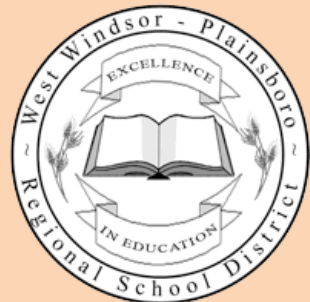


West Windsor – Plainsboro Regional School District

Building For Continued Excellence



September 20, 2018



WW-P MISSION STATEMENT

Building upon our tradition of excellence,
the mission of the West Windsor-Plainsboro
Regional School District is to empower all learners to
thoughtfully contribute to
a diverse and changing world
with confidence, strength of character,
and love of learning.

Agenda

Provide an overview of the:

1. Process

2. The Plan

3. Proposed Projects



PROCESS

West Windsor- Plainsboro Regional has been engaged in a multi-year process to evaluate existing facilities, capacity and anticipated growth.



PROCESS- Where Are We Now?

- **The West Windsor- Plainsboro Regional School District** has always invested significantly in facilities upgrades and we pride ourselves on the condition and quality of our facilities.
- **We have now reached a tipping point** where the competing needs of capacity pressure, programmatic needs and much more costly capital projects are beyond our ability to manage without long term debt.
- **With this comes the recognition** that we are able to obtain significant state aid to help pay for these projects if they are funded with long term debt in the form of a referendum.



PROCESS- What Has Been Done?



Facility Capacity Study



Demographic Study Including Housing Turnover Analysis



District Facilities Review (Expansion and Condition)



PROCESS- We Have Already Started-

West Windsor- Plainsboro has already funded major construction projects at Village ES (2015), Maurice Hawk ES (2018) and Town Center ES (2018). These projects were completed using capital reserve funds and resulted in no additional debt for the taxpayers.



Village School Addition - Completed



Maurice Hawk School Addition - Summer 2018



Town Center School Addition - Fall 2018



RESIDENTIAL GROWTH

Affordable Housing Requirements and Housing Projections for West Windsor



Subdivision/Developer	Number of Units	Affordable Housing Obligation	Assumed % of Affordable Housing	Notes
American Properties (Thompson Property)	186	48	.25	Townhomes
Lowes Center – Garden Homes	628	157	.25	Apartments
Transit Village (District 1)	800	132	.165	Apartments; Townhomes; Age Restricted
Four Hundred Steps	100	20	.2	Apartments
Woodstone	443	89	.2	Apartments
Toll Brothers	91	6	.1	51 Townhomes, 40 Apartments
Project Freedom	72	72	1.0	

Subdivision/Developer	Number of Units	Affordable Housing Obligation	Assumed % of Affordable Housing	Notes
Princeton Ascend	17	3	.2	Apartments
Ellsworth Center	20	5	.25	Apartments
Bear Brook Homes	10	2	.2	(7 Homes, 3 Townhomes)
SUBTOTAL	2367	534		
Remaining Affordable Housing Obligation TBD (1500 COAH determined)				



RESIDENTIAL GROWTH

Projections for Residential Growth



Property	Approval/ Status	Estimated Timeline/Notes	# of Units	Types of Units	# of Projected Students	Sending Path - Elem.	Sending Path - Upper Elem.	Sending Path - MS	Sending Path - HS
Woodstone (Princeton Theological Seminary)	Approved	Plans submitted for site plan approval on September 2017. Planning Board would be next step. Anticipated students for Spring 2020	443	Apartments (.53)	235	MH	Vil	GMS	HSS
Maneely Property (Toll Brothers)	Approved	Under construction. Permits approved. 12 - 18 months. Tentative completion Fall 2018 - January 2019.	91	Apartments (.53) and Townhouses (.51)	47	MH	Vil	GMS	HSS
Maneely Property (Toll Brothers)	Approved	100% of funding received by Federal Govt. Plans being submitted soon. Breaking ground in Spring 2018. Spring 2019 - Fall 2019.	72	Apartments (.53) and Townhouses (.51)	37	MH	Vil	GMS	HSS
Maneely Property (Toll Brothers)	Approved	Corporate Suites. Online starting by 2018.	192	Hotel / Apartments for Extended Stays (1 month - 2 year)	Unknown	MH	Vil	GMS	HSS
Bear Brook Homes	Planning Board 2.7.18	Construction Starting Spring 2019	10	7 Single Family Homes; 3 Townhomes	10	MH	Vil	GMS	HSS
Cherry Grove		Preliminary/Final Major Subdividing Pending	6	6 Single Family Homes (1.13)	7	MH	Vil	GMS	HSS
Princeton Garden Homes		Two Homes are currenty under construction	4	Single Family Homes (1.13)	4	WC	MR	CMS	HSN
Ellsworth Center	Approved	Under construction.	20	Apartments (.53)	11	MH	Village	GMS/CMS	HSS/HSN
Princeton Ascend (next to Rite Aid on 571)	Approved	Construction Starting Fall 2018	17	Apartments (.53)	9	MH	MRS	GMS	HSS
			1055	SUBTOTAL	360				

Property	Approval/ Status	Estimated Timeline/Notes	# of Units	Types of Units	# of Projected Students	Sending Path - Elem.	Sending Path - Upper Elem.	Sending Path - MS	Sending Path - HS
Dey Road (Place at Plainsboro)	COAH	Potential Impact September 2019/January 2020	100	Apartments (.25)	25	TC	MR	CMS	HSN
Forrestal Village (Plainsboro)	Approved	Received final subdivision and site plan approval in 2014. No groundbreaking has occurred. Impact to district TBD.	394	Apartments (.25) and Commercial	98	WC	MR	CMS	HSN
			394	SUBTOTAL	123				
POTENTIAL RESIDENTIAL GROWTH									
Avalon Bay - Transit Village (WW) - (Also Known as District 1)	Littigation Settled	Agreement signed. Ordinance Adopted. Students anticipated Sept. 2020/2021	700	Apartments (550)(.53); Age Restricted (100); Townhomes (150)(.51); Commercial	368	MH	Vil	GMS	HSS
Garden Homes (Lowes Center) (WW)	COAH Application	Potential Impact 2021	628	Apartments (.53)	333	MH	Vil	GMS	HSS
Thompson Property (WW) by American Properties	COAH Application	Potential Impact 2021	186	Townhomes (.51)	95	DN	Vil	GMS	HSS
400 STEPS (Ellsworth Center)	Litigation settled	100 apartments	100	Apartments (.53)	53	MH	Vil	GMS/CMS	HSS/HSN
			1014	SUBTOTAL	849				
TOTAL			2463		1332				

CAPACITY STUDY



School	Total Enrollment (March 1, 2018)	Total District Classroom Capacity	District Utilization Capacity	Capacity %
Dutch Neck Elementary School	685	637	573	119.48%
Maurice Hawk Elementary School	762	678	610	124.88%
Town Center Elementary School	535	573	515	103.74%
Wicoff Elementary School	438	430	387	113.18%
Millstone River Elementary School	1095	1054	989	115.43%
Village Elementary School	740	771	694	106.64%
Community Middle School	1173	1272	1081	108.49%
Grover Middle School	1275	1224	1040	122.55%
High School North	1447	1996	1697	85.29%
High School South	1605	1968	1673	95.95%

THE PLAN

West Windsor- Plainsboro Regional has developed short and near term plans for managing larger facilities projects, current capacity issue and expected enrollment growth due to new housing.



