



# Denville School Facilities Challenges August 21, 2017



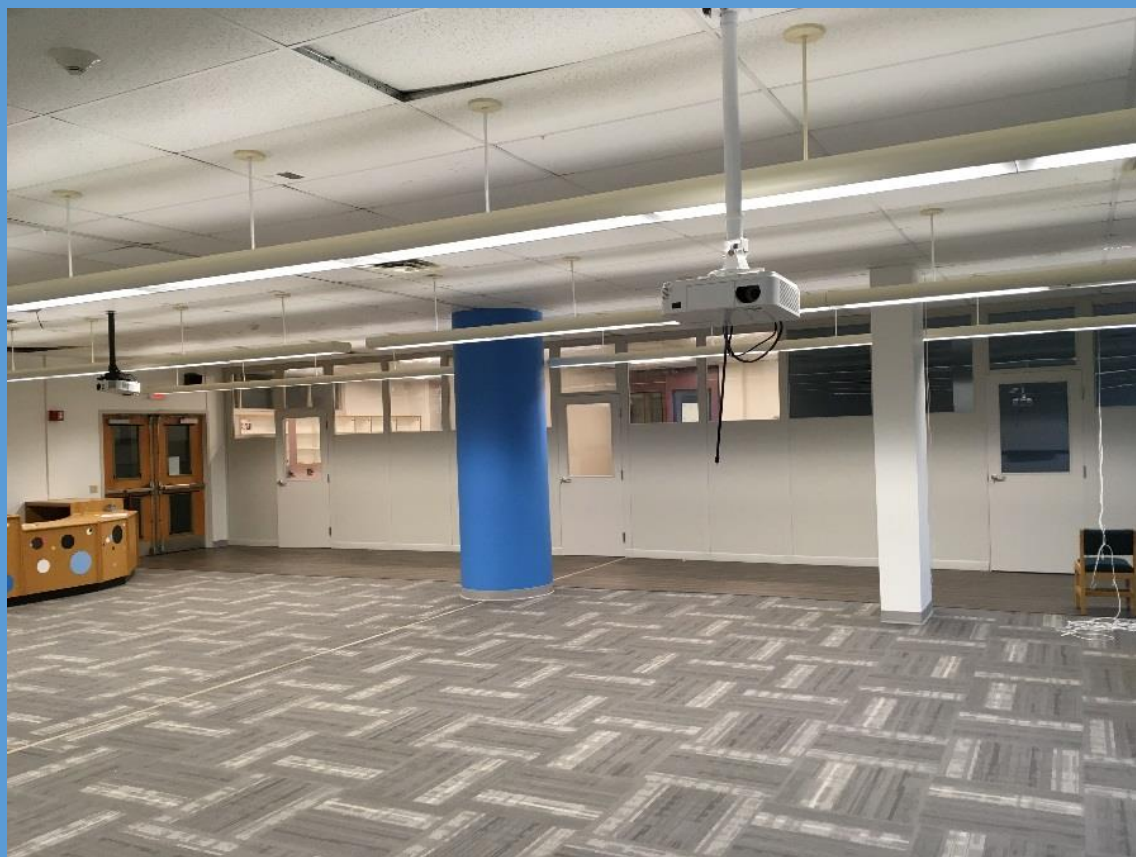
# Facilities Projects 2017

## Lakeview Lot Paving





# Riverview Library and Computer Lab







# Valleyview Gym-Café-Science Roof Replacement





# Strategic Plan Denville 2022 Approved on 5/22/2017

- 100+ participants
- Goal 4: Create a safe and secure learning environment equipped to deliver 21st century educational expectations, using efficient and sustainable facilities districtwide.
  - Objective D: Continue to address maintenance needs while enhancing existing facilities and planning for the elimination of the use of rentals and substandard instructional space.
  - BOE Goal #2 for 17/18: Develop a sustainable plan for facilities that eliminates:  
rentals, temporary structures, substandard and dual use instructional space, and implement it over a multi-year period.





