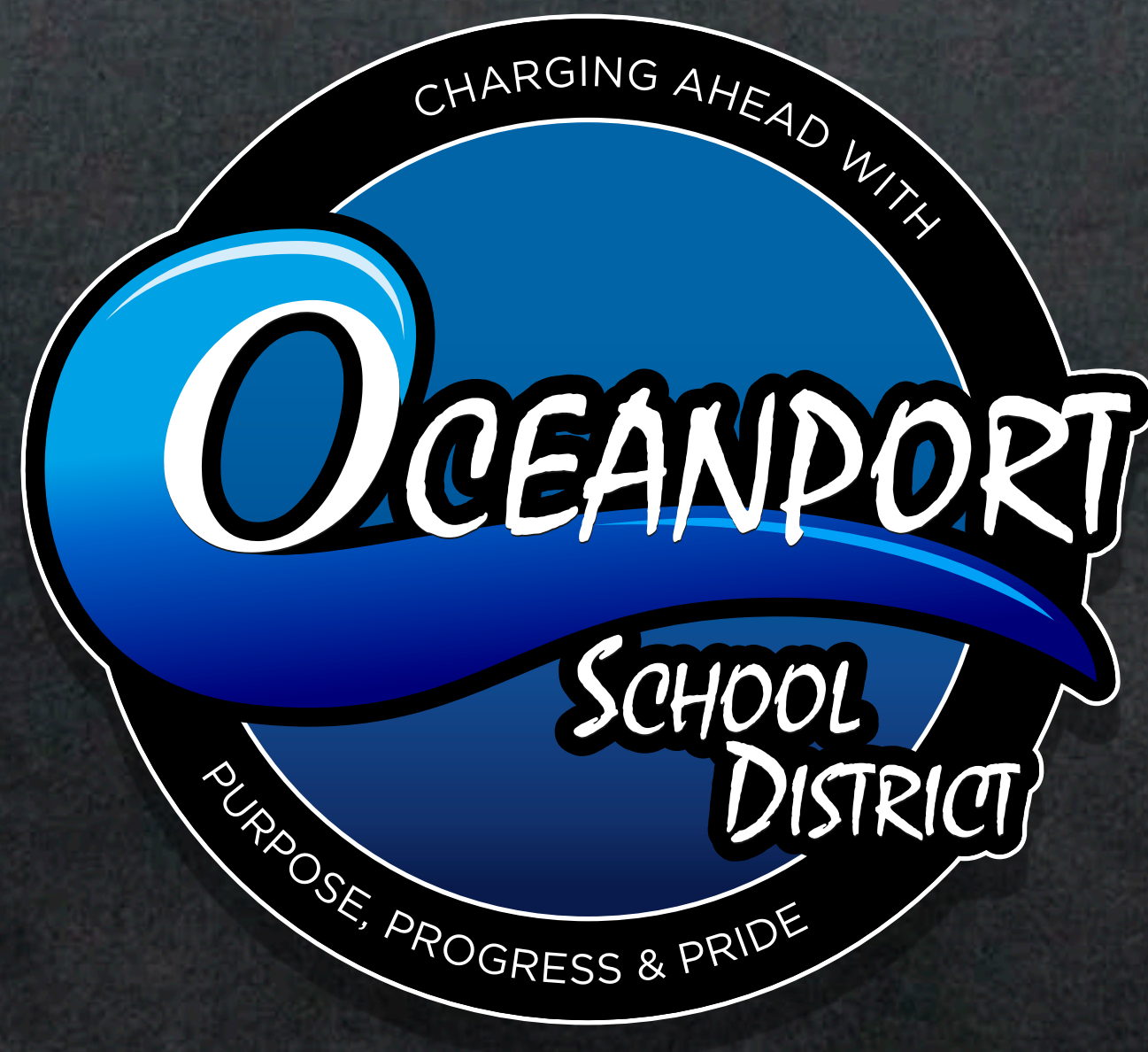


# » REFERENDUM COMMITTEE PRESENTATION

## DISTRICT-WIDE FACILITIES RENOVATION PROGRAM

 **SOLUTIONS**  
ARCHITECTURE  
FRANK A. MESSINEO • AIA



*Creating 21<sup>st</sup> Century Schools for  
Our Children and Community*

SEPTEMBER 10, 2019



# » DISTRICT GOALS



## » 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 REFERENDUM CHARGE

## 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.





# » WHAT WE ARE PROPOSING



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.

**“CREATING 21ST CENTURY SCHOOLS  
FOR OUR CHILDREN & COMMUNITY”**



**FACILITIES SUPPORT PROGRAMS**



# » WHY NOW?



- » 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..



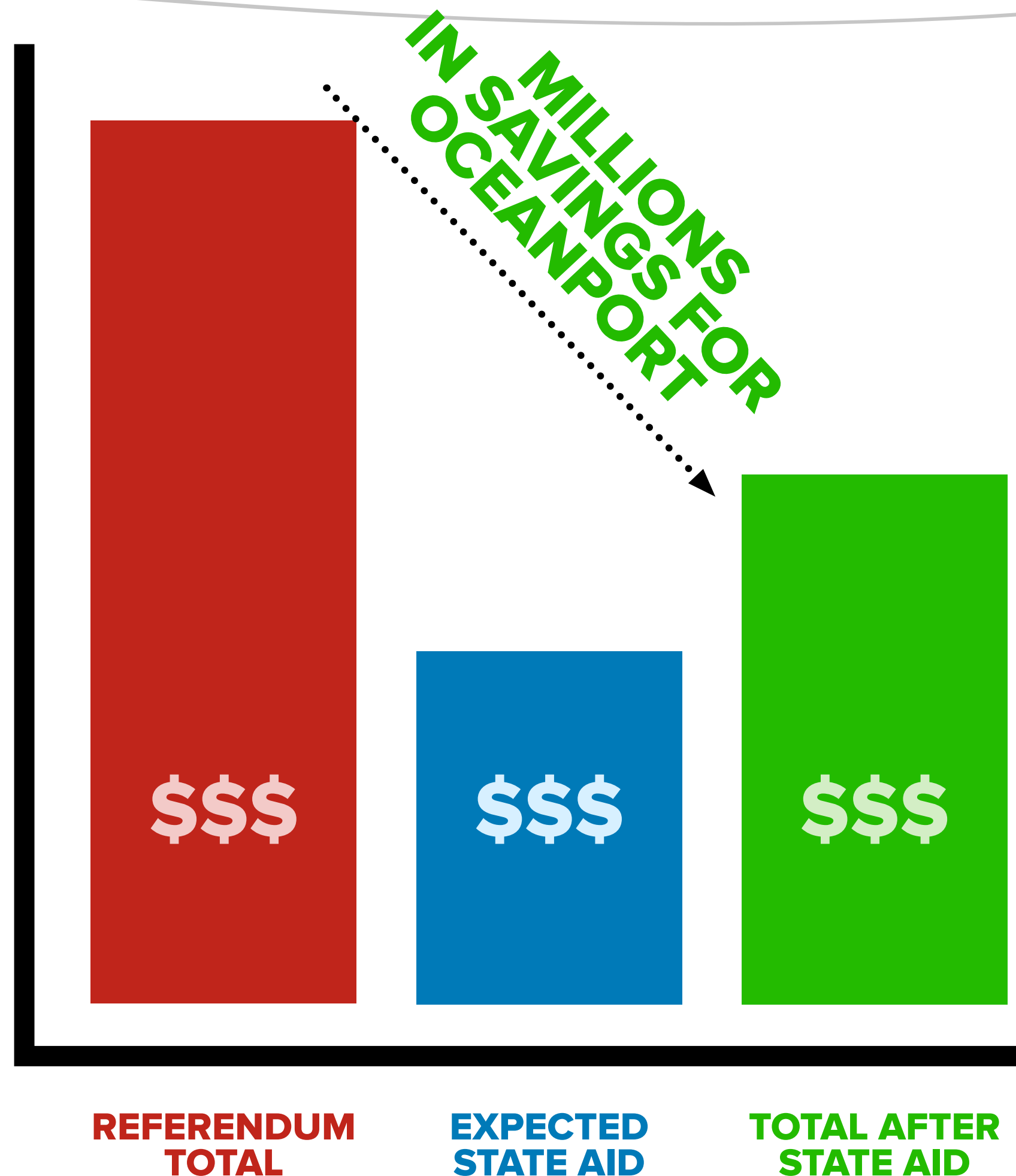
# » WHY NOW?



- » 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.



# » WHY NOW?



## 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.



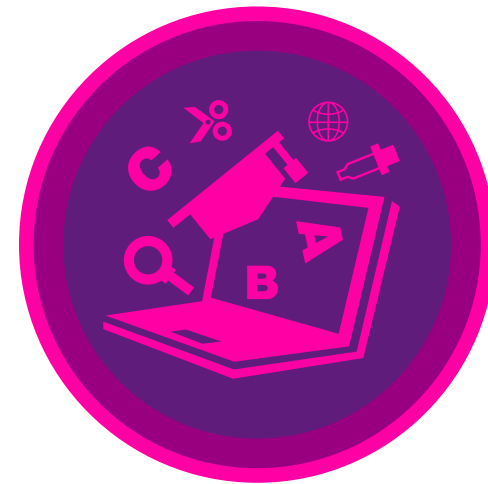
## EFFORT TO DATE

- » 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





# » REFERENDUM PRIORITIES



## 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.



# » REFERENDUM PRIORITIES



## SPECIAL PROJECTS HAVE A HIGH VISUAL IMPACT AND CREATE EXCITING LEARNING ENVIRONMENTS AND DIRECTLY IMPACT OUR CHILDREN:

- » 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



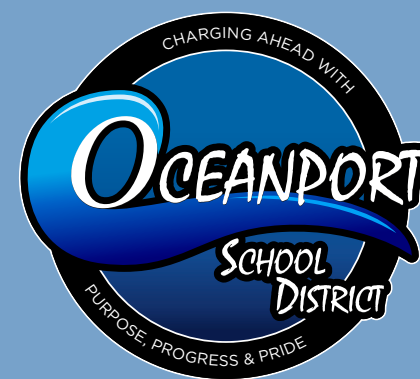
KEEP UP-TO-DATE  
WITH OPERATIONS



**FACILITIES ENHANCE LEARNING**



# CAPITAL PROJECTS ALL SCHOOLS





# » DISTRICT-WIDE CAPITAL PROJECTS



## SCHOOLS WILL RECEIVE



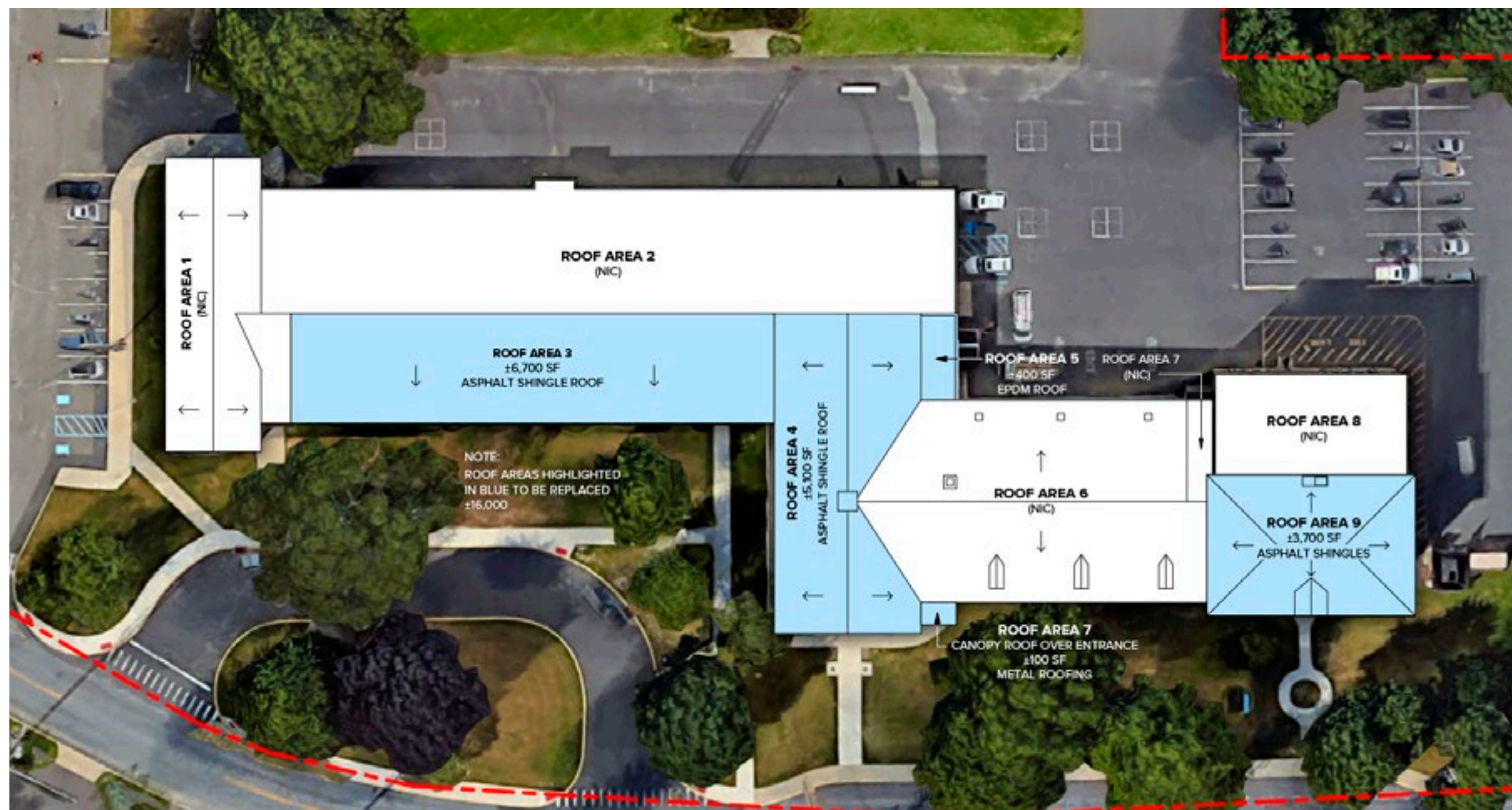
- Providing new sprinkler systems
- Replacing antiquated fire alarm systems with new, state-of-the-art addressable systems
- Upgrade and expand camera system for additions
- Provide secure vestibules and lockdown capabilities (doors & hardware) and install safety glazing on lower level windows being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



