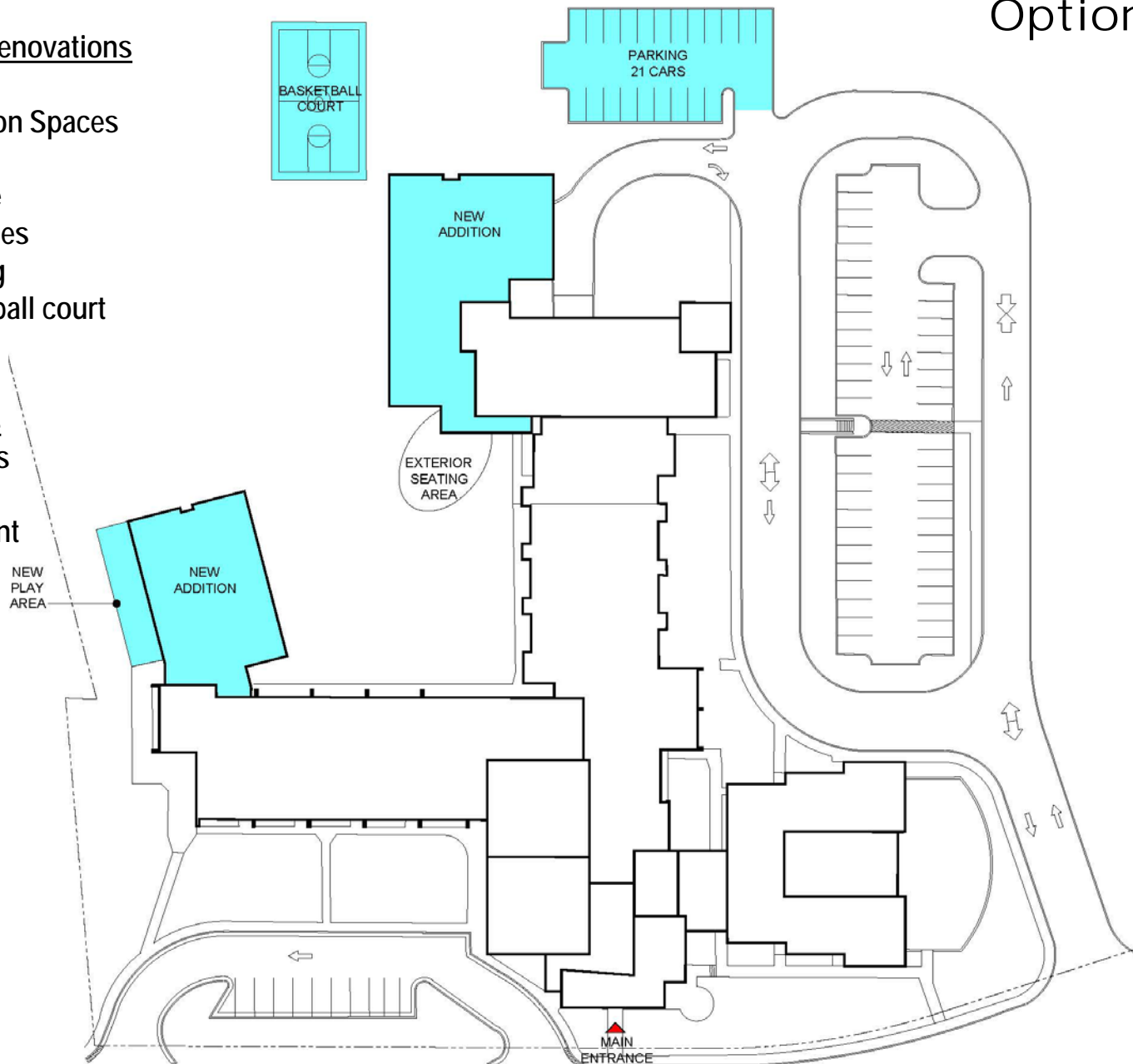
Building Options

Building Additions / Renovations

- 6 classrooms
- 9 Special Education Spaces
- Music classroom
- Security Vestibule
- Fire Alarm upgrades
- Additional parking
- Relocated basketball court
- Pre-K playground

