



NHRHS - REFERENDUM PROJECTS PRESENTATION

VARIOUS CAPITAL PROJECTS INCLUDING CLASSROOM
RENOVATIONS, NEW MULTIPURPOSE FIELD HOUSE AND
SYNTHETIC TURF FIELDS

 SOLUTIONS
ARCHITECTURE
FRANK A. MESSINEO • AIA



*Upgrading our Facilities to Support our
Progressive Educational Programs*

» WHAT WE ARE PROPOSING



The Northern Highlands Regional School District is requesting funding for a Facilities Renovation Program that would include **VARIOUS CAPITAL PROJECTS INCLUDING CLASSROOM, MAINTENANCE & ATHLETIC RENOVATION PROJECTS**, via a targeted Referendum Vote on March 8, 2022.

**UPGRADING OUR FACILITIES TO
SUPPORT OUR PROGRESSIVE
EDUCATIONAL PROGRAMS**

»» WHAT WE ARE PROPOSING



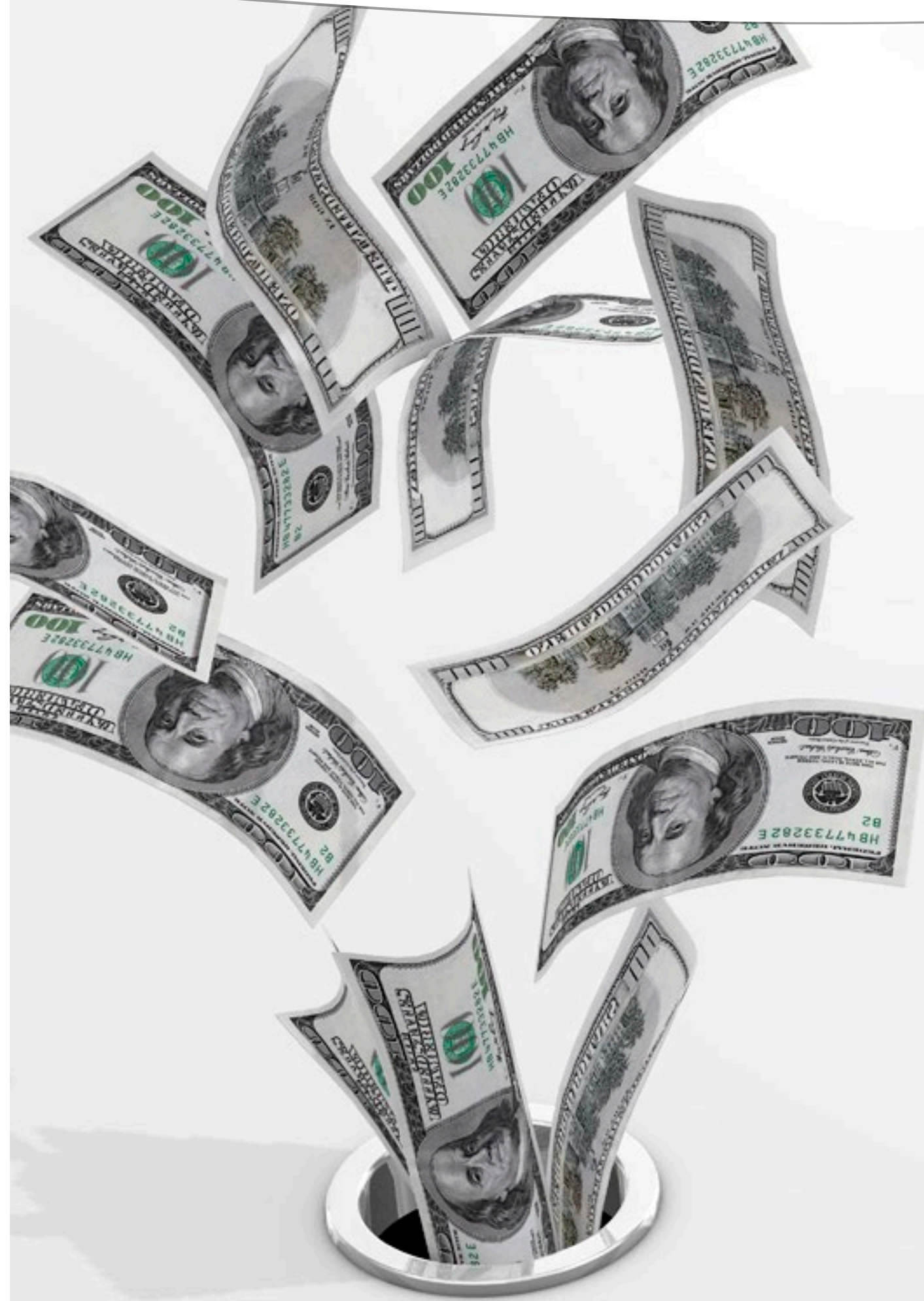
Existing field drainage is poor requires significant repairs at significant cost to allow use of the fields - needed regardless of turf.

- » Synthetic Turf Fields - Baseball/Softball/Multipurpose at Lower Field
- » New Multipurpose Field House / Fitness Center (Relocated) / Team Rooms / Public Toilet Facilities across from Stadium Field

Interior Educational Space Renovations:

- » Weight Room to Classroom Conversion (frees up 4 rooms)
- » Media Center Upgrades
- » TV Production Studio Renovations
- » Art Room Renovations - Ceramics / Painting
- » Planetarium Upgrades

» WHY NOW?



- » Current **INTEREST RATES** are still very reasonable but won't stay there forever.
- » The impact of a **2% TAX LEVY CAP** makes it difficult to make substantial upgrades **AND** significantly improve our learning environments within the operating budget.
- » By allowing the school District to finance these substantial facilities improvements over many years, the **COST IS SPREAD OVER MANY GENERATIONS** who will use the facilities.
- » Given the continued construction and development in our communities requires that we accommodate that growth by creating additional educational spaces.

» WHY NOW?



CURRENT DEBT SERVICE PAYMENTS WILL BE ENDING NEXT YEAR

This will offset the new debt being assumed under the targeted March 2022 Referendum.

STATE AID IS AVAILABLE!

- » APPROVED Financial assistance from the state
- » **34% SAVINGS** on eligible projects (NOT ALL PROJECTS ARE ELIGIBLE)
 - 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.

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





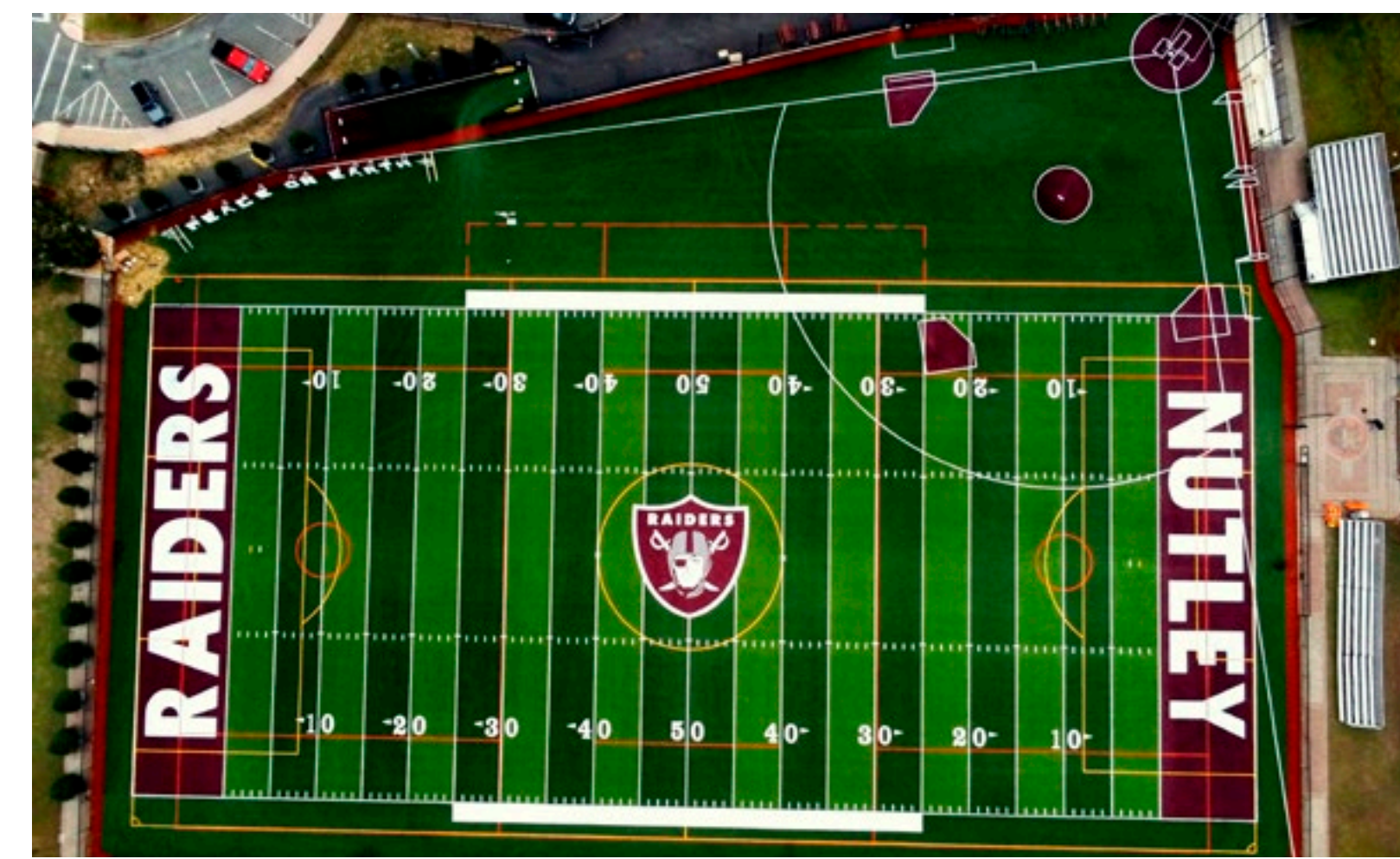
NEW SYNTHETIC TURF FIELDS



- Strip and regrade existing field area including allowance for soil removal
- Install new drainage system tied into existing storm system + provide necessary stormwater management
- Install multipurpose synthetic turf field - football, soccer, lacross etc
- Install new synthetic turf infield outfield, baselines, pitchers mound and home plate areas and new dugouts



