

Stillwater Township Elementary School

December 2026 Referendum

June 29, 2026





Parette Somjen Architects, LLC



Persimmon Engineering, LLC



French & Parrello Associates



Wilentz Attorneys at Law



Phoenix Advisors, LLC

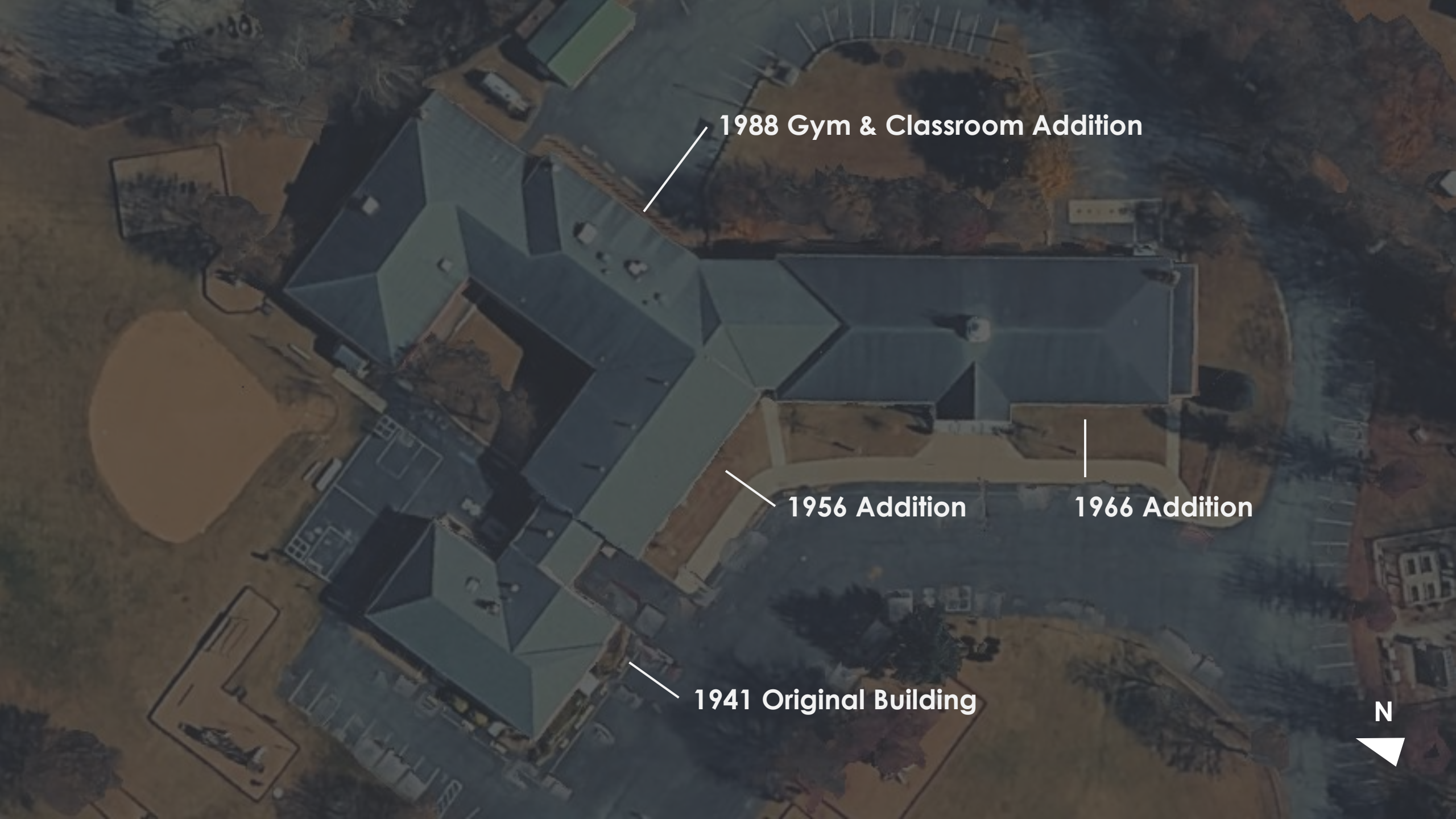


AGENDA

- ◆ Project Background
- ◆ Investigation
- ◆ Proposed Solution
- ◆ Referendum Information

