



Sea Isle City Board of Education Facilities Workshop

September 30, 2009


Meeting purpose:

Groundwork for SICPS Facilities Strategic Plan



5 reasons to address facilities now


- Traditionally addressed every 5 years
- We've introduced efficiencies in nearly every other aspect of the school
- Facilities is the next logical cost area to address
- One time only opportunity for grant money
- Efficiency standards and consolidation pressure



Today's Discussion

Components of a Strategic Plan

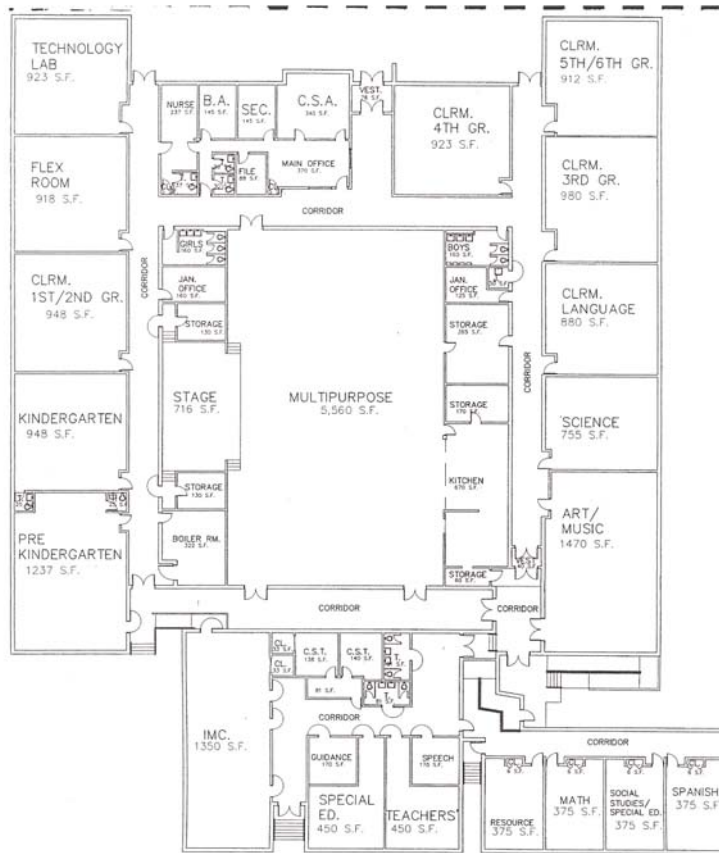
- Where are we?
- Where do we want to be?
- How do we get there?



Where are we – the Facilities

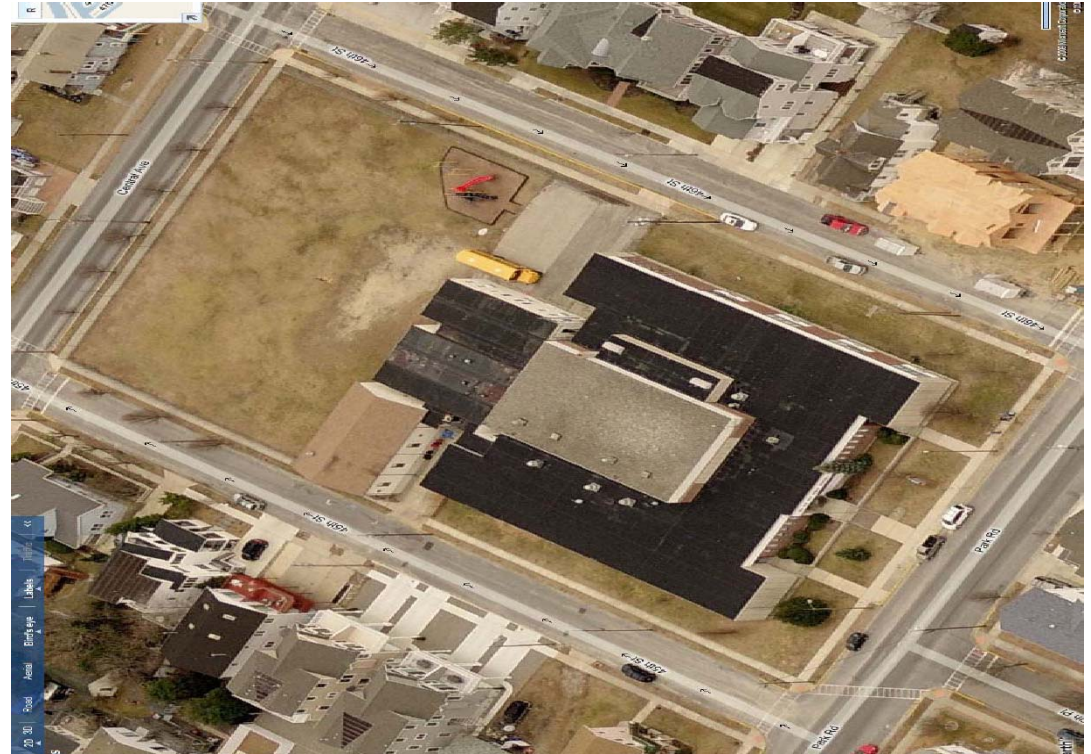
- 1986 Relocatable (old library area) no longer in use and in need of extensive repairs
- Space available -Art/Music Room & Science Lab
- Roof has been replaced
- Backlog of Capital Improvements
- Reduced enrollment frees up some of the outdoor space
- Grant Money currently available

