

Stillwater Township Elementary School

December 8, 2026 Referendum

September 15, 2026

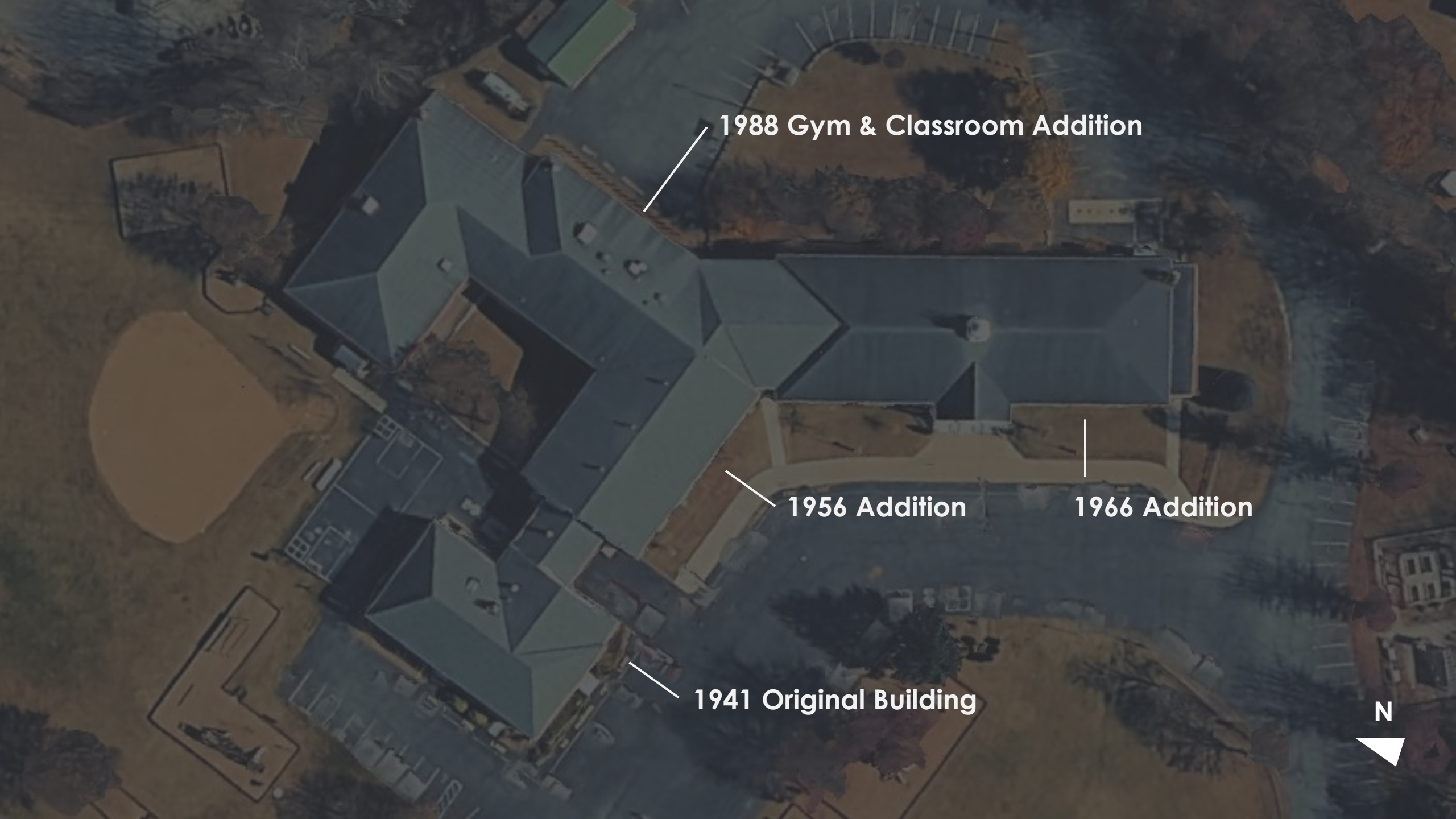


AGENDA

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

Project Background





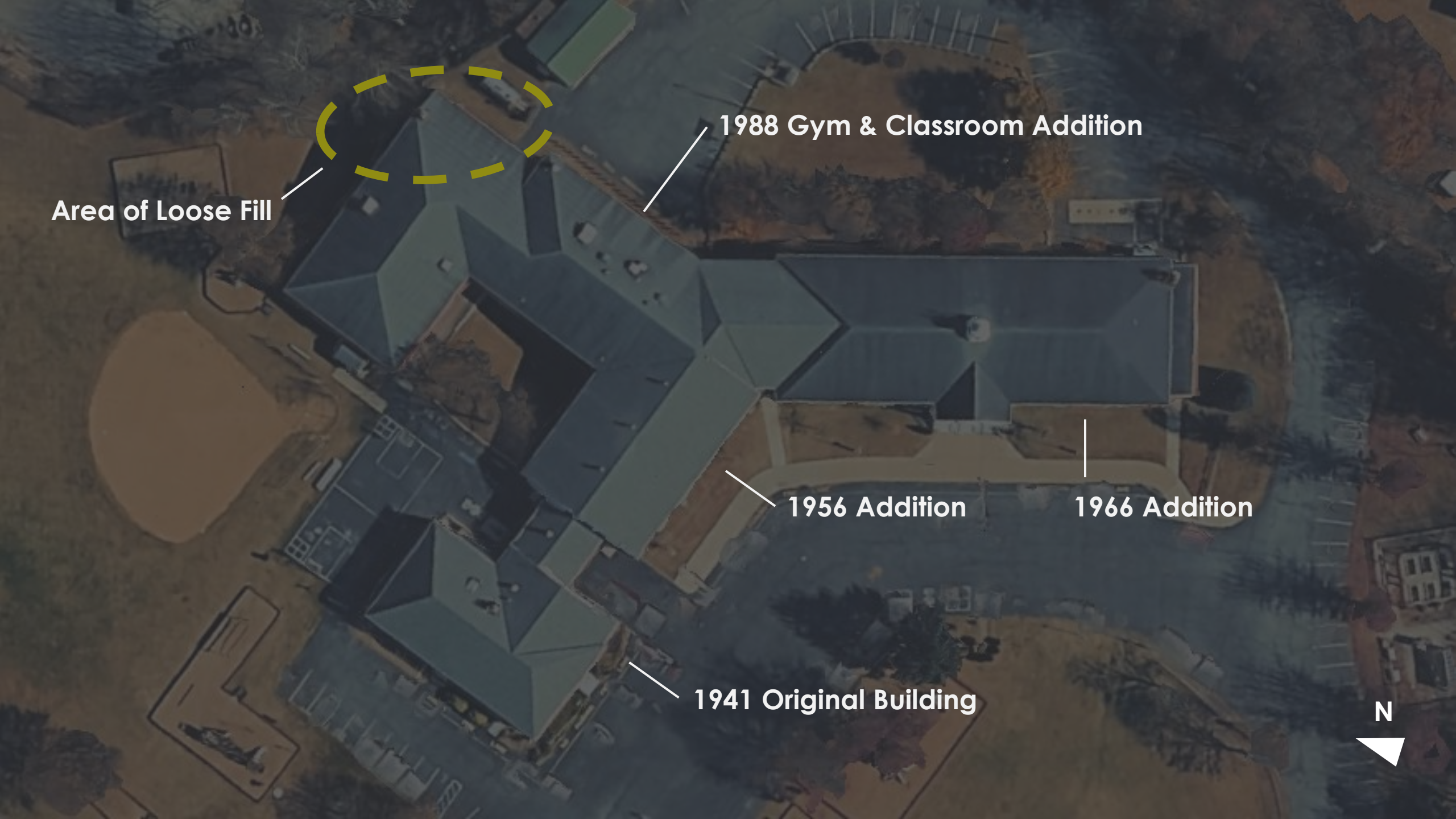