# » DISTRICT-WIDE CAPITAL PROJECTS

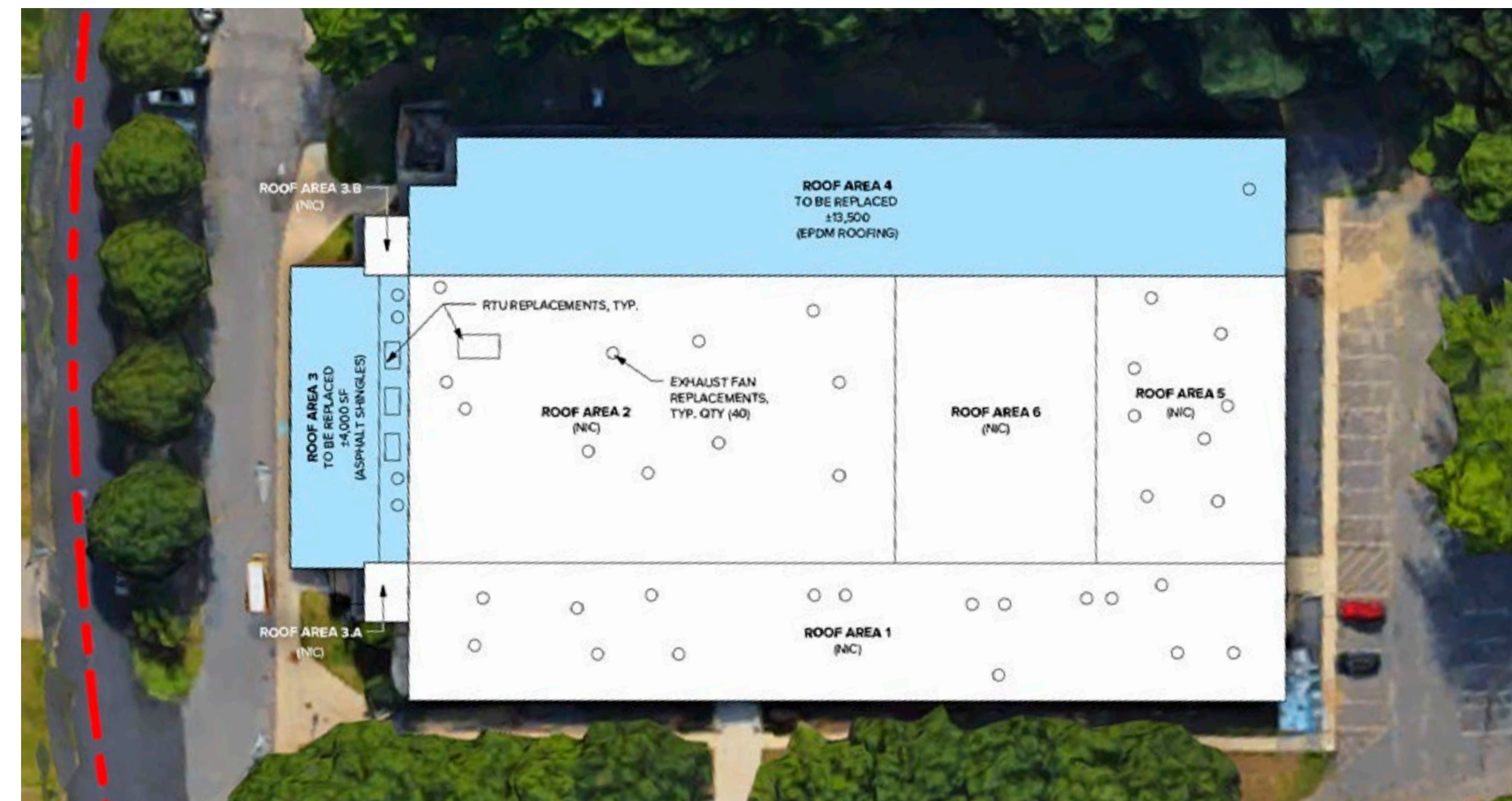


## ROOFING SYSTEMS



### 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



# » WOLF HILL E.S. | THE NEED



**ROOFING CONDITIONS VARY - DETERIORATED  
AREAS AND LEAKING AREAS**



**FLAT ROOFS ARE IN A DETERIORATED STATE**



# » WOLF HILL E.S. | THE NEED



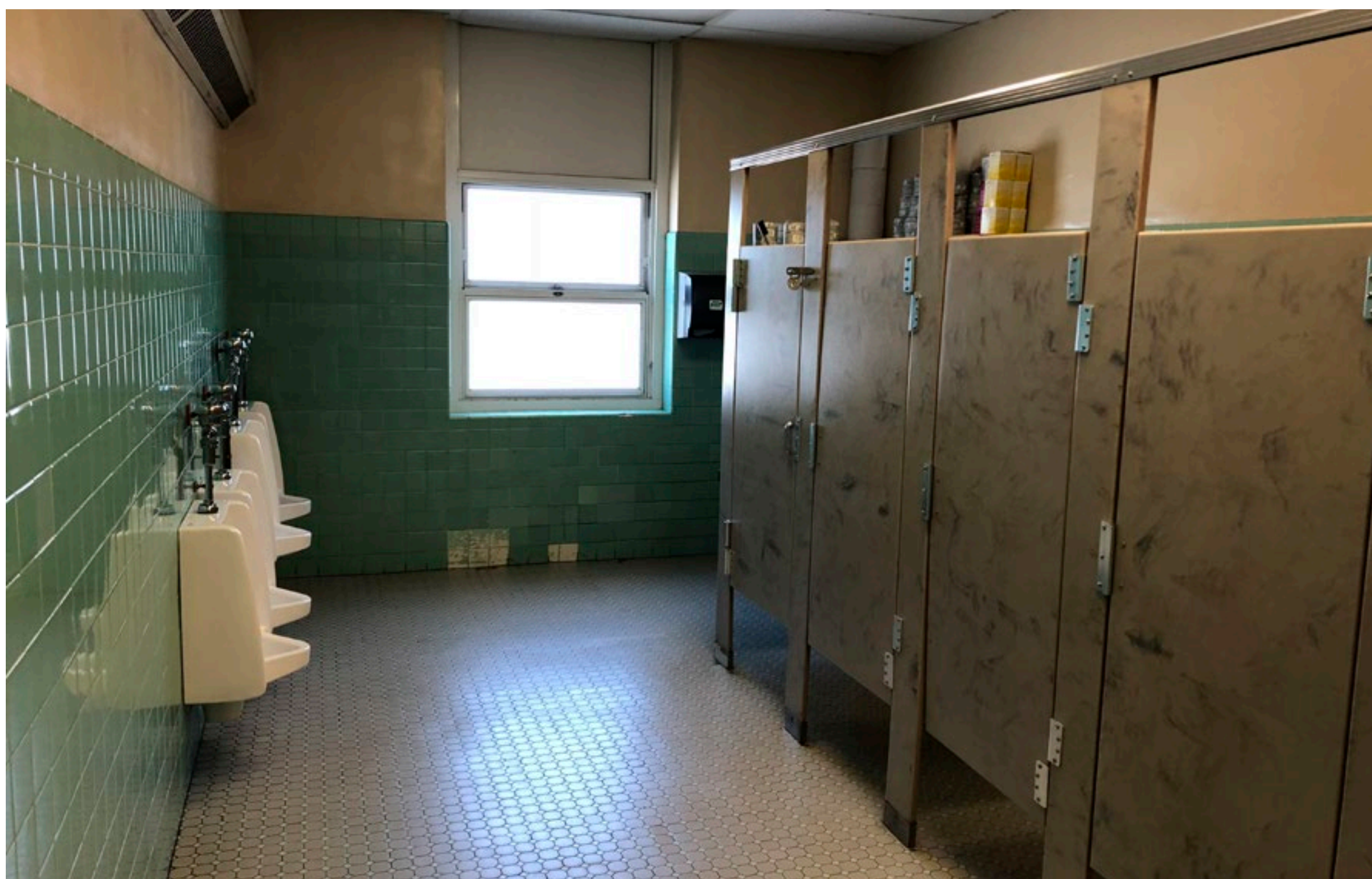
**LIGHTING IS OLDER, INEFFICIENT AND DOESN'T PROVIDE APPROPRIATE LIGHTING LEVELS**



