

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

April 4, 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

Agenda

March 13, 2018 - REFERENDUM

- Reasons for the Referendum
- Share building options with the community
- Overview of the process
- Overview of the cost
- Debt Service Aid to the district



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Purpose of Referendum

1. Address the population growth in North Caldwell
 - Maintain class size of approx. 18 students per class
2. Address spacial needs that are current issues in each school
 - Currently spaces typically used for support functions are being utilized for educational spaces
 - Address connection of the Gould School buildings
3. Address facility improvement needs at both schools
 - Boiler Replacement
 - Roof Replacement
 - Air Conditioning (possibly)

ROOM TYPE LEGEND

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

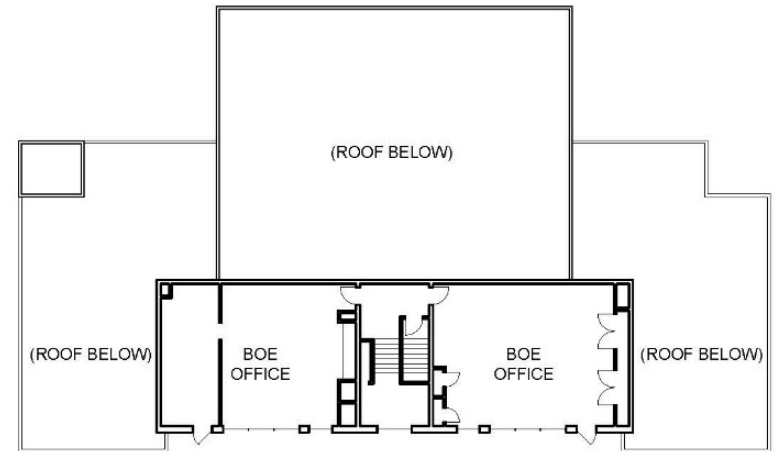
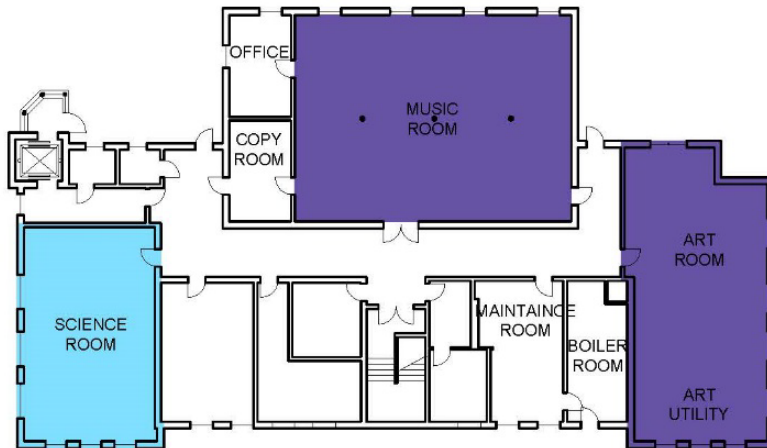


Gould School – Existing Conditions

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ROOM TYPE LEGEND

- CLASSROOM
- PULL-OUT SPACES
- SPECIAL EDUCATION



Gould School – Existing Conditions

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Enrollment

- The Demographer's report has indicated a population growth in North Caldwell by the year 2021 / 2022 which forecasts an enrollment increase of the following at each school:
 - Grandview – additional 50 students
 - Gould – additional 47 students
- In addition, there is an increased need for Small Group Instruction Spaces at both schools



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What does this mean?

- In order to maintain the district class size of approx. 18 students per class and take back the support spaces that are currently used for educational space, each school would require the following:
 - Grandview
 - 6 additional classrooms
 - 9 to 12 small group instruction spaces
 - 1 music classroom
 - Gould
 - 3 additional classrooms
 - 8 to 10 small group instruction spaces
 - A connection of the two buildings