Proposed Referendum

1. Life Safety

2. Air Quality

3. Programmatic Needs

4. Short Term and Near Term Residential Growth



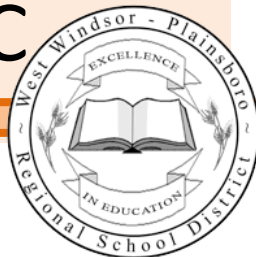
Life Safety/Security

- Replacement of Fire Alarm Systems (Eight Buildings)
- Secure Entrances and Visitor Check Points (Nine Buildings)
- Emergency Generators for Critical Systems (Five Buildings)



Air Quality

- Temperature Controls Modernization
- HS North, Millstone River ES and Wicoff ES have the most pressing need for HVAC upgrades- ventilation, air conditioning, heating and humidity control.
- HS North HVAC Systems Upgrades/Replacement- Classrooms, Core Spaces and Chiller/Boiler Replacement
- Millstone River School Classrooms and Core Spaces
- Wicoff School Older Classrooms Ventilation Upgrades and AC



Programmatic Needs

- Academic Classrooms to Address Capacity and Short/Near Term Growth
- Performing Arts: Music, Dance, Theater
- Science (Middle Schools and High School South)
- Technology/Robotics
- Culinary Arts
- Media Centers/Learning Commons



Short Term and Near Term Residential Growth

- Affordable Housing Obligations
- Residential Growth Projections
- Capacity Study
- Demographic Study



What are the Proposed Projects?

***All District School Buildings Will Be Positively Impacted by the
Proposed Referendum Projects!!***



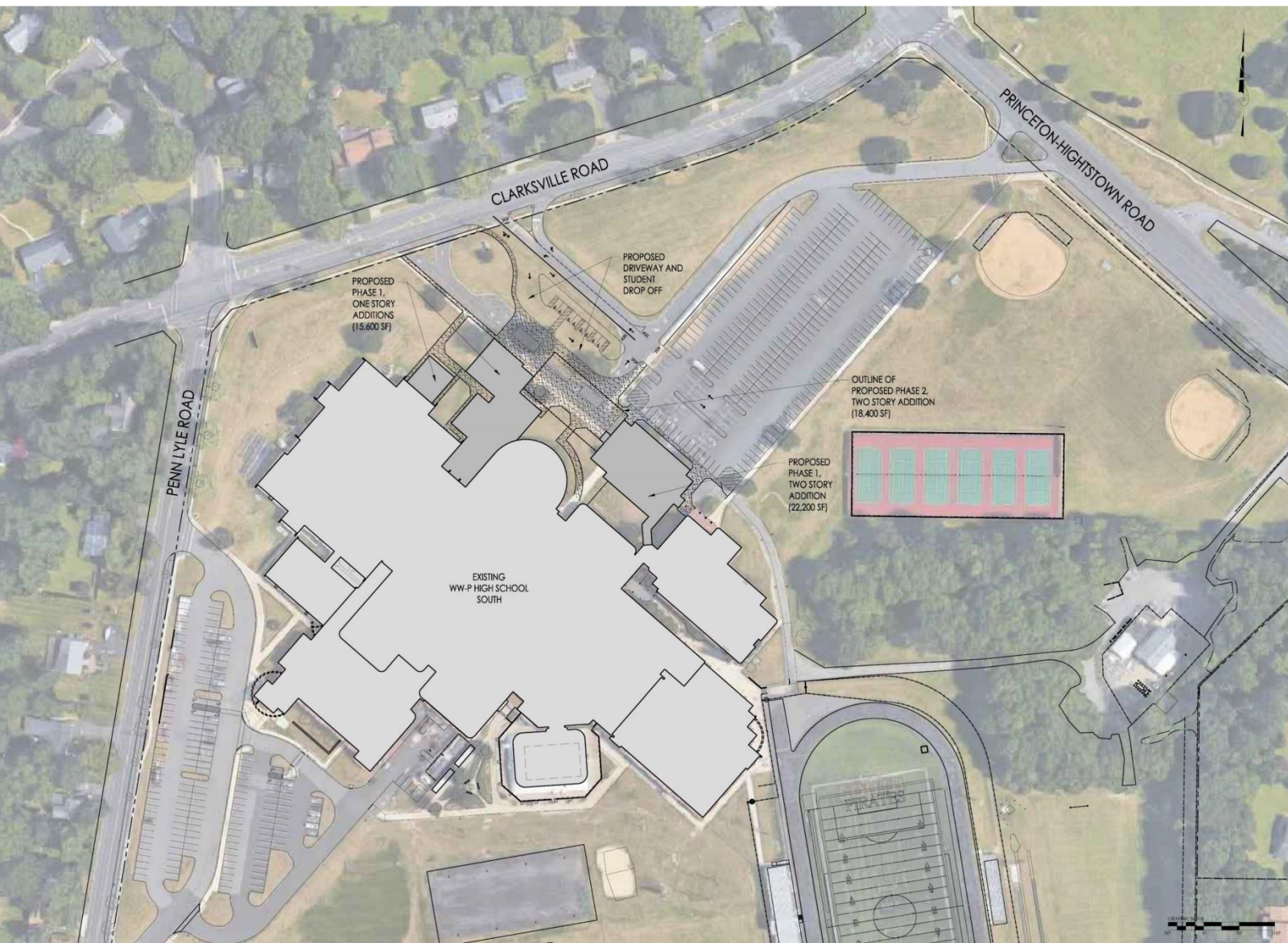
High School South - \$27,425,000

- New two story addition – 8 Science Labs – approximately 25,000 sq. ft.
- New main entrance, main office, 4 classrooms, robotics, dance studio – approximately 15,000 sq. ft.
- Renovate existing main office – Child Study and Guidance Offices
- Culinary Arts and Early Childhood renovations
- Media Center Renovations
- Security Vestibule
- Renovate Playhouse (small theater)
- Robotics/Tech Lab addition plus renovate 800A/B
- Upgrade Fire Alarm System
- New Generator



High School South

Additions in front of school with driveway re-configuration



SLIDE #: 24



High School South

New Construction:

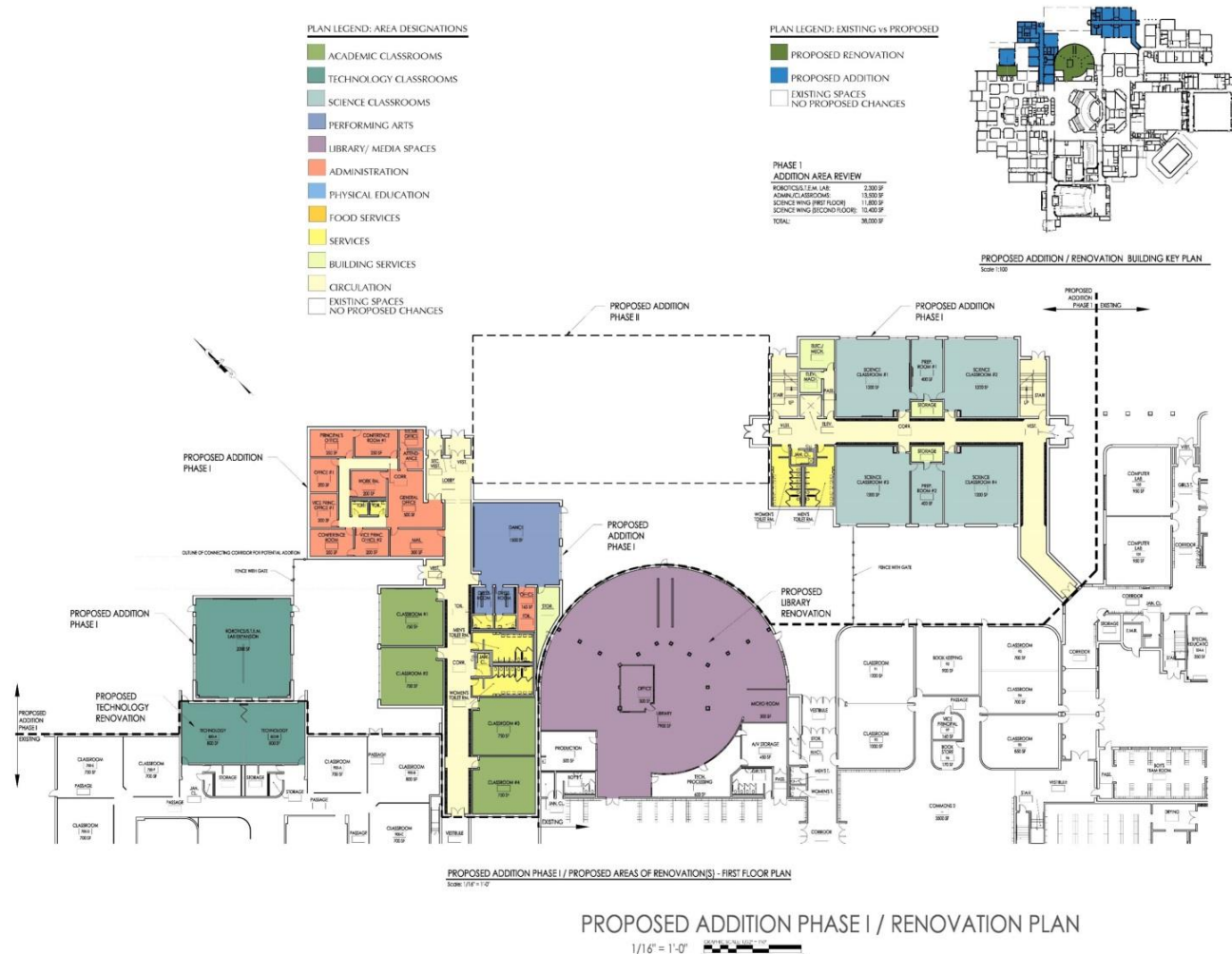
8 Science Labs

4 Classrooms

New Security Entrance

Dance Studio

Robotics Expansion



High School South

Renovations:
Guidance/CST
Robotics (800A/800B)
Media Center
Culinary Arts
Early Childhood
Theater



PLAN LEGEND: AREA DESIGNATIONS

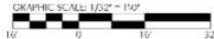
- ACADEMIC CLASSROOMS
- TECHNOLOGY CLASSROOMS
- SCIENCE CLASSROOMS
- PERFORMING ARTS
- LIBRARY/ MEDIA SPACES
- ADMINISTRATION
- PHYSICAL EDUCATION
- FOOD SERVICES
- SERVICES
- BUILDING SERVICES
- CIRCULATION
- EXISTING SPACES
- NO PROPOSED CHANGES

PROPOSED RENOVATION ADMINISTRATION - FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

PROPOSED RENOVATION PLAN

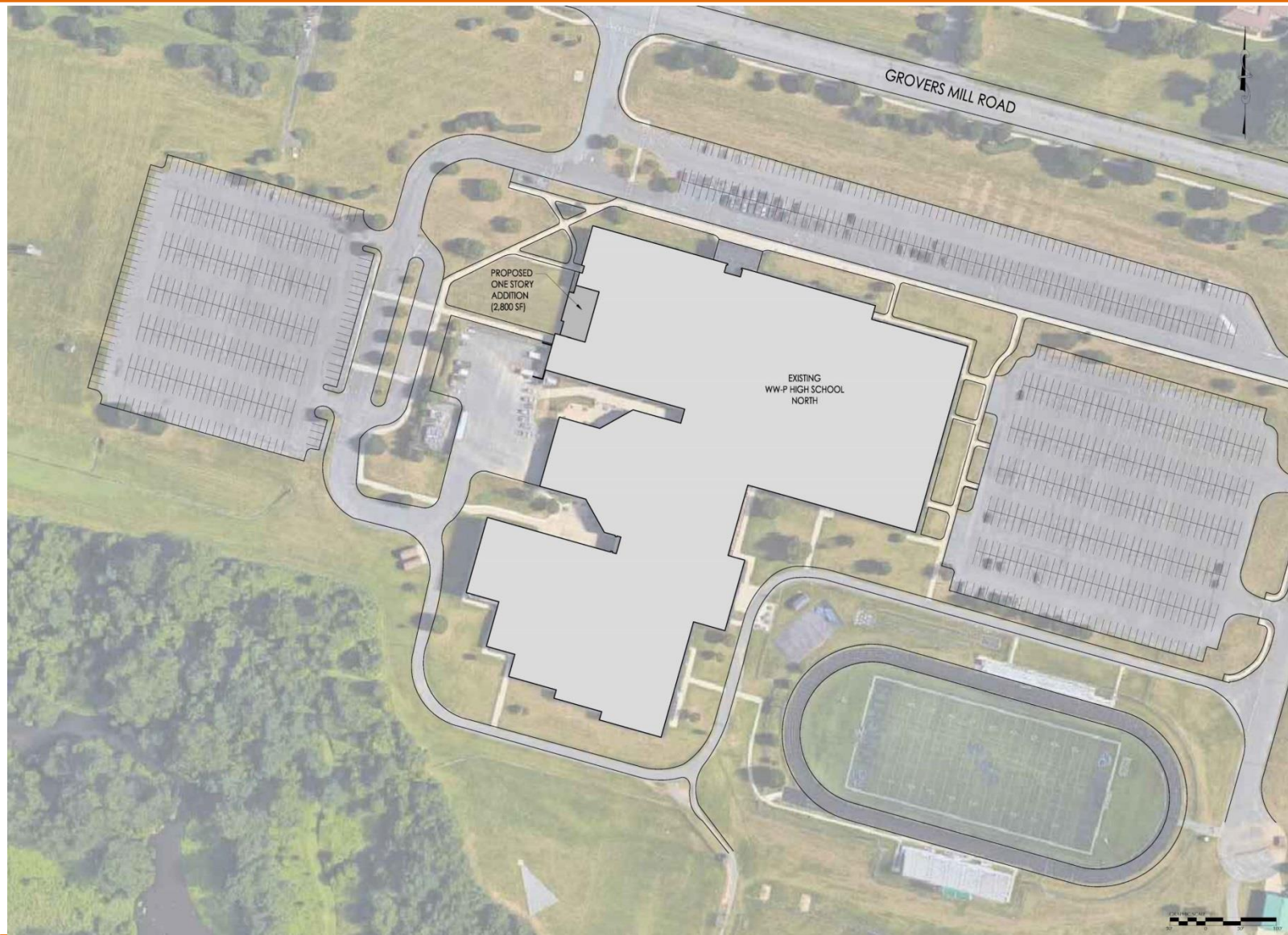
1/16" = 1'-0"



High School North - \$17,547,000

- Security Vestibule
- Performing Arts/Dance Studio – addition of 2,600 sq. ft.
- Media Center Renovation
- Culinary Arts Renovation
- IEQ – Replacement of heating/cooling system. New boilers/chillers. New controls. Electrical upgrades. 75 classrooms, core spaces, TV studio, gyms, media center, etc.





