

Bond Referendum

Readington Township
Board of Education

February 25, 2025



Presenters

**Dr. Jonathan
Hart**

Superintendent



**Jason
Bohm**

Business Adm.



**Don
Race**

Facilities Mgr.



**Robbi
Acampora**

Bond Advisor



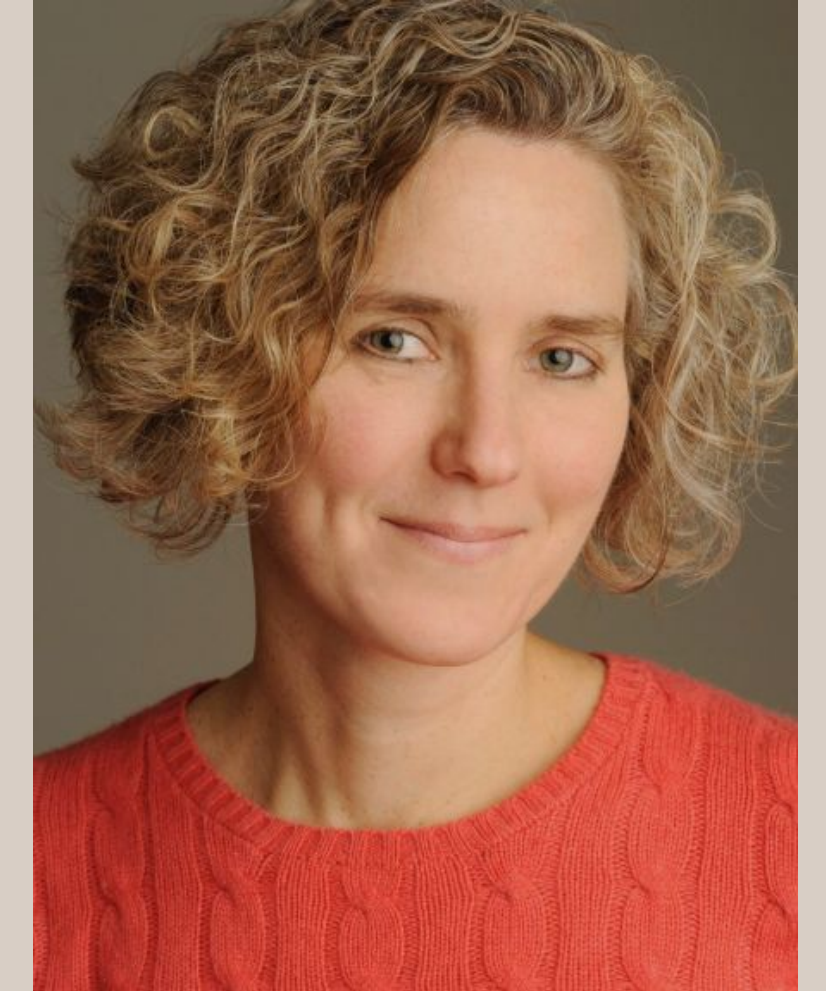
**Kevin
Settembrino**

Architect



**Rita
Settembrino**

Architect





What is a Bond Referendum?

A public vote that asks permission of the voters to approve the issuance of bonds by the board of education to incur debt to finance certain capital projects.

Why a Bond Referendum?



Projects that can't fit within the budget

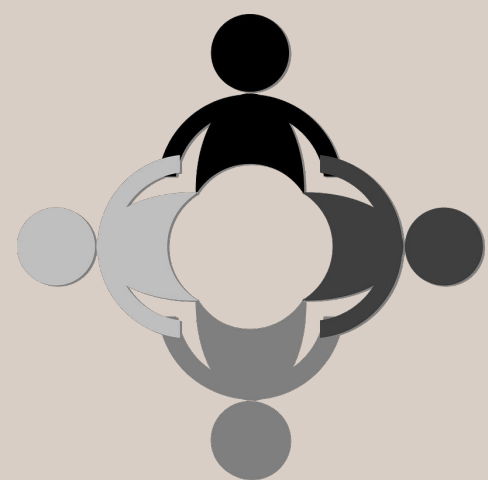


State of NJ debt service aid is available for eligible projects financed through bond issuance

-> *Eligible versus non-eligible projects*



Bond principal/interest payments outside the cap



Provides Board ability to finance major capital projects over the useful life of the projects

-> *Allows everyone who will benefit to share in costs*



When Can a Board Propose a Referendum?

At any of four special election dates or at the annual election date

September

November

December

January

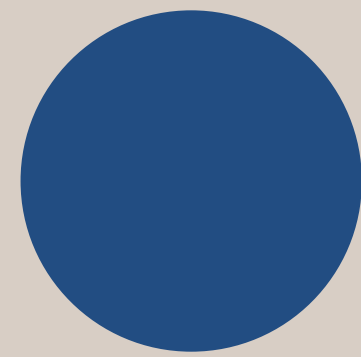
March



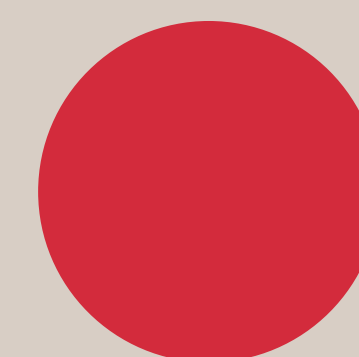
Aspects Considered



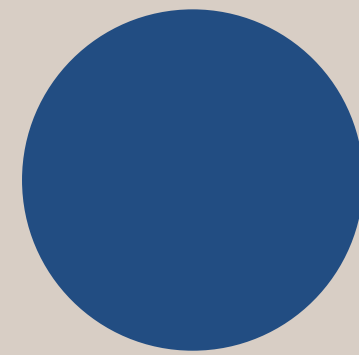
Existing/Expiring
School Debt



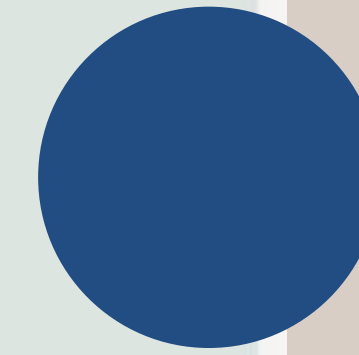
Capital/Other
Reserve Balances



Future Education &
Growth Needs



Status of Facilities



Taxpayer Impact



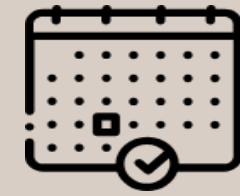
Proposed Costs



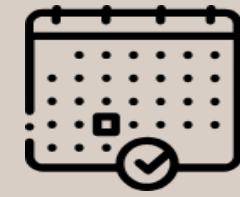
Borrowing
Capacity
& Market Rates



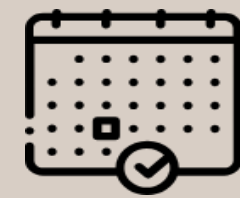
Timelines



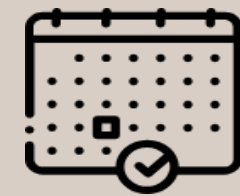
September 2024: Building & department-level discussions



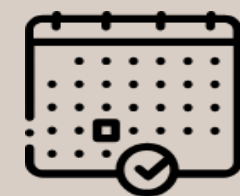
October 2024: Meetings with critical stakeholder groups (HSA, RTEA, Township of Readington, other)



November 2024: Architect walkthroughs



December 3, 2024: Open public forum on referendum



December 10, 2024: Bond attorney referendum presentation to public at board meeting

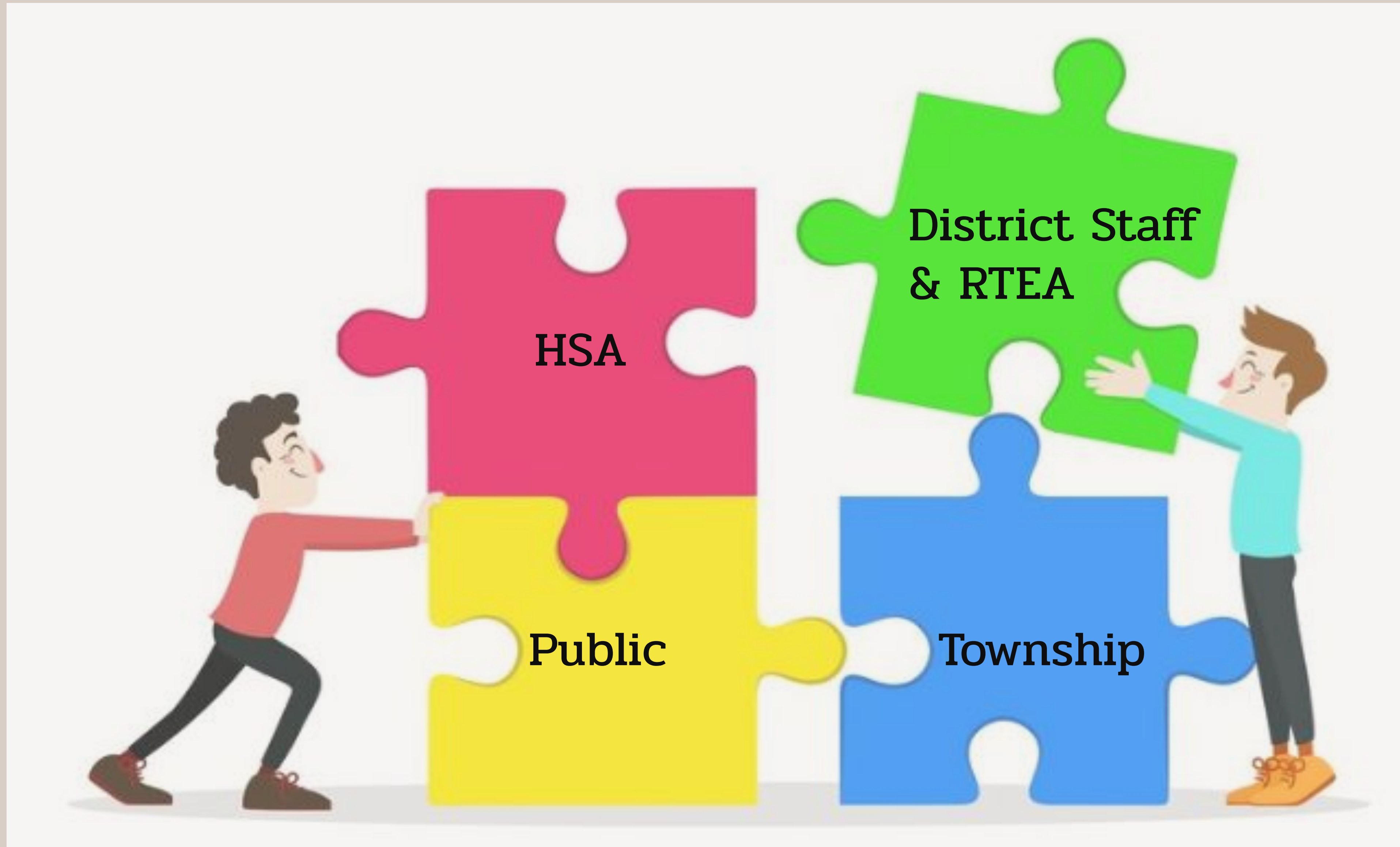
January 2025: Board committee meetings on referendum

February 2025: Board vote on referendum

March 2025 – August 2025: Public campaign for referendum

September or November 2025: Ballot vote at special election

Stakeholder Collaboration



Architect & Board Walkthroughs



Board of Education & Finance Committee





What Types of Projects are in the Referendum?

