MARCH 2027 REFERENDUM PUBLIC PRESENTATION

SOLUTIONS ARCHITECTURE
FRANK A. MESSINEO • AIA

MOUNTAINSIDE 18 95 NEW JERSEY

MOUNTAINSIDE SCHOOL DISTRICT

a proud history... a promising future...

WHAT WE ARE PROPOSING?

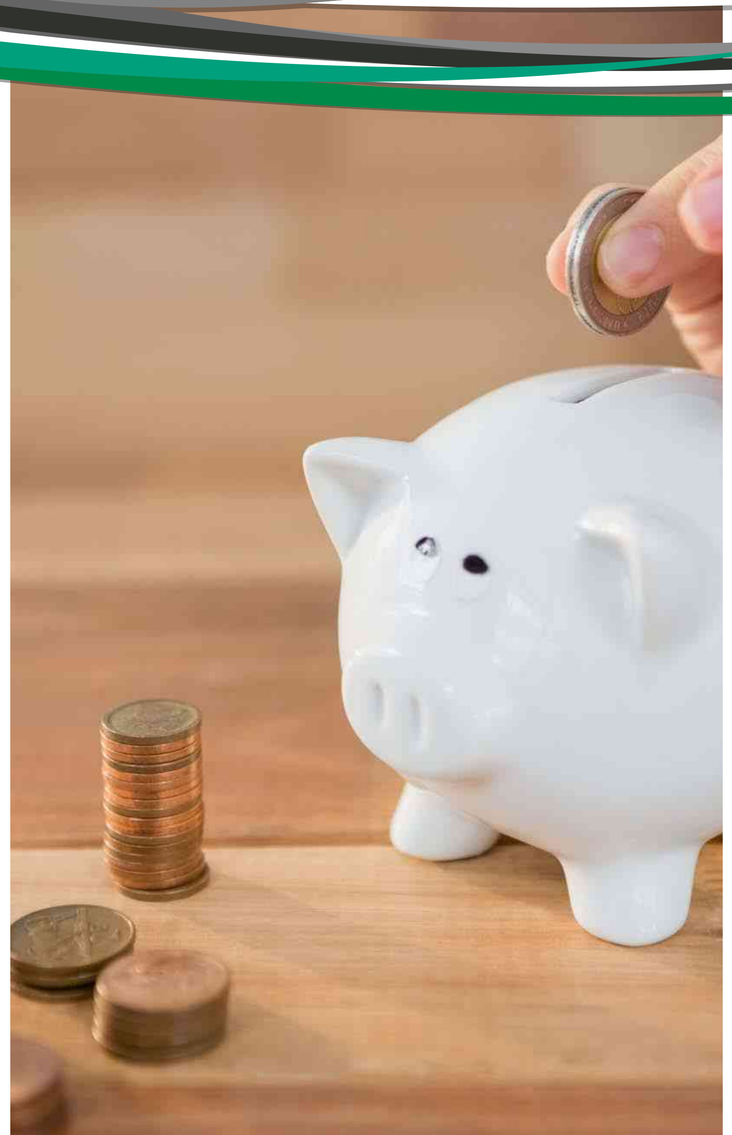


The Mountainside School District is seeking funding for a District-wide facilities improvement program focused on **safety and security, building envelope and mechanical upgrades, safe and accessible site improvements, educational alterations to support expanded Pre-K, and a multipurpose room addition.** Funding will be presented to voters through a referendum on **Tuesday, March 9, 2027.**

a proud history... a promising future...

FACILITIES SUPPORT PROGRAMS

» WHY NOW?



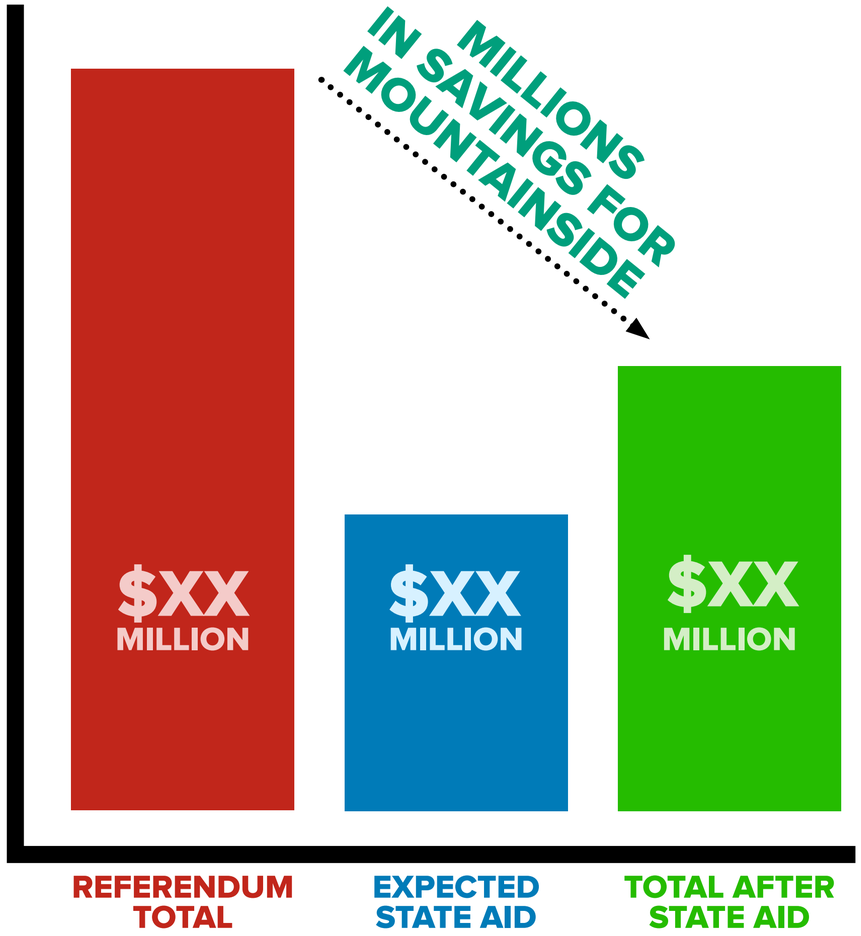
- In spite of the 2% Tax Levy Cap, the Board of Education and Administration have successfully addressed many facility needs within the operating budget. **WE NEED TO DO MORE…**

- We are dealing with aging schools. **(AVG. AGE = 74 YEARS OLD)** Some with original windows and infrastructure that have reached the end of their life expectancy.

- By allowing the school district to finance these substantial facilities improvements over many years, future families who move into town and benefit, will also help pay.

- As school facilities continue to age, maintenance and repair costs rise, placing additional strain on the District’s operating budget.

» STATE AID IS AVAILABLE . . .



- Financial assistance from the state
  - Must be funded through a **REFERENDUM**
  - Must be tied to **EDUCATION OR MAINTENANCE**
- **UP TO 34% SAVINGS** on eligible projects (Could mean millions in aid for Mountainside)
- Debt Service Aid from the state helps to pay down the bond and this helps reduce the impact on the taxpayer.
- The state has consistently approved 34% of eligible projects since approximately 2013

THE PROCESS

PRE-REFERENDUM TIMELINE

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JULY - NOV. '25
FACILITIES EVALUATION

UPDATED EXISTING FACILITIES AUDIT AND EVALUATED EACH OF THE FACILITIES FOR IMPROVEMENT PROJECTS TO EACH OF THE DISTRICT SCHOOLS.

