



Westampton Township School District

January 25, 2022 Bond Referendum Presentation NJDOE Approved October 7, 2021



Holly Hills Elementary School



Westampton Middle School

GARRISON ^{GA} ARCHITECTS

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AGENDA

- **School District Profile**
- **NJDOE School Facilities Funding Options**
- **Holly Hills ES Additions and Renovations**
- **Middle School Additions and Renovations**
- **Capital Reserve Projects**
- **Cost Estimate Summaries - Bond Referendum & Capital Reserve**
- **Bond Referendum Schedule**

SCHOOL DISTRICT PROFILE

The Westampton Township Schools are a community public school district that serves students in pre-kindergarten through eighth grade from Westampton Township, in Burlington County, New Jersey, United States.

As of the 2019-20 school year, the district and its two schools had an enrollment of 1,024 students and 70.7 classroom teachers (on an FTE basis), for a student-teacher ratio of 14.2:1.

The district is classified by the New Jersey Department of Education as being in District Factor Group "GH", the third-highest of eight groupings. District Factor Groups organize districts statewide to allow comparison by common socioeconomic characteristics of the local districts. From lowest socioeconomic status to highest, the categories are A, B, CD, DE, FG, GH, I and J.

For ninth through twelfth grades, public school students attend the Rancocas Valley Regional High School, a comprehensive regional public high school that is part of the Rancocas Valley Regional High School District, which also serves students from the communities of Eastampton Township, Hainesport Township, Lumberton Township and Mount Holly Township. As of the 2019-20 school year, the high school had an enrollment of 2,043 students and 130.0 classroom teachers (on an FTE basis), for a student-teacher ratio of 15.8:1. The school is located in Mount Holly Township and is part of the Rancocas Valley Regional High School District.



Westampton Township Schools

Holly Hills Elementary School K – 3rd Grade

1967 – Original Building

1983 – Media Addition

1987 – Classroom(s) Addition

1999 – Classrooms (14) and MP Room Addition

Westampton Middle School Grades 4 to 8

1955 – Original Building

1960 – MP Room Addition

1964 – Classroom (6) Addition

1995 – Gym/Classroom/Media Center Addition

2005 – Central District Office Addition

Westampton Township School District

New Jersey Educational Facilities Construction and Financing Act

The New Jersey Educational Facilities Construction and Financing Act (P.L.2000,c72), enacted on July 18, 2000, launched the New Jersey School Construction Initiative (NJSCI) – a **multi-faceted, comprehensive program for the design, renovation, repair, and new construction of primary and secondary schools throughout New Jersey**. The initiative is the largest school construction program undertaken by the State of New Jersey and represents one of the largest school construction programs ever undertaken in the nation.

- **2000 - \$8.6 billion** was bonded State debt issued by the NJ Economic Development Authority now called the **New Jersey School Development Authority**.
- **2008 - \$3.9 billion** was allocated for additional funding for the NJSDA.
- The School Construction Initiative provides for **100% State funding** of approved projects in the 31 **"special needs" Abbott districts**.
- For approved projects in **all other districts** throughout New Jersey the State will fund at least **40% of the eligible costs or the district DAP – which means funding of 40%** for your District.
- **The only way the State will help fund school projects today is via Debt Service Aid**. Districts must incur debt or borrow money in order to get money from the State. Projects funded through the annual school budget are not eligible for State Aid. ROD Grants Round 4 expired in September of 2013.
- **The State will not allow school districts to carry over significant money** to replace building systems from year to year and has capped the school budget increases so districts cannot easily replace building systems within their annual budgets.
- **New construction is penalized** by a low State mandated (Educational Facilities Construction and Financing Act) construction dollar value of **\$143 per square foot**. Actual current new construction cost varies significantly from region to region but is between \$350/SF to \$400/SF, but the State only pays a maximum of 40% of "eligible costs" based on \$143/SF new construction value.
- **Renovation costs are not penalized** and can reflect the current market values. The State pays 40% of "eligible costs" based on the architect's construction estimate for all renovations.
- In conclusion. **NJ Districts that complete projects through Bond Borrowing are able to capture significant cost advantage** because Debt Service Aid is only available through a Voter-approved Bond Referendum.