Facilities

-> *Fire systems, PA systems, building management system, etc.*

Maintenance/Infrastructure

-> *Roofing, paving, HVAC, boiler, doors & locksets, etc.*

Student Experience

-> *SMARTboards, playgrounds, furniture, etc.*



How were Projects Prioritized?

Priority Ranking

- > 1 through 5, with 1 being the highest need
- > Projects not making referendum shall be in long-range facilities plan (discussed later in presentation)

Cost

- > Cost includes construction, contingency, prevailing wage, etc.
- > 34% state aid eligibility

Timeframe

- > How quickly the project is needed or desired



What Projects are in the Referendum?

Readington Middle School

Holland Brook School

Three Bridges School

Whitehouse School

**READINGTON
MIDDLE
SCHOOL**

Built in 1962

Total Referendum Proposal of \$13,550,967

Infrastructure

&

Maintenance

Facilities Projects

RMS

REPLACE EXISTING FEDERAL PACIFIC ELECTRICAL SERVICE EQUIPMENT

Priority 1

Facilities

Cost: \$650,000

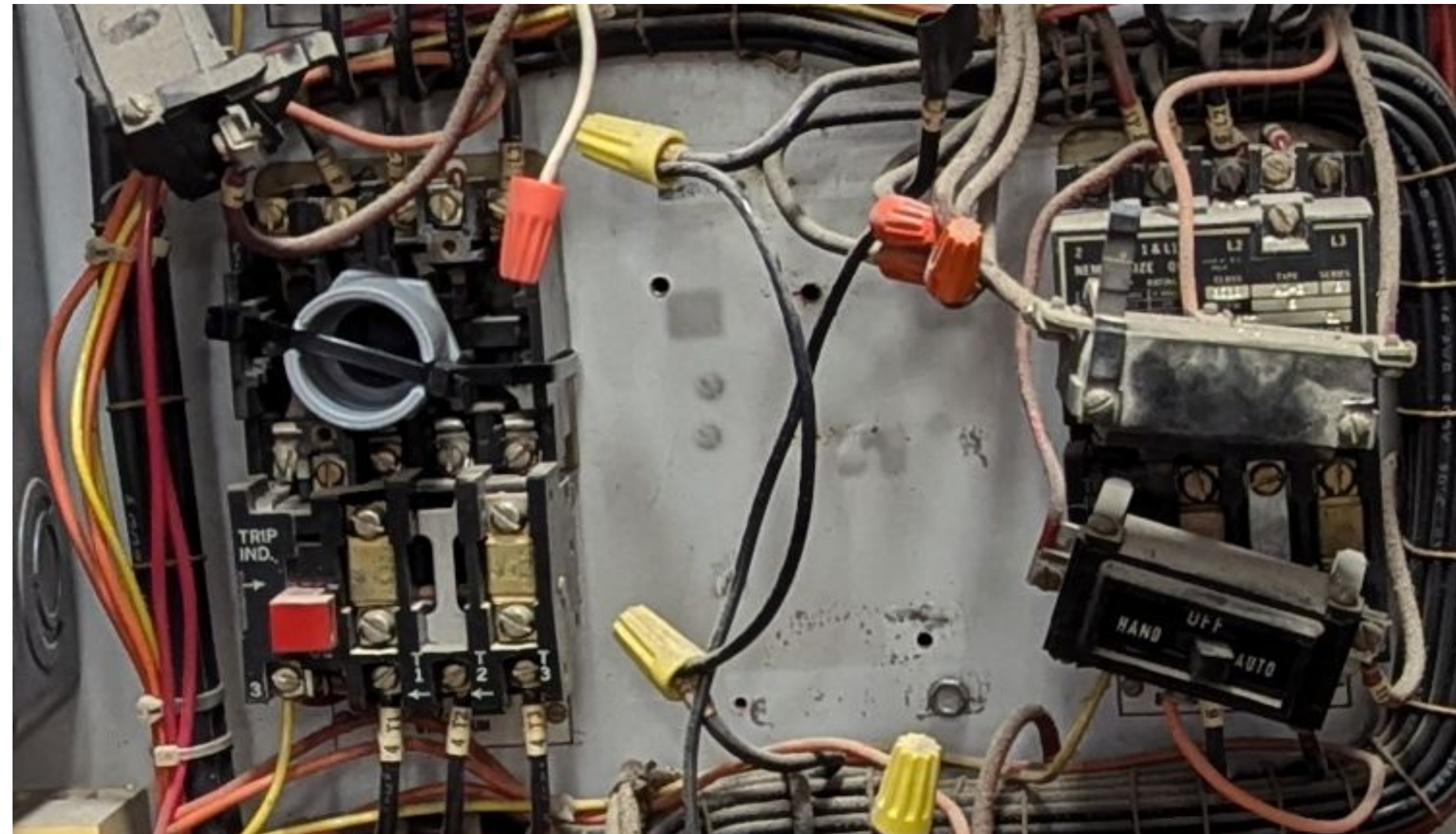
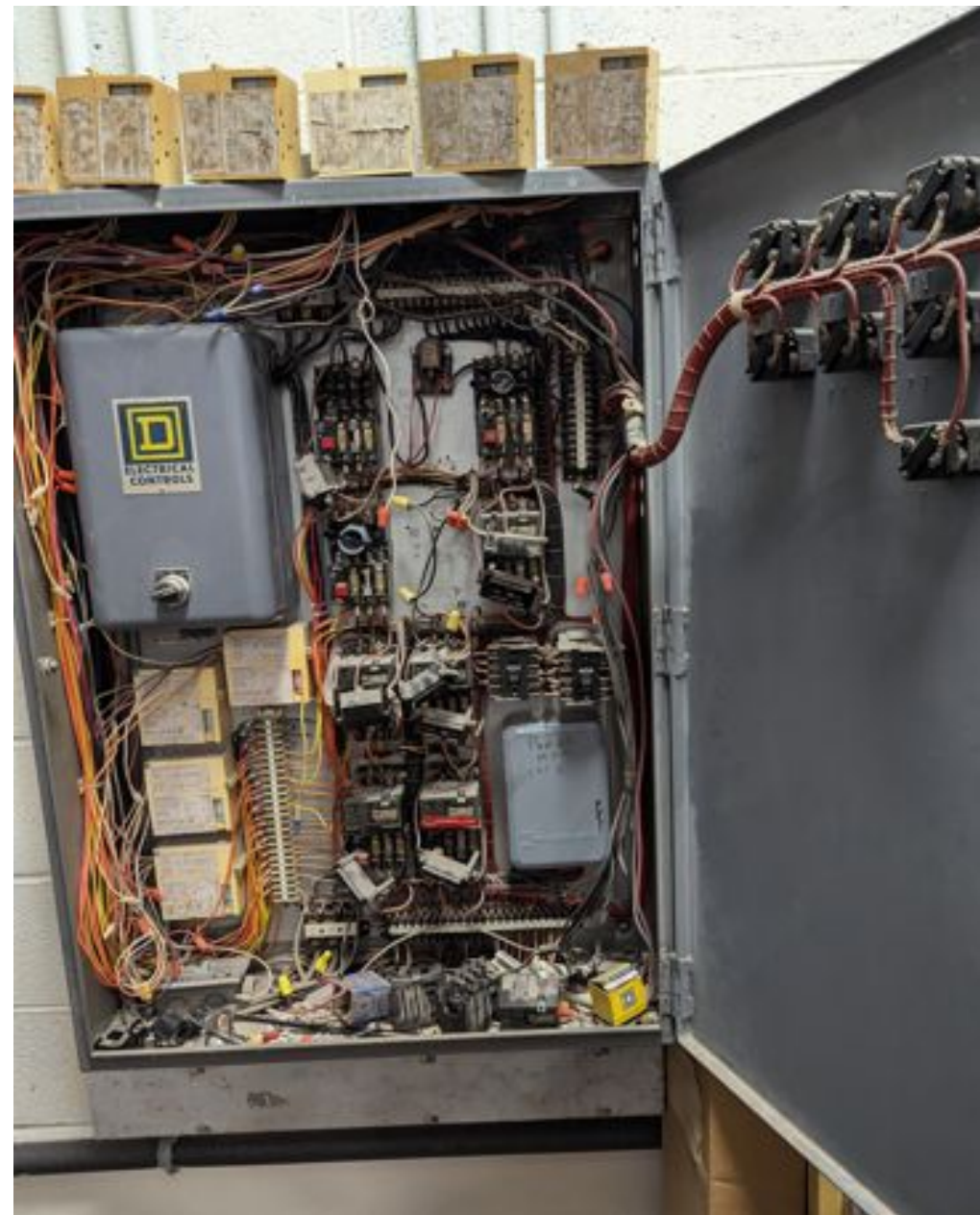
State Aid: \$221,000 (34%)

Need: Short Term (1-2 years)

Start: 7/28

End: 8/28

- Service equipment controls power to half of the building & original to structure circa 1962
- Panel is barely functional, could result in partial power loss to school & internet district-wide
- Parts & repairs are becoming more challenging to secure for maintenance
- Lack of reliable system presents a safety & security hazards
- Requested by Facilities & Architect/Engineer



RMS

REPLACE EXISTING FIRE ALARM SYSTEM

Priority 1

Facilities

Cost: \$783,647

State Aid: \$266,440 (34%)

Need: Medium Term (3-5 years)