**OLDER, EGG-CRATE FIXTURES HAVE YELLOWED WITH TIME - LIGHTING IS OUTDATED T-12**



# » WOLF HILL E.S. | THE NEED



**EXISTING TOILET ROOMS ARE IN A STATE OF DISREPAIR - TILE, PARTITIONS, AND FIXTURES NEED TO BE REPLACED**

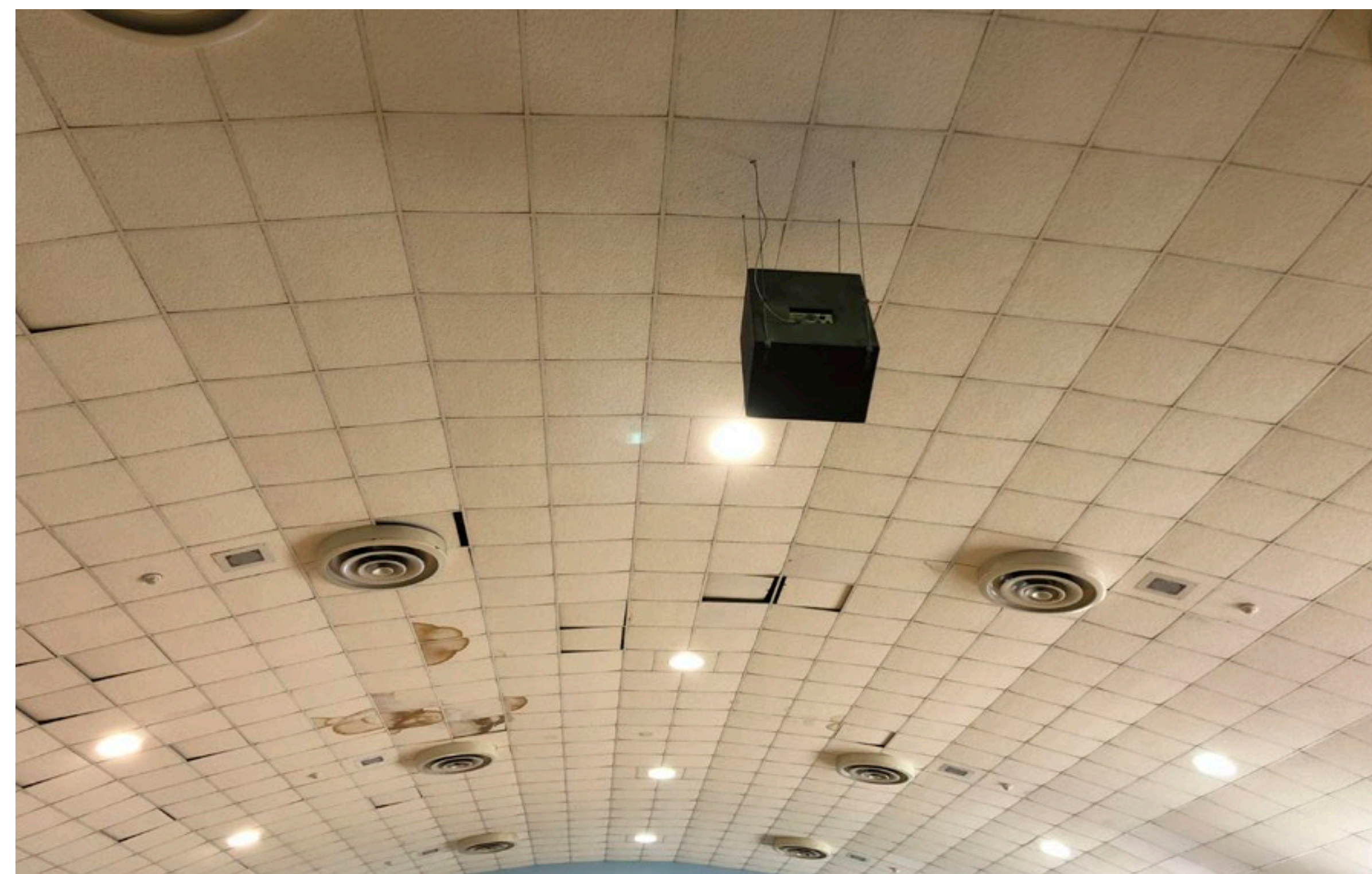


**ASBESTOS TILE FLOORING AND OUTDATED UNIT VENTILATORS ARE IN NEED OF REPLACEMENT**



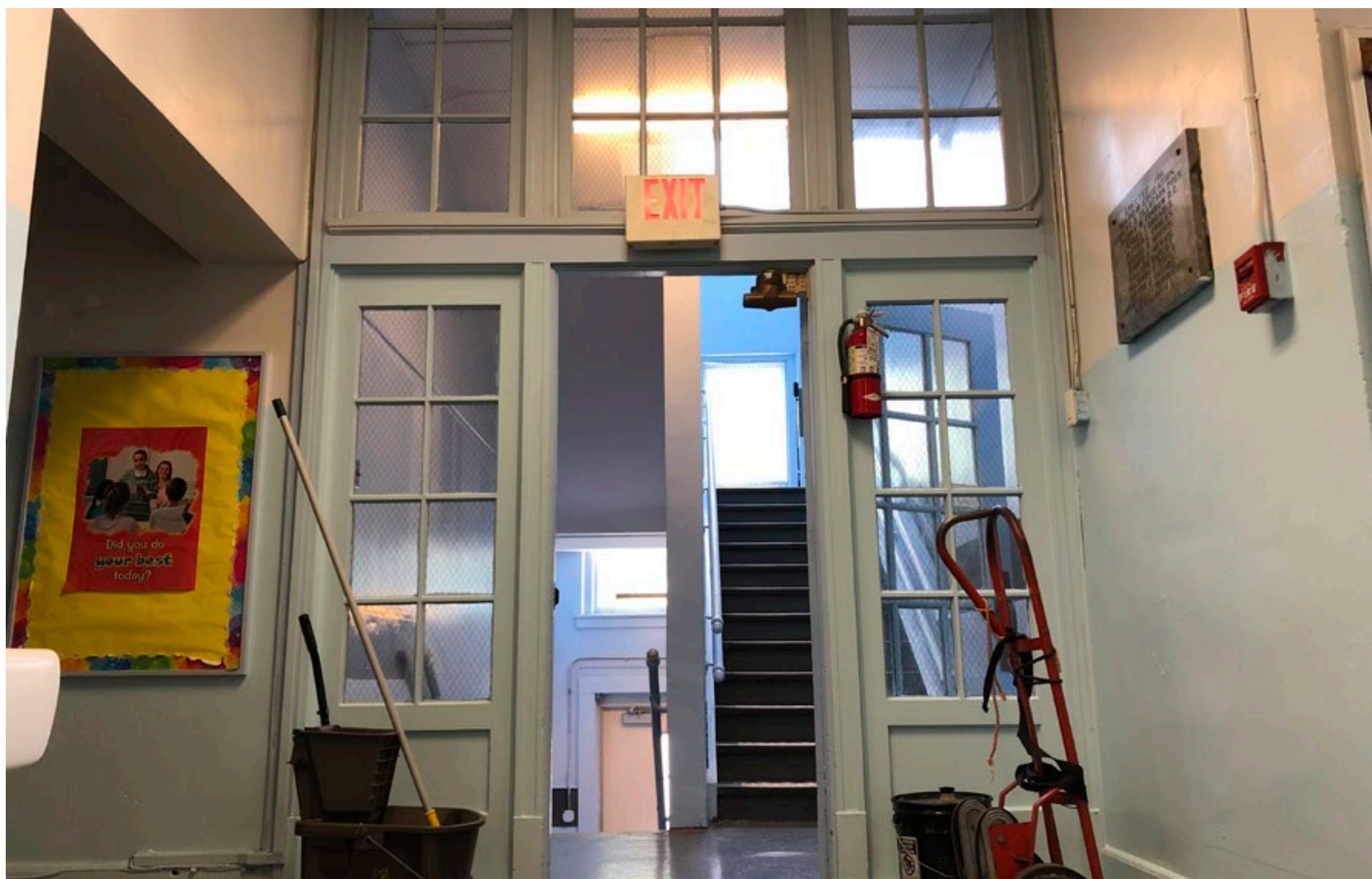


**ASBESTOS TILE FLOORING NEEDS TO BE REMOVED  
AND REPLACED WITH VCT FLOORING**

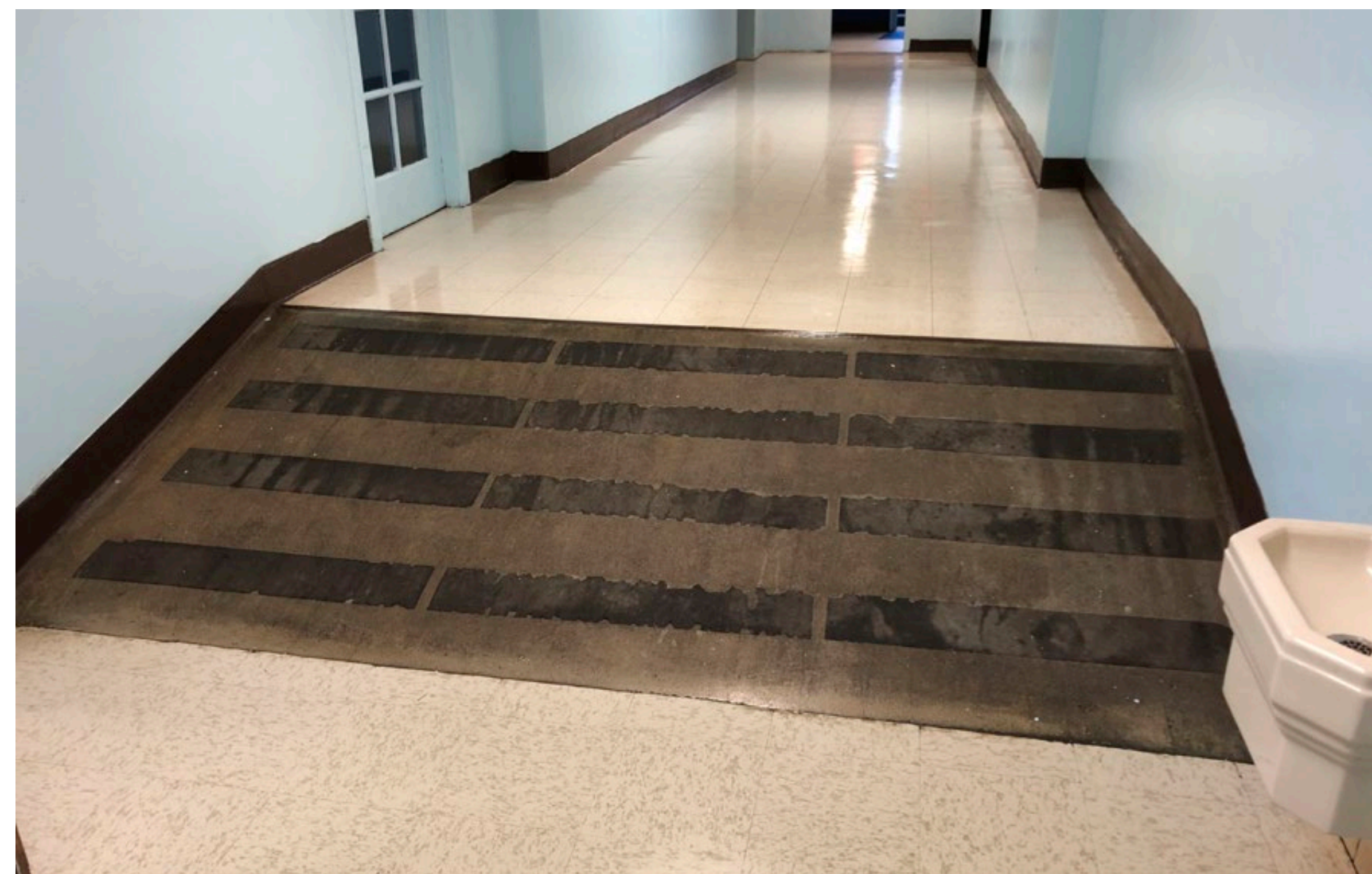


**CEILING SYSTEM AT GYM IS STAINED AND  
DETERIORATED DUE TO LEAKING ROOF**





**EXISTING STAIR ENCLOSURES NEED TO BE CONSTRUCTED WITH APPROPRIATE RATINGS**

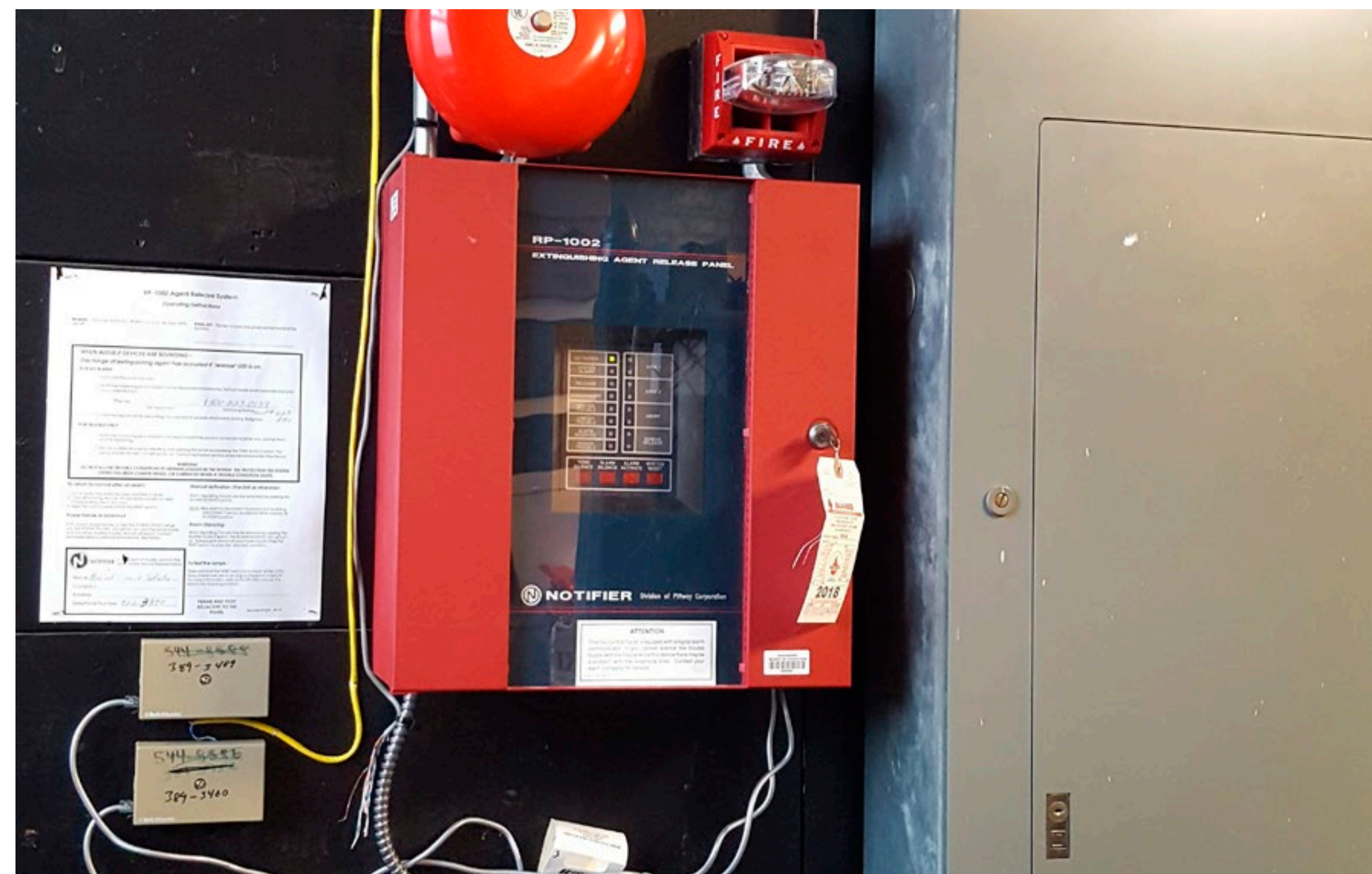


**CORRIDOR RAMPS DO NOT MEET ADA COMPLIANCE**





**EXISTING BOILERS ARE OLDER AND INEFFICIENT**



**EXISTING FIRE ALARM SYSTEM IS OLDER AND INEFFICIENT**



# » MAPLE PLACE M.S. | THE NEED



**AREAS OF ROOFING ARE OLDER AND IN A STATE OF DISREPAIR - REPLACEMENT NEEDED**



**EXISTING FLAT ROOFING IN A STATE OF DISREPAIR - REPLACEMENT NEEDED**



# » MAPLE PLACE M.S. | THE NEED



**EXISTING ART ROOM IS OLDER, OUTDATED AND  
HAS DIFFICULTY SUPPORTING THE  
PROGRAM NEEDS**



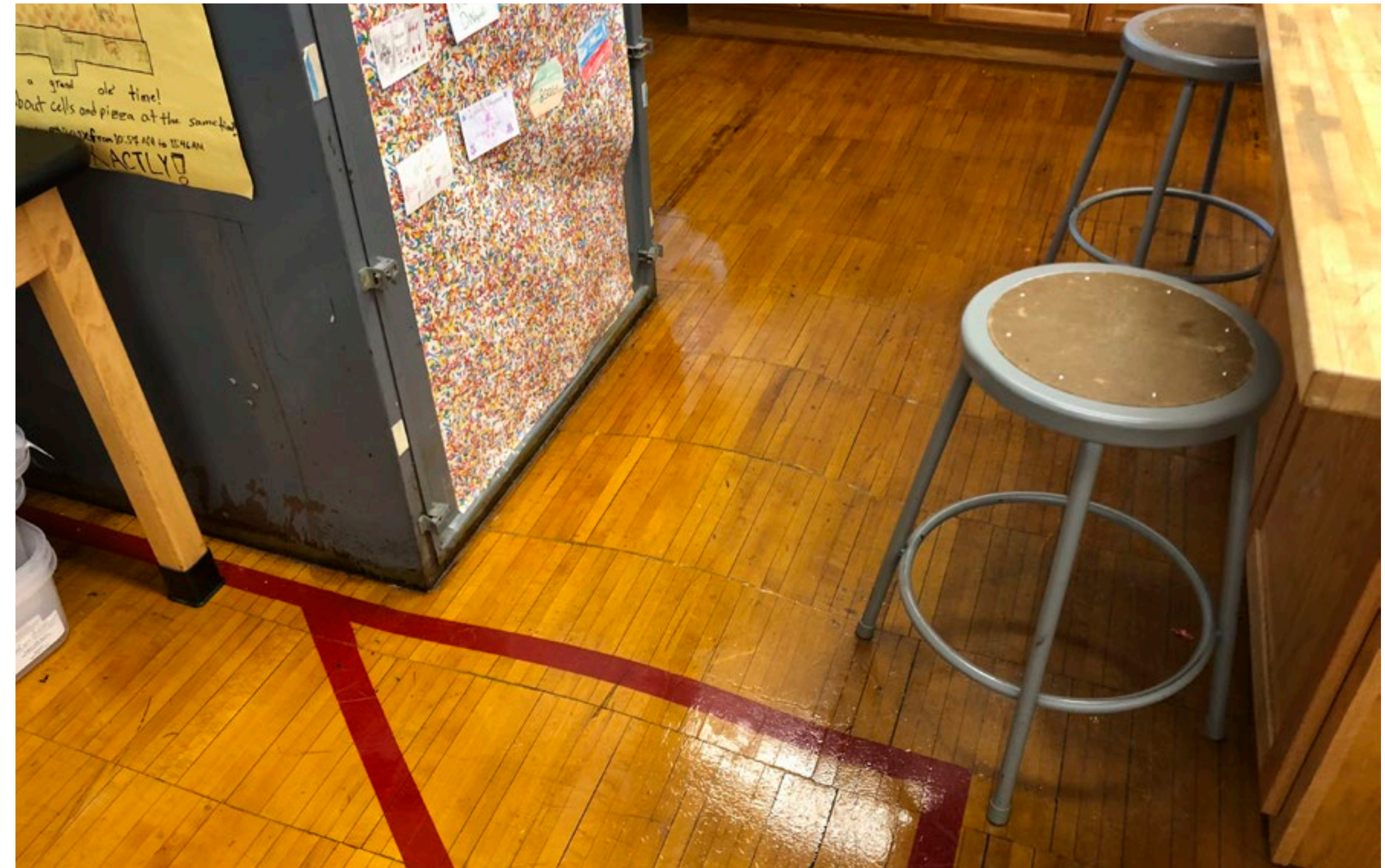
**EXISTING HOME ECONOMICS ROOM IS OLDER,  
OUTDATED AND HAS DIFFICULTY SUPPORTING  
THE PROGRAM NEEDS**



# » MAPLE PLACE M.S. | THE NEED



**EXISTING CEILINGS ARE SUFFERING FROM LEAKING ROOF SECTIONS - NEED REPLACEMENT**



**EXISTING FLOORING IS SUFFERING FROM LEAKING ROOF SECTIONS - NEED REPLACEMENT**



# » MAPLE PLACE M.S. | THE NEED



**EXISTING DOOR HARDWARE DOES NOT MEET ADA COMPLIANCE NOR LOCKABILITY REQUIREMENTS**



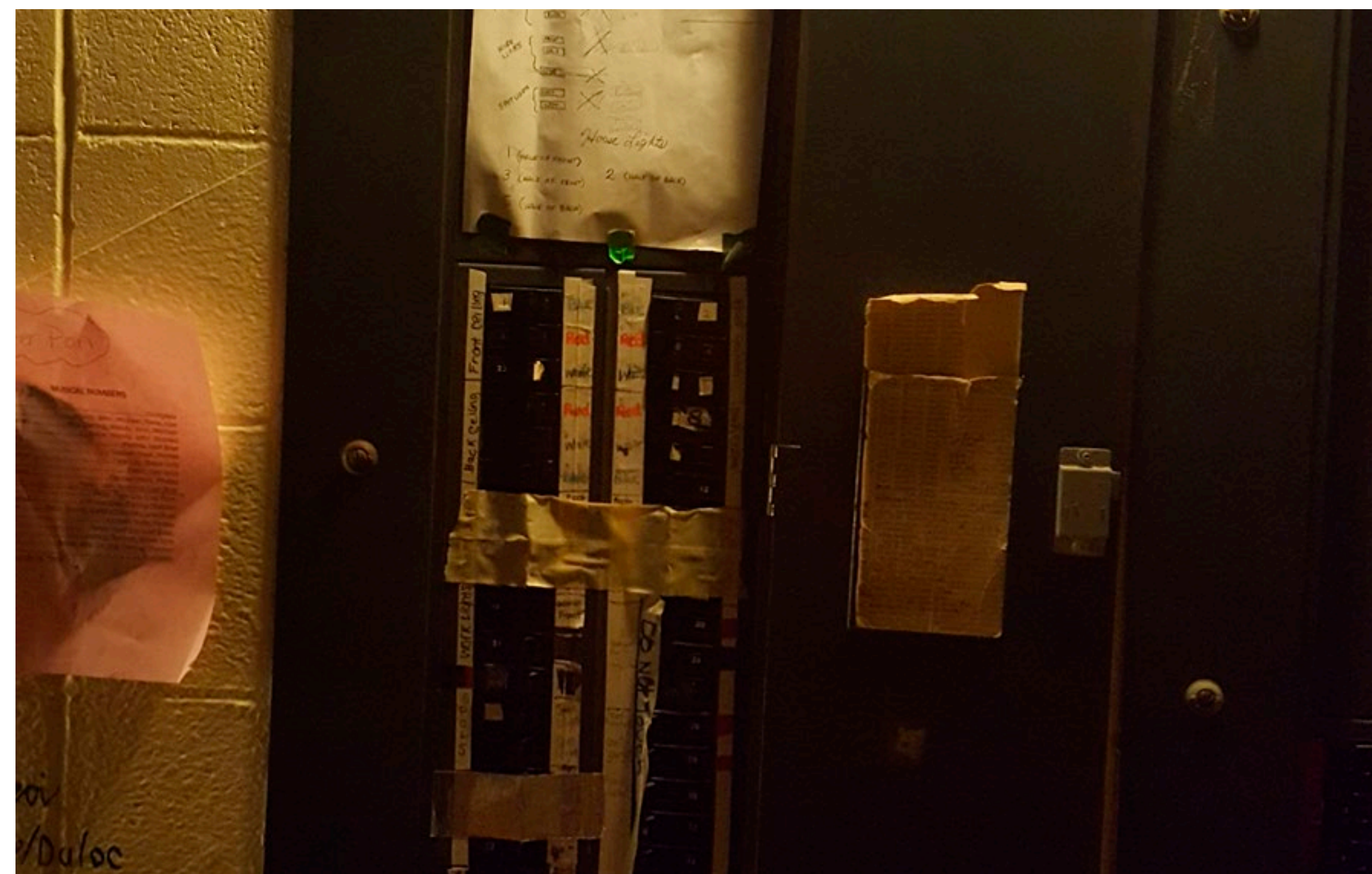
**EXISTING SCIENCE LABS ARE OLDER, INFLEXIBLE AND HAD DIFFICULTY SUPPORTING A GROWING CURRICULUM**