Westampton Township School District

HOLLY HILLS ELEMENTARY SCHOOL

1967, 1983, 1987, 1999 58,363 SF

QUESTION 1

Site

	Qty	Unit Cost	Cost Estimate
Bus Loop - Drainage, Base Repairs, Mill and Resurface	24,764 SF @	\$10	\$247,640
Walking Path - New ADA Sidewalk		Lump Sum	\$25,000
Subtotal			\$272,640
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$68,160
Estimated Total			\$340,800

Exterior Renovations

Windows - Replacement of Original Window Ballasts		Lump Sum	\$100,000
Roof Replacement (Entire) - Tear Down to Structural Deck - New Tapered Insulation, Modified SBS System, Metal, Drains, etc.	58,363 SF @	\$30	\$1,750,890
Subtotal			\$1,850,890
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$462,723
Estimated Total			\$2,313,613

Interior Renovations

Security Vestibule - Relocate Interior Entrance Doors, New Glass Curtain Wall, Flooring, etc.		Lump Sum	\$75,000
Classroom Ceilings and Lighting - Replace 2 x 4 Ceiling Install New LED Lighting	28,915 SF @	\$20	\$578,300
Classroom Shelving - Unit Ventilator Replacement - New Perimeter Shelving	15 Rms @	\$15,000	\$225,000
Main Entrance Lobby / SGI Suite Area - Replace Carpet	1,830 SF @	\$10	\$18,300
Library - Change to Cafeteria, New Flooring and Cafeteria Tables		Lump Sum	\$100,000
Subtotal			\$996,600
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$249,150
Estimated Total			\$1,245,750



Westampton Township School District

HOLLY HILLS ELEMENTARY SCHOOL

1967, 1983, 1987, 1999 58,363 SF

QUESTION 1

Building Systems

HVAC Construction

	Qty	Unit Cost	Cost Estimate
Boilers - Remove and Replace (1) Boiler - New Boiler, Pumps, etc.		Lump Sum	\$350,000
Unit Ventilators - (Old Units) - Remove and Replace with New Hot Water Coil Dehumidification (ESSER -\$400,000 + CR -\$393,750)		Lump Sum	\$865,000
Unit Ventilators - (Newer Units) - Remove and Replace with New Hot Water Coil Dehumidification	6 @	\$50,000	\$300,000
DDC Controls - New Digital Controls	58,363 SF @	\$6	\$350,178
Subtotal			\$1,865,178
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$466,295
Estimated Total			\$2,331,473

Electrical Construction

Corridor Lighting - Replace Fluorescent Lighting with LED 2 x 4 Fixtures	1,775 SF @	\$10	\$17,750
Exterior Lighting - Add/Replace Building and Pole Fixtures with new LED		Lump Sum	\$50,000
Security System - Replace Analog Cameras with Digital, New Wiring, etc.	58,363 SF @	\$2	\$116,726
New Telecommunications, PA, Emergency Alert System	58,363 SF @	\$5	\$291,815
Subtotal			\$476,291
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$119,073
Estimated Total			\$595,364

Plumbing Construction

Water Fountains - New ADA EWC's	2 @	\$2,500	\$5,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$1,250
Estimated Total			\$6,250

New Construction

* Library/Future Kindergarten Classroom Addition	5,786 SF@	\$385	\$2,227,610
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$556,903
Estimated Total			\$2,784,513

* No State Aid

Westampton Township School District

HOLLY HILLS ELEMENTARY SCHOOL

1967, 1983, 1987, 1999 58,363 SF

QUESTION 1 Cost Summary

QUESTION 1	Total Estimated Cost	ACTUAL State Share	Local Share
Site Work	\$340,800	(\$136,320)	\$204,480
Exterior Renovations	\$2,313,613	(\$925,445)	\$1,388,168
Interior Renovations	\$1,245,750	(\$498,300)	\$747,450
HVAC Construction	\$2,331,473	(\$932,589)	\$1,398,884
Electrical Construction	\$595,364	(\$238,146)	\$357,218
Plumbing Construction	\$6,250	(\$2,500)	\$3,750
New Construction	\$2,784,513	\$0	\$2,784,513
TOTAL	\$9,617,763	(\$2,733,300)	\$6,884,463
		28.42%	71.58%

Renovations = Architect's Estimate @ 40% State Aid

*New Construction = Eligible SF @ \$143/SF x 40% State Aid (No Aid District has Surplus Capacity)

* No State Aid



Westampton Township School District

HOLLY HILLS ELEMENTARY SCHOOL

1967, 1983, 1987, 1999 58,363 SF

QUESTION 2

Site

	Qty	Unit Cost	Cost Estimate
Relocate Playground - New Poured Surface - Remove Mulch - New Fencing		Lump Sum	\$150,000
		Subtotal	\$150,000
		25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)	\$37,500
		Estimated Total	\$187,500