Start: 7/28

End: 8/28

- Existing fire alarm systems are antiquated and more challenging to maintain
- Repairs are more challenging due to age of equipment, & costly in annual operating budget
- Integration into IT systems and monitoring are becoming more difficult due to age
- Safety & security matter
- Requested by Facilities & Architect/Engineer



RMS

ROOF REPLACEMENT - FRONT GYM & 400 WING

Priority 1

Infrastructure/Maintenance

Cost: \$625,000

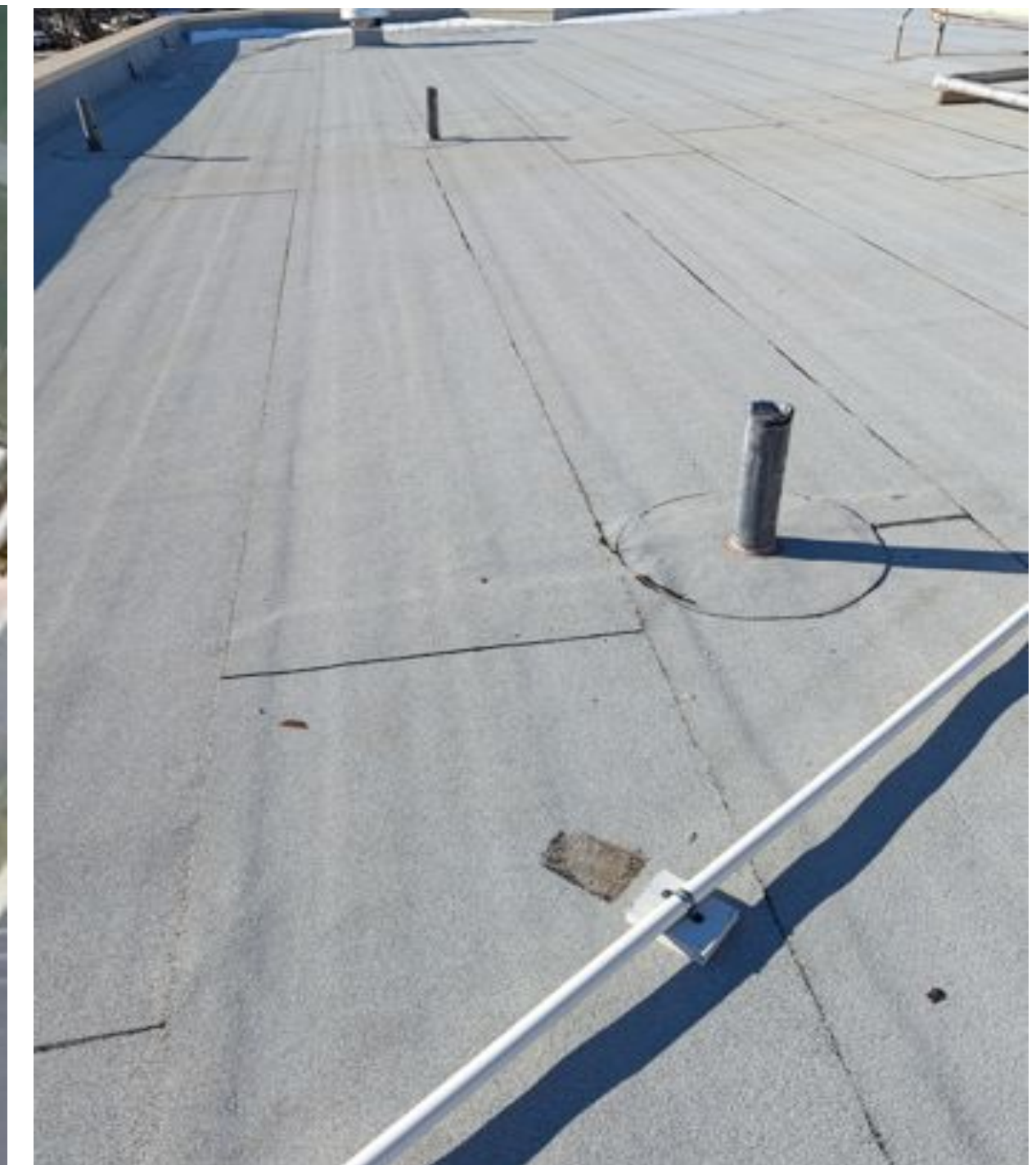
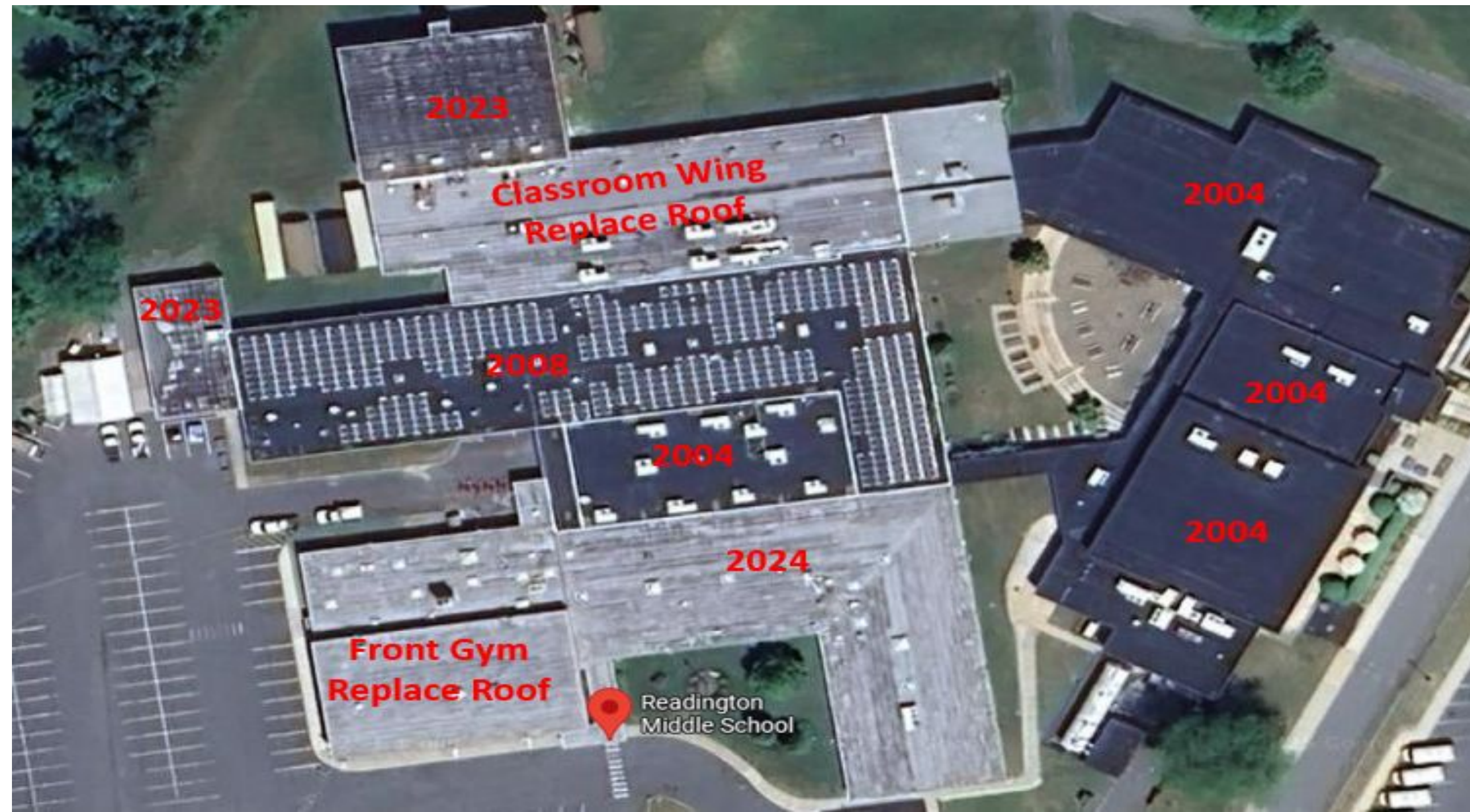
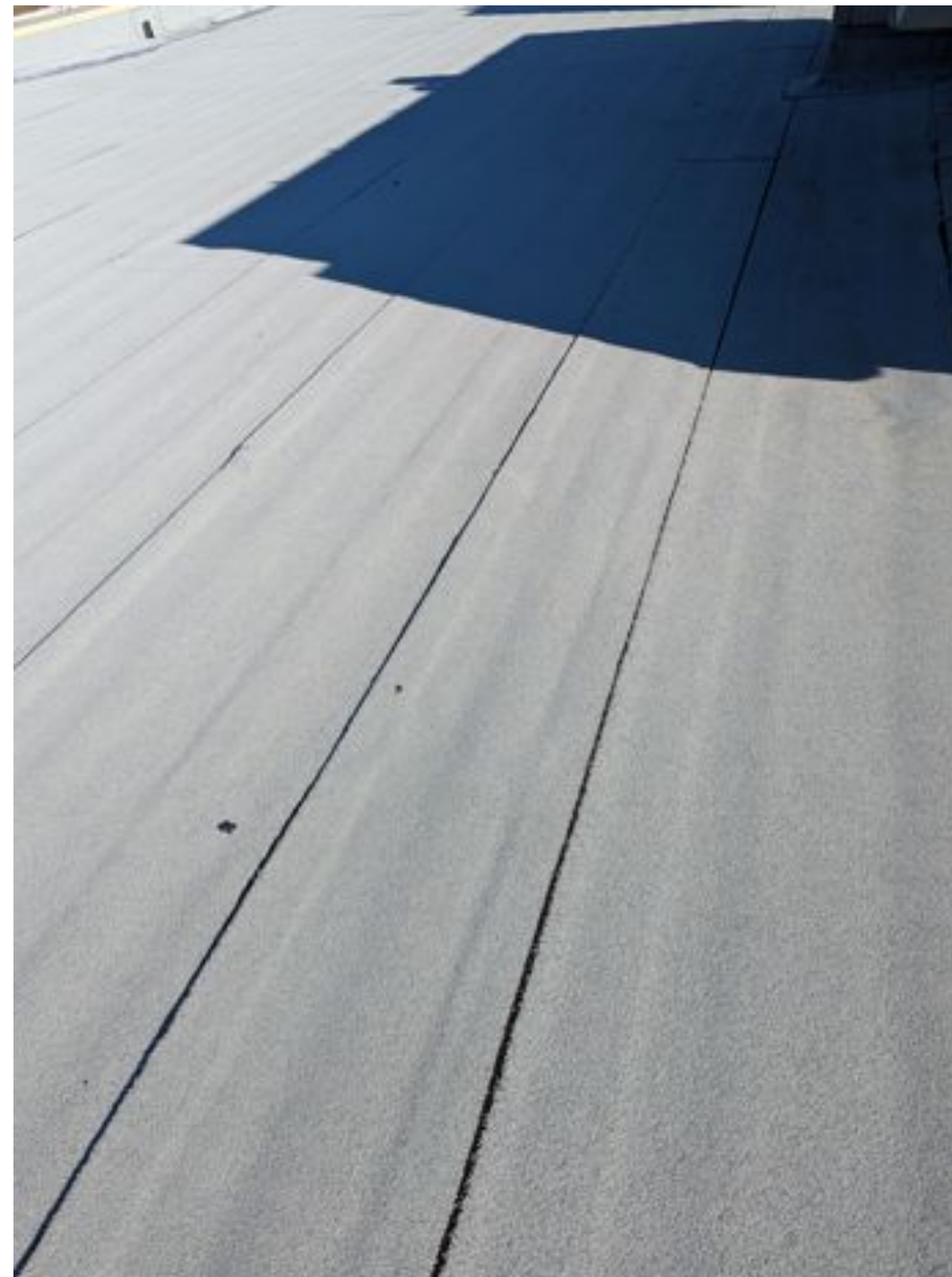
State Aid: \$212,500 (34%)