1988 Gym & Classroom Addition

1956 Addition

1966 Addition

1941 Original Building

N



Area of Loose Fill

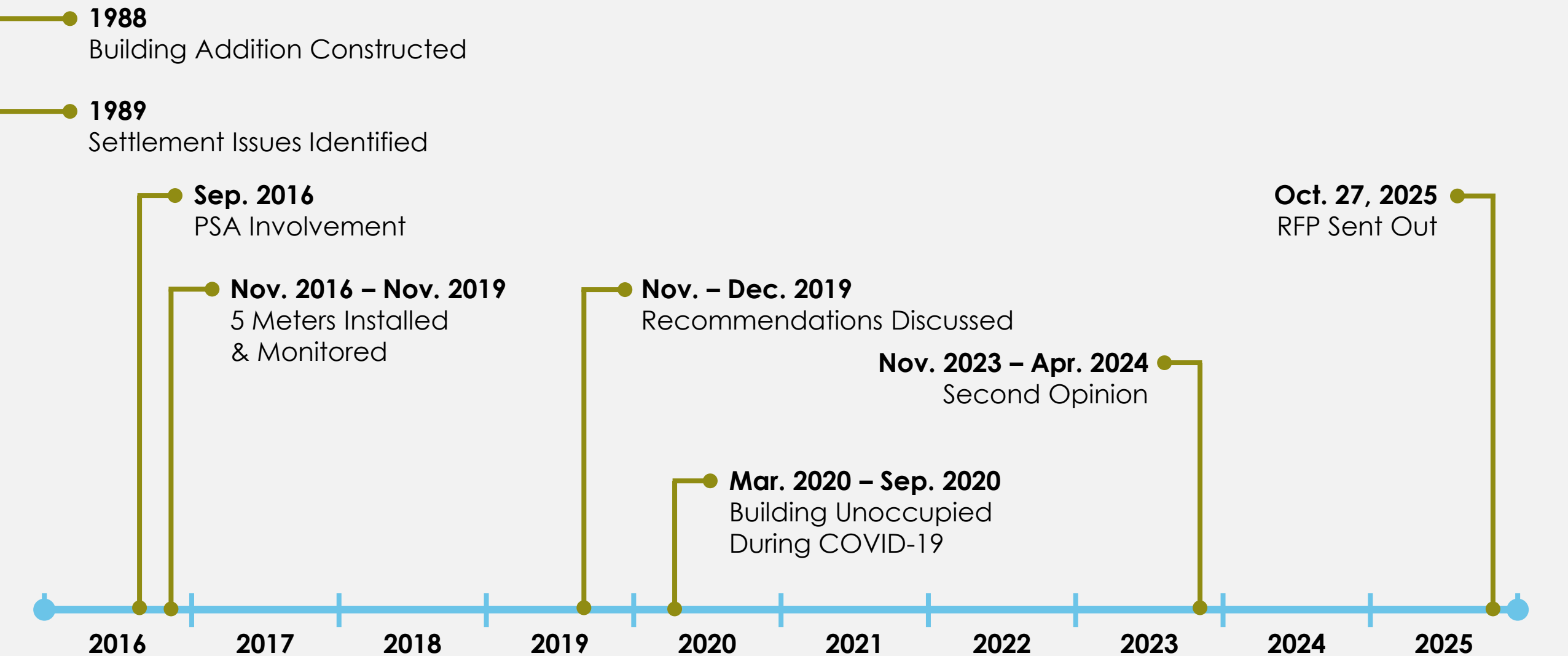
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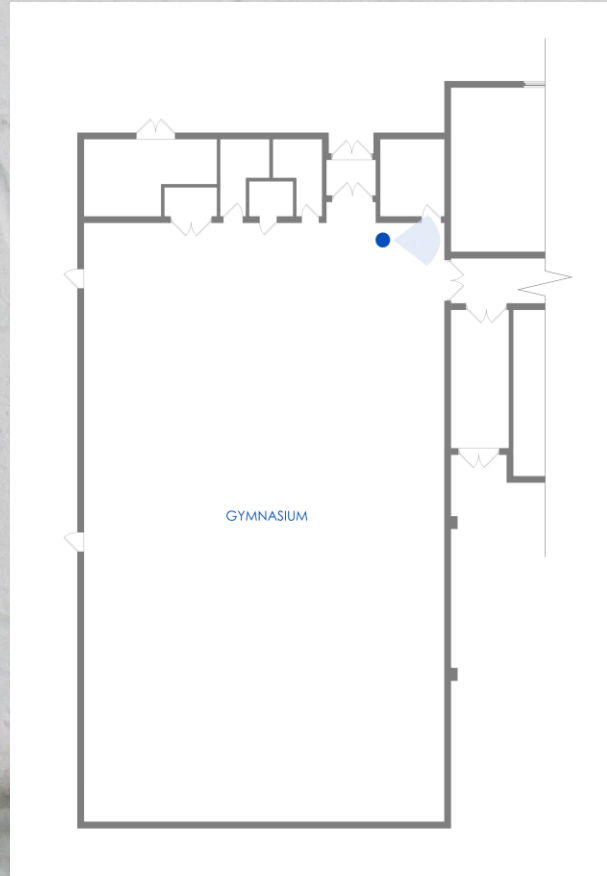
1941 Original Building

