



Haddonfield Public School District

LONG RANGE PLANNING COMMITTEE

School Facilities Referendum Recommendations

NOVEMBER 19, 2015



School Facilities Referendum Recommendations

Tonight's goals

- Presentation of LRP Committee's referendum recommendations
- BOE vote on proposed referendum scope of work and questions to meet state and county deadlines for March referendum
- Upcoming meeting to address prior referendum work after completion of State auditor report



School Facilities Referendum Recommendations

Background information and previous presentations on facilities conditions can be found at:

<http://www.haddonfield.k12.nj.us/BOE/referendum.html>



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Information on Possible Bond Referendum

- Preliminary Building Envelope Condition Assessment
- Facilities Condition Assessment and Referendum Presentation at 10/1 BOE Meeting
- Facilities Condition Assessment and Referendum Presentation at 9/10 BOE Meeting
- Long Range Planning Committee Report Facilities Condition Assessment
- Annual School Construction Report 2015

Historical Information

- Energy Audit - Haddonfield Public School District
- Energy Audit - Central/Middle/BOE Office



School Facilities Referendum Recommendation

Overview of Question Organization

- **Question 1:** critical work
- **Question 2A:** air-conditioning in all schools
- **Question 2B:** stadium, lighting and track
- **Question 2C:** building envelope work at Central/HMS and HMHS



School Facilities Referendum Recommendation

Cost estimates:

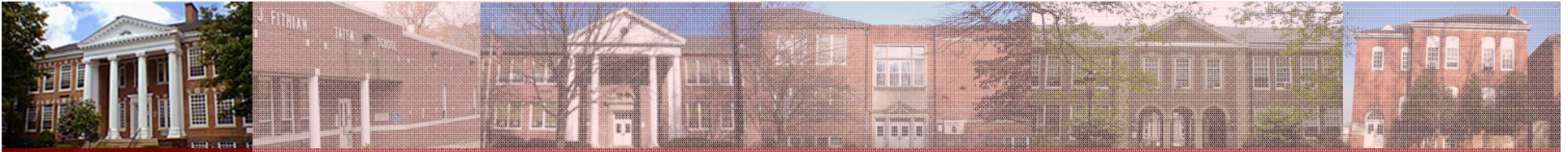
- Developed by Becica and Associates, Preferred Construction Management, Hill International and state-contract vendors
- Includes allowance for hazardous materials abatement, and 25% project “soft costs” per industry standards for renovation work in old buildings
- State debt service aid estimated at 34%
- Illegal to use any surplus funds after construction to fund projects not approved in referendum – excess funds will not be bonded



Referendum Question 1

Criteria for scope inclusion:

- Non-functional and/or deteriorating conditions requiring immediate attention
- Deteriorating components in danger of requiring upgrades that cannot be addressed within constraints of operating budget
- Security and safety considerations
- Select program needs at HMHS based on current enrollment demands



Referendum Question 1: Elizabeth Haddon

Building Envelope

- All proposed exterior masonry and wood trim repairs
- New windows and doors in pre-2000s wings, incl. lintel restoration and door hardware and electrical prep for future installation of controlled access devices

Site Work

- Rainwater drainage upgrades (1913, 1952 wings)
- Barrier-free accessible route upgrades, including signage, sidewalks, parking

Electrical

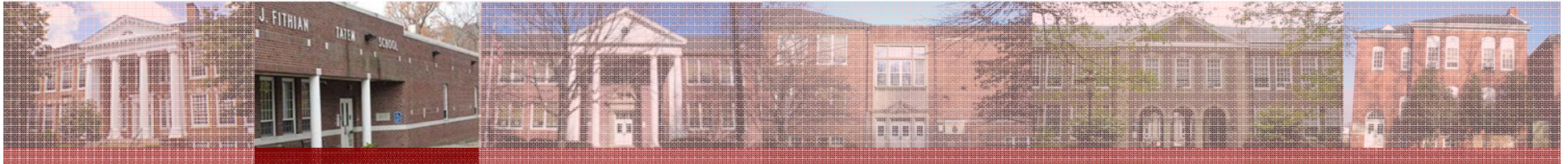
- Service and distribution upgrades for additional loads, incl. future window A/C
- Additional general use electrical outlets in 12 classrooms

Special Systems

- Intercom, telephone, master clock, and data system upgrades

HVAC

- Replacement of (3) multi-purpose room roof top units
- Boiler upgrades, incl. burner gas train components, indoor/outdoor reset controls, and chimney liner restoration (excl. automatic controls)



