



# LOWER CAPE MAY REGIONAL SCHOOL DISTRICT

## PROPOSED January 26, 2016 BOND REFERENDUM PROJECT PRESENTATION



**GA**  
**GARRISON ARCHITECTS**

713 Creek Road  
Bellmawr, NJ 08031  
Telephone (856) 396-6200  
Facsimile (856) 396-6205

Please visit us on the web at [www.garrisonarch.com](http://www.garrisonarch.com)

**EDA**

Engineering Design Associates, P.A.  
Cambridge Professional Offices  
5 Cambridge Drive, Ocean View, New Jersey 08050  
Phone: (609) 390-0332 FAX: (609) 390-9200



# LOWER CAPE MAY REGIONAL SCHOOL DISTRICT

## AGENDA

1. **NJDOE School Facilities Funding Options**
2. **School Facility Projects**
  - **Richard Teitelman Middle School**
  - **Lower Cape May Regional High School**
  - **Lower Cape May Regional School District Field House**
3. **Bond Referendum Schedule**



# LOWER CAPE MAY REGIONAL SCHOOL DISTRICT

## Educational Facilities Construction and Financing Act

On July 18, 1998 the Educational Facilities Construction and Financing Act, S-200 was made into law, thereby initialing the largest, most comprehensive school construction program in the nation. Senators William Gomley (R-Atlantic) and John Lynch (D-Middlesex), Assembly Speaker Jack Collins (R-Salem) and Assemblyman Joseph Malone, III (R-Burlington), sponsored the bill.

- Abbott Districts – The law provides for 100 percent state funding of eligible school construction costs in Abbott districts.
- Non-Abbott Districts – School construction projects in non-Abbott districts will be funded at their state aid percentage or a minimum of 40 percent, whichever is greater.

### Conclusion

Debt service aid under EFCFA has some advantages not readily identified when the law was originally enacted in July 1998, because of the overwhelming popularity of the grant program when it was first introduced.

- The most significant advantage is that a school district will receive approximately the same amount of state aid under EFCFA's debt service aid and grant programs.
- Another advantage of debt service aid is the ability of school districts to receive aid for the issuance of its temporary notes, which is not available under EFCFA's grant program.
- If school officials are attempting to avoid the onerous reimbursement grant program of the SDA, which often leads to an unanticipated school district borrowing, the selection of debt service aid accomplishes this goal.



# LOWER CAPE MAY REGIONAL SCHOOL DISTRICT

## Richard M. Teitelman Middle School

| <u>Site</u>   | <u>Qty</u> | <u>Unit Cost</u>  | <u>Cost Estimate</u> |
|---|------------|---|----------------------|
| <u>Mill and Resurface Entrance Road and Parking Lot and Site Drainage</u> |            | Lump Sum  | \$484,150            |
| <u>Exterior Renovations</u>   |            |   |                      |
| Roof Replacement - Science Wing   | 4,350 SF @ | \$28  | \$121,800            |
| Window Replacement and Steel Lintels                                      |            | Lump Sum  | \$300,000            |
| <u>Interior Renovations</u>   |            |   |                      |
| New Security Vestibule and Door Replacement at the Main Entrance          |            | Lump Sum  | \$100,000            |
| <u>Electrical Construction</u>  |            |   |                      |
| Upgrade Main Electrical Service - New Panels, etc.                        |            | Lump Sum  | \$250,000            |
|   |            | <b>Subtotal</b>   | <b>\$1,255,950</b>   |
|   |            | 25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.) | <b>\$313,988</b>     |
|   |            | <b>Estimated Total</b>                                  | <b>\$1,569,938</b>   |