» ATHLETIC FIELDS... REIMAGINED

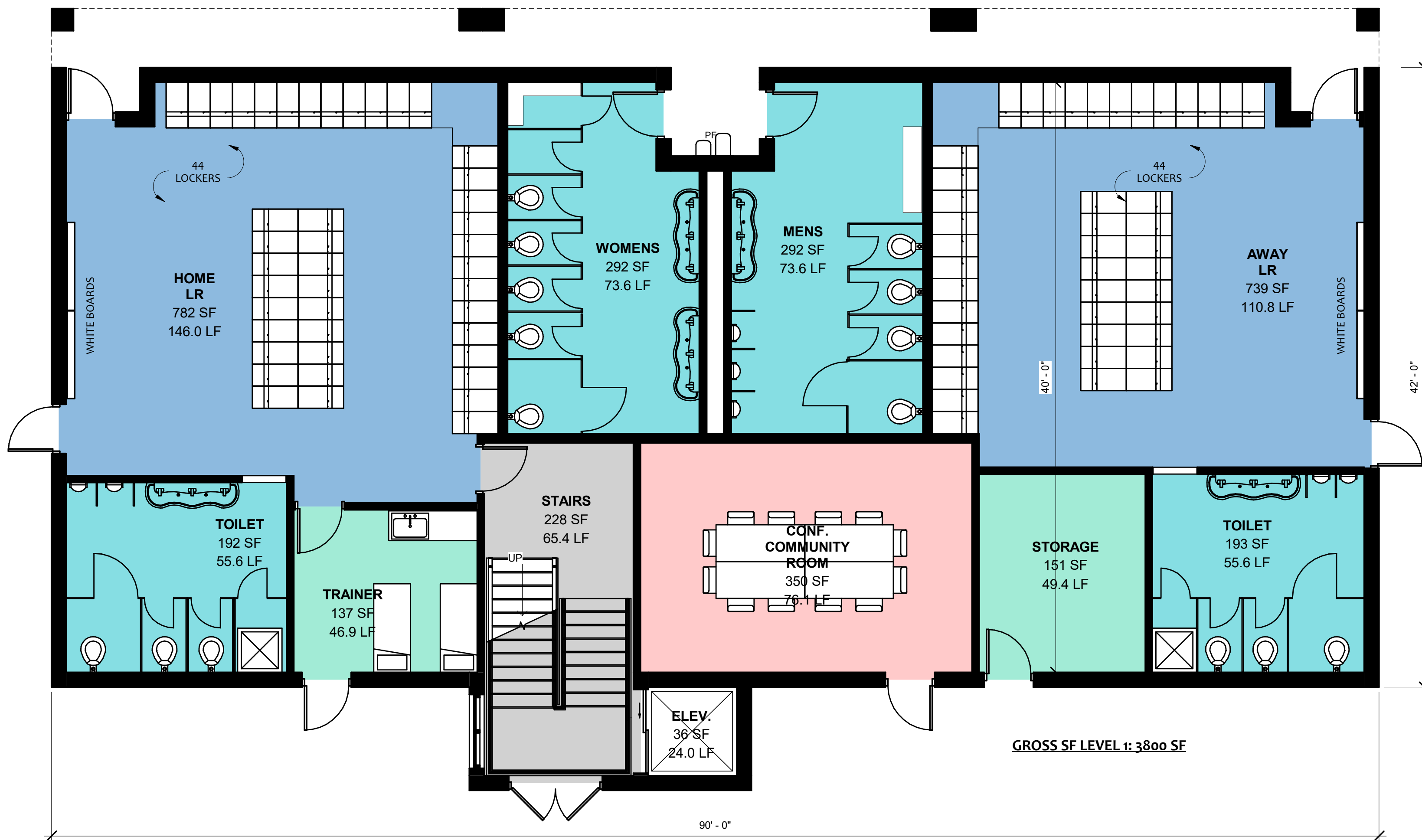


NORTHERN HIGHLANDS REGIONAL HIGH SCHOOL

CLASSROOMS REIMAGINED



KEY PLAN



NEW MP FIELD HOUSE RELOCATED FITNESS CTR.



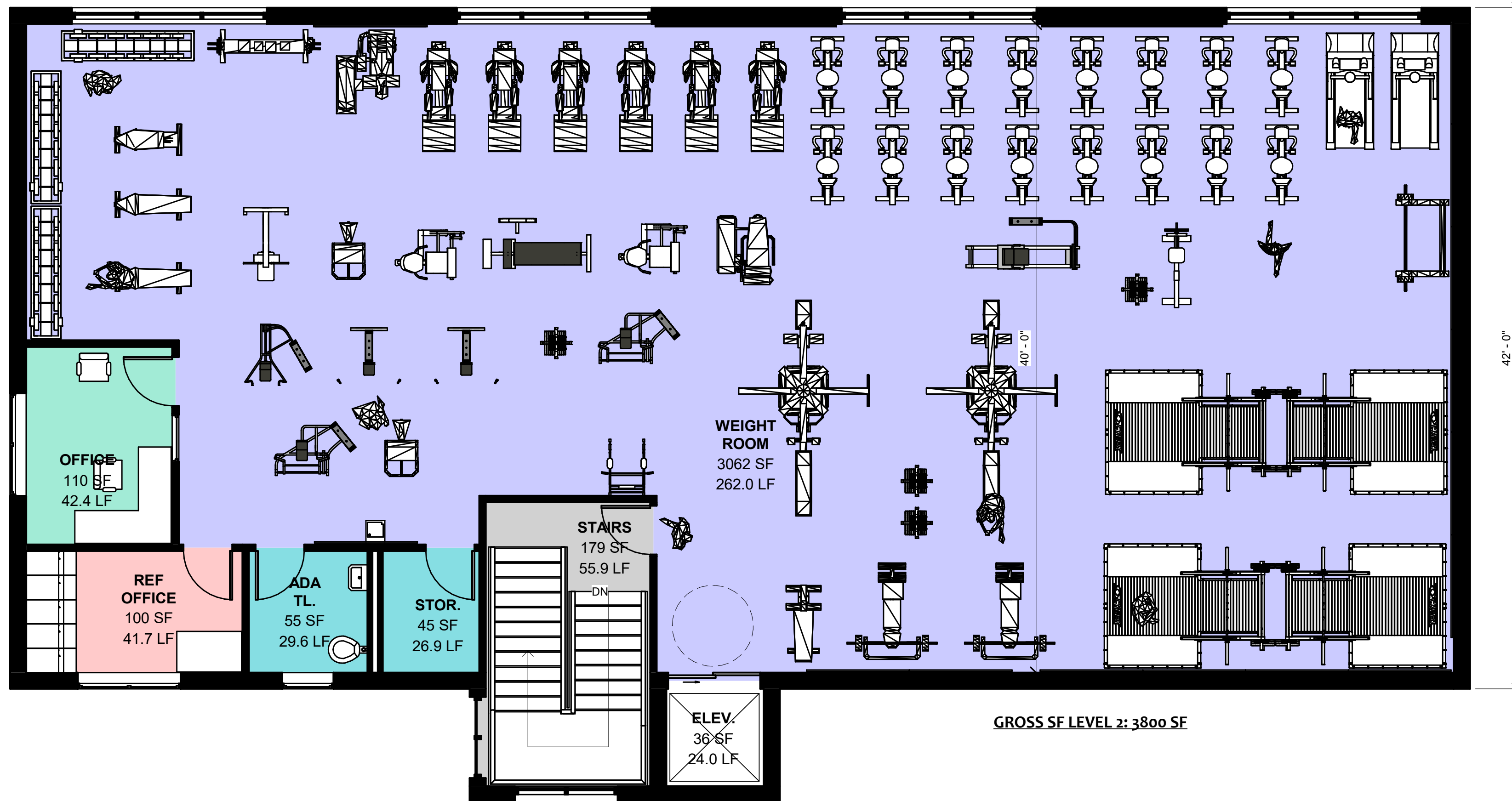
- Construct new new 7,600 s.f. Field House to house:
 - Home/Away Team Rooms
 - Team Toilets and Shower (eliminate porta-johns on campus)
 - Public Restrooms
 - Trainers Room & Storage
 - Community/Conference Room
 - Elevator to provide accessibility to second floor

NORTHERN HIGHLANDS REGIONAL HIGH SCHOOL

CLASSROOMS REIMAGINED



KEY PLAN



NEW FIELD HOUSE - RELOCATED FITNESS CENTER



- New 3,800 s.f. 2nd Floor Fitness Center to support school programs:
 - Physical Education
 - Wellness Center
 - Athletics
 - Includes Office, Trainers Room ADA Toilet and Storage