Floor Plan & Aerial View



FLOOR PLAN AREA 34,122 SQ.FT.
CORRIDOR AREA 5,371 SQ.FT.

SEA ISLE CITY ELEMENTARY SCHOOL
4501 PARK AVENUE
SEA ISLE CITY, N.J. 08243
LOT. 00 BLOCK:00





Where are we – Capital Improvements

- Capital Improvements have been neglected for numerous years
 - Perceived lack of public support
 - Uncertainty regarding future of school
- Phase 1 - Roof replaced this summer
 - 40% State Funding
 - \$150K less than expected
- Phase 2 – Gym lights, ceiling & painting, 1986 trailer demo, front handicap entrance (safety issues cited by State)
 - Expected Cost \$200K...bids to go out in October
 - State Funding Secured (\$80K Grant/\$120K District)
 - Capital Reserve available to fund remainder
- Phase 3 – ???
 - 40% State Funding...application accepted Oct 28 2009
 - Air Conditioning – Art/Music Room? All Classrooms? Gym?
 - Handicap Bathrooms – upgrade boys/girls rooms? Bathroom for public section?
 - Security/surveillance upgrade?
 - Repair exterior walls?
 - Expand Parking?
 - Other?



Where are we - Enrollment

- Enrollment figures had been running below projections
- Enrollment bounced up this year, after adjusting for the expanded Pre-K
 - Last Year PK-8 67 students
 - This Year PK-4 61 students
- Potential to send 4th grade to OC



Enrollment

Forecast from 2006 Long Range Facility Plan

		PK	K	1st	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th	Total
H	2001-02	12	11	12	13	22	12	15	14	21	19	151
H	2002-03	7	11	7	9	11	16	14	14	14	22	125
H	2003-04	8	7	9	9	11	17	14	17	14	26	132
H	2004-05	6	8	6	10	7	10	16	14	17	13	107
H	2005-06	11	7	6	8	8	4	11	14	14	13	96
H	2006-07	10	10	8	6	9	9	4	7	14	16	93
P	2007-08	6	7	8	9	6	9	9	4	7	16	81
P	2008-09	4	6	6	9	8	6	9	9	4	8	69
P	2009-10	7	3	5	6	9	8	6	8	9	4	65
P	2010-11	7	7	3	5	6	9	8	5	8	10	68
P	2011-12	7	7	6	3	5	6	9	8	5	10	66

H=Historical P=Projected

How have the projections held up?

