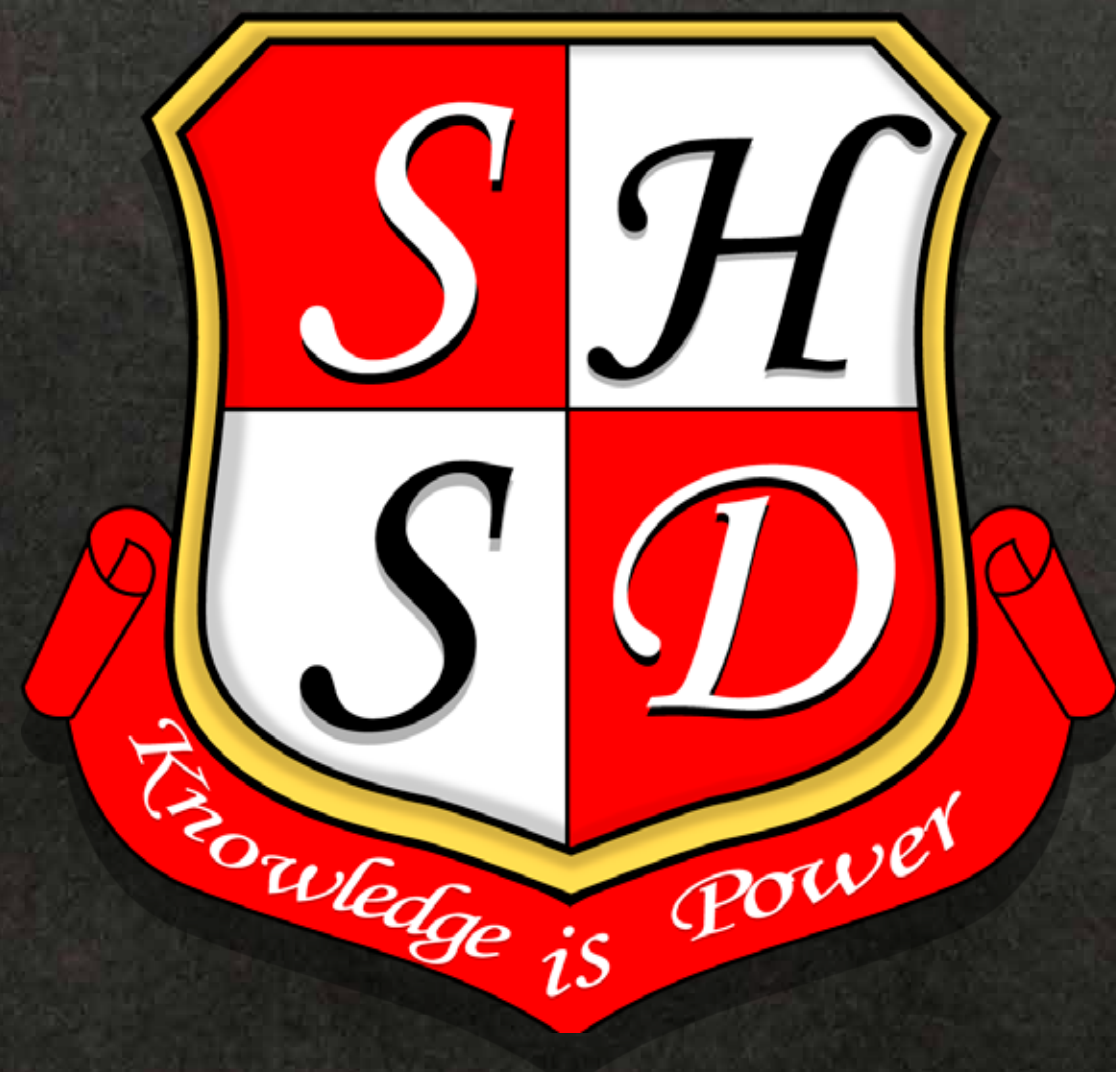


» MARCH 2026 REFERENDUM PUBLIC PRESENTATION

DISTRICT-WIDE FACILITIES
RENOVATION PROGRAM

 SOLUTIONS
ARCHITECTURE
FRANK A. MESSINEO • AIA



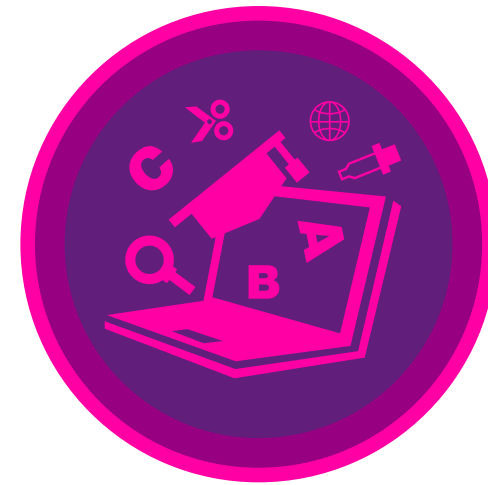
*Upgrading our Facilities to Support our
Educational Programs*



THE DISTRICT LEADERSHIP SOUGHT TO..

- » Work with the Architect, school administration and staff to **IDENTIFY AND PRIORITIZE** needed facility improvements.
- » Consider ways to **IMPROVE** existing school facilities with projects that ensure safe and functional schools.
- » Consider ways to **IMPROVE** the student experiences with projects that directly impact students.
- » Consider ways to make the recommended improvements while taking advantage of **DEBT SERVICE ROLLING OFF**, so that there would be a **NET NEUTRAL TAX IMPACT** for all Somerset Hills Communities.

» REFERENDUM PRIORITIES



ENHANCED LEARNING ENVIRONMENTS

- » Educational programs drive the need to update facilities that support the academic, social, emotional, wellness and creative opportunities available to them.



STUDENT & STAFF SAFETY

- » It is crucial to ensure that our schools have physical security systems to protect our students & staff.



KEEP UP-TO-DATE WITH OPERATIONS

- » So much of what keeps school facilities running smoothly is the condition of the systems and infrastructure “behind the scenes.” The roofing, windows, heating systems, tech network, and much more are at the core of keeping a building running. Although they go unnoticed in day to day use, it is crucial to keep these systems in good condition.

» WHAT WE ARE PROPOSING



The Somerset Hills School District is requesting funding for a District-wide facilities renovation program to include **EDUCATIONAL CLASSROOM RENOVATION PROJECTS AS WELL AS CAPITAL RENOVATION PROJECTS AND SECURITY UPGRADES** via a Referendum Vote on March 10th, 2026.

» WHY NOW?



- » In spite of the 2% tax levy cap, the Board of Education and Administration have successfully addressed many facility needs within the operating budget.
- » We are dealing with aging schools:
(AVG. AGE = 59 YEARS OLD)
- » SHSD facilities have original roofing systems, doors, and other infrastructure items that have reached the end of their life expectancy.

