

mckissick associates

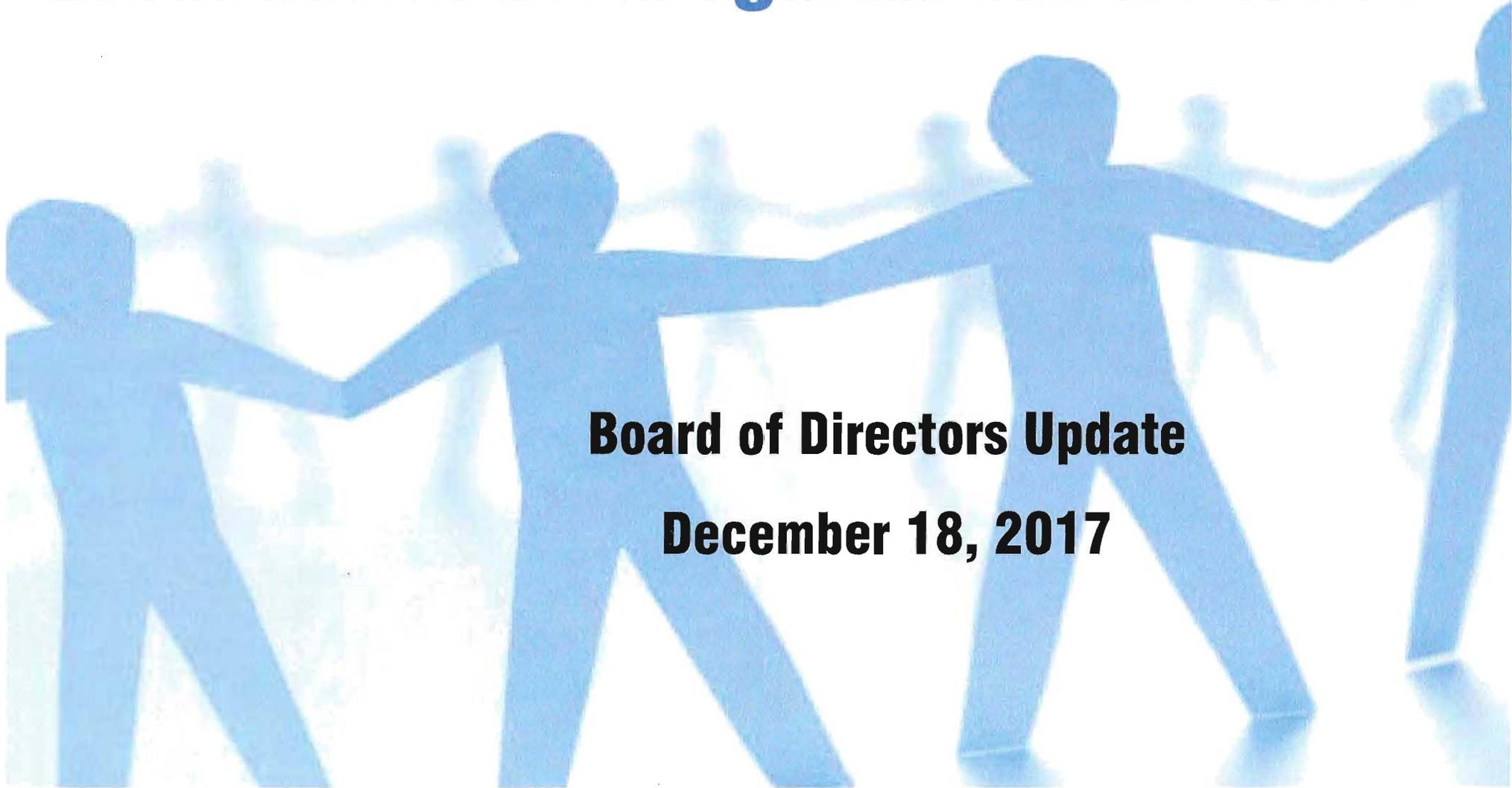


District Wide Master Planning Study

South Hunterdon Regional School District

Board of Directors Update

December 18, 2017



Study Process

- ➔ Phase I – Conditions Assessment
 - ➔ Phase II – Option Development
 - ➔ Phase III – Final Option Refinement
-

Study Process

➔ Phase I – Conditions Assessment

School District Extents

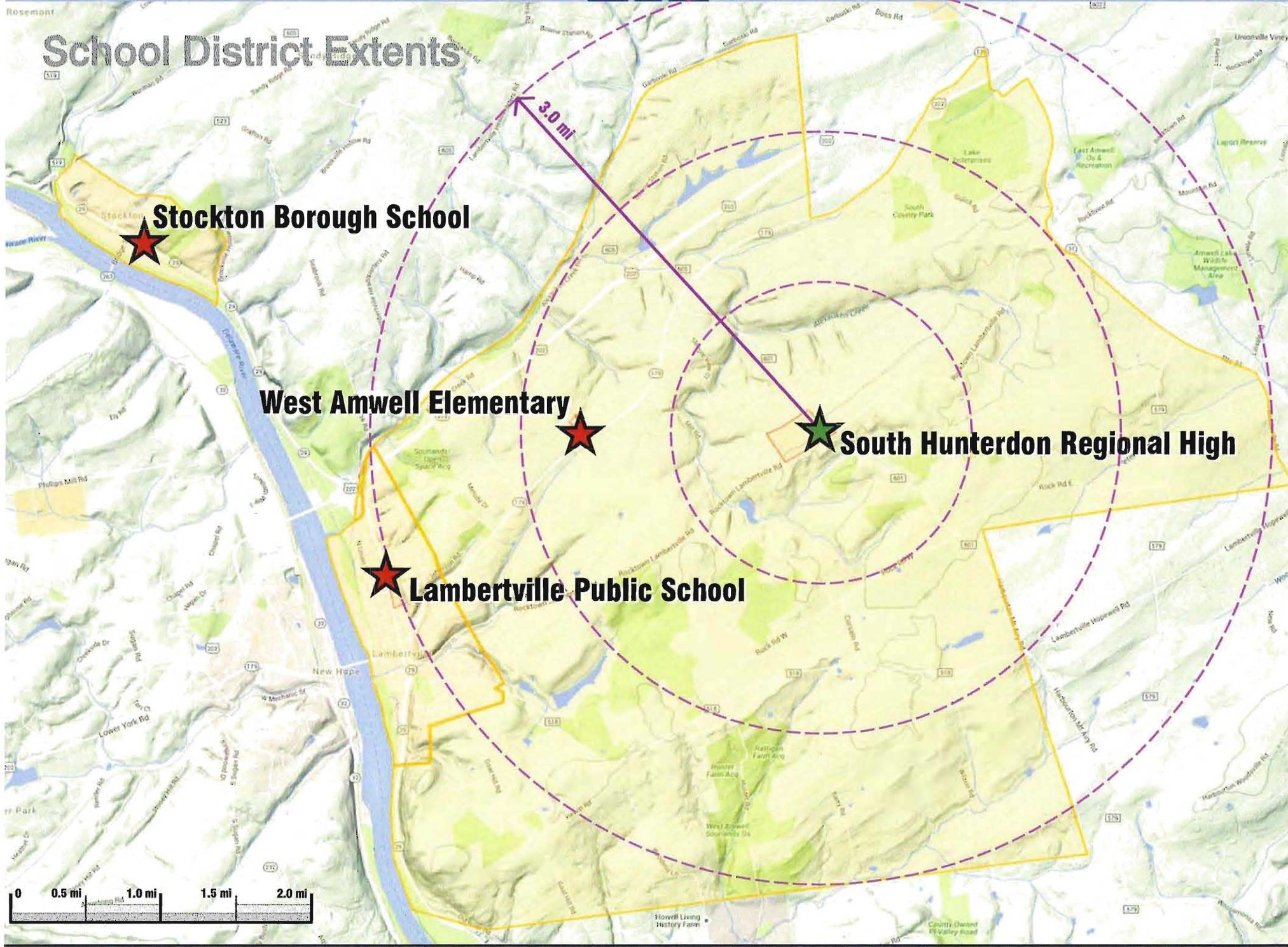
Stockton Borough School

West Amwell Elementary

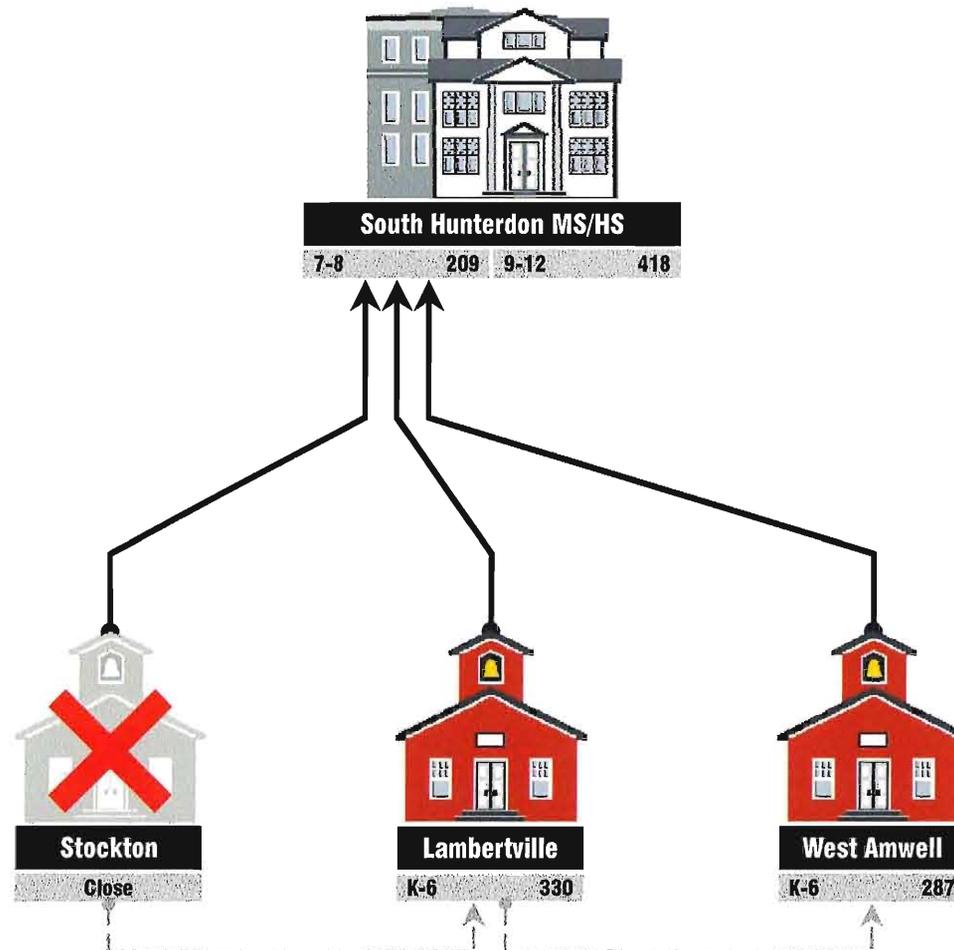
South Hunterdon Regional High

Lambertville Public School

3.0 mi



Phase I Baseline : Status Quo



Phase I - Status Quo

Cost Analysis

Deferred maintenance costs as identified in study Phase I

→ Lambertville ES	\$2,234,800	
▶ HVAC	\$2,285,500	
→ West Amwell ES	\$2,572,000	
▶ HVAC	\$1,730,000	
→ South Hunterdon HS	\$0	
→ Total Project Cost		\$8,822,300

