

# » MARCH 2026 REFERENDUM DISTRICT-WIDE FACILITIES RENOVATION PROGRAM

SOLUTIONS  
ARCHITECTURE

FRANK A. MESSINEO AIA

INVESTED TO INCLUDE, INSPIRE, AND EMPOWER



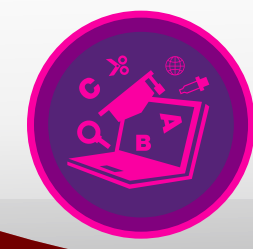
## QUESTION #1



**QUESTION #1**  
**THE NEED**  
**CAPITAL**

# »» PARKING LOT PAVING & WALKS

THE NEED



**EXISTING PARKING LOTS / DRIVES AND WALKS ARE IN VARIOUS STATES OF DISREPAIR AND HAVE BEEN FOR SOME TIME. THE NEED EXISTS TO REPLACE / UPGRADE TO ADDRESS SAFETY AND DRAINAGE ISSUES**

# »» ROOFING SYSTEM REPLACEMENT

THE NEED



**EXISTING ROOFING SYSTEMS ARE OUT OF WARRANTY AND ARE IN VARIOUS STATES OF DISREPAIR AND HAVE BEEN FOR SOME TIME. THE NEED EXISTS TO REPLACE / UPGRADE TO ADDRESS SAFETY AND ROOF LEAK ISSUES**

# » SECURITY / TECHNOLOGY UPGRADES

THE NEED



**EXISTING SECURITY CAMERA SYSTEMS AND EXISTING PUBLIC ADDRESS / CLOCK AND SPEAKER SYSTEMS IS IN NEED OF UPGRADE AND EXPANSION TO ENSURE EVERY ROOM HAS THE PROPER EMERGENCY NOTIFICATIONS AND SAFETY PROTOCOLS**



# **PROPOSED PROJECTS**

## **QUESTION #1**

# CAPITAL PROJECTS

## QUESTION #1



# »» DISTRICT-WIDE CAPITAL PROJECTS



## QUESTION #1 - SCHOOLS WILL RECEIVE:

- ■ Site Parking and Drainage Upgrades (All Schools)
  - ■ Parking Lot / Drive Repavement & Striping
  - ■ Walkway and Site Stair Repairs / Replacement
  
- Roofing System Replacement (Woodruff Elementary School Only)
  - Partial Roofing System Replacement / Including Drains, Coping, Flashing
  
- ■ Security Technology Upgrades
  - ■ Security Camera System Upgrades / Expansion (All Schools)
  - ■ Clock & Speaker PA System Upgrades / Expansion (GLHS, CMS, HUGHES)

# »» PARKING LOT UPGRADES

THE SCHOOL  
REIMAGINED



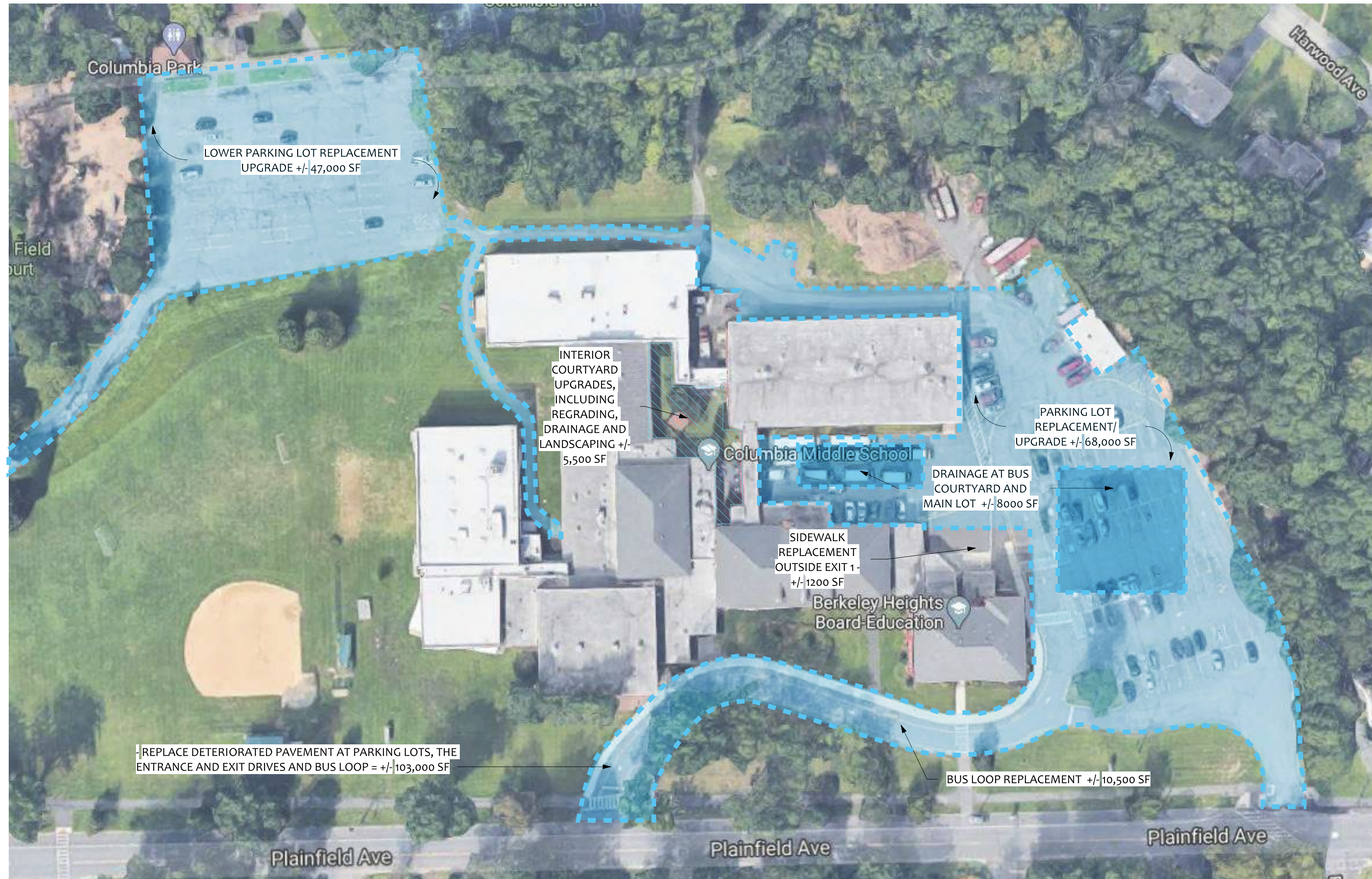
## SITE WORK GOVERNOR LIVINGSTON HIGH SCHOOL



