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# Facilities Next Steps

3-22-21

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# Mission Statement

*The South Hunterdon Regional School District, a small, close-knit school district working in partnership with our community, provides **dynamic** and **innovative** educational experiences that challenge and empower each student to strive for personal excellence and positive global citizenship.*

# District Goal #5

**Goal 5: Create an actionable plan to develop a bond referendum to address building infrastructure, security, and health & safety needs.**

- Engage the community in discussions focused on facility needs.
- Examine and assess current options that have been presented in reference to facility improvements.
- Design and plan for a referendum in November 2021 to address major facility issues that are impacting student learning.
- Examine the financial implications on the taxpayer.
- Develop a communication plan to educate the community on the need of the referendum.

# Tentative Timeline (dates subject to change)

<b>Board of Education presentation of projects and costs for input and comment</b>	<b>December 2020</b>
<b>Revisions to scope and costs based upon Board/Community input</b>	<b>January - March 2021</b>
<b>Board approval of final scope of work, questions and referendum costs for NJDOE submission</b>	<b>April 2021</b>
<b>Architect final prep work for NJDOE submission</b>	<b>April 2021</b>
<b>Submit to NJDOE and Local Planning Board(s)</b>	<b>May 2021</b>
<b>NJDOE review period</b>	<b>May - September 2021</b>
<b>Referendum Publicity - Get Out the Vote</b>	<b>July - November</b>
<b>CONDUCT REFERENDUM</b>	<b>November 2, 2021</b>

If the referendum passes: Shovels in the ground by September 2022 with estimated completion date by January 2024.

# Does a referendum need to pass in each municipality?

An overall majority of all voters is required. N.J.S.A. 18A:24-30 provides: “Whenever bonds are authorized to be issued by a type II school district under this chapter, the secretary of the board of education of the district shall transmit to the commissioner a certified copy of the bond proposal adopted by resolution of the board of education **and approved by a majority of the legally qualified voters of the district voting on the proposal at an annual or special school election.**” Based on the statute “district” includes regional districts, which supports the conclusion that it is a majority of the overall votes cast in all three municipalities.

# What criteria will the board use to make its decision?

1. A plan that addresses the current facility issues while making educational sense for our students.
2. A plan that includes community input and support.
3. A plan that is fiscally responsible to the taxpayer.

# What does the research say?

*“Current research does not identify or support one grade configuration as the most effective. Research into the potential impact of grade configurations is generally inconclusive, with results that are difficult to generalize to other districts. However, some studies suggest that students perform better at schools with a larger number of grade levels. Another frequent finding is that the most effective grade configuration will vary by district, based on internal factors such as projected enrollment, transportation costs, school facilities, and community support”. - Hanover Research 2018*

*“The clear result of both of these studies is that students who move to a middle or junior high school in Grades 6 or 7 experience a sharp decrease in their learning trajectories and continue to struggle, relative to their peers who attended K–8 schools, through Grade 8 and into high school”. - Hamilton Project 2011*

## What does the research say?

*“The research on grade configuration is inconclusive at best and there is no research that shows one configuration is better at improving student learning. There is some evidence that each of the three approaches can positively, or negatively impact students. But reorganizing grades is merely a shifting of students, teachers and programs from one site to another. Research shows that there is greater impact on student learning when the emphasis is not on location of the students but on the educational experience students receive. Grade configuration is merely a tool that can create the potential to improve student learning. Here’s a brief summary of what the research says.*

*Grade configuration is not a predictor of student academic success” (McKenzie et al., 2006). -  
EPI Research into Practice 2012*

*“Despite an extended debate over ideal K-12 grade configurations, there is little consensus among researchers on the extent to which grade configuration influences student achievement” -  
Hanover Research 2018*



# Demographic Study - Enrollment 2024-2025

## 5 Years of Historical Data

2024-2025			
Grade	Projection	Sections	Avg Class Size
PreK	28	2	14.0
K	48	3	16.0
1	58	3	19.0
2	46	3	15.0
3	53	3	18.0
4	57	3	19.0
<b>Total</b>	<b>290</b>		

5-8 Building			
2024-2025			
	Projection	Sections	Avg Class Size
5	66	3	22.0
6	50	3	17.0
7	55	3	18.0
8	54	3	18.0
<b>Total</b>	<b>225</b>		

9-12: 267 students

## 6 Years of Historical Data

2024-2025			
Grade	Projection	Sections	Avg Class Size
PreK	28	2	14.0
K	51	3	17.0
1	60	3	20.0
2	48	3	16.0
3	53	3	18.0
4	54	3	18.0
<b>Total</b>	<b>294</b>		

2024-2025			
	Projection	Sections	Avg Class Size
5	64	3	22.0
6	50	3	17.0
7	56	3	19.0
8	55	3	18.0
<b>Total</b>	<b>225</b>		

9-12: 278 students

# Property we investigated

638 Brunswick Pike Lambertville NJ (17 acres) Price: \$2,470,000

- Has potential as a back-up plan if we don't find enough water at the middle/high school site
- Would need to be a full renovation with an addition
- We would not receive any money from the Department of Education for the renovation or addition



# Property We Investigated

- West Amwell Township Properties
- One parcel already allocated for another project
- The majority of the other consists of wetlands



# Property We Investigated

- Former ESC school located in West Amwell.
- Sale price \$3.5 million
- Infrastructure concerns (HVAC, building envelope, roofing, exterior wall assembly).
- Existing classrooms severely undersized as they were built for small group instruction of 10 or less students.
- We would not receive any money from the Department of Education for the renovation.



