

Nutley Board of Education

**CAMBRIDGE HEIGHTS DEVELOPMENT
IMPACT ON PUBLIC SCHOOL FACILITIES**

November 24, 1998

NUTLEY BOARD OF EDUCATION

Impact of Cambridge Heights Project on Public School Facilities

BACKGROUND

In November, 1995 the Nutley Board of Education issued a statement on its assessment of the impact of the proposed development of the ITT property by Town and Country Developers. At that time the development concept called for 615 units, which included a mix of housing types from one-bedroom condominiums to single family dwellings. Based on discussions with educational consultants the Board opined that they anticipated a possible 230 additional pupils as a result of the new development.

This statement was delivered to then Commissioner Walter Smith who had made the formal request on behalf of the Nutley Planning Board. Until recently there had been no requests of the district for any updated projections even though the proposed development plan was modified numerous times.

On August 19, 1998 the attorney for the Planning Board advised the Board of Education that there would be a Public Hearing with respect to impact fees in connection with the proposed Cambridge Heights Development and requested that the Board or its designees appear before the Planning Board to testify "as to the manner in which the proposed development would in any way impact upon (the Board's) obligations..."

Subsequently, on August 25, 1998 a letter was received from the Planning Board attorney advising the Board of Education that the Planning Board had determined "that it would be appropriate to hear (the Board's) testimony ...at a later date." On November 5, 1998, a third letter was sent to the Board advising them that they were requested to provide testimony to the Planning Board at a meeting to be held on December 2, 1998.

The Board of Education has discussed this matter at several meetings and authorized a study by an educational planner as to the how the Cambridge Heights plan would effect the school facilities. The firm of Whitehall Associates, Inc. of Kinnelon, NJ was asked to submit a report.

ENROLLMENT PROJECTIONS

The Board and its central administration have met on several occasions with Dr. Joseph Richardson of Whitehall as to his assessment of current district demographics and the Cambridge Heights project. Dr. Richardson has noted

that he would anticipate 108 additional pupils from the project. The breakdown of those pupils would be as follows:

K-6	58
7-8	16
9-12	30
Sp Ed	4
Total	108

Dr. Richardson's report also noted that this additional number of pupils would require at least the use of nine (9) additional classrooms. Six rooms would be for elementary school purposes, one for middle school and two for high school.

The Whitehall analysis was based on the Town and Country memorandum of June 25, 1998 to the Planning Board, which outlined the size and type of dwellings contemplated. This memo indicated 602 units of which 33 were single family - 4 bedroom homes and 569 town houses of various sizes, all of which were listed as two bedroom units.

There was concern among several members of the Board of Education that many of the two bedroom units had the potential to actually contain a third bedroom since they included an additional room in many cases for a den, study or loft. The Board wanted to analyze the potential additional impact to the schools of future residents utilizing these other rooms as sleeping quarters. Obviously, a third bedroom would only enhance the possibility that more children might be among the new residents. The Board asked Whitehall to provide estimations on this basis as well. Further, the Board asked for a school by school analysis, since there was also concern as to the normal demographic trends in the district.

Whitehall indicated that there could be 157 pupils above their estimate of 108 for a total of 265 if we considered the possibility of the additional bedroom as noted above. The grade level breakdown was as follows:

K-6	140
7- 8	40
9-12	75
Sp Ed	10
Total	265

The possible additional 157 pupils would mean one additional classroom space for grades 7-8 and two for grades 9-12. Even though the number of elementary pupils would be increased by an additional 82, there was not an impact in terms

of additional classrooms based on the current practices of the Board of Education with respect to class size. However, the actual class size projections were obviously smaller when the two-bedroom potential was used.

To summarize, Whitehall has concluded that the Board would expect to increase its enrollment by an amount of 108-265 depending on how the potential for additional bedroom space is viewed. A copy of the report from Whitehall is attached.

IMPACT ON SCHOOL FACILITIES

A. Yantacaw School

The present enrollment at Yantacaw School is 476. The school is operating at full capacity. There would be a need for additional classrooms for at least five grade levels simply to maintain the status quo. Without the development, it was projected that Yantacaw would be utilizing one less room within five years than it does in 1998-99. It is recognized that the school's physical plant is already overburdened in that it was necessary this summer to divide the existing art room into two classrooms and divide another classroom into a classroom and small group instructional area. The gymnasium is a small facility of approximately 2400 square feet that also serves as the school lunch room. The present population of 476 manages to eat lunch (in two sittings), with minimal room for additional pupils. The auditorium's capacity of 316 limits the possibility of school wide assemblies, although it is adequate to house various grade level activities. Because of space limitations, the auditorium must also be used as a teaching station for instrumental music, as there is no room available for this activity elsewhere. The media center is not much larger than a regular classroom and essentially uses every available space. It also serves as the location for the school's main photocopier and duplicating machine as well as computer workstations and televisions, further limiting the amount of available space. One classroom is being used as a dual use resource room. The main office is extremely small. The teaching staff has one room that must be used as both a dining area and a preparation room with a photocopier. It has a single lavatory. Creative scheduling by the principal has allowed small group instruction to be maintained in approved areas, but this sometimes results in teachers not having the ability to utilize their rooms when the class is elsewhere (art, gym, music, etc.). A copy of a room utilization list for the school is attached.