N

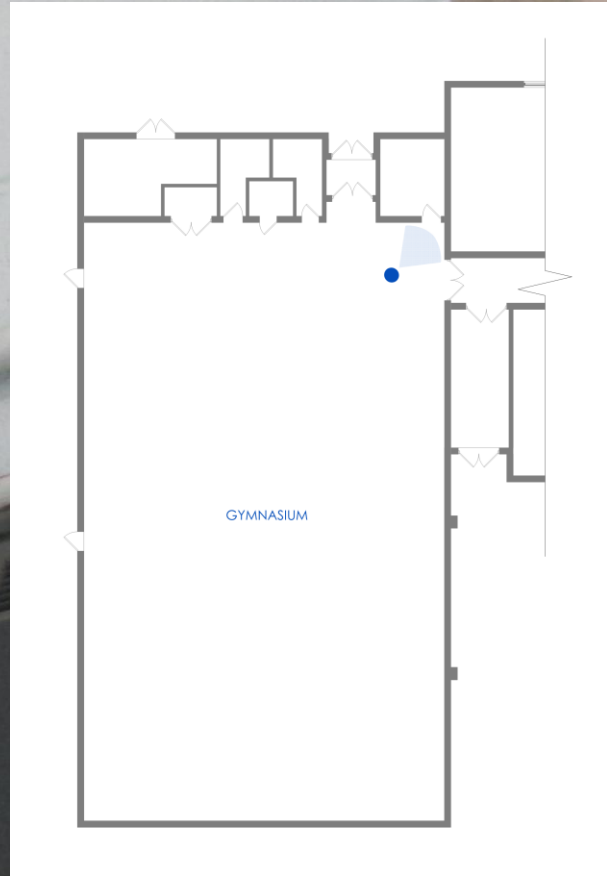


PROJECT HISTORY

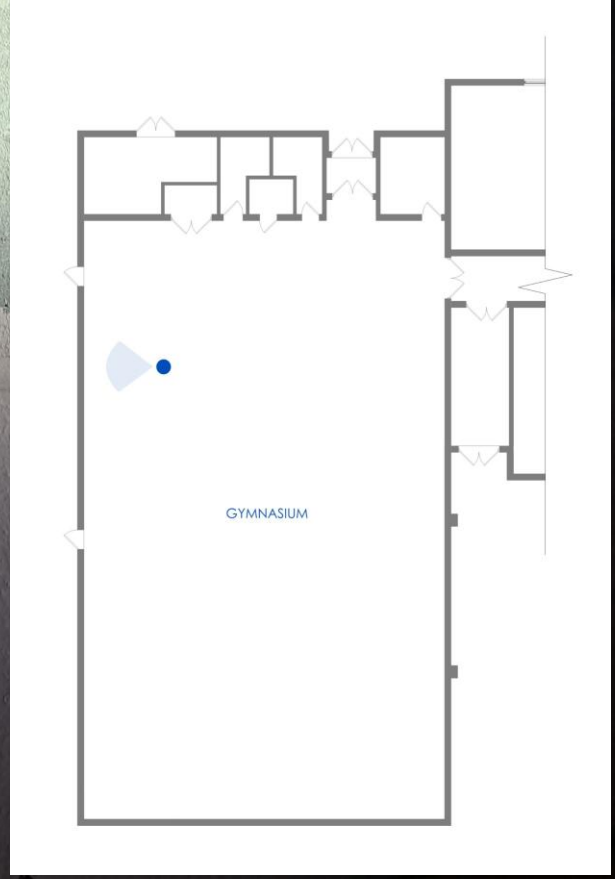
EXISTING CONDITIONS



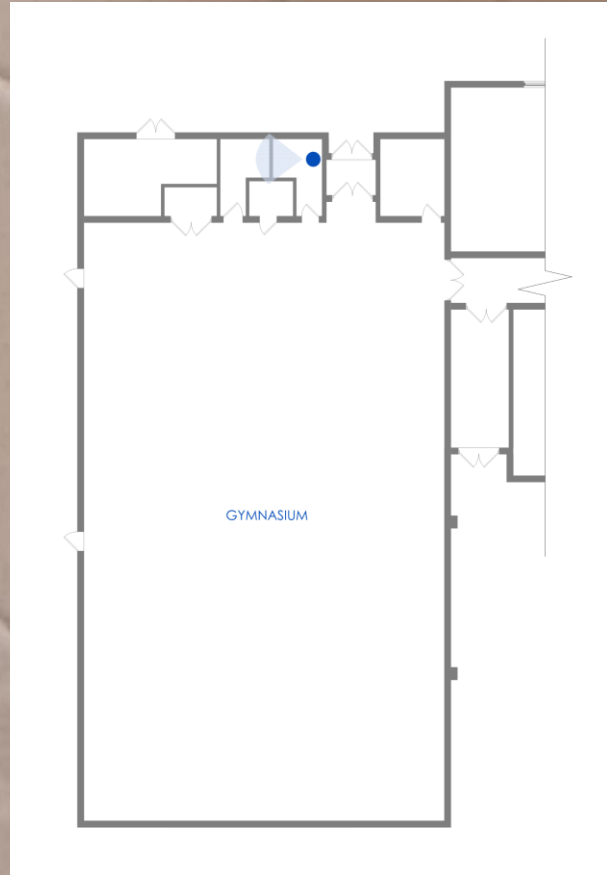
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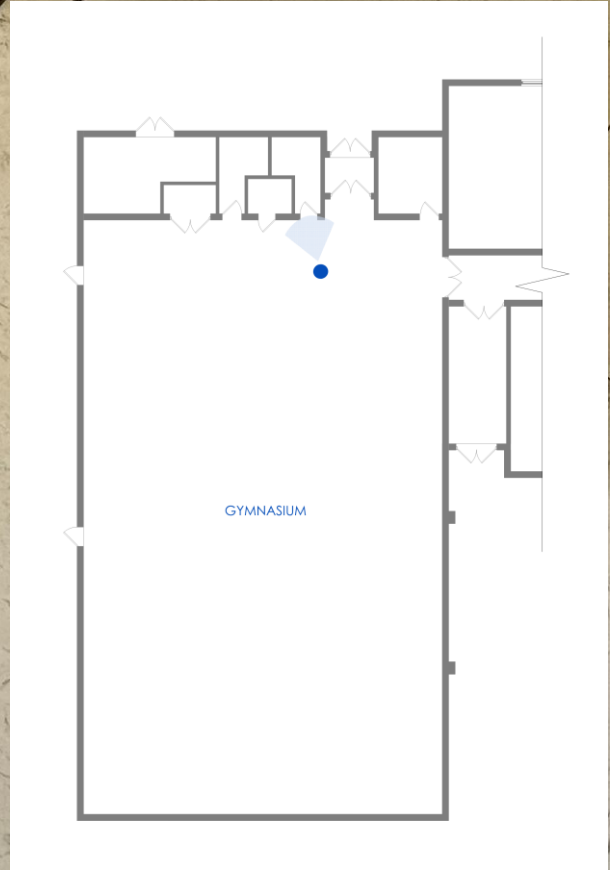
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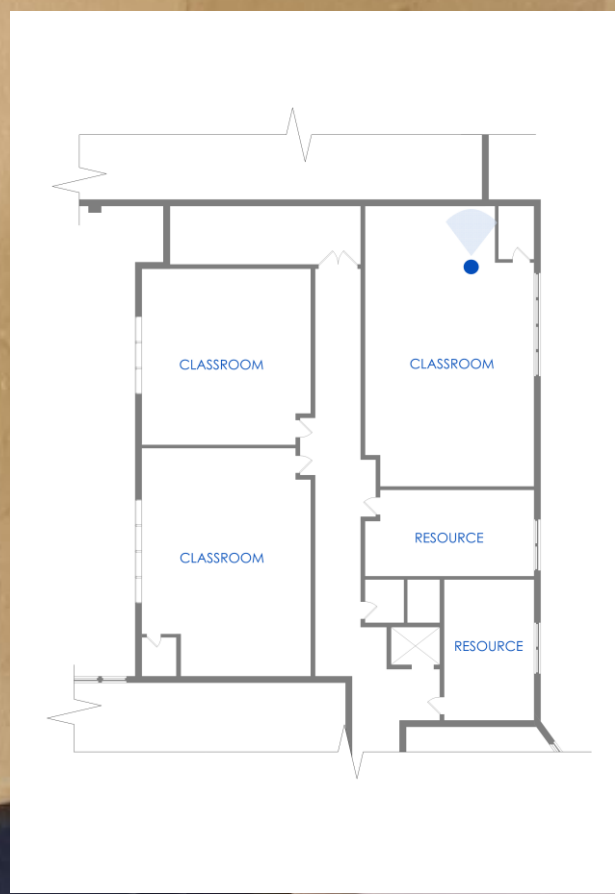
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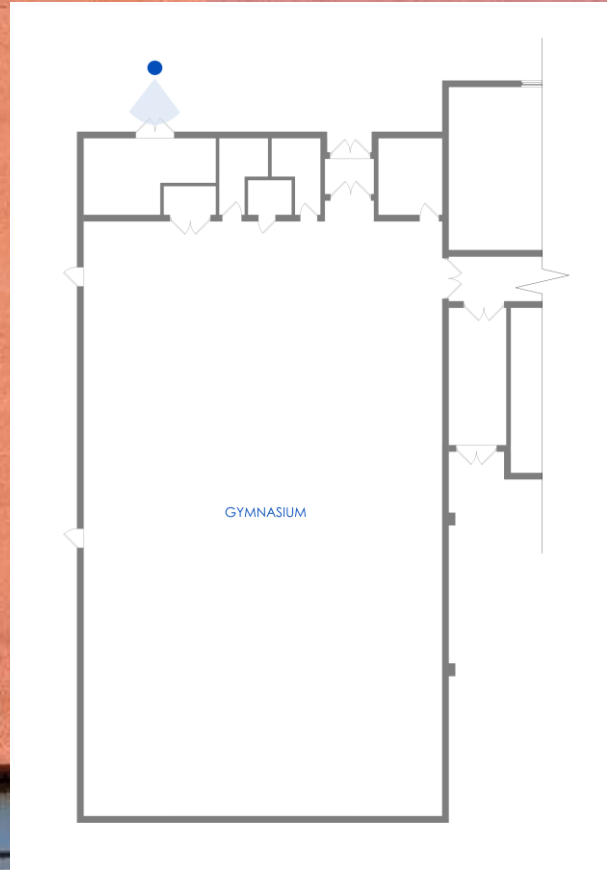
EXISTING CONDITIONS