# » MAPLE PLACE M.S. | THE NEED



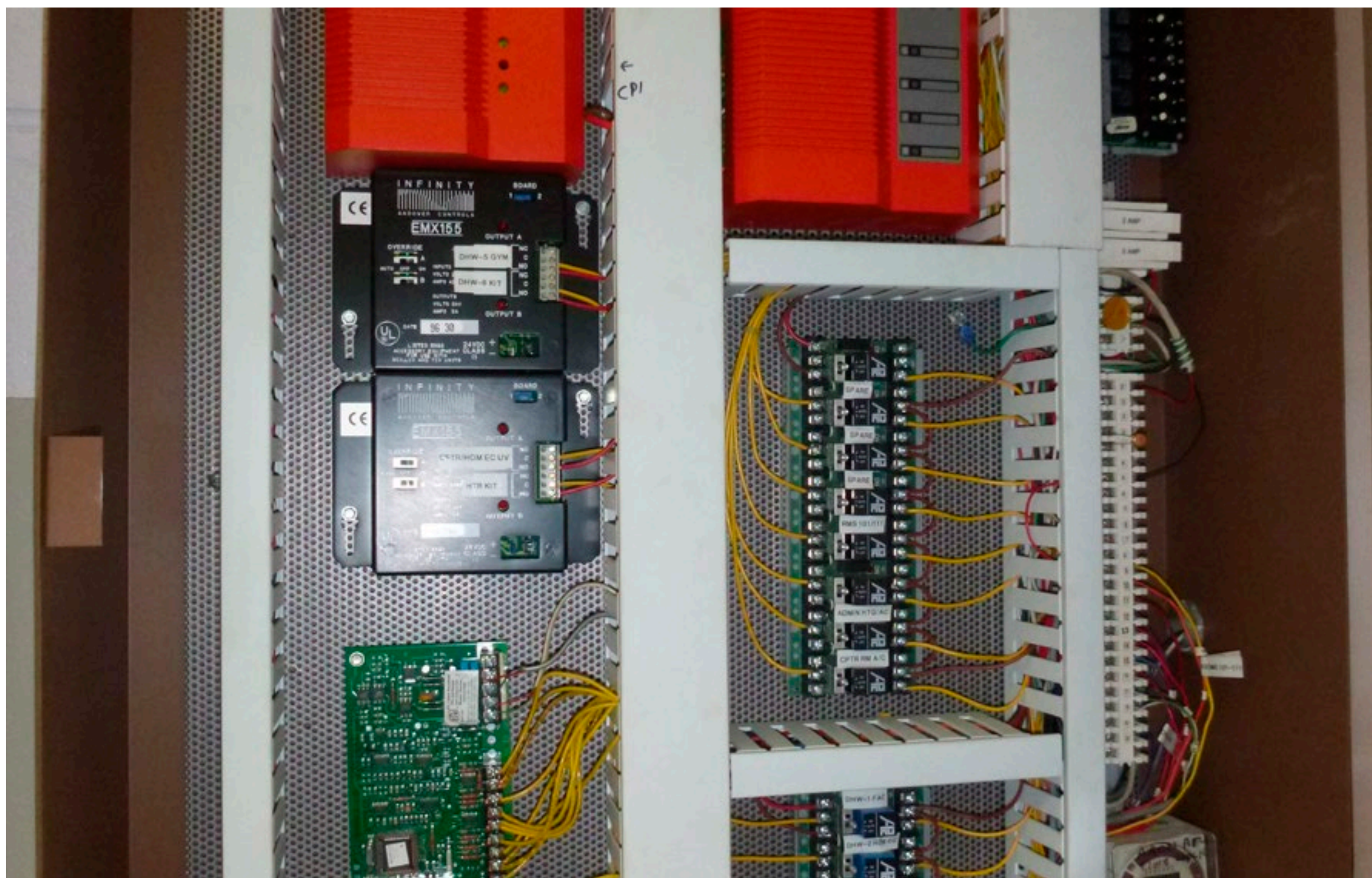
**EXISTING LIGHT FIXTURES ARE OLDER AND INEFFICIENT AND SHOULD BE REPLACED**



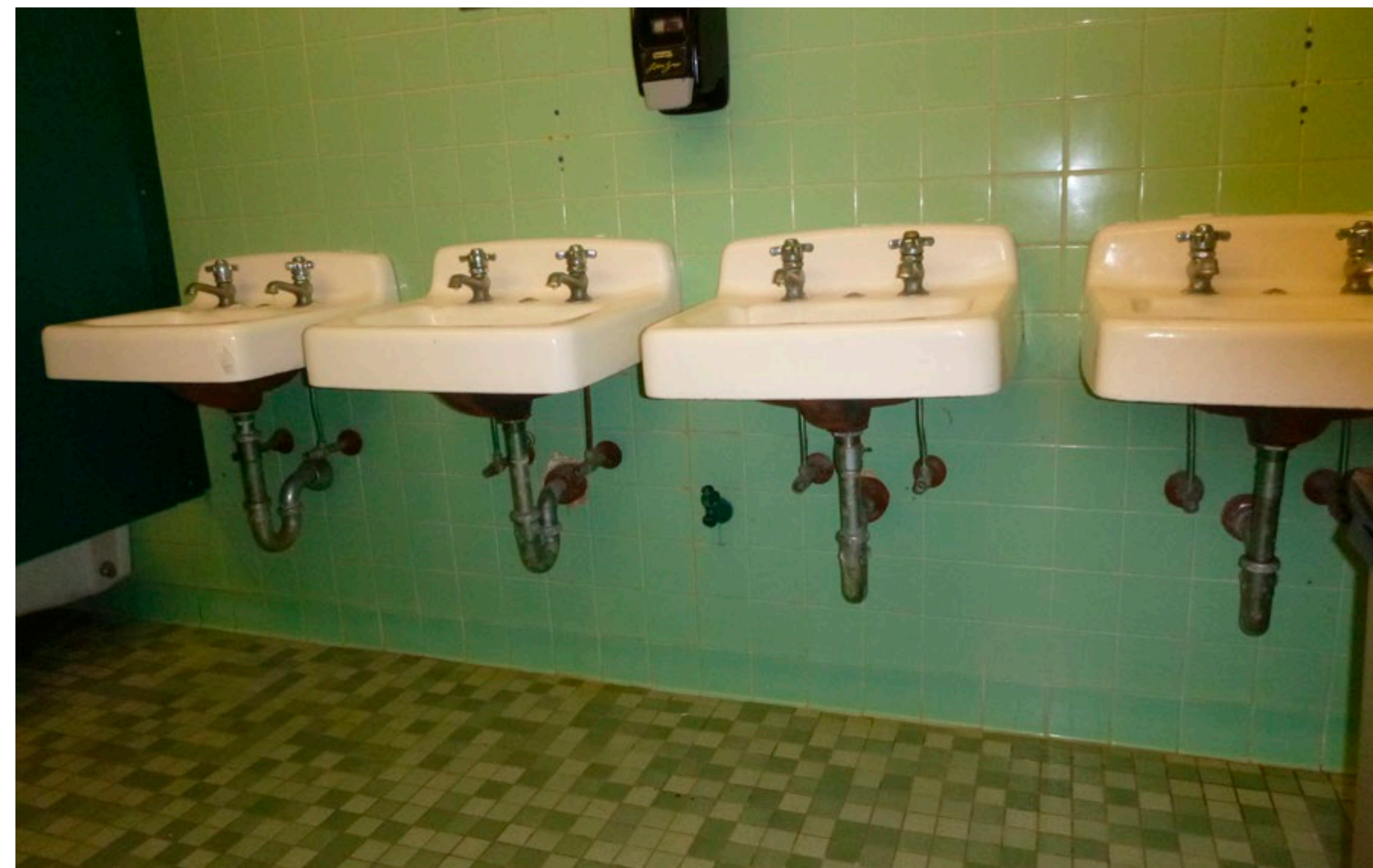
**EXISTING ELECTRICAL PANELS ARE OLDER AND IN NEED OF UPGRADE**



# » MAPLE PLACE M.S. | THE NEED



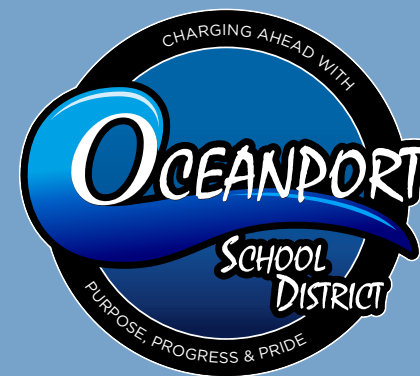
**EXISTING FIRE ALARM SYSTEM IS IN NEED OF UPGRADE TO AN ADDRESSABLE SYSTEM**



**EXISTING PLUMBING AND PLUMBING FIXTURES ARE IN A STATE OF DISREPAIR**



# EDUCATIONAL PROJECTS ALL SCHOOLS







- Kindergarten renovations
- Media Center addition
- Lower Level classroom renovations
- Nurse & Faculty renovations
- Cafeteria & Kitchen addition





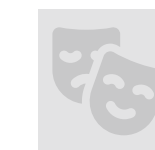
- Window replacements
- New elevator



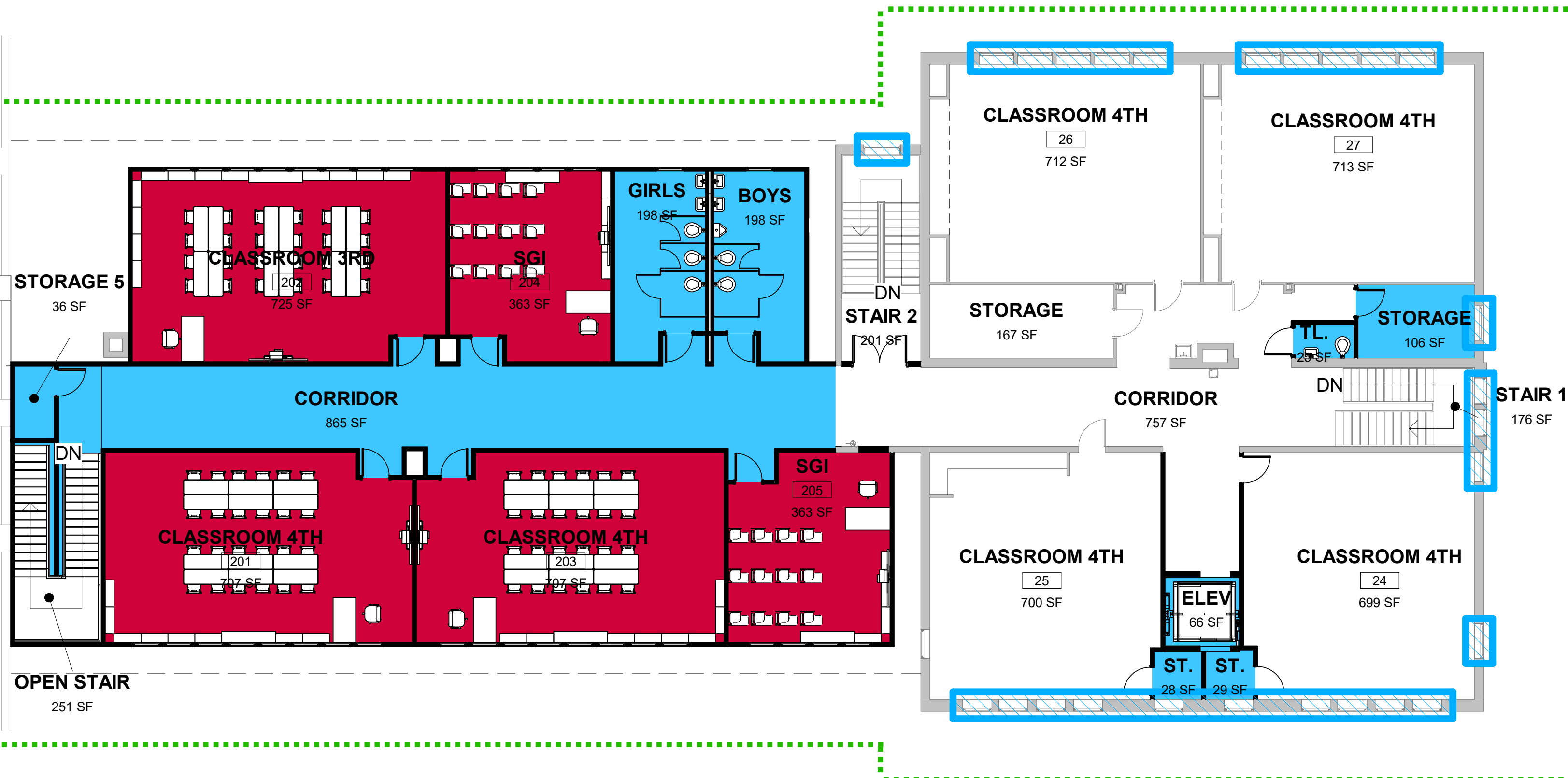
# » WOLF HILL ELEMENTARY SCHOOL



## INTERIOR SECOND FLOOR



■ Second floor classrooms  
expansion and reconstruction





# » WOLF HILL ELEMENTARY SCHOOL



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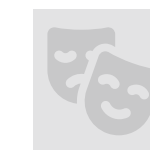
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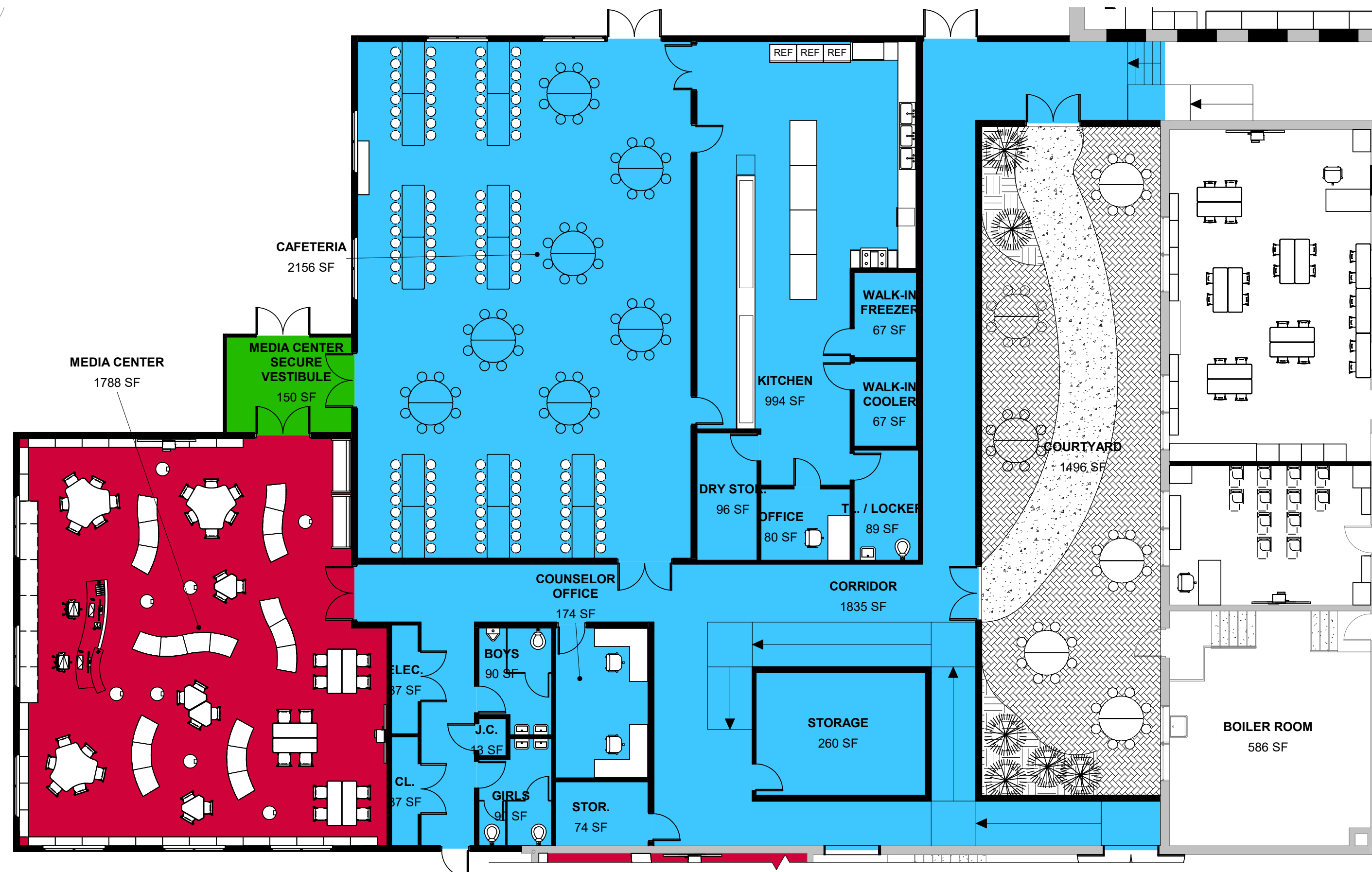
KEY PLAN



## MEDIA CENTER & CAFETERIA ADDITION



- New addition for more appropriate media Center & Cafeteria to better serve the needs of the students





