

» MARCH 2026 REFERENDUM DISTRICT-WIDE FACILITIES RENOVATION PROGRAM

SOLUTIONS
ARCHITECTURE

FRANK A. MESSINEO AIA

INVESTED TO INCLUDE, INSPIRE, AND EMPOWER



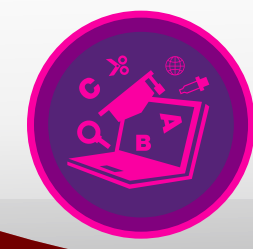
QUESTION #2



QUESTION #2
THE NEED
CAPITAL

»» ROOFING SYSTEMS

THE NEED



**EXISTING ROOFING SYSTEMS ARE OUT OF WARRANTY;
DETERIORATED, LEAKING, AND THE SOURCE OF CONTINUED,
ONGOING MAINTENANCE ISSUES.**

» ELECTRICAL GENERATOR

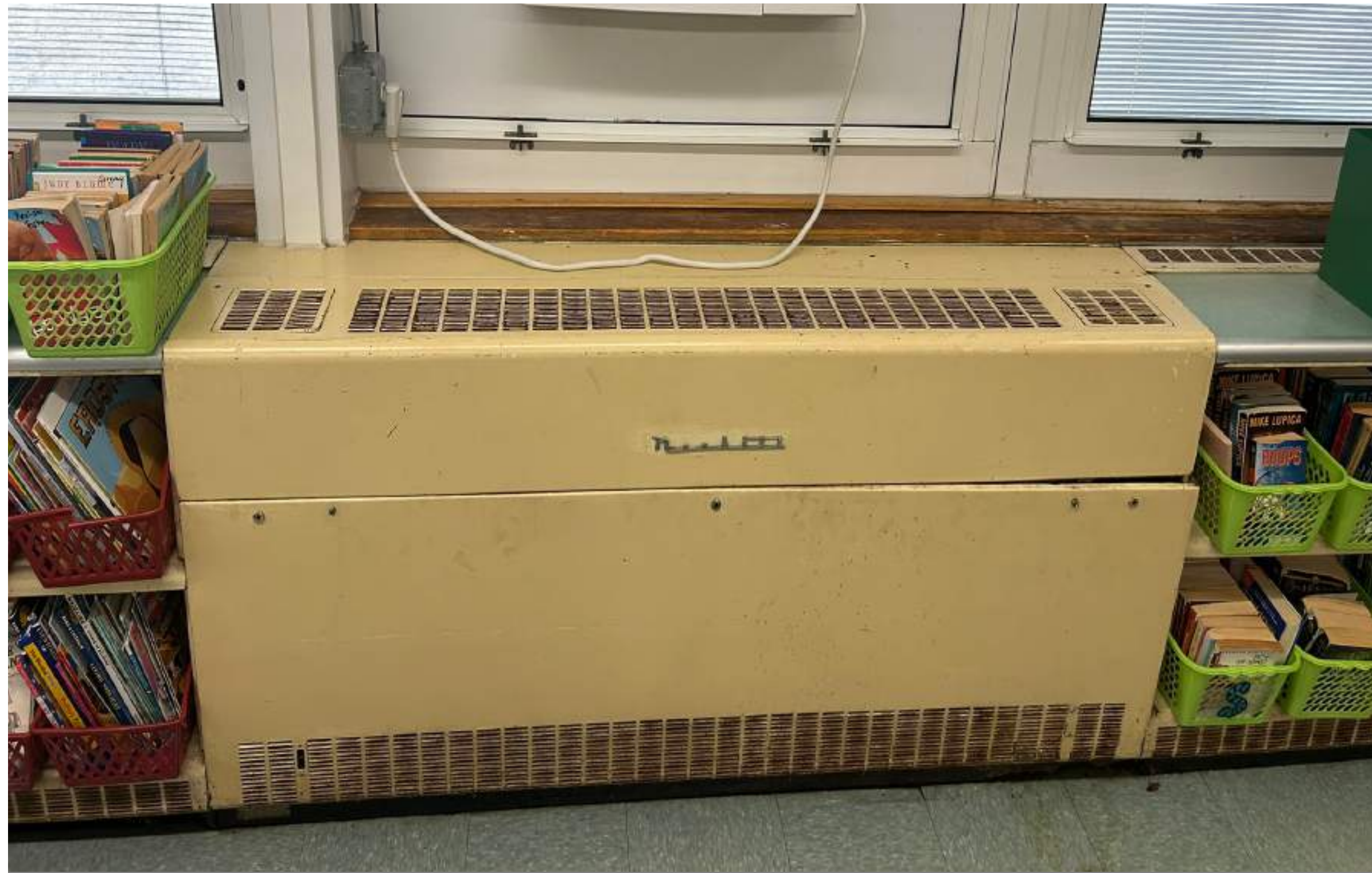
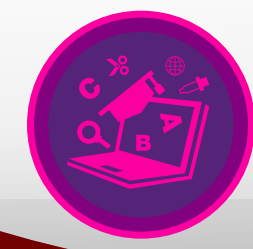
THE NEED



**EXISTING EMERGENCY POWER GENERATOR AT THE HIGH SCHOOL IS UNDERSIZED AND HAS BEEN EXPERIENCING ISSUES;
THE DISTRICT IS LOOKING PROVIDE A SECONDARY GENERATOR FOR ADDITIONAL SUPPORT**

» MECHANICAL SYSTEMS

THE NEED



EXISTING UNIT VENTILATORS ARE ORIGINAL TO THE SCHOOLS, ARE DETERIORATED, LACKING PROPER CONTROLS, AND ARE THE SOURCE OF CONTINUED, ONGOING MAINTENANCE ISSUES AND REPAIRS DUE TO DETERIORATED PIPING IN NEED OF REPLACEMENT.



**PROPOSED
PROJECTS**
QUESTION #2



CAPITAL PROJECTS

QUESTION #2



»» CAPITAL PROJECTS



QUESTION #2 - SCHOOLS WILL RECEIVE:



- Roofing System Replacement (GLHS, CMS, Mountain Park ES)
 - Roofing System Replacement / Including Drains, Coping, Flashing

- ■ Electrical Systems Upgrades (GLHS)
 - ■ Provide Additional 200 kWh Backup Generator
 - ■ Provide Surge Protection on Existing Service.