Project Background





1988 Gym & Classroom Addition

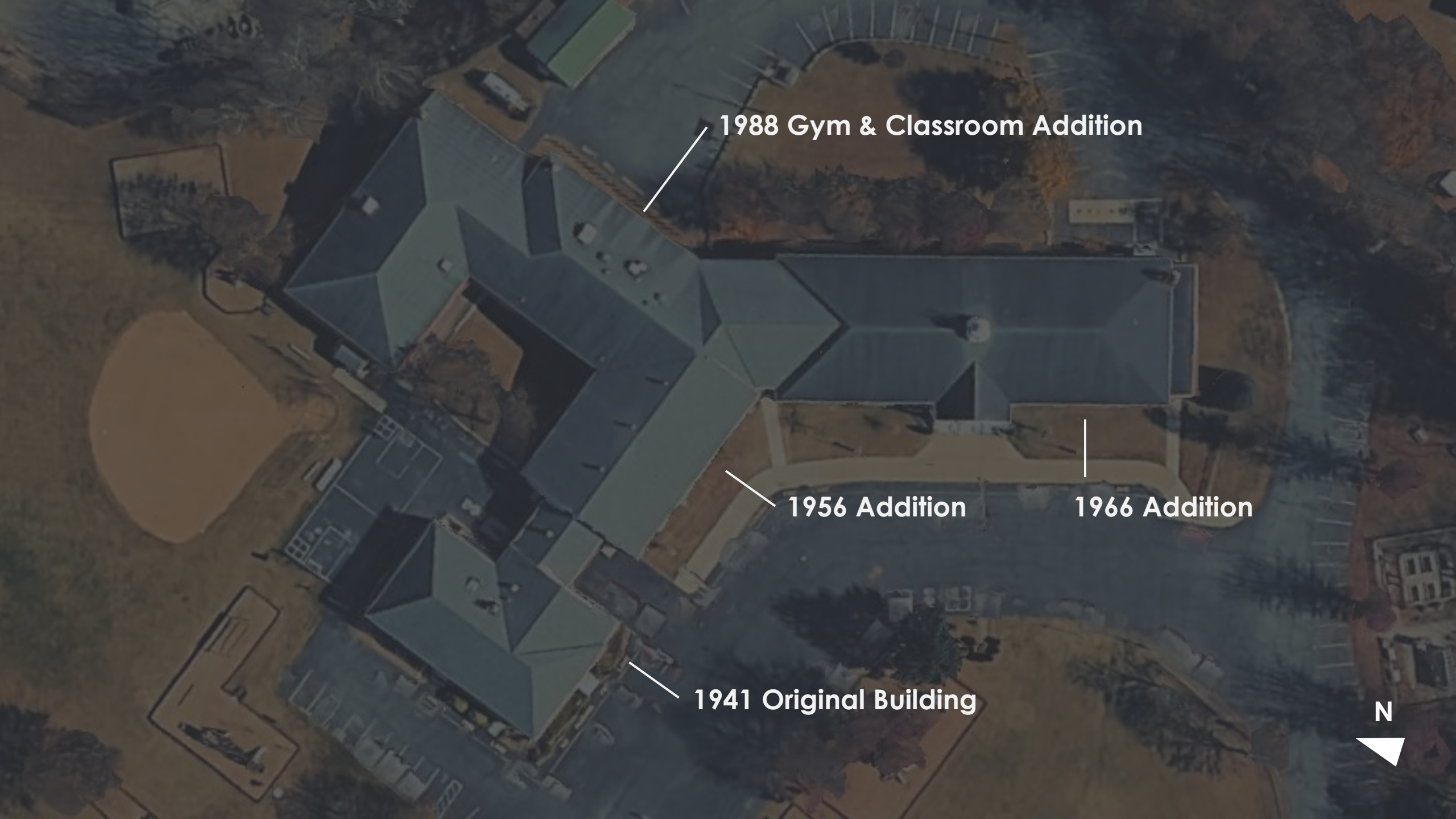
1956 Addition

1966 Addition

1941 Original Building

N





1988 Gym & Classroom Addition

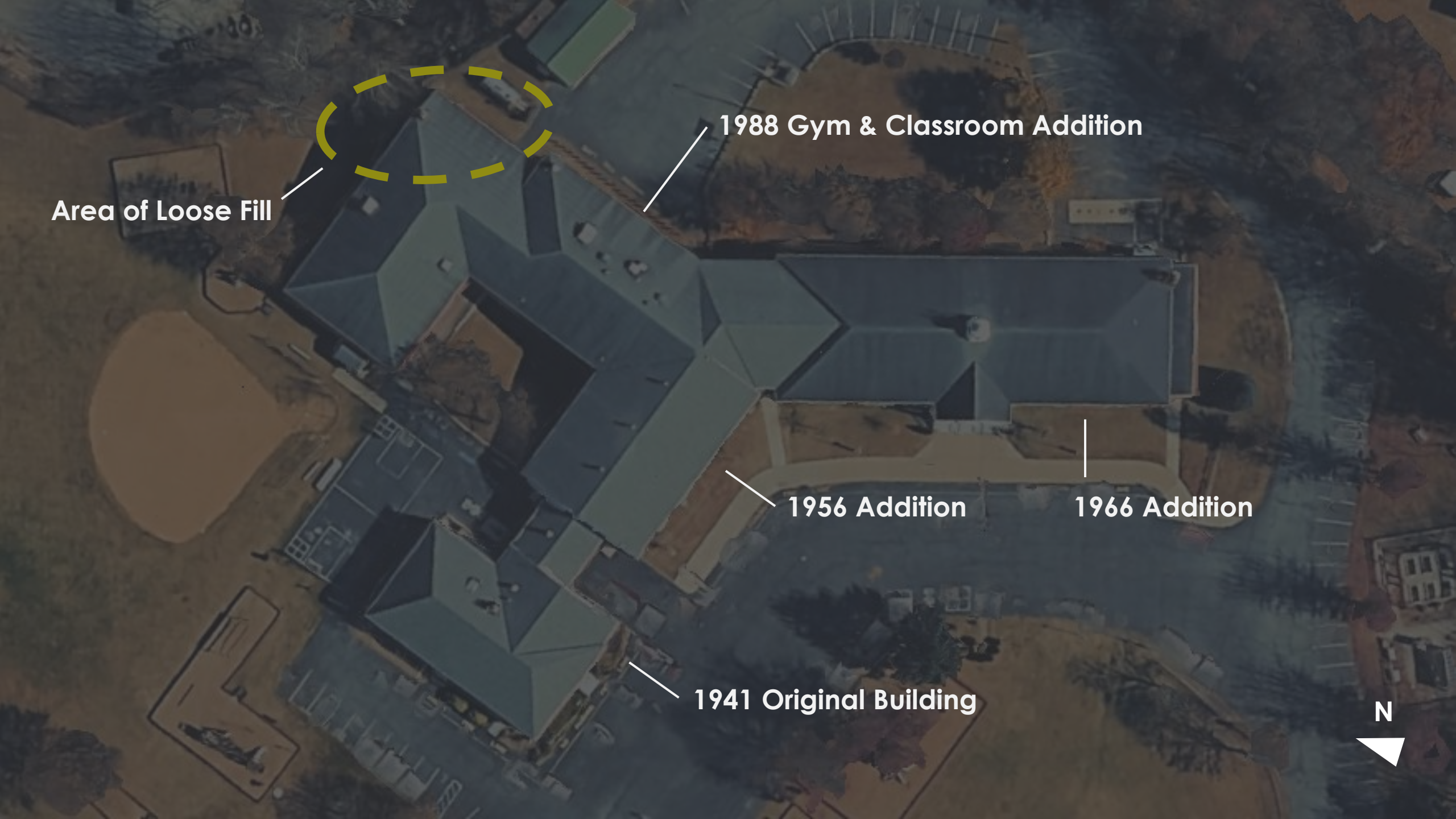
1956 Addition

1966 Addition

1941 Original Building

N





Area of Loose Fill

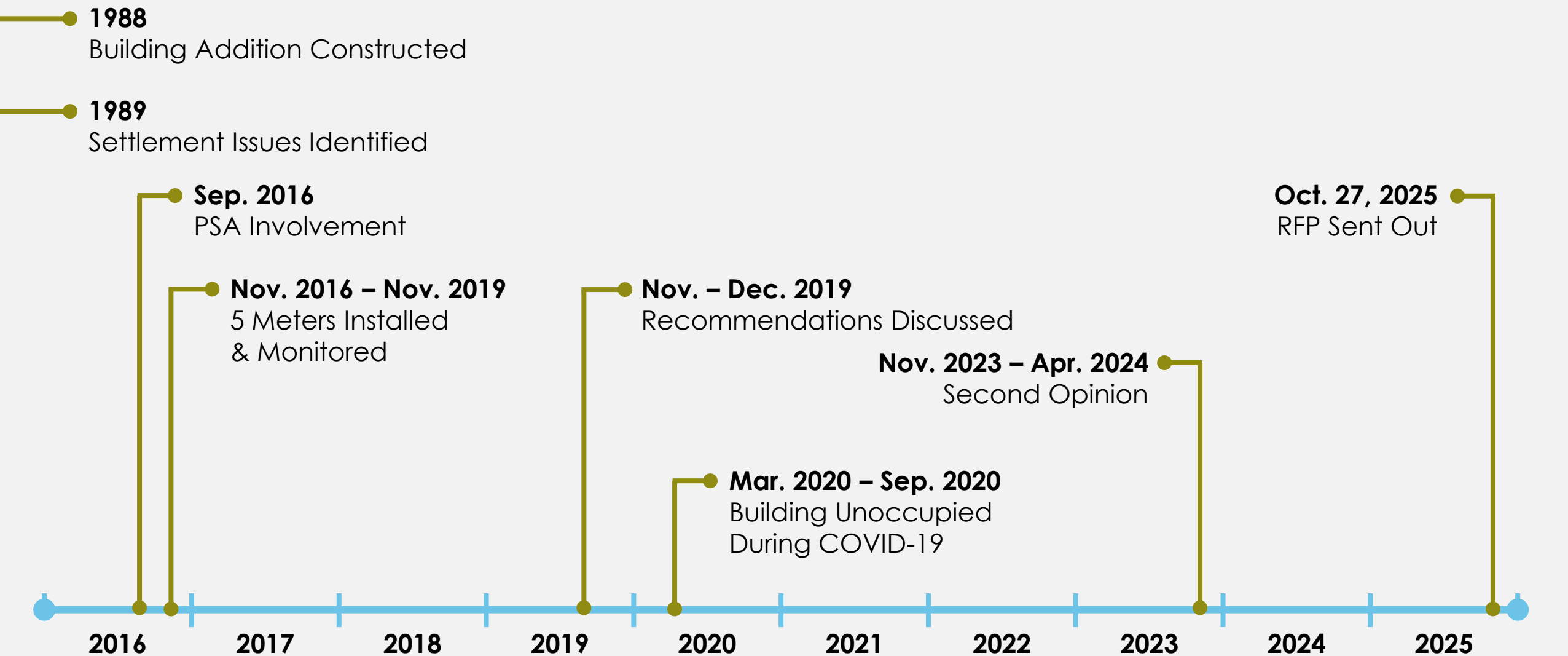
1988 Gym & Classroom Addition

1956 Addition

1966 Addition

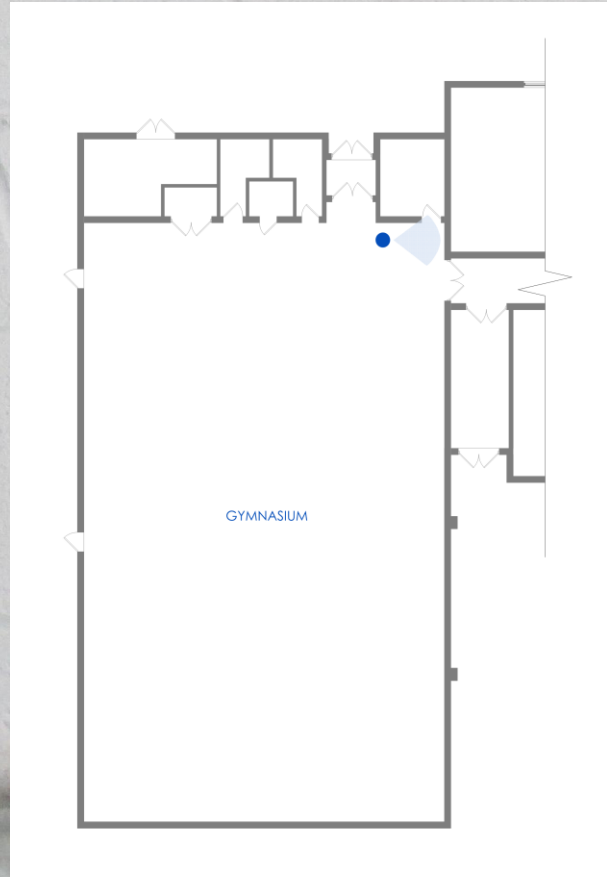
1941 Original Building