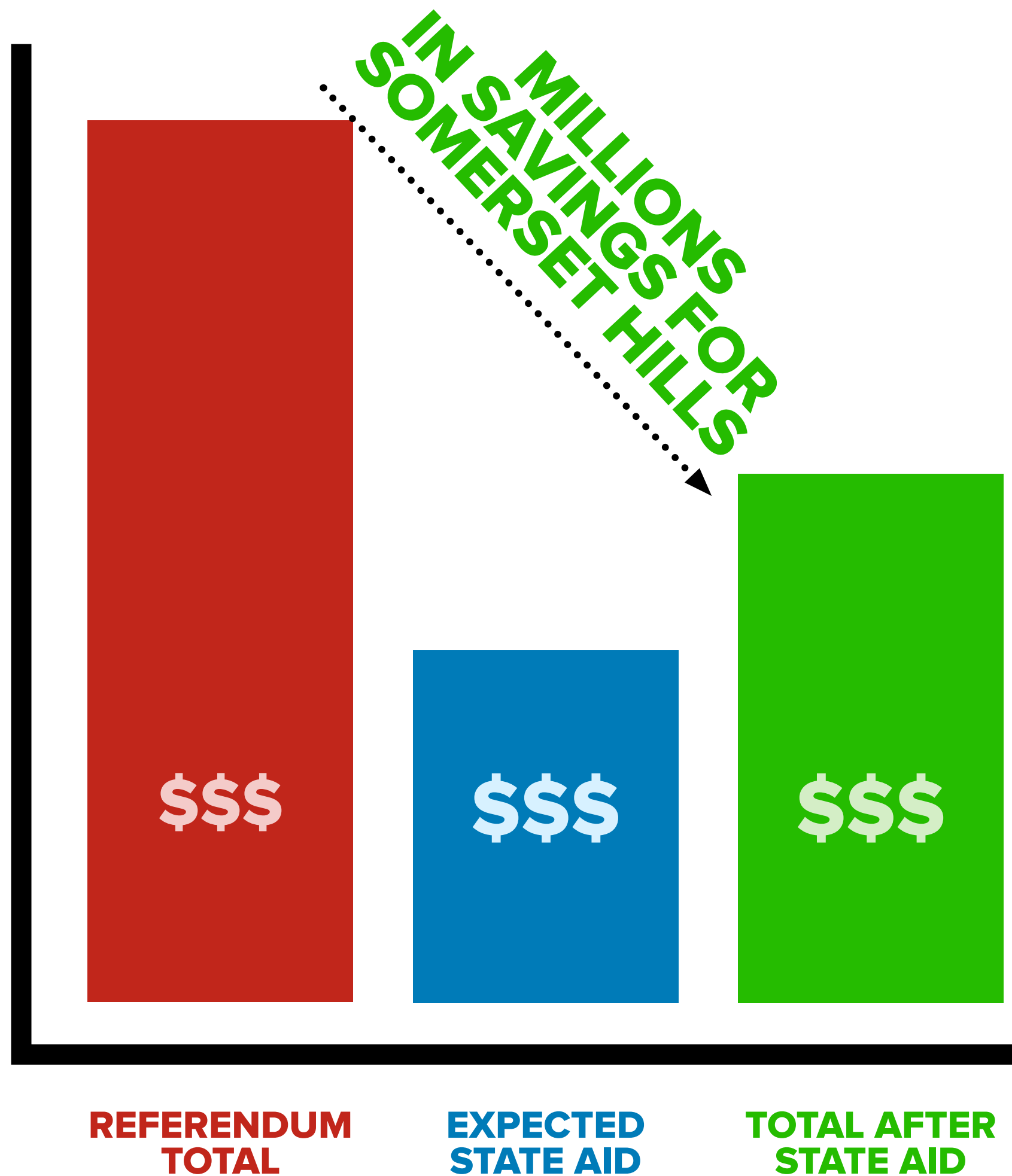
WE NEED TO DO MORE...

»» WHY NOW?



- » The District has **EXPIRING DEBT** which will result in a “**Net Neutral Tax Impact**” or **Zero increase**.
- » Current **INTEREST RATES** have stabilized and we want to secure the lowest rate possible.
- » By allowing the school District to finance these substantial facilities improvements over many years, the cost is spread over the many generations who will use the facilities.

» WHY NOW?



CURRENT DEBT SERVICE PAYMENTS WILL BE ENDING IN MARCH OF 2026

This will offset the new debt being assumed under the targeted March 2026 Referendum.

STATE AID IS AVAILABLE!

- » Financial assistance from the state
- » **UP TO 34% SAVINGS** on projects
 - Must be funded through a **REFERENDUM**
 - Must be tied to **EDUCATION OR MAINTENANCE**
- » Debt Service Aid from the state helps to pay down the bond and this helps reduce the impact on the taxpayer.

THE PROCESS

» HOW DID WE GET HERE?

SUMMER 2024 FACILITIES EVALUATION

The District commissioned Solutions Architecture to provide a District-wide facilities audit. Representatives from Solutions Architecture and our Consultant Engineers, met with the Administration and visited each school to 3-D Scan the buildings, review, evaluate and identify facilities improvements that needed to be entertained.

NOV. 2024 - JAN 2025 EVALUATE NEEDS

The District began exploring a potential referendum to address projects identified in the Facilities Audit while considering retiring debt service. Solutions Architecture met with administration, the superintendent, and staff to assess educational needs and evaluate classroom renovations aimed at improving efficiency and providing critical upgrades.

FEBRUARY 2025 PREPARATION

Solutions Architecture prepared conceptual designs for classroom and other educational renovations and established budgets associated with the projects that considered taking advantage of the 34% in Debt Service Aid and the Debt Service Roll Off.

FEBRUARY 2025 ASSESSMENT RESULTS

The completed, DISTRICT-WIDE FACILITIES AUDIT is presented to the Administration and Board, the recommendations were reviewed and discussed. The report identified an order of magnitude of some \$75.7MM worth of Educational & Capital improvements for the (4) buildings.

MARCH - MAY 2025 FINALIZE DOE SUBMISSION

SA secured District/ Board approval for the projects while addressing financial considerations to ensure a community-supported referendum. SA also prepared DOE applications to maximize eligible debt service aid and is awaiting approval of the educational and capital project plans.

» RECENT DISTRICT PROJECTS



THE DISTRICT CONTINUES TO COMPLETE PROJECTS OUT OF CAPITAL RESERVE:



- Media Center Renovations at the High School
- Performing Arts Center: Lighting & Sound Upgrades
- Synthetic Turf Field at the High School Stadium
- Running Track and Field Events Upgrades
- Athletic Sports Lighting
- Lower Field Renovation
- Tennis Court Upgrades / Resurfacing

***Unfortunately, the District cannot complete a significant amount of work out of their capital budget and still stay below the 2% cap.**

PROPOSED PROJECTS

»» PROJECT CATEGORIES



Arts



Learning



Wellness



Safety



Operations

ENHANCED LEARNING ENVIRONMENTS



STUDENT & STAFF SAFETY



KEEP UP-TO-DATE WITH OPERATIONS



FACILITIES ENHANCE LEARNING

»» OUR REFERENDUM PRIORITIES



KEY PROJECTS CREATE EXCITING LEARNING ENVIRONMENTS AND DIRECTLY IMPACT OUR CHILDREN:

- » Science Labs - Chemistry, Biology, Physics
- » S.T.E.M. Labs and Technology Classroom Space
- » Media Center Upgrades / Renovations
- » Kindergarten Classroom Renovations
- » Special Education / STARS Program
- » Creation of a Culinary Arts Classroom
- » Visual Arts Classroom Renovations

» PROJECTS THAT DIDN'T MAKE THE CUT...



THE DISTRICT EVALUATED APPROXIMATELY \$52MM OF CAPITAL AND EDUCATIONAL PROJECTS - THE PROJECTS BELOW WERE REMOVED TO ENSURE A FISCALLY RESPONSIBLE REFERENDUM COST



- Media Center Flex-Classrooms at Upper Level - HS
- Media Center Study Room #6 Renovations - HS
- Renovated Main Office Work Area - HS
- Renovated Classrooms A414 & A413 - HS
- 40,050 sq.ft. of deteriorated Roofing Sections - HS
- Unisex Toilet Room Add & Renovations - HS
- Renovated Main Office Work Area - MS
- Renovated Classroom #152 - MS
- 25,575 sq.ft. deteriorated Roofing Sections - MS
- Toilet Room Add & Renovations - MS
- Renovations to 1st Grade Classrooms including ADA Toilet Room Renovations - ES
- Alterations to Special Sessions Suite - ES
- Renovated Main Office Work Area - ES
- 41,050 sq.ft. of deteriorated Roofing Sections - ES
- Construct an Elevator & Stair Tower Addition to provide ADA Accessibility to Olcott Admin Bldg.