Four Possible Options

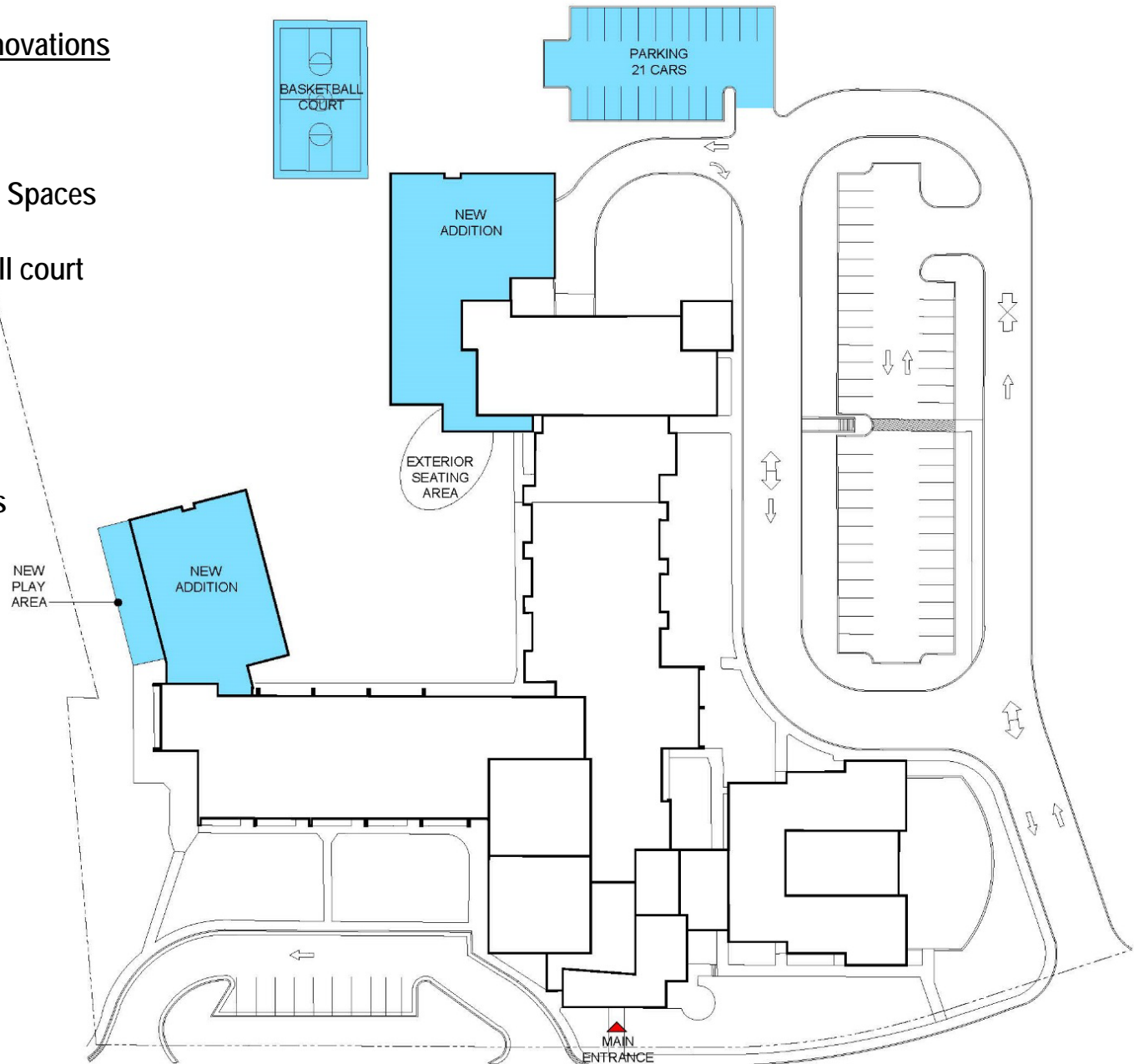
- **Option 1:** No New Grandview gym (Option A) and no HVAC, Gould no HVAC
- **Option 2:** No New Grandview gym (Option A) but add HVAC, Gould with HVAC
- **Option 3:** Grandview gym (Option B) and no HVAC, Gould no HVAC
- **Option 4:** Grandview gym (Option B) but add HVAC, Gould with HVAC

Building Additions / Renovations

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

Facility Improvements

- Site improvements
- Roof replacement
- Fire Alarm upgrades
- Boiler Replacement
- Building HVAC



