

Planning For Future Capacity



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Our Facilities Expansion Goal

As a Community, Provide
Capacity for All Students While
Maintaining Level of Programs

The Challenges

- Expected Dramatic Increase in Growth and Enrollment
- Timing- As Soon as 2018
- Tasks and Time Required
- Limited Expansion Options

The Realities

- Present Facilities At or Near Capacity
- Class Size Pressure
- Significant Development Expected
- Short Time Frame

Time Line for Maurice Hawk School Phase 1

EVENT	TIME FRAME
Start Planning Process and Collaboration	Underway
Due Diligence Work and Agency Submittals	April 2017 – September 2017
Design Work and Construction Documents	May 2017 – December 2017
Advertise For Bids	December 2017
Start Construction	April 2018
Construction Period	April 2018 – July 2019
Complete Construction and Occupy New Addition	July 2019

Options- Pros and Cons

OPTION	PROS	CONS
Expand Existing Buildings	Land and building readily available Shorter construction time May avoid need for re-districting	Impact on core facilities, parking, traffic, etc. Impact on occupants during work Added capacity may be insufficient for needs
New Construction	Larger building can absorb larger population in one place Ability to design desired facility from ground up	Land acquisition process & cost Longer construction time Higher cost (site development cost may be high)

Options- Pros and Cons

OPTION	PROS	CONS
Retro-Fit Existing Non-District Owned Facility	May Reduce Construction Costs Shorter time duration to occupancy	Initial acquisition cost Adaptability to school use Appropriate exterior facilities such as parking, loop roads and fields

Maurice Hawk School Phase 1 Expansion

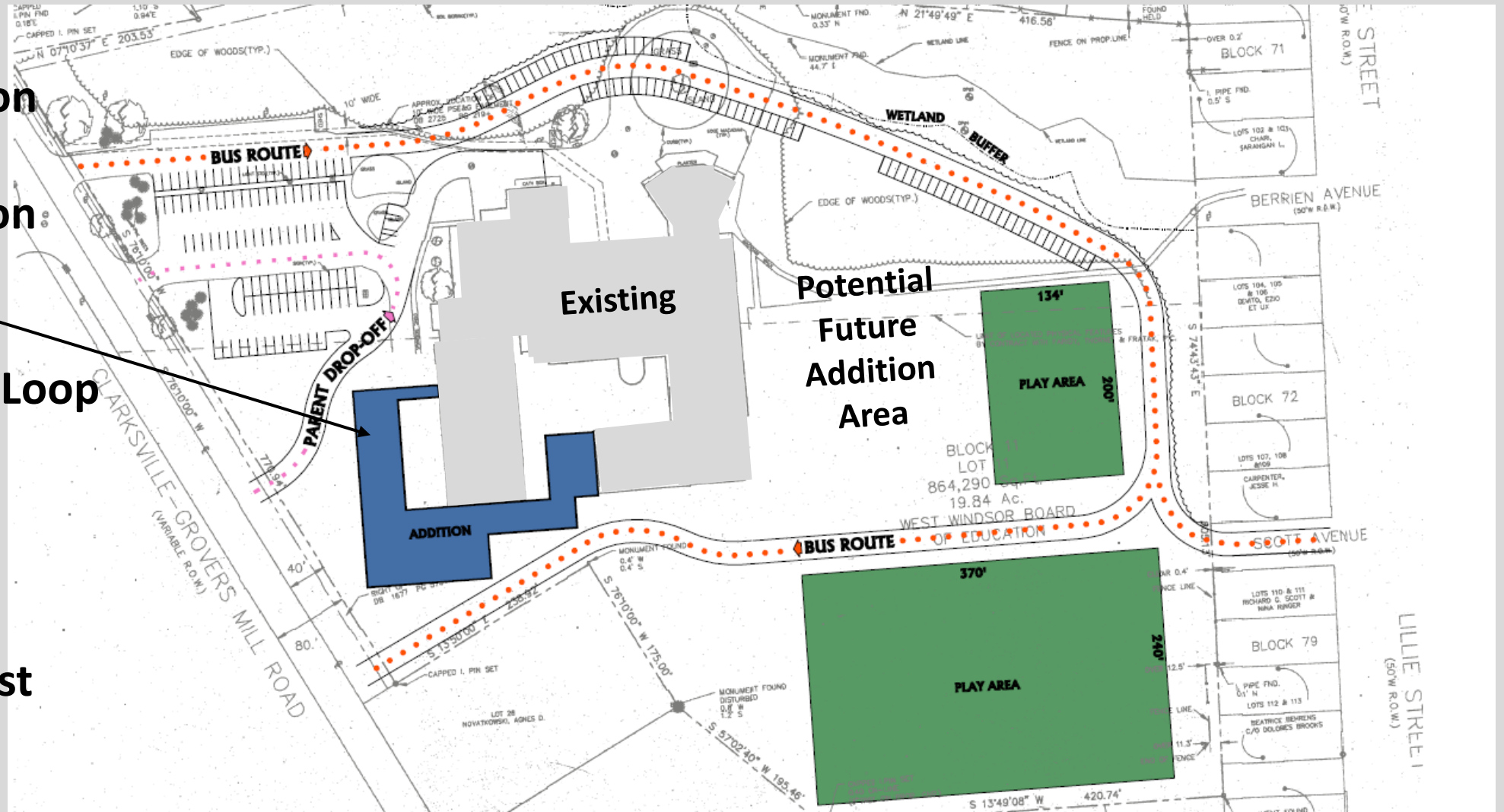
To address expected overcrowding at both Maurice Hawk and Village Schools. Expected completion July 2019.