These limitations are what exist now without the infusion of over a *minimum* of 58 additional youngsters. Accommodations for the disabled are limited. The first floor is accessible and includes handicapped rest rooms for both sexes. There is no access to the second and third floors or the gym level. Program accessibility is maintained by relocation of services as needed. While the school is well

maintained, the original section is nearly 100 years old, with the balance being built in 1910.

A possible scenario for Yantacaw to accommodate the additional youngsters would be to build an addition adjacent to the south end. This addition would be connected to the existing structure and could be multi-story as is the rest of the facility. At least six regular classrooms, two small group instructional areas and a new gymnasium would be required. There would need to be additional lavatories on each level and provision for full accessibility to the new and old sections of the facility. A new media center with sufficient space for the school's total enrollment would be needed and the old center could be converted back into a standard classroom. Since the present lunch facilities would prove to be even more inadequate, a cafetorium should be added. This would provide adequate eating space as well as being a suitable facility for the auditorium. The existing auditorium could be considered as a location for the new media center, although it is less than the size recommended by the state of New Jersey. The new gymnasium could also be considered for use as a cafeteria, in which case the auditorium might be left as is, in which case the media center would be new construction. All new construction would, of course, be equipped with the necessary infrastructure for the district's technology plan.

Using the new State model of prototypes for elementary schools, this proposed addition would range from 19, 000 to 22,000 square feet. The range encompasses the possible models described above with respect to the gymnasium, media center, auditorium and cafeteria. The State prototype uses a very *conservative* cost estimate of \$125 per sq. ft. This would equate to a base cost of between \$2,375,000 and \$2,750,000. This base cost is not inclusive of an elevator that would be needed (estimated at \$200,000 - \$250,000) nor does it include the cost of renovating the existing auditorium if that became designated as the new media center (estimated at \$230,000). These amounts also do not include any furnishings other than built-in items, nor do they include the cost of extra supplies and equipment related to the operation of these new rooms. Depending on what the final cost estimates are, there could be a need for the Board to obtain voter approval for the project, either at a special election or as part of the annual school election. (The Summary School Prototypes of the New Jersey Department of Education are attached)

B. Franklin School

At the Franklin School, the development and a presently growing pupil population will require 3-4 additional classrooms for which no available space exists at present. The cafeteria may likely prove to be inadequate, which might be remedied by expanding the cafeteria into the present teacher's dining area and a storeroom if needed. This, of course, would necessitate a new teacher dining facility. A current room utilization list for Franklin School is attached.

One approach would be to place an addition at either end or the rear of the building and attempt to add at least four or perhaps as many as eight new rooms. Similar to Yantacaw, in place of two of the rooms, there could be a new media center. The current media center could be converted into two instructional spaces, although one might only be large enough for small group activities.

Assuming four additional classrooms, a new media center and a new teacher dining area would represent approximately 13,100 sq. ft. following the State prototype for middle schools. At \$125 per sq. ft. the construction cost would be \$1,637,500. Since four classrooms represents the minimum required to handle the enrollment increase, it seems to make sense to provide for a greater number than this. Two additional classrooms would add another \$250,000. Once again these costs are for construction only; they do not include furnishings, supplies and equipment.

C. Nutley High School

While the high school enrollment projections show a fairly substantial increase in the next five years, which would be further heightened by the development, there appears to be sufficient space to house the actual number of students that would be present. What is less clear is the ability to properly accommodate the student body in specialized rooms such as science and computer labs. There may be a need to make renovations in the present facility to respond to program concerns.

CONCLUSIONS AND COMMENTS

The responses presented in this impact report are predicated on maintaining current district boundaries and grade configurations. These arrangements have served Nutley well for decades and strong arguments can be made for not tampering with them. The Board of Education would expect that any new development would want to try to blend into the patterns of the community, not be the cause for fundamental alteration of it. The Board is mindful, however, that there are other educational alternatives to possibly address the impact of this development and ultimately, a decision will be made as to how the Board will respond to this project.

It is clear to the Board of Education that the Cambridge Heights Project will impact on the existing facilities of the Nutley Board of Education. The Board

believes that the enrollment numbers, even at the lower end, amply demonstrate this. The present school district facilities will not be adequate to accept this additional enrollment.

In its statement of November 14, 1995 the Board of Education said "the Board thinks that within this new major development, there will be some provision for *relief* (italics added) to ameliorate the necessary and costly changes that will, in the long run, be beneficial to the community as a whole. Three years later it is time that this relief be addressed so that the schools of Nutley will be able to properly respond to the new residents and their children and continue to provide the high quality type of education that in large part makes Nutley the attractive community it is today.

11-24-98

DEMOGRAPHIC STUDY

for the
NUTLEY TOWNSHIP BOARD OF EDUCATION

Nutley, Essex County, State of New Jersey

Prepared By:

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November 19, 1998

INTRODUCTION

Whitehall Associates was retained by the Nutley Board of Education to prepare a demographic study. The information in this demographic report is suitable for inclusion in any document to be forwarded to the New Jersey Department of Education.

OVERVIEW OF THE DISTRICT

Nutley Township is a suburban residential community covering 3.36 square miles in Essex County, New Jersey approximately twelve miles west of New York City. The Board of Education maintains seven schools in a K-12 district. Board offices are located at 375 Bloomfield Avenue in Nutley.

