



> Fact Sheet



**Help keep the Farmingdale
Public School the heart of
the community.**

The Board of Education of the Borough of Farmingdale will be presenting a bond referendum to Farmingdale voters on September 26, 2017 seeking authorization to undertake improvements at the school. This fact sheet addresses common questions in connection with the referendum and the projects.

WHAT IS A BOND REFERENDUM?

A bond referendum is an election when a Board of Education seeks voter approval for funding to undertake capital improvement projects and to finance such projects through a long term loan (a bond).

WHY DO WE NEED TO HAVE A BOND REFERENDUM?

A bond referendum is the only way that a Board can borrow money to finance significant capital improvements over a long period of time which makes the costs more manageable - like a mortgage. Otherwise, major improvements can only be done in very small increments over multiple budget cycles.

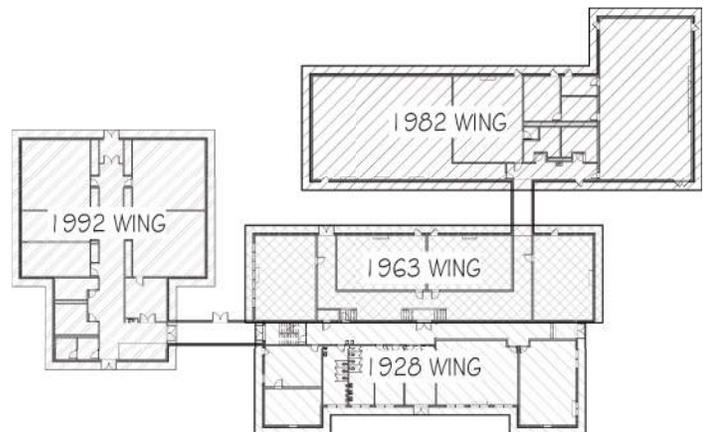
WHY CAN'T THE DISTRICT JUST INCLUDE THESE PROJECTS IN ITS ANNUAL SCHOOL BUDGET?

The annual school budget currently has a 2% budget cap on the local tax levy. Given this restraint, it is very difficult to fit capital projects in an annual operating budget without harming the excellent academic programs that our students deserve. Certain building systems, such as the roofs, HVAC systems and fire alarm systems, over time, just wear out regardless of continued annual maintenance. Because there is a "cap" on how much the regular operating budget can increase each year, major, costly replacements cannot be undertaken through the annual budget.

Additionally once installed, such major replacements can last 20+ years. The Board would like to borrow for such improvements and spread the cost of the improvement over the generations that will use it rather than have the current taxpayers pay for it in one year.

WHAT PROJECTS ARE INCLUDED IN THE REFERENDUM?

- Secure main entrance / office relocation
- Interior door and intruder deterrent hardware replacement
- Handicap improvements
- Bathroom improvements
- Replacement of heating, ventilation, and air conditioning (HVAC) equipment and system controls
- Lighting improvements
- Flooring replacement
- Window replacement (1928 wing)
- Fire alarm system replacement
- Replacement of the public announcement / clock system
- Site repair and regrading
- Shingle roof replacement (1928 and 1982 wings)
- Exterior door and hardware replacement
- Brick repairs



WHY ARE THE PROJECTS NECESSARY?

Maintaining our school building for current and future use is a basic responsibility of the District. Our students need a healthy, safe atmosphere for learning.



SCHOOL IMPROVEMENT PROJECT

**FARMINGDALE
PUBLIC SCHOOL**

BOND REFERENDUM

Tuesday, September 26, 2017

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**Making these improvements
to enhance your children's
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The specifics of each project are as follows:

Secure main entrance / office relocation:

The schools current security does not meet state security recommendations per The July 2015 New Jersey School Security Task Force Report. The administrative office will be moved from the corner of the second floor to where the 2nd grade classroom 115 is currently located on the first floor. A security vestibule or "man trap" will be added to the exterior door, which will then become the main entrance where administrative staff will have direct control over who enters the building. This location will also provide handicap access from the parking lot to the main office and the nurse's office. The alterations to the office and classroom include the removal of all walls, doors, finishes and systems within the existing spaces. The new main office will have new walls for two new offices, a conference room and reception area. The reception area will have a direct view to the new man trap and outside toward the sidewalk, and the doors will be controlled utilizing an electronic access control system. The classroom will have a new walk-in closet. Both spaces will have new doors, floor, wall, and ceiling finishes, as well as, mechanical, electrical, lighting, and communication systems. The nurse's office is inadequate for the school and is difficult to access. The new nurse's office, including new toilet room, will be more centrally located and fully handicap accessible, and offer a quiet place for health exams and rest. Due to budget constraints, the nurse's office will be an alternate bid.