Phase 1- Address Immediate Need

Maurice Hawk School Expansion Phase 1- Building Addition and Site Work- Parking Lot Expansion, Bus Loop and Play Fields.

\$12,500,000.

Complete August 2019

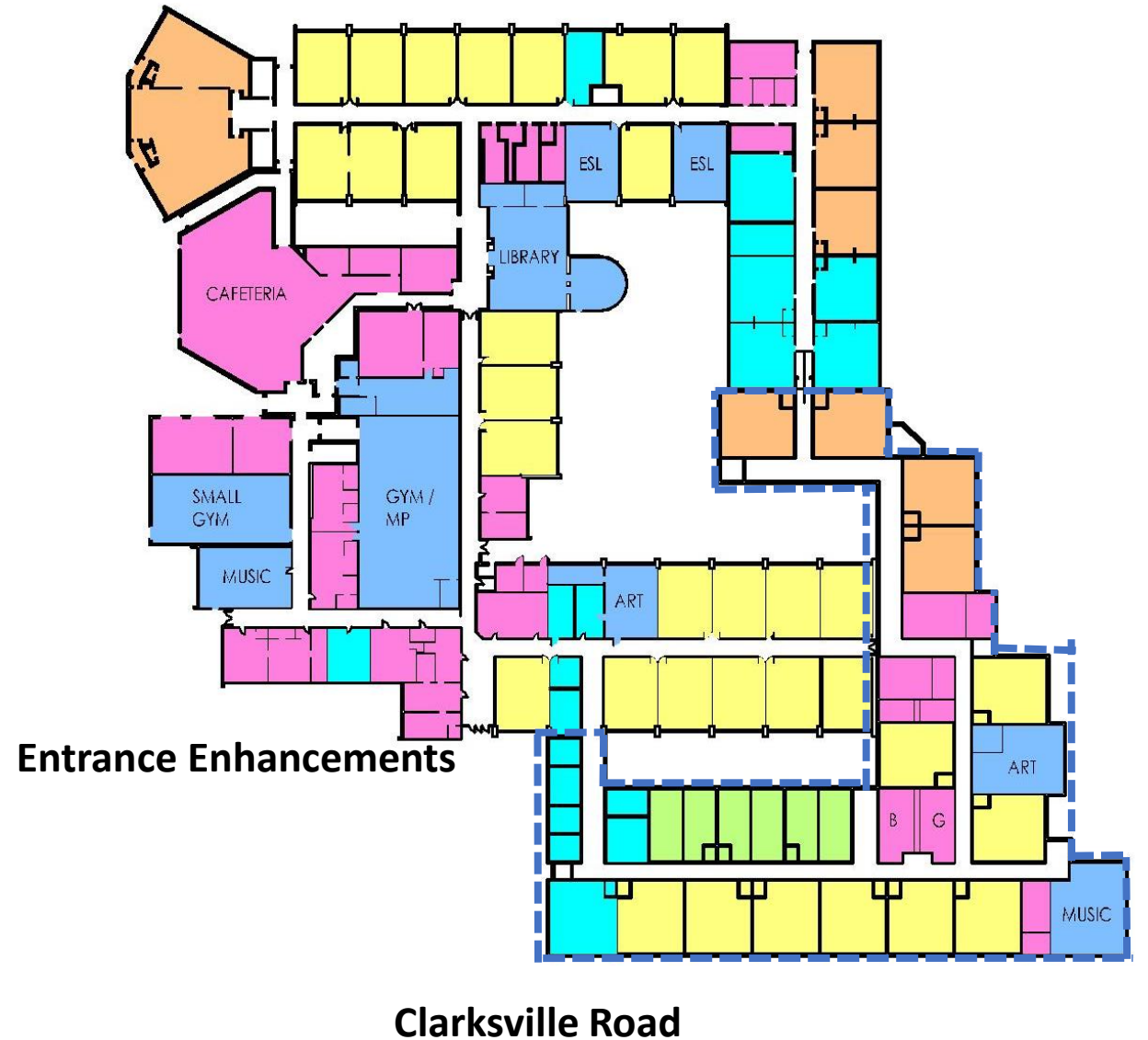


Phase 1- Address Immediate Need

Maurice Hawk School Expansion Phase 1- (Addition Shown Outlined)
Building Addition
16 Classrooms/Grade Level
Music and Art Rooms
Child Study Office Spaces
\$12,500,000.

LEGEND

- PRE-K / KINDERGARTEN
- GRADE 1-3 CLRM
- SGI (FUTURE CLRM)
- SPECIALIZED INSTRUCTION
- CHILDREN'S SERVICES / SPECIAL EDUCATION
- ADMIN / SUPPORT / SERVICE / DINING



District Facilities- Shorter Term Need- Expansion Possibilities Grades 6 -12

Potential solutions for grades 6-12 capacity by
constructing additions on Thomas Grover MS and High
School South

Thomas Grover- Short Term- Address Grades 6-8 Capacity

One Story-
Six Classrooms, SGI
Rooms and Science
Lab
\$4.4M - \$4.8M

Two story-
\$8.5M - \$8.8M



Thomas Grover- Short Term- Address Grades 6-8 Capacity



Thomas Grover MS- 8 Classroom Addition (One Story), 15 Classrooms (Two Story)