ENROLLMENT DATA AND PROJECTIONS

In studies for the New Jersey Department of Education, enrollment data, by grade, for the past five years is required. A five year enrollment projection based on these data is required. The resulting enrollments are used as a factor in determining the adequacy of the educational facilities. Birth figures are obtained from the Bureau of Health Statistics of the New Jersey Department of Health. Enrollment figures are obtained from the annual *Application for State School Aid* which is prepared by the district.

In developing a projection of five year enrollments, the cohort-survival method has been used as a base. This method is the one recommended and expected by the New Jersey Department of Education. The cohort-survival method acquires its name from the use of grade to grade survival figures derived from a recent history of the school district. Grade survival ratios at each level can then be computed on the basis of

the recent years' known enrollment with an average survival ratio per grade determined. Ratios less than one usually reflect such factors as out-transfers, ex-migration from the school district and other such losses. A survival ratio of more than one usually reflects such factors as in-transfers and in-migration. Projections of enrollment can then be made by applying the individual grade by grade survival ratio to each grade level for future years with a base of known enrollments for the present year.

With some adaptation to local circumstances, the cohort survival method is the most accurate we have to project enrollments. In rapidly developing districts, the impact of new residential development must be taken into account. This is accomplished by using data derived from the 1987 *American Housing Survey* of the U.S. Census, the Urban Land Institute, and Whitehall's research. In Nutley's case there is sufficient proposed residential development to warrant the modification of the cohort survival projections. These projections can and should be updated every year. There are too many variables to plan much further than five years in the future with any degree of accuracy.

SOCIO-ECONOMIC DATA from the 1990 U.S. Census is provided for general reference only. This information is getting old but gives a general picture of the municipality. The population figures and all other information in this section comes from the 1990 U.S. Census and was provided on computer disk by the New Jersey Department of Labor, Division of Labor Market and Demographic Research, New Jersey Data Center. **Race**, as used by the Bureau of Census, is not meant to denote any scientific or biological concept of race. The sub-groups displayed represent the self-categorization of the respondents. It should be noted that **Hispanic Origin** is not a racial category. Persons may be of any race and be of Hispanic origin as well. As a result, only the five sub-

groups under race add to the total 1990 population. **Educational Attainment** is that of persons who were 25 years or older at the time the census data was collected. **College graduates** are considered persons with at least a four year college degree. A **household** includes all the persons occupying a housing unit. A **family household** includes a householder and one or more persons living in the same household who are related to the householder by birth, marriage or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Further confusing the issue, not all persons live in households. Some, for example, are members of the armed forces, or are inmates of institutions, or live in group homes. As a result, the total number of persons living in a municipality can be greater than the number of persons living in all households of that municipality. The subgroups listed here do not represent a full breakdown of all types of households. The **total civilian labor force** includes all persons over 16 years of age who are not members of the armed forces and who are either employed or unemployed.

**1990 SOCIO-ECONOMIC DATA
NUTLEY TOWNSHIP**

RACE:

White	25,130
Black	478
American Indian	11
Asian/Pacific Islander	1,275
Other	205

HISPANIC ORIGIN:

887

AGE:

Under 5 years	1,512
5-17 years	3,717
18-64 years	17,224
65 and older	4,646
Median Age	38.0 years

EDUCATIONAL ATTAINMENT:

0-8 years of school	1,550
High school graduates	6,525
College graduates and beyond	5,521

INCOME AND POVERTY:

Per capita income	\$19,739
Median household income, 1989	\$43,172
Median family income, 1989	\$51,252
Persons in poverty, 1989	1,365

HOUSEHOLDS:

Total households:	10,594
With persons under 18	2,987
With persons over 65	3,469
Receiving public aid	334
Receiving Social Security	3,362
Family Households	7,431
Persons per family	3.13

LABOR AND EMPLOYMENT:

Total civilian labor force	14,942
Employed persons 16 years and over by occupation:	
Managers & professionals	4,814
Technicians, sales, and administrative support	5,406
Service occupations	1,156
Farming, fishing, & forestry	163
Precision production, craft, and repair	1,309
Operators, fabricators, & laborers	1,324
Self-employed persons	609

SOURCE: 1990 U.S. Census

TABLE 1
NUTLEY TOWNSHIP
MUNICIPAL POPULATION TRENDS

LAND AREA = 3.36 Sq. Mi.

YEAR	POPULATION	INCREASE	% INCREASE
1930	20,572		
1940	21,954	1,382	6.718%
1950	26,992	5,038	22.948%
1960	29,513	2,521	9.340%
1970	31,913	2,400	8.132%
1980	28,998	-2,915	-9.134%
1990	27,099	-1,899	-6.549%
1996*	25,915	-1,184	-4.369%

SOURCES:

New Jersey Population Trends - 1970-1980

New Jersey Department of Labor, Division of Planning and Research

1990 Census of Population and Housing

*U.S. Census Estimate

TABLE 2
NUTLEY TOWNSHIP BOARD OF EDUCATION
STUDENT ENROLLMENT HISTORY

SCHOOL YEAR	BIRTHS 5 YEARS EARLIER		K	1	2	3	4	5	6	7	8	9	10	11	12	SP ED	DISTRICT TOTAL
94-95	310	0.89	275	316	297	308	288	262	281	257	208	283	243	242	260	152	3670
				1.12	0.98	1.01	1.01	0.99	1.01	0.96	1.00	1.10	1.02	0.98	0.95		
95-96	328	0.93	305	309	311	301	309	284	264	269	256	228	290	233	230	166	3755
				1.02	1.02	1.06	1.03	0.99	0.99	0.92	1.00	1.04	1.01	0.95	1.00		
96-97	313	0.85	266	311	314	330	309	306	281	244	270	266	231	275	233	167	3803
				1.11	1.00	1.01	1.02	1.00	1.02	0.96	1.01	1.00	1.01	0.98	0.98		
97-98	326	0.94	305	295	310	316	336	309	313	270	247	271	269	226	270	166	3903
				1.12	1.02	1.04	1.04	1.02	1.00	0.99	1.02	1.04	1.01	0.96	0.98		
98-99	309	0.83	255	341	301	321	328	344	308	309	276	256	275	258	221	148	3941
AVERAGE SURVIVAL RATIO		0.89		1.09	1.00	1.03	1.02	1.00	1.00	0.96	1.01	1.04	1.02	0.96	0.98		

TABLE 3A
NUTLEY TOWNSHIP BOARD OF EDUCATION
STUDENT ENROLLMENT PROJECTIONS
 (With 3 Bedroom Townhouse Configuration)

SCHOOL YEAR	BIRTHS 6 YEARS EARLIER		K	1	2	3	4	5	6	7	8	9	10	11	12	\$P ED	TOTAL K-6	TOTAL 7-8	TOTAL 9-12	DISTRICT TOTAL
98-99	309	0.89	255	341	301	321	328	344	308	309	276	256	275	258	221	148	2,198	585	1,010	3,941
			1.09	1.00	1.03	1.02	1.00	1.00	0.96	1.01	1.04	1.02	0.96	0.96						
99-00	313		277	279	342	310	328	328	345	295	312	288	280	264	282	163	2,210	607	1,065	4,044
00-01	321		284	303	280	352	317	328	329	331	297	325	293	250	268	166	2,194	628	1,126	4,114
01-02	306		271	311	304	288	361	317	330	315	334	310	331	281	244	168	2,181	649	1,167	4,164
02-03	306		271	296	312	313	295	361	318	316	318	348	315	318	275	170	2,166	634	1,256	4,226
03-04	306		271	296	297	321	320	295	362	305	318	332	354	303	311	171	2,162	623	1,299	4,256
Development Impact with 3 bedroom housing			17	20	20	20	21	21	21	20	20	20	20	18	17	10	140	40	75	265

TABLE 3B
NUTLEY TOWNSHIP BOARD OF EDUCATION
STUDENT ENROLLMENT PROJECTIONS
 (With 2 Bedroom Townhouse Configuration)

SCHOOL YEAR	BIRTHS 6 YEARS EARLIER	K	1	2	3	4	5	6	7	8	9	10	11	12	SP ED	TOTAL K-8	TOTAL 7-8	TOTAL 9-12	DISTRICT TOTAL
98-99	309	0.89 265	341	301	321	328	344	308	309	276	256	275	258	221	148	2,188	685	1,010	3,941
99-00	313	1.09 277	279	1.00 342	1.03 310	1.02 328	1.00 328	1.00 345	0.96 295	1.01 312	1.04 288	1.02 260	0.96 264	0.96 252	163	2,210	607	1,065	4,044
00-01	321	284	303	280	352	317	328	329	331	297	325	293	250	258	166	2,194	628	1,126	4,114
01-02	306	271	311	304	288	361	317	330	315	334	310	331	281	244	168	2,181	649	1,167	4,164
02-03	306	271	296	312	313	295	361	318	316	318	348	315	318	276	170	2,166	634	1,256	4,226
03-04	306	271	296	297	321	320	295	362	305	318	332	354	303	311	171	2,162	623	1,299	4,266
Development impact with 2 bedroom housing		7	8	8	8	8	8	8	8	8	8	8	7	7	4	58	16	30	108

TABLE 4A
NUTLEY TOWNSHIP BOARD OF EDUCATION
PROJECTION FOR 2003-04
(With 3 Bedroom Townhouse Configuration)

