

Red Bank Regional High School


2018 Referendum





Legal Statement

- *No public funds were involved in preparing or presenting this information.*
- *The Red Bank Regional High School District Board of Education cannot advocate for or against the referendum, only present complete information about it.*
- *This information is accurate and it is not confidential in any way.*

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- Background – Why is RBR not a typical high school?
 - Due Diligence - What have we done up to this point?
 - Needs - What will be included in the referendum?
 - Fiscal Responsibility - How will it impact my taxes if it passes?
*-How will it impact my taxes **if it fails?***
 - Transparency – Questions and where to get answers.

Red Bank Regional High School

Not your Typical High School



Why is RBR not a Typical High School?

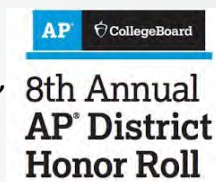
- Academics
 - Four-Year Academies: AOE, VPA, AOF, AOIT, ECE
 - International Baccalaureate, Advanced Placement, Honors and Dual Credit courses
 - Rutgers, Brookdale, Syracuse, Georgian Court, Fairleigh Dickinson
 - Attending college while still in high school!
 - 1:1 Initiative starting in 2018-19
- Athletics
 - 26 Varsity Sports, plus 19 JV and 9 Freshmen
 - 12 more than built for in the early 1970s
 - Fieldhouse used year-round
 - Fitness center
- School-Based Youth Services – “The Source”



Why is RBR not a Typical High School?

- Recent **District** Headlines:

- *"RBR Named to the 8th AP Annual District Honor Roll"*
- *"Air Force Association Designates RBR as a 'CyberPatriot Center of Excellence'"*
- *"Red Bank Regional Receives a Rating of 'A' from Niche"*
- *"Washington Post Ranks RBR as One of the Most Challenging Schools in the Nation"*
- *"RBR Ranked One of Best High Schools for Athletes in the State"*
- *"International Baccalaureate Program offers RBR students a great Challenge for Student Success"*
- *"RBR Given A+ Rating By Niche as One of America's Best High Schools"*
- *"New Jersey Monthly lists RBR among Top 100 High Schools in New Jersey"*
- *"US News & World Report Ranks RBR One of Best High Schools in Nation"*
- *"RBR Placed on the College Board's 6th Annual AP® District Honor Roll"*
- *"RBR Graded 'A' in Niche Public School District Rankings"*
- *"Washington Post Once Again Names RBR As One of America's Most Challenging Schools"*
- *"RBR Receives Grade of A+ in Niche Public School District Rankings Ranked 31st Best District in New Jersey and Third in Monmouth County"*



Why is RBR not a Typical High School?

- Recent **Student** Headlines:

- *"Eight RBR Vocal Majors Selected for All State Chorus"*
- *"RBR Students for Nation's Top Schools--Yale, Cornell, MIT Here they Come"*
- *"RBR Wins Group 3 State Championship"*
- *"RBR Creative Writing Majors Win Dozens of Regional and Five National Awards in Scholastic Contest"*
- *"RBR Female Tech Students Receive Recognition from NCWIT"*
- *"RBR Football Players named by All Shore Sports Network for Academic All Shore Team"*
- *"RBR Photo Majors Win Multiple Awards"*
- *"RBR Junior Takes Prize in Garden State Film Festival"*
- *"Fifteen Students RBR Students Selected for All Shore Chorus"*
- *"Seven RBR Vocal Majors Place in the Doris Lenz Musical Festival State Competition"*
- *"RBR Senior's Play Selected for Performance by New Jersey Repertory Company"*
- *"RBR Student Takes Top Prize in Second Annual Big Dreams and Silver Screens Film Festival"*
- *"RBR Creative Writing Majors Win 62 Regional and One National Award in Scholastic Contest"*
- *"RBR World Language Italian Students Take First, Second and Third Place in State Competition"*
- *"RBR Team Maroon Places Second in the Nation"*
- *"RBR Senior Named Student Journalist of the Year by NJ Press Association"*
- *"RBR AOIT Students Sweep State Championship Taking 1st, 2nd and 3rd Place Again"*



Why is RBR not a Typical High School?

- Recent **Faculty** Headlines:

- *"RBR Principal Honored by the Monmouth County Education Association"*
- *"RBR Source Recognized by the Mental Health Association of Monmouth County"*
- *"RBR Athletic Director Named Man of the Year by Jersey Shore Interscholastic Wrestling Association"*
- *"RBR's New Coach Named New Jersey's Girls High School Basketball Coach of the Year"*
- *"RBR Athletic Trainer Honored with National Athletic Trainers Association Athletic Trainer Service Award"*
- *"RBR Legendary Coach Honored as a 'Father to his Players'"*
- *"RBR Teacher's Website Honored as a Top Literary Blog on the Web"*
- *"RBR Tech Teacher Recognized by Rochester Institute of Technology"*
- *"RBR Coach Named APP Coach of the Year in the Shore Conference"*
- *"RBR's Athletic Director Named Jersey Sporting News' Athletic Director of the Year"*
- *"RBR Technology Teacher Named the NJ Air Force Association's Teacher of the Year"*
- *"RBR Administrator Honored by New Jersey Senate"*



Who Makes Up the RBR Community?

- 3 main sending districts
- 15-20 other districts that pay tuition for 180-300 students
- Parents that pay tuition for 25-30 students
 - Tuition revenue decreases taxes paid by sending districts



WHY SHOULD I CARE ABOUT TUITION?

- Because increasing attendance from sending districts means:
 - less space for tuition students, which means:
 - less tuition revenue, which means:
 - **more of school budget has to be covered by taxpayers!**



Red Bank Regional High School

What Have We Done Up to This Point?

What Started this Process for the BOE?

- Nearly a 50 year old building
- Increased enrollment in lower grades
- Capital and maintenance budgets limited by Law
- Community driven strategic plan
- Major revenue shortfalls due to space limitations



Due Diligence

- New architectural firm
- Review of past actions
- 5-Year strategic plan
- Current utilization analysis
- Curriculum and program review
- Demographic and enrollment projection study
- Tuition program review
- Facility assessment
- Financial analysis
- Renovations, alterations, changes in use and addition options
- Comparative cost estimates
- Revise and present updated LRFP.



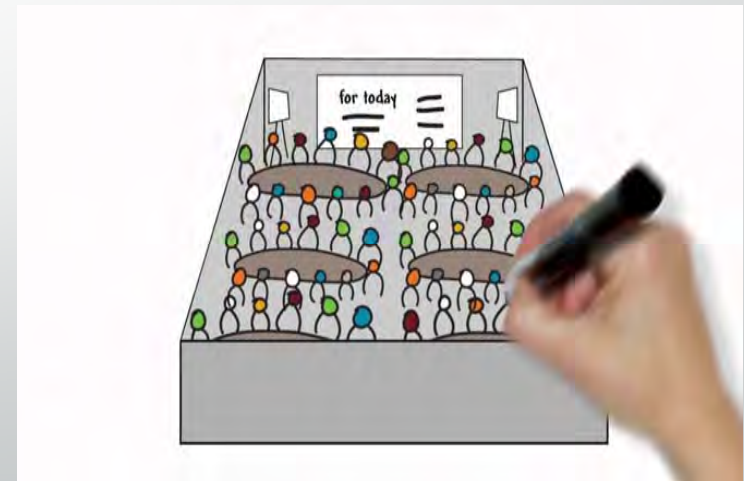
New Architectural Firm Hired

- Competitive process by several firms included examinations of facility
- Revealed issues we knew about but we unaware of degree
- Education personnel included on their staff
- Independent study authors outside of firm.