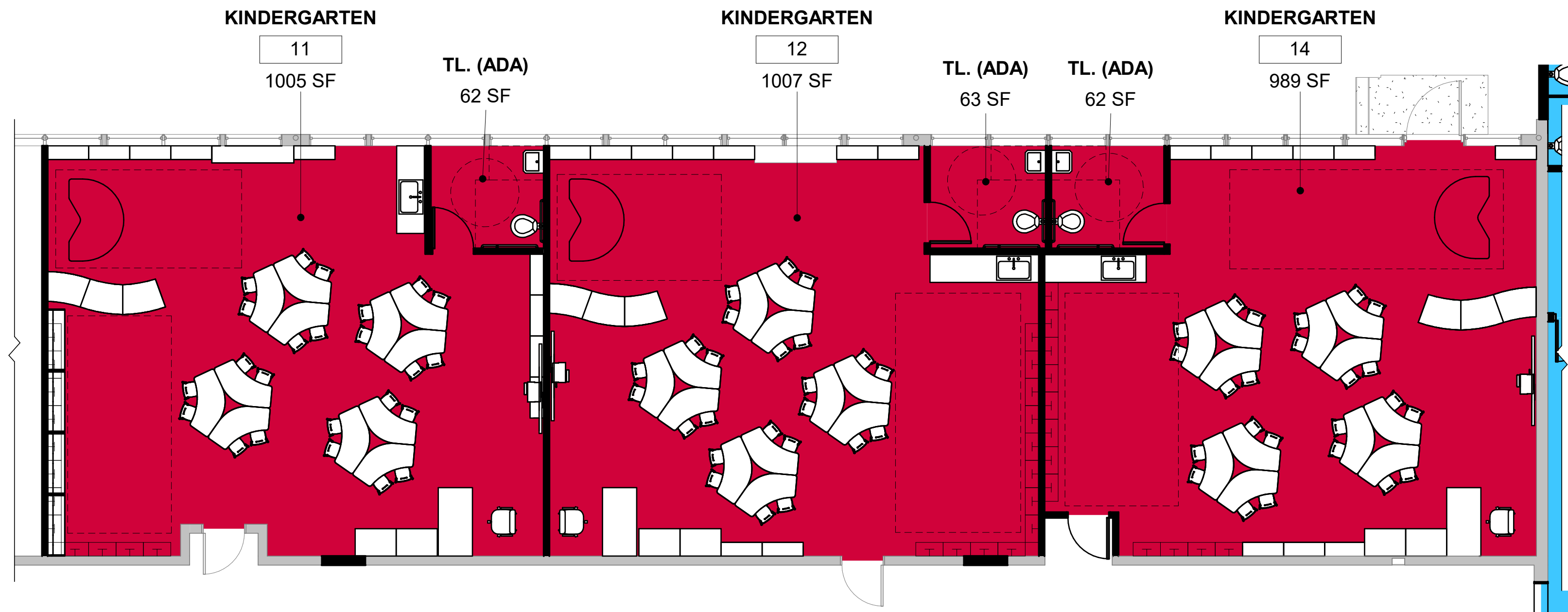
# » WOLF HILL ELEMENTARY SCHOOL



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## KINDERGARTEN RENOVATIONS



- Renovate space to create a more efficient layout able to fit 3 Kindergarten Classrooms



# » WOLF HILL ELEMENTARY SCHOOL



KEY PLAN



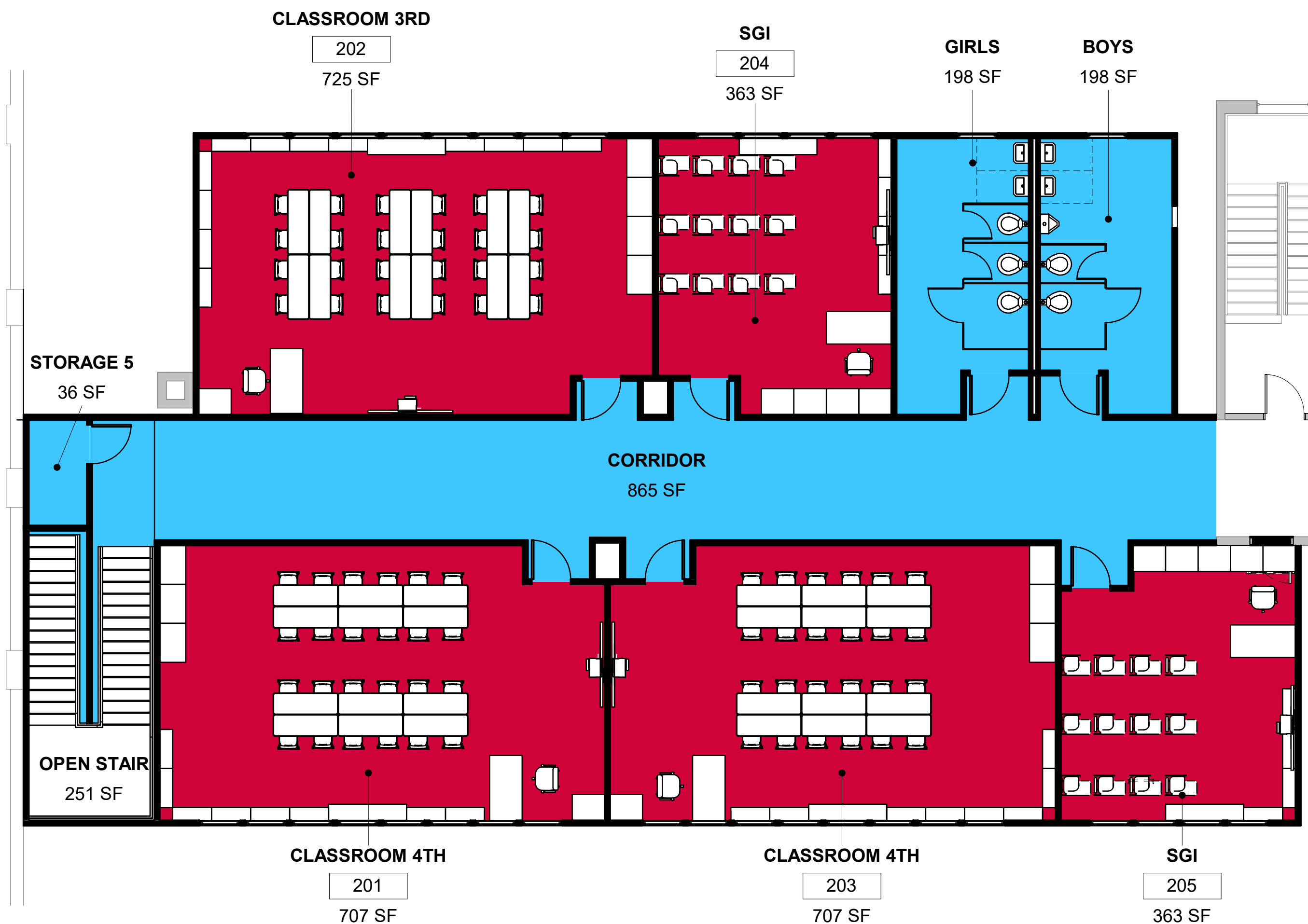
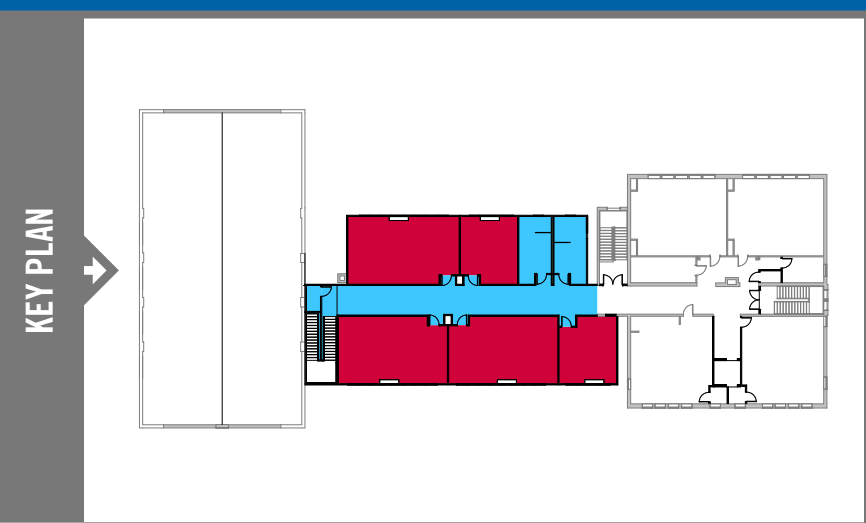
## LOWER LEVEL CLASSROOM RENOV.



- Reclaim space from the existing Cafeteria & Media Center to create additional classroom space



# » WOLF HILL ELEMENTARY SCHOOL



## 2ND FLOOR CLASSROOM RECONSTRUCTION



- Expansion of the existing second floor to create additional classroom space and toilet rooms



# » WOLF HILL ELEMENTARY SCHOOL



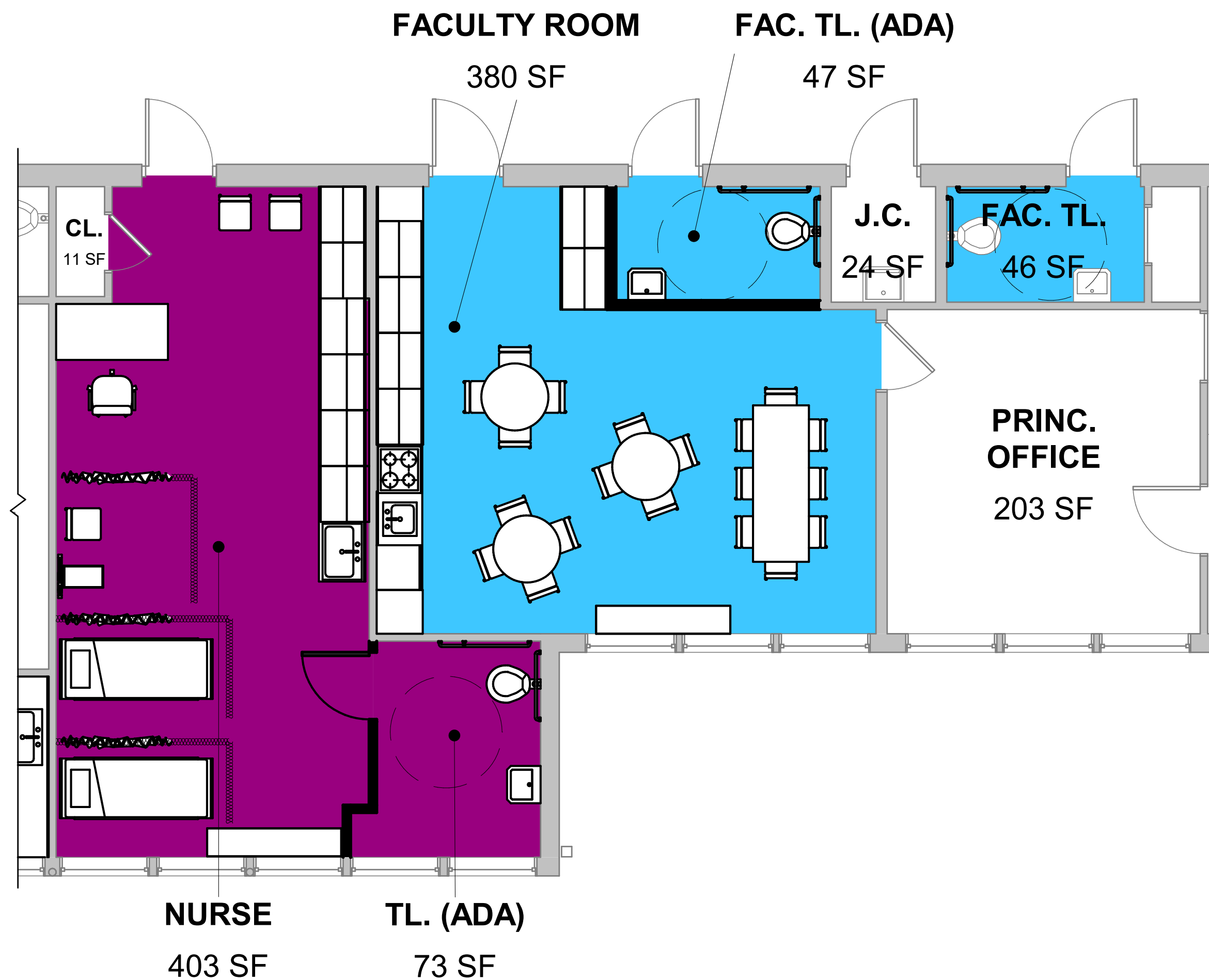
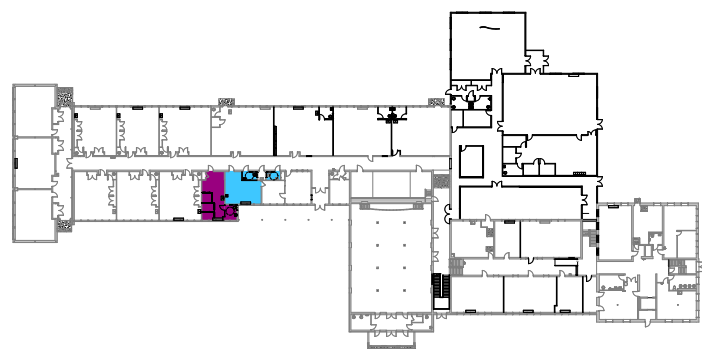
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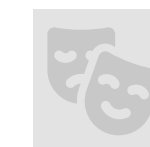
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KEY PLAN



## NURSE & FACULTY ROOMS



- Renovate existing areas to create an ADA compliant Nurse's Suite and more efficient layouts for both rooms



# » WOLF HILL E.S.: SITE PLAN





# MAPLE PLACE MIDDLE SCHOOL



## INTERIOR FIRST FLOOR



- Cafetorium renovations
- Locker Room and Gym rennov.
- Media Center and SGI rennov.
- Stem Wing renovations





# » MAPLE PLACE MIDDLE SCHOOL



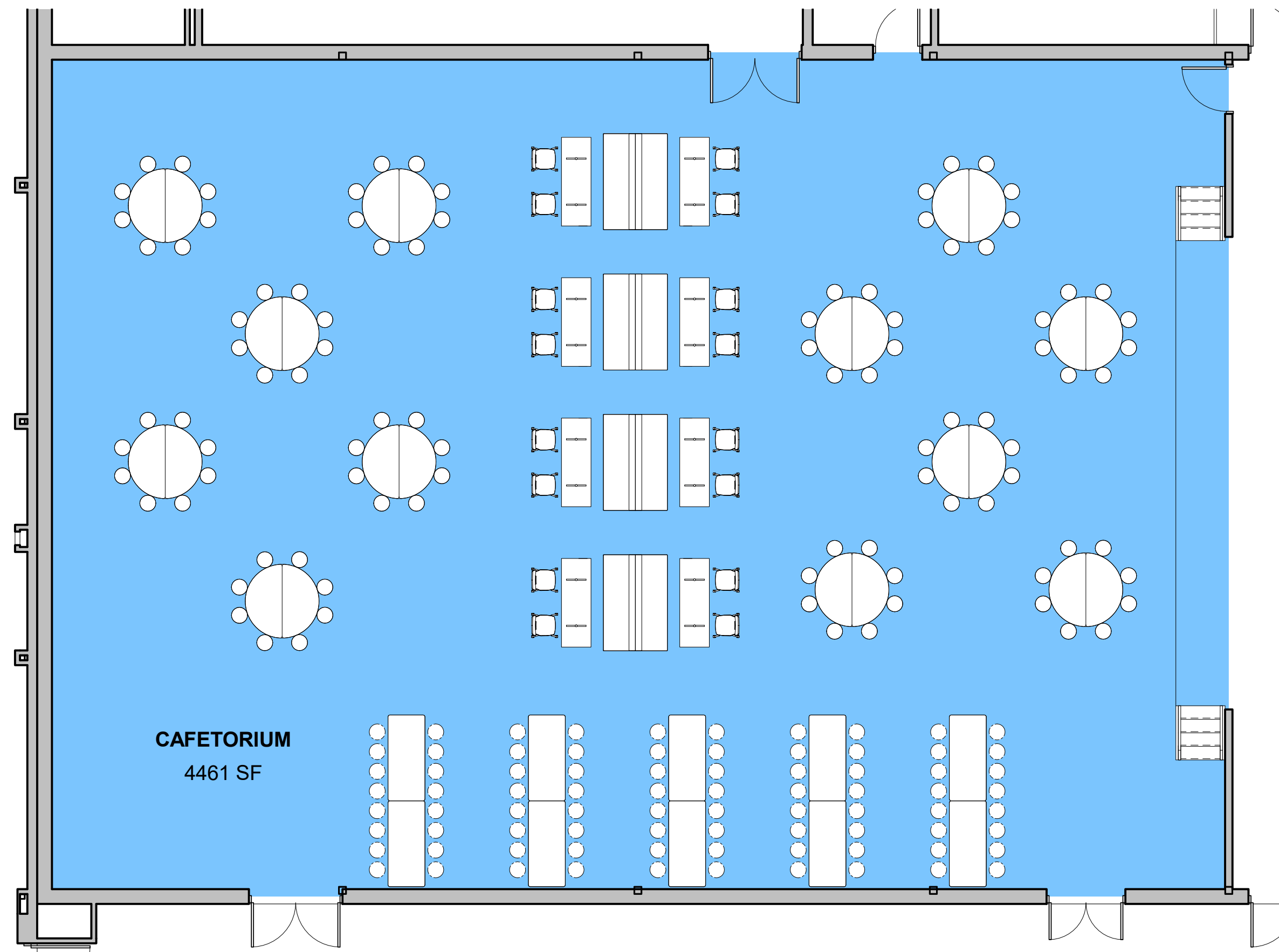
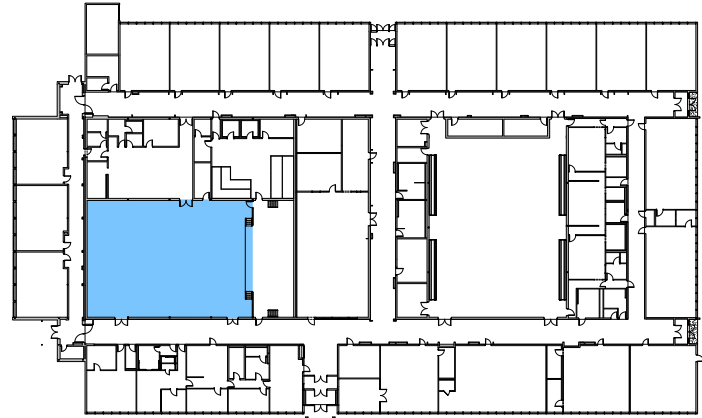
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KEY PLAN



