

# MARCH 14TH, 2023 REFERENDUM QUICK REFERENCE GUIDE

.....

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



**Riverdale**  
PUBLIC SCHOOL

*Invested in continued Excellence!*



# » THE REFERENDUM GOALS...

## SOLUTIONS ARCHITECTURE WAS ENGAGED TO...

- » Work with school administration and staff to **IDENTIFY AND PRIORITIZE** needed facility improvements.
- » Consider ways to **IMPROVE** the existing facility infrastructure - projects that ensure safe and functional schools.
- » Consider ways to **IMPROVE** the student experience - projects that directly impact students.
- » Work to **PROVIDE RECOMMENDATIONS** to the Board of Education.





# » WHAT WE ARE PROPOSING?



The Riverdale Public School District will request funding for a District-wide facilities renovation program to include **FUNCTIONAL, INFRASTRUCTURE & CLASSROOM RENOVATION PROJECTS & ADDITIONS** via a Referendum Vote on MARCH 14th, 2023

**“INVESTED IN  
CONTINUED EXCELLENCE”**



**FACILITIES SUPPORT PROGRAMS**

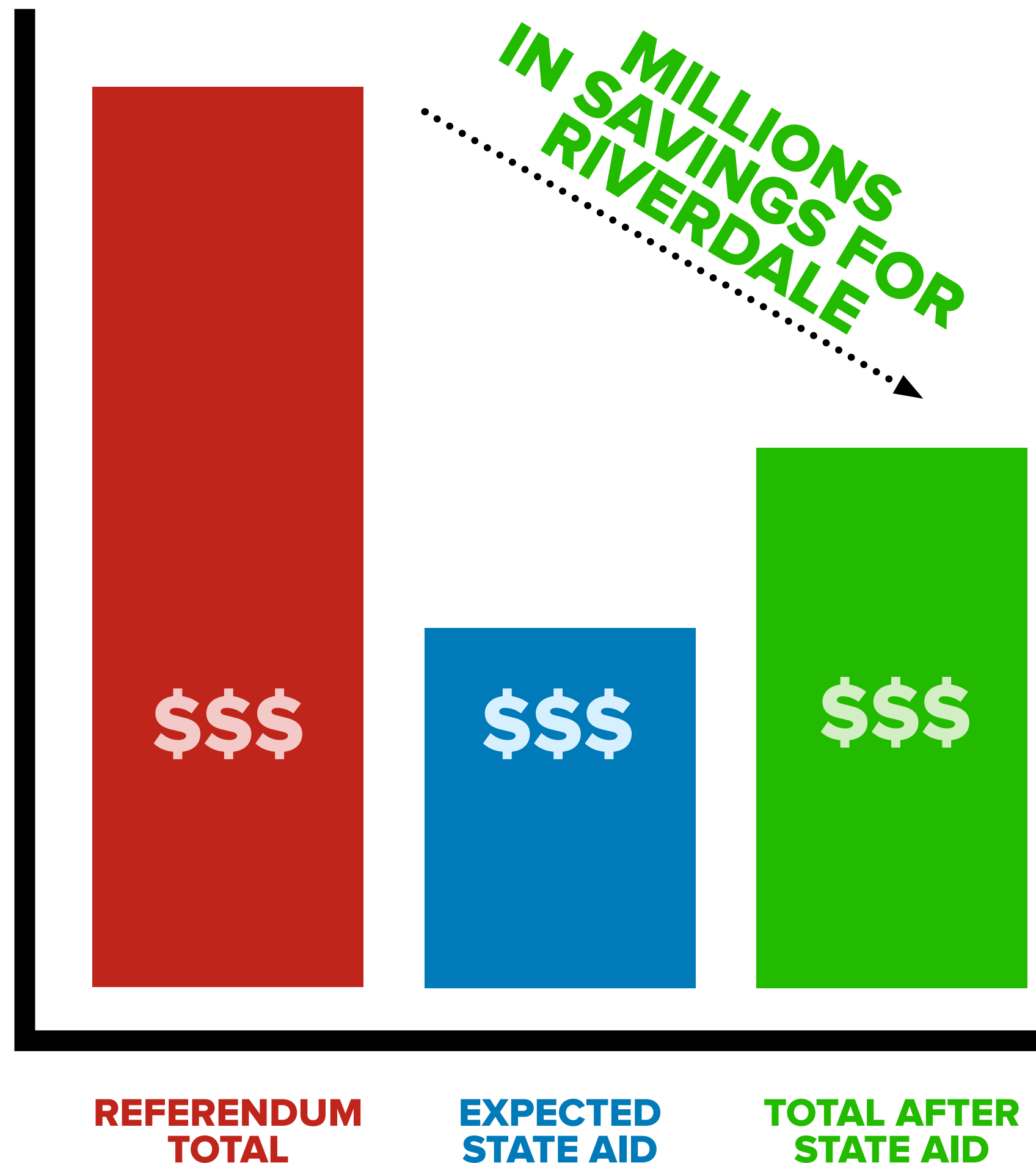


# » WHY NOW?



- » In spite of the 2% Tax Levy Cap, the Board of Education and Administration have successfully addressed many facility needs within the operating budget. **WE NEED TO DO MORE...**
- » We are dealing with an aging school building with the oldest section dating back to 1930 - with original windows, doors, and other infrastructure items that have reached the end of their life expectancy.