CAPITAL PROJECTS ALL SCHOOLS



» DISTRICT-WIDE CAPITAL PROJECTS



- Upgrade and expand camera systems and implement school notification & lockdown system (All Schools)
- Provide secure vestibule and lockdown capabilities (doors & hardware) (Elementary School)
- Provide ballistic window film (All Schools)
- Provide much needed replacement of leaking & deteriorated roofing sections (All Schools)
- Replace Building-wide Fire Alarm Systems (Middle School and Elementary School)
- Bleacher Replacements (ADA Compliance) (High School - Main and Lower Gymnasium)
- Enhance the school community through school spirit and branding by installing graphics at core spaces such as cafeterias, multipurpose rooms, gymnasiums and corridors (All Schools)

EDUCATIONAL PROJECTS ALL SCHOOLS





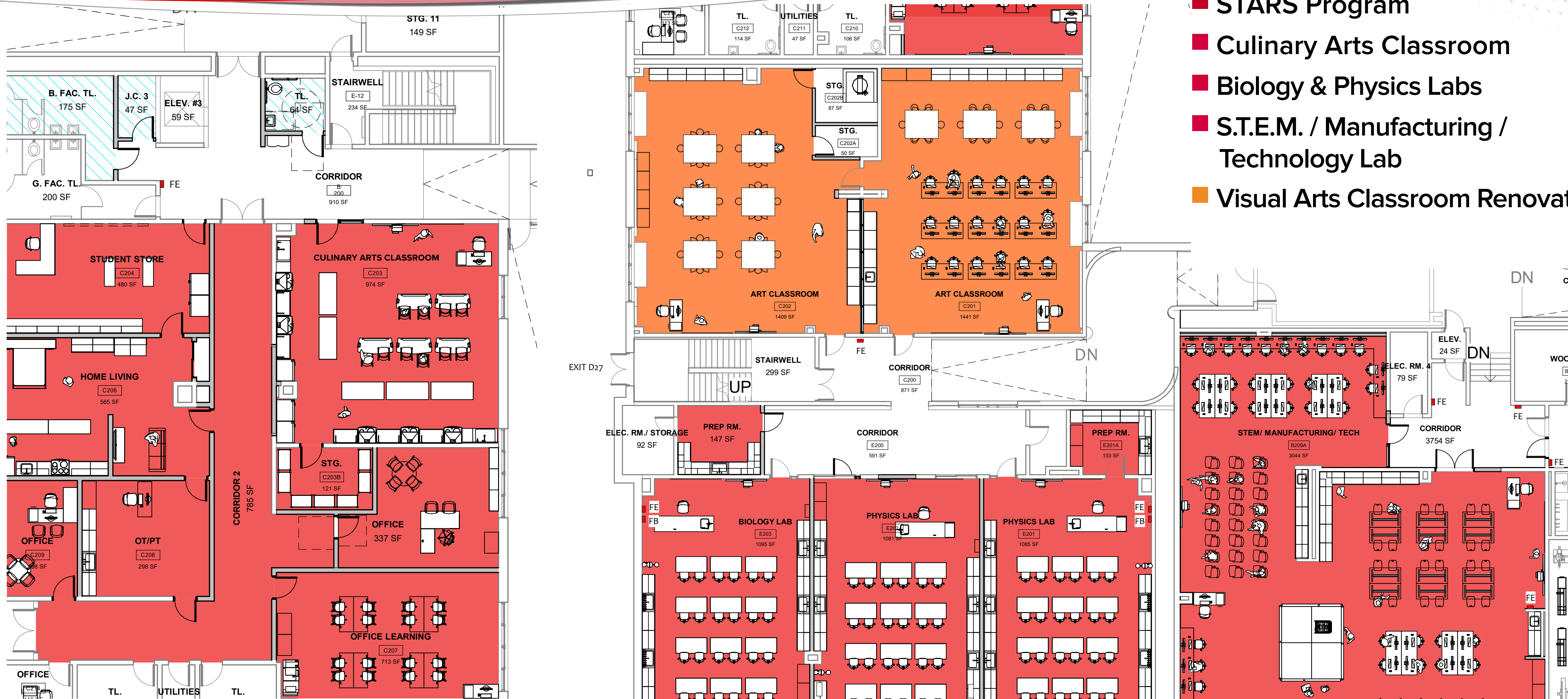
INTERIOR CAFETERIA LEVEL



- Renovate STARS Program space and add Culinary Arts Classroom
- Create (3) equal sized, (1) Biology & (2) Physics Labs
- Move S.T.E.M. / Manufacturing / Technology Lab into Existing Art Classroom Space adjacent to woodshop.
- Renovate (1) Classroom + Storage Rooms into (2) History Classrooms
- Move Visual Arts + 2D Art into existing Technology classroom space

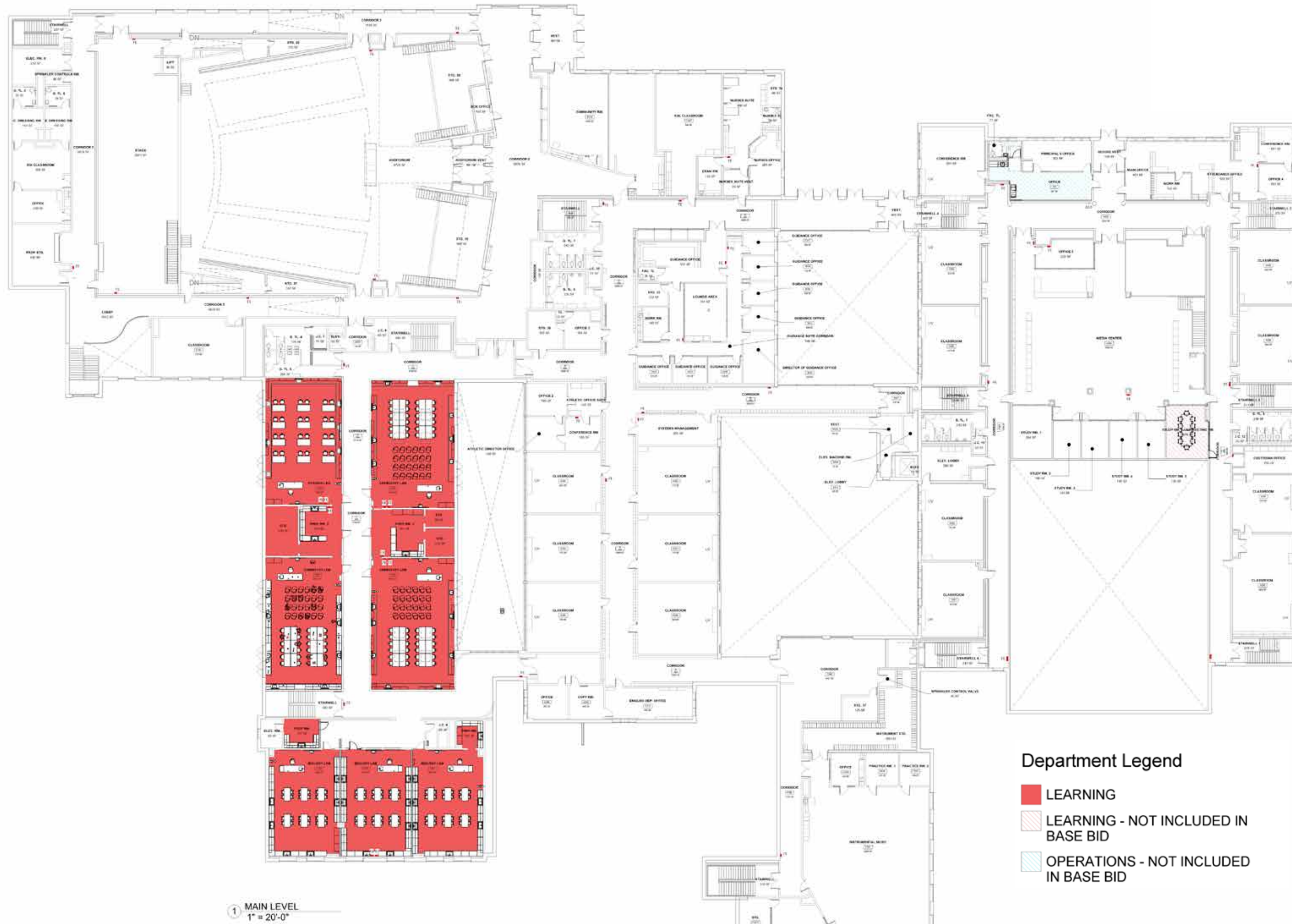


BERNARDS HIGH SCHOOL



- STARS Program
- Culinary Arts Classroom
- Biology & Physics Labs
- S.T.E.M. / Manufacturing / Technology Lab
- Visual Arts Classroom Renovations

» BERNARDS HIGH SCHOOL



INTERIOR MAIN LEVEL



- Renovate (3) Chemistry Labs and Prep Rooms + (1) Physics Lab
- Create (3) equal sized, Biology Labs with new Prep Rooms