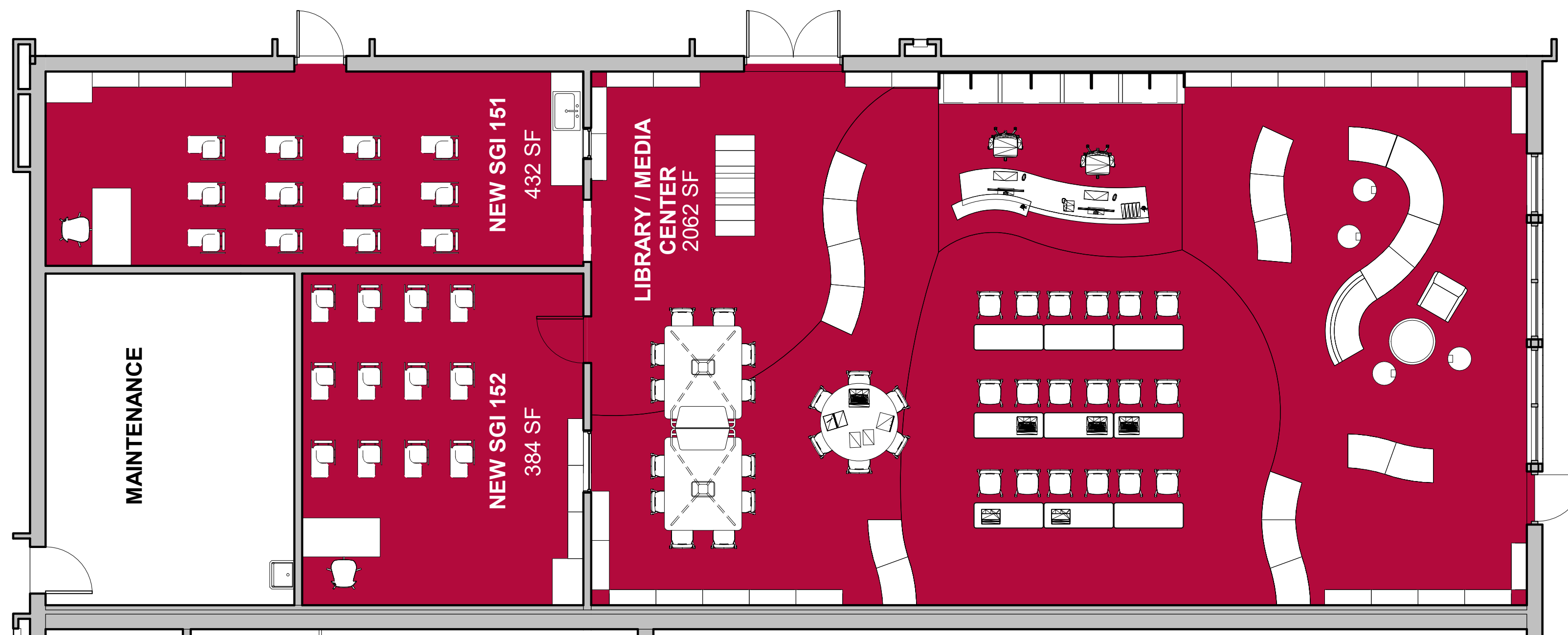
## CAFETORIUM



■ Cafetorium renovations



# » MAPLE PLACE MIDDLE SCHOOL



## MEDIA CENTER AND SGI



- Media Center Renovations
- Renovations for new SGI classrooms



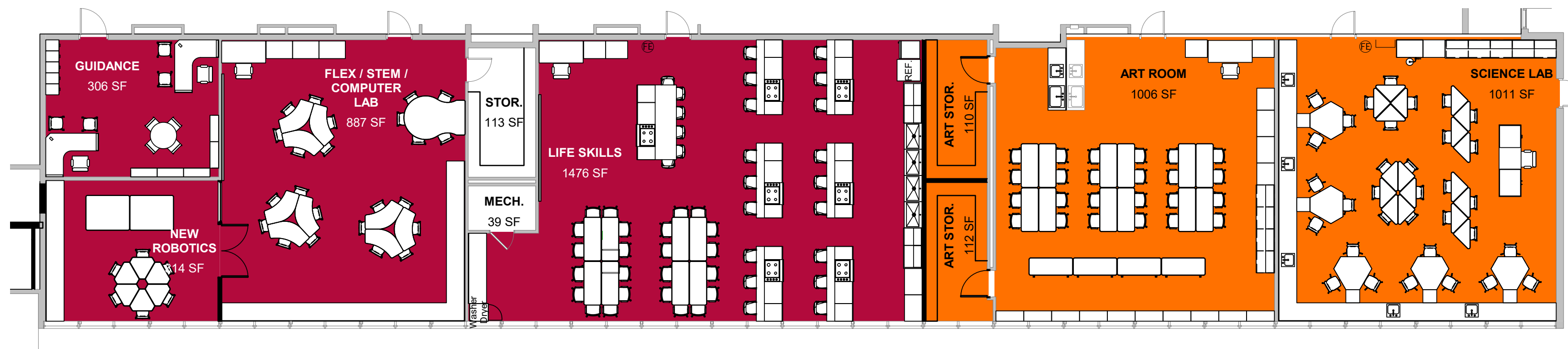
# » MAPLE PLACE MIDDLE SCHOOL



## STEM WING



- Science lab renovations
- Life skills renovations
- Guidance room renovations
- Computer lab renovations with a new robotics room
- Art room renovations



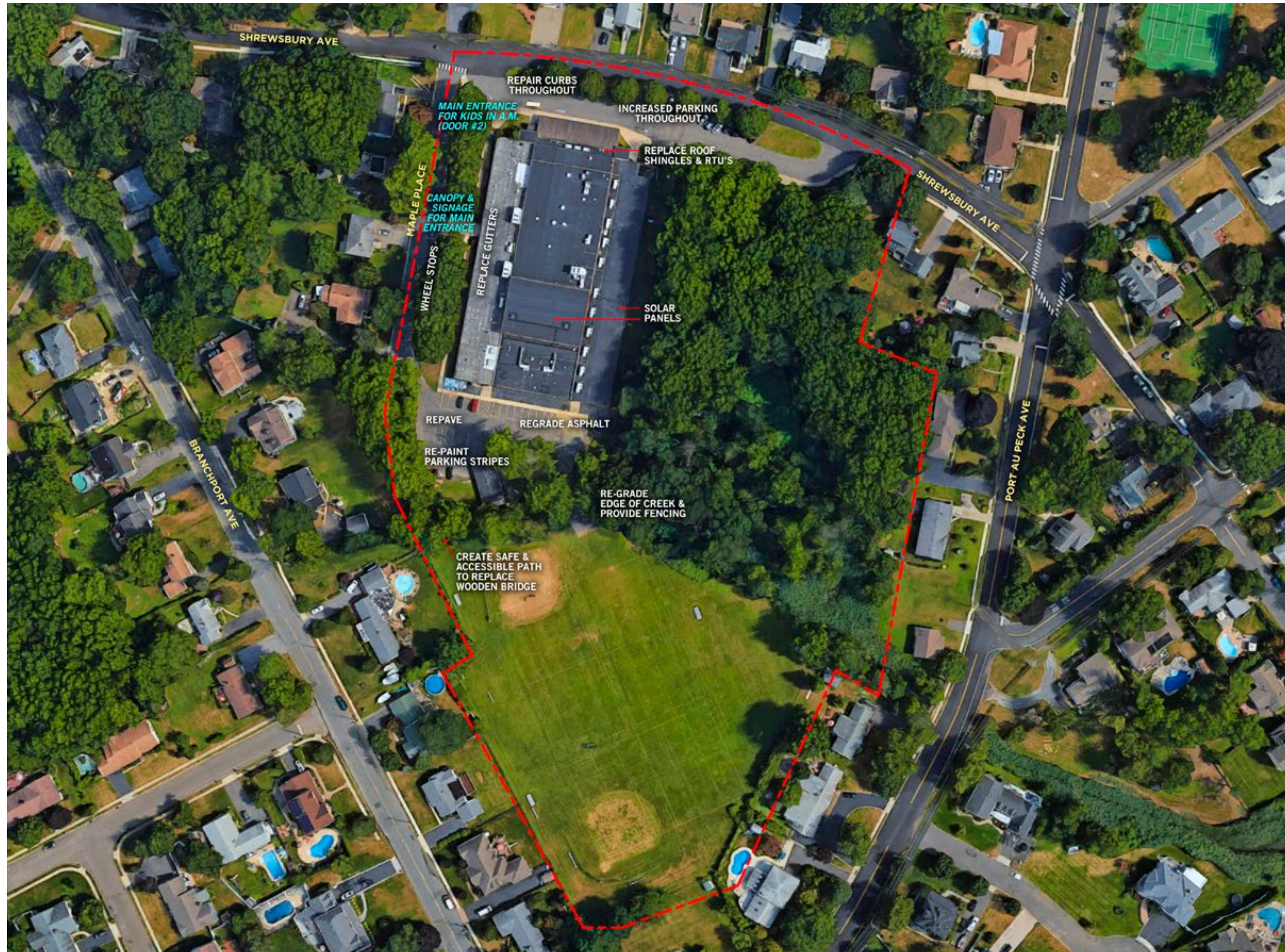


# » MAPLE PLACE MIDDLE SCHOOL





# » MAPLE PLACE M.S.: SITE PLAN





# PROJECT POTENTIAL



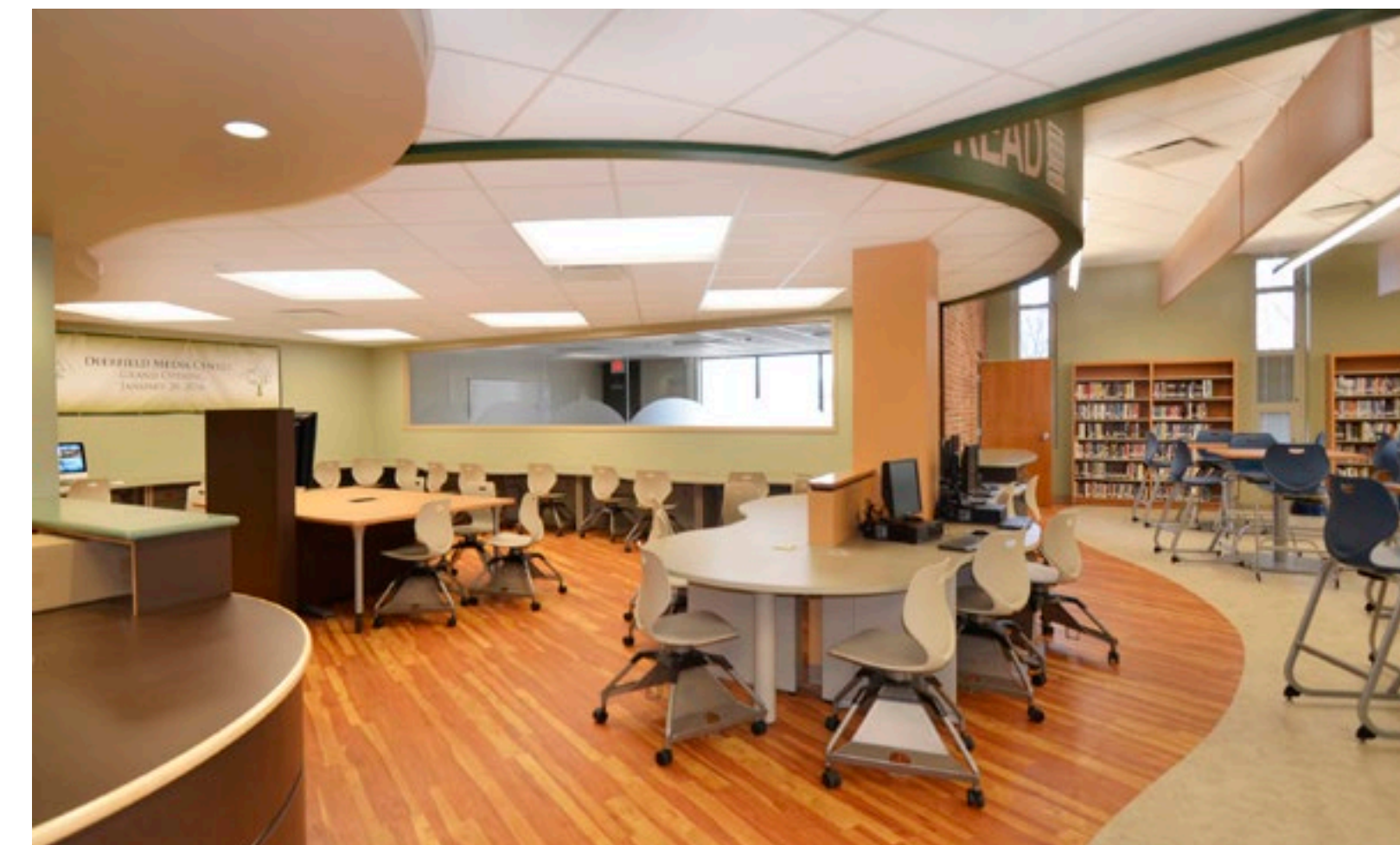
# » MEDIA CENTER... REIMAGINED



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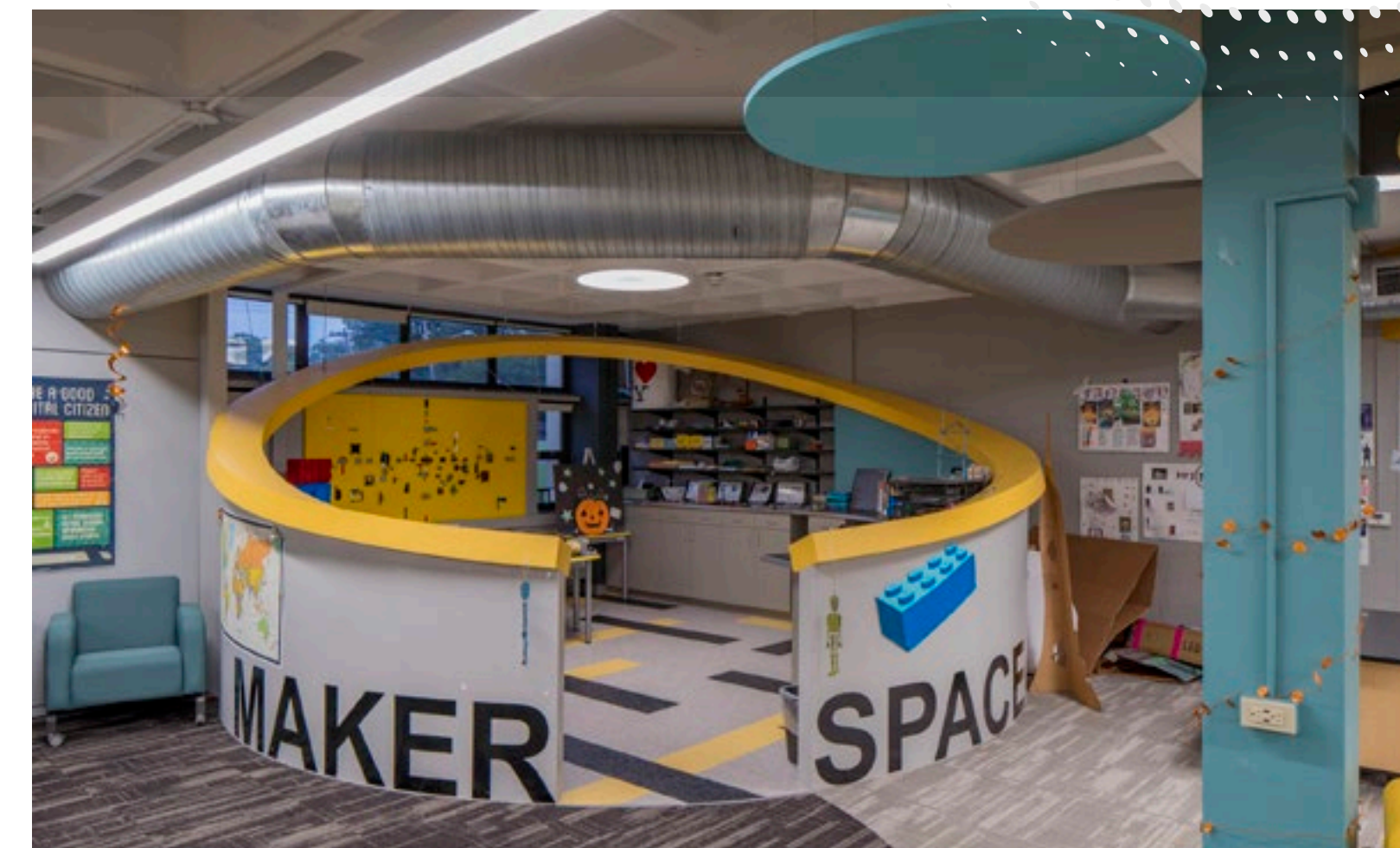