Referendum Question 1: Tatem

Building Envelope

- All proposed exterior masonry and structural repairs
- EPDM roof replacement (1923 wing) and repairs (1990 wing), incl. decking
- New windows and doors, incl. lintel restoration and electrical prep for future installation of controlled access devices (1913, 1954 wings)

Site Work

- Regrading and restoration of front yard to address drainage issues
- Barrier-free accessible route upgrades, incl. signage, sidewalks, parking, and ramp
- Sidewalk upgrades for parent drop-off

Electrical *(same as Haddon)*

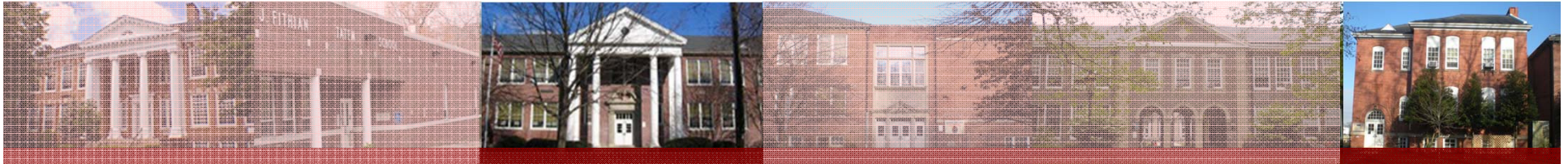
- Service and distribution upgrades for additional loads, incl. future window A/C
- Additional general use electrical outlets in 12 classrooms

Special Systems *(same as Haddon)*

- Intercom, telephone, master clock, and data system upgrades

HVAC *(same as Haddon)*

- Boiler upgrades (excl. automatic controls)



Referendum Question 1: Central/HMS

Building Envelope

- New modified bitumen roof, incl. roof deck repair and related work (1964 wing)
- All proposed exterior masonry and wood trim repairs, incl. portico
- Skylight removal, incl. ceiling/lighting replacement and plaster repairs at MS rotunda (1964 wing)

Site Work

- Repairs to exterior concrete steps, cheek walls, railings, and sidewalks (1964 wing)
- Barrier-free accessible route and site upgrades, incl. widening of sidewalk along Lincoln Ave. for student drop-off

Electrical

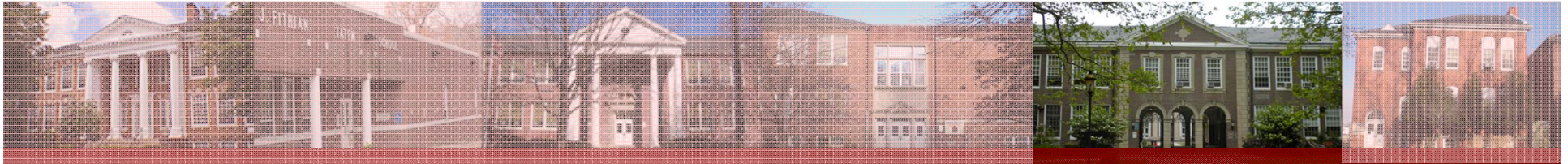
- Service and distribution upgrades for additional loads, incl. future window A/C

Special Systems *(same as Haddon and Tatem)*

- Intercom, telephone, master clock, and data system upgrades

HVAC

- Installation of A/C in MS cafeteria
- Boiler upgrades (excl. automatic controls)



Referendum Question 1: HMHS

Building Envelope (excl. B-wing)

- A-wing asphalt shingle roof replacement and C-wing modified bitumen roof replacement, incl. roof deck repairs and related work

B-wing Structural Repairs and Partial Reconstruction

- Gym exterior wall partial reconstruction and structural repairs, incl. new windows and doors and roof repairs (no interior work)
- Comprehensive reconstruction of 2-story cafeteria section on existing footprint, incl. structure for rooftop mechanical units and reconfigured cafeteria, kitchen, toilet rooms, dance studio, and remote administrative offices