Enrollment

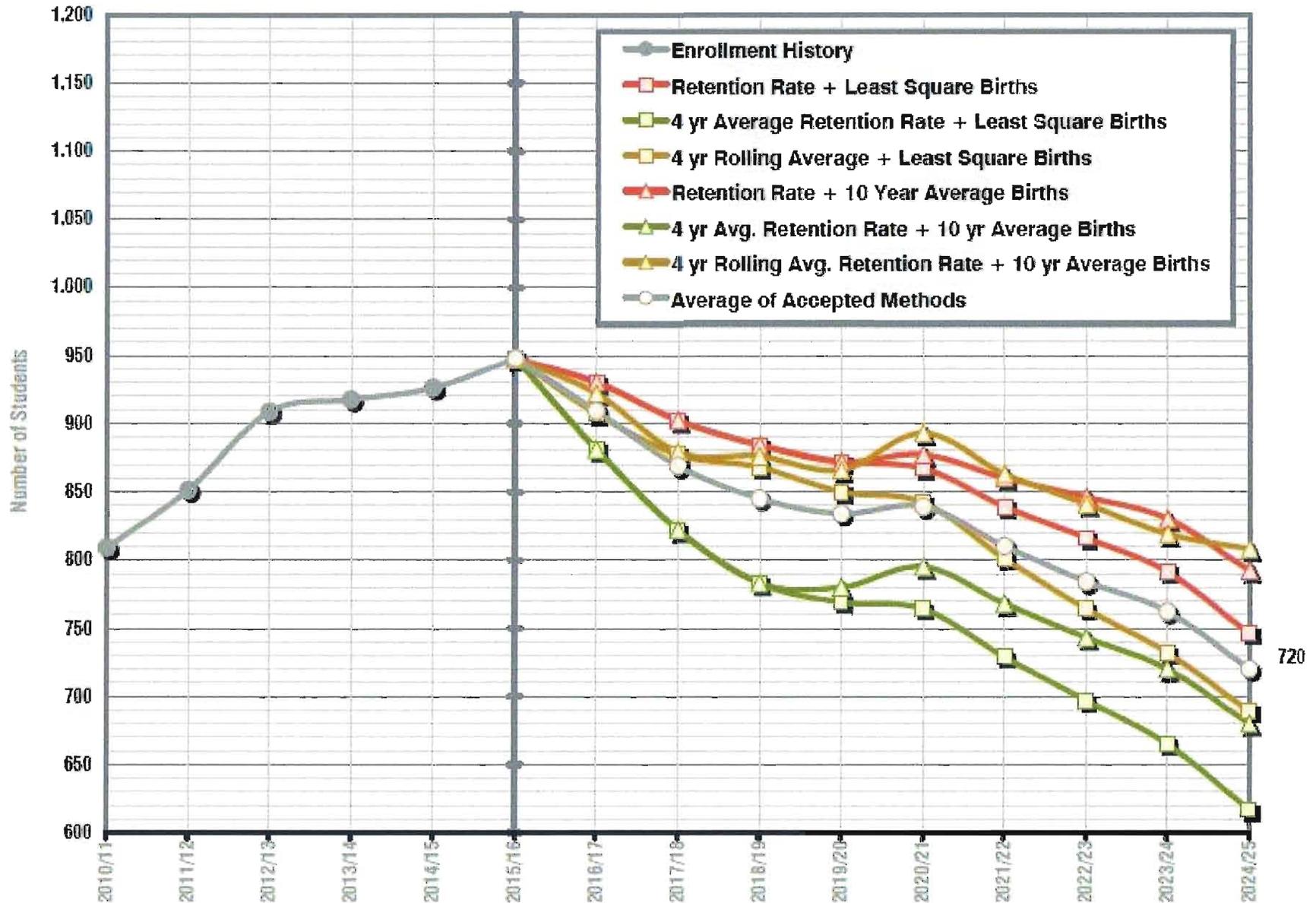
Key Observations

- ▶ 2015-16 MA projections showed overall enrollments were projected to decline from 943 to under 800 pupils by 2023-24.
- ▶ Current 2017-18 Enrollment is 948.
 - 486 K-6 pupils
 - 145 7-8 pupils
 - 318 9-12 pupils
 - 24 PK3, and PK4
- ▶ Declining birth rates a major factor – has been masked to a degree by Choice Program.
- ▶ Total Choice enrollment for current year is 88 students out of total of 948 pupils or 9.2% of total District population.
 - ▶ **73 at HS**
 - ▶ **15 @ ES**
- ▶ Current District Pupil K-12 Practical Pupil Capacity is **1,320.**

Enrollment

Key Observations

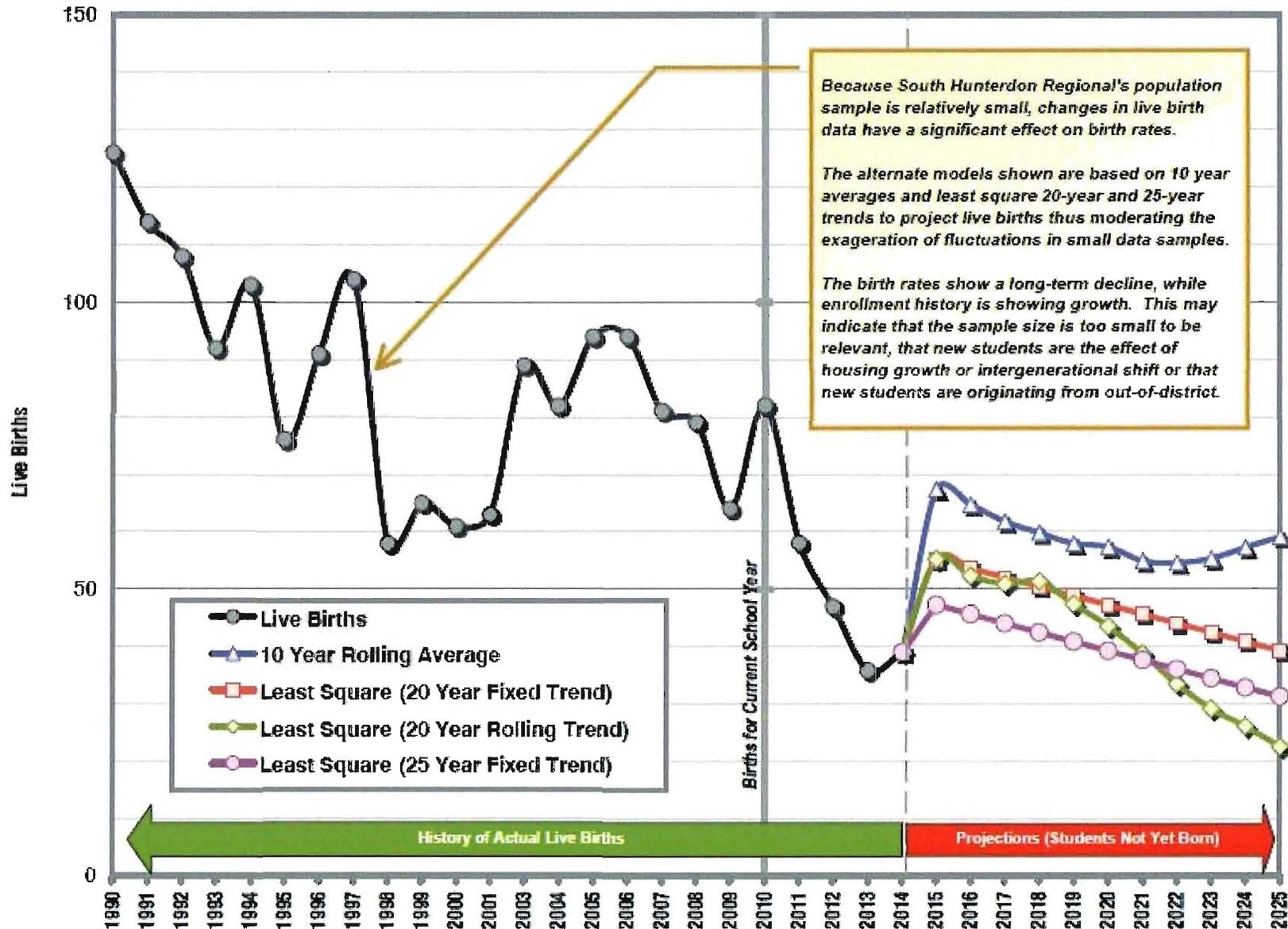
Comparison of Accepted Alternative Enrollment Projection Models



Enrollment

Key Observations

Live Birth Projections



Study Process

➔ Phase II – Option Development

Phase II

Process Overview

▶ August

- Community Advisory Committee of 25 members established
- Results and working documents posted on MA Forum Site

▶ September

- Conduction of Online Teaching Staff Survey

▶ October 10, 2015

- MA Overview of Existing Conditions
- Visioning Exercises

Meeting One

▶ November 19, 2015

- Review of Teaching Staff Online Survey
- Introduction of Potential Options

Meeting Two

Committee Priority Rankings

SHRSD Option Comparison Matrix: Weighted Priorities

On a scale from 1 to 100, how important are each of the following factors:

	points	%
First cost (based on taxpayer burden)	14	14%
Annual commitment (debt offset by indirect savings)	12	12%
Factors affecting likelihood and speed of execution (referendum, etc.)	8	8%
Issues affecting students directly	43	43%
District flexibility, best use of land and built resources	10	10%
Sustainability / Green Design	8	8%
Improved Community Access to Facilities	2	2%
Historic Building Preservation	3	3%
	100	100%

Phase II

Process Overview (Continued)

▶ December 11, 2015

Meeting Three

- Review of Option Details
- Development of Ranking Criterion

▶ January 11, 2016

Meeting Four

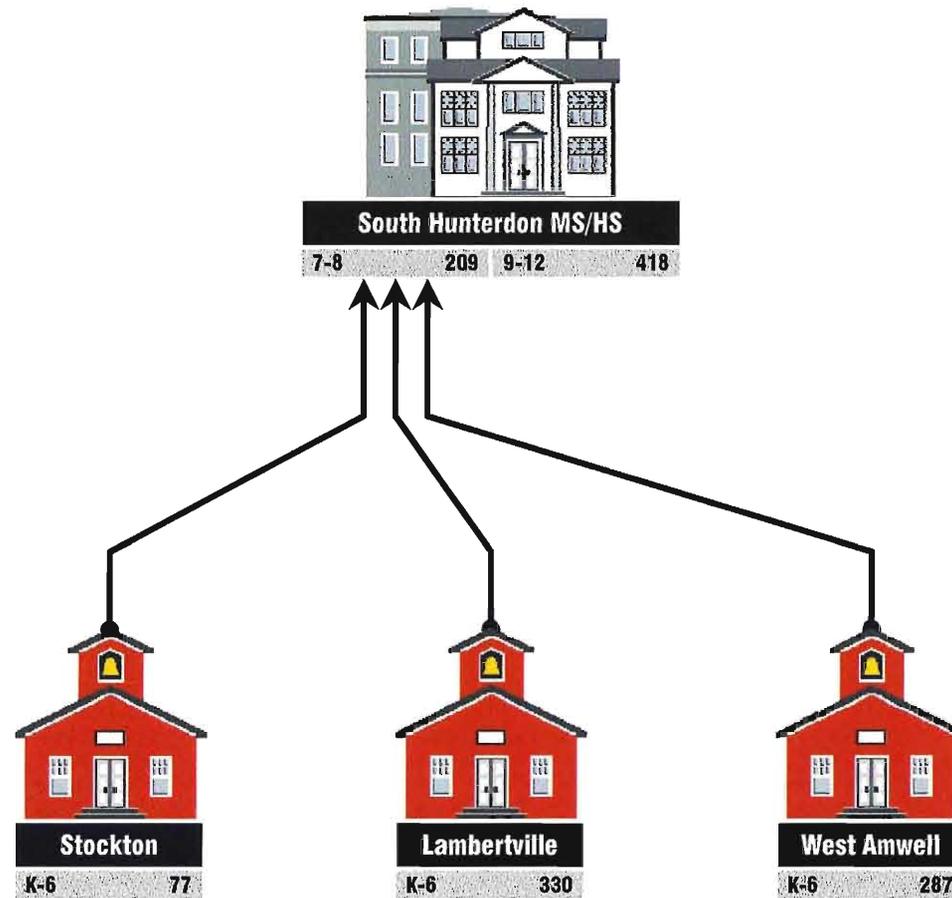
- Matrix Review
- Indirect Cost Review (Bussing, Staff, O&M, etc)
- Blind Vote