		PK**	K	1st	2 nd	3 rd	4 th	5 th	6 th	7 th	8 th	Total
P	2007-08	6	7	8	9	6	9	9	4	7	16	81
A	2007-08	11	9	10	8	3	7	9	3	6	14	80
P	2008-09	4	6	6	9	8	6	9	9	4	8	69
A	2008-09	5	5	7	9	9	5	8	8	4	7	67
P	2009-10	7	3	5	6	9	8	-----	-----	-----	-----	38
A	2009-10**	9	9	6	8	10	9	-----	-----	-----	-----	51

Enrollment rebounded significantly in 2009-2010

**PK enrollment figures are for 4 years olds attending full program to be consistent with projections.

In 2009-10 year the District expanded the PK program to include 3 year olds and to provide a part-time program.

This expansion resulted in 10 additional PK students bringing the total PK-4th grade enrollment for 2009-10 to 61 students.



Where are we - Budgets

- Flat Taxes for 3 Years (2007-2009)
 - Actual Tax \$3.2M
 - Minimum Tax Levy in 2009 \$1.2M
- Budget Defeat for 4 Years
- Public support lagging for building improvements
- \$350K in savings net to Grade 5-8 tuition and additional bussing costs
- Shared Administration will bring stability but additional savings unlikely
- Building Operations & Maintenance last opportunity for cost reduction



Where are we – DOE Consolidation Efforts

June 30 2009 Law re: Non-Operating Districts mandated to Regionalize

- 2009-10 13 Non-Ops regionalized; remaining 13 to regionalize in 2010-11
- Building and Land of Non-Op revert to municipality
 - Brings clarity to a significant unknown
- Tax apportionment formula up to DOE
 - Enrollment
 - Assessed value
 - Combination of enrollment and assessed values
 - In the 13 cases, formula was selected to have least impact on non-op districts' taxes...**no big winners, no big losers** (at least for now)
 - Other assets/liabilities revert to municipality



Where are we – DOE Consolidation Efforts

Cloud of uncertainty continues to hang over small schools like SICPS

- Efficiency Standards in Accountability Regulations
- Consolidation Pressures

Consolidation Pressure

Smallest Operating Districts in NJ based on 2008-09 enrollments

CTY	CITY	GRADES	ENROLLMENT	STUDENT per GRADE	
ATL	Port Republic	K-8	106	11.8	
CAM	Chesilhurst	PK-6	106	13.3	Now non-operating
SAL	Elsinboro	K-8	98	10.9	
OCN	Bay Head Boro	K-8	97	10.8	3 OCN county districts in consolidation studies
OCN	Beach Haven	PK-6	76	9.5	
OCN	Seaside Park	PK-6	71	8.9	
MON	Deal	K-8	96	10.7	
MON	Roosevelt Boro	PK-6	90	11.3	
CMB	Greenwich	PK-8	85	8.5	
BUR	Washington Twp	PK-8	83	8.3	
SAL	Elmer	K-4	83	16.7	Voted to go Non-op
HUN	Lebanon	K-6	81	11.6	
CM	Stone Harbor	K-8	80	8.9	
CM	Avalon	1-8	77	9.6	
CM	Sea Isle City	PK-8	67	6.7	Shared Admin Study
CM	West Cape May	PK-6	47	5.9	Study to Merge
HUN	Stockton	PK-6	40	5.0	Regionalization Study

With Elmer going non-op, SIC is only PK-4 in the State




Where are we – DOE Accountability Regs

Efficiency Standards based on Cost per Pupil

- Administrative
- Support services
- Operations & Maintenance


At risk

- Loss of State Funding (\$350K in 09-10)
- DOE directed budget reallocation or reduction



Where are we – Ongoing efforts

- Continue efforts to close the cost gap by reducing operations & maintenance cost
- Formulate contingency plan for future use of building
- Continue to bolster position of small primary school in town



Where do we want to be- Possible Strategies

- Community School (dual-purposing facilities)?
- Fee for use or City shared service arrangement?
- Sale Lease-back? (Last Resort)



Where do we want to be?