Facility Improvements

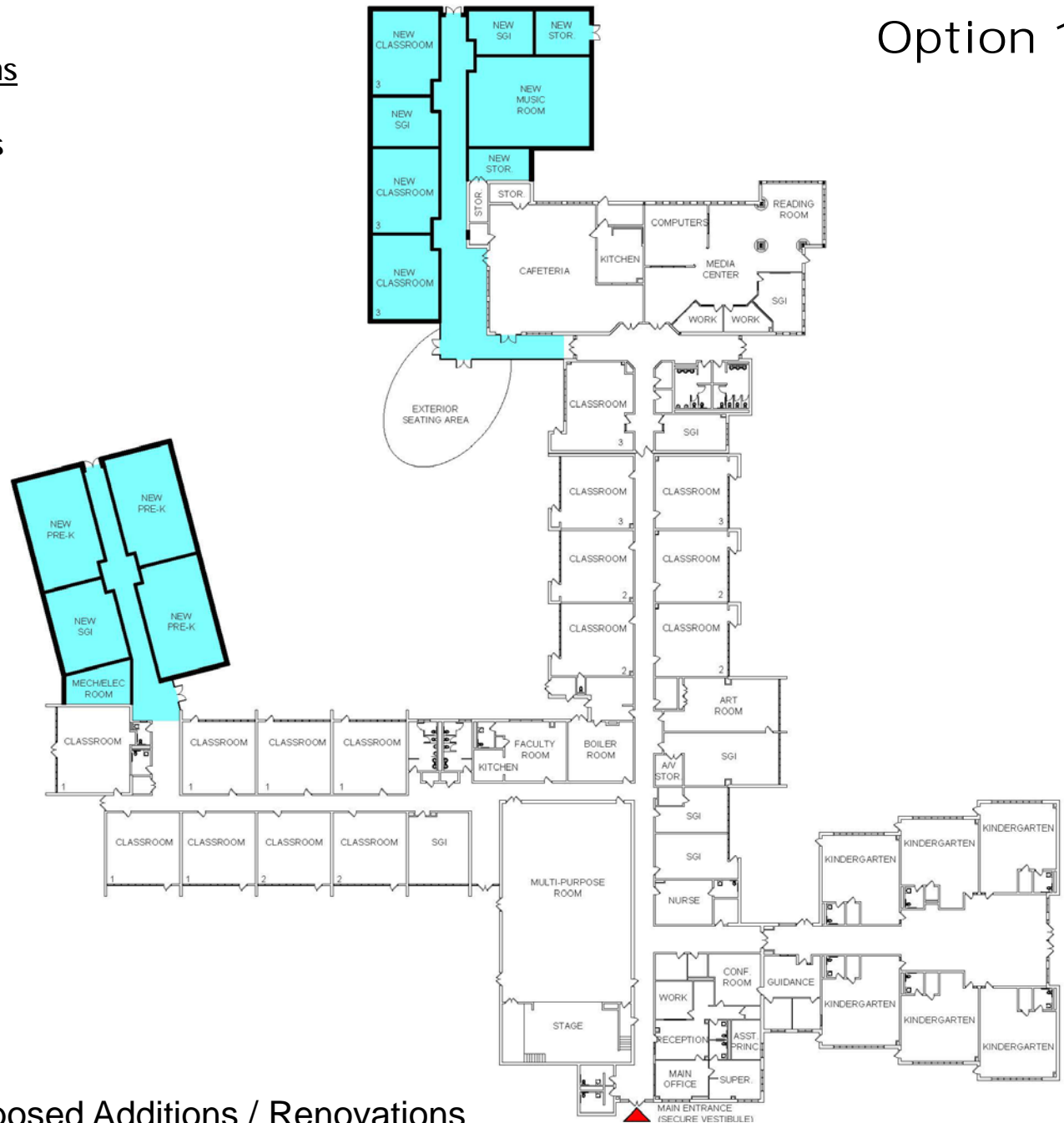
- Site improvements
- Roof replacement
- Boiler Replacement
- Building HVAC

Grandview School – Proposed Additions / Renovations

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- 6 classrooms
- 9 Special Education Spaces
- Music classroom
- Security Vestibule
- Fire Alarm upgrades
- Additional parking
- Relocated basketball court
- Pre-K playground

- Site improvements
- Roof replacement
- Boiler Replacement
- Building HVAC



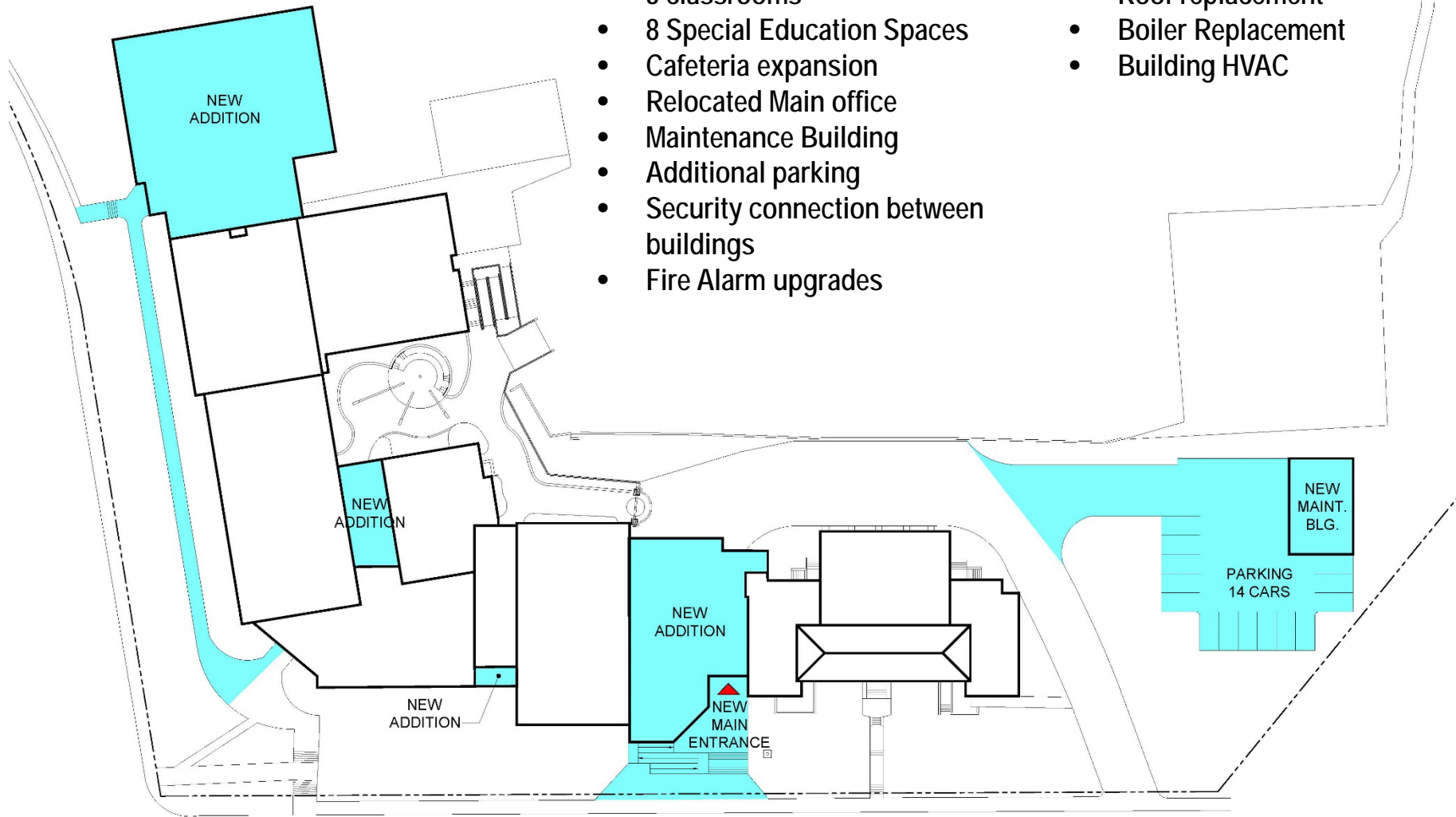
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Building Additions / Renovations

