



SETTEMBRINO
ARCHITECTS

DISTRICT FACILITIES STUDY

Hackettstown School District
Hackettstown, New Jersey

Existing Grade Configurations

SCHOOL	EXISTING GRADES	CLASSROOMS/ GRADE	TOTAL CLASSROOMS
Hatchery Hill School	K – 4 SP ED PK; SP ED CR	(3+3+2+2+2) + 1 + 1	14
Willow Grove Elementary School	K – 4; SP ED K-2; SP ED 3-4	(3+3+3+3+3) + 1 + 1	17
Hackettstown Middle School	5 – 8; WORLD LANG; SCIENCE LABS	(13)+ 2 + 4	19
Hackettstown High School	9 – 12, SP ED; SCIENCE LABS	(29) + 3 + 8	40
TOTAL CLASSROOMS			90

NJ DOE Classroom Standard Sizes

Classroom Grade Level	Students per room	District Students per room	Net Square Feet per room	Existing District Average Room Size	Variance
Kindergarten	21	24	950 sf	880 - 1100 sf	(-70 sf) – +150 sf
Grades 1 – 3	21	24	850 sf	850 – 880 sf	0 sf - +30 sf
Grade 4	23	24	800 sf	850 sf	+50 sf
Grade 5	23	24	800 sf	700 sf	(-100 sf)
Grades 6 – 8	23	24	800 sf	700 sf	(-100 sf)
Grades 9 – 12	24	24	750 sf	700 sf	(-50 sf)
Self Contained Special Education	12	varies	600 sf	800 sf	+200 sf

NJ DOE Standards – Non Capacity Spaces

SCHOOL	SPACE	DOE ALLOWANCE	ACTUAL SPACE	VARIANCE
HATCHERY HILL ELEMENTARY SCHOOL	CAFETORIUM	6,250 SF	5,261 SF	(- 989 SF)
	MEDIA CENTER	4,000 SF	2,434 SF	(-1,566 SF)
	SGI	1,600 SF	3,000 SF	+1,400 SF
WILLOW GROVE ELEMENTARY SCHOOL	CAFETORIUM	6,250 SF	5,261 SF	(- 989 SF)
	MEDIA CENTER	4,000 SF	2,434 SF	(-1,566 SF)
	SGI	1,600 SF	1,610 SF	+10 SF

NJ DOE Standards – Non Capacity Spaces

SCHOOL	SPACE	DOE ALLOWANCE	ACTUAL SPACE	VARIANCE
MIDDLE SCHOOL	CAFETERIA & AUDITORIUM	8,100 SF	11,090 SF	+2,990 SF
	PHYSICAL EDUCATION	9,900 SF	5,168 SF	(-4,732 SF)
	MEDIA CENTER	6,250 SF	1,515 SF	(-4,735 SF)
	SIG	2,000 SF	6,390 SF	+4,390 SF

NJ DOE Standards – Non Capacity Spaces

SCHOOL	SPACE	DOE ALLOWANCE	ACTUAL SPACE	VARIANCE
HIGH SCHOOL	AUDITORIUM	6,300 SF	6,750 SF	+ 450 SF
	CAFETERIA	8,000 SF	5,942 SF	(-2,058 SF)
	PHYSICAL EDUCATION	21,100 SF	37,685 SF	+ 16,585 SF
	MEDIA CENTER	10,075 SF	5,725 SF	(-4,350 SF)
	SGI	2,400 SF	350 SF	(-2,050 SF)
	ADMINISTRATION OFFICES	3,875 SF	4,013 SF	+138 SF

2019-2020 Projected Enrollments with Net Development Impact

TABLE 3
HACKETTSTOWN PUBLIC SCHOOLS
STUDENT ENROLLMENT PROJECTIONS

School Year	Births 5 Yrs. Ago	PK	K	1st Gr.	2nd Gr.	3rd Gr.	4th Gr.	5th Gr.	PK-5 Total	6th Gr.	7th Gr.	8th Gr.	6-8 Total	9th Gr.	10th Gr.	11th Gr.	12th Gr.	9-12 Total	UNGRADED	DISTRICT TOTAL
2015-16	126	0	0.77 97	124	115	101	124	97	659	99	101	87	287	252	215	232	242	940	17	1903
		0.00		1.03	0.98	1.00	1.03	0.97		1.03	1.01	1.00		2.38	0.97	0.98	0.99			
2016-17	121	1	93	100	121	115	104	120	654	100	99	101	301	208	244	210	229	891	17	1862
2017-18	205	1	158	96	98	121	119	100	692	123	101	100	324	240	201	239	207	887	17	1920
2018-19	169	1	130	162	94	98	124	115	723	103	124	101	329	237	232	197	235	902	18	1971
2019-20	170	1	131	134	159	94	100	120	738	118	104	125	346	241	229	228	194	892	18	1994
NET DEVELOPMENT IMPACT		0	7	7	7	6	7	7	42	7	6	6	19	14	13	13	13	54	1	116
2019-20 TOTAL ENROLLMENT		1	138	141	166	100	107	126	780	124	110	131	365	255	243	241	207	946	19	2110

- NOTES:**
1. Births in the dashed box were calculated by a regression analysis. Students in that year group have not been born or reported to date.
 2. The solid boxed area to the lower left of the table is an area of low confidence in that these children have not been born or reported to date.
 3. All calculations are carried to eight or more decimal places. Since there cannot be fractions of a student, the district total may vary by one or two students if added manually.
 4. The line **2019-20 TOTAL ENROLLMENT** must be entered manually into the Long Range Facility Plan Worksheet along with the explanation that the normal cohort did not consider residential development impact.

Residential Development Impact

HACKETTSTOWN

RESIDENTIAL DEVELOPMENT IMPACT

DEVELOPMENT	TYPE OF UNIT	NUMBER OF		REMARKS	STUDENTS	
		UNITS	BEDROOMS		9-12	PK-8
ALLAMUCHY						
Mountain Ridge at Panther Valley	Single Family - Attached	180	3	units remaining to be built	21	60
Village of Bowers Glen	Single Family - Detached	25	4	units remaining to be built	5	18
HACKETTSTOWN						
Princess Towers	Multifamily (5+ units - rent)	40	1	not started	1	2
↓	Multifamily (5+ units - rent)	120	2	not started	8	31
↓	Multifamily (5+ units - rent)	40	3	not started	9	30
Lions Gate	Multifamily (5+ units - rent)	36	1	not started	1	2
↓	Multifamily (5+ units - rent)	105	2	not started	7	27
↓	Multifamily (5+ units - rent)	36	3	not started	8	27
Bergen Tool Site	Multifamily (5+ units - rent)	99	2	application filed - no action to date	7	25
LIBERTY						
NONE					0	0
INDEPENDENCE						
Asbury Hills Estate	Single Family - Detached	4	5	remaining units	1	4
Kingston Hill Estates	Single Family - Detached	7	5	remaining units	2	7
Pio Costa	Single Family - Detached	4	5	roadway construction began	1	4
Woodmont Homes - Redevelopment Project	Single Family - Attached	2	3	affordable	1	3
↓	Single Family - Attached	6	2	affordable	1	3
↓	Single Family - Attached	4	1	affordable	0	1
↓	Single Family - Attached	81	2		3	8
↓	Single Family - Attached	27	1		0	1
TOTALS					76	252
TOTAL IMPACT ON HACKETTSTOWN					76	143

NOTES:

- The name of the development, type, number of units, number of bedrooms, and remarks were supplied by Paul Sterbenz, PE, PP of Maser Consulting for Allamuchy Hackettstown; and Eric Snyder, the Zoning Official for Liberty Township and, Michael Finelli, PE of Finelli Consulting Engineers, planner for Independence Township.
- All calculations are carried to eight or more decimal places. Since there cannot be fractions of a student, the district total may vary by one or two students if added manually.
- If the development impact in Table 4 is more than the projected five year increase in student population, the net impact is shown on the line labeled **NET DEVELOPMENT IMPACT** in Table 3.
- Any net development impact must be added to the normal 2019-20 projection and entered manually into the Long Range Facility Plan Worksheet along with an appropriate explanation.