N

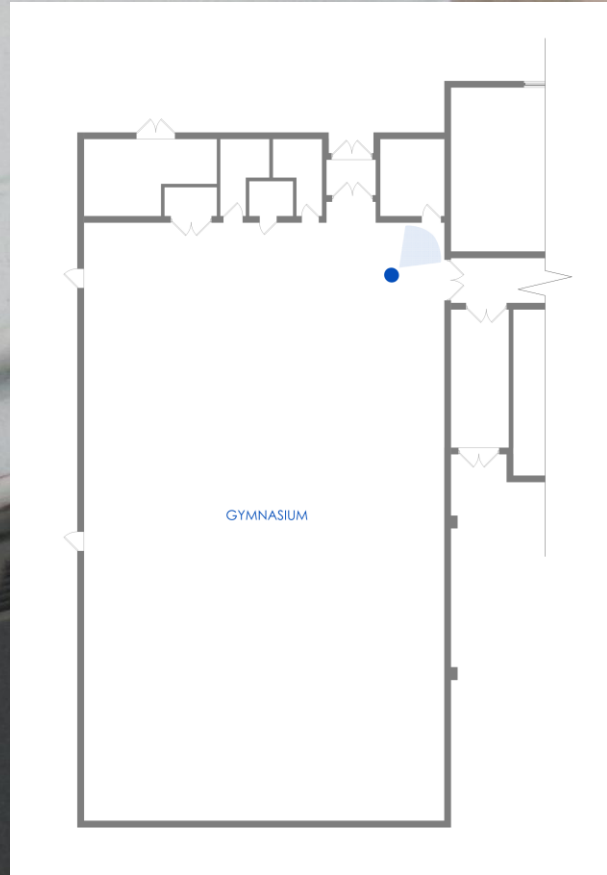


PROJECT HISTORY

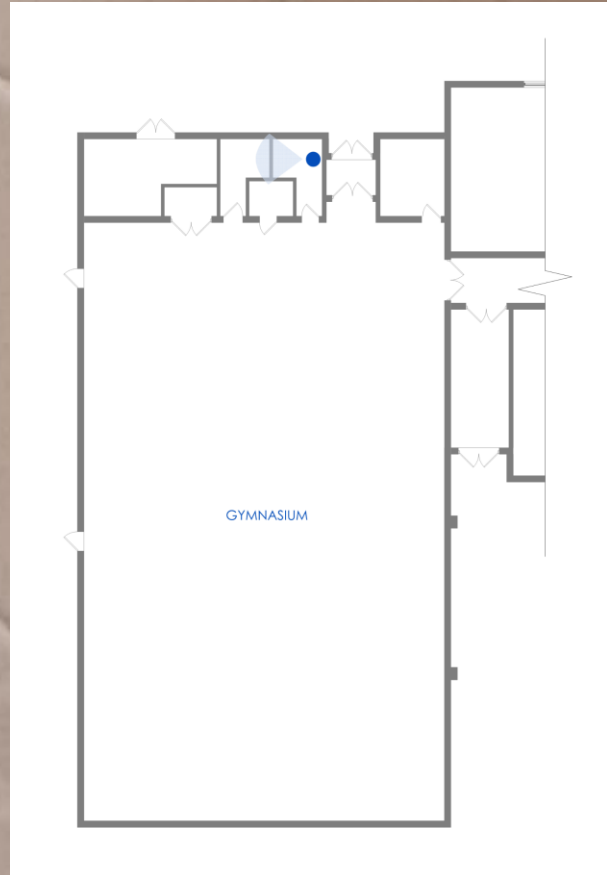
EXISTING CONDITIONS



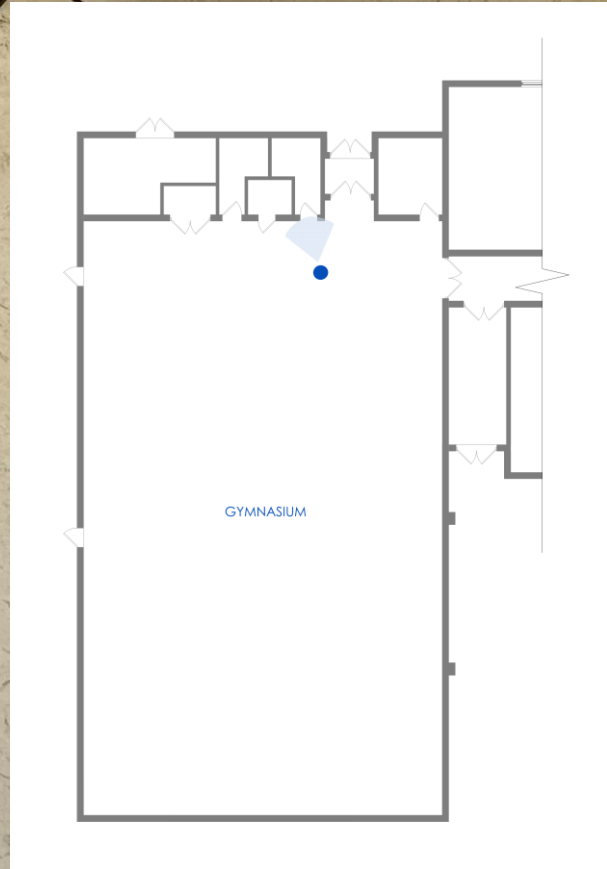
EXISTING CONDITIONS



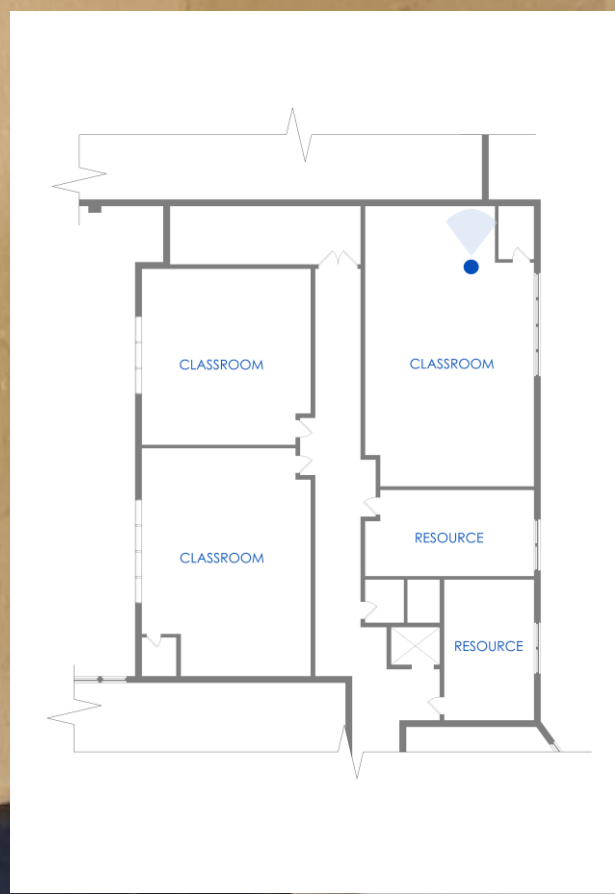
EXISTING CONDITIONS



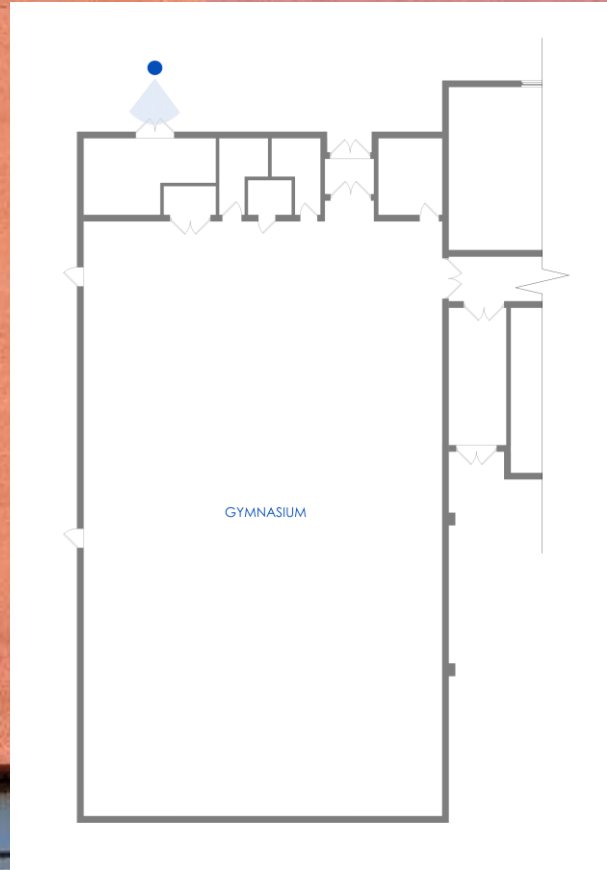
EXISTING CONDITIONS



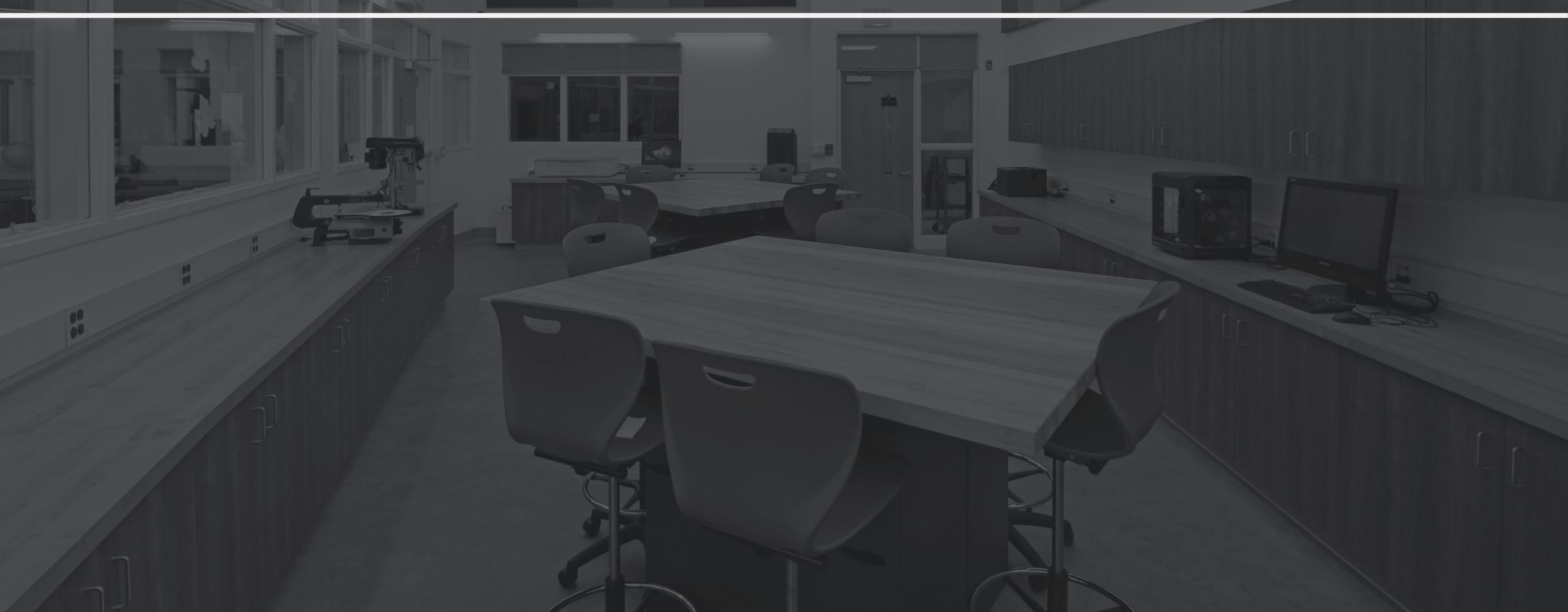
EXISTING CONDITIONS



EXISTING CONDITIONS



Investigation



1989 Investigation – Heikki K. Elo Consulting Engineers

