

Stillwater Township Elementary School

December 8, 2026 Referendum

November 12, 2026

PSA Beyond Architecture



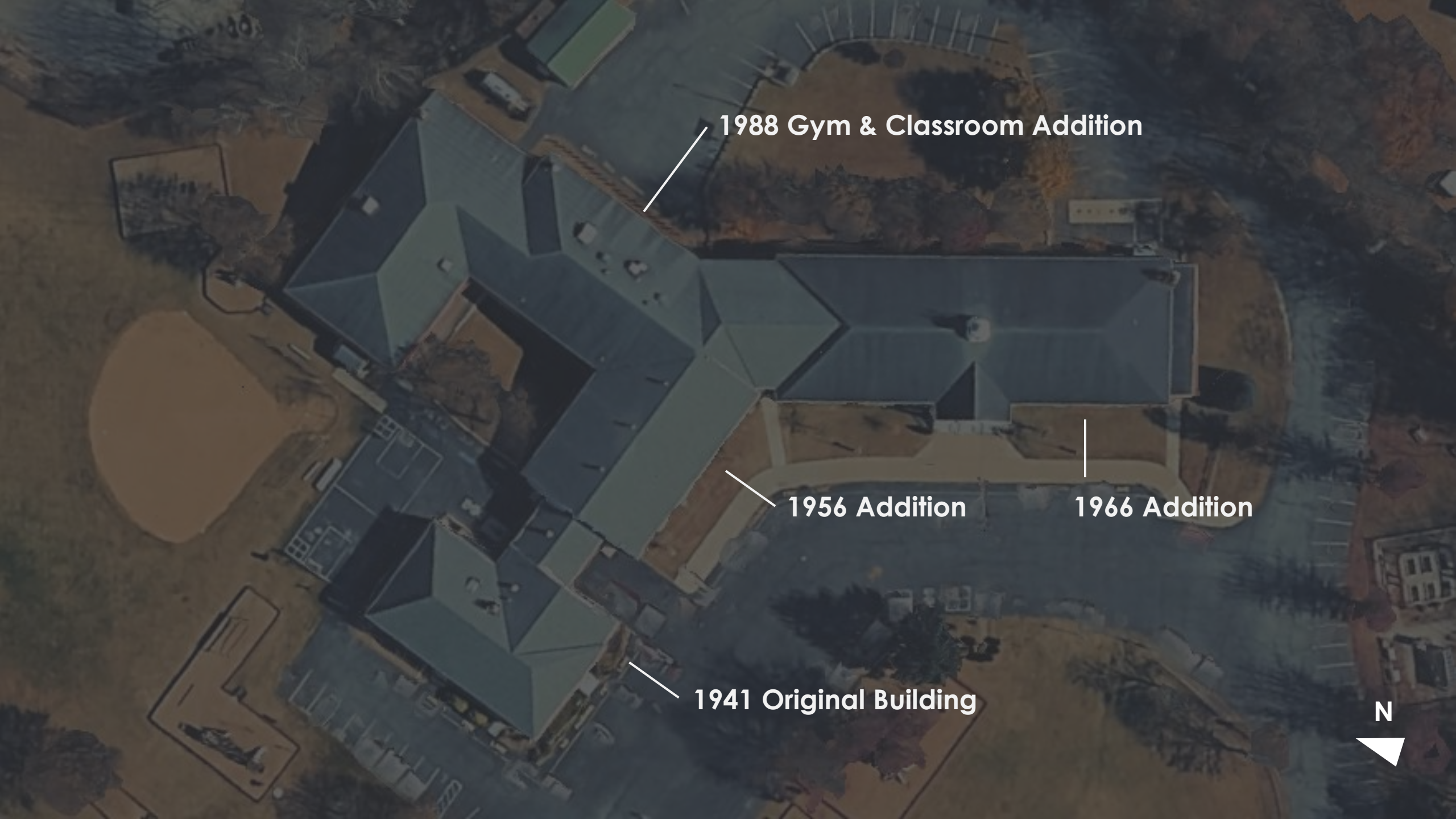
INTRODUCTION

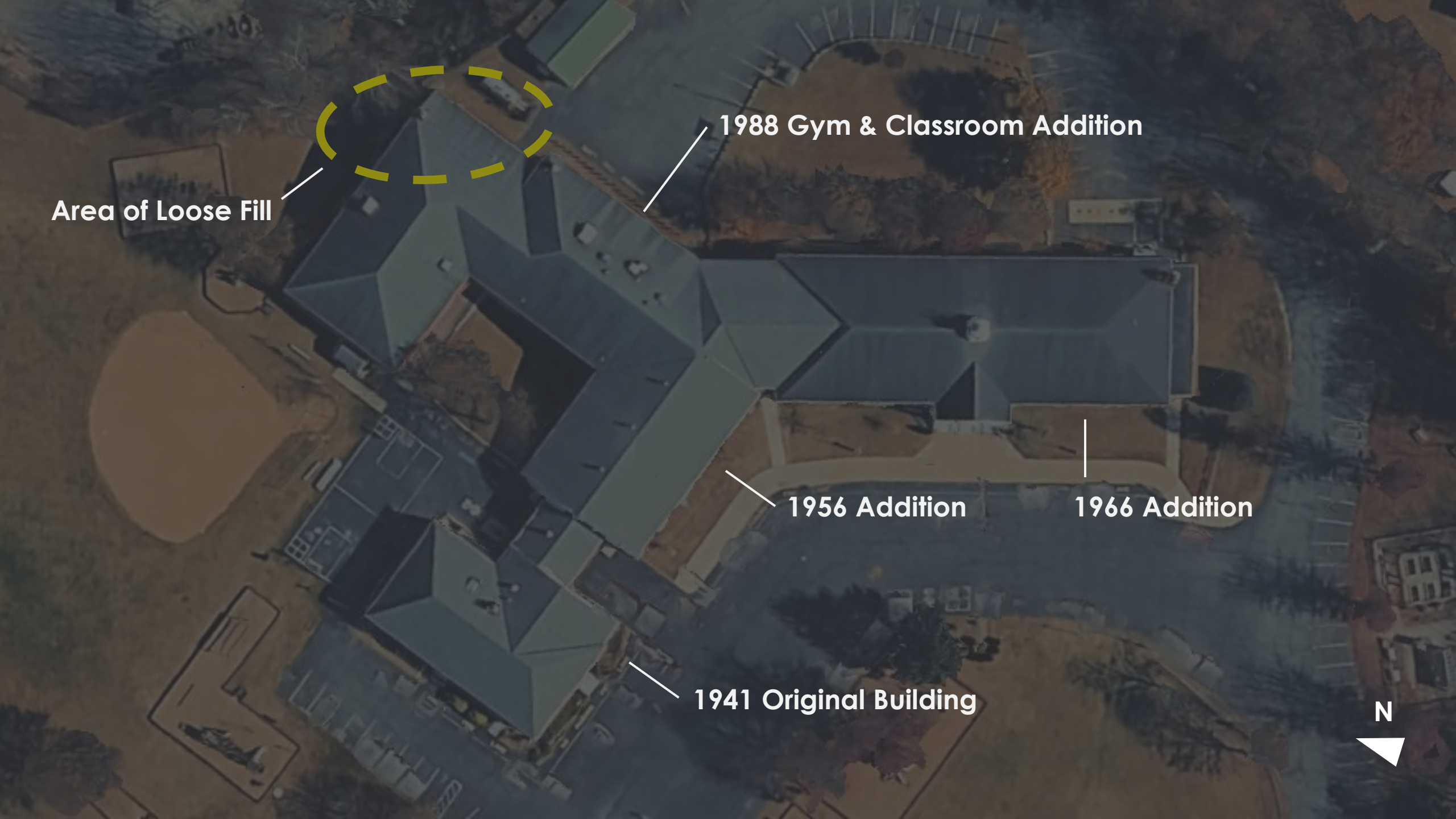
AGENDA

- 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
1988 Gym & Classroom Addition
1956 Addition
1966 Addition
1941 Original Building
N

