

» MARCH 2026 REFERENDUM DISTRICT-WIDE FACILITIES RENOVATION PROGRAM

INVESTED TO INCLUDE, INSPIRE, AND EMPOWER



QUICK REFERENCES

SOLUTIONS
ARCHITECTURE

FRANK A. MESSINEO AIA

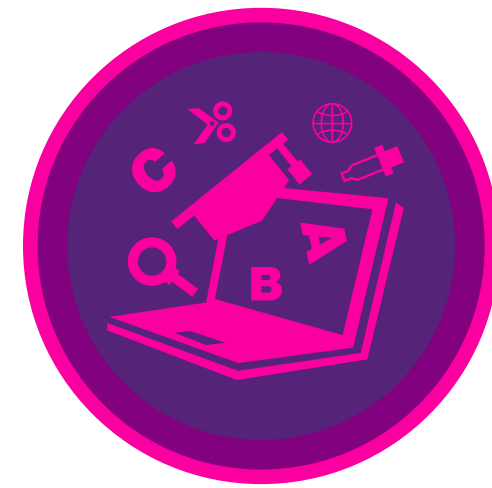
»» THE REFERENDUM GOALS . . .

THE DISTRICT SOUGHT TO . . .

- » Work with Solutions and the staff to **IDENTIFY AND PRIORITIZE** long-needed facility improvements and new needs.
- » Consider ways to **REPLACE** failing infrastructure items that, if left unchecked will lead to continued operational disturbance and expense.
- » Consider ways to **IMPROVE** the student experience - Classroom & Core Space renovation projects that directly impact students.
- » Consider ways to make the recommended improvements while taking advantage of **DEBT SERVICE ROLLING OFF**, so that there would be a **NET NEUTRAL TAX IMPACT** for the Community.
- » **MEET THE NEEDS OF TODAY & TOMORROW.**



»» REFERENDUM PRIORITIES



ENHANCED LEARNING ENVIRONMENTS

- » Educational programs drive the need to update facilities.
- » The school & community believe that the students deserve buildings that support the academic, social, emotional, wellness and creative opportunities available to them.



STUDENT & STAFF SAFETY

- » Ensure physical systems and technologies are in place to protect our students and staff.



KEEP UP-TO-DATE WITH OPERATIONS

- » Systems and infrastructure “behind the scenes.” Roofing, electrical & heating systems, and much more are at the core of keeping a building running. Crucial to keep these systems in good condition.

»» WHAT WE ARE PROPOSING?



The Berkeley Heights Public School District will request funding for a District-wide facilities program that would include **CAPITAL RENOVATION PROJECTS & CLASSROOM & CORE SPACE UPGRADES** via a Referendum Vote on March 10th, 2026.

**INVESTED TO INCLUDE, INSPIRE,
AND EMPOWER**



FACILITIES SUPPORT PROGRAMS

» WHY NOW?



- » Each year, in spite of the 2% tax cap, the District Administration, and Board of Education work to maintain and improve the existing facilities to support our programs. Recent projects have included:
- District-Wide Exhaust Fan Upgrades
 - Drainage Improvements (Mountain Park)
 - Pre-K Toilet Upgrades (Woodruff)
 - Roofing Upgrades (CMS, In Progress)
 - Roofing Upgrades (Woodruff)
 - Gym Floor Upgrades (GLHS, CMS, In Progress)
 - Press Box Replacement (GLHS, In Progress)
 - Loose Furniture (ONLY) for the Woodruff Media Center

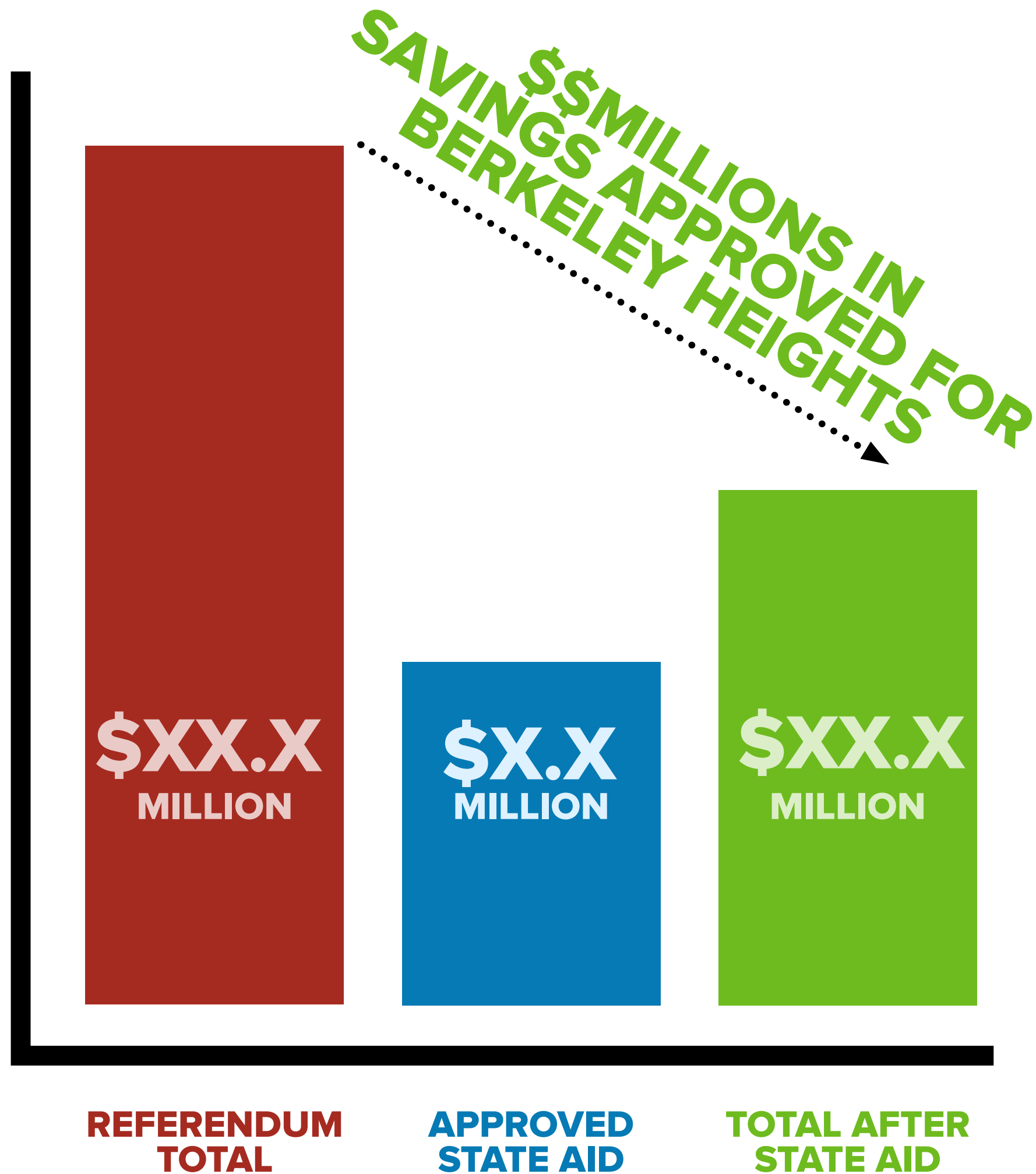
WE NEED TO DO MORE...

