

**mckissick associates**



District Wide Master Planning Study

# **South Hunterdon Regional School District**

A background image showing a series of blue silhouettes of people of various ages holding hands in a circle, suggesting a community or group effort.

**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

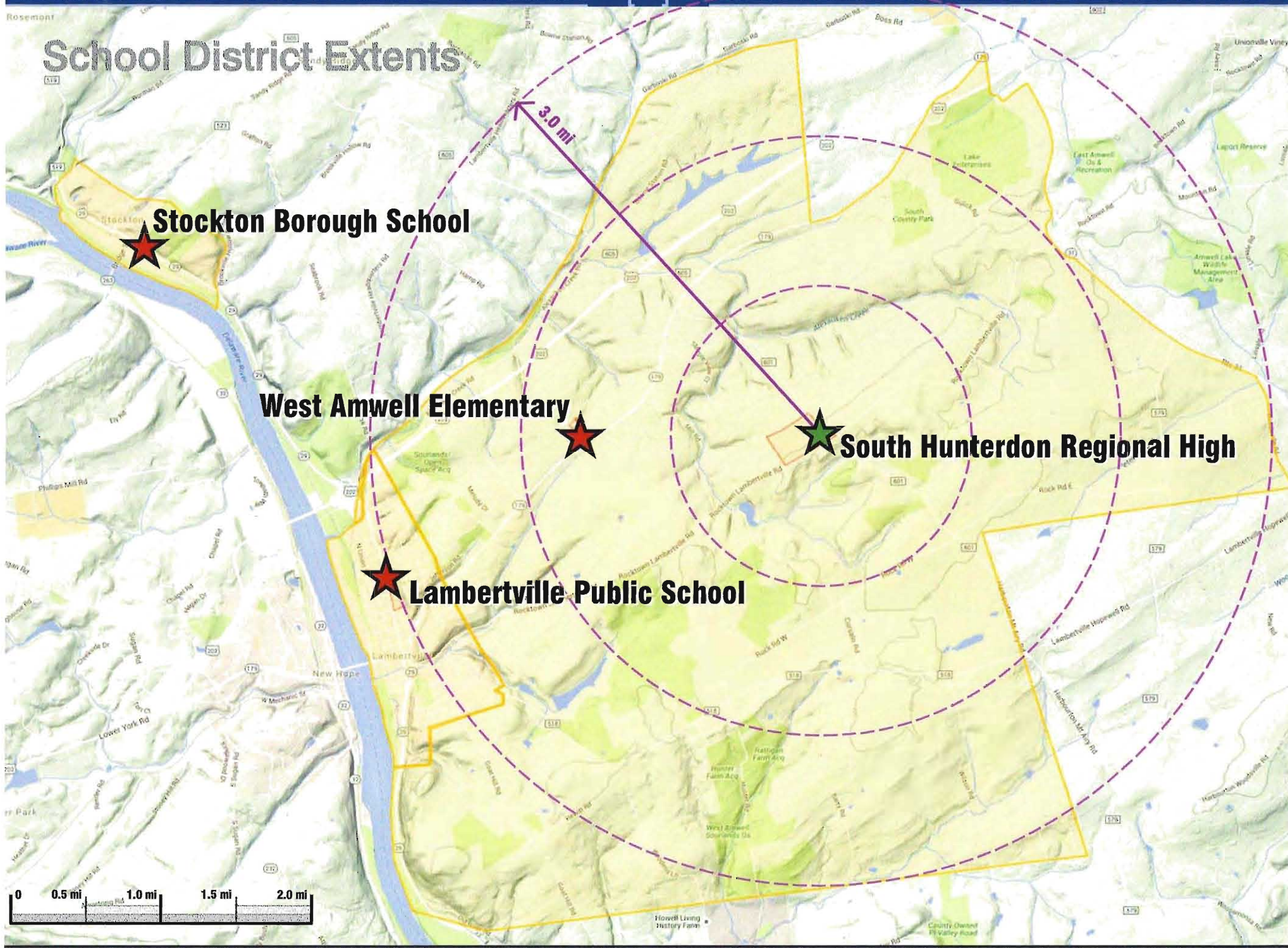
**Stockton Borough School**

**West Amwell Elementary**

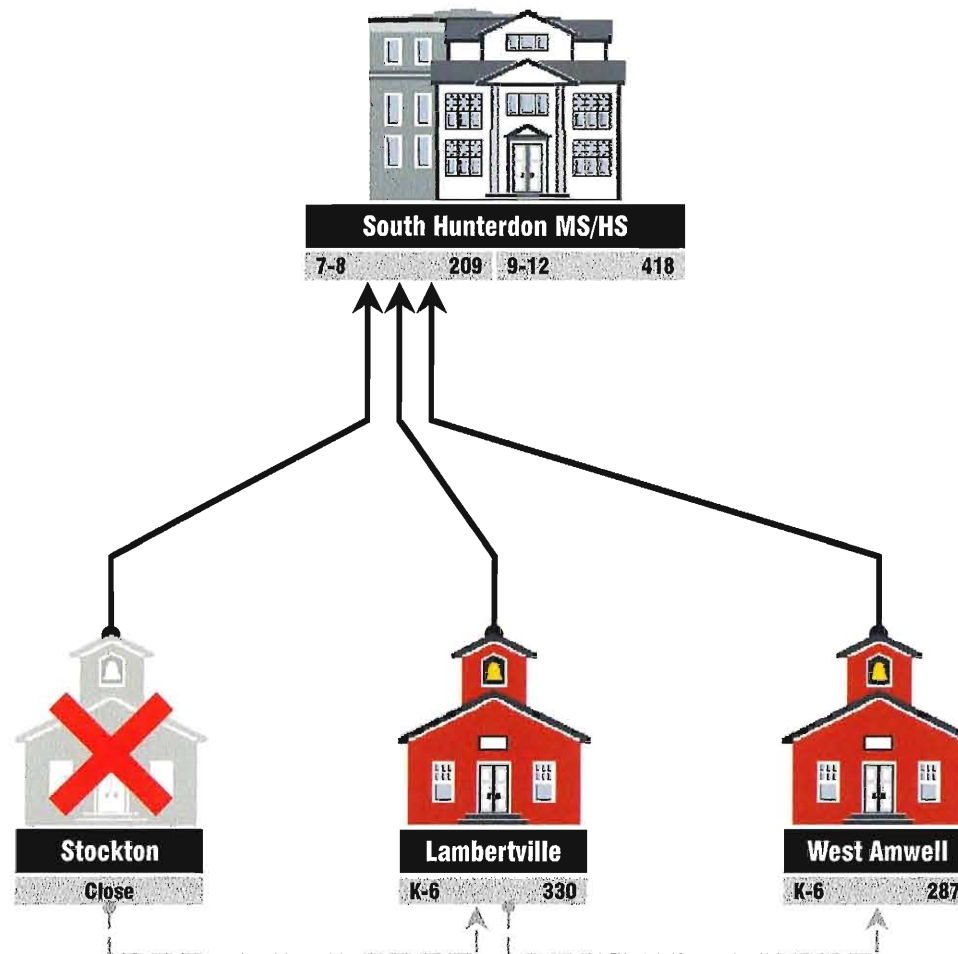
**South Hunterdon Regional High**

**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

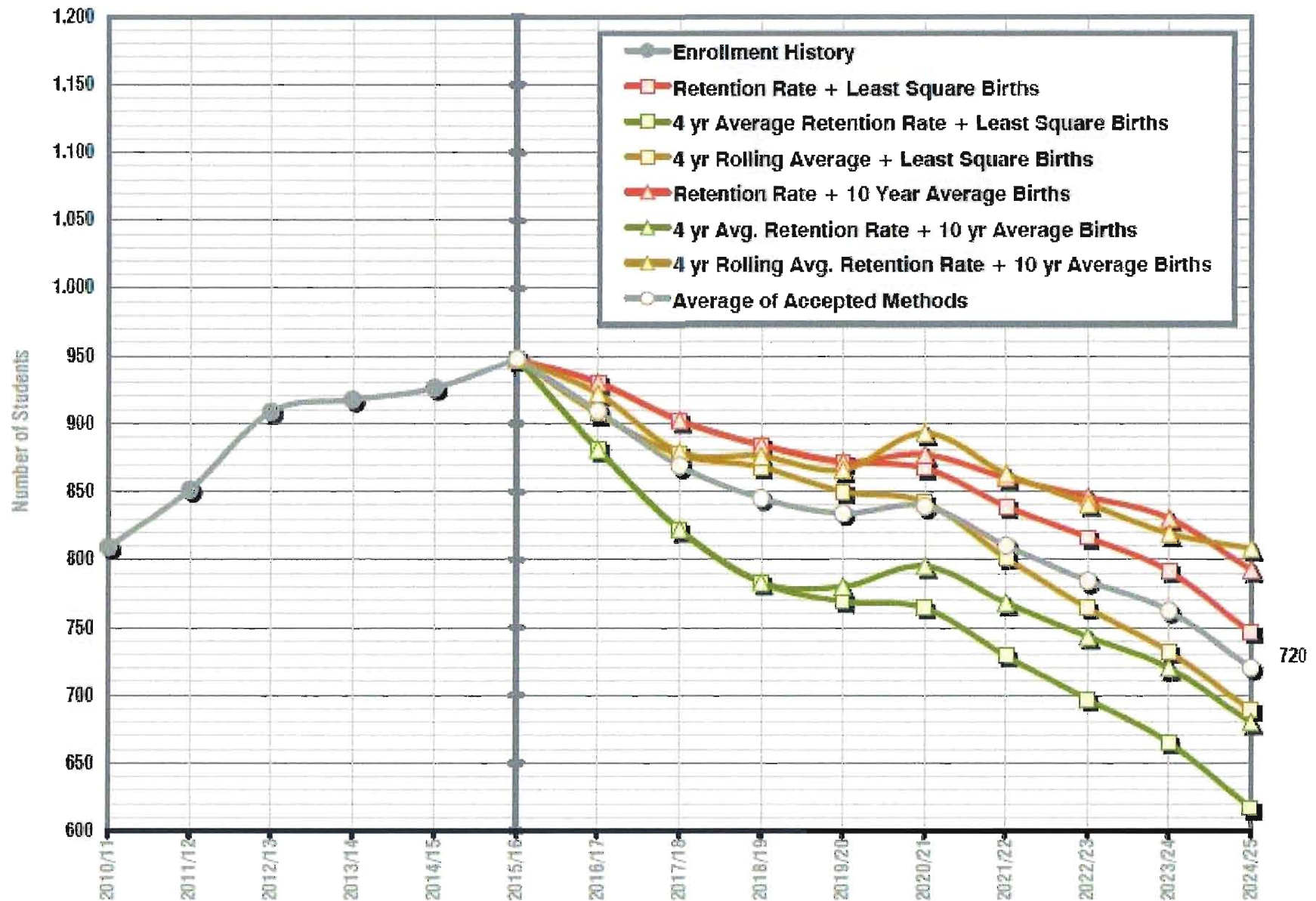