COMPLETE

NOV '25 - FEB '26
BOARD REVIEW

BOARD OF ED REVIEW AND SELECTION OF RECOMMENDED PROJECTS AND IMPROVEMENTS

COMPLETE

FEB '26 - APR '26
COMMUNITY SURVEY

PROJECT SPECIFIC NEEDS AND QUESTIONS WERE PRESENTED TO THE PUBLIC TO NARROW DOWN THE FOCUS FOR THE REFERENDUM - SURVEYS WERE SENT TO PUBLIC AND STAFF

COMPLETE

JAN '26 -JULY '26
COLLECT, ANALYZE AND SORT DATA

MEETINGS WITH STAFF - REVIEW AND MODIFY LIST OF PROJECTS BASED ON THE DATA FROM THE SURVEYS; CONCEPTS AND BUDGETS WERE PREPARED AND APPROVED BY THE BOARD OF EDUCATION

COMPLETE

JULY '26 - OCT '26
NJ DOE APPROVAL

» **JULY '26:** SUBMISSION TO NJ DEPT OF EDUCATION FOR EDUCATIONAL ADEQUACY REVIEW

» **OCT. 28 2026:** RECEIVED DOE APPROVAL

COMPLETE

» **DEC 2026:** INITIAL PUBLIC PRESENTATION ANNOUNCING THE REFERENDUM PLANS

PUBLIC INFO & COMMUNITY OUTREACH

» ON-GOING INFO GIVE TO PUBLIC

» SOCIAL MEDIA, PRINT, WEB, CAMPAIGNS

» PUBLIC MEETINGS

» SITE VISITS

» RESPOND TO VOTER QUESTIONS

» **DEC 2027:** NOTICE TO COUNTY BOARD OF ELECTIONS

» **MARCH 9, 2027**



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PROPOSED PROJECTS

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Arts



Learning



Wellness

COMMUNITY & LEARNING SPACES



Safety

ACCESSIBILITY, SAFETY & SECURITY



Operations

TECHNOLOGY & INFRASTRUCTURE

FACILITIES ENHANCE LEARNING

CAPITAL PROJECTS

DISTRICT-WIDE CAPITAL PROJECTS

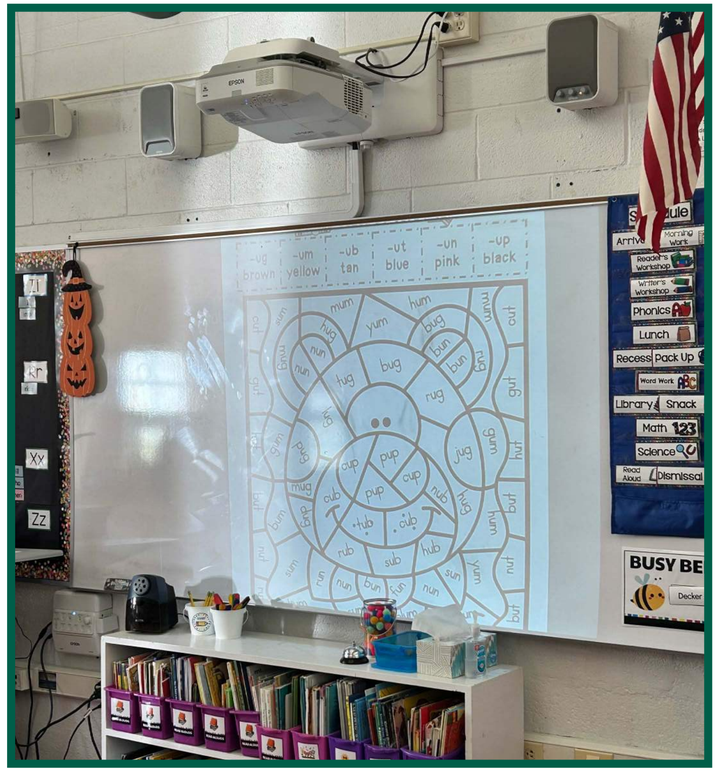
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SCHOOLS WILL RECEIVE . . .

- ADA Compliant Site Improvements (Both Schools)
- Window Replacements (Beechwood)
- Roofing Improvements (Both Schools)
- Door and Hardware Replacements (Both Schools)
- Flooring Upgrades (Both Schools)
- Mechanical System Upgrades (Both Schools)
- PA, Card Access and Camera Upgrades (Beechwood)
- Gymnasium Renovations (Deerfield)
- Plumbing System Upgrades (Both Schools)
- Fire System Upgrades (Both Schools)
- Electrical and Lighting Upgrades (Both Schools)
- Technology Upgrades (Both Schools)
- Secure Vestibule (Beechwood)

FLAT PANELS & TEACHER LAPTOPS

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EXISTING



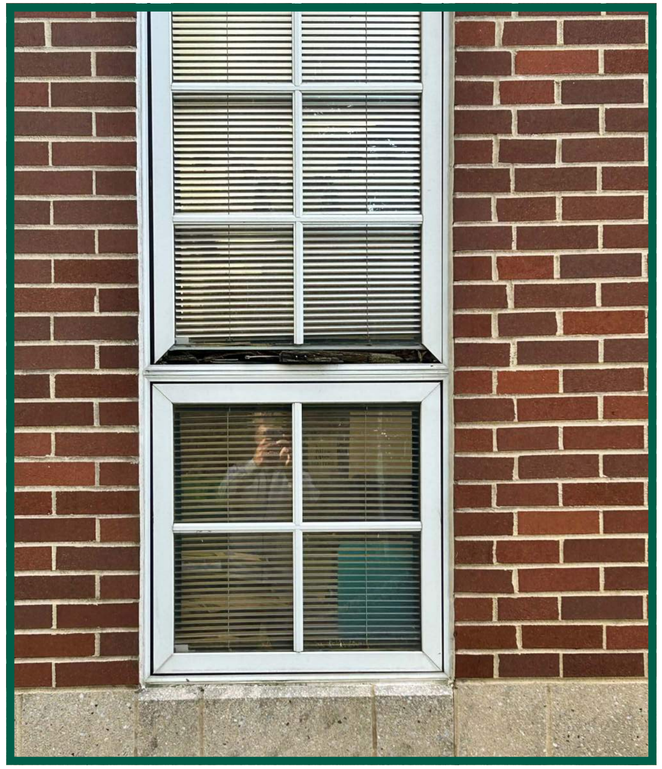
FUTURE

OUTDATED CLASSROOM TECHNOLOGY REQUIRES UPGRADES TO SUPPORT MODERN INSTRUCTION, ENHANCE STUDENT ENGAGEMENT, AND IMPROVE TEACHING EFFICIENCY.