» BERNARDS HIGH SCHOOL

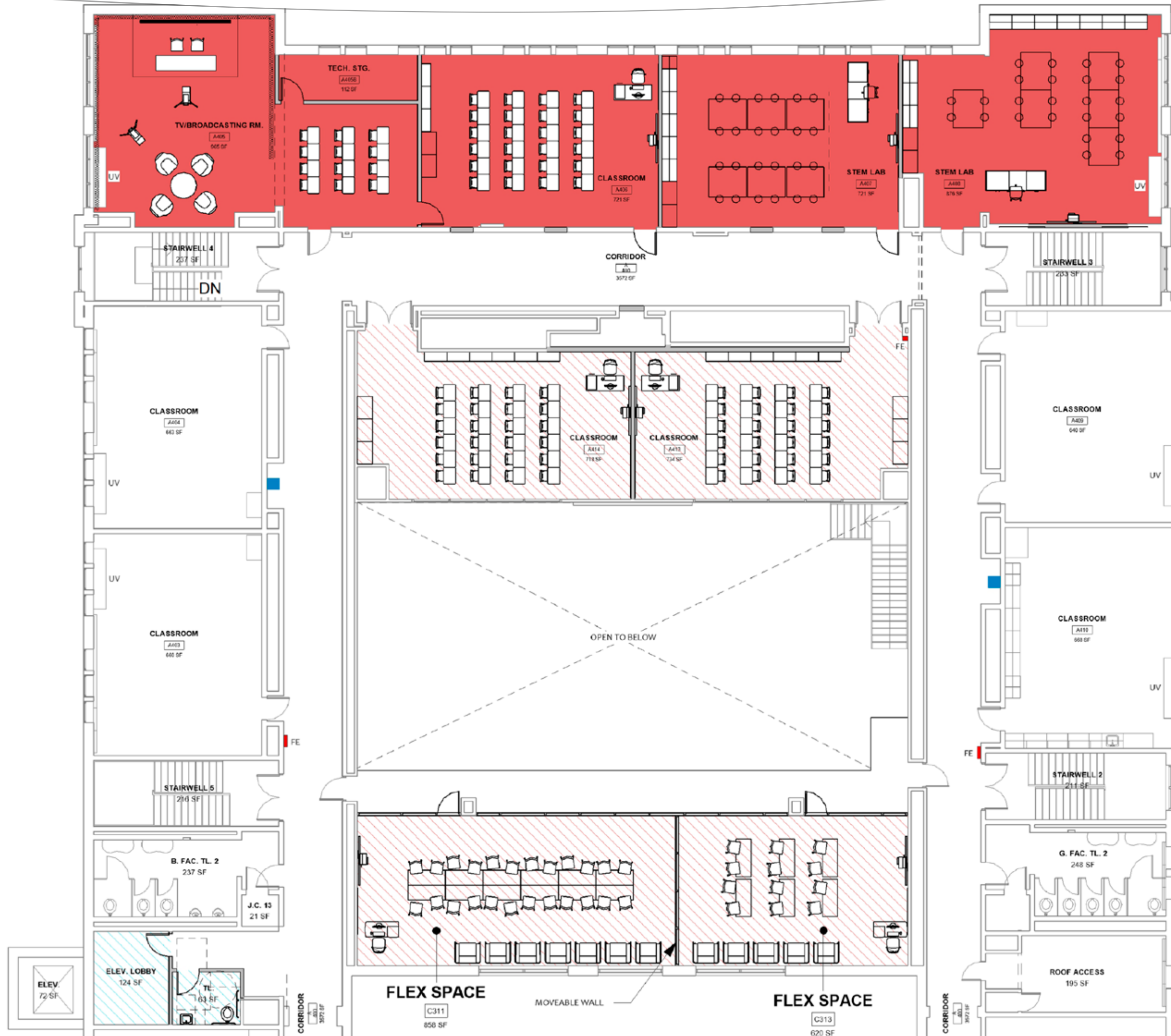


INTERIOR MAIN LEVEL



- Renovate (3) Chemistry Labs and Prep Rooms + (1) Physics Lab
- Create (3) equal sized, Biology Labs with new Prep Rooms

» BERNARDS HIGH SCHOOL



INTERIOR SECOND FLOOR



- Renovate existing TV and Technology Rooms to create a new Broadcasting Studio
- Renovate (2) Classrooms and an Office to create (2) New STEM Classrooms and (1) New General Classroom



EXISTING SCIENCE LABS & CLASSROOMS ARE OLDER AND INEFFICIENT, THEY LACK FLEXIBILITY - ROOF LEAKS ARE PERVASIVE



**SCIENCE LABS - REIMAGINED
FLEXIBLE FURNISHINGS, CHANGEABLE LAYOUTS
GREATER SUPPORT FOR CURRICULUM**



EXISTING ART AND 2-D ART CLASSROOMS ARE OLDER AND INEFFICIENT, THEY WILL BE RENOVATED INTO NEW TECHNOLOGY, ROBOTICS AND MANUFACTURING LABS



**EXISTING ART CLASSROOMS - REIMAGINED
FOR ROBOTICS, TECHNOLOGY AND
MANUFACTURING LABS**



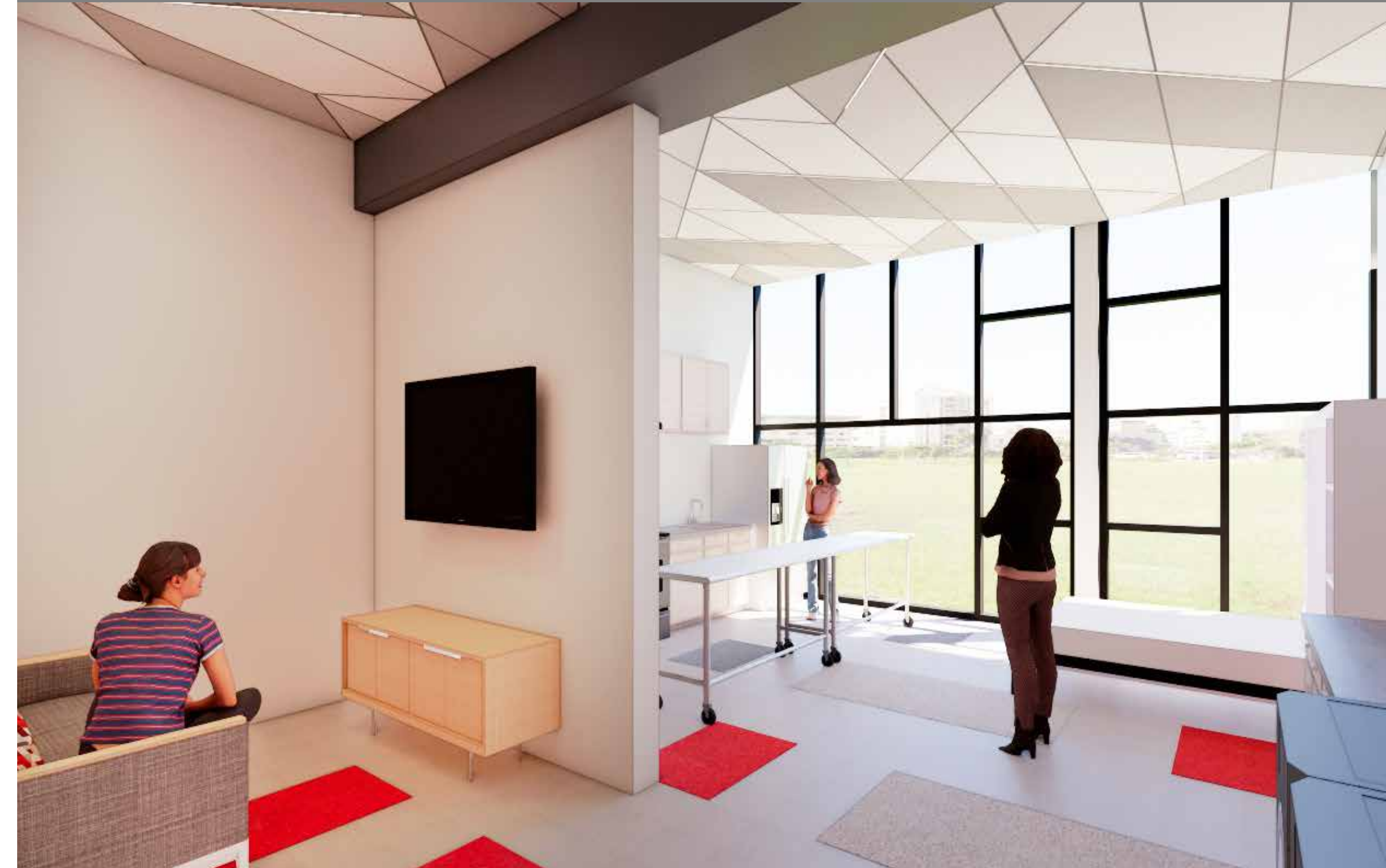
EXISTING TECHNOLOGY LAB AND ROBOTICS CLASSROOM WILL BE RENOVATED FOR ART CLASSROOMS TO ALLOW ROBOTICS AND MANUFACTURING TO MOVE TO THE OLD ART ROOMS



