

NUTLEY SCHOOL DISTRICT MODERNIZATION PROGRAM

The Nutley Board of Education hereby adopts the "Nutley School District Modernization Program" to upgrade and modernize its existing schools. This Program has been compiled as a result of considerable research and planning and includes an evaluation of the District's needs, failed referenda, successful referenda, recent construction projects, the District expectations for the future and pending critical needs within the districts facilities.

This Program has been prepared by the District's professional staff; Tri-Tech Engineering (Construction Manager), DCM Architecture, Inc. (District Architect), and McManimon & Scotland, L.L.C. (District Bond Counsel).

PROGRAM RECOMMENDATION PHASE 1 – BUILDING ENVELOPES

Under one project, restore the building envelopes in all five elementary schools and the high school to include roof and window replacement and masonry restoration; as well as reconstruct the gymnasium walls at the Spring Garden Elementary School due to the current conditions of the masonry.

In order to initiate this project for the restoration of the building envelopes, the following path should be followed:

Prepare for a September 26, 2006 referendum as follows:

1. DCM will prepare the project application for submittal to the NJDOE with estimating collaboration from Tri-Tech Engineering and documentation support from CVM Engineering. The project will address emergency work only as follows:
 - Complete building envelope restoration to include: brickwork repairs, structural repairs, building re-cladding, window replacement and roof replacement.
 - Reconstruct the existing masonry walls at the Spring Garden gymnasium.

2. Since the review and approval of the current Long Range Facilities Plan (LRFP) plan will not be completed by DOE in time for our submission, Tri-Tech Engineering will modify the District's 2000-05 Long Range Facility Plan (LRFP) to assure compatibility with the proposed project as suggested by the New Jersey Department of Education (DOE).
3. After approval by the Nutley Board of Education for the project, the professional staff and appropriate District officials will meet with NJDOE to advise them of the District's intent to go forward with the 9/26/06 referendum. This will lay the foundation for NJDOE expedited review and approval of the building envelope project.
4. In accordance with the DOE application process, the application for a September 2006 referendum is to be submitted by 4/14/2006. DCM Architecture has discussed the time line with the DOE, who assured him that they would assist us in the review of this application albeit it won't make the 4/14/06 submission deadline. The professional staff recommends the Board promptly prepare a resolution, authorizing the professional team to begin preparation for a September referendum submission, to include those life safety issues prepared and presented in the LRFP.

RATIONALE FOR PROGRAM RECOMMENDATION OF PHASE 1

With the age of these buildings, there are significant potential threats to health and safety. While none of these issues are immediately life threatening, continued deterioration of the schools will rapidly lead to emergency repairs that could adversely affect daily operations and the school calendar.

As it relates to the masonry conditions, CVM Engineering has preliminarily evaluated all the buildings. They found significant problems throughout the District. The existing gymnasium walls at Spring Garden are not repairable and must be totally reconstructed. The skin at Washington Ave is a stucco system made to look like brick and whose metal substrate condition is in a very questionable condition. Currently we have netting holding the Lincoln School brick in place. This temporary brick containment (Lincoln School) and removal of loose mortar (Washington School) require costly annual re-inspections. These temporary "repairs" were given an anticipated life of three to five years in 2003.

PROGRAM RECOMMENDATION PHASE 2

Under separate, multiple projects, the District will individually renovate and modernize each elementary school in accordance with the objectives outlined in the 2005 Long Range Facility Plan. This phase of the Program is designed to meet the demographic

space and curriculum needs of the District and provide a modern school environment for our students. These projects should commence with a referendum to modernize and renovate one school (The sequence of buildings to be determined by the District at a future date). That referendum will be presented to the public no later than April 2007, subject to the results of the September 2006 referendum.

Applications to the NJDOE should then be made yearly to upgrade each subsequent elementary school.

RATIONALE FOR PROGRAM RECOMMENDATION OF PHASE 2

The voting public has rejected District wide referenda inclusive of all schools. With this in mind, the logical choice is to ask the voting public to pass referenda one school at a time. After the completion of Recommendation Phase 1 – Building Envelopes, the individual costs to modernize and renovate each elementary school will be more manageable and more likely to meet voter approval.

Upon approval of a given renovation and modernization project, a minimum of approximately 12 months to provide for architectural and engineering design and to complete the bidding process. Construction at each school is estimated to require a minimum of 18 months.

SUMMARY

The advanced age and condition of the existing Nutley Schools has been well documented over the past years. In addition, with the exception of the recent Nutley High School Science Wing renovation and the ongoing Middle School expansion and renovation, educational facility spaces have not been improved to meet current curriculum and capacity requirements.

This process must start with the critical repair of existing building envelopes and continue with modernization and renovation of the existing elementary school buildings.