Interior Renovations

Bathroom Renovations - New Flooring and Finishes	4 @	\$50,000	\$200,000
Classroom Flooring - Replace VCT with New VCT Flooring	7,458 SF @	\$5	\$37,290
Corridor Terrazzo Tile Floor - Grind and Resurface/Polish	3,600 SF @	\$10	\$36,000
Kitchen Floor - Replacement of VCT Flooring	1,275	Lump Sum	\$10,000
MP Room - New Curtain, Sound System, LED, Basketball Equipment, Lighting		Lump Sum	\$150,000
		Subtotal	\$433,290
		25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)	\$108,323
		Estimated Total	\$541,613



Westampton Township School District

HOLLY HILLS ELEMENTARY SCHOOL

1967, 1983, 1987, 1999 58,363 SF

QUESTION 2 Cost Summary

QUESTION 2	Total Estimated Cost	ACTUAL State Share	Local Share
Site Work	\$187,500	(\$75,000)	\$112,500
Interior Renovations	\$541,613	(\$216,645)	\$324,968
TOTAL	\$729,113	(\$291,645)	\$437,468
		40.00%	60.00%

Renovations = Architect's Estimate @ 40% State Aid

Westampton Township School District

HOLLY HILLS ELEMENTARY SCHOOL

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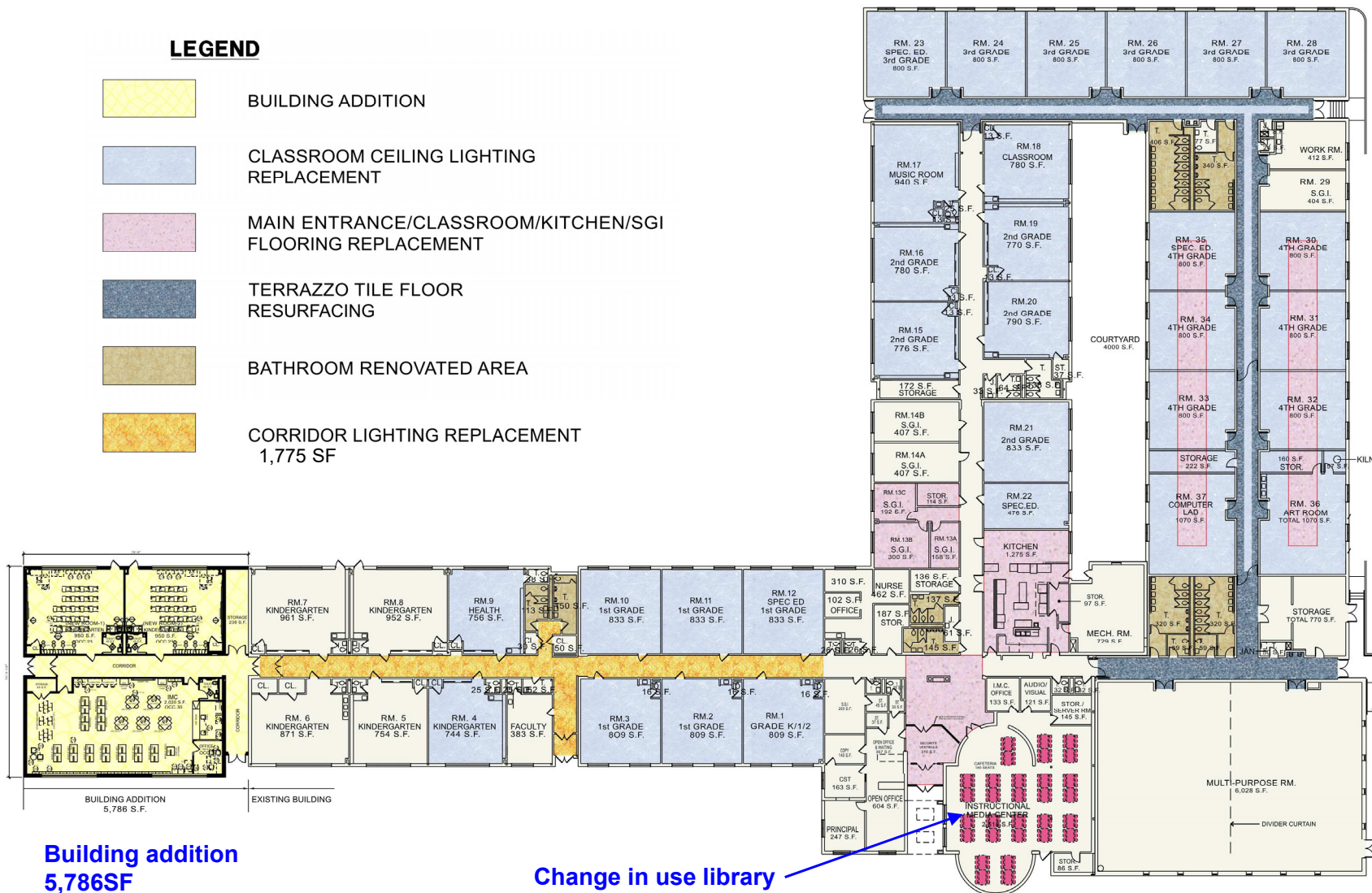
Westampton Township School District