Need: Medium Term (3-5 years)

Start: 7/29

End: 8/29

- Existing shingle roof is out of warranty, would be replaced with newer shingles
- Existing roof has minor leaks and causes damage to flooring requiring repairs/replacement
- Repairs are more challenging due to the age of the roof, and leaks pose air quality issues
- Requested by Facilities & Architect/Engineer



RMS

REPLACE EXISTING BOILERS AT NEW WING

Priority 1

Infrastructure/Maintenance

Cost: \$877,500

State Aid: \$298,350 (34%)

Need: Long Term (6+ years)

Start: 7/28

End: 8/28

- Existing equipment from 2004 is nearing end of useful life & significantly aged
- Health & wellness of classroom environments impacted with failures, repairs are frequent
- Lack of healthy atmosphere shall disrupt the student learning environment
- Requested by Principals, Administration, Facilities & Staff



RMS

REPLACE HVAC, UNIT VENTILATORS, AIRDALES, ROOF TOP UNITS (VARIOUS AREAS)

Priority 1

Infrastructure/Maintenance

Cost: \$3,316,000

State Aid: \$1,127,440 (34%)

Need: Medium Term (3-5 years)

Start: 7/28

End: 8/28

- Existing equipment is nearing end of useful life and significantly aged with regular repairs
- Health & wellness of classroom environments would impacted with failures, disrupt learning
- Encompasses units in most of the building involving equipment 20+ years in age
- Requested by Principals, Administration & Staff



RMS

INTEGRATED BUILDING MANAGEMENT SYSTEM

Priority 1

Facilities

Cost: \$1,573,000

State Aid: \$534,820 (34%)

Need: Long Term (6+ years)

Start: 7/27

End: 8/27

- Equipment is original to building, and difficult to repair or troubleshoot with new technology
- Critical for HVAC functionality and optimization, & integrate key into new HVAC when replace
- Supports air quality and classroom environments for learning
- Software is becoming unsupported due to age by Microsoft, and as internet-based, security issue
- Requested by Facilities & Architect/Engineer



RMS

REPAVE AT SCHOOL

Priority 1

Infrastructure/Maintenance

Cost: \$768,300

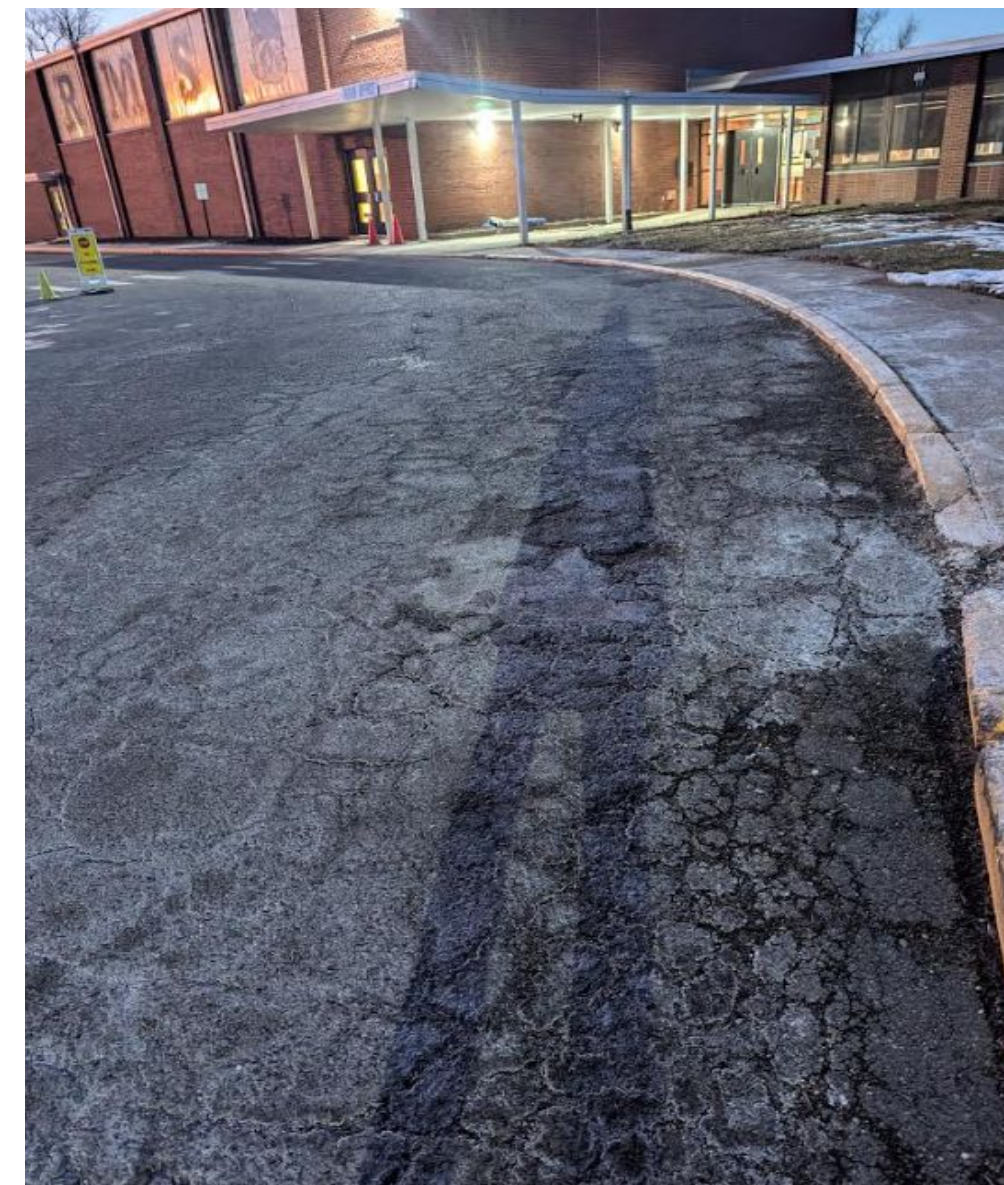
State Aid: \$0 (0%)

Need: Short Term (1-2 Years)

Start: 7/27

End: 8/27

- Most of upper lot have major cracks or are nearing failure / turning to gravel entirely
- Resurfacing or filling is not an option due to length of crack, weathering
- If not repaved including base structure, then shall become a safety concern in next 5-6 years
- Parking is inadequate, so new additional parking spots would be embedded in design
- Project shall include repaving playground areas and path around building for security & safety
- Requested by Principals, Staff, Facilities & Architect/Engineer



RMS

REPLACE EXISTING PA SYSTEM

Priority 2

Facilities

Cost: 1,800,000

State Aid: \$612,000 (34%)

Need: Short Term (1-2 years)

Start: 7/27

End: 8/27

- Existing system is decades old, presenting challenges to integrate into IT infrastructure
- Parts & repairs are becoming more challenging to secure for maintenance, some speakers do not work
- Lack of reliable system presents a safety & security hazards and lacks sound to certain areas
- Requested by Resource Officers, Principals, Facilities, IT & Architect/Engineer



RMS

REKEY LOCKSETS - INTERIOR AND EXTERIOR DOORS

Priority 2

Infrastructure/Maintenance

Cost \$100,000

State Aid: \$0 (0%)

Need: Long Term (6+ years)

Start: 7/27

End: 8/27

- Replacement of existing locksets with master keys due to age and consolidation of keys
- New locksets would eliminate old security protocols, establish new modern protocols
- Shall enhance safety and security for first responders and custodial/maintenance personnel
- Requested by Principals & Facilities



RMS

INSTALL NEW EMERGENCY BACKUP GENERATOR

Priority 1

Facilities

Cost: \$644,800

State Aid: \$219,232 (34%)

Need: Long Term (6+ years)

Start: 7/28

End: 8/28

- Frequent loss of power to district school buildings, resulting in early dismissal or cancellation
- Impacts student learning such as relocation of students, no water for bathrooms & lunch
- Can cause damage to equipment and machinery, and unnecessary safety risks to staff/students
- Requested by Administration & Architect/Engineer



Education

&

Student Centered

Projects

RMS

RENOVATE RECESS FIELDS

Priority 1

Student Experience

Cost: \$325,000

State Aid: \$0 (0%)

Need: Long Term (6+ years)

Start: 7/27

End: 8/27

- Recess fields have not undergone a significant renovation in decades
- Heavily utilized by school district, Township (recreation), and outside groups
- Would directly benefit students for the long-term for fitness and wellness
- Could include pickleball & basketball courts, gaga pit, and other aspects community to use for free outside of school hours and weekends
- Requested by Principals & Staff



RMS

NEW ATHLETIC TRACK

Priority 1

Student Experience

Cost: \$837,720

State Aid: \$0 (0%)

Need: Long Term (6+ years)

Start: 7/27

End: 8/27

- Existing track is gravel and utilized frequently by large RMS sports teams (100+ students) and local residents. Renovation would allow for track meets to be held in district
- Upkeep of gravel and holes from weather require frequent maintenance, cause tripping hazards
- This would be for track only, not turf field and would benefit track meets and community
- Requested by Principals, Administration, Facilities & Staff



RMS

RENOVATE MEDIA CENTER (No. 13)