- ■ Mechanical Systems + Piping Upgrades (CMS, Mountain Park ES, Woodruff ES, Mary Kay McMillin ECC)
 - ■ Replace mechanical systems/unit ventilator (does not include air conditioning)
 - ■ Install Direct Digital Controls - Building Management System
 - ■ Circulation Piping Replacement
 - ■ Asbestos abatement (allowance as required)

»» ROOF REPLACEMENT

THE SCHOOL
REIMAGINED



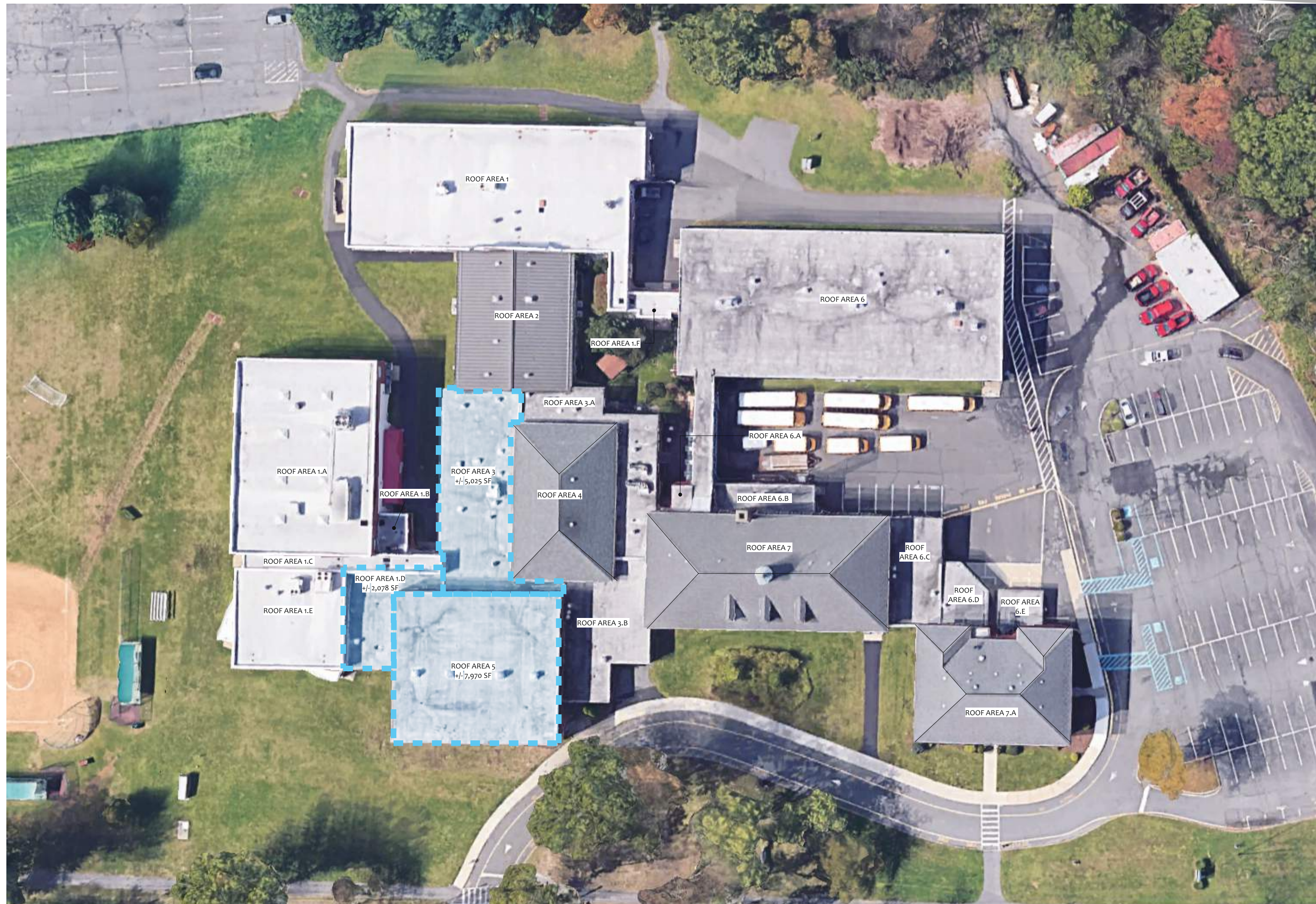
SITE WORK GOVERNOR LIVINGSTON HIGH SCHOOL



- Partial roofing system replacement - 79,145 sq. ft. of built-up roofing systems including drains, copings and flashings.

»» ROOF REPLACEMENT

THE SCHOOL
REIMAGINED



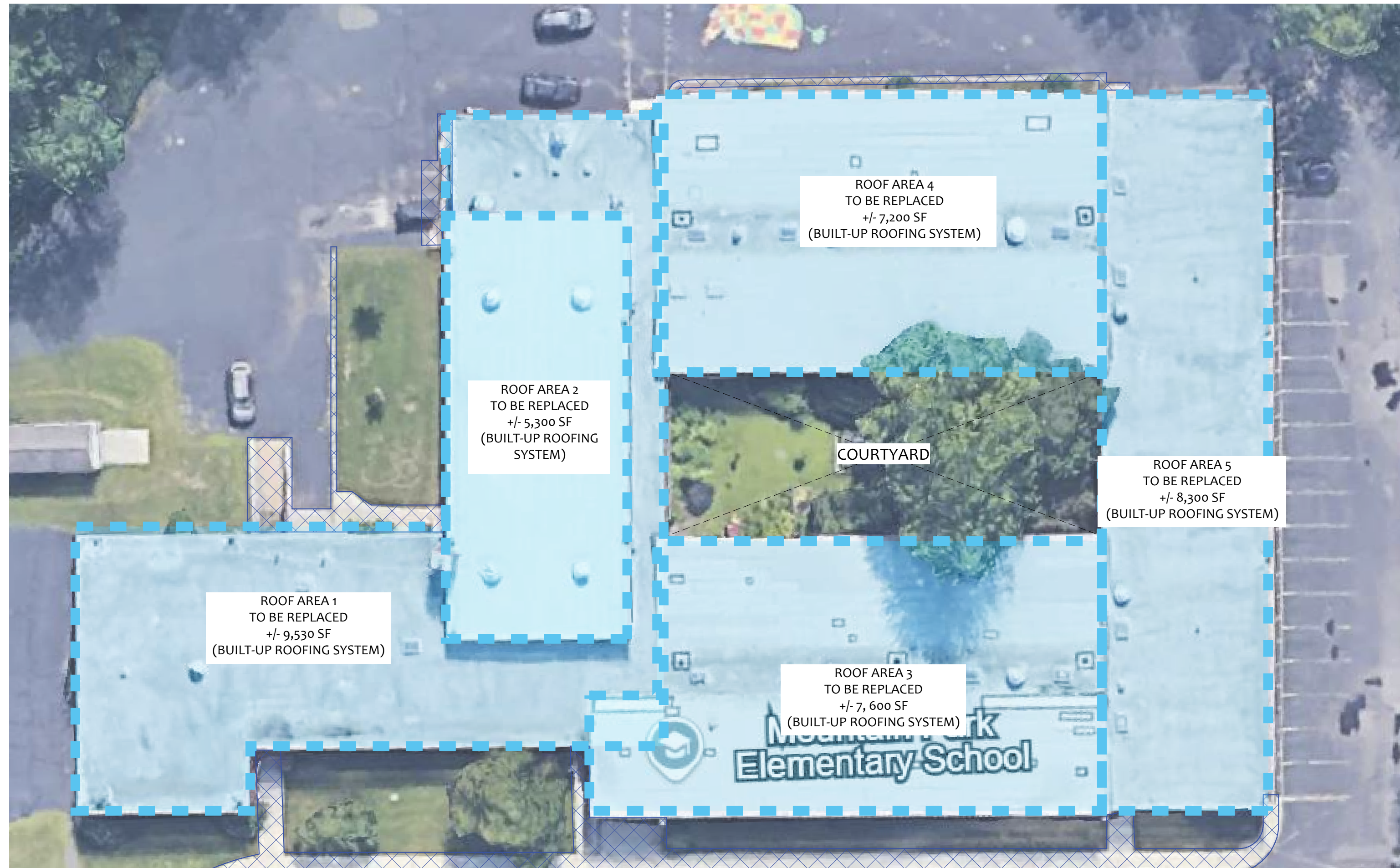
SITE WORK COLUMBIA MIDDLE SCHOOL



- Partial roofing system replacement - 14,600 sq. ft. of built-up roofing systems including drains, copings and flashings.