▶ February 1, 2016

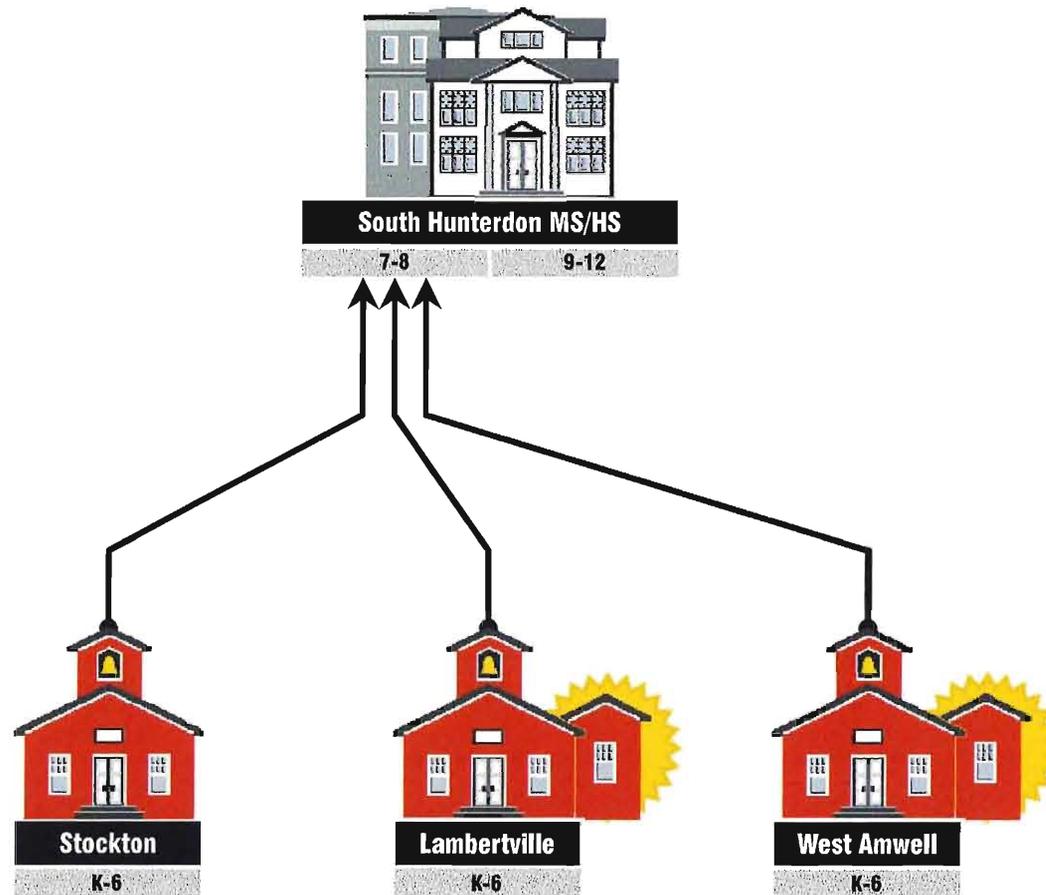
Meeting Five

- Review of Final Recommendations
- Development of Advantage/Disadvantage

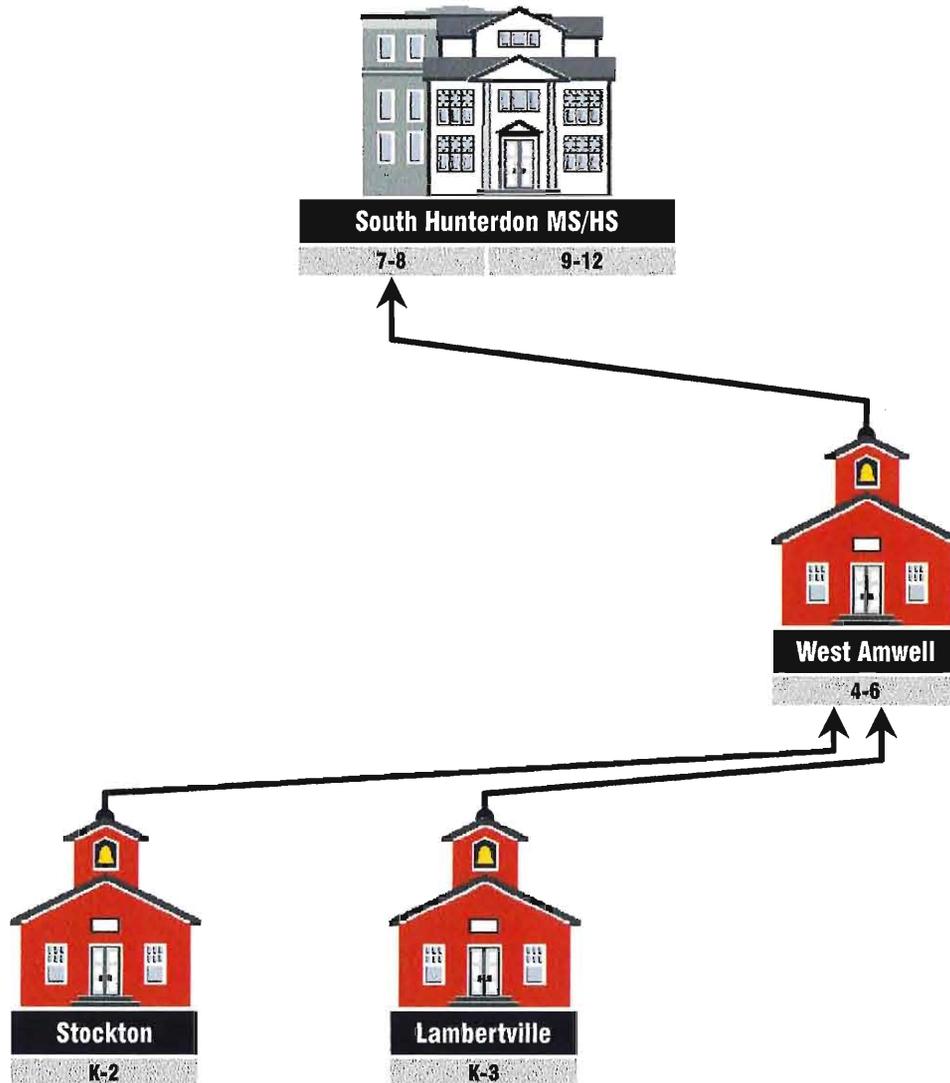
Existing Progression Diagram / Option #1: Status Quo



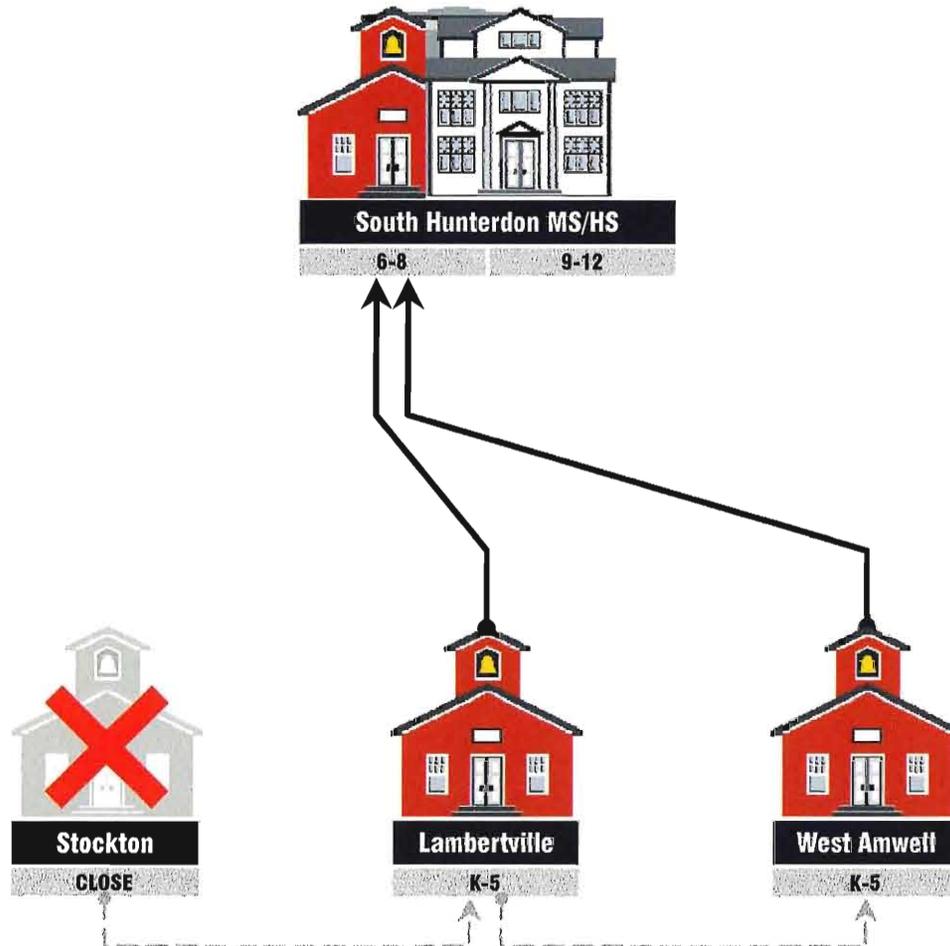
Option #2: Expand All Elementaries for Educational Equity



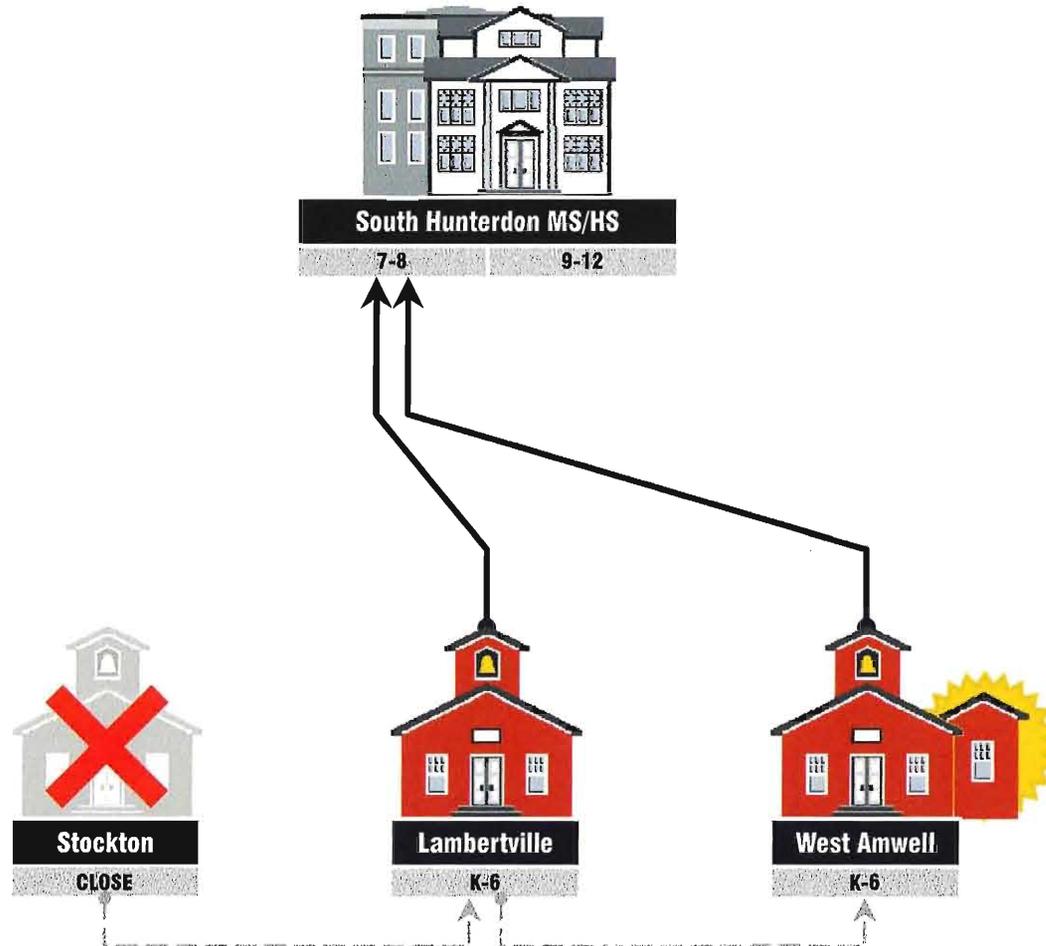
Option #3: Distribute Grades throughout Elementaries