Priority 2

Student Experience

Cost: \$350,000

State Aid: \$0 (0%)

Need: Long Term (6+ years)

Start: 7/27

End: 8/27

- Media center/library are significantly aged with no exterior light and unwelcoming atmosphere
- Does not meet the needs of a 21st century learning environment or technology
- Encompasses a large portion of the building which could be utilized better for students/staff
- Requested by Principals, Administration & Staff



RMS

NEW WINDOW TREATMENTS

Priority 2

Facilities

Cost \$400,000

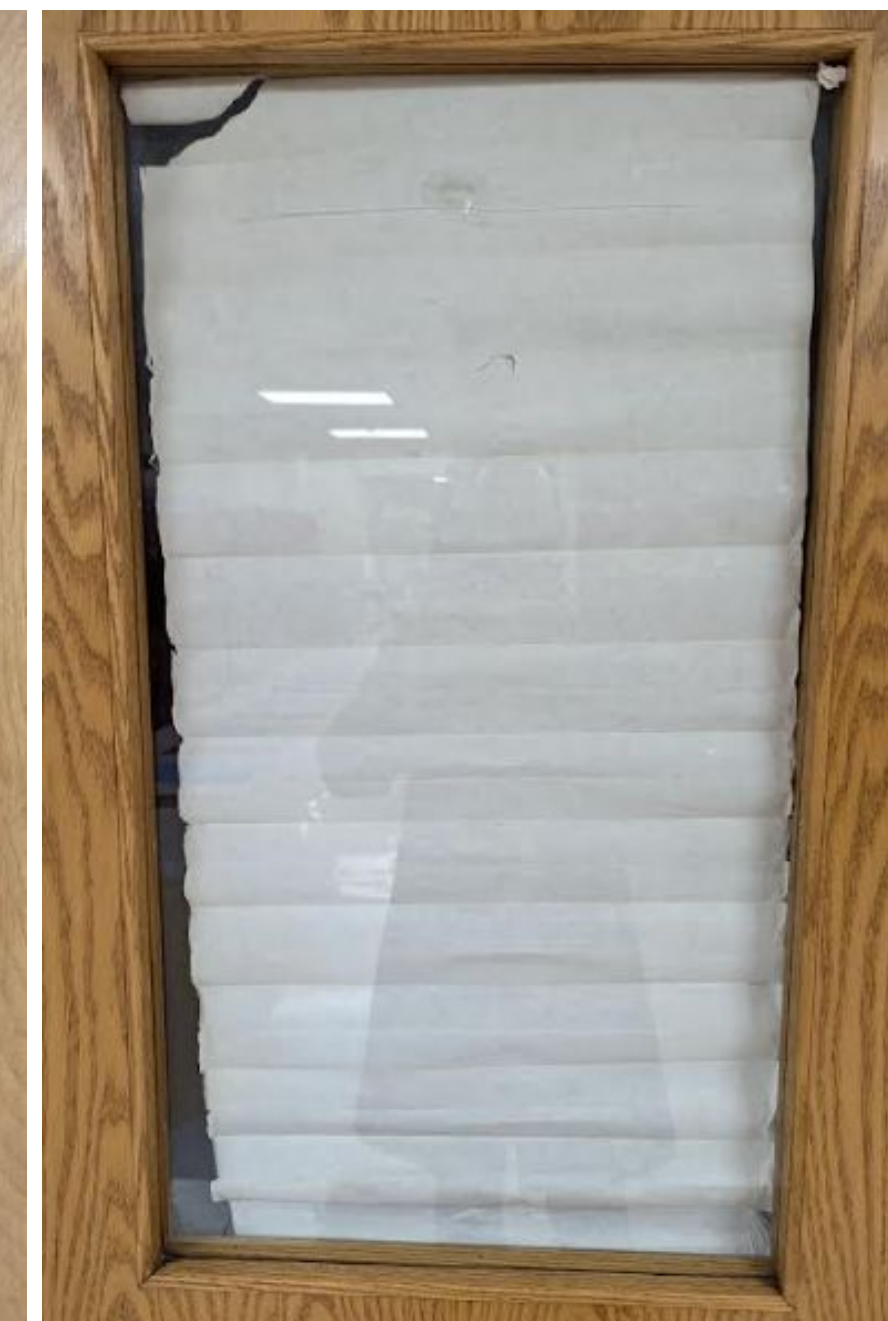
State Aid: \$0 (0%)

Need: Long Term (6+ years)

Start: 7/26

End: 8/26

- Window treatments are older style and showing age, with some metal blinds bent
- Cost reflects replacing all in building, & blinds are required for security measures
- Interior window blinds can be replaced for fraction of costs compared to external blinds
- Requested by Principal, Staff & Facilities



RMS

NEW FURNITURE AT INSTRUCTIONAL SPACES

Priority 2

Student Experience

Cost: \$500,000

State Aid: \$170,000 (34%)

Need: Long Term (6+ years)

Start: 7/26

End: 8/26

- Existing furniture is original to building or significantly aged
- Furniture in middle school has more wear and tear than elementary furniture
- New furniture would be beneficial to both staff and students
- Requested by Principals & Staff



HOLLAND BROOK SCHOOL

Built in 1999

Total Referendum Proposal of \$6,527,481

Infrastructure

&

Maintenance

Facilities Projects

HBS

REPLACE EXISTING FIRE ALARM SYSTEM

Priority 1

Facilities

Cost: \$708,552

State Aid: \$240,908 (34%)

Need: Medium Term (3-5 years)

Start: 7/27

End: 8/27

- Existing fire alarm systems are antiquated and more challenging to maintain
- Repairs are more challenging due to age of equipment
- Integration into IT systems and monitoring are becoming more challenging
- Requested by Facilities



HBS

REPLACE 2000 ADDITION ROOF TOP UNITS

Priority 1

Infrastructure/Maintenance

Cost: \$3,705,000

State Aid: \$1,259,700 (34%)

Need: Medium Term (3-5 years)

Start: 7/28

End: 8/28

- HVAC units are 25 years old, nearing end of useful life resulting in failures
- Parts & repairs are becoming more challenging due to nature and age of equipment
- Lack of adequate heat & A/C worsens classroom environment, impacting learning & air quality
- Requested by Facilities, Staff & Architect/Engineer



HBS

INTEGRATED BUILDING MANAGEMENT SYSTEM

Priority 1

Facilities

Cost: \$953,329

State Aid: \$324,132 (34%)

Need: Long Term (6+ years)

Start: 7/27

End: 8/27

- Equipment is original to building, and difficult to repair or troubleshoot with new technology
- Critical for HVAC functionality and optimization, & integrate key into new HVAC when replace
- Supports air quality and classroom environments for learning
- Software is becoming unsupported due to age by Microsoft, and as internet-based, security issue
- Requested by Facilities & Architect/Engineer



A screenshot of the pxGraphic Integrated Building Management System (IBS) interface. The interface is titled "Holland Brook School Main" and shows a dashboard with various controls and information. The dashboard includes a "Welcome" message, a "11 Active Alarms" notification, a "Global Schedules" calendar icon, and a "User Dashboard" icon. The main content area displays a large image of the school building. The interface is designed for monitoring and controlling the building's HVAC system.



HBS

REPAVE PLAYGROUND AREAS

Priority 1

Infrastructure/Maintenance

Cost: \$136,500

State Aid: \$0 (0%)

Need: Long Term (6+ years)

Start: 7/27

End: 8/27

- Blacktop areas (basketball, etc.) have major cracks, worsening every year with weeds growing
- Resurfacing or filling lasts only a few months
- If not repaved including base structure, then shall become a safety concern long-term
- Requested by Principals, Facilities, Staff & Parents



HBS

REKEY LOCKSETS - INTERIOR AND EXTERIOR DOORS

Priority 2

Infrastructure/Maintenance

Cost \$100,000

State Aid: \$0 (0%)

Need: Long Term (6+ years)

Start: 7/27

End: 8/27

- Replacement of existing locksets with master keys for consolidation of keys
- New locksets would eliminate old security protocols, establish new modern protocols
- Shall enhance safety and security for first responders and custodial/maintenance personnel
- Requested by Principals & Facilities



HBS

INSTALL NEW EMERGENCY BACKUP GENERATOR

Priority 1

Facilities

Cost: \$483,600

State Aid: \$164,424 (34%)

Need: Long Term (6+ years)

Start: 7/28

End: 8/28

- Frequent loss of power to district school buildings, resulting in early dismissal or cancellation
- Impacts student learning such as relocation of students, no water for bathrooms & lunch
- Can cause damage to equipment and machinery, and unnecessary safety risks to staff/students
- Requested by Administration & Architect/Engineer



Education

&

Student Centered

Projects

HBS

REPLACE INTERACTIVE WHITEBOARDS IN CLASSROOMS

Priority 1

Student Experience

Cost: \$240,500

State Aid: \$0 (0%)

Need: Medium Term (3-5 years)

Start: 7/26

End: 8/26

- Projector and interactive hardware failing, past end of manufacturer support
- Security vulnerabilities increase as devices and software no longer supported
- Projection only function can be maintained, but shall impact teacher instruction
- Requested by Principals, Faculty, IT & Architect/Engineer



HBS

PROVIDE LIFE SKILLS SUITE

Priority 2

Student Experience

Cost: \$100,000

State Aid: \$0 (0%)

Need: Long Term (6+ years)

Start: 7/27

End: 8/27

- Life skills class uses teachers lounge currently for all kitchen activities when not occupied
- Equipment in classroom is not conducive to curriculum needs, and could be enhanced
- Existing life skills facilities in HBS are not as robust as RMS for student education purposes
- Requested by Administration



HBS

RENOVATE MEDIA CENTER

Priority 2

Student Experience

Cost: \$100,000

State Aid: \$0 (0%)

Need: Long Term (6+ years)

Start: 7/27

End: 8/27

- Library design is original to building, carpet needs replacing, although skylight is new
- Cost reflects complete overhaul of space, but a simple renovation of flooring, new paint and furniture/equipment could freshen space for a fraction of cost
- Requested by Principal, Staff & Administration



**THREE
BRIDGES
SCHOOL**

Built in 1950

Total Referendum Proposal of \$8,981,545

Infrastructure

&

Maintenance

Facilities Projects

TBS

REPLACE EXISTING FIRE ALARM SYSTEM

Priority 1

Facilities

Cost: \$479,193

State Aid: \$162,926 (34%)

Need: Medium Term (3-5 years)