- » Attempt to secure a fair **INTEREST RATE**, as they are on the rise.
  - \*\* It should be noted that this Referendum has been discussed for some time, however the pandemic caused great delays at the state level and caused all Referenda projects to be halted.

# » STATE AID APPROVAL RECEIVED...



- » Financial assistance from the state
  - » Must be funded through a **REFERENDUM**
  - » Must be tied to **EDUCATION OR MAINTENANCE**
- » **UP TO 34% SAVINGS** on all eligible projects  
(Could mean millions in aid for Riverdale Public Schools)
- » Debt Service Aid from the state helps to pay down the bond and this helps reduce the impact on the taxpayer.
- » We received DOE Approval for the submitted projects and estimated Debt Service Aid.

# PROPOSED PROJECTS



# » SCHOOL CAPITAL PROJECTS



## THE SCHOOL WILL RECEIVE . . .

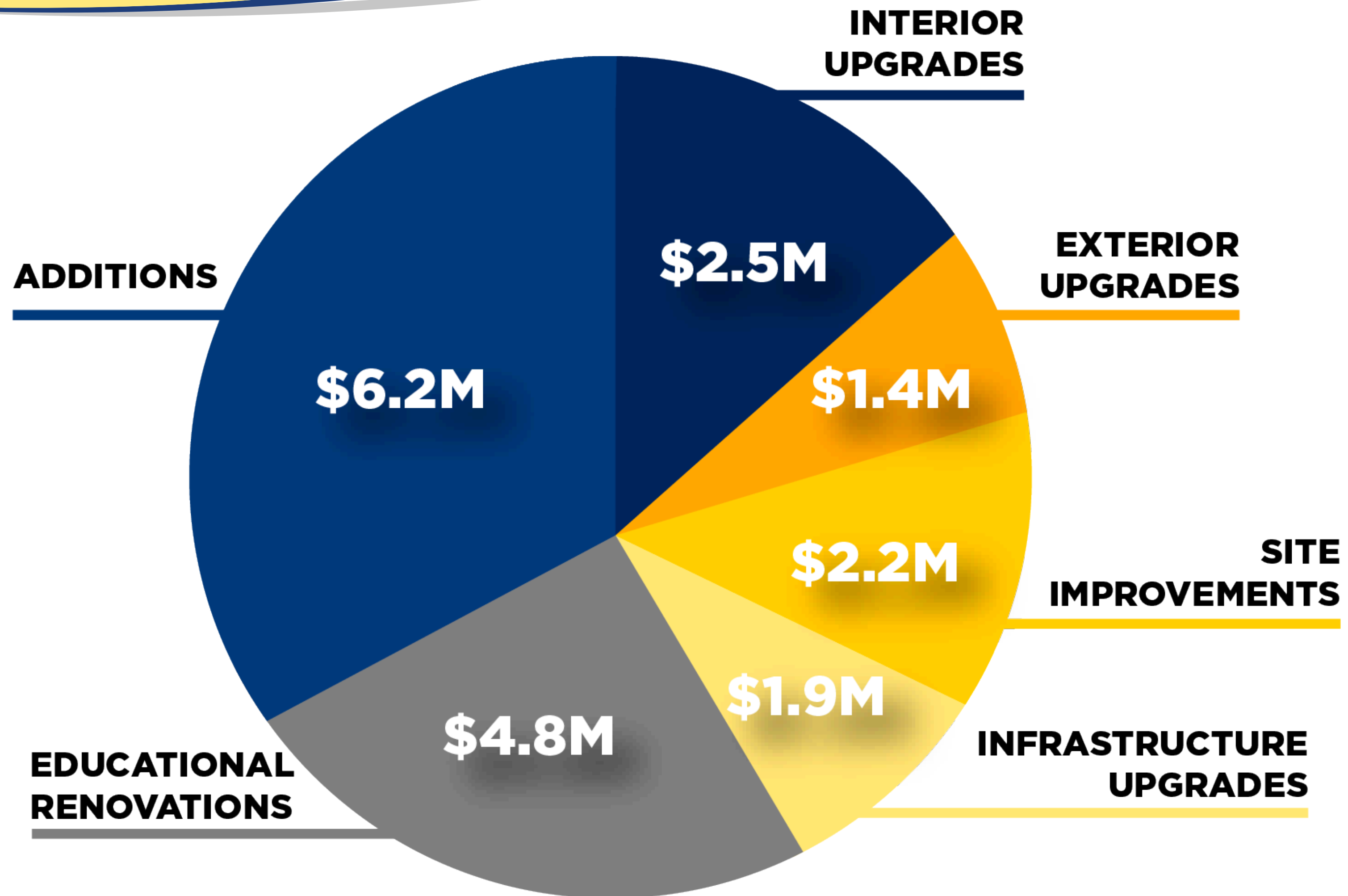
- Sitework - Parking expansion / Sidewalk (safe routes)
- Sitework - Drop-off / Pick-up Driveway
- Toilet Room Upgrades
- Brick Re-pointing / Window & Lintel replacements
- Field and site drainage which will allow for the construction of new Multipurpose Field Upgrades
- Gymnasium Improvements
- Mechanical/Electrical upgrades
- Roofing Replacements
- Flooring Replacements
- Door & Hardware Replacements
- Asbestos Flooring Removal
- New walkway canopy