BEECHWOOD WINDOW REPLACEMENT

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AGING WINDOWS CONTRIBUTE TO ENERGY INEFFICIENCY, DRAFTS, AND RISING MAINTENANCE COSTS, CREATING THE NEED FOR REPLACEMENT.

DISTRICT-WIDE ROOFING IMPROVEMENTS





DETERIORATED WOOD FASCIAS AND SOFFITS WITH PEELING PAINT REQUIRE REPAIR OR REPLACEMENT TO PROTECT AGAINST FURTHER WEATHER DAMAGE

SECURE VESTIBULE - BEECHWOOD



EXISTING



FUTURE

CREATE SECURE VESTIBULE AT BEECHWOOD WITH ACCESS TO THE MAIN OFFICE VIA A SECURE WINDOW



BEECHWOOD SCHOOL SITE IMPROVEMENTS

- New 20’ x 20’ storage building on new asphalt
- New accessible walkways to the future soccer field and addition
- Upgrades to asphalt recess area
- 20 ft. wide emergency access route

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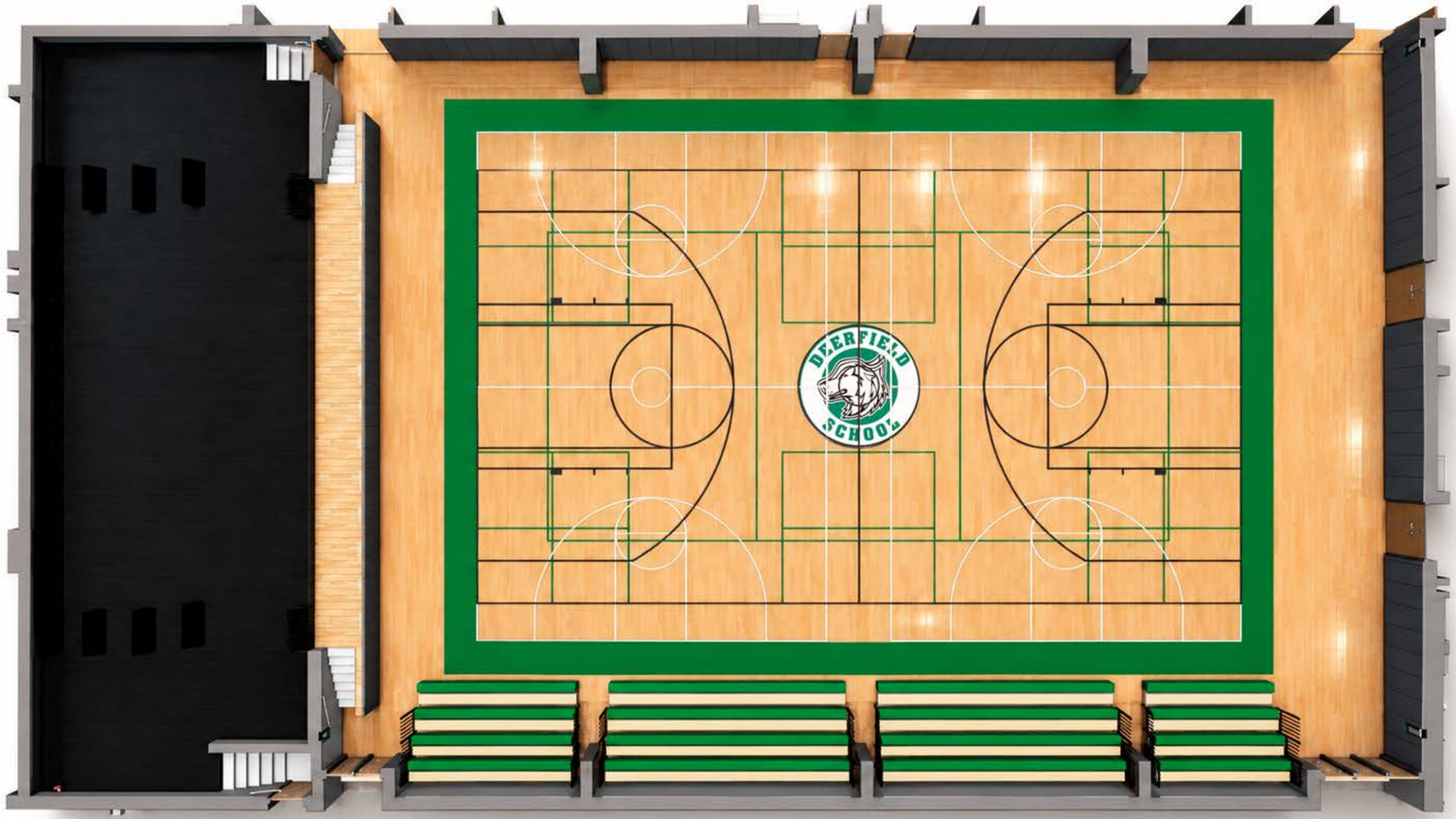


DEERFIELD SCHOOL SITE IMPROVEMENTS

- New ramp for ADA access to the gym
- Extend concrete walkways to enhance ADA access to the playgrounds
- Install bridge, fence, and rails over/ alongside brook to provide ADA access to the field and enhance safety
- Mill and pave severely deteriorated asphalt play area outside classrooms and add color coating for games/play areas
- Convert unused deteriorated asphalt areas to grass

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DEERFIELD SCHOOL GYMNASIUM



GYMNASIUM RENOVATION

- Refinish wood stage and replace gym wood floor
- New retractable risers on one side to enhance player/staff safety
- Upgrade backboards, wall padding, acoustic panels and scoreboard
- Upgrade stage/theatrical lighting
- Upgrade sound and A/V systems
- Replace divider curtain