A community school is a place and set of partnerships between the school and other community resources

Concept of schools as centers of community


- Ensures that the school is vital, energized facility
- Promotes creative programs and efficient use of public lands
- Supports high quality education and contributes to life-long learning
- Provides opportunities for new/additional sources of funding/financing of building improvement and program delivery



Where do we want to be?

Community Schools & Partnerships

- YMCA
- Rec Departments
- Boys/Girls Clubs
- Libraries
- City or County Social and Health Services
- Community Colleges/Adult Education
- Day Care Centers
- Senior Centers
- Municipal Offices
- Civic Organizations
- Fitness Center
- Emergency Assembly Center
- Parking partnership with City or Church



Where do we want to be? Challenges to transitioning to a Community School

- Parking
 - Demo of 1986 Trailer will add to parking
 - Excess capacity in outdoor playground
- Air Conditioning
 - Art/Music Room - \$12K
 - Other Classrooms (9) \$12K each
 - Gym \$150K
- Limited administrative resources
 - Requires additional funding or partner
- Regulatory requirements for use during school hours
 - Special door separating public area from school area
 - Separate rest room facilities
- Lack of contingency plan for building, should school close
 - Requires City Input
- Uncertainty of Investment
 - Will the public support the required capital improvements
 - Will the programs be self-supporting
 - Will we be able to find a partner
 - If we build it, will they come?
 - Can we obtain the desired efficiency goals for the District?




Where do we want to be? – Fee for Service

- Current Community Use of School
 - Rec Dept basketball leagues
 - City New Year's Eve Celebrations
 - Various Civic Associations
 - Lifeguard Muster

- Costs absorbed by School
 - Custodians
 - Utilities
 - Capital Improvements (Roof & Gym Lights)

- Suggested Fee for services to recoup costs
 - Cost for Weeknights \$60 per hr
 - Cost for Saturdays \$75 per hr
 - Cost for Sundays \$90 per hr



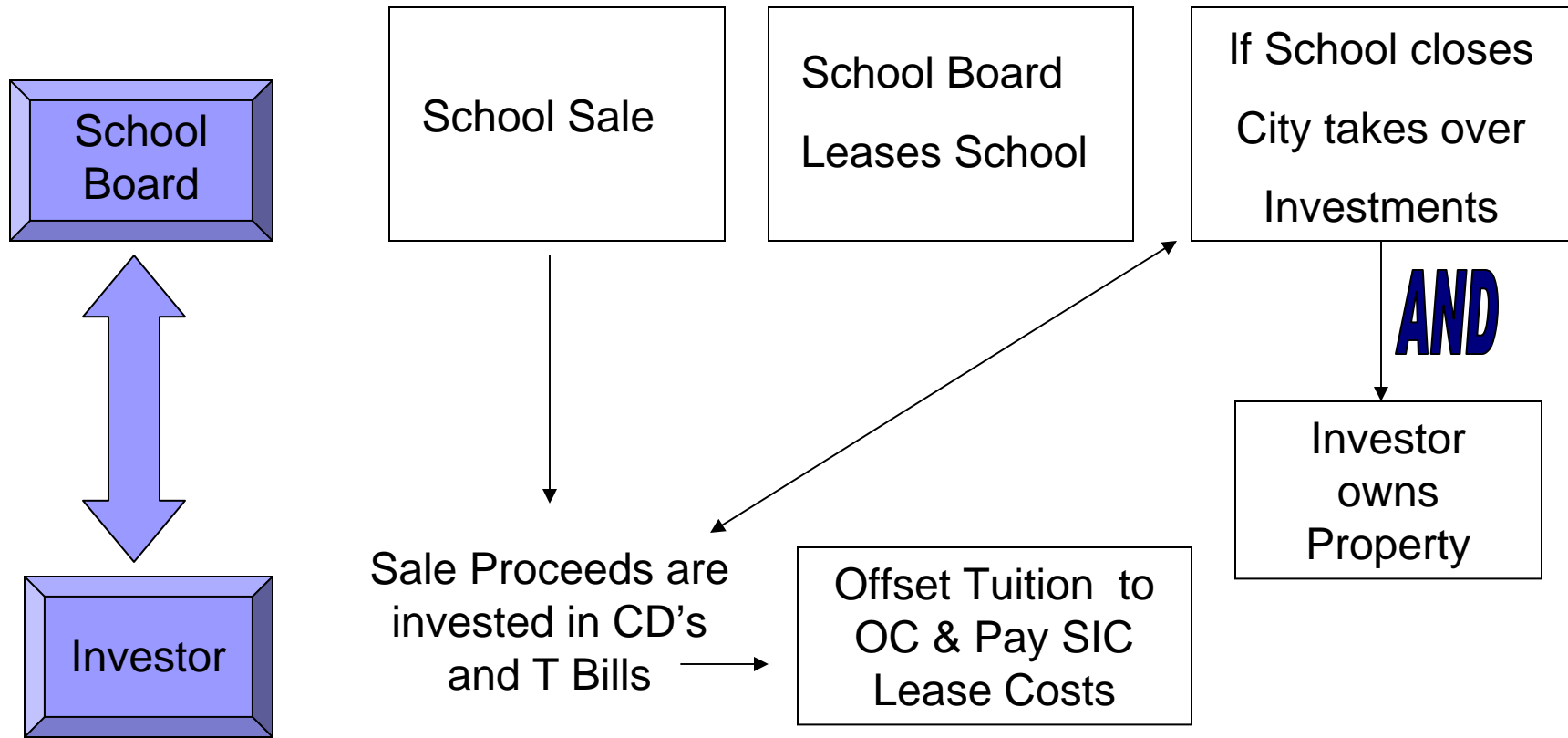
Where do we want to be?