Grandview School – Proposed Additions / Renovations – Option A

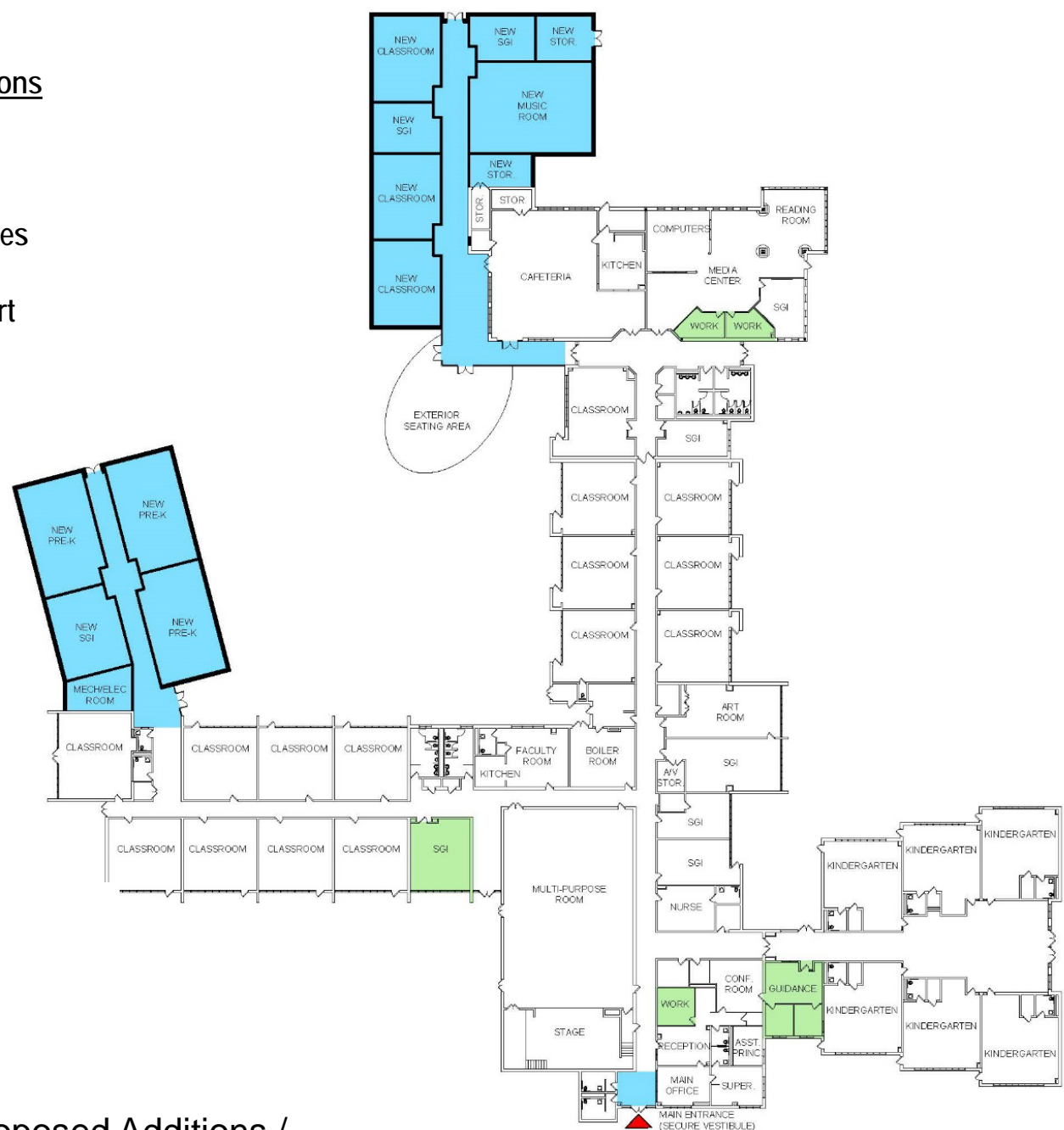
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Building Additions / Renovations

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

Facility Improvements

- Site improvements
- Roof replacement
- Fire Alarm upgrades
- Boiler Replacement
- Building HVAC