# LOWER CAPE MAY REGIONAL SCHOOL DISTRICT

## Richard M. Teitelman Middle School



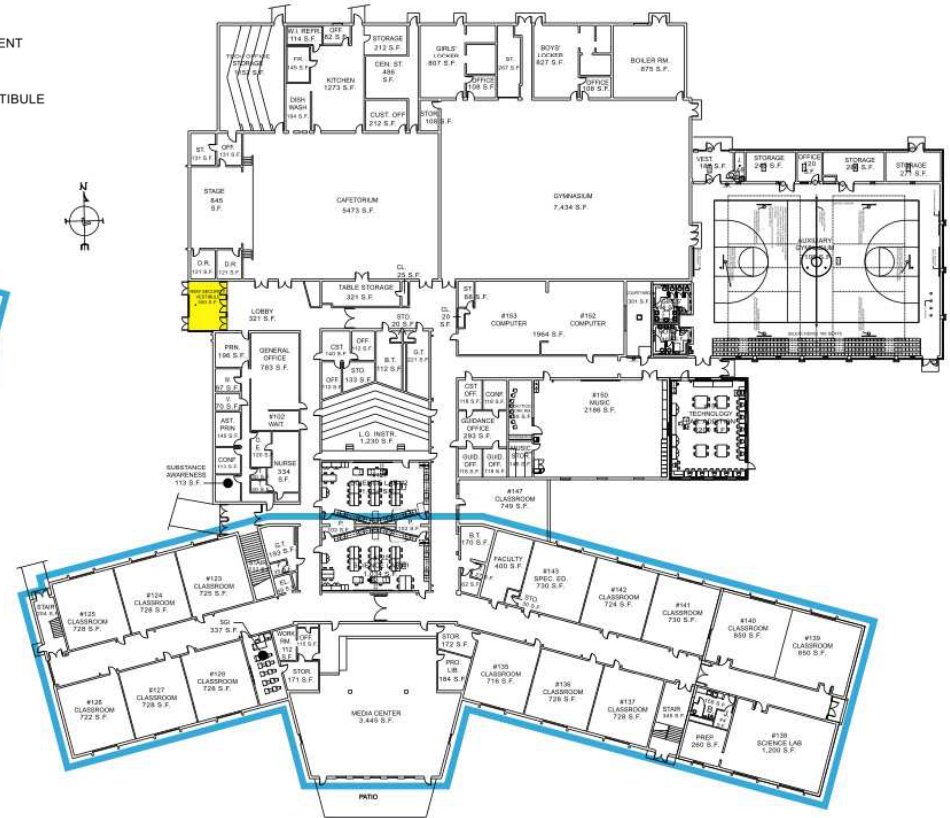


# LOWER CAPE MAY REGIONAL SCHOOL DISTRICT

## Richard M. Teitelman Middle School

### LEGEND

- WINDOW REPLACEMENT
- NEW SECURITY VESTIBULE





# LOWER CAPE MAY REGIONAL SCHOOL DISTRICT

## Lower Cape May Regional High School

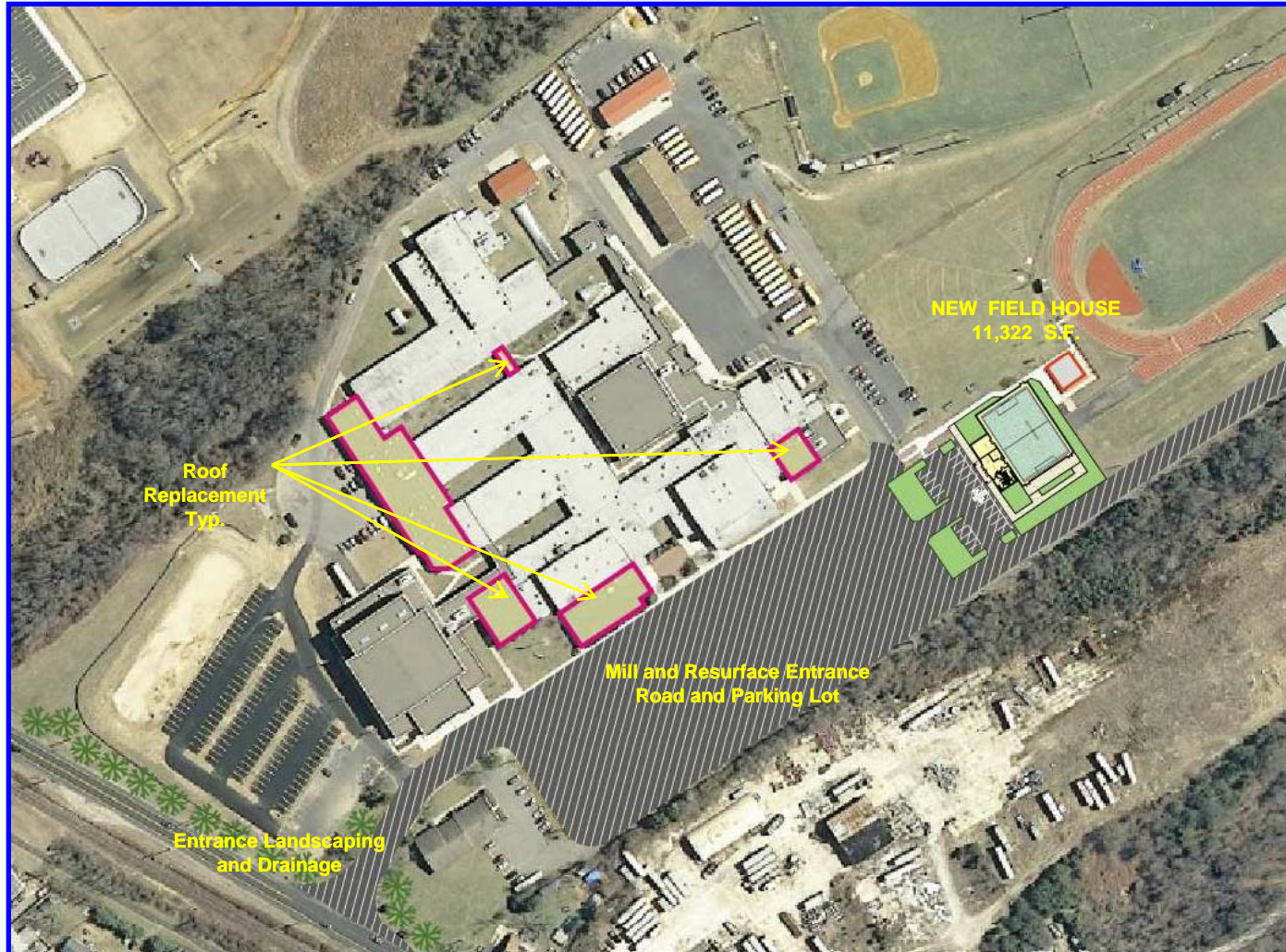
| <u>Site</u>   | <u>Qty</u>  | <u>Unit Cost</u>   | <u>Cost Estimate</u> |
|---|-------------|--|----------------------|
| Mill and Resurface Entrance Road and Parking Lot, Entrance Landscaping and Drainage, Site Pedestrian Lighting |             | Lump Sum   | \$472,500            |
| <u>Exterior Renovations</u>   |             |  |                      |
| Roof Replacement - Science Wing, Media Center, Cafeteria, Band Room   | 29,140 SF @ | \$28   | \$815,920            |
| <u>Interior Renovations</u>   |             |  |                      |
| New Security Vestibule and Door Replacement at the Main Entrance  |             | Lump Sum   | \$100,000            |
| Old Gym Team Locker Room Renovations  | 2 ea @      | \$100,000  | \$200,000            |
|   |             | <b>Subtotal</b>  | <b>\$1,588,420</b>   |
|   |             | <b>25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)</b> | <b>\$397,105</b>     |
|   |             | <b>Estimated Total</b>   | <b>\$1,985,525</b>   |

| <u>New Construction</u>  | <u>Qty</u>  | <u>Unit Cost</u>   | <u>Cost Estimate</u> |
|--|-------------|--|----------------------|
| New 1-Story 11,322 Field House - Pre-Engineered Metal Building with Bathrooms, Storage, etc. | 11,322 SF @ | \$207  | \$2,343,750          |
|  |             | <b>20% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)</b> | <b>\$468,750</b>     |
|  |             | <b>Estimated Total</b>   | <b>\$2,812,500</b>   |