SCHOOL	GRADE														TOTAL	SCHOOL
	K	1	2	3	4	5	6	7	8	9	10	11	12	SP ED		
Yantacaw	64	70	70	75	77	77	75								508	Yantacaw
Current Classrooms 98-99	2	3	3	3	3	3	4								21	Current Classrooms 98-99
Classrooms Needed (w/o development)	2	3	3	3	3	3	3								20	Classrooms Needed (w/o development)
Development Impact (students)	17	20	20	20	21	21	21								140	Development Impact (students)
Total Students (w/development)	81	90	90	95	98	98	96								648	Total Students (w/development)
Classrooms Needed (w/ development)	2	4	4	4	4	4	4								26	Classrooms Needed (w/ development)
Washington	57	64	62	65	66	70	73								457	Washington
Current Classrooms 98-99	2	4	3	3	3	4	3								22	Current Classrooms 98-99
Classrooms Needed	2	3	3	3	3	3	3								20	Classrooms Needed
Lincoln	50	57	61	64	67	73	72							41	485	Lincoln
Current Classrooms 98-99	1	3	3	3	3	3	3							4	23	Current Classrooms 98-99
Classrooms Needed	2	3	3	3	3	3	3							4	24	Classrooms Needed
Spring Garden	52	57	57	58	60	59	58							21	422	Spring Garden
Current Classrooms 98-99	2	3	3	3	3	3	2							2	21	Current Classrooms 98-99
Classrooms Needed	2	3	3	3	3	3	3							2	22	Classrooms Needed
Radcliffe	43	53	53	50	51	50	50								350	Radcliffe
Current Classrooms 98-99	1	3	3	2	2	2	2								15	Current Classrooms 98-99
Classrooms Needed	1	3	3	3	2	2	2								16	Classrooms Needed
Franklin School								305	318					43	666	Franklin School
Current Classrooms 98-99								13	12					3	28	Current Classrooms 98-99
Classrooms Needed (w/o development)								13	13					4	30	Classrooms Needed (w/o development)
Development Impact (students)								20	20					4	44	Development Impact (students)
Total Students (w/development)								325	338					47	710	Total Students (w/development)
Classrooms Needed (w/ development)								14	14					4	32	Classrooms Needed (w/ development)
Nutley High School								332	354	303	311			70	1369	Nutley High School
Current Classrooms 98-99								12	12	11	11			1	47	Current Classrooms 98-99
Classrooms Needed (w/o development)								14	15	13	13			2	57	Classrooms Needed (w/o development)
Development Impact (students)								20	20	18	17			6	81	Development Impact (students)
Total Students (w/development)								352	374	321	328			76	1450	Total Students (w/development)
Classrooms Needed (w/ development)								15	15	13	14			4	61	Classrooms Needed (w/ development)

Basic number of classrooms needed in five years:

	w/o Devel	w/ Devel	Current	
K-6	102	108	102*	*includes regular & special education
7-8	30	32	28*	*includes current home rooms and special education rooms
9-12	57	61	47*	*includes current home rooms and special education rooms

TABLE 4B
NUTLEY TOWNSHIP BOARD OF EDUCATION
PROJECTION FOR 2003-04
(With 2 Bedroom Townhouse Configuration)

SCHOOL	GRADE														TOTAL	SCHOOL
	K	1	2	3	4	5	6	7	8	9	10	11	12	SP ED		
Yantacaw	64	70	70	75	77	77	75								508	Yantacaw
Current Classrooms 98-99	2	3	3	3	3	3	4								21	Current Classrooms 98-99
Classrooms Needed (w/o development)	2	3	3	3	3	3	3								20	Classrooms Needed (w/o development)
Development Impact (students)	7	8	8	8	9	9	9								58	Development Impact (students)
Total Students (w/development)	71	78	78	83	86	86	84								566	Total Students (w/development)
Classrooms Needed (w/ development)	2	4	4	4	4	4	4								26	Classrooms Needed (w/ development)
Washington	57	64	62	65	66	70	73								457	Washington
Current Classrooms 98-99	2	4	3	3	3	4	3								22	Current Classrooms 98-99
Classrooms Needed	2	3	3	3	3	3	3								20	Classrooms Needed
Lincoln	52	57	61	64	67	73	72							41	487	Lincoln
Current Classrooms 98-99	1	3	3	3	3	3	3							4	23	Current Classrooms 98-99
Classrooms Needed	2	3	3	3	3	3	3							4	24	Classrooms Needed
Spring Garden	52	57	57	58	60	59	58							21	422	Spring Garden
Current Classrooms 98-99	2	3	3	3	3	3	2							2	21	Current Classrooms 98-99
Classrooms Needed	2	3	3	3	3	3	3							2	22	Classrooms Needed
Radcliffe	43	53	53	50	51	50	50								350	Radcliffe
Current Classrooms 98-99	1	3	3	2	2	2	2								15	Current Classrooms 98-99
Classrooms Needed	1	3	3	3	2	2	2								16	Classrooms Needed
Franklin School								305	318					43	666	Franklin School
Current Classrooms 98-99								13	12					3	28	Current Classrooms 98-99
Classrooms Needed (w/o development)								13	13					4	30	Classrooms Needed (w/o development)
Development Impact (students)								8	8					2	18	Development Impact (students)
Total Students (w/development)								313	326					45	684	Total Students (w/development)
Classrooms Needed (w/ development)								13	14					4	31	Classrooms Needed (w/ development)
Nutley High School								332	354	303	311			70	1369	Nutley High School
Current Classrooms 98-99								12	12	11	11			1	47	Current Classrooms 98-99
Classrooms Needed (w/o development)								14	15	13	13			2	57	Classrooms Needed (w/o development)
Development Impact (students)								8	8	7	7			2	32	Development Impact (students)
Total Students (w/development)								340	362	310	318			72	1401	Total Students (w/development)
Classrooms Needed (w/ development)								14	15	13	13			4	59	Classrooms Needed (w/ development)

Basic number of classrooms needed in five years:

	w/o Devel	w/ Devel	Current	
K-6	102	108	102*	*includes regular & special education
7-8	30	31	28*	*includes current home rooms and special education rooms
9-12	57	59	47*	*includes current home rooms and special education rooms

TABLE 5
NUTLEY MUNICIPAL PLANNED AND APPROVED RESIDENTIAL DEVELOPMENT
STUDENT IMPACT

DEVELOPMENT	TYPE	NUMBER OF UNITS	NUMBER BEDROOMS	TOTAL PERSONS	TOTAL STUDENTS
Cambridge Heights at Nutley:					
Section I	townhouse	135	3	406	56
Section II	townhouse	107	3	322	44
Section III	townhouse	116	3	349	48
Section IV	townhouse	107	3	322	44
Section V	townhouse	104	3	313	43
Section VI	single family	33	4	120	29
TOTALS (for use with Table 3A)				1830	265