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

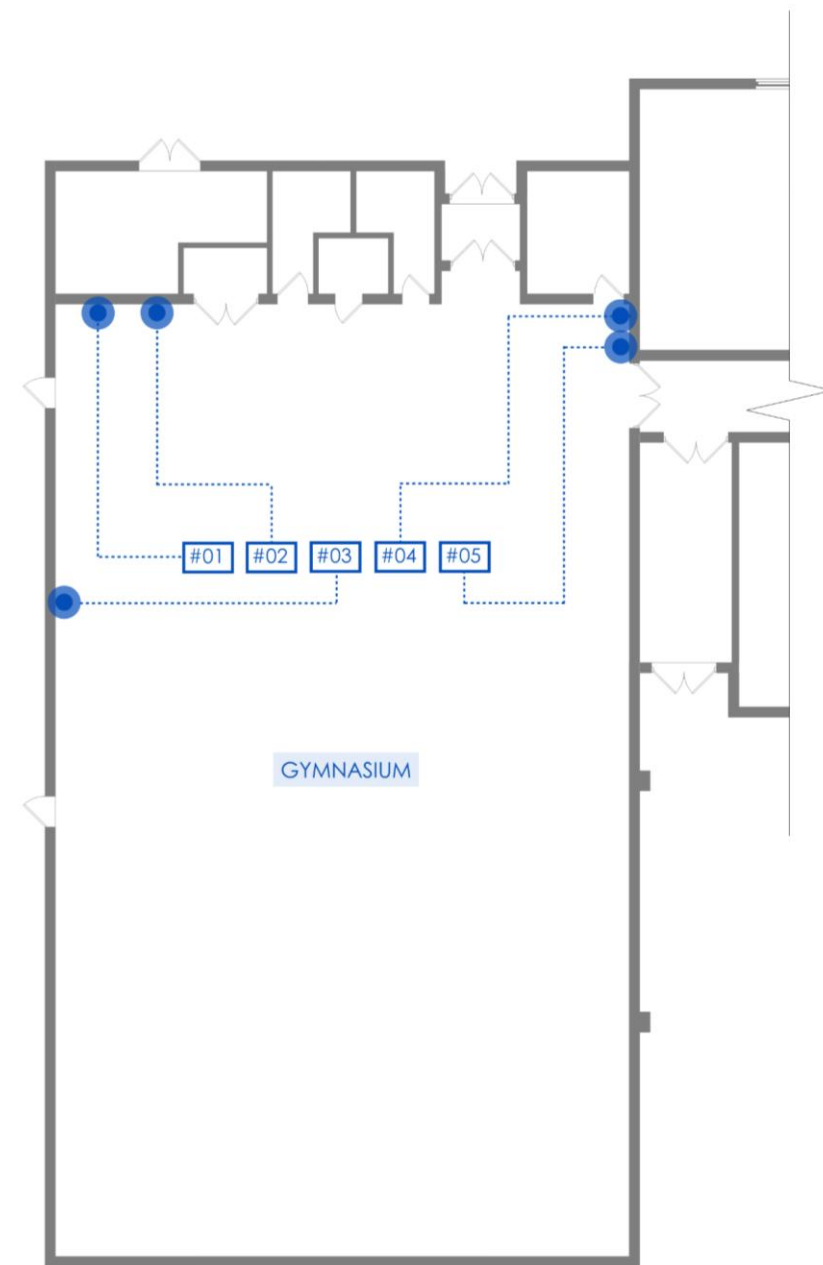
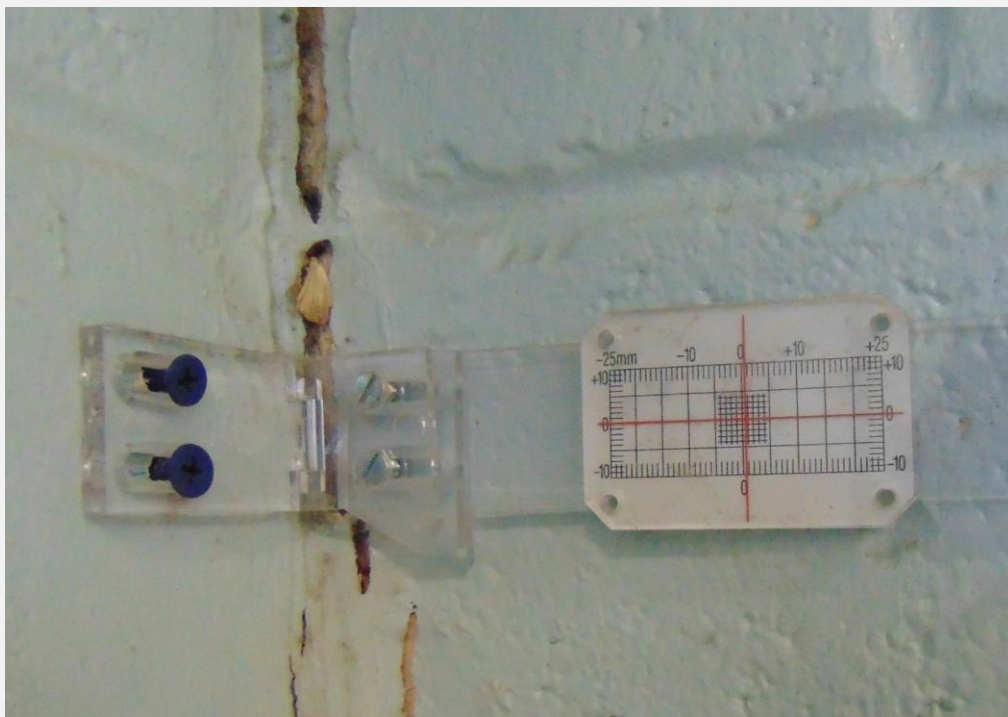
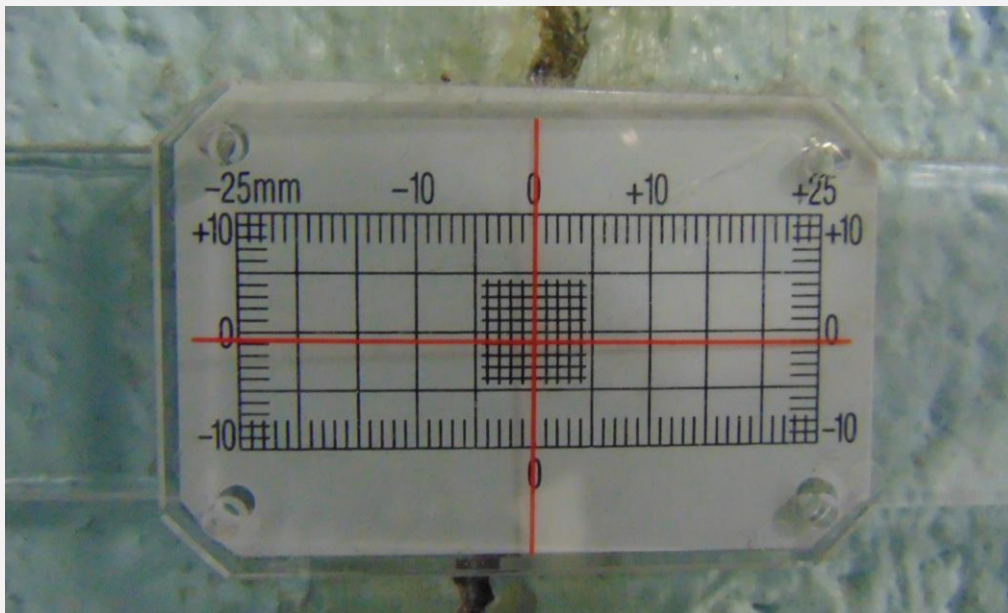
2023 Investigation – SOR Consulting Engineers

- ◆ 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

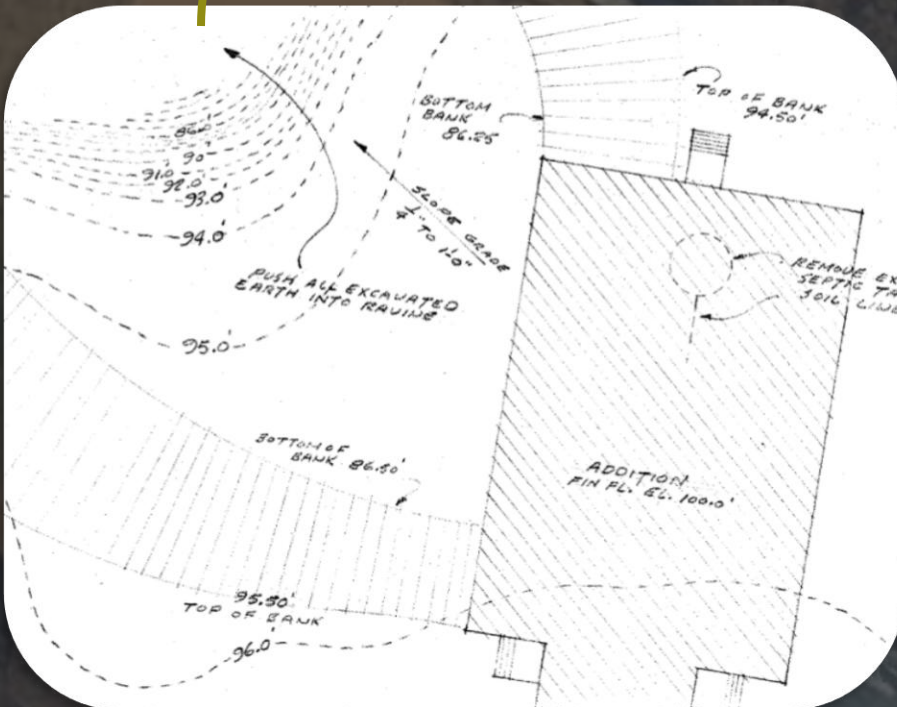
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MONITORING