# LV- shared BSI and Reading $\frac{3}{4}$ wall





# LV- students walking to trailers for music

Per 6A:26-3.13- school districts may use substandard-temporary instructional space for a period of 2 years with up to 3 annual renewals







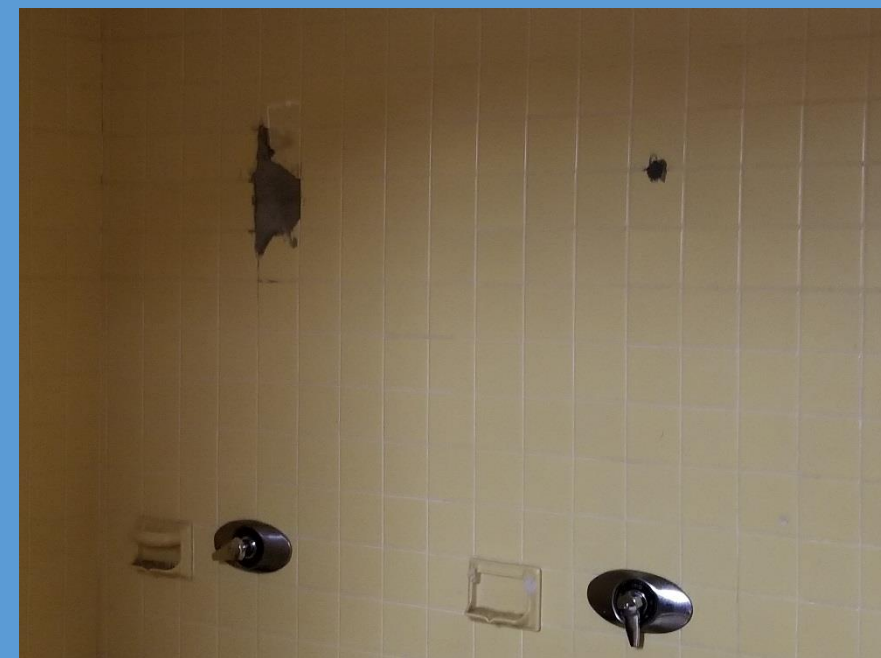
# LV- Media Center- shared speech $\frac{3}{4}$ wall







# Valleyview Locker rooms





# Valleyview Gym HVAC and Bridge Windows







# Valleyview Family and Consumer Science Room





# District Roofing

Denville Public Schools Roofing Study				August	2017 - Update	August 2017 Status
School	Section	Square Feet	Year of install	Recommendation/condition	Warrantee period	
LV	A/B- trailers			NA	NA	NA
LV	C- C-wing	26,053	2001	Roof good	expired	
LV	D- gym	8,868	2001	Roof good	expired	Repaired 2016
LV	F- café	3,720	2009	Roof good	2029	Good to 2029
LV	E-G-J / B-wing	25,278	2001	Roof good	expired	Repaired 2016
LV	H/I- A-wing, APR, office	24,119	2016	Roof good	2056	Good to 2056
VV	A- science mod	3,855	2017	Install set for 2017	2057	Install set for summer 2017
VV	B- C -wing	15,165	2016	Roof good	2056	Good to 2056
VV	C/D- library area- bridge	14,756	2012	Roof good	2032	Good to 2032
VV	E/I- hall and café	3,492	2017	Install set for 2017	2057	Install set for summer 2017
VV	F/G/K- tech, stem, office	16,271	2006	Roof good	2026	Good to 2026
VV	H/L- front entrances	608	2016	Roof good	2056	Good to 2056
VV	J- gym	7,698	2017	Install set for 2017	2057	Install set for summer 2017
VV	M/N/O- trailers			NA	NA	NA
RV	Full Roof		2014	Complete	2039	Good to 2039
VV	Summer 2017			Sec J/E/I/A- 15,045 sq ft- \$339,000	2057	Installation in progress
	Bus Garage	3,000	1966	Metal Corrugated Roof on wooden trusses - Roof good	None	Good
	Plan for replacement by 2019-2020		LV-C,D,B, E, G, J total square footage out of warrantee approximate replacemane cost of sections out of warrantee at \$25/foot			60,199 Sq Ft <b>\$ 1,504,975.00</b>