# District K-8 Building

- Estimated Cost: \$38 - \$40 million dollars
- Estimated Square Footage: 90,000 - 100,000 square feet
  - Current high/middle school is 100,000 + square feet with 6 grade levels
  - K-8 building would be for 9 grade levels
- If located on the middle/high school site it would likely be a three story building.
- If located on a property not owned by the district the price would increase for the purchase of the land.
- This plan is not cost effective to our taxpayers.

**Renovation of LPS into a district PreK-4 School**  
**New 5-8 on high school campus**

# Renovation of LPS into a district PreK-4 school



# Renovation of LPS into a district PreK-4 school





# Floor Plan for LPS (PreK-4)

## LEGEND

- ADMINISTRATION
- CLASSROOM
- CORE EDUCATION
- SUPPORT



## Renovation would include:

- All new HVAC
- New floors in classrooms
- New ceiling tiles
- LED lighting
- Temperature controls
- Entire building ADA accessible
- Repave both parking lots
- Security Cameras/Door Access Controls
- Fire rated walls/sprinkler system
- Casework for classrooms

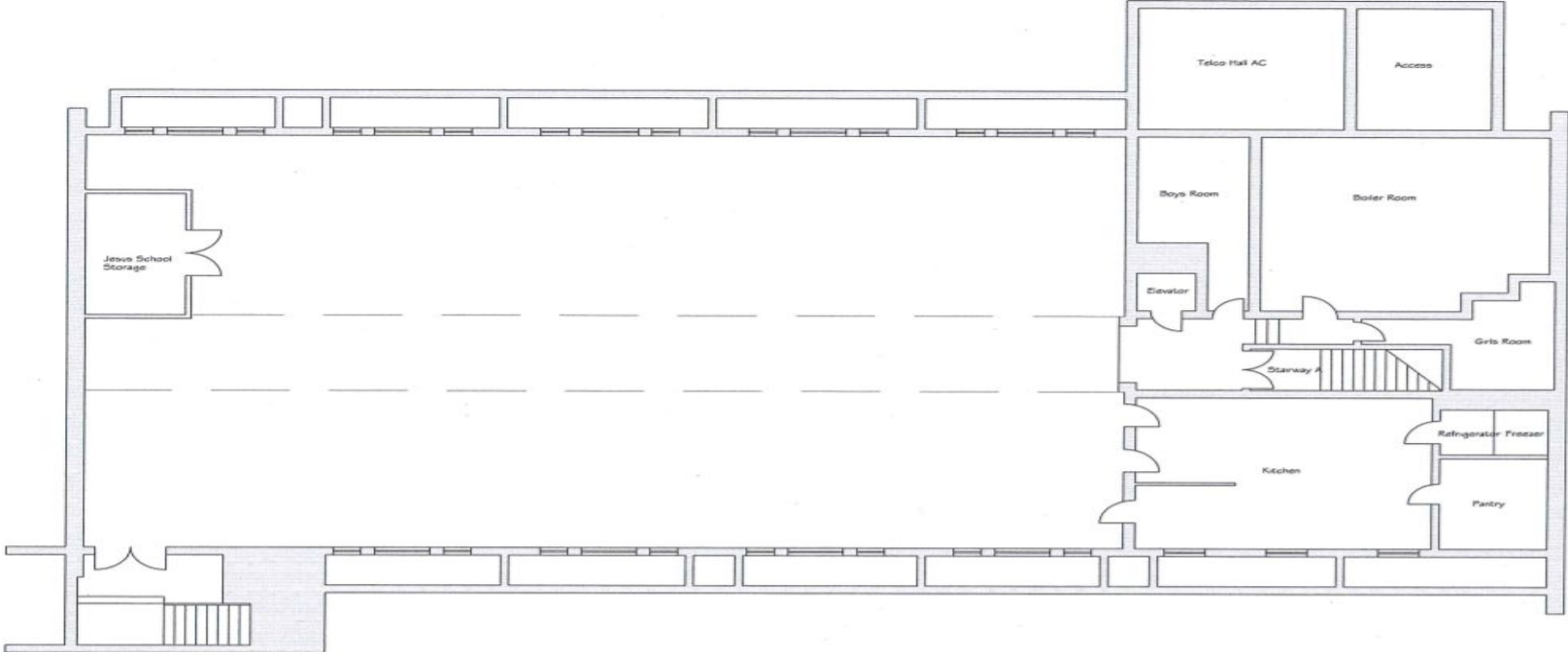
# LPS Redesign of Parent/Bus Drop-Off



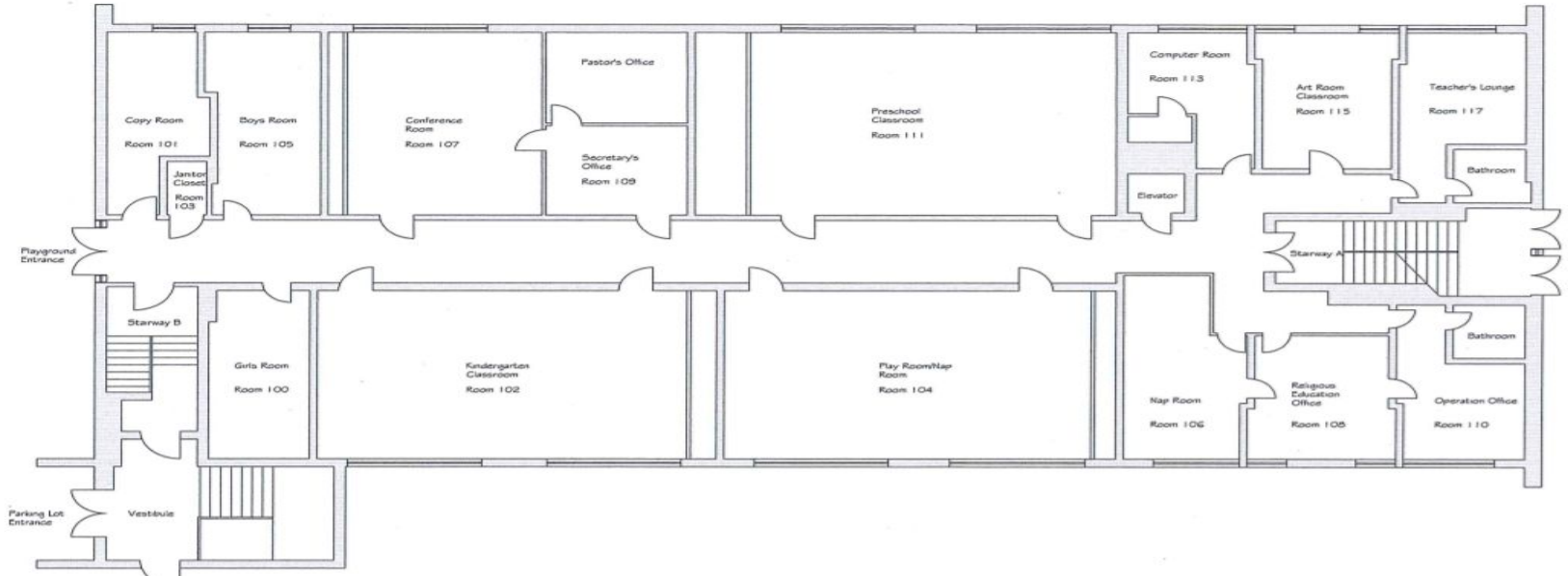
# What would we do with the LPS students during the renovation?

- Principal Quinones and the Superintendent visited the Jesus School in Lambertville on March 1.
- We toured the building with their Facility Manager.
- At the conclusion of the visit we determined that this facility could house the LPS students during a renovation.
- They are interested in us using this facility for the 2022-2023 school year.
- Next steps: Waiting to hear back from the Diocese as to how much the rent would be.