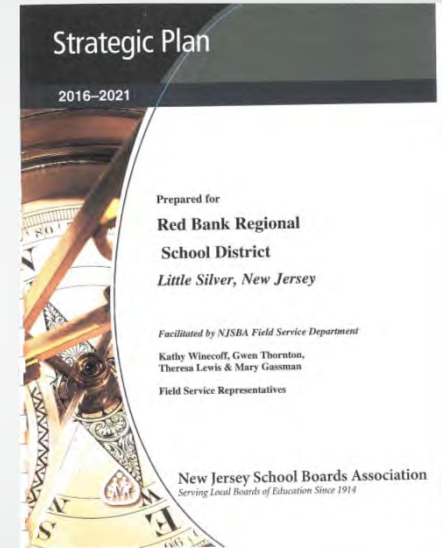
Review of Past Actions

- NJDOE building capacity estimate is 1,462
 - Why is this so ridiculously high?
- Actual building capacity is 1,043
- 2017-2018 enrollment was 1,217
 - 174 “unhoused” students.



Five-Year Strategic Plan

- Completely driven by community – minimal BOE involvement
- Almost 1 year to develop by about 75 community members
- Goals:
 - #1 – Curriculum and Instruction – STEM, electives, advanced courses, etc.
 - #2 – Community Engagement – leverage facilities for engagement, etc.
 - #3 – Climate and Culture – prof. development, sending dist. alignment, etc.
 - #4 – Facilities – footprint, fields, concessions, grounds improvement, etc.



Current Utilization Analysis

- Looked at every room in building – efficient use of space?
- Preferred utilization is 80%
- We are currently at utilization of approximately 90%
- We are projected to exceed utilization of about 95%
 - To get down to 85% utilization we would need about 10 new classrooms
 - To get down to 80% utilization we would need about 15 new classrooms



Curriculum and Program Review

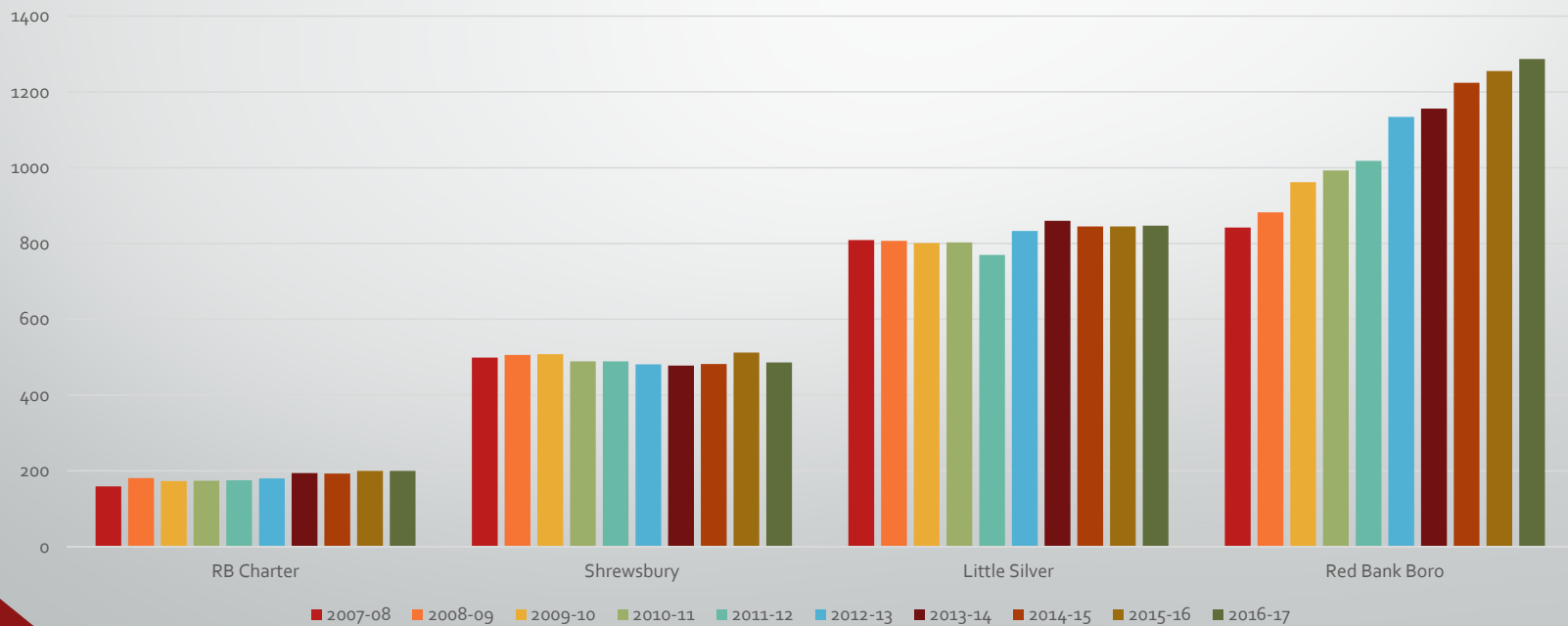
- Are our existing programs:
 - Meeting the needs of students?
 - Efficient use of time, space and dollars?
- Would new or improved programs:
 - Better meet the needs of students?
 - Better use the space we have available?
 - Be more efficient in dollars spent?
- New/Updated programs in STEM and Bio-Medical studies.