»» ROOF REPLACEMENT

THE SCHOOL
REIMAGINED



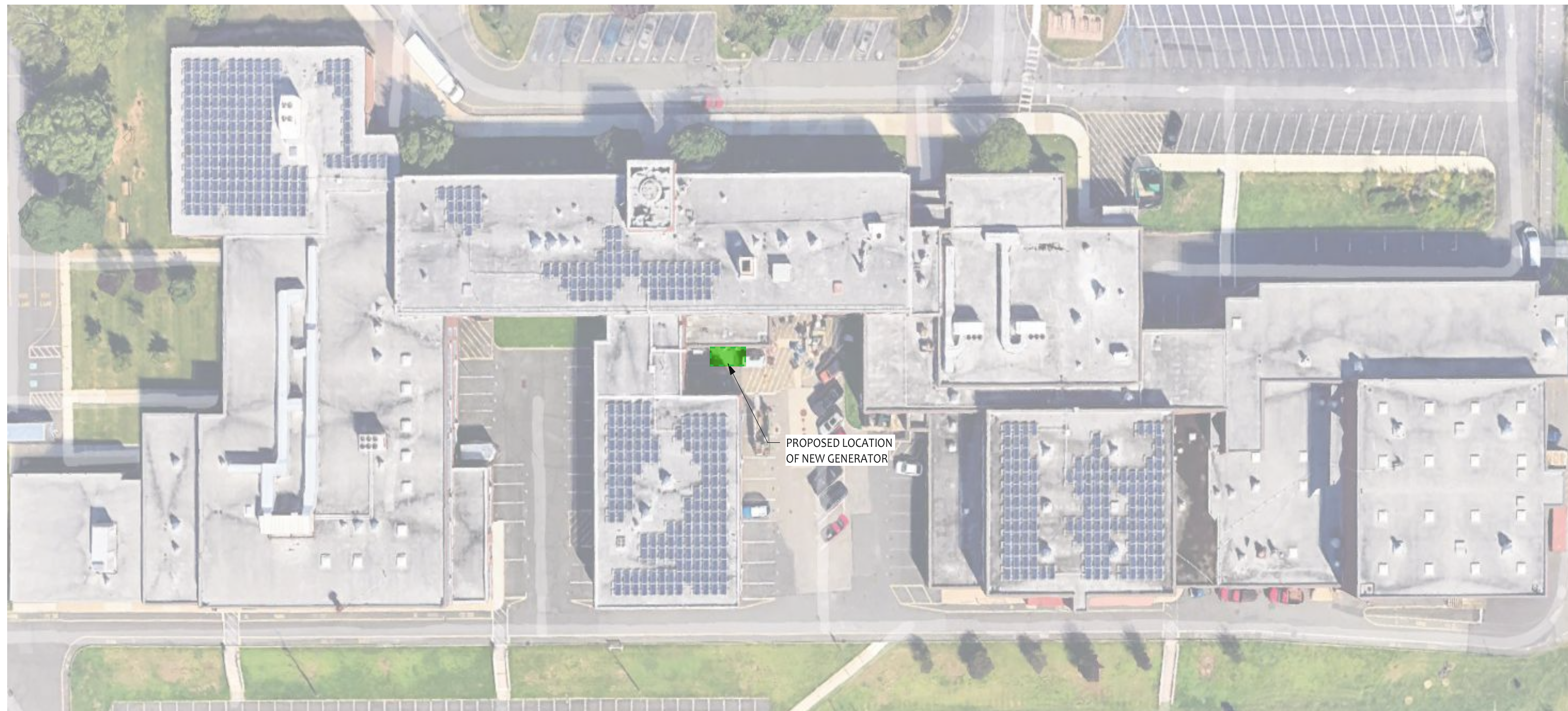
ROOFING SYSTEM MOUNTAIN PARK ELEMENTARY SCHOOL



- Roofing System Replacement - 42,400 sq. ft. of built-up roofing systems including drains, copings and flashings.

»» ELECTRICAL UPGRADES

THE SCHOOL
REIMAGINED



GOVERNOR LIVINGSTON HIGH SCHOOL



- New 200 kWh Emergency Power Back-Up Generator

»» ELECTRICAL UPGRADES

THE SCHOOL
REIMAGINED



NEW BACK-UP GENERATOR - REIMAGINED

» MECHANICAL UPGRADES

THE SCHOOL
REIMAGINED



COLUMBIA MIDDLE SCHOOL



- (10) New Unit Ventilator Units
- New Building Management System

WOODRUFF ELEMENTARY SCHOOL



- (21) New Unit Ventilator Units + Circ Piping
- New Multi-purpose Room Unit
- New Building Management System

MOUNTAIN PARK ELEMENTARY SCHOOL

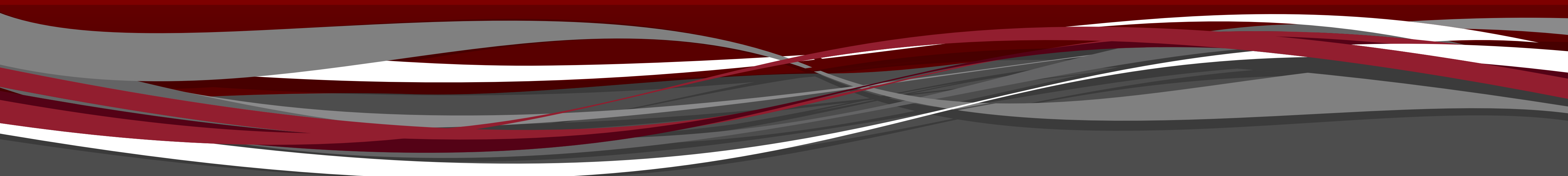


- (24) New Unit Ventilator Units + Circ Piping
- New Building Management System

MARY KAY MCMILLIN EARLY CHILDHOOD CENTER



- (21) New Unit Ventilator Units + Circ Piping
- New Multi-purpose Room Unit
- New Building Management System



QUESTION #2
THE NEED
EDUCATIONAL

»» EXISTING GLHS SCIENCE LABS

THE NEED



OUR CURRENT HIGH SCHOOL SCIENCE LABS ARE OUTDATED AND NO LONGER MEET THE NEEDS OF TODAY'S STUDENTS. THEY LACK THE FLEXIBLE LAYOUTS NEEDED FOR BOTH LAB EXPERIMENTS AND GROUP INSTRUCTION, DO NOT INCLUDE THE MODERN FEATURES REQUIRED, AND FALL SHORT ON THE POWER, TECHNOLOGY, AND MEDIA CONNECTIONS NEEDED FOR A 21ST-CENTURY SCIENCE PROGRAM.