» NORTHERN HIGHLANDS REGIONAL HIGH SCHOOL

FIELD HOUSE REIMAGINED



**WEIGHT ROOM – EXISTING CONDITION
TO BE RELOCATED TO FIELD HOUSE -
FREEING UP 4 CLASSROOMS**



**WEIGHT ROOM ... REIMAGINED TO
FITNESS CENTER AT NEW FIELD HOUSE**

» NORTHERN HIGHLANDS REGIONAL HIGH SCHOOL

FIELD HOUSE REIMAGINED



**WEIGHT ROOM – EXISTING CONDITION
TO BE RELOCATED TO FIELD HOUSE -
FREEING UP 4 CLASSROOMS**

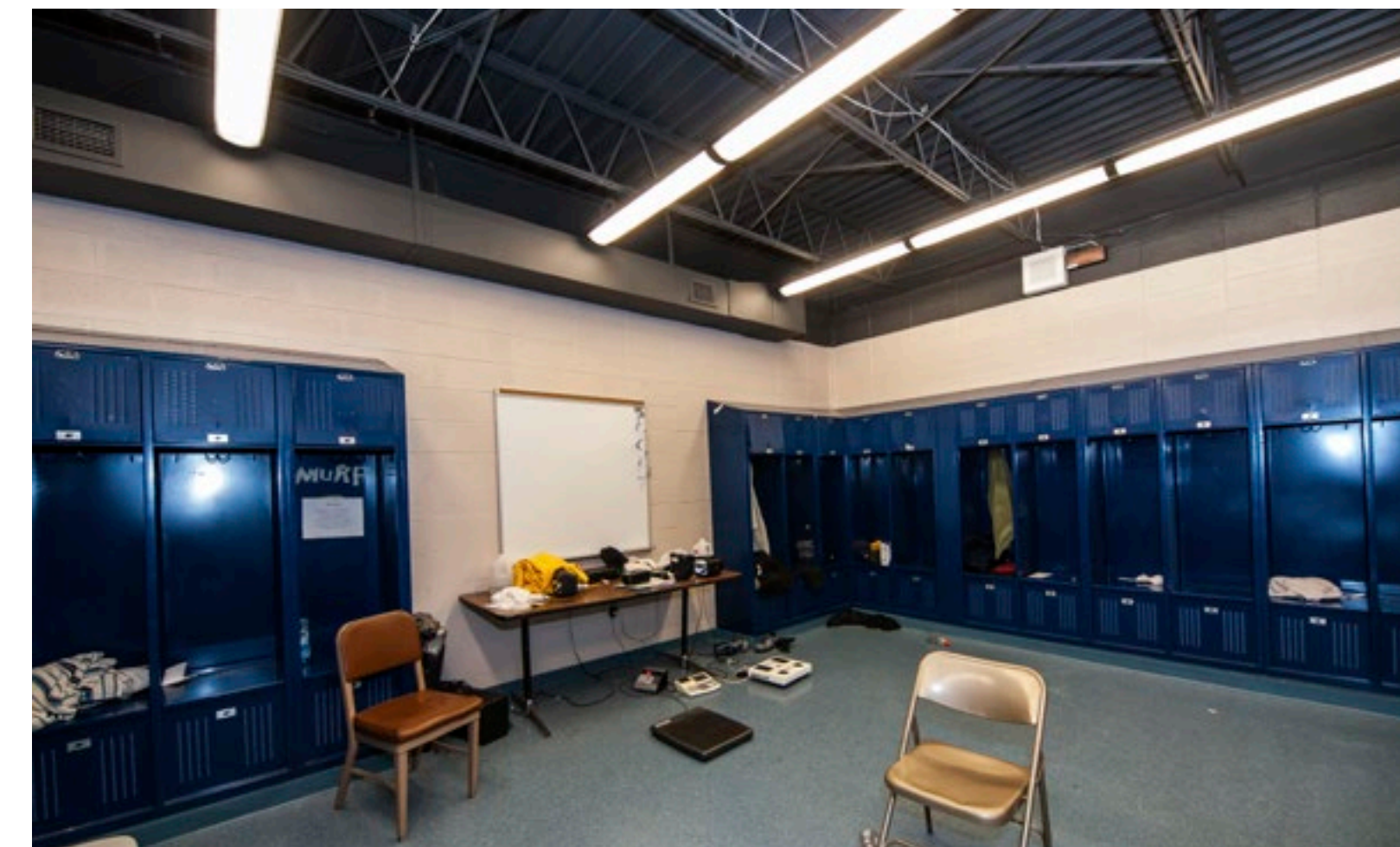
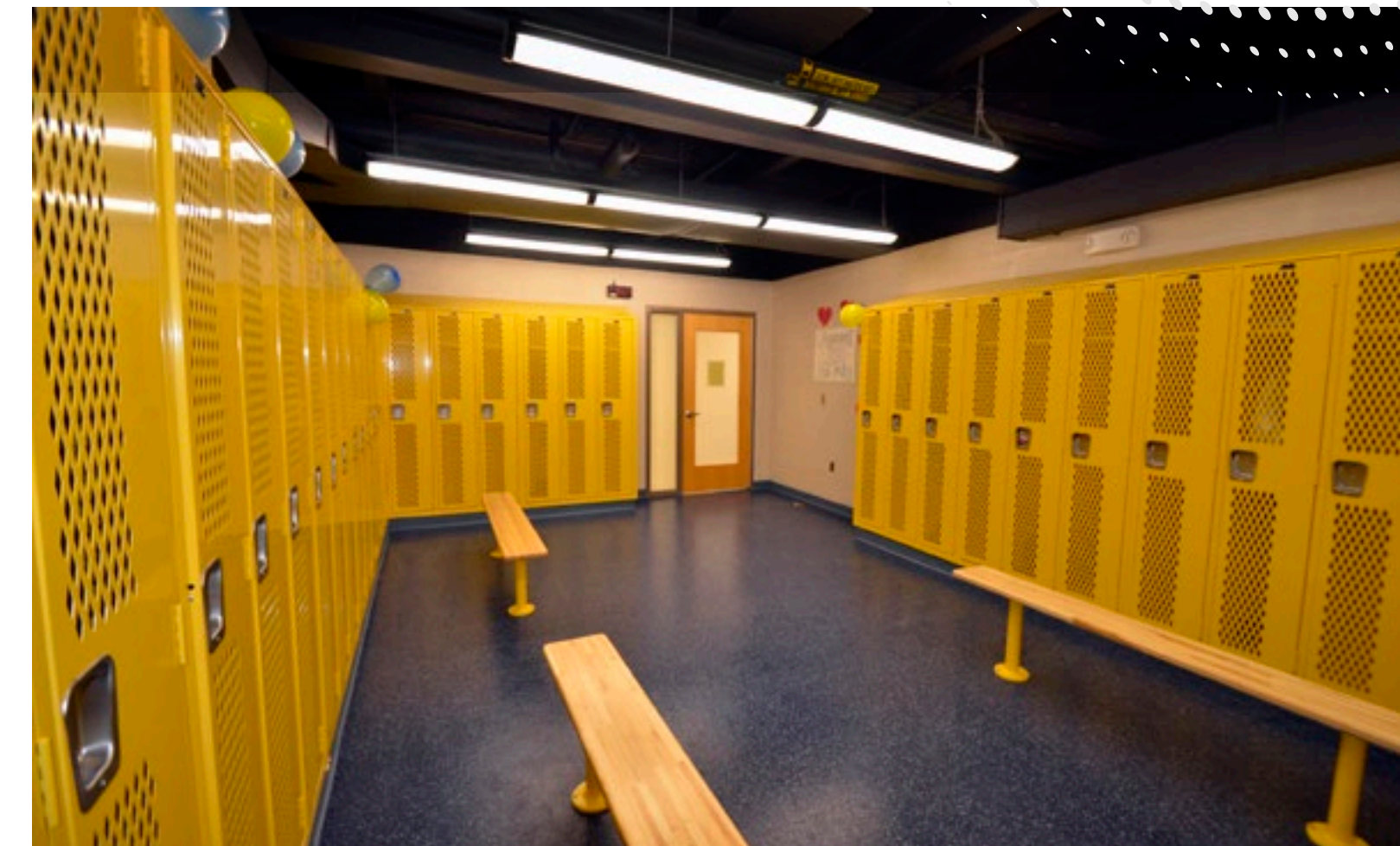
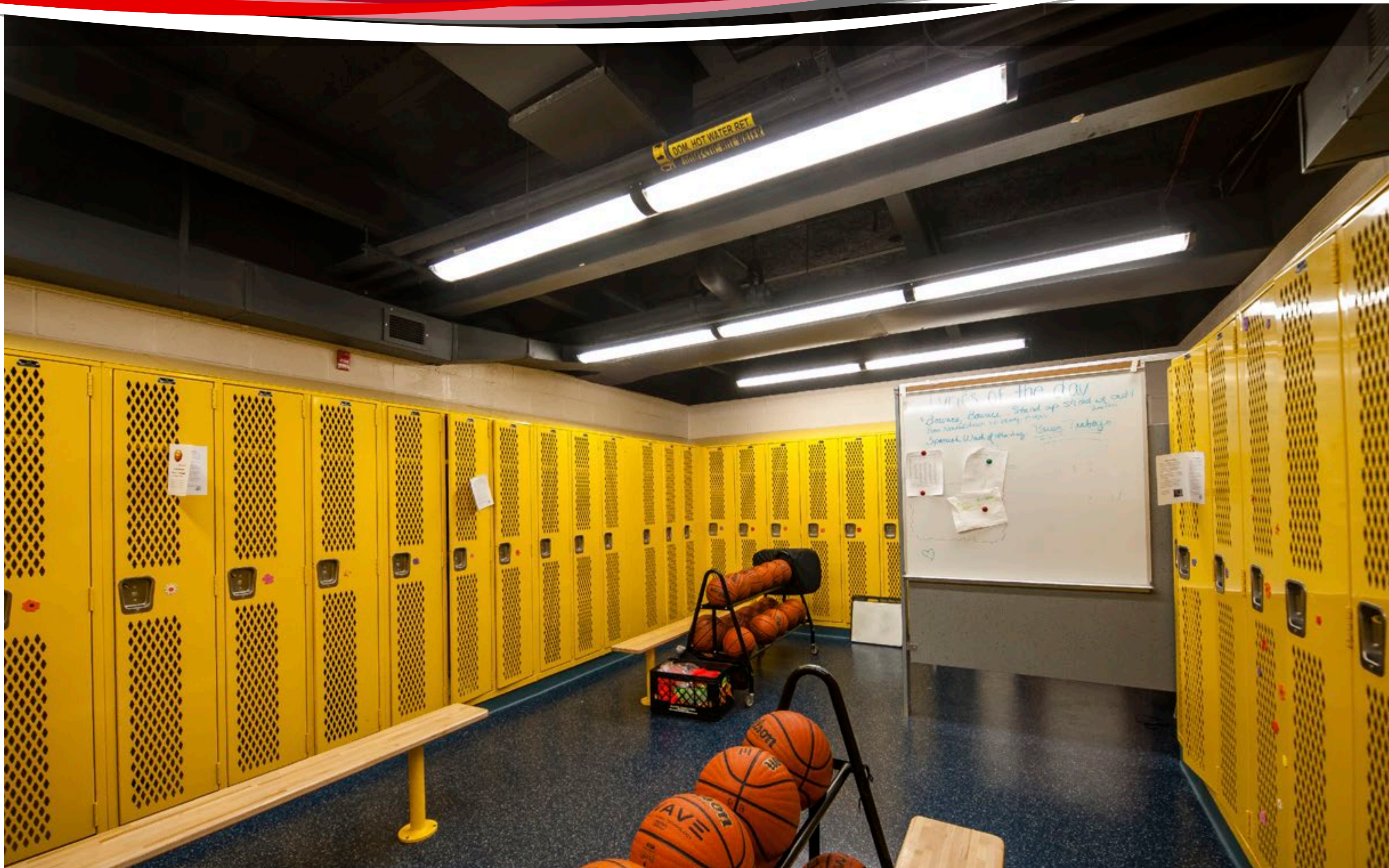


**WEIGHT ROOM ... REIMAGINED TO
FITNESS CENTER AT NEW FIELD HOUSE**

» FITNESS CENTER... REIMAGINED



» TEAM ROOMS... REIMAGINED

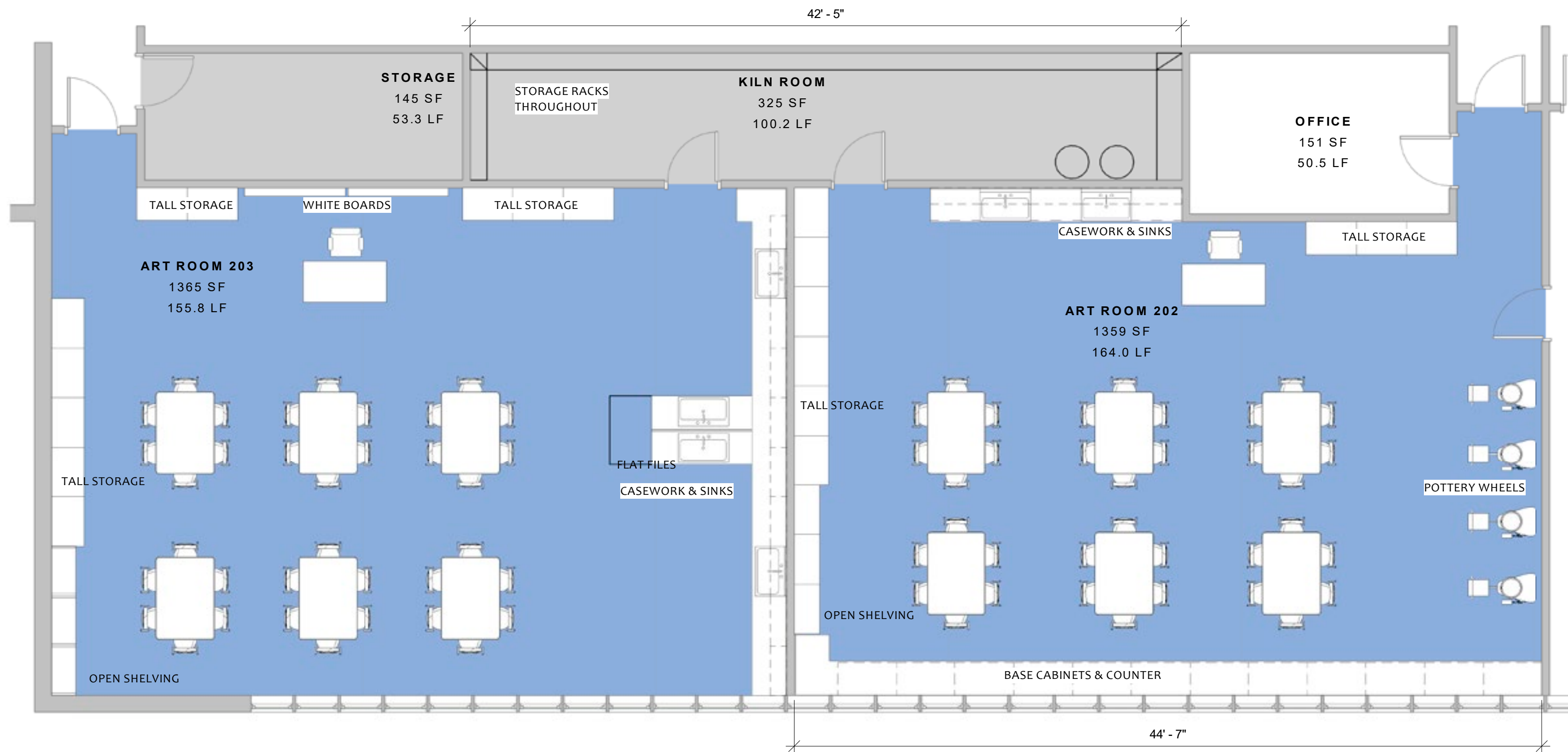


EDUCATIONAL PROJECTS



NORTHERN HIGHLANDS REGIONAL HIGH SCHOOL

CLASSROOMS REIMAGINED



ART ROOM RENOVATION CERAMICS/PAINTING



- New casework with base and wall cabinets for better storage
- New trough art sink with clay trap and new kiln equip.
- Flexible, multi-height furnishings
- Dedicated area for advanced arts
- Asbestos Flooring Abatement
- Lighting/Finishes Replacement