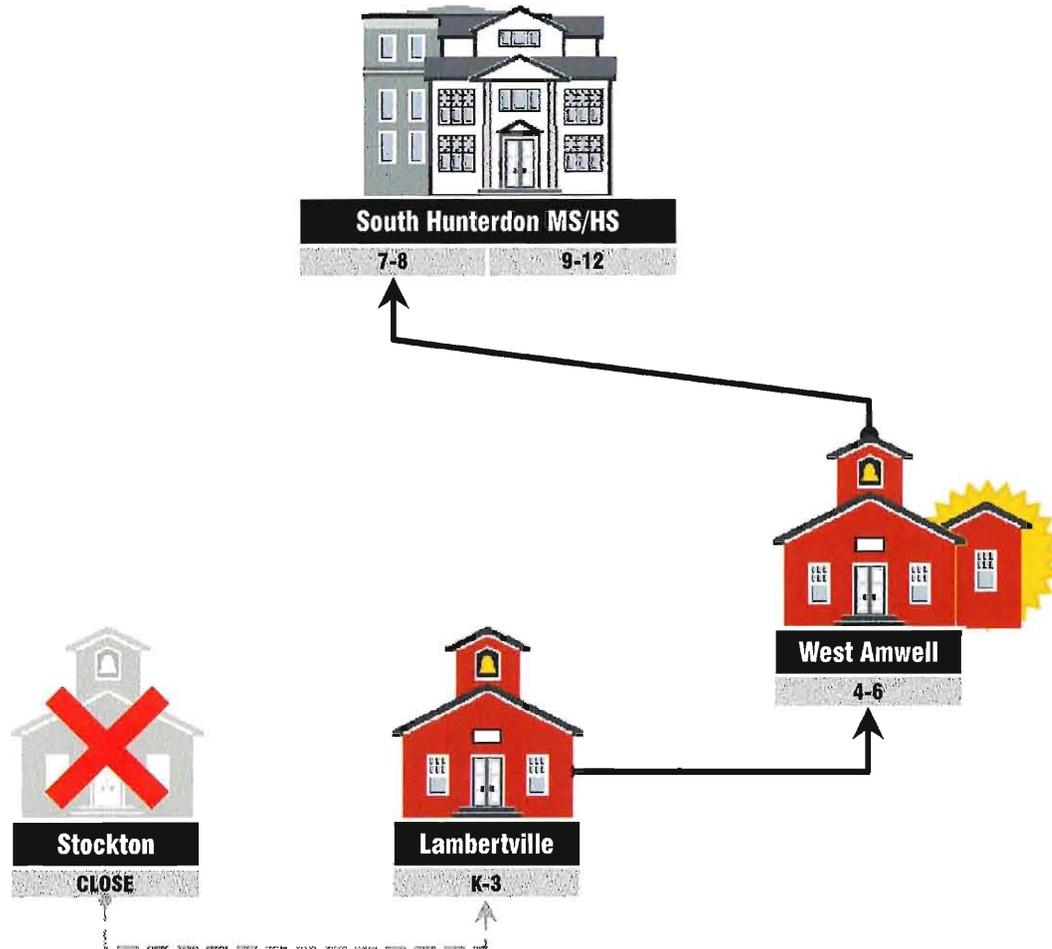
Option #4: Consolidate to Two Elementaries with 6th at Middle



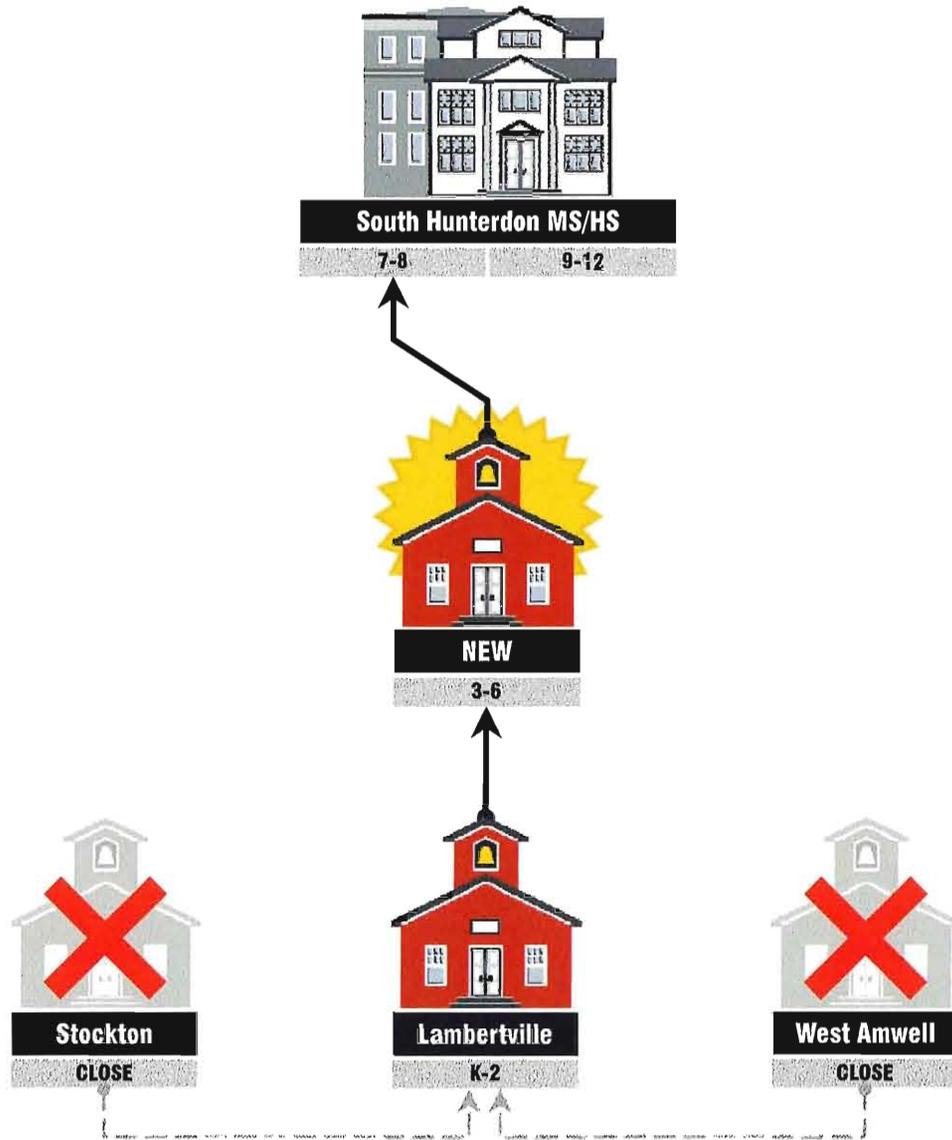
Option #5: Consolidate to Two Elementaries



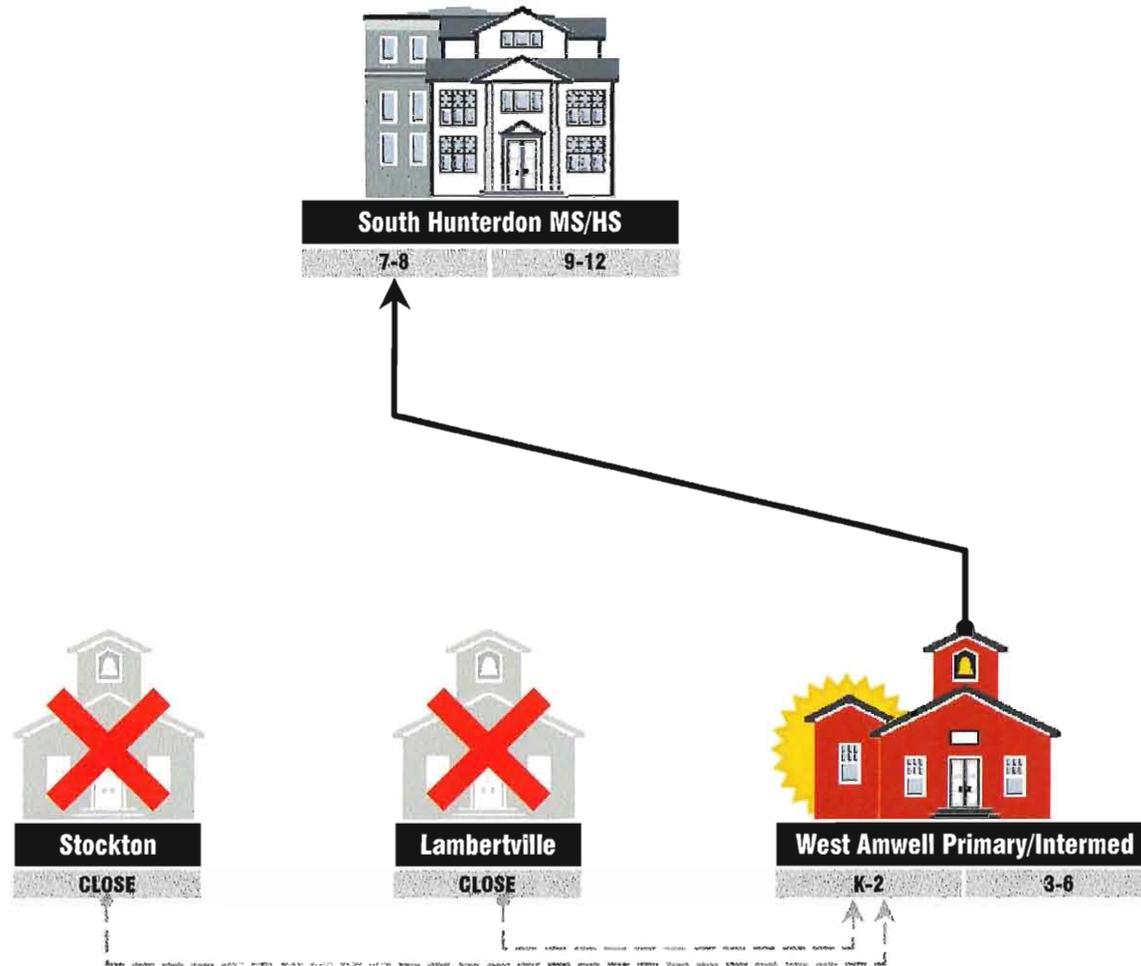
Option #6: Consolidate to Two Intermediate Elementaries



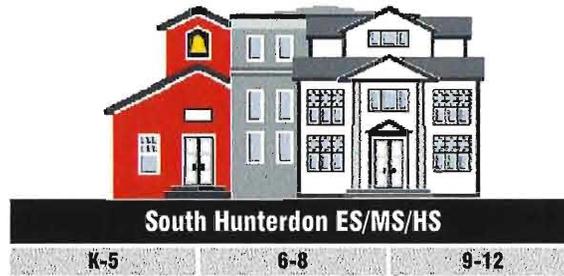
Option #7: Create Single Intermediate Elementary in New Facility



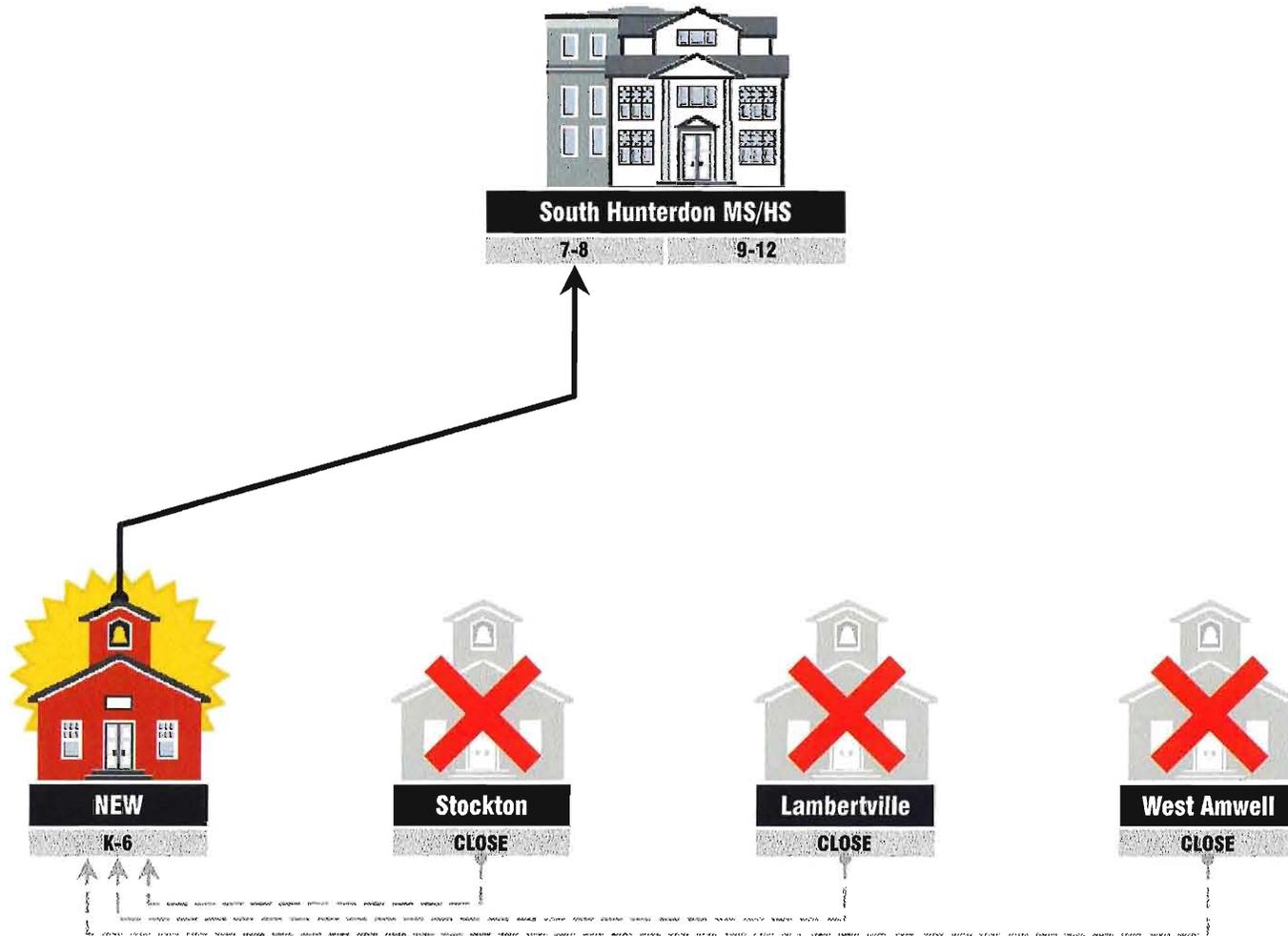
Option #8: Consolidate to One Expanded Elementary



