REFERENDUM
NOVEMBER 5, 2019
FLEMINGTON-RARITAN REGIONAL
SCHOOL DISTRICT
SAFETY, SECURITY, and STRUCTURE & INDOOR AIR QUALITY (HVAC)
WHY NOW?
Our students and staff need and deserve a healthy, safe atmosphere for learning. The Board of Education annually budgets for ongoing maintenance, however the scope of these projects are too extensive to fund within a single year.

Over the last several years the District has expended significant operating funds to provide short term repairs to its aging facilities. By financing the projects, the District will avoid costly “band aid” fixes in the future budgets.

Many of the systems that are proposed to be replaced are past or at the end of their life cycle (roof systems, windows, life-safety systems, HVAC systems.) These systems are essential to the safe and healthy operation of the school.

The State is currently offering facility aid funding which will capture approximately 40% of all project costs. The School District applied for and received approval for State funding.

Current borrowing rates are very low and continue to drop.
**FREQUENTLY ASKED QUESTIONS**

**WHAT IS A BOND REFERENDUM?**

A bond referendum is an election conducted by a Board of Education seeking voter approval to undertake capital improvement projects to a school and to finance such projects through a long-term bond.

**WHY DO WE NEED TO HAVE A BOND REFERENDUM?**

A bond referendum is the only way that the Board can borrow money to finance significant capital improvements over a long period of time. Otherwise, significant improvements can only be made in very small increments over multiple budget cycles.

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

The annual school budget currently has a 26% budget cap on the local tax levy. Given this restraint, it is very difficult to fit projects of this magnitude into an annual operating budget without harming the excellent academic programs that our students deserve. 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 last a long time, many years in fact. 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.

**HOW WILL THE PROJECTS BE PRESENTED ON THE BALLOT?**

The projects will be presented in two proposals. Proposals are listed in the box on the right. Proposal 1 must pass for Proposal 2 to proceed. **VOTERS ARE ENCOURAGED TO VOTE ON BOTH PROPOSALS.**

**WHAT PROJECTS ARE INCLUDED IN THE REFERENDUM?**

The improvements set forth below are the general scope of work to be undertaken as part of the referendum. They will be presented in two separate Proposals on the ballot:

**Proposal 1:** Renovations and upgrades to upgrade Barley Sheaf Elementary, Copper Hill Elementary, Francis A. Dorrance Elementary, J.P. Case Middle, Reading Fleming Intermediate and Robert Hunter Elementary Schools including:

- security upgrades and improvements including cameras, equipment, communication system and door/entrance upgrades
- site improvements including parking lot upgrades, sidewalks, curbs, fencing and drainage improvements
- roof replacement at Barley Sheaf Elementary, Copper Hill Elementary, Francis A. Dorrance Elementary, Reading Fleming Intermediate and Robert Hunter Elementary Schools
- window replacement and building envelope repairs at Reading Fleming Intermediate School

**Proposal 2:** HVAC upgrades including air-conditioning and humidity control measures at Barley Sheaf Elementary, Copper Hill Elementary, Francis A. Dorrance Elementary, Reading Fleming Intermediate and Robert Hunter Elementary Schools at a cost not to exceed $20,300,019.

**FLEMINGTON-RARITAN REGIONAL SCHOOL DISTRICT REFERENDUM**

**SAFETY, SECURITY, STRUCTURE & INDOOR AIR QUALITY November 5th, 2019**
FREQUENTLY ASKED QUESTIONS

IS THE STATE PAYING FOR A PORTION OF THE PROJECT COSTS?

Yes. While the State has agreed to pay for 40% of the costs of the projects through "debt service aid," for purposes of tax impact, we have assumed that the State will only provide funding for 34% of the costs of the projects (see below).

This State funding is ONLY available if the voters approve the bond referendum.

It should be noted that in the "Estimated Tax Impact" set forth below, the board has conservatively assumed that the State will only be paying 85% of the associated aid percentage which is 34% instead of 40%. This assumption is based on past State practices and ensures that our estimated calculations are on the conservative side. The final, actual tax impact will be passed on exactly as the final State funding occurs.

WHY ARE THE PROJECTS BEING PROPOSED NOW?

Many of the systems that are proposed to be replaced are past or at the end of their lives (roof systems, windows, life-safety systems, HVAC systems). These systems are essential to the operation of our school.