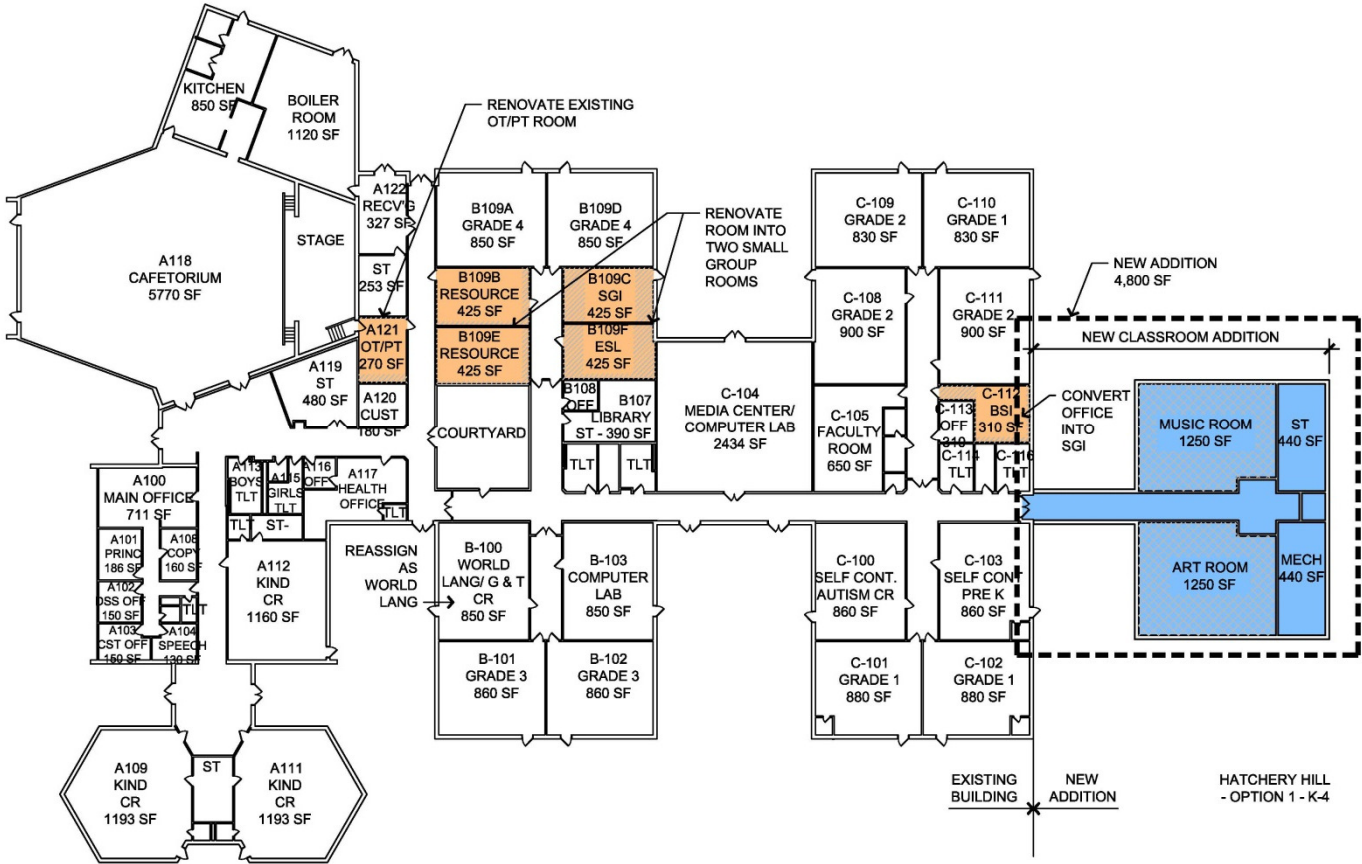
Proposed Options

SCHOOL	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
	Existing Grade Configuration	Grade Reconfiguration	New K-8 School	Equal K-4 Enrollments	One K-4 School
HATCHERY HILL	K-4	3-5	K-8	K-4	K-4
WILLOW GROVE	K-4	K-2	NA	K-4	--
MIDDLE SCHOOL	5-8	6-8	NA	5-8	5-8
HIGH SCHOOL	9-12				

Option 1 – Current Grade Configuration to Remain

SCHOOL	CURRENT GRADES	PROPOSED GRADE
HATCHERY HILL	K-4	K-4
WILLOW GROVE	K-4	K-4
MIDDLE SCHOOL	5-8	5-8
HIGH SCHOOL	9-12	9-12

Option 1 - Hatchery Hill Elementary School (K-4)



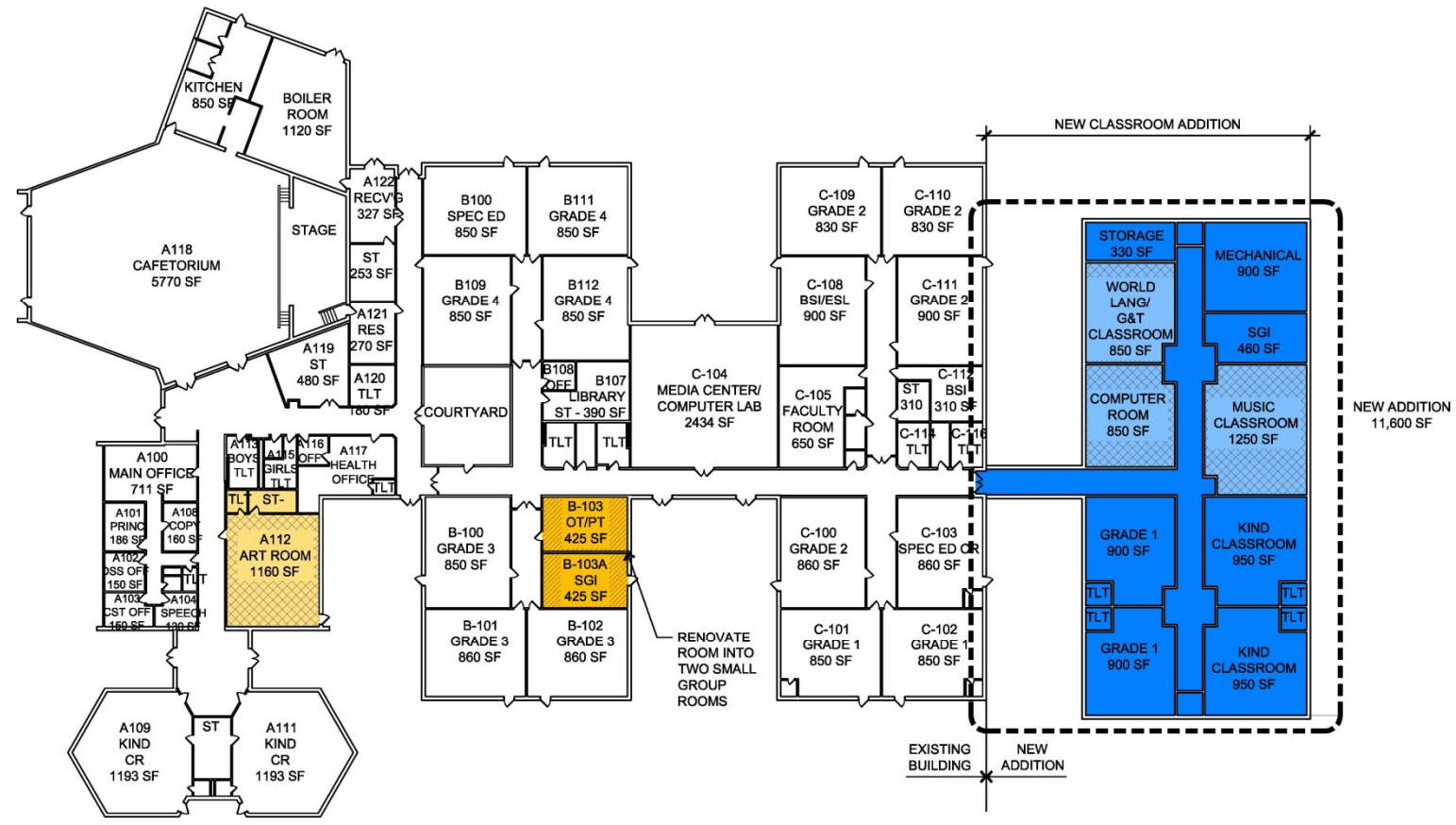
TOTAL ADDITIONS:	4 800 SF
TOTAL RENOVATIONS:	2,280 SF

Addition / Renovation Legend	
■ Required Addition	■ Required Renovation
■ Desired Addition	■ Desired Renovation

Option 1 - Hatchery Hill Elementary School Site



Option 1 - Willow Grove Elementary School (K-4)

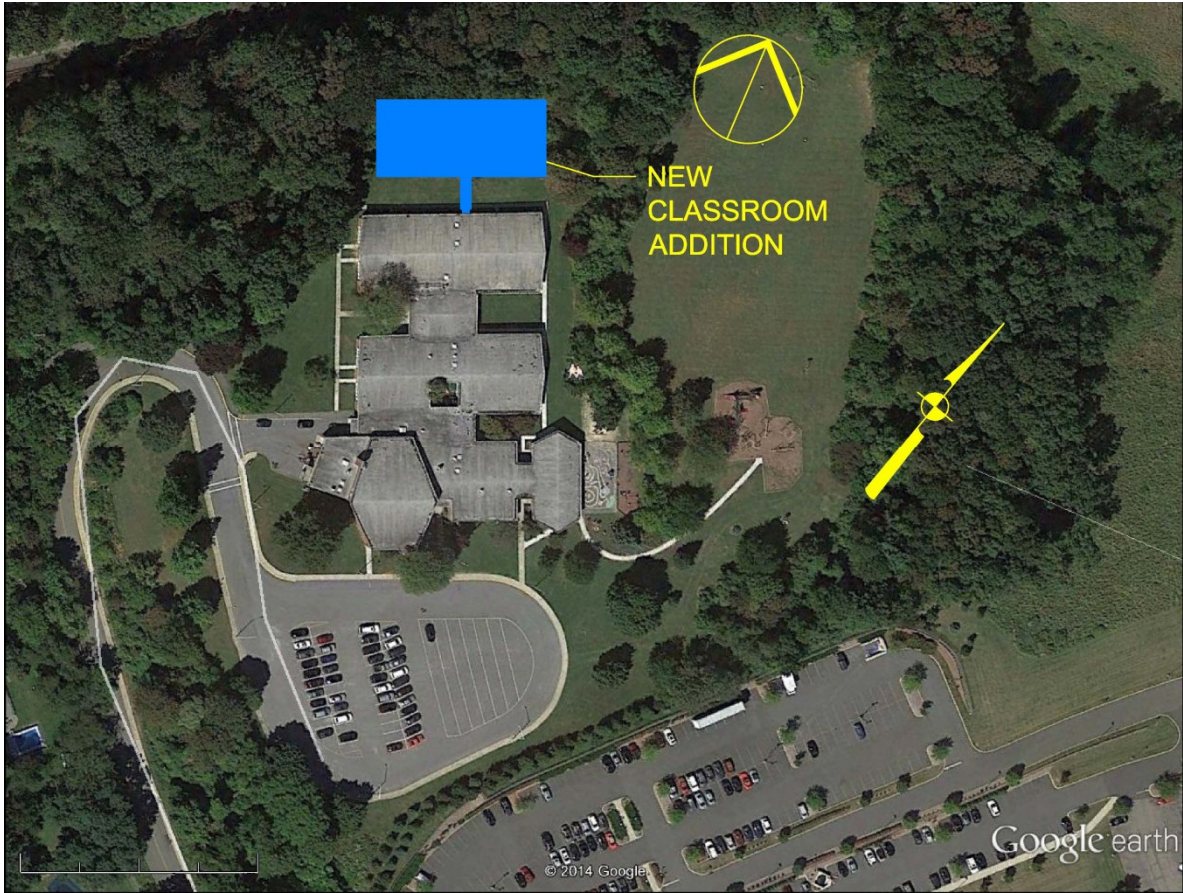


TOTAL ADDITIONS: 11,600 SF
 TOTAL RENOVATIONS: 2,060 SF

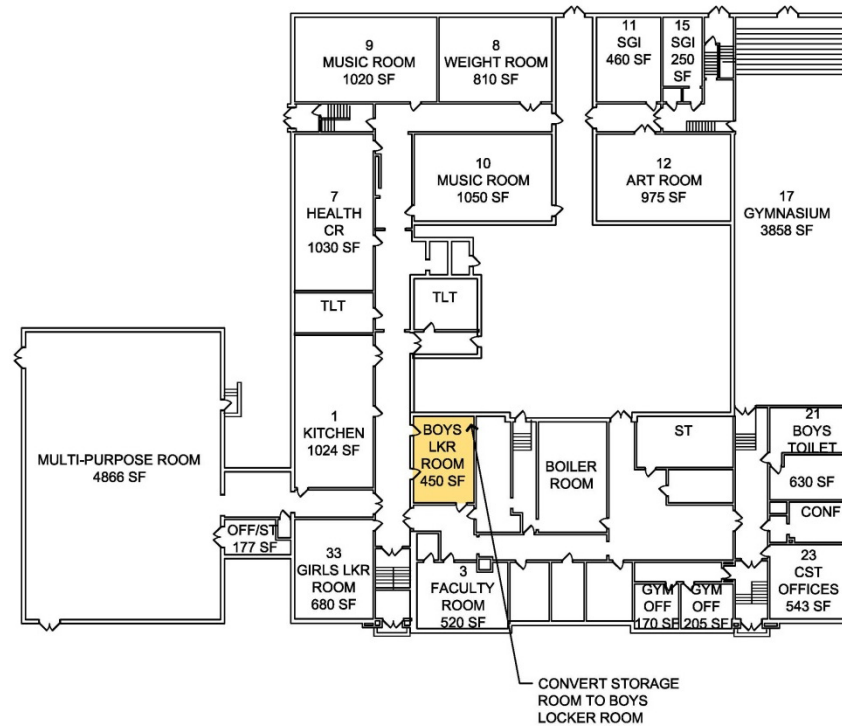
Addition / Renovation Legend

- Required Addition
- Required Renovation
- Desired Addition
- Desired Renovation

