

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:

June 2013-November 2013	BOE Deliberates and Engages Community
September 2013	Grant Applications due to DOE
November 2013 – December 2013	BOE Vote on CHS Options presented in response to Guiding Change Document
December 2013	BOE considers bond request to submit to Board of School Estimate (BSE)
January 2014	Board of School Estimate meeting
February 2014 – March 2014	Bid and award summer 2014 construction projects (CHS baseline projects and district-wide capital projects)

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



Architects, Engineers, Planners
Single Source Responsibility

*Beyond Bricks and Mortar ...
Redefining School Design*

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

Proposed Projects	Estimated Costs	Grant Eligible?	Local Share Required
Window Replacements	\$3,680,793	Yes	\$2,208,476
Mechanical Upgrades	\$5,167,007	Yes	\$3,100,204
Roof Replacements	\$2,249,728	Yes	\$1,349,837
Electrical Upgrades	\$184,597	Yes	\$110,758
Science Lab/Classroom Conversions	\$3,366,593	Yes	\$2,019,956
Repurpose CHS Pool Space	\$5,900,000	Yes	\$3,540,000
Other Projects	TBD	TBD	TBD
TOTAL	\$20,548,718		\$12,329,231

Debt Service Impact – Multi-year Capital Plan

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
No Additional Debt Service						
General Fund	104,473,642	106,563,115	108,694,377	110,868,265	113,085,630	115,347,342
Debt Service	3,890,933	3,544,451	3,568,878	3,539,338	3,494,007	3,514,087
Total	108,364,574	110,107,566	112,263,255	114,407,602	116,579,637	118,861,430
Tax Impact with Debt Service	2.93%	1.61%	1.96%	1.91%	1.90%	1.96%
Tax Impact General Fund Only	2.47%	2.00%	2.00%	2.00%	2.00%	2.00%
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
\$12M every 3 years						
General Fund	104,473,642	106,563,115	108,694,377	110,868,265	113,085,630	115,347,342
Debt Service	3,890,933	4,459,451	4,481,478	4,453,938	5,364,807	5,376,612
Total	108,364,574	111,022,566	113,175,855	115,322,202	118,450,437	120,723,955
Tax Impact with Debt Service	2.93%	2.45%	1.94%	1.90%	2.71%	1.92%
Tax Impact General Fund Only	2.47%	2.00%	2.00%	2.00%	2.00%	2.00%
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
\$18M issue in 2014 plus \$12M every 3 yrs after						
General Fund	104,473,642	106,563,115	108,694,377	110,868,265	113,085,630	115,347,342
Debt Service	3,890,933	4,914,451	4,937,878	4,911,338	5,817,807	5,835,012
Total	108,364,574	111,477,566	113,632,255	115,779,602	118,903,437	121,182,355
Tax Impact with Debt Service	2.93%	2.87%	1.93%	1.89%	2.70%	1.92%
Tax Impact General Fund Only	2.47%	2.00%	2.00%	2.00%	2.00%	2.00%

COLUMBIA HIGH SCHOOL RENEWAL



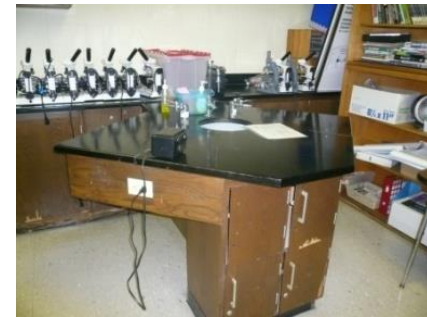
Columbia High School Facility Renewal Considerations

- 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

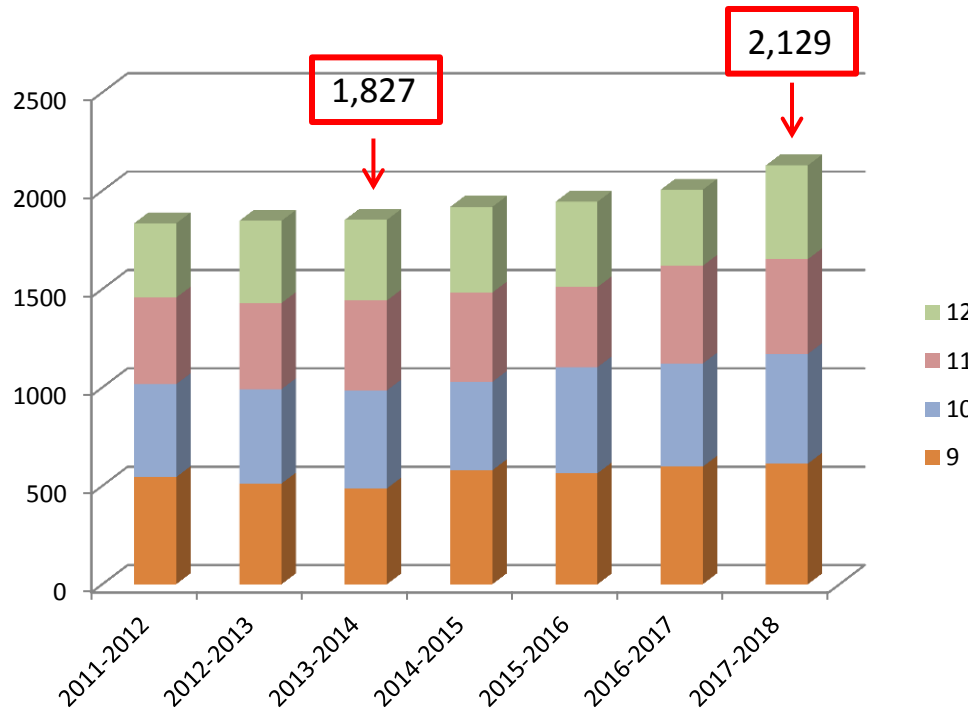
Columbia HS Assessment Summary

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



CHS Enrollment/Capacity



2021-2022:

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

Addition decision: 2017-2018

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

Columbia High School Renewal Options

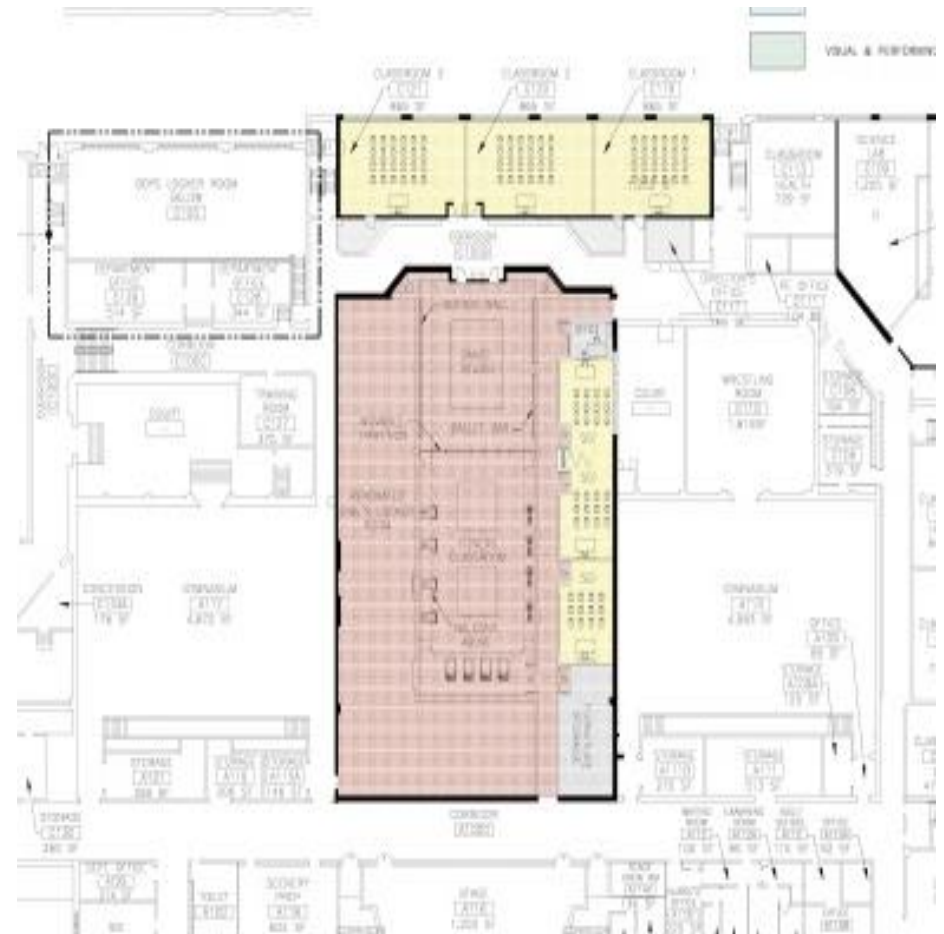
Options Considered:

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

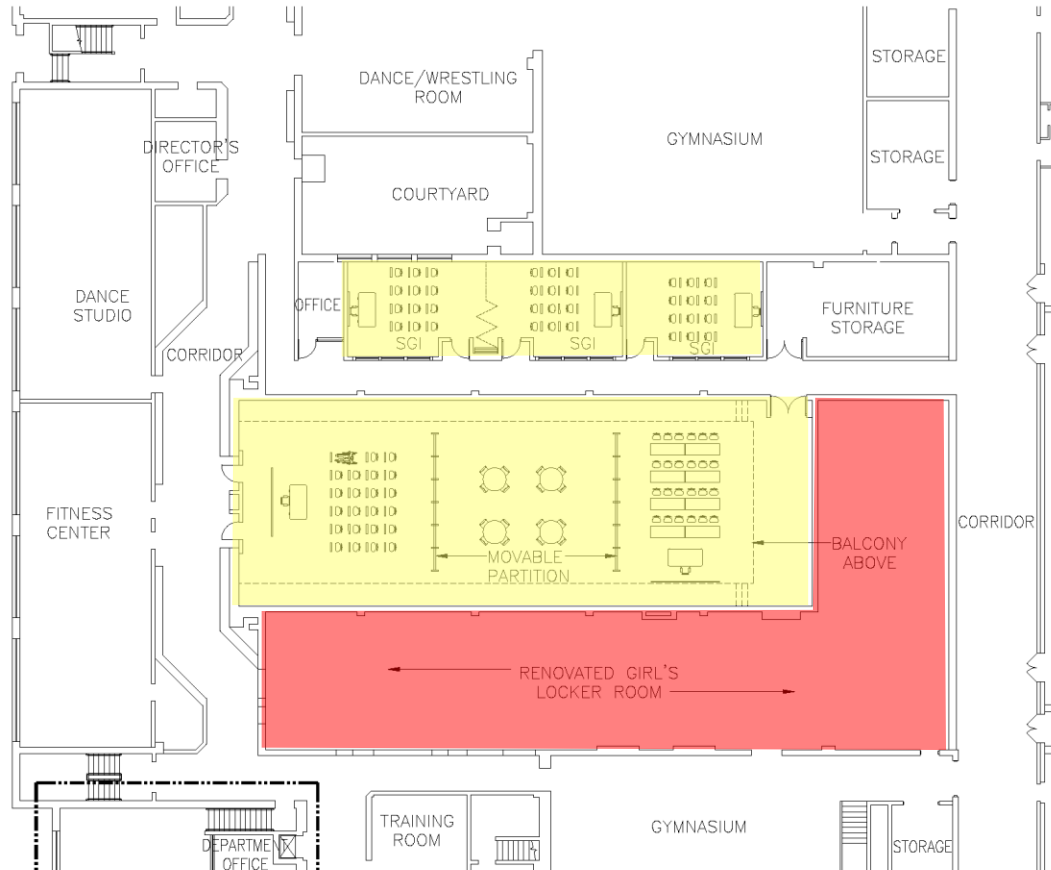
Columbia HS – Option 1: Pool Elimination/Pool Repurposing