The State is currently offering facility aid totaling which will capture approximately 40% of all project costs. The School District applied for and received approval for such State funding in May, June, and July of 2018. See below under "Is the State paying a Portion of Project Costs?" The District can only receive this State funding if the referendum passes.

Current borrowing rates are very low.

By financing the projects, the District will avoid costly "band-aid" fixes in future budgets. Over the last several years the School District has expended significant operating funds to provide short term repairs to its aging facilities.

The School District is seeking to invest in needed, current safety, and security enhancements.

FREQUENTLY ASKED QUESTIONS

WAY ARE THE PROJECTS NECESSARY?

Maintaining our school buildings for current and future use is a basic responsibility of the District. Our students need and deserve a healthy, safe atmosphere for learning. The Board of Education annually budgets for ongoing maintenance, however the scope of these projects are too extensive to fund within a single year. The preliminary specifics of each project are as follows:

Fresnos A. Derenas Elementary School
- Partial Roof Replacement (single story wings); remove existing roof system, drains and trim and provide new multi-layered built up roof with new drainage systems, flashings and trim for watertight conditions.
- Site and drainage improvements: new overlay with striping. Some pavement will be reconstructed. Replace curbing and walkways as required. Supplemental drainage.
- Security upgrades; additional interior and exterior security cameras, new phone system with paging, public address, outside calling and emergency communication with lock-down and emergency communication system.
- Outside door "inter" sensors.
- HVAC upgrades: New cooling and dehumidification systems to appropriately cool and dehumidify the school.

Cooper Hill Elementary School
- Roof Replacement: remove existing roof system, drains and trim and provide new multi-layered built up roof with new drainage systems, flashings and trim for watertight conditions.
- Site and drainage improvements: new overlay with striping. Some pavement will be reconstructed. Replace curbing and walkways as required. Replace canopy columns with concrete bases.
- Security upgrades; additional interior and exterior security cameras, new phone system with paging, public address, outside calling and emergency communication with lock-down and emergency communication system.
- Outside door "inter" sensors.
- HVAC upgrades: New cooling and dehumidification systems to appropriately cool and dehumidify the school.
Would the School District Still Receive State Debt Service Aid If the Voter’s Defeat the Million Dollar Referendum?

No. If the referendum is defeated, the state will not provide the school district with the state debt service aid.

What is the total capital cost of the project?

The estimated total project costs are an ‘all-in’ capital cost, including all construction and related costs including all architectural, engineering, legal, accounting and sale insurance costs of issuance. The projects outlined in Proposal 1 are budgeted at $21,765,617. The projects outlined in Proposal 2 are budgeted at $20,386,920.

Why are the projects necessary?

Maintaining our school buildings for current and future use is a basic responsibility of the District. Our students need and deserve a healthy, safe atmosphere for learning. The Board of Education annually budgets for ongoing maintenance, however the scope of these projects are too extensive to fund within a single year. The preliminary specifics of each project are as follows:

Rocky Sheriff Elementary School
- Partial roof replacement: remove existing roof system, drain and trim and provide new multi-layered built-up roof with new drainage systems, flashings, and trim for watertight conditions.
- Site and drainage improvements: new overlay with striping. Some pavement will be reconstructed. Replace curbing and walkways where required.
- Security upgrades: additional interior and exterior security cameras, new phone system with paging, public address, outside calling and emergency communication with lock-down and emergency communication system. Outside door “zip” sensors.
- HVAC upgrades: New cooling and dehumidification systems to appropriately cool and dehumidify the school.

Robert Hunter Elementary School
- Roof replacement: remove existing roof system, drain and trim and provide new multi-layered built-up roof with new drainage systems, flashings, and trim for watertight conditions.
- Site and drainage improvements: new overlay with striping. Some pavement will be reconstructed. Replace curbing and walkways where required.
- Security upgrades: additional interior and exterior security cameras, new phone system with paging, public address, outside calling and emergency communication with lock-down and emergency communication system. Outside door “zip” sensors.
- HVAC upgrades: New cooling and dehumidification systems to appropriately cool and dehumidify the school.