# LOWER CAPE MAY REGIONAL SCHOOL DISTRICT

## Lower Cape May Regional High School

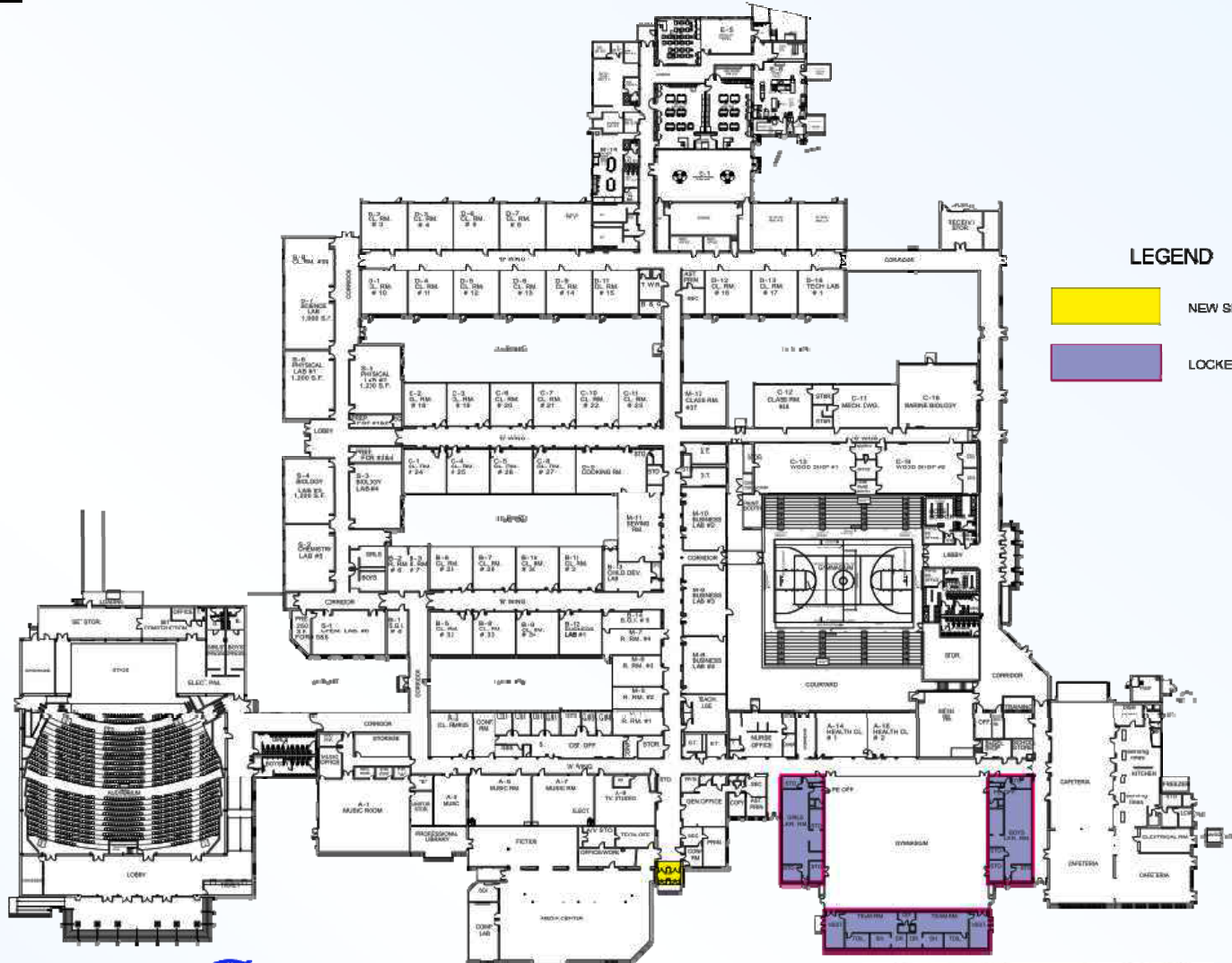






# LOWER CAPE MAY REGIONAL SCHOOL DISTRICT

## Lower Cape May Regional High School



### LEGEND



NEW SECURITY VESTIBULE



LOCKER ROOMS RENOVATION



**GARRISON ARCHITECTS**

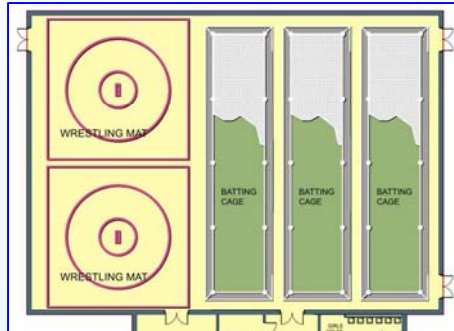
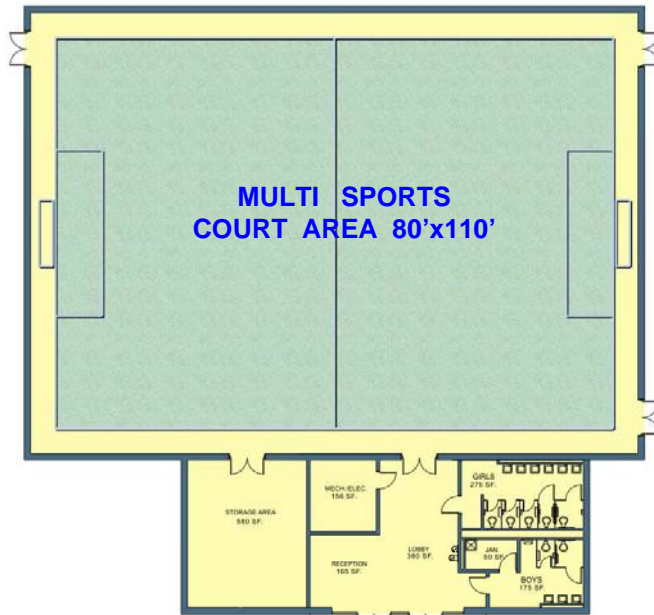