■ ■ Site Parking Lots and Drives  
Re-paving and Striping

# »» PARKING LOT UPGRADES

THE SCHOOL  
REIMAGINED



## SITE WORK COLUMBIA MIDDLE SCHOOL



- ■ Site Parking Lots and Drives Re-paving and Striping
- ■ Site Walkway Replacement

# »» PARKING LOT UPGRADES

THE SCHOOL  
REIMAGINED



## SITE WORK MARY KAY MCMILLIN EARLY CHILDHOOD CENTER



- ■ Site Parking Lots and Drives Re-paving and Striping
- ■ Site Walkway Replacement

# »» PARKING LOT UPGRADES

THE SCHOOL  
REIMAGINED



## SITE WORK MOUNTAIN PARK ELEMENTARY SCHOOL



- ■ Site Parking Lots and Drives Re-paving and Striping
- ■ Site Walkway Replacement

# »» PARKING LOT UPGRADES

THE SCHOOL  
REIMAGINED



## SITE WORK THOMAS HUGHES ELEMENTARY SCHOOL



- ■ Site Parking Lots and Drives Re-paving and Striping
- ■ Site Walkway Replacement

# »» PARKING LOT UPGRADES

THE SCHOOL  
REIMAGINED



## SITE WORK WOODRUFF ELEMENTARY SCHOOL



- ■ Site Parking Lots and Drives  
Re-paving and Striping
- ■ Site Walkway Replacement

# »» ROOF REPLACEMENT

THE SCHOOL  
REIMAGINED



## WOODRUFF ELEMENTARY SCHOOL



- Partial roofing system replacement - 27,500 sq. ft. of built-up roofing systems including drains, copings and flashings.

# » SECURITY TECHNOLOGY

THE SCHOOL  
REIMAGINED



**NEW SECURITY TECHNOLOGY**



**QUESTION #1**  
**THE NEED**  
**EDUCATIONAL**

# »» EXISTING HS & MS MEDIA CENTER

THE NEED



**EXISTING LIBRARIES, WHILE FUNCTIONAL IN THEIR TIME, ARE OUTDATED AND INFLEXIBLE. THEY LACK THE INFRASTRUCTURE, POWER, AND TECHNOLOGY INTEGRATION NEEDED TO SUPPORT A TRUE 21ST-CENTURY MEDIA CENTER — ONE THAT ACCOMMODATES INDEPENDENT STUDY ROOMS, COLLABORATIVE BREAKOUT AREAS AND ROBUST TECHNOLOGY STATIONS.**