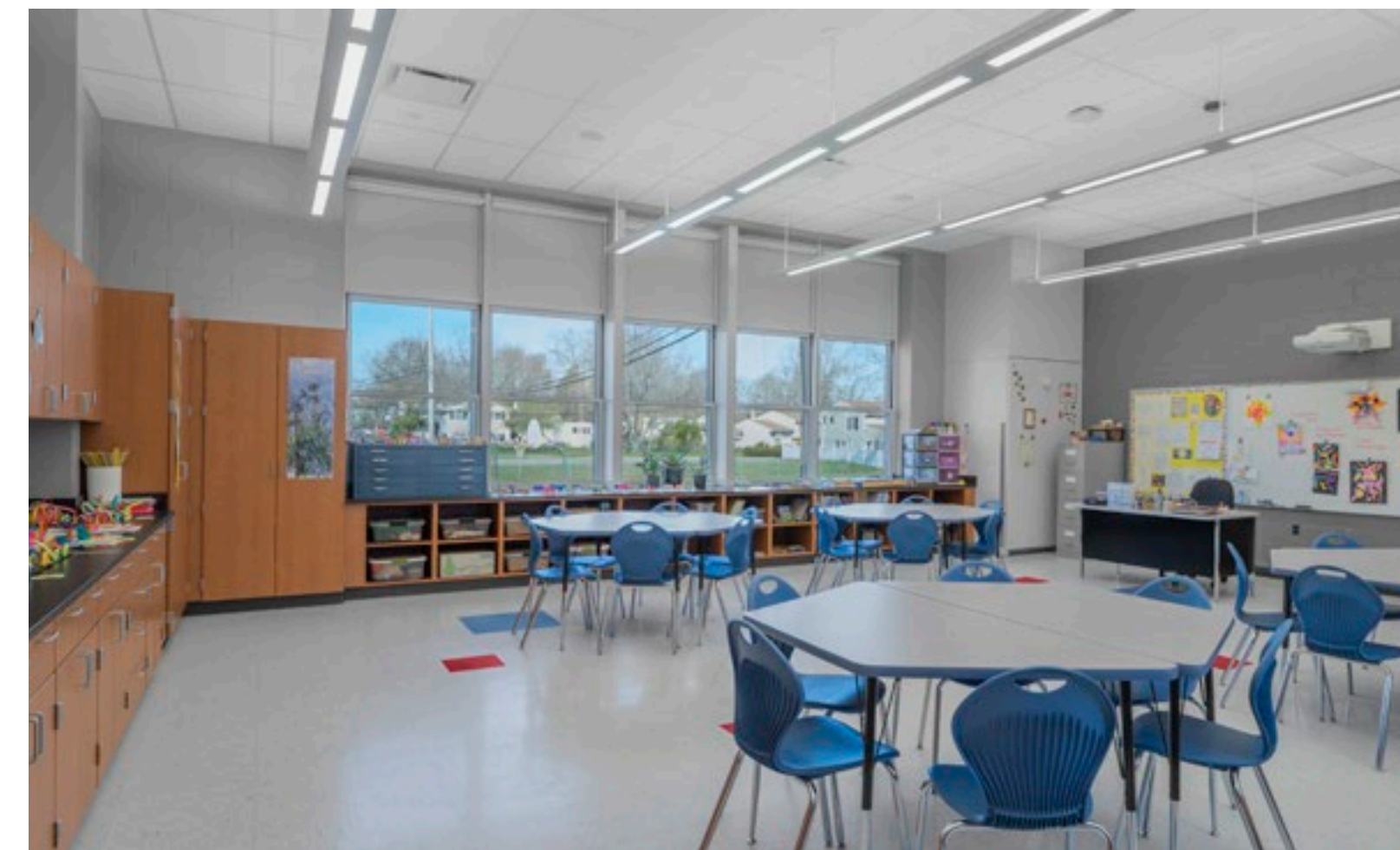


ART CLASSROOM – EXISTING CONDITIONS



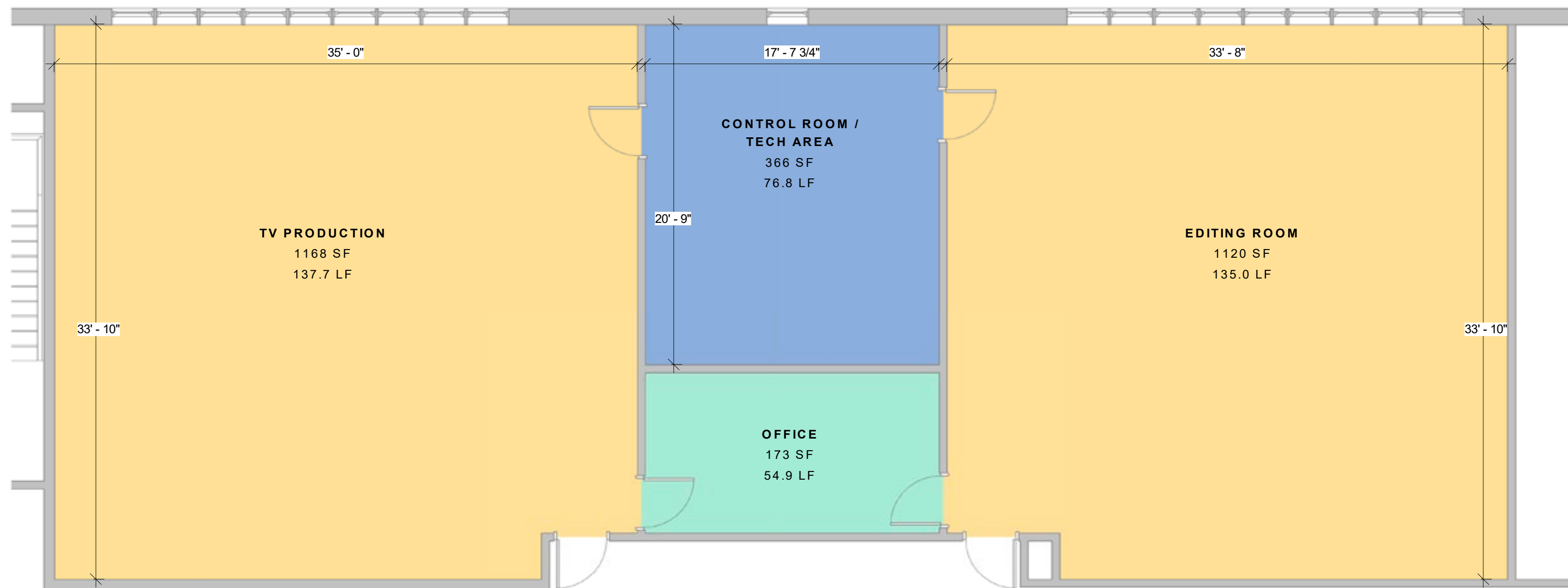
ART CLASSROOM ... REIMAGINED

» ART ROOMS ... REIMAGINED

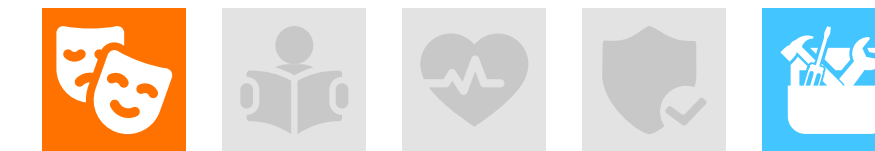


NORTHERN HIGHLANDS REGIONAL HIGH SCHOOL

CLASSROOMS REIMAGINED



TV PRODUCTION / CONTROL ROOM / EDITING



- Improve layout
- Provide new cabinetry
- Replace antiquated gel lighting rack with new LED Lighting Rack
- Paint / Provide new ceilings
- Provide new equipment

» NORTHERN HIGHLANDS REGIONAL HIGH SCHOOL

CLASSROOMS REIMAGINED



TV PRODUCTION – EXISTING CONDITIONS

TV PRODUCTION ROOM ... REIMAGINED

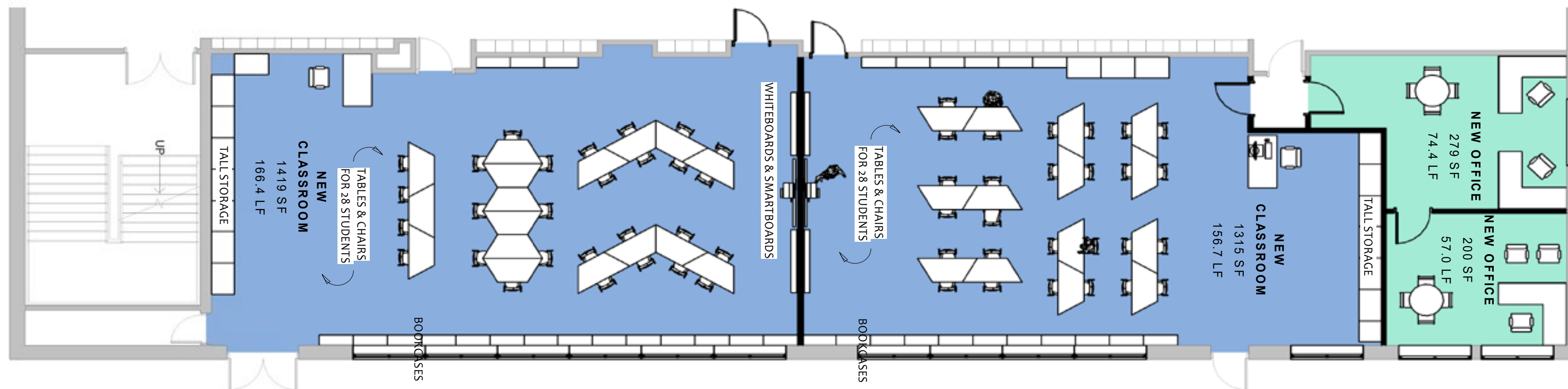


KEY PLAN

WEIGHT ROOM - TO - CLASSROOM CONVERSION



- By relocating the existing weight room to new Field House we free up area to create:
- Create (2) new large /lecture classroom spaces for freshman seminar thus freeing up (4) other classroom spaces
- Create (2) new office spaces for instructional coaching - staff professional development