High School North

New Addition
Dance Studio/Fitness
Renovations
Culinary Arts
Media Center



High School North

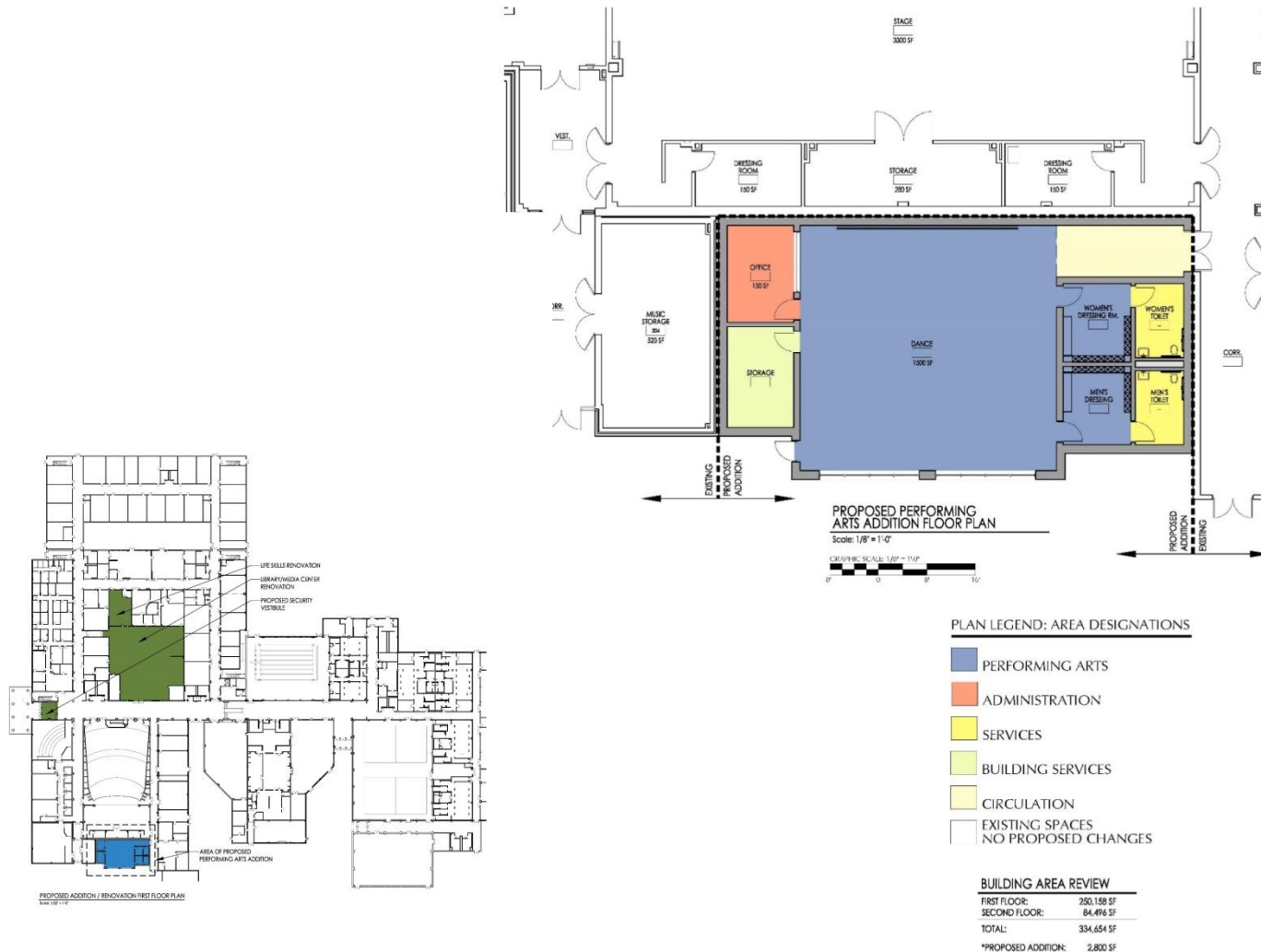
New Addition

Dance Studio/Fitness

Renovations

Culinary Arts

Media Center



Thomas Grover Middle School - \$10,430,000

- Security Vestibule
- Construct New Two Story Addition – 6 classrooms, 6 science classrooms, 4 resource rooms
- New Generator
- Approximately 22,000 sq. ft.