Sale Lease-back?

District sells the building/property and leases it back for as long as school operates

- Advantage
 - Potential tool to reduce tax pressure
- Disadvantage
 - Community could lose an asset
 - Discourages capital improvement
- Potential obstacles
 - Surplus caps may come into play
 - Covenants on property
 - Regulatory approval
- Action of this significance requires community consensus
- Potential Buyers
 - Investors?
 - City?

Where do we want to be? Sale Lease-back?





Where do we want to be

- Community School?
- Fee for use or City shared service arrangement?
- Sale Lease-back? (Last Resort)



How do we get there?

- Seek City input on use of facility if school closes
- Seek City input on potential to dual-purpose the building
- Identify other potential community partners and explore opportunities for dual-purposing the building/grounds
- Test public interest
- Seek Board decision on 3rd phase of state funding and capital improvements

***Create joint school-community task force
to take the next steps.
Sign up tonight !***

SIC BOE Facilities Workshop

Additional Handouts

Review of Report on 13 Non-Operating Districts acted on as a result of A-4141

DESCRPT	DISTRICTS	2009-2010 ACTUAL LEVY	LEVY AT 100% EQUALIZED VALUE	LEVY AT 100% PUPIL ENROLLMENT	SELECTED			PHASE-IN ILLUSTRATION					
					EV	PE		FY10	FY11	FY12	FY13	FY14	FY15
NON-OP	AUDUBON PARK	\$132,407	\$114,412	\$877,808	97.6%	2.4%	\$132,734	PHASE-IN IS NOT NECESSARY AND NOT RECOMMENDED					
RECEIVING	AUDUBON BOROUGH	\$9,304,027	\$9,322,022	\$8,558,626	97.6%	2.4%	\$9,303,700						
	NEW COMBINED DISTRICT	\$9,436,434	\$9,436,434	\$9,436,434			\$9,436,434						
NON-OP	BRANCHVILLE	\$1,143,608	\$958,041	\$749,212	100.0%	0.0%	\$958,041	\$1,143,608	\$1,106,495	\$1,069,381	\$1,032,268	\$995,154	\$958,041
RECEIVING	FRANKFORD	\$6,562,569	\$6,748,136	\$6,956,965	100.0%	0.0%	\$6,748,136	\$6,562,569	\$6,599,682	\$6,636,796	\$6,673,909	\$6,711,023	\$6,748,136
	NEW COMBINED DISTRICT	\$7,706,177	\$7,706,177	\$7,706,177			\$7,706,177	\$7,706,177	\$7,706,177	\$7,706,177	\$7,706,177	\$7,706,177	\$7,706,177
NON-OP	GLEN GARDNER	\$1,516,233	\$1,717,792	\$2,003,032	100.0%	0.0%	\$1,717,792	\$1,516,233	\$1,556,545	\$1,596,857	\$1,637,168	\$1,677,480	\$1,717,792
RECEIVING	CLINTON	\$4,274,142	\$4,072,583	\$3,787,343	100.0%	0.0%	\$4,072,583	\$4,174,142	\$4,233,830	\$4,193,518	\$4,153,207	\$4,112,895	\$4,072,583
	NEW COMBINED DISTRICT	\$5,790,375	\$5,790,375	\$5,790,375			\$5,790,375	\$5,690,375	\$5,790,375	\$5,790,375	\$5,790,375	\$5,790,375	\$5,790,375