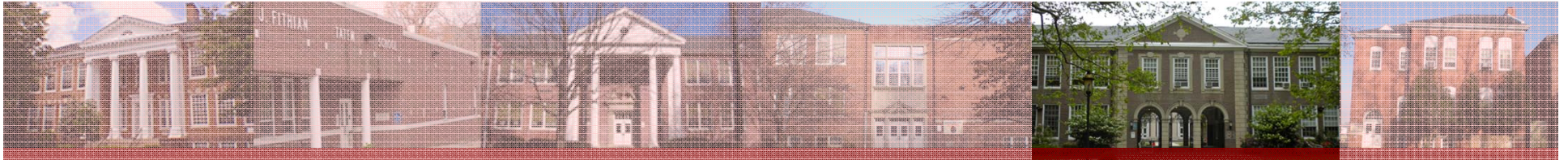
Site Work

- Reconstruction of exterior concrete steps, area ways and drains, walls, railings, and sidewalks, providing barrier-free accessible routes to A and C wings

Electrical

- Service and distribution upgrades, including increased capacity for future A/C installations in A-wing

continued...



Referendum Question 1: HMHS (continued)

Special Systems

- Intercom, telephone, master clock, and data system upgrades

HVAC

- A-wing auditorium HVAC replacement
- Boiler upgrades, incl. removal of existing chimney to roof line of stage and installation of new metal flue pipe system connecting to existing boilers
- Upgrades to building utilities to A-wing, including sanitary and water piping
- A-wing crawl space repairs and upgrades to lighting and ventilation to improve access

Educational Program Alterations and Renovations

- Reconfiguration of faculty room, guidance office, home economics classroom into (1) practical arts lab and (1) science lab



Referendum Question 1: Estimated Costs

Scope	Haddon	Tatem	Central/MS	HMHS	Total
Building envelope	\$840,000	\$3,347,496	\$2,052,800	\$2,457,736	\$8,698,032
B-wing reconst.				\$10,531,029	\$10,531,029
Site work	\$135,000	\$214,500	\$145,000	\$394,000	\$888,500
Electrical	\$129,000	\$118,000	\$120,000	\$148,000	\$515,000
Special systems	\$211,707	\$236,187	\$630,918	\$814,793	\$1,893,605
HVAC	\$361,545	\$79,125	\$394,432	\$1,384,572	\$2,219,673
Program renovation				\$702,084	\$702,084
HazMat + soft costs	\$441,813	\$1,004,827	\$860,787	\$4,283,052	\$6,590,479
Total project costs	\$2,119,065	\$5,000,135	\$4,203,937	\$20,715,266	\$32,038,403
Est. state share	\$720,482	\$1,700,046	\$1,429,339	\$7,043,191	\$10,893,057
Est. local share	\$1,398,583	\$3,300,089	\$2,774,598	\$13,672,076	\$21,145,346
Est. yearly cost (median home)					\$225



Referendum Question 2A

Air-conditioning and building automation system control (BASC) upgrades in all schools

Scope	Haddon	Tatem	Central/MS	HMHS	Total
Air-conditioning and BASC upgrades	12 clrms. art room offices	12 clrms. 2 SGIs	Central clrms. MS art rm. MS tech rm.	A-wing	
	\$400,973	\$418,403	\$826,154	\$631,822	\$2,277,352
HazMat + soft costs	\$107,743	\$106,600	\$286,539	\$182,955	\$683,838
Total project costs	\$508,717	\$525,003	\$1,112,693	\$814,777	\$2,961,190
Est. state share	\$172,964	\$178,501	\$378,316	\$277,024	\$1,006,805
Est. local share	\$335,753	\$346,502	\$734,377	\$537,753	\$1,954,385
Est. avg. Yearly assessment					\$20



Referendum Question 2B

Critical upgrades to stadium and track at HMHS to maintain current operations

Scope	Total
Resurface running track	\$350,000
New stadium lighting and poles	\$350,000
Stadium structural repair allowance	\$800,00
Soft costs	\$354,152
Total project costs	\$1,854,152
Est. state share	\$148,750
Est. local share	\$1,705,402
Est. avg. yearly assessment (median home)	\$19



Referendum Question 2C

Building envelope work deferred from Question 1 –needed to address ongoing deterioration but conditions not as critical

Scope	Central/MS	HMHS	Total
New windows and doors, incl. lintel restoration and electrical for future installation of controlled access devices (Central - 1890, 1947, 1964 wings; HMHS – A and C wings)	\$595,000	\$1,976,000	\$2,571,000
Masonry restoration, including canopies, in A-wing and C-wing		\$590,000	\$590,000
HazMat + soft costs	\$168,750	\$691,500	\$860,250
Total project costs	\$763,750	\$3,257,500	\$4,021,250
Est. state share	\$259,675	\$1,107,550	\$1,367,225
Est. local share	\$504,075	\$2,149,950	\$2,654,025
Est. avg. yearly assessment (median home)			\$23



