

Haddonfield School District's Proposal for Bancroft Property



DISTRICT CHALLENGES OVER NEXT DECADE

1. Class size issues- pressure growing
 2. Enrollment trends growing
 3. Elimination of dedicated classrooms for art, music, and other specials
 4. Athletic participation- Up 26% since 2005
 5. Limited space for Gifted and Talented instruction
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DISTRICT CHALLENGES OVER NEXT DECADE

6. Technology needs—current and future

(“Classroom of the Future”)

7. Classrooms of the future (e.g., co-teaching models;
student-teacher dynamics)

8. New science, mathematics, technology models
(STEM)

9. Partnerships with higher education institutions

DISTRICT CHALLENGES OVER NEXT DECADE

10. Full time kindergarten (would require 10
new classrooms)
 11. Expansion of current combinations of MS
and HS course tracks
 12. Maintenance and expansion of facilities
 13. Unanticipated Challenges
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DISTRICT CHALLENGES OVER NEXT DECADE

14. Staying ahead (or at least even with) new trends in education
 15. Maintaining premier educational product
 16. Need for adaptability
 17. What will school buildings look like in 5, 10, 20 years?
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DISTRICT CHALLENGES OVER NEXT DECADE

18. NO EXCESS SPACE; NEED TO PRESERVE CURRENT OPEN SPACE AND FIELDS AROUND EACH BUILDING
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BOE-BOROUGH PARTNERSHIP

- Preservation of Historic Buildings
 - Open Space- Utilization of Funding
 - Community Recreational Needs
 - COAH Obligations
 - Control of Own Destiny
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PROPOSAL

School District must obtain approval from residents to acquire the entire Bancroft Property and build one turf athletic field, provide additional parking, and turf the existing HS football field.

STEPS IN PROCESS

- Borough designates/authorizes BOE to proceed with Plan
 - Public Input
 - Negotiate with Bancroft Representatives
 - Obtain an Appraisal
 - Reach an Agreement
 - Approval from DOE (Dept. of Education)
 - Bond Referendum in September 2012
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Site Concept

	Borough's Analysis		School District's Analysis
<u>PHASE ONE</u>			
Purchase Price of Bancroft Site	\$12,000,000.00		\$12,000,000.00
(The assessed value on the Borough tax records is \$12 M, of which \$9.6 M is land value.)			
	\$12,000,000.00		\$12,000,000.00
Demolition (average between Clarke Caton projection of \$1,900,000 and Bancroft projection of \$1,450,000 (West 1/3, East 2/3))	\$1,750,000.00		\$1,750,000.00
Construction of Turf Field and Parking on West Side of Hopkins Lane	\$1,250,000.00	New Field \$1.2 M + HS Turf \$800K	\$2,000,000.00
Concession Stand with Rest Rooms and Storage 2,000 SF x \$150/SF			\$300,000.00
Subtotal	\$3,000,000.00		\$4,050,000.00
Road and Sidewalk Improvements on Hopkins Lane	\$275,000.00		\$0.00
Estimated Acquisition and Construction Costs	\$15,275,000.00		\$16,050,000.00
Engineering, Planning, Environmental, Finance, Legal	\$360,250.00	20% x Construction Cost or	\$810,000.00
Estimated Acquisition/Construction Total Costs	\$15,635,250.00		\$16,860,000.00

AVERAGE IMPACT ON \$491,350/ 20 Years / 4.0%				
Total Borrowed:	\$15 million	\$15.6 million	\$16.8 million	\$20 million
Average Impact:	\$240.00	\$249.60	\$268.80	\$320.00

Cost Estimate