»» EXISTING CMS SCIENCE LABS

THE NEED



OUR CURRENT MIDDLE SCHOOL SCIENCE LABS ARE OUTDATED AND NO LONGER MEET THE NEEDS OF TODAY'S STUDENTS. THEY LACK THE FLEXIBLE LAYOUTS NEEDED FOR BOTH LAB EXPERIMENTS AND GROUP INSTRUCTION, AND DO NOT INCLUDE MODERN FEATURES REQUIRED, AND FALL SHORT ON THE POWER, TECHNOLOGY, AND MEDIA CONNECTIONS NEEDED FOR A 21ST-CENTURY SCIENCE PROGRAM.

»» EXISTING GLHS STEM LABS

THE NEED



CURRENT STEM LAB & WOODSHOP ARE OUTDATED AND LACK THE FLEXIBLE LAYOUTS NEEDED FOR BOTH LAB EXPERIMENTS AND GROUP INSTRUCTION. THEY FALL SHORT ON THE POWER, TECHNOLOGY, AND MEDIA CONNECTIONS NEEDED FOR A 21ST-CENTURY STEM PROGRAM.

»» EXISTING GLHS TECH SHOP

THE NEED



OUR CURRENT MACHINE TECH SHOP IS OUTDATED AND LACKS THE FLEXIBLE LAYOUT NEEDED FOR BOTH TECHNICAL PROJECTS AND GROUP INSTRUCTION. IT FALLS SHORT ON POWER, TECHNOLOGY, AND MEDIA CONNECTIONS NEEDED FOR A 21ST-CENTURY APPROVED PROGRAM.

»» EXISTING CMS STEM LAB

THE NEED



CURRENT STEM LAB IS OUTDATED AND LACKS THE FLEXIBLE LAYOUT NEEDED FOR BOTH LAB EXPERIMENTS AND GROUP INSTRUCTION. IT FALLS SHORT ON THE POWER, TECHNOLOGY, AND MEDIA CONNECTIONS NEEDED FOR A 21ST-CENTURY STEM PROGRAM.

EDUCATIONAL PROJECTS

QUESTION #2



» EDUCATIONAL PROJECTS



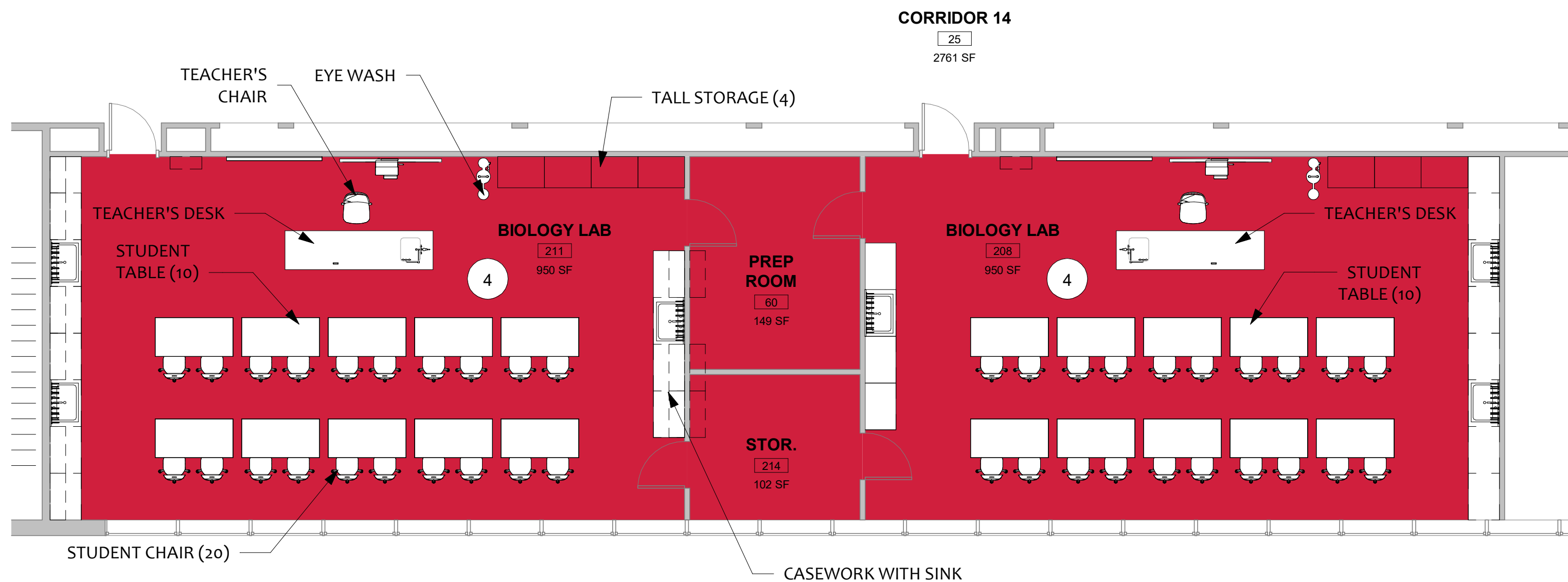
QUESTION #2 - SCHOOLS WILL RECEIVE:

- Science Labs (GLHS, CMS)
- Technology Robotics STEM (GLHS, CMS)