DEERFIELD SCHOOL GYMNASIUM

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GYMNASIUM REIMAGINED

EDUCATIONAL PROJECTS

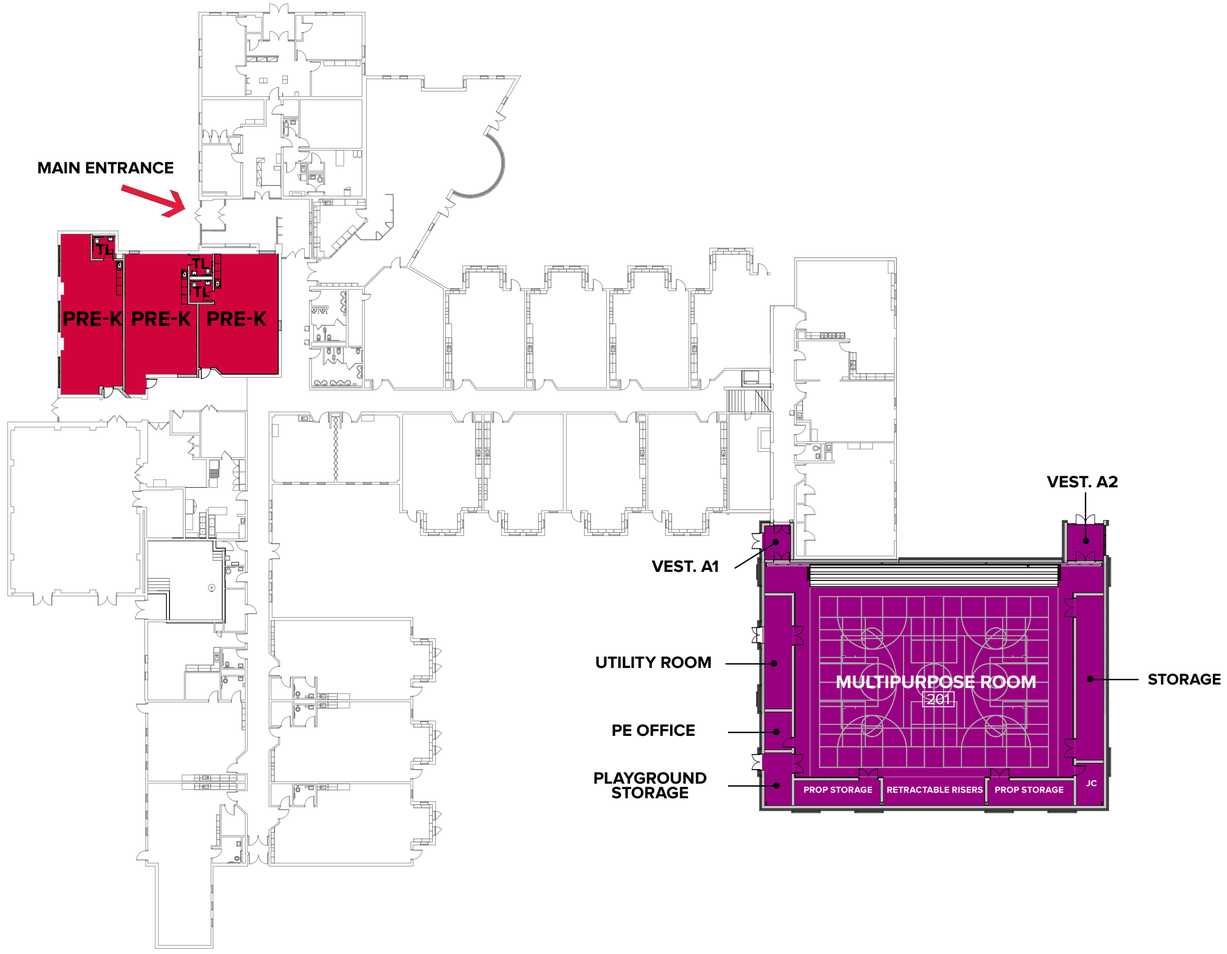
BEECHWOOD EDUCATIONAL PROJECTS

BEECHWOOD SCHOOL WILL RECEIVE . . .

- Gymnasium/Auditorium Conversion: Re-purpose existing space to accommodate full-day Pre-K programming and future enrollment needs.

- Multi-Purpose Room Addition: Create a versatile space for school and community events, performances, assemblies, and indoor athletics.

BEECHWOOD EDUCATIONAL PROJECTS



OVERALL BEECHWOOD FLOOR PLAN

- Renovate and configure existing 3,000 sf gymnasium into (3) Pre-K classrooms
- Provide 8,500 sf addition to support the school and community needs

BEECHWOOD SCHOOL CONVERSION TO PRE-K



PRE-K CLASSROOMS FLOOR PLAN

- (3) 950 sf Pre-K classrooms
- New ADA Toilets
- Cabinets and cubbies
- Sinks and storage
- Reading area and tables/chairs
- Play areas and mats
- Instruction wall with smartboard