# LOWER CAPE MAY REGIONAL SCHOOL DISTRICT

## Lower Cape May Regional School District Field House

MULTI SPORTS / ACTIVITIES FIELD



EXAMPLE FIELD LAYOUT  
WRESTLING MATS AND BATTING CAGES

BUILDING INFORMATION  
GYMNASIUM 8,800 S.F.  
OVERALL FLOOR PLAN 11,322 S.F.



PROPOSED SITE LOCATION



PROPOSED BUILDING ELEVATION



# LOWER CAPE MAY REGIONAL SCHOOL DISTRICT

## COST SUMMARY

|                                     | Total Estimated Cost | Estimated State Share * | Local Share        |
|-------------------------------------|----------------------|-------------------------|--------------------|
| <b>MIDDLE SCHOOL</b>                | \$1,569,938          | \$627,975               | \$941,963          |
| <b>HIGH SCHOOL</b>                  | \$1,985,525          | \$794,210               | \$1,191,315        |
| <b>HIGH SCHOOL New Construction</b> | \$2,812,500          | \$0                     | \$2,812,500        |
| <b>TOTAL</b>                        | <b>\$6,367,963</b>   | <b>\$1,422,185</b>      | <b>\$4,945,778</b> |
|                                     |                      | <b>22%</b>              | <b>78%</b>         |

\* State Aid – Renovations – Architects' Estimate @ 40%

| Community             | Average Annual Tax Impact | Average Assessed Home |
|-----------------------|---------------------------|-----------------------|
| City of Cape May      | \$22.91                   | \$629,926             |
| Lower Township        | \$13.63                   | \$228,751             |
| Borough West Cape May | \$26.25                   | \$438,203             |

\* Tax Impact based on 3.5% 20 years as calculated by the District's financial advisor, Phoenix Advisors, LLC.



# LOWER CAPE MAY REGIONAL SCHOOL DISTRICT

## January 26, 2016 Bond Referendum Schedule

| Event  | Responsible Party     |                       |              |                    | Minimal Critical Timing | Date                            |
|--|-----------------------|-----------------------|--------------|--------------------|-------------------------|---------------------------------|
|  | Architect             | School District       | Bond Counsel | Other              |                         |                                 |
| Building Program/Scope<br>Update Enrollment Projections<br>Schematic Design<br>Update LRF<br>PEC Application | •<br>•<br>•<br>•<br>• | •<br>•<br>•<br>•<br>• |              |                    | N/A                     | January 2015<br>To<br>June 2015 |
| Architect submits to NJ DOE  | •                     |                       |              |                    | N/A                     | September 2015                  |
| LRFP Revise and Resubmit   | •                     |                       |              |                    | N/A                     | N/A                             |
| NJDOE Issues PEC Offer   | •                     | •                     | •            |                    | N/A                     | TBD                             |
| NJDOE issues FEC   |                       |                       |              |                    | N/A                     | TBD                             |
| Board Approves Special Election  |                       | •                     |              |                    | 60 Days                 | November 27, 2015               |
| Filing of Supplemental Debt Statement  |                       |                       |              | Auditor            | 60 Days                 | November 27, 2015               |
| Co-Muni Clerk, Bd of Elect Notice  |                       | •                     |              |                    | 60 Days                 | November 27, 2015               |
| Publication of Absentee Ballot Notices   |                       |                       | •            | Clerk              | 55 days                 | December 2, 2015                |
| Certified Proposal Statement to County Clerk   |                       | •                     |              |                    | 18 Days                 | January 8, 2016                 |
| Publication and Posting of Notice of Special Election  |                       |                       | •            | Board of Elections | 10 Days                 | January 16, 2016                |
| Furnishing of Sample Ballots   |                       |                       | •            | Clerk              | 8 Days                  | January 18, 2016                |
| Obtain Certification of Grade Level Instruction  |                       |                       | •            |                    | 1 Day                   | January 25, 2016                |
| <b>Special Election</b>  |                       |                       |              | Board of Elections |                         | <b>*January 26, 2016</b>        |