PROJECT HISTORY

1988
Building Addition Constructed

1989
Settlement Issues Identified

Sep. 2016
PSA Involvement

Nov. 2016 – Nov. 2019
5 Meters Installed
& Monitored

Nov. – Dec. 2019
Recommendations Discussed

Mar. 2020 – Sep. 2020
Building Unoccupied
During COVID-19

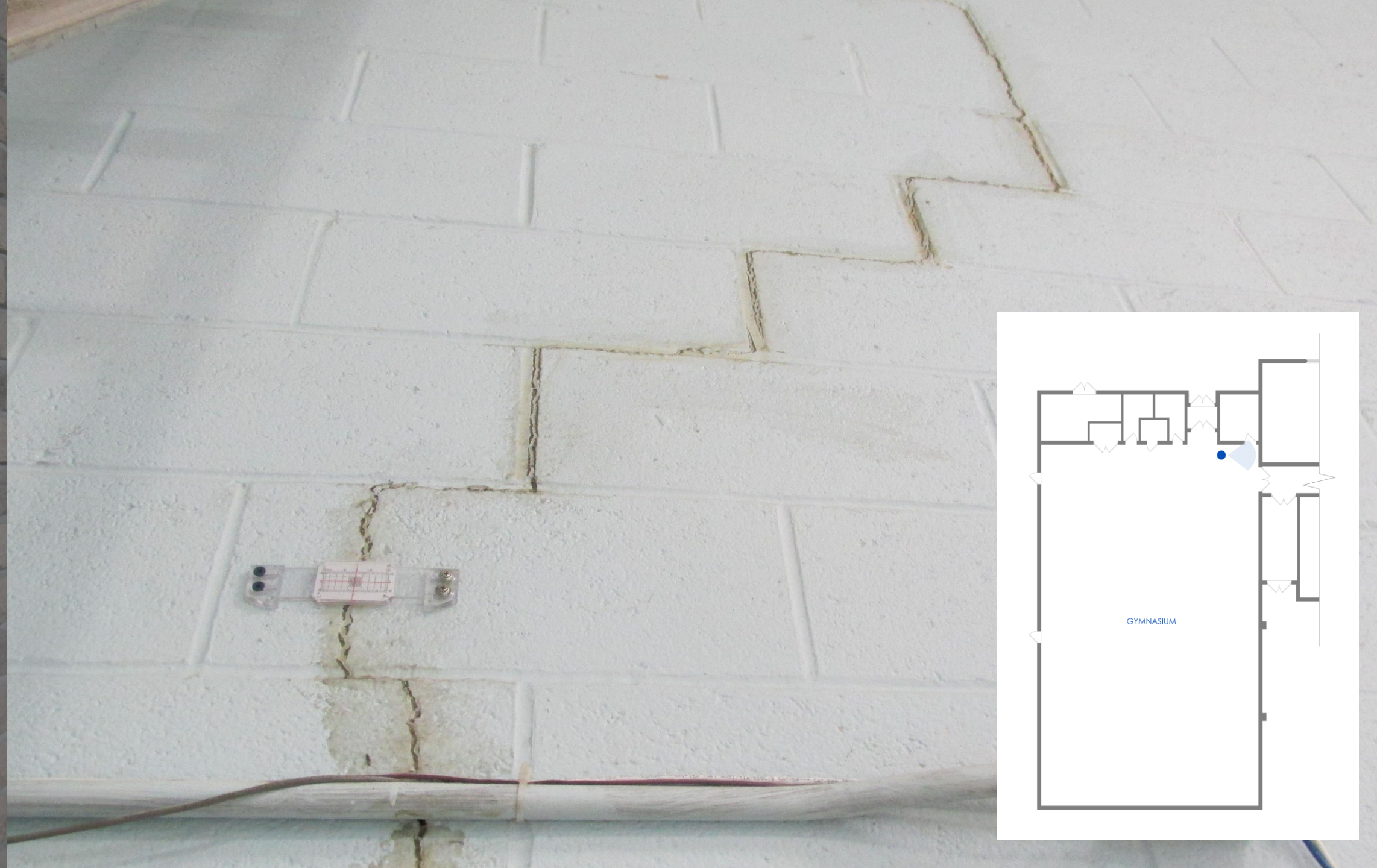
Nov. 2023 – Apr. 2024
Second Opinion

Oct. 27, 2025
RFP Sent Out

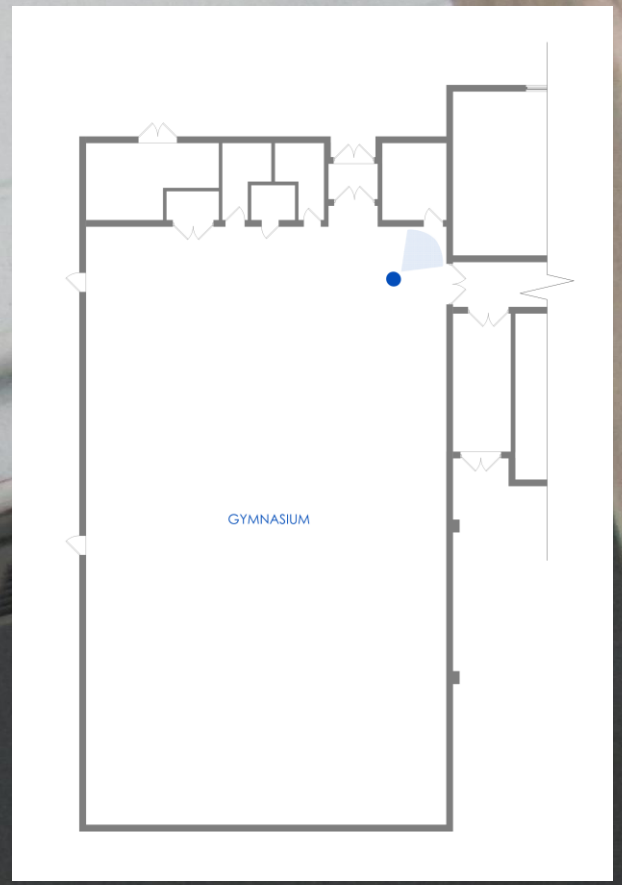
2016 2017 2018 2019 2020 2021 2022 2023 2024 2025

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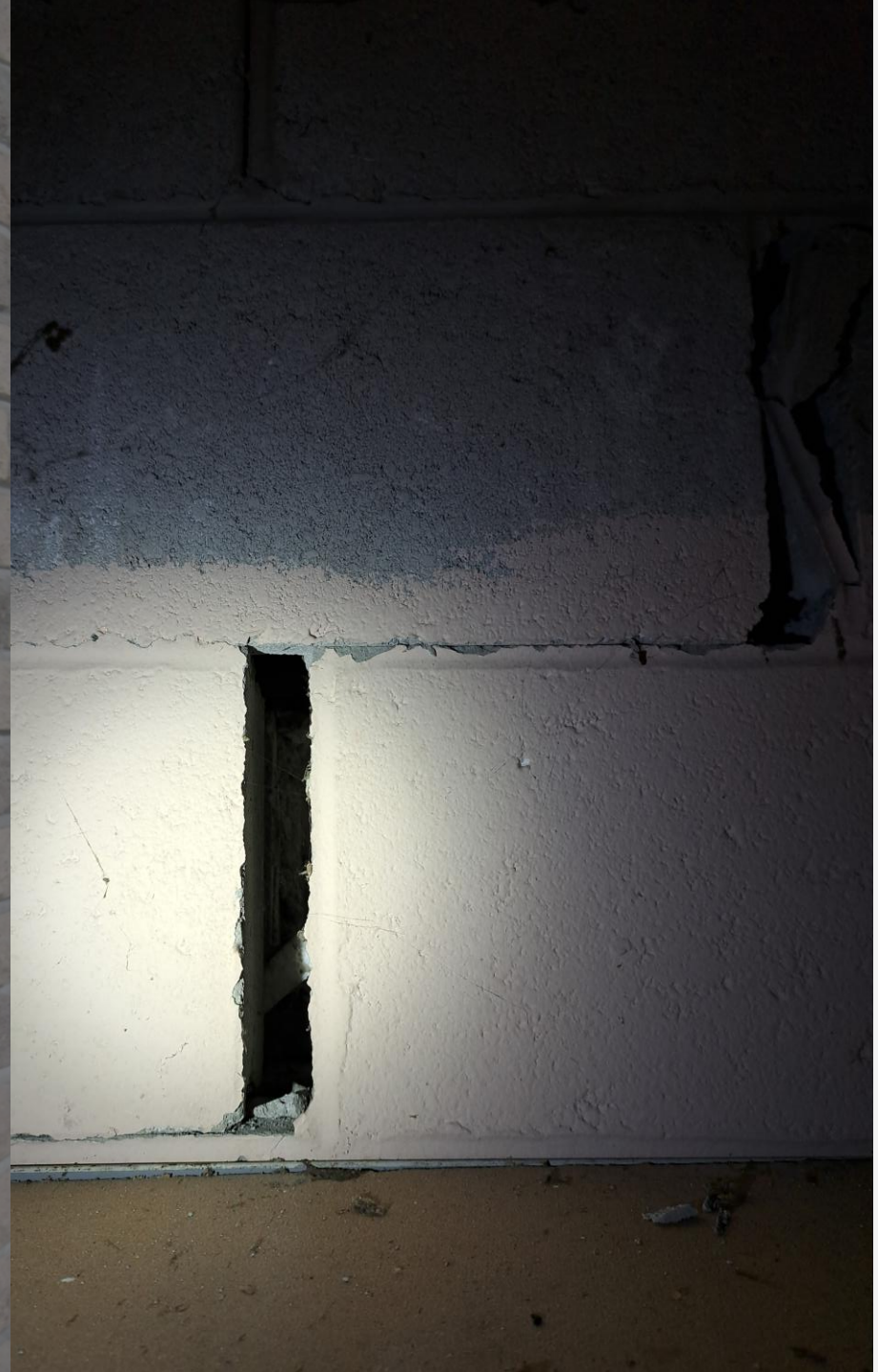
EXISTING CONDITIONS

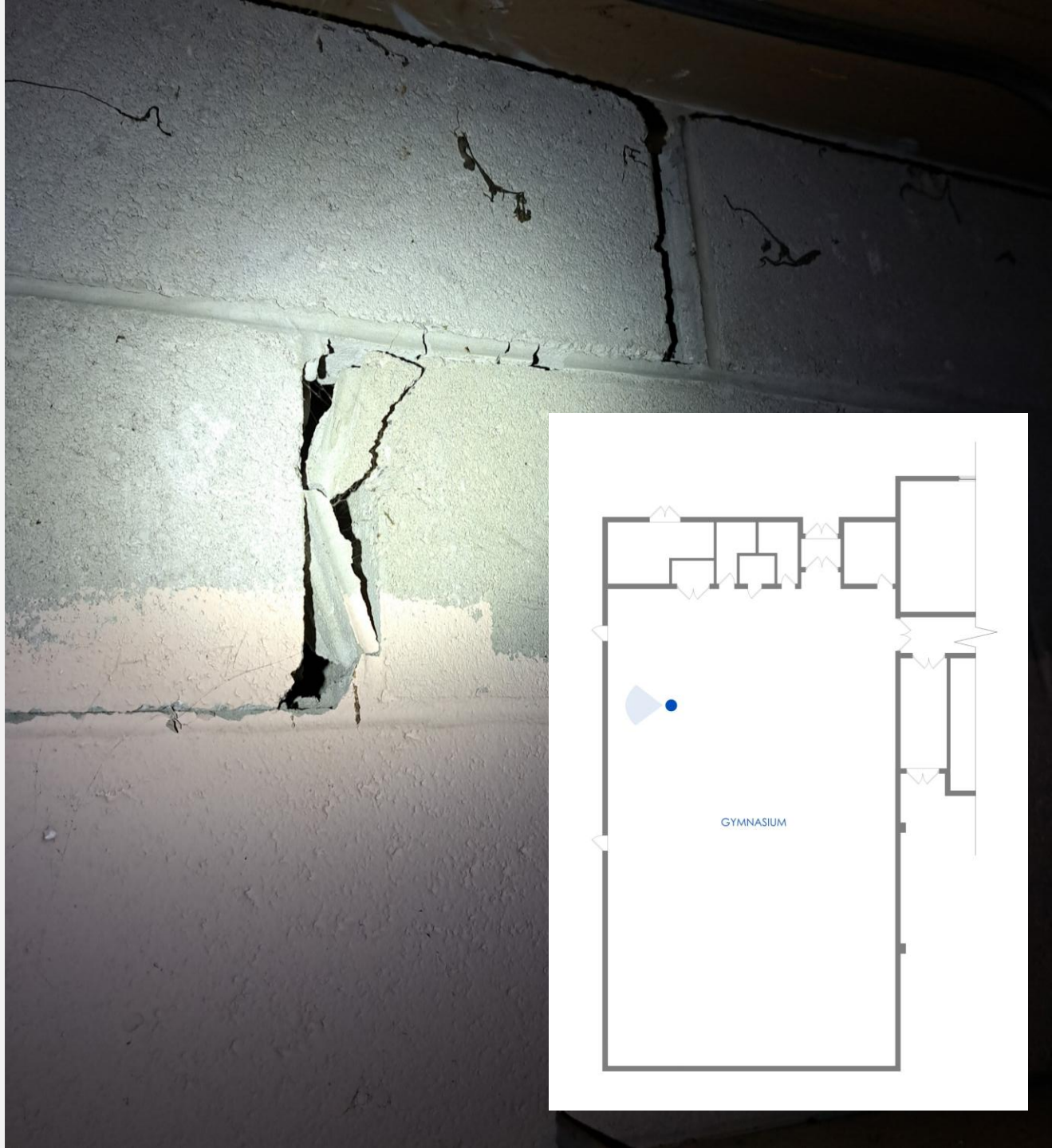


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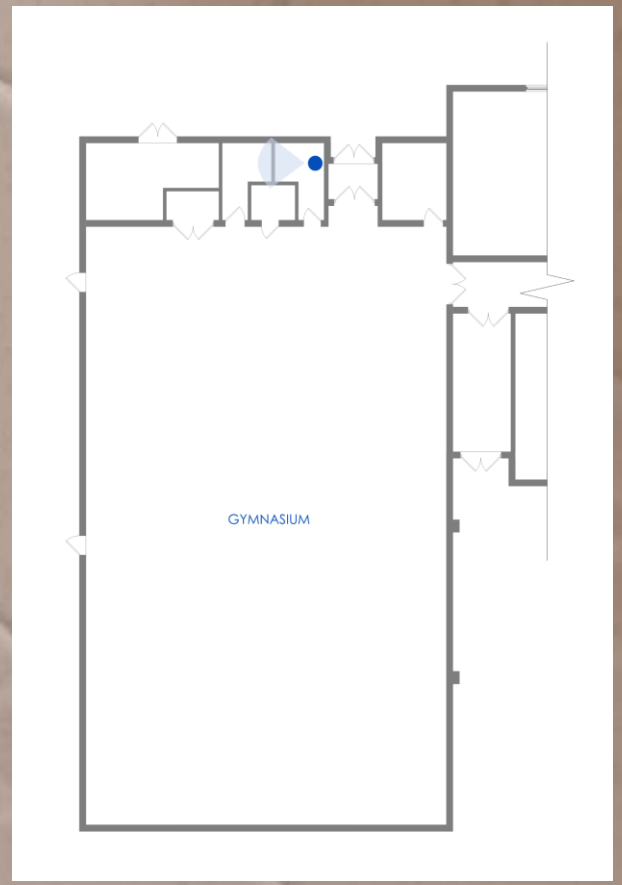