## Key Observations

- ▶ 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

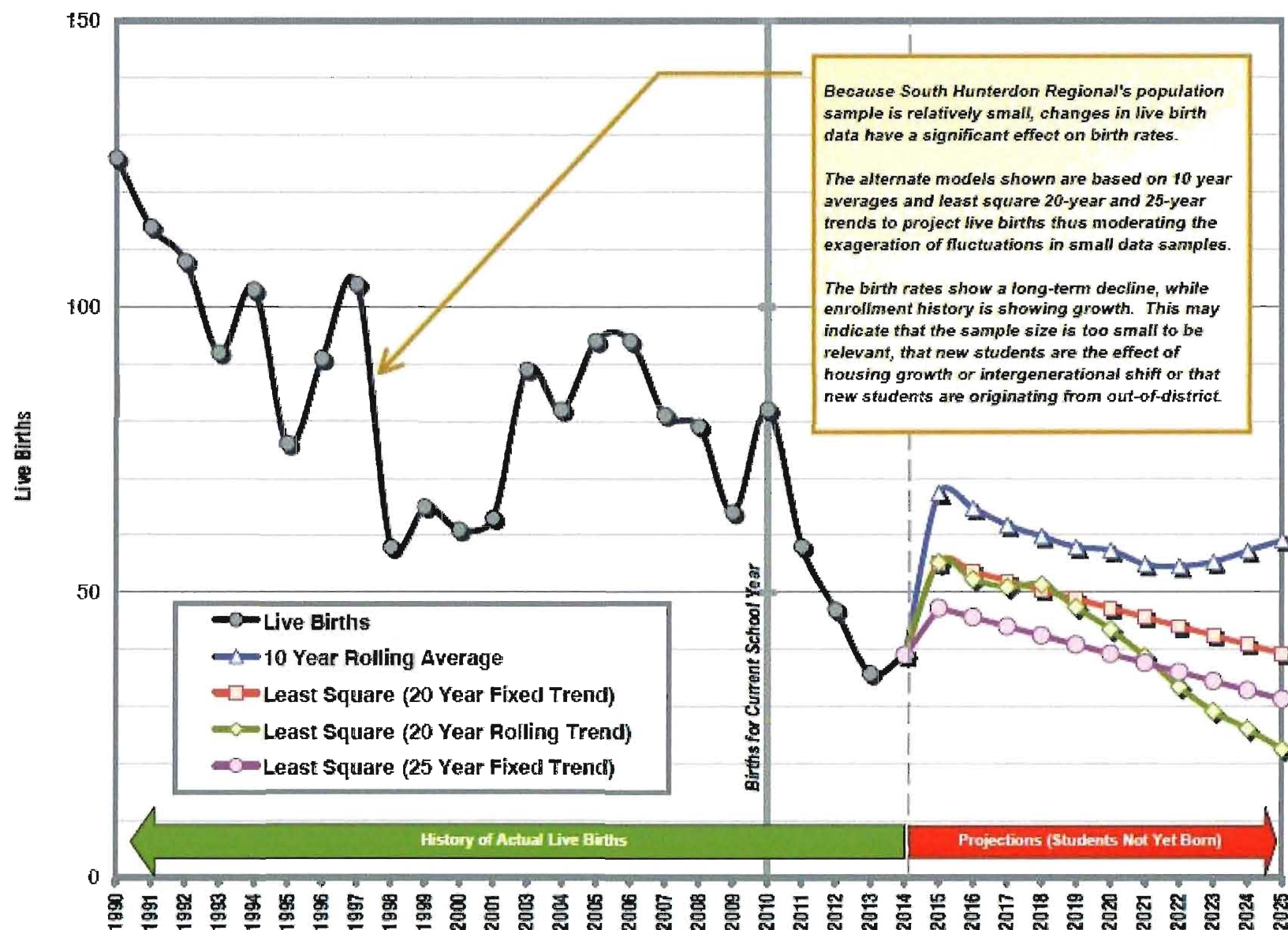




# Enrollment

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

## Phase II

## Process Overview (Continued)

### ▶ December 11, 2015

### Meeting Three

- Review of Option Details
- Development of Ranking Criterion

### ▶ January 11, 2016

### Meeting Four

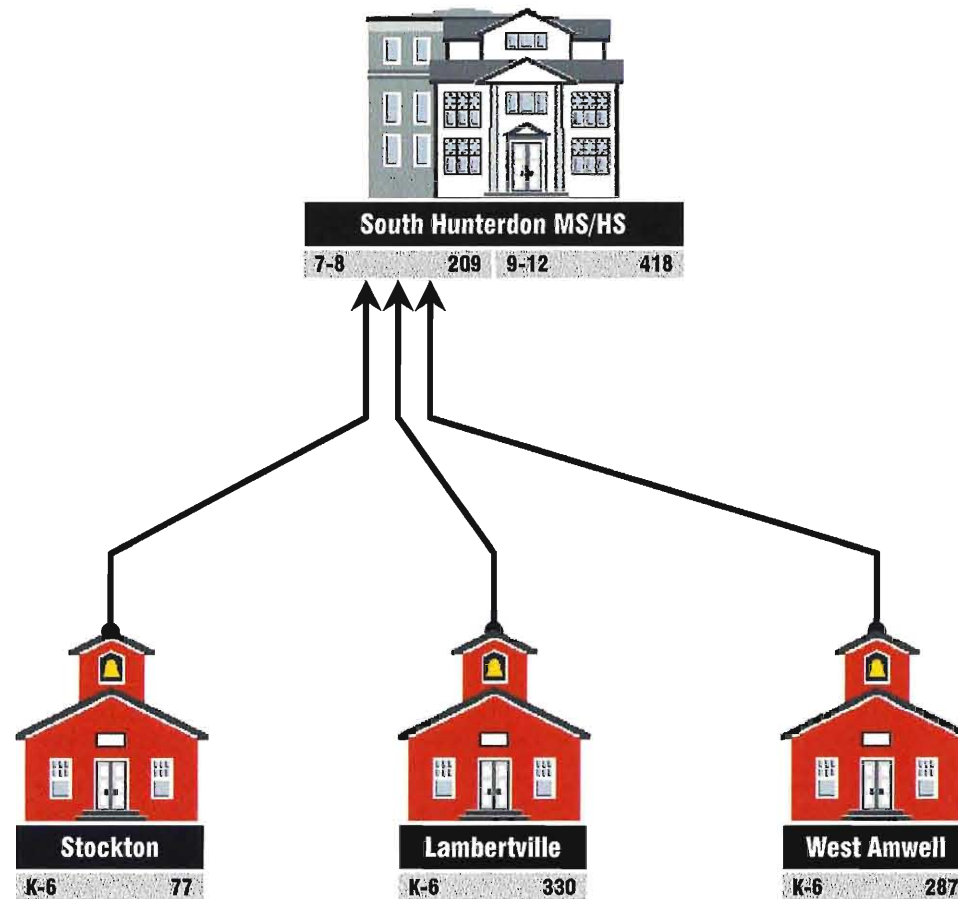
- Matrix Review
- Indirect Cost Review (Bussing, Stadff, O&M, etc)
- Blind Vote

### ▶ February 1, 2016

### Meeting Five

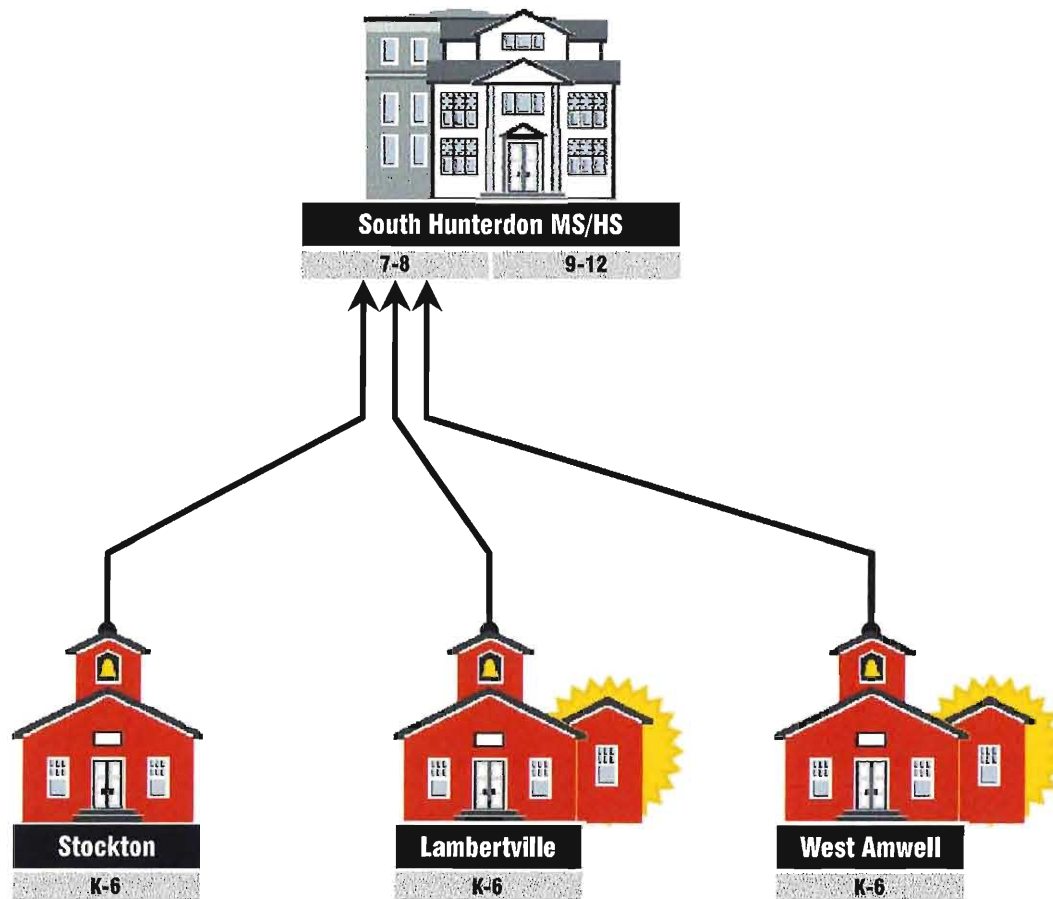
- Review of Final Recommendations
- Development of Advantage/Disadvantage