Option #9: Consolidate to a Single Campus Building



Option #10: Create Single Elementary in New Facility



Phase II

Process Overview (Continued)

▶ December 11, 2015

Meeting Three

- ▶ Review of Option Details
- ▶ Development of Ranking Criterion

▶ January 11, 2016

Meeting Four

- ▶ Matrix Review
- ▶ Indirect Cost Review (Bussing, Staff, O&M, etc)
- ▶ Blind Vote

▶ February 1, 2016

Meeting Five

- ▶ Review of Final Recommendations
- ▶ Development of Advantage/Disadvantage

Committee Vote Results (meeting ballots and e-mail votes)

- ← **Option 4 - 2 K-5 ES with 6th relocated to HS**
- ← **Option 2 - Equity Additions at ES**
- ← **Option 9 - Expand MS/HS for a single K-12**

Phase II

Process Overview (Continued)

- ▶ February 29, 2016
 - Full Board Review of Option Details

- ▶ September 19, 2017
 - Full Board Review of Selected Option Details
 - Selection of Options for further study

- ▶ October 19
 - Building Committee Review of Option Refinements

- ▶ **December 18, 2017**
 - **Full Board Review of Updated Options**

Study Process

➔ Phase III – Final Option Refinement

Board Option Selection Fall 2017

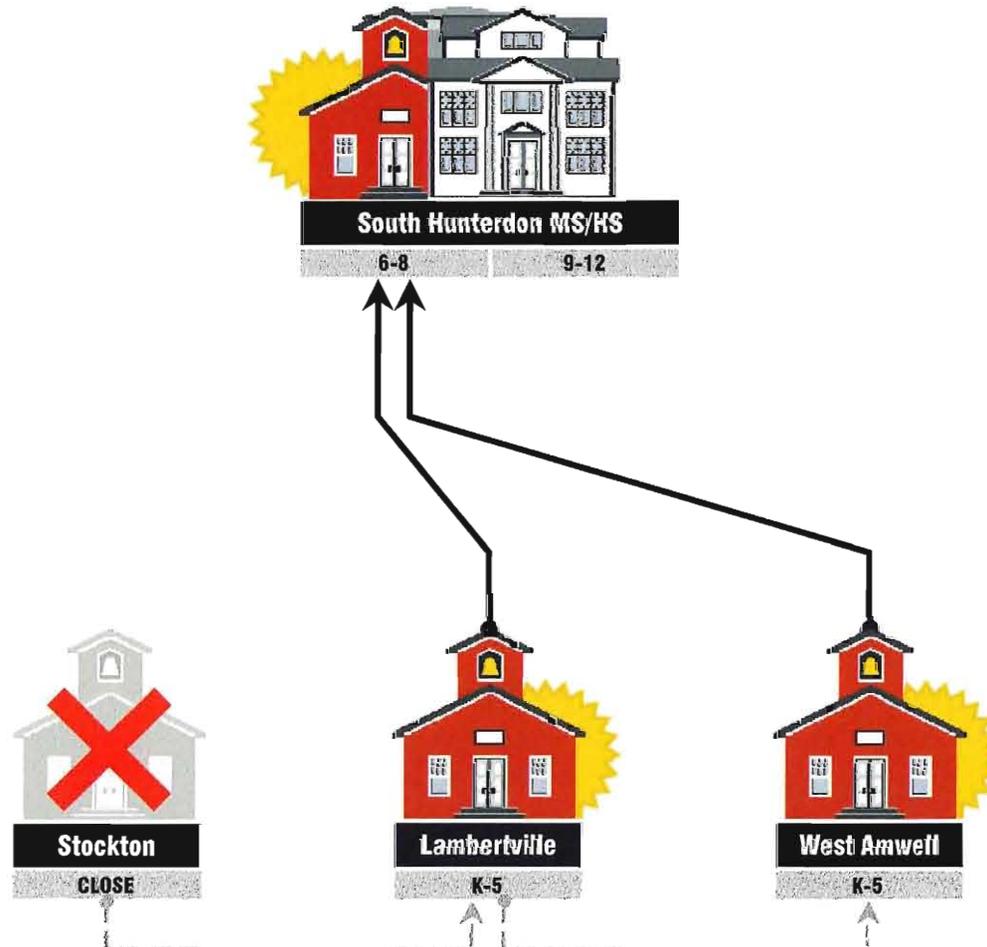
- #A – (Former 4) – (2) K-5 ES with 6th relocated to HS
with 5,400 SF HS addition, & 1,500 SF LVES
Administration Addition**
- #B – (Former 5) - (2) K-6 ES with major 16,200 SF
addition to West Amwell ES, & 1,500 SF LVES
Administration Addition**
- #C – (Former 9) - Expand MS/HS for a single K-12
with a 61,300 SF PK-6 Addition**
-

Cost Analysis

Assumptions

- Costs are based on total project cost including construction and related costs at 22%.
- Costs have been updated from 2015 study costs and are based upon spring 2019 bidding.
- Stockton savings are included but account for 2017-18 staff realignments at Stockton.
- Proposed Work scope includes upgrade of HVAC at both Elementary Buildings.
- The impact of the refinancing existing debt has been calculated as part of long term financing.
- Long term inflation has been assumed at 3% per year in determining future savings.