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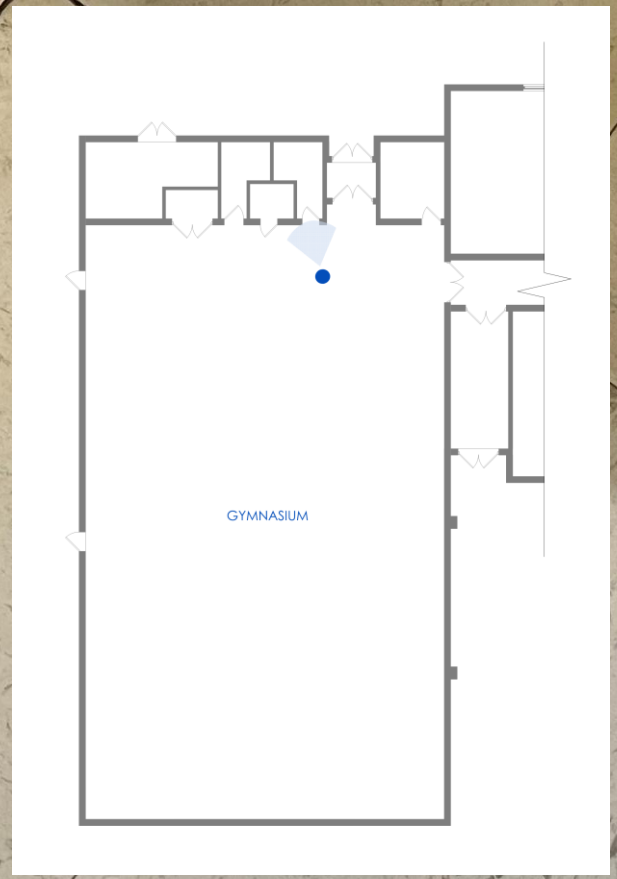




EXISTING CONDITIONS



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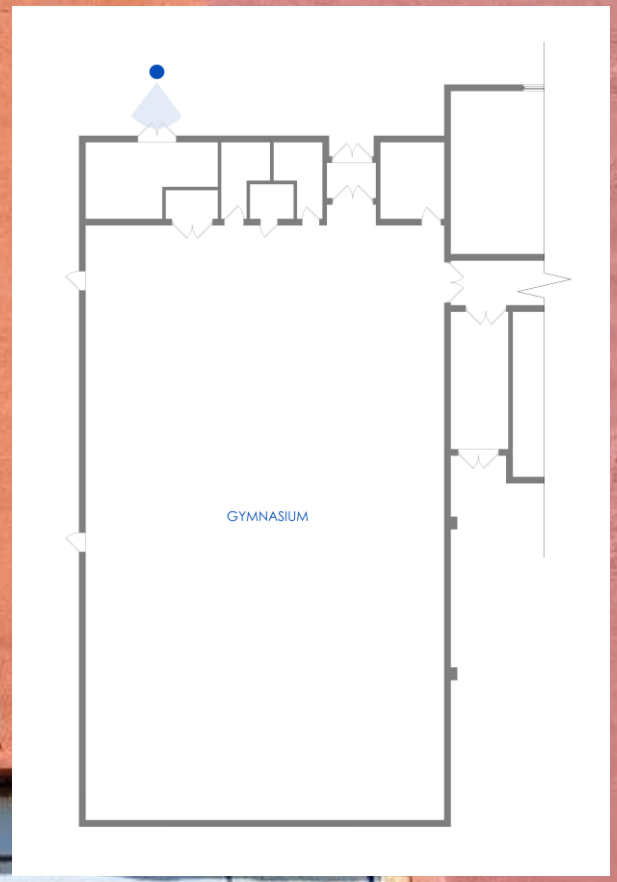


EXISTING CONDITIONS



PSA

EXISTING CONDITIONS



Investigation



INVESTIGATIONS

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

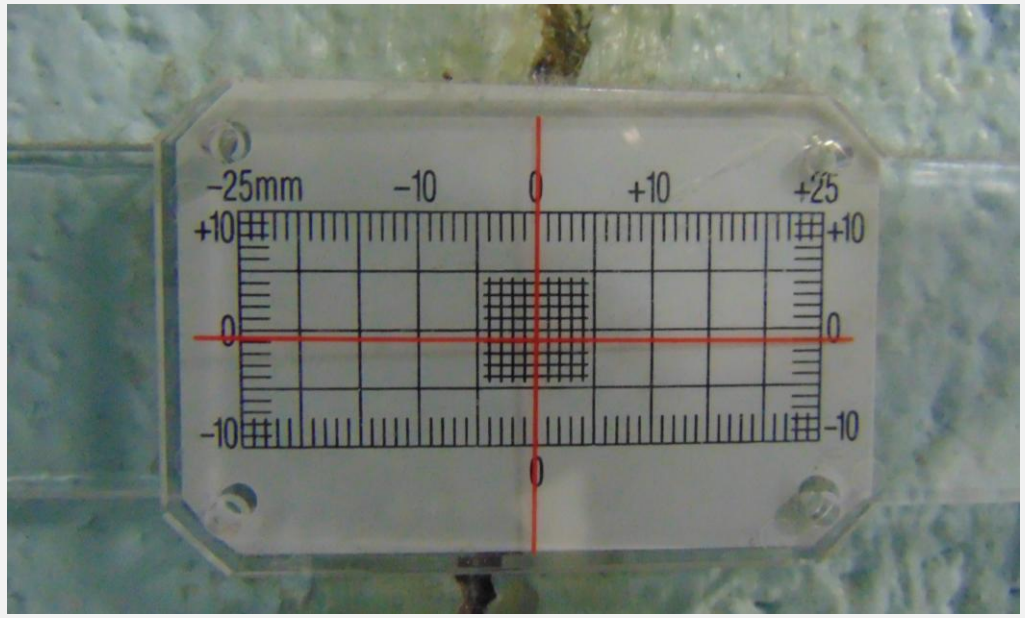
2023 Investigation – SOR Consulting Engineers

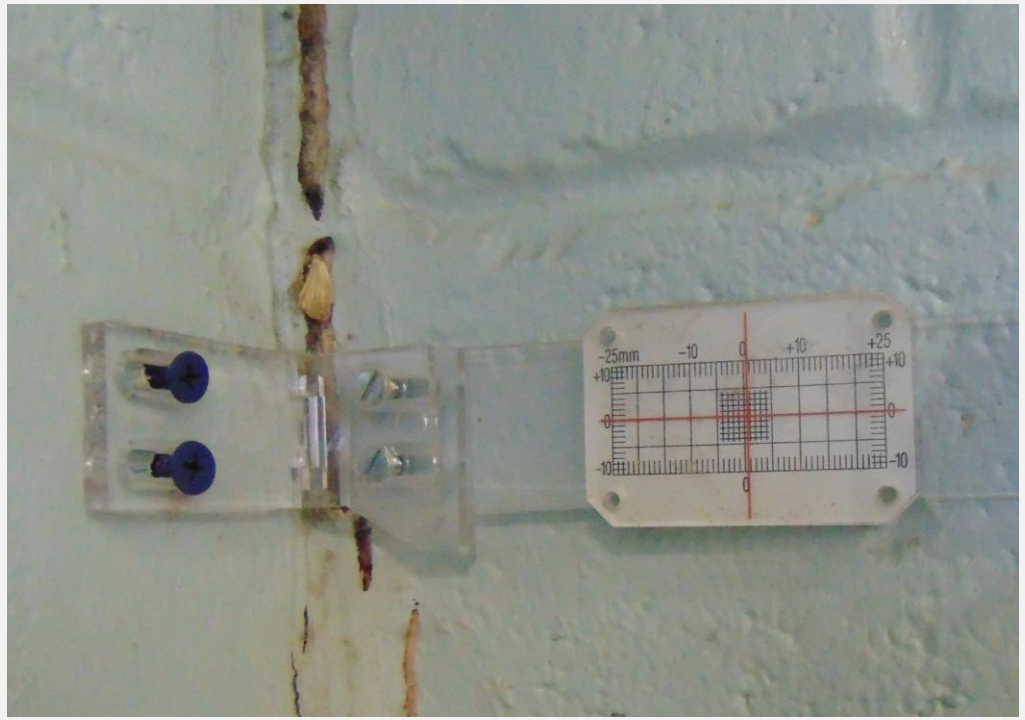
- Observations: Soils below foundations “loose to very loose”
- Recommendations: Stabilization required to prevent further settlement. Install helical piles and compaction grouting.