Demographic and Enrollment Projections

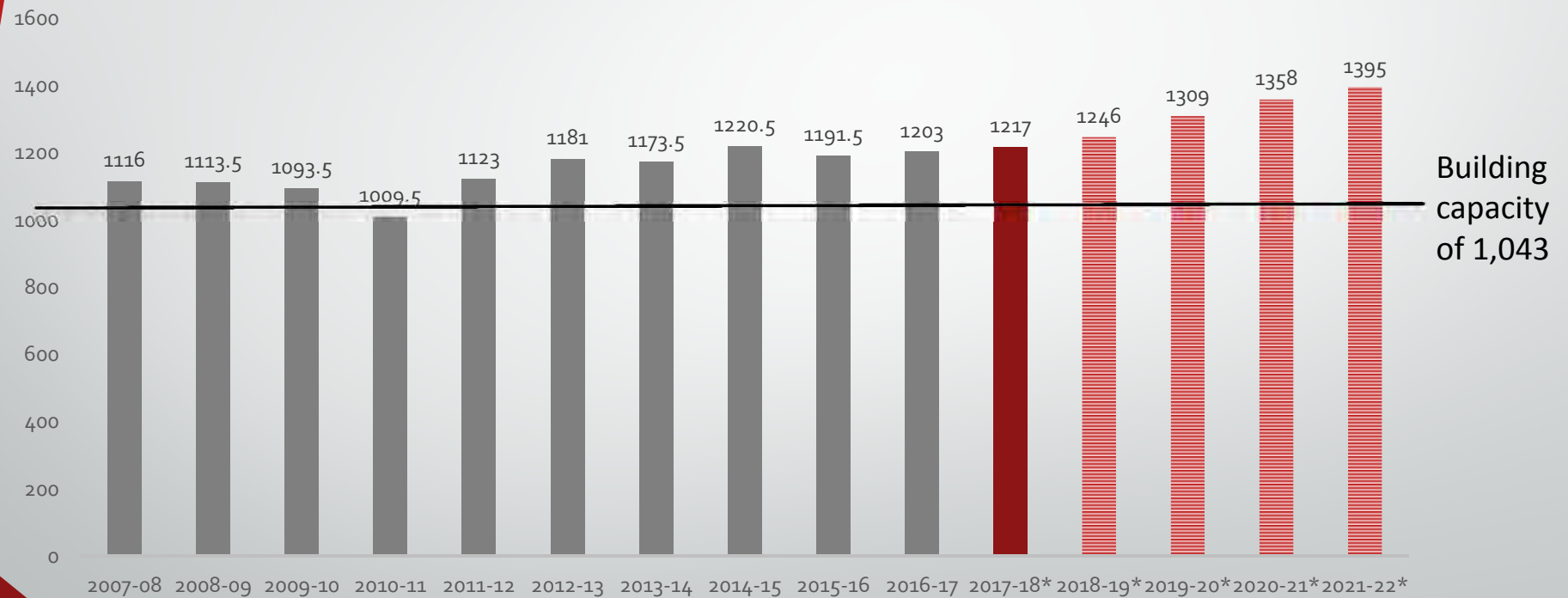
- Looked at data from RBR as well as sending districts

Historical Feeder Enrollments by School



Demographic and Enrollment Projections

RBR ENROLLMENT (& PROJECTIONS*)