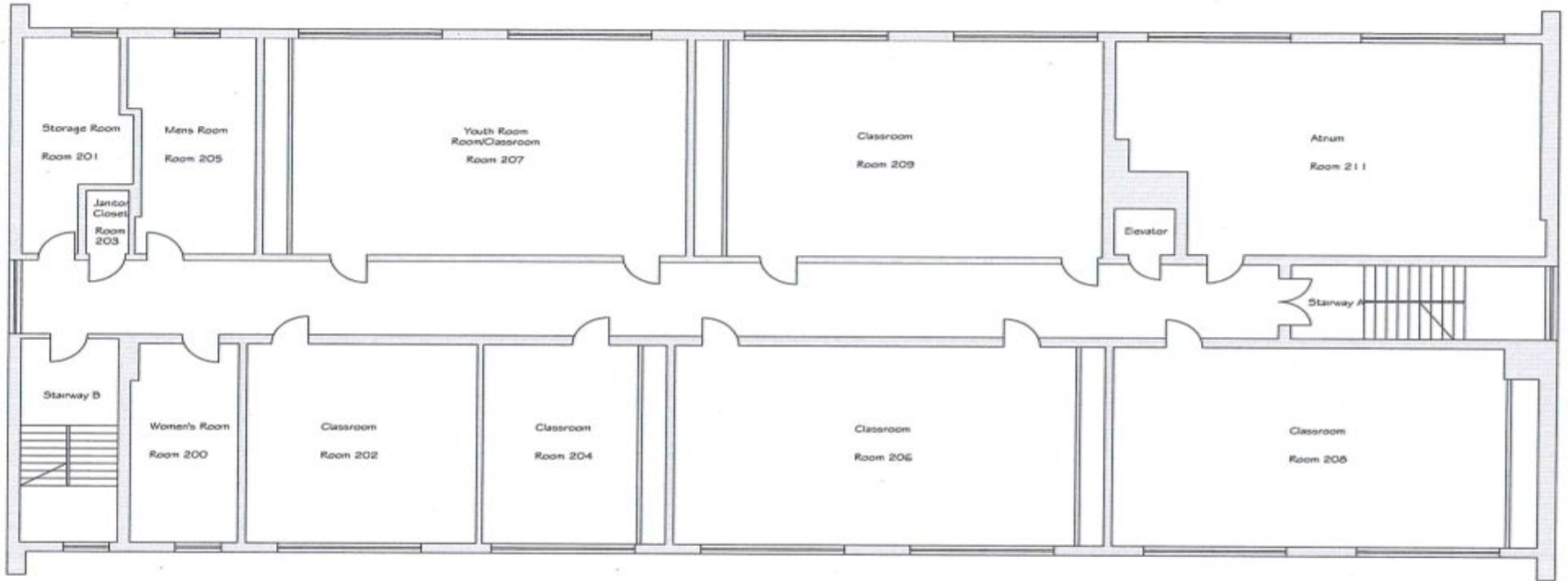
# Jesus School Lower Level



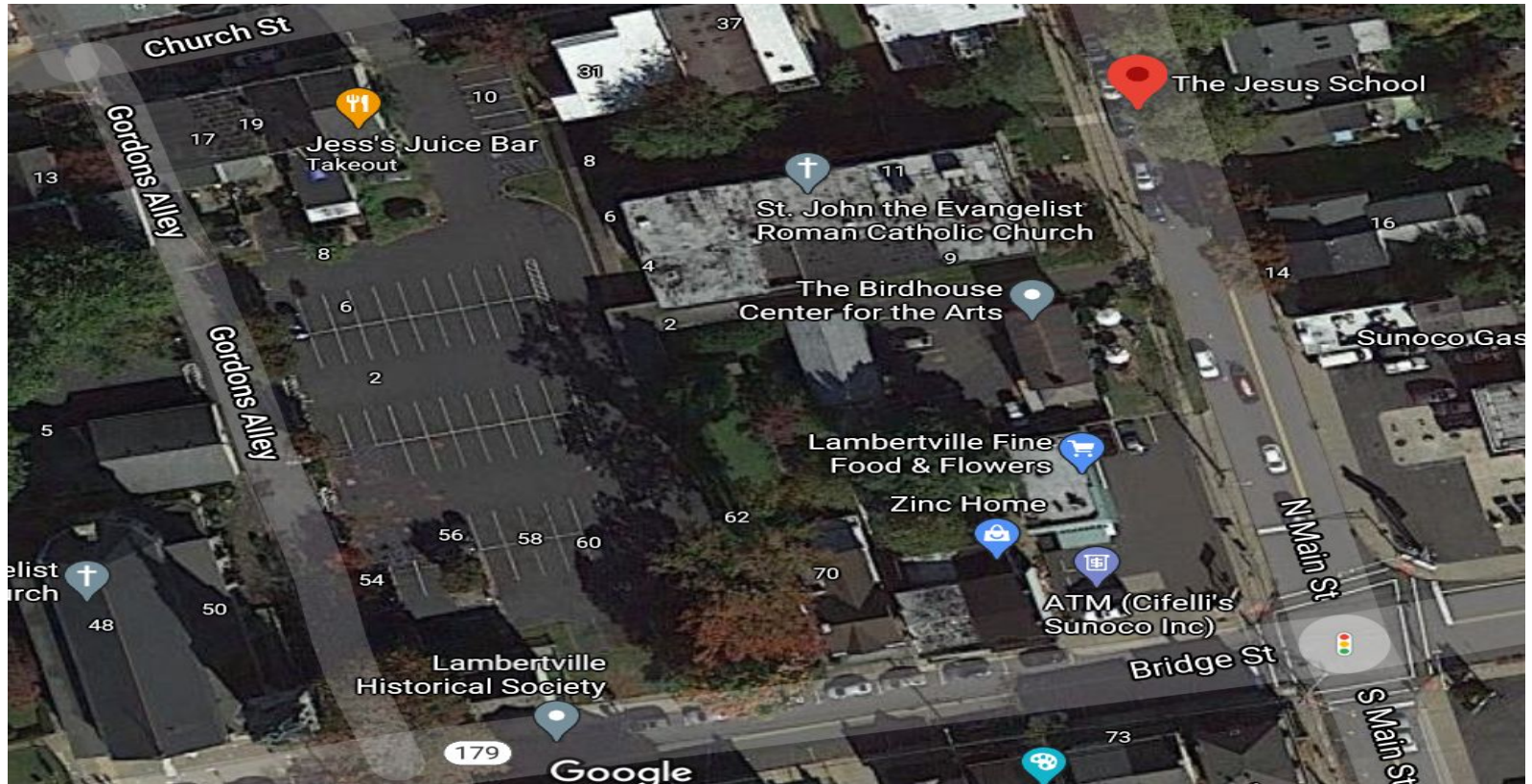
# Jesus School 1st Floor



# Jesus School 2nd Floor



# Parking/Drop Off





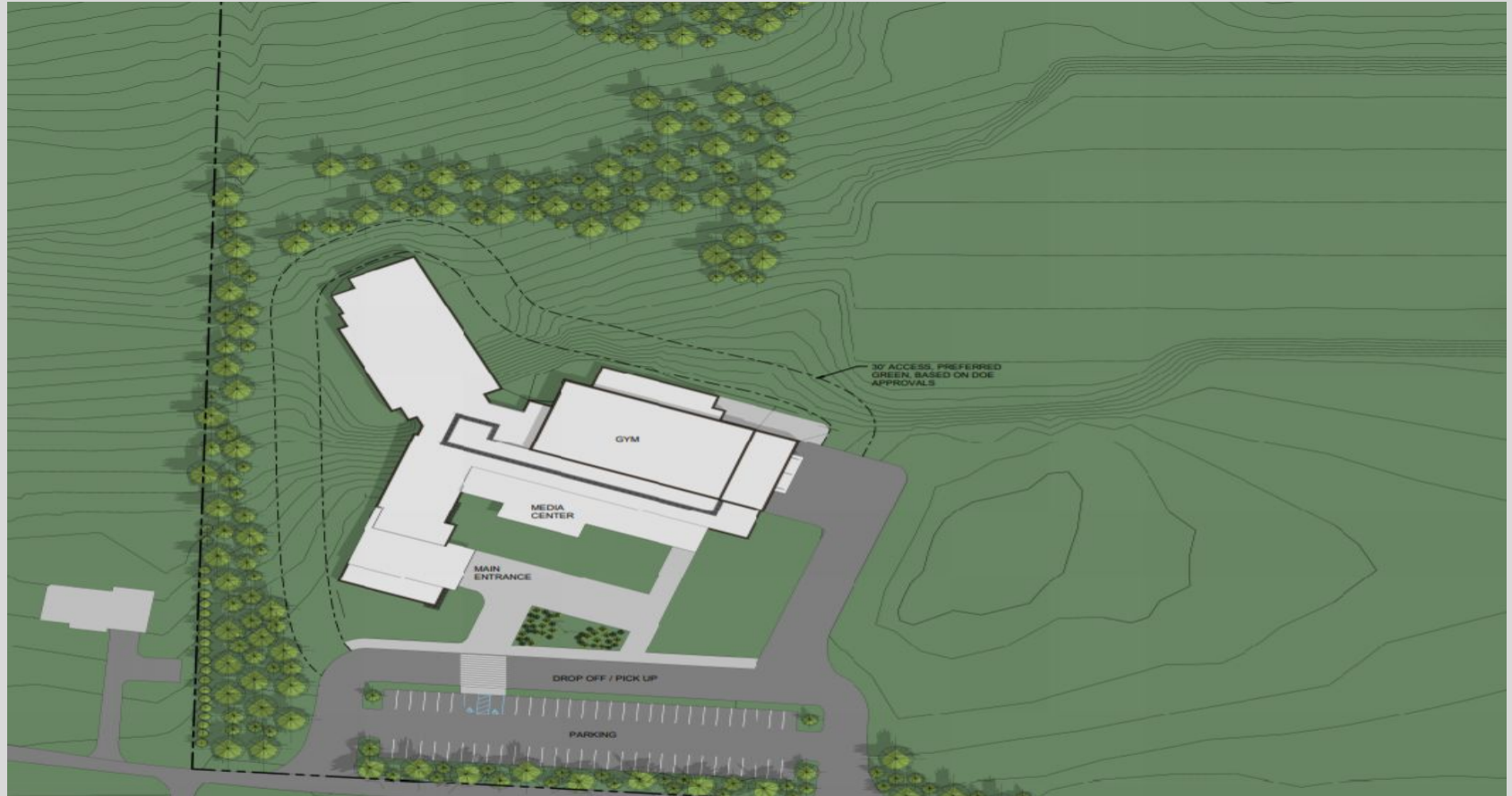