Grandview School – Proposed Additions / Renovations – Option A

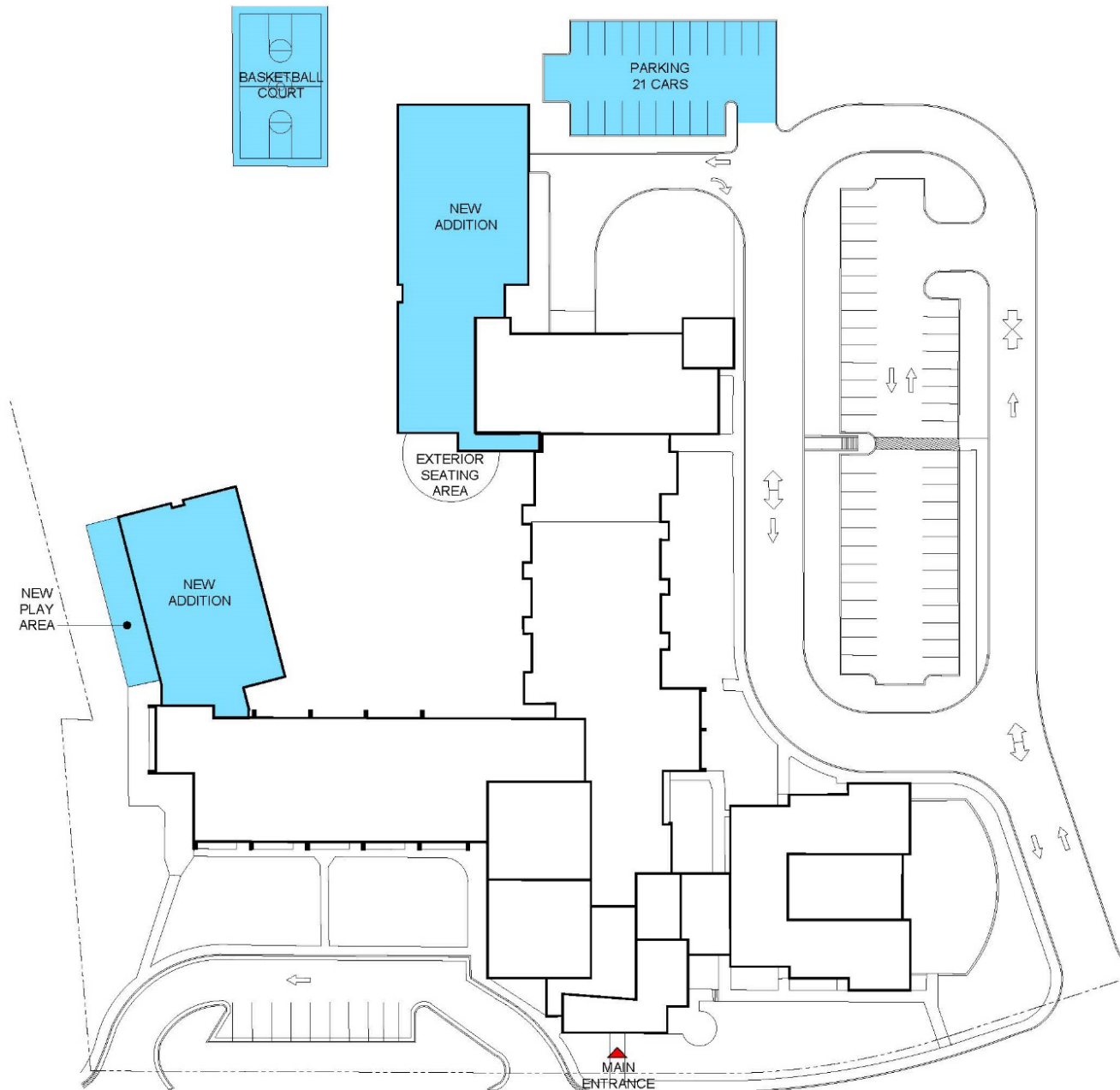
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Building Additions / Renovations

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

Facility Improvements

- Site improvements
- Roof replacement
- Fire Alarm upgrades
- Boiler Replacement
- Building HVAC



Grandview School – Proposed Additions / Renovations – Option B

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Building Additions / Renovations

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

Facility Improvements

- Site improvements
- Roof replacement
- Fire Alarm upgrades
- Boiler Replacement
- Building HVAC