- Multipurpose Room
- 3 classrooms
- 8 Special Education Spaces
- Cafeteria expansion
- Relocated Main office
- Maintenance Building
- Additional parking
- Security connection between buildings
- Fire Alarm upgrades

Facility Improvements

- Site improvements
- Roof replacement
- Boiler Replacement
- Building HVAC



Gould School – Proposed Additions / Renovations

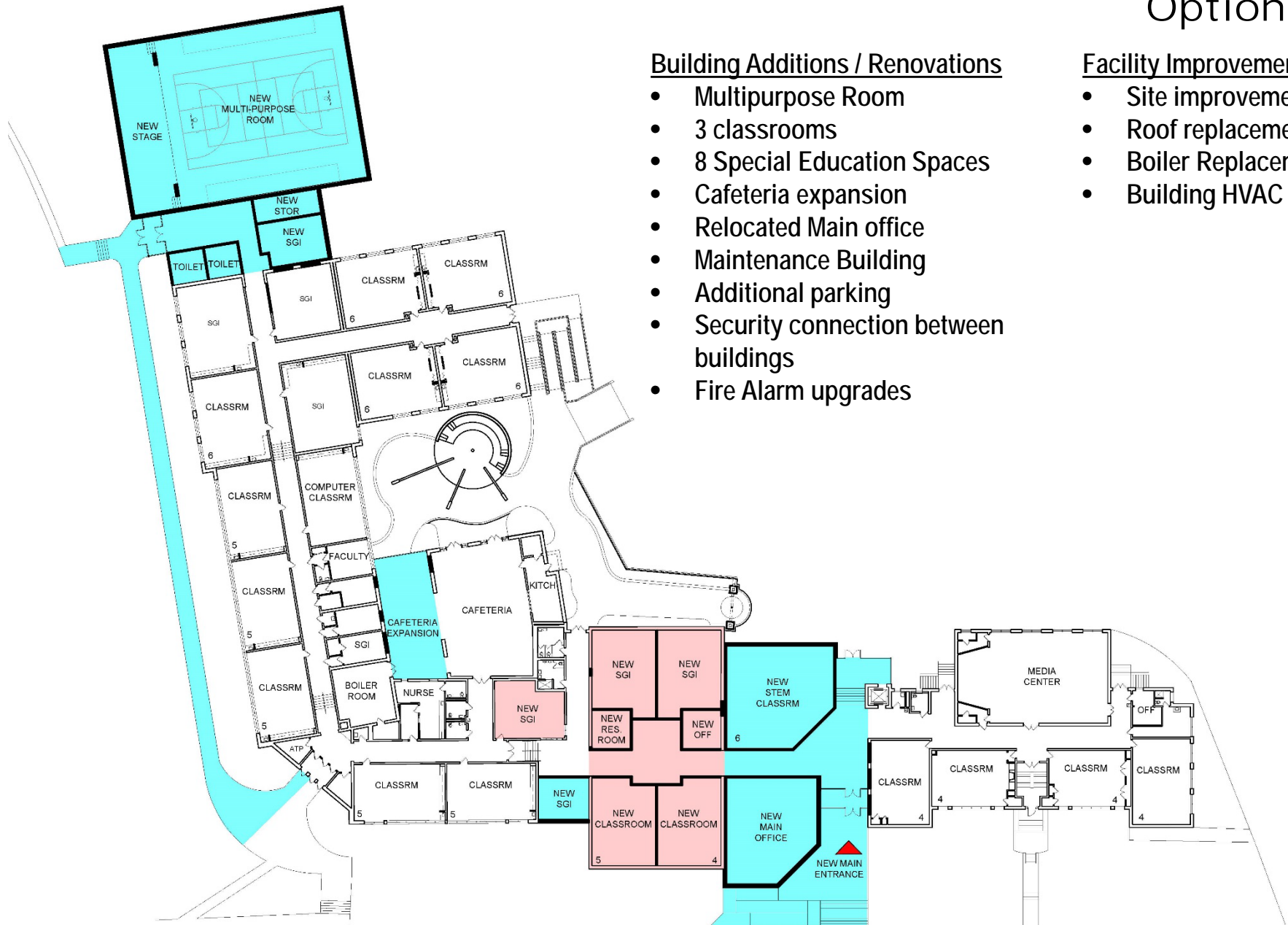
Option 1

Building Additions / Renovations

- Multipurpose Room
- 3 classrooms
- 8 Special Education Spaces
- Cafeteria expansion
- Relocated Main office
- Maintenance Building
- Additional parking
- Security connection between buildings
- Fire Alarm upgrades

Facility Improvements

- Site improvements
- Roof replacement
- Boiler Replacement
- Building HVAC



Gould School – Proposed Additions / Renovations

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Cost and Tax Impact

Option 1A Grandview - no new gym, no HVAC
Gould – new gym, no HVAC

Referendum Amount **\$25,754,000.00**

- Without Debt Service Aid \$797.46 (\$66.46 per month)