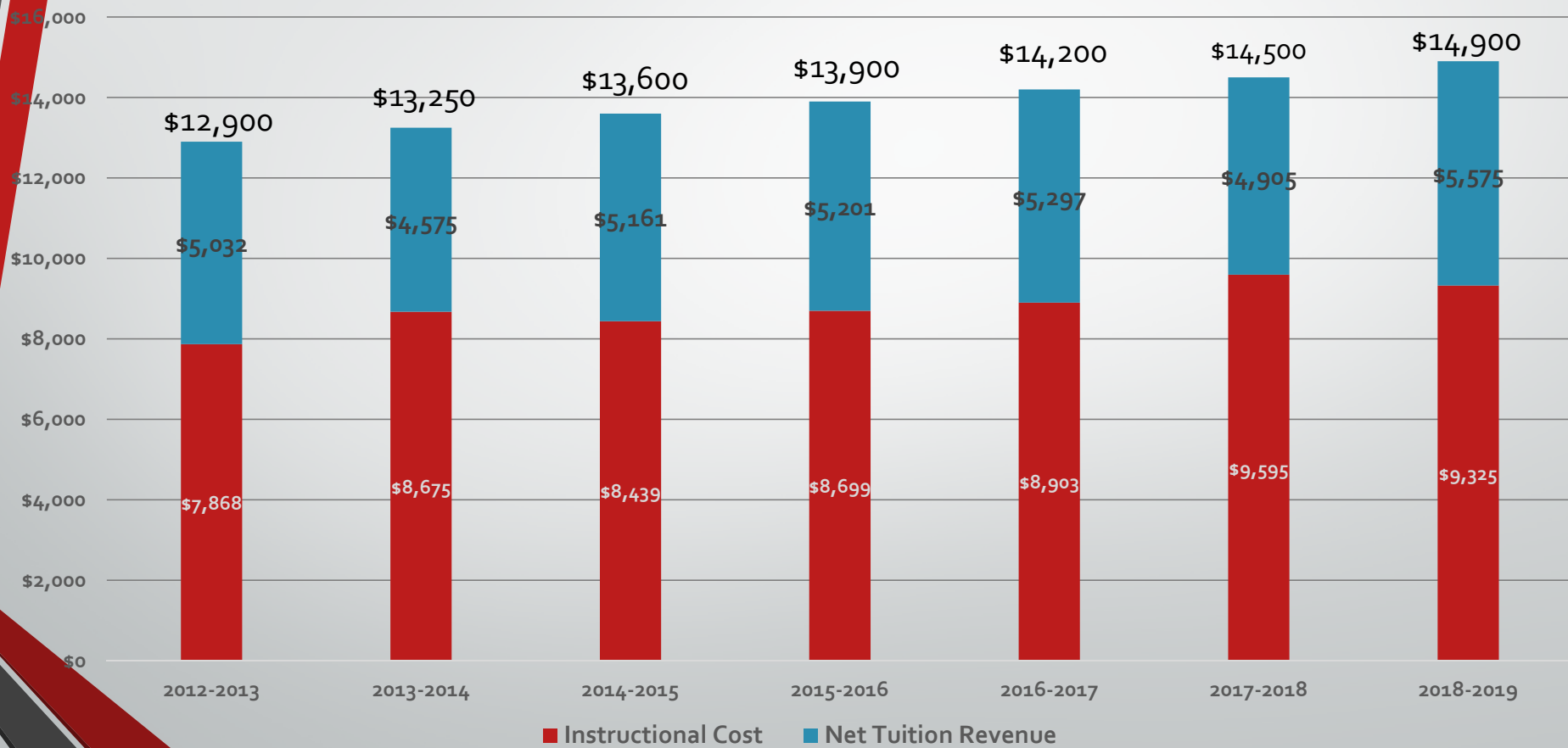


- 2021-2022 School year – 352 “unhoused” students

Tuition Program Review

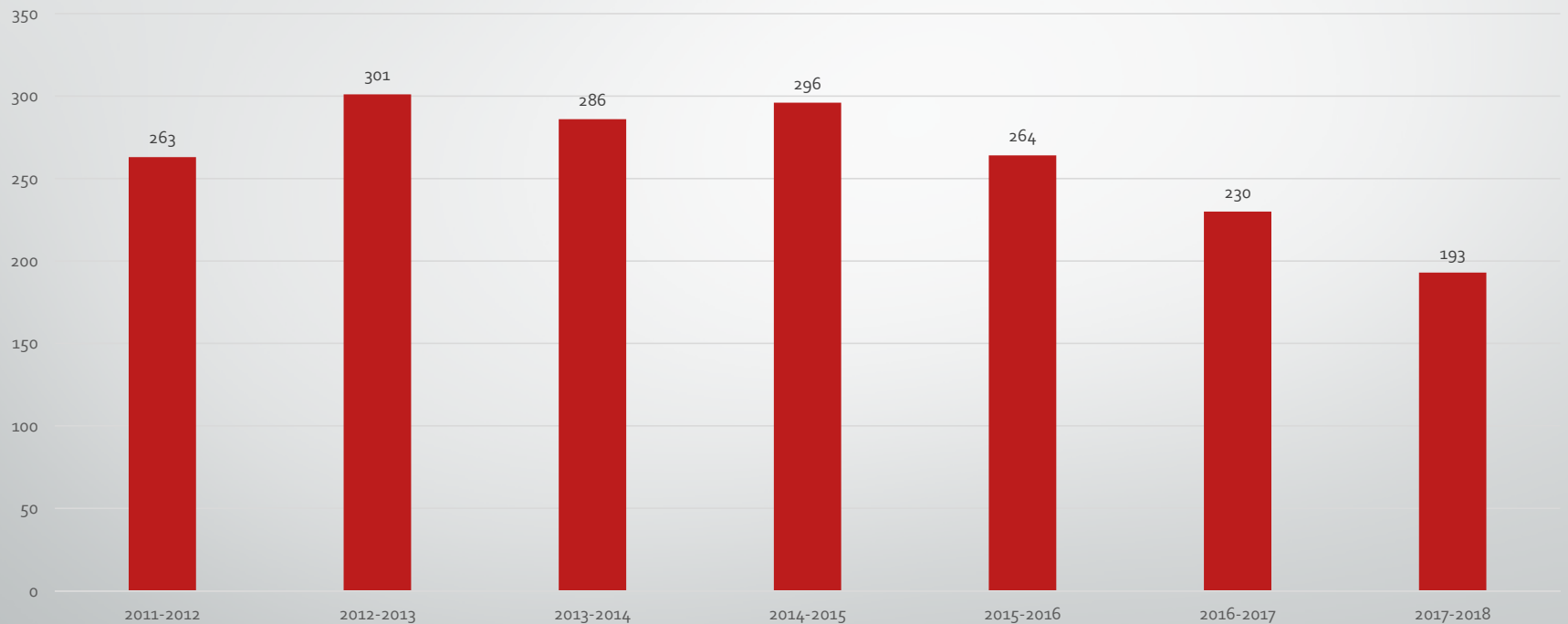
- RBR currently accepts students from outside sending districts into 4-yr academies
- Students are competitively accepted; no automatic send/receive relationships
- Rate is set by RBR Board of Education but has to consider the 2% budget cap
- Rate must be competitive with options to go elsewhere
- Tuition students contribute to revenue side, but don't contribute to the cost side equally
- Loss of space means less tuition students can be accepted at RBR
- **Tuition revenue has paid for ALL sports, ALL academies, ALL extra-curricular activities in the past. Taxpayers are picking up more and more of these charges each year. Taxpayer share will increase as room for tuition students decreases each year.**

Tuition Rates



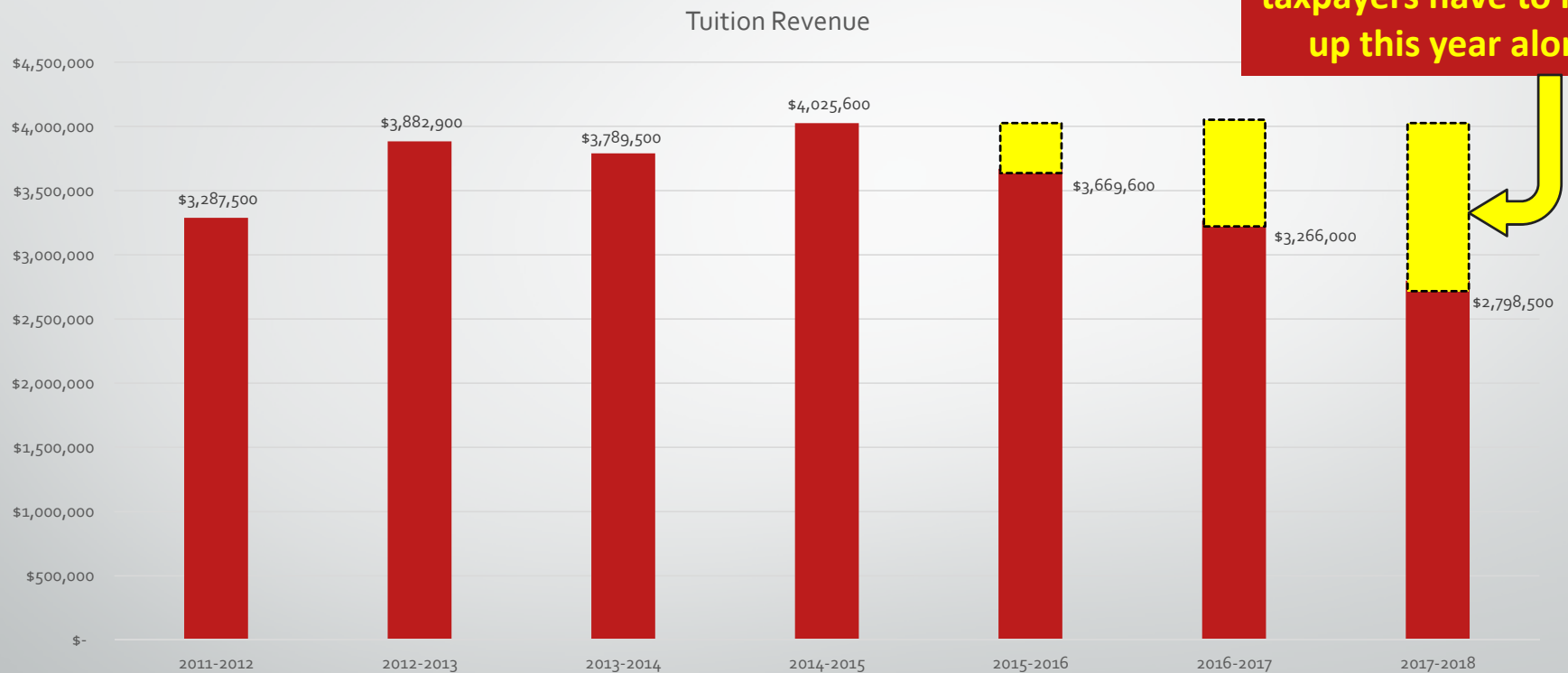
Tuition Students

Total RBR Tuition Students



- Space limitations means less room for tuition students.
- Moving forward the space moves closer to zero.

Tuition Revenue



This is \$1,200,000 that taxpayers have to make up this year alone

- Consistent revenue losses due to less space to accept tuition students.
- Down more than \$1.2M from just 3 years ago.

Facility Assessment

- Roof replacement needed
 - Well maintained but approaching end of useful life.
 - Repair costs climbing each year.
- Classroom space desperately needed
 - Non-traditional spaces are already being used
 - Changes in spaces need to keep up with changing educational needs.



Financial Impact Analysis

- Previous debt paid off in February 2022 (FY 2023)
- Referendum funding qualifies for 40%* debt service aid from State
 - DSA only within existing building footprint because of the DOE's inflated capacity estimate
- Work outside of a referendum would be much more piecemeal and costly.



What are the Options?

- Renovations, alterations, changes in use, additions
- Priorities:
 - Highest priority: Healthy and safe environment for students and staff
 - Next priority: Academic needs
 - Priority: Bang for the buck – within footprint preferred
 - Priority: Community input.



Comparative Cost Estimates

- Estimate costs for each area in need of renovation
- Estimate costs for any new additions needed
- Prioritize needs
 - What can we do with capital and maintenance reserves if no DSA qualifies?
 - We have eliminated millions from referendum amount already:
 - Added security – didn't want to wait
 - More expensive additions and renovations – need vs. want
 - Additional turf fields – unrealistic at this time
 - WE HAVE MADE DOZENS OF MODIFICATIONS ALREADY AND WE ARE STILL MAKING THEM!