Option 1 - Willow Grove Elementary School Site



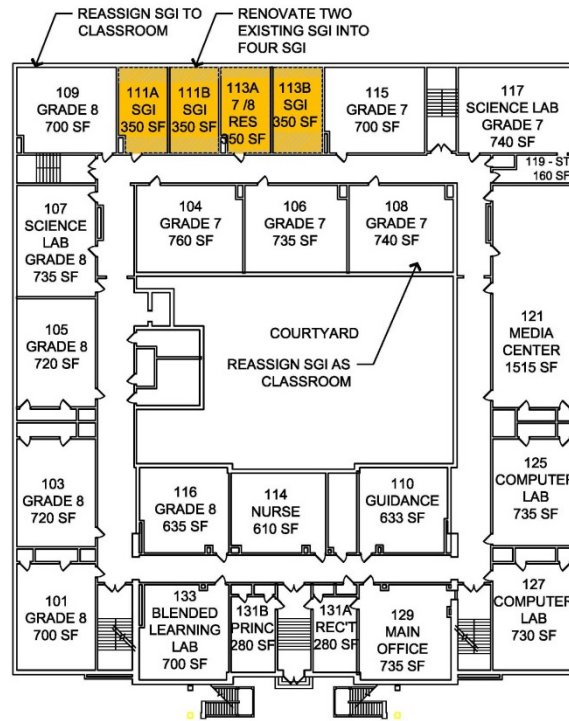
Options 1, 2, 4 & 5 – Middle School (5-8) – Basement Plan



TOTAL ADDITIONS: 0 SF
 RENOVATIONS (OPTION 2): 450 SF

Addition / Renovation Legend			
■	Required Addition	■	Required Renovation
■	Desired Addition	■	Desired Renovation

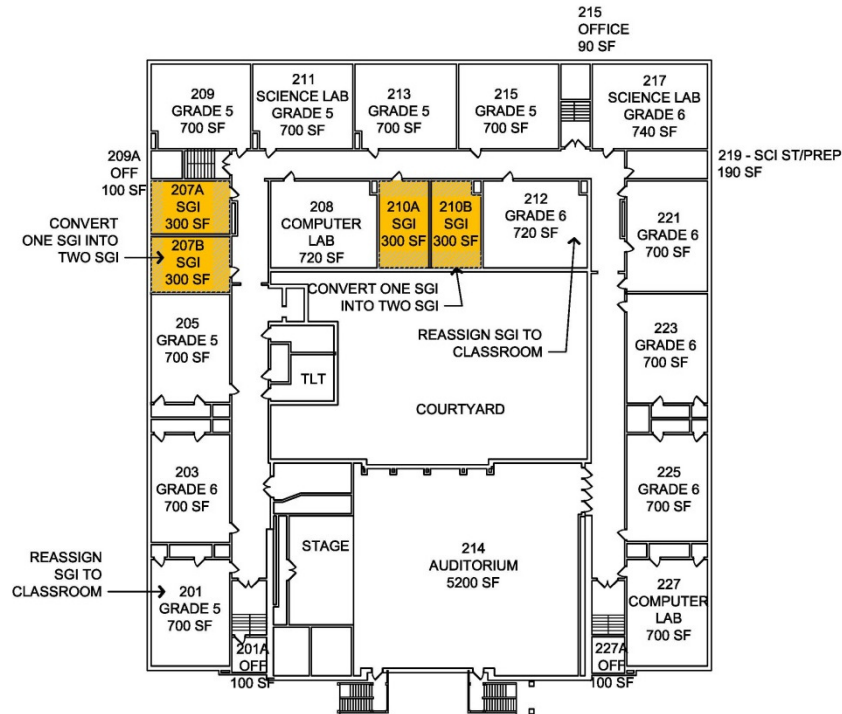
Options 1, 4, & 5 – Middle School (5-8) – 1st Floor Plan



TOTAL ADDITIONS:	0 SF
TOTAL RENOVATIONS:	3,250 SF

Addition / Renovation Legend	
■ Required Addition	■ Required Renovation
■ Desired Addition	■ Desired Renovation

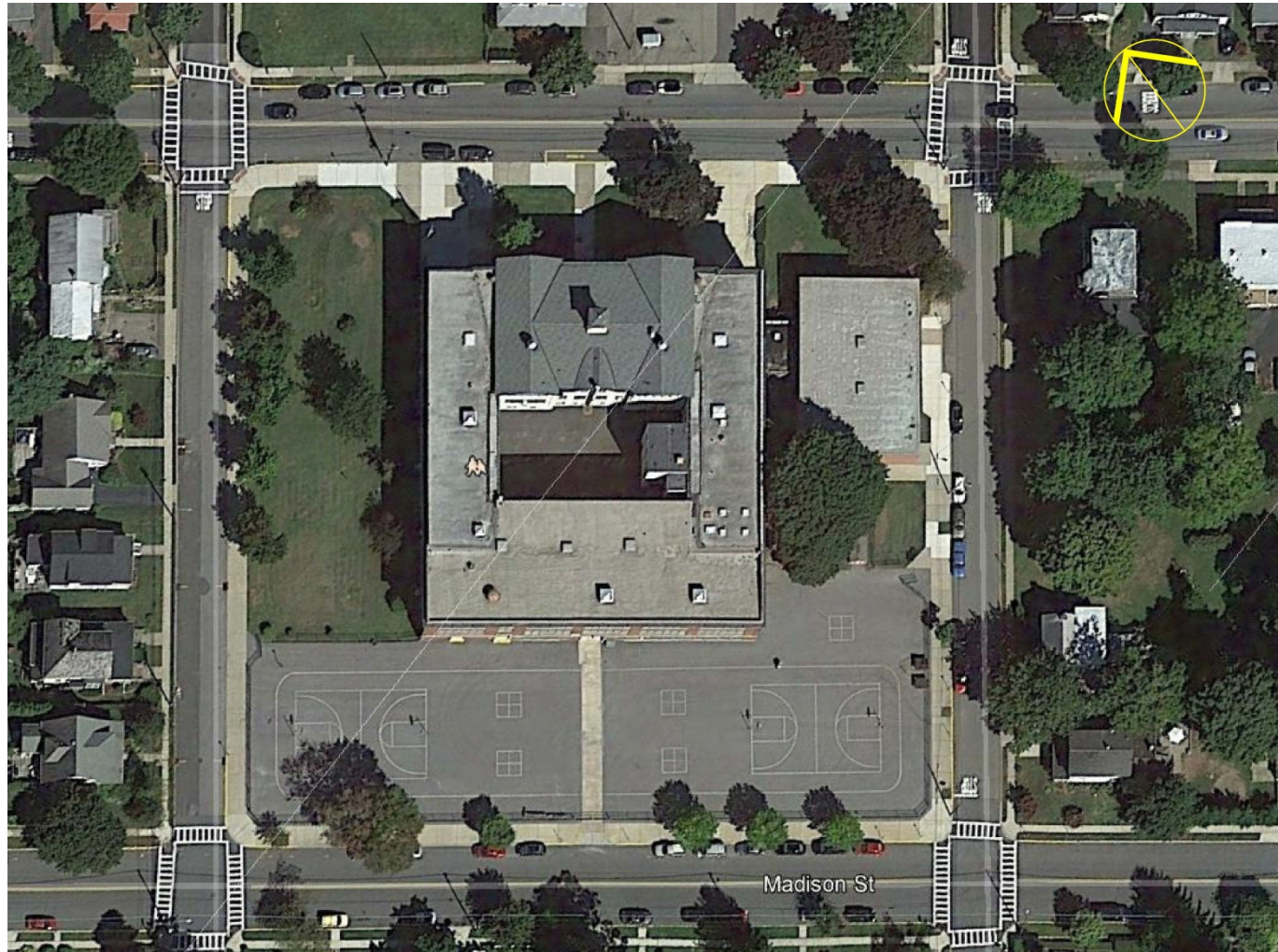
Options 1, 4, & 5 – Middle School (5-8) – 2nd Floor Plan



TOTAL ADDITIONS:	0 SF
TOTAL RENOVATIONS:	3,250 SF

Addition / Renovation Legend	
■ Required Addition	■ Required Renovation
■ Desired Addition	■ Desired Renovation