»» WHY NOW? - THE RIGHT TIME . . .



- » The District can't possibly do the amount of work necessary out of the operating budget; many of these items have taken “a back seat” to educational programs over the years; a Referendum is the District's best opportunity.
- » We are dealing with aging schools (**AVG. AGE = 70.8 YEARS OLD**), with the oldest sections dating back to 1952 — some still containing original infrastructure that have reached the end of its life expectancy.
- » The District has **DEBT EXPIRING** from a 2006 Referendum. Taking advantage of the timing would result in an offset of **TAX IMPACT** to the community.
- » 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.

» STATE AID IS APPROVED ...



CURRENT DEBT SERVICE PAYMENTS WILL BE ENDING IN MARCH OF 2026

This can offset any new debt being assumed under a targeted March 2026 Referendum.

- » **UP TO 34% SAVINGS** on all **ELIGIBLE** projects (Millions in aid has been approved for Berkeley Heights)
- » Because the work is funded through a **REFERENDUM**
- » The work is tied to **EDUCATION OR MAINTENANCE**
- » Debt Service Aid from the state helps to pay down the bond and this helps reduce the impact on the taxpayer.
- » *Projects done directly out of Capital Budget are not eligible for funding.*



THE PROCESS

»» PLANNING TIMELINE TO DATE

OCT.-DEC. 2024 FACILITIES EVALUATION

Updated existing facilities audit and evaluated each of the facilities for capital improvement projects to each of the district schools.

NOV. 2024- FEB 2025 DEMOGRAPHIC STUDY

The Board contracted for an updated Demographic Analysis for the District to understand how recent development could affect the District enrollments.

FEB. - APR. 2025 - COMMUNITY SURVEY

Project specific needs and questions were presented to the public to narrow down the focus for the Referendum - (2) surveys were sent

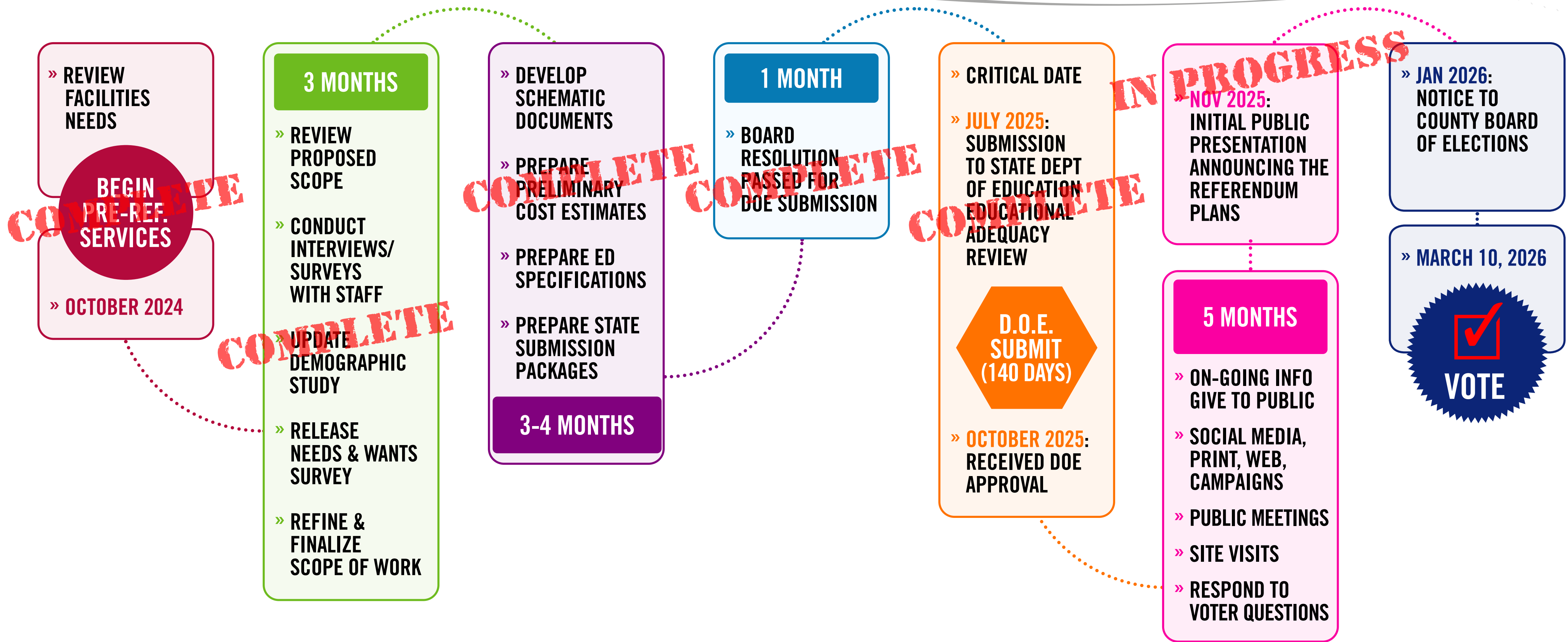
JAN. 2025 - JULY 2025 COLLECT, ANALYZE AND SORT DATA PREPARE CONCEPTS

Meetings with staff - to collect data, and 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.