West Windsor-Plainsboro - High School

**HS South
Potential
Expansion-
One or Two
Story**

High School South Potential Expansion

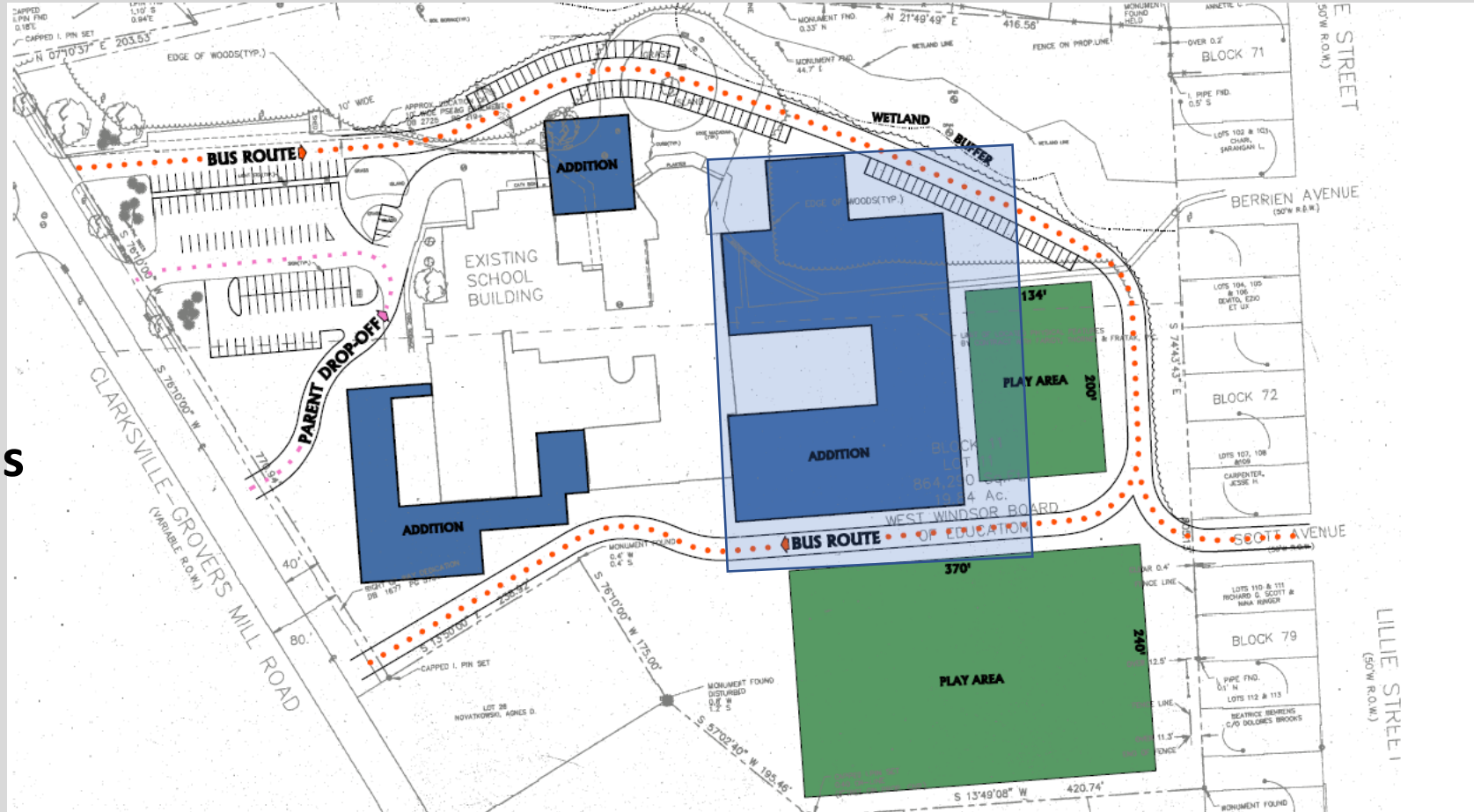
District Facilities- Longer Term Need Expansion Possibilities For Study

An exploration of potential expansion possibilities at all district schools. A due diligence study will be needed to identify and resolve issues such as parking, traffic, storm water management and others. Consideration must be given to the uncertainty of future enrollment growth and balanced against the need for potential new school facilities on new sites.

Maurice Hawk Phase 2- Address Longer Term 3-5 Yrs

POTENTIAL FULL BUILD OUT

Maurice Hawk
School Expansion
Phase 2-
One or Two Story
Building Addition
Up to 48 Classrooms
Art, Music, Dining,
Gym and
Administrative
Spaces
\$22,000,000 –
\$35,000,000