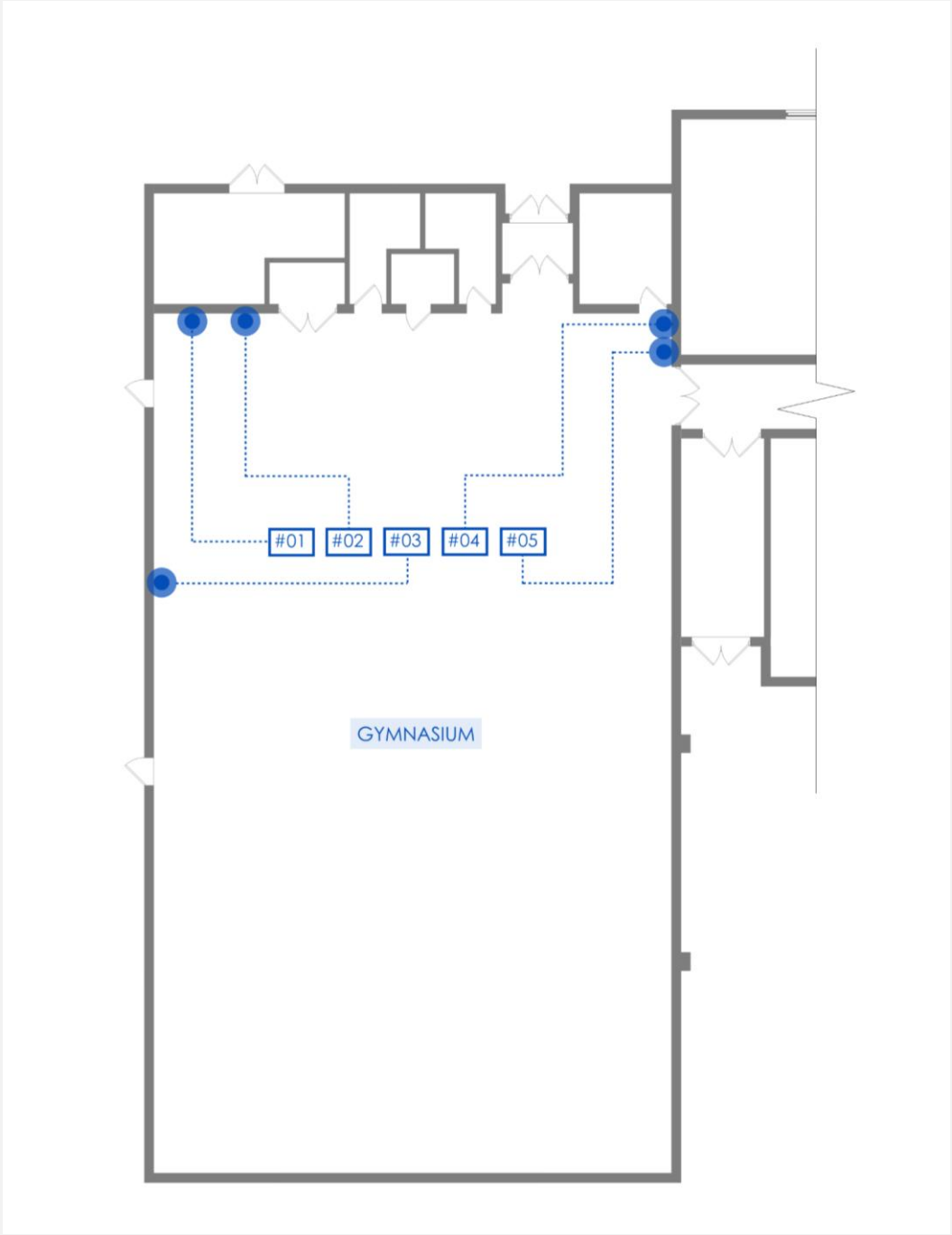
2026 Investigation – French and Parrello Associates

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

MONITORING

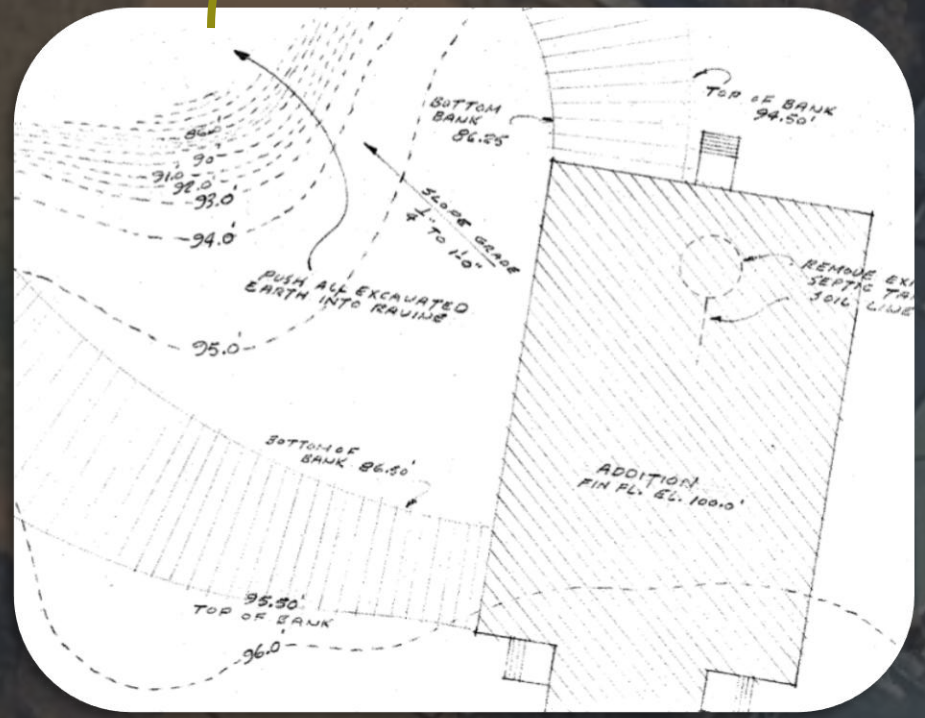






1956 Construction Documents

HISTORICAL RESEARCH



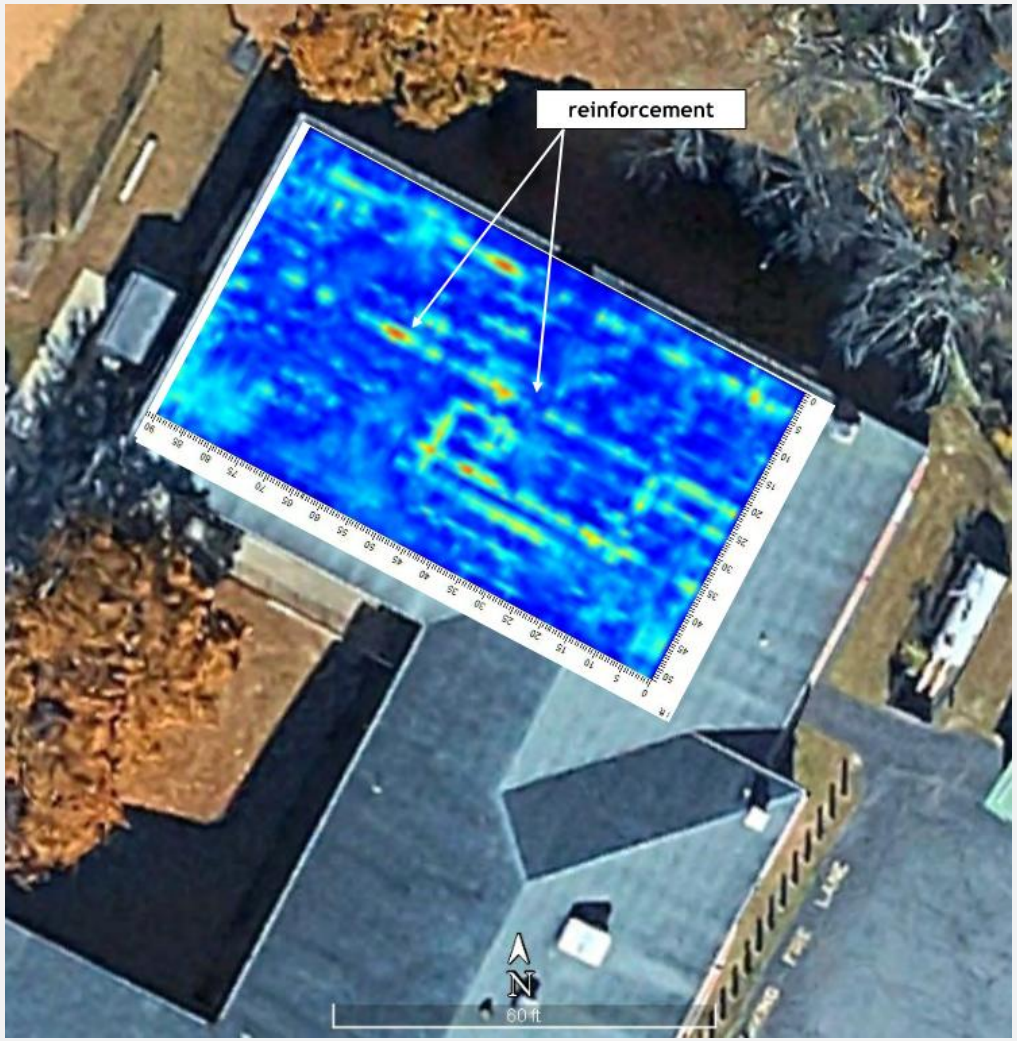
1956 Addition

N

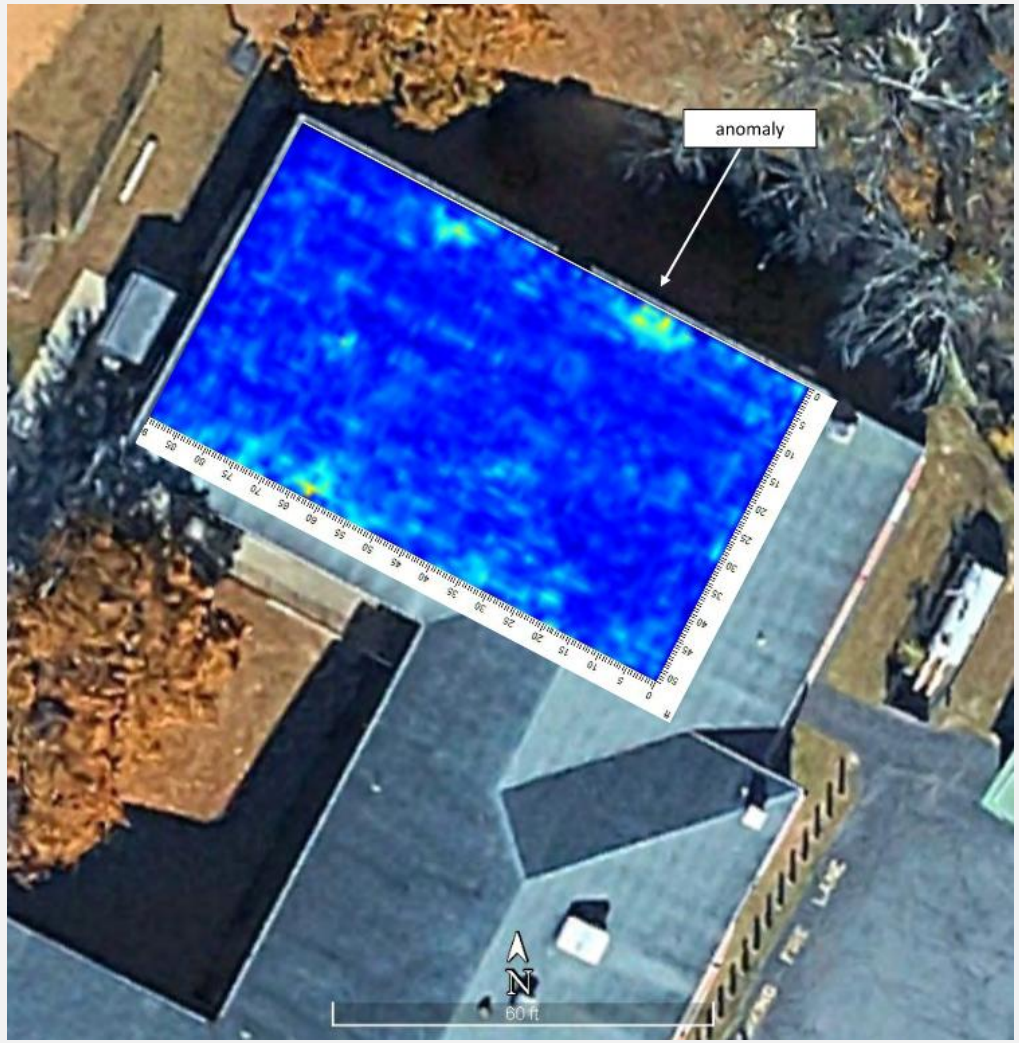
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GEOTECHNICAL INVESTIGATION