JULY 2025 FINALIZE DOE SUBMISSION

The final list of selected projects and project budgets were memorialized in DOE Applications and submitted for review.

»» PRE-REFERENDUM TIMELINE





**PROPOSED
REFERENDUM
BREAKDOWN**

»» REFERENDUM CATEGORIES



Arts



Learning



Wellness

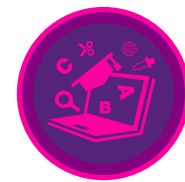


Safety



Operations

ENHANCED LEARNING ENVIRONMENTS



STUDENT & STAFF SAFETY



KEEP UP-TO-DATE WITH OPERATIONS



FACILITIES ENHANCE LEARNING

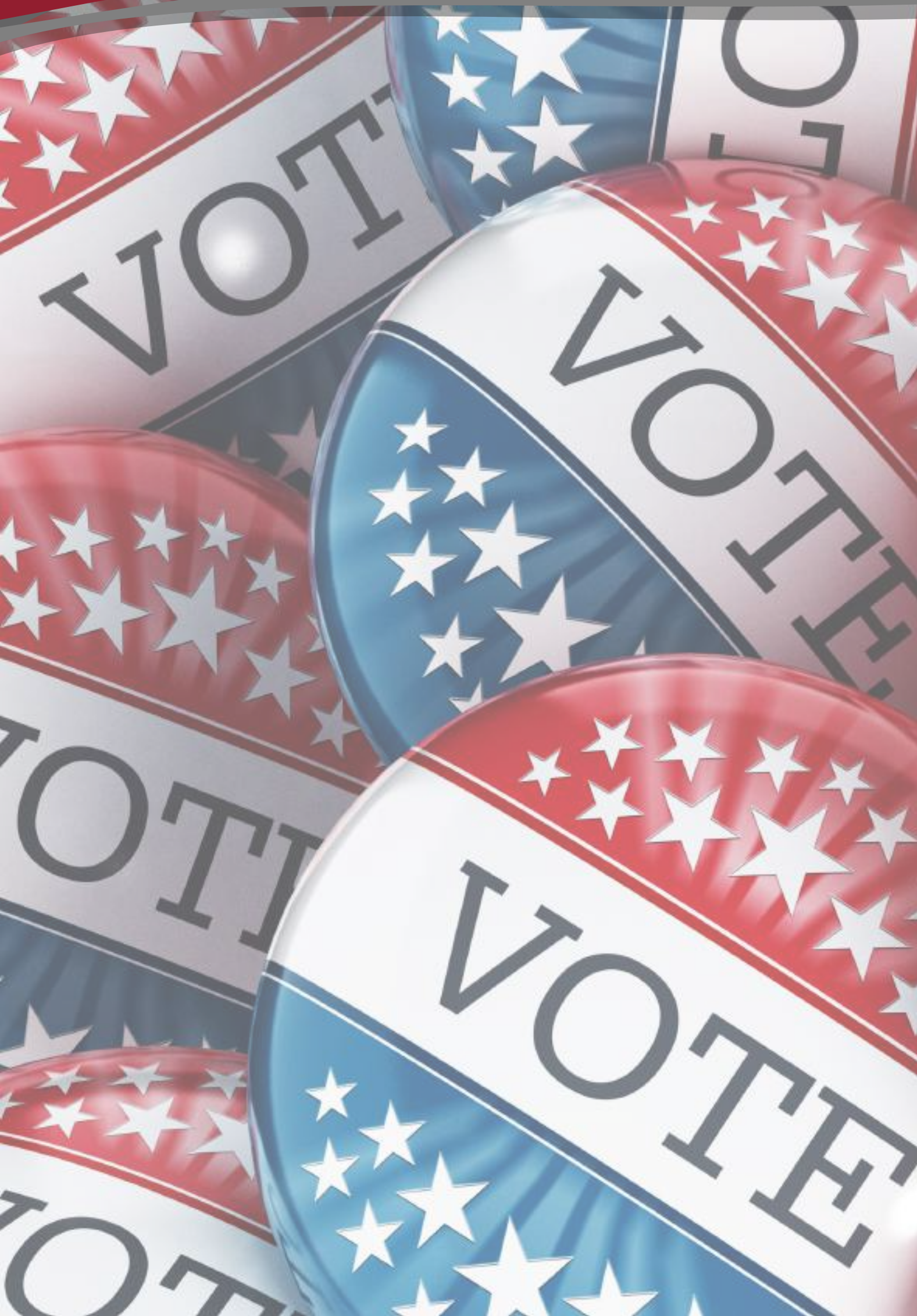
»» NECESSARY PROJECTS



- Media Center Renovations / Alterations (All Schools)
- Science / Stem Lab Renovations/Alterations (GLHS, CMS)
- TV Production Studio Upgrades (GLHS)
- ■ Security / Technology Upgrades (All Schools)
- ■ Site, Parking / Drives / Walkway / Drainage Upgrades (All Schools)
- Partial Roofing System Replacement (GLHS, CMS, Mountain Park ES, Woodruff ES)
- Electrical Systems Upgrades (GLHS)
- Mechanical Systems Upgrades (CMS, Mountain Park ES, Woodruff ES, Mary Kay McMillin ECC)



»» REFERENDUM TWO-PART QUESTION



- » The District proposes to conduct this Referendum with a “TWO-PART QUESTION”
- » The District worked to select urgently needed Capital and Educational projects identified by the Facilities Audit that would result in a First Question that would have zero tax increase for the Community.
- » Given that the listing of needed improvements couldn't all be completed under the First Question and without tax increase, a Second Question was created as an option for the community so that additional upgrades could be made to building systems and educational spaces; this time with an added tax increase.

»» REFERENDUM TWO-PART QUESTION

- » These questions are contingent upon one another and Question #2 cannot pass, if Question #1 fails.

To Clarify Further:

- » If Question #1 fails, (one more “No” vote than “Yes” votes), the results of Question #2 become moot or are disregarded, as the condition for its implementation has not been met.
- » If Question #1 passes (one more “Yes” vote than “No” votes), then Question #2 will be decided by its own majority vote.