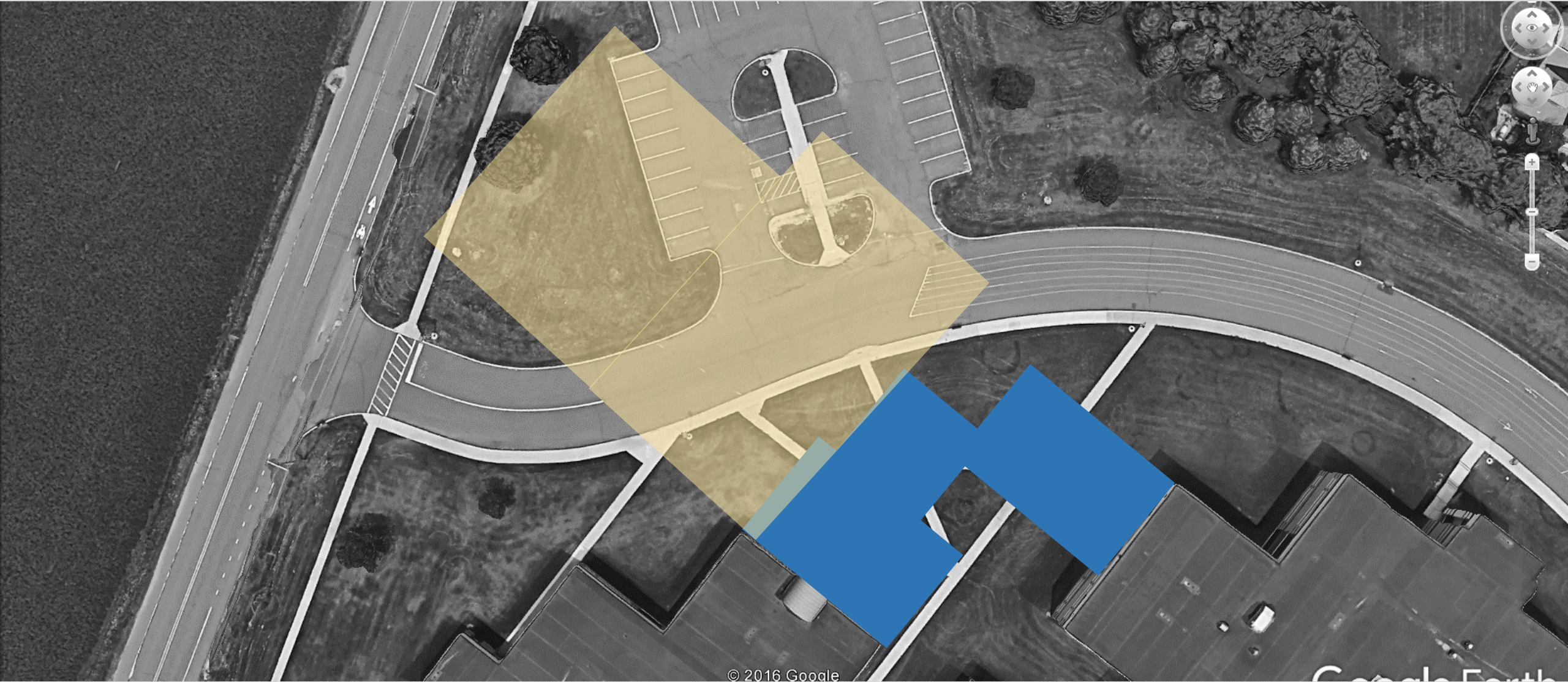


But Will It Be Enough?