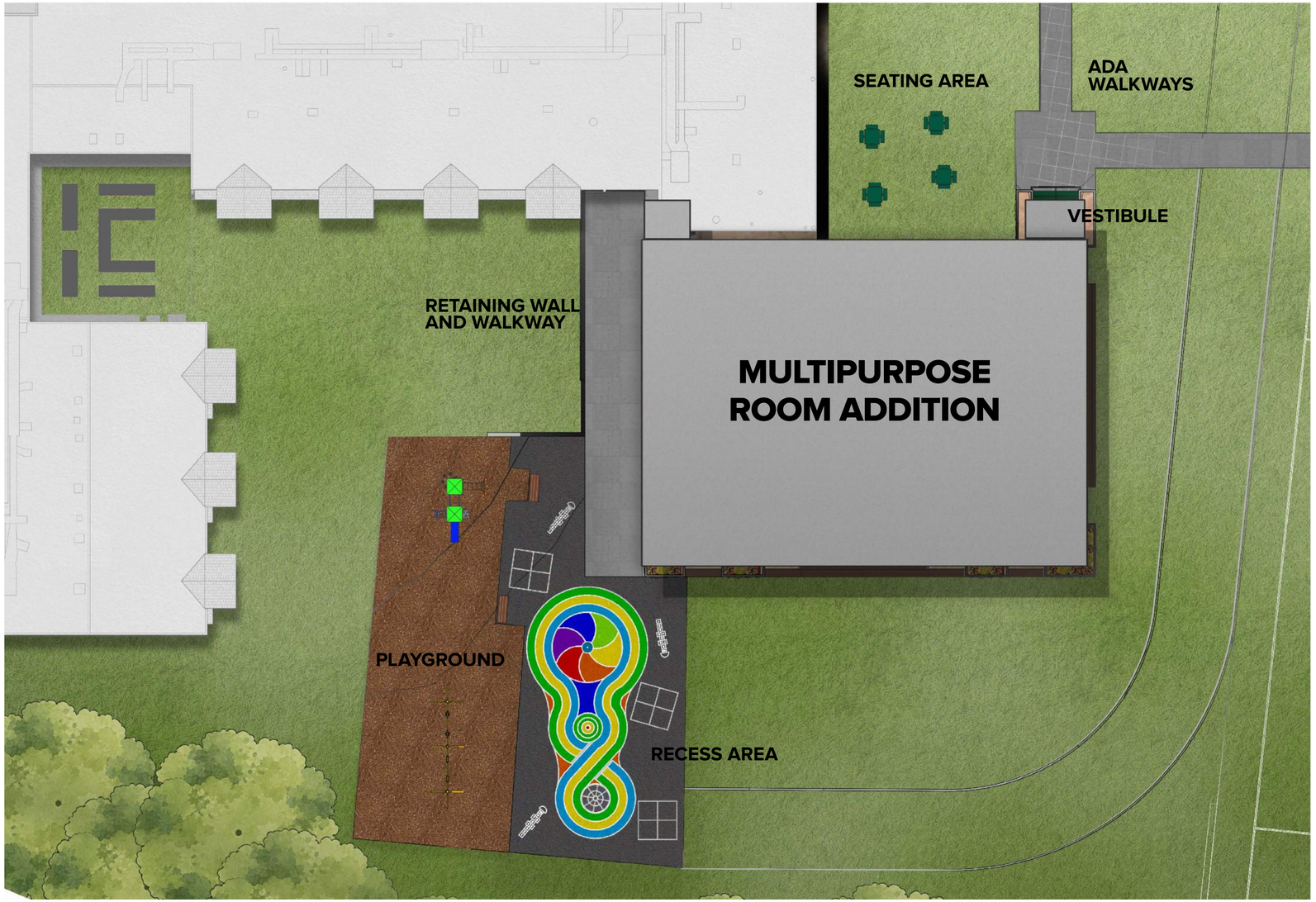
BEECHWOOD SCHOOL CONVERSION TO PRE-K

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PRE-K CLASSROOM REIMAGINED

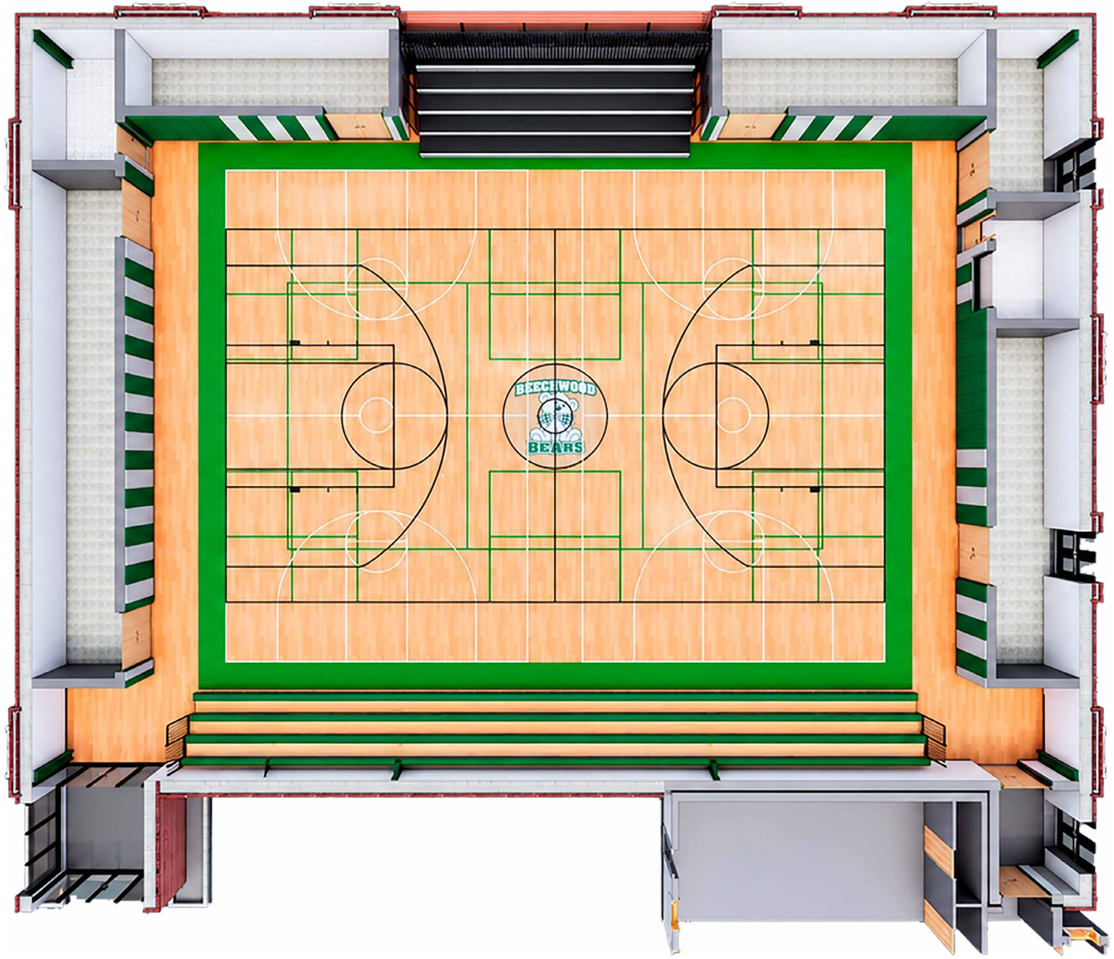


MULTIPURPOSE ROOM ADDITION SITE PLAN

- New retaining wall
- Concrete walkway to recess area
- Improved recess area
- Add color coating for games/ play areas
- Restored Playground
- Vestibule for after hours access

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BEECHWOOD MULTIPURPOSE ROOM ADDITION



MULTIPURPOSE ROOM ADDITION

- New vestibule for after school access
- New wood floor with multipurpose court layout
- Wall padding
- Retractable risers
- Storage for chairs and gym equipment
- Exterior storage for play equipment
- PE Office
- A/V and Sound System

BEECHWOOD MULTIPURPOSE ROOM ADDITION

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MULTIPURPOSE REIMAGINED

BEECHWOOD MULTIPURPOSE ROOM INTERIOR

SCHOOL REIMAGINED

SOLUTIONS ARCHITECTURE + MAPLEWOOD MAINSIDE 1895 NEW JERSEY





MULTIPURPOSE REIMAGINED

BEECHWOOD MULTIPURPOSE ROOM INTERIOR

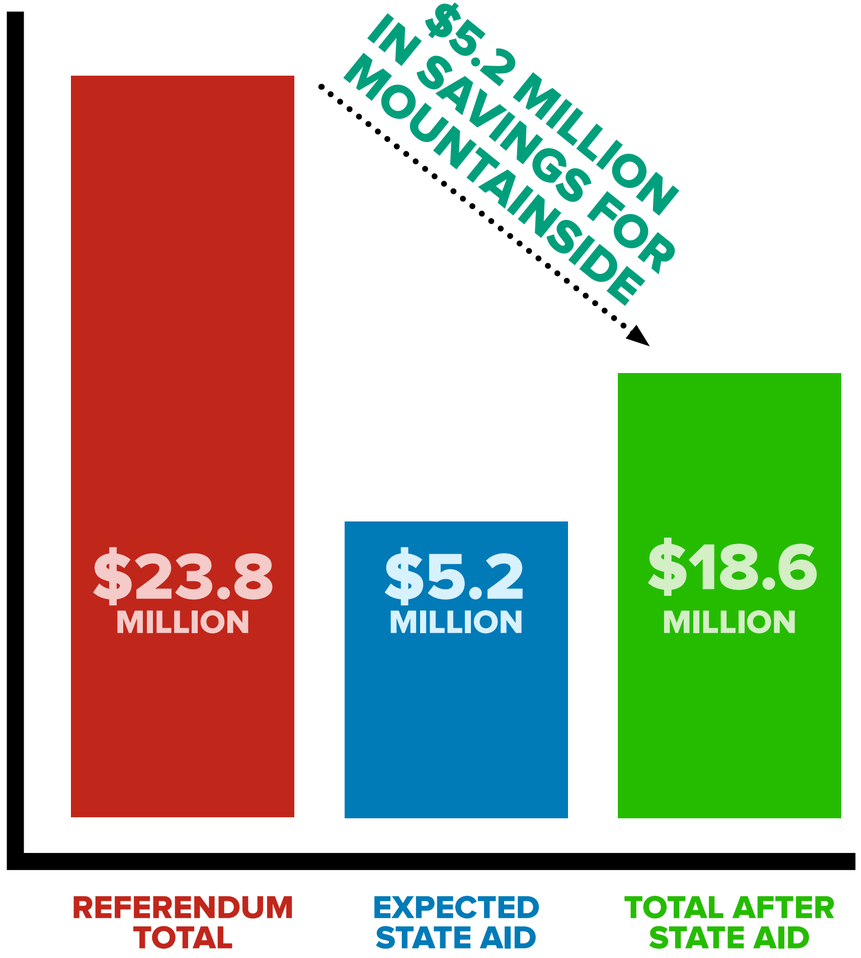


MULTIPURPOSE REIMAGINED

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PROJECTED COSTS

STATE AID IS APPROVED



- Financial assistance from the state
  - Must be funded through a **REFERENDUM**
  - Must be tied to **EDUCATION OR MAINTENANCE**

- **21.9% SAVINGS** overall, since not all projects qualify for aid, resulting in a lower overall percentage than the allowable 34%. The addition and certain minor improvements are ineligible.

