

MARCH 14TH, 2023 REFERENDUM FREQUENTLY ASKED QUESTIONS

.....

 **SOLUTIONS**
ARCHITECTURE
FRANK A. MESSINEO • AIA



Riverdale
PUBLIC SCHOOL

Invested in continued Excellence!

JANUARY 16, 2023

FACTS + F.A.Q.'s

Frequently Asked Questions

» SOME FACTS...



- » We have received DOE Project Approval and the Debt Service Aid Numbers have been confirmed.
- » The District and their finance team have conservatively carried a 4.25% interest rate for all tax impact calculations.
- » There have been significant increases in the construction industry due to material cost increases, shipping increases, material shortages, and expanded schedules – **we still need to work within the original budget numbers and will need to adjust accordingly.**

» MORE FACTS...



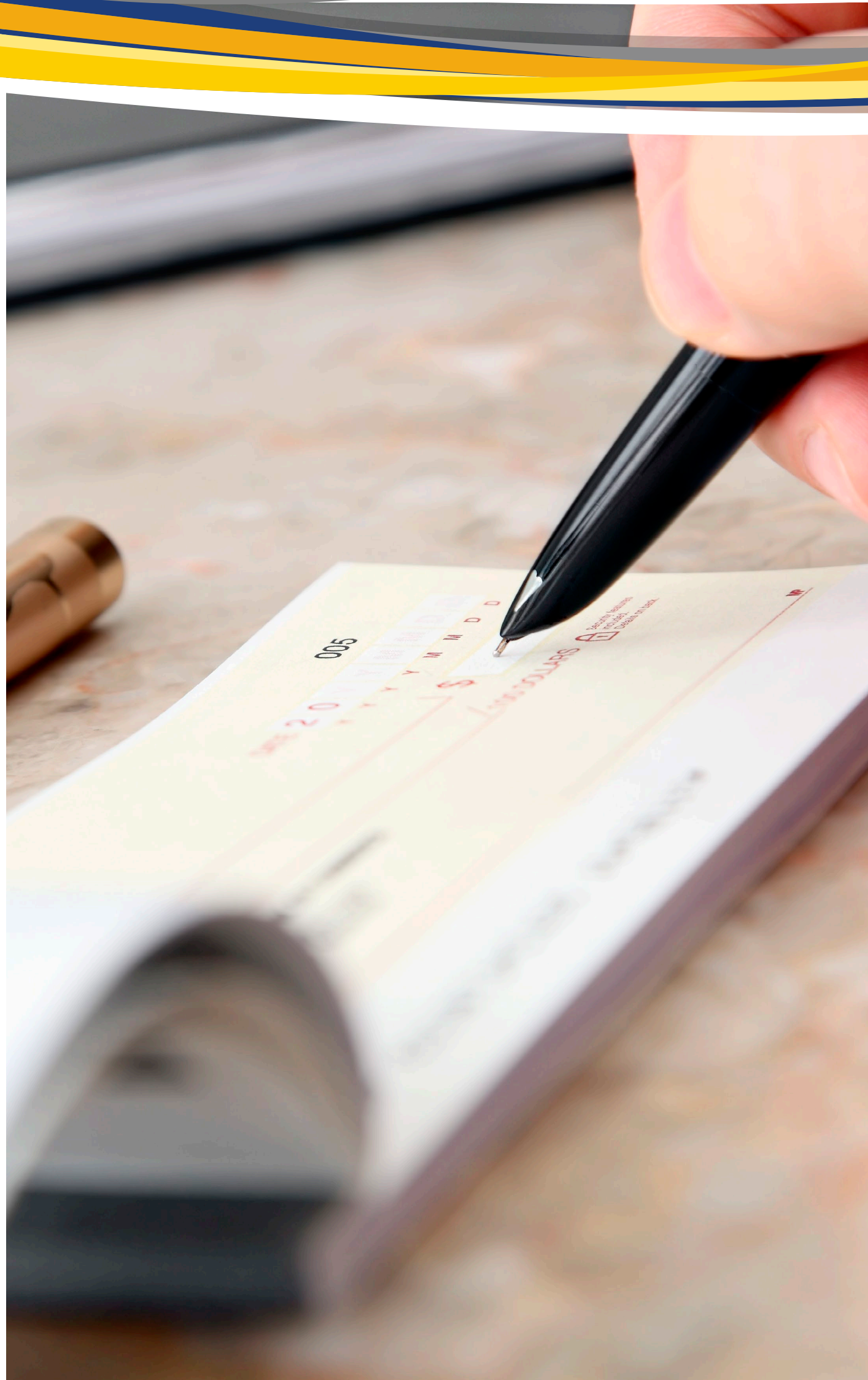
- » The designs shown within this presentation are conceptual only. We are simply providing an “idea” of what these spaces can look like at this time.
- » If and when the referendum passes, we will be conducting numerous meetings with the staff and administration to work on the detailed design of all of the individual spaces. Looking at needs, finishes, furniture, and overall “feel” of these rooms.
- » It is of paramount importance that while the educational environment is modernized, that we maintain the character and appeal of the existing building and the community.



Q: What will happen to the children before, during and after construction work?

A: Safety, Security and superior education are just three of the variables we take into consideration when planning District operations. In most cases, construction and renovations will be scheduled to be completed during the summer months or at other times when students are not in the schools. When school is in session, students will be separated from work at all times, this way, students can attend classes with minimal disruption.

» CAN MORE BE SPENT? | F.A.Q.



Q: Can more money be spent than the amount approved in the question?

A: No. The Cost of the Referendum Projects cannot exceed the amount approved by the voters. The amount approved by the voters includes a reasonable budget under which to complete the work as well as required contingencies to address unforeseen conditions and construction issues.

» POTENTIAL CONSTRUCTION SCHEDULE



Q: When would the work begin and when will it be completed?

- A:**
- » The schedule for implementation of the projects will be carefully reviewed & crafted into a detailed timeline that works best for the School District.
 - » While some projects could begin construction as early as summer of 2023, given the timing of a March Referendum, we would determine our ability to strategically bid projects at appropriate times.
 - » Projects that require more time to design & develop will begin later in the 2023 year or the summers of 2024 thru 2027.
 - » Allowing for flexibility of scheduling allows us to bid at the most appropriate times resulting in the best pricing for projects.

» WHY NOT BUILD A NEW BUILDING?



Q: Why not just build a new building instead of renovating an old building?

- A:** » Notwithstanding that the costs of constructing a new 90,000 sq.ft building would be on the order of magnitude of some \$80MM dollars, not including the demolition of the existing building, sitework and hazardous materials abatements - there are much bigger logistical issues to contend with:
- » Where would the students go while the new building is being constructed in place of the existing building after demolition?
 - » When be able to construct the building on the fields in back and keep the existing building until construction is completed, where would the kids play and have gym / phys. ed.; where would parking and other staging concerns go while construction happens?
 - » It's not as simple or economically feasible as one might think.



For further information and to keep updated on the District-Wide Facilities Renovation Program Referendum, please scan the QR Code to the left or visit the district website:

<https://www.rpsnj.org/referendum>

Please send questions to: **refinfo@rpsnj.org**

SOLUTIONS ARCHITECTURE | FRANK MESSINEO, AIA

fm@solutions-arch.com | www.solutions-arch.com

973-484-4800 (OFFICE) | 201-618-0606 (CELL)