NOTE: Total Townhouses = 569 TH Students = 236

DEVELOPMENT	TYPE	NUMBER OF UNITS	NUMBER BEDROOMS	TOTAL PERSONS	TOTAL STUDENTS
Cambridge Heights at Nutley:					
Section I	townhouse	135	2	279	19
Section II	townhouse	107	2	221	15
Section III	townhouse	116	2	240	16
Section IV	townhouse	107	2	221	15
Section V	townhouse	104	2	215	14
Section VI	single family	33	4	120	29
TOTALS (for use with Table 3B)				1297	108

NOTE: Total Townhouses = 569 TH Students = 79

Yantacaw

Room	Current Usage	Comments
Gymnasium		
Gym Office		
Storage		incl lunch tables
101	Kindergarten	speech/p.m.
102	Classroom	
103	Classroom	
104	Classroom	
107	Classroom	Art
108 A	Classroom	Music
108 B	Small group	
Auditorium		large music & Inst music
Custodian		
Storage	school supplies	adj 104
201	Classroom	
202	Classroom	
204	Kindergarten	
206	Classroom	
208	Classroom	
209	Classroom	
212	Classroom	
Library		access to proj. rm
Main Office		
Nurse		
301	Classroom	
302	Classroom	
303	Conference room	small conf room
306	CST Office	small room
307	Classroom	
309	Classroom	
310	Classroom	
311	Classroom	
313	Classroom	resource room (dual use)
314	Classroom	
315	Classroom	
316	Classroom	
318	Classroom	

Faculty

incl bathroom

Office

Elem Guidance

at top of stairs

22 Classrooms

1 Art room

1 Music room

1 Small group room

1 Library

1 Auditorium

1 Gymnasium

1 Nurse's office

Yantroom

10-8-97

11-19-98 revised

Franklin

Room	Current Usage	Comments
Kitchen		
Cafeteria		also used by band
Fac. Dining		
Storage	Food supplies	
Storage	School supplies	
Custodian		
Office	CST	
Storage	Cust supp/Elec svc	
Fan room	Cust supplies	very small
Fan Room	Elevator motor	
Girls' Locker		incl office
Boys' Locker		incl office
101	Music	also used as classroom
102	Classroom	small room
103	Computer lab	large room
105	Classroom	
106	Special Ed	
107	General Shop	
Music	Instrumental	small group only
Storage	instruments	off stage
Gymnasium		incl storage(2)
Guidance	2 counselors+sec	incl conf room
Main office		
VP/Nurse		incl waiting area
Faculty	copiers & lounge	incl bathrooms
Auditorium	also band/chorus	
201	Classroom	
202	Classroom	
203	Classroom	
204	Classroom	
Library	also ESL	
205	Art	
206	Computer Lab	Keyboarding
207	Computer Lab	Writing Lab & classroom
208	Classroom	
209	Classroom	
210	Classroom	
211	Classroom	

Faculty	copier+ lounge	incl bathroom
Storage	AVA equip	
Storage	books/supplies	
Proj Booth	also supplies	
Balcony		

301	Science	incl store room
302	Science	
303	Science	
304	Science	incl store rooms
305	Classroom	
306	Classroom	
307	Classroom	
308	Art	incl store room
309	Classroom	incl store room
310	Classroom	
311	Classroom	
312	Classroom	
314	Special Ed	
Storage		small rm adj elev

- 17 Classrooms
- 1 Music Room
- 1 Instrumental room
- 2 Special Ed room
- 4 Science
- 2 Art rooms
- 3 Computer Labs
- 1 Shop
- 1 Guidance Suite
- 1 Nurse/VP suite
- 1 Gymnasium
- 2 Locker rooms
- 1 Auditorium w/balcony
- 1 Cafeteria

franroom
 10-8-97
 11-19-98

revised

Summer School Prototypes
New Jersey Department of Education
Division of Finance
Elementary

Base Assumptions

School Size = 500; 1/2 day Kindergarten, Grades 1-5

Number of Administrative/support personnel = T&E efficiency standards plus Technology Coordinator

Class Size = 21 (Kindergarten, Grades 1, 2, 3) and 23 (Grades 4-5)

Utilization factor = 90%

Toilet rooms in the kindergarten classes

Cafetorium with stage

Computer room

Media Center

Teachers' "Home Base" is his/her classroom for (1) lunch, (2) team planning, (3) grade level planning (4) departmentalized meetings

6% of population classified... half in self contained classrooms

133% assumed for circulation, toilet rooms, storage, mechanical, receiving, communications, electrical, and technology equipment rooms

\$125 per approved square foot yields base costs for new construction - total approved costs will include, in addition to proposed

base costs, allowances for architect/MEPS engineering fees, civil engineering fees, site development and issuance costs