Option 1B Grandview – no new gym, HVAC
Gould – new gym, HVAC

Referendum Amount **\$31,650,000.00**

- Without Debt Service Aid \$981.08 (\$81.76 per month)

Based on the average home assessment of \$678,814.00

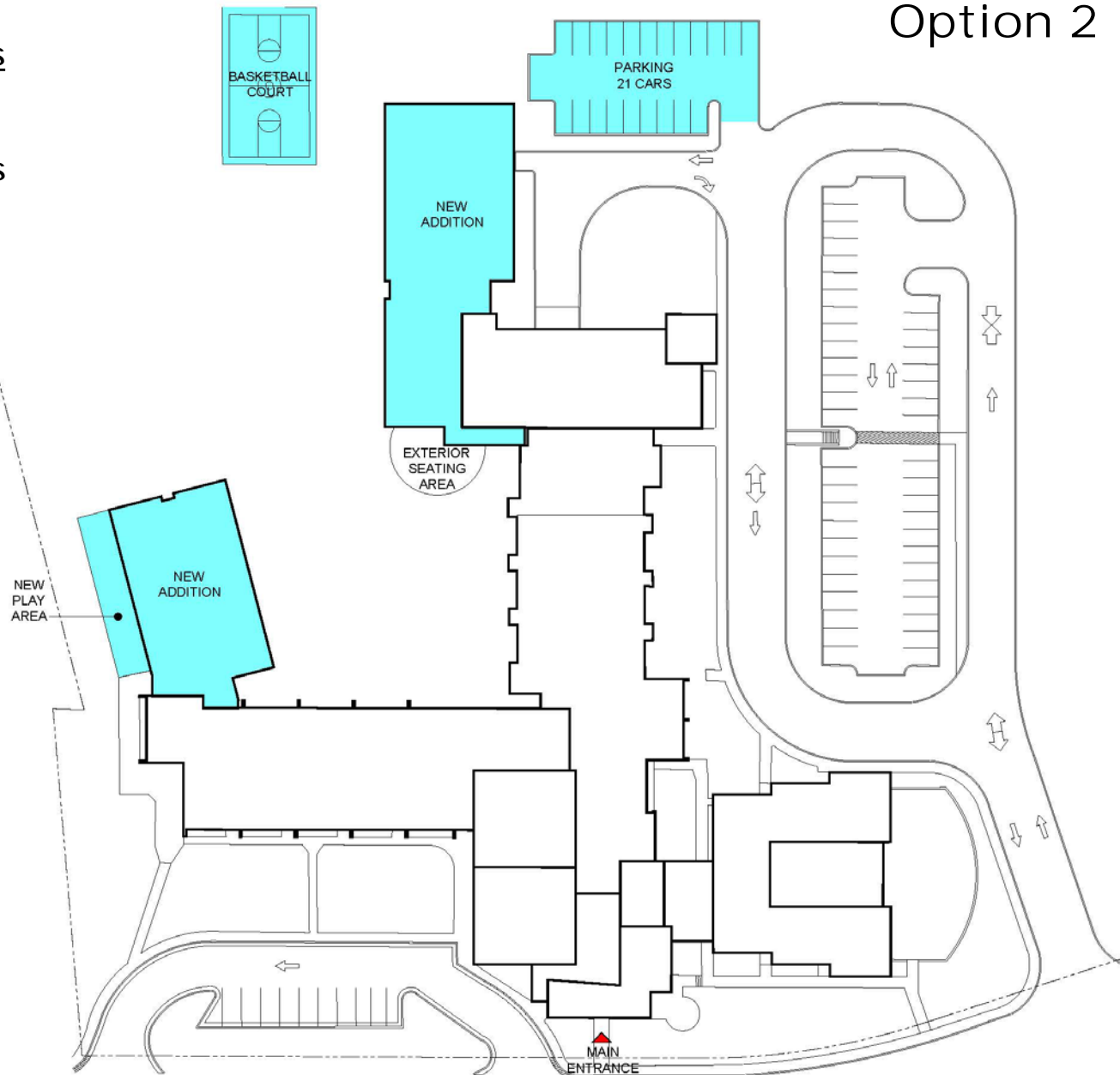
Debt Service Aid amount to be finalized by the NJDOE

Building Additions / Renovations

- Multipurpose Room
- 6 classrooms
- 10 Special Education Spaces
- Music classroom
- Security Vestibule
- Fire Alarm upgrades
- Additional parking
- Relocated basketball court
- Pre-K playground