Red Bank Regional High School

What Will Be in the Referendum?

What Will Be in the Referendum?

- Question #1 – Roof and academic areas
- Question #2 – Turf field and rest rooms/concession
 - May not pass unless question #1 passes first

Question #1

- Addition of 4 new classrooms in front of current media center
- Addition of 4 new classrooms next to IT/engineering wing
- Remodel of current media center and nearby spaces – gain 2 classrooms
- Remodel of current art wing classrooms
- Remodel a portion of current IT/engineering wing
- Replace existing roof (all except fieldhouse) and smaller electric upgrades



Sample pictures only



Question #1

Plan Area	Question #1 - Work	Approximate Size	Gross Costs	State Aid	Net To Taxpayers
A	Addition - near media center	7,800 s.f.	\$3,970,250	\$0	\$7,047,700
B	Addition - near IT/eng. wing	5,800 s.f.	\$3,077,450		
C	Remodel - media center and nearby	10,500 s.f.	\$4,065,000	\$2,300,000	\$4,452,500
D	Remodel - art wing	8,000 s.f.	\$2,125,000		
E	Remodel - IT/eng. wing	<1,000 s.f.	\$562,500		
R	Roof and electric upgrades		\$6,132,000	\$2,100,000	\$4,032,000
Q#1	All question #1 areas		\$19,932,200	\$4,400,000	\$15,532,200

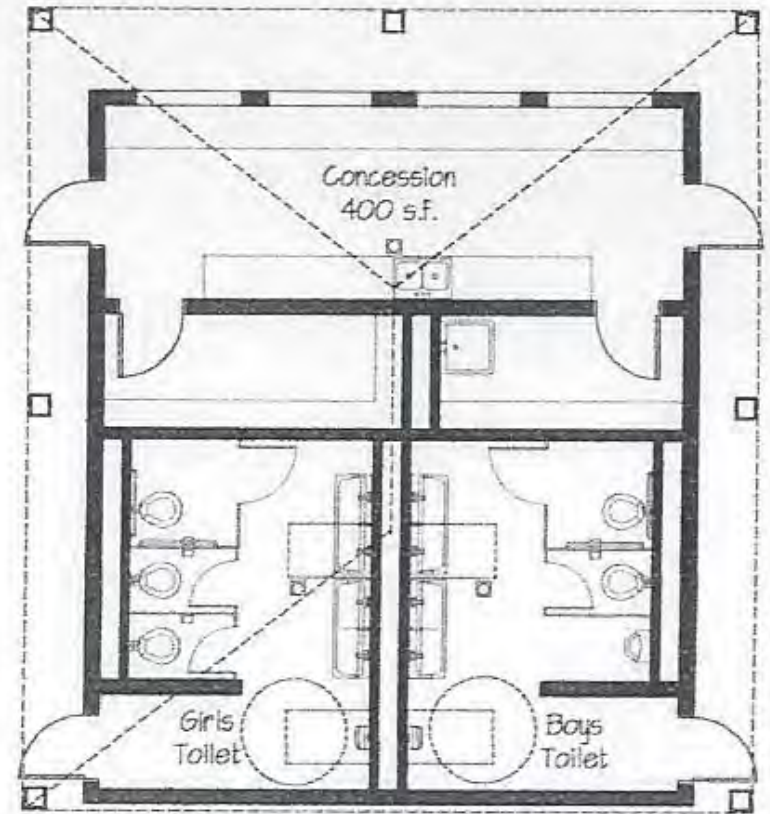
Question #2

(May not pass unless Question #1 passes first)

- Installation of artificial turf field
- Construction of rest rooms/concession



Sample pictures only



Concession Stand Building
960 sq. ft.

Concession Stand Plan C
Scale: 1/8"=1'-0"

Artificial Turf Field

- Costs:
 - 50% of cost is for a one-time preparation of field surface; 50% of cost is for the actual “carpet”
 - Slight recurring maintenance savings, but not overwhelming
- Safety:
 - Conflicting reports of traditional infill safety issues; new safer products on the market
 - Weather dependence and surface consistency
 - No pesticide or fertilizer
- Athletics:
 - Competitive advantage
 - Greatly increased usage
 - Buc Pride!



Rest Rooms / Concessions

- **Current:**

- Port-O-Potties and maintenance shed
 - Recurring rental costs
 - Not ADA-Compliant
 - No hand washing
 - Not built for food service



- **Proposed:**

- Rest room and concessions combo
 - Full ADA-Compliance
 - Built for pre-made food service (no preparation)
 - Classes can still run sales as fund raisers
 - Reclaim needed maintenance space
 - Minimal space needed to accommodate our needs

Question #2

Plan Area	Question #2 - Work	Approximate Size	Gross Costs	State Aid	Net to Taxpayers
	Stadium field – prep and turf	~80,000 s.f.	\$1,560,000	\$500,000	\$1,060,000
	Rest rooms / concessions	<1,000 s.f.	\$726,000	\$0	\$726,000
Q#2	All question #2 areas		\$2,286,000	\$500,000	\$1,786,000

Total Estimated Project Costs for Both Questions

Plan Area	Question #1 - Work	Approximate Size	Gross Costs	State Aid	Net To Taxpayers
A	Addition - near media center	7,800 s.f.	\$3,970,250	\$0	\$7,047,700
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Plan Area	Question #2 - Work	Approximate Size	Gross Costs	State Aid	Net to Taxpayers
	Stadium field – prep and turf	~80,000 s.f.	\$1,560,000	\$500,000	\$1,060,000
	Rest rooms / concessions	<1,000 s.f.	\$726,000	\$0	\$726,000
Q#2	All question #2 areas		\$2,286,000	\$500,000	\$1,786,000

\$22,218,200

\$4,900,000

\$17,309,200

PROPOSAL NO. 1

The Board of Education of the Red Bank Regional High School District in the County of Monmouth, New Jersey is authorized: (a) to undertake renovations, alterations, improvements and additions at Red Bank Regional High School, including related fixtures, furnishings, equipment and site work; (b) to appropriate \$19,932,200 for such purposes; and (c) to issue bonds of the school district in the principal amount of \$19,932,200.

The final eligible costs of the projects approved by the Commissioner of Education are \$12,884,500. The proposed improvements include \$1,701,700 for school construction elements in addition to the facilities efficiency standards developed by the Commissioner of Education or not otherwise eligible for State support pursuant to N.J.S.A. 18A:7G-5(g). The State debt service aid percentage will equal 40% of the annual debt service due with respect to the final eligible costs of the projects. The Board of Education is authorized to transfer funds among the projects approved at this special election.

PROPOSAL NO. 2

(This Bond Proposal No. 2 will only go into effect if Bond Proposal No. 1 is also approved by the voters at this election.)

The Board of Education of the Red Bank Regional High School District in the County of Monmouth, New Jersey is authorized: (a) to provide for the acquisition and installation of artificial turf, restrooms and a concession stand at Red Bank Regional High School, including fixtures, equipment and site work; (b) to appropriate \$2,286,000 for such purposes; and (c) to issue bonds of the school district in the principal amount of \$2,286,000.