**ART CLASSROOMS - REIMAGINED
FLEXIBLE FURNISHINGS, CHANGEABLE LAYOUTS
GREATER SUPPORT FOR CURRICULUM**



EXISTING HOME LIVING AND STUDENT STORE WILL BE RENOVATED FOR GREATER EFFICIENCY AND LAYOUT AND TO CREATE A NEW CULINARY ARTS CLASSROOM



**NEW STARS PROGRAM, STUDENT STORE, CULINARY ARTS - REIMAGINED
FLEXIBLE FURNISHINGS, CHANGEABLE LAYOUTS, AND NEW CLASSROOM
SPACES WHICH ALLOW THE CURRICULUM TO GROW**

» BERNARDSVILLE MIDDLE SCHOOL



INTERIOR MAIN LEVEL



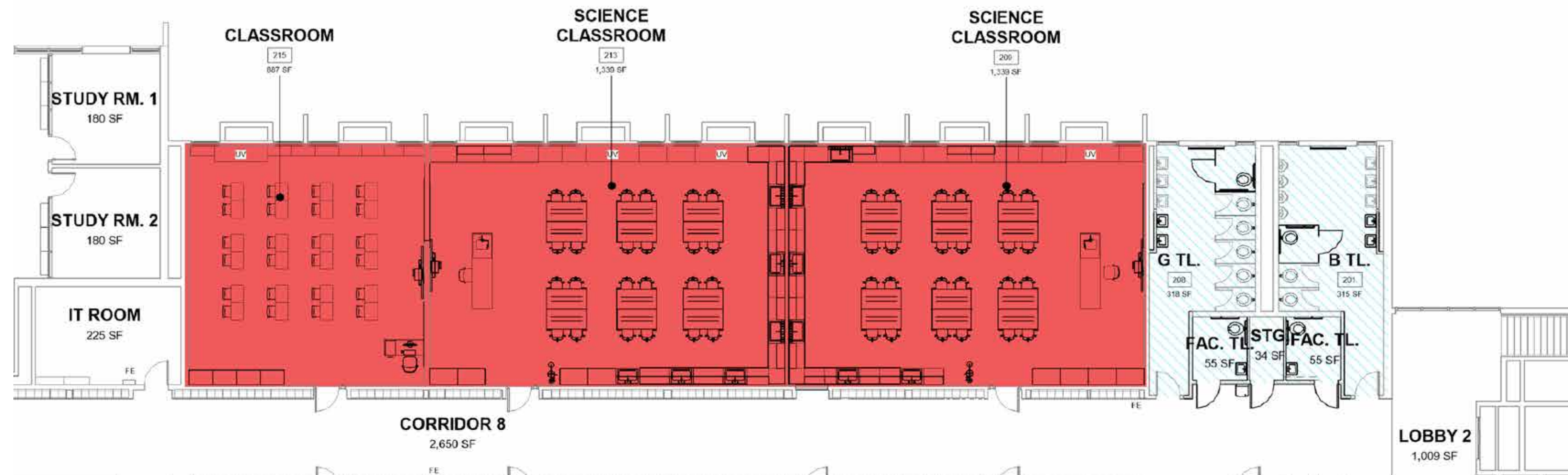
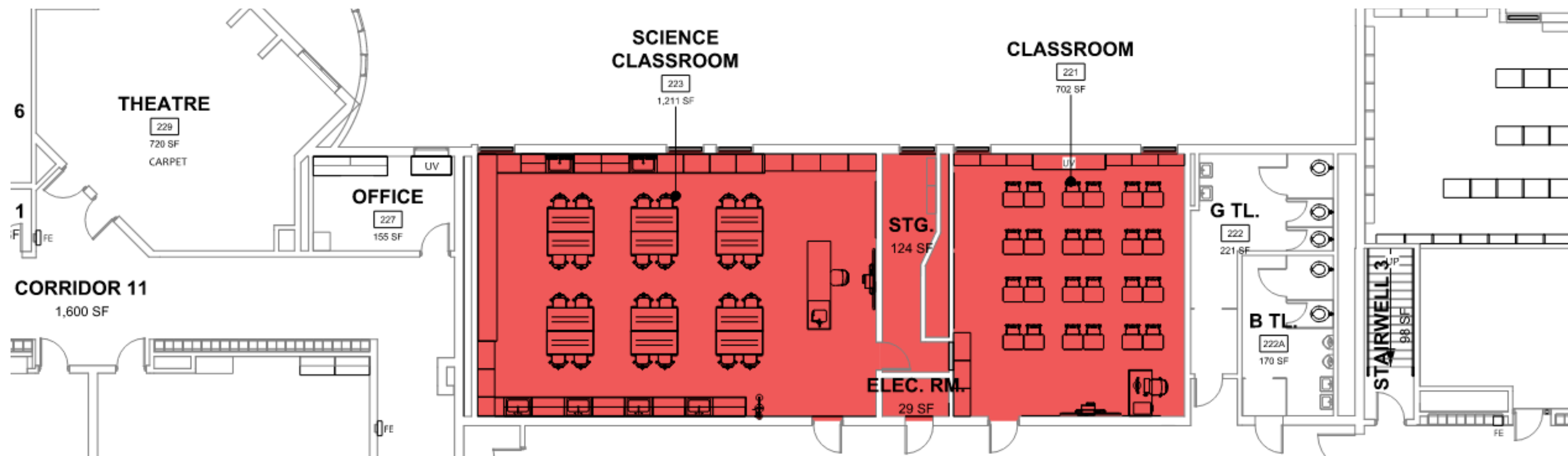
- Renovate several existing classrooms and office spaces to create (3) appropriate sized Science Labs + (2) General Classrooms in the same corridor.

1 SECOND FLOOR PLAN - PROPOSED
1/16" = 1'-0"

Room Legend

- LEARNING
- OPERATIONS - NOT IN BASE BID

» BERNARDSVILLE MIDDLE SCHOOL



INTERIOR MAIN LEVEL



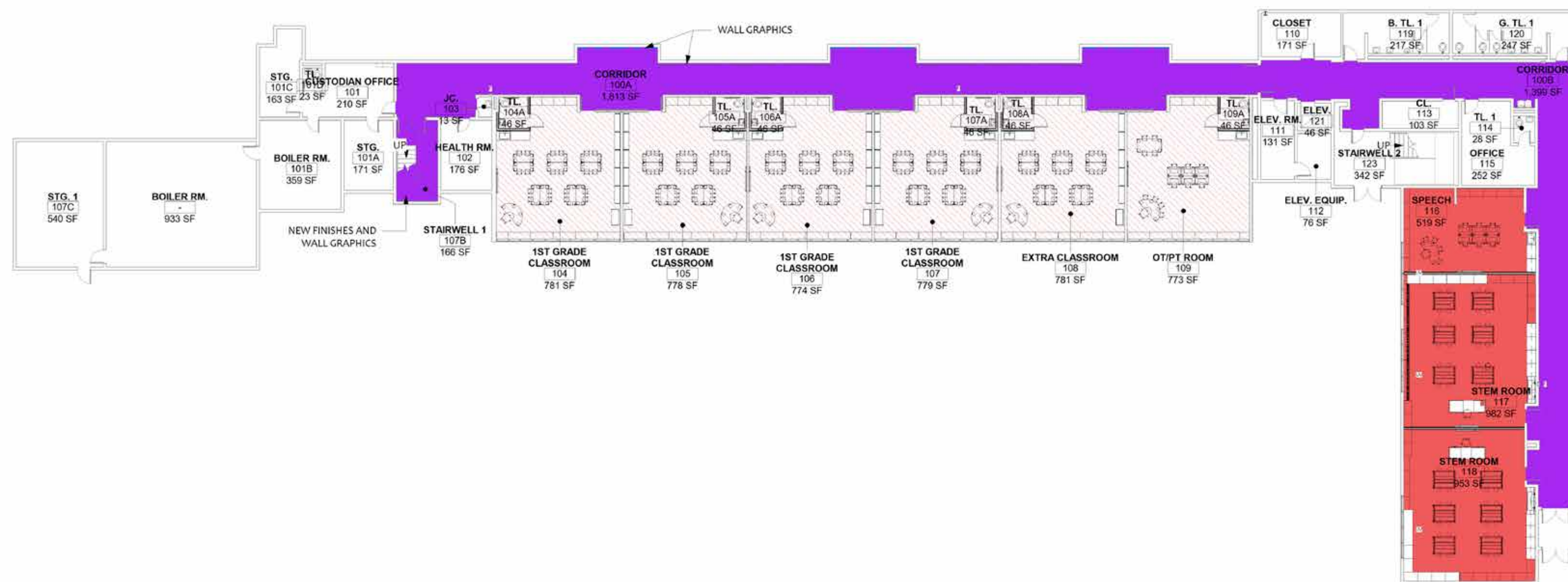
- Renovate several existing classrooms and office spaces to create (3) appropriate sized Science Labs + (2) General Classrooms in the same corridor.