# »» EXISTING ES MEDIA CENTERS

THE NEED



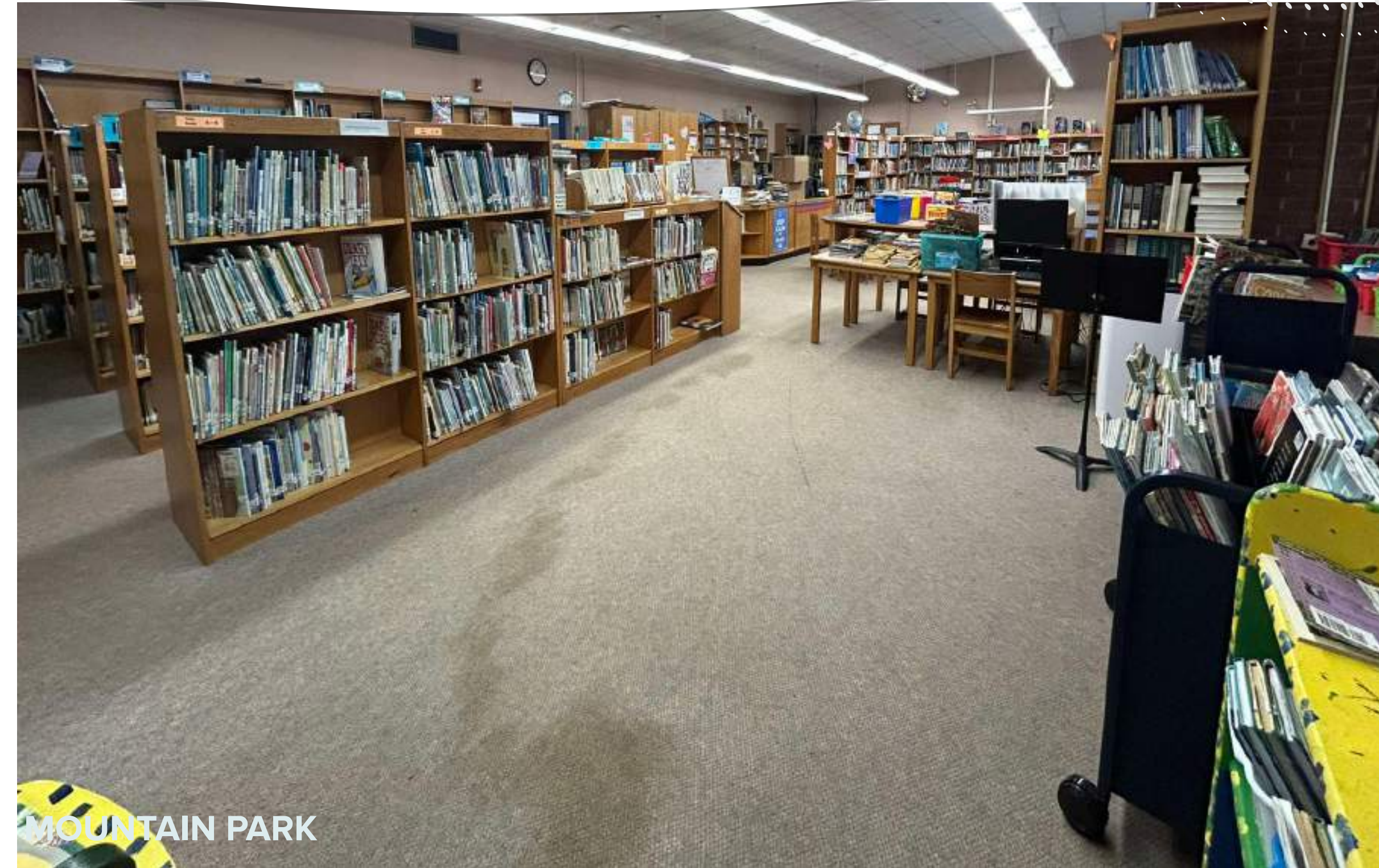
WOODRUFF



HUGHES

**OUTDATED AND INFLEXIBLE. THEY LACK THE INFRASTRUCTURE, POWER, AND TECHNOLOGY INTEGRATION NEEDED TO SUPPORT A TRUE 21ST-CENTURY MEDIA CENTER — INCLUSIVE OF INDEPENDENT STUDY ROOMS, COLLABORATIVE BREAKOUT AREAS AND ROBUST TECHNOLOGY STATIONS.**

# »» EXISTING ES/ECC MEDIA CENTERS | THE NEED



**OUTDATED AND INFLEXIBLE. THEY LACK THE INFRASTRUCTURE, POWER, AND TECHNOLOGY INTEGRATION NEEDED TO SUPPORT A TRUE 21ST-CENTURY MEDIA CENTER — INCLUSIVE OF INDEPENDENT STUDY ROOMS, COLLABORATIVE BREAKOUT AREAS AND ROBUST TECHNOLOGY STATIONS.**

# »» EXISTING TV STUDIO

THE NEED



**THE EXISTING HIGH SCHOOL TV STUDIO IS OUTDATED AND UNDERSIZED, WITH AN INEFFICIENT LAYOUT AND INSUFFICIENT TECHNOLOGY INFRASTRUCTURE. IT CANNOT SUPPORT THE NEEDS OF A MODERN HS STUDIO, INCLUDING DEDICATED AREAS FOR NEWS, PODCASTS, INTERVIEWS, AND EDITING.**