The final eligible costs of the projects approved by the Commissioner of Education are \$1,560,000. The proposed improvements include \$171,600 for school construction elements in addition to the facilities efficiency standards developed by the Commissioner of Education or not otherwise eligible for State support pursuant to N.J.S.A. 18A:7G-5(g). The State debt service aid percentage will equal 40% of the annual debt service due with respect to the final eligible costs of the projects. The Board of Education is authorized to transfer funds among the projects approved at this special election.

INTERPRETIVE STATEMENT

If both bond proposals are approved by the voters at this election, the Board of Education will be authorized to undertake school capital projects for a total cost of \$22,218,200 and to issue bonds in the total principal amount of \$22,218,200 to fund the projects. The aggregate amount of the final eligible costs of the projects approved by the Commissioner of Education is \$14,444,500. The proposed improvements include \$1,873,300 for school construction elements in addition to the facilities efficiency standards developed by the Commissioner of Education or not otherwise eligible for State support pursuant to N.J.S.A. 18A:7G-5(g). The State debt service aid percentage will equal 40% of the annual debt service due with respect to the final eligible costs of the projects approved at this election.



Red Bank Regional High School

How Will This Impact My Taxes?

What if It Fails?

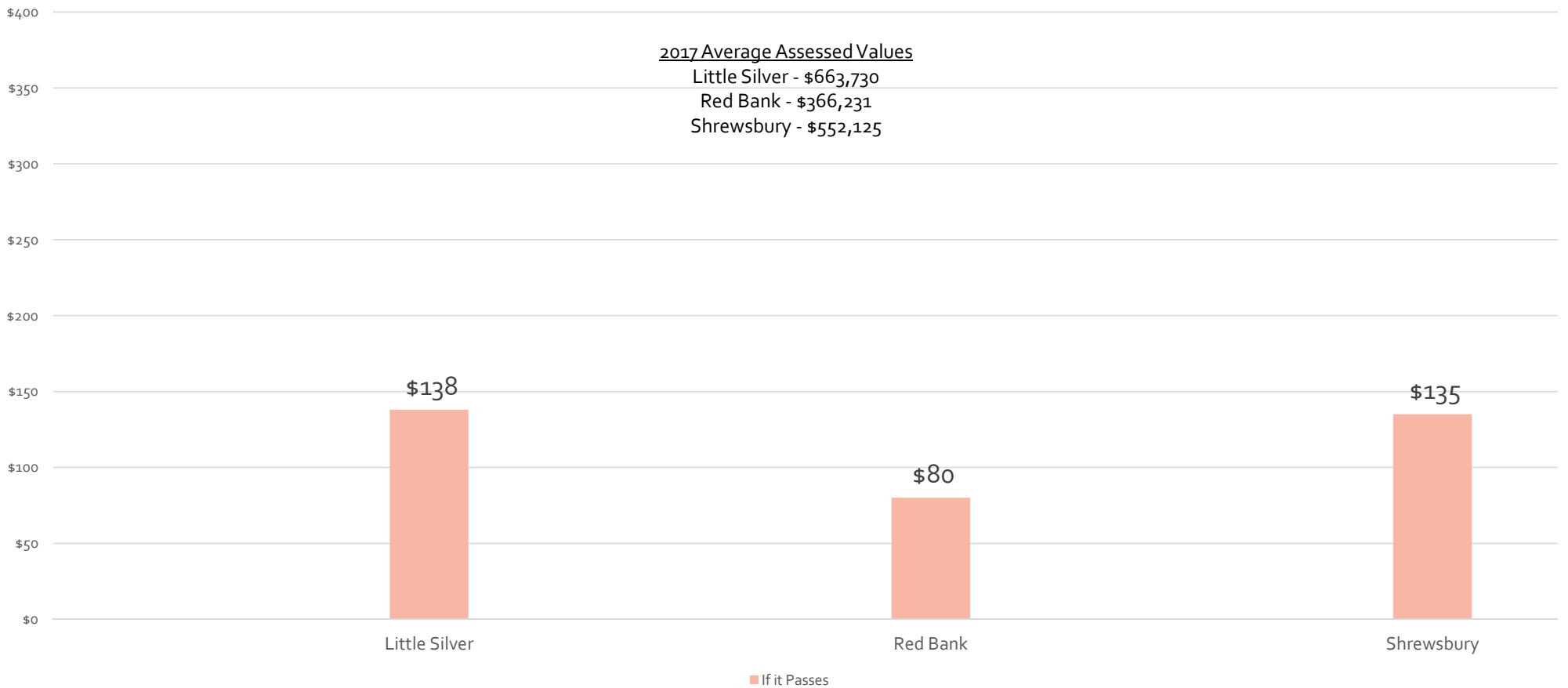
Timeline.

Estimated Individual Homeowner's Tax Implications

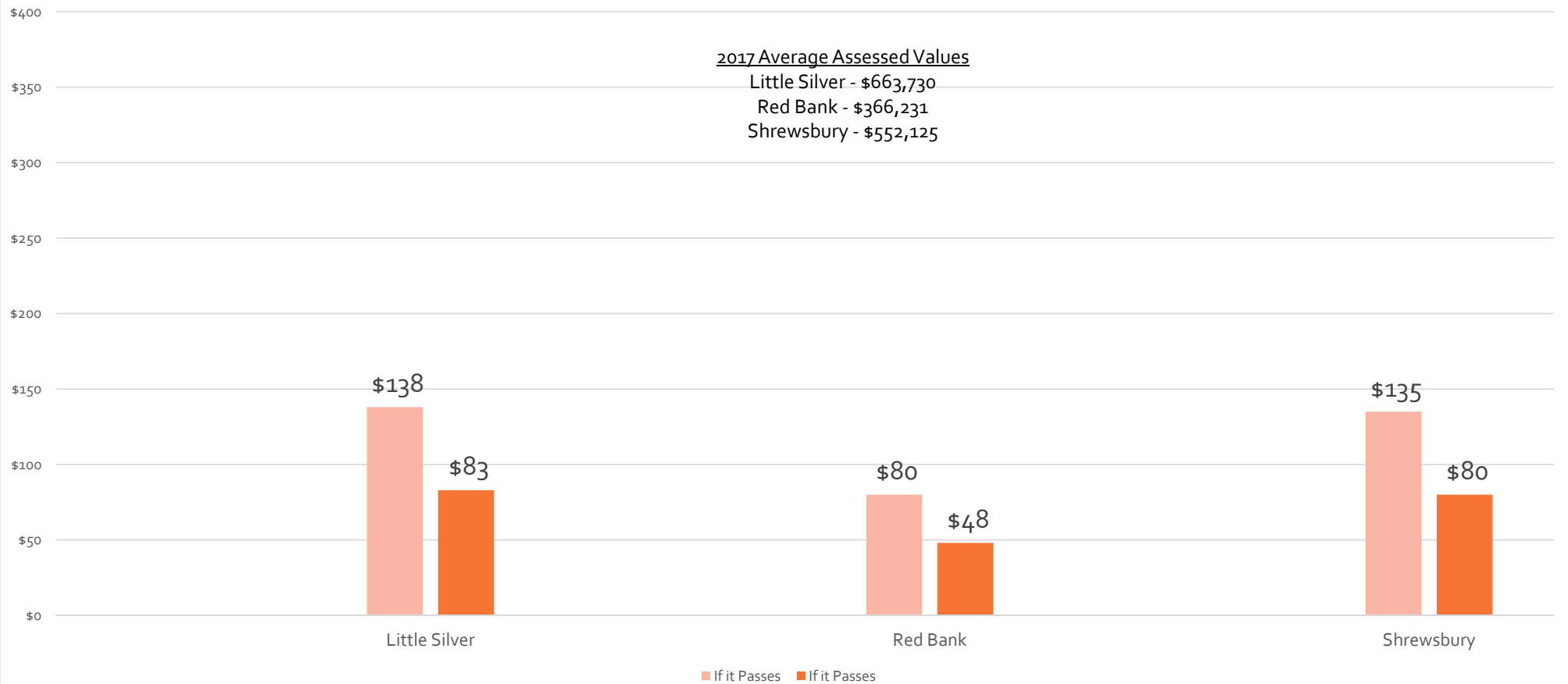
UPDATED!