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# » MEDIA CENTER... REIMAGINED





# » MEDIA CENTER... REIMAGINED



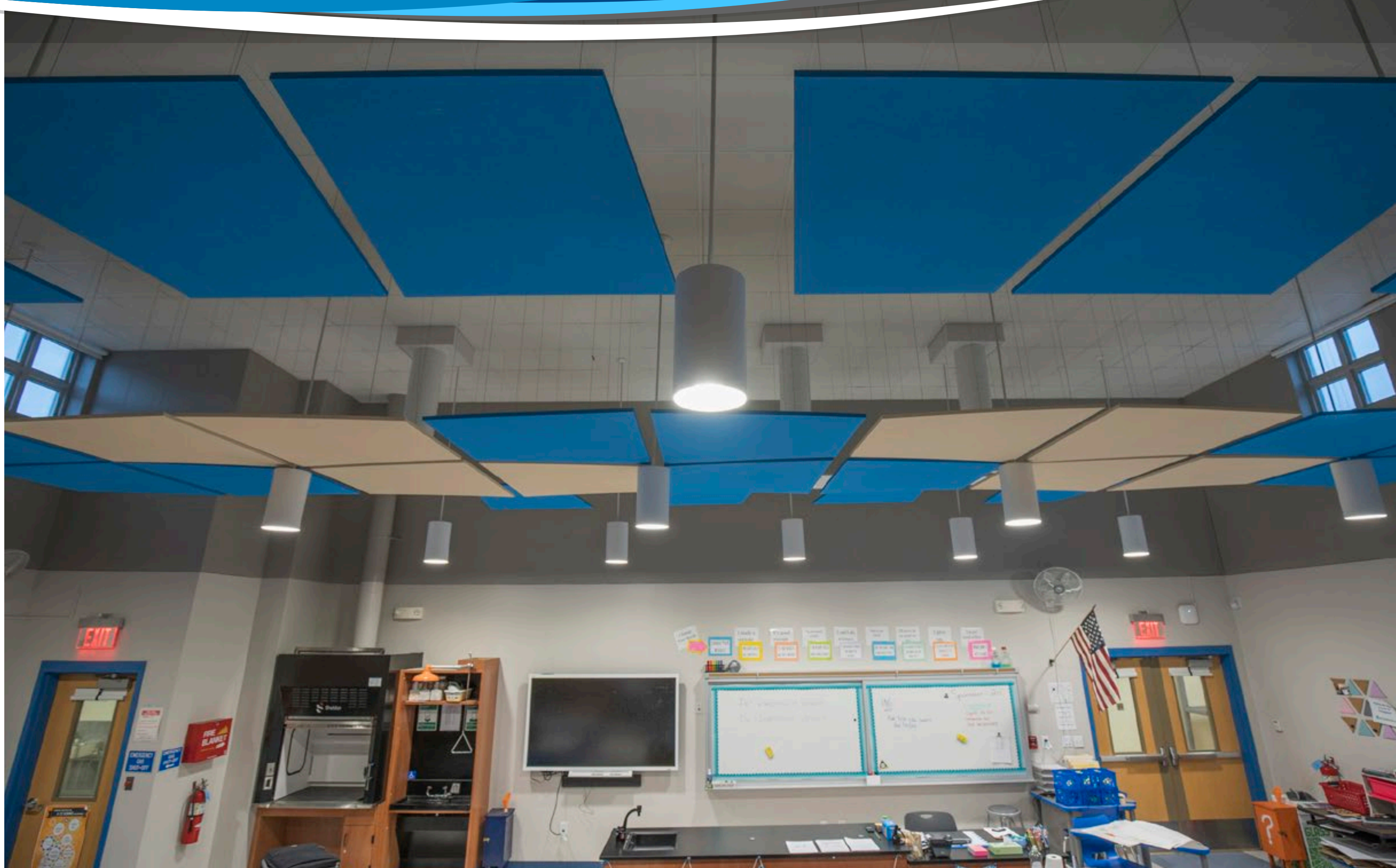


# » CAFETERIA... REIMAGINED



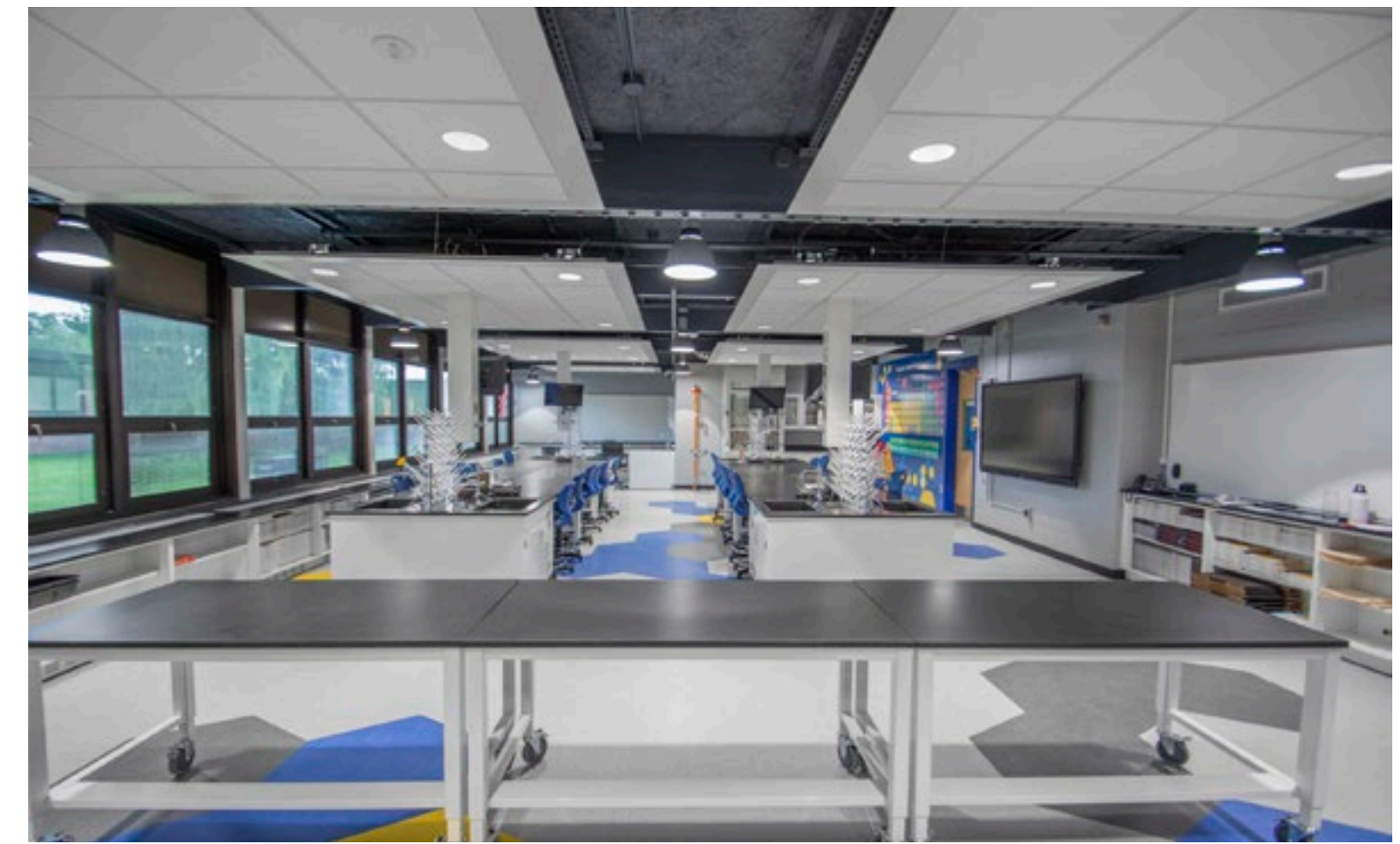


# » SCIENCE/STEM LABS... REIMAGINED





# » SCIENCE/STEM LABS... REIMAGINED





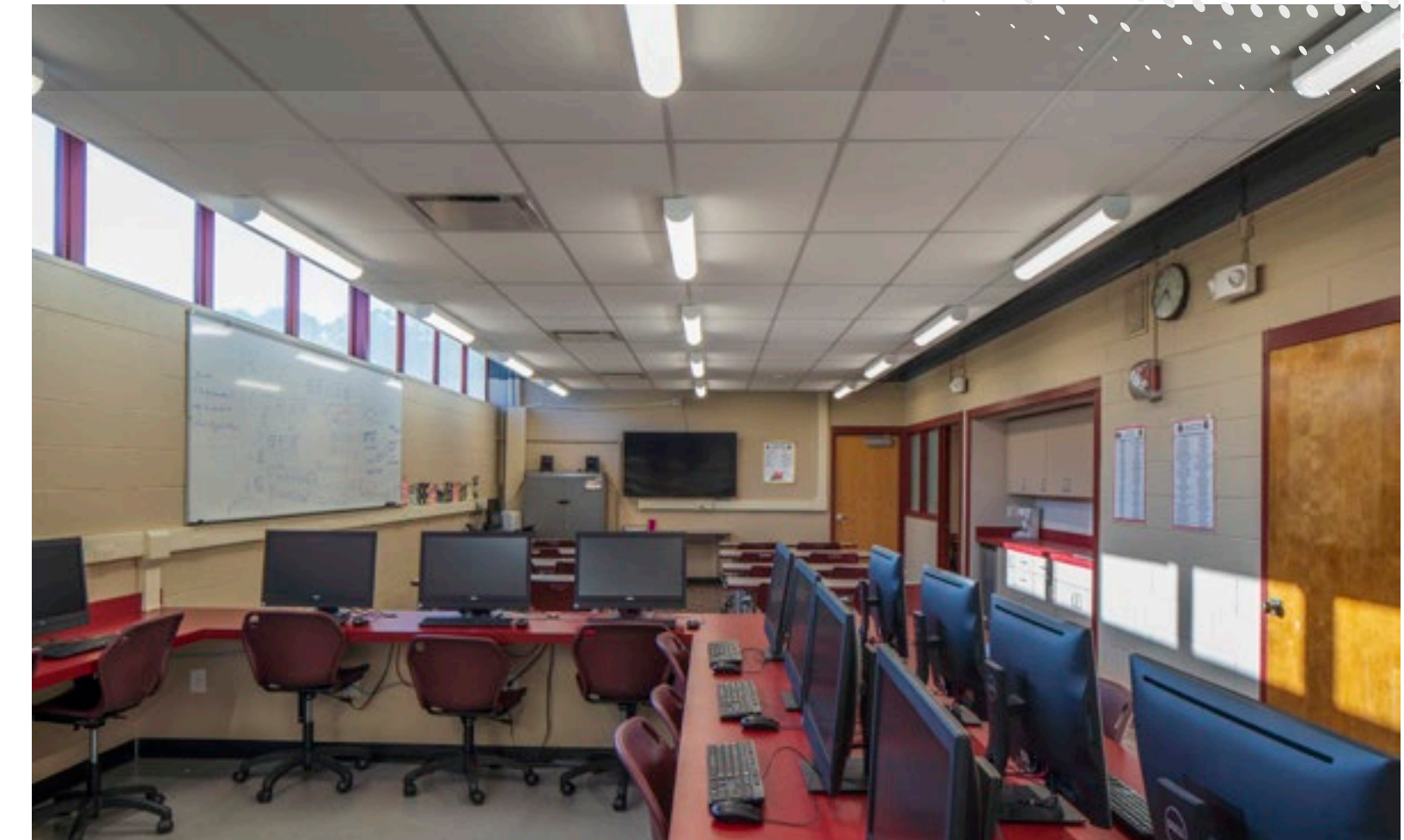
# » SCIENCE/STEM LABS... REIMAGINED



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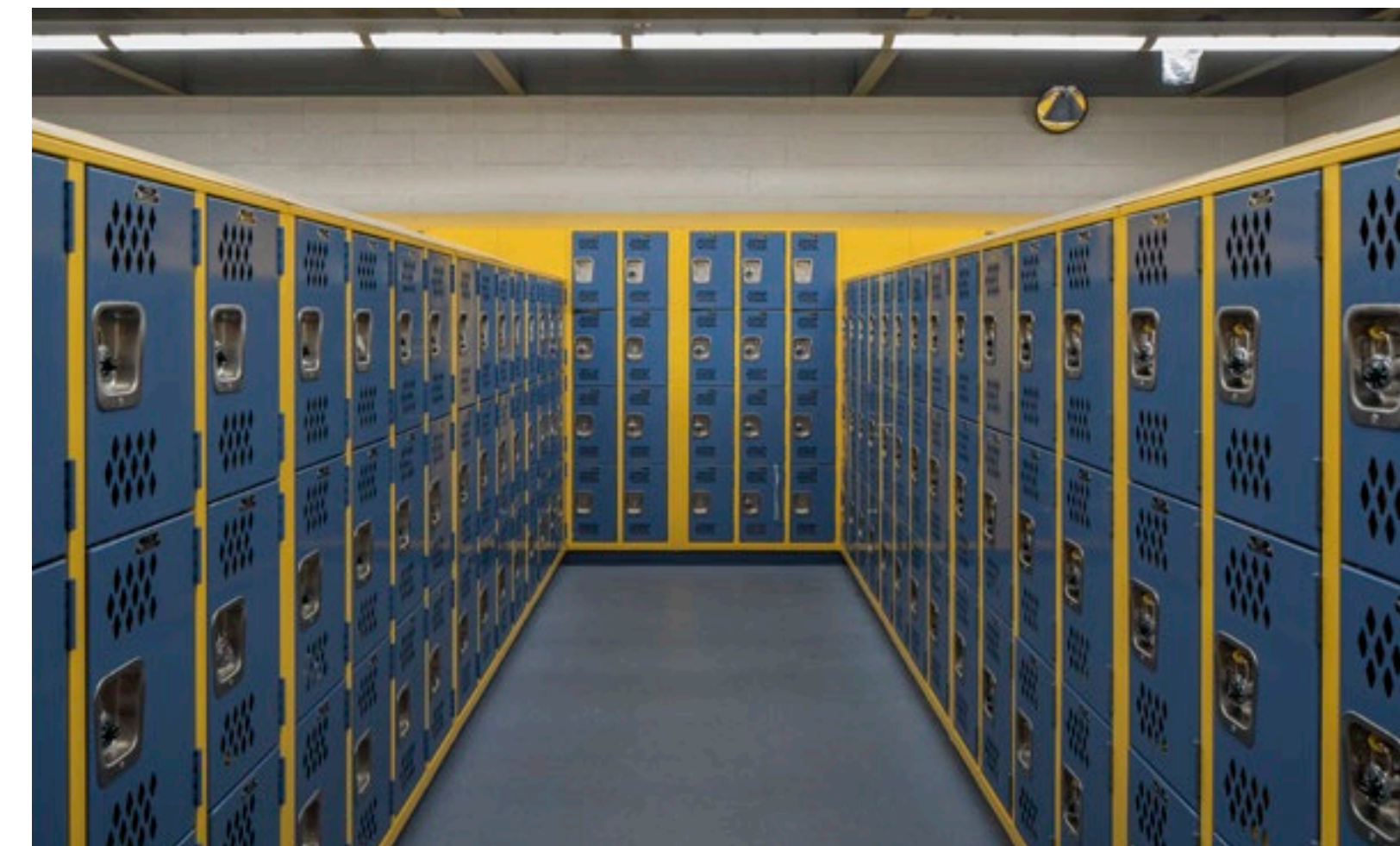