# Existing Progression Diagram / Option #1: Status Quo

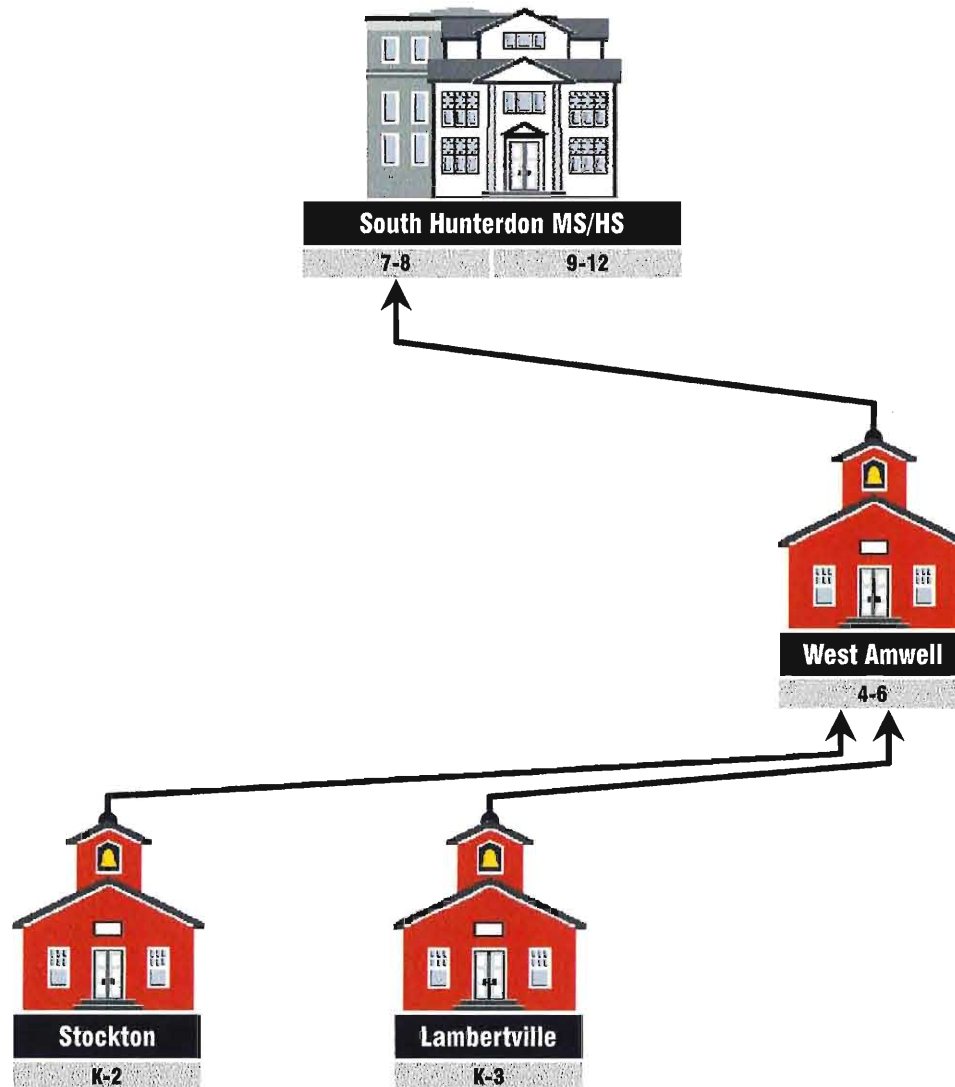




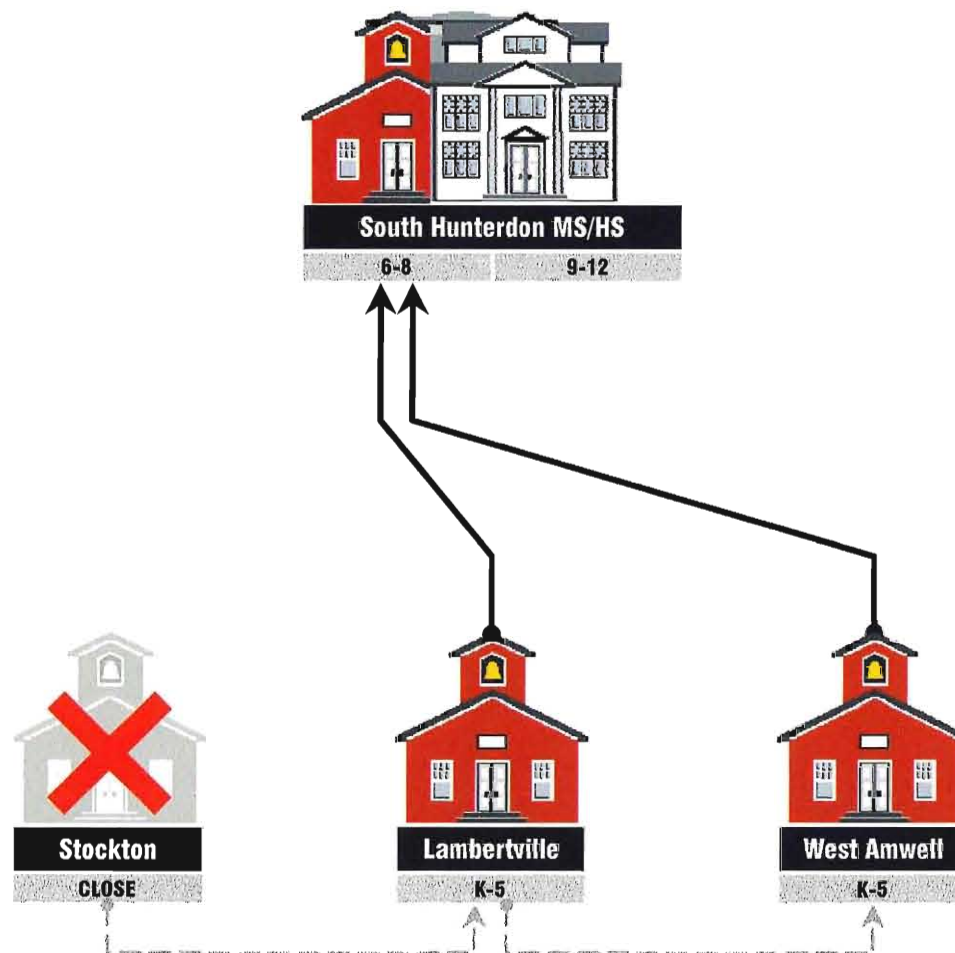
## Option #2: Expand All Elementaries for Educational Equity