- 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*



COLUMBIA HIGH SCHOOL

THE SCHOOL DISTRICT OF SOUTH ORANGE & MAPLEWOOD

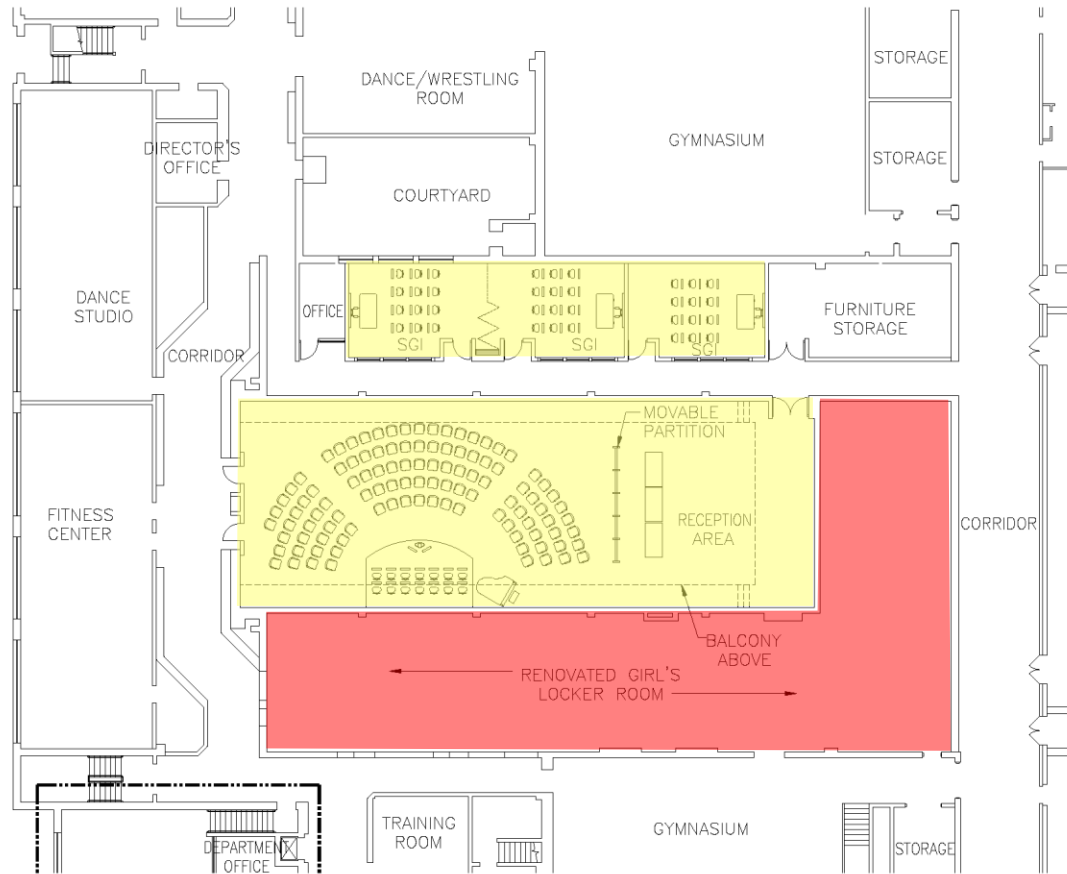


NEW LARGE GROUP
INSTRUCTIONAL ROOM AND
MULTI-PURPOSE ROOM



COLUMBIA HIGH SCHOOL

THE SCHOOL DISTRICT OF SOUTH ORANGE & MAPLEWOOD



NEW LARGE GROUP