Ground Penetrating Radar



0’-6” – 1’-0” Below Slab



3’-0” – 3’-6” Below Slab

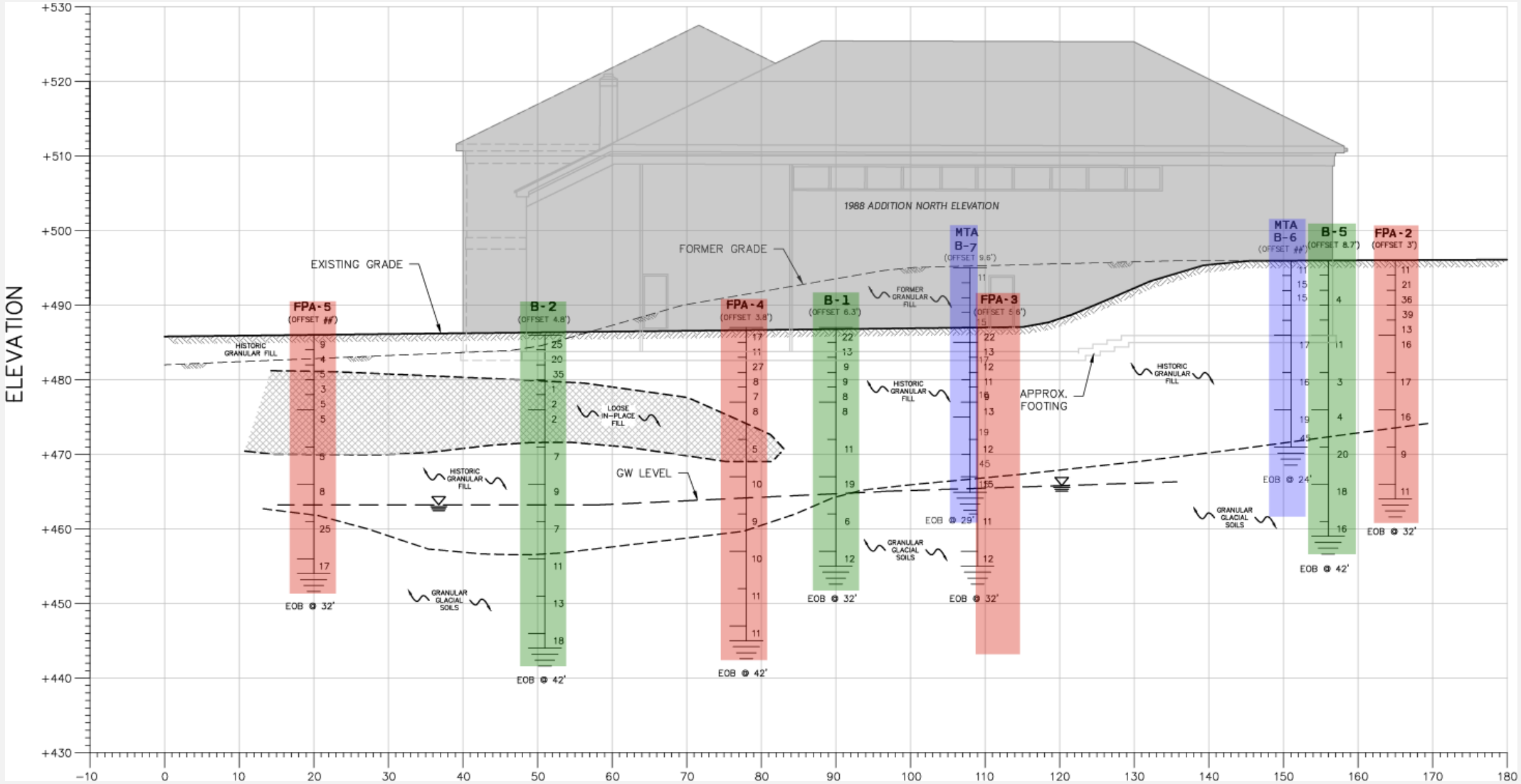
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GEOTECHNICAL INVESTIGATION