- ◆ Observations:
 - ◆ Foundations had not fully settled and there were no structural concerns
- ◆ Recommendations: None

2016 Investigation – Crack Meters

- ◆ Observations:
 - ◆ Minor to no movement at all locations
- ◆ Recommendations: Repair and continue to monitor

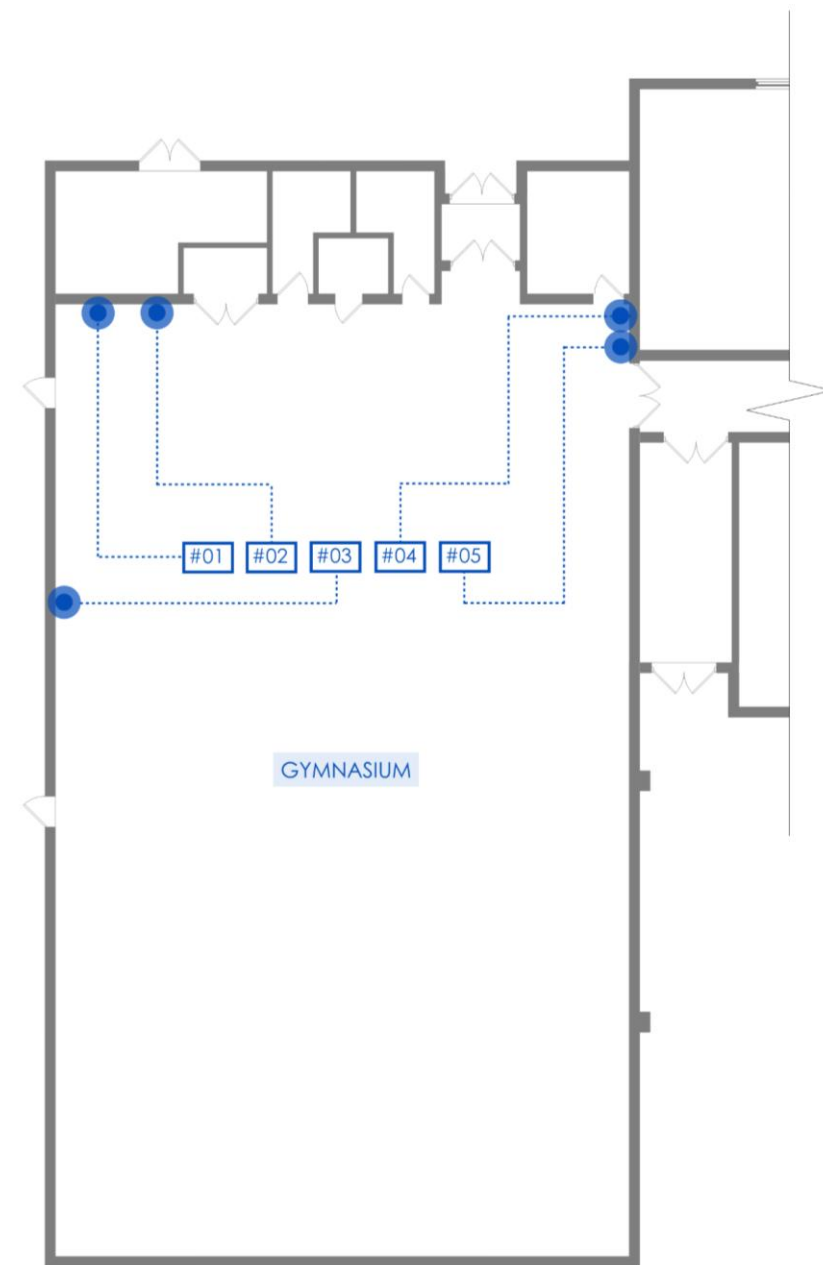
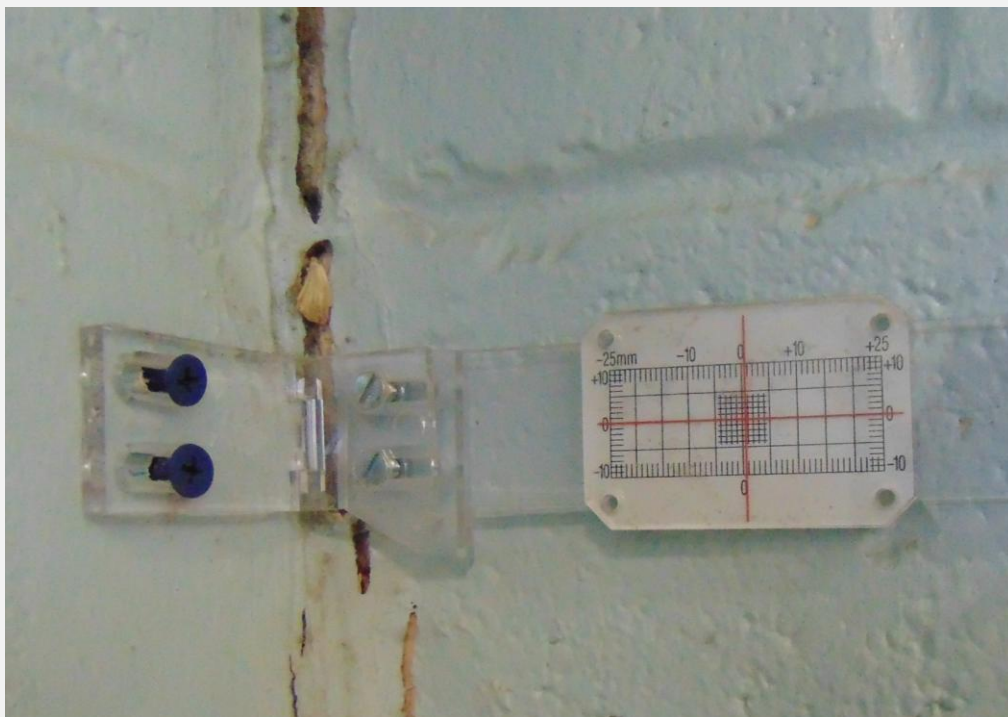
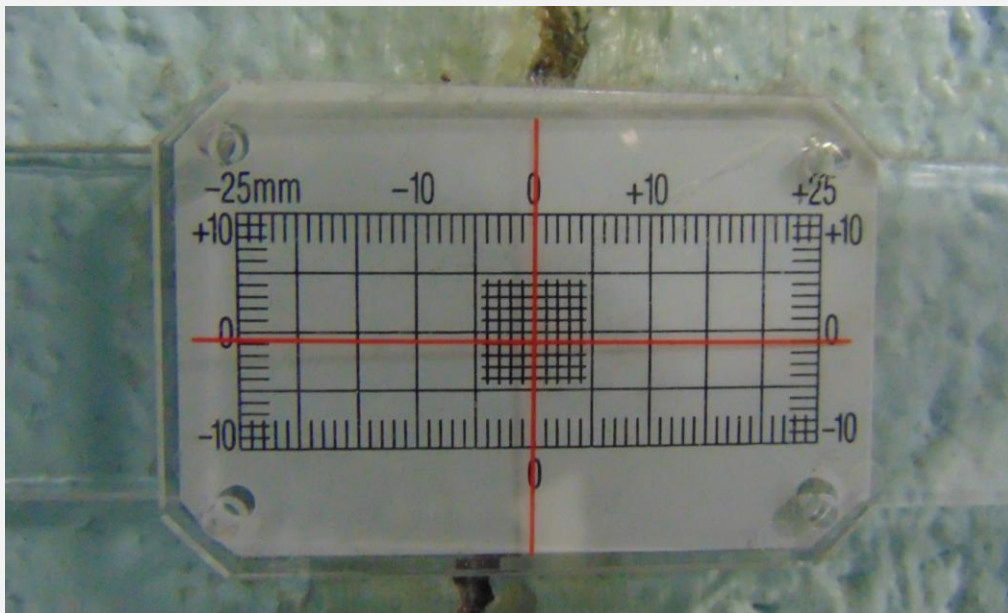
2023 Investigation – SOR Consulting Engineers