INSTRUCTIONAL ROOM AND
MULTI-PURPOSE ROOM



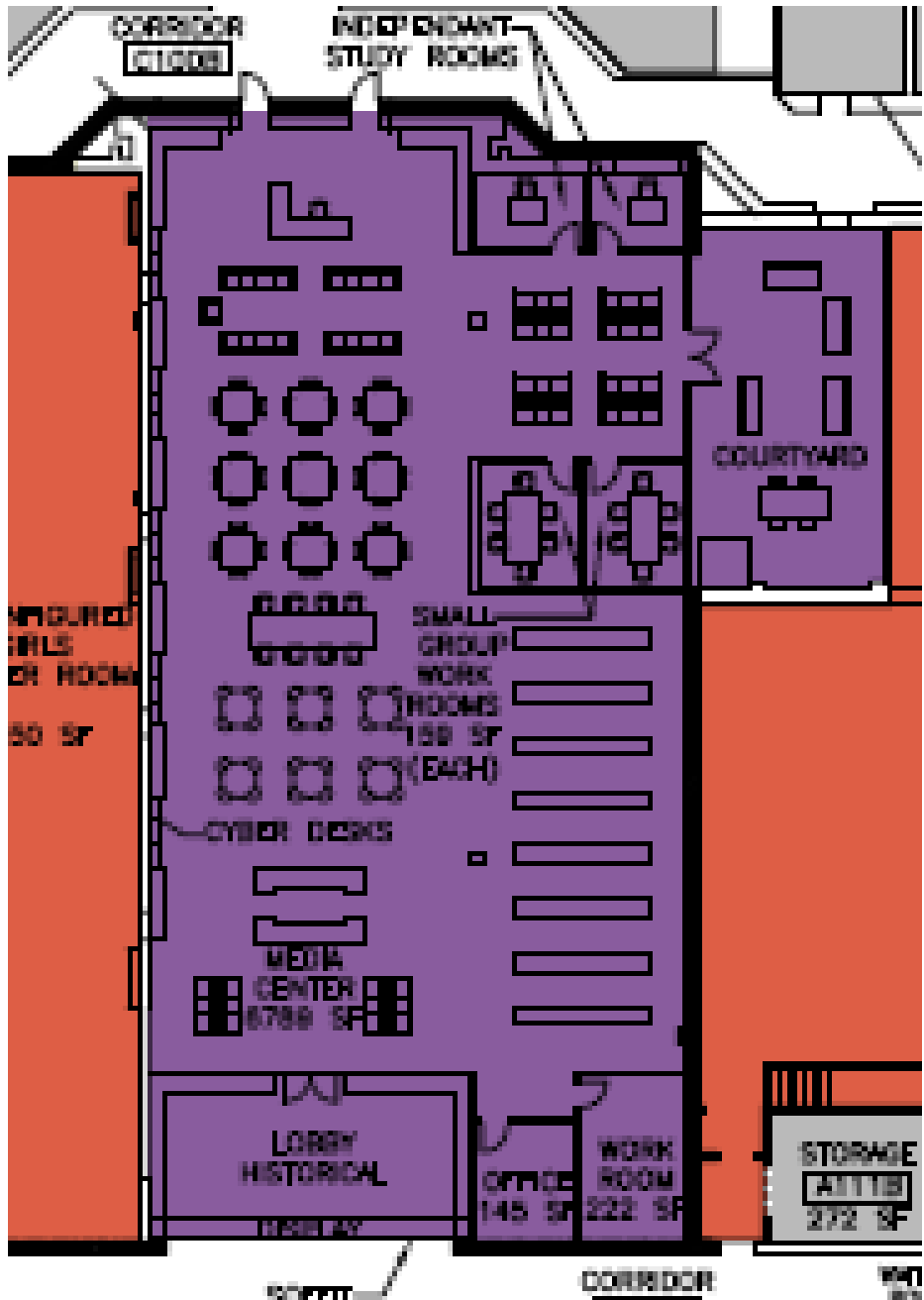
COLUMBIA HIGH SCHOOL

THE SCHOOL DISTRICT OF SOUTH ORANGE & MAPLEWOOD



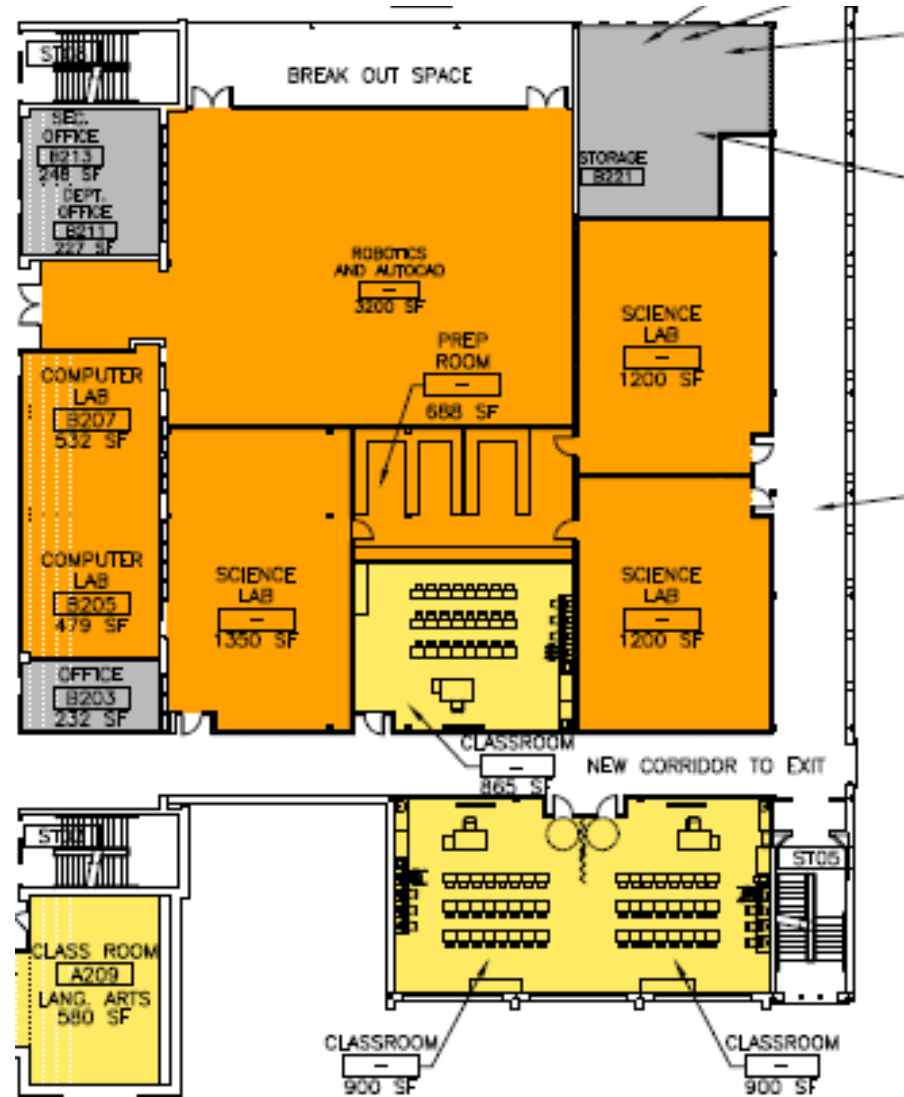
NEW LARGE GROUP
INSTRUCTIONAL ROOM AND
MULTI-PURPOSE ROOM

Repurpose Pool Space as Media Center or Technology Center (Robotics/Engineering)