Referendum Summary

Scope	Project Total	Est. State Share	Est. Local Share	Est. Average Yearly Assessment
Question 1 Building envelope (<i>comprehensive except Central/MS and HMHS</i>); site work; electrical; HVAC; HMHS B-wing reconstruction and program renovations	\$32,038,403	\$10,893,057	\$21,145,346	\$225
Question 2A A/C and BASC	\$2,961,190	\$1,006,805	\$1,954,385	\$20
Question 2B Stadium and track	\$1,854,152	\$148,750	\$1,705,402	\$19
Question 2C Building envelope	\$4,021,250	\$1,367,225	\$2,654,025	\$23
Referendum Total	\$40,874,995	\$13,415,837	\$27,459,158	\$287



Basis For Cost Estimates

Estimates Based On Two Assumptions:

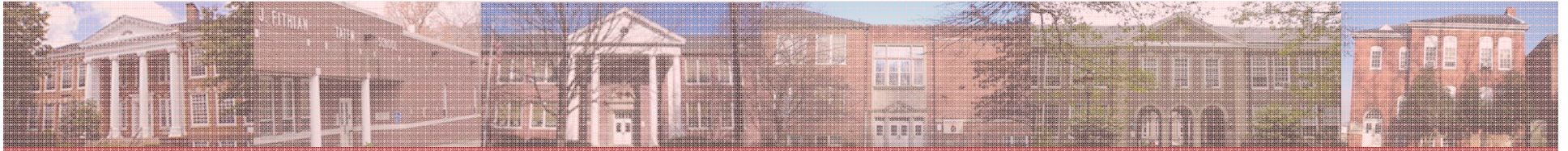
- **Median Haddonfield Home Value of \$484,225**
- **20 year bonds @ 3.50% interest**

Annual cost could be reduced further with 25 year bonds @ 3.75% interest



Annual cost could be reduced with 25 year bonds at 3.75%

	20 year bond	25 year bond
Question 1	\$225	\$194
Question 2A	\$20	\$18
Question 2B	\$19	\$16
Question 2C	\$23	\$19
Total	\$287	\$247



Referendum Schedule

Mid-December Project application submission to the NJDOE

January 8, 2016 Notice to County Board of Elections

Referendum Date March 8, 2016

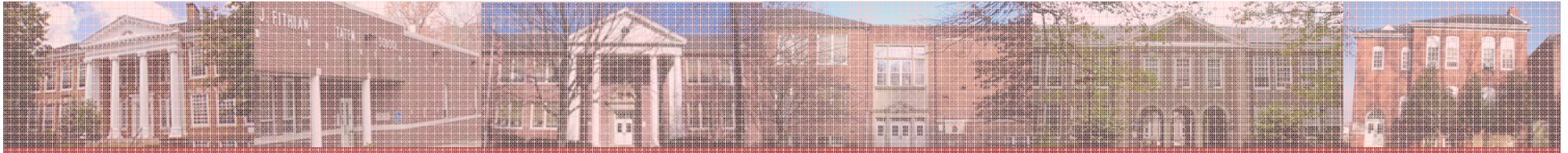
Tentative milestone dates, if referendum passes...

November 2016 Final submission to the NJDOE (HMHS only)

January 2017 Projects bid

April 2017 Construction start

Note: Dates are subject to final project scope of work determination and scenarios.



Key Referendum Regulations

- NJAC 6A:26-3.7 – Local support of school facilities projects
- All proposed work and corresponding local and state share must be listed in referendum question(s).
- If construction costs are less than approved referendum budget, additional work not identified in referendum cannot be added to the project scope.
- Excess funds can only be used to offset shortages for other approved work if specifically stated in referendum question.
- If bids are higher than estimated in the referendum question, approved referendum work cannot be eliminated without another referendum.
- State closely monitors all bond proceeds to ensure proceeds are applied to approved projects.



Key Bidding Regulations

- **Conformance with Public School Contract Law regulated by NJSA (NJSA 18A: 18A-1 et. seq).**
- **Public bids or state contract must be used.**
- **Lowest qualified bid must be accepted.**
- **All bids must be reviewed by school board solicitor per compliance with bidding requirements prior to award of contract.**