\*\*The above work is included in the Referendum, but not all of this work is specifically called out on the following plans.

# PROPOSED COST PROJECTIONS



# » PROJECTED COSTS:





# » PROJECTED COSTS:



## POTENTIAL REFERENDUM PROJECTS - SCOPE / BUDGET ANALYSIS

PROJECTS/PRIORITIES	TOTAL PROJECT COSTS	ESTIMATED DEBT SERVICE AID	FINAL COST AFTER DEBT SERVICE AID
Interior Upgrades	\$ 2,507,800.00	\$952,652.00	\$1,555,148.00
Exterior Upgrades	\$ 1,391,005.00	\$622,942.00	\$768,063.00
Site Improvements	\$ 2,205,356.00	\$104,025.58	\$2,101,330.42
Infrastructure Upgrades	\$ 1,864,098.00	\$733,793.00	\$1,130,305.00
Educational Renovations	\$4,775,933.00	\$1,620,141.00	\$3,155,792.00
Additions	\$ 6,177,604.00	\$78,793.00	\$6,098,811.00
TOTAL PROJECTED COSTS	\$ 18,921,796.00	\$ 4,112,346.58	\$14,809,449.42

21.73% DSA



# ESTIMATED TAX IMPACT



# » TAX IMPACT SHOULD REFERENDUM PASS...



## RENOVATIONS, ADDITIONS, SITE WORK

Comprised of all Capital / Educational & Facilities Infrastructure projects including new sitework including parking/ loop drive & drop off along with necessary drainage upgrades which will allow for the creation of new softball, baseball and multipurpose natural grass fields.

### ESTIMATED TAX IMPACT

ON THE AVERAGE  
ASSESSED HOME  
(\$373,829)