Options 1, 2, 4 & 5 - Hackettstown Middle School Site



Facilities Study for the Hackettstown School District
December 10, 2014

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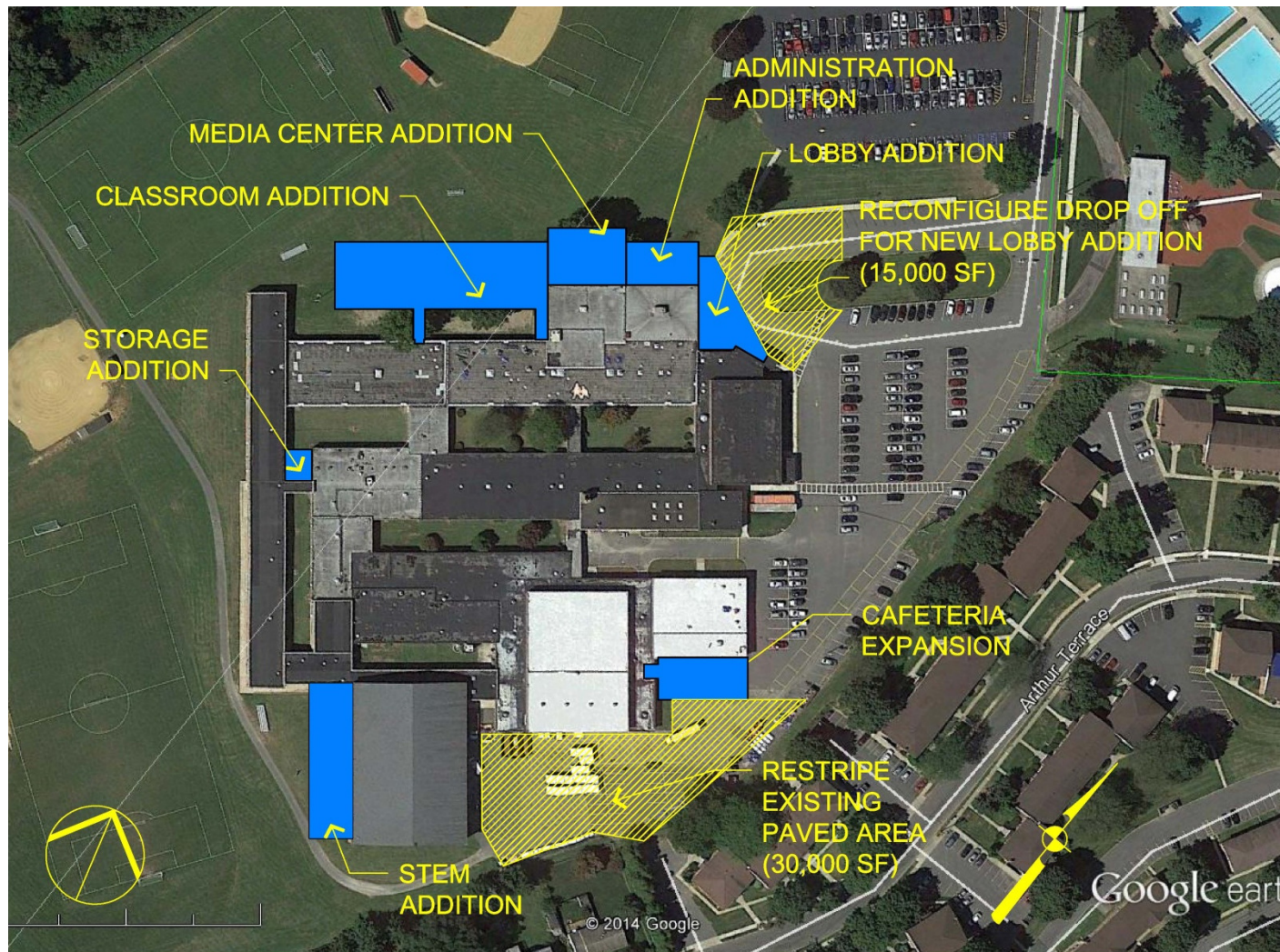
All Options - High School Plan



Facilities Study for the Hackettstown School District
 December 10, 2014

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All Options -Hackettstown High School Site



Option 1 – Costs (+ \$ 1 Million Range)

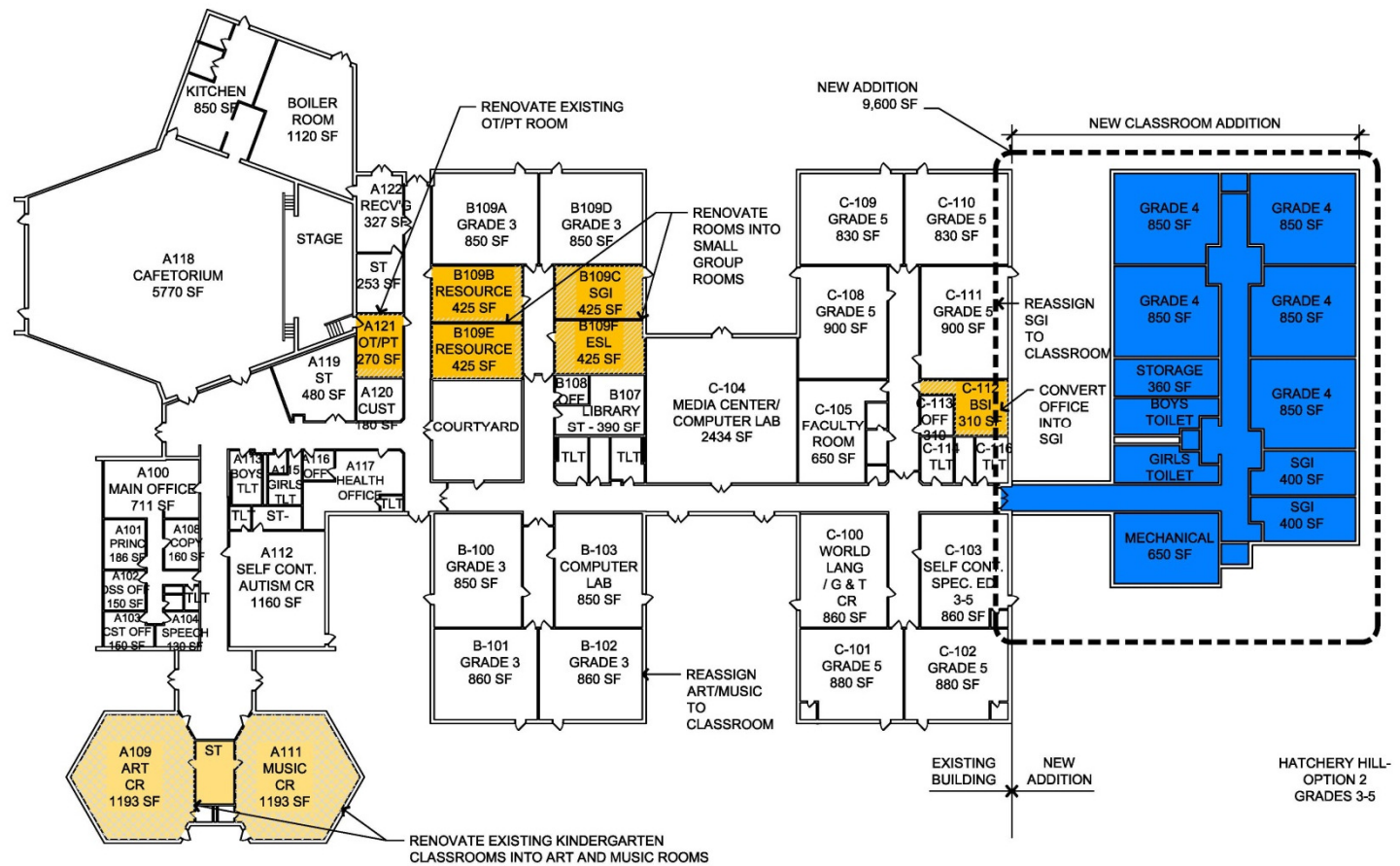
	School	Total Additions & Renovations	Desired Deduct	Required Addition & Renovations
K-8	Hatchery Hill ES	\$ 2.6 Million	\$ 2.1 Million	\$.5 Million
	Willow Grove ES	\$ 5.65 Million	\$ 1.6 Million	\$4.05 Million
	Hackettstown Middle School	\$.7 Million	\$.1 Million	\$.6 Million
	TOTAL K-8 PROJECT COSTS	\$8.95 Million	\$ 3.8 Million	\$ 5.15 Million
9-12	Hackettstown High School	\$ 24.5 Million	\$ 10.8 Million	\$ 13.7 Million
	DISTRICT TOTAL PROJECT COSTS	\$ 33.45 Million	\$ 14.6 Million	\$ 18.85 Million

NOTE: COSTS DO NOT INCLUDE ADDITIONAL SITE WORK AT HS SITE

Option 2 – Change Pre K-8 Grade Configuration

SCHOOL	CURRENT GRADES	PROPOSED GRADE
HATCHERY HILL	K-4	3-5
WILLOW GROVE	K-4	K-2
MIDDLE SCHOOL	5-8	6-8
HIGH SCHOOL	9-12	9-12

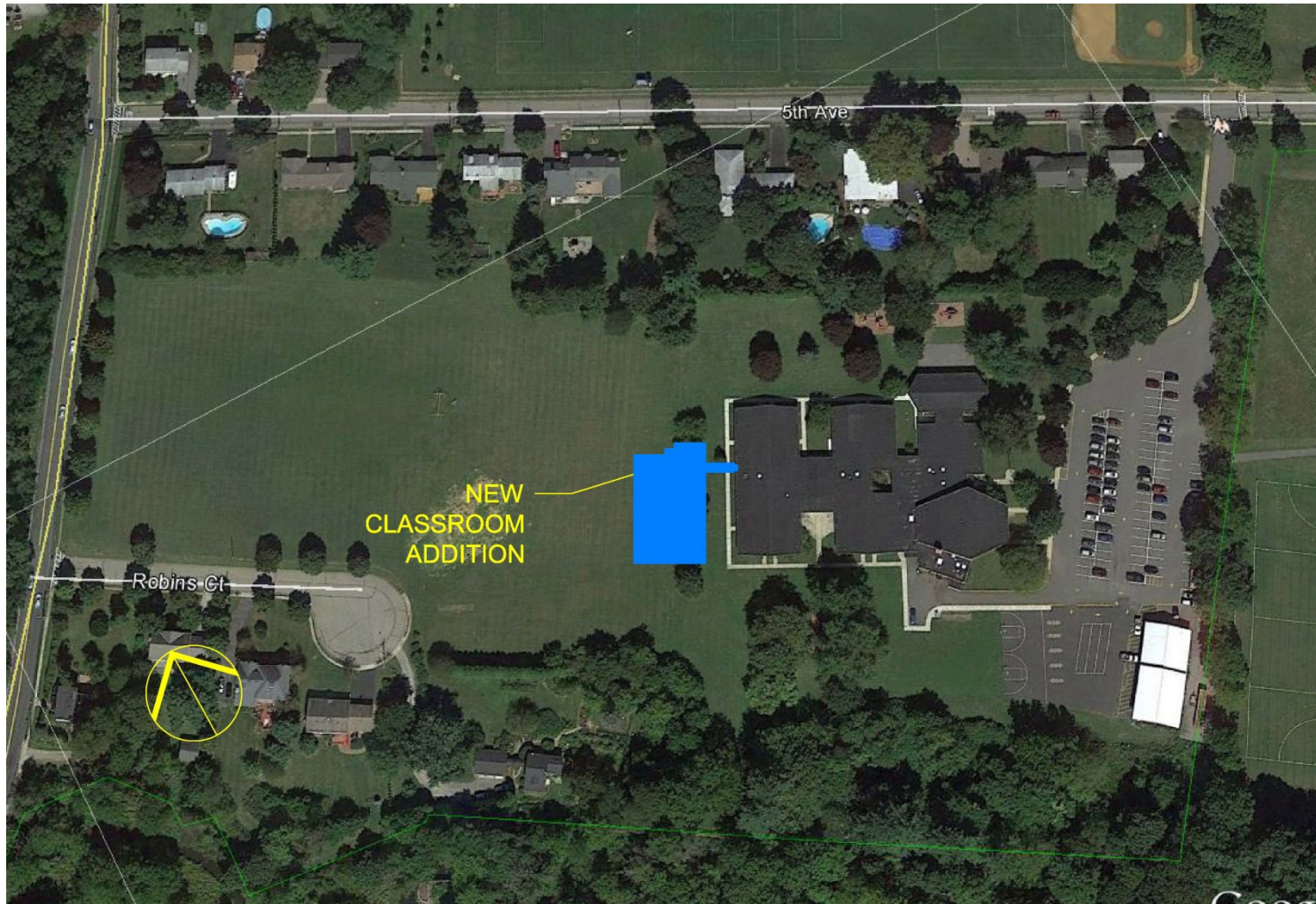
Option 2 - Hatchery Hill Elementary School (3-5)



