REFERENDUM COMMITTEE PRESENTATION
DISTRICT-WIDE FACILITIES RENOVATION PROGRAM

SEPTEMBER 10, 2019

CHARGING AHEAD WITH PURPOSE, PROGRESS & PRIDE

Creating 21st Century Schools for Our Children and Community
21st Century Life Skills
To academically, socially and emotionally prepare students for a successful future as active contributing members of their community.

Teaching and Learning
To provide comprehensive and rigorous learning experiences to best prepare students for future success as lifelong learners.

Student Health and Wellness
To cultivate a positive and supportive culture so the students can continue to learn and grow.
THE COMMITTEE OF THE BOARD WAS CHARGED TO...

» Work with school administration and staff to IDENTIFY AND PRIORITIZE needed facility improvements.

» Consider ways to IMPROVE our existing facilities infrastructure - projects that ensure safe and functional schools.

» Consider ways to IMPROVE the student experience - projects that directly impact students.

» Work with the District’s architectural and/or engineering firm to PROVIDE RECOMMENDATIONS to the Board of Education.
The Oceanport School District would request funding for a District-wide facilities renovation program to include FUNCTIONAL, SUSTAINABLE, INFRASTRUCTURE & CLASSROOM RENOVATION PROJECTS via a Referendum Vote.
The Board of Education and Administration have successfully addressed many facility needs within our operating budget. WE NEED TO DO MORE...

We are dealing with aging schools, **(AVG. AGE = 81.5 YEARS OLD)** some with original windows, doors, and other infrastructure items that have reached the end of their life expectancy.

**BORROWING RATES** are at historic lows, but they won’t stay there forever.
» We’ve done what could be done within the limitations of the 2% tax increase cap and the district has not passed a referendum for any capital improvements in many years.

» In spite of the cap, the Oceanport School District has TRIED OUR BEST TO IMPROVE OUR SCHOOLS and keep pace with the ONGOING MAINTENANCE of our buildings.

» By allowing the school District to finance these substantial facilities improvements over many years, the cost is spread over the many generations who will use the facilities.
STATE AID IS AVAILABLE!

» Financial assistance from the state

» 40% SAVINGS on eligible projects (Could mean millions in aid for Oceanport)
  • Must be funded through a REFERENDUM
  • Must be tied to EDUCATION OR MAINTENANCE

» Debt Service Aid from the state helps to pay down the bond and this helps reduce the impact on the taxpayer.
EFFORT TO DATE
» Facilities Audit of both schools (Survey and Report)
» Meetings to understand programming needs
» Evaluate prior concepts for replacement of both schools
» Capacity Analysis of existing facilities
» Develop concepts to accommodate programming needs
» Develop a concept for expansion at Wolf Hill School
» Consider Fort Monmouth Plans and potential influx of student population
» Consolidate the Budget Estimate for the renovations, additions and the new construction
» Conducted Building Tours and refined projects further
CHARGING AHEAD WITH PURPOSE, PROGRESS & PRIDE

ENHANCED LEARNING ENVIRONMENTS
» Educational Programs drive the need to update facilities.
» The School Community believes that the students deserve facilities that support the academic, social, emotional, wellness and creative opportunities available to them.

STUDENT & STAFF SAFETY
» The safety of the students and staff has always been a priority. However, now more than ever, it is crucial to ensure that our schools have all the physical systems and technologies available to protect our students & staff.

KEEP UP-TO-DATE WITH OPERATIONS
» So much of what keeps school/facilities running smoothly is the condition of the systems and infrastructure “behind the scenes.” The roofing, windows, heating systems, tech network, and much more are at the core of keeping a building running. Although they go unnoticed in day to day use, it is crucial to keep these systems in good condition.
Low-Cost High-Impact Branding, enhance the school community through school spirit and branding by installing graphics at core spaces at both schools, such as:

- Cafeterias
- Multipurpose Rooms
- Gymnasiums
- Corridors
PROPOSED PROJECTS
PROJECT CATEGORIES

Arts
Learning
Wellness
Safety
Operations

ENHANCED LEARNING ENVIRONMENTS

STUDENT & STAFF SAFETY

KEEP UP-TO-DATE WITH OPERATIONS

FACILITIES ENHANCE LEARNING
CAPITAL PROJECTS
ALL SCHOOLS
SCHOOLS WILL RECEIVE

- Providing new sprinkler systems
- Replacing antiquated fire alarm systems with new, state-of-the-art addressable systems
- Upgrade and expand camera system for additions
- Provide secure vestibules and lockdown capabilities (doors & hardware) and install safety glazing on lower level windows being replaced
- Replacing operationally failing/unrepairable windows
- Providing much needed replacement of leaking & deteriorated roofing systems
- Removing asbestos tile flooring throughout