**EXISTING SCIENCE LABS ARE OLDER AND INEFFICIENT -
ROOF LEAKS ARE PERVASIVE**

SCIENCE LABS REIMAGINED.

BEDWELL ELEMENTARY SCHOOL



INTERIOR LOWER LEVEL



- Renovate (3) existing classrooms to create (2) Larger STEM Lab Rooms and (1) Speech Classroom
- Renovate existing corridor and stair tower including graphics to create a brighter and more inviting environment.

BEDWELL ELEMENTARY SCHOOL

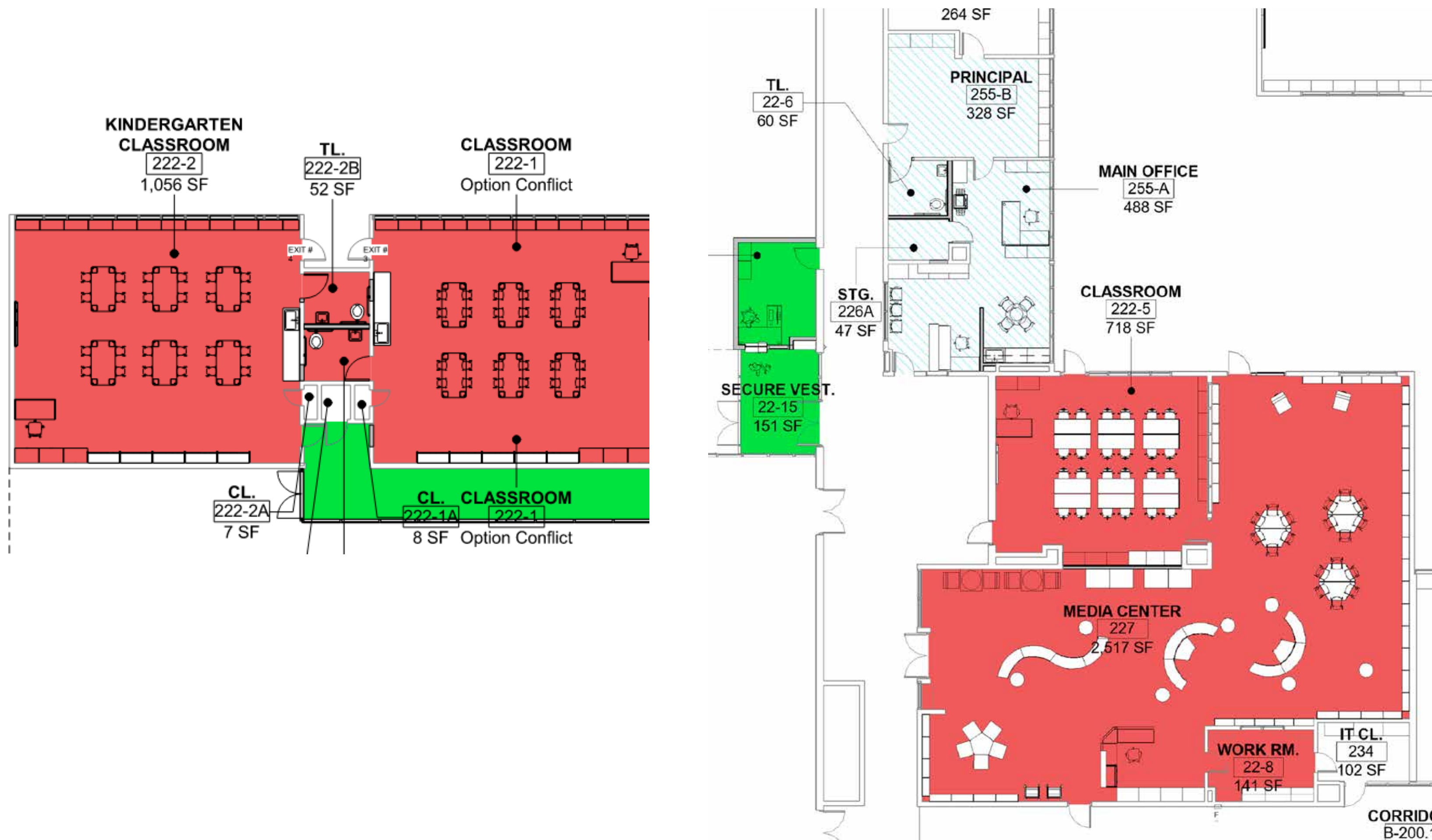


INTERIOR FIRST FLOOR LEVEL



- Kindergarten renovations with ADA toilets
- Media Center renovations
- Secure Visitor's Vestibule - Office
- Access corridor for Kindergarten