Start: 7/28

End: 8/28

- Existing fire alarm systems are antiquated and more challenging to maintain
- Repairs are more challenging due to age of equipment, & costly in annual operating budget
- Integration into IT systems and monitoring are becoming more challenging
- Requested by Facilities & Architect/Engineer



TBS

ROOF REPLACEMENT - GYM & CLASSROOMS

Priority 1

Infrastructure/Maintenance

Cost: \$518,700

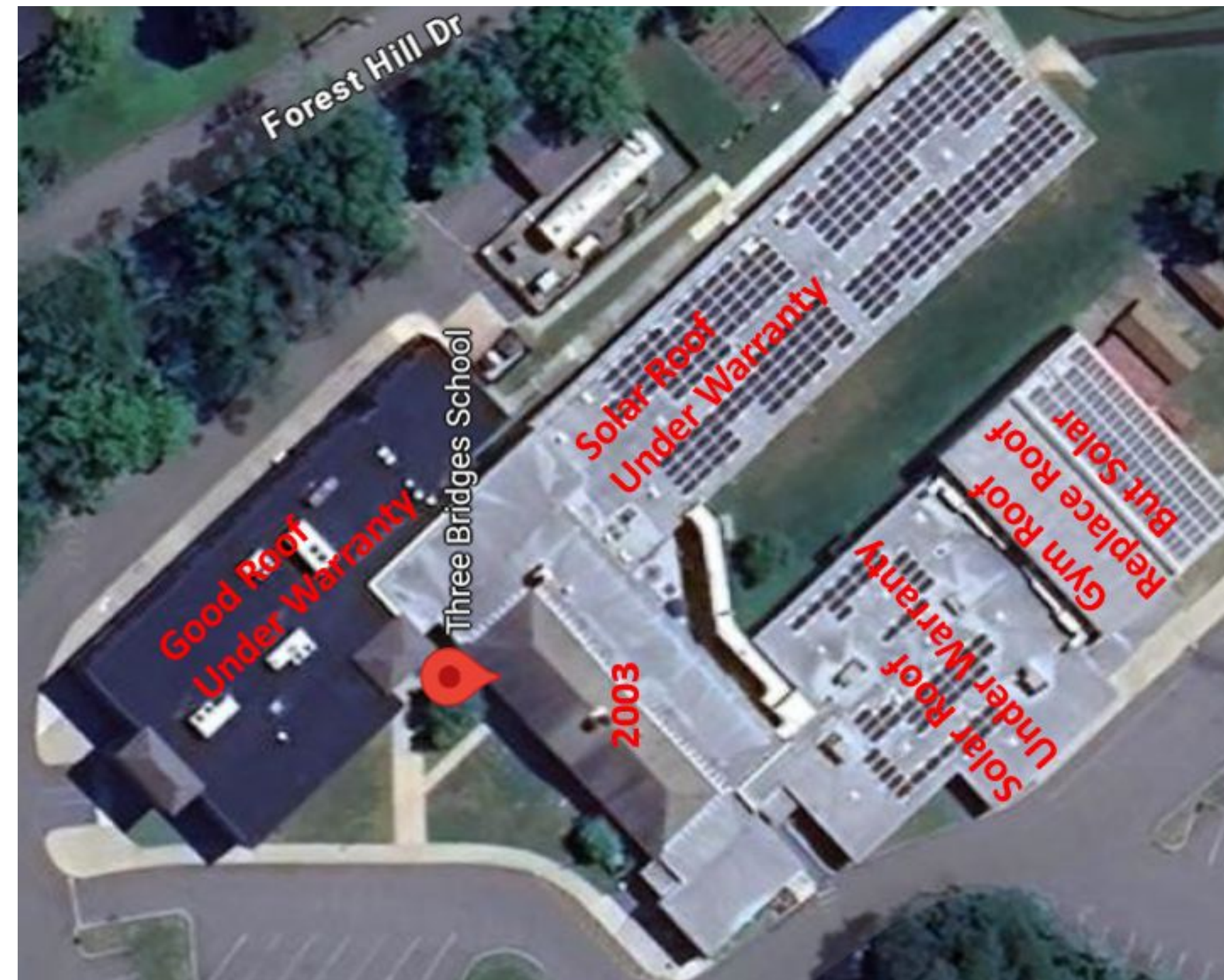
State Aid: \$176,358 (34%)

Need: Medium Term (3-5 years)

Start: 7/27

End: 8/27

- Roof of gymnasium leaks due to poor design
- Shingled classroom roof from 2003 would be replaced with newer shingles & built-up roof
- Repairs are more challenging due to the age of the roof, and leaks pose air quality issues
- Requested by Principals, Staff, Facilities & Architect/Engineer



TBS

REPLACE HVAC, UNIT VENTILATORS, AIRDALES, ROOF TOP UNITS (VARIOUS AREAS)

Priority 1

Infrastructure/Maintenance

Cost: \$2,678,000

State Aid: \$910,520 (34%)

Need: Long Term (6+ years)

Start: 7/27

End: 8/27

- HVAC units (20+ years old) & Airdales (15+ years old) nearing end of useful life, failures occur
- Parts & repairs are becoming more challenging due to nature and age of equipment
- Lack of adequate heat & A/C worsens classroom environment, impacting learning & air quality
- Requested by Facilities, Staff & Architect/Engineer



TBS

INTEGRATED BUILDING MANAGEMENT SYSTEM

Priority 1

Facilities

Cost: \$798,655

State Aid: \$271,543 (34%)

Need: Long Term (6+ years)

Start: 7/28

End: 8/28

- Equipment is original to building, and difficult to repair or troubleshoot with new technology
- Critical for HVAC functionality and optimization, & integrate key into new HVAC when replace
- Supports air quality and classroom environments for learning
- Software is becoming unsupported due to age by Microsoft, and as internet-based, security issue
- Requested by Facilities & Architect/Engineer



TBS

REPAVE AT SCHOOL

Priority 1

Infrastructure/Maintenance

Cost: \$276,000

State Aid: \$0 (0%)

Need: Medium Term (3-5 years)

Start: 7/27

End: 8/27

- Student drop-off/pick-up area have major cracks, or are starting to turn to gravel entirely
- Resurfacing or filling is not an option due to length of crack, weathering including playground
- If not repaved including base structure, then shall become a safety concern long-term
- Repaving design would include more parking spaces and other enhancements for safety
- Requested by Facilities & Architect/Engineer



TBS

REPLACE EXISTING EXTERIOR DOORS

Priority 1

Infrastructure/Maintenance

Cost: \$169,000

State Aid: \$57,460 (34%)

Need: Short Term (1-2 years)

Start: 7/26

End: 8/26

- Replace existing single and double doors (approx. 16 doors)
- Some doors do not close automatically causing a security issue
- Most doors have an air gap which is not energy efficient
- Requested by Principals, Facilities, & Architect/Engineer



TBS

REPLACE CORRIDOR DOORS (Various)

Priority 2

Infrastructure/Maintenance

Cost: \$110,000

State Aid: \$0 (0%)

Need: Short Term (1-2 years)

Start: 7/27

End: 8/27

- Replace existing wood corridor doors and hardware
- Older wood doors are showing aging along with functionality issues
- New door hardware in entire building would be replaced with new security protocols
- Requested by Principals, Facilities, & Architect/Engineer



TBS

REPLACE WINDOWS IN OLD WING

Priority 1

Infrastructure/Maintenance

Cost: \$1,274,000

State Aid: \$433,160 (34%)

Need: Medium Term (3-5 years)

Start: 7/27

End: 8/27

- Windows have leaks and cracks letting drafts into classroom & water penetration
- Maintenance is becoming challenging due to age of windows
- Air quality issue could occur if not replaced long-term
- Requested by Principals, Administration, Facilities & Architect/Engineer



TBS

NEW WINDOW TREATMENTS

Priority 1

Infrastructure/Maintenance

Cost: \$400,000

State Aid: \$0 (0%)

Need: Short Term (1-2 years)

Start: 7/26

End: 8/26

- Window treatments are older style and showing age, cost reflects replacing all in building
- Interior windows for safety and security could be replaced for fraction of costs
- With new windows being installed, new window treatments would be required
- Requested by Principals, Staff & Facilities



TBS

RENOVATE TOILETS - GRADE 1

Priority 1

Facilities

Cost: \$585,000

State Aid: \$198,900 (34%)

Need: Short Term (1-2 years)

Start: 7/27

End: 8/27

- Renovation of gang toilet rooms in Grade 1 corridor
- Toilets are utilized by special needs and Grade 1 students
- Toilets are aged and outdated
- Requested by Principals, Administration & Architect/Engineer



TBS

INSTALL OUTDOOR EXTERIOR LIGHTING

Priority 2

Facilities

Cost: \$135,000

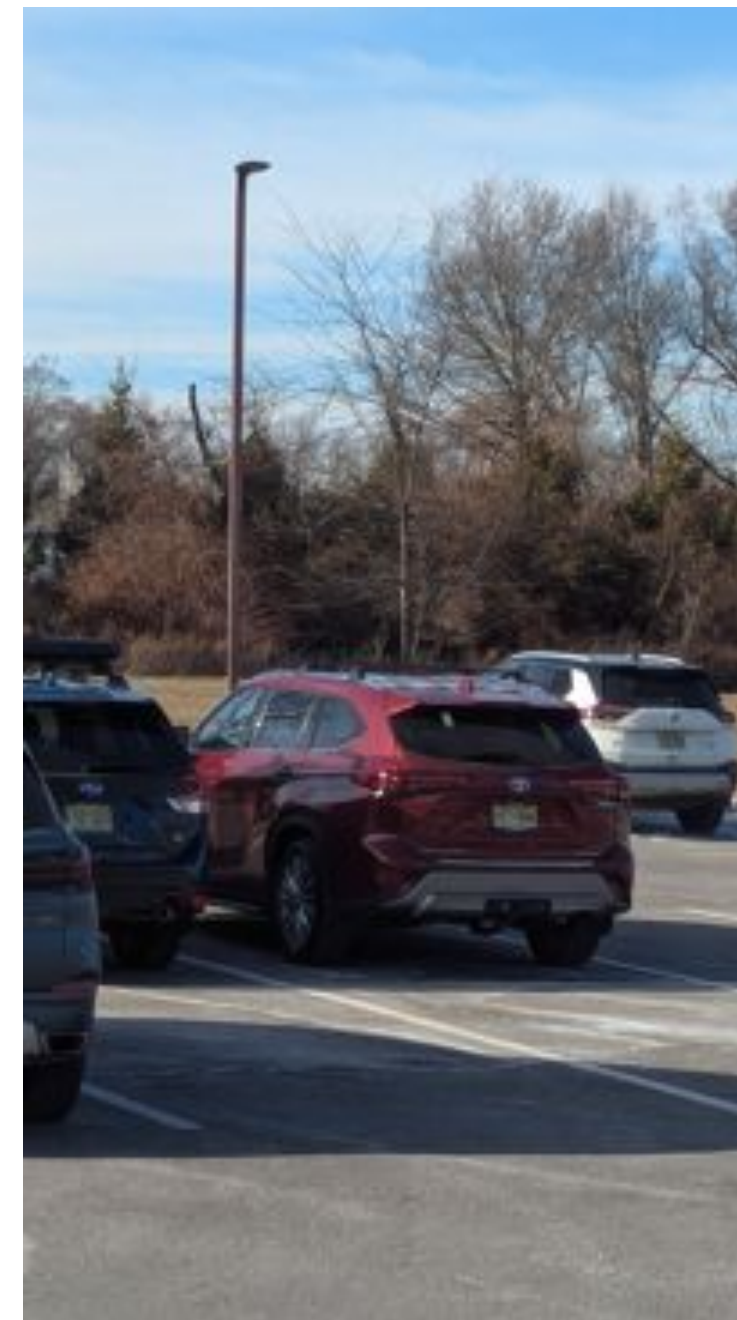
State Aid: \$0 (0%)