HOLLY HILLS ELEMENTARY SCHOOL

1967,1983,1987,1999 58,363 SF

LEGEND

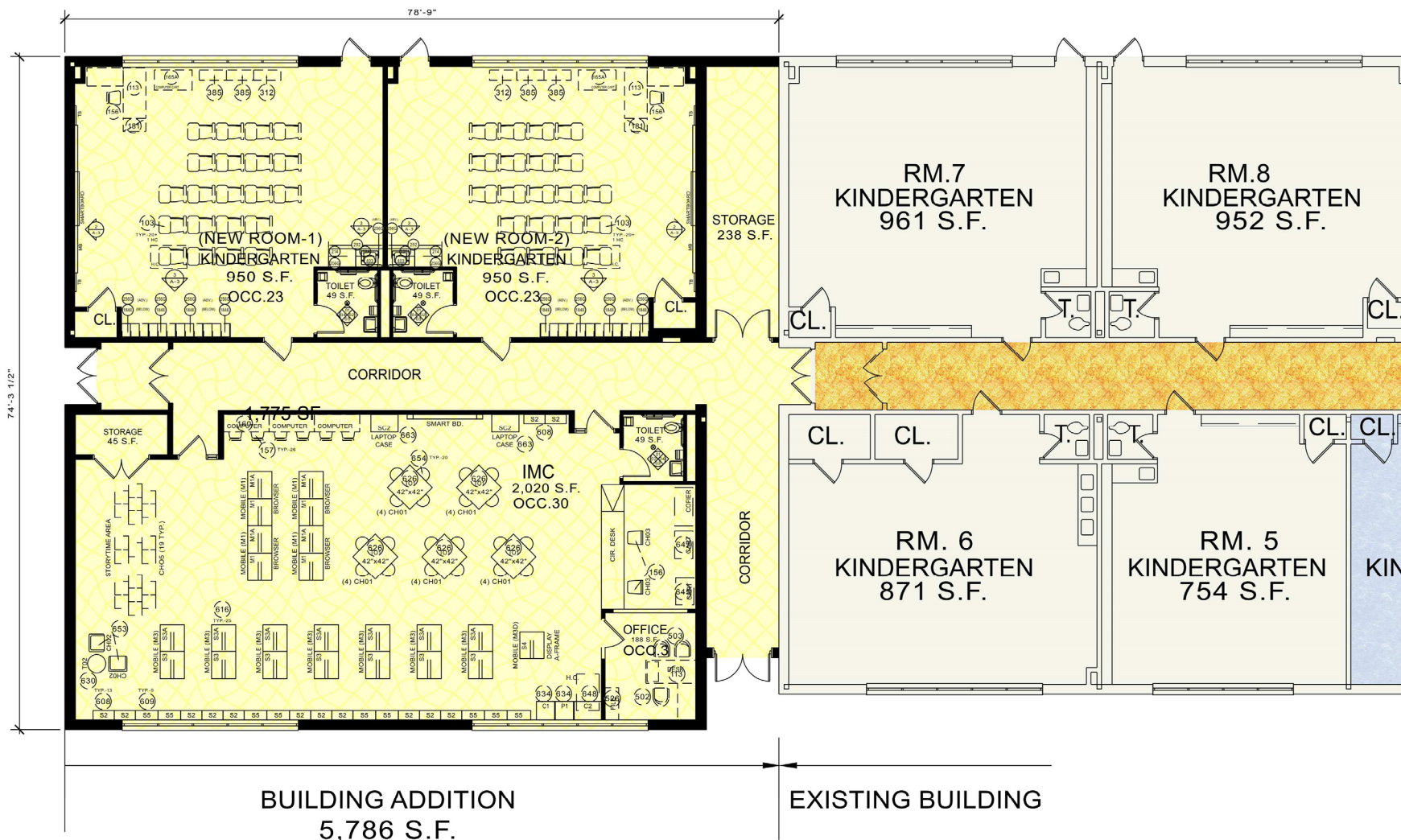
-  BUILDING ADDITION
-  CLASSROOM CEILING LIGHTING REPLACEMENT
-  MAIN ENTRANCE/CLASSROOM/KITCHEN/SGI FLOORING REPLACEMENT
-  TERRAZZO TILE FLOOR RESURFACING
-  BATHROOM RENOVATED AREA
-  CORRIDOR LIGHTING REPLACEMENT 1,775 SF