		<u>THROUGH</u> FY 2023			<u>AFTER</u> FY 2023		
		Questions			Questions		
		#1	#2	#1 & #2	#1	#2	#1 & #2
Little Silver	per \$100,000 of assessed home value	\$ 18	\$ 3	\$ 21	\$ 10	\$ 3	\$ 12
	per \$663,730 of assessed value (avg.)	\$ 121	\$ 17	\$ 138	\$ 65	\$ 17	\$ 83
Red Bank	per \$100,000 of assessed home value	\$ 19	\$ 3	\$ 22	\$ 10	\$ 3	\$ 13
	per \$366,231 of assessed value (avg.)	\$ 70	\$ 10	\$ 80	\$ 38	\$ 10	\$ 48
<u>Shrewsbury</u>	per \$100,000 of assessed home value	\$ 21	\$ 3	\$ 24	\$ 12	\$ 3	\$ 15
	<u>per \$552,125 of assessed value (avg.)</u>	<u>\$ 118</u>	<u>\$ 17</u>	<u>\$ 135</u>	<u>\$ 64</u>	<u>\$ 17</u>	<u>\$ 80</u>

Estimated Annual Costs of Referendum PASSAGE FY 2020-2023 Average Home Value in Each Town

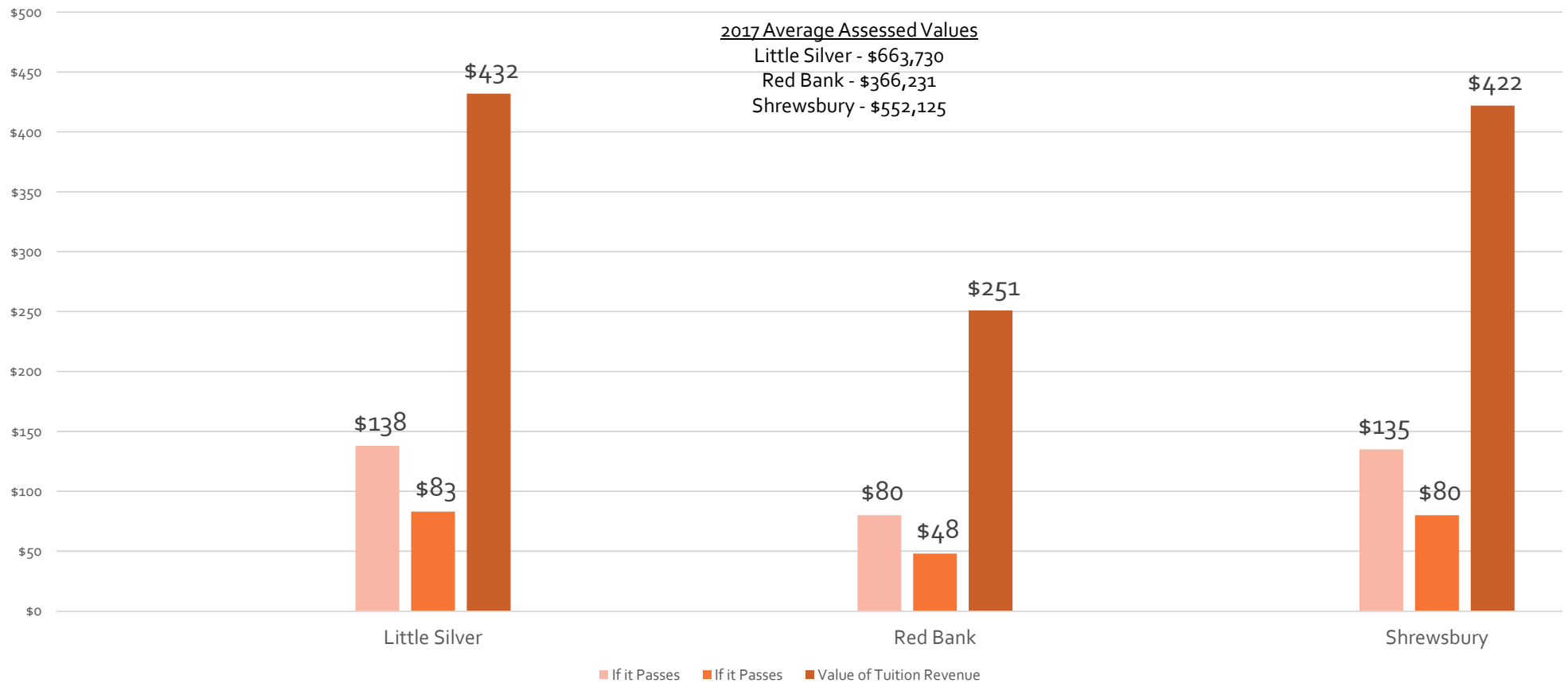


Estimated Annual Costs of Referendum PASSAGE After FY 2023 Average Home Value in Each Town