DISTRICT-WIDE CAPITAL PROJECTS

- Repaving and expanding existing parking lots
- Replacing and expanding existing playgrounds
- Providing new classroom furnishings & casework
- Providing Mechanical Electrical, Plumbing & Lighting upgrades
- Enhance the school community through school spirit and branding by installing graphics at core spaces such as cafeterias, multipurpose rooms, gymnasiums and corridors at both schools
- Provide ramps, elevators and lifts at designated locations to provide accessibility to all areas of both schools
WOLF HILL ELEMENTARY SCHOOL
- Remove & Replace +/- 16,000 sq. ft. of Roofing Systems
- Including areas: 3, 4, 5, 7 and 9

MAPLE PLACE MIDDLE SCHOOL
- Remove & Replace +/- 17,500 sq. ft. of Roofing Systems
- Including areas: 3 and 4
ROOFING CONDITIONS VARY - DETERIORATED AREAS AND LEAKING AREAS

FLAT ROOFS ARE IN A DETERIORATED STATE
LIGHTING IS OLDER, INEFFICIENT AND DOESN’T PROVIDE APPROPRIATE LIGHTING LEVELS

OLDER, EGG-CRATE FIXTURES HAVE YELLOED WITH TIME - LIGHTING IS OUTDATED T-12
EXISTING TOILET ROOMS ARE IN A STATE OF DISREPAIR - TILE, PARTITIONS, AND FIXTURES NEED TO BE REPLACED

ASBESTOS TILE FLOORING AND OUTDATED UNIT VENTILATORS ARE IN NEED OF REPLACEMENT
ASBESTOS TILE FLOORING NEEDS TO BE REMOVED AND REPLACED WITH VCT FLOORING

CEILING SYSTEM AT GYM IS STAINED AND DETERIORATED DUE TO LEAKING ROOF
EXISTING STAIR ENCLOSURES NEED TO BE CONSTRUCTED WITH APPROPRIATE RATINGS

CORRIDOR RAMPS DO NOT MEET ADA COMPLIANCE
EXISTING BOILERS ARE OLDER AND INEFFICIENT

EXISTING FIRE ALARM SYSTEM IS OLDER AND INEFFICIENT
AREAS OF ROOFING ARE OLDER AND IN A STATE OF DISREPAIR - REPLACEMENT NEEDED

EXISTING FLAT ROOFING IN A STATE OF DISREPAIR - REPLACEMENT NEEDED
EXISTING ART ROOM IS OLDER, OUTDATED AND HAS DIFFICULTY SUPPORTING THE PROGRAM NEEDS

EXISTING HOME ECONOMICS ROOM IS OLDER, OUTDATED AND HAS DIFFICULTY SUPPORTING THE PROGRAM NEEDS
EXISTING CEILINGS ARE SUFFERING FROM LEAKING ROOF SECTIONS - NEED REPLACEMENT

EXISTING FLOORING IS SUFFERING FROM LEAKING ROOF SECTIONS - NEED REPLACEMENT
EXISTING DOOR HARDWARE DOES NOT MEET ADA COMPLIANCE NOR LOCKABILITY REQUIREMENTS

EXISTING SCIENCE LABS ARE OLDER, INFLEXIBLE AND HAD DIFFICULTY SUPPORTING A GROWING CURRICULUM
EXISTING LIGHT FIXTURES ARE OLDER AND INEFFICIENT AND SHOULD BE REPLACED

EXISTING ELECTRICAL PANELS ARE OLDER AND IN NEED OF UPGRADE
EXISTING FIRE ALARM SYSTEM IS IN NEED OF UPGRADE TO AN ADDRESSABLE SYSTEM

EXISTING PLUMBING AND PLUMBING FIXTURES ARE IN A STATE OF DISREPAIR
EDUCATIONAL PROJECTS FOR ALL SCHOOLS
WOLF HILL ELEMENTARY SCHOOL

INTERIOR
FIRST FLOOR

- Window replacements
- New elevator
Second floor classrooms expansion and reconstruction
WOLF HILL ELEMENTARY SCHOOL

MEDIA CENTER & CAFETERIA ADDITION

- New addition for more appropriate media Center & Cafeteria to better serve the needs of the students.
Renovate space to create a more efficient layout able to fit 3 Kindergarten Classrooms
Reclaim space from the existing Cafeteria & Media Center to create additional classroom space.
2ND FLOOR CLASSROOM RECONSTRUCTION

- Expansion of the existing second floor to create additional classroom space and toilet rooms
Renovate existing areas to create an ADA compliant Nurse’s Suite and more efficient layouts for both rooms.
- Cafetorium renovations
- Locker Room and Gym rennov.
- Media Center and SGI rennov.
- Stem Wing renovations
CAFETORIUM