- ◆ Observations: Soils below foundations “loose to very loose”
- ◆ Recommendations: Stabilization required to prevent further settlement. Install helical piles and compaction grouting.

2026 Investigation – French and Parrello Associates

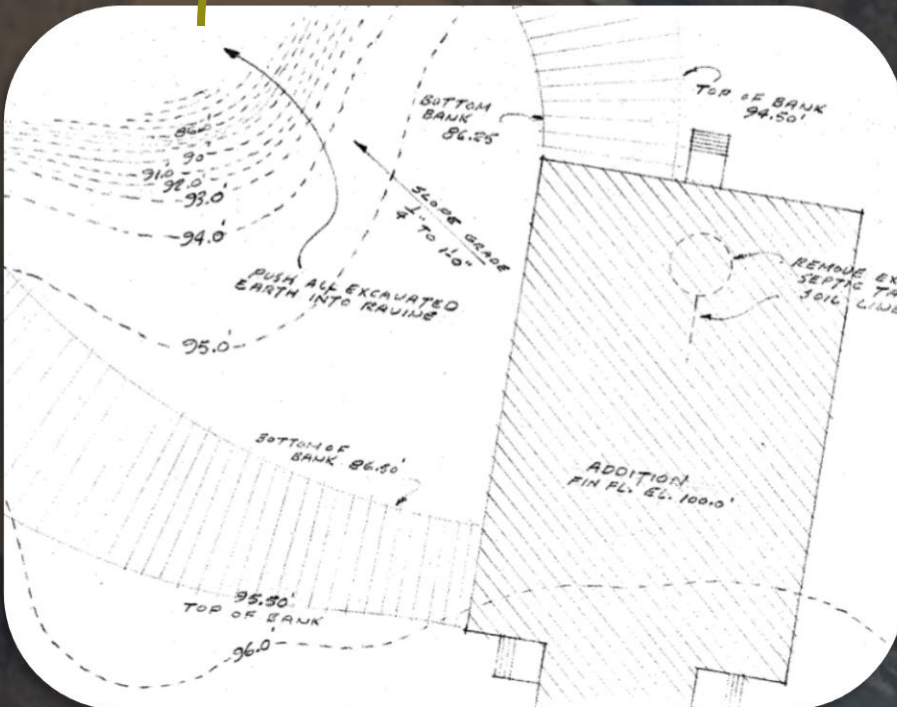
- ◆ Observations: Soils below foundations “loose to very loose”
- ◆ Recommendations: Stabilization required to prevent further settlement. Install compaction grouting.