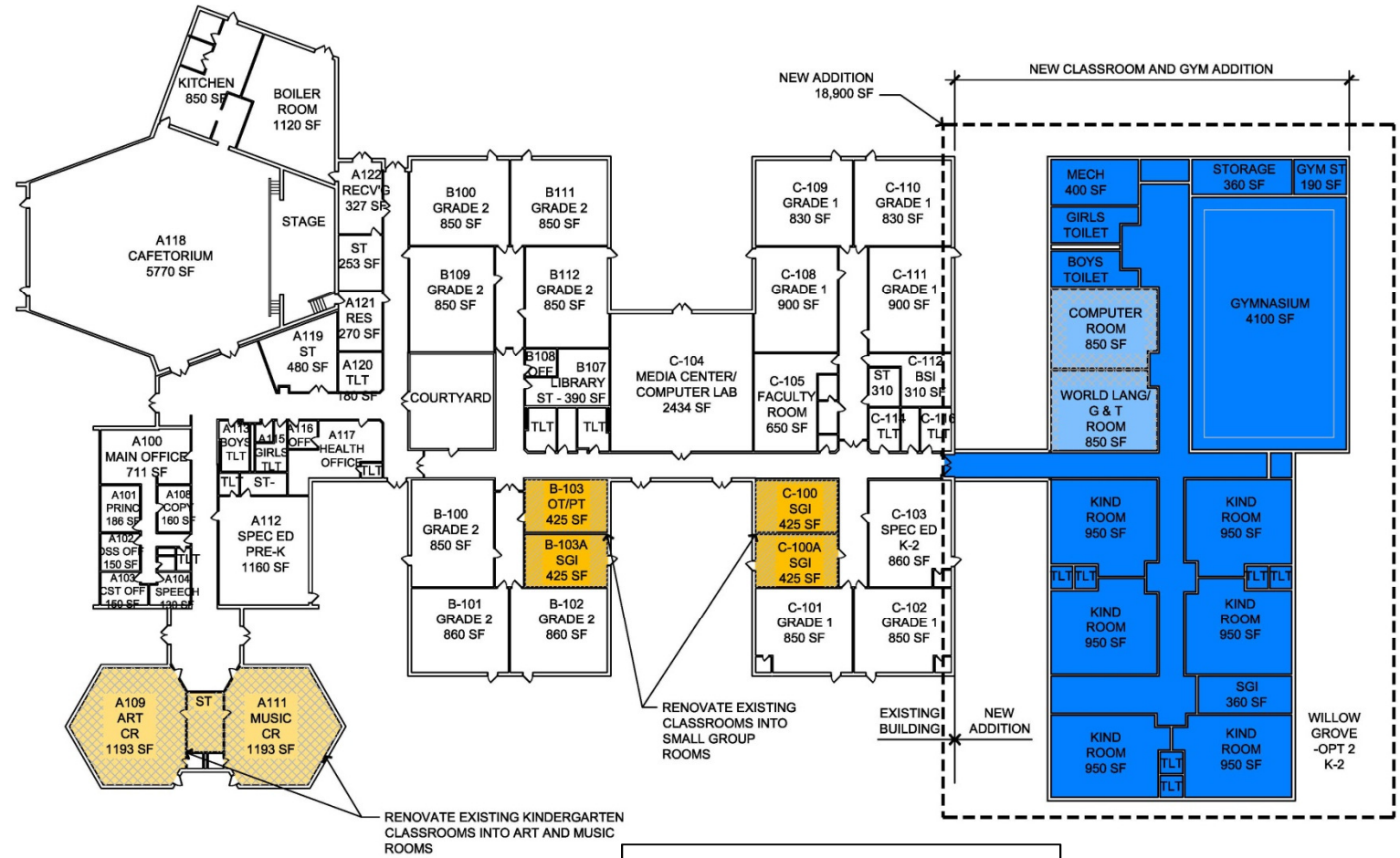
TOTAL ADDITIONS: 9,600 SF
 TOTAL RENOVATIONS: 4,680 SF

Addition / Renovation Legend	
 Required Addition	 Required Renovation
 Desired Addition	 Desired Renovation

Option 2 - Hatchery Hill Elementary School Site



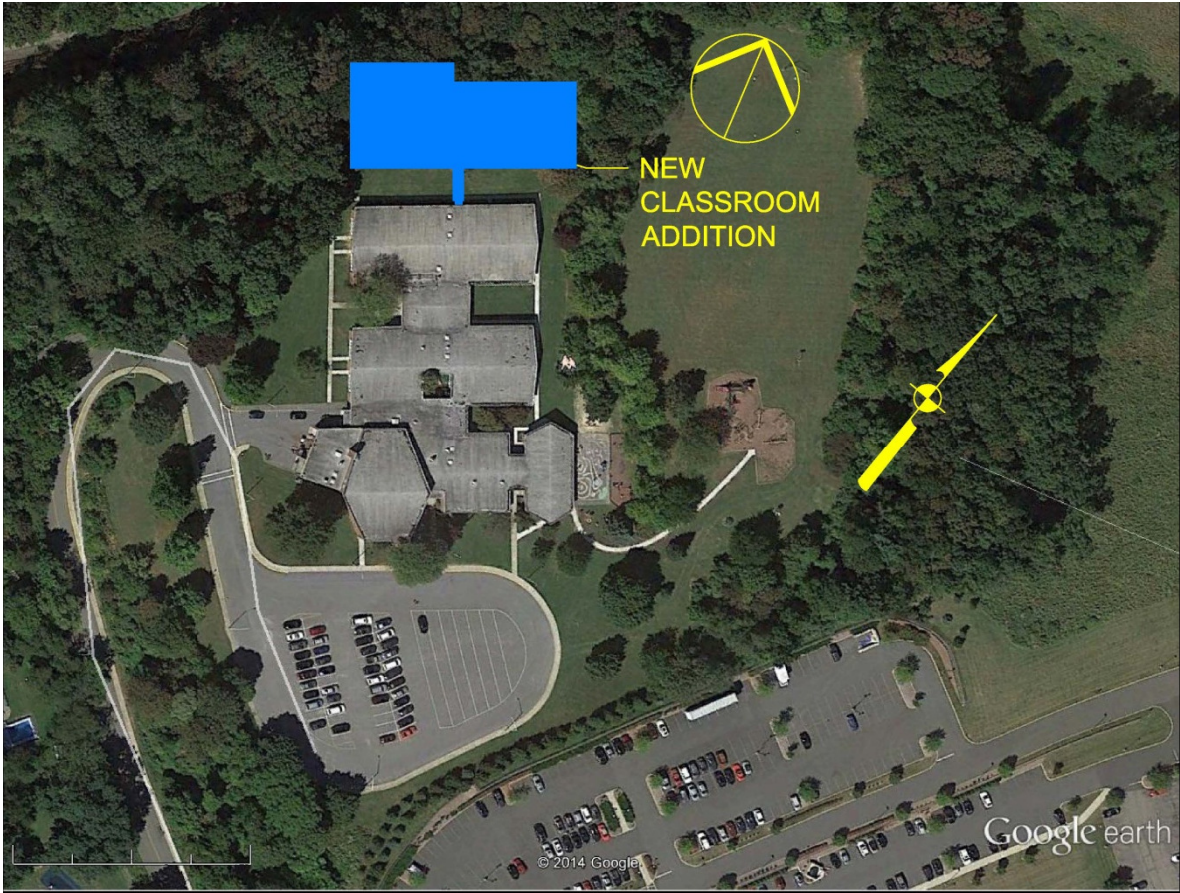
Option 2 - Willow Grove Elementary School (K-2)



TOTAL ADDITIONS: 18,900 SF
 TOTAL RENOVATIONS: 4,100 SF

Addition / Renovation Legend	
 Required Addition	 Required Renovation
 Desired Addition	 Desired Renovation

Option 2 - Willow Grove Elementary School Site



Option 2 – Costs (+ \$ 1 Million Range)

	School	Total Additions & Renovations	Desired Deduct	Required Addition & Renovations
K-8	Hatchery Hill ES	\$ 5.3 Million	\$.5 Million	\$ 4.8 Million
	Willow Grove ES	\$ 9.7 Million	\$ 1.2 Million	\$ 8.5 Million
	Hackettstown Middle School	\$.2 Million	\$.2 Million	\$ 0 Million
	TOTAL K-8 PROJECT COSTS	\$ 15.2 Million	\$ 1.9 Million	\$ 13.3 Million
9-12	Hackettstown High School	\$ 24.5 Million	\$10.8 Million	\$ 13.7 Million
	DISTRICT TOTAL PROJECT COSTS	\$ 39.7 Million	\$12.7 Million	\$ 27 Million

NOTE: COSTS DO NOT INCLUDE ADDITIONAL SITE WORK AT HS SITE

Option 3 – K-8 School at Hatchery Hill Site

SCHOOL	CURRENT GRADES	PROPOSED GRADE
HATCHERY HILL	K-4	K-8
WILLOW GROVE	K-4	-
MIDDLE SCHOOL	5-8	-
HIGH SCHOOL	9-12	9-12

Option 3 - Hatchery Hill Elementary School (K-8)