NON-OP	HARDWICK	\$1,275,000	\$1,216,495	\$1,290,757	21.2%	78.8%	\$1,275,013	PHASE-IN IS NOT NECESSARY AND NOT RECOMMENDED					
RECEIVING	BLAIRSTOWN	\$4,727,019	\$4,785,525	\$4,711,262	21.2%	78.8%	\$4,727,006						
	NEW COMBINED DISTRICT	\$6,002,019	\$6,002,020	\$6,002,019			\$6,002,019						
NON-OP	HELMETTA	\$3,192,204	\$2,817,542	\$2,592,553	100.0%	0.0%	\$2,817,542	\$3,192,204	\$3,117,272	\$3,042,339	\$2,967,407	\$2,892,474	\$2,817,542
RECEIVING	SPOTSWOOD	\$10,062,554	\$10,437,216	\$10,662,205	100.0%	0.0%	\$10,437,216	\$10,062,554	\$10,137,486	\$10,212,419	\$10,287,351	\$10,362,284	\$10,437,216
	NEW COMBINED DISTRICT	\$13,254,758	\$13,254,758	\$13,254,758			\$13,254,758	\$13,254,758	\$13,254,758	\$13,254,758	\$13,254,758	\$13,254,758	\$13,254,758
NON-OP	MANTOLOKING	\$74,000	\$3,980,401	\$56,215	0.5%	99.5%	\$75,836	PHASE-IN IS NOT NECESSARY AND NOT RECOMMENDED					
RECEIVING	PT PLEASANT	\$9,665,300	\$5,758,819	\$9,683,085	0.5%	99.5%	\$9,663,464						
	NEW COMBINED DISTRICT	\$9,739,300	\$9,739,220	\$9,739,300			\$9,739,300						
NON-OP	MILLSTONE	\$789,560	\$646,908	\$633,966	50.0%	50.0%	\$640,437	\$789,560	\$759,735	\$729,911	\$700,086	\$670,262	\$640,437
RECEIVING	HILLSBOROUGH	\$72,299,019	\$72,441,671	\$72,454,613	50.0%	50.0%	\$72,448,142	\$72,299,019	\$72,328,844	\$72,358,668	\$72,388,493	\$72,418,317	\$72,448,142
	NEW COMBINED DISTRICT	\$73,088,579	\$73,088,579	\$73,088,579			\$73,088,579	\$73,088,579	\$73,088,579	\$73,088,579	\$73,088,579	\$73,088,579	\$73,088,579
NON-OP	PEMBERTON BORO	\$1,003,940	\$766,847	\$438,938	100.0%	0.0%	\$766,847	\$1,003,940	\$956,521	\$909,103	\$861,684	\$814,266	\$766,847
RECEIVING	PEMBERTON TWP	\$10,953,343	\$11,190,436	\$11,518,345	100.0%	0.0%	\$11,190,436	\$10,953,343	\$11,000,762	\$11,048,180	\$11,095,599	\$11,143,017	\$11,190,436
	NEW COMBINED DISTRICT	\$11,957,283	\$11,957,283	\$11,957,283			\$11,957,283	\$11,957,283	\$11,957,283	\$11,957,283	\$11,957,283	\$11,957,283	\$11,957,283
NON-OP	ROCKY HILL	\$1,310,920	\$1,635,886	\$1,107,318	38.5%	61.5%	\$1,310,817	PHASE-IN IS NOT NECESSARY AND NOT RECOMMENDED					
RECEIVING	MONTGOMERY	\$60,629,655	\$60,304,689	\$60,833,257	38.5%	61.5%	\$60,629,758						
	NEW COMBINED DISTRICT	\$61,940,575	\$61,940,575	\$61,940,575			\$61,940,575						
NON-OP	SEA BRIGHT	\$898,952	\$2,311,547	\$849,368	1.9%	98.1%	\$877,149	\$898,952	\$877,149	PHASE-IN IS NOT NECESSARY AND NOT RECOMMENDED			
RECEIVING	OCEANPORT	\$7,546,876	\$5,034,281	\$7,596,460	1.9%	98.1%	\$7,547,779	\$7,546,876	\$7,547,779				
	NEW COMBINED DISTRICT	\$8,445,828	\$7,345,828	\$8,445,828			\$8,424,928	\$8,445,828	\$8,424,928				