Facility Improvements

- Site improvements
- Roof replacement
- Boiler Replacement
- Building HVAC

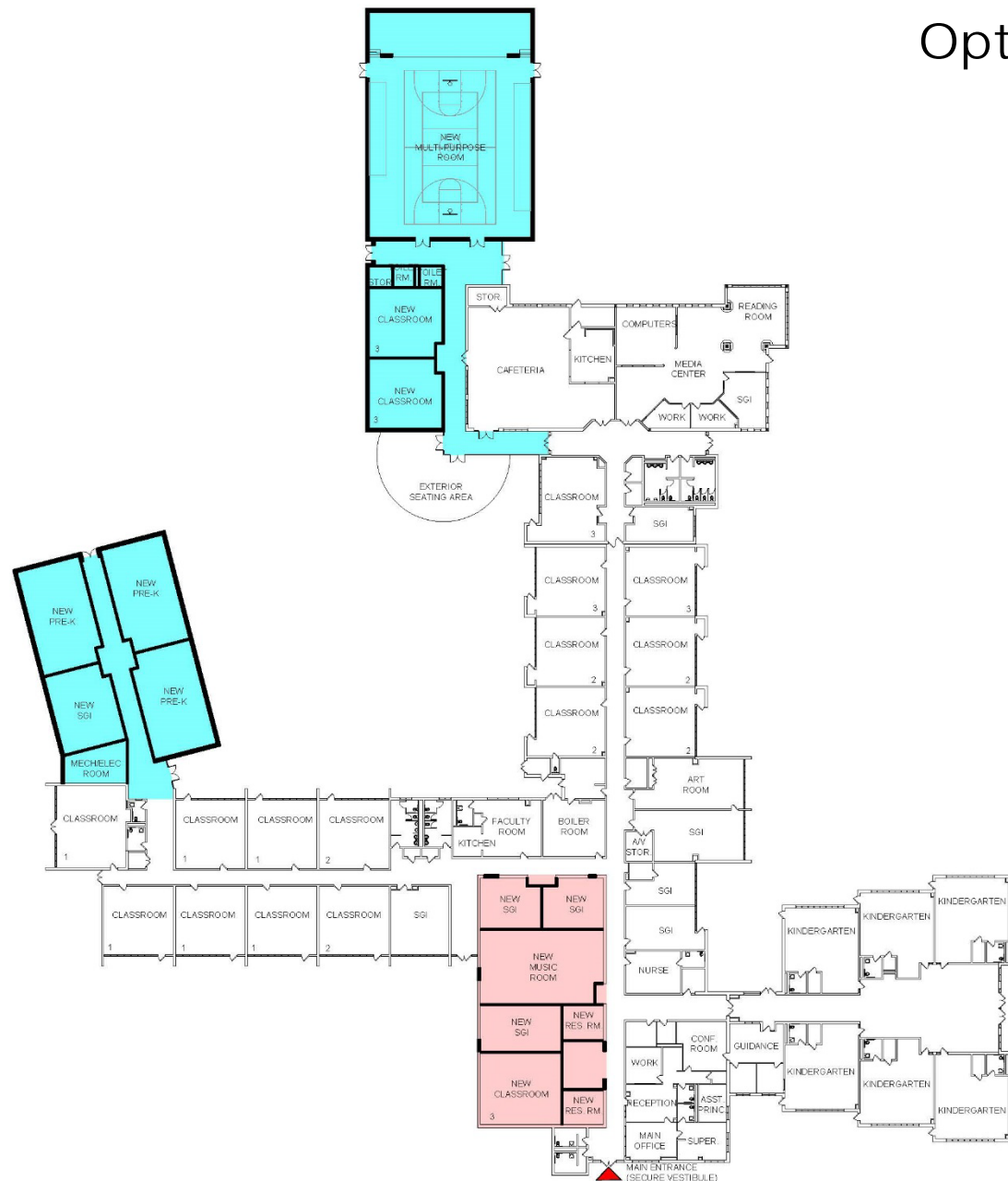
Grandview School – Proposed Additions / Renovations

Building Additions / Renovations

- Multipurpose Room
- 6 classrooms
- 10 Special Education Spaces
- Music classroom
- Security Vestibule
- Fire Alarm upgrades
- Additional parking
- Relocated basketball court
- Pre-K playground

Facility Improvements

- Site improvements
- Roof replacement
- Boiler Replacement
- Building HVAC



Grandview School – Proposed Additions / Renovations

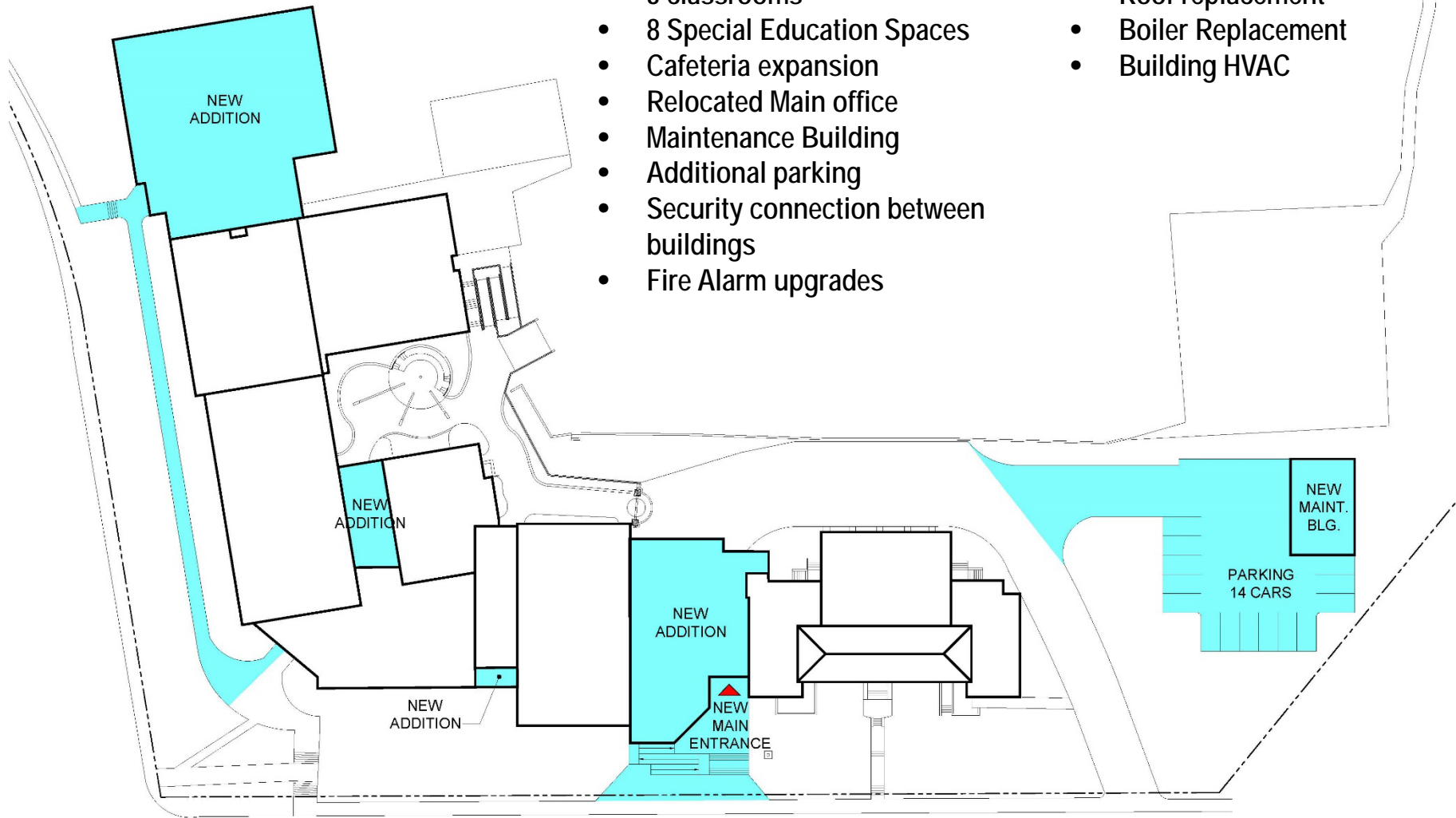
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Building Additions / Renovations