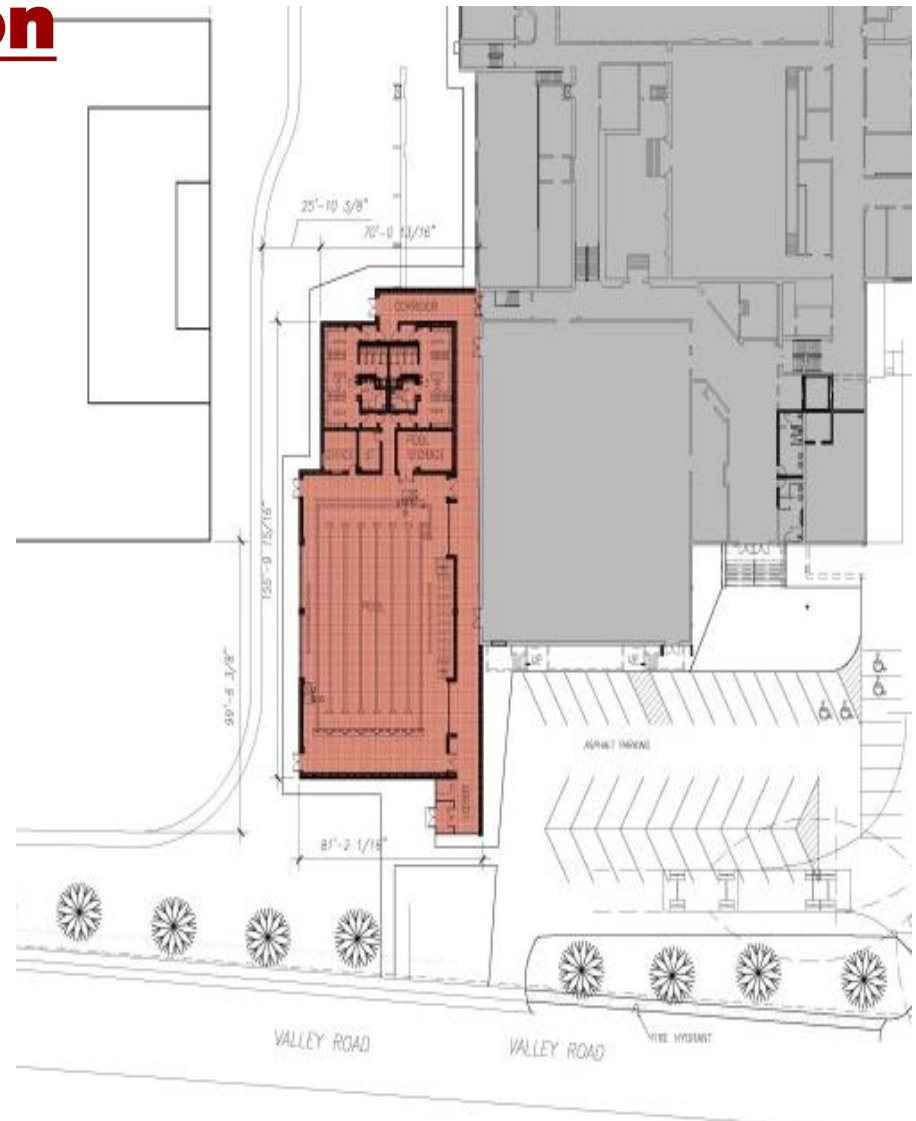
Media Center Space:

- Technology Updates
- Potential for additional classrooms
- Potential location for Robotics and Engineering Focus (if Media Center relocates to pool space)



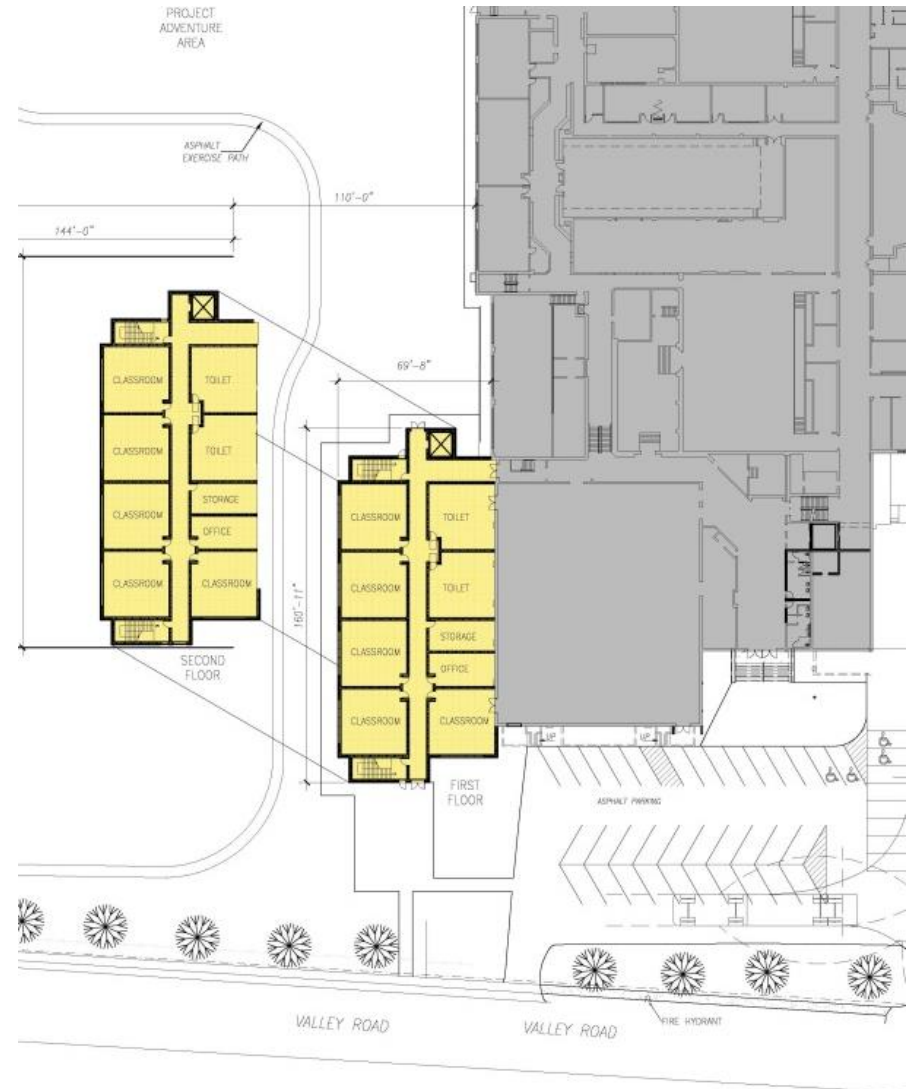
Columbia HS – Option 4: Alternate Pool Addition