Need: Medium Term (3-5 years)

Start: 7/27

End: 8/27

- Provide lighting at building exterior/parking areas as none currently exists, safety issue
- Additional lighting need for security and outdoor evening events
- Flood lights could be installed for lower cost on exterior of building with less coverage
- Requested by Principals, Facilities, & parents



TBS

INSTALL NEW EMERGENCY BACKUP GENERATOR

Priority 1

Facilities

Cost: \$644,800

State Aid: \$219,232 (34%)

Need: Long Term (6+ years)

Start: 7/28

End: 8/28

- Frequent loss of power to district school buildings, resulting in early dismissal or cancellation
- Impacts student learning such as relocation of students
- Can cause damage to equipment and machinery, and unnecessary safety risks to staff/students
- Requested by Administration & Architect/Engineer



Education

&

Student Centered

Projects

TBS

REPLACE INTERACTIVE WHITEBOARDS IN CLASSROOMS

Priority 1

Student Experience

Cost: \$181,397

State Aid: \$0 (0%)

Need: Medium Term (3-5 years)

Start: 7/26

End: 8/26

- Projector and interactive hardware failing, end of manufacturer support
- Security vulnerabilities increase as devices and software no longer supported
- Projection only function can be maintained, but shall impact teacher instruction
- Requested by Principals, Facilities, IT & Architect/Engineer



TBS

NEW SPECIAL NEEDS PLAYGROUND

Priority 1

Student Experience

Cost: \$631,800

State Aid: \$0 (0%)

Need: Medium Term (3-5 years)

Start: 7/27

End: 8/27

- New Playground (Sensory/special ed equipment, swings, misting machines, seesaws, tree climbing wall, musical equipment, one shaded area with canopy, etc.), along with paths
- Existing equipment is starting to fail, with entire pieces being removed due to wear and tear
- Over 300 children use playground equipment daily, in addition to local community members
- Requested by Principals, Facilities, Staff & Parents



TBS

CUBBIES IN FIRST GRADE + PRE K CLASSROOMS

Priority 1

Student Experience

Cost: \$100,000

State Aid: \$0 (0%)

Need: Short Term (1-2 years)

Start: 7/26

End: 8/26

- Replace existing student storage cubbies (10 classrooms)
- Current cubbies are outdated and becoming nonfunctional for storage including backpacks
- New cubbies would provide a better classroom appearance and provide better storage
- Requested by Principals & Staff



WHITEHOUSE SCHOOL

Built in 1916

Total Referendum Proposal of \$8,987,124

Infrastructure

&

Maintenance

Facilities Projects

WHS

REPLACE EXISTING FIRE ALARM SYSTEM

Priority 1

Facilities

Cost: \$571,998

State Aid: \$194,479 (34%)

Need: Medium Term (3-5 years)

Start: 7/28

End: 8/28

- Existing fire alarm systems are antiquated and more challenging to maintain
- Repairs are more challenging due to age of equipment
- Integration into IT systems and monitoring are becoming more challenging
- Requested by Facilities & Architect/Engineer



WHS

REPLACE INTERIOR FIRE DOORS

Priority 1

Infrastructure/Maintenance

Cost: \$26,000

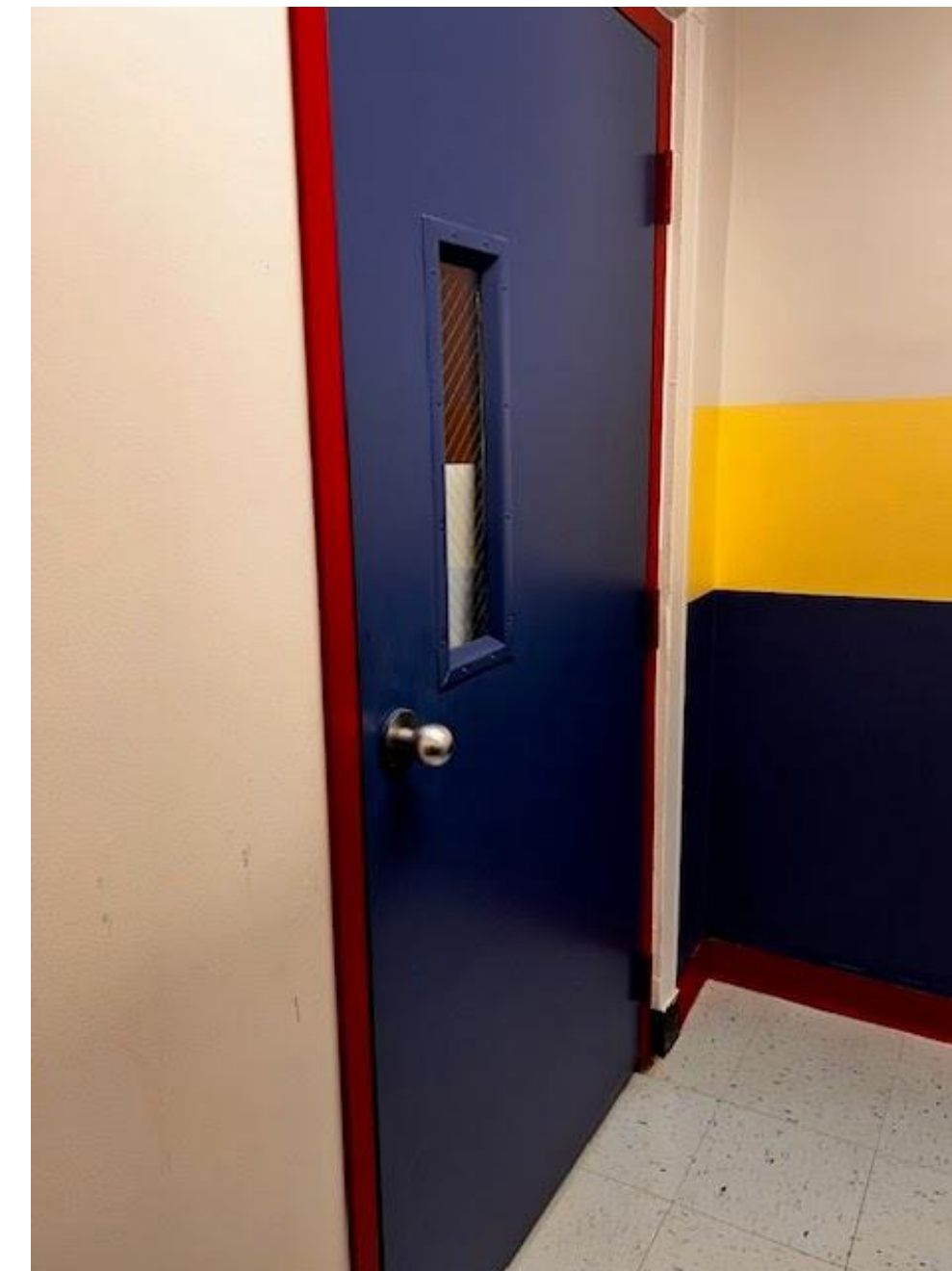
State Aid: \$0 (0%)

Need: Short Term (1-2 years)

Start: 7/27

End: 8/27

- Older doors need upgraded to provide a better fire rating (2 doors)
- Shall enhance safety as new doors better prevent fire spreading to other parts of building
- Requested by Facilities & Architect/Engineer



WHS

REPLACE ROOF OVER GYM, CLASSROOMS, MEDIA CENTER (VARIOUS)

Priority 1

Infrastructure/Maintenance

Cost: \$1,569,100

State Aid: \$533,494 (34%)

Need: Medium Term (3-5 years)

Start: 7/27

End: 8/27

- Shingled roof would be replaced with newer shingles, built-up roof
- Existing roof has leaks and causes damage to flooring requiring repairs/replacement
- Repairs are more challenging due to the age of the roof, and leaks pose air quality issues
- Requested by Facilities & Architect/Engineer



WHS

REPLACE HVAC, UNIT VENTILATORS, AIRDALES, ROOF TOP UNITS (VARIOUS AREAS)

Priority 1

Infrastructure/Maintenance

Cost: \$3,115,500

State Aid: \$1,059,270 (34%)

Need: Short Term (1-2 years)

Start: 7/27

End: 8/27

- Units are 20+ years old, nearing end of useful life resulting in failures
- Parts & repairs are becoming more challenging due to nature and age of equipment
- Lack of adequate heat & A/C worsens classroom environment, impacting learning & air quality
- Requested by Facilities, Staff & Architect/Engineer



WHS

INTEGRATED BUILDING MANAGEMENT SYSTEM

Priority 1

Facilities

Cost: \$953,329

State Aid: \$324,132(34%)

Need: Long Term (6+ years)

Start: 7/28

End: 8/28

- Equipment is original to building, and difficult to repair or troubleshoot with new technology
- Critical for HVAC functionality and optimization, & integrate key into new HVAC when replace
- Supports air quality and classroom environments for learning
- Software is becoming unsupported due to age by Microsoft, and as internet-based, security issue
- Requested by Facilities & Architect/Engineer



WHS

REPAVE PLAYGROUND AREAS

Priority 1

Infrastructure/Maintenance

Cost: \$122,850

State Aid: \$0 (0%)

Need: Long Term (6+ years)