- Multipurpose Room
- 3 classrooms
- 8 Special Education Spaces
- Cafeteria expansion
- Relocated Main office
- Maintenance Building
- Additional parking
- Security connection between buildings
- Fire Alarm upgrades

Facility Improvements

- Site improvements
- Roof replacement
- Boiler Replacement
- Building HVAC



Building Additions / Renovations

- Multipurpose Room
- 3 classrooms
- 8 Special Education Spaces
- Cafeteria expansion
- Relocated Main office
- Maintenance Building
- Additional parking
- Security connection between buildings
- Fire Alarm Upgrades

Facility Improvements

- Site improvements
- Roof replacement
- Boiler Replacement
- Building HVAC



Gould School – Proposed Additions / Renovations

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Cost and Tax Impact

Option 2A Grandview – new gym, no HVAC
Gould – new gym, no HVAC

Referendum Amount **\$29,375,000.00**

- Without Debt Service Aid \$914.15 (\$76.18 per month)

Option 2B Grandview – new gym, HVAC
Gould – new gym, HVAC

Referendum Amount **\$34,415,000.00**

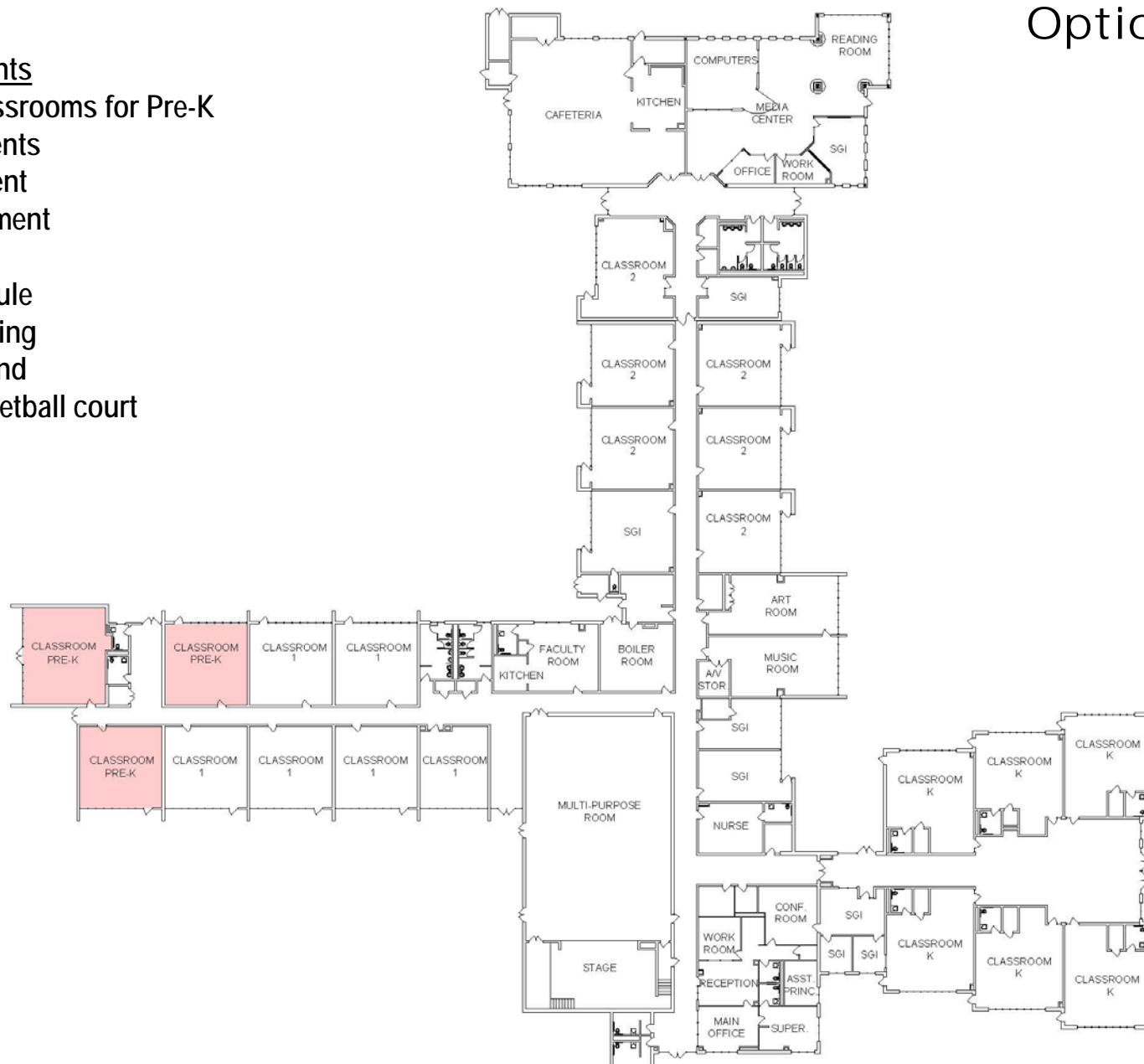
- Without Debt Service Aid \$1,066.14 (\$88.85 per month)