		Proposed Total Gross SF	Proposed SF/student	Proposed Base Costs	FTE
Model (1)	All Non-Abbott Districts	52,137	113.3	\$6,517,168	460
Model (2)	Abbott Districts	52,902	115	\$6,612,761	460
	Differences in assumptions				
	One-to-one tutoring and small group reading incorporated into existing small group instruction room				
 [Calculations = 80 students x 3 grades = 240 students / 15 per class = 16 rooms..... (11.4 regular classrooms , 4 small group instr. rooms and 1 cafetorium)]				
	Before/after care, after hours community programs incorporated into existing cafetorium				
	Office space added for (1) facilitator, (2) parent liaison, (3) social worker, and (4) security office				
Model PreK-K	Eligible for Early Childhood Program Aid	6,438	80.4	\$804,759	80
	Differences in assumptions				
	Half-day Kindergarten for 80 students plus a half day preschool for 80 students ... Total FTE for both kindergarten and preschool is 80 students (40 kindergarten students plus 40 preschool students)				

Summary School Prototypes
New Jersey Department of Education
Division of Finance
Middle School

Base Assumptions

School Size = 675

Number of Administrative/support personnel = T&E efficiency standards plus Technology Coordinator

Class Size = 23

Utilization factor = 90%

Science demonstration room

Cafetorium with stage and a Gymnasium

Teachers' "Home Base" is his/her classroom for (1) lunch, (2) team planning, (3) grade level planning (4) departmentalized meetings

Media Center

8.8% of population classified... half in self contained classrooms

133% assumed for circulation, toilet rooms, storage, mechanical, receiving, communications, electrical, and technology equipment rooms

\$125 per approved square foot yields base costs for new construction - total approved costs will include, in addition to proposed base costs, allowances for architect/MEPS engineering fees, civil engineering fees, site development and issuance costs

		Proposed Total Gross SF	Proposed SF/student	Proposed Base Costs	
Model (1)	All Non-Abbott Districts	74,548	110.4	\$9,318,537	675
Model (2)	Abbott Districts	75,014	111.1	\$9,376,724	675

Differences in assumptions

Office space added for (1) dropout prevention counselor, (2) community service coordinator, and (3) security office

Summa School Prototypes
New Jersey Department of Education
Division of Finance
High School

Base Assumptions

School Size = 900

Number of Administrative/support personnel = T&E efficiency standards plus Technology Coordinator

Class Size = 24

Utilization factor = 90%

Science demonstration room and Science Lab

Cafeteria, Gymnasium, and Auditorium

Art room

Music Room

Media Center - Faculty reference room utilized by non-based (homeroom) teachers

Student Activity Center (school store, etc.)

12.3% of population classified... 1 class room only for self-contained

133% assumed for circulation, toilet rooms, storage, mechanical, receiving, communications, electrical, and technology equipment rooms

\$125 per approved square foot yields base costs for new construction - total approved costs will include, in addition to proposed

base costs, allowances for architect/MEPS engineering fees, civil engineering fees, site development and issuance costs

		Proposed Total Gross SF	Proposed SF/student	Proposed Base Costs	
Model (1)	All Non-Abbott Districts	127,055	141.2	\$15,881,846	900
Model (2)	Abbott Districts	127,520	141.7	\$15,940,033	900

Differences in assumptions

Office space added for (1) dropout prevention counselor, (2) community service coordinator, and (3) security office

ELEMENTARY SCHOOL MODEL - All NON-ABBOTT									
K through Grade									
Enrollment = 500 ; Utilization									
Full time equivalent (r TE)									
	460								
	A	B	=A*B						
Room Designations	SF/Room	# of students	# of grades	total	avg class size	# of rooms	Gross SF		Description
Kindergarten (half day)	950	80.8	0.5	40.4	21	1.92	1,828		Includes 50 sf toilet room.
General Classroom - grades 1,2,3	850	80.8	3	242.4	21	11.54	9,811		For art, health, language arts, mathematics, music, reading, science, social studies, world languages.
General Classroom - grades 4,5	800	80.8	2	161.6	23	7.03	5,621		For art, health, language arts, mathematics, music, reading, science, social studies, world languages.
Special Education	600	15	1	15	12	1.25	750		Special education = 6% of 500 / 30 students... self contained students = 1/2 of 30 = 15 ... the other 1/2 are in resource centers utilizing small group instruction rooms.
							18,010	Subtotal	
							1.11	Utilization factor	
							19,991	Subtotal Classroom SF	
<u>Non-Instructional Area</u>									
Cafetorium with Stage (cafeteria + auditorium)	6200					1.00	6,200		Seating for 250: 250 x 16sf = 4000 sf + 1,000 sf stage + 1200 sf satellite kitchen. For lunch, large group presentations, instrumental music.
Computer Room	850					1.00	850		
Gymnasium	4250					1.00	4,250		Gymnasium = 4000 sf minimum for full-size basketball court + 250 sf storage room.
Media Center	4000					1.00	4,000		Media center 75 students; 75x50sf = 3,750sf + 250 sf workroom/AV storage room.
Small Group Instruction Room (SGI)	400					4.00	1,600		For basic skills, ESL, special education (resource center), speech.
							16,900	Subtotal Other Non-Instructional Area	