»» BEDWELL ELEMENTARY SCHOOL



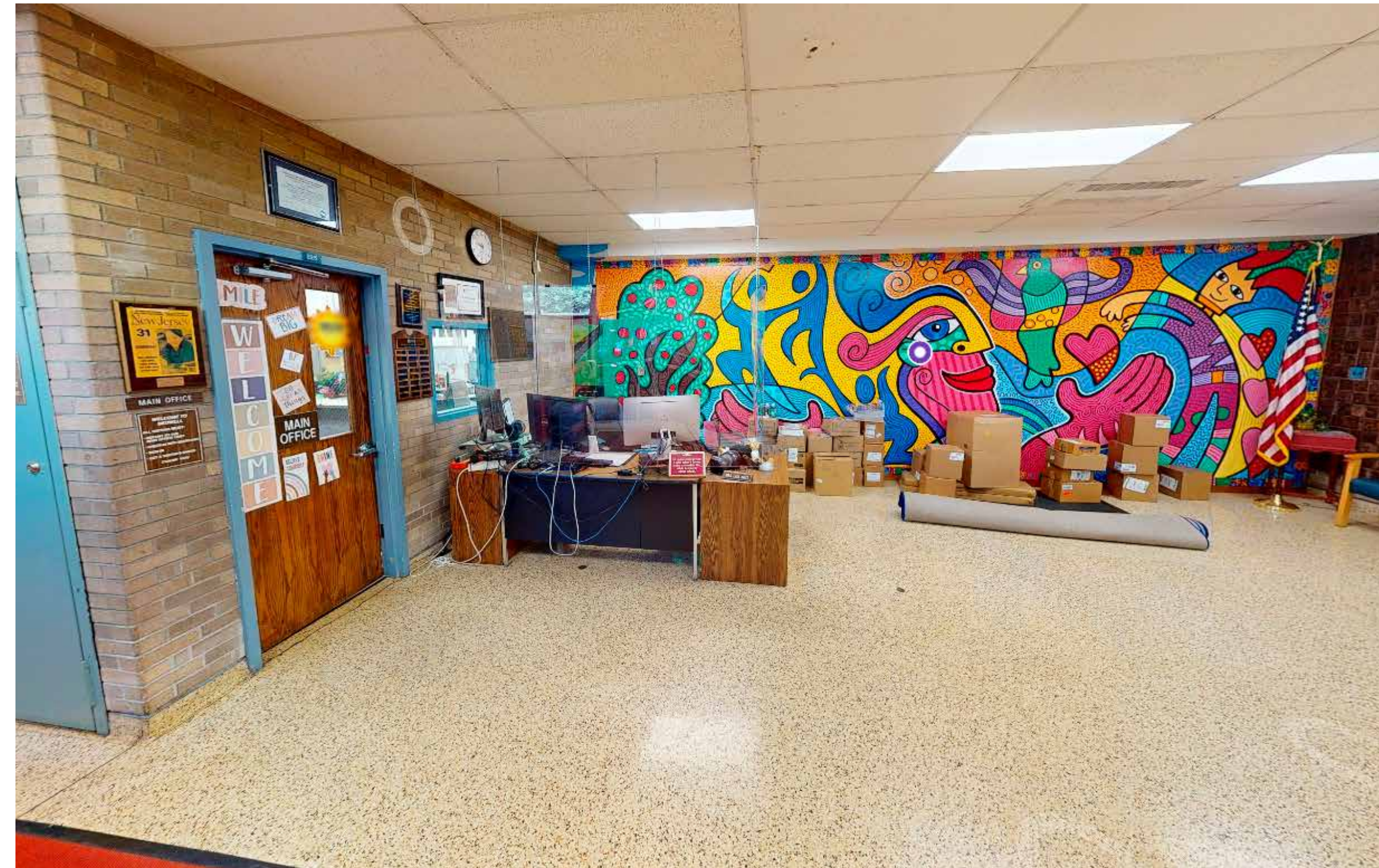
INTERIOR FIRST FLOOR LEVEL



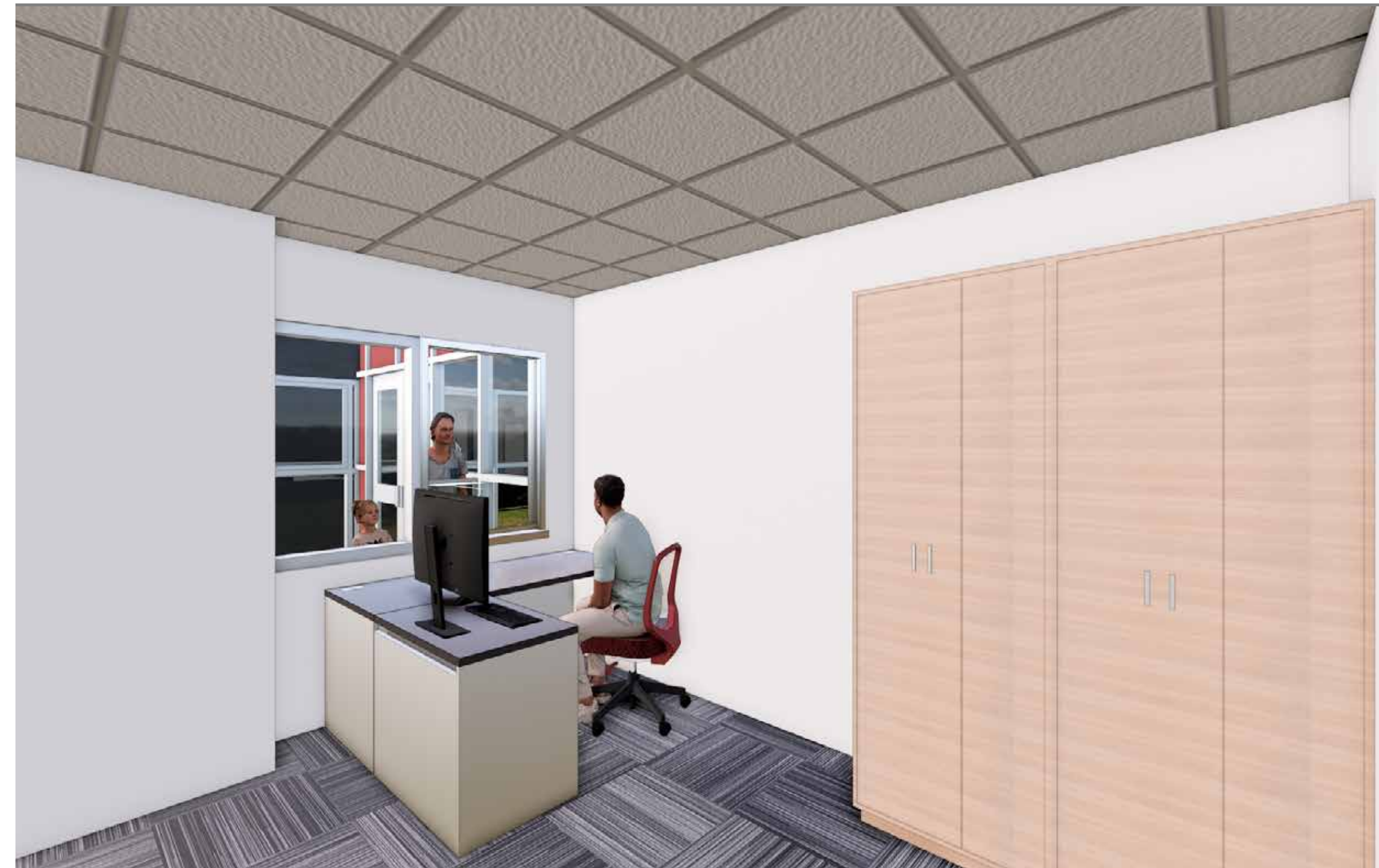
- Media Center Renovations reclaim classroom space.
- Kindergarten Renovations with ADA toilets
- Access corridor for Kindergarten
- Secure Visitor's Vestibule - Office



EXISTING SECURE VESTIBULE REQUIRED PEOPLE TO ENTER SCHOOL IN ORDER TO BE VETTED



SECURITY PERSONNEL ARE EXPOSED IN THE HALLWAY TO VET VISITORS



A NEW SECURITY OFFICE TIED INTO THE SECURE VESTIBULE WILL ALLOW A MORE SECURE WAY VETTING OF VISITORS PRIOR TO PROVIDING ACCESS INTO THE BUILDING



EXISTING MEDIA CENTER IS DATED - HAS AN INTERIOR CLASSROOM WHICH CAN ONLY BE ACCESSED BY GOING THROUGH THE LIBRARY - NEEDS RENOVATION



MEDIA CENTER REIMAGINED - INTERIOR CLASSROOM TO BE MOVED TO CORRIDOR



EXISTING STEM LAB IS UNDERUTILIZED - CLASSROOM NEEDS UPGRADES TO SUPPORT THE NEW CURRICULUM



STEM LAB REIMAGINED

»» LET'S RECAP . . .



BERNARDS HIGH SCHOOL WILL RECEIVE . . .



- Annex Wing Renovations - STARS Program + Culinary Arts Lab renovations
- Science lab renovations- STEM, Chemistry, Physics, Biology, Robotics & Technology
- TV Broadcasting Studio renovations
- Partial roofing system replacement
- Upgrade existing security system
- Installation of ballistic safety film on all lower level windows
- ■ Enhance the school community through school spirit and branding by installing graphics at core spaces such as cafeterias, multipurpose rooms, gymnasiums and corridors.

»» LET'S RECAP . . .



BERNARDSVILLE MIDDLE SCHOOL WILL RECEIVE . . .



- Science lab renovations- General Science classrooms
- Partial roofing system replacement
- Upgrade existing security system
- Installation of ballistic safety film on all lower level windows
- Enhance the school community through school spirit and branding by installing graphics at core spaces such as cafeterias, multipurpose rooms, gymnasiums and corridors.

»» LET'S RECAP . . .



BEDWELL ELEMENTARY SCHOOL WILL RECEIVE . . .



- Renovation of Kindergarten classrooms including updating for ADA Accessible Toilets
- Construct an exterior corridor which will provide direct access to second KG Classroom rather than having to walk through one to get to the other.
- Construct new security office to tie into secure vestibule *(ineligible for state aid)*
- Upgrade existing security system
- Installation of ballistic safety film on all lower level windows
- Partial roofing system replacement
- Enhance the school community through school spirit and branding by installing graphics at core spaces such as cafeterias, multipurpose rooms,

PROJECTED COSTS

» PROJECTED COSTS: RENOVATIONS / UPGRADES

REFERENDUM BUDGET BREAKDOWN

PROJECT	TOTAL PROJECT COST	DEBT SERVICE AID	FINAL COST AFTER DEBT SERVICE AID
BERNARDS HS RENOVATIONS	\$ 21,962,755	\$ 7,467,337	\$ 14,495,418
BERNARDSVILLE MS RENOVATIONS	\$ 6,834,941	\$ 2,318,780	\$ 4,516,161
BEDWELL ES - RENOV / ADDITIONS	\$ 9,226,561	\$ 2,792,670	\$ 6,433,891
TOTAL - REFERENDUM	\$ 38,024,257	\$ 12,578,787	\$25,445,470

33.08% DEBT SERVICE AID PENDING

ESTIMATED TAX IMPACT

» TAX IMPACT SHOULD REFERENDUM PASS...