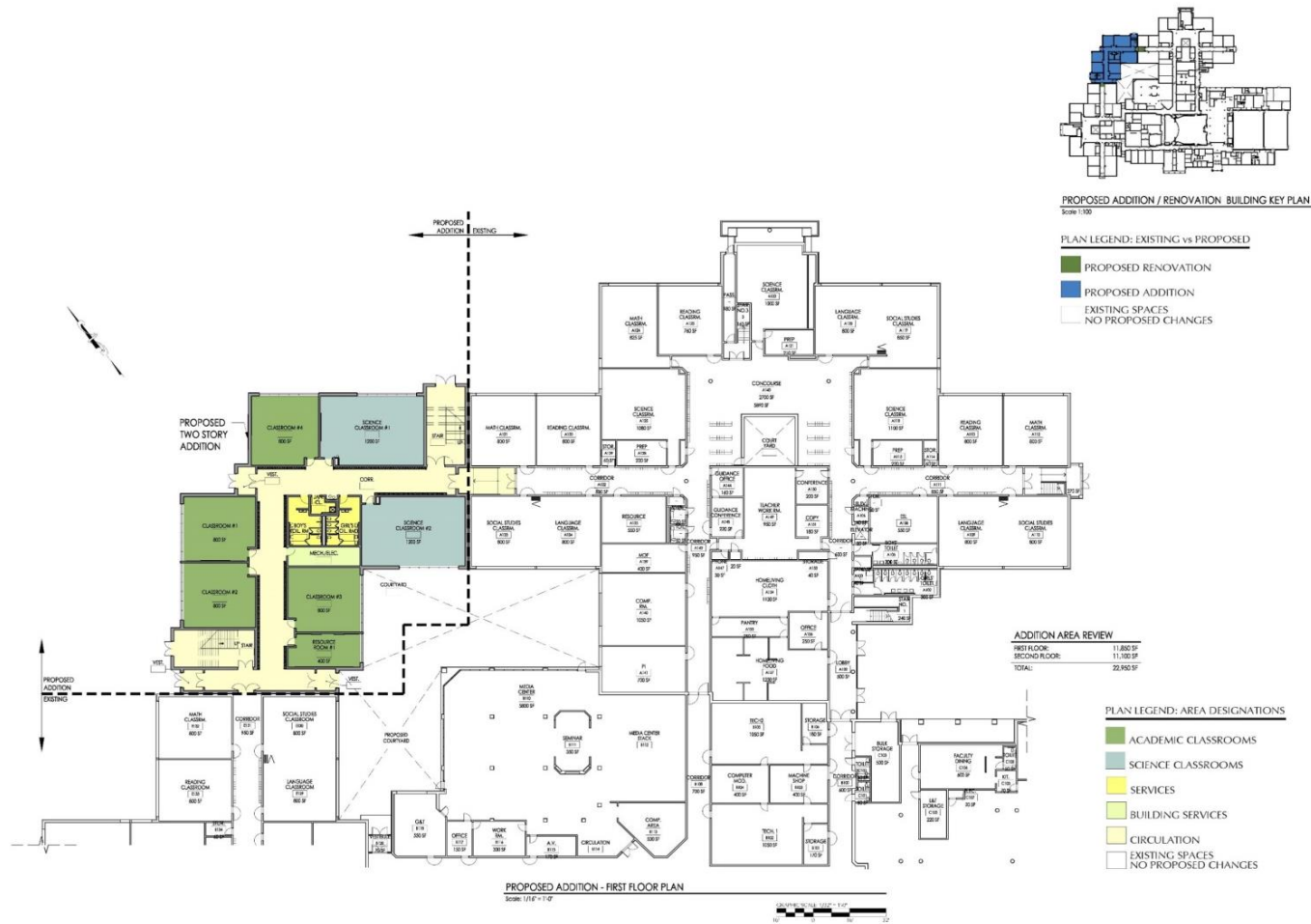
Thomas Grover MS

Two Story Addition- Classrooms/Science Security Vestibule Generator



SLIDE #: 31





PROPOSED ADDITION PLAN
AS NOTED

Thomas Grover Middle School

New Addition (Two Story)

6 Classrooms

6 Science Labs

4 Resource Rooms



Community Middle School - \$38,915,000

- Security Vestibule
- New Gym, Music Room, Library, Expanded Cafeteria and Serving Lines/Food Prep Space, Locker Rooms
- Additional 3 classrooms and 11 science rooms
- Addition totals 31,100 sq. ft.
- Renovation of Robotics/Tech Lab
- Auditorium Renovations
- Renovated Main Office, Child Study Offices, Expanded Nurses Office
- Upgrade to Fire Alarm System
- New Generator

Historical and Projected Enrollments of Community Middle School

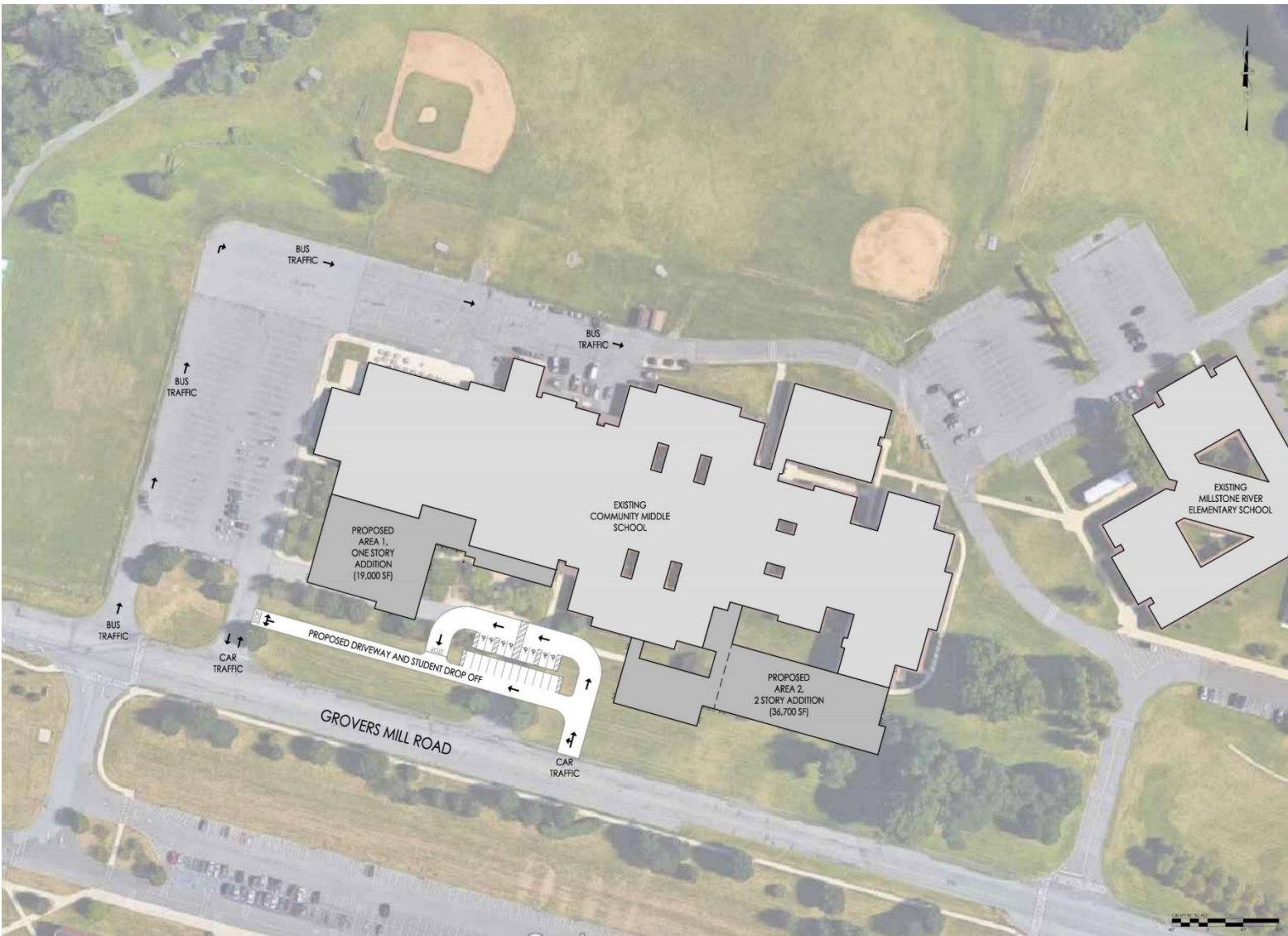
Year	6	7	8	SE ²	6-8 Total
Historical¹					
2012-13	360	350	352	54	1,116
2013-14	345	357	356	36	1,094
2014-15	386	352	347	51	1,136
2015-16	383	407	362	0	1,152
2016-17	393	372	397	18	1,180
2017-18	373	398	390	11	1,172
CSR 5-Yr. Ratios	1.0399 ³	1.0147	1.0061	0.0125 ⁴	
Projected					
2018-19	428	378	400	15	1,221
2019-20	442	435	382	16	1,275
2020-21	424	452	442	16	1,334
2021-22	477	432	458	16	1,383
2022-23	407	487	437	16	1,347
5-Year Change					+175

SLIDE #: 34



Community Middle School

**One and Two Story
Additions
Renovations
Driveway/Parking
Re-Configuration**



Community Middle School One and Two Story Additions Renovations



EXISTING PLAN vs PROPOSED ADDITION / RENOVATION PLAN

1:30



Community Middle School

New Addition:

Gym

Locker Room

Night Lobby

Secure Entrance

Admin/Nurse/CST Expansion

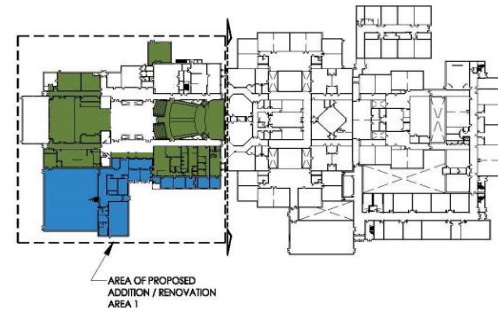
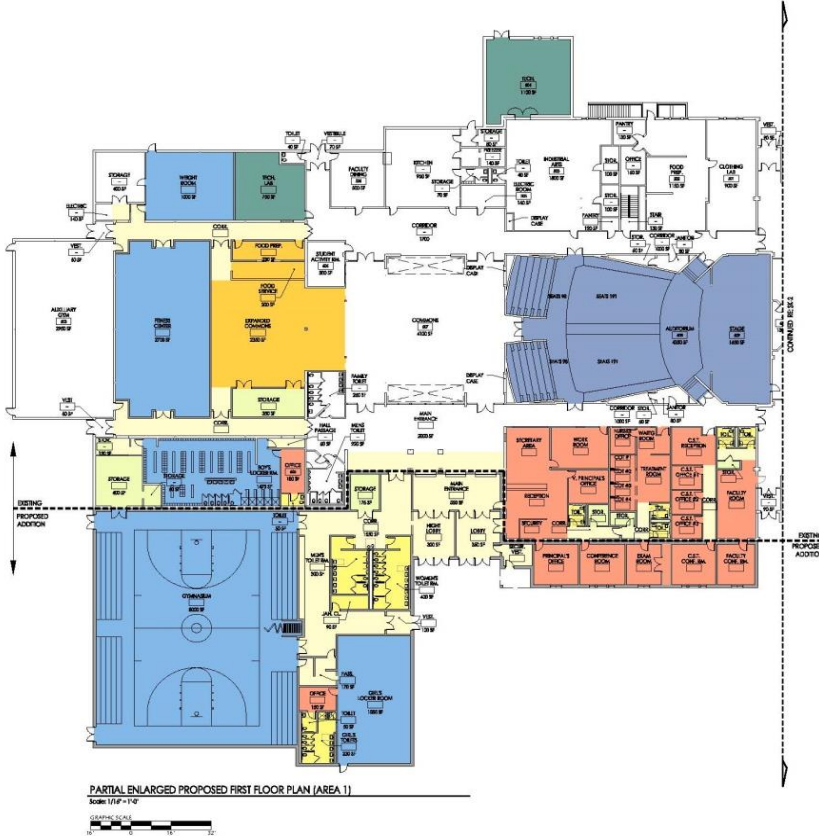
Renovations:

Dining/Food Service

Music Rooms

Fitness/Gym

Auditorium



PROPOSED ADDITION / RENOVATION BUILDING KEY PLAN Scale: 1/4" = 1'-0"

RENOVATION AREA REVIEW

MUSIC BY ADDITION	6,400 SF
ADMINISTRATION OFFICES	5,900 SF
COMMON AREA & FITNESS CENTER	6,400 SF
TOTAL	18,700 SF

ADDITION AREA REVIEW

AREA 1 (GYMNASIUM WING)	15,000 SF
AREA 2 (LIBRARY WING)	3,700 SF
AREA 3 (CLASSROOM WING FIRST FLOOR)	17,000 SF
AREA 3 (CLASSROOM WING SECOND FLOOR)	14,000 SF
TOTAL	49,700 SF

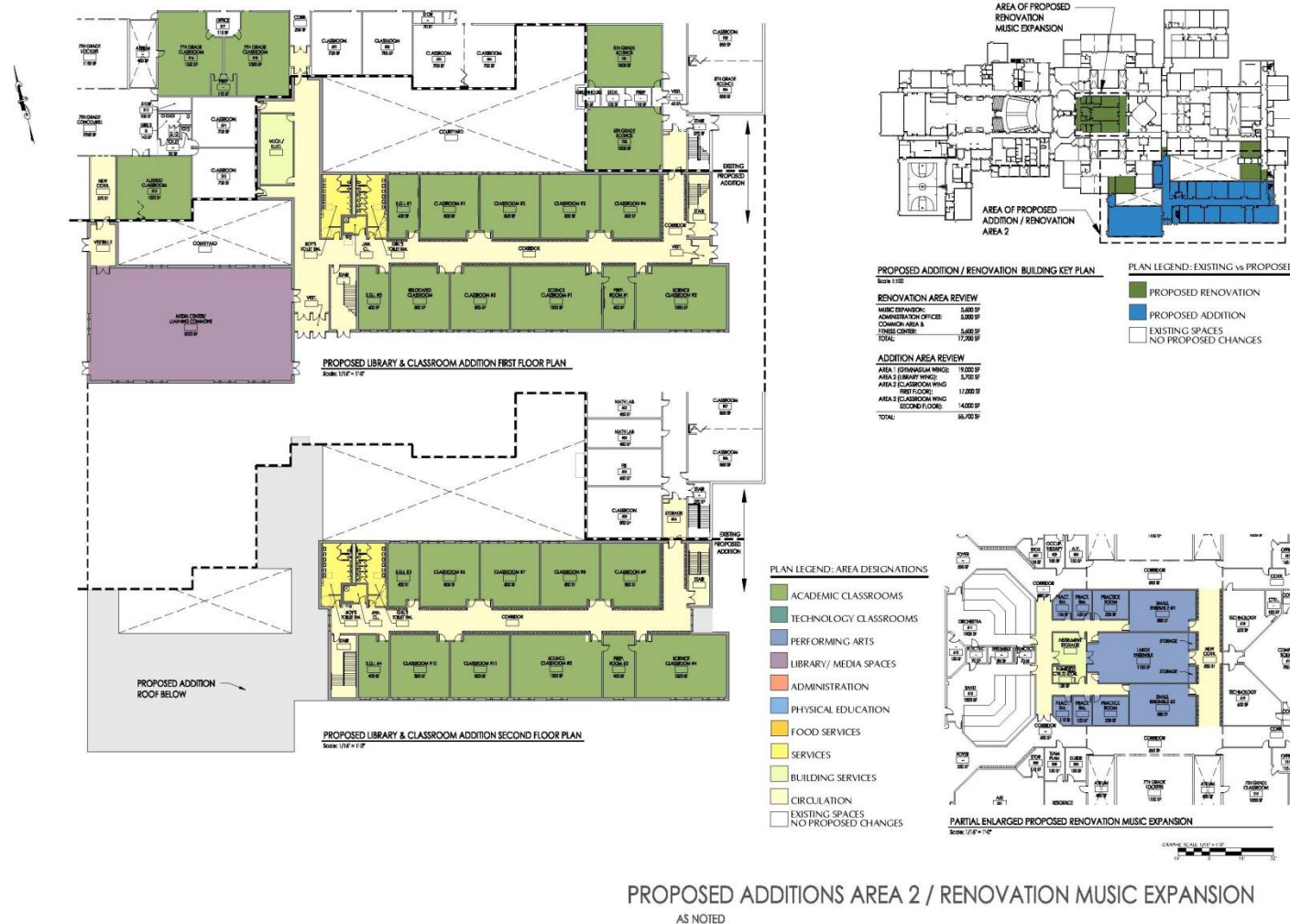
PLAN LEGEND: EXISTING vs. PROPOSED

PROPOSED RENOVATION	ACADEMIC CLASSROOMS
PROPOSED ADDITION	TECHNOLOGY CLASSROOMS
EXISTING SPACES	PERFORMING ARTS
NO PROPOSED CHANGES	LIBRARY / MEDIA SPACES
	ADMINISTRATION
	PHYSICAL EDUCATION
	FOOD SERVICES
	SERVICES
	BUILDING SERVICES
	CIRCULATION
	EXISTING SPACES
	NO PROPOSED CHANGES