- Cafetorium renovations
MEDIA CENTER AND SGI

- Media Center Renovations
- Renovations for new SGI classrooms
STEM WING

- Science lab renovations
- Life skills renovations
- Guidance room renovations
- Computer lab renovations with a new robotics room
- Art room renovations
LOCKER ROOM AND GYM

- Locker room renovations
- Gym renovations
- OT/PT renovations
MAPLE PLACE M.S.: SITE PLAN
PROJECT POTENTIAL
CAFETERIA... REIMAGINED
SCIENCE/STEM LABS... REIMAGINED
SCIENCE/STEM LABS... REIMAGINED
LOCKER ROOMS... REIMAGINED
PROJECTED COSTS
# CHARGING AHEAD WITH PURPOSE, PROGRESS & PRIDE

## REFERENDUM BUDGET BREAKDOWN

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>TOTAL PROJECT COST</th>
<th>ESTIMATED DEBT SERVICE AID</th>
<th>FINAL COST AFTER DEBT SERVICE AID</th>
</tr>
</thead>
<tbody>
<tr>
<td>WOLF HILL RENOVATIONS</td>
<td>$17,170,000</td>
<td>$6,000,000</td>
<td>$11,170,000</td>
</tr>
<tr>
<td>WOLF HILL REAR ADDITION</td>
<td>$4,520,000</td>
<td>$110,000</td>
<td>$4,410,000</td>
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<tr>
<td>WOLF HILL 2ND FLR EXPANSION</td>
<td>$2,000,000</td>
<td>$100,000</td>
<td>$1,900,000</td>
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<tr>
<td>MAPLE PLACE RENOVATIONS</td>
<td>$10,130,000</td>
<td>$3,400,000</td>
<td>$6,730,000</td>
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<tr>
<td><strong>TOTAL - REFERENDUM</strong></td>
<td><strong>$33,820,000</strong></td>
<td><strong>$9,610,000</strong></td>
<td><strong>24,210,000</strong></td>
</tr>
</tbody>
</table>

**NOTE:** Estimated Debt Service Aid (DSA) for Additions is based upon an assumed unhoused student calculation of 30. Should the updated demographic study result in changes, the DSA would be adjusted accordingly. Estimate Debt Service Aid for renovations excludes site related projects.
STATE AID IS AVAILABLE!

» Financial assistance from the state

» **40% SAVINGS** on eligible projects
  (Could mean millions in aid for Oceanport)

» Must be funded through a **REFERENDUM**

» Must be tied to **EDUCATION OR MAINTENANCE**

» Debt Service Aid from the state helps to pay down the bond and this helps reduce the impact on the taxpayer.
Q: How will this referendum impact MY taxes?

A: If voters approve the QUESTION of the September 24th, 2019 bond referendum, the Board of Education will borrow money through the sale of bonds to fund the Renovations and Upgrades. The bonds would be paid back over 30 years.

- The cost of the project will be $33,000,000
- Less Debt Service Aid $9,800,000
- Total District Share $24,200,000
- Oceanport Tax Increase of $43.58 per month / $522.99 per year *
- Sea Bright Tax Increase of $4.96 per month / $59.53 per year **

*For a home assessed at $552,349, (the average assessed value of a home in Oceanport)
**For a home assessed at $597,318, (the average assessed value of a home in Sea Bright)
WHAT'S NEXT?
PRE-REFERENDUM TIMELINE

**AT PRESENT DECISIONS NEED TO BE MADE QUICKLY**

- **BEGIN PRE-REF.**
  - JAN. 29, 2019

- **FEBRUARY - MARCH**
  - PRE-REFERENDUM SERVICES BEGIN
  - COMPILE FAC. AUDIT INTO PROJECTS
  - DEVELOP SCOPE AND BUDGETARY COSTS
  - CONDUCT STAFF INTERVIEWS/ SURVEYS

- **APRIL - MAY 15**
  - DESIGN DEVELOPMENT UNDERWAY
  - REVIEW SCOPE / PROGRAMMING
  - FINALIZE LIST OF PROJECTS NO LATER THAN APRIL 15TH **
  - DEVELOP “PROJECT CONCEPTS”
  - REFINE BUDGETARY COSTS

- **MAY 15 - JUNE 14**
  - FINALIZE SCHEMATIC CONCEPTS
  - PREPARE UPDATED COST ESTIMATES
  - PREPARE ED SPECIFICATIONS
  - PREPARE STATE SUBMISSION PACKAGES