CURRENT DEBT SERVICE PAYMENTS DECLINE AFTER MARCH OF 2026

THESE PROJECT COSTS REPLACE THOSE DEBT SERVICE PAYMENT REDUCTIONS

CAPITAL & EDUCATIONAL RENOVATIONS

Including classroom renovations and alterations as well as facilities Infrastructure projects like roofing and security enhancements.

	AVG. ASSESSED HOME (\$975,586)	AVG. ASSESSED HOME (\$1,293,740)	AVG. ASSESSED HOME (\$956,693)
TOTAL PROJECT COST: \$ 38,024,257 STATE AID: \$ 12,578,787 = \$25,445,470	BERNARDSVILLE BOROUGH CURRENT TAX IMPACT WILL NOT INCREASE	FAR HILLS BOROUGH CURRENT TAX IMPACT WILL NOT INCREASE	PEAPACK-GLADSTONE BOROUGH CURRENT TAX IMPACT WILL NOT INCREASE

- » The tax impacts have been calculated to assume a net neutral / zero increase scenario
- » *Current Debt Service Aid Calculations are estimated and subject to change during the DOE review process.*
- » Costs projections based upon a 4.00% interest rate over 20 years; costs may fluctuate slightly prior to vote.

»» WHAT DOES MY VOTE MEAN?

F.A.Q.



BOND PROPOSAL

TOTAL PROJECT COST:
\$ 38,024,257

STATE AID:
\$ 12,578,787
=
\$25,445,470

IF YOU VOTE

YES

NO

YOU GET

**Educational & Capital Projects at Somerset Hills School District
at no additional tax impact.**



Arts



Learning



Wellness



Safety



Operations

EXISTING FACILITIES REMAIN AS THEY ARE...

FACTS +

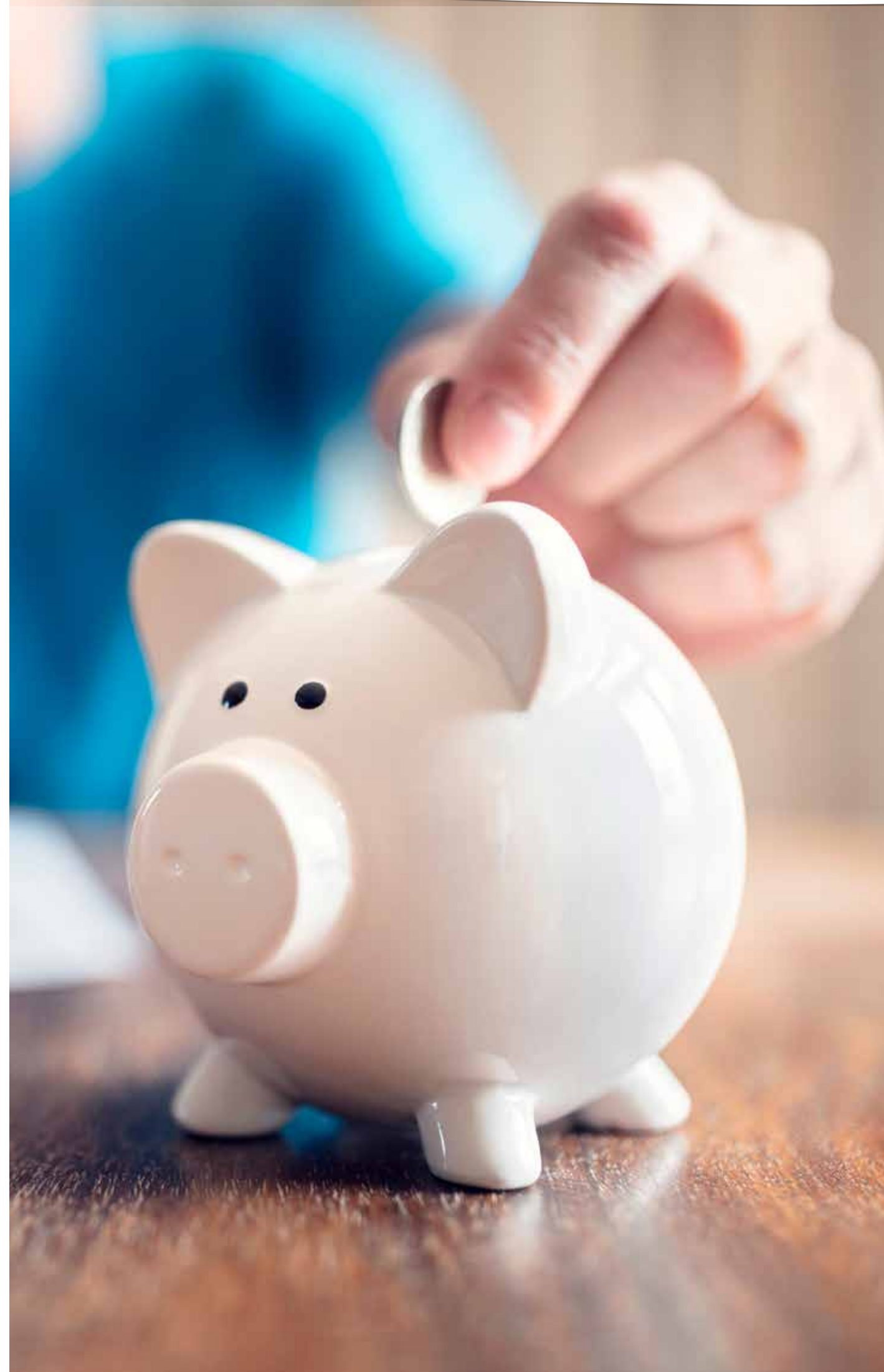
F.A.Q.S

Frequently Asked Questions

»» SOME FACTS . . .



- » We expect \$12,578,787 in state aid.
- » The District and their finance team have carried a 4.00% interest rate for all tax impact calculations - and the goal is to maintain a net neutral or zero increase tax impact.
- » There have been significant increases in the construction industry due to material cost increases, shipping increases, material shortages, and expanded schedules – we still need to work within the original budget numbers and will need to adjust accordingly.



Q: Can more money be spent than the amount approved in the question?

A: No. The cost of the referendum projects cannot exceed the amount approved by the voters. The amount approved by the voters includes a reasonable budget under which to complete the work as well as required contingencies to address unforeseen conditions and construction issues.



Q: Why can't the Board stockpile (save) monies that can be used to pay for these types of projects rather than go out for Referendum?

A: Unfortunately, while the Board is allowed to allocate funds through its capital reserve, they can only be saved within the state imposed cap; therefore it is not possible to carry over the monies that would be necessary to complete a Capital Projects Program of this magnitude.

Referendum is our District's one and best opportunity to bring our facilities up to current standards.



Q: What will happen to the children before, during and after construction work?

A: Safety, Security and superior education are just three of the variables we take into consideration when planning District operations. In most cases, construction and renovations will be scheduled to be completed during the summer months or at other times when students are not in the schools. When school is in session, students will be separated from work at all times, this way, students can attend classes with minimal disruption.



Q: How will my taxes be impacted if I'm part of the NJ Senior Tax Freeze Program?

A: If you are currently participating in the NJ Senior Tax Freeze Program, your taxes will remain unaffected by this Bond Referendum.

» If the Bond Referendum Passes - your taxes remain the same.

» If the Bond Referendum Fails - your taxes remain the same.

» POTENTIAL CONSTRUCTION SCHEDULE



Q: When would the work begin and when will it be completed?

- A:**
- » The schedule for implementation of the projects will be carefully reviewed & crafted into a detailed timeline that works best for the School District.
 - » While some projects could begin construction as early as summer of 2026, given the timing of a March Referendum, we would determine our ability to strategically bid projects at appropriate times.
 - » Projects that require more time to design & develop will begin later in the 2026 year or the summers of 2027 thru 2028.
 - » Allowing for flexibility of scheduling allows us to bid at the most appropriate times resulting in the best pricing for projects.



For further information and to keep updated on the District-Wide Facilities Renovation Program Referendum, please scan the QR Code to the left or visit the district website: www.shsd.org/about-us/referendum

Please send questions to: referendum@shsd.org

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