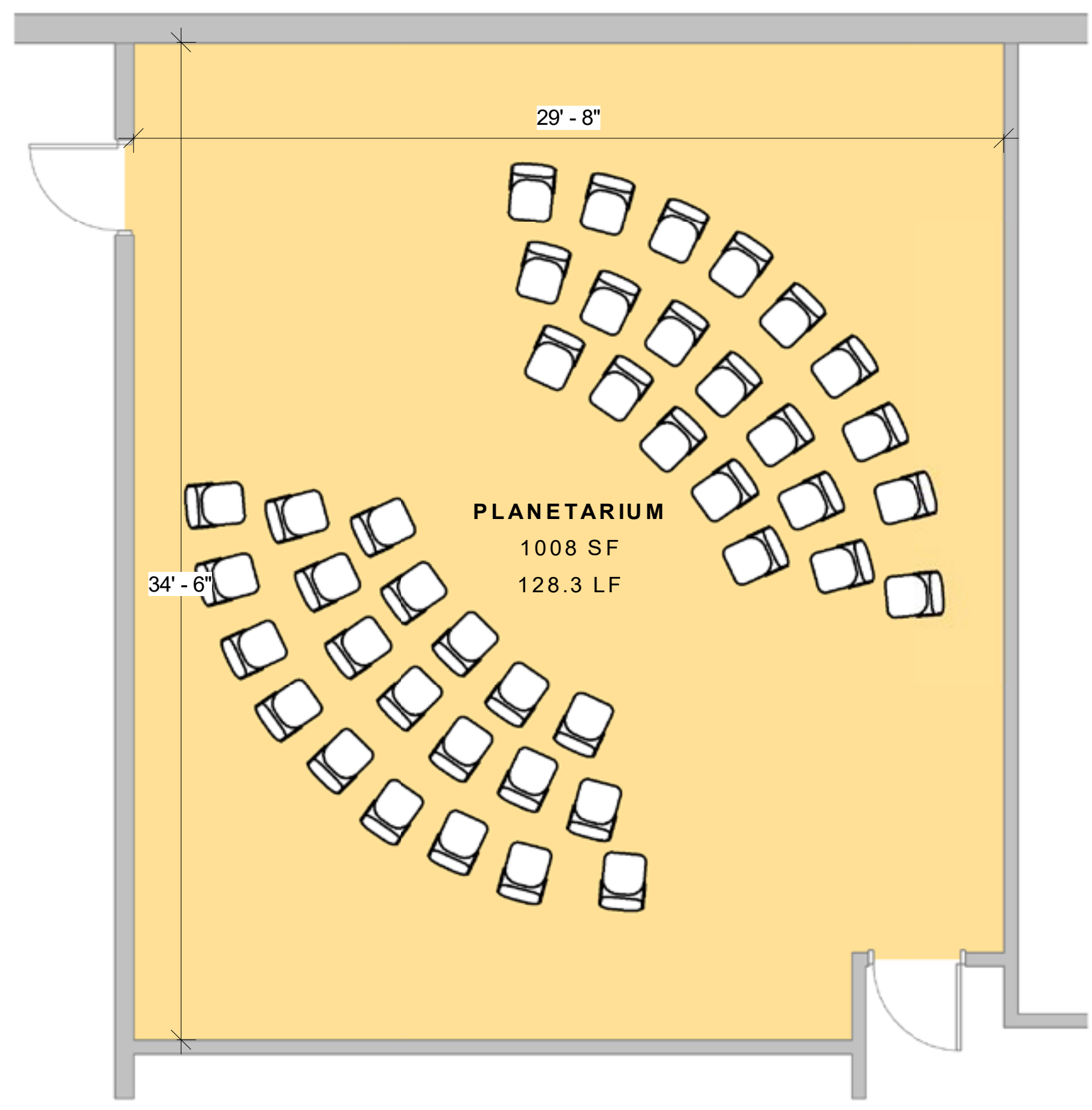


**WEIGHT ROOM TO CLASSROOM CONVERSION
EXISTING CONDITIONS**

**WEIGHT ROOM TO CLASSROOM CONVERSION
REIMAGINED...**

NORTHERN HIGHLANDS REGIONAL HIGH SCHOOL

CLASSROOMS REIMAGINED



PLANETARIUM UPGRADES



- Replace antiquated projection system
- Provide new equipment
- Paint & finishes





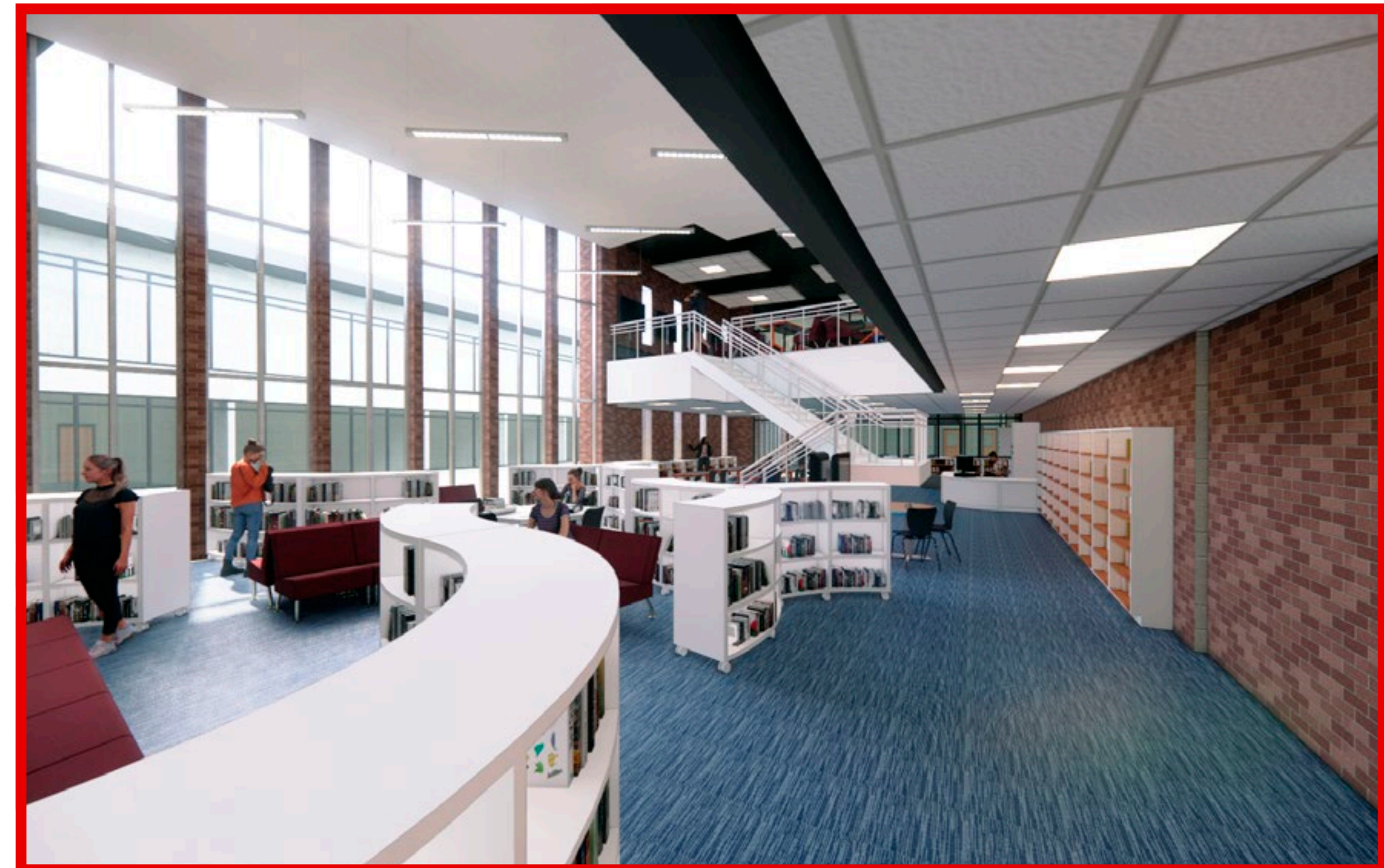
FIRST FLOOR MEDIA CENTER



- Create new meeting room / quiet rooms
- Relocate bookstacks to various areas around the library
- New finishes - Ceilings, Flooring, Accent Lighting
- New furnishings / lower bookshelves/collaboration tables