**New 5-8 on high school campus**

# Test Well High School Site

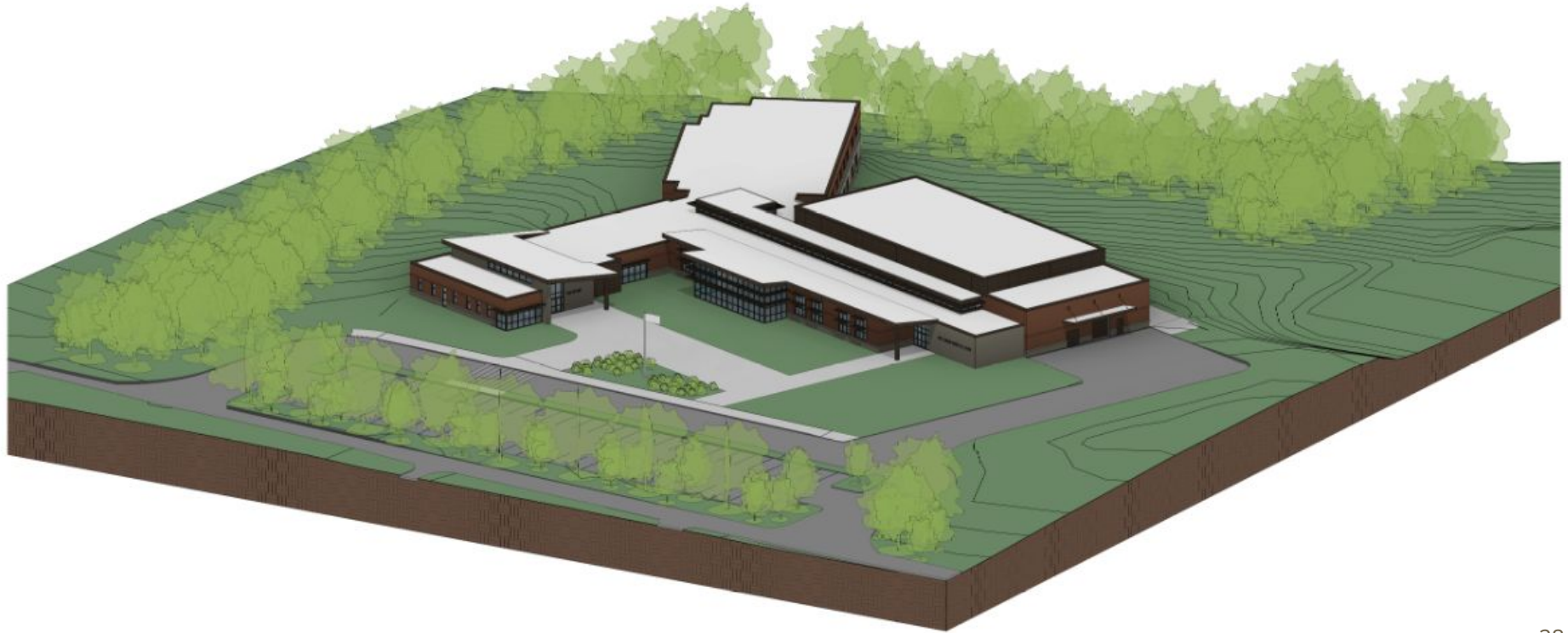
- The test well was dug starting on Friday and completed over the weekend.
- The well was dug approximately 400 feet and produced 12 gallons of water per minute which is enough to build a 5-8 school on the site.
- The contractor will be putting this in writing and submitting to the district.