1956 Construction Documents

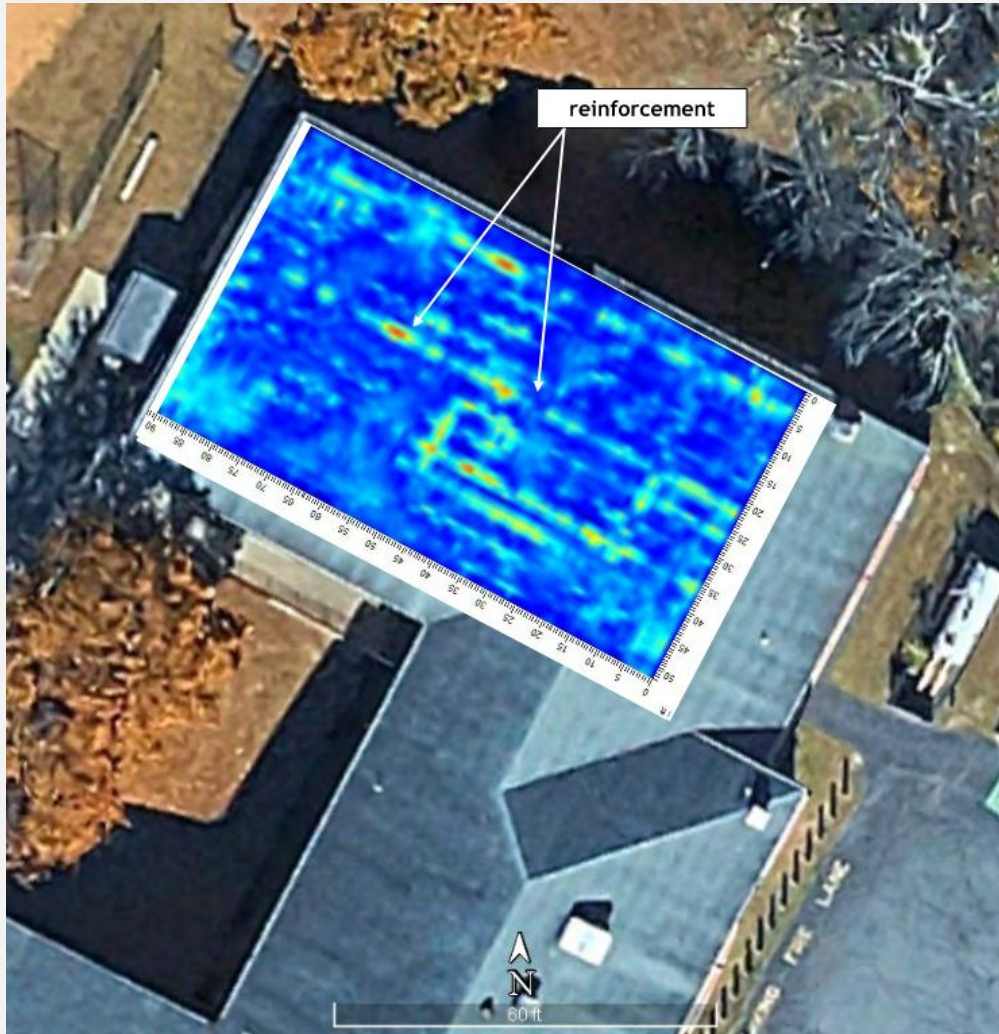
HISTORICAL
RESEARCH



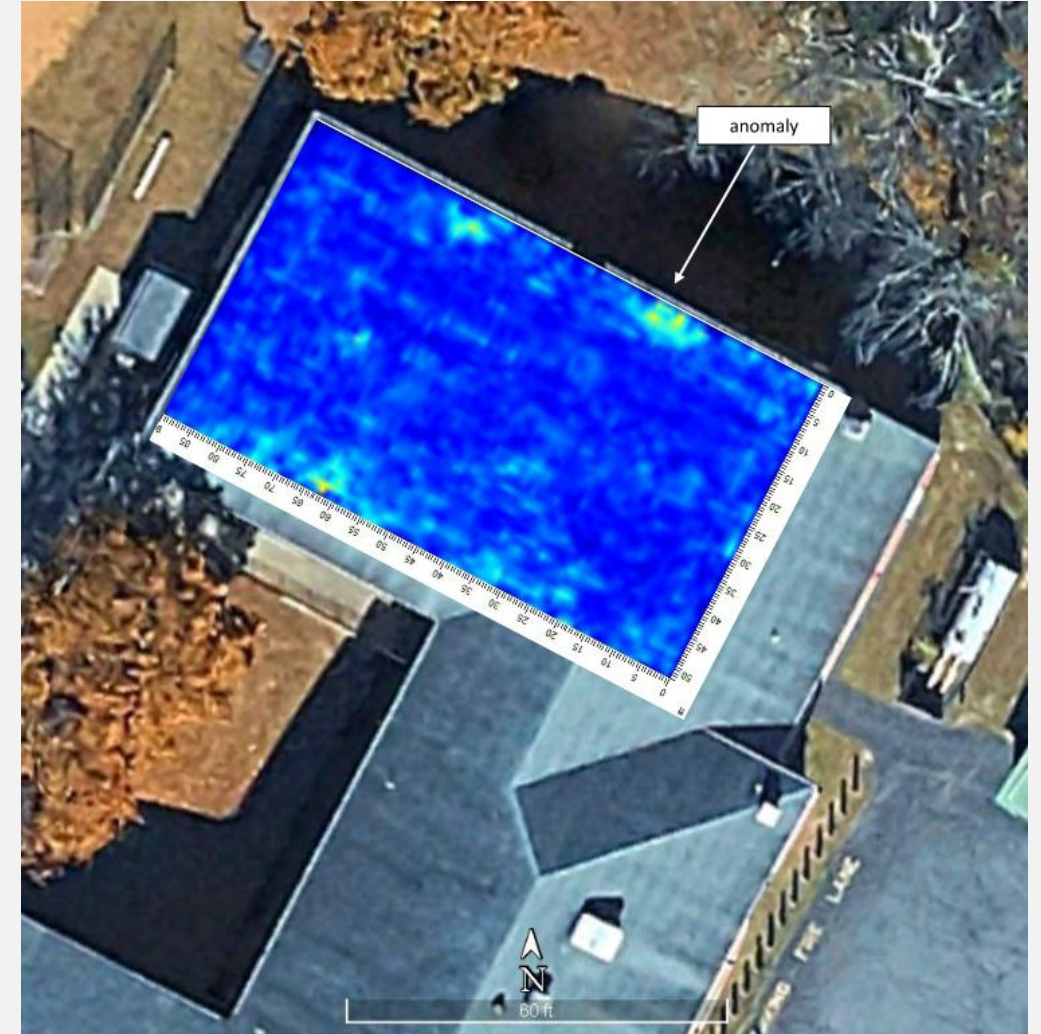
1956 Addition

Ground Penetrating Radar

GEOTECHNICAL
INVESTIGATION



0'-6" – 1'-0" Below Slab



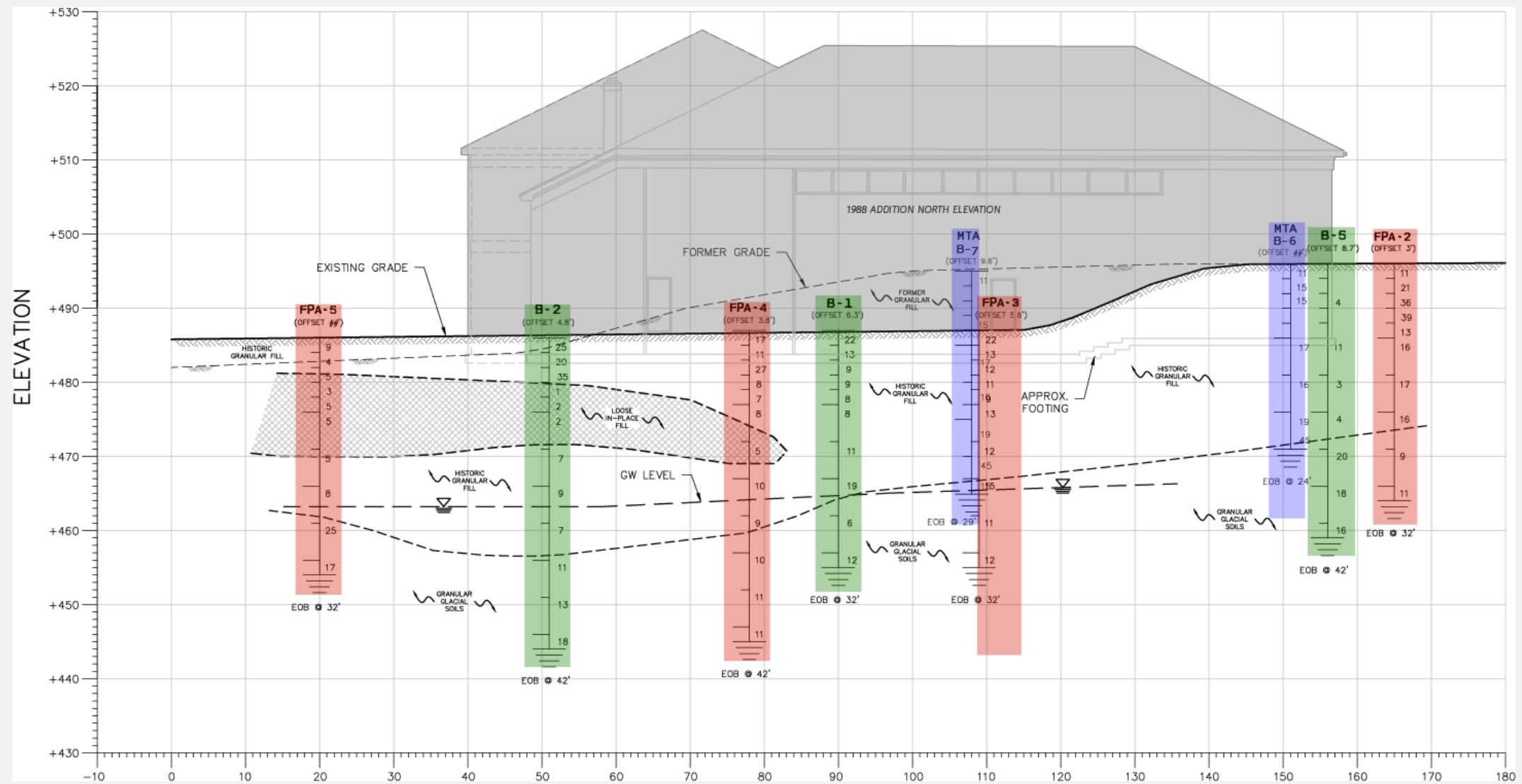
3'-0" – 3'-6" Below Slab



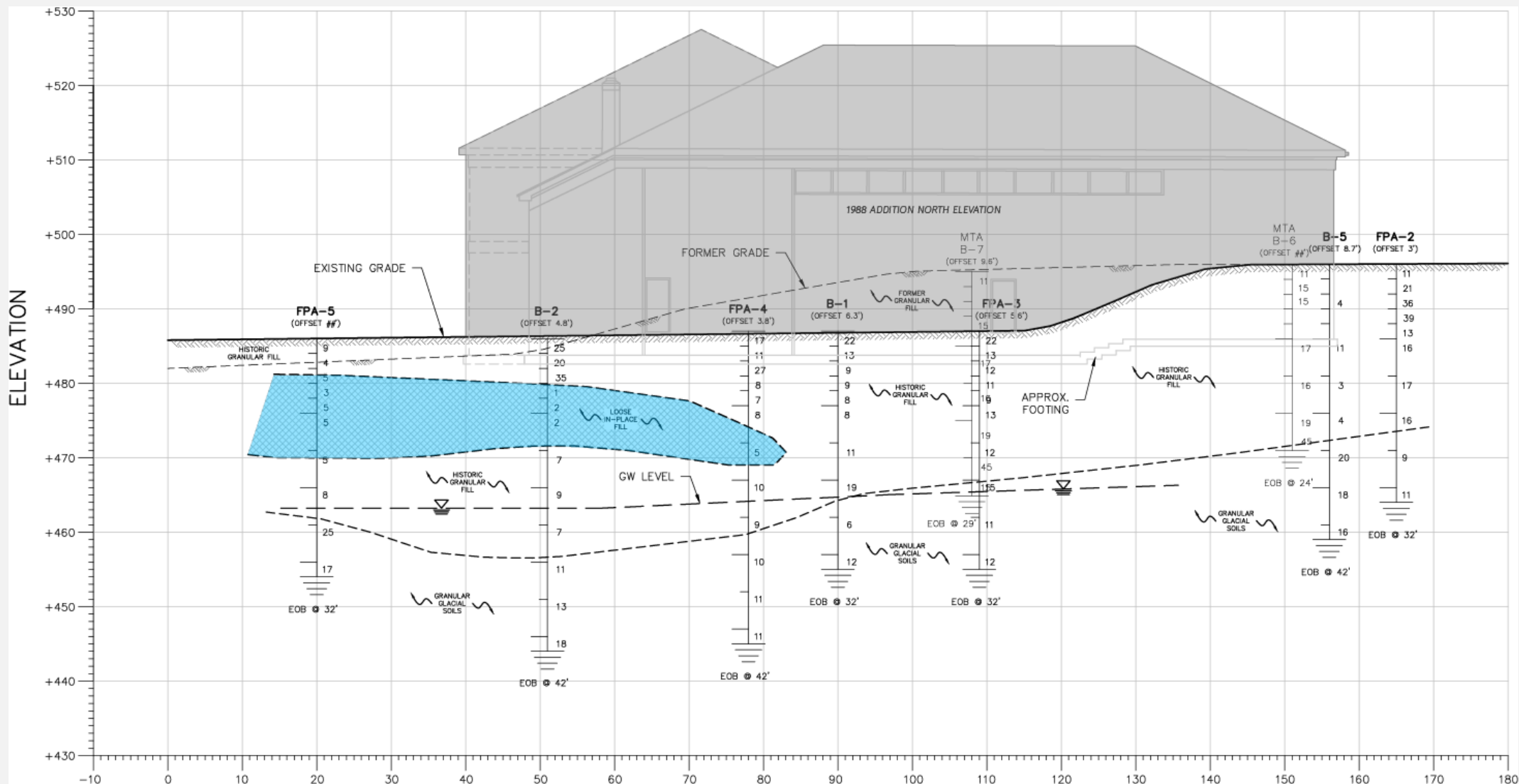
GEOTECHNICAL INVESTIGATION



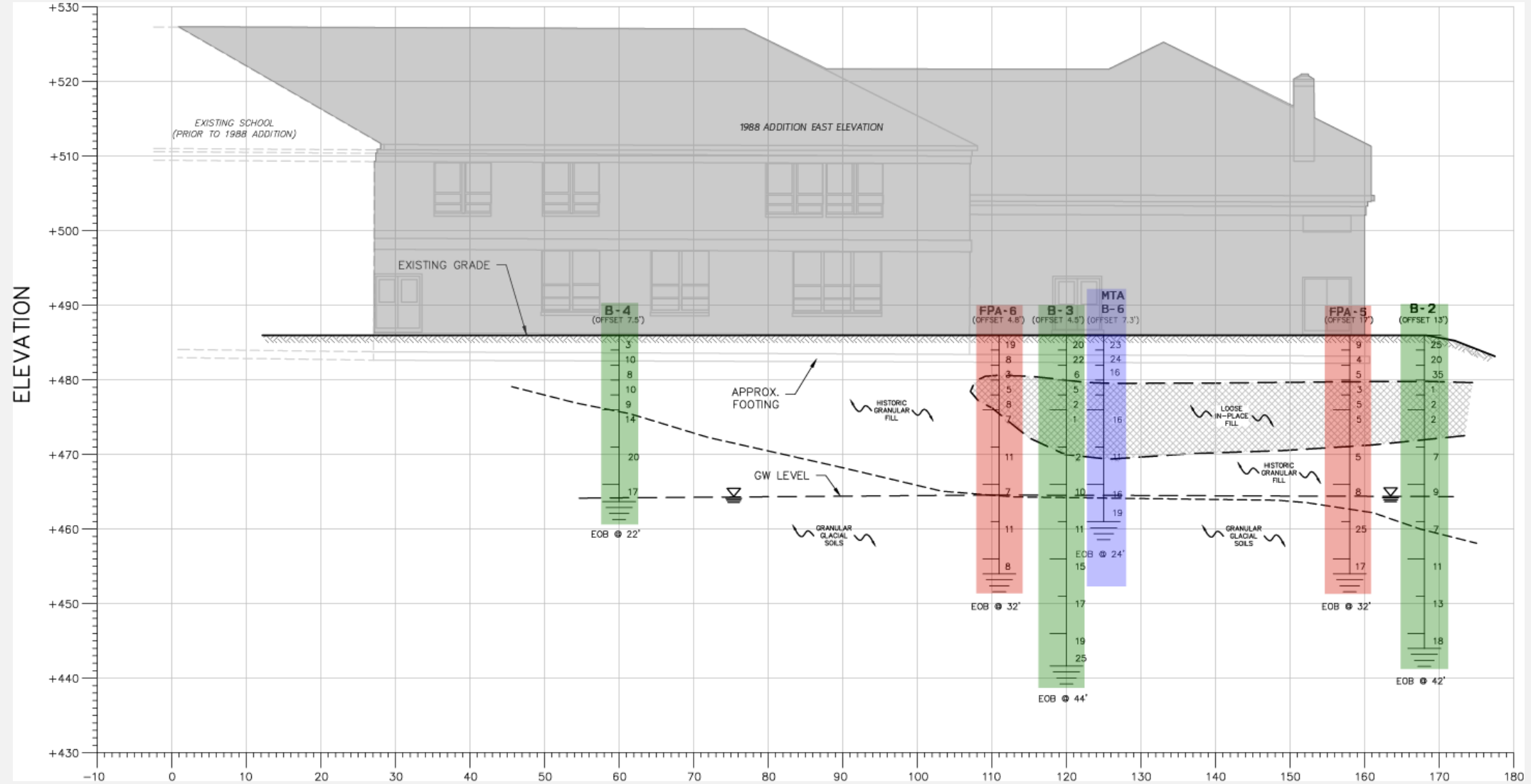
Section A



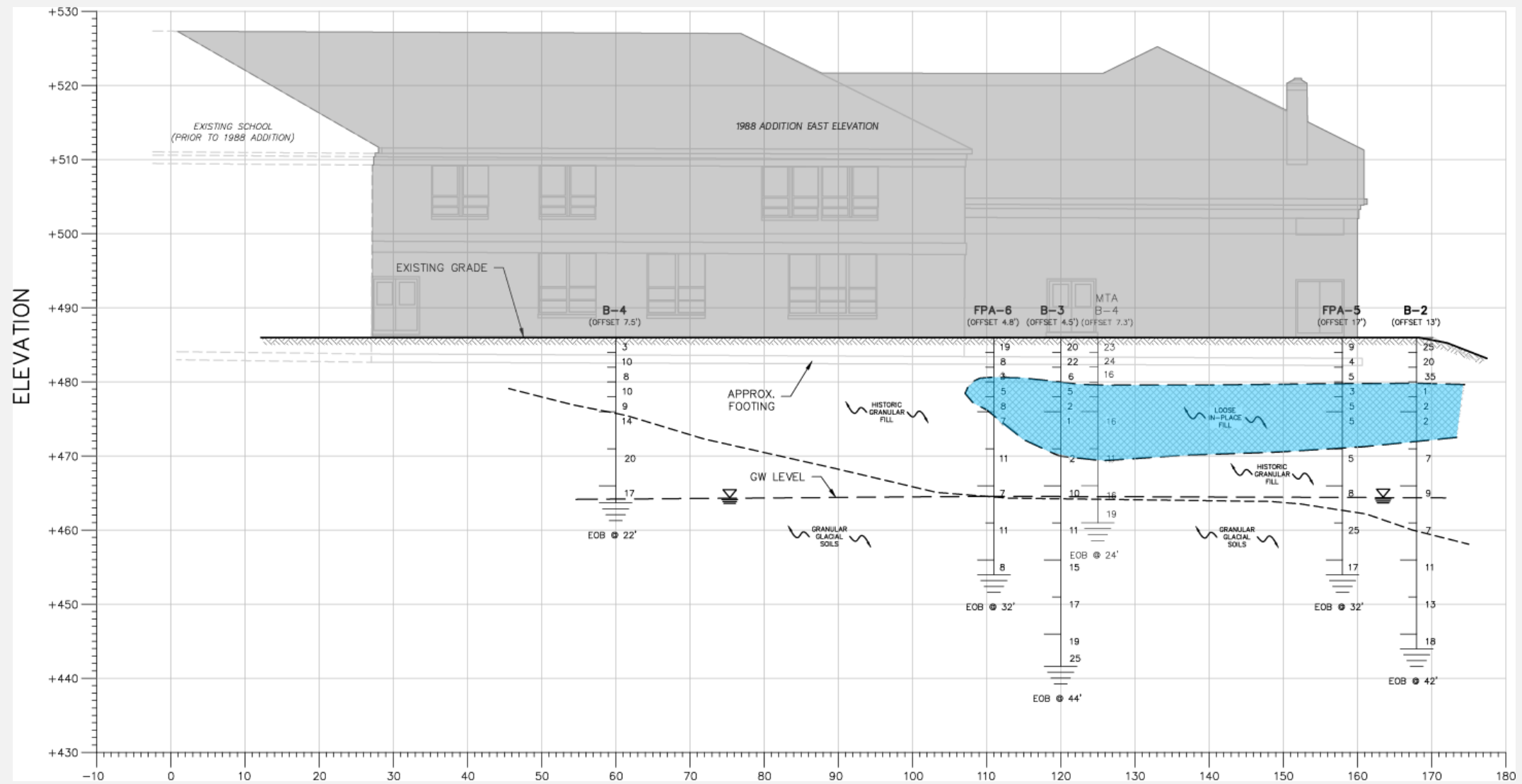
GEOTECHNICAL INVESTIGATION



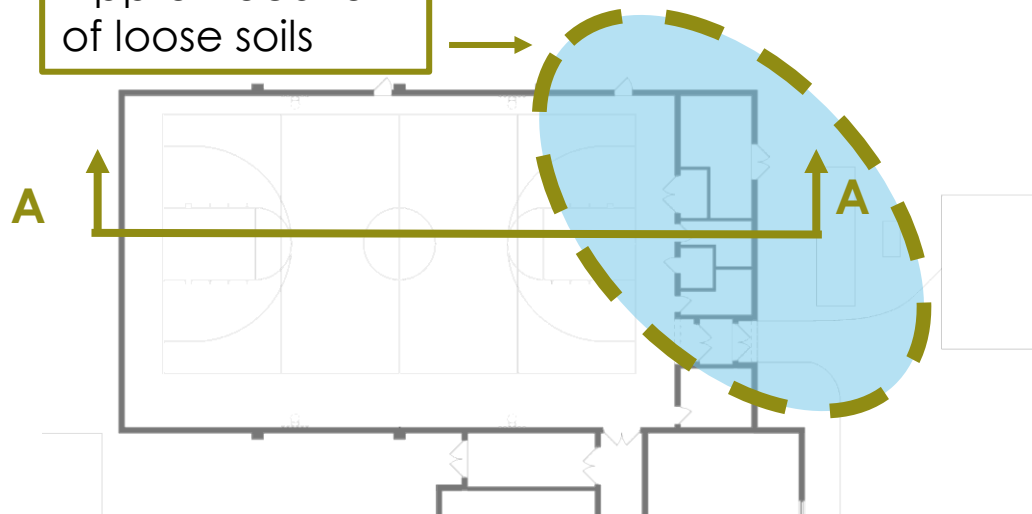
Section B



Section B



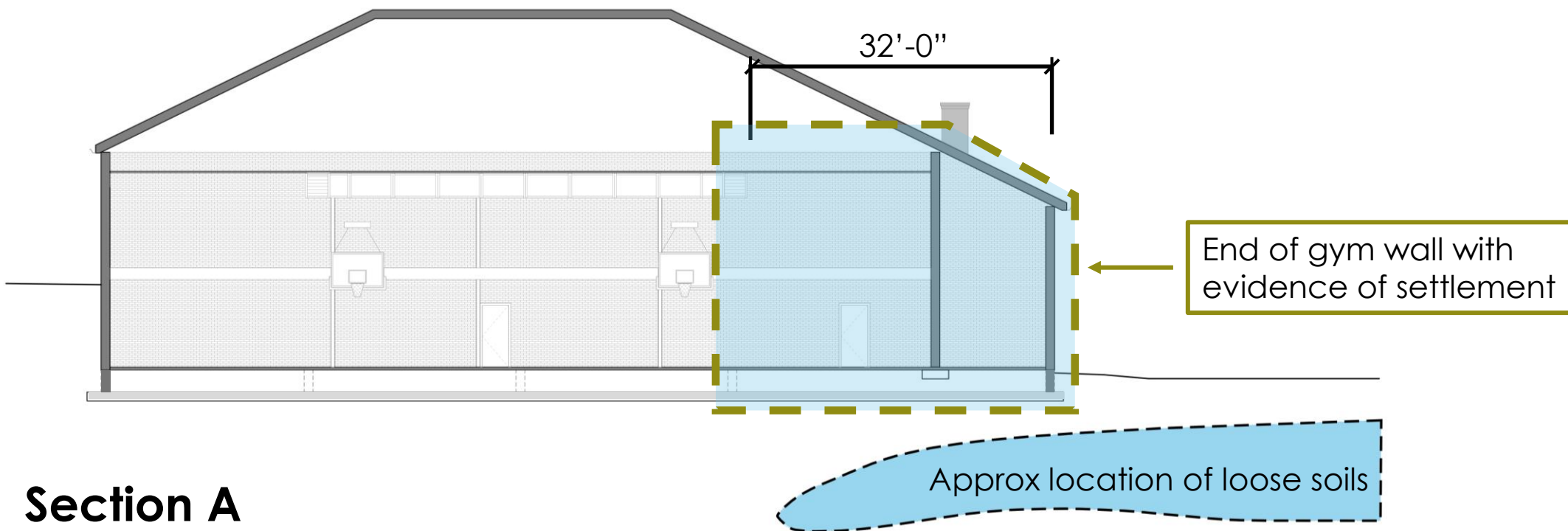
Approx location of loose soils



Plan View

Observed Conditions