- 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



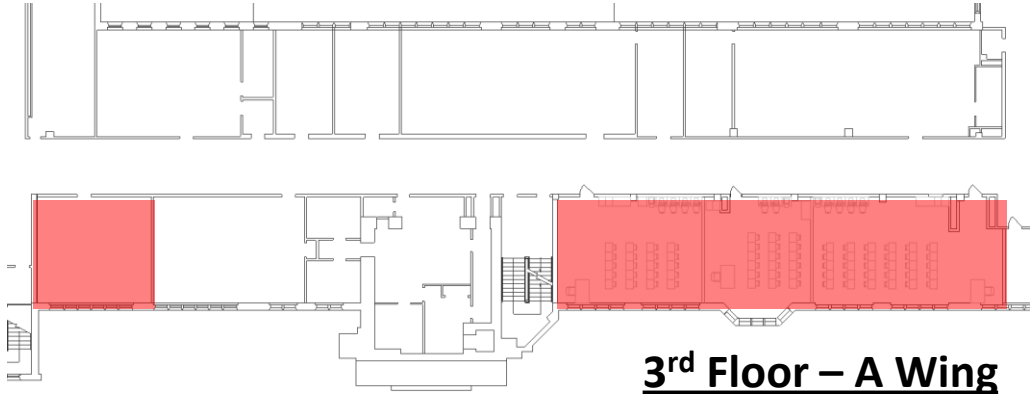
CHS Option Timelines	Bid/Award:	Anticipated Opening
Option 1 (Pool Repurpose)	March 2015	January 2016
Option 4 (Pool Only Addition)	October 2014	January 2016
Option 5 (Classroom Addition)	TBD	TBD
Restore Existing Pool	February 2015	November 2016

Columbia HS Phasing Plan

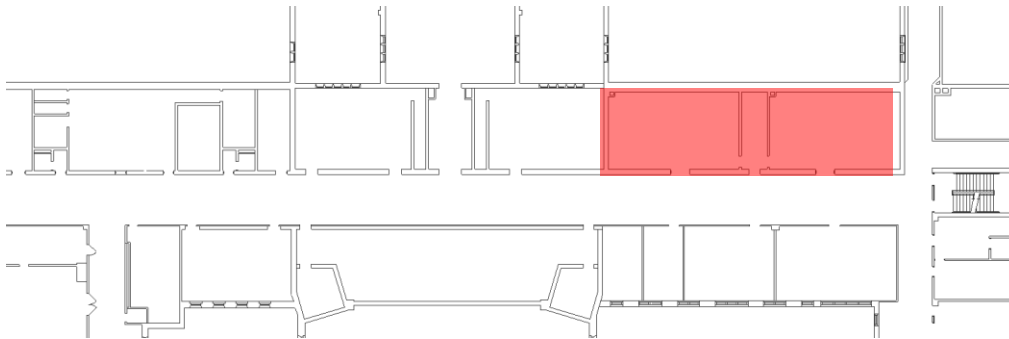
Bond Period 1: Phase 1 – Summer 2014

- Relocate 3rd Floor A-Wing Labs to 2nd Floor B-Wing:

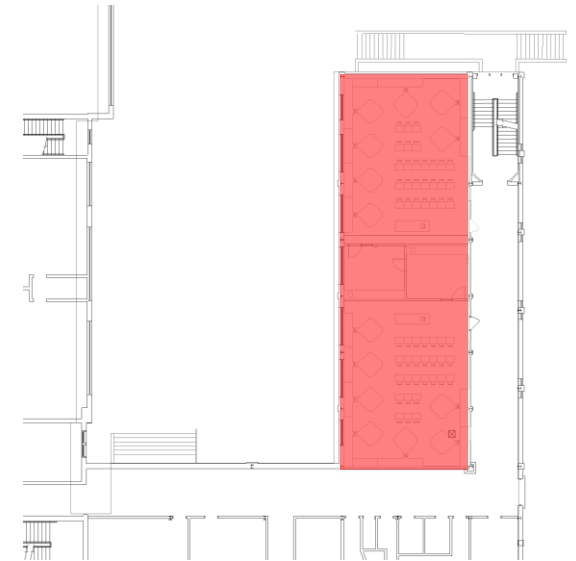
- Convert (3) 2nd Floor B-Wing Classrooms into (2) Biology Labs
- Convert (2) 3rd Floor A-Wing Labs into (3) General Purpose Classrooms
- Convert 2nd Floor A-Wing Book Storage into (2) Classrooms
- Convert 3rd Floor A-Wing Computer Lab A333 to General Purpose Classroom