MONITORING



1956 Construction Documents

HISTORICAL
RESEARCH



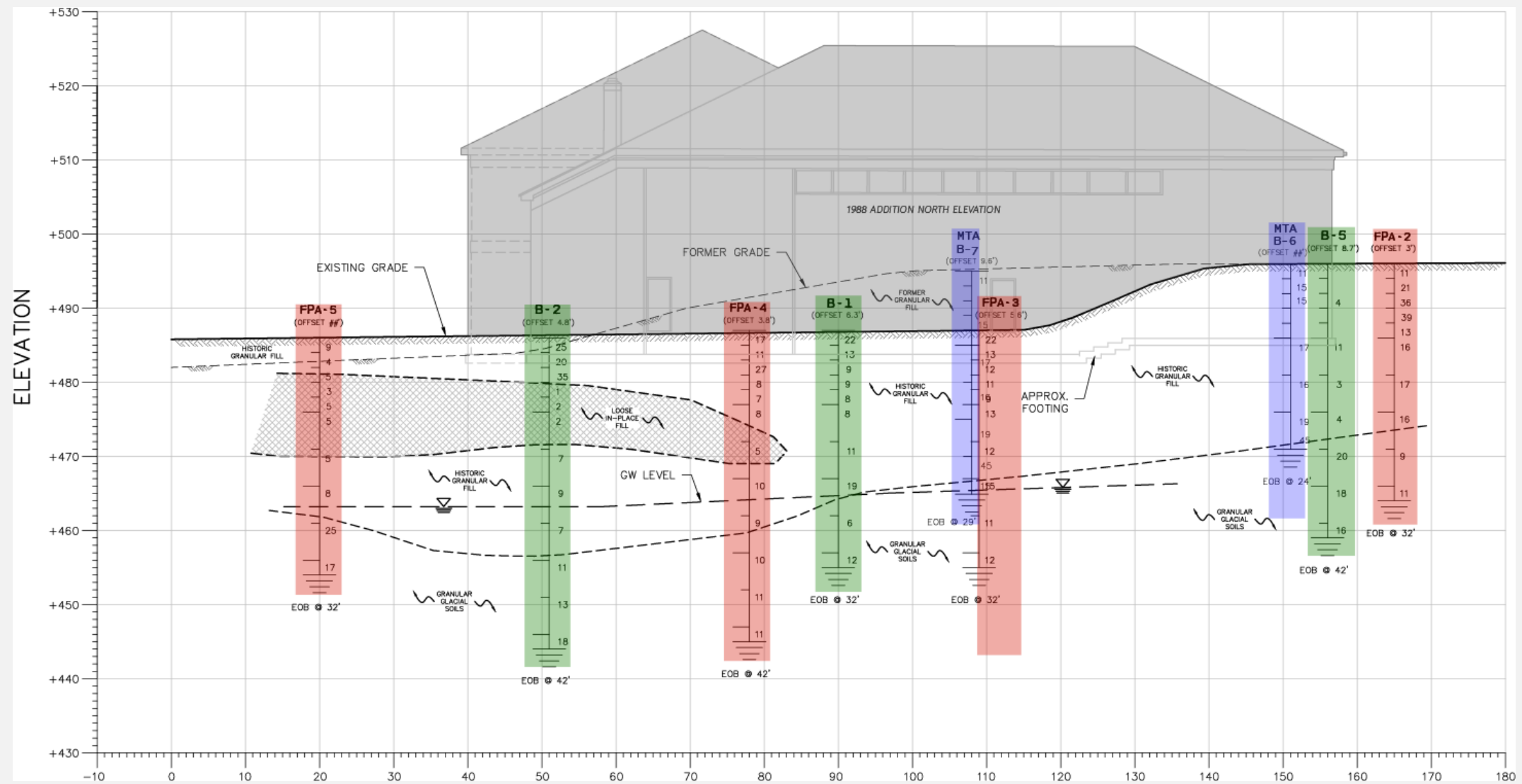
1956 Addition



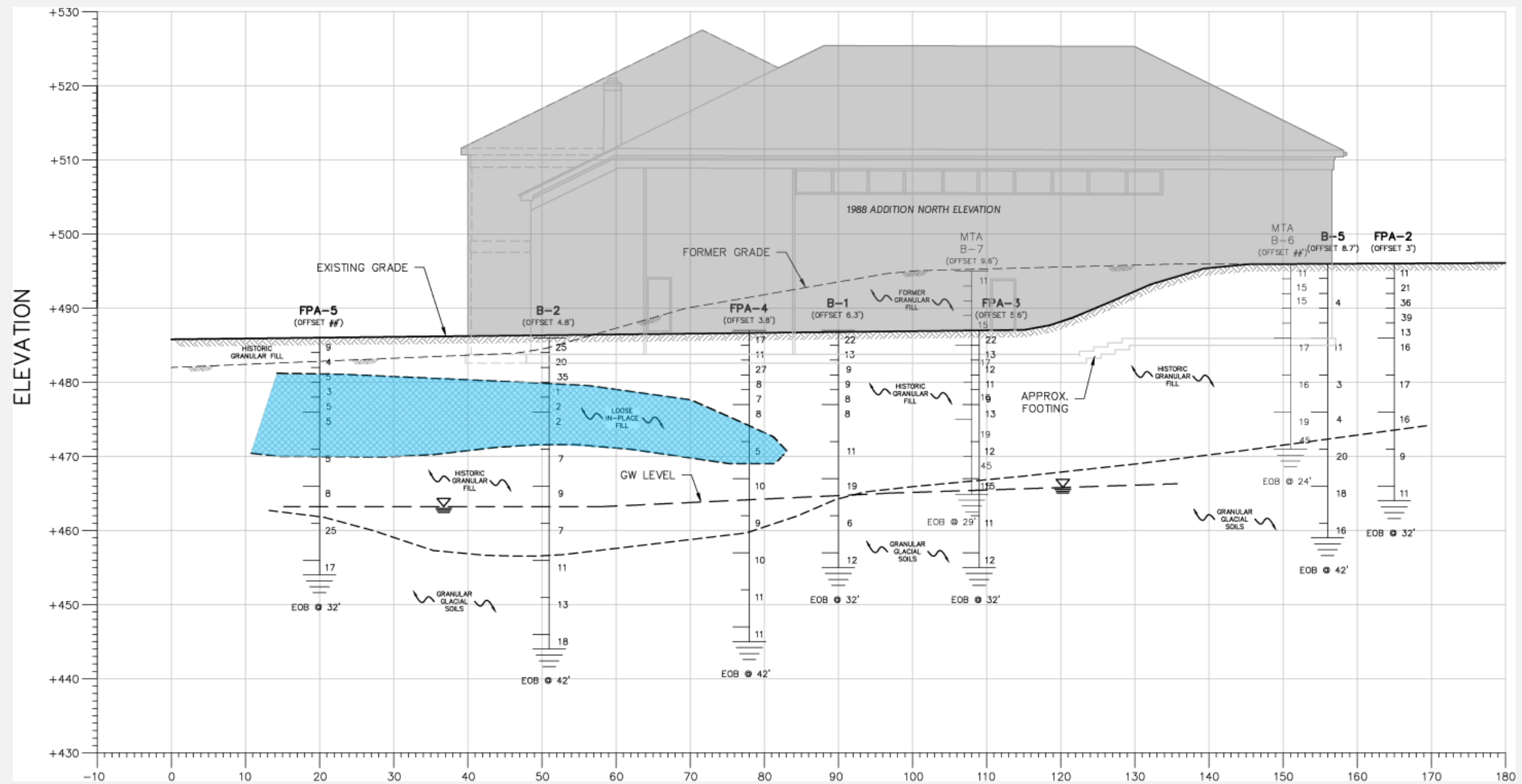
GEOTECHNICAL INVESTIGATION



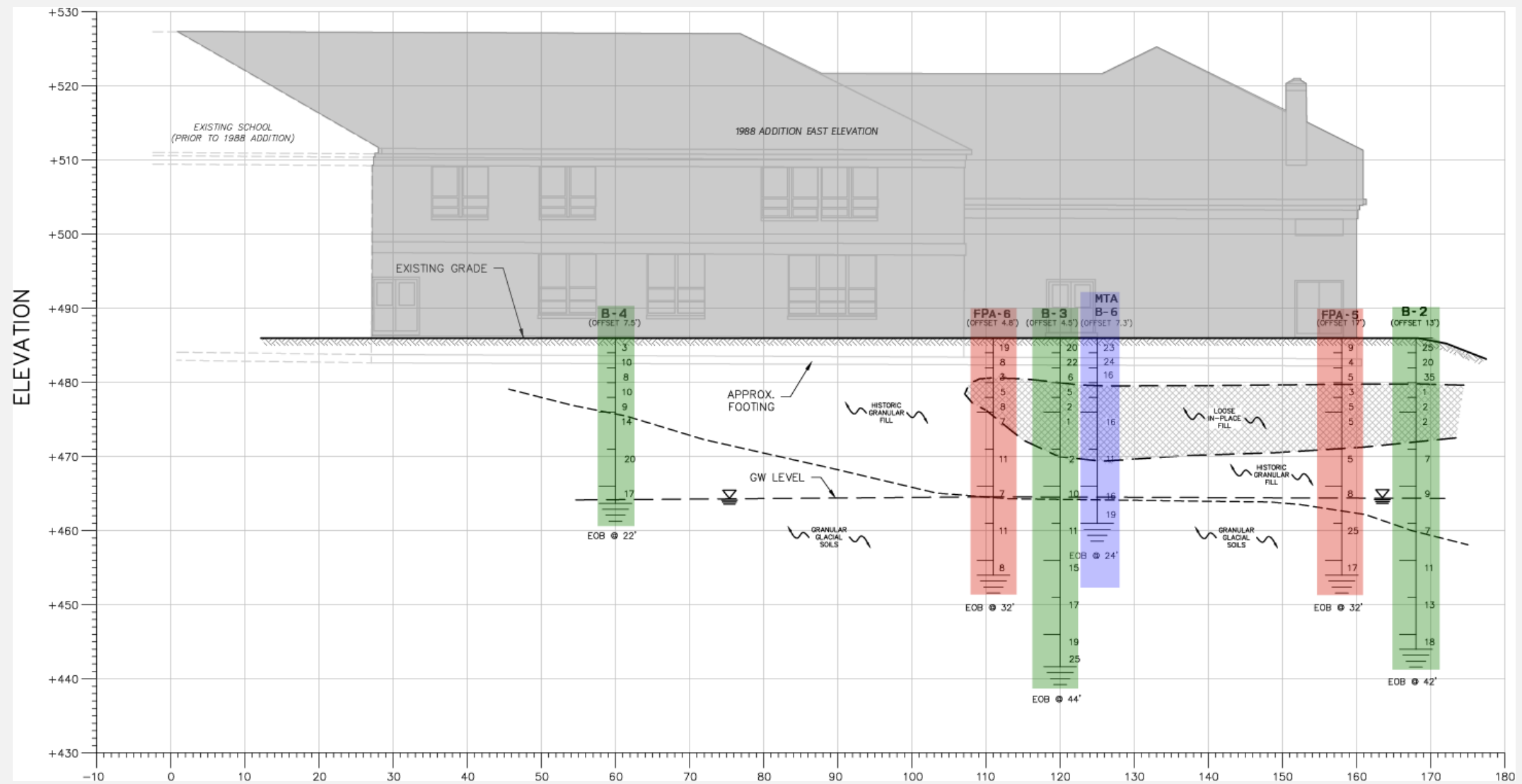
Section A



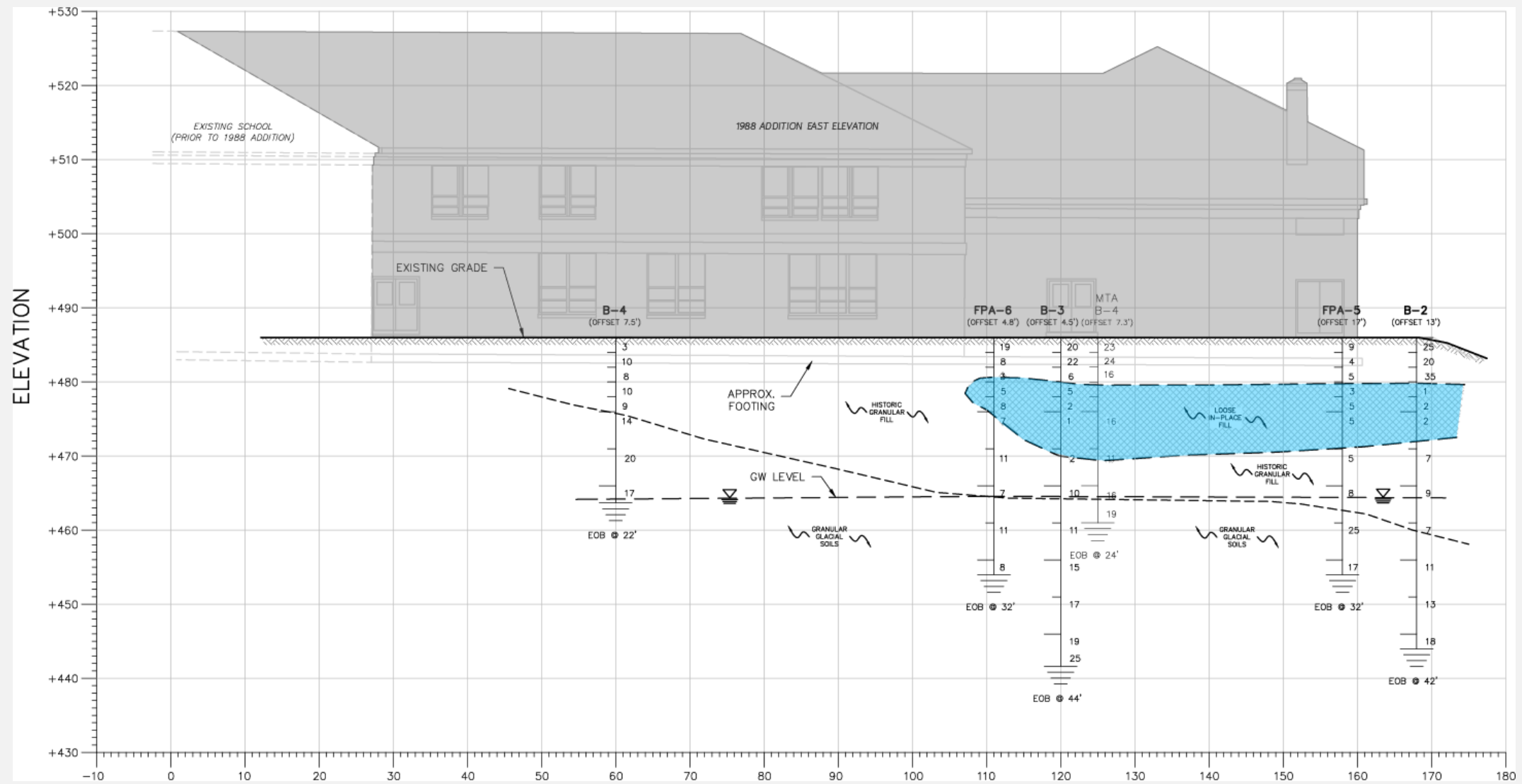
Section A



Section B



Section B