- **JUNE 15 - JUNE 30**
  - BOARD OF EDUCATION REVIEW
  - APPROVAL FOR DOE SUBMISSION

- **JULY 1, 2019:**
  - SUBMISSION TO STATE DEPT OF EDUCATION
  - EDUCATIONAL ADEQUACY REVIEW

- **OCT. 11, 2019:**
  - NOTICE TO COUNTY BOARD OF ELECTIONS

- **DEC. 10, 2019**
  - VOTE

- **2 MONTHS**
  - ON-GOING PUBLIC RELATIONS INFO
  - PUBLIC MEETINGS
  - FOCUS ON SUPPORTERS

- **D.O.E. SUBM. (90 DAYS)**
  - CRITICAL DATE

- **APRIL - MAY 15**
  - DEVELOP “PROJECT CONCEPTS”
  - REFINE BUDGETARY COSTS

**PRE-REFERENDUM TIMELINE**
» DATE (TBD)

REFERENDUM PASSED

1-2 MONTHS

» CONTINUE ADMIN & FACULTY INTERVIEWS
» DEVELOP DESIGNS EXPANDING PROGRAM REQUIREMENTS
» EVALUATE EACH PROJECT'S SCOPE AND CREATE A PROJECT TIMELINE

2-6 MONTHS

» CONDUCT DESIGN PHASE MEETINGS
» UPDATE PRELIMINARY COST ESTIMATES
» REVIEW PROJECT SCHEDULES
» PREPARE BIDDING DOCUMENTS

2 WEEKS

» BIDDING PERIOD
» SUBMIT PROJECTS TO BIDDING THROUGH BIDBOX
» BOARD OF EDUCATION REVIEW & APPROVAL
» SUBMISSION OF AD FOR PROJECT BIDS

4-6 WEEKS

» DEPENDING UPON THE PROJECT WANT TO PROVIDE ENOUGH TIME FOR PROPER BIDDING
» BID OPENINGS - CONDUCTED VIA BIDBOX

CRITICAL DATE:

APRIL 15TH

» SUMMER PROJECTS MUST BE OUT TO BID BY THIS DATE - LATER IN THE PROCESS - BID PRICING IS HIGHER

3-6 MONTHS

» BOARD OF EDUCATION REVIEW & APPROVAL

PROJECTS

» CONSTRUCTION START
» CONSTRUCTION SCHEDULES WILL VARY BY SCOPE AND SCHOOL AVAILABILITY

2 WEEKS

» BOARD OF EDUCATION REVIEW & APPROVAL
» SUBMISSION OF AD FOR PROJECT BIDS

1-2 MONTHS

» CONTINUE ADMIN & FACULTY INTERVIEWS
» DEVELOP DESIGNS EXPANDING PROGRAM REQUIREMENTS
» EVALUATE EACH PROJECT'S SCOPE AND CREATE A PROJECT TIMELINE
F.A.Q.’s
Frequently Asked Questions
Q: Why can’t the Board stockpile (save) monies that can be used to pay for these types of projects rather than go out for Referendum?

A: Unfortunately, while the Board is allowed to allocate funds through its capital reserve, they can only be saved within the state imposed cap; therefore it is not possible to carry over the monies that would be necessary to complete a Capital Projects Program of this magnitude.

Referendum is our District’s one and best opportunity to bring our facilities up to current standards.
Q: What will happen to the children before, during and after construction work?

A: Safety is always a prime concern while work is being done. Therefore, Construction and renovations will be scheduled so that many of the renovations are completed during the summer months or other times when students are not in the schools. When school is in session, students will be separated from work at all times, this way, students can attend classes with minimal disruption.
Q: Can more money be spent than the amount approved in the question?

A: No. The Cost of the Referendum Projects cannot exceed the amount approved by the voters. The amount approved by the voters includes a reasonable budget under which to complete the work as well as required contingencies to address unforeseen conditions and construction issues.
### WHAT DOES MY VOTE MEAN?

**Question:** If you vote, you get...  

<table>
<thead>
<tr>
<th><strong>Bond Proposal</strong></th>
<th><strong>You Get</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Yes</strong></td>
<td>Capital and Classroom Renovations at ALL of the Districts Schools as explained herein.</td>
</tr>
<tr>
<td><strong>No</strong></td>
<td>Existing facilities remain as they are. No upgrades will be made.</td>
</tr>
</tbody>
</table>

**What Does My Vote Mean?**  

- Arts  
- Learning  
- Wellness  
- Safety  
- Operations  

( $24,200,000 = OCEANPORT $43.58 PER MONTH / $522.99 PER YEAR, ON HOME ASSESSED AT $552,349 + SEA BRIGHT $4.96 PER MONTH / $59.53 PER YEAR, ON HOME ASSESSED AT $597,318 )
Presentation available on the Oceanport School District website

www.oceanport.k12.nj.us