South orange maplewood school district
Capital plan – chs renewal
Community forum
October 24, 2013
Presentation Outline

• Long Range Capital Plan
  – Facilities Assessment
  – Bonding Cycles
  – Debt Service Impact
  – ROD Grants and Debt Service Aid

• Columbia High School Renewal
  – Enrollment Increases
  – Science Labs
  – Swimming Instruction

• Options Under Consideration – pool or no pool
• Funding, Debt Service and Tax impact
• Timelines and Community Feedback
## Capital Plan Project Timelines:

<table>
<thead>
<tr>
<th>Date Range</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 2013-November 2013</td>
<td>BOE Deliberates and Engages Community</td>
</tr>
<tr>
<td>September 2013</td>
<td>Grant Applications due to DOE</td>
</tr>
<tr>
<td>November 2013 – December 2013</td>
<td>BOE Vote on CHS Options presented in response to Guiding Change Document</td>
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<tr>
<td>December 2013</td>
<td>BOE considers bond request to submit to Board of School Estimate (BSE)</td>
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<td>January 2014</td>
<td>Board of School Estimate meeting</td>
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<tr>
<td>February 2014 – March 2014</td>
<td>Bid and award summer 2014 construction projects (CHS baseline projects and district-wide capital projects)</td>
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</table>
District Facilities Assessment Summary

Summary of Needs:

- Site Work Improvements
- Building Envelope - Roofs
- Building Envelope – Windows
- Elevator/ADA Upgrades
- Interiors - Casework Upgrades
- Mechanical, Electrical, Plumbing System Upgrades
- Educational Adequacy – Need for Additional Classroom Space
Current Considerations for Capital Projects to be Funded through January 2014 Bonding Request

Projects anticipated for Summer 2014, Summer 2015, and Summer 2016

• Columbia HS Science Lab/ General Classroom Conversion
• Maplewood MS Science Lab Renovation
• Maplewood MS Cafeteria Expansion
• Jefferson School Library Classroom Renovation
• District-wide Mechanical Upgrades
• District-wide Window Replacements
• District-wide Roofing Projects
• District-wide Electrical Upgrades
• Phase I Columbia HS Renewal - Repurposing
Grant Program for School Facilities Projects in Regular Operating Districts (ROD Grant)

- ROD 4 Grant Submission Deadline - June 3, 2013 - September 4, 2013
  - Projects requesting grants will be ranked according to a prioritization process.
    - Priority Level 1 Items (Health & Safety)
    - Priority Level 2 Items (Renewal of Existing Buildings, Non Health & Safety)
    - Priority Level 3 Items (New Construction)
  - ROD Grants fund 40% of the project (less potential future Debt Service Assessment)
  - Local funds required: 60% of the project cost
- Alternative funding opportunity: Debt Service Aid
  - Debt Service Aid funds 40% of the principal/interest payments
    - State payments in recent years = 85% of the state’s 40% share
  - Local funds required: 100% of the project cost
## Example Funding Impact of Grants for Projects Under Consideration

<table>
<thead>
<tr>
<th>Proposed Projects</th>
<th>Estimated Costs</th>
<th>Grant Eligible?</th>
<th>Local Share Required</th>
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<tbody>
<tr>
<td>Window Replacements</td>
<td>$3,680,793</td>
<td>Yes</td>
<td>$2,208,476</td>
</tr>
<tr>
<td>Mechanical Upgrades</td>
<td>$5,167,007</td>
<td>Yes</td>
<td>$3,100,204</td>
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<td>Roof Replacements</td>
<td>$2,249,728</td>
<td>Yes</td>
<td>$1,349,837</td>
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<tr>
<td>Electrical Upgrades</td>
<td>$184,597</td>
<td>Yes</td>
<td>$110,758</td>
</tr>
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<td>Science Lab/Classroom Conversions</td>
<td>$3,366,593</td>
<td>Yes</td>
<td>$2,019,956</td>
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<tr>
<td>Repurpose CHS Pool Space</td>
<td>$5,900,000</td>
<td>Yes</td>
<td>$3,540,000</td>
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<tr>
<td>Other Projects</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$20,548,718</strong></td>
<td><strong>TBD</strong></td>
<td><strong>$12,329,231</strong></td>
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## Debt Service Impact – Multi-year Capital Plan

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<tbody>
<tr>
<td><strong>No Additional Debt Service</strong></td>
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<tr>
<td><strong>Total</strong></td>
<td>108,364,574</td>
<td>110,107,566</td>
<td>112,263,255</td>
<td>114,407,602</td>
<td>116,579,637</td>
<td>118,861,430</td>
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<td>Tax Impact with Debt Service</td>
<td>2.93%</td>
<td>1.61%</td>
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Columbia High School renewal
Columbia High School
Facility Renewal Considerations

• Facilities Assessment Recommendations
• Provide Additional Classroom Space to Address Projected Student Enrollment Increase
• Renovate and Revitalize Infrastructure
  • Address Laboratory Deficiencies
  • Repurpose Underutilized Program Areas
  • Allow for flexibility in instructional delivery
  • Create Organized Structure for Collaboration
• Determine Community Support for Maintaining a Swimming Program
Columbia HS Assessment Summary

Summary of Needs:

- Site Work Improvements
- Building Envelope - Roofs
- Building Envelope – Windows
- Elevator/ADA Upgrades
- Interiors - Casework Upgrades
- Interiors - Finish Upgrades
- Mechanical, Electrical, Plumbing System Upgrades
- Educational Adequacy – Need for Additional Classroom Space (Enrollment Increase)
- Educational Adequacy - Science Laboratory Deficiencies
- Educational Adequacy – Pool Deficiencies
Do we need an addition?