Option A: Consolidate to Two Elementary Bldg with 6th at HS



\$13,420,000 Project Cost

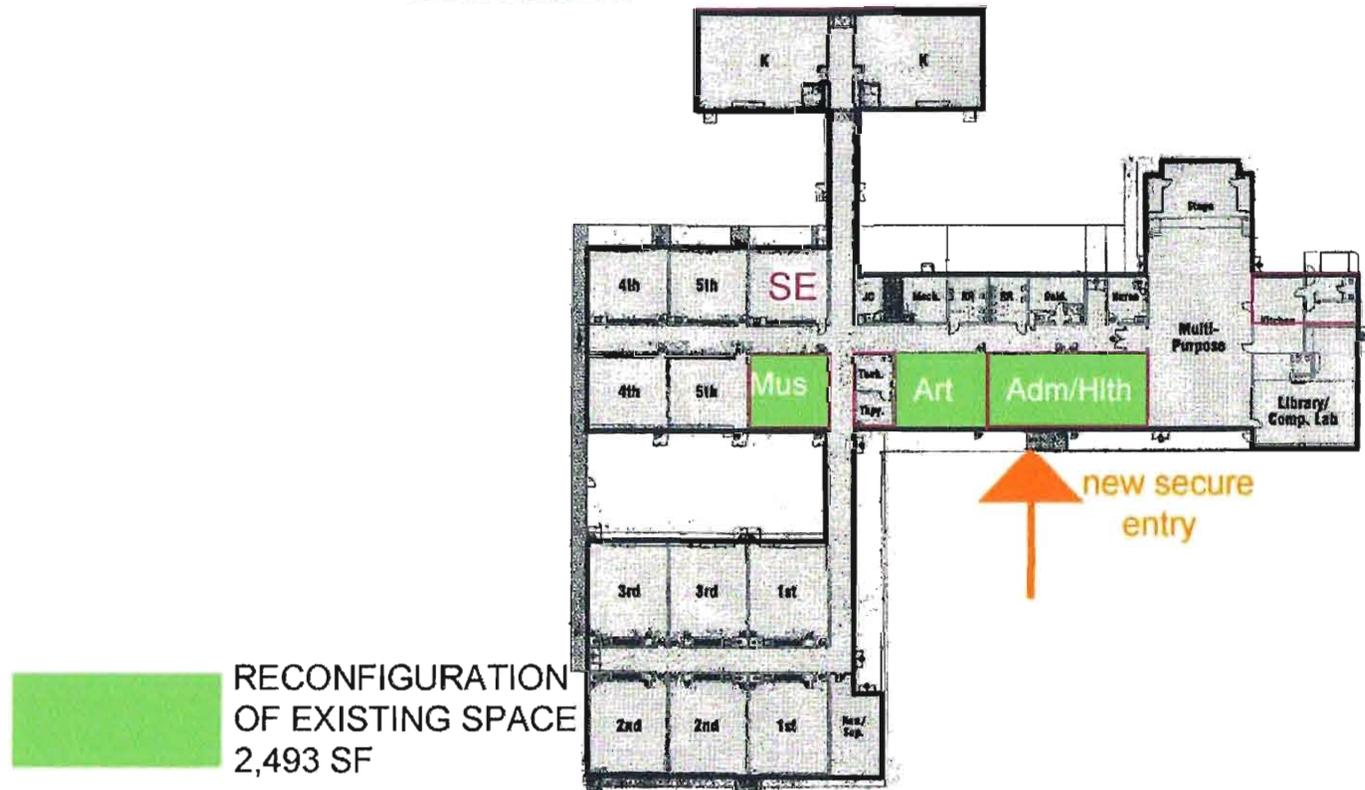
West Amwell Township Elementary

Site Satellite View



Option A – West Amwell ES

Remove Modular Classrooms



OPTION A
K-5 Elementary Alterations @
West Amwell Township Site

Lambertville Public School

Site Satellite View



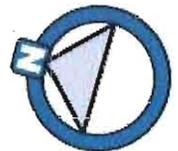
OPTION A – LAMBERTVILLE ELEMENTARY

Floor Plan



OPTION A

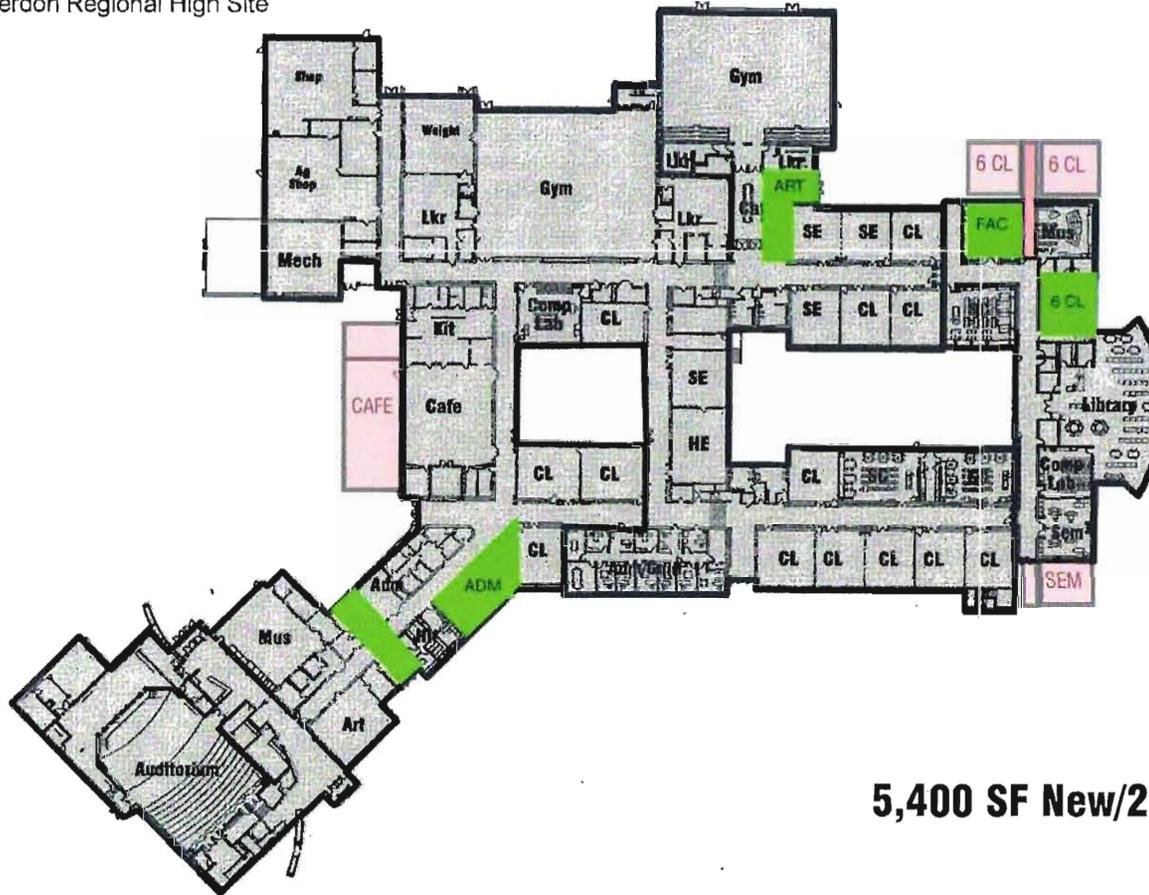
1,500 SF New/1,200 SF Renovation



Option A - South Hunterdon Regional High

6th Grade Addition

OPTION A
 New 6 Grade Elementary Addition @
 South Hunterdon Regional High Site



5,400 SF New/2,400 SF Renovation

Option A – (2) K-5 ES

Cost Analysis

LVES \$5,268,437

WAES \$5,897,097

SHRHS \$2,254,560

Total Project Cost

\$13,420,094

Calculated Additional Annual Debt Service

\$922,000

Projected Annual Indirect Savings*

-\$493,200

Anticipated Direct Annual Budget Impact

\$428,800

•See provided backup for detail

Final annual impact including existing debt refinancing

-\$527,800

Option A – (2) K-5 Buildings at WA and LVES with 6th at HS

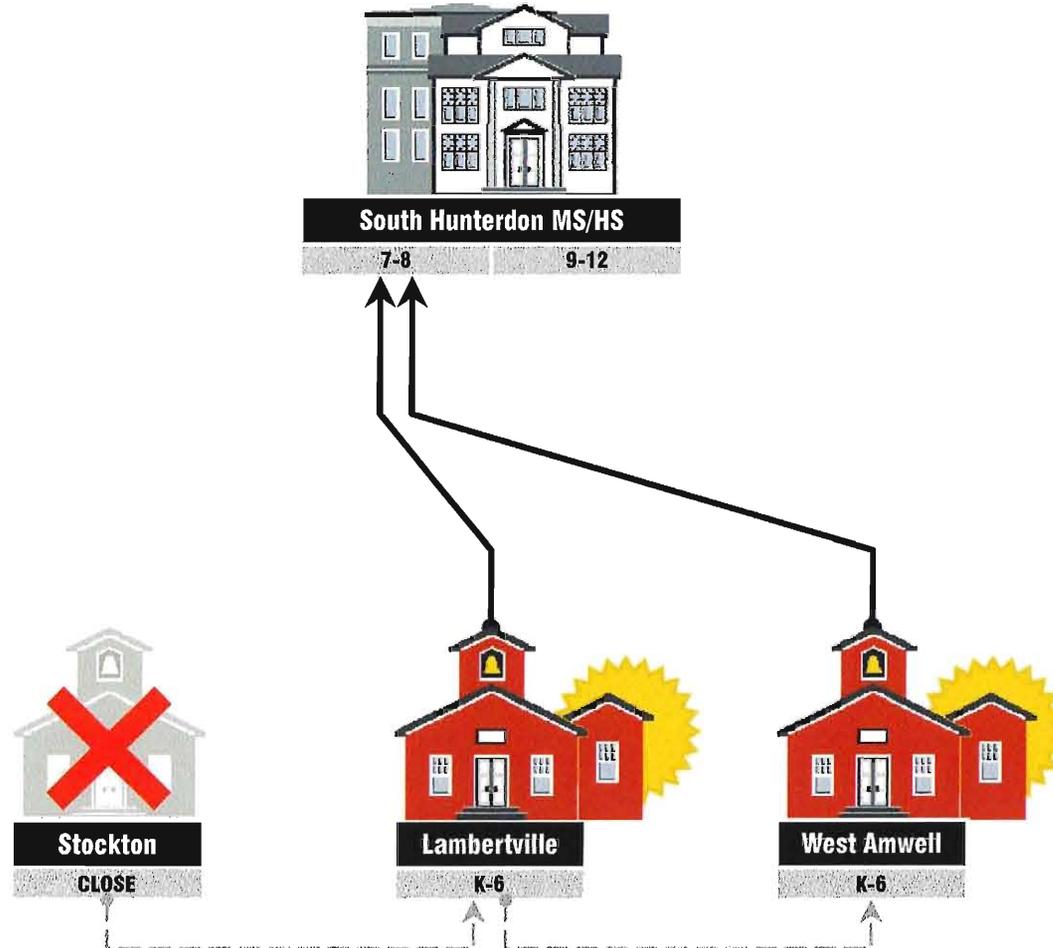
Advantages

1. West Amwell ES obtains needed additional educational space
2. 6th grade more opportunities w/bigger group
4. \$ not being spent on Lambertville ES & its not needed if 6th graders left
5. Keeps 2 schools in their community
6. 6th graders get a bigger world
7. Repurposes space
8. Increased security
9. Improved resource allocation possible for elementary students

Disadvantages

1. Brings 6th to a HS that's not a true MS
2. 6th grade on bus with 12th grades
3. Septic/wet lands issues/impediments at WA
4. Not a lot of improvements for the costs
5. Not attracting new residents w/ old buildings
6. Can't really count on parking at both
7. Not enough enhancements to justify costs
8. Finding space at SHRHS for 6th graders
9. Have to pass referendum

Option #B: Consolidate to Two Elementary Buildings



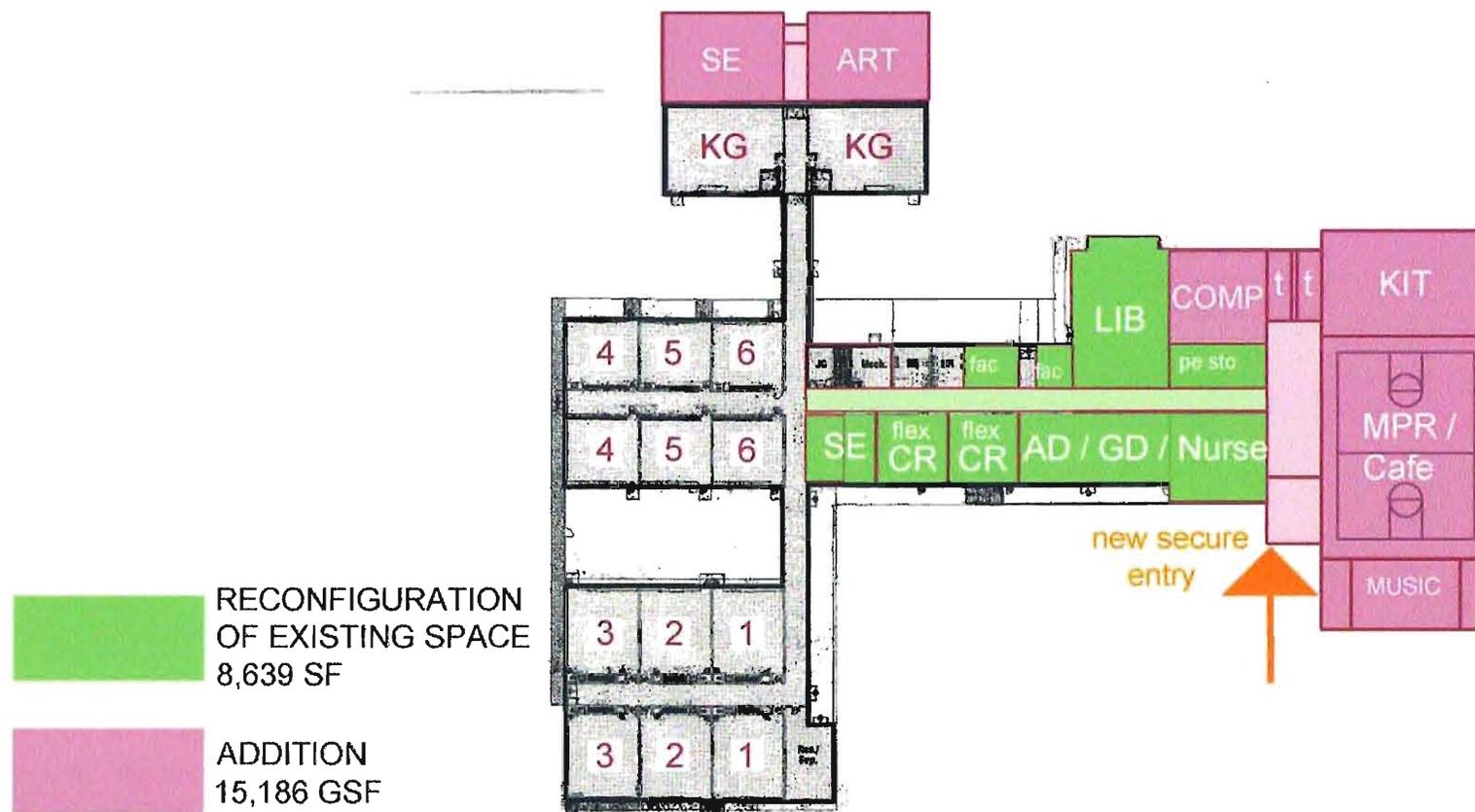
\$18,106,621 Project Cost

Option B - West Amwell ES K-6



West Amwell K-6

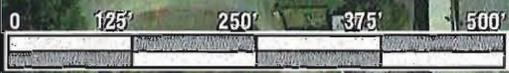
Floor Plan



OPTION B
K-6 Elementary Adds /Alts @
West Amwell Township Site

Lambertville Public School

Site Satellite View



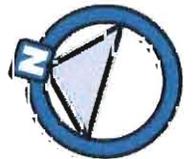
Lambertville Elementary

Floor Plan



1,500 SF New/1,200 SF Renovation

OPTION B



Option B – (2) K-6 ES

Cost Analysis

LVES \$5,268,437

WAES \$12,838,184

SHRHS \$0

Total Project Cost **\$18,106,621**

Calculated Additional Annual Debt Service \$1,243,900

Projected Annual Indirect Savings* -\$441,940

Anticipated Direct Annual Budget Impact **\$801,960**

• *See provided backup for detail*

Final annual impact including existing debt refinancing **-\$154,500**

Option B – (2) K-6 Buildings at WA and LVES

Advantages

- 1. West Amwell ES obtains needed additional educational space**
- 2. Keeps 2 schools in their community**
- 3. Repurposes space**
- 4. Increased security**
- 5. Improved resource allocation possible for elementary students**

Disadvantages

- 1. 6th grade lose more opportunities w/bigger group**
- 2. Septic/wet lands issues/impediments at WAES**
- 3. Not a lot of improvements for the costs**
- 4. Not attracting new residents w/ old buildings**
- 5. Can't really count on parking at both**
- 6. Not enough enhancements to justify costs?**
- 7. Have to pass referendum**

Option #C: Single K-12 Campus Building K-6, 7-8, 9-12



\$22,800,702 Project Cost

Option C – Consolidate to Single K-12 Campus Building

Advantages

1. Best model for educational equity
2. Best for maximizing staffing
3. Greatest flexibility for projections
4. Can provide sport fields for Stockton & WA pupils
5. Best chance for separation of schools
6. Unifies the school district – one district
7. Access to sports fields
8. Teaming of teachers possible
9. Diversity & Educational equity
10. Greater shared resources
11. Accessibility to gyms, programs – special ed
12. More extracurricular activities
13. Programs could be expanded & new programs offered
14. More effective use of staff - efficiency
15. One campus could become a central community
16. New buildings would have lower maintenance costs
17. Mix kids together sooner

Disadvantages

1. Lose community resources
2. Money/cost
3. Need to ensure separation of schools
4. All kids on same campus
5. Added transportation
6. Loss of community schools
7. First Cost
8. Added transportation costs
9. Need to find reuse for closed buildings
10. Have to pass referendum