# EDUCATIONAL PROJECTS

## QUESTION #1



# »» EDUCATIONAL PROJECTS



## QUESTION #1 - SCHOOLS WILL RECEIVE:

- Media Center Renovations & Upgrades (All Schools)
- TV Studio Renovations (GLHS)



# » GLHS MC/TV STUDIO REDESIGN

THE SCHOOL REIMAGINED



MEDIA CENTER NEW CONSTRUCTION  
FLOOR PLAN  
3/16" = 1'-0"

## GOVERNOR LIVINGSTON HIGH SCHOOL MEDIA CENTER PLAN



- Transform the existing Library into a modern, flexible High School Media Center designed to fully support the District's curriculum and evolving educational needs.
- Provide flexible movable furnishings in the various learning spaces including:
  - Central Collaboration / Meeting Area
  - Instructional Classroom Space
  - Computer Area
  - Quiet Study Rooms
  - TV Studio / ■ Maker Space

# » GLHS MEDIA CENTER REDESIGN

THE SCHOOL  
REIMAGINED



**HIGH SCHOOL MEDIA CENTER - REIMAGINED**  
Various learning areas to support flexible learning.

# » GLHS MEDIA CENTER CONCEPTS

THE SCHOOL  
REIMAGINED



# » HS TV STUDIO CONCEPTS

THE SCHOOL  
REIMAGINED





## COLUMBIA MIDDLE SCHOOL MEDIA CENTER



- Transform the existing library into a modern, flexible Middle School Media Center designed to fully support the District's curriculum and evolving educational needs.
- Provide flexible movable furnishings in the various learning spaces including:
  - Collaboration / Meeting Area
  - Instructional Classroom Space
  - Reading / Work Areas

# » CMS MEDIA CENTER REDESIGN

THE SCHOOL  
REIMAGINED



**MIDDLE SCHOOL MEDIA CENTER - REIMAGINED**

# » MS MEDIA CENTER CONCEPTS

THE SCHOOL  
REIMAGINED



# »» MEDIA CENTER REDESIGN

THE SCHOOL  
REIMAGINED



## MARY KAY MCMILLIN EARLY CHILDHOOD CENTER



- Transform the existing library into a modern, flexible Elementary School Media Center designed to fully support the District's curriculum and evolving educational needs.
- Provide flexible movable furnishings in the various learning spaces including:
  - Presentation / Reading Area
  - Instructional Classroom Space
  - Computer Lab
  - Office