Westampton Township School District

HOLLY HILLS ELEMENTARY SCHOOL

1967,1983,1987,1999 58,363 SF





Westampton Township School District

MIDDLE SCHOOL

1955, 1960, 1964, 1995, 2005 83,120 SF

QUESTION 1

Exterior Renovations

	Qty	Unit Cost	Cost Estimate
Windows - Replacement of Original Windows (Selected Areas)		Lump Sum	\$100,000
Roof Replacement (45,000 SF) - Tear Down to Structural Deck - New Tapered Insulation, Modified SBS System, Metal, Drains, etc. and Restoration (38,120 SF)		Lump Sum	\$1,800,000
Subtotal			\$1,900,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$475,000
Estimated Total			\$2,375,000

Interior Renovations

Main Entrance Vestibule - Security Transaction Window (Old Counselor's Office)		Lump Sum	\$15,000
New WIS Side Entrance Security Vestibule - Office Renovation	680 SF @	\$750	\$510,000
New Gym Doors, Entrance and Intermediate School Entrance Canopies	4 @	\$50,000	\$200,000
Classroom Ceilings and Lighting - Replace 2 x 4 Ceiling Install New LED Lighting	28,266 SF @	\$20	\$565,320
Classroom Shelving - Unit Ventilator Replacement - New Perimeter Shelving	20 Rms	\$15,000	\$300,000
Media Center - New Finishes, Furniture, Lighting, etc.		Lump Sum	\$350,000
Subtotal			\$1,940,320
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$485,080
Estimated Total			\$2,425,400



Westampton Township School District

MIDDLE SCHOOL

1955, 1960, 1964, 1995, 2005 83,120 SF

QUESTION 1

Building Systems

HVAC Construction

	Qty	Unit Cost	Cost Estimate
Boilers - Remove and Replace (1) Boiler - New Boiler, Pumps, etc.		Lump Sum	\$750,000
Unit Ventilators - (Newer Units) - Remove and Replace with New Hot Water Coil Dehumidification		Lump Sum	\$800,000
Unit Ventilators - (Older Units) - Remove and Replace with New Hot Water Coil Dehumidification (ESSER -\$400,000 + CR -\$393,750)	20	Lump Sum	\$365,000
DDC Controls - New Digital Controls	83,120 SF @	\$6	\$498,720
Subtotal			\$2,413,720
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$603,430
Estimated Total			\$3,017,150

Electrical Construction

Corridor Lighting - Replace Fluorescent Lighting with LED 2 x 4 Fixtures	9,560 SF @	\$10	\$95,600
Exterior Lighting - Add/Replace Building and Pole Fixtures with new LED		Lump Sum	\$75,000
Security System - Replace Analog Cameras with Digital, New Wiring, etc.	83,120 SF @	\$2	\$166,240
New Telecommunications, PA, Emergency Alert System	83,120 SF @	\$5	\$415,600
Subtotal			\$752,440
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$188,110
Estimated Total			\$940,550

Plumbing Construction

Water Fountains - New ADA EWC's	2 @	\$2,500	\$5,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$1,250
Estimated Total			\$6,250

New Construction

* Classrooms (4) Addition	4,035 SF @	\$385	\$1,553,475
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$388,369
Estimated Total			\$1,941,844

* No State Aid

Westampton Township School District

MIDDLE SCHOOL

1955, 1960, 1964, 1995, 2005 83,120 SF

QUESTION 1 Cost Summary

QUESTION 1	Total Estimated Cost	ACTUAL State Share	Local Share
Exterior Renovations	\$2,375,000	(\$950,000)	\$1,425,000
Interior Renovations	\$2,425,400	(\$970,160)	\$1,455,240
HVAC Construction	\$3,017,150	(\$1,206,856)	\$1,810,294
Electrical Construction	\$940,550	(\$376,220)	\$564,330
Plumbing Construction	\$6,250	(\$2,500)	\$3,750
New Construction	\$1,941,844	\$0	\$1,941,844
TOTAL	\$10,706,194	(\$3,505,736)	\$7,200,458
		32.74%	67.26%