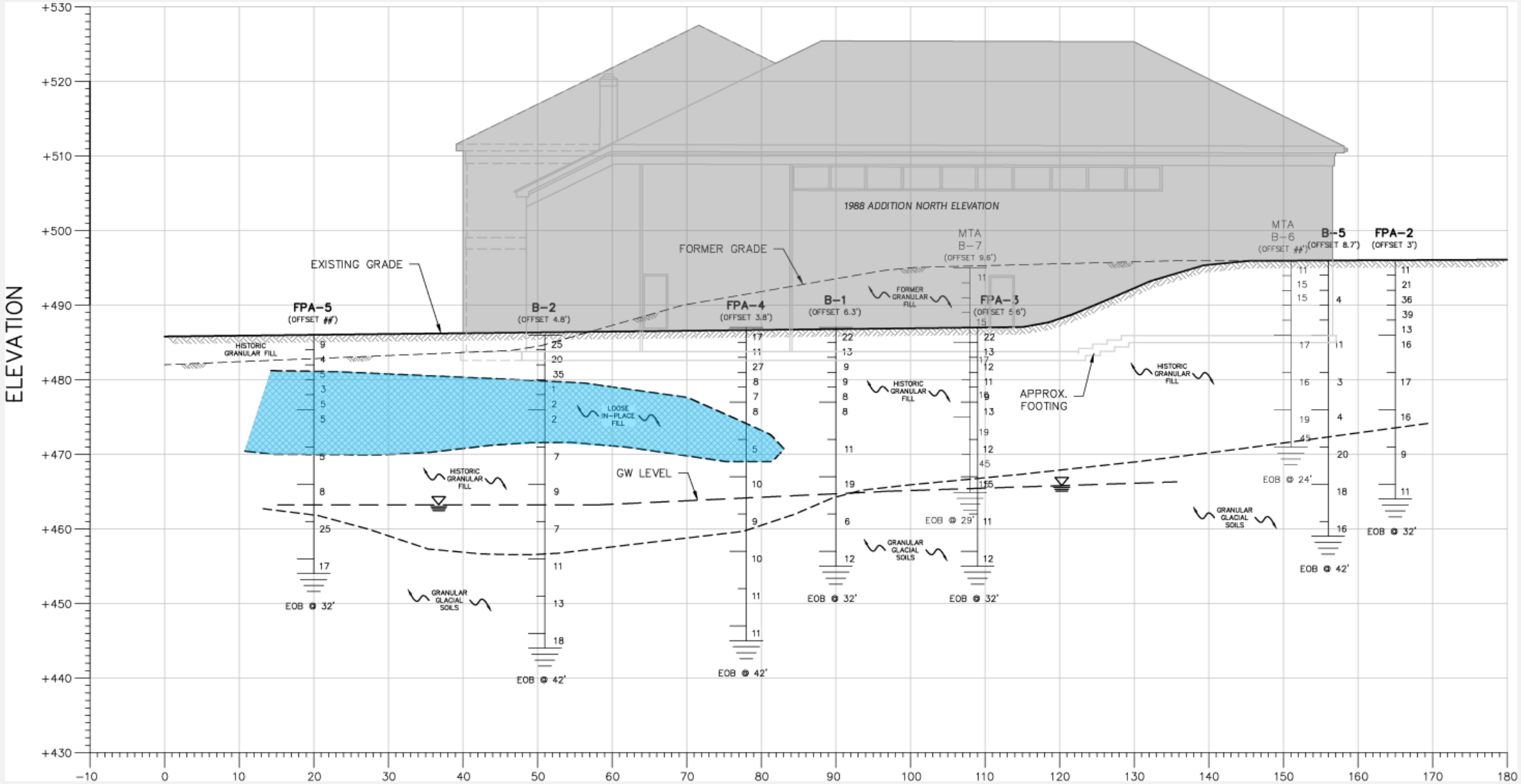
GEOTECHNICAL INVESTIGATION

Section A



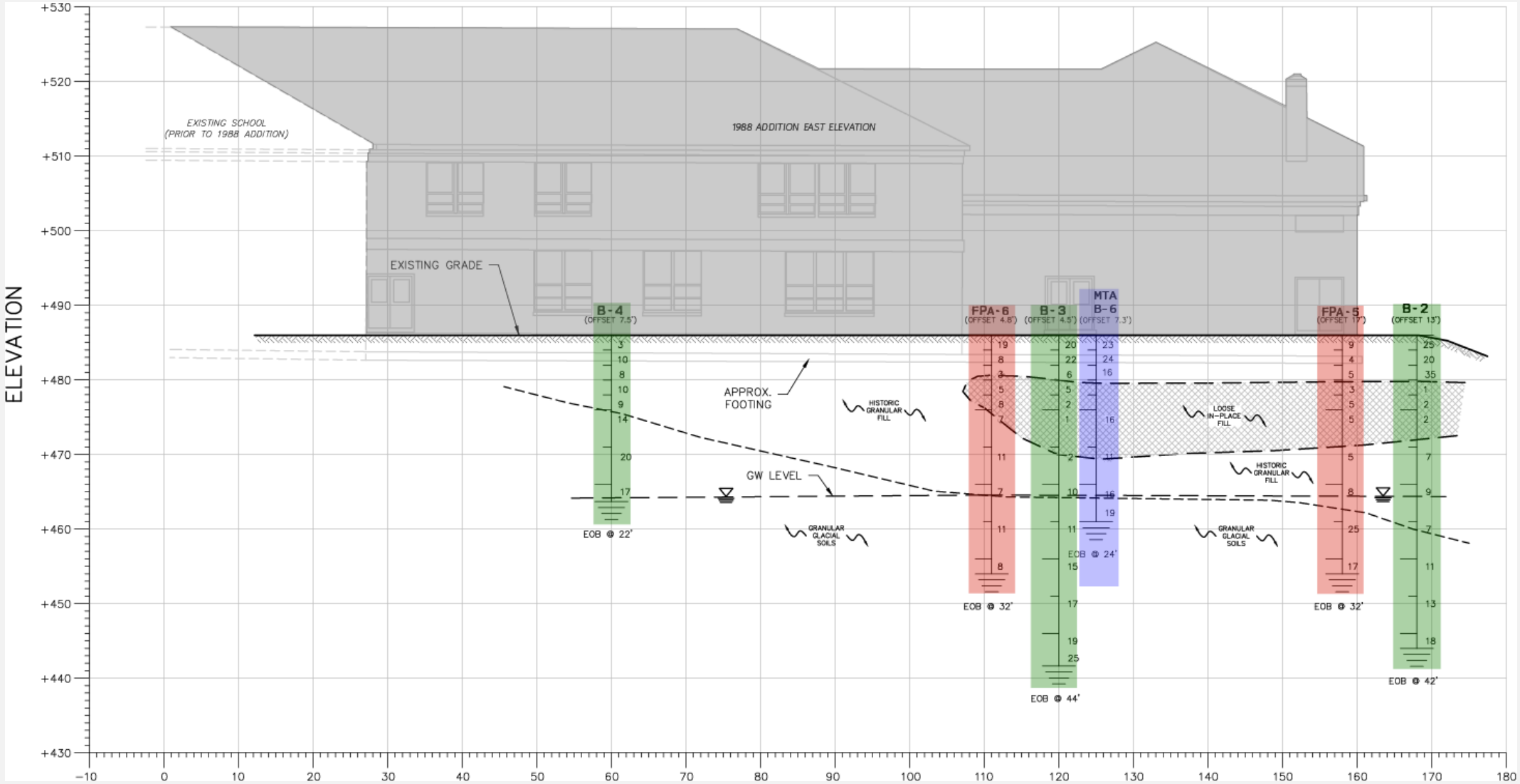
GEOTECHNICAL INVESTIGATION

Section A



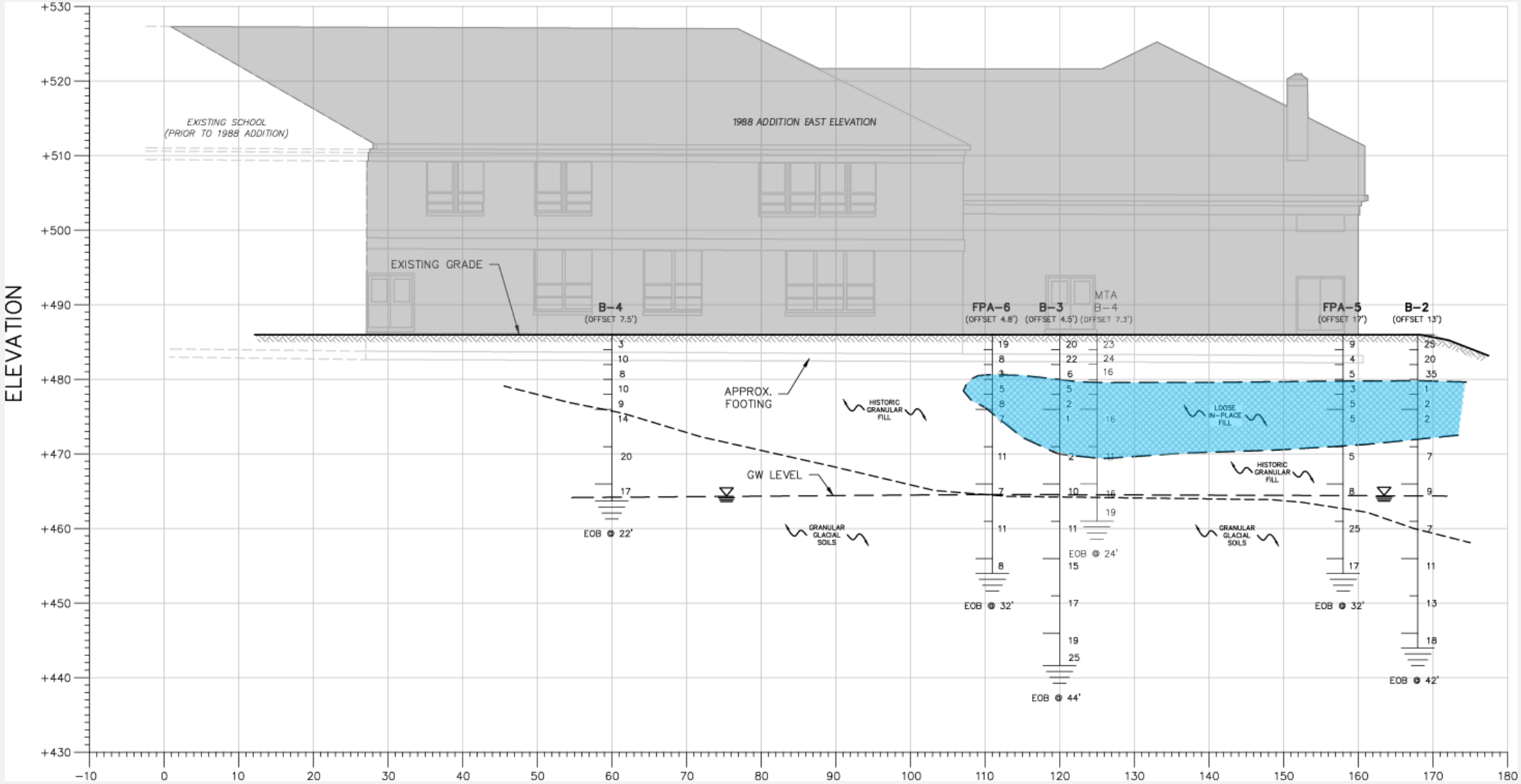
GEOTECHNICAL INVESTIGATION

Section B

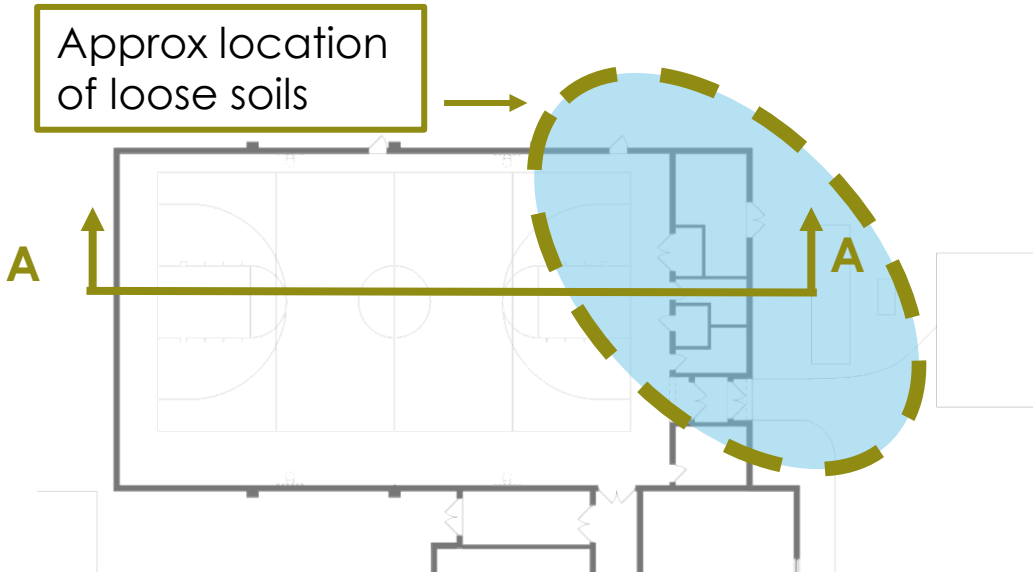


GEOTECHNICAL INVESTIGATION

Section B



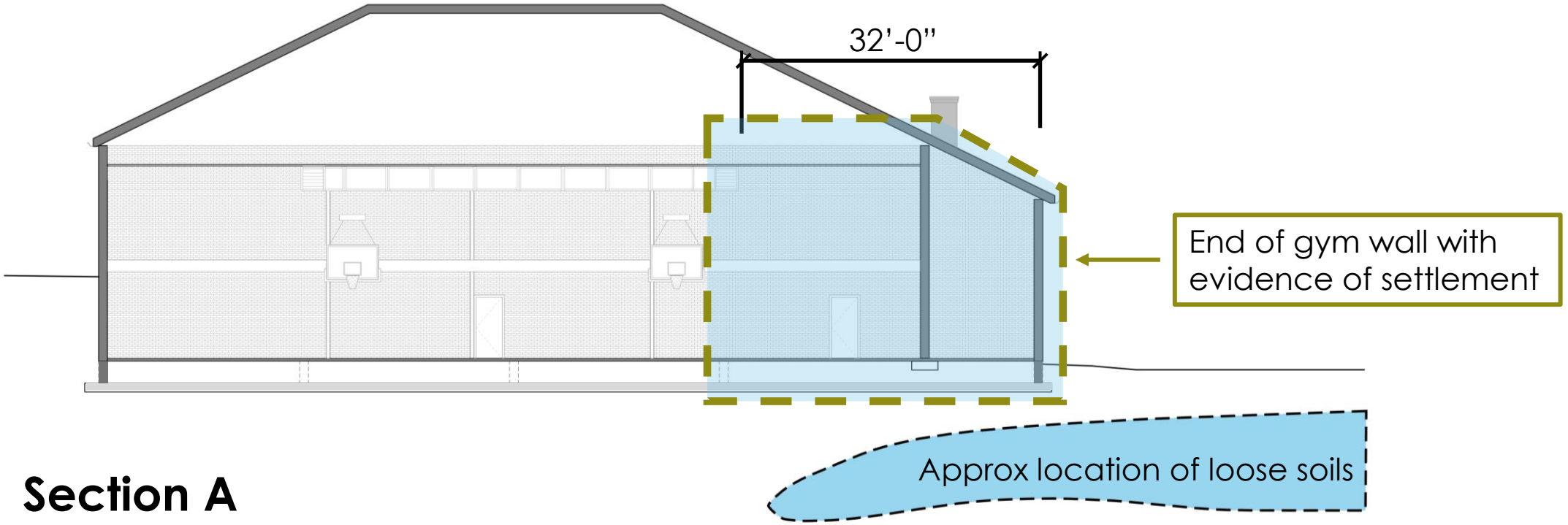
PHYSICAL INVESTIGATION



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

PHYSICAL INVESTIGATION

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

THE MASONRY SOCIETY

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

PSA

PHYSICAL INVESTIGATION

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

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Proposed Solution

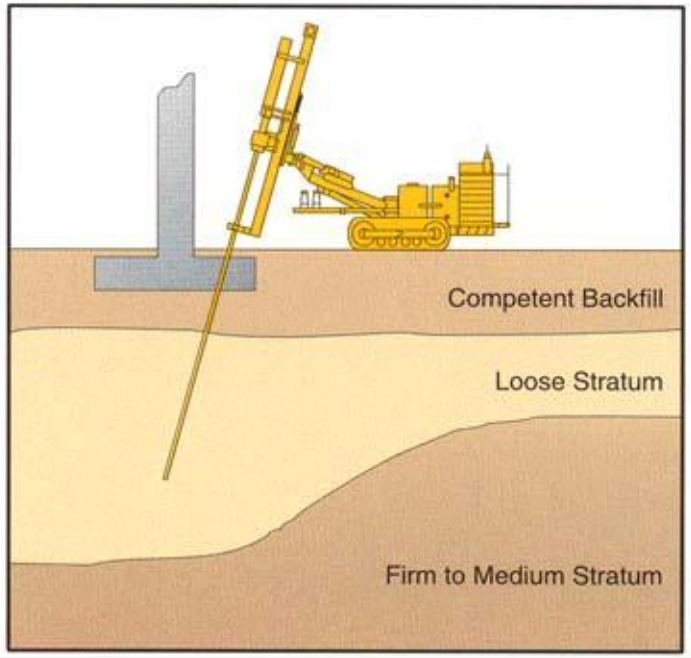


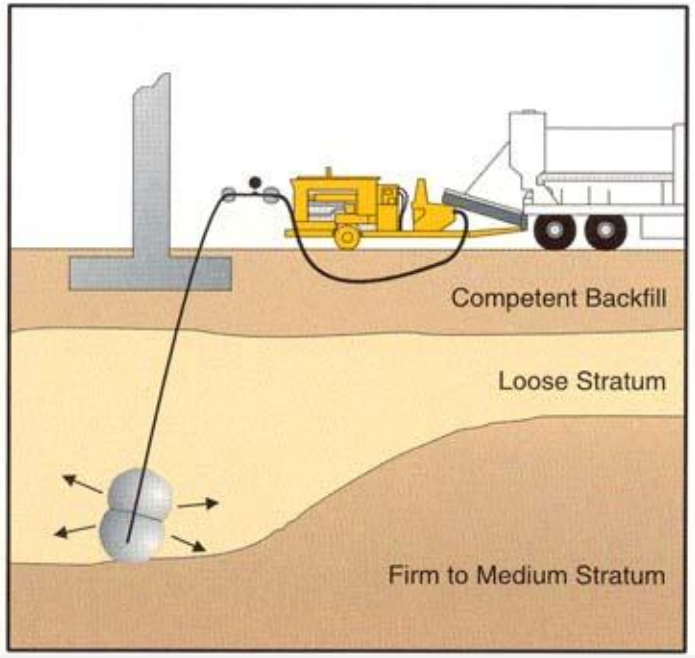
HELICAL PILES

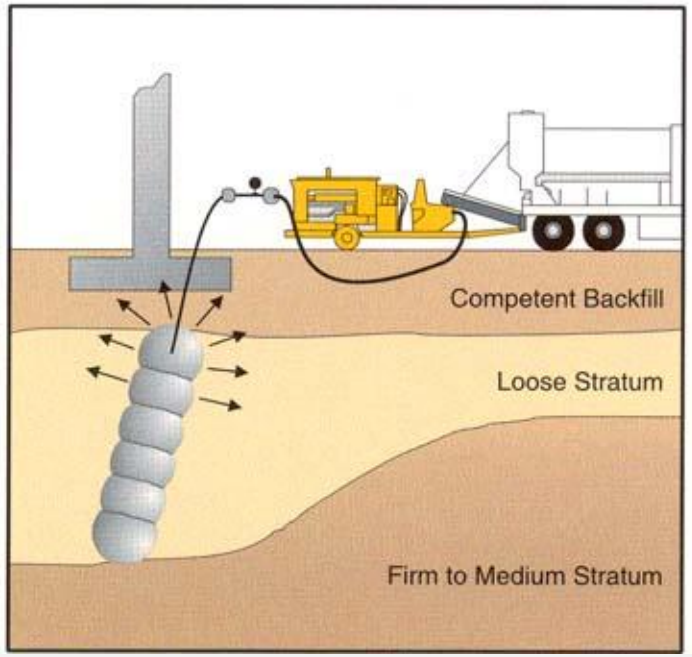


COMPACTION GROUTING









COMPACTION GROUTING

- ± 100 Grout Locations every 8’
  - Secondary row at areas of special concern.
  - 4” diameter hole through the floor slab.



CONSTRUCTION SCHEDULE

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

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

JUN JUL AUG SEP OCT NOV DEC

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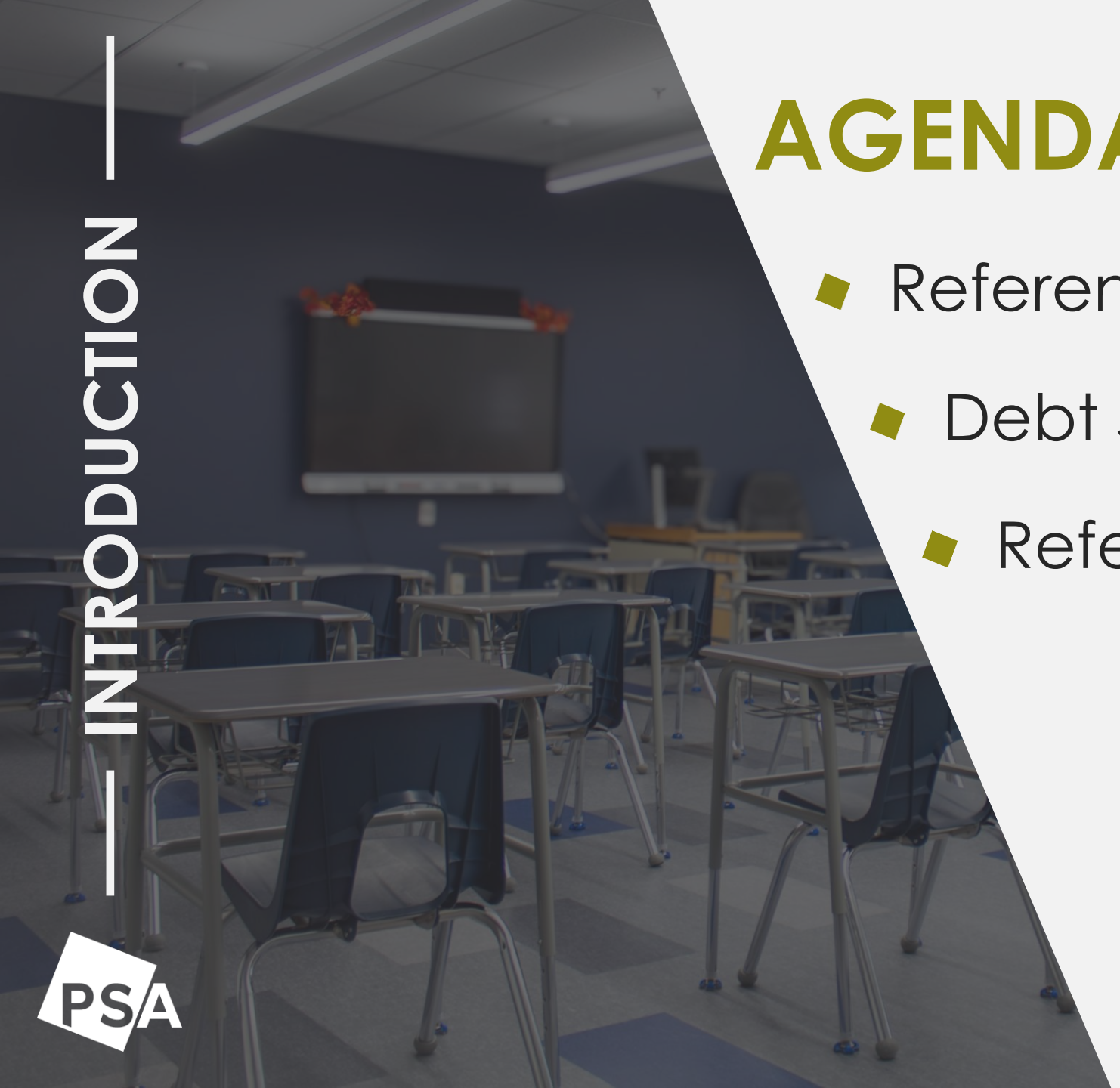


Stillwater Township Elementary School

December 8, 2026 Referendum

November 12, 2026

PSA Beyond Architecture



INTRODUCTION

AGENDA

- Referendum Information
- Debt Service Aid
- Referendum Projects

Referendum Information



FUNDING

REFERENDUM

December 8, 2026

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

REFERENDUM SCOPE

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 INVESTMENT

REFERENDUM BUDGET – QUESTION #1

Scope of Work	Total	Debt Service Aid	Local Share
Building Stabilization & Repairs	$1,860,054	$632,418	$1,227,636
Gym Upgrades	$817,996	$278,118	$539,878
Window Replacement	$134,816	$45,837	$88,979
Existing H&V Air Handler Replacement	$235,824	$80,182	$155,642
ADA Restroom Renovations	$102,954	$35,004	$67,950
Grand Total	$3,151,644	$1,071,559	$2,080,085

REFERENDUM BUDGET – QUESTION #2

Scope of Work	Total	Debt Service Aid	Local Share
Gym Ceiling & Lighting Replacement	$468,194	$159,186	$309,008
HVAC Upgrades	$348,764	$118,580	$230,184