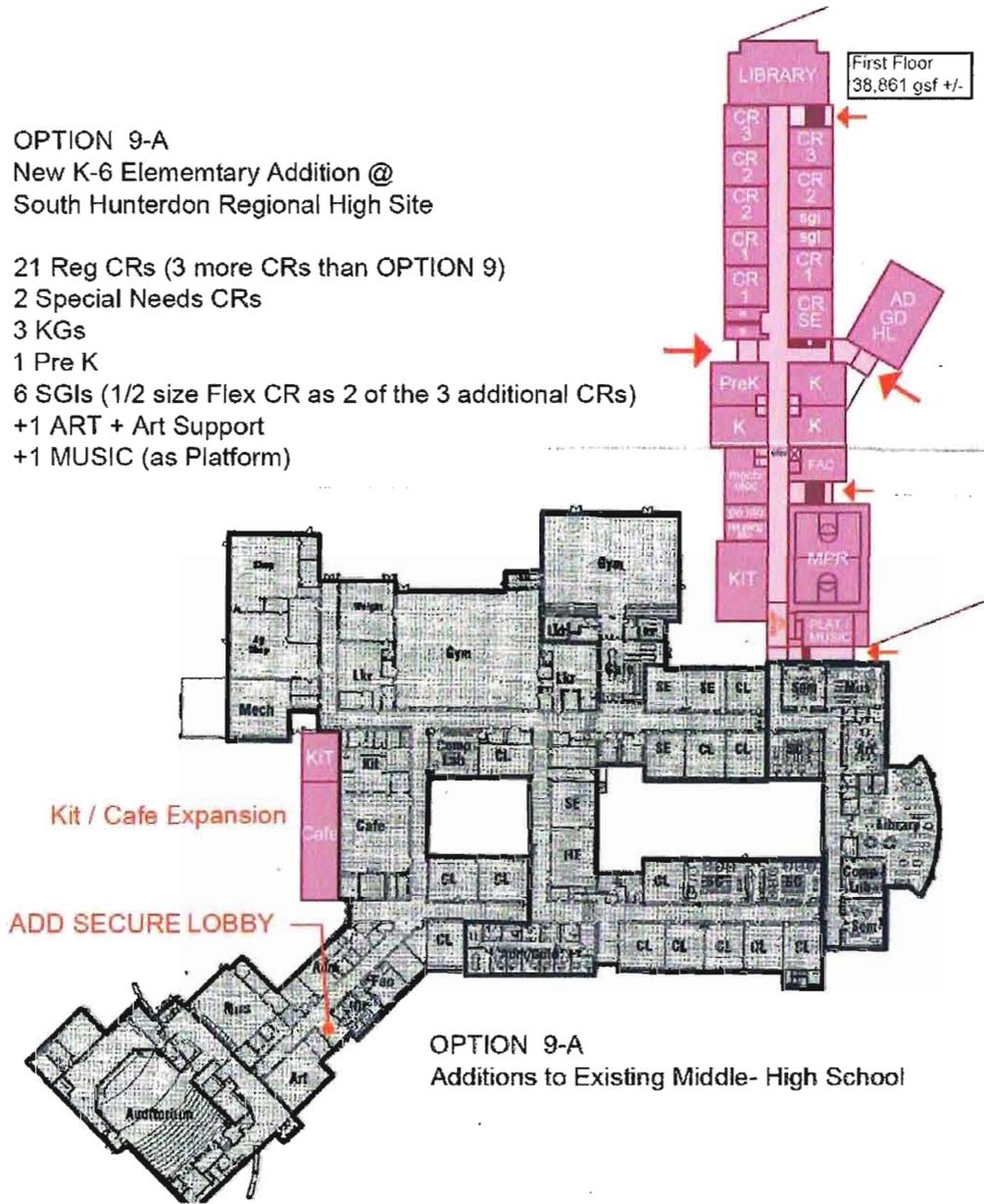
South Hunterdon K-12 Campus

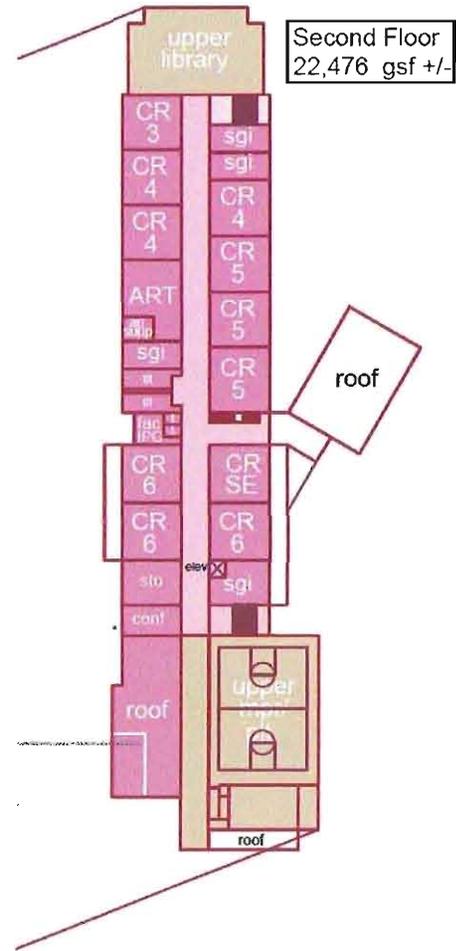
Site Plan



OPTION 9-A
 New K-6 Elementary Addition @
 South Hunterdon Regional High Site

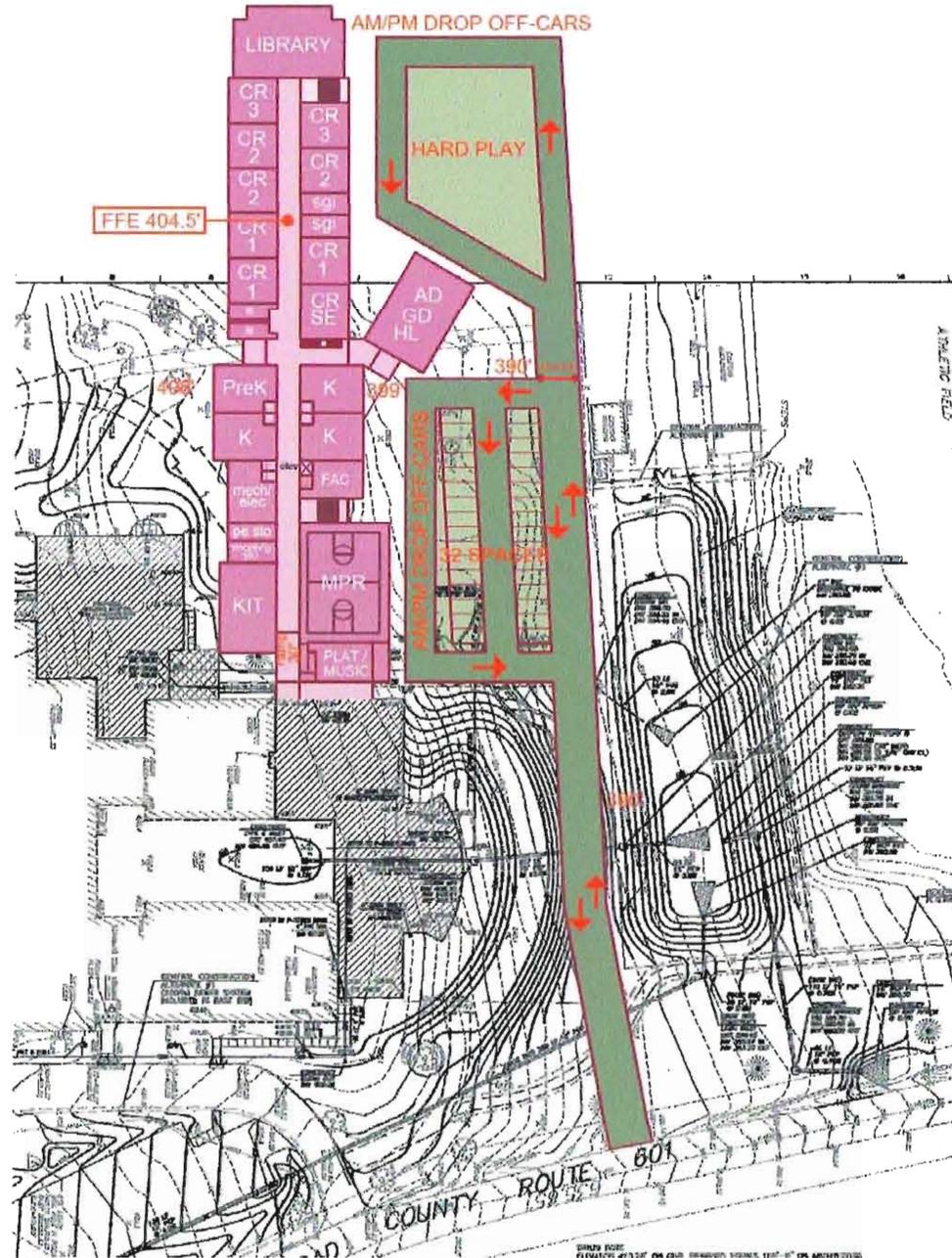
21 Reg CRs (3 more CRs than OPTION 9)
 2 Special Needs CRs
 3 KGs
 1 Pre K
 6 SGIs (1/2 size Flex CR as 2 of the 3 additional CRs)
 +1 ART + Art Support
 +1 MUSIC (as Platform)