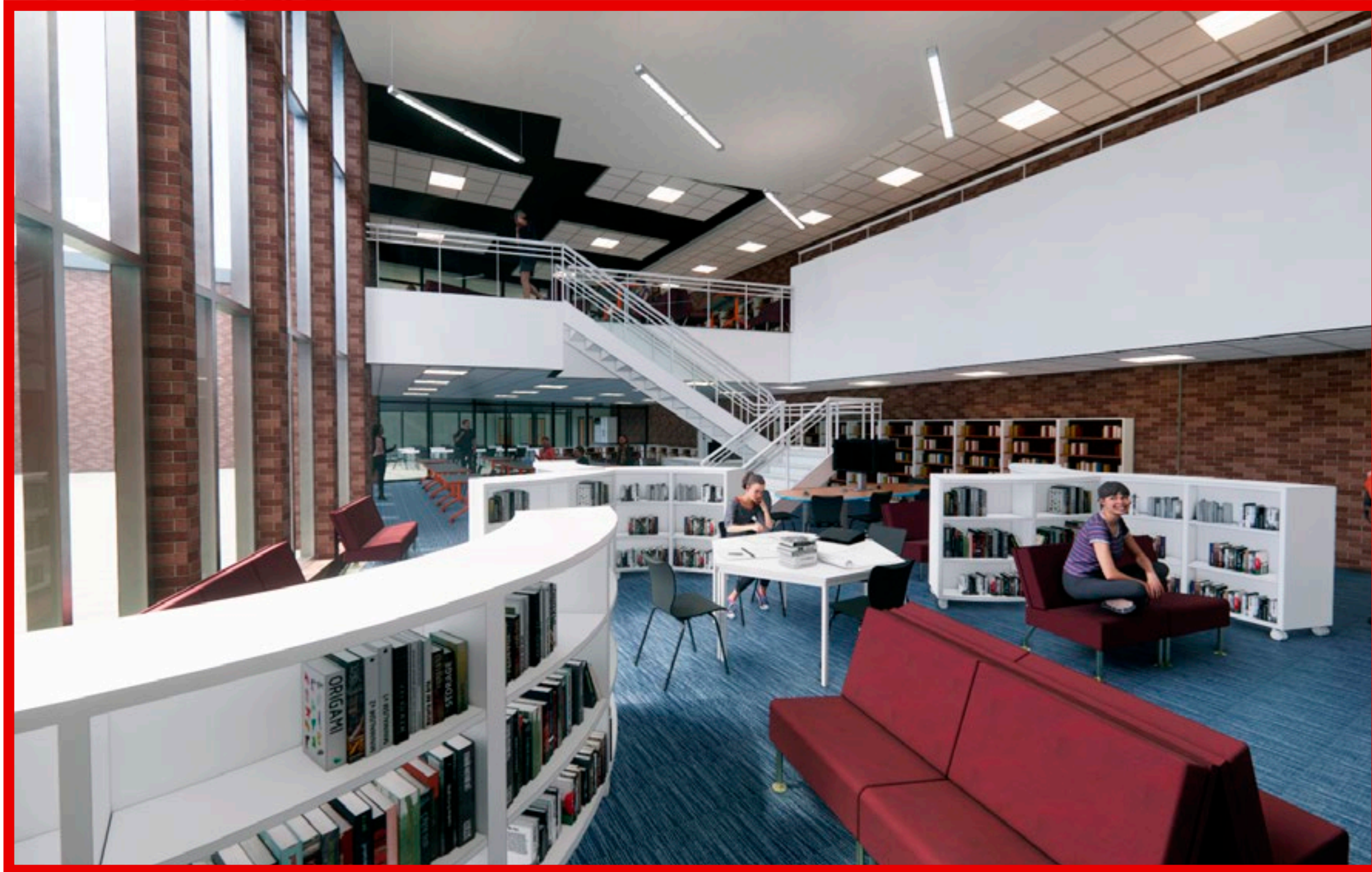
MEDIA CENTER – EXISTING CONDITIONS



**NHRHS MEDIA CENTER - FIRST FLOOR ...
REIMAGINED**

» NORTHERN HIGHLANDS REGIONAL HIGH SCHOOL

CLASSROOMS REIMAGINED



NHRHS MEDIA CENTER ... REIMAGINED



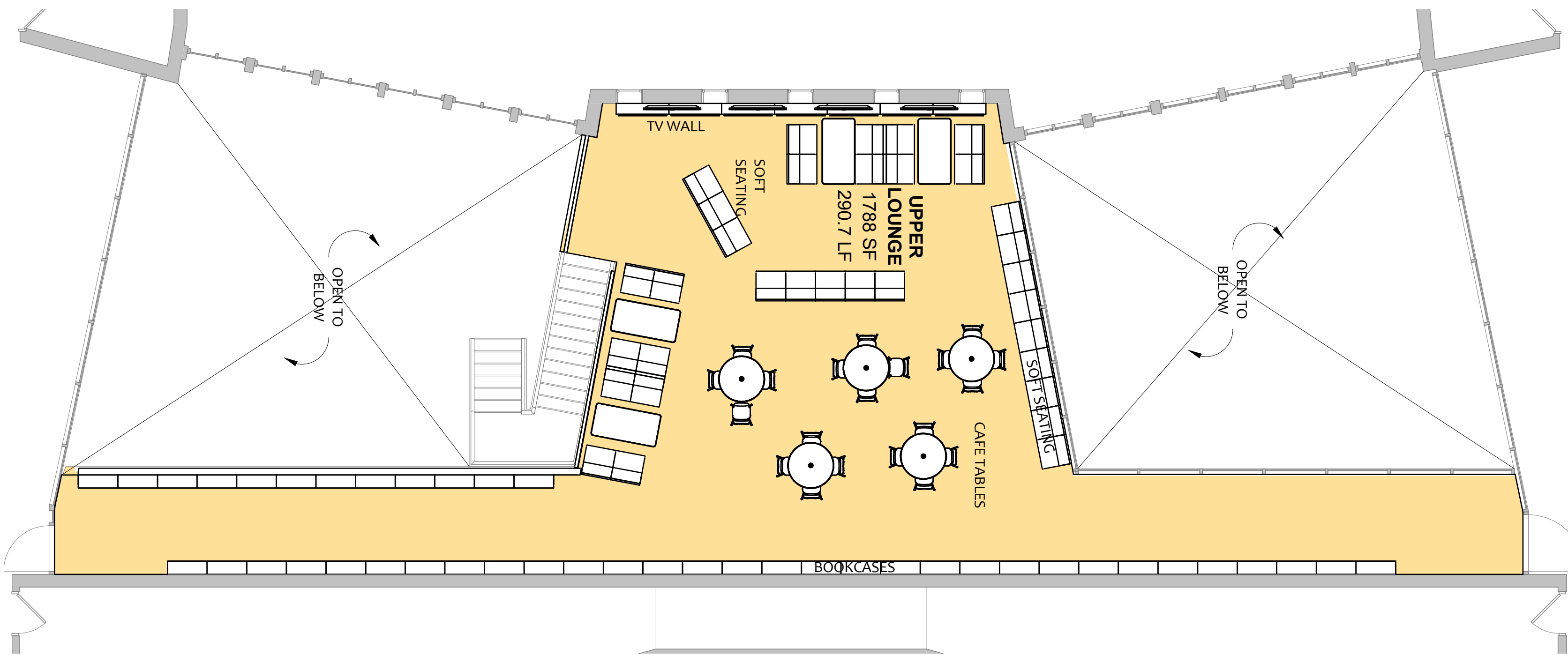
NHRHS MEDIA CENTER ... REIMAGINED



SECOND FLOOR MEDIA CENTER

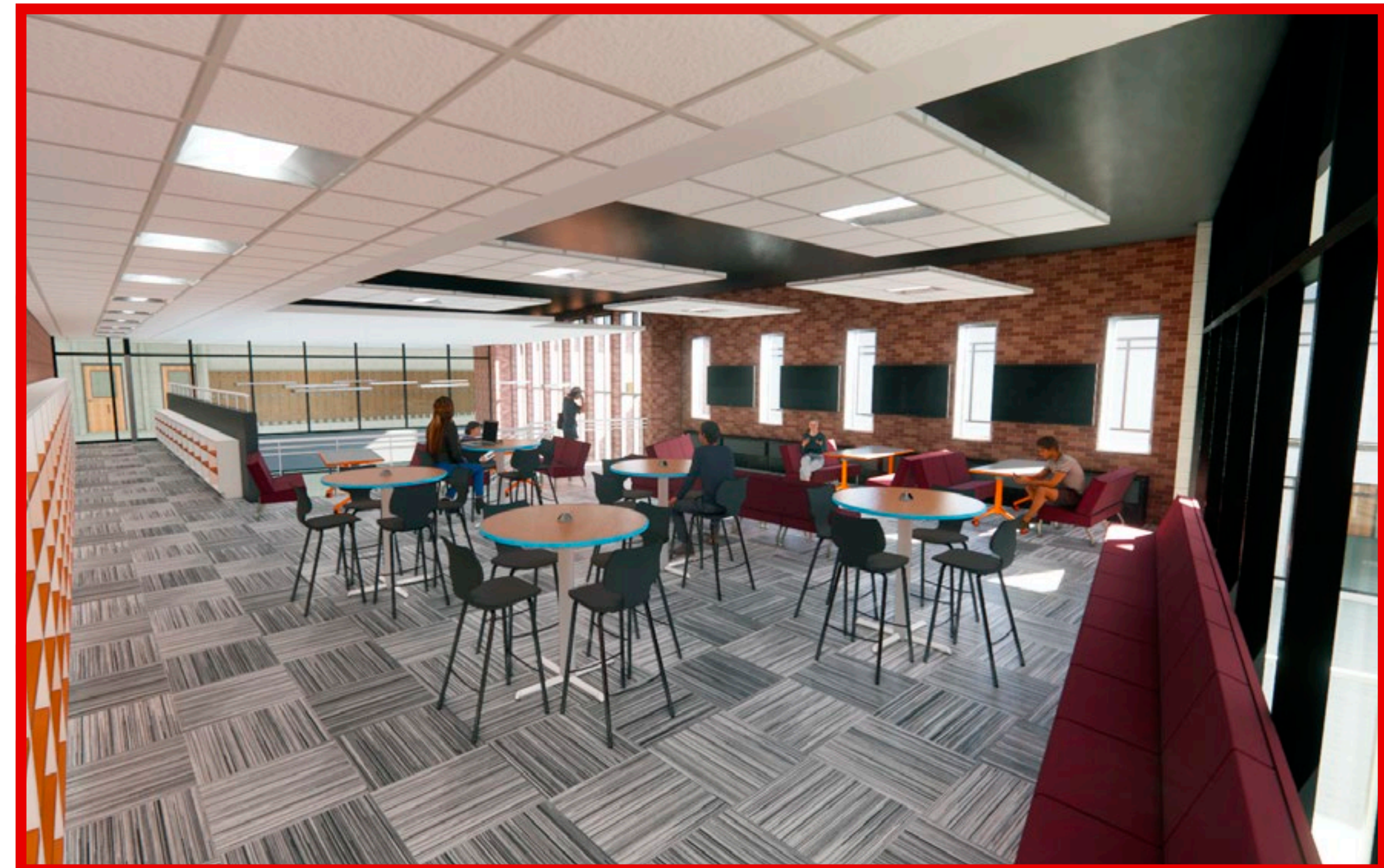


- Create new flexible student lounge / cafe
- Relocate bookstacks to various areas around the library -
- New finishes - Ceilings, Flooring, Accent Lighting
- New furnishings pub tables, re-use soft seating from lower level