3rd Floor – A Wing



2nd Floor – A Wing



2nd Floor – B Wing



Architects, Engineers, Planners
Single Source Responsibility

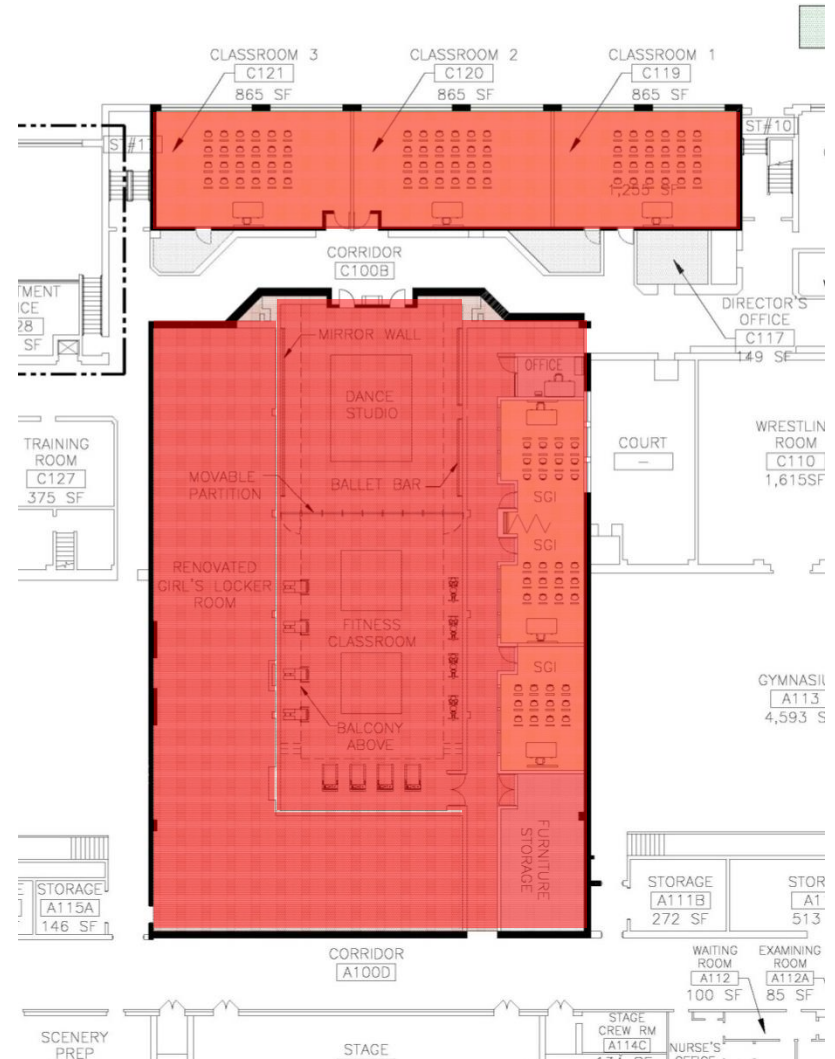
Beyond Bricks and Mortar ...
Redefining School Design

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*



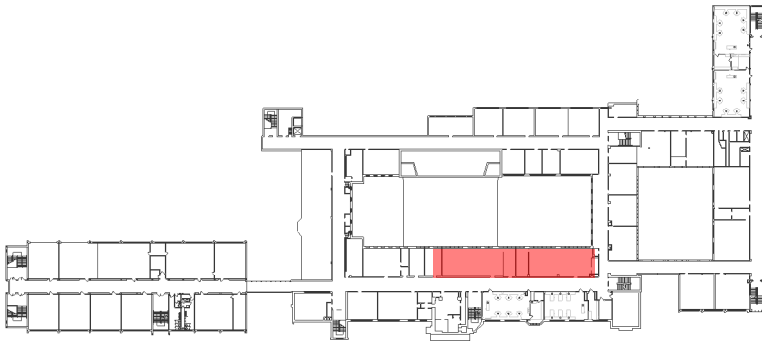
Architects, Engineers, Planners
Single Source Responsibility

*Beyond Bricks and Mortar ...
Redefining School Design*

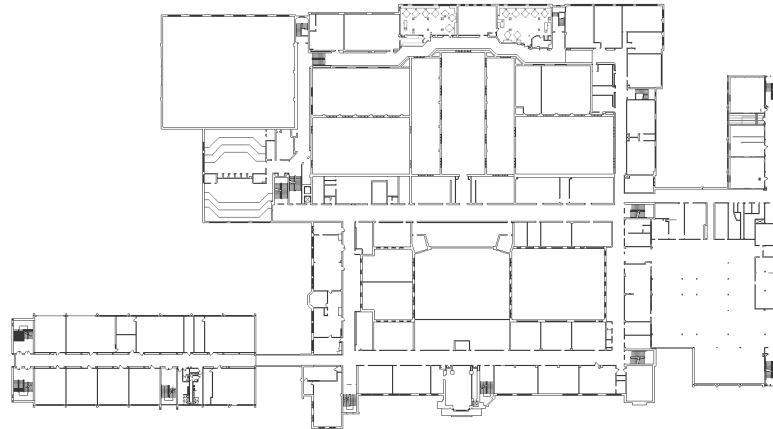
Columbia HS Phasing Plan

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.



3rd Floor



2nd Floor



1st Floor



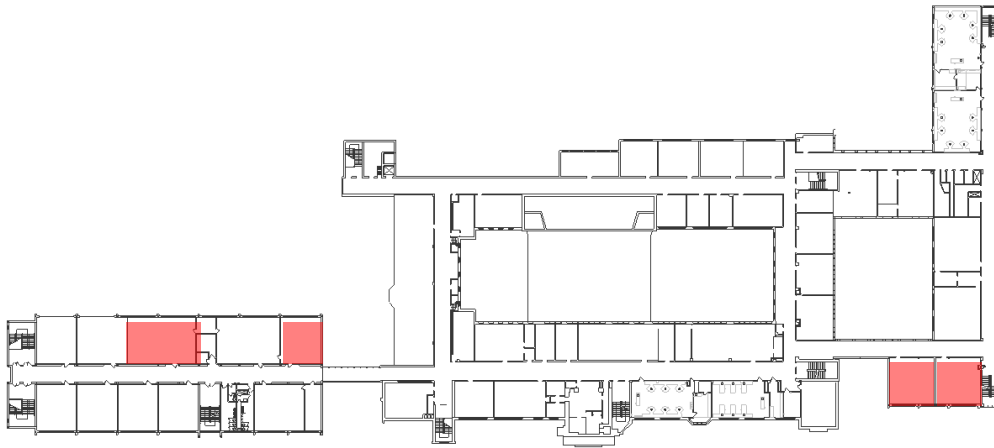
Architects, Engineers, Planners
Single Source Responsibility