## Option #3: Distribute Grades throughout Elementaries

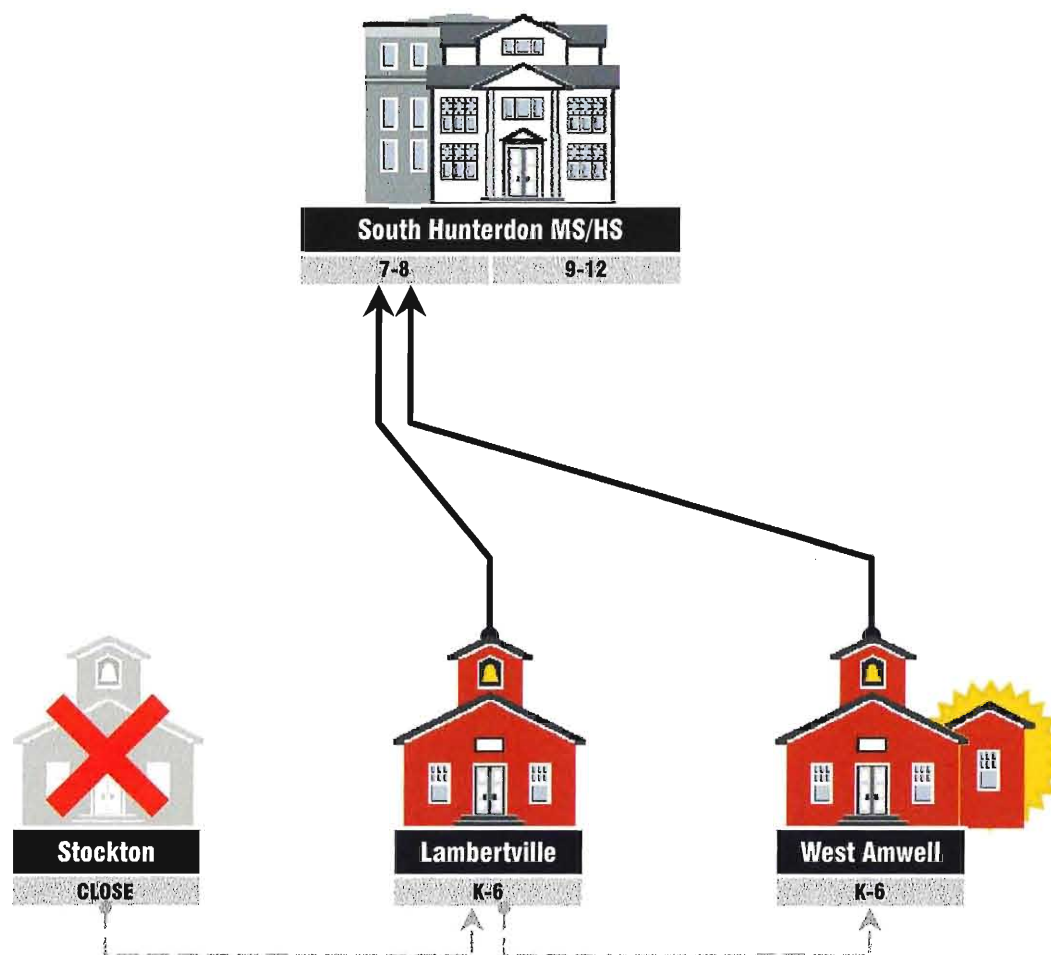


## Option #4: Consolidate to Two Elementaries with 6th at Middle

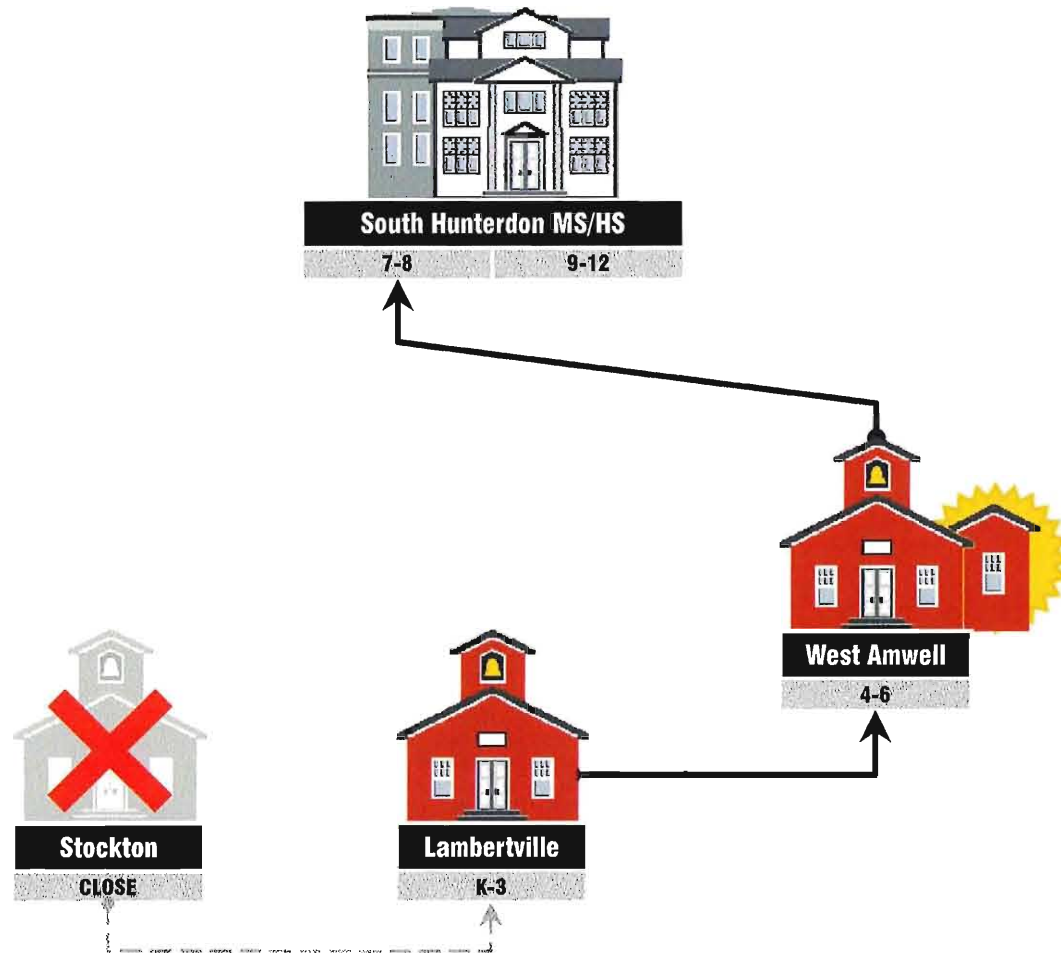




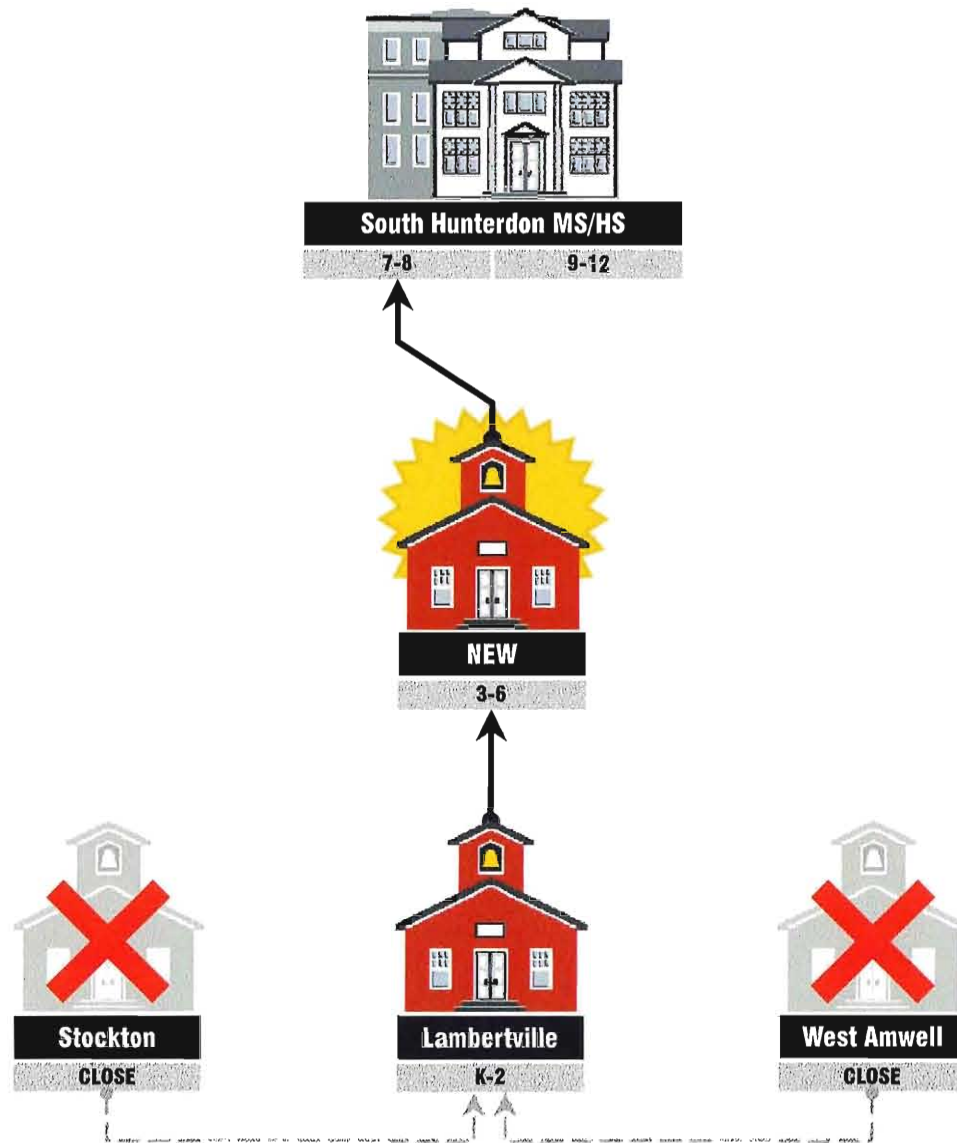
## Option #5: Consolidate to Two Elementaries