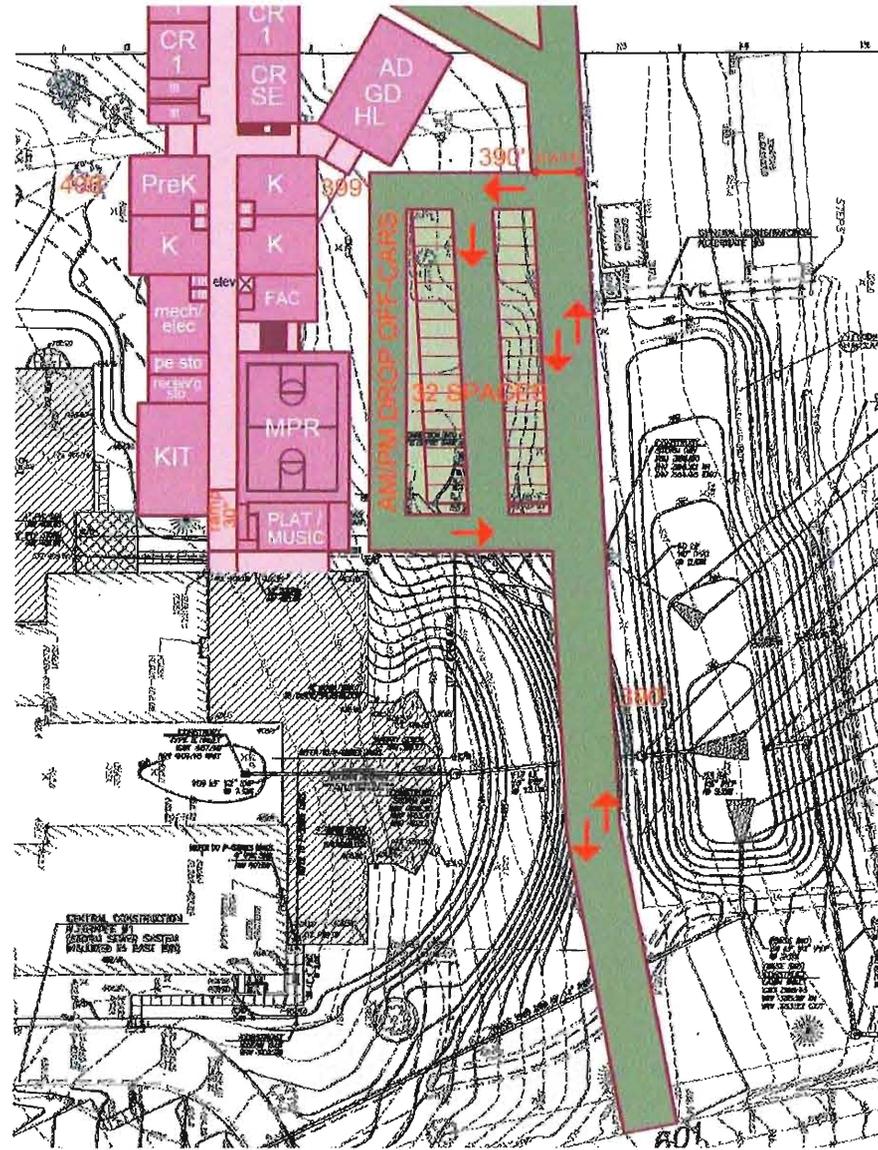




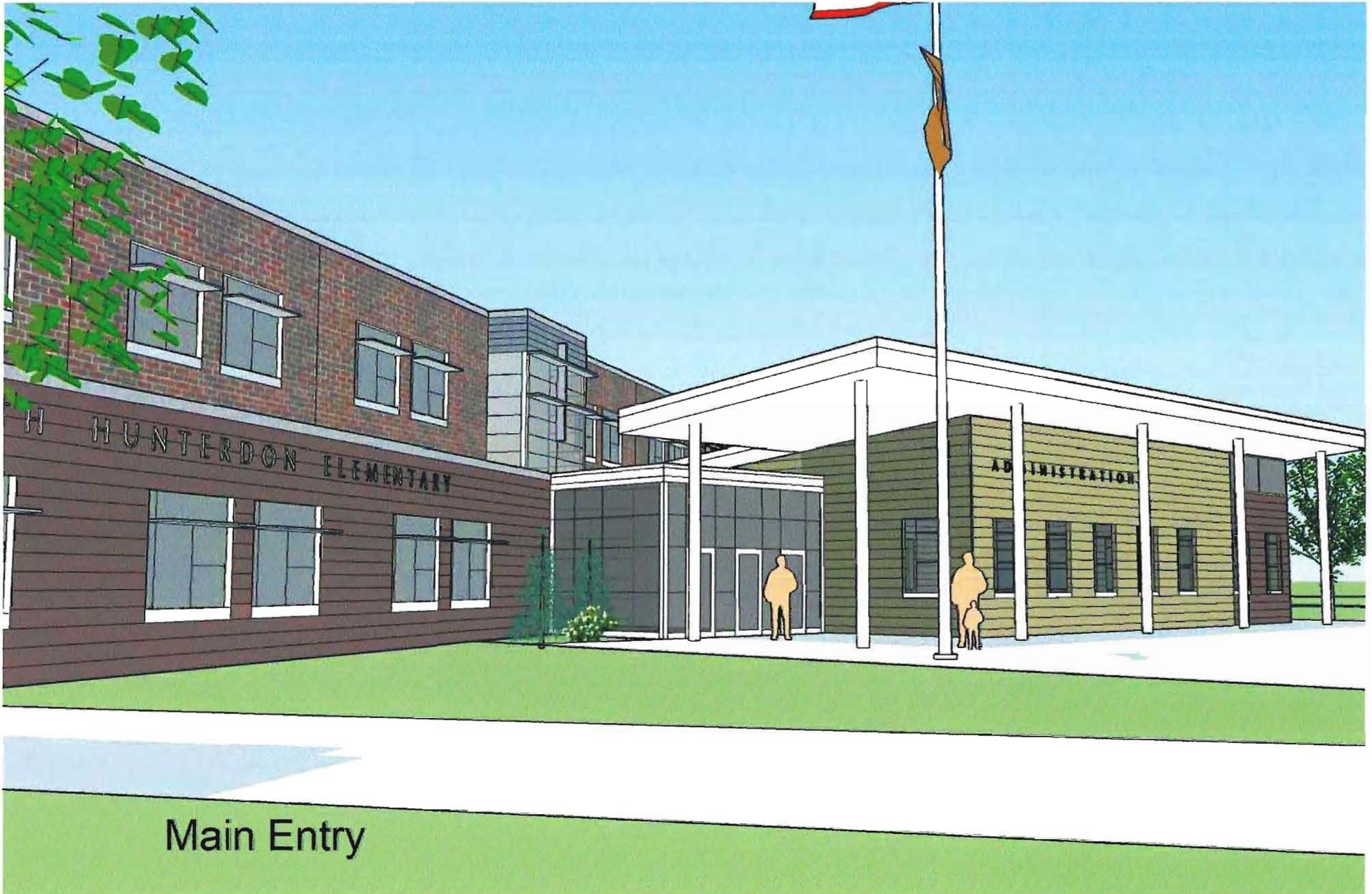
South Hunterdon K-12 Campus

Site Plan



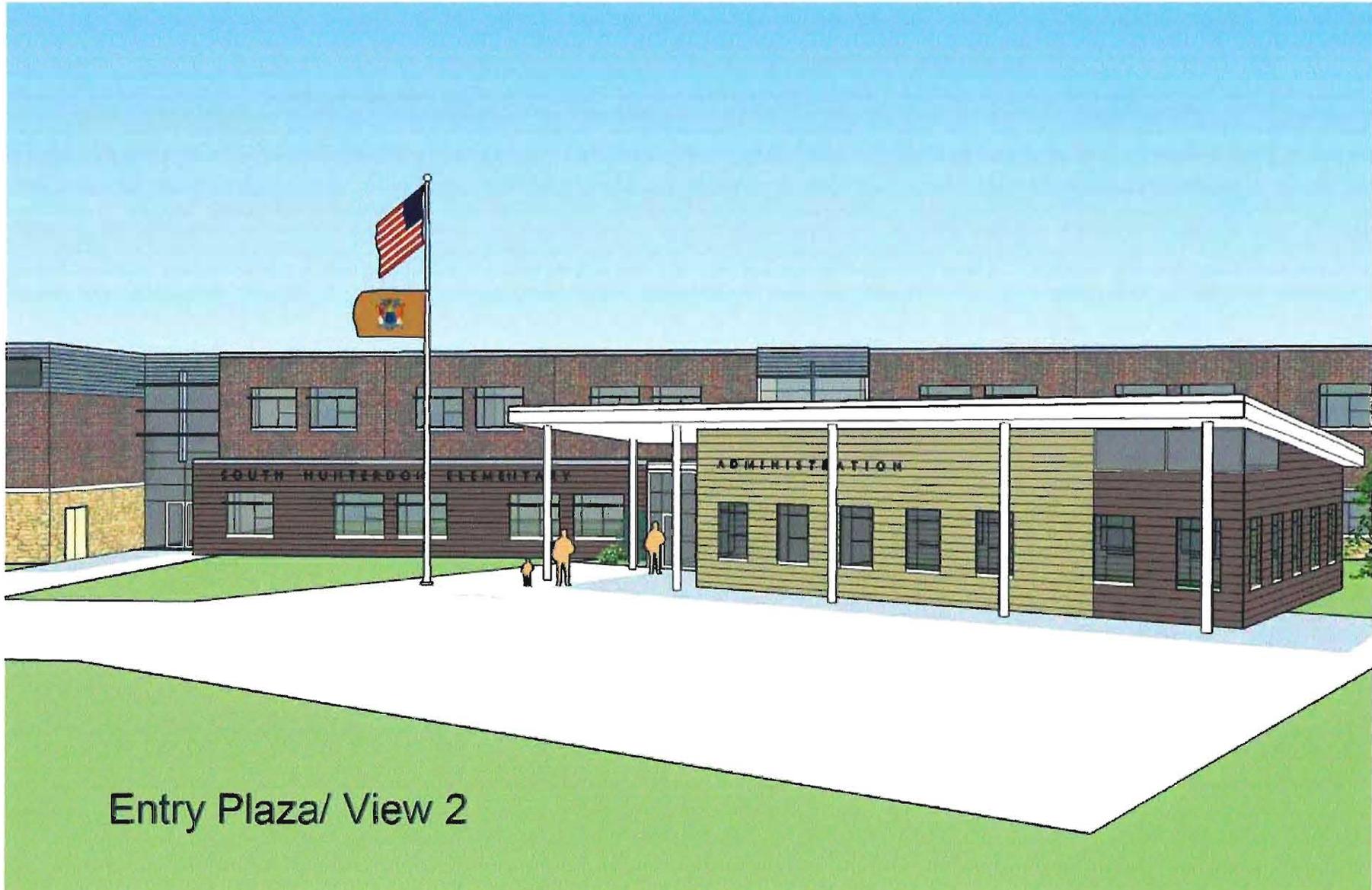


Possible Massing of New Elementary



Main Entry

Possible Massing of New Elementary



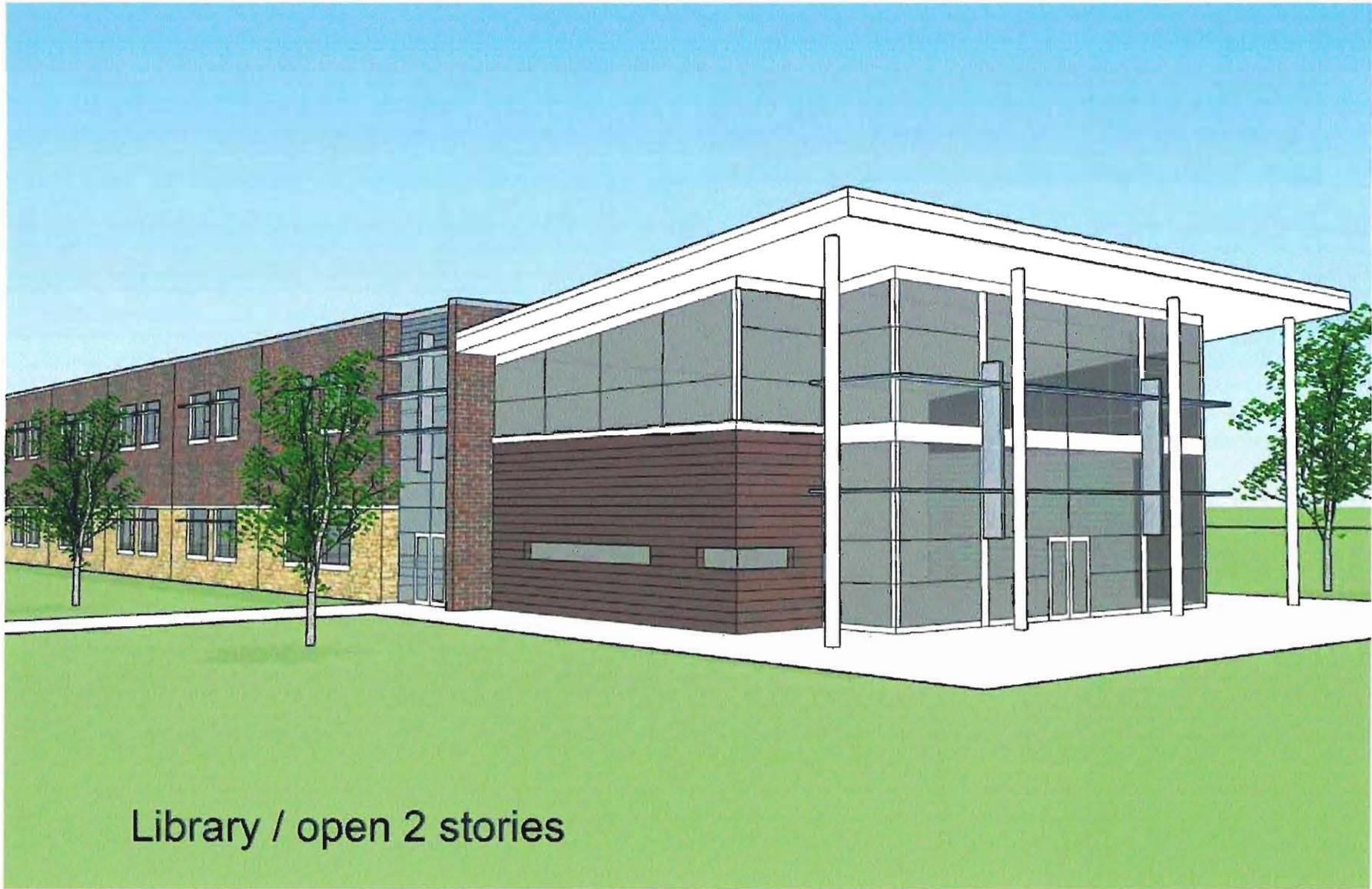
Entry Plaza/ View 2

Possible Massing of New Elementary



Multi Purpose Room

Possible Massing of New Elementary



Library / open 2 stories

Option C – K-6, 7-8, 9-12 @ SHRSHS

Cost Analysis

LVES \$0

WAES \$0

SHRHS \$22,800,700**Total Project Cost \$22,800,700**

Calculated Additional Annual Debt Service \$1,566,400

Projected Annual Indirect Savings* -\$1,346,900**Anticipated Direct Annual Budget Impact \$84,310***• See provided backup for detail***Final annual impact including existing debt refinancing -\$872,199**

*** This Option affords \$8,822,300 in avoided short term ES
Capital Upgrade Costs**

Where Next?

← Phase III – Development of Master Action Plan (the MAP)

- Full Board review of Facilities Committee recommendations
- Questions/clarifications referred to planning team
- Selection of Final Option for further refinement
 - Development of potential implementation schedule
- Public Outreach Period
- Referendum – TBD
- Implementation
 - 10 Months - Design Period
 - 18 to 24 Months – Construction
 - Earliest Spring/Fall 2021 - Occupancy

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District Wide Master Planning Study

South Hunterdon Regional School District