Renovations = Architect's Estimate @ 40% State Aid

*New Construction = Eligible SF @ \$143/SF x 40% State Aid (No Aid District has Surplus Capacity)

* No State Aid



Westampton Township School District

MIDDLE SCHOOL

1955, 1960, 1964, 1995, 2005 83,120 SF

QUESTION 2

<u>Site</u>	<u>Qty</u>	<u>Unit Cost</u>	<u>Cost Estimate</u>
Concrete Sidewalk Replacement and ADA Curb Cut	1,500 SF @	\$20	\$30,000
Subtotal			\$30,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$7,500
Estimated Total			\$37,500
<u>Interior Renovations</u>			
Bathroom Renovations - New Flooring and Finishes	4 @	\$50,000	\$200,000
Flooring - Replace VCT with New VCT Flooring	3,286 SF @	\$5	\$16,430
1995 Gym - Entrance Lobby Carpet, Painting, New Curtain, Sound System, LED, HVAC, Refinish Floor		Lump Sum	\$450,000
Subtotal			\$666,430
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$166,608
Estimated Total			\$833,038



Westampton Township School District

MIDDLE SCHOOL

1955, 1960, 1964, 1995, 2005 83,120 SF

QUESTION 2 Cost Summary

QUESTION 2	Total Estimated Cost	ACTUAL State Share	Local Share
Site Work	\$37,500	(\$15,000)	\$22,500
Interior Renovations	\$833,038	(\$333,215)	\$499,823
TOTAL	\$870,538	(\$348,215)	\$522,323
		40.00%	60.00%