The State of New Jersey pays $14 million of the $42 million Referendum Costs

- 28 Million
- 14 Million

A Few Pictures Show the Story
A FEW PICTURES SHOW THE STORY

WHY ARE THE PROJECTS NECESSARY?
Maintaining our school buildings for current and future use is a basic responsibility of the District. Our students need and deserve a healthy, safe atmosphere for learning. The Board of Education annually budgets for ongoing maintenance, however the scope of these projects are too extensive to fund within a single year. The preliminary specifics of each project are as follows:

Material Planning Intermediate School
- Partial Roof Replacement: remove existing roof system, drain and trim and provide new multi-layered built up roof with new drainage systems, flashings and trim for watertight conditions.
- Site and drainage improvements: new overlay with striping. Some pavement will be reconstructed. Replace curbing and walkways as required. Rebuild concrete roadway light walls with new guardrails. Replace loading dock. Replace slabs and ramp. Replace fencing and gates.
- Window replacement: replace windows with architectural grade, aluminum windows.
- Security upgrade: additional interior and exterior security cameras, new phone system with paging, public address, outside calling and emergency communication with lock-down and emergency communication system. Outside door 'ajar' sensors.
- HVAC upgrade: New cooling and dehumidification systems in appropriately cool and dehumidify the school.

J.P. Case Middle School
- Site and drainage improvements: new overlay with striping. Some pavement will be reconstructed. Replace curbing and walkways as required.
- Security upgrade: additional interior and exterior security cameras, new phone system with paging, public address, outside calling and emergency communication with lock-down and emergency communication system. Outside door 'ajar' sensors.

FREQUENTLY ASKED QUESTIONS
**FREQUENTLY ASKED QUESTIONS**

**WHAT IS THE ESTIMATED TAX IMPACT OF THE PROJECT ON FLEMINGTON BOROUGH RESIDENTS?**

<table>
<thead>
<tr>
<th>Question 1: Safety/security structure</th>
<th>Average Impact per $100,000 of Assessed Value</th>
<th>Average Impact on the Average Household ($36,575)</th>
</tr>
</thead>
<tbody>
<tr>
<td>FLEMINGTONBOROUGH</td>
<td>$0.622</td>
<td>$4.35 per month or $52.27 per year</td>
</tr>
<tr>
<td>Question 2: HVAC</td>
<td>$0.021</td>
<td>$4.91 per month or $58.86 per year</td>
</tr>
<tr>
<td>TOTAL FOR BOTH QUESTIONS</td>
<td>$0.643</td>
<td>$5.36 per month or $61.13 per year</td>
</tr>
</tbody>
</table>

**WHERE CAN I GET MORE INFORMATION?**

Please email either Karl McCarten, Superintendent of Schools at kmccarten@flemingtonnj.org, or Tim Burt, Board of Education President at mburt@flemingtonnj.org, if you need any further information regarding the projects. You may also visit the Flemington-Raritan Regional School District website at [https://www.frsd.k12.nj.us/Page/5123](https://www.frsd.k12.nj.us/Page/5123).

**WHAT IS THE ANTICIPATED TIMELINE OF THE PROJECTS?**

If the referendum were to pass, it might be necessary to stagger the projects over two summers and a full school year to accommodate a carefully phased construction duration. If both proposals pass, the construction period may extend over two summers and two full school years.

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

The Board will present the proposed projects to the School District voters on Election Day, November 5, 2019.

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**VOTE:**
Bond Referendum Vote
Tuesday, November 5, 2019
INFORMATION TO THE VOTERS

Your THOUGHTS?
I would like to discuss or learn the following about the Flemington-Raritan Regional School District

Please indicate which school’s Back-to-School Night you attended:

___ Barley Sheaf  ___ Copper Hill  ___ Francis A. Desmares
___ Robert Hunter  ___ Reading-Fleming  ___ J.P. Case Middle

Please flip this card over to continue to share your feedback.

TUESDAY
November 5, 2019

School Bond Referendum Vote & Board of Education Elections

- Safety, Security & Structure Upgrades
- External Facility Renovations
- Indoor Air Quality, Air Conditioning (HVAC), & Dehumidification

Please remember to vote! Polls are open 6 a.m.-8 p.m.
Every Student, Every Day, Every Opportunity

Heading out of town? You can Vote by Mail!
Vote by Mail ballots are due by 8 p.m. on 11/5/19.

Your THOUGHTS?
If you have any observations or suggestions to share, please use the space below:

The state will fund up to 40% of the plan's cost.

Q1: Safety, Security & Structure -- Upgrades for all schools, including security cameras, equipment, communication system & door/alarm upgrades; roof & window replacements; parking lot & sidewalk repairs.

Q2: Indoor Air Quality -- Heating, ventilation, air conditioning (HVAC) & humidity control measures for 5 schools (J.P. Case already has HVAC & humidity control measures)

Visit www.f-rk12.nj.us to view a referendum presentation, check polling locations & review Vote by Mail instructions.