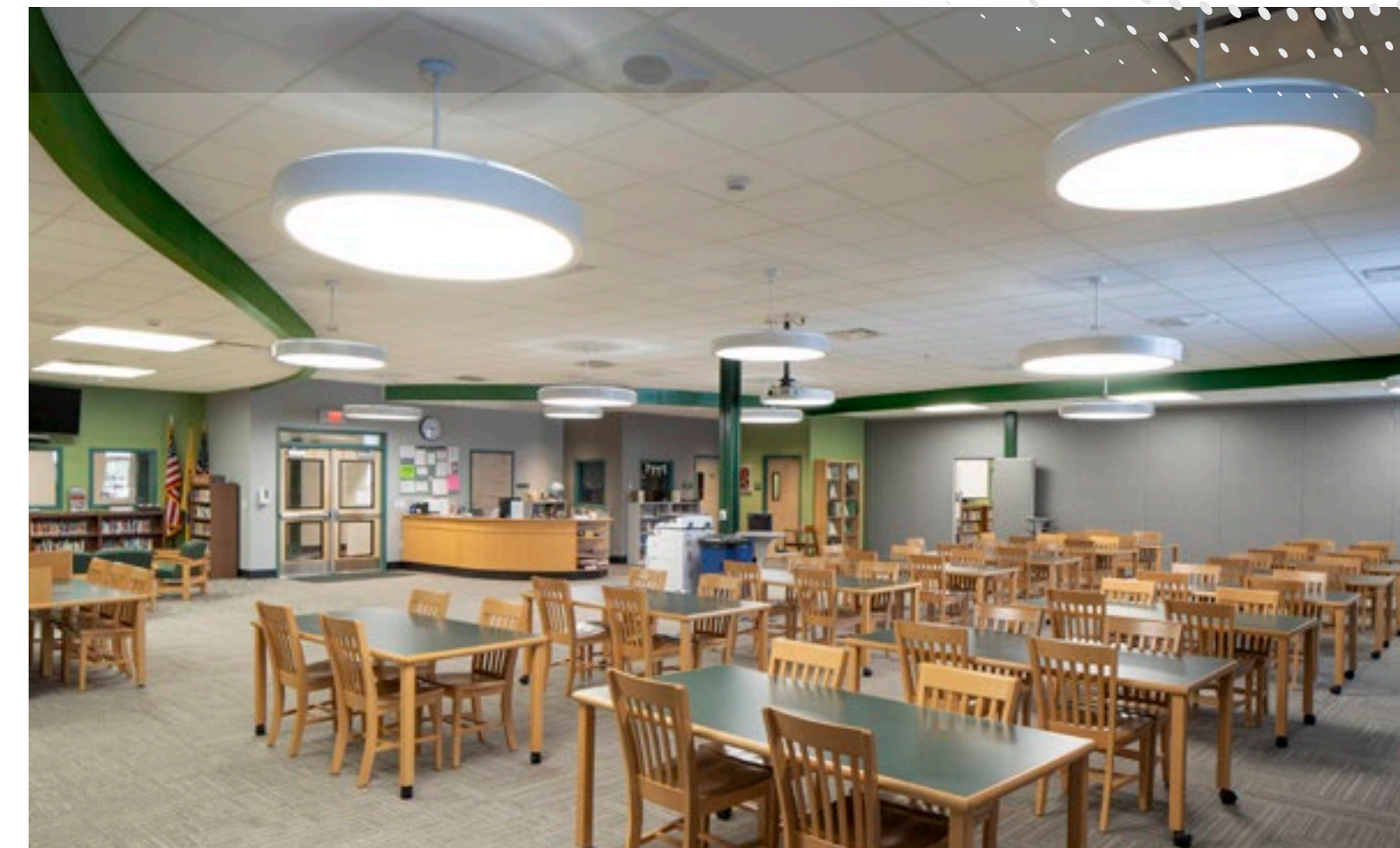


MEDIA CENTER – EXISTING CONDITIONS

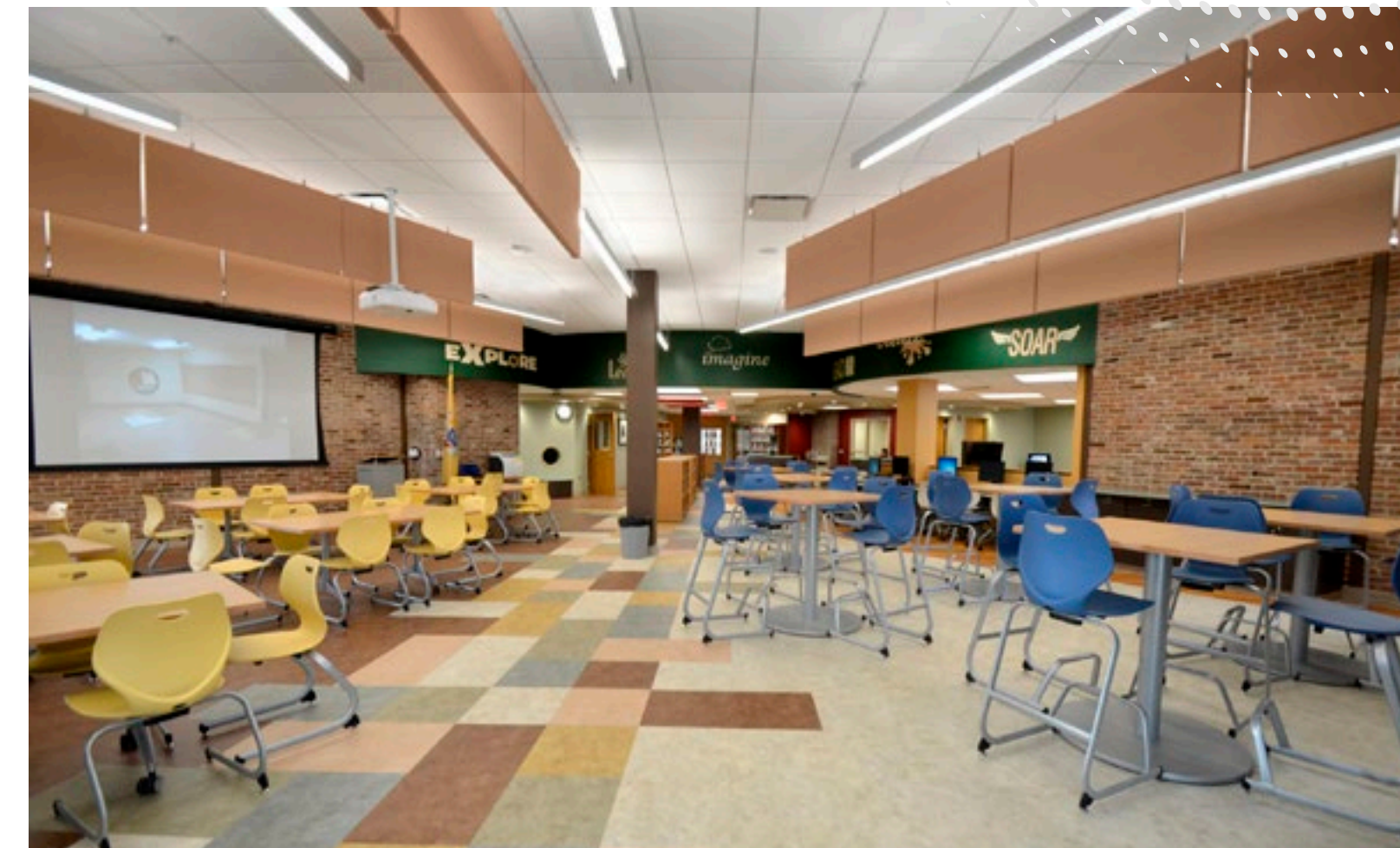


**NHRHS MEDIA CENTER - SECOND FLOOR ...
REIMAGINED**

» MEDIA CENTER... REIMAGINED



» MEDIA CENTER... REIMAGINED



APPROVED COST PROJECTIONS

PROJECTED COSTS - REFERENDUM

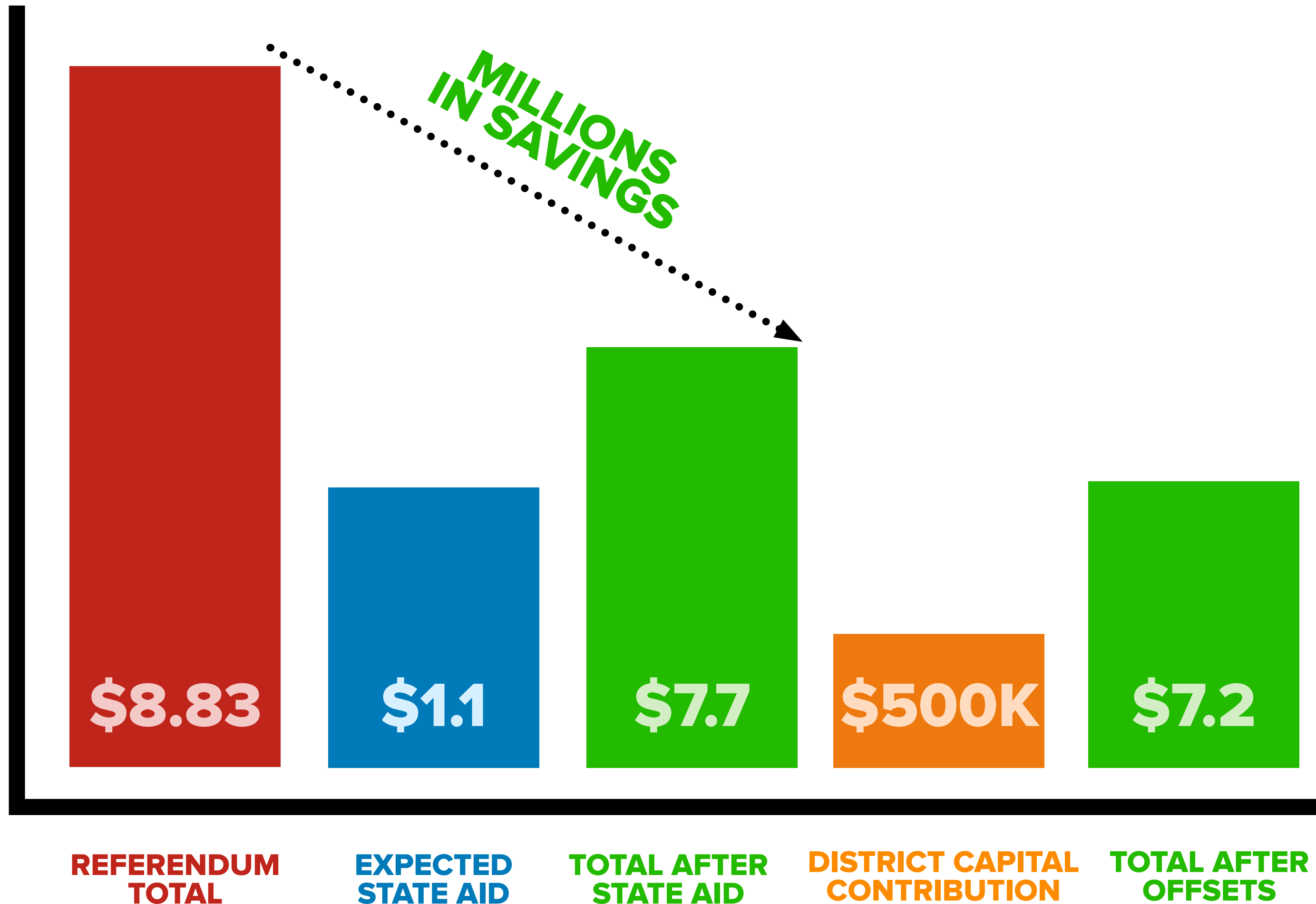
FIELDS, MP FIELD HOUSE, CLASSROOM RENOVATIONS



REFERENDUM BUDGET BREAKDOWN

NORTHERN HIGHLANDS REGIONAL HIGH SCHOOL	TOTAL APPROVED PROJECT COST	APPROVED DEBT SERVICE AID	NET COST AFTER DEBT SERVICE AID
Multipurpose Synthetic Turf Field	\$ 3,133,168.00	\$ 453,449.16	\$ 2,679,718.84
(2) Story MP Field House / Fitness Center	\$ 3,828,054.00	\$ 0.00	\$ 3,828,054.00
Various Capital Projects & Classroom / Media Center Renovations	\$ 1,865,831.00	\$ 634,382.54	\$ 1,231,448.46
TOTAL - CONSTRUCTION & ASSOCIATED WORK	\$ 8,827,053.00	\$ 1,087,831.70	\$ 7,739,221.30

» THE FINAL NUMBERS



DISTRICT TO CONTRIBUTE \$500K OUT OF CAPITAL BUDGET TO FURTHER REDUCE COST

- » APPROVED Financial assistance from the state
- » 34% AID on eligible projects (NOT ALL PROJECTS ARE ELIGIBLE)
- » Debt Service Aid from the state helps to pay down the bond and this helps reduce the impact on the taxpayer.

» UNDERSTANDING DEBT SERVICE AID & FUNDING FORMULA IF REFERENDUM PASSES...

EXISTING TAX IMPACT ON THE AVERAGE ASSESSED HOME:*

\$663,957 \$776,083

\$256¹⁵
PER YEAR
ALLENDALE

\$313⁸⁸
PER YEAR
UPPER
SADDLE RIVER

PROPOSED TAX IMPACT ON THE AVERAGE ASSESSED HOME:*

\$219⁹²
PER YEAR
ALLENDALE

\$269⁴⁸
PER YEAR
USR

\$36.²³
ANNUAL
SAVINGS
ALLENDALE

\$44⁴⁰
ANNUAL
SAVINGS
USR

- » The District submitted our Referendum Project to the Department of Education for Approval.
- » We received approval letter providing that the project will receive up to 40% State Funding for eligible projects. (not all projects are eligible)

THE BREAKDOWN IS SET FORTH BELOW:

TOTAL APPROVED PROJECT COSTS:	\$ 8,827,053.00
APPROVED DEBT SERVICE AID:	(\$ 1,087,831.70)
<i>(calculated at 34% of \$3,199,505.00 of eligible costs per State letters)</i>	
APPROVED DISTRICT SHARE:	\$ 7,739,221.30
DISTRICT CAPITAL CONTRIBUTION:	(\$ 500,000.00)
REALIZED DISTRICT SHARE:	\$ 7,239,221.30
REDUCTION IN DEBT SERVICE:	\$ 220,388.00

(*The tax impacts have been calculated assuming that the state will only pay 85% of the 40% debt service aid, which they've done since 2009 - this equals 34% debt service aid).

» WHAT DOES MY VOTE MEAN?