Interior door and intruder deterrent hardware replacement:

The existing interior doors do not meet today's accessibility codes established by the American Disabilities Act, section 404.2, Chapter 11 IBC-2015, and ICC/ANSI A117.1-2009, and state security recommendations per The July 2015 New Jersey School Security Task Force Report . The vision panels on most of the doors are over 100 square inches and contains wired glass, which no longer meets Chapter 24 Glass and Glazing or Chapter 7 Fire resistance-rated construction of the 2015 NJ International Building Code. The new doors will have code compliant vision panels and safety glazing, a universal key system for the staff, lever handles and closers for handicap accessibility, and intruder locking functions which will allow the occupants to "secure in place" and lock the rooms from the inside if there is ever an intruder in the building.

Handicap improvements:

Relocating the main office to the first floor from the second floor will make it handicap accessible per ICC/ANSI A117.1-2009 section 402. The doors will meet accessible codes by providing lever handle hardware per ICC/ANSI A117.1-2009 section 404.2.6. The bathrooms will be accessible once renovated. If the nurse's office is relocated it will also be accessible.

Bathroom improvements:

The toilet rooms on the first floor of the 1928 building were last renovated in the 1960's. They do not meet today's handicap accessibility, ventilation, or water conservation requirements. The toilet currently has one flushometer for four urinals, a step up to reach the urinals, insufficient ventilation, and no handicap stall. The new toilet rooms will have proper lighting and flooring, mechanical ventilation, wheel chair accessibility and water conserving fixtures, per energy subcode ASHRAE 90.1-2013, National Standard Plumbing Code-2015, Chapter 11 IBC-2015, ICC/ANSI A117.1-2009, and NJAC 5:23-3.14 and 3.16.

Replacement of heating, ventilation, and air conditioning (HVAC) equipment and system controls:

We will be replacing older HVAC equipment as well as the HVAC controls. The HVAC equipment is past its useful life considering the ASHRAE Handbook - HVAC Applications Chapter 37-2015 states that the existing cast iron boiler typically has a service life of 30 years; and the outdoor condensing units that are paired with the indoor unit ventilator's have a service life of 20 years. The lack of maintenance can greatly affect the service life of a piece of equipment. The installation of a centralized HVAC controls will permit uniform on/off scheduling of the equipment, therefore, equipment will not be operating unnecessarily when the school is empty, saving energy. New equipment will also improve indoor air quality, require less maintenance, be more energy efficient, and provide a better, quieter learning environment for our children.

Lighting improvements:

The lights in the Media Center and Gym are original to the 1982 addition, and do not meet today's educational lighting or energy code requirements established by NJAC 5:23-3.16 and 3.18. The new lighting will be lower maintenance, provide a better learning environment, and save on the schools energy bills. The existing lights, at 100% output, use roughly 200 and 400 watts of electricity with a life expectancy of 16,000 and 20,000 hours. The new lights, at 100% output, will use roughly 30 and 220 watts of electricity with a life expectancy of 70,000 and 100,000 hours. Since we will be providing dimming capabilities, the lights will not be run at 100% output so they could last longer then stated.



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Flooring replacement:

Much of the school has either carpet or Vinyl Asbestos Tile floor, both of which are health hazards to teachers and students alike. This floor will be safely removed and replaced with vinyl composite tile, providing a low maintenance, hypoallergenic surface in order to help the students stay healthy and the school save money on maintenance.

The current gym floor is original and is at the end of its useful life (typically 20 year life expectancy), is not under warranty, has become difficult to clean, and does not provide the proper shock absorptive, safe playing surface for our students. The new synthetic surface will be easy to clean, and provide the proper playing surface our students deserve.

Window replacement (1928 wing):

The existing windows in the two story 1928 wing were installed in 1982 and due to their age, replacement parts are unavailable. They are drafty, some either can't open or dangerously slam shut and are not insulated or thermally broken. The new windows will safely open and close, and meet the energy subcode ASHRAE 90.1-2013.

Fire alarm system replacement:

The new system will be installed per NFPA 72, which requires a voice evacuation notification system and synchronized strobes. Each classroom, bathroom, corridor, stairwell, and conference room is required to have a visual and audible device that provides an audible signal that is 15dB above the ambient noise level. The entire existing fire alarm system does not meet today's fire code. The current system is a combination of bells, strobes and horns that are located in all bathrooms and classrooms. The requirement for the devices to be located in the classrooms is more important than ever now, since most teachers keep their classroom door closed and are also using audio devices or multimedia presentations. The combination of these two factors contribute to the classroom not receiving the required 15dB sound level over ambient. Finally, all strobes within the school are not synchronized. The strobes must be synchronized to alleviate the possibility of an afflicted child having a seizure. It has been found that some children, while looking at more than one fire alarm strobe at a time, that are not synchronized, have experienced seizures due to the different flashing rates of the strobes. The new system will also provide occupants and first responders with the exact location of an alarm event.