# » LOCKER ROOMS... REIMAGINED





# » LOCKER ROOMS... REIMAGINED





# PROJECTED COSTS



# » PROJECTED COSTS: RENOVATION/ADDITION

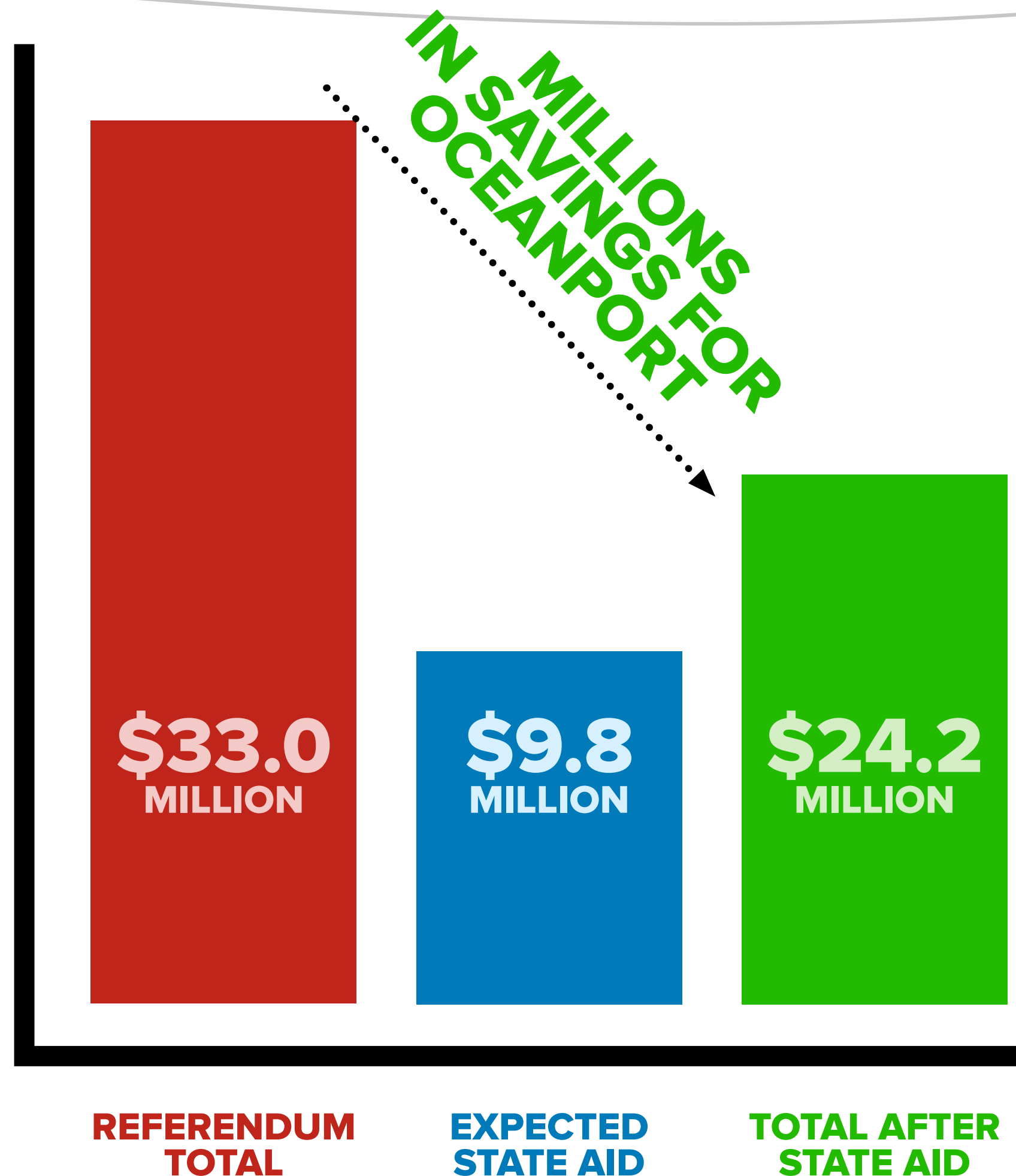


REFERENDUM BUDGET BREAKDOWN			
PROJECT	TOTAL PROJECT COST	ESTIMATED DEBT SERVICE AID	FINAL COST AFTER DEBT SERVICE AID
WOLF HILL RENOVATIONS	\$ 17,170,000	\$ 6,000,000	\$ 11,170,000
WOLF HILL REAR ADDITION	\$ 4,520,000	\$ 110,000	\$ 4,410,000
WOLF HILL 2ND FLR EXPANSION	\$ 2,000,000	\$ 100,000	\$ 1,900,000
MAPLE PLACE RENOVATIONS	\$ 10,130,000	\$ 3,400,000	\$ 6,730,000
TOTAL - REFERENDUM	\$ 33,820,000	\$ 9,610,000	24,210,000

**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.



# » WHY NOW?



## 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.



# » WHAT WILL THIS COST US?

**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)*

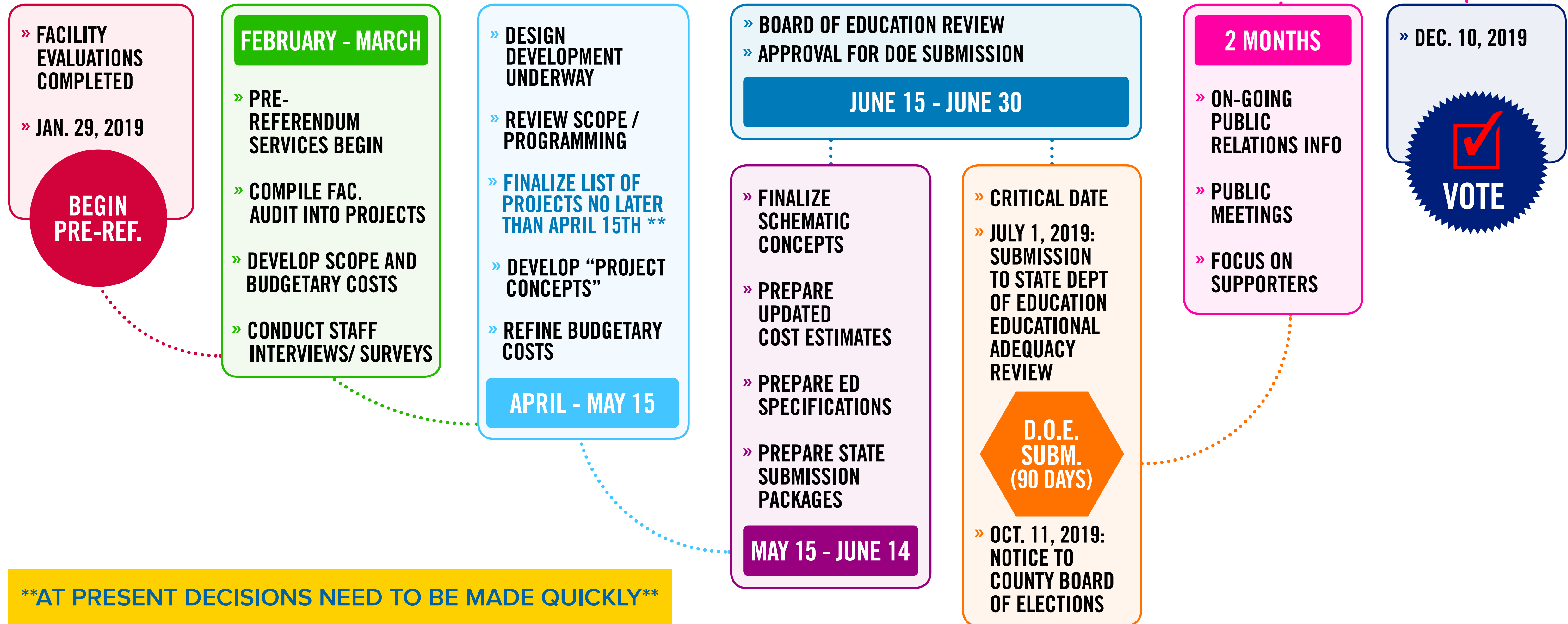
*\*\*For a home assessed at \$597,318, (the average assessed value of a home in Sea Bright)*



# WHAT'S NEXT?

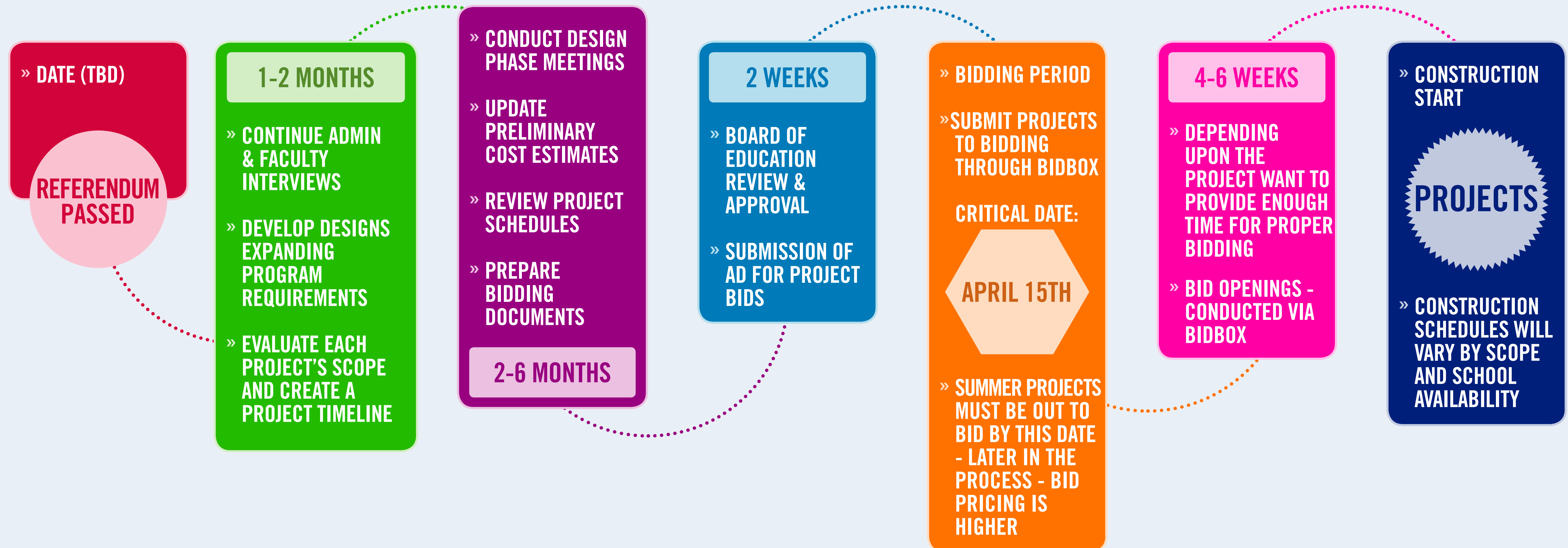


# » PRE-REFERENDUM TIMELINE





# » TYPICAL POST-REFERENDUM 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.



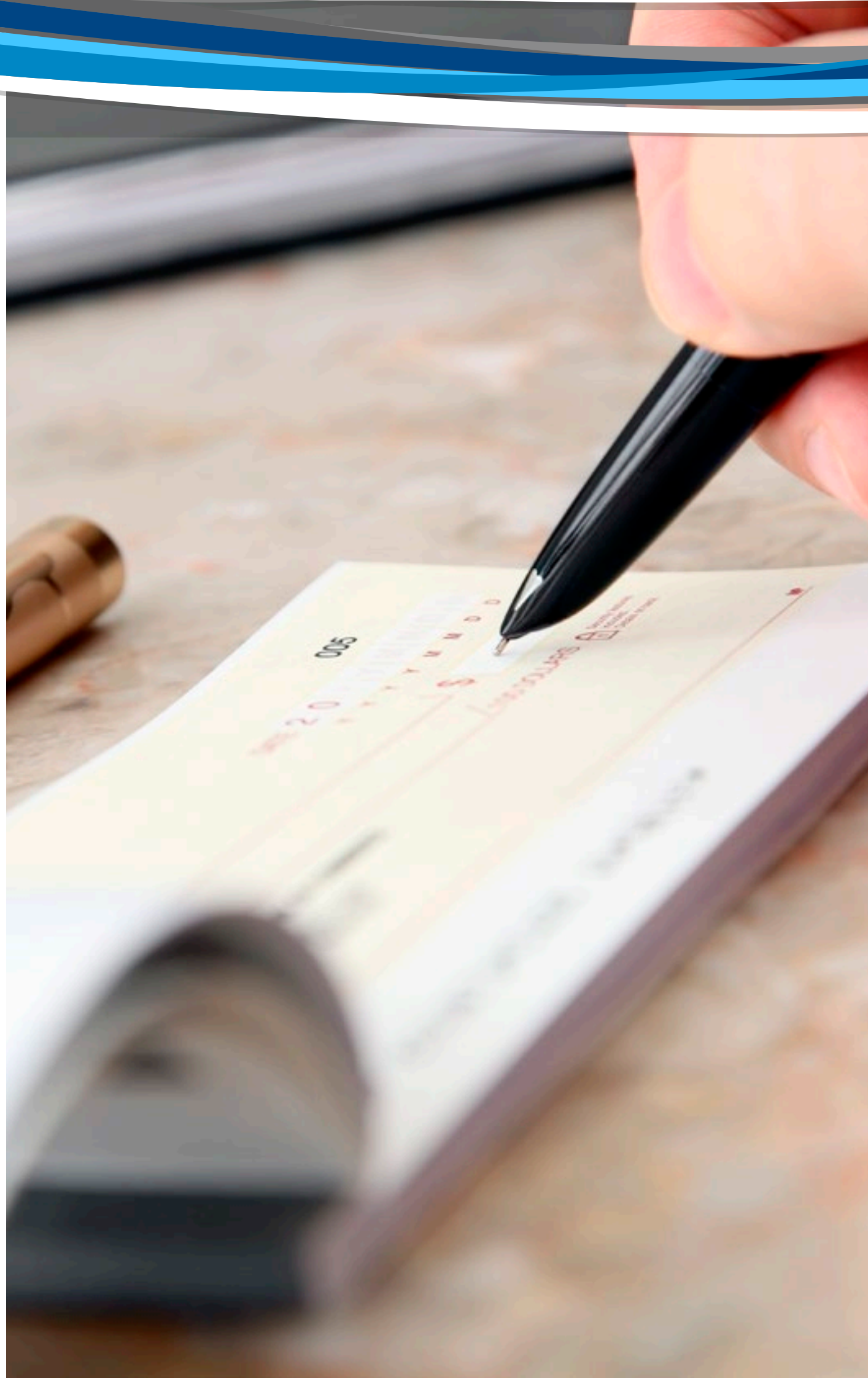


**Q:** What will happen to the children before, during and after construction work?

**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.



# » CAN MORE BE SPENT? | F.A.Q.








**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? | F.A.Q.



QUESTION	IF YOU VOTE	YOU GET
BOND PROPOSAL	YES <input checked="" type="checkbox"/>	Capital and Classroom Renovations at ALL of the Districts Schools as explained herein. <div><div>Arts   Learning   Wellness   Safety   Operations</div></div>
	NO <input type="checkbox"/>	Existing facilities remain as they are. No upgrades will be made.

( \$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](http://www.oceanport.k12.nj.us)**