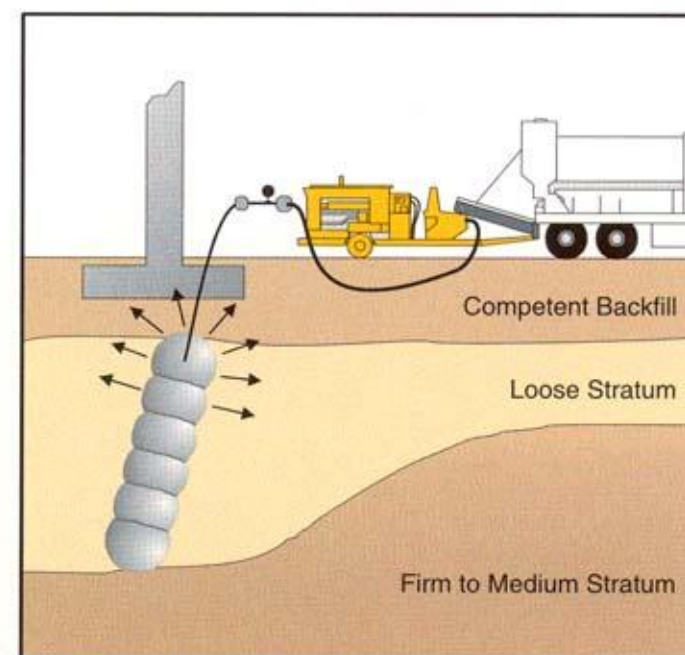
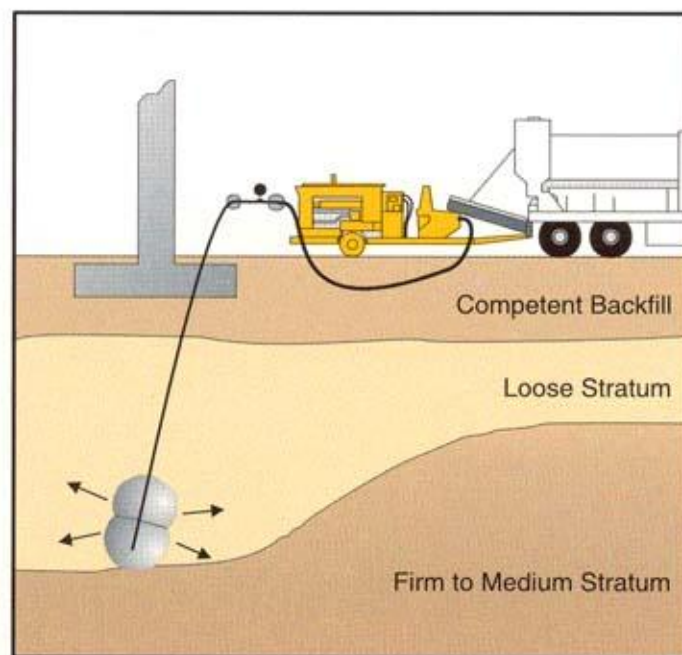
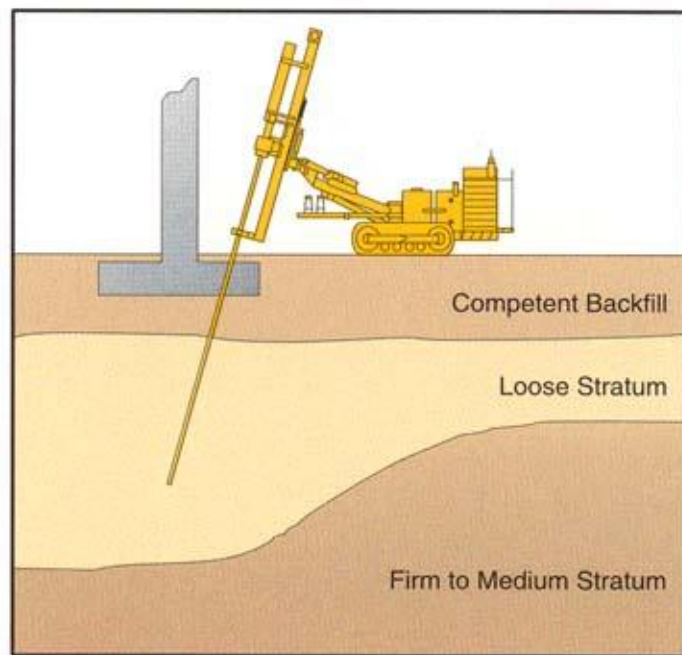
Proposed Solution



HELICAL PILES



COMPACTION GROUTING



COMPACTION GROUTING

● ± 100 Grout Locations
every 8'

- Secondary row at areas of special concern.
- 4" diameter hole through the floor slab.