TOTAL  
PROJECT COST:  
\$18,921,000  
STATE AID:  
\$4,112,347  
=  
\$14,808,653

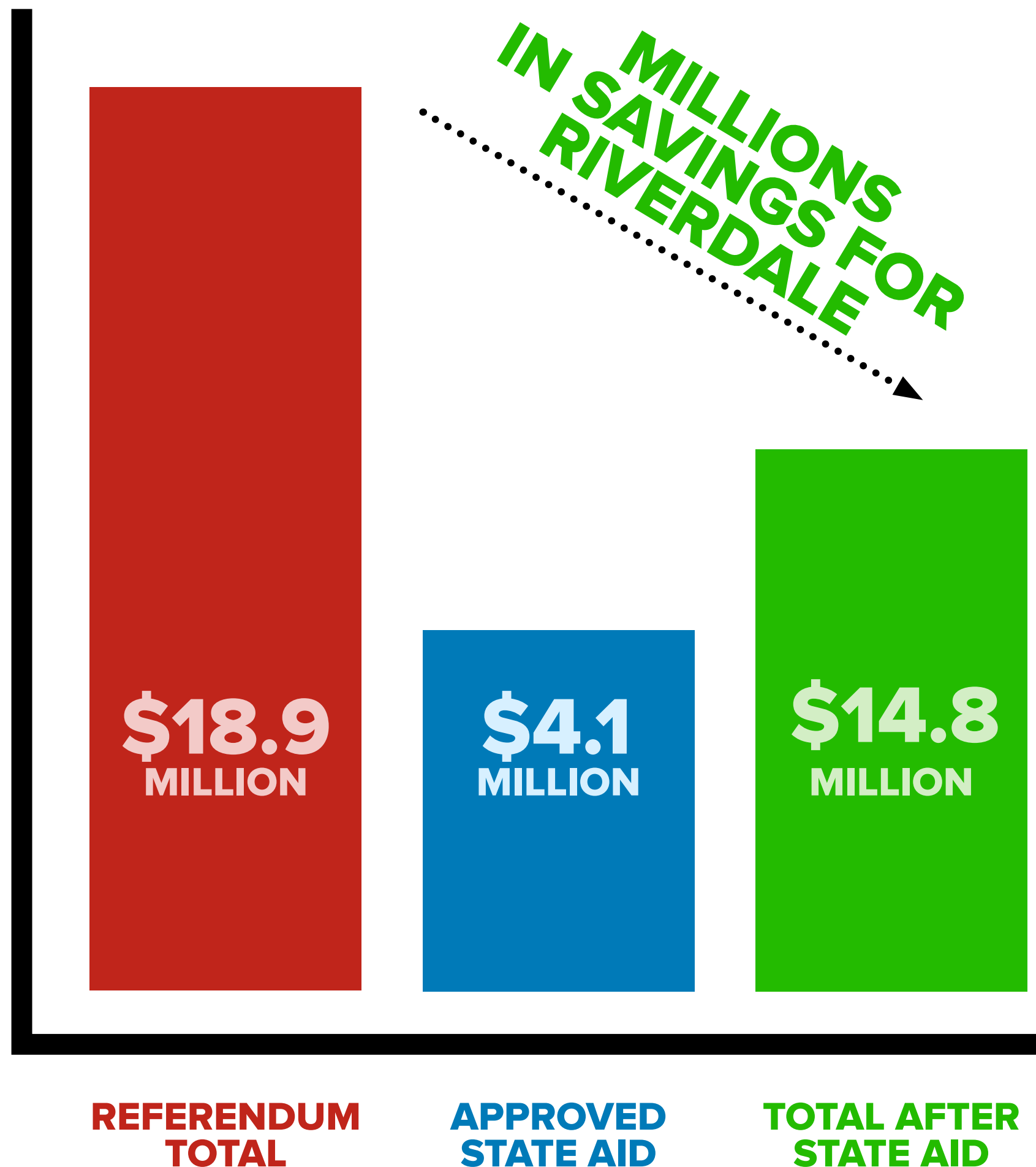
**\$373<sup>01</sup>**  
PER YEAR

**\$31<sup>08</sup>**  
PER MONTH

- » Riverdale Public School has been approved for 22% of Debt Service Aid by the DOE.
- » All cost projections based on an assumed 4.25% interest rate / 25 yr term; costs may fluctuate slightly prior to vote.









# » STATE AID APPROVAL RECEIVED ...



- » Financial assistance from the state is approved because
  - » We are funding the projects through a **REFERENDUM**
  - » They are tied to **EDUCATION OR MAINTENANCE**
- » **22% SAVINGS** is **APPROVED** for eligible projects. (\$4.1 Million in State Aid has been **APPROVED** for Riverdale Public Schools).
- » Debt Service Aid from the state helps to pay down the bond and this helps reduce the impact on the taxpayer.
- » We received approval letters from DOE which certify the approved aid numbers.



# » WHAT DOES MY VOTE MEAN? | F.A.Q.

	BOND PROPOSAL	IF YOU VOTE	YOU GET
	<p><b>TOTAL PROJECT COST:</b> \$18,921,000 <b>STATE AID:</b> \$4,112,347 <b>=</b> \$14,808,653</p>	<p><b>YES</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>\$18.9 Million Dollars of Educational &amp; Capital Projects, Site Upgrades, Classroom Additions and Renovations at Riverdale Public School as described herein, less \$4.1 Million in Approved State Aid.</b></p> <div><div><b>Arts</b></div><div><b>Learning</b></div><div><b>Wellness</b></div><div><b>Safety</b></div><div><b>Operations</b></div></div>
		<p><b>NO</b></p> <p><input type="checkbox"/></p>	<p><b>EXISTING FACILITY REMAINS AS IT IS...</b> <b>NO UPGRADES</b> will be made and the District will continue to make operational upgrades out of the capital budget. (and without any state funding, in this case \$4.1 Million)</p>





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](mailto:refinfo@rpsnj.org)**

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