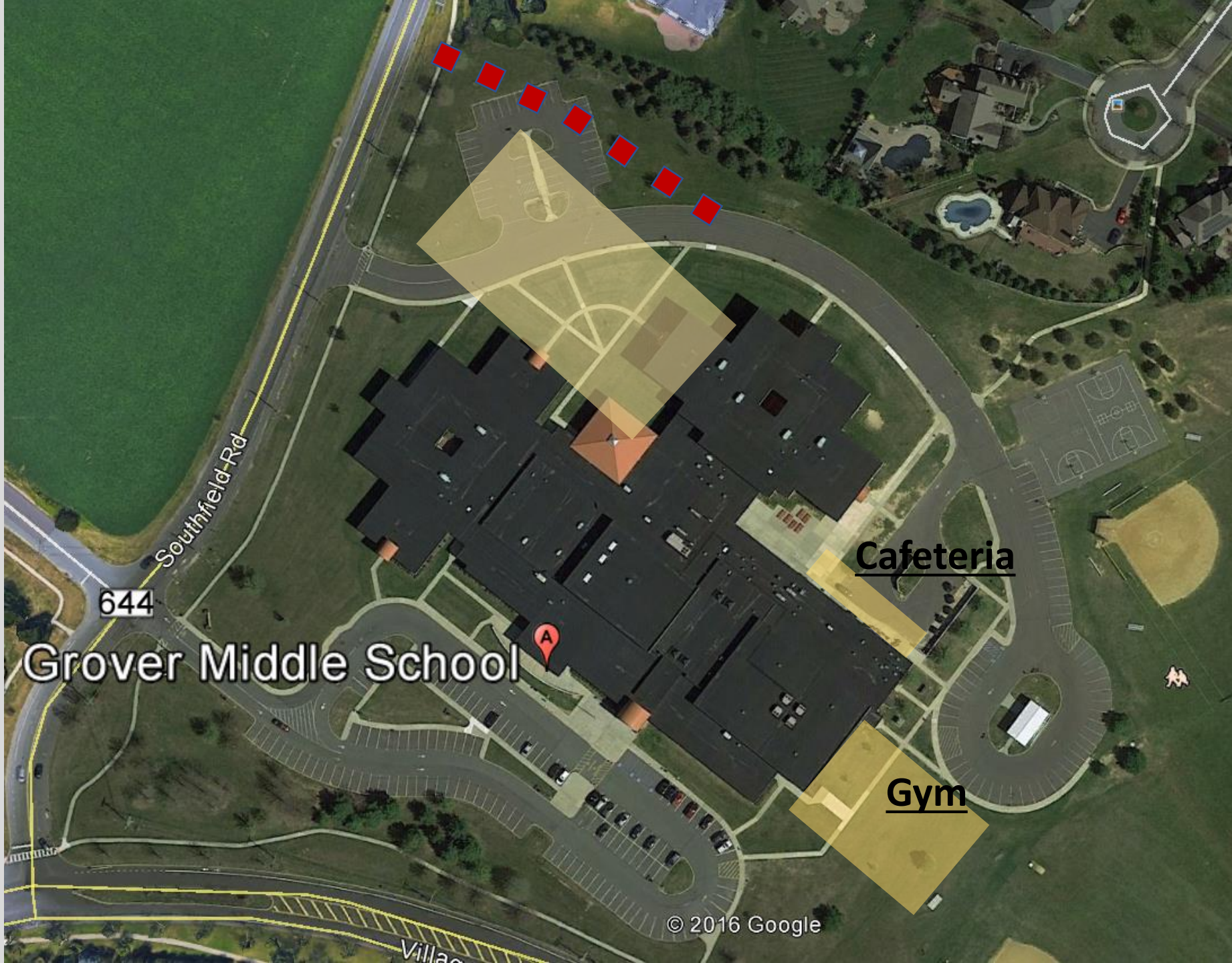


North

**HS North
Potential
Expansion-
One or Two
Story**



Thomas Grover MS- Phase 2 Expansion add to Phase 1 (Re-configure Road/Parking)