Start: 7/27

End: 8/27

- Blacktop area near the outdoor map have major cracks
- Resurfacing or filling lasts only a few months
- If not repaved including base structure, then shall become a safety concern long-term
- Requested by Principals, Facilities, Staff & Parents



WHS

REPLACE EXISTING EXTERIOR DOORS

Priority 1

Infrastructure/Maintenance

Cost: \$238,000

State Aid: \$80,920 (34%)

Need: Short Term (1-2 years)

Start: 7/26

End: 8/26

- Replace existing single and double doors (approx. 21 doors)
- Some doors do not close automatically causing a security issue
- Most doors have an air gap which is not energy efficient
- Requested by Principals, Facilities, & Architect/Engineer



WHS

REPLACE CORRIDOR DOORS (VARIOUS)

Priority 1

Infrastructure/Maintenance

Cost: 206,050

State Aid: \$0 (0%)

Need: Short Term (1-2 years)

Start: 7/27

End: 8/27

- Replace existing wood corridor doors
- Older wood doors are showing aging along with functionality issues
- New door hardware in entire building would be replaced with new security protocols
- Requested by Principals, Facilities, & Architect/Engineer



WHS

NEW WINDOW TREATMENTS

Priority 2

Infrastructure/Maintenance

Cost: \$400,000

State Aid: \$0 (0%)

Need: Short Term (1-2 years)

Start: 7/26

End: 8/26

- Window treatments are older style and showing age, cost reflects replacing all in building
- Interior windows for safety and security could be replaced for fraction of costs
- Requested by Principals, Staff & Facilities



WHS

UPGRADE PARKING LOT LIGHTS

Priority 1

Infrastructure/Maintenance

Cost: \$135,000

State Aid: \$0 (0%)

Need: Medium Term (3-5 years)

Start: 7/27

End: 8/27

- Provide lighting at building exterior/parking areas as none currently exists, safety issue
- Additional lighting need for security and outdoor evening events
- Flood lights could be installed for lower cost on exterior of building with less coverage
- Requested by Principals, Facilities, & parents



WHS

NEW WALKWAYS / CONCRETE

Priority 1

Facilities

Cost: \$253,500

State Aid: \$0 (0%)

Need: Long Term (6+ years)

Start: 7/27

End: 8/27

- Replace existing paved walkways at building
- Current walkways have major cracks and uneven surfaces, & students walk to school at WHS
- Unnecessary safety risks to staff and students
- Requested by Principals, Facilities, & Architect/Engineer



WHS

INSTALL NEW EMERGENCY BACKUP GENERATOR

Priority 1

Facilities

Cost: \$482,600

State Aid: \$164,084 (34%)

Need: Long Term (6+ years)

Start: 7/28

End: 8/28

- Frequent loss of power to district school buildings, resulting in early dismissal or cancellation
- Impacts student learning such as relocation of students
- Can cause damage to equipment and machinery, and unnecessary safety risks to staff/students
- Requested by Administration & Architect/Engineer



Education

&

Student Centered

Projects

WHS

REPLACE INTERACTIVE WHITEBOARDS IN CLASSROOMS

Priority 1

Student Experience

Cost: \$181,397

State Aid: \$0 (0%)

Need: Medium Term (3-5 years)

Start: 7/26

End: 8/26

- Projector and interactive hardware failing, end of manufacturer support
- Security vulnerabilities increase as devices and software no longer supported
- Projection only function can be maintained, but shall impact teacher instruction
- Requested by Principals, Facilities, IT & Architect/Engineer



WHS

NEW SPECIAL NEEDS PLAYGROUND

Priority 1

Student Experience

Cost: \$631,800

State Aid: \$0 (0%)

Need: Medium Term (3-5 years)

Start: 7/27

End: 8/27

- New Playground (Sensory/special ed equipment, swings, misting machines, seesaws, tree climbing wall, musical equipment, one shaded area with canopy, etc.)
- Existing equipment is starting to fail, with entire pieces being removed due to wear and tear
- Over 300 children use playground equipment daily, in addition to local community members
- Requested by Principals, Facilities, Staff & Parents



WHS

NEW CLASSROOM CUBBIES

Priority 2

Student Experience

Cost: \$100,000

State Aid: \$0 (0%)

Need: Short Term (1-2 years)

Start: 7/26

End: 8/26

- Replace existing student storage cubbies (5 classrooms)
- Current cubbies are outdated and becoming nonfunctional for storage
- New cubbies would provide a better classroom appearance and provide better storage
- Requested by Principals & Staff





What if a Project did not make the Referendum?

Reserves / Surplus / Cafeteria Funds

-> *Asbestos flooring, water heater replacement, gym wall mats, bleacher repairs, water bottle filling stations, performance theatre stage flooring, sound & lighting*

Federal E-Rate Funding (40% Aid Eligible)

-> *Internet wireless access points, network switches*

Grants

-> *2 bathrooms (State grant 40% aid eligible),*

5-Year Long Range Facilities Plan

Tax Impact

Par Amount of Bonds:	\$38,047,000
Bond Term:	20 Years
Bond Structure:	Conforming Maturity
Borrowing Rate:	4.00%

2024 Assessed Valuation:	\$3,337,361,500
Assessed Valuation Growth:	No Growth
2024 Average Home Assessed Valuation:	\$452,059

New Issue Average Tax Impact:

Per \$100 Assessed Value:	\$0.058
For Every \$100,000 of Assessed Value:	\$57.70
Home at \$452,059 (Average Assessment):	\$260.84



Tax Impact

Existing Bonds

- > *Expire 2027*
- > *Cost per average household is \$278 per year, or \$23 per month*

New Bonds

- > *Start 2028*
- > *Cost per average household is \$261 per year, or \$21 per month*

Net Savings to Taxpayers

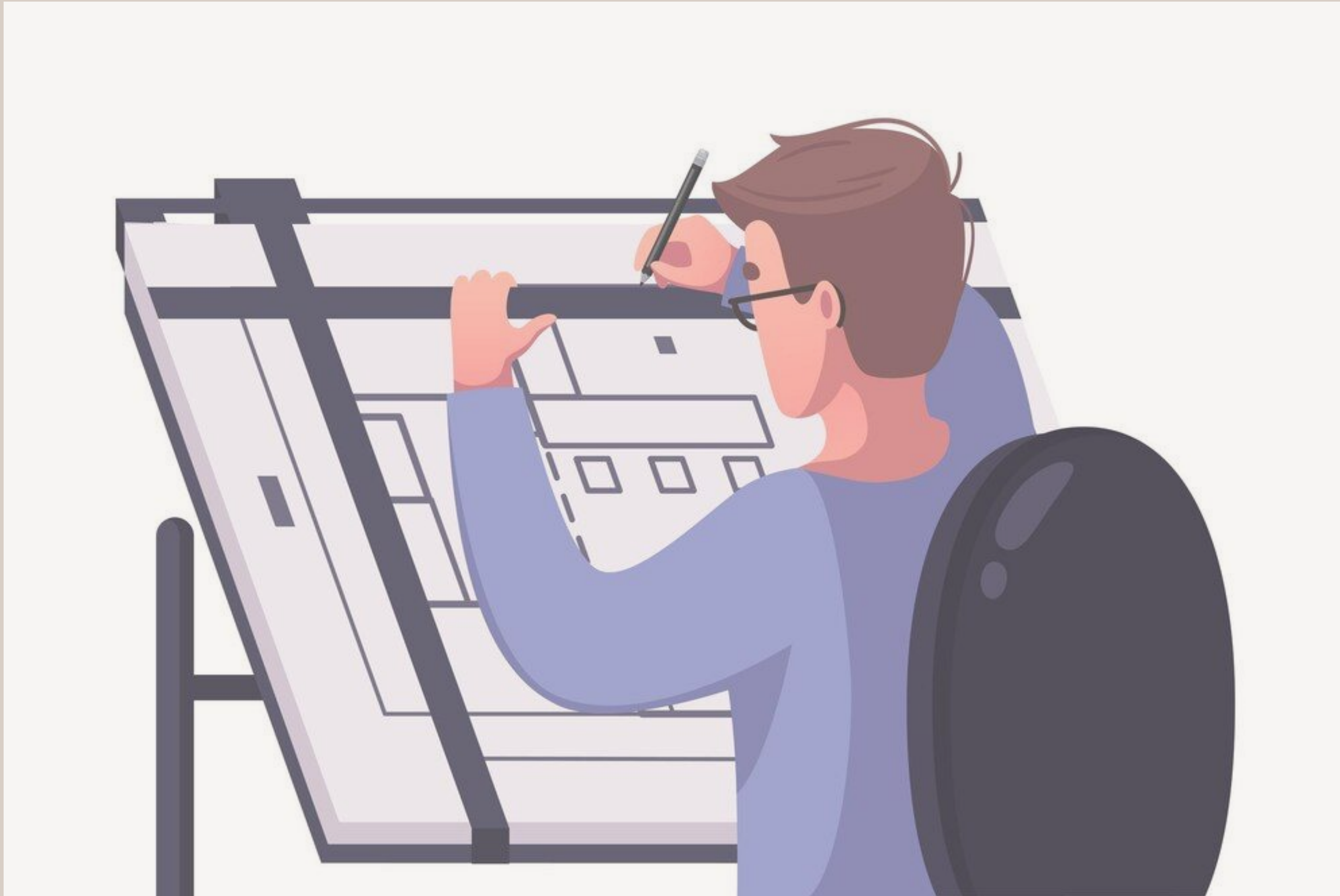
- > *Lowers current taxes \$17 per year on average household*

Next Steps

Board of Education Vote



Architect Paperwork



Public Vote



Financing



Construction



Want to Learn More?

Website:

<https://sites.google.com/readington.k12.nj.us/readingtonreferendum/home>



SCAN ME

Readington Township School District

Bond Referendum Proposal



Thank you for your support in building a brighter future together!

With the district's current debt expiring in January 2027, there is a unique opportunity for Readington Township School District to issue a referendum with a "net zero" tax levy impact to fund necessary infrastructure upgrades and plan for the future 21st century needs of a growing student population, reflective of upcoming new housing developments and preschool expansion for all 3- and 4-year old children in the township boundaries.

We need your help in this ambitious endeavor!

Ways to Contact the District

Website:

<https://sites.google.com/readington.k12.nj.us/readingtonreferendum/home>

Email:

referendum@readington.k12.nj.us or
jbohm@readington.k12.nj.us

Phone:

908-534-2885

Address: Board of Education Office, 52 Readington Rd in Holland Brook School



Q&A

Thank you for your help!