Potential District Capacity within CHS Footprint and Existing Practices: 2,100 Students

Estimated Potential enrollment needs: additional 6 to 10 classrooms

2021-2022:
CHS enrollment reaches and peaks estimated 2,300-2,500 students (non-statistical)

Addition decision: 2017-2018
## Columbia High School Renewal Options

### Options Considered:

1. **Renewal within existing footprint**
2. **Renewal with central office repurposed for classroom space**
3. **Renewal with original plans for a new swimming pool & fitness center - gym parking lot**
4. **Renewal with plan for basic swimming pool behind gym (Ritzer Field side)**
5. **Renewal with plan for classrooms behind gym (Ritzer Field side)**

**Note:** Options 3 and 4 only include a swimming pool
Columbia HS – Option 1: Pool Elimination/Pool Repurposing

- Repurpose existing pool into flexible, multi-purpose space to accommodate the following program areas:
  - Relocated Dance and Fitness Functions from ‘C’ Wing
  - New Instructional Space (large and small group)
  - Additional uses including recital, receptions, art shows
- Convert former ‘C’ Wing Dance and Fitness into 3 classrooms
- Net Classrooms Gained: 6 (Initially) (3 SGI + 3 classrooms)
- Approx. Cost: $5.9M
Repurpose Pool Space as Media Center or Technology Center (Robotics/Engineering)
Media Center Space:
• Technology Updates
• Potential for additional classrooms
• Potential location for Robotics and Engineering Focus
  (if Media Center relocates to pool space)
Columbia HS – Option 4: Alternate Pool Addition

- Construct New 12,000 sq.ft. Addition along Back of ‘C’ Wing
  - New 6 Lane, Competition Pool
  - New Locker/Shower/Toilet Facilities
  - Simplified Addition (Flat Roof, Basic Construction)
- Combine with Option 1 – Existing Pool Repurpose Program
- Net Classrooms Gained: 6 (Pool Repurpose)
- Approx. Cost: Pool Addition - $8.1M + Option 1 Costs (Pool Repurpose)
Columbia HS – Option 5: Classroom Addition

- Construct New 2-Story, Classroom Addition along Back of ‘C’ Wing
  - 10 New Classrooms (5 per floor)
  - 10,500sq.ft./floor; 21,000sq.ft. overall
- Egress Stairs and Elevator
- New Toilet Facilities
- Net Classrooms Gained: 5/10

- Approx. Cost: $5.4M/$11.4M
<table>
<thead>
<tr>
<th>CHS Option Timelines</th>
<th>Bid/Award:</th>
<th>Anticipated Opening</th>
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</thead>
<tbody>
<tr>
<td>Option 1 (Pool Repurpose)</td>
<td>March 2015</td>
<td>January 2016</td>
</tr>
<tr>
<td>Option 5 (Classroom Addition)</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td>Restore Existing Pool</td>
<td>February 2015</td>
<td>November 2016</td>
</tr>
</tbody>
</table>
Columbia HS Phasing Plan
Bond Period 1: Phase 1 – Summer 2014

- Relocate 3rd Floor A-Wing Labs to 2nd Floor B-Wing:
  - Convert (3) 2nd Floor B-Wing Classrooms into (2) Biology Labs
  - Convert (2) 3rd Floor A-Wing Labs into (3) General Purpose Classrooms
  - Convert 2nd Floor A-Wing Book Storage into (2) Classrooms
  - Convert 3rd Floor A-Wing Computer Lab A333 to General Purpose Classroom
Columbia HS Phasing Plan – Option 1

Bond Period 1: Phase 2 – Summer 2015

• Repurpose Pool Area:
  • Infill pool and repurpose pool area
  • Partial Demo of Girls Locker area/
    Repurpose to (3) SGI/Storage/Office
    Rooms
  • Renovate existing Girls Locker Area
  • Convert former dance and fitness
    into (3) Classrooms
Columbia HS Phasing Plan
Bond Period 2: Phase 1 – Summer 2017 and Beyond

- Relocate D-Wing Weight Room to Aux. Gym.
- Relocate (2) C-Wing Art Rooms to former D-Wing Weight Room.
- Repurpose C-Wing Art Rooms into (2) Science Labs.
- Convert 3rd Floor A-Wing Labs into (3) Classrooms.
Columbia HS Phasing Plan
Bond Period 2: Phase 2 – Summer 2017 and Beyond