June 10, 2027
Last Day of School

**June 15, 2027 –
July 15, 2027**

Classroom &
Stairwell Soil
Stabilization

**July 15, 2027 –
Aug 31, 2027**

Gym Soil
Stabilization

September 1, 2027
First Day of School

Aug 31, 2027 – Dec 31, 2027

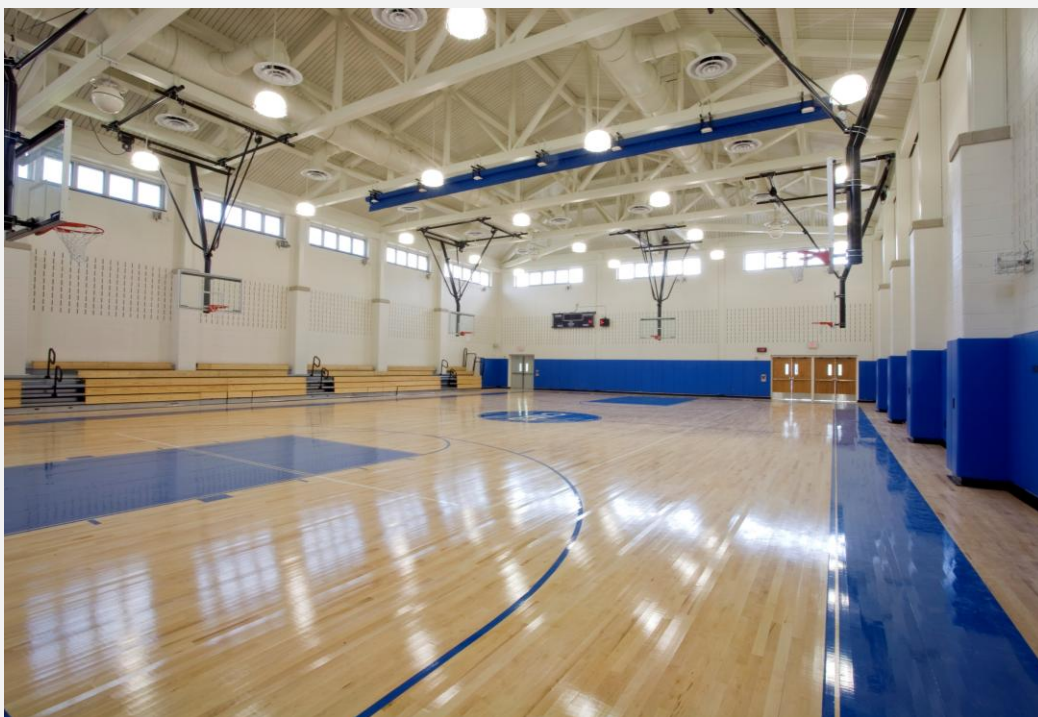
Gym Repairs and Renovations

- ◆ Prioritize Classrooms
- ◆ 4-6 weeks needed for stabilization
 - ◆ 8-10 weeks allocated



CONSTRUCTION SCHEDULE

GYMNASIUMS



Referendum Information



REFERENDUM DATES

November (First Tuesday)

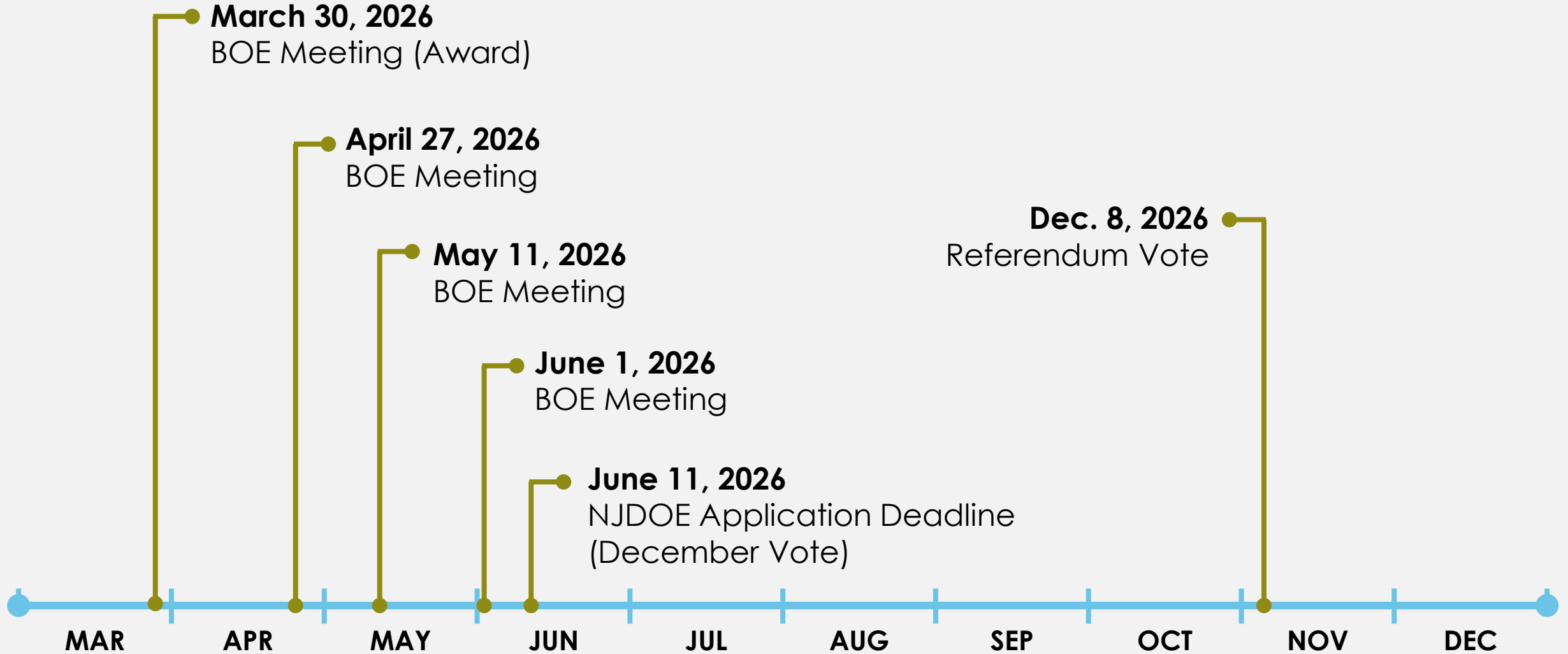
December (Second Tuesday)

January (Fourth Tuesday)

March (Second Tuesday)

September (Last Tuesday)

- ◆ DOE Application, Timelines, & Deadlines
- ◆ Other Agency Approvals
- ◆ Debt Service Aid Eligibility



REFERENDUM VOTE

Question #1

- ◆ Building Stabilization and Repairs
- ◆ Gym Upgrades
 - ◆ Floor and Wall Finishes
 - ◆ Door Replacement
 - ◆ Bleachers (ADA Upgrades)
 - ◆ Heating and Ventilation Upgrades
 - ◆ Window Replacement
 - ◆ Restroom Renovations

Question #2

- ◆ Gym Equipment (e.g. Scoreboard)
- ◆ Gym Air Conditioning
- ◆ Gym Ceiling and LED Lighting

REFERENDUM BUDGET

Question	Total	State Aid	Local Share
#1	\$3,151,644	\$1,071,559	\$2,080,085
#2	\$1,084,599	\$368,764	\$715,835
Grand Total	\$4,236,243	\$1,440,323	\$2,795,920

TAX IMPACT

Question	Per \$100 Assessed Value	Per \$100,000 Assessed Value	Annual \$207,179 Avg. Assessment	Monthly \$207,179 Avg. Assessment
#1	\$0.038	\$37.59	\$77.89 Annually	\$6.49 Monthly
#2	\$0.013	\$12.92	\$26.77 Annually	\$2.23 Monthly
Total	\$0.051	\$50.51	\$104.66 Annually	\$8.72 Monthly

Property Assessment

- ◆ **Market Value – Potential sale price**
 - ◆ **Higher Value**
- ◆ **Assessed Value – Township assigned value for property tax**
 - ◆ **Lower Value**
- ◆ **Find your Assessed Value:**
 - ◆ www.sussexcountyclerk.org/902/Online-Search-of-Tax-Records
 - ◆ **Use Lot and Block for best results**

Questions