Renovations = Architect's Estimate @ 40% State Aid

Westampton Township School District

MIDDLE SCHOOL

1955, 1960, 1964, 1995, 2005 83,120 SF

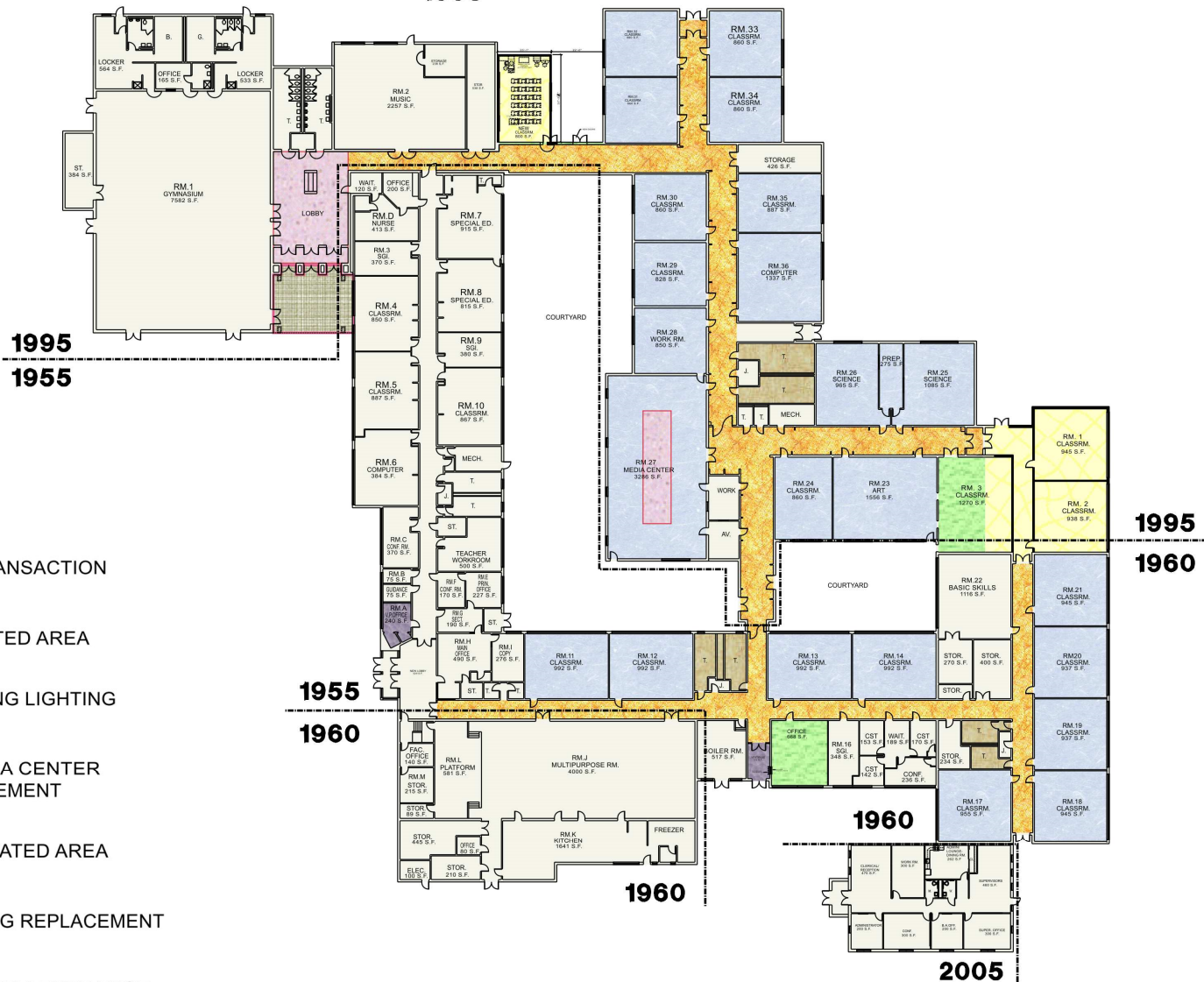


Westampton Township School District








MIDDLE SCHOOL

1955, 1960, 1995, 2005 83,120 SF

1995

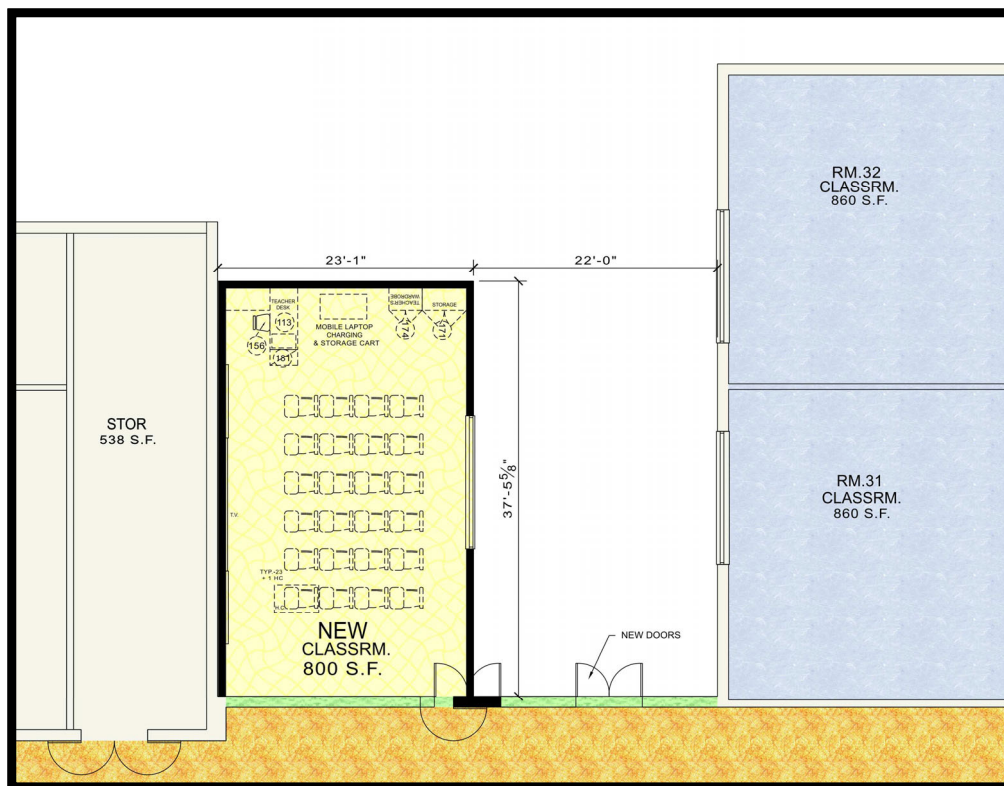


LEGEND

-  BUILDING ADDITION
-  NEW SECURITY TRANSACTION WINDOW
-  BUILDING RENOVATED AREA
-  CLASSROOM CEILING LIGHTING REPLACEMENT
-  GYM ELOBBY/MEDIA CENTER FLOORING REPLACEMENT
-  BATHROOM RENOVATED AREA
-  CORRIDOR LIGHTING REPLACEMENT
-  NEW CANOPY AT GYM ENTRANCE