- While voters approve $23.8 million, the estimated tax impact is based on $18.6 million after State Aid, significantly reducing the cost to taxpayers.

PROJECTED COSTS

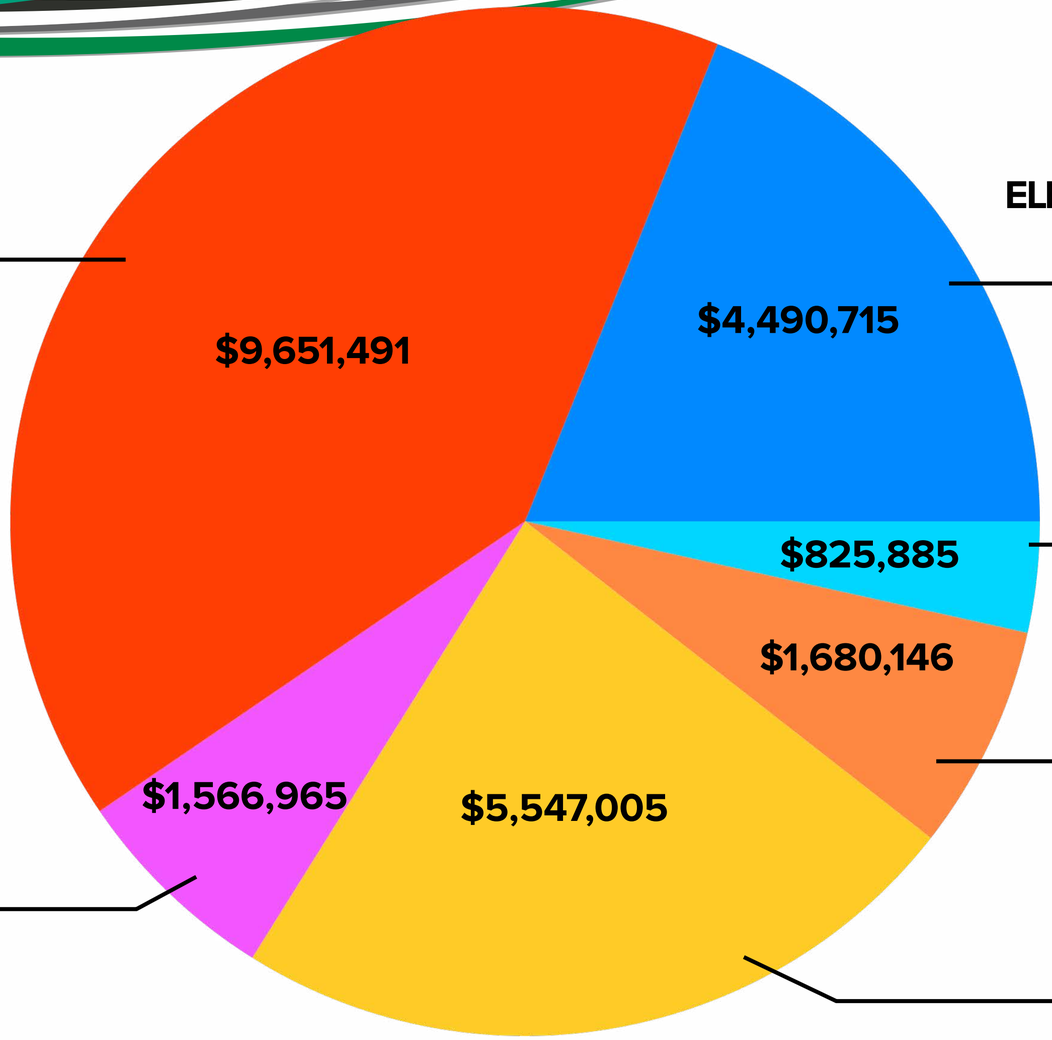
SOLUTIONS ARCHITECTURE + MOUNTAINSIDE NEW JERSEY

BUDGET BREAKDOWN				
SCHOOL	TOTAL PROJECT COST	DEBT SERVICE AID	DSA %	FINAL COST AFTER DEBT SERVICE AID
BEECHWOOD CAPITAL & EDUCATIONAL	$14,258,269	$2,074,961		$12,183,308
DEERFIELD CAPITAL	$ 9,503,937	$ 3,105,964		$6,397,973
TOTAL REFERENDUM	$23,762,206	$5,180,925	21.9%	$18,581,281