Replacement of the public announcement / clock system:

We will be replacing the current public announcement / clock system of various installation dates. The installation of new public announcement / clock system will ensure the entire school is on the same time, and provide a clear announcement system to communicate with everyone in the building.

Site repair and regrading:

During times of heavy rain water enters the Media Center along the courtyard wall. This is caused by the existing sidewalks and grading in the courtyard sloping toward the building, creating an unhealthy and wet condition. This area has to be constantly maintained through the use of sand bags, fans, and wet vacs. The site will be regraded and sidewalks repaired and replaced in order to mitigate the entrance of the water into the building, saving money and creating a healthier learning environment.

Shingle roof replacement (1928 and 1982 wings):

These shingle roofs were installed in the early 1980's, typical asphalt shingle roofs are warrantied for 20-30 years, which means these roofs are out of warranty and the school must pay for all repairs out of the maintenance budget. There has already been some patchwork and shingle replacement. The potential for leaks increase with the delay for replacement; and leaks will cause further damage and additional out of pocket repairs. The roof will be completely removed and replaced with new materials, which will improve durability. Our new roof will be warrantied for 40 years.

Exterior door and hardware replacement:

The existing exterior doors do not meet today's energy and accessibility codes (ICC/ANSI A117.1-2009; NJAC 5:23-3.18), as well as, state security recommendations per The July 2015 New Jersey School Security Task Force Report. The new doors will provide a universal key system for the staff, lever handles and closers for Handicap accessibility per ICC/ANSI A117.1-2009 section 404.2 and IBC-2015, and increased energy efficiency per energy subcode ASHRAE 90.1-2013 section 5.4.3.2 and NJAC 5:23-3.18.



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Brick repairs:

Some of the mortar in the 1928 building is failing which can lead to water infiltration, bigger problems, and maintenance nightmares down the road. In select areas the mortar between the brick will be removed and new mortar will be added to ensure water resistant building envelope for years to come.

WHY ARE THE PROJECTS BEING PROPOSED NOW?

The systems proposed to be replaced are past or at the end of their useful lives. These systems are essential to the efficient operation of our school. The last time major school improvements were done was over 25 years ago.

The State is currently offering debt service aid that will cover **39.93%** of the costs of the overall project and is only available if the voters approve the bond referendum on September 26, 2017.

Current borrowing rates are very low.

By financing the projects, the District will avoid costly "band-aid" fixes in the future budgets.

IS THE STATE PAYING FOR ANY OF THE PROJECTS?

Yes. The State has approved **39.93%** funding for the overall project. This State funding is only available if the voters approve the bond referendum on September 26, 2017.

WHAT IS THE TOTAL CAPITAL COST OF THE PROJECT?

The estimated total project cost is \$4,814,615. This number is an "all in" capital cost, including all construction and related costs, all professional, legal, accounting, and debt costs. The State is offering debt service aid that will cover **39.93%**, if the referendum passes, and the rest would be paid through local taxes.

WHAT IS THE ESTIMATED TAX IMPACT OF THE PROJECTS ON EACH COMMUNITY?

The project will be financed with bonds to be paid back over a twenty (20) year period. The tax impact assumes current interest rates plus a cushion in the event that rates move up by the time the bonds are sold. Based on current ratables, the annual tax impacts are listed below:

Average Estimated Fiscal Year Tax Impact Per \$100:	\$0.134
Estimated Average Monthly Impact on Home Assessed at \$100,000:	\$12
Estimated Average Monthly Impact on Home Assessed at \$200,000:	\$23
*Estimated Average Monthly Impact on Average Home Assessed at \$300,017:	\$34

*Average tax assessed home value.

WHEN WILL THE BOARD PRESENT THE PROPOSED PROJECTS TO THE VOTERS?

The Board will present the proposed project to the School District voters at a September 26, 2017 special school election. The polls will be open from 2:00 p.m. to 8:00 p.m. at the Community Center. All registered voters are eligible to vote.

WHAT IS THE ANTICIPATED TIME-LINE OF THE PROJECTS?

If the referendum were to pass, it may be necessary to stagger the projects over a couple of summers, to ensure that normal school operations are not impacted. We anticipate that all of the projects would be completed by the end of summer 2019.