» GLHS SCIENCE LAB REDESIGN

THE SCHOOL
REIMAGINED



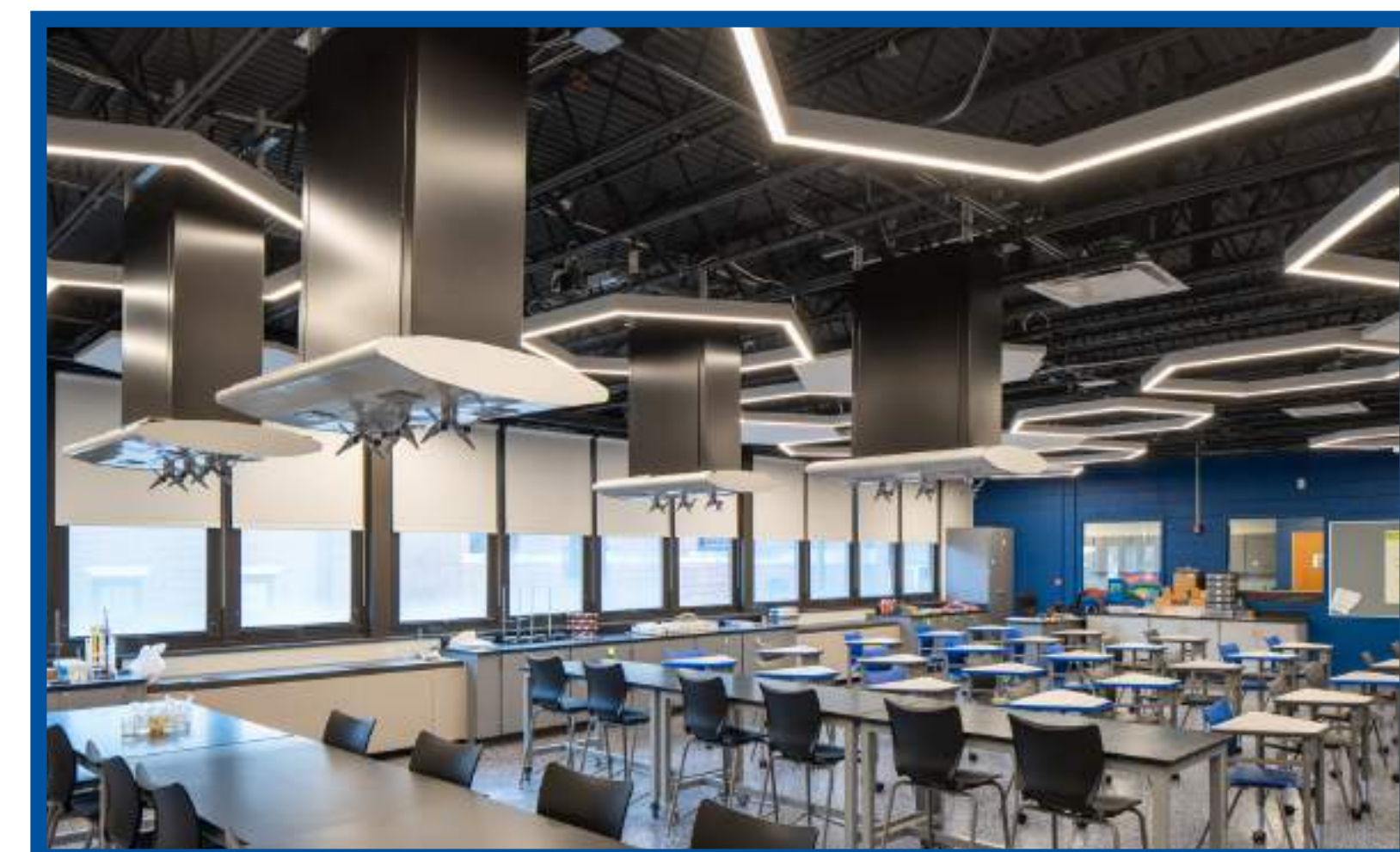
GOVERNOR LIVINGSTON HIGH SCHOOL



- Renovate the existing science labs to support hands-on experiments, collaborative learning, and the latest technology in a modern, 21st-century science curriculum.
- Provide flexible movable furnishings, ample storage for equipment and labware, proper power and data requirements to meet curricular needs.

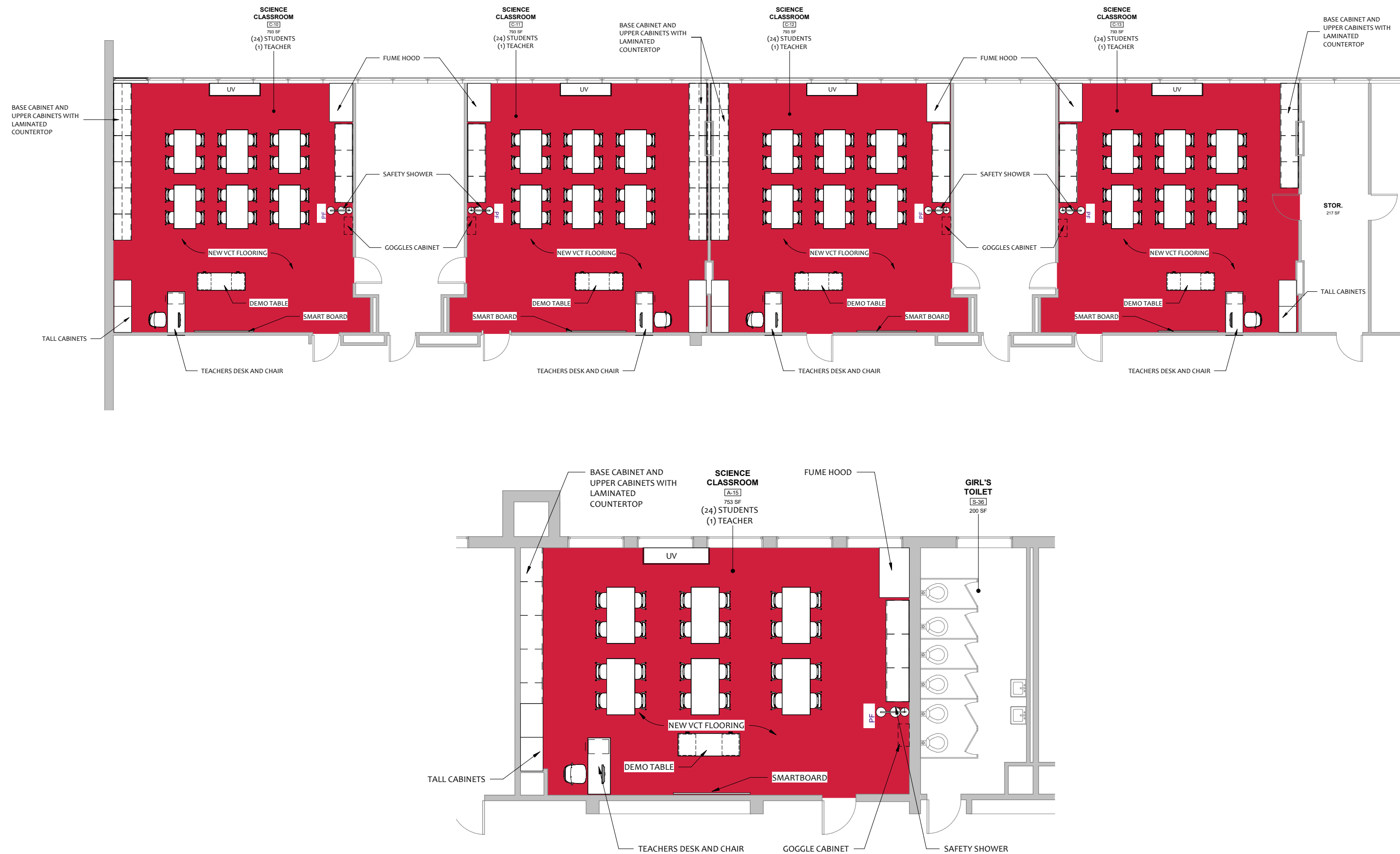
»» HS SCIENCE LAB INSPIRATION

THE SCHOOL
REIMAGINED



» CMS SCIENCE LAB REDESIGN

THE SCHOOL
REIMAGINED



COLUMBIA MIDDLE SCHOOL



- Renovate the existing science labs to support hands-on experiments, collaborative learning, and the latest technology in a modern, 21st-century science curriculum.
- Provide flexible movable furnishings, ample storage for equipment and labware, proper power and data requirements to meet curricular needs.