TOTAL VOTER AUTHORIZATION

BASIS FOR TAX IMPACT CALCULATION

PROJECTED COSTS



GYMNASIUM ADDITION, PRE-K CLASSROOM ALTERATIONS

ELECTRICAL LIGHTING AND TECHNOLOGY UPGRADES, PA, CARD ACCESS AND CAMERIA SYSTEM UPGRADES

WINDOWS, DOORS & HARDWARE, ROOF REPAIRS

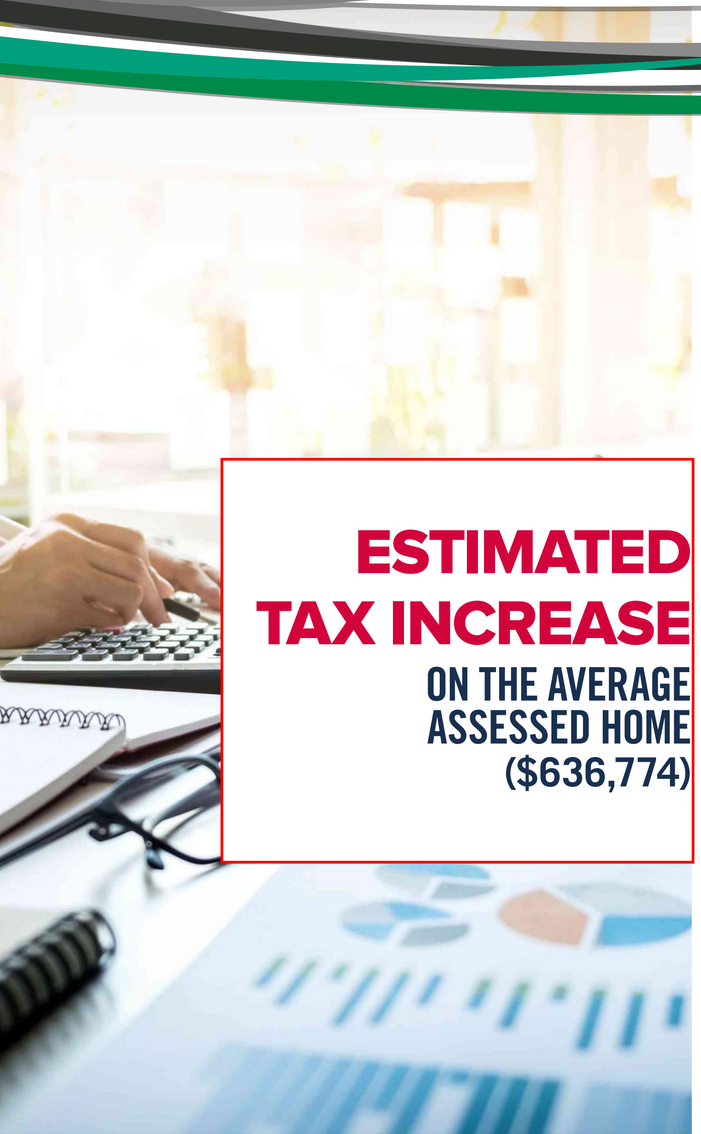
FLOORING UPGRADES, DOOR HARDWARE, SECURE VESTIBULE, DEERFIELD GYM RENOVATION

SITE IMPROVEMENTS, MAINTENANCE AND ADA ACCESSIBILITY

HVAC, PLUMBING AND FIRE SYSTEM UPGRADES

» WHAT IS THE TAX IMPACT?

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MULTIPURPOSE ADDITION, CLASSROOM ALTERATIONS, INFRASTRUCTURE UPGRADES & SITE IMPROVEMENTS

EDUCATIONAL PROJECTS comprised of classroom alterations to support expanded Pre-K and multipurpose addition and CAPITAL IMPROVEMENTS comprised of mechanical, electrical, technology, security, safety and site improvements.

ESTIMATED TAX INCREASE

ON THE AVERAGE ASSESSED HOME ($636,774)

TOTAL PROJECT COST: $23,762,206

STATE AID: $5,180,925

= $18,581,281

$486.00 PER YEAR

$121.00 PER QTR.

$40.00 PER MONTH

» Debt Service Aid from the DOE has been approved for Mountainside Public Schools

» All cost projections based on an assumed 4.82% interest rate / 20 yr term; costs may fluctuate slightly prior to vote.

THE BALLOT QUESTION

The Board of Education of the Borough of Mountainside in the County of Union, New Jersey (the "Board") is authorized to (a) undertake various improvements, alterations, renovations, and upgrades at **Deerfield School**, including but not limited to milling and repaving of recess areas, conversion of unused deteriorated asphalt areas to grass, replacement of various **interior and exterior doors**, replacement of office carpeting, **HVAC upgrades**, **electrical and lighting upgrades**, upgrades to the **public address system**, upgrades to the fire alarm system, various upgrades to the security system, **ADA improvements** and **upgrades to the gymnasium**, the purchase of an emergency generator, and the installation of a **bridge over the brook** and a drive guard rail system, including acquisition and installation of fixtures, equipment, and any site work; (b) undertake various improvements, alterations, renovations, and upgrades at **Beechwood School**, including but not limited to the construction of a **multipurpose room building addition**, the reconfiguration of the **gymnasium to preschool classrooms**, milling and repaving of recess areas, the replacement of various interior and exterior doors, **HVAC upgrades** to classrooms, the library and media center, **electrical and lighting upgrades**, upgrades to the public address system, various upgrades to the security system, installation of a roof access hatch and ladders, **replacement of flooring**, improvements to the water system, and the replacement of the pole barn at the school **district maintenance building**, including acquisition and installation of fixtures, furniture, equipment, and any site work; (c) appropriate $23,762,206 for such improvements; and (d) issue bonds in an amount not to exceed **$23,762,206.**

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THE BALLOT QUESTION

The **final eligible costs** for the projects approved by the New Jersey Commissioner of Education are **$15,238,014** (consisting of $9,135,187 for Deerfield School and $6,102,827 for Beechwood School). The projects include $1,367,033 (consisting of $368,750 for Deerfield School and $998,283 for Beechwood School) for school facility construction elements in addition to the facilities efficiency standards developed by the Commissioner of Education or not otherwise eligible for State of New Jersey (the "State") support pursuant to N.J.S.A. 18A:7G-5(g). The **State debt service aid percentage is equal to 40%** of the annual debt service due with respect to the final eligible costs of the projects. The Board is authorized to transfer funds among the projects approved at this election.

The ballot is required to identify both eligible and ineligible project costs and state the 40% Debt Service Aid rate established by law. However, the State has historically funded only 34% of eligible project costs, which is the amount used in our financial projections.

FUNDING BREAKDOWN

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How the State Aid is Calculated

40% STATE DEBT SERVICE AID (BY LAW)

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85% OF THE 40% ARE ACTUALLY FUNDED (SINCE 2013)

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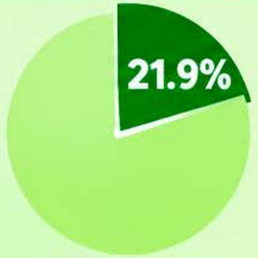
34% EFFECTIVE STATE DEBT SERVICE AID (USED FOR PLANNING)



$15,238,014 ELIGIBLE PROJECTS → **34%** STATE DEBT SERVICE AID

$8,524,192 NOT ELIGIBLE FOR STATE AID

$5,180,925 STATE DEBT SERVICE AID



= 21.9% OF THE TOTAL REFERENDUM ($23,762,206)

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FACTS & FAQS

SOME FACTS . . .