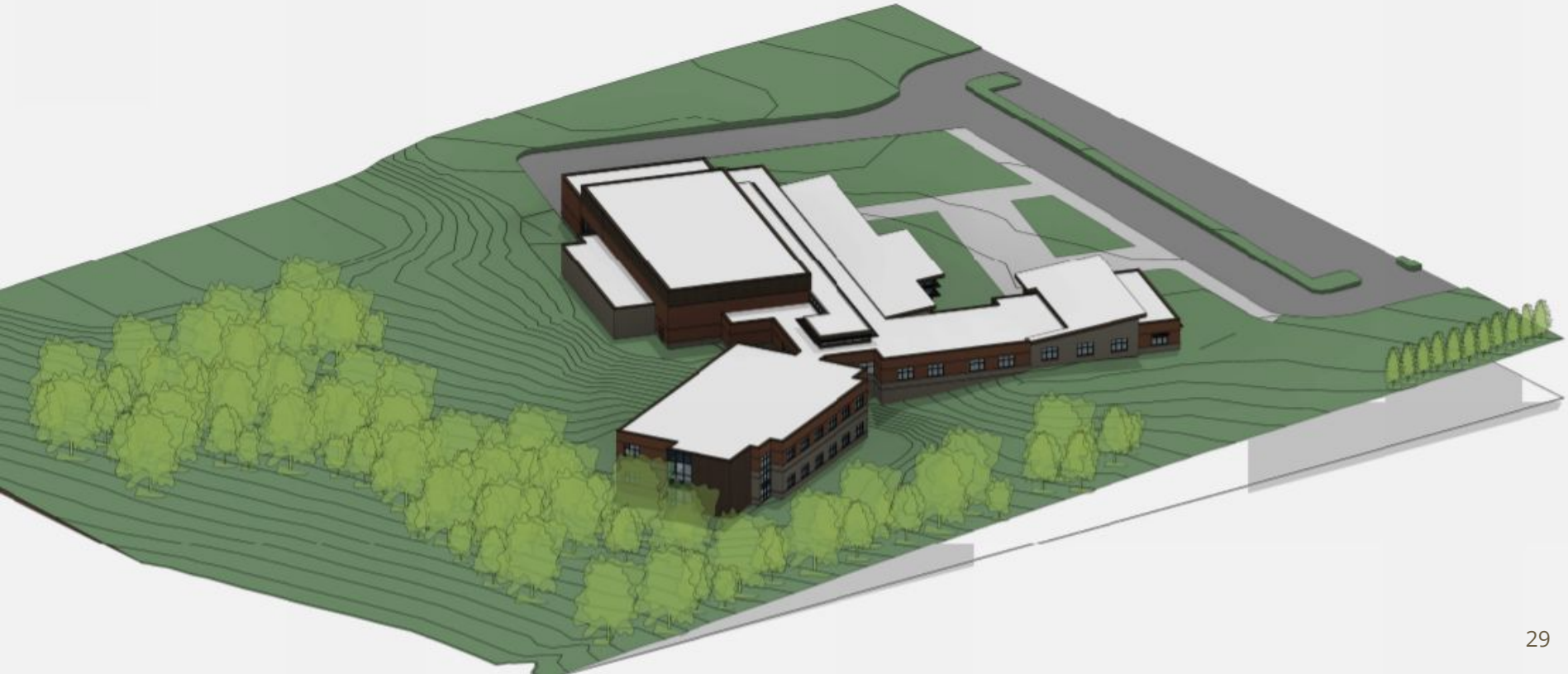
# 5-8 Middle School Site



# 5-8 Middle School



# 5-8 Middle School



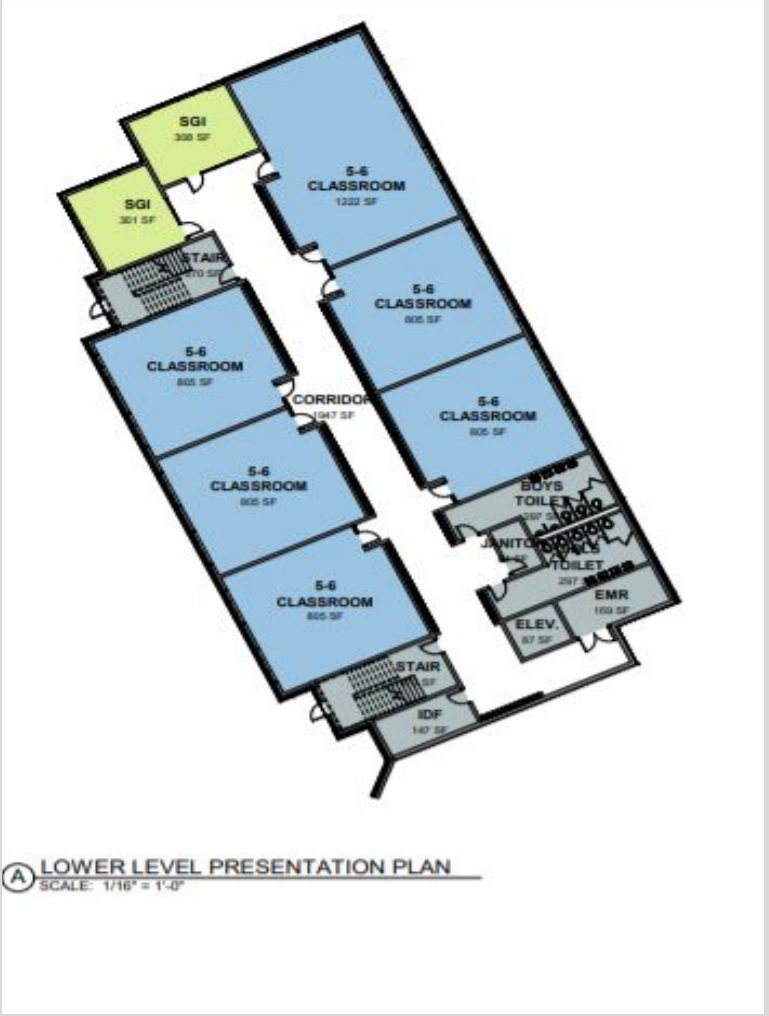
# 5-8 Middle School



# 5-8 Middle School Floor Plan



# 5-8 Middle School Floor Plan





# Building a “Green” School(s)

## Sustainability and Educational Benefits

- Solar energy
- Possibly a “green” roof
- LED lighting
- Motion sensors for lighting
- Filtered water stations
- Room temperature controls



# Valuation of the West Amwell School

- We had a valuation done by a commercial real estate broker to determine the value of the current West Amwell property.
- The Broker's Price Opinion came in at \$1,505,710
- This money could eventually be used to help offset the tax impact for the referendum.

[Broker's Opinion Report](#)

# Modular Construction vs. Traditional Construction

- Superintendent and district architect met with two separate modular construction companies to determine the cost savings for our projects if built using modular construction.
  - [Vanguard Modular](#) and [Mobile Lease Modular Space](#)
  - There are only 4 modular companies that are registered with the NJDOE and approved for school building construction.
- After meeting with the two largest companies out of the 4, we concluded that the amount of money saved would be minimal however the amount of time for the build could be reduced 30-50% with modular construction.
- More than likely we would bid the project using modular construction and traditional stick built construction to see which would be more cost effective.