» MS SCIENCE LAB INSPIRATION

THE SCHOOL
REIMAGINED



» GLHS STEM LABS REDESIGN

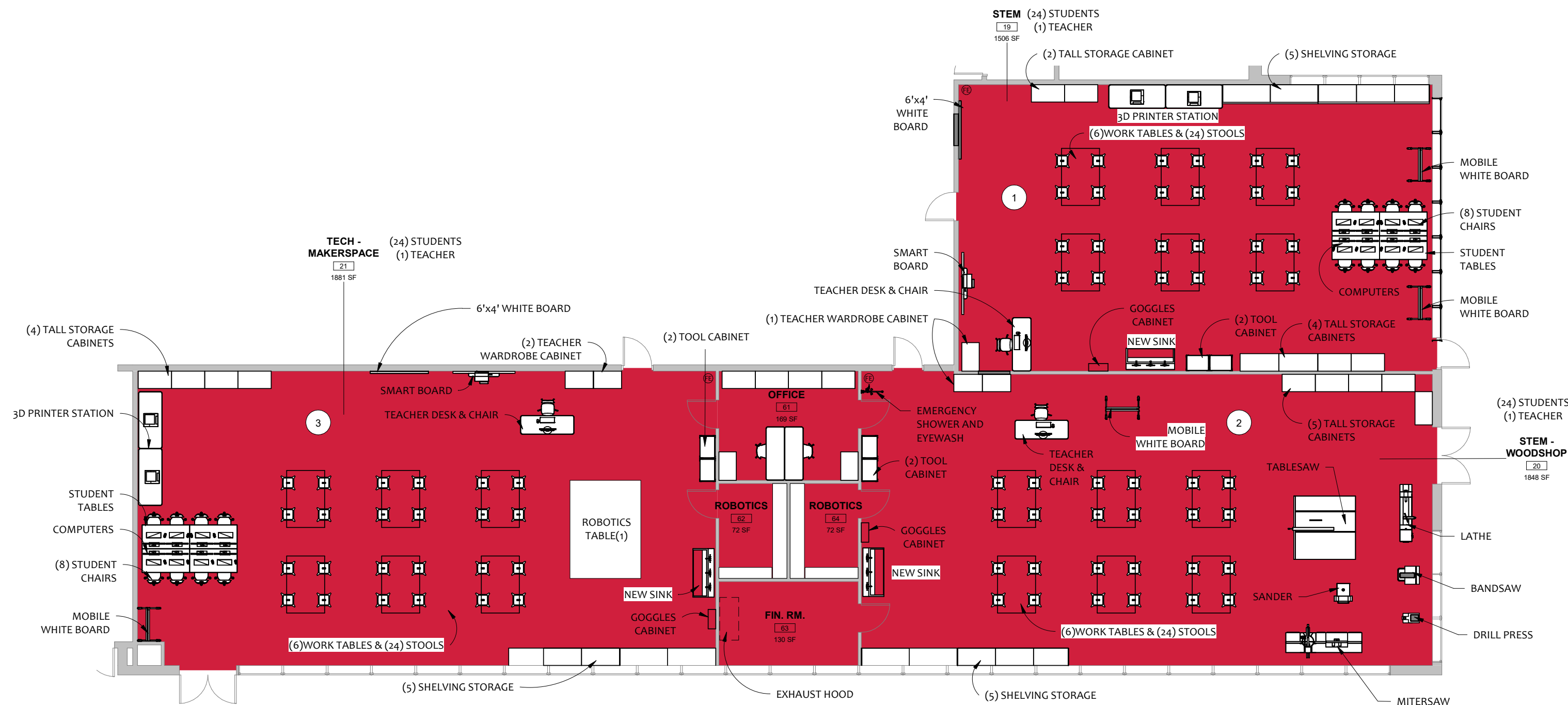
THE SCHOOL
REIMAGINED



GOVERNOR LIVINGSTON HIGH SCHOOL

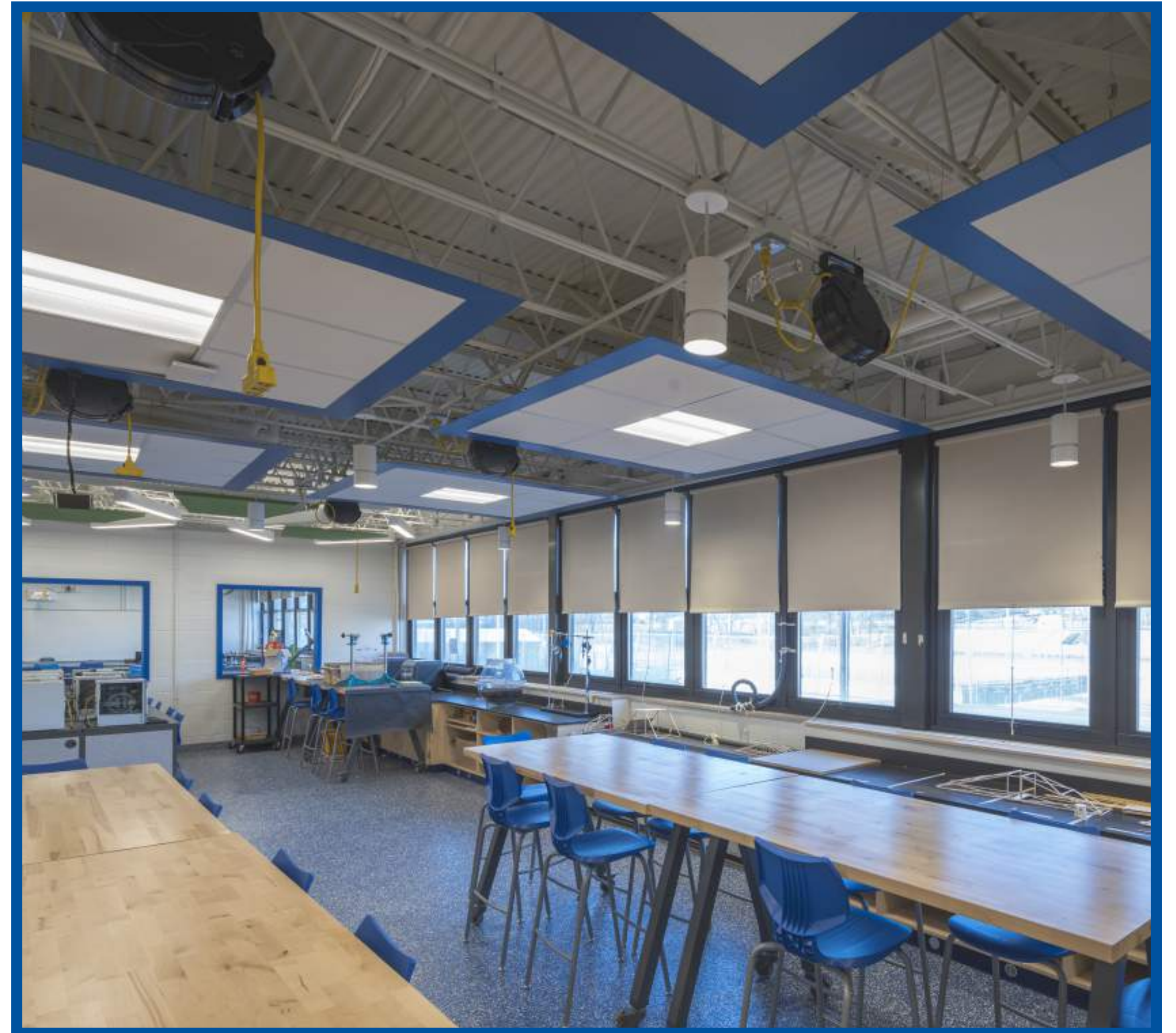


- Renovate the existing STEM Labs to support hands-on experiments, collaborative learning, and the latest technology in a modern, 21st-century STEM curriculum.
- Provide flexible movable furnishings, ample storage for equipment and labware, proper power and data requirements to meet curricular needs.