In short, a voter has the right to express their preference on every question on the ballot. A “No” vote on the first question does not invalidate or prevent a “Yes” vote on the second question from being registered and counted in the final tally for Question #2. However, the effect of that vote on Question #2 only matters if Question #1 is approved by the overall electorate.

»» REFERENDUM TWO-PART QUESTION

QUESTION #1 - (ZERO TAX INCREASE)

- » **EDUCATIONAL PROJECTS** including Media Center improvements at all schools +
- » **CAPITAL RENOVATION PROJECTS** including district-wide parking lot / site improvements, security / technology upgrades and partial roofing system replacement at Woodruff ES

QUESTION #2 - (ADDITIONAL TAX INCREASE)

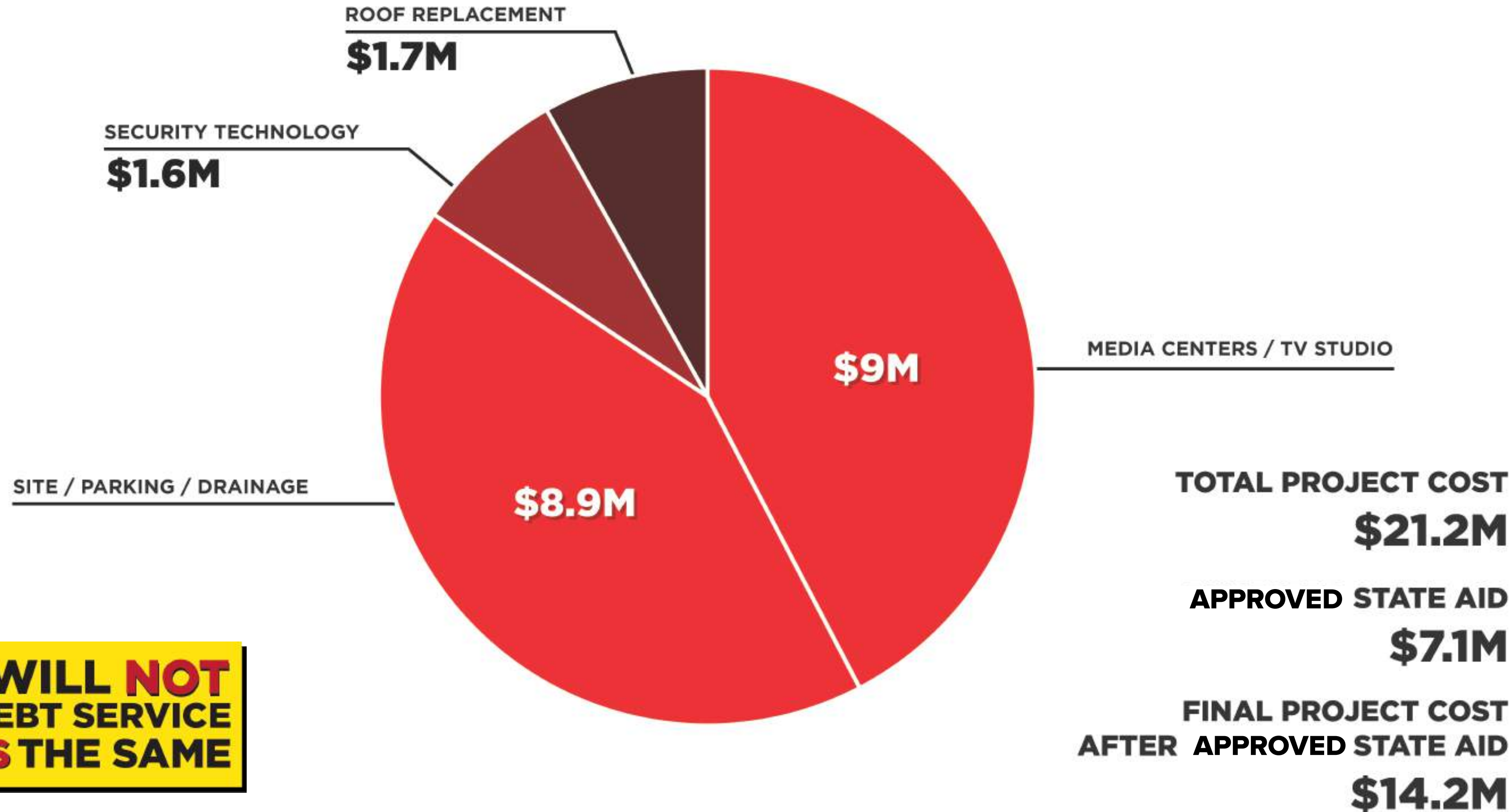
- » **EDUCATIONAL PROJECTS** including Science & STEM Lab Renovations at GLHS and CMS +
- » **CAPITAL RENOVATION PROJECTS** including mechanical, electrical, & plumbing improvements, and roofing system replacement at various schools



PROPOSED COST PROJECTIONS

QUESTION #1

»» QUESTION #1 COSTS AT A GLANCE:



TAXES WILL NOT GO UP AND DEBT SERVICE REMAINS THE SAME

» PROJECTED COSTS: QUESTION #1

TAXES WILL NOT GO UP AND DEBT SERVICE REMAINS THE SAME

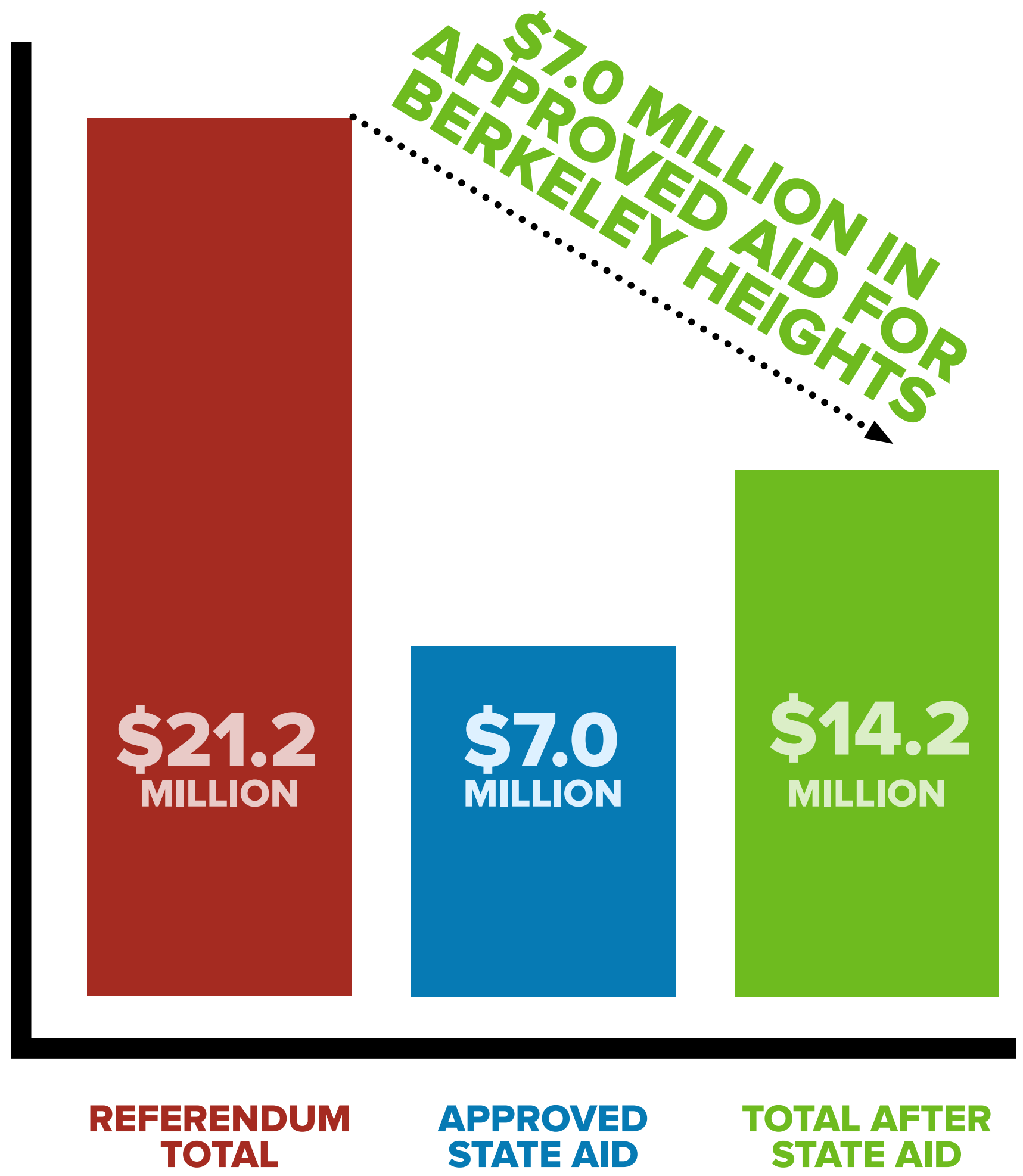
REFERENDUM PROJECTS - SCOPE / BUDGET ANALYSIS

SCHOOL	TOTAL PROJECT COST BY FACILITY	APPROVED DEBT SERVICE AID	FINAL COST AFTER DEBT SERVICE AID
GOVERNOR LIVINGSTON HS	\$7,549,141.88	\$2,464,708.24	\$5,084,433.64
COLUMBIA MIDDLE SCHOOL	\$4,138,678.44	\$1,381,650.67	\$2,757,027.77
THOMAS HUGHES ES	\$2,202,233.75	\$735,159.48	\$1,467,074.28
MOUNTAIN PARK ES	\$1,661,641.50	\$556,458.11	\$1,105,183.39
WOODRUFF ES	\$3,197,794.13	\$1,082,150.00	\$2,115,644.13
MARY KAY McMILLIN ECC	\$2,477,510.00	\$833,853.40	\$1,643,656.60
TOTAL:	\$21,226,999.69	\$7,053,979.89	\$14,173,019.80

33.2% DSA

» *Projects done directly out of Capital Budget are not eligible for funding.*

» STATE AID IS APPROVED FOR QUESTION #1 PROJECTS...



CURRENT DEBT SERVICE PAYMENTS WILL BE ENDING IN MARCH OF 2026

This can offset any new debt being assumed

- » **UP TO 34% SAVINGS** on all **ELIGIBLE** projects (Millions in approved aid for Berkeley Heights Schools)
- » **Must be funded through a REFERENDUM**
- » **Must be tied to EDUCATION OR MAINTENANCE**
- » Debt Service Aid from the state helps to pay down the bond and this helps reduce the impact on the taxpayer.
- » *Projects done directly out of Capital Budget are not eligible for funding.*

TAXES WILL NOT GO UP AND DEBT SERVICE REMAINS THE SAME



ESTIMATED TAX IMPACT

QUESTION #1

» QUESTION #1 TAX IMPACT SHOULD REFERENDUM PASS...

TAXES WILL NOT GO UP AND DEBT SERVICE REMAINS THE SAME

QUESTION #1 - (ZERO TAX INCREASE)

EDUCATIONAL PROJECTS comprised of Media Center Renovations at all schools + **CAPITAL RENOVATION PROJECTS** comprised of district-wide parking lot / site improvements, security / technology upgrades and partial roofing system replacement at Woodruff ES

ZERO TAX INCREASE
ON THE AVERAGE ASSESSED HOME (\$318,947)

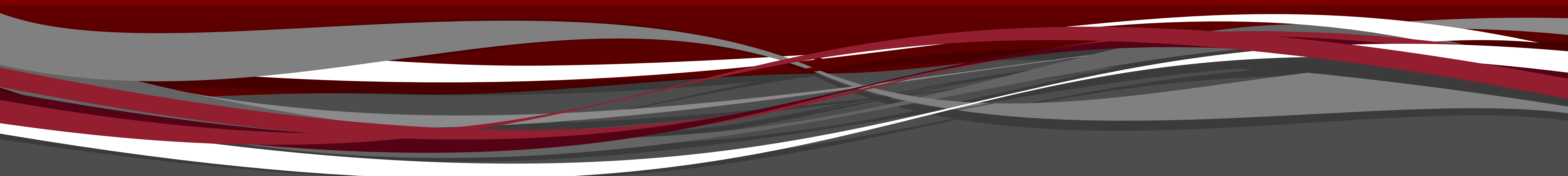
TOTAL PROJECT COST:
\$21,227,000
STATE AID:
\$7,053,980
=
\$14,173,020

\$0⁰⁰ PER YEAR

\$0⁰⁰ PER QTR.