Based on the average home assessment of \$678,814.00

Debt Service Aid amount to be finalized by the NJDOE

Facility Improvements

- Renovate 3 classrooms for Pre-K
- Site improvements
- Roof replacement
- Boiler Replacement
- Building HVAC
- Security Vestibule
- Additional parking
- Pre-K playground
- Relocated basketball court



Grandview School – Proposed Additions / Renovations

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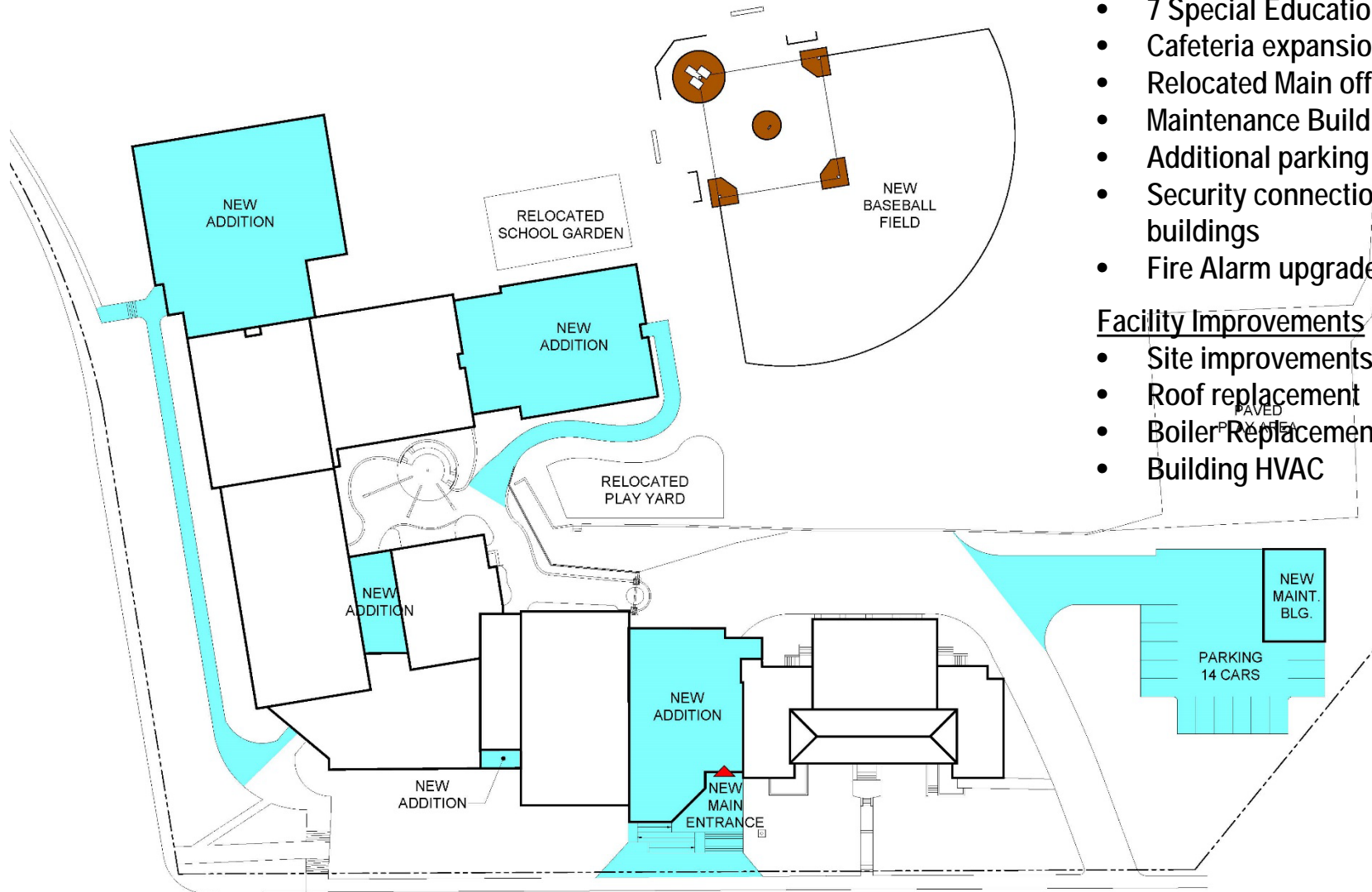
Option 3

Building Additions / Renovations

- Multipurpose Room
- 10 classrooms
- 7 Special Education Spaces
- Cafeteria expansion
- Relocated Main office
- Maintenance Building
- Additional parking
- Security connection between buildings
- Fire Alarm upgrades