»» HS STEM LAB INSPIRATION

THE SCHOOL
REIMAGINED

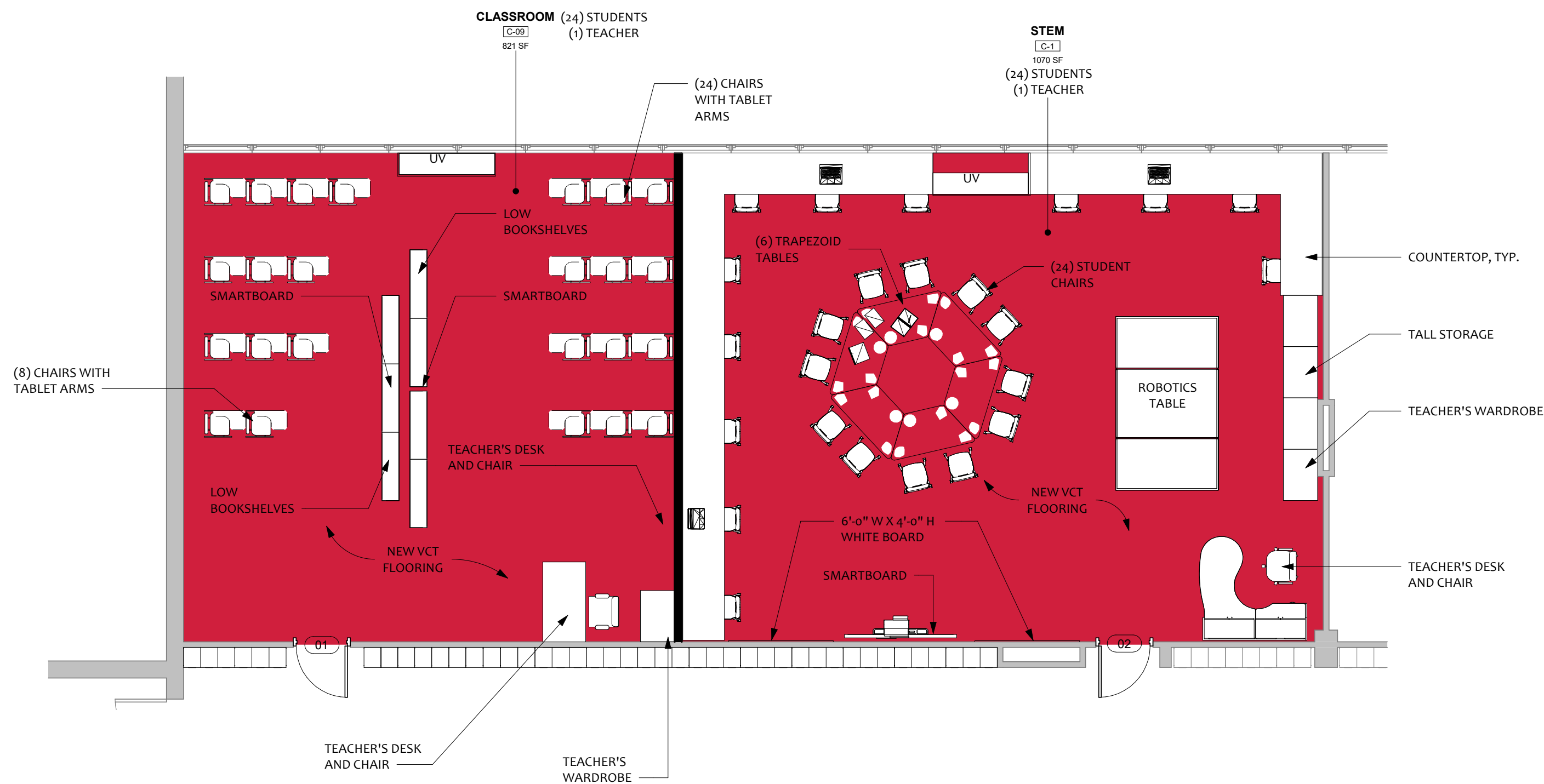


» CMS STEM LAB REDESIGN

THE SCHOOL
REIMAGINED



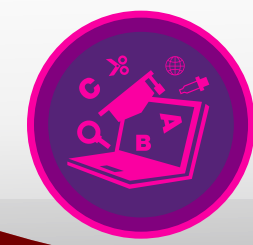
COLUMBIA MIDDLE SCHOOL

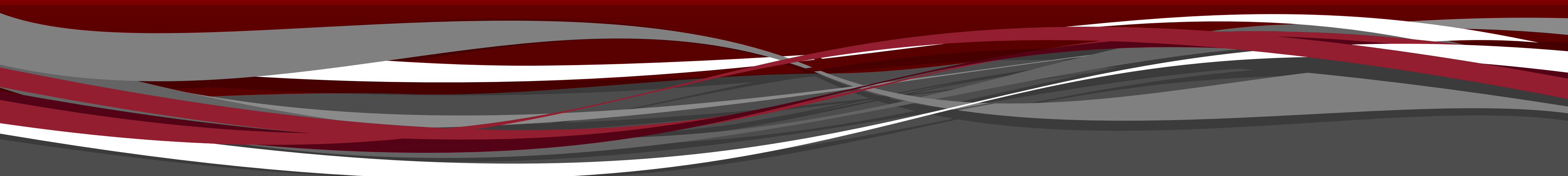


- Renovate the existing STEM Labs to support hands-on experiments, collaborative learning, and the latest technology in a modern, 21st-century STEM curriculum.
- Provide flexible movable furnishings, ample storage for equipment and labware, proper power and data requirements to meet curricular needs.