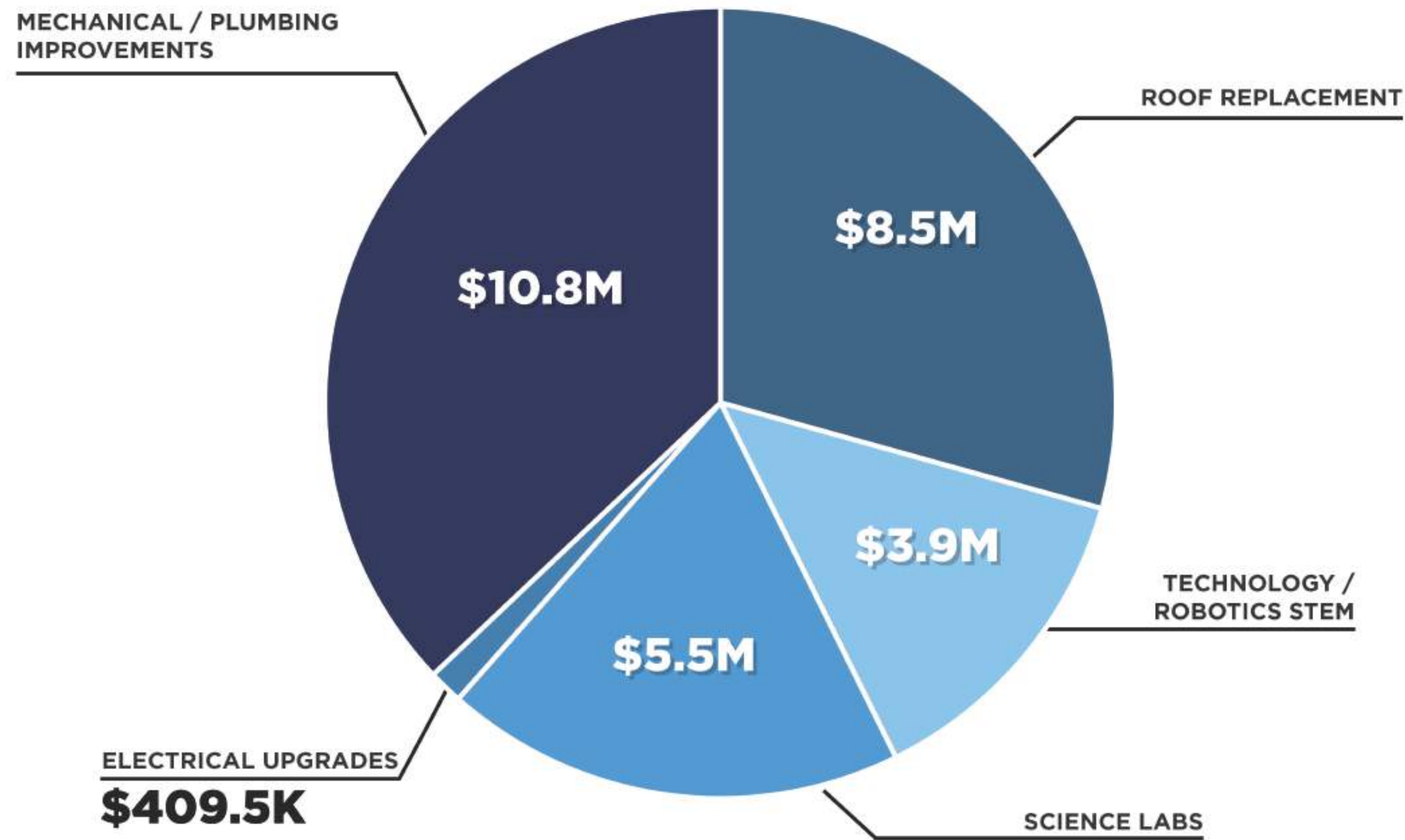
\$0⁰⁰ PER MONTH

- » Berkeley Heights Public Schools has been approved for Debt Service Aid from the DOE.
- » All cost projections based on an assumed 4.15% interest rate / 20 yr term; costs may fluctuate slightly prior to vote.



**PROPOSED COST
PROJECTIONS
QUESTION #2**

» QUESTION #2 COSTS AT A GLANCE:



TOTAL PROJECT COST
\$29.1M

APPROVED STATE AID
\$9.8M

FINAL PROJECT COST
AFTER APPROVED STATE AID
\$19.3M

» PROJECTED COSTS: QUESTION #2

REFERENDUM PROJECTS - SCOPE / BUDGET ANALYSIS

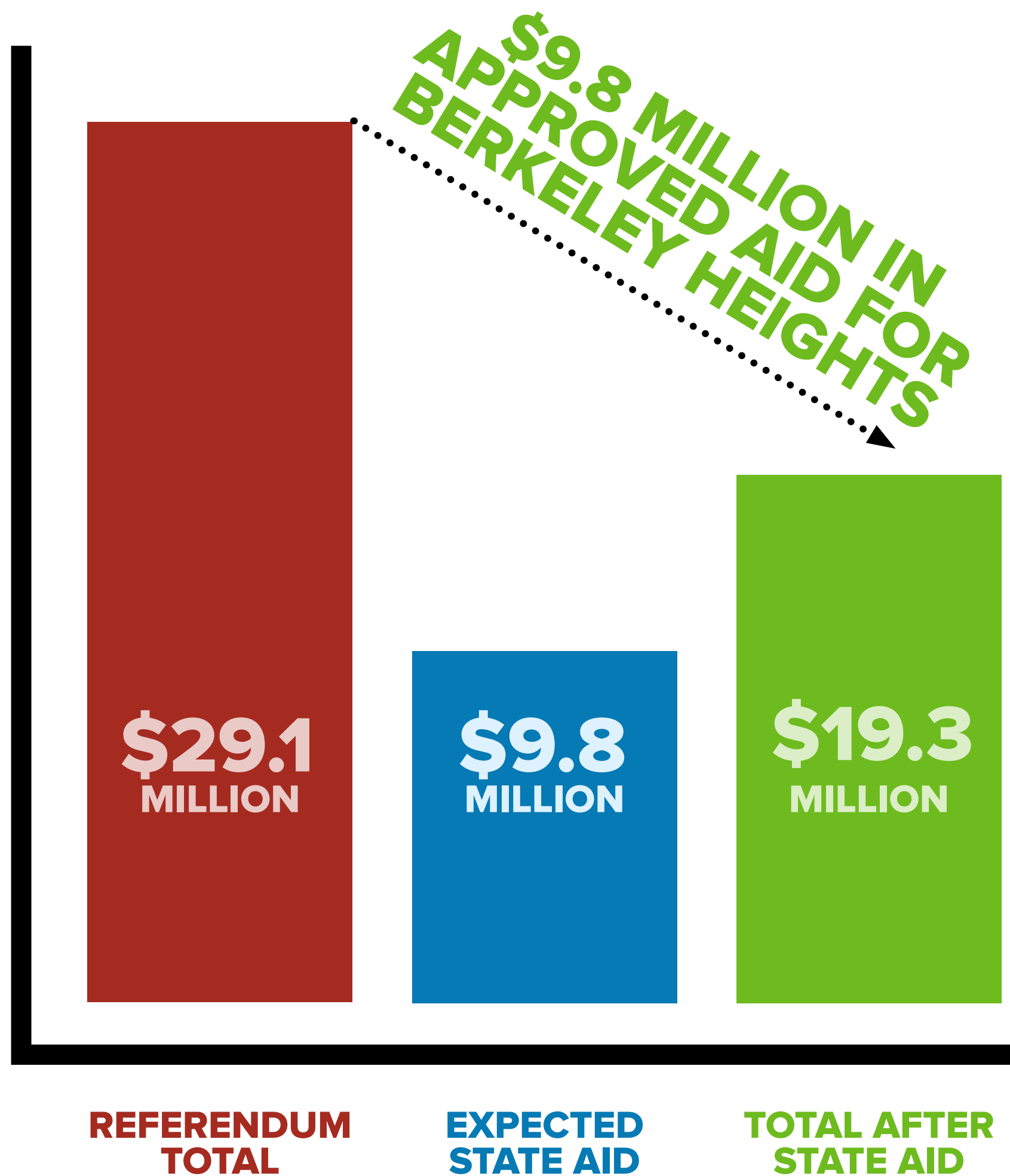
SCHOOLS	TOTAL PROJECT COST BY FACILITY	APPROVED DEBT SERVICE AID	FINAL COST AFTER DEBT SERVICE AID
GOVERNOR LIVINGSTON HS	\$10,459,670.75	\$3,534,188.06	\$6,925,482.70
COLUMBIA MIDDLE SCHOOL	\$6,233,885.88	\$2,070,221.20	\$4,163,664.68
THOMAS HUGHES ES	\$0.00	\$0.00	\$0.00
MOUNTAIN PARK ES	\$5,596,635.13	\$1,902,855.94	\$3,693,779.18
WOODRUFF ES	\$3,706,844.38	\$1,260,327.09	\$2,446,517.29
MARY KAY McMILLIN ECC	\$3,128,932.09	\$1,063,836.91	\$2,065,095.18
TOTAL:	\$29,125,968.22	\$9,831,429.20	\$19,294,539.03

33.75% DSA

TOTAL - REFERENDUM BOTH QUESTIONS 1 + 2	\$50,352,967.91	\$16,885,409.10	\$33,467,558.83
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» Projects done directly out of Capital Budget are not eligible for funding.

» STATE AID IS APPROVED FOR QUESTION #2 PROJECTS...



CURRENT DEBT SERVICE PAYMENTS WILL BE ENDING IN MARCH OF 2026

This can offset any new debt being assumed under a targeted March 2026 Referendum.

- » **UP TO 34% SAVINGS** on all **ELIGIBLE** projects (Could mean millions in aid for Berkeley Heights Schools)
- » **Must be funded through a REFERENDUM**
- » **Must be tied to EDUCATION OR MAINTENANCE**
- » Debt Service Aid from the state helps to pay down the bond and this helps reduce the impact on the taxpayer.

» Projects done directly out of Capital Budget are not eligible for funding.



ESTIMATED TAX INCREASE

QUESTION #2

» QUESTION #2 TAX IMPACT SHOULD REFERENDUM PASS...

QUESTION #2 - (ADDITIONAL TAX INCREASE)

EDUCATIONAL PROJECTS comprised of Science & STEM Lab renovations at GLHS + CMS as well as CAPITAL RENOVATION PROJECTS comprised of mechanical, electrical, & plumbing improvements, and roofing system replacement at various schools

**ESTIMATED
TAX INCREASE**
ON THE AVERAGE
ASSESSED HOME
(\$318,947)

TOTAL
PROJECT COST:
\$29,125,968
STATE AID:
\$9,831,429
=
\$19,294,539

\$250³⁷
PER YEAR

\$62⁵⁹
PER QTR.

\$20⁸⁰
PER MONTH

- » The tax impacts have been calculated and result in the same rate for debt service as currently paid.
- » Berkeley Heights Public Schools has been approved for Debt Service Aid from the DOE.
- » All cost projections based on an assumed 4.15% interest rate / 20 yr term; costs may fluctuate slightly prior to vote.

» TAX IMPACT SHOULD REFERENDUM PASS...



**EXISTING TAX
IMPACT
ON THE AVERAGE
ASSESSED HOME:
(\$318,947)**

**\$180⁸¹
PER YEAR**

(IF YOU VOTE YES FOR THE
CAPITAL/EDUCATIONAL PROJECTS)

**QUESTION #1
TAX INCREASE**

**\$180⁸¹
PER YEAR**

(IF YOU VOTE YES FOR THE
CAPITAL/EDUCATIONAL PROJECTS)

**QUESTION #2
TAX INCREASE**

**\$250³⁷
INCREASE
PER YEAR**

**TAXES WILL NOT
GO UP AND DEBT SERVICE
REMAINS THE SAME**

**\$0⁰⁰
INCREASE
PER YEAR**

- » *Berkeley Heights Public Schools has been approved for Debt Service Aid from the DOE.*
- » All cost projections based on an assumed 4.15% interest rate / 20 yr term; costs may fluctuate slightly prior to vote.