TOTAL ADDITIONS: 118,650 SF
 TOTAL RENOVATIONS: 13,524 SF

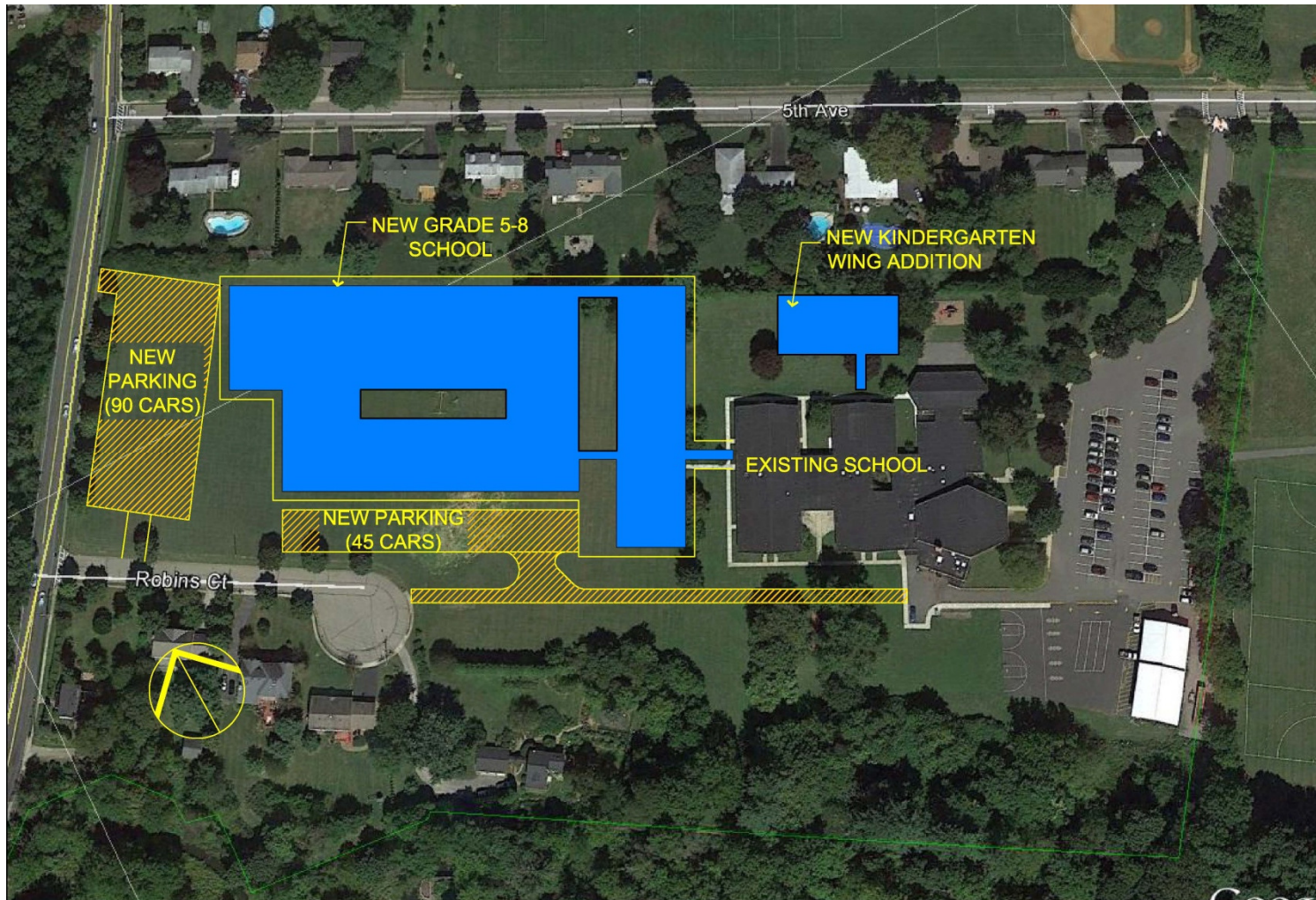
Addition / Renovation Legend

Blue Box	Required Addition	Orange Box	Required Renovation
Light Blue Box	Desired Addition	Light Orange Box	Desired Renovation

Room Legend

Blue Box	Academic Classroom (Capacity)	Green Box	Specialized Spaces (Non-Capacity)
Purple Box	Self Contained Special Education Classroom	Orange Box	Small Group Instruction
Grey Box	Toilets/Storage/Misc. Spaces	Yellow Box	Administration

Option 3 - Hatchery Hill Elementary School Site



Option 3 – Costs (+ \$ 1 Million Range)

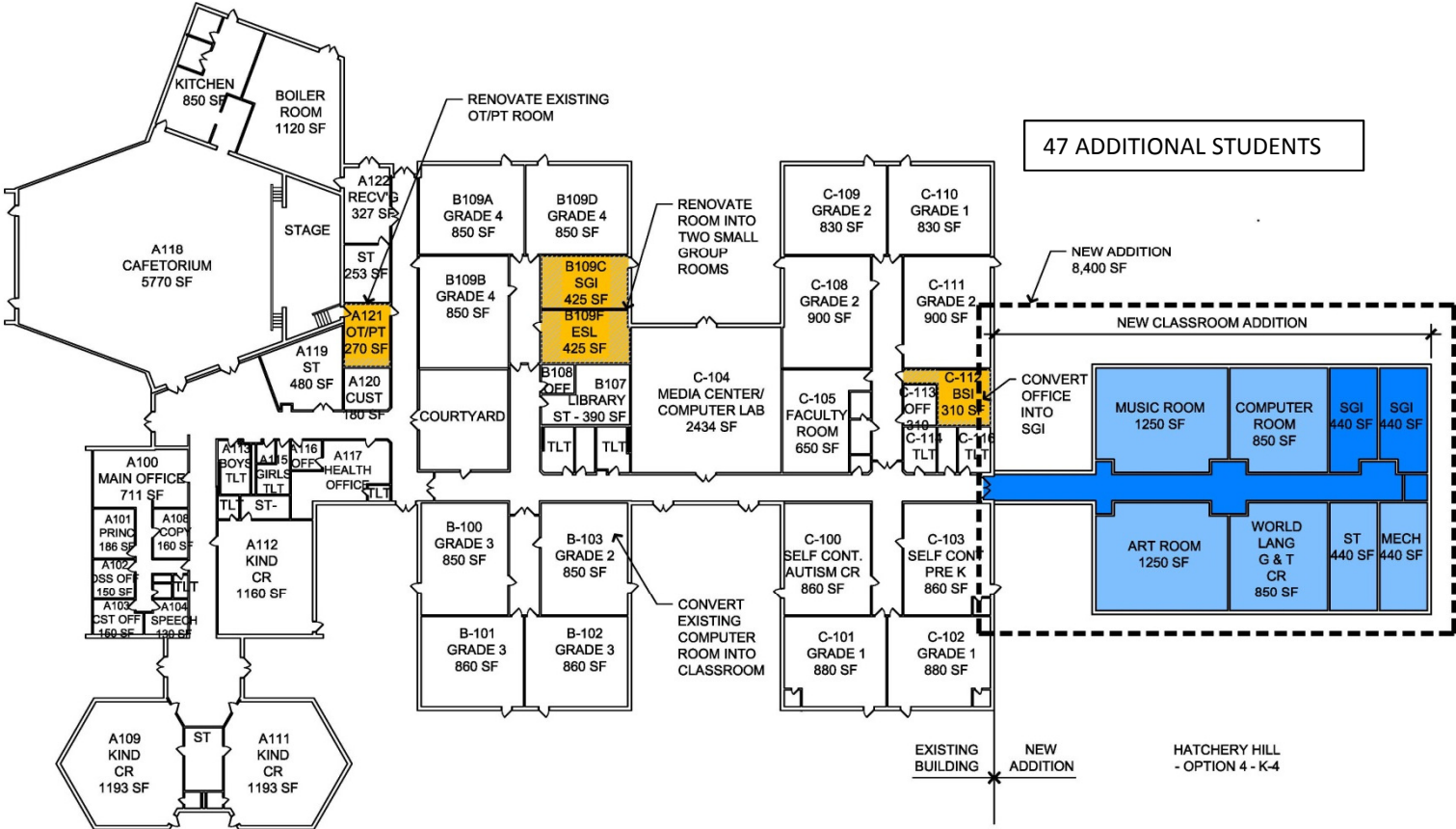
	School	Total Additions & Renovations	Desired Deduct	Required Addition & Renovations
K-8	Hatchery Hill ES	\$ 62 Million	\$.5 Million	\$ 61.5 Million
	Willow Grove ES	0	0	0
	Hackettstown Middle School	0	0	0
	TOTAL K-8 PROJECT COSTS	\$ 62 Million	\$.5 Million	\$ 61.5 Million
9-12	Hackettstown High School	\$ 24.5 Million	\$ 10.8 Million	\$ 13.7 Million
	TOTAL DISTRICT PROJECT COSTS	\$ 86.5 Million	\$ 11.3 Million	\$75.2 Million

NOTE: COSTS DO NOT INCLUDE ADDITIONAL SITE WORK AT HS SITE & HATCHERY HILL SITE

Option 4 – Current Grade Configuration to Remain (Even Distribution for K-4)

SCHOOL	CURRENT GRADES	PROPOSED GRADE
HATCHERY HILL	K-4	K-4
WILLOW GROVE	K-4	K-4
MIDDLE SCHOOL	5-8	5-8
HIGH SCHOOL	9-12	9-12