## Option #6: Consolidate to Two Intermediate Elementaries

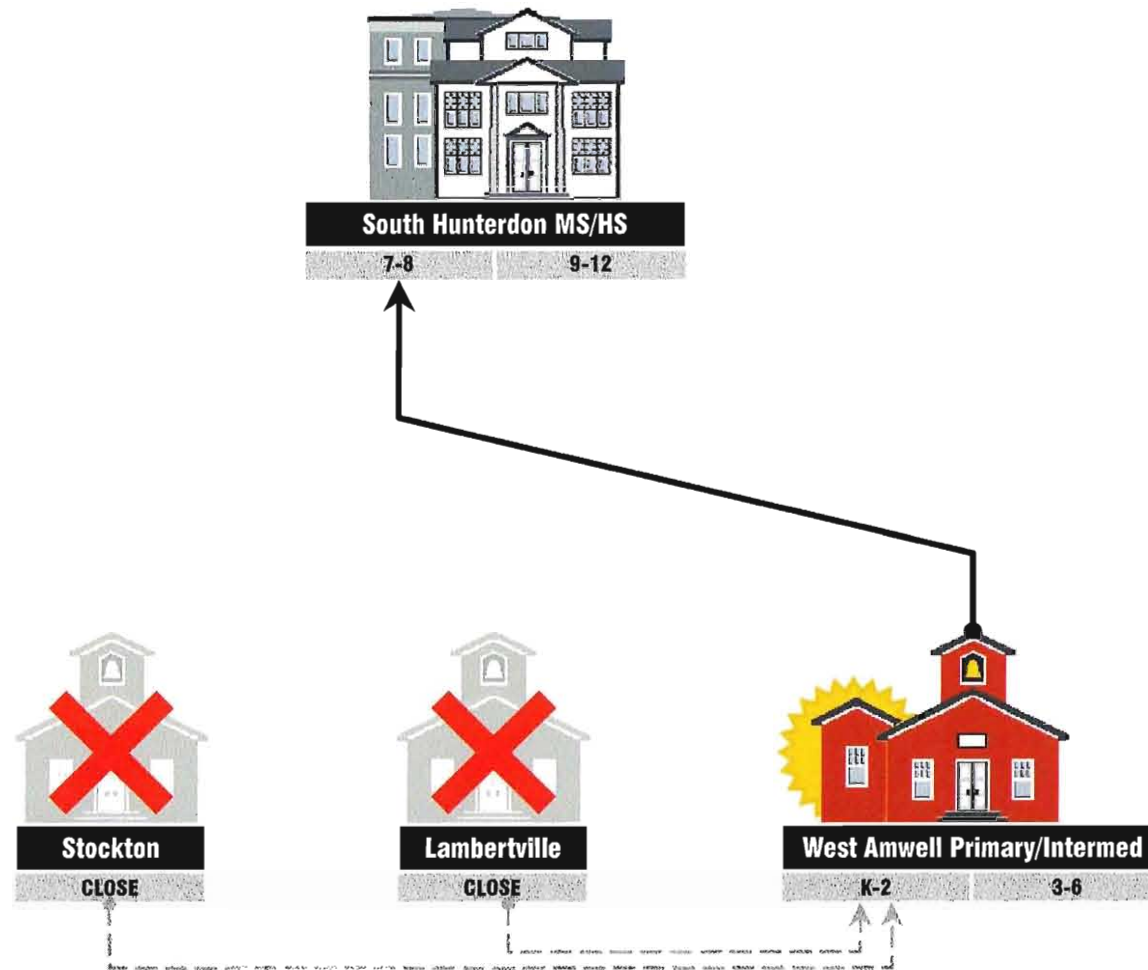


## Option #7: Create Single Intermediate Elementary in New Facility





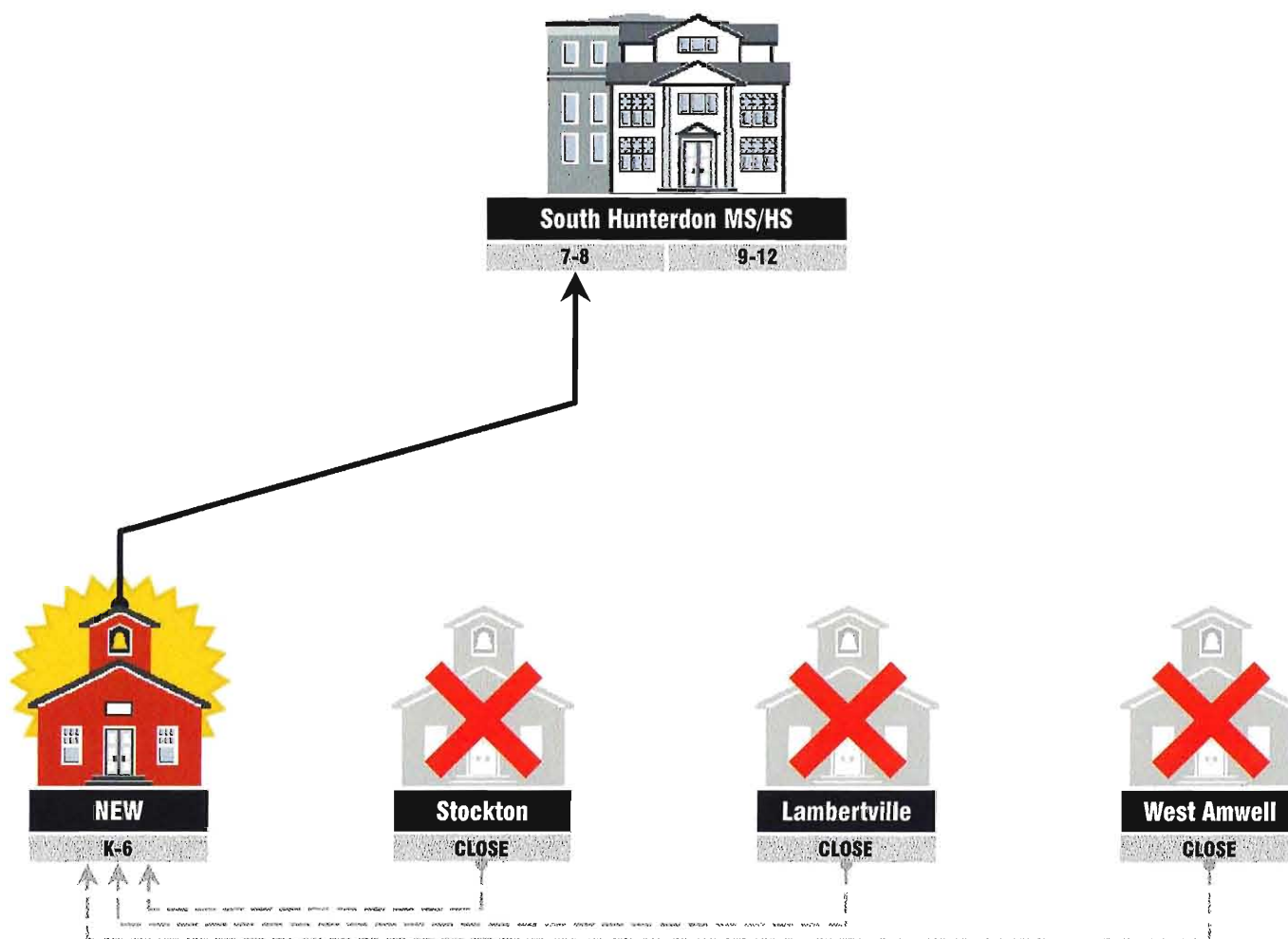
## Option #8: Consolidate to One Expanded Elementary



## 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, Stadff, 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**
-