Grandview School – Proposed Additions / Renovations – Option B

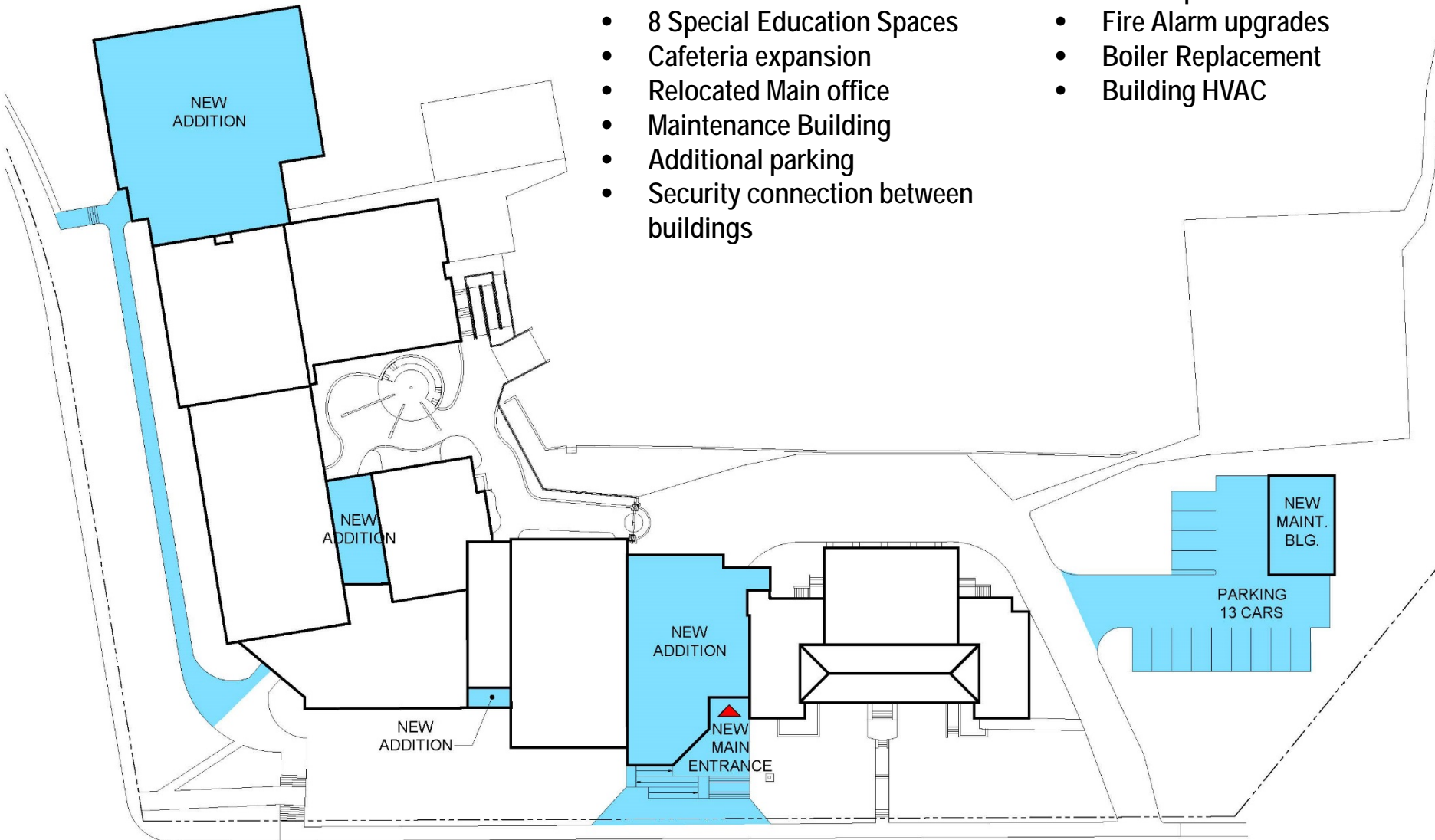
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Building Additions / Renovations

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

Facility Improvements

- Site improvements
- Roof replacement
- Fire Alarm upgrades
- Boiler Replacement
- Building HVAC



Gould School – Proposed Additions / Renovations

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Cost and Tax Impact

**Option 1 - No New Grandview gym (Option A) and
no HVAC, Gould no HVAC**

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

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

**Option 2 – No New Grandview gym (Option A) but
add HVAC, Gould with 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

Cost and Tax Impact

Option 3 - Grandview gym (Option B) and no HVAC, Gould no HVAC

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

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

Option 4 - Grandview gym (Option B) but add HVAC, Gould with 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

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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- Public input
- Additional meetings with Board of Education and District Administration
- Final decision to move forward on Referendum to be made in June 2017
- March 18, 2018 Referendum

Comments & Questions