» TAX IMPACT CALCULATOR - FOR QUESTION #2 IMPACT

- Your Tax Impact is based upon the ASSESSED value of your home.
- **ASSESSED value of your home is NOT THE MARKET VALUE of your home. It is NOT what you can sell your home for.**
- If your home is reassessed in the future, the additional tax related to the Referendum will not change. The tax impact is locked after the Bonds are sold.
- If you are currently participating in the NJ Senior Tax Freeze Program, your taxes will remain unaffected by this Bond Referendum.

Estimate Tax Impact Calculator: District Referendum



BERKELEY HEIGHTS
PUBLIC SCHOOLS

Home Value (\$)	Average Tax Impact - Question 1	Average Tax Impact - Question 2
<input type="text" value="\$0"/>	<input type="text" value="0"/>	<input type="text"/>

The ASSESSED value of your home is NOT your Zillow home value.
Find the TOWN'S ASSESSED value of your home [HERE](#)

QUESTION 1 - CAPITAL, INFRASTRUCTURE & CLASSROOM RENOVATIONS

EDUCATIONAL PROJECTS comprised of Media Center Renovations at all schools + CAPITAL RENOVATION PROJECTS comprised of district-wide parking lot / site improvements, security / technology upgrades and partial roofing system replacement at Woodruff ES

QUESTION 2 - CAPITAL PROJECTS + STEM & SCIENCE

EDUCATIONAL PROJECTS comprised of Science & STEM Lab Renovations at GLHS + CMS as well as CAPITAL RENOVATION PROJECTS comprised of mechanical, electrical, & plumbing improvements, and roofing system replacement at various schools.

Visit <https://solutions-arch.com/taxcalc/berkeleyheights> OR the District Website bhpsnj.org/referendum to calculate your projected tax impact.



**RECAP OF
PROJECTS BY
QUESTION**

» PROJECTS BY QUESTION



BERKELEY HEIGHTS - QUESTION #1 - REFERENDUM PROJECTS SCOPE/BUDGET ANALYSIS - TOTALS BY CATEGORY FOR ALL SCHOOLS

GOVERNOR LIVINGSTON HS	Media Center/TV Studio	Security /Technology	Site/Parking/Drainage	n/a
COLUMBIA MIDDLE SCHOOL	Media Center Renov.	Security /Technology	Site/Parking/Drainage	n/a
THOMAS HUGHES ES	Media Center Renov.	Security /Technology	Site/Parking/Drainage	n/a
MOUNTAIN PARK ES	Media Center Renov.	Security /Technology	Site/Parking/Drainage	n/a
WOODRUFF ES	Media Center Renov.	Security /Technology	Site/Parking/Drainage	Roof Replacement
MARY KAY McMILLIN ES	Media Center Renov.	Security /Technology	Site/Parking/Drainage	n/a

BERKELEY HEIGHTS - QUESTION #2 - REFERENDUM PROJECTS SCOPE/BUDGET ANALYSIS - TOTALS BY CATEGORY FOR ALL SCHOOLS








GOVERNOR LIVINGSTON HS	Technology/Stem/Robotics	Science Labs	Roof Replacement	Electrical Upgrades	\$ -
COLUMBIA MIDDLE SCHOOL	Technology/Stem/Robotics	Science Labs	Roof Replacement		Mechanical/Plumbing Improvements
THOMAS HUGHES ES					
MOUNTAIN PARK ES			Roof Replacement		Mechanical/Plumbing Improvements
WOODRUFF ES					Mechanical/Plumbing Improvements
MARY KAY McMILLIN ES					Mechanical/Plumbing Improvements

»» WHAT DOES MY VOTE MEAN ?








F.A.Q.



BOND PROPOSAL - QUESTION #1

TAX IMPACT	IF YOU VOTE	YOU GET
\$0⁰⁰ PER YEAR [ZERO INCREASE]	YES 	<p>Comprised of all Capital / Educational & Facilities Infrastructure Projects as described herein</p>      <p>Arts Learning Wellness Safety Operations</p>
	NO 	<p>Existing facilities remain as they are. No upgrades will be made.</p> <p>Operational & maintenance upgrades would be made out of the capital budget at full price.</p> <p>The \$7.1MM in Approved Debt Service Aid would be forfeit</p>

BOND PROPOSAL - QUESTION #2

TAX IMPACT	IF YOU VOTE	YOU GET
\$250³⁷ PER YEAR INCREASE	YES 	<p>Additional Capital / Educational & Facilities Infrastructure Projects as described herein</p>      <p>Arts Learning Wellness Safety Operations</p>
	NO 	<p>Existing facilities remain as they are. No upgrades will be made.</p> <p>Operational & maintenance upgrades would be made out of the capital budget at full price.</p> <p>The \$9.8MM in Approved Debt Service Aid would be forfeit</p>

»» THE COST OF NOT PASSING NOW ...

- » Debt roll off would occur in March - eliminating net neutral impact.
- » Depending upon when/if the District decided to go out again, at minimum, another year would pass before projects could be bid.
- » Current budget numbers would need to be updated/ increased - presently only account for escalation and multipliers for 3 years - could not support an added 4th year.
- » Projects would have to be resubmitted to the Department of Education to receive new Debt Service on the updated numbers.

»» THE COST OF NOT PASSING NOW ...

- » For a September Referendum (next possible) it would need to be ratified by July. For a November Referendum it would need to be ratified by August. This limits the decision making process after March.
- » Additional Professional Services: Architectural, Legal, Finance and DOE fees would be incurred.
- » We don't know where interest rates will be in a year.
- » Current Referendum tax impact on \$50MM is \$0.00 and \$250.37 on the avg assessed home.
- » New impact would could equal the current \$180.81 + \$250.37 + the impact on the increased budget costs.



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:

www.bhpsnj.org/page/referendum

Please send questions to: referenduminfo@bhpsnj.org

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