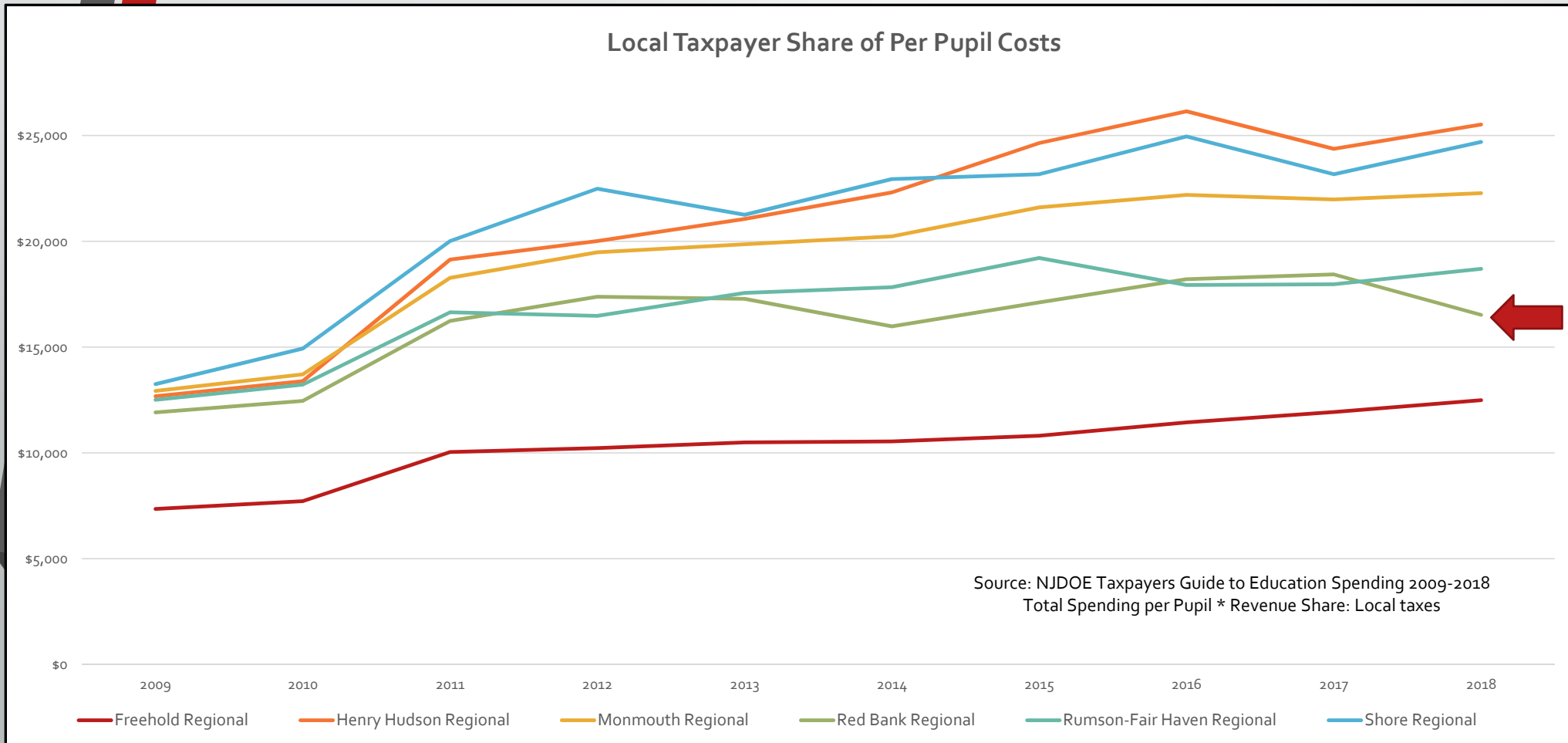


Estimated Annual Costs of Referendum Vs. the Value of Tuition Revenue in Offsetting Taxes

Average Home Value for Each Town



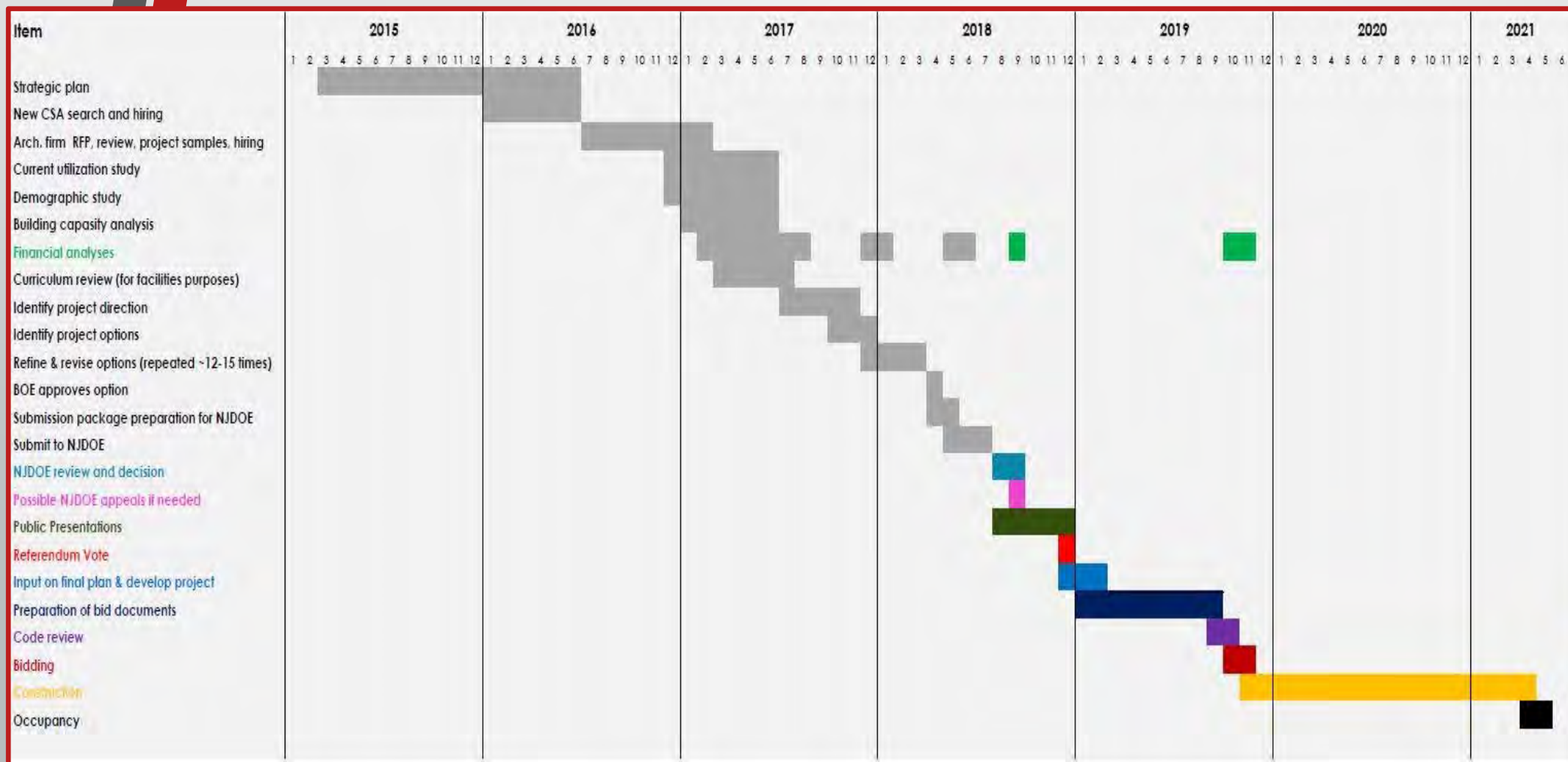
"I Already Pay Too Much in Taxes!!!"



If Referendum is Defeated

- Repairs will still have to be made, but:
 - More piecemeal means more costly overall
 - Cost will not be discounted by 40%*
- **Tuition revenue will continue to disappear, resulting in:**
 - Loss of programs, or
 - Increased taxes, or
 - Increased taxes AND loss of programs
 - Possible loss in educational rigor and recognition

2018 Referendum Timeline



The Goals Moving Forward...

- To be as open and transparent as possible throughout the process
- To answer as many stakeholder questions as possible
 - www.rbrhs.org/referendum
 - Rbr-referendum@rbrhs.org
 - Face-to-face presentations
 - FAQ
 - [!\[\]\(467d80e979964f7f8c752fb22248b5b7_img.jpg\) "RBRHS Updates"](#)
 - Other social media?
- To encourage more community participation in RBR culture
 - BOE meetings, Buc Backers, community events, etc.

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Questions?

Red Bank Regional High School