- Convert (6) Computer Labs into (6) Classrooms.
## Summary of Option 1 – CHS Master Phasing Plan

<table>
<thead>
<tr>
<th>Bond Period</th>
<th>Description of Improvements</th>
<th>Implementation Period</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Bond Period 1 - Summer 2014</td>
</tr>
<tr>
<td>1</td>
<td><strong>Phase 1a</strong>&lt;br&gt;A Wing to B Wing Science Relocation/Conversion. Create (2) 2nd Floor B-Wing Bio-Labs. Convert 3rd Floor A-Wing Labs to 3 Classrooms.</td>
<td>X</td>
</tr>
<tr>
<td>1</td>
<td><strong>Phase 1b</strong>&lt;br&gt;Convert 2nd Floor A-Wing Book Storage to Classrooms.</td>
<td>X</td>
</tr>
<tr>
<td>1</td>
<td><strong>Phase 1c</strong>&lt;br&gt;Convert 3rd Floor A-Wing Science Computer Lab A333 to Classroom. Integrate technology into new science labs.</td>
<td>X</td>
</tr>
<tr>
<td>1</td>
<td><strong>Phase 2</strong>&lt;br&gt;Repurpose Pool. Convert Pool to Dance and Fitness. Convert portion of Girl’s Locker Room to (3) SGI Rooms, Storage and Office. Convert C-Wing Dance and Fitness into (3) Classrooms</td>
<td>X</td>
</tr>
<tr>
<td>2</td>
<td><strong>Phase 1</strong>&lt;br&gt;Relocate D-Wing Weight Room to Aux Gym. Relocate (2) C-Wing Art Rooms to former D-Wing Weight Room. Repurpose C-Wing Art Rooms into (2) new Science Labs. Convert (2) 3rd Floor A-Wing Labs into (3) Classrooms.</td>
<td>X</td>
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<tr>
<td>2</td>
<td><strong>Phase 2</strong>&lt;br&gt;Repurpose up to 6 computer labs for Classroom use.</td>
<td>X</td>
</tr>
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</table>

**Net Additional Classroom Subtotals**

| Bond Period 1 | 6 Classrooms + 3 SGI |
| Bond Period 2 | Up to 9 Additional Classrooms |
Do we want to maintain swimming?

Impact of no swimming pool:
- Change to curriculum (life skill – 30% freshman don’t know how to swim)
- Impact on Swim Team:
  - Cost of rental space for swim team ($12-14,000 per year) and transportation ($7,500)
  - Reduced practice days and times (up to 10 hours per week less) and no “home” meets

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<tr>
<th>Option</th>
<th>Maintains Swimming Program</th>
<th># of additional classrooms provided</th>
<th>Cost</th>
<th>Addt’l Utility Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 1 Pool Elimination/Pool Repurposing</td>
<td>NO</td>
<td>6</td>
<td>$5.9M</td>
<td>Reduced with efficient systems</td>
</tr>
<tr>
<td>Option 4 Alternate Pool Addition</td>
<td>NEW Swimming Pool</td>
<td>0</td>
<td>$8.1M</td>
<td>$22,960 per yr</td>
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<tr>
<td>Pool Restoration</td>
<td>Maintains Existing Pool</td>
<td>0</td>
<td>$4.9M</td>
<td>Reduced with efficient systems</td>
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## Swimming Pool – Community Usage/Revenue Source

### Potential revenue sources:

- High school swim teams
  (mid-November – February)

- Recreational programs:
  - Open/lap swimming – commuter swim
  - Swim instruction
  - Aqua fitness classes
  - Adaptive programs for special needs
  - Competitive club swim
  - Lifeguard training

### Potential hours:

**Monday-Friday during the school yr.**
- 5 am - 7 am commuter swim
- 7 am – 3 pm physical ed.
- 3 pm – 8 pm swim season only – practices and meets (lanes may still be available for outside use on practice days)
- 3:30 pm – 10 pm lap swim, classes, etc.

**Weekends**
- 8 am – 6 pm Saturdays
- 8 am – 2 pm Sundays

**Summers and school vacations**
- Potential can be opened all day
Estimated Tax Impact with Debt Service with and without $6,000,000 addition

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Long Range Capital Plan & CHS Renewal Summary and Timeline

Refurbish, Repurpose, Renew

- Celebrate District History, Achievements and Programs
- Refurbish facilities
- Repurpose areas to support 21st century education
- Strategic improvements to address student increase
- CHS Renewal and Capital Plan Development process:
  - Finalize and Approve District Execution Plan: 2013-14 School Year
  - BOE Deliberation and Community Input: June – October 2013
    - Community Feedback can be sent to: capitalplan@somsd.k12.nj.us
  - Select CHS Option: November 2013 – December 2013
  - BOE Considers Bond Request to Submit to BSE: December 2013
  - BSE Meeting: January 2013
  - Bid for Summer 2014 projects: February 2014
  - Construct: Summer 2014