Gym Equipment (Eligible Costs)	$96,529	$32,820	$63,709
Gym Equipment (Ineligible Costs)	$171,112	$0	$171,112
Grand Total	$1,084,599	$310,586	$774,013

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Clarifying the Debt Service Aid



REFERENDUM INVESTMENT

PSA

Debt Service Aid Clarification

- **NJSA 18A:7G-9 Distribution of State debt service aid**
  - District Aid Percentage ("DAP") shall not be less than 40% of "eligible" cost.
    - pursuant to section 3 of P.L.2000, c.72 (C.18A:7G-3)
  - 2000 - 2011 Regular Operating Districts were getting 40% aid for "eligible" projects
  - On or around 2011 NJ reduced their contribution **without** changing the language
    - **40% funded at 85% (40 X .85 = 34%)**

- **Conclusion:**
  - "eligible" projects are now getting 34% aid, not 40%
  - 34% is not documented in Statute, it is however the actual percentage given
  - "non-eligible" projects are still getting nothing

REFERENDUM INVESTMENT

The math……

- **Stillwater Question No. 1**
  - $3,151,644 = Total Project Budget for Question No. 1
    - $3,151,644 = Eligible projects in Question No. 1

      (This indicates All of Q1 projects are “eligible” for aid)
  - $1,071,559 = State Debt Service Aid **(34% of eligible amount)**

REFERENDUM INVESTMENT

The math……

- **Stillwater Question No. 2**
  - $1,084,599 = Total Project Budget for Question No. 2
    - $913,487 = Eligible projects in Question No. 2
    - $171,112 = Ineligible projects in Question No. 2

      (This indicates not all Q2 projects are “eligible” for aid)
  - $310,586 = State Debt Service **(**34% of the **ELIGIBLE** projects**)**

REFERENDUM INVESTMENT

So where is 32.6% coming from…

- **Total of Referendum (Q1 & Q2)**
  - $4,236,243 = Total of Questions No. 1 & 2 (includes **INELIGIBLE** projects)
  - $1,382,145 = Total Debt Service Aid for Questions No 1 & 2 (Eligible only)
  - Total Debt Service Aid / Total of Referendum the percentage of aid is 32.6%

- **Conclusion** – since the total referendum amount includes ineligible projects, the percentage of aid, when divided against the total referendum, will mathematically be less (i.e., 32.6%).

PSA

REFERENDUM INVESTMENT

REFERENDUM BUDGET

Question	Total	Debt Service Aid	Local Share
#1	$3,151,644	$1,071,559	$2,080,085
#2	$1,084,599	$310,586	$774,013
Grand Total	$4,236,243	$1,382,145	$2,854,098