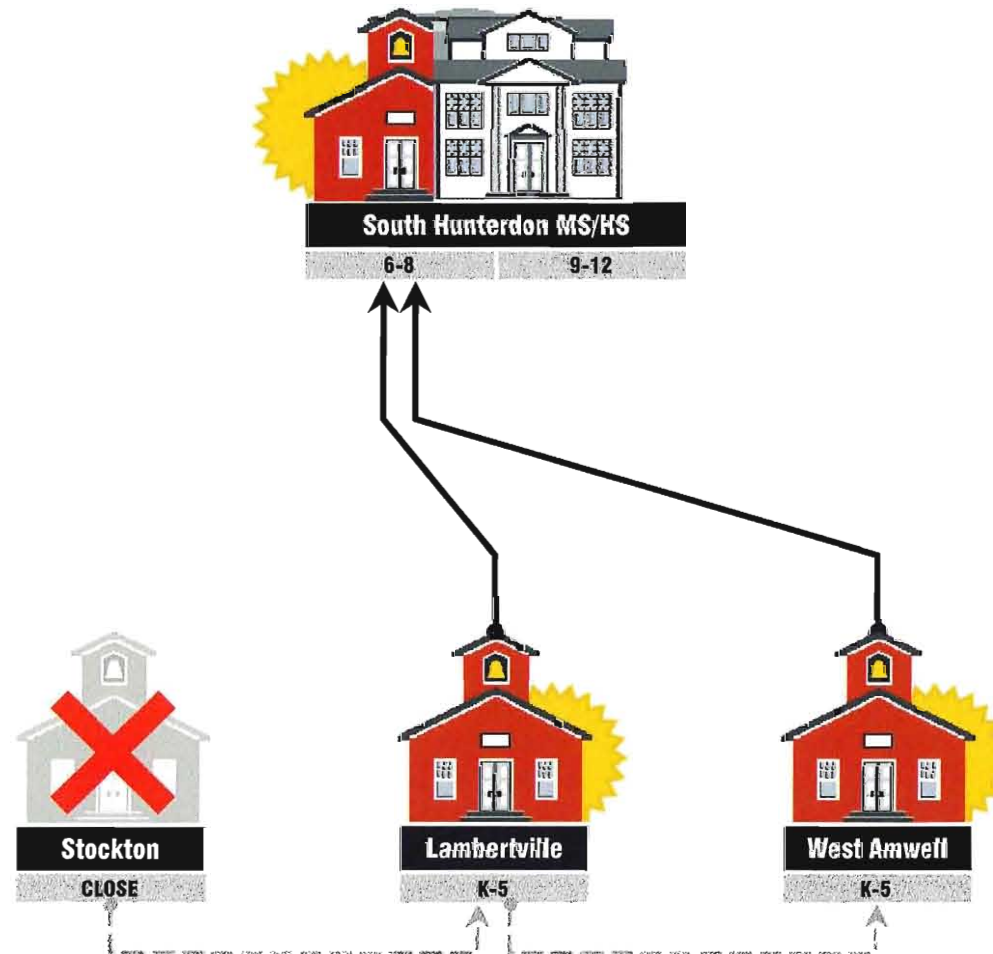


## Cost Analysis

## 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

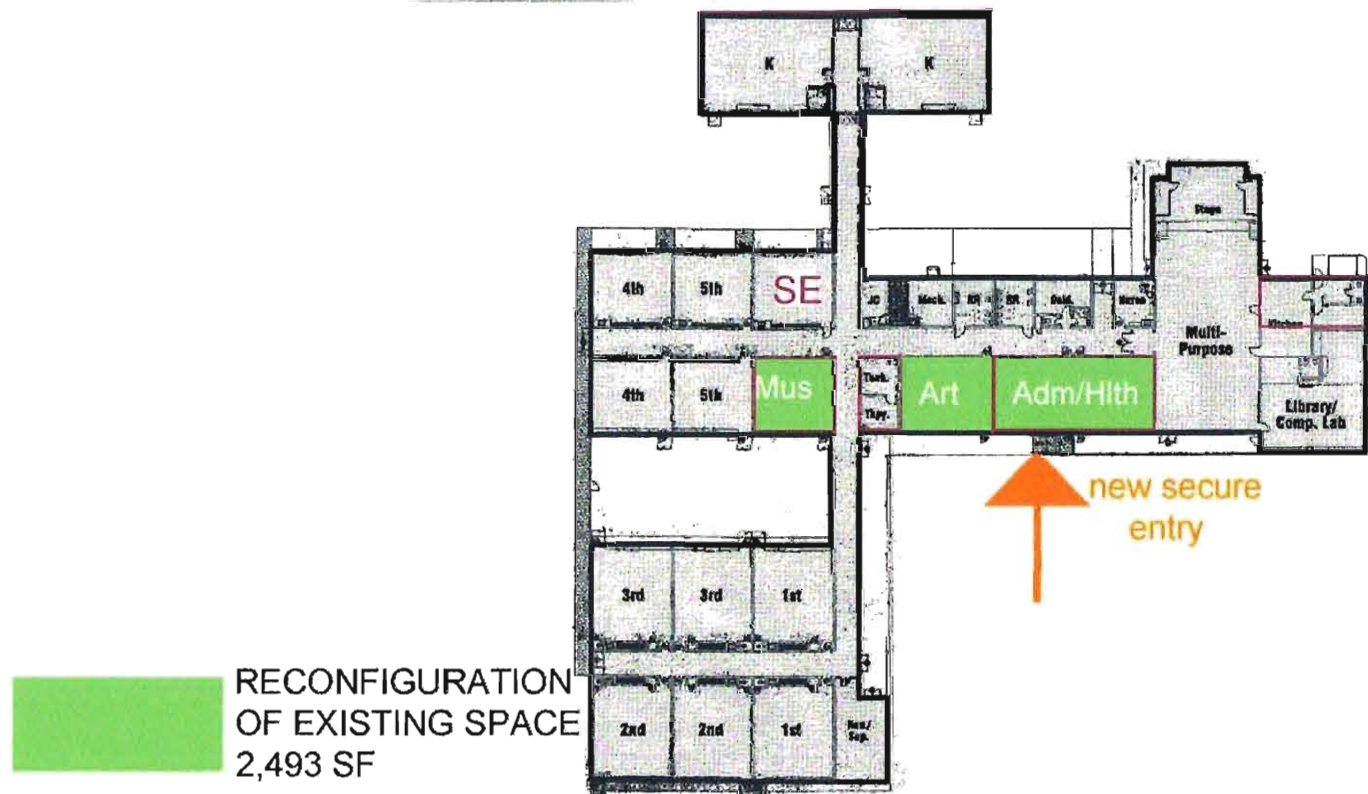
## Site Satellite View





## 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

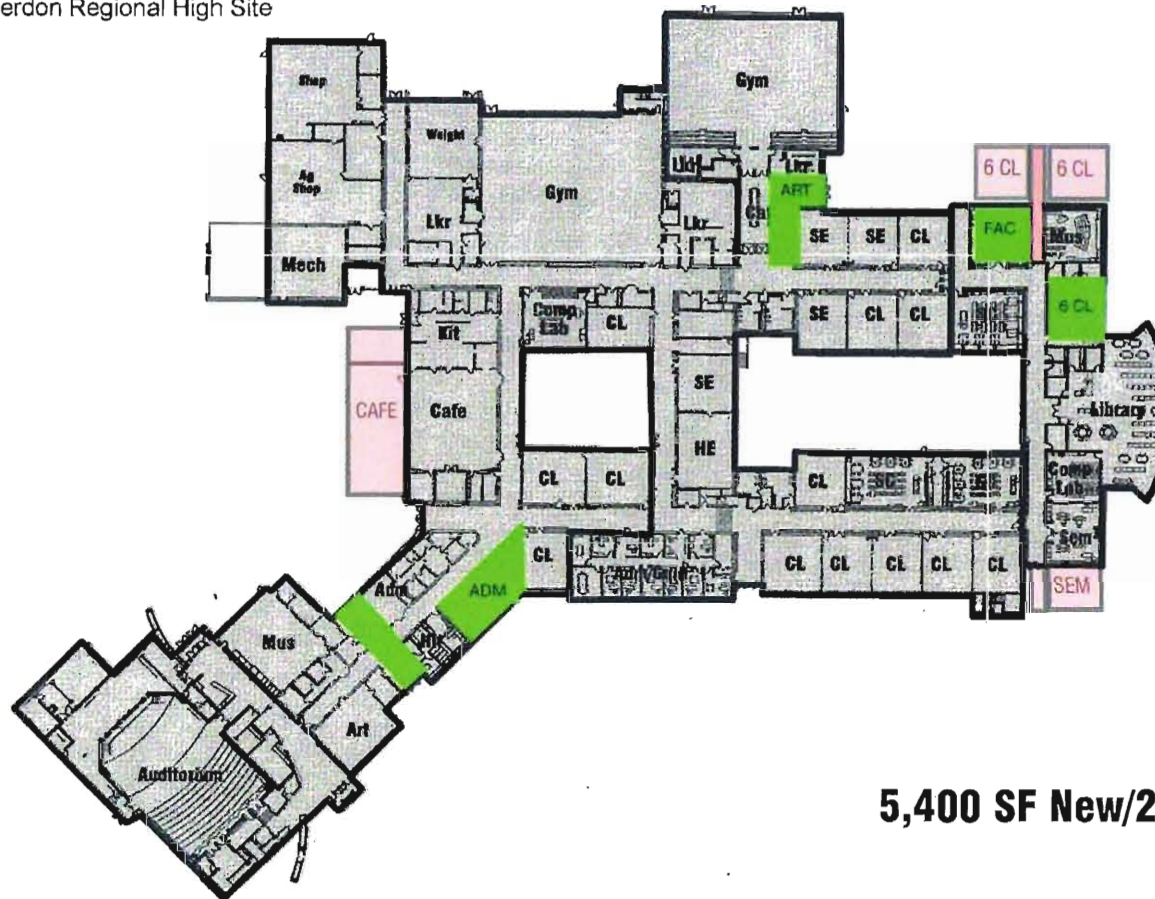


# Option A - South Hunterdon Regional High

## 6<sup>th</sup> 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
-------	-------------

---

<b>Total Project Cost</b>	<b>\$13,420,094</b>
---------------------------	---------------------

Calculated Additional Annual Debt Service	\$922,000
---	-----------

<u>Projected Annual Indirect Savings*</u>	<u>-\$493,200</u>
---	-------------------

<b>Anticipated Direct Annual Budget Impact</b>	<b>\$428,800</b>
--	------------------

• See provided backup for detail

<b>Final annual impact including existing debt refinancing</b>	<b>-\$527,800</b>
--	-------------------



## Option A – (2) K-5 Buildings at WA and LVES with 6<sup>th</sup> at HS

### Advantages

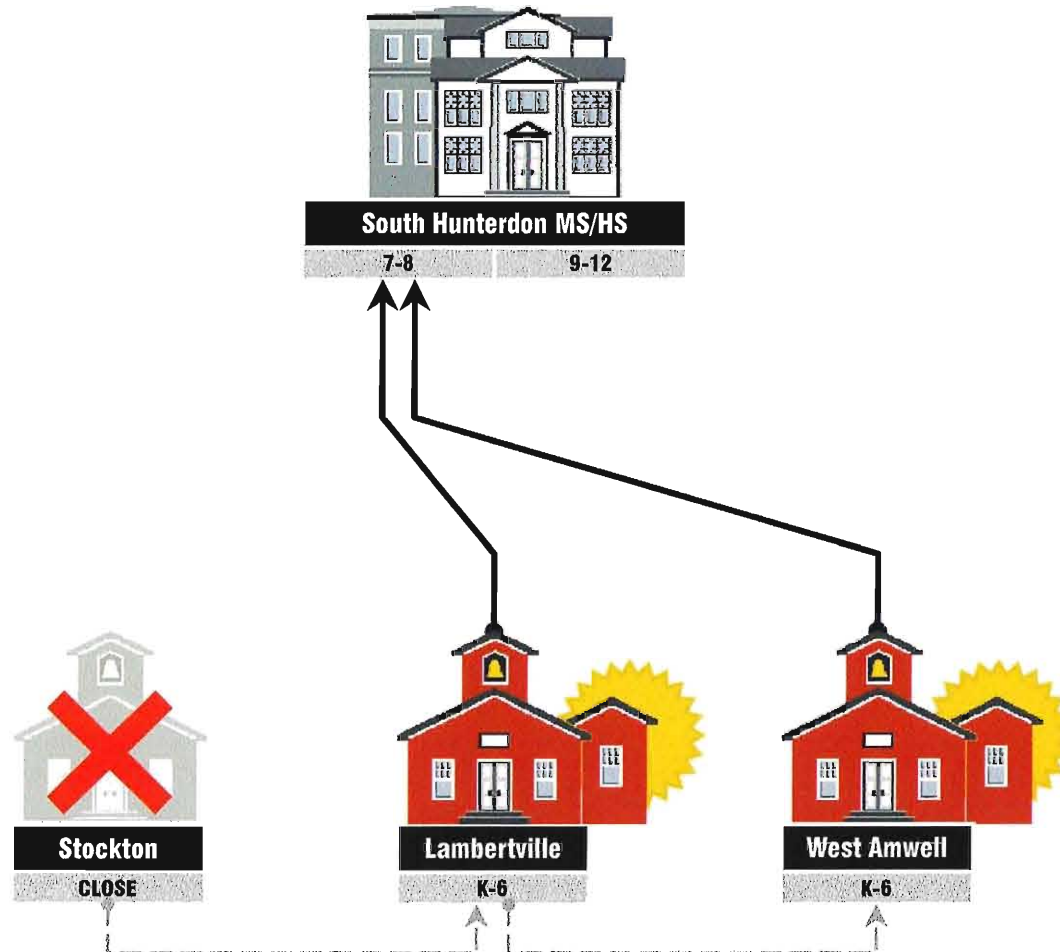
1. West Amwell ES obtains needed additional educational space
2. 6<sup>th</sup> grade more opportunities w/bigger group
4. \$ not being spent on Lambertville ES & its not needed if 6<sup>th</sup> graders left
5. Keeps 2 schools in their community
6. 6<sup>th</sup> graders get a bigger world
7. Repurposes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

### Disadvantages

1. Brings 6<sup>th</sup> to a HS that's not a true MS
2. 6<sup>th</sup> grade on bus with 12<sup>th</sup> 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 6<sup>th</sup> graders
9. Have to pass referendum



## Option #B: Consolidate to Two Elementary Buildings



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

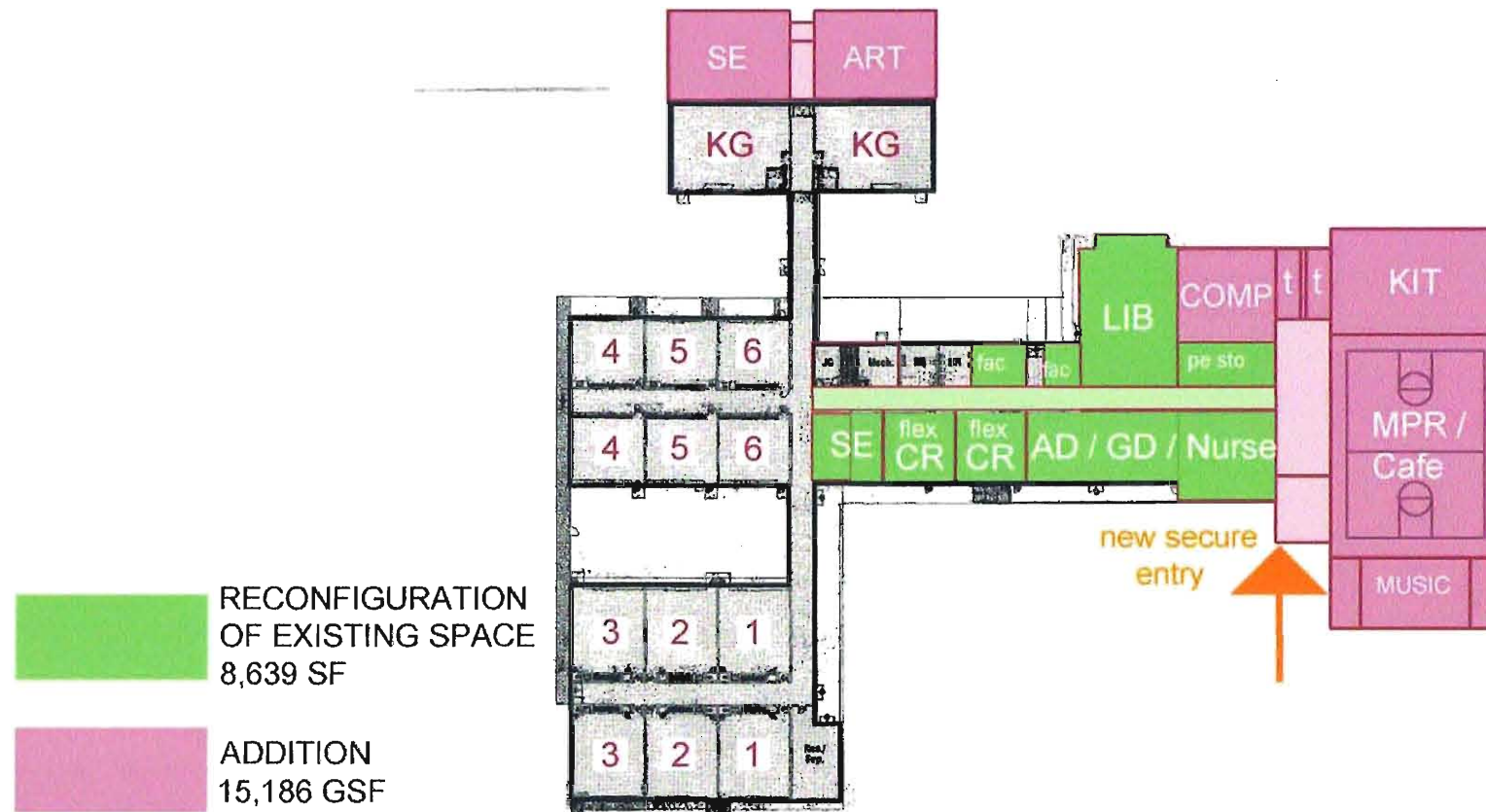
## Option B - West Amwell ES K-6





## 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



OPTION B

1,500 SF New/1,200 SF Renovation





## 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. 6<sup>th</sup> 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