# Educational Benefits of a district PreK-4, 5-8, 9-12

- Educational equity for all students.
- Brings our students/communities together.
- 21st century learning spaces for all students.
- Mental health supports (multi-sensory room)
- Utilizing teaching staff and other personnel more efficiently.
- Provides our middle school students with a full middle school experience.
  - Extracurricular activities
  - Science Labs
  - Elective Choices
  - Co-curricular activities
  - Team teaching
- Allows for expansion of programming at the high school and 21st century learning spaces.
- Makes the high school more competitive and appealing compared to other high schools in the area.

# Future Program Expansion at the High School

- Computer Science Program (2021-2022)
- Podcasting elective (2021-2022)
- PLTW (Project Lead the Way) Pre-engineering Program and Cybersecurity
- Academy Transitions Program (2022-2023)
- Redesign of the media center
- Expansion of AP offerings (ongoing)
- FFA (Future Farmers of America)- Sustainability and Technology
- TV, Film and Video Production

\*\* Any renovations will be accomplished over the next 3- 5 years using capital reserve funding (separate from the referendum)

# Fiscal Benefits of a district PreK-4, 5-8, 9-12

- Reduction in operational costs
  - Energy savings
    - We are projecting that we would save \$100,000 in our annual budget in energy and maintenance savings.
    - Transportation costs would be minimal to bus the 5th and 6th graders in Lambertville to the new 5-8 building.
  - Staff savings
    - Estimated to be around \$500,000 annually in our budget.
      - Reducing the number of sections in K-6 from 4 to 3
    - We would do our best to accomplish this through attrition and retirements.

# Community Benefits

- Media center at LPS can be used for community events, meetings, adult education programs.
- Full size gym at the new 5-8 building that can be used for youth and adult recreation programs.
- Media center at the new 5-8 building can be used for community events, meetings, adult education programs.

# Estimated Cost

Renovation of LPS: \$9 million

New addition at LPS: \$2 million

New 5-8 building: \$21 million

State Aid: \$4.5 million (\$3.6 million for the LPS renovation and \$900,000 for the 5-8 building)

Total Cost to the taxpayer: \$27.5 million



# Impact on the Taxpayer

## Board of Education of the South Hunterdon Regional School District

Proposed 2021 Referendum - \$27,500,000

30 years\*

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>Existing Debt^</b>	\$ 1.365m	\$ 1.369m	\$ 1.340m	\$ 1.335m	\$ 1.229m	\$ 1.233m	\$ 1.189m									
Lambertville City	\$90	\$90	\$88	\$88	\$81	\$81	\$78									
Stockton Borough	\$84	\$84	\$82	\$82	\$76	\$76	\$73									
West Amwell Township	\$105	\$105	\$103	\$103	\$94	\$95	\$91									
<b>Referendum Debt</b>				\$ 0.894m	\$ 1.394m	\$ 1.378m	\$ 1.361m	\$ 1.845m	\$ 1.813m	\$ 1.780m	\$ 1.748m	\$ 1.715m	\$ 1.683m	\$ 1.650m	\$ 1.618m	\$ 1.585m
Lambertville City				\$59	\$92	\$91	\$90	\$122	\$120	\$117	\$115	\$113	\$111	\$109	\$107	\$105
Stockton Borough				\$55	\$86	\$85	\$84	\$113	\$111	\$109	\$107	\$105	\$103	\$101	\$99	\$97
West Amwell Township				\$69	\$107	\$106	\$105	\$142	\$139	\$137	\$134	\$132	\$129	\$127	\$124	\$122
<b>Total Debt</b>	\$ 1.365m	\$ 1.369m	\$ 1.340m	\$ 2.229m	\$ 2.623m	\$ 2.611m	\$ 2.550m	\$ 1.845m	\$ 1.813m	\$ 1.780m	\$ 1.748m	\$ 1.715m	\$ 1.683m	\$ 1.650m	\$ 1.618m	\$ 1.585m
Lambertville City	\$90	\$90	\$88	\$147	\$173	\$172	\$168	\$122	\$120	\$117	\$115	\$113	\$111	\$109	\$107	\$105
Stockton Borough	\$84	\$84	\$82	\$137	\$161	\$160	\$157	\$113	\$111	\$109	\$107	\$105	\$103	\$101	\$99	\$97
West Amwell Township	\$105	\$105	\$103	\$171	\$202	\$201	\$196	\$142	\$139	\$137	\$134	\$132	\$129	\$127	\$124	\$122

Tax Impact for each Municipality is per \$100k of Assessed Value

**Average Assessments: Stockton \$363,343 Lambertville \$383,148 West Amwell \$435,306**

# How much will this referendum impact my taxes ?

[Tax Impact Calculator \(excel\)](#)

[Tax Impact Calculator \(sheets\)](#)

**Questions??**