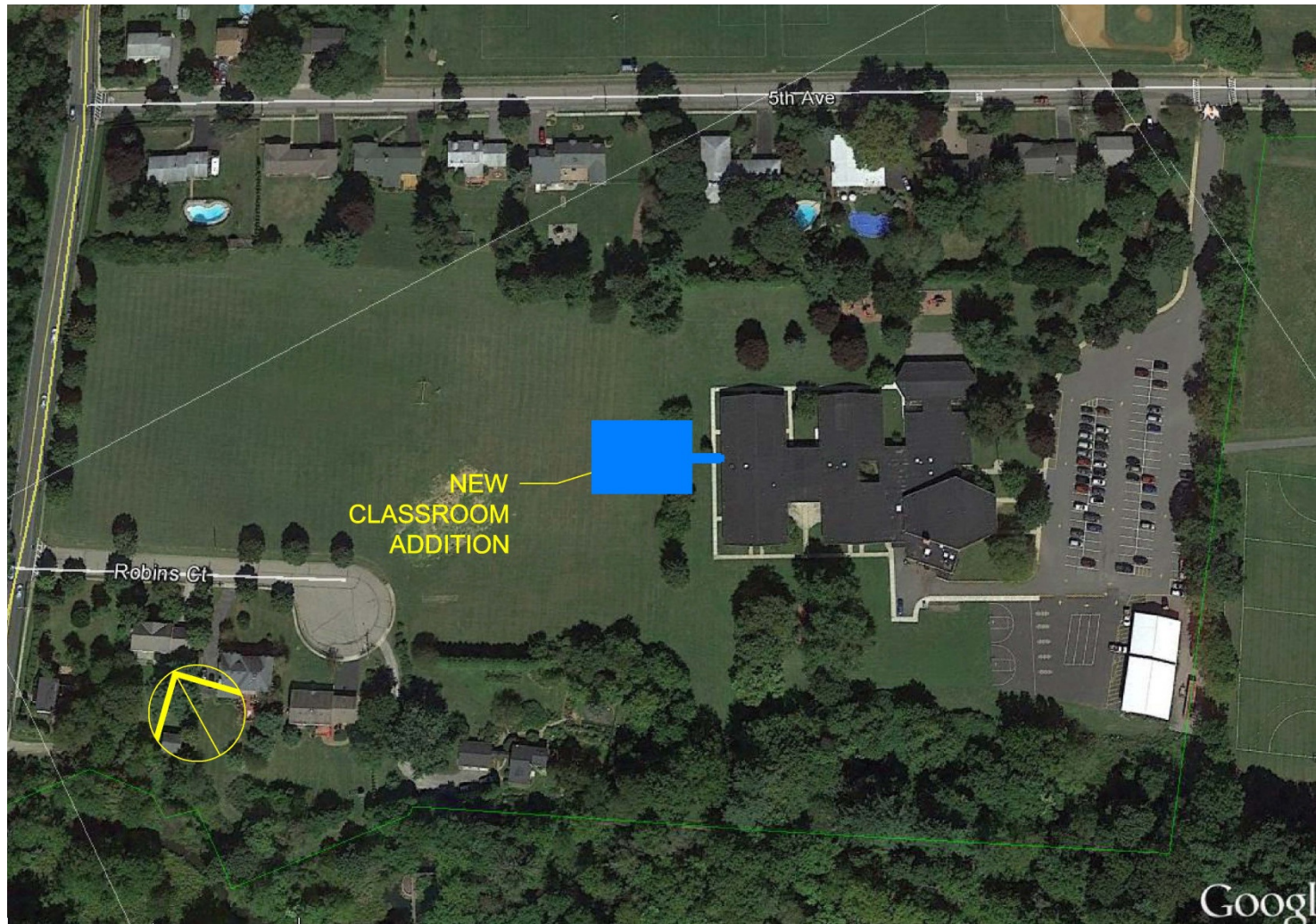
Option 4 - Hatchery Hill Elementary School (K-4)



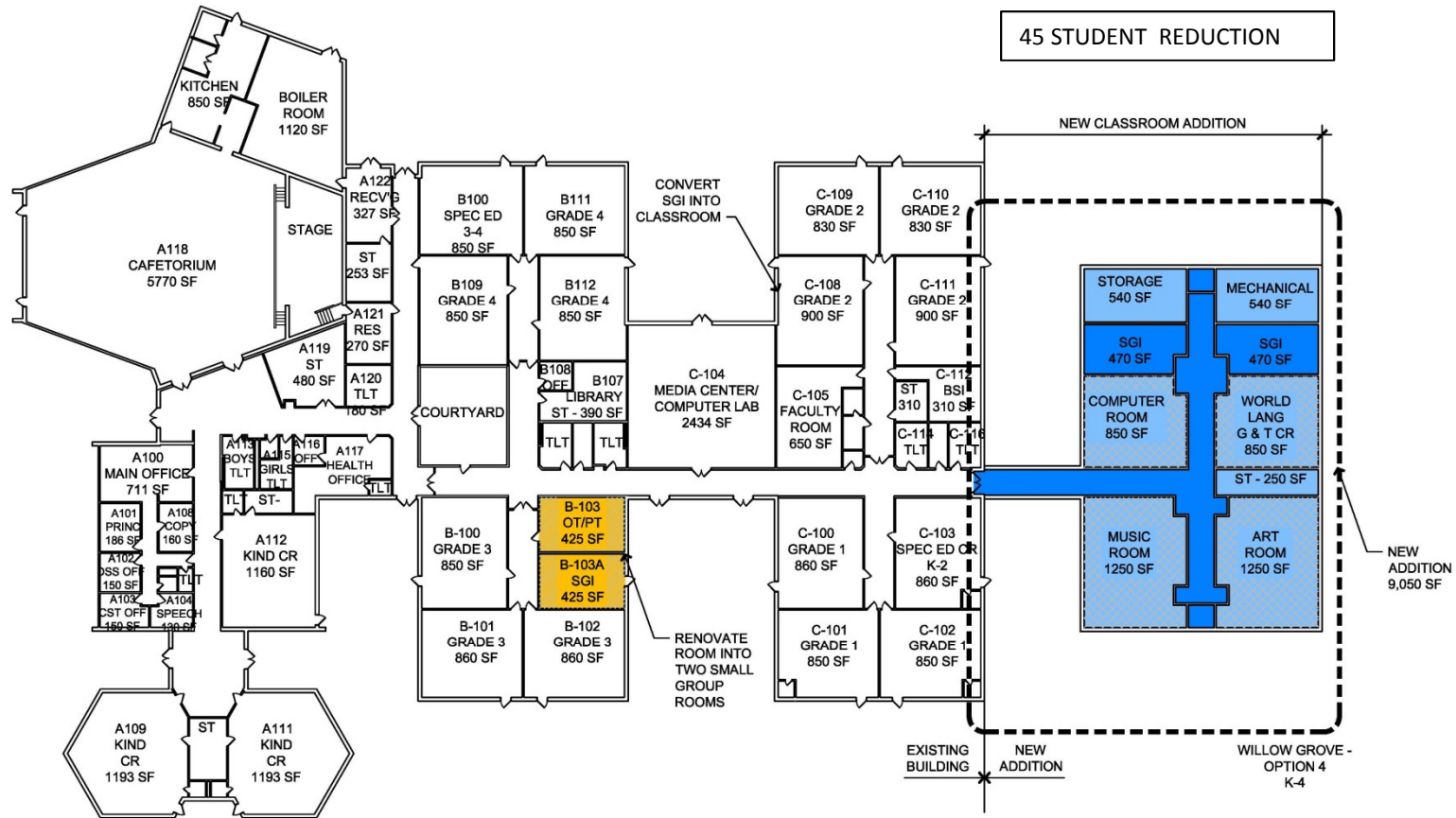
TOTAL ADDITIONS:	8,400 SF
RENOVATIONS:	1,430 SF

Addition / Renovation Legend	
■ Required Addition	■ Required Renovation
■ Desired Addition	■ Desired Renovation

Option 4 - Hatchery Hill Elementary School Site



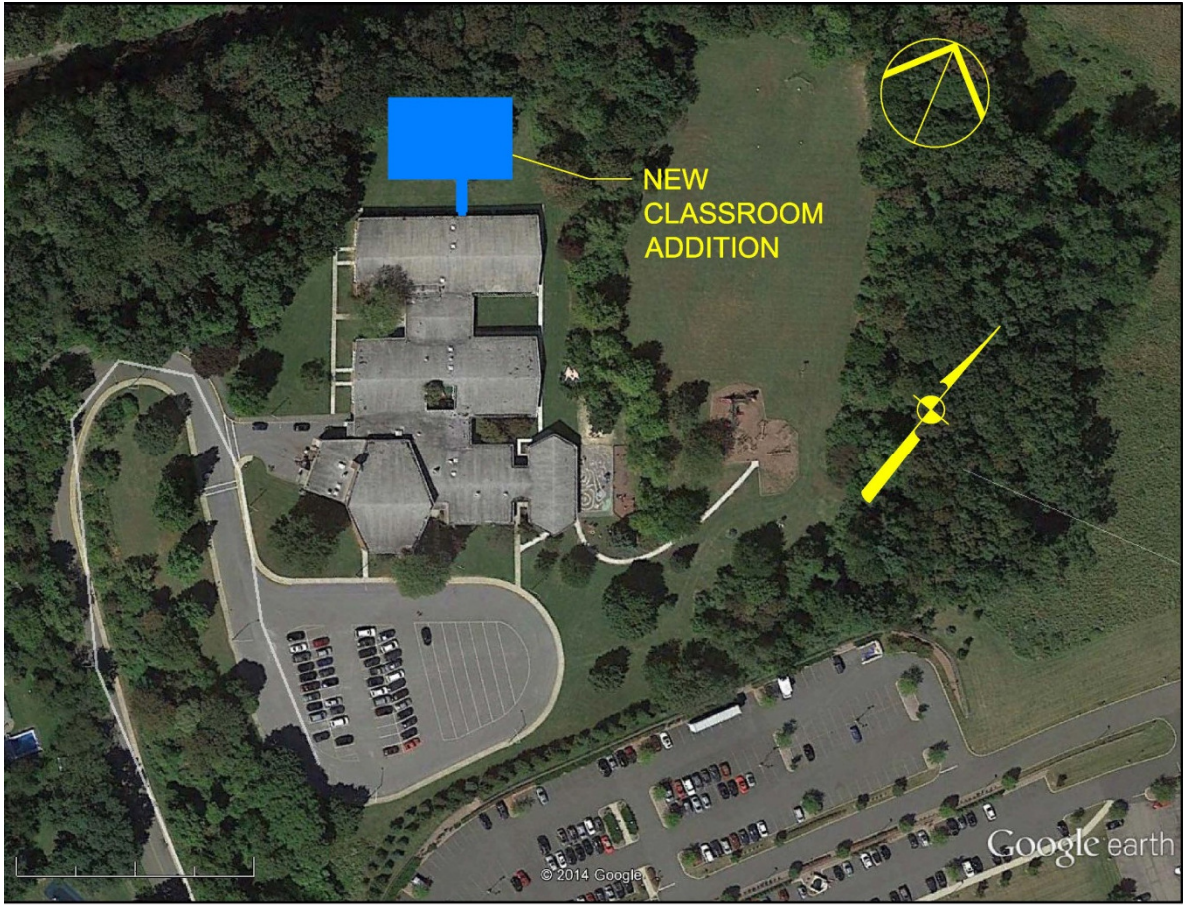
Option 4 - Willow Grove Elementary School (K-4)



TOTAL ADDITIONS:	9,050 SF
RENOVATIONS:	850 SF

Addition / Renovation Legend	
■	Required Addition
■	Required Renovation
■	Desired Addition
■	Desired Renovation

Option 4 - Willow Grove Elementary School Site



Option 4 – Costs (+ \$ 1 Million Range)