- ◆ 1.5 - 2.25 inches of settlement over 32 ft
- ◆ Settlement observed along North wall and East wall towards adjoining corner
- ◆ Settlement correlates to loose fill location



Section A

US Army Corp of Engineers Guidelines on Angular Distortion, Settlement of Foundations and Masonry Construction.



The Masonry Society: TMS 402/602 Building Code Requirements for Masonry Structures

Deflection	Example	Typical Expectation
1/1000	.38 inches over 32 ft.	Low concern – minimal cracking can occur
1/600	.64 inches over 32 ft.	TMS 402 deflection limit for unreinforced masonry
1/300	1.28 inches over 32 ft.	Masonry cracking is expected
1/150	2.56 inches over 32 ft.	Considerable masonry cracking; structural review required

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1/300	1.28 inches over 32 ft.	Masonry cracking is expected
1/170	2.25 inches over 32 ft.	Approximate Stillwater conditions
1/150	2.56 inches over 32 ft.	Considerable masonry cracking; structural review required

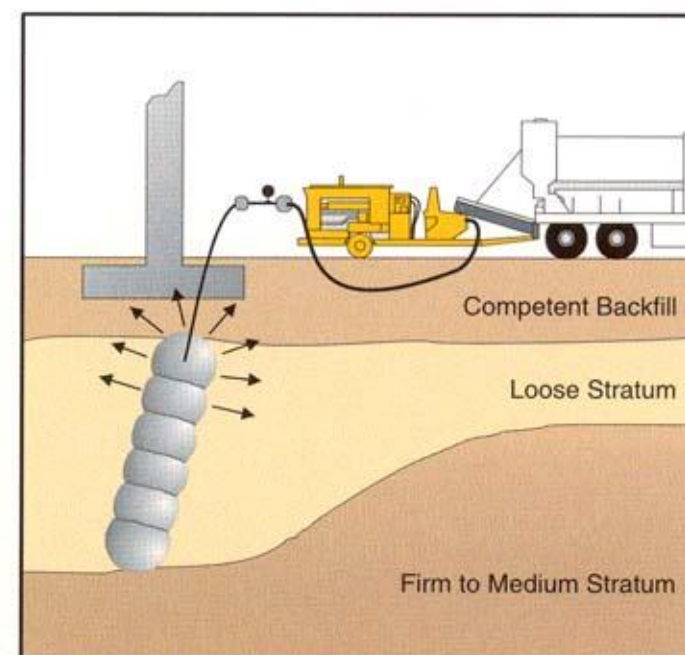
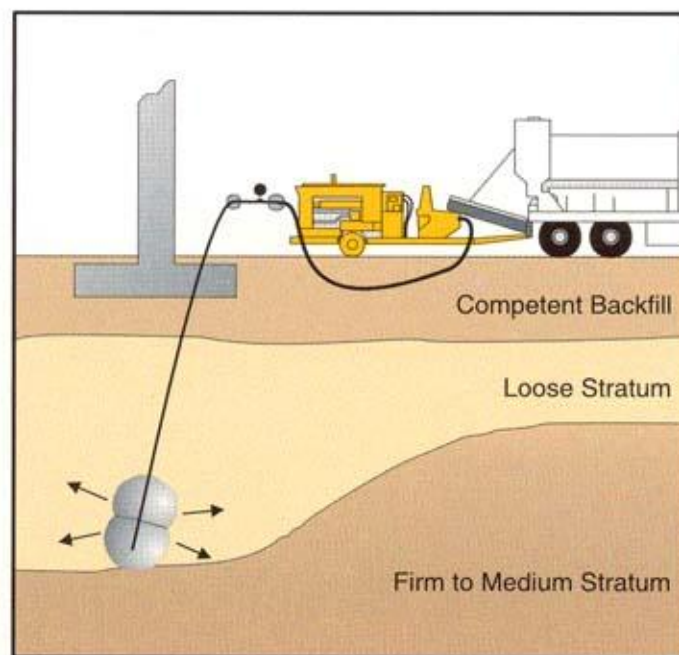
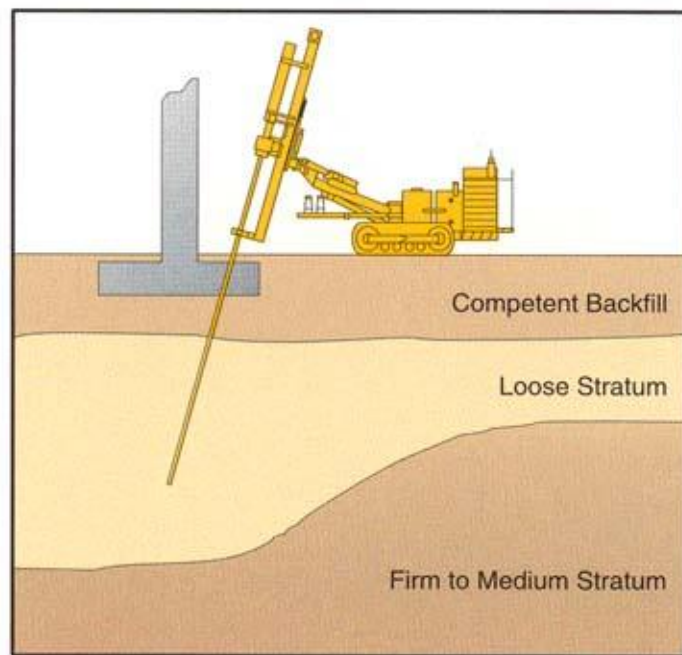
Proposed Solution



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

Referendum Information



REFERENDUM

December 8, 2026

- ◆ DOE Applications Submitted June 11, 2026
- ◆ Preliminary Eligible Cost (PEC) Letters Received September 9, 2026

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 Air Conditioning*
- ◆ Gym Ceiling and LED Lighting*
- ◆ Gym Apparatus
 - ◆ Basketball Backboards
 - ◆ Scoreboard
 - ◆ Gym Divider
 - ◆ Wall Pads

*Received Debt Service Aid

REFERENDUM BUDGET

Question	Total	Debt Service Aid	Local Share
#1	\$3,151,644	\$1,071,559	\$2,080,085
#2	\$1,084,599	\$277,776	\$806,823
Grand Total	\$4,236,243	\$1,349,335	\$2,886,908

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	\$37.60	\$78.04 Annually	\$6.50 Monthly
#2	\$0.015	\$14.57	\$30.23 Annually	\$2.52 Monthly
Total	\$0.053	\$52.17	\$108.27 Annually	\$9.02 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