# »» MEDIA CENTER REDESIGN

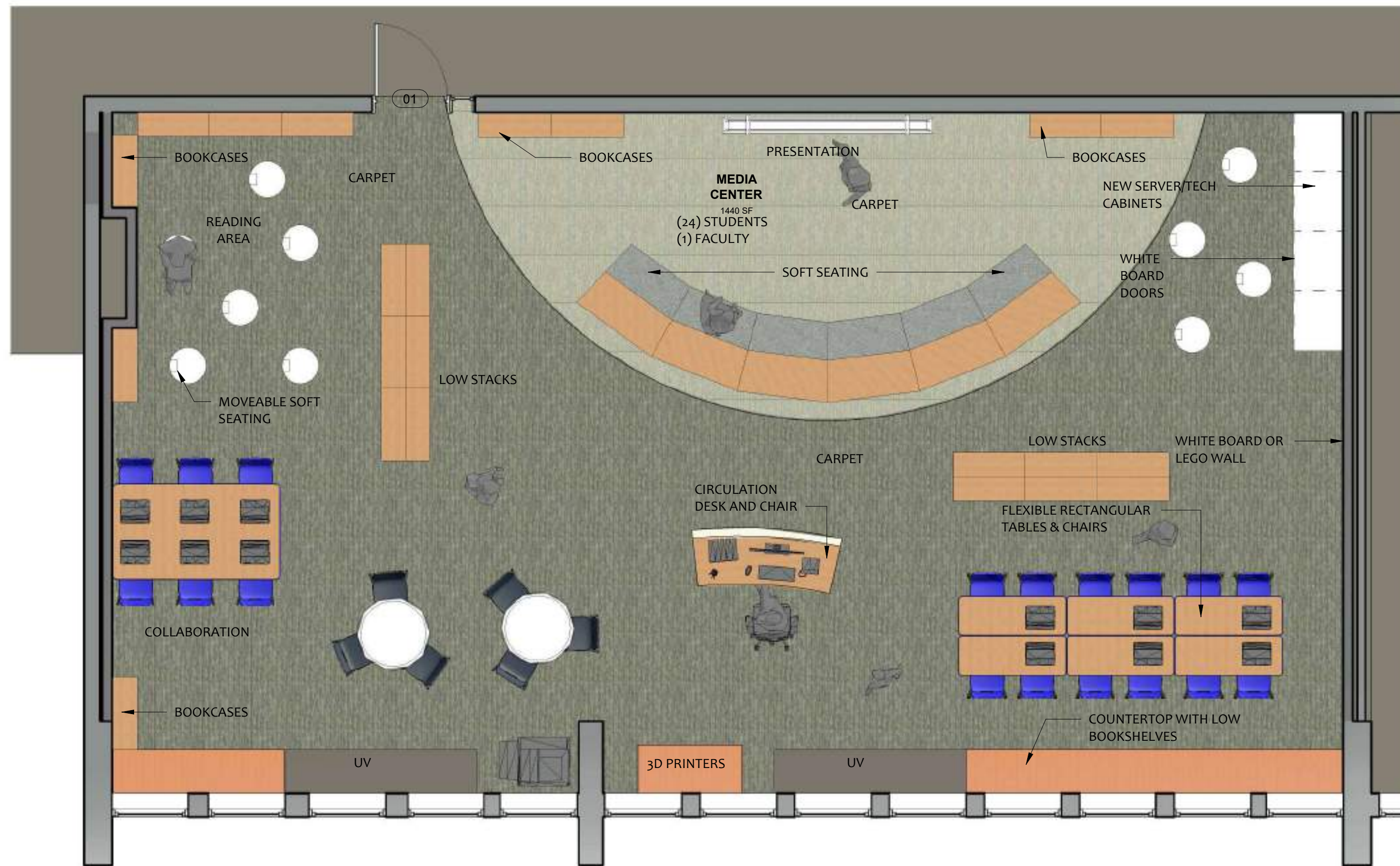
THE SCHOOL  
REIMAGINED



**ELEMENTARY SCHOOL MEDIA CENTER - REIMAGINED**

# »» MEDIA CENTER REDESIGN

THE SCHOOL  
REIMAGINED



## MOUNTAIN PARK ES PLAN



- Transform the existing library into a modern, flexible Elementary School Media Center designed to fully support the District's curriculum and evolving educational needs.
- Provide flexible movable furnishings in the various learning spaces including:
  - Presentation / Reading Area
  - Instructional Classroom Space
  - Collaboration Area
  - Maker Space

# »» MEDIA CENTER REDESIGN

THE SCHOOL  
REIMAGINED



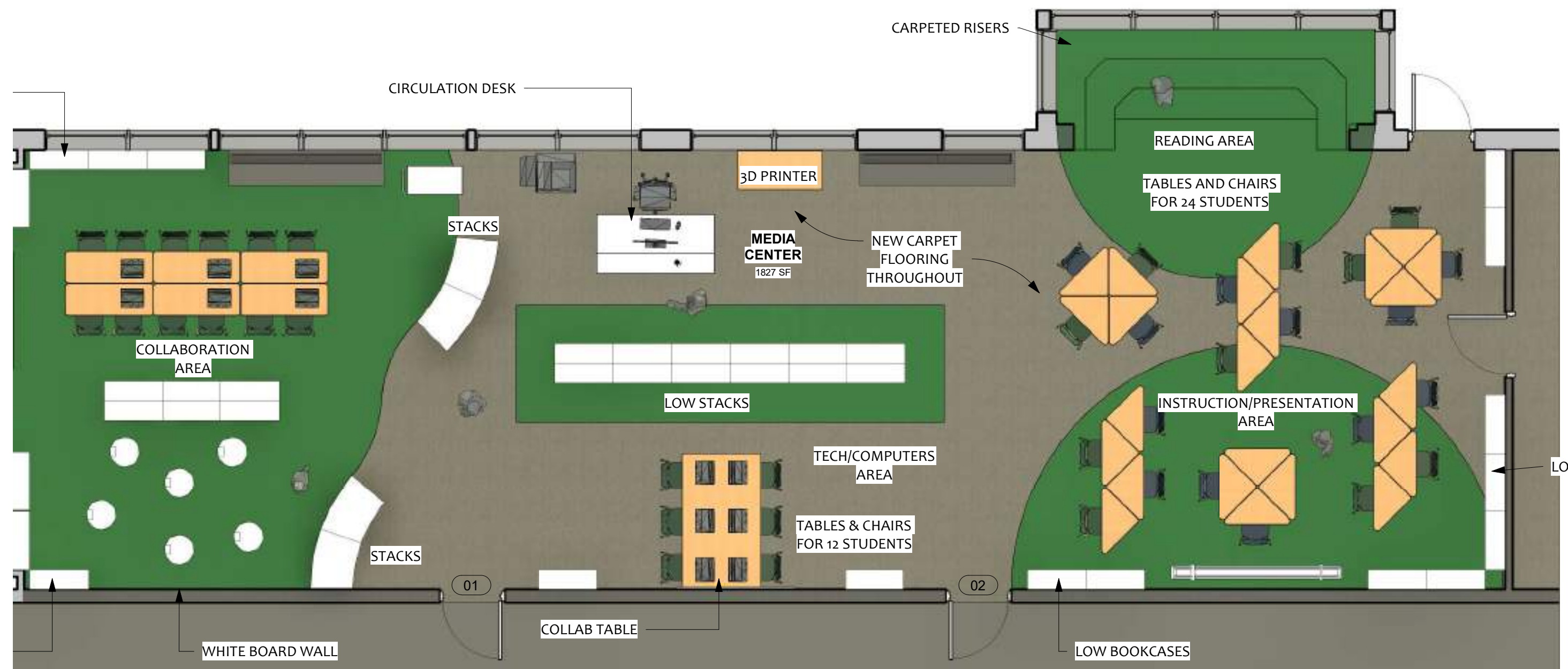
**ELEMENTARY SCHOOL MEDIA CENTER - REIMAGINED**