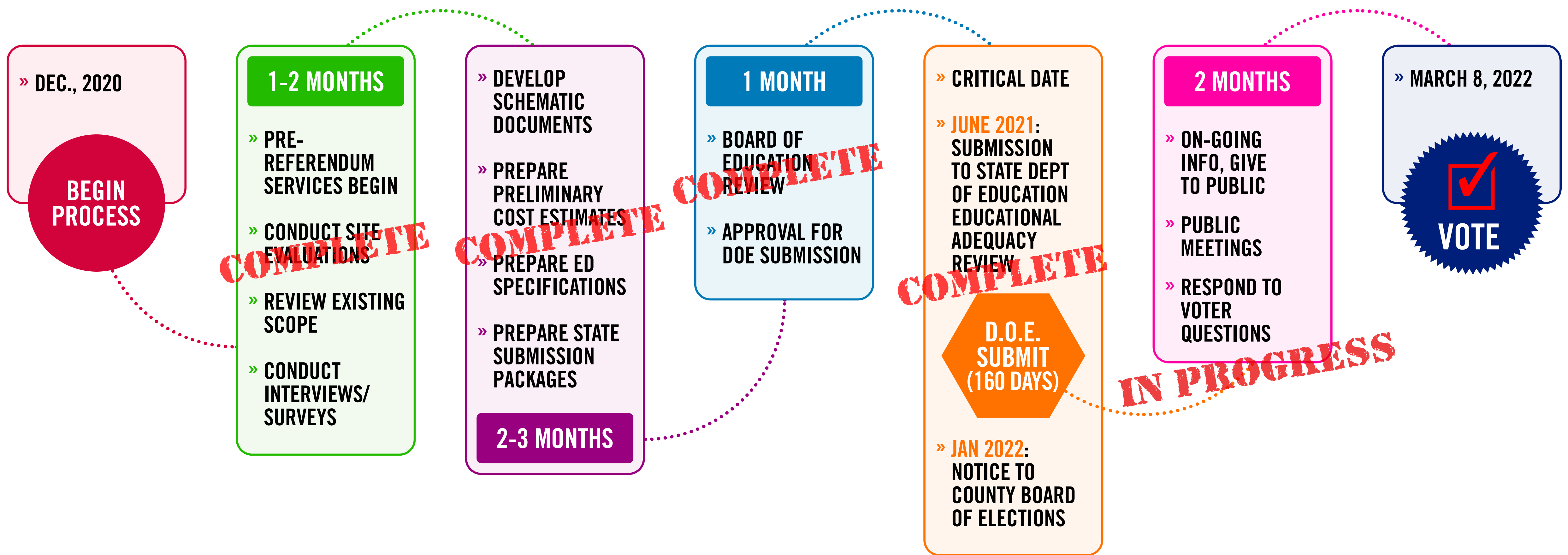
F.A.Q.



QUESTION	IF YOU VOTE	YOU GET	TAXES REDUCED
BOND PROPOSAL	YES <input checked="" type="checkbox"/>	<p>\$8.8MM Capital & Classroom Renovations as explained herein. Synthetic Turf Fields & Field House</p> <div data-bbox="1492 971 2542 1206"></div> <p>Arts Learning Wellness Safety Operations</p>	<div data-bbox="2592 877 2912 1148"><p>\$36²³ ANNUAL SAVINGS ALLENDALE</p></div> <div data-bbox="2925 877 3245 1148"><p>\$44⁴⁰ ANNUAL SAVINGS UPPER SADDLE RIVER</p></div>
	NO <input type="checkbox"/>	<p>Existing facilities remain as they are. No upgrades will be made.</p>	

WHAT'S NEXT?

»» PRE-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.



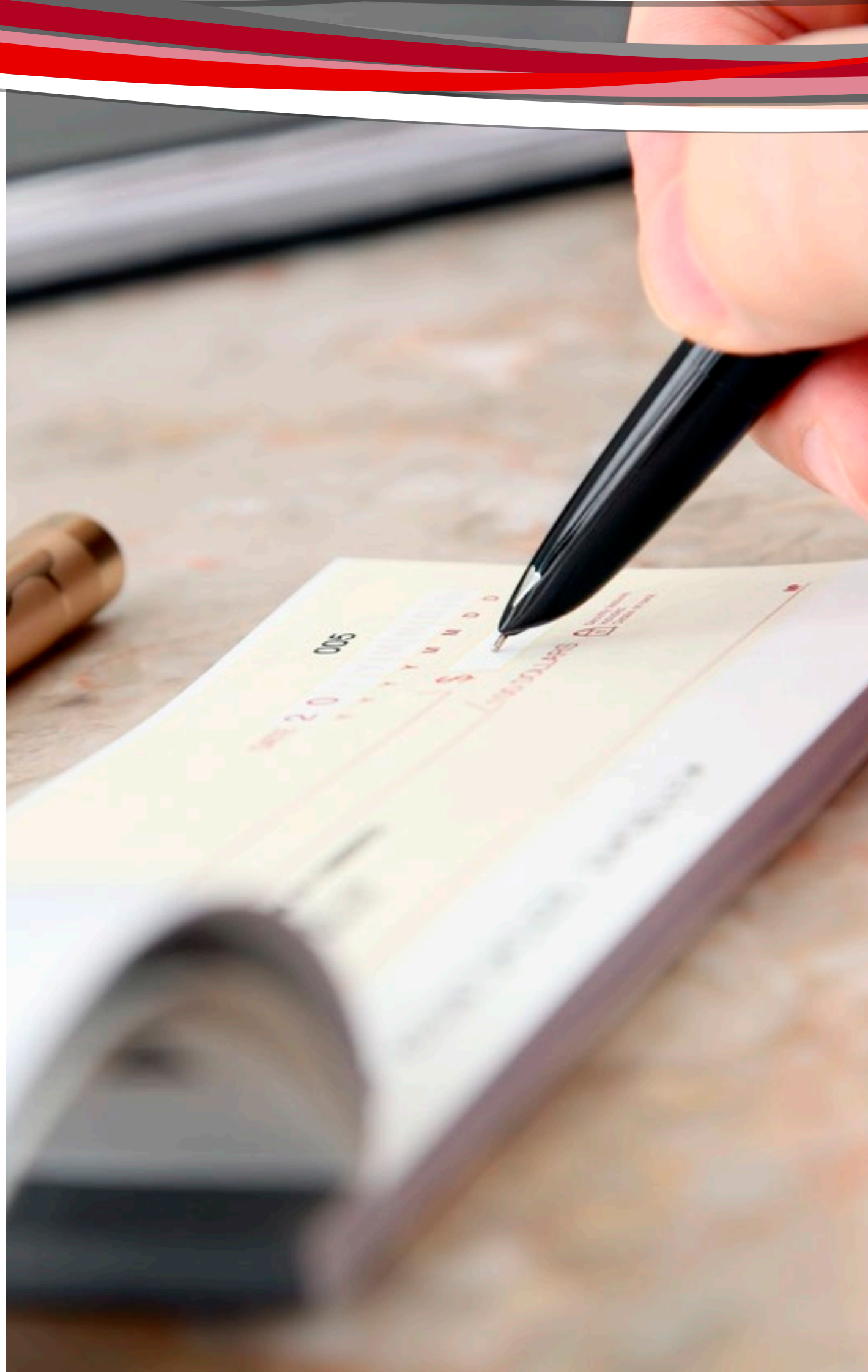
Q: What will happen to the children before, during and after construction work?

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.

SOLUTIONS
ARCHITECTURE



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.

» WHEN AND WHERE DO I VOTE?

F.A.Q.

SOLUTIONS
ARCHITECTURE



Q: When and where do I vote?

A: The Referendum is scheduled for **March 8th, 2022.**

A: Polls will be open from **6 a.m. to 8 p.m.**

A: Polling places are as follows:

ALLENDALE

DISTRICT 1
ALLENDALE
FIREHOUSE
1 Erie Plaza

DISTRICT 2
BOROUGH HALL
COUNCIL CHAMBERS
500 W Crescent Avenue

DISTRICT 3
BOROUGH HALL
COUNCIL CHAMBERS
500 W Crescent Avenue

DISTRICT 4
BOROUGH HALL
QUILT ROOM
500 W Crescent Avenue

UPPER SADDLE RIVER

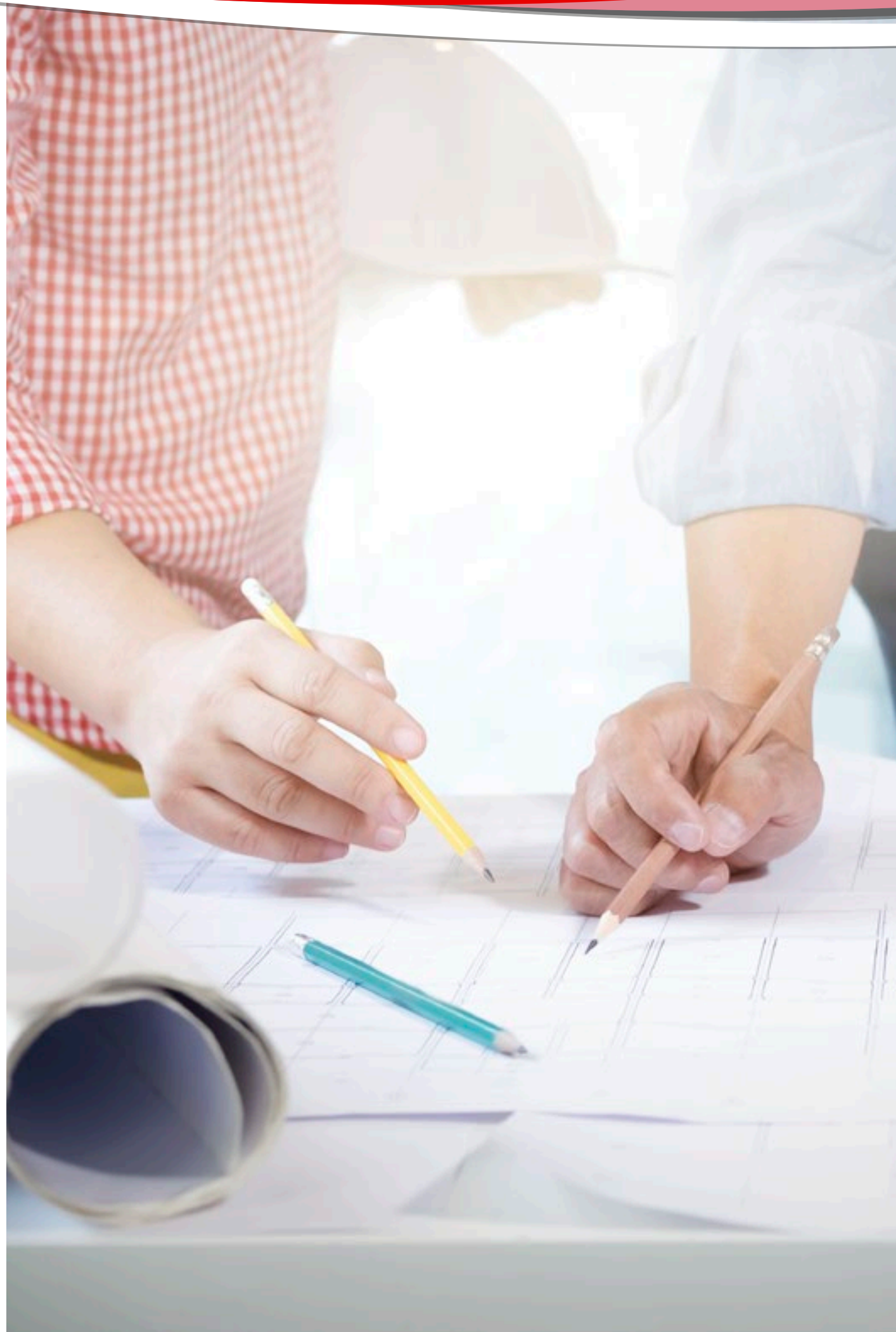
DISTRICTS 1 & 2
CAVALLINI MIDDLE SCHOOL GYM
392 W Saddle River Rd

DISTRICT 3
USR MUNICIPAL BUILDING
376 W Saddle River Rd

DISTRICTS 4 & 5
USR PUBLIC LIBRARY
245 Lake St



» POTENTIAL CONSTRUCTION SCHEDULE



Q: When would the work begin and when will it be completed?

- A:**
- » The schedule for implementation of the projects will be carefully reviewed & crafted into a detailed timeline that works best for the Northern Highlands Regional School District.
 - » Some projects could begin construction as early as summer of 2023.
 - » Other projects that require more time to develop designs will begin later in the 2023 year or the summers of 2023 and 2024.
 - » It is likely to take approximately 2 to 3 years to phase all of the projects currently proposed in a way that allows the students and staff to continue everyday activities.
 - » Allowing flexibility of schedule allows us to bid at the most appropriate times and in turn receive the best pricing for projects.

**Presentation available on the District website
www.northernhighlands.org/referendum**