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

PSA

REFERENDUM
INVESTMENT

PSA

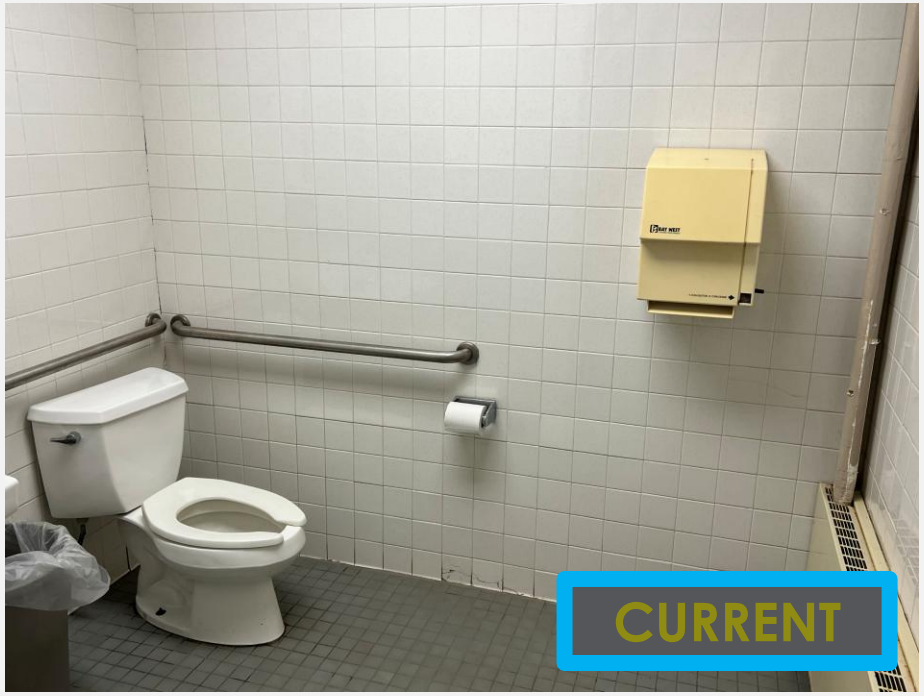
Property Assessment

- 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

Referendum Projects



ADA RESTROOM RENOVATIONS







EXISTING H&V AIR HANDLER REPLACAEMENT



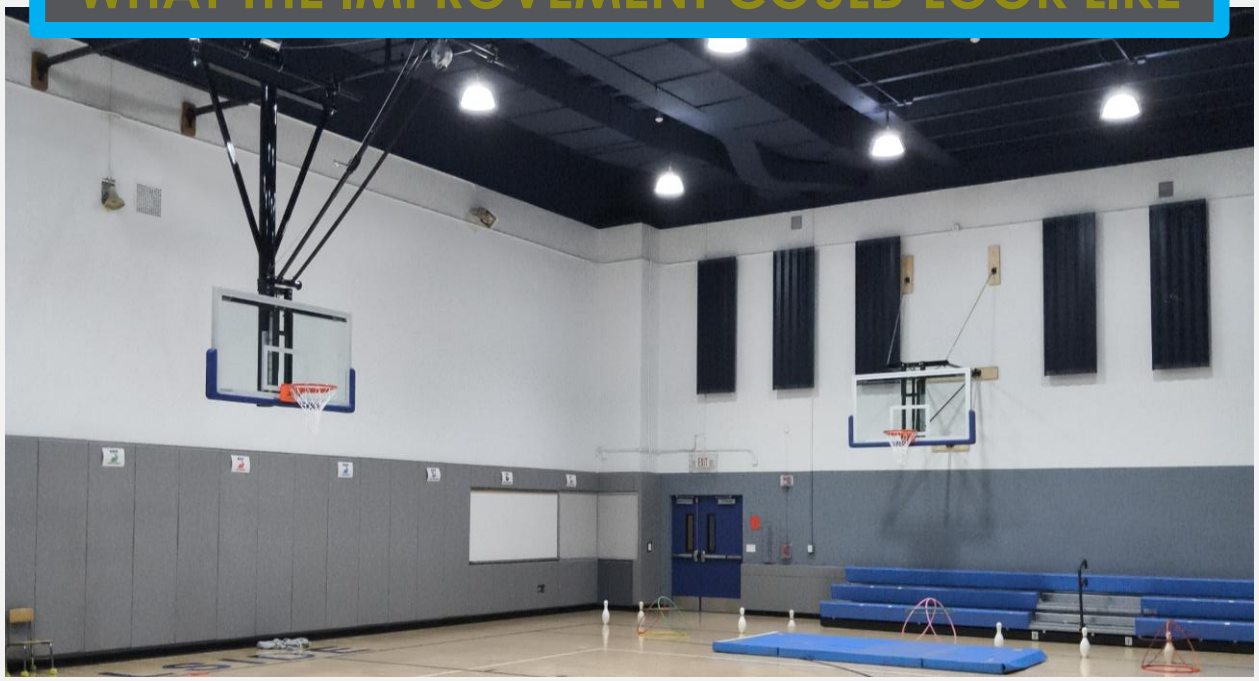


GYM EQUIPMENT





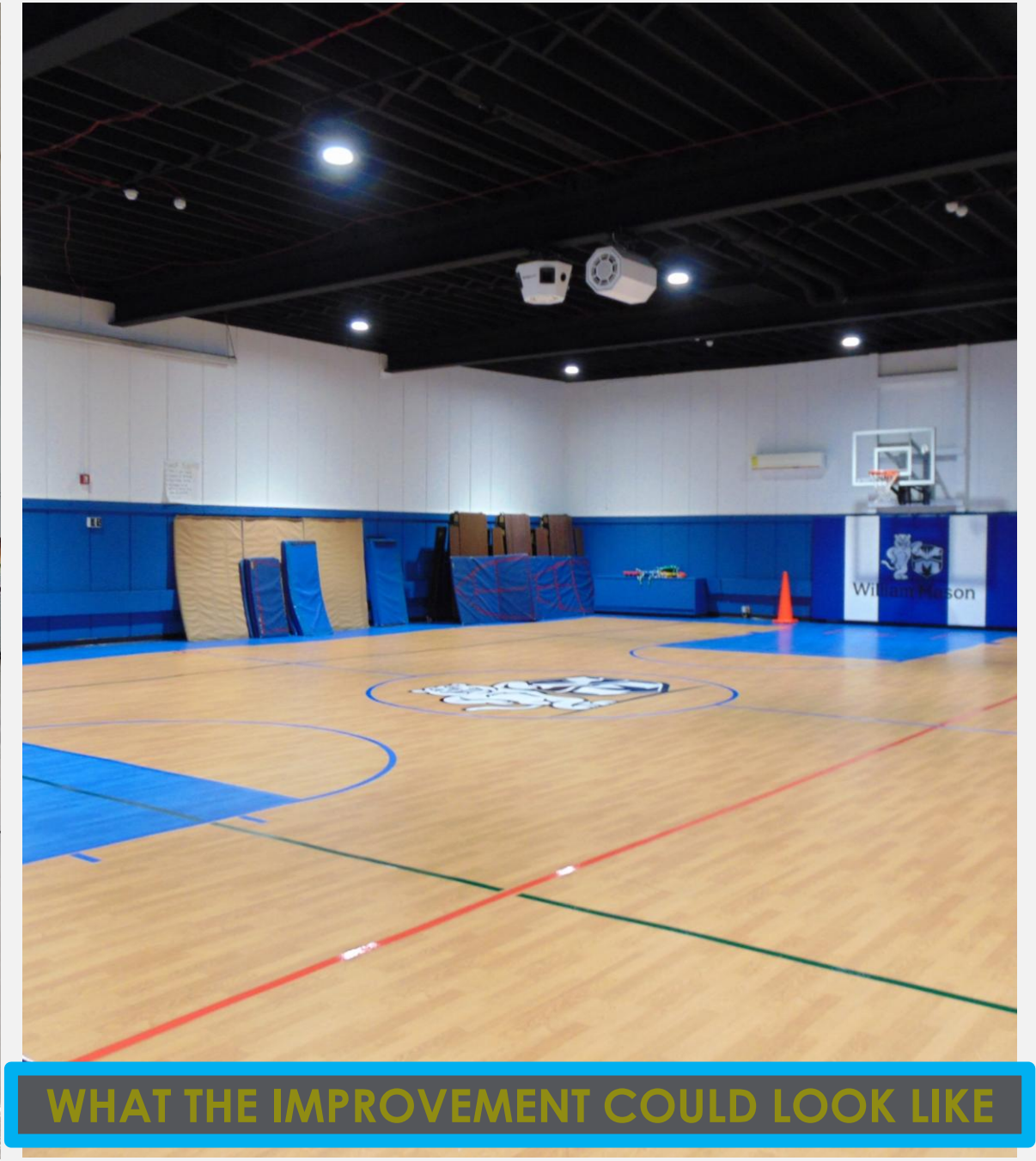




GYM UPGRADES

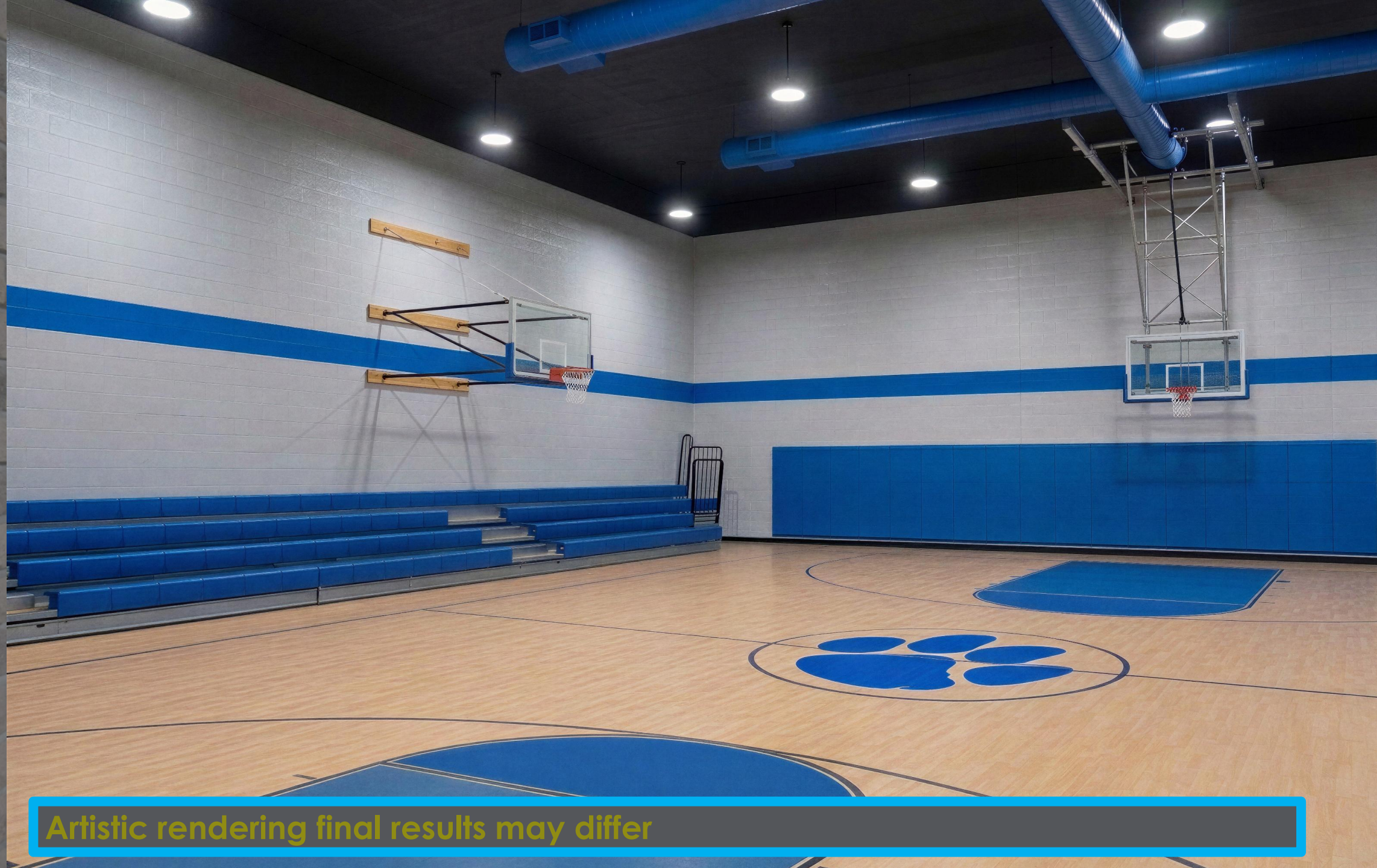


CURRENT



WHAT THE IMPROVEMENT COULD LOOK LIKE

GYM UPGRADES



Artistic rendering final results may differ

Questions