MIDDLE SCHOOL MODEL - All NON-ABBOTT							
Grade 6 through Grade 8							
Enrollment = 675 / 90% Utilization		675					
Room Designations	SF/Room	total	avg class size	# of rooms	Gross SF		Description
General Classroom - grades 6,7,8	750	645.3	23.00	28.00	21,000		For art, health, language arts, mathematics, music, reading, science (other than science demonstration room), social studies, world languages. ...3.33 teams of 67.5 students per grade level = 224.78 students per grade.
Science Demonstration Room	900			2.00	1,800		One science demonstration room for 7, 8 grade level. Moveable teacher demonstration table and perimeter student areas with water.... science teachers in each grade rotate use of one grade level science demo room.
Special Education	600	29.7	12.00	2.48	1,485		Special education = 8.8% of 675/59.4 students....self contained classes = 1/2 of 59.4 = 29.7 ... the other 1/2 are in resource centers or in-class support.
					24,285	Subtotal	
					1.11	Utilization Factor	
					26,956.35	Subtotal Classroom SF	
Non-Instructional Area							
Cafetorium with Stage (cafeteria + auditorium)	8100			1.00	8,100		Seating for 350; 350 x 16sf = 5,600 sf + 1,000 sf stage + 1500 sf full kitchen. For lunch, large group presentations, instrumental music, before/after-care, after-hours community programs.
Gymnasium	9900			1.00	9,900		Two teaching stations with spectator area for 200. Includes (2) 1000 sf locker rooms, (2) 150 sf instructor's office, (2) 200 sf storage room.
Media Center	6250			1.00	6,250		Media center for 100 students = 100x60sf = 6,000 + 250 sf workroom/AV storage room.
Small Group Instruction Room (SGI)	400			5.00	2,000		For basic skills, ESL, special education (resource center), speech.
					26,250	Subtotal Other Non-Instructional Area	

Administration Area							
Nurse	400			1.00	400		
Reception/Main Office	800			1.00	800		
Principal	200			1.00	200		
Assistant Principal	150			1.00	150		
Conference Room	300			1.00	300		
Teacher Work Room	520			1.00	520		
Guidance/Counseling = reception	100			1.00	100		
Guidance/Counseling = 2 @ 125	125			2.00	250		
Dropout Prevention Counselor	0			1.00	0		
Community Service Coordinator	0			1.00	0		
Security Office	0			1.00	0		
Supervisor Office	0			0.00	0		
Technology Coordinator	125			1.00	125		
Student Activities	0			0.00	0		
					2,845	Subtotal Administration Area	
					56,051	TOTAL SF	
					83	per student	
Circulation Space					1.33		For circulation, toilet rooms, storage, mechanical, receiving, communication and electrical.
					110.44192	per student	
					74,548	total SF for population of 675	
					\$125.00	cost per SF	
					\$9,318,537	cost of new middle school of 675	

HIGH SCHOOL MODEL - All NON-ABBOTT							
<i>Grade 9 through Grade 12</i>							
<i>Enrollment = 900 / 85% Utilization</i>	900						
Room Designations	SF/Room	total	avg class size	# of rooms	Gross SF		Description
Art Room	1200			1	1,200		Includes storage room.
General Classroom - grades 9,10,11,12	750	876	24	37	27,375		For English, health, mathematics, social studies, world languages.
Gymnasium	14300			1	14,300		Two teaching stations with bleachers. Includes (2) 1800 sf locker room, (2) 150 sf instructor's office, (2) 200 sf storage room.
Gymnasium - Auxiliary	3800			1	3,800		Includes (2) 200 sf storage room.
Music Room	1480			1	1,480		For vocal/instrumental music with instrument and uniform storage. Includes 80 sf practice room.
Science Demonstration Room	900			1	900		For general science. Moveable teacher demonstration table and perimeter student areas with water.
Science Laboratory	1350			3	4,050		For biology, chemistry, physics. Includes (3) 150 sf prep room.
Special Education	600	24	12	2	1,200		Special education = 12.3% of 900 / 110.7 students... self contained students = 2 classes of 12... remainder of students in resource center or in-class support.
					54,305	Subtotal	
					1.18	Utilization factor	
					64,080	Subtotal Classroom SF	
Non-Instructional Area							
Auditorium with Stage	6300			1	6,300		Includes stage and control room. For large group presentations, instrumental music.
Cafeteria	8000			1	8,000		Includes 2700 sf full service kitchen + 500 sf faculty dining area. For lunch, large group presentations, after-hours community programs.
Media Center	10075			1	10,075		Media center for 125 students: 125x75 sf = 9,375 + 400 sf for faculty reference room + 300 sf workroom/AV storage room.
Small Group Instruction Room (SGI)	400			6	2,400		For basic skills, ESL, special education (resource center), speech.
					26,775	Subtotal Other Non-Instructional Area	

Administration Area								
Nurse	470			1	470			
Reception/Main Office	1100			1	1,100			
Principal	200			1	200			
Assistant Principal	200			1	200			
Conference Room = 2 @ 300 for admin, guidance, cst	300			2	600			
Teacher Work Room	680			1	680			
Guidance/Counseling = reception	150			1	150			
Guidance/Counseling = 4 @ 125	125			4	500			
Dropout Prevention Counselor	0			1	0			
Community Service Coordinator	0			1	0			
Security Office	0			1	0			
Supervisor Office = 4 @ 100	100			4	400			
Technology Coordinator	125			1	125			
Student Activities = e.g. school store, yearbook, newspaper	250			1	250			
					4,675	Subtotal Administration Area		
					95,530	TOTAL SF		
					106.144333	per student		
Circulation Space					1.33			For circulation, toilet rooms, storage, mechanical, receiving.
					141.171963	per student		
					127,055	total SF for population of 900		
					\$125.00	cost per SF		
					\$15,881,846	cost of new high school of 900		