# »» MEDIA CENTER REDESIGN

THE SCHOOL  
REIMAGINED



## THOMAS HUGHES ES PLAN



- Transform the existing library into a modern, flexible Elementary School Media Center designed to fully support the District's curriculum and evolving educational needs.

- Provide flexible movable furnishings in the various learning spaces including:

- Presentation / Reading Area
- Instructional Classroom Space
- Computer Area
- Collaboration Area

# »» MEDIA CENTER REDESIGN

THE SCHOOL  
REIMAGINED



**ELEMENTARY SCHOOL MEDIA CENTER - REIMAGINED**

# »» MEDIA CENTER REDESIGN

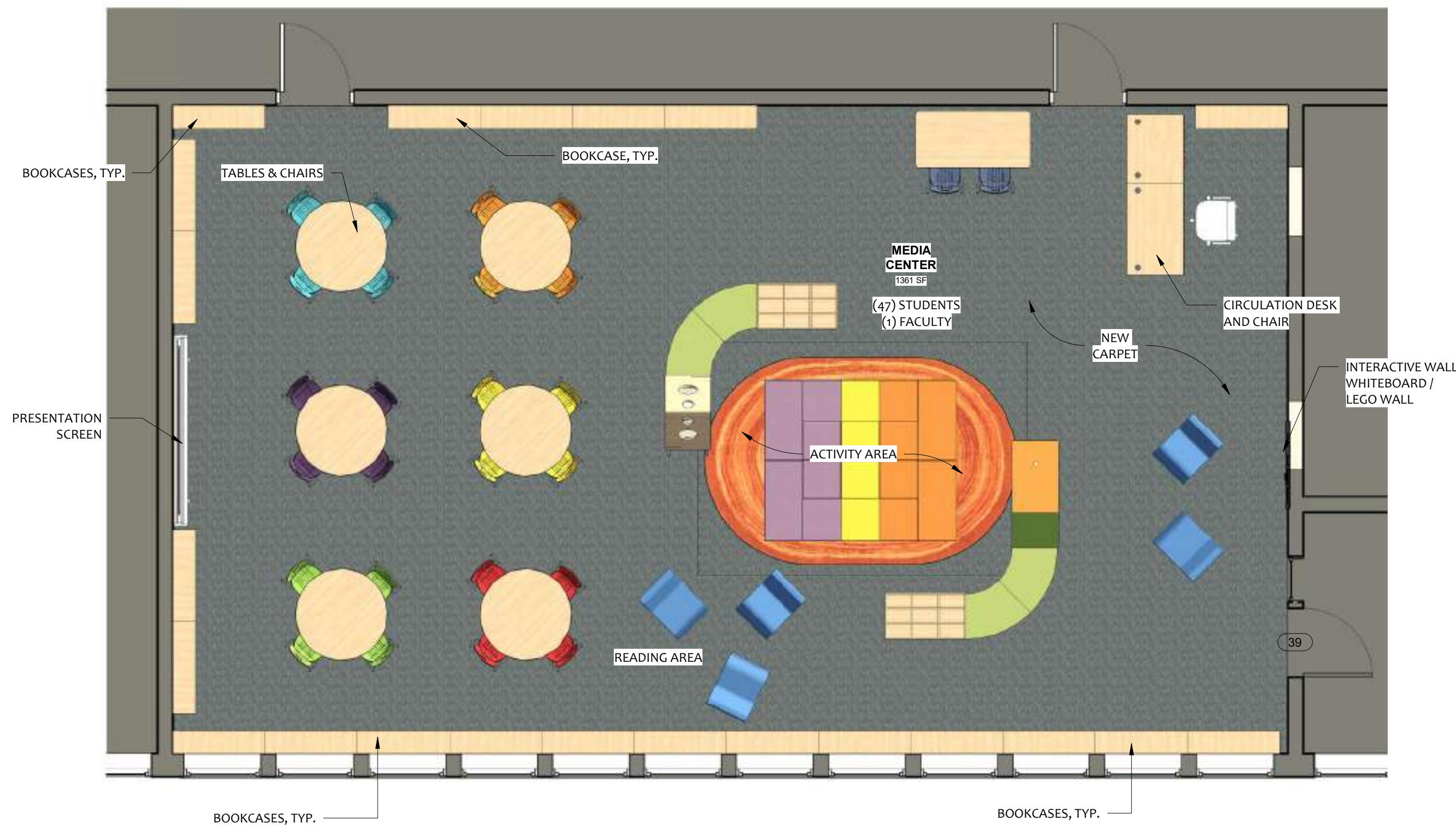
THE SCHOOL  
REIMAGINED



## WOODRUFF ES PLAN



- The PTO has already started transforming the existing library into a modern media center, with flexible furniture provided in Summer 2025.
- Additional enhancements to further their efforts shall include:
  - Instruction / Presentation Area
  - Interactive Whiteboard / Lego Wall
  - Upgraded Bookcases
  - Ceiling / Lighting / Flooring Upgrades



