



Annual Maintenance Budget Amount Worksheet Per N.J.A.C. 6A:26A

Current Area Cost Allowance per SF	\$ 143.00
District contact name	Jason Bohm
District contact phone	908-534-2195
District contact e-mail	jbohm@readington.k12.nj.us

Max. Maintenance Reserve Amount (4% of column D)	\$ 1,981,717
Current District Maintenance Reserve Amount	\$ 57,293

10/8/2025

10/9/2025 3:28:04 PM

Readington Township Board of Education

Hunterdon/19-4350

Comprehensive Maintenance Plan

Report

Actual FY 24/25 Current FY 25/26 Planned FY 26-27

School Name You are only required to list schools that are eligible for future aid.	24/25 Actual		22-26 Budgeted		26/17 Planned	
	Amts. In this column come from your audit and are actual or simply based upon a square foot allocation.	The Description below should be consistent with "required" maintenance activities. See: http://www.state.nj.us/njded/facilities/archives/tools/maintenance/maint.shtml	Amts. in this column are budgeted in function 261-Total of all objects for each facility. This column will be reviewed by your auditor at year's end for compliance.	Amts. In this column are what you plan to budget next year. This column should equal or exceed the required maintained calculation from M-1. Unless you can support less!		
Holland Brook (St./Cty. Code)			\$158,706	\$147,309		\$159,510
	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.		
Readinton Middle (St./Cty. Code)			\$215,017	\$194,548		\$215,985
	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.		
Threee Bridges (St./Cty. Code)			\$114,328	\$101,561		\$114,900
	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.		
Whitehouse (St./Cty. Code)			\$202,394	\$199,658		\$203,406
	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.	Localized repairs, pointing, water proofing. Repair, replace frames, sash, caulk, etc. Prepare and paint walls, patch plaster. Inspect, repair, service valves, seals, etc. Repair piping or insulation, Chemical water treatment, Annual service and Inspection of all sys.		
Totals All Schools			\$690,445	\$643,076		\$693,801
	Should equal 23-24 function 261 audit total less non-eligible facilities if not included above	Should equal current year function 261 total less non-eligible if not included	Should equal next years Function 261 total less non-eligible if not included.			

Comprehensive Maintenance Plan/Form M1 Summary
For Year 2026-26

School Name	M1	2024-25 Actual		Total	CMP		
		Salaries	Services		23-24 Actual	24-25 Budgeted	25-26 Planned
Holland Brook		99,606	33,980	158,706	158,706	147,309	159,510
Readington Middle		134,085	56,090	215,017	215,017	194,548	215,985
Three Bridges		68,958	31,482	114,328	114,328	101,561	114,900
Whitehouse		80,451	106,302	202,394	202,394	199,658	203,406
Totals		383,100	227,854	690,445	690,445	643,076	693,801