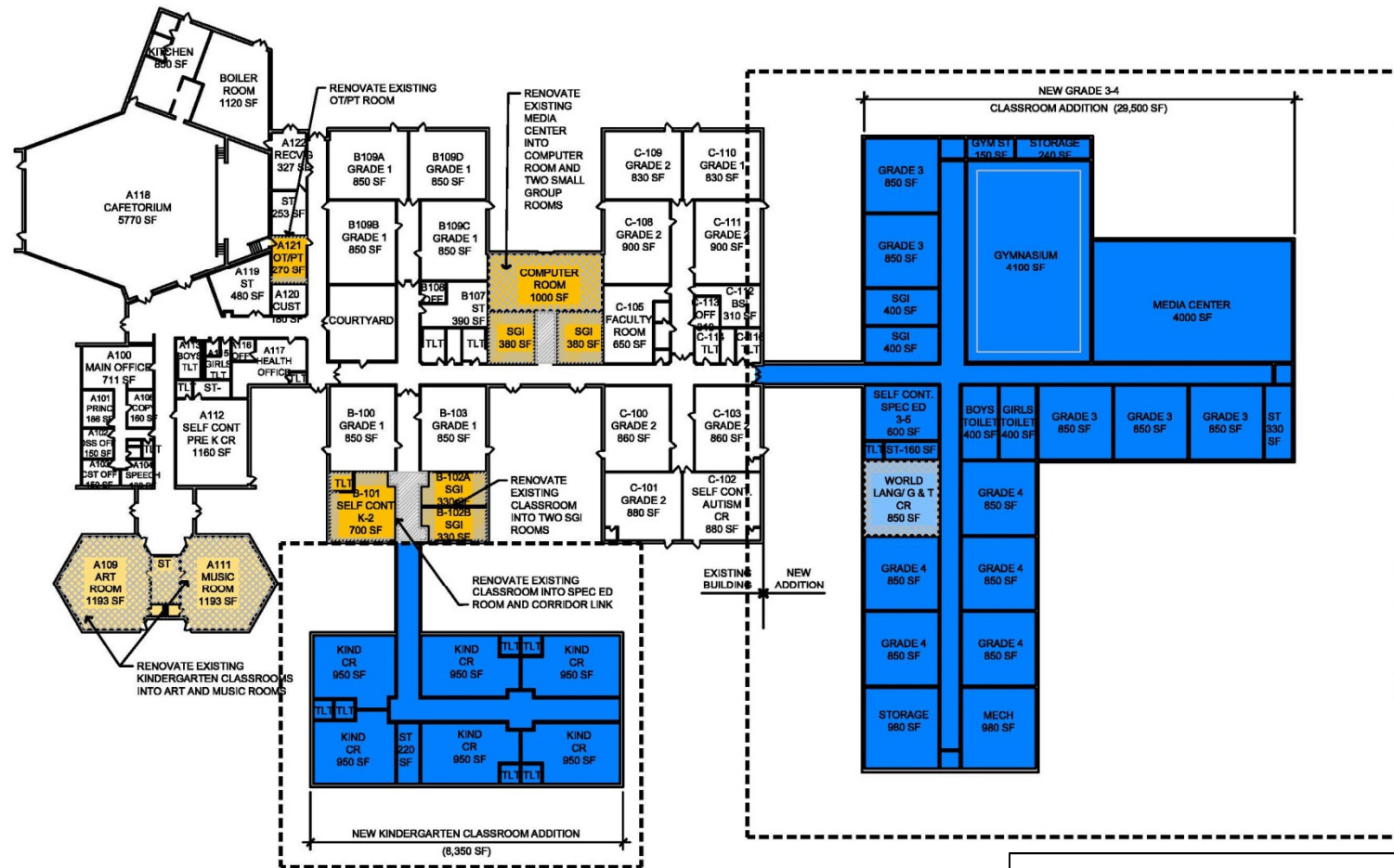
	School	Total Additions & Renovations	Desired Deduction	Required Addition & Renovations
K-8	Hatchery Hill ES	\$ 4.0 Million	\$ 3.1 Million	\$.9 Million
	Willow Grove ES	\$ 4.3 Million	\$ 3.5 Million	\$.8 Million
	Hackettstown Middle School	\$.7 Million	\$.1 Million	\$.6 Million
	TOTAL K-8 PROJECT COSTS	\$9.0 Million	\$ 6.7 Million	\$ 2.3 Million
9-12	Hackettstown High School	\$ 24.5 Million	\$ 10.8 Million	\$ 13.7 Million
	TOTAL DISTRICT PROJECT COSTS	\$ 33.5 Million	\$ 17.5 Million	\$ 16.0 Million

NOTE: COSTS DO NOT INCLUDE ADDITIONAL SITE WORK AT HS SITE

Option 5 – Hatchery Hill as K-4 School; Willow Grove School off line

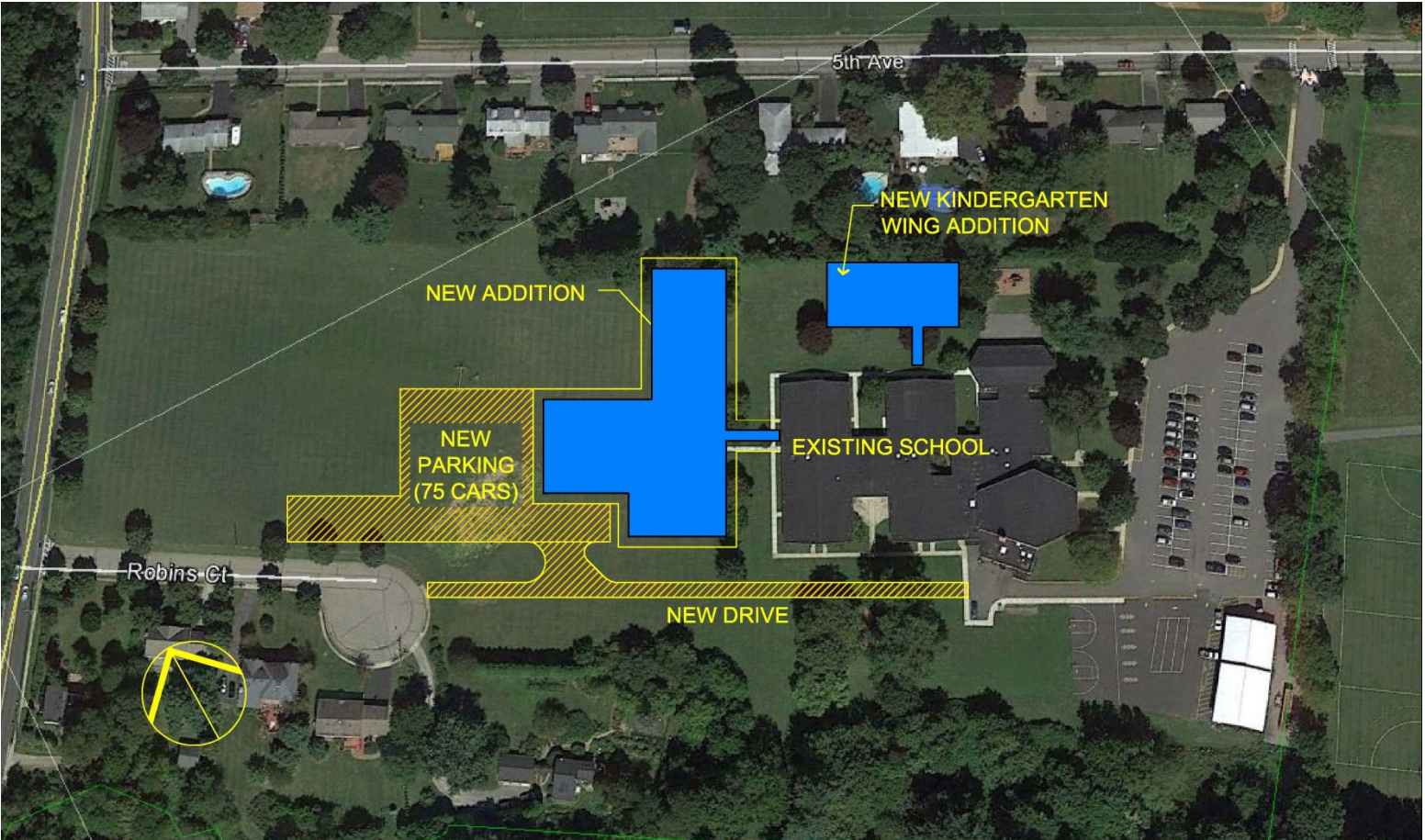
SCHOOL	CURRENT GRADES	PROPOSED GRADE
HATCHERY HILL	K-4	K-4
WILLOW GROVE	K-4	--
MIDDLE SCHOOL	5-8	5-8
HIGH SCHOOL	9-12	9-12

Option 5 – Hatchery Hill Elementary School (K-4)



TOTAL ADDITIONS:	37,850 SF
RENOVATIONS:	6,904 SF

Option 5 – Hatchery Hill Elementary School Site



Option 5 – Costs (+ \$ 1 Million Range)

	School	Total Additions & Renovations	Desired Deduction	Required Addition & Renovations
K-8	Hatchery Hill ES	\$ 20.0 Million	\$.9 Million	\$ 19.1 Million
	Willow Grove ES	0	0	0
	Hackettstown Middle School	\$.7 Million	\$.1 Million	\$.6 Million
	TOTAL K-8 PROJECT COSTS	\$ 20.7 Million	\$ 1.0 Million	\$ 19.7 Million
9-12	Hackettstown High School	\$ 24.5 Million	\$ 10.8 Million	\$ 13.7 Million
	TOTAL DISTRICT PROJECT COSTS	\$ 45.2 Million	\$ 11.8 Million	\$ 33.4 Million

NOTE: COSTS DO NOT INCLUDE ADDITIONAL SITE WORK AT HS SITE or HATCHERY HILL SITE

Options 1 – 5 Cost Summary

Required Additions & Renovations	Grade Configurations	COSTS (in Millions)		
		K-8	9-12	DISTRICT
OPTION 1	Current grade configurations (K-4/5-8/9-12)	\$ 5.15 M	\$ 13.7 M	\$ 18.85 M
OPTION 2	Grade reconfiguration (K-2/3-5/6-8/9-12)	\$ 13.3 M		\$ 27.0 M
OPTION 3	New K-8 School at Hatchery Hill Site (K-8/9-12)	\$ 61.5 M		\$ 75.2 M
OPTION 4	Even distribution K-4 population (K-4/5-8/9-12)	\$ 2.3 M		\$ 16.0 M
OPTION 5	One K-4 School at Hatchery Hill Site (K-4/5-8/9-12)	\$ 19.7 M		\$ 33.4 M



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