PROPOSED ADDITION / RENOVATION AREA 1
AS NOTED

Community Middle School

New Addition (Two Story):
Classrooms
Science
Media Center
Renovations:
Existing Media Center
Convert to Music Spaces



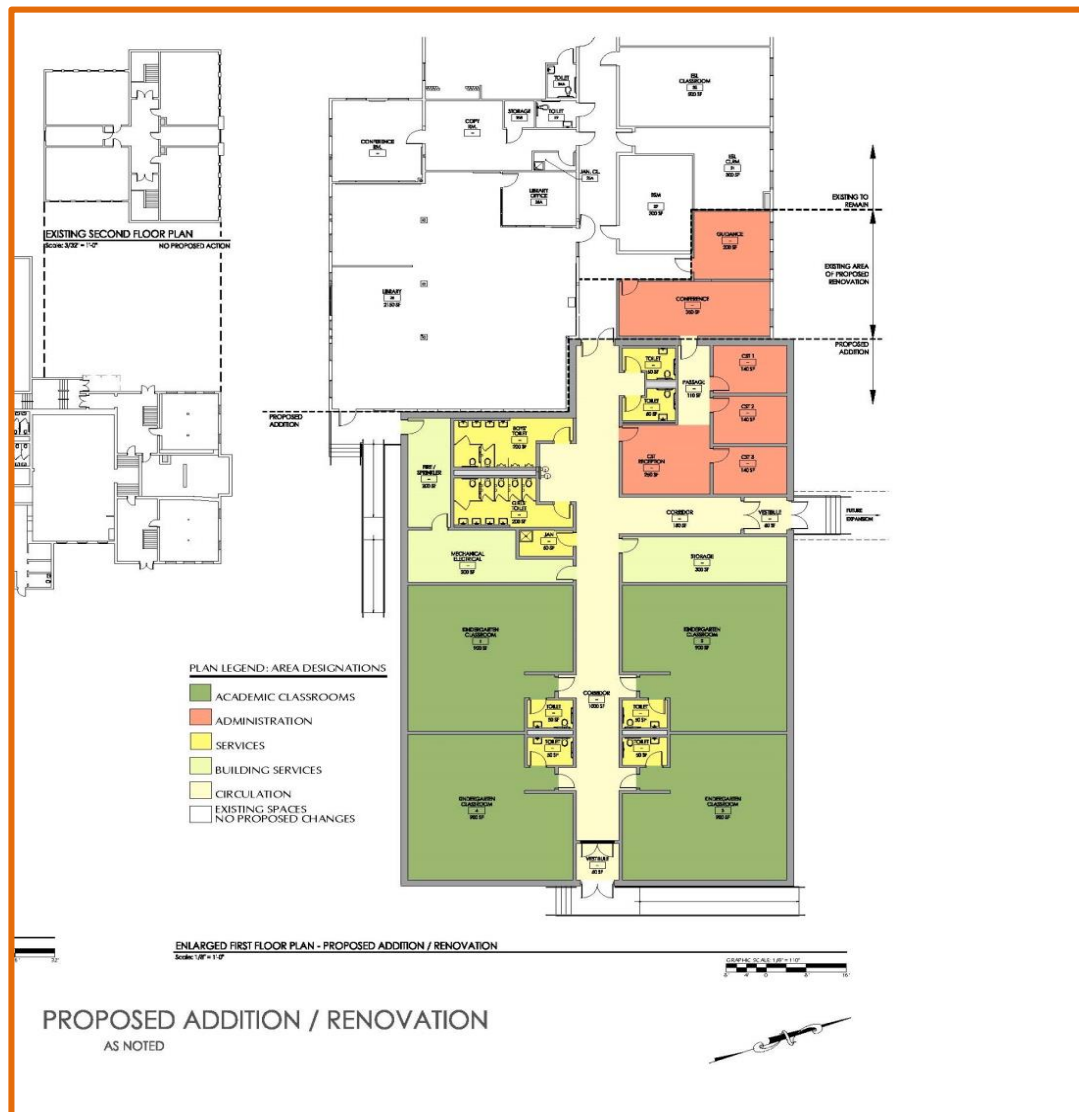
Wicoff Elementary School - \$7,080,000

- Toilet Room Renovations – student and faculty bathrooms
- Security Vestibule
- Media Center Renovations
- IEQ – Controls Upgrades, Classroom HVAC Upgrades, Basement rooms add ventilation, Classroom Upgrades (steel and roofing), Asbestos abatement
- New addition (8,400 sq. ft.)
- Four new Kindergarten Classrooms and Child Study Team Office Addition
- New student and staff bathroom; storage
- Upgrade to Fire Alarm System

Wicoff ES

One Story Addition Kindergarten Expansion (4 Rooms)





Wicoff ES

One Story Addition

8,400 SF

SLIDE #: 41



Dutch Neck Elementary School - \$1,656,000

- Toilet Room Renovations
- Security Vestibule/Faculty Staff Room
- Bollards/Bus Entrance/Paving
- Media Center Renovation



Maurice Hawk Elementary School - \$675,000

- Media Center Renovations
- Fire Alarm Renovations
- Maurice Hawk Addition previously approved separate from referendum. Construction will begin Summer 2018.



Town Center Elementary School - \$947,000

- Security Vestibule
- Media Center Renovations
- Fire Alarm Upgrades
- The Board of Education has allocated \$4.7 million dollars of Capital Reserve funding toward a Town Center addition of ten classrooms. Anticipated approval August/September 2018. (Separate from Referendum)



Village Elementary School - \$1,145,000

- Security Vestibule
 - Media Center Restoration
 - New Generator
 - Fire Alarm Upgrades
-
- Remember: Village received renovations and additional classroom space in 2015.



Millstone River Elementary School - \$9,055,000

- Security Vestibule
- Media Center Renovations
- New Generator
- Fire Alarm Upgrades
- IEQ Classroom ventilation improvements, replace equipment, control upgrades, and classroom HVAC upgrades



District Upgrades

- Fire Alarm Upgrades (All except HSN, GMS, Village (2015) addition)
- Generators (HSS, CMS, GMS, Village, Millstone River)



November 6, 2018 Bond Referendum



How Much?