# »» MEDIA CENTER REDESIGN

THE SCHOOL  
REIMAGINED



**ELEMENTARY SCHOOL MEDIA CENTER - REIMAGINED**

# »» ELEMENTARY MC CONCEPTS

THE SCHOOL  
REIMAGINED

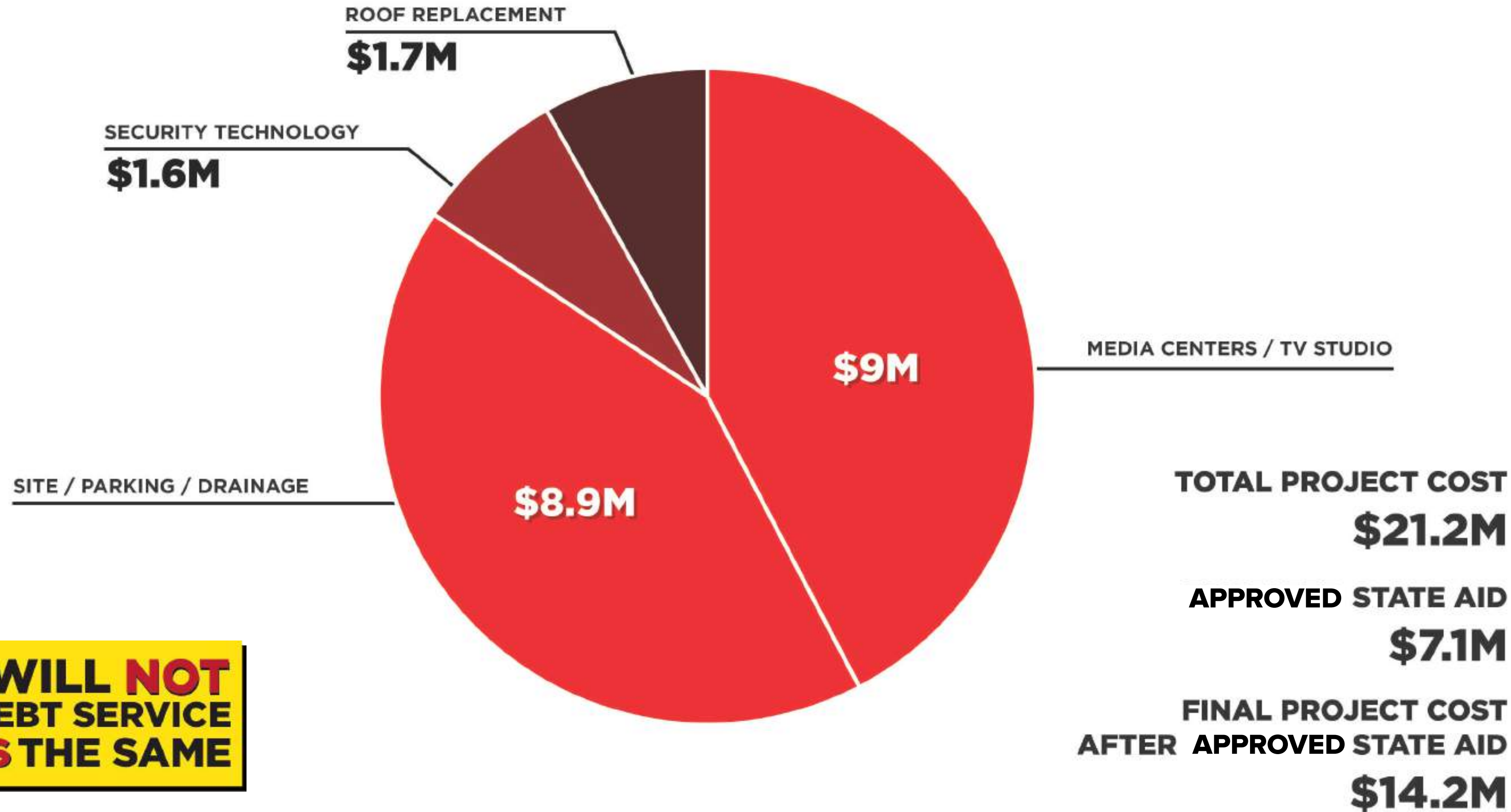




# **PROPOSED COST PROJECTIONS**

## **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**

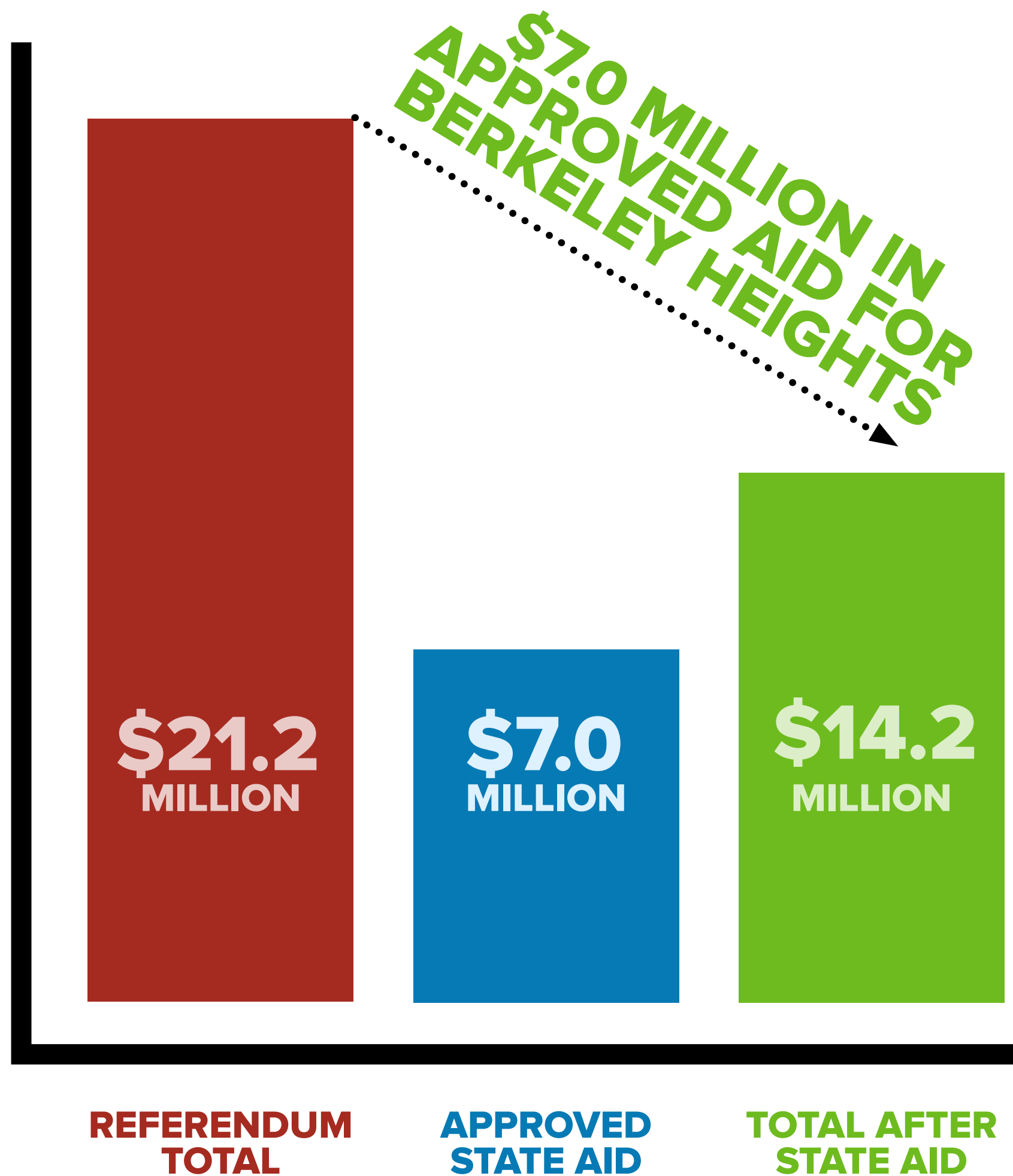
## REFERENDUM PROJECTS - SCOPE / BUDGET ANALYSIS

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
<b>TOTAL:</b>	<b>\$21,226,999.69</b>	<b>\$7,053,979.89</b>	<b>\$14,173,019.80</b>

**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

**\$0<sup>00</sup>**  
PER YEAR

**\$0<sup>00</sup>**  
PER QTR.

**\$0<sup>00</sup>**  
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.



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](http://www.bhpsnj.org/page/referendum)

Please send questions to: [referenduminfo@bhpsnj.org](mailto:referenduminfo@bhpsnj.org)

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