Thomas Grover
Full Build-Out

**Re-route bus
loop**

**Gym expansion
Café Expansion**

**Expanded
parking will be
needed**



Town Center
School
Potential
Addition

Two stories
8 Classrooms

\$3,700,000

Millstone River Potential Expansion

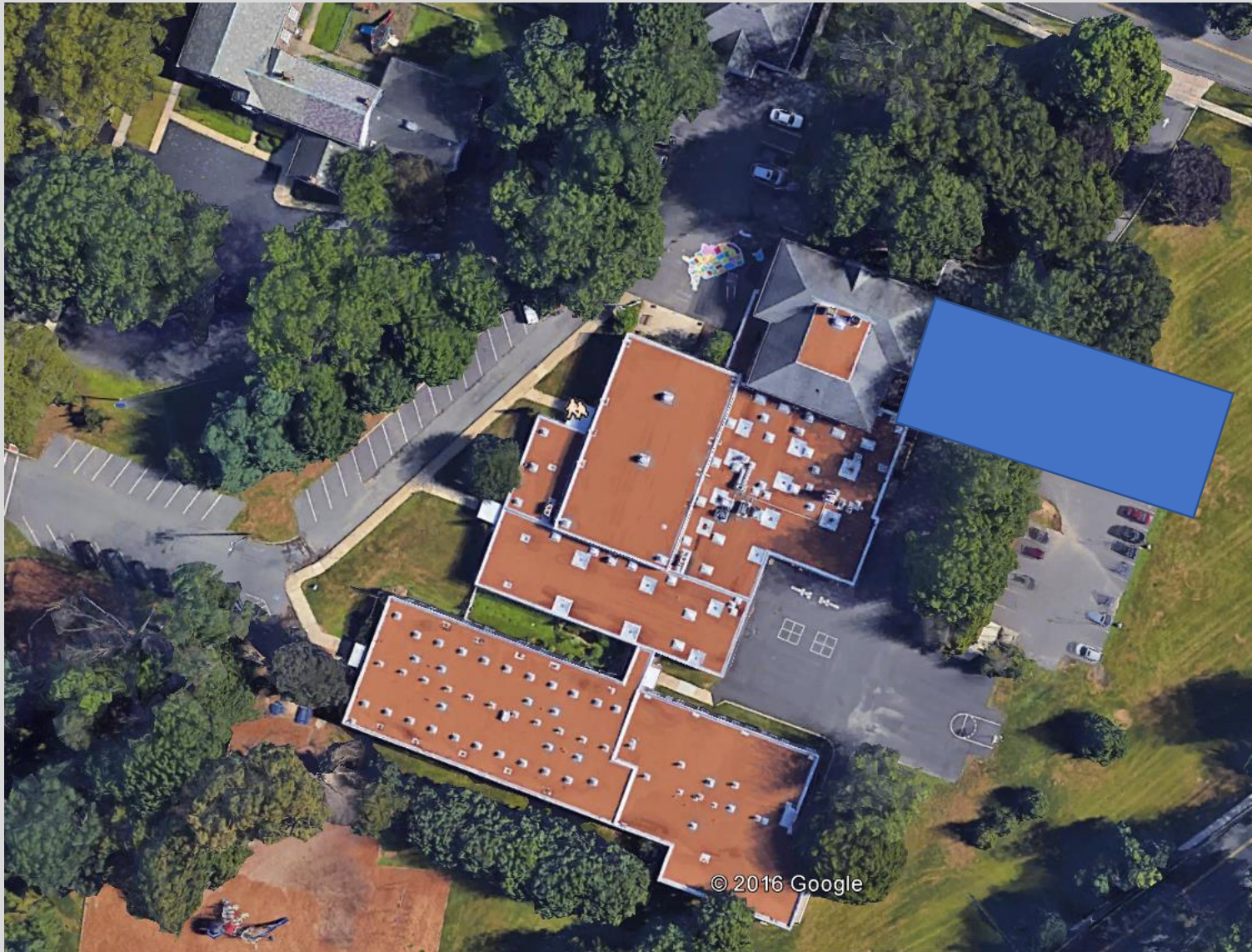


Millstone River
School/
Community
Middle School-

Connecting
Addition?

Re-configure/
Program
Revisions?

Wicoff School Potential Expansion



One Story-
6-8 Classrooms

Two Story-
10 – 16
Classrooms

New Facility Land Acquisition

New facility land acquisition requires approval in advance by NJDOE per 6A:26. Process requires completion of due diligence including a phase II site assessment. This process alone could take 6-12 months.

Non-District Facility Retro-Fit Possibilities

Retro-fitting an existing facility to house a school may be appropriate but consideration must be given to many factors. The facility must be right-sized for a school and additional land is needed for recreation and play space. The cost of acquisition must be reasonable as additional costs will be expended to complete the retro-fit to make the facility suitable for use as a school.