# Solutions to substandard space

1. Small addition to Lakeview 8000 sq.ft. (not recommended) \$4.5M
2. Larger addition to Riverview to move PK and other special education classes to free up space 12,000 sq. ft. plus elevator. \$7.2M
3. Reconfigure LV media center, minor renovations to trailers (staff), permanent split of one large class to become two small group classes, renovate and reconfigure two bathrooms to accommodate classes that need private bathrooms. \$1M (approx.)



# Pros and Cons of Each

Plan	Pros	Cons
1. 8,000 Square Foot Addition at Lakeview \$4.5M  <i>Not Recommended</i>	Eliminate trailers for all purposes Accommodate programs	High Cost- no allowance for other needed projects Grow Lakeview footprint No room for growth No state debt service aid
2. 12,000 Square Foot Addition at Riverview \$7.2M	Eliminate trailers for all purposes Accommodate all programs Start to better balance school populations Allow for completion of other needed projects Allows for some room to grow State will pay between 25-35% of payments Excellent time for vote (debt and %)	High Cost Referendum needed (\$100K) Uncertainty in town development
3. Projects at Lakeview Approx. \$1M	Lower cost Allows for other needed projects No referendum needed	No room for growth RV and LV trailers needed for staff No state debt service aid RV/LV schedule changes possible





# Possible Budget- All Projects

Possible Referendum Budget			8/2/2017
Rough budget numbers all inclusive of fees and soft costs			
Project	Location	all figures inc soft costs	Notes
Addition and elevator	RV	\$7,185,000.00	12,020 Sq Ft - includes elevator and toilet renovations per code
Life Skills Room Renovation	VV	\$250,000.00	
Gym Locker Rooms (B/G)	VV	\$437,500.00	
Gym HVAC inc AC	VV	\$312,500.00	(reduce by \$125,00 no AC) replace HVAC add new AC
Bridge Window replacement	VV	\$157,000.00	
APR/Gym RTU HVAC & AC	RV	\$562,500.00	(remove AC deduct \$230,000)
Athletic Field renovations	VV	\$550,000.00	Grass
Front Vestibule Security	VV-LV-RV	\$396,250.00	
C- Wing Roof	LV	\$1,840,000.00	60,199 Sq Feet warrantee expired 2016
Total with addition inc soft costs		\$11,690,750.00	Total number of all projects including soft costs
Reduction if no AC and no field		\$ 905,000.00	



# Finance

## Referendum Projects:

- |                                |        |
|--------------------------------|--------|
| • 12,000 Sq. Ft Addition at RV | \$7.2M |
| • LV Roof 60,200 Sq. Ft        | \$1.8M |
| • VV Locker-rooms              | \$437K |
| • Security Vestibules          | \$396K |
| • Total                        | \$9.8M |

*Referendum Total \$10M*

Debt Service per year per ave. household

15/16	16/17	17/18	18/19	19/20
\$54.08	\$52.19	\$49.85	\$31.60	\$66.90

Lakeview Various Projects Approx. \$1M

\$750K in current budget  
\$2M+ in reserves





# Timeline

Project one- LV 8,000 Sq. Ft Addition- not recommended

Project two- 12,000 Sq. Ft Addition at RV, LV Roof, VV Locker rooms, district security vestibules

- Discuss in August and September
- Vote for \$49K for DOE submittal, drawings for referendum and land surveys (total cost for referendum is approx. \$100K) needs approval by September 2017 for March 2018 vote. (Bulk of projects begin summer 2019)

Project three- Various projects at LV to accommodate all students in standard space and use trailers for staff only- discuss and plan in late 2017-prepare for bidding in early 2018- allows funds for other needed projects on the list.



# Questions/Discussion