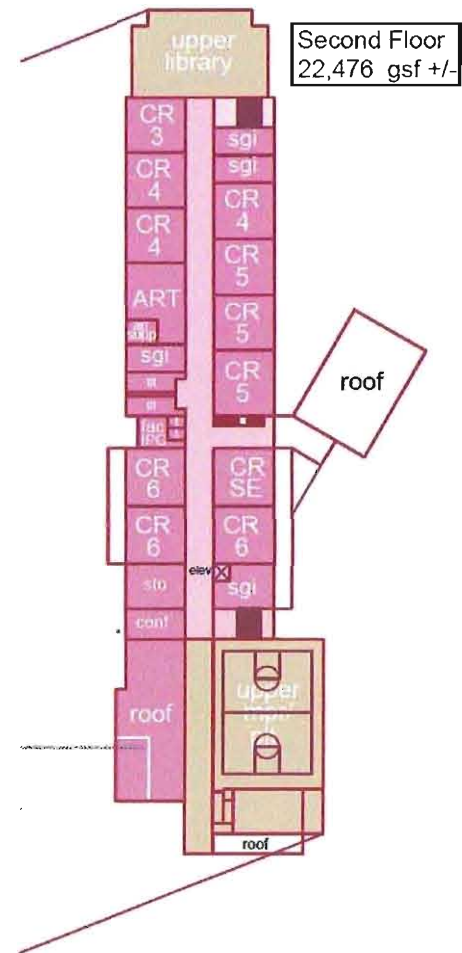
## Site Plan



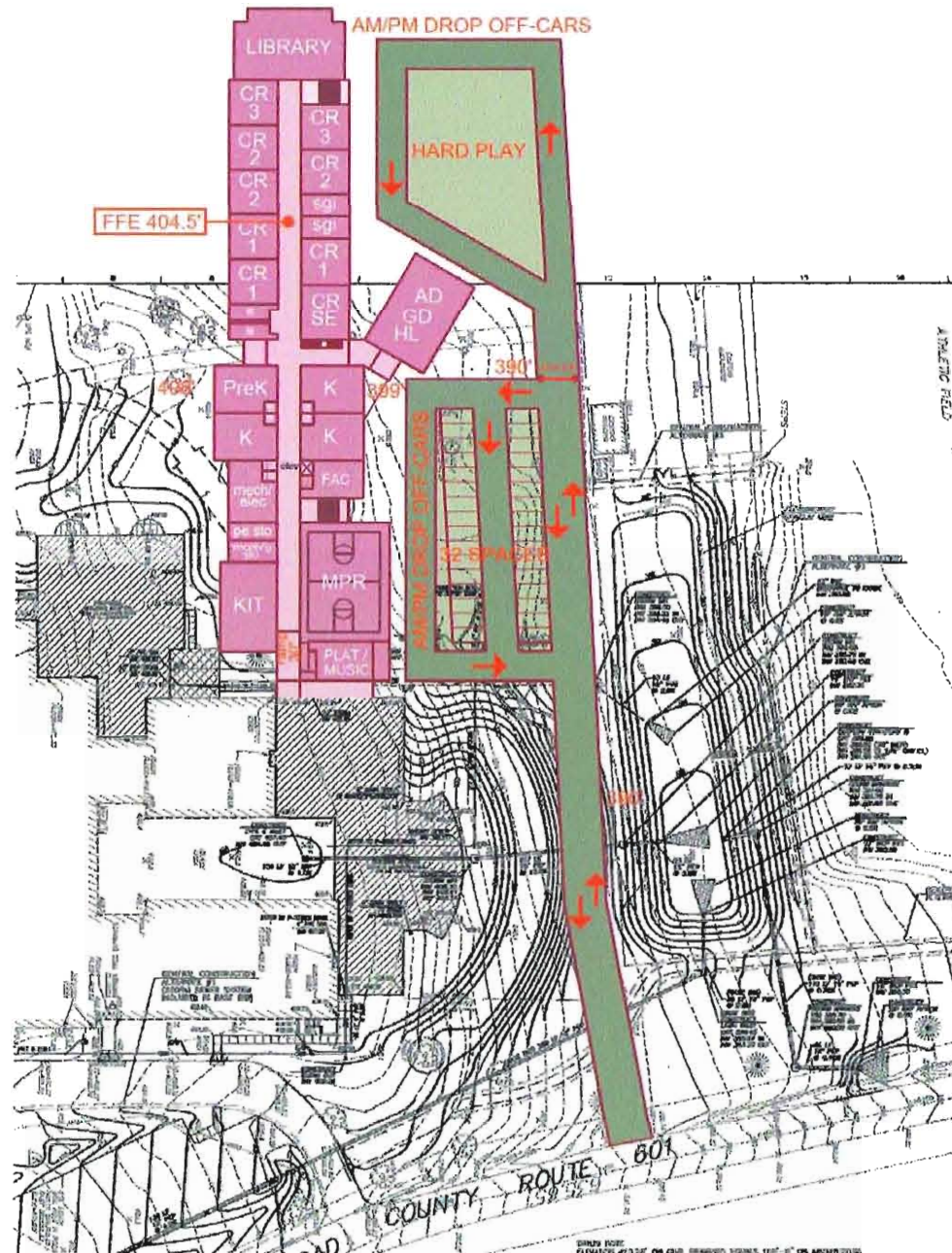


OPTION 9-A  
New K-6 Elementary Addition @  
South Hunterdon Regional High Site

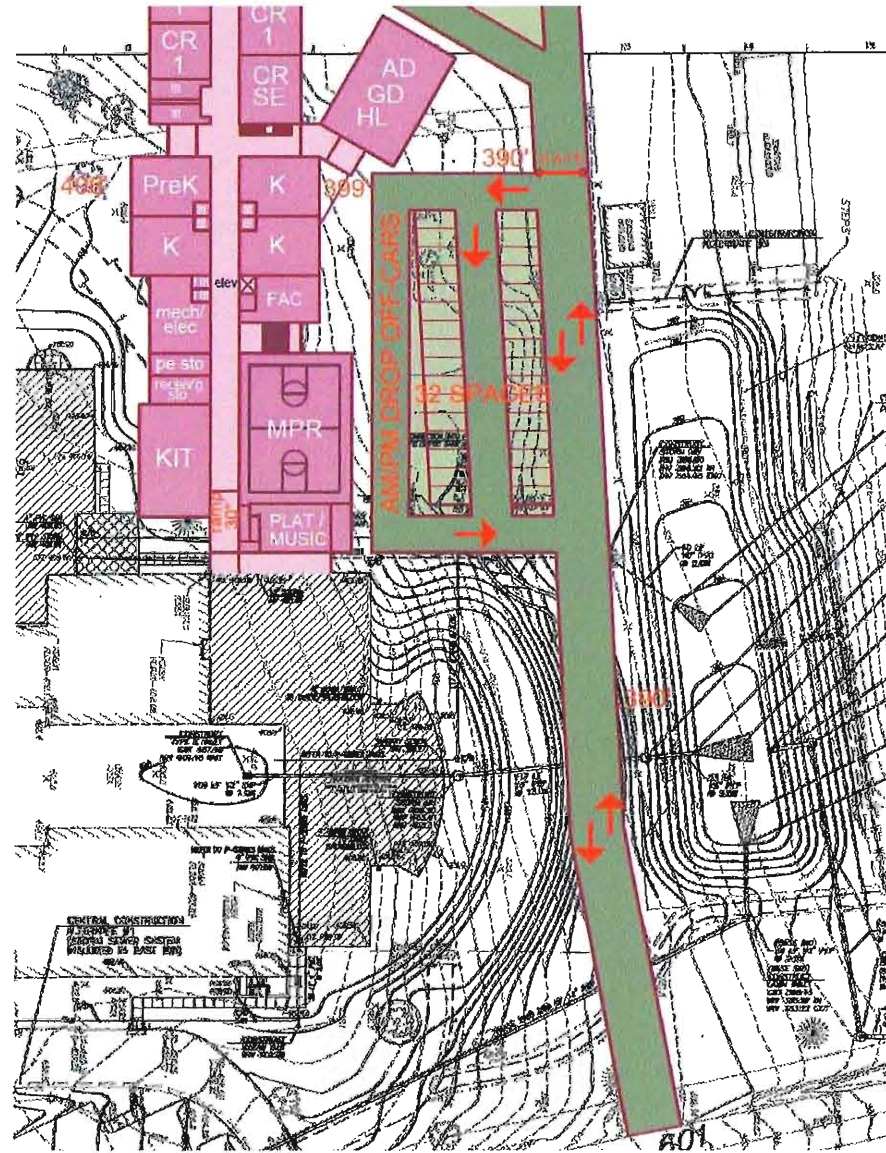
- 21 Reg CRs (3 more CRs than OPTION 9)
- 2 Special Needs CRs
- 3 KGs
- 1 Pre K
- 6 SGIs (1/2 size Flex CR as 2 of the 3 additional CRs)
- +1 ART + Art Support
- +1 MUSIC (as Platform)