Facility Improvements

- Site improvements
- Roof replacement
- Boiler Replacement
- Building HVAC



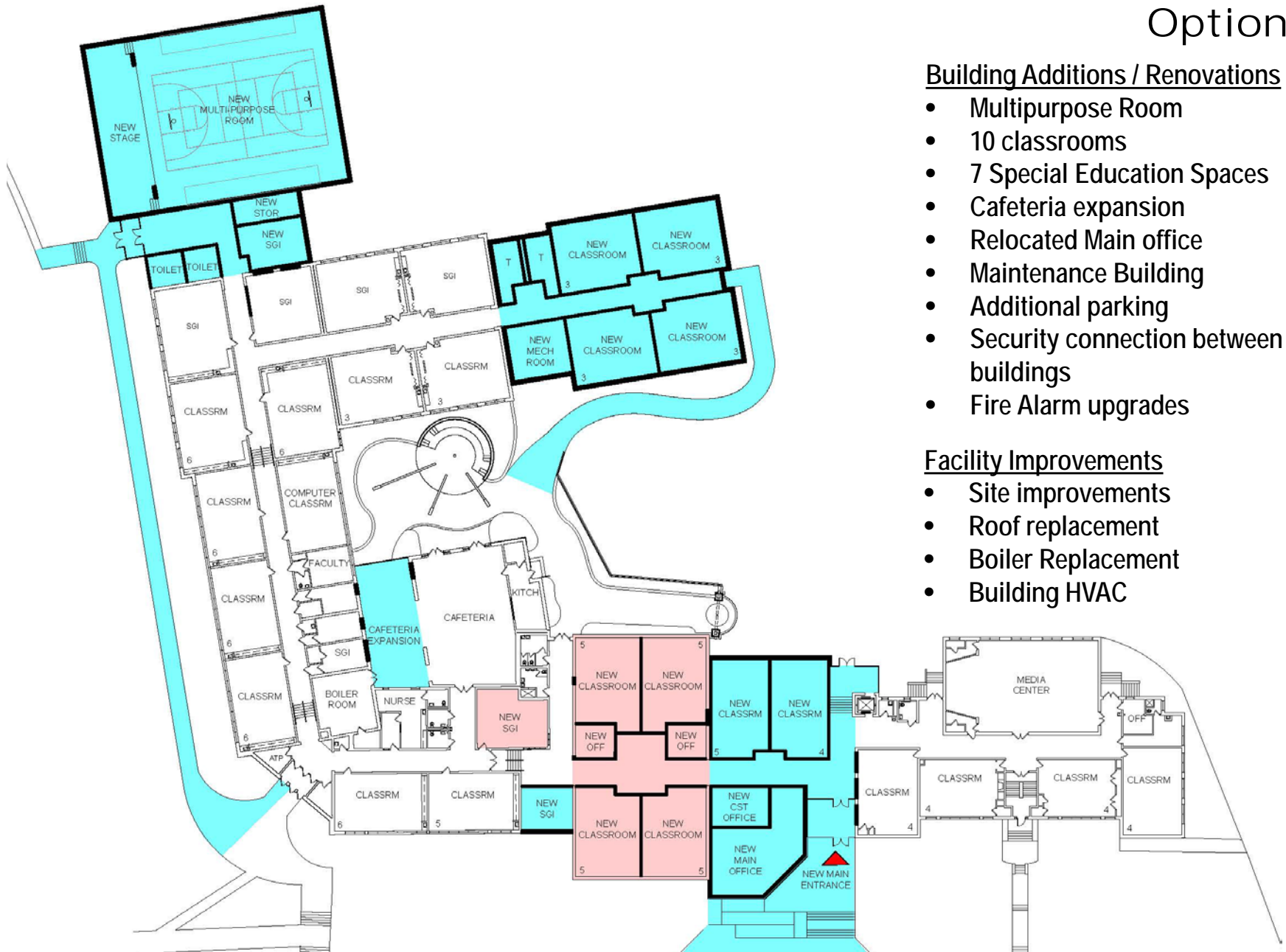
Option 3

Building Additions / Renovations

- Multipurpose Room
- 10 classrooms
- 7 Special Education Spaces
- Cafeteria expansion
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- Fire Alarm upgrades

Facility Improvements

- Site improvements
- Roof replacement
- Boiler Replacement
- Building HVAC



Gould School – Proposed Additions / Renovations

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Cost and Tax Impact

Option 3A Grandview - grades Pre-K through 2, no HVAC
Gould - grades 3 through 6, no HVAC

Referendum Amount **\$20,900,500.00**

- Without Debt Service Aid \$697.06 (\$58.09 per month)

Option 3B Grandview - grades Pre-K through 2, HVAC
Gould - grades 3 through 6, HVAC

Referendum Amount **\$26,808,000.00**

- Without Debt Service Aid \$879.77 (\$73.32 per month)

Based on the average home assessment of \$678,814.00

Debt Service Aid amount to be finalized by the NJDOE

Cost Estimate Summary

	With air conditioning		Without air conditioning	
	Total cost	Annual tax impact (average home)	Total cost	Annual tax impact (average home)
Expand both schools (new gym Gould only)	\$31.7 million	\$981	\$25.8 million	\$797
Expand both schools (new gym in both)	\$34.4 million	\$1,066	\$29.4 million	\$914
Expand Gould only and move 3rd grade students to Gould	\$26.8 million	\$880	\$20.9 million	\$697

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Schedule for completion if pursued and approved

- Pre-referendum – 9 months - June 2017
- Referendum – March 13, 2018
- Design Documents – 8 months – approx. November 2018
- Bidding and Award – 2 months – approx. January 2019
- Construction – 16 months – approx. May 2020
- **Ready for School – September 1, 2020**



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Next Steps

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- Additional public input
- Additional meetings with Board of Education and District Administration
- Final decision to move forward on Referendum - June 2017
- Option selected by the BOE – July 31, 2017
- **March 18, 2018 Referendum**

Comments & Questions