NON-OP	SHILOH	\$138,126	\$267,099	\$208,897	0.0%	100.0%	\$208,897	\$138,126	\$152,280	\$166,434	\$180,589	\$194,743	\$208,897
RECEIVING	HOPEWELL TWP	\$2,769,501	\$2,640,528	\$2,698,730	0.0%	100.0%	\$2,698,730	\$2,769,501	\$2,755,347	\$2,741,193	\$2,727,038	\$2,712,884	\$2,698,730
	NEW COMBINED DISTRICT	\$2,907,627	\$2,907,627	\$2,907,627			\$2,907,627	\$2,907,627	\$2,907,627	\$2,907,627	\$2,907,627	\$2,907,627	\$2,907,627
NON-OP	TAVISTOCK	\$12,996	\$207,079	\$12,522	0.0%	100.0%	\$12,522	PHASE-IN IS NOT NECESSARY AND NOT RECOMMENDED					
RECEIVING	HADDONFIELD	\$29,287,620	\$29,093,620	\$29,288,094	0.0%	100.0%	\$29,288,094						
	NEW COMBINED DISTRICT	\$29,300,616	\$29,300,699	\$29,300,616			\$29,300,616						
NON-OP	VICTORY GARDEN	\$823,002	\$721,229	\$1,067,279	70.6%	29.4%	\$822,968	PHASE-IN IS NOT NECESSARY AND NOT RECOMMENDED					
RECEIVING	DOVER TWP	\$11,886,478	\$11,988,251	\$11,642,201	70.6%	29.4%	\$11,886,512						
	NEW COMBINED DISTRICT	\$12,709,480	\$12,709,480	\$12,709,480			\$12,709,480						

Review of Report on 13 Non-Operating Districts acted on as a result of A-4141

- Board of Ed Representation – Exec Cty Superintendent appoints a member of the non-op’s board to the receiving district’s board, as a voting member. This appointment lasts until next election day, when all vacant seats are elected at large from the newly combined districts.
- State Aid – will continue to be calculated as if separate districts exist
- Building & Land – of non-op district becomes property of non-op’s municipality. Branchville had a school in its town for K and Pre-K, but it was being operated by their “receiving district” for the benefit of children of both towns. The Branchville municipality will take title of the building and land, which will continue to be leased to the “receiving district” for as long as the space is needed to continue to educate the students in the merged district.
- Debt Service Levy Allocation – while A-4141 allows for Commissioner to decide, in all 13 cases it was recommended that existing debt of receiving district is responsibility of receiving borough and new debt approved by voters of merged district is responsibility of the combined districts and to be allocated on same basis as general tax levy.
- Wind-up – receiving district shall provide for liquidation of assets and final audit of non-op district. Cost of audit to be deducted prior to liquidation of assets and any cash balance or indebtedness reverts to non-op’s municipality.

Floorplan

- To be added