# Site Plan

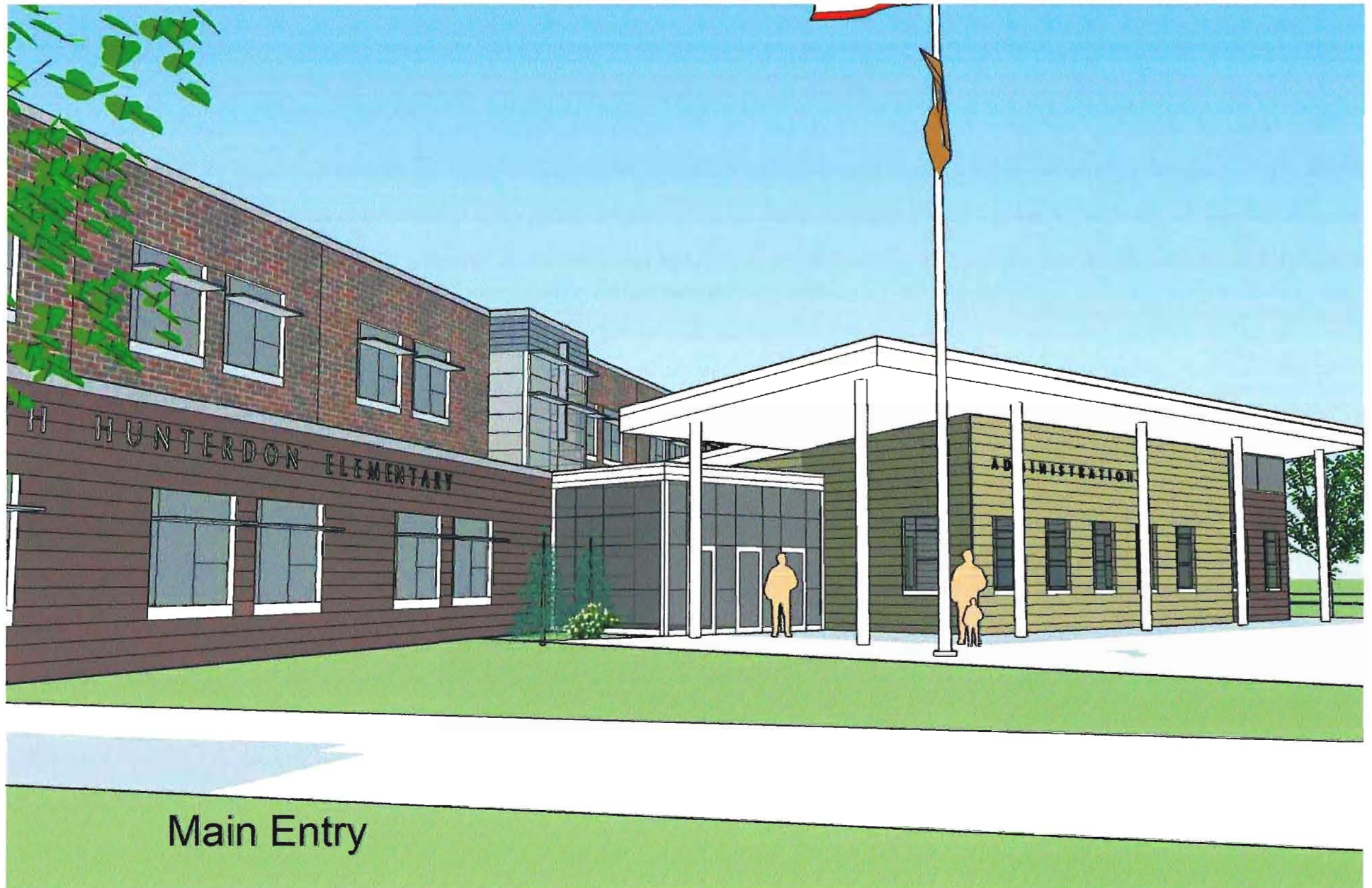






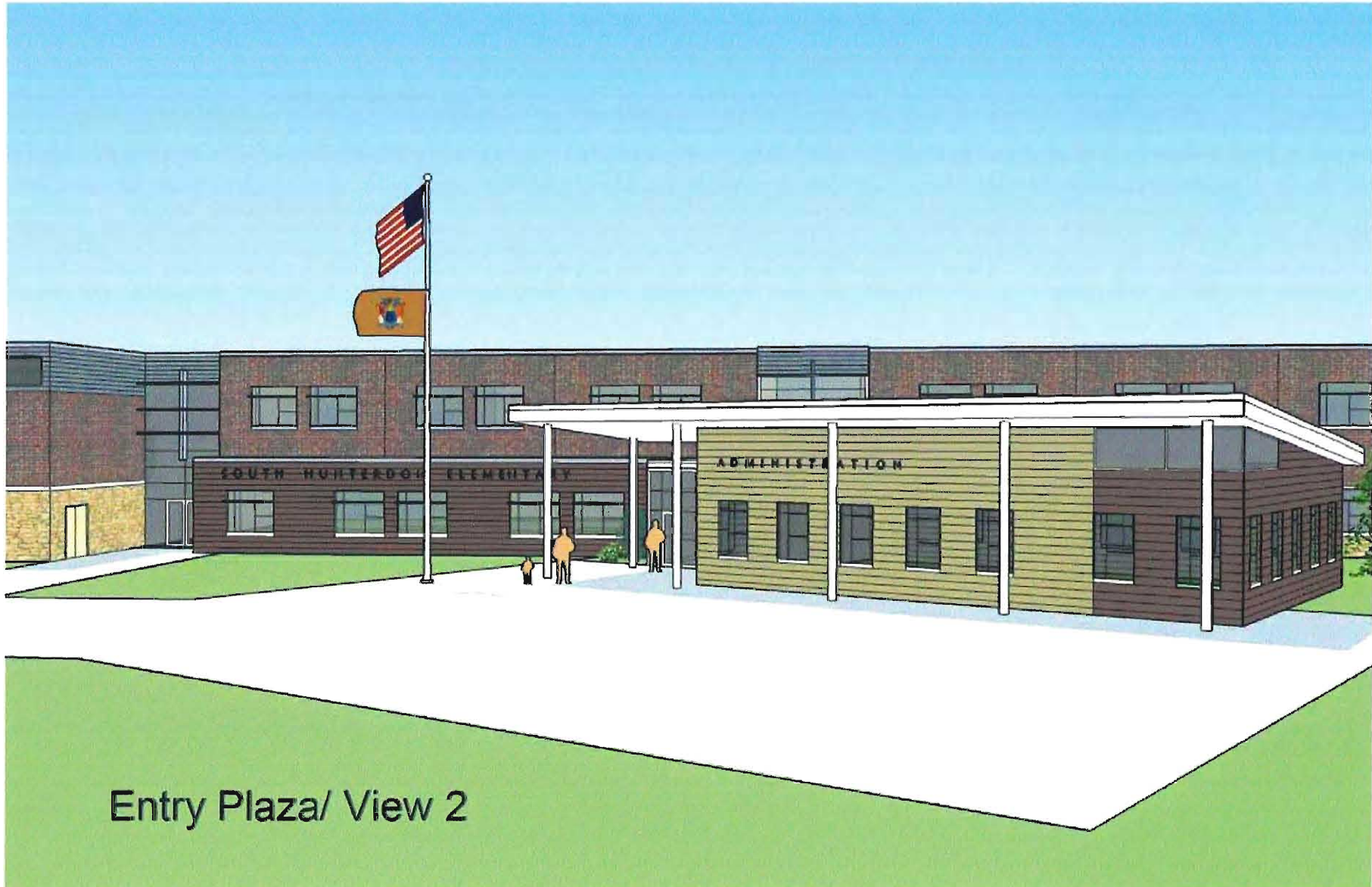


## Possible Massing of New Elementary





## Possible Massing of New Elementary





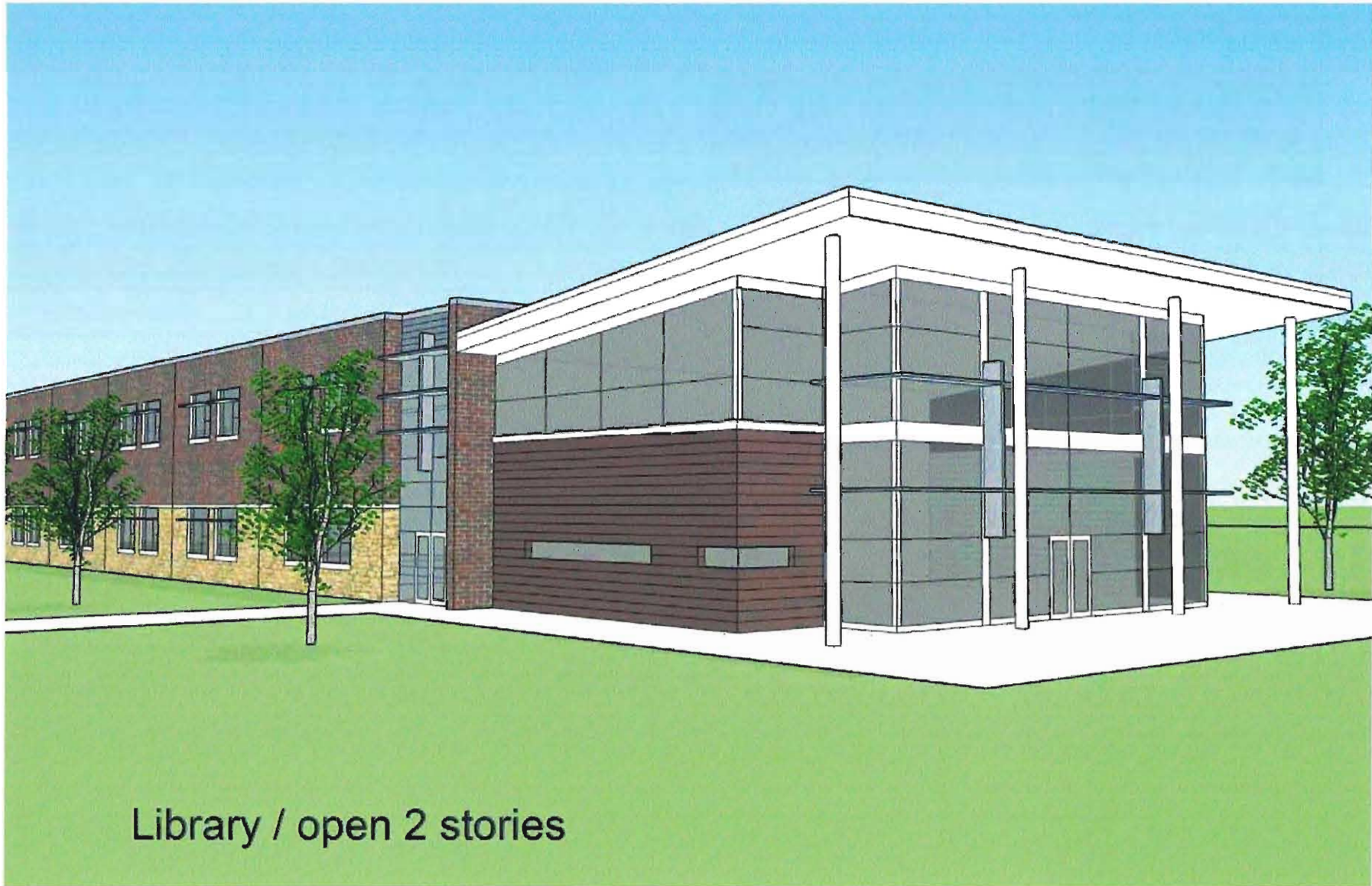
## Possible Massing of New Elementary



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**

---

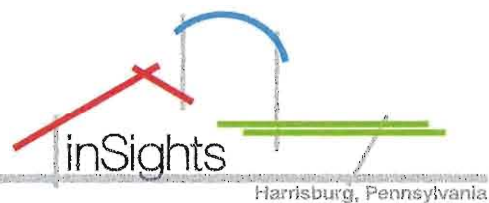
## Where Next?

### ← **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



**mckissick associates**



District Wide Master Planning Study

# South Hunterdon Regional School District