Beyond Bricks and Mortar ...
Redefining School Design

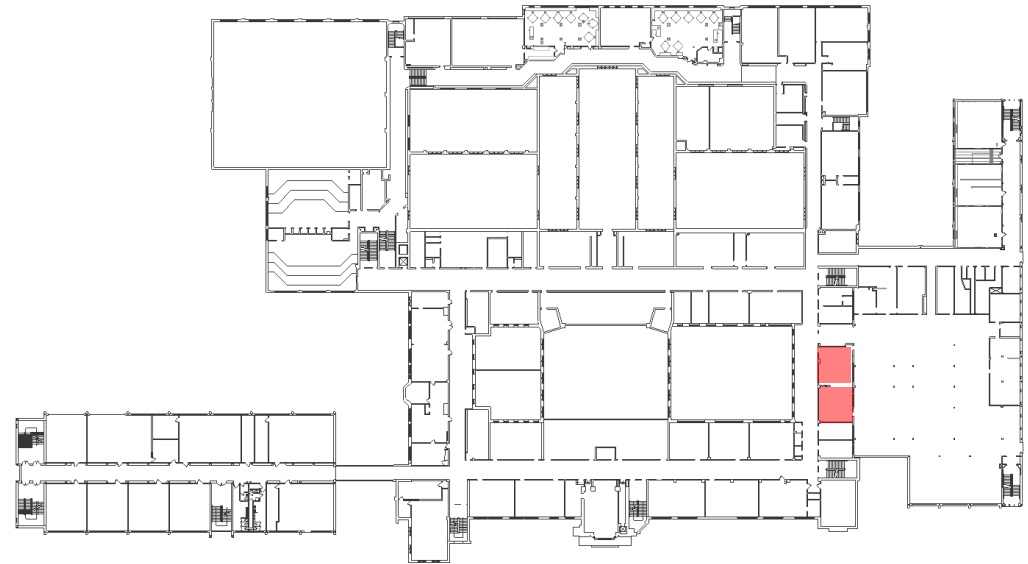
Columbia HS Phasing Plan

Bond Period 2: Phase 2 – Summer 2017 and Beyond

- Convert (6) Computer Labs into (6) Classrooms.



3rd Floor



2nd Floor



Architects, Engineers, Planners
Single Source Responsibility

Beyond Bricks and Mortar ...
Redefining School Design

Summary of Option 1 – CHS Master Phasing Plan

Bond Period	Description of Improvements	Implementation Period					
		Bond Period 1 - Summer 2014	Bond Period 1 - Summer 2015	Bond Period 1 - Summer 2016	Bond Period 2 - Summer 2017 +	ROD Grant Eligible	# of additional classrooms provided
1	Phase 1a A Wing to B Wing Science Relocation/Conversion. Create (2) 2 nd Floor B-Wing Bio-Labs. Convert 3 rd Floor A-Wing Labs to 3 Classrooms.	X				YES	0 Net Gain
1	Phase 1b Convert 2 nd Floor A-Wing Book Storage to Classrooms.	X				YES	2 Classrooms (minimum)
1	Phase 1c Convert 3 rd Floor A-Wing Science Computer Lab A333 to Classroom. Integrate technology into new science labs.	X				N/A	1 Classroom
1	Phase 2 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		X			YES	3 Classrooms Plus 3 SGI Rooms
2	Phase 1 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) 3 rd Floor A-Wing Labs into (3) Classrooms.				X	N/A	3 Classrooms
2	Phase 2 Repurpose up to 6 computer labs for Classroom use.				X	N/A	Up to 6 Classrooms
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

Existing Pool Restoration:

- Landlocked – not ideal for shared community use
- Structural Deficiencies
- Limited Spectator Area
- Depth Deficiency /Non-Regulation
- Ventilation Issues
- Interior Finish Upgrade Needs

Pool Addition Option:

- Grouping of physical education spaces
- Community Usage
- Partnership(s)/ revenue sources
- Revenue Sources
- Interscholastic competition requirements

Option	Criteria			
	Maintains Swimming Program	# of additional classrooms provided	Cost	Addt'l Utility Cost
Option 1 Pool Elimination/ Pool Repurposing	NO	6	\$5.9M	Reduced with efficient systems
Option 4 Alternate Pool Addition	NEW Swimming Pool	0	\$8.1M	\$22,960 per yr
Pool Restoration	Maintains Existing Pool	0	\$4.9M	Reduced with efficient systems

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

	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
\$12M every 3 years						
General Fund	104,473,642	106,563,115	108,694,377	110,868,265	113,085,630	115,347,342
Debt Service	3,890,933	4,459,451	4,481,478	4,453,938	5,364,807	5,376,612
Total	108,364,574	111,022,566	113,175,855	115,322,202	118,450,437	120,723,955
Tax Impact with Debt Service	2.93%	2.45%	1.94%	1.90%	2.71%	1.92%
Tax Impact General Fund Only	2.47%	2.00%	2.00%	2.00%	2.00%	2.00%
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
\$18M issue in 2014 plus \$12M every 3 yrs after						
General Fund	104,473,642	106,563,115	108,694,377	110,868,265	113,085,630	115,347,342
Debt Service	3,890,933	4,914,451	4,937,878	4,911,338	5,817,807	5,835,012
Total	108,364,574	111,477,566	113,632,255	115,779,602	118,903,437	121,182,355
Tax Impact with Debt Service	2.93%	2.87%	1.93%	1.89%	2.70%	1.92%
Tax Impact General Fund Only	2.47%	2.00%	2.00%	2.00%	2.00%	2.00%

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@somds.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**