\$114,875,000

Broken Down As Follows (Approx.):

Capital Projects (Rehabilitation) \$63M

Additions/Renovations \$52M

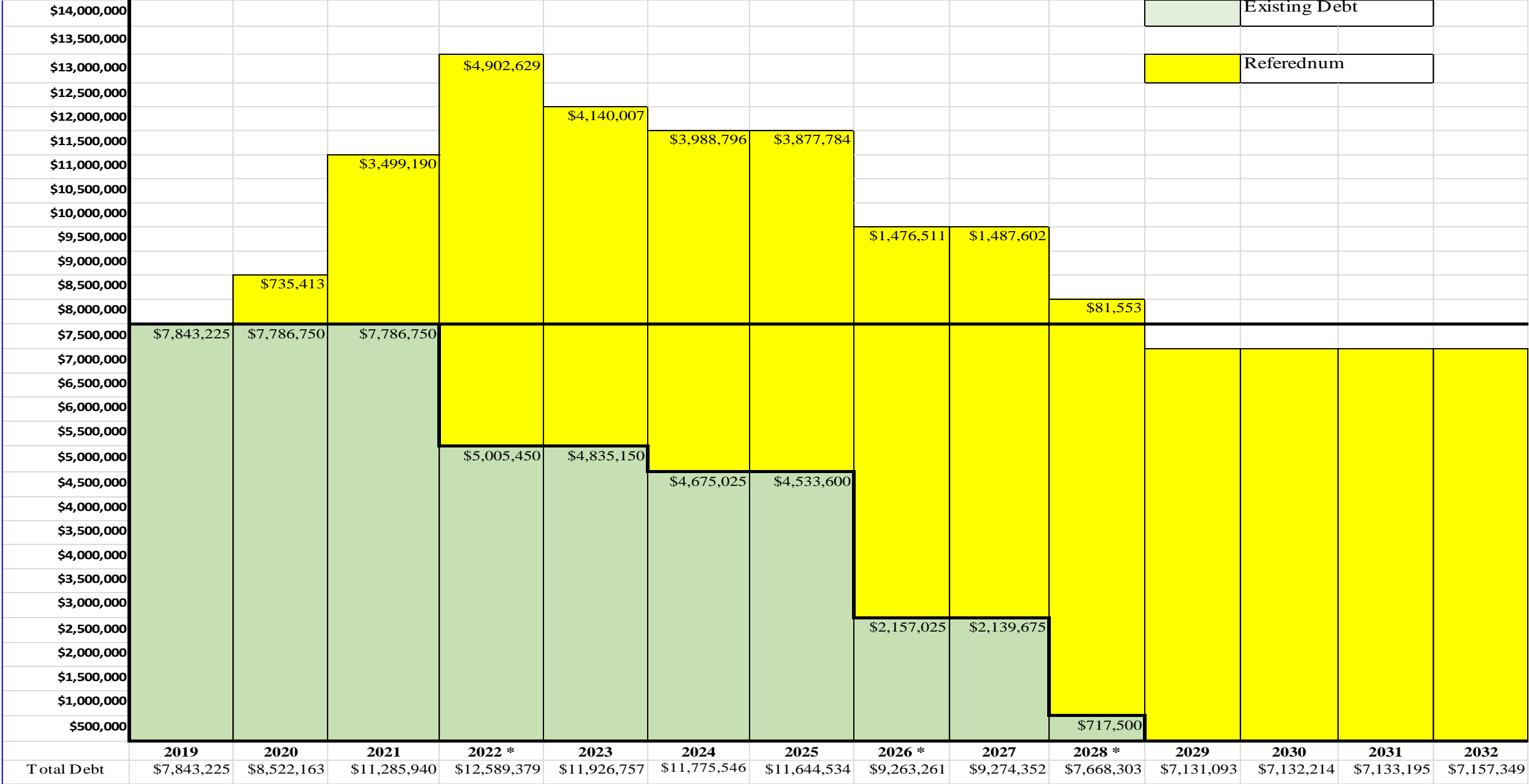
What is the Tax Impact?

**\$0 Tax Increase on the
Debt Portion of the Budget**

How is This Done?

- Retiring Debt Service Payments**
- State Aid (22.5% Overall)**
- District Funds On Hand Due to Past Fiscal Prudence**

Managing the Tax Impact – Based on Issuance of Three Bonds – 20 Years



REFERENDUM QUESTION – Paragraph I

The Board of Education of the West Windsor-Plainsboro Regional School District, New Jersey is authorized: (a) to undertake renovations, alterations, and improvements and to construct an addition at High School North, High School South, Community Middle School, Grover Middle School and Wicoff Elementary School, including all fixtures, furnishings, equipment, site work and related work, and to undertake renovations, alterations and improvements at Dutch Neck Elementary School, Maurice Hawk Elementary School, Millstone River Elementary School, Town Center Elementary School and Village Elementary School including all fixtures, furnishings, equipment, site work and related work; (b) to appropriate \$114,875,000 for such purposes; and (c) to issue bonds of the school district in the principal amount of \$114,875,000.

REFERENDUM QUESTION – Paragraph II

The final eligible costs of the projects approved by the Commissioner of Education are \$64,425,210 (with \$16,637,154 allocated to High School North, \$11,670,455 allocated to High School South, \$14,251,335 allocated to Community Middle School, \$3,921,400 allocated to Grover Middle School, \$4,466,866 allocated to Wicoff Elementary School, \$1,656,000 allocated to Dutch Neck Elementary School, \$675,000 allocated to Maurice Hawk Elementary School, \$9,055,000 allocated to Millstone River Elementary School, \$947,000 allocated to Town Center Elementary School and \$1,145,000 allocated to Village Elementary School). The proposed improvements include \$9,468,745 (\$3,074,357 allocated to High School South and \$6,394,388 allocated to Community Middle School) for school construction elements in addition to the facilities efficiency standards developed by the Commissioner of Education or not otherwise eligible for State support pursuant to N.J.S.A. 18A:7G-5(g). The State debt service aid percentage will equal 40% of the annual debt service due with respect to the final eligible costs of the projects. The Board of Education is authorized to transfer funds among the projects approved at this annual election.

School	Project Description	Cost
HSS	HIGH SCHOOL SOUTH CONSTRUCTION PROJECTS	\$27,425,000
HSN	HIGH SCHOOL NORTH CONSTRUCTION PROJECTS	\$17,547,000
CMS	COMMUNITY MIDDLE SCHOOL CONSTRUCTION PROJECTS	\$38,915,000
GMS	THOMAS GROVER MIDDLE SCHOOL CONSTRUCTION PROJECTS	\$10,430,000
MRES	MILLSTONE RIVER ELEMENTARY SCHOOL CONSTRUCTION PROJECTS	\$9,055,000
VES	VILLAGE ELEMENTARY SCHOOL CONSTRUCTION PROJECTS	\$1,145,000
DNES	DUTCH NECK ELEMENTARY SCHOOL CONSTRUCTION PROJECTS	\$1,656,000
MHES	MAURICE HAWK ELEMENTARY SCHOOL CONSTRUCTION PROJECTS	\$675,000
TCES	TOWN CENTER ELEMENTARY SCHOOL CONSTRUCTION PROJECTS	\$947,000
WIES	WICOFF ELEMENTARY SCHOOL CONSTRUCTION PROJECTS	\$7,080,000
	GRAND TOTAL ALL PROJECTS	\$114,875,000

WWP Referendum Question - \$114,875,000



Definitions of Referendum Question Terms

- Eligible Cost: projects the State will provide 40% debt service aid, renovations, Facilities Efficiency Standards (FES) Model
 - Eligible Costs - \$64,425,210
- Ineligible Cost “Not Otherwise Eligible”: projects proposed that are in addition to Facilities Efficiency Standards (FES) Model
 - Ineligible Costs - \$9,468,745
- Excess Cost: cost for new construction that exceeds the state allowance of \$143/sq./foot
 - Excess Costs - \$40,981,045

State Aid Calculation for the Referendum Project

- **Total Cost - \$114,875,000**
- **Eligible Cost for State Aid = \$64,425,210 (eligible costs) x 40%**
- **State Share = \$25,770,084 (40% of all rehabilitation and renovation project costs and 40% of eligible new construction costs)**
- **WW-P Share = \$89,104,916 (also known as local share)**

REMEMBER TO VOTE
November 6th – 6 AM to 8 PM

Any Questions???