Westampton Township School District

MIDDLE SCHOOL 1955, 1960, 1995, 2005 83,120 SF



**BUILDING ADDITION:
CLASSROOM ADDITON**



**BUILDING ADDITION:
CLASSROOM ADDITON**

Westampton Township School District

MIDDLE SCHOOL
1955, 1960, 1995, 2005 83,120 SF



Building Roof Plan



Westampton Township School District

CAPITAL RESERVE PROJECTS - NJDOE OCP's

Holly Hills Elementary School

<u>Site</u>	<u>Qty</u>	<u>Unit Cost</u>	<u>Cost Estimate</u>
* Courtyards - Remove Grass/Landscaping - New Artificial Turf with Drainage	4,000 SF @	\$30	\$120,000
* Parking Lot Expansion - (28) New Spaces		Lump Sum	\$150,000
* Trash Enclosure - New Masonry Enclosure, Sliding Gates		Lump Sum	\$25,000
Subtotal			\$295,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$73,750
Estimated Total			\$368,750

Middle School

<u>Site</u>	<u>Qty</u>	<u>Unit Cost</u>	<u>Cost Estimate</u>
* Trash Enclosure - New Masonry Enclosure, Sliding Gates		Lump Sum	\$25,000
Subtotal			\$25,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$6,250
Estimated Total			\$31,250

New Construction

* New 1-Story Storage Building		Lump Sum	\$250,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$62,500
Estimated Total			\$312,500

* No State Aid



Westampton Township School District

COST SUMMARIES

BOND REFERENDUM QUESTION 1	Total Estimated Cost	ACTUAL State Share	Local Share
Holly Hills ES	\$9,617,763	(\$2,733,300)	\$6,884,463
Middle School	\$10,706,194	(\$3,505,736)	\$7,200,458
* ** TOTAL	\$20,323,957	(\$6,239,036)	\$14,084,921
		30.70%	69.30%

BOND REFERENDUM QUESTION 2	Total Estimated Cost	ACTUAL State Share	Local Share
Holly Hills ES	\$729,113	(\$291,645)	\$437,468
Middle School	\$870,538	(\$348,215)	\$522,323
TOTAL	\$1,599,651	(\$639,860)	\$959,791
		40.00%	60.00%

QUESTION 1

Tax Impact Per Month on \$20,323,957 Total	Average Assessed Home
\$10.15	\$241,160

Tax Impact based on 3.64% over
20 years as calculated by the
District's financial advisor.

QUESTION 2

Tax Impact Per Month on \$1,599,651 Total	Average Assessed Home
\$1.35	\$241,160

* **
* **

NO BOND - CAPITAL RESERVE ACCOUNT	Total Estimated Cost
Holly Hills ES	\$368,750
Middle School	\$343,750
TOTAL	\$712,500

* ESSER Funds \$800,000

Capital Reserve total \$1,500,000 ** - Q1 \$787,500 + * ** CR Projects \$712,500

Westampton Township School District

Bond Referendum Proposed Schedule

Event	Responsible Party				Minimal Critical Timing	Bond Referendum Date
	Architect	School District	Bond Counsel	Other		
Building Program/Scope Schematic Design Update LRFP	• • •	• • •				August 2019- August 2021
Architect submits to NJ DOE	•				N/A	September 2021
LRFP Revise and Resubmit	•				N/A	September 2021
NJDOE Issues PEC Offer	•	•	•		N/A	October 2021
NJDOE issues FEC					N/A	November 2021
Board Approves Special Election		•			60 Days	November 8, 2021
Filing of Supplemental Debt Statement				Auditor	60 Days	November 8, 2021
Co-Muni Clerk, Board of Elections Notice		•			60 Days	November 10, 2021
Planning Board Submission/Meeting	•	•				September 16, 2021
Publication of Vote by Mail Notices			•	Clerk	50 days	November 19, 2021
Certified Proposal (Questions) Statement to County Clerk		•	•		21 Days	January 7, 2022
Publication and Posting of Notice of Special Election			•	Board of Elections	10 Days	January 14, 2022
Furnishing of Sample Ballots			•	Clerk	8 Days	January 17, 2022
Obtain Certification of Grade Level Instruction			•		1 Day	January 24, 2022
Special Election				Board of Elections		January 25, 2022