»» MS STEM / ROBOTICS INSPIRATION

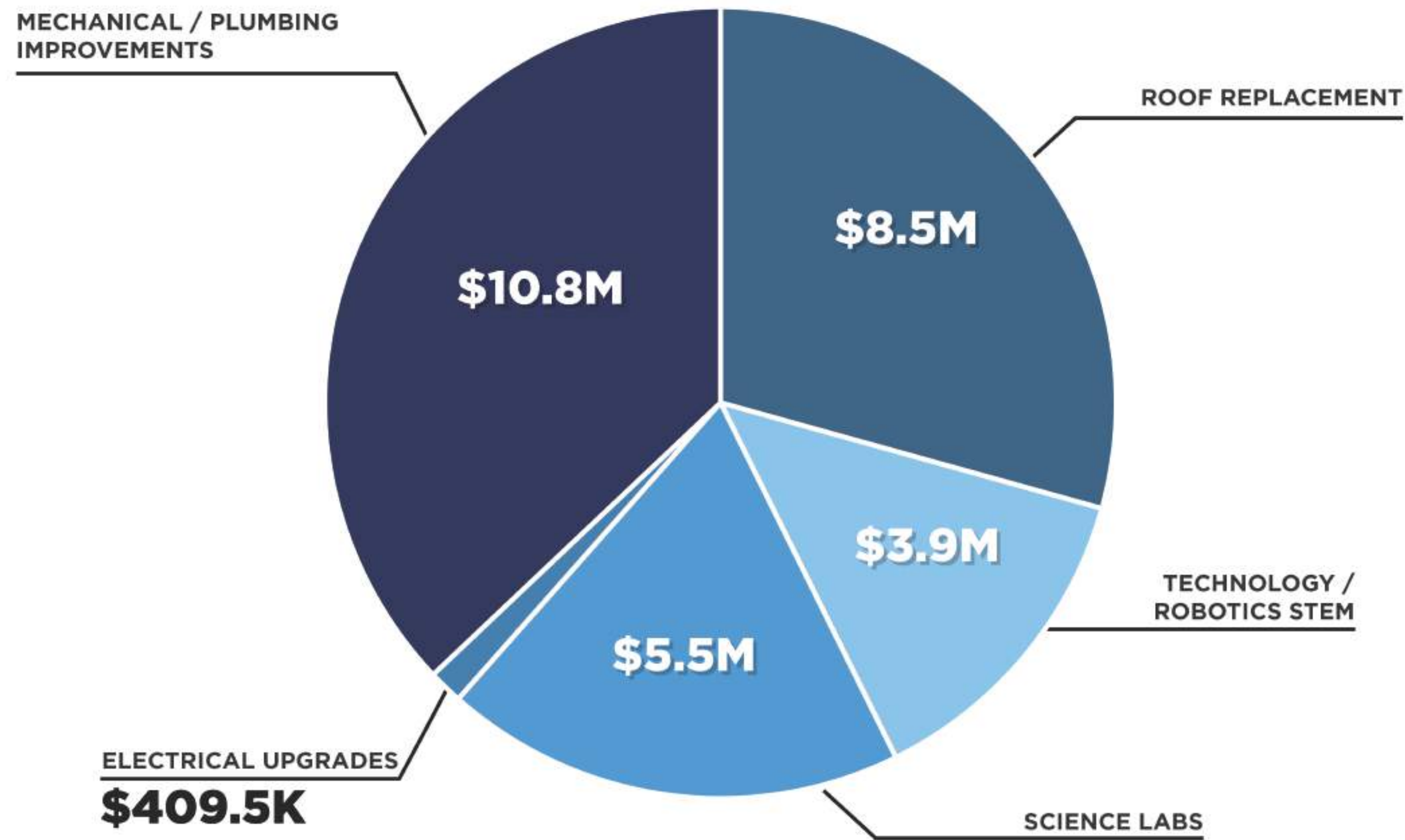
THE SCHOOL
REIMAGINED





**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

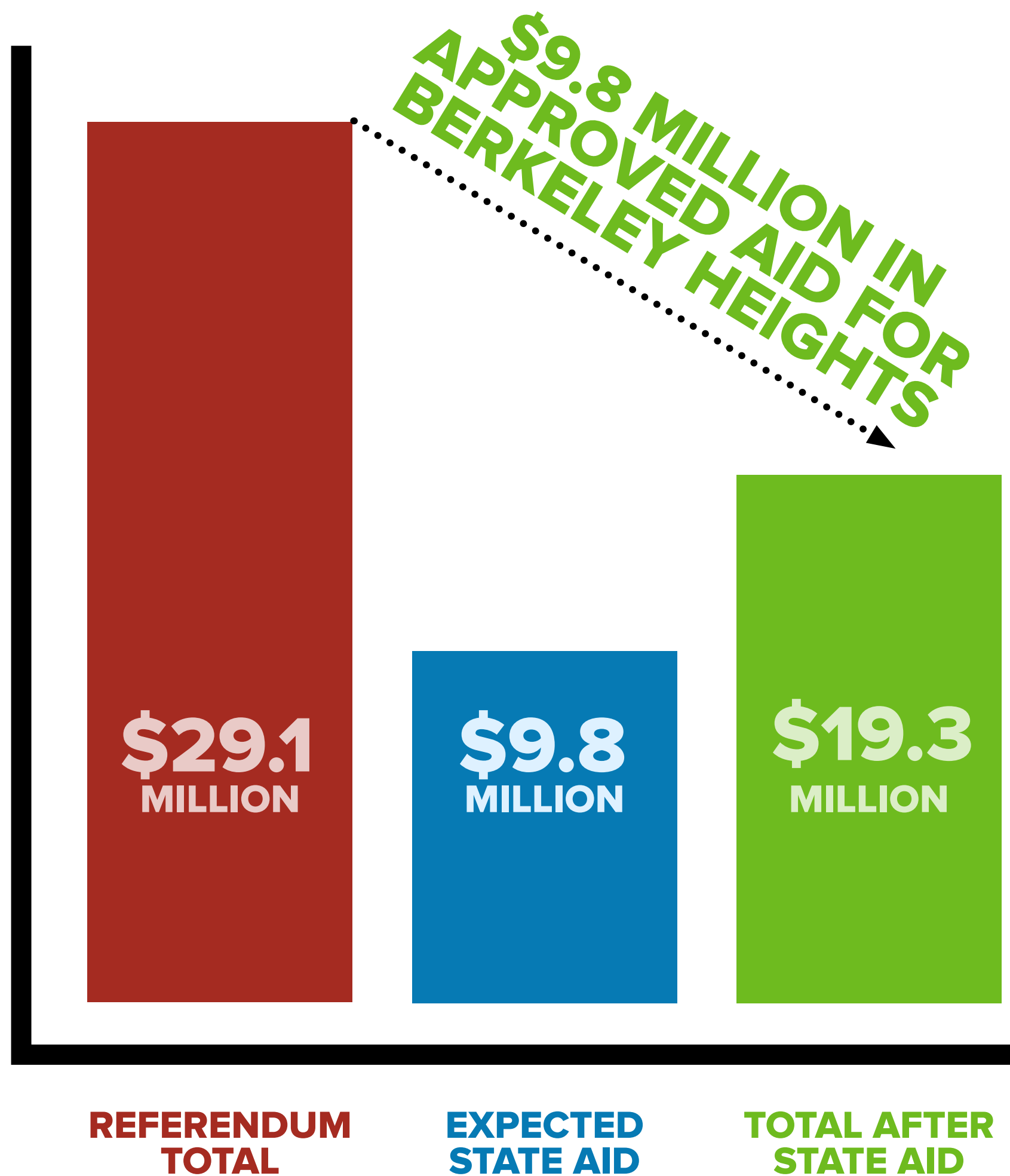
SCHOOLS	TOTAL PROJECT COST BY FACILITY	APPROVED DEBT SERVICE AID	FINAL COST AFTER DEBT SERVICE AID
GOVERNOR LIVINGSTON HS	\$10,459,670.75	\$3,534,188.06	\$6,925,482.70
COLUMBIA MIDDLE SCHOOL	\$6,233,885.88	\$2,070,221.20	\$4,163,664.68
THOMAS HUGHES ES	\$0.00	\$0.00	\$0.00
MOUNTAIN PARK ES	\$5,596,635.13	\$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.



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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