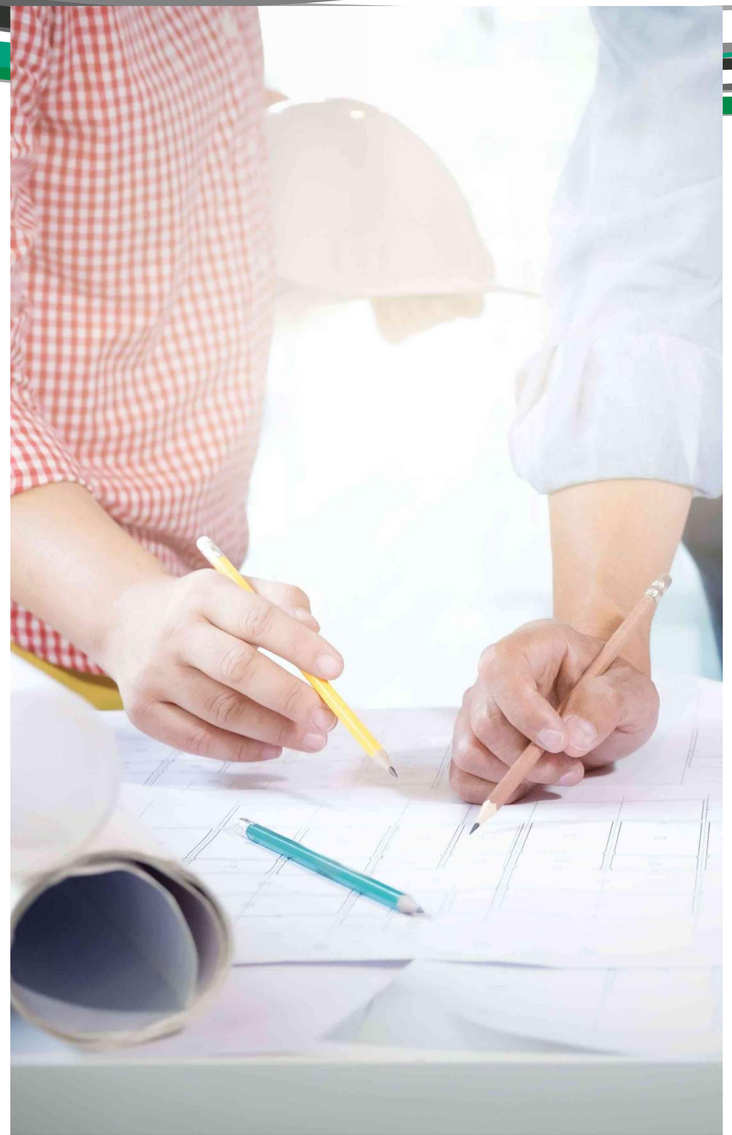
- We have **received project approval** from the NJ DOE, including confirmation of approximately **$5.2 million in Debt Service Aid**.
- The District and their finance team have conservatively carried a **4.82% interest rate** for all tax impact calculations - these rates may be subject to change at the time of bond sale.
- Construction costs have increased significantly due to rising material and shipping costs, material shortages, and longer construction schedules. The project estimates include **escalation factors** to account for anticipated cost increases over the several years needed to complete the referendum projects.

SOME MORE FACTS . . .



- The designs shown within this presentation are conceptual only. We are simply providing an “idea” of what these spaces can look like at this time.
- If and when the referendum passes, we will be conducting additional meetings with the staff and administration to work on the detailed design of all of the individual spaces. Looking at needs, finishes, furniture, and overall “feel” of these rooms.
- It is of paramount importance that while the educational environment is modernized, that we maintain the character and appeal of the existing buildings in the community.

» POST REFERENDUM TIMELINE



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 2027, 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 2027 year, and continue through the summers of 2028 and 2029.

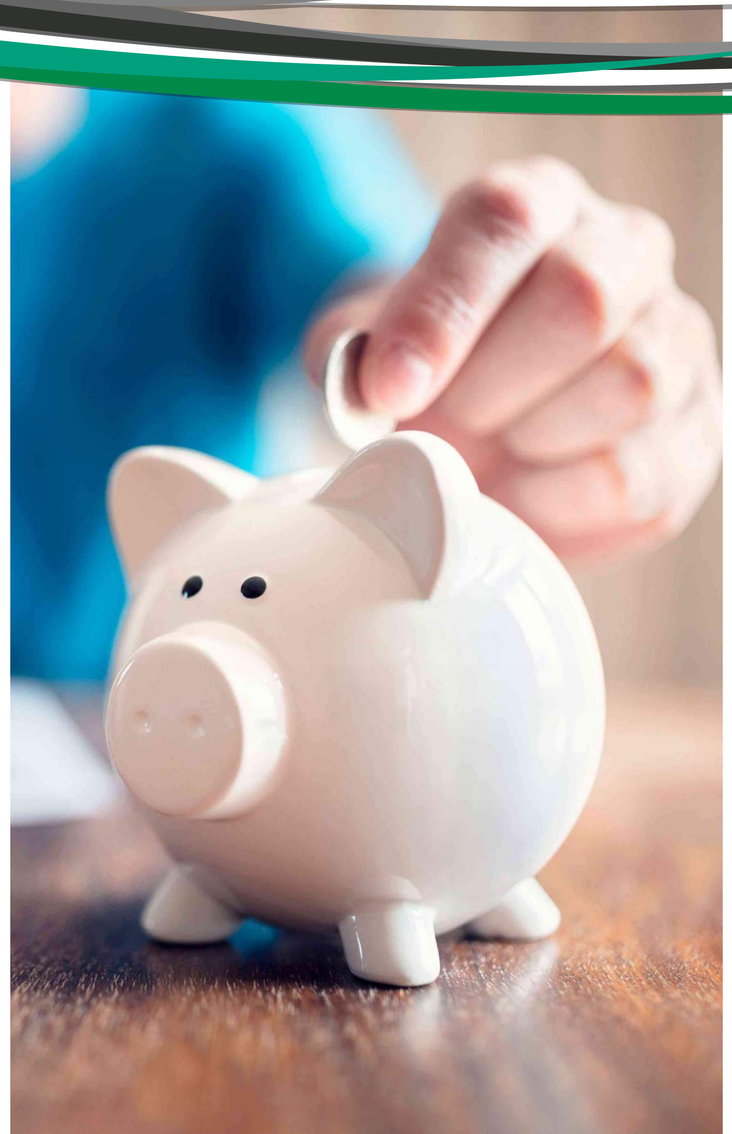
» Allowing for flexibility of scheduling allows us to bid at the most appropriate times resulting in the best pricing for projects.

POST-REFERENDUM TIMELINE

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PROJECTS / IMPROVEMENTS	2027						2028						2029					
	MAR	APR	MAY	JUN	JUL	AUG	MAR	APR	MAY	JUN	JUL	AUG	MAR	APR	MAY	JUN	JUL	AUG
Technology Upgrades				JUN–AUG														
Minor Plumbing Upgrades				JUN–AUG														
Flooring Upgrades				JUN–AUG														
Window Replacements							MAR–JUN											
Electrical and Lighting Upgrades										JUN–AUG								
Secure Vestibule / Door Replacements / Door Hardware							MAR–AUG											
Door Access / Camera Upgrades / Lockdown System / PA System										JUN–AUG								
Mechanical and BMS Upgrades								APR–AUG										
Site Improvements – Deerfield										JUN–AUG								
Deerfield Gymnasium Renovation										JUN–AUG								
Beechwood Multipurpose Room Addition							MAR 2028 – MAR 2029											
Roofing Work (Part of Addition)										JUN–AUG								
Site Improvements and Storage Building (Part of Addition)																JUN–AUG		
Convert Existing Multipurpose Room to Classrooms														APR–AUG				

CAN MORE BE SPENT?



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.

» SENIOR FREEZE PROGRAM

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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 Sale.

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

If you are not participating - application is a simple form if you meet the eligibility requirements. www.nj.gov/treasury/taxation/ptr/

Q: Are there other programs that could benefit us?

A: YES: Anchor - Property Tax/Rent Relief Program *(same application)*

Stay NJ - Tax Credit for Seniors

CHILDREN & CONSTRUCTION



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.

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.

Please send questions to:
ckinney@mountainsideschools.org

info@solutions-arch.com | www.solutions-arch.com | 973-484-4800