Voters are encouraged to vote on both questions as Q2 can proceed only if Q1 passes.

Thank you!
~ Kari McGann, Superintendent of Schools

Drop this completed card in the school lobby Suggestion Box, return it to your school Main Office or mail to Superintendent McGann at 50 Court Street, Flemington, NJ 08822.
INFORMATION TO THE VOTERS

Public Sessions in our Community
10/2 — Flemington Diner, 11-11:45 AM
124 NJ Route 21, Flemington
10/9 — Country Griddle, 9:30-10:15 AM
202 US Route 102, Flemington
10/18 — Main Street Bagel, 11-11:45 AM
36 E Main St., Flemington
10/25 — Starbucks, 9:30-10:15 AM
249 US Route 201, Flemington
10/29 — Panera, 9:30-10:15 AM
301 US Route 201, Flemington

Our Mission
The Flemington-Raritan Regional School District values children. Together, WE:
Foster social, emotional, and academic growth in a safe and nurturing environment.
Respect values and traditions within our families and schools.
Strive to respond to the needs of our diverse and changing community.
Develop the curiosity and creativity of critical thinkers to become collaborative problem solvers who meet the challenges of a globally competitive society.

Heading out of town? You can Vote by Mail!
⇒ Complete and return a Vote by Mail Ballot Request Form to the County Clerk.
⇒ Review and follow all ballot instructions.
⇒ Submit your Vote by Mail ballot in time to be sure your vote counts!
Vote by Mail ballots are due by 8 p.m. on 11/5/19.

Not sure where, why or how to vote?
Visit our School Bond Referendum & Board of Education Member Election web page at www.fr342.ed.us to view an online presentation, review the ballot, check polling locations and learn more.

Flemington-Raritan Regional School District
Bond Referendum Vote
Tuesday
November 5, 2019
⇒ Safety, Security & Structure Upgrades
⇒ External Facility Renovations
⇒ Indoor Air Quality, Air Conditioning (HVAC), & Dehumidification

Polls will be open
6 AM - 8 PM

Every Student - Every Day - Every Opportunity
**A referendum... why now?**

Our students and staff need and deserve a healthy, safe atmosphere for learning.

The Board of Education annually budgets for ongoing maintenance; however, the scope of these projects is too extensive to fund within a single year.

Over the last several years the district has expended significant operating funds to provide short-term repairs to its aging facilities. By financing the projects, the district will avoid costly “band-aid” fixes in future budgets.

Many of the systems that are proposed to be replaced are past or at the end of their life cycle (roof systems, windows, life-safety systems, HVAC systems). These systems are essential to the safe and healthy operation of the school.

The State will fund up to 40% of all project costs. Our district applied for and received approval for State funding in the amount of $14 million.

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**Q1: Safety, Security & Structure $21,755,000 — 20 Year Bond**

<table>
<thead>
<tr>
<th>Question 1 includes upgrades for all schools, including the following:</th>
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</thead>
<tbody>
<tr>
<td>security cameras</td>
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<tr>
<td>equipment</td>
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<tr>
<td>communication systems</td>
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<tr>
<td>door/alarm upgrades</td>
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<tr>
<td>roof replacements</td>
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<tr>
<td>window replacements</td>
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<tr>
<td>parking lot repairs</td>
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<tr>
<td>sidewalk repairs</td>
</tr>
</tbody>
</table>

**Question 1 New Issue Tax Impact**

| Flemington Borough |
| Per $100 Assessed Value: $0.022 |
| Home at $265,296: $59.39 per year |
| $ 4.55 per month |

| Raritan Township |
| Per $100 Assessed Value: $0.035 |
| Home at $399,978: $139.96 per year |
| $ 11.66 per month |

**Q2: Indoor Air Quality $20,308,000 — 20 Year Bond**

Question 2 includes heating, ventilation, air conditioning (HVAC) and humidity control measures for all schools. I.P. Case already has these measures in place.

*Question 2 can proceed ONLY IF Question 1 is approved by voters.*

**Question 2 New Issue Tax Impact**

| Flemington Borough |
| Per $100 Assessed Value: $0.021 |
| Home at $265,296: $55.27 per year |
| $ 4.61 per month |

| Raritan Township |
| Per $100 Assessed Value: $0.033 |
| Home at $399,978: $130.26 per year |
| $ 10.85 per month |

**Q1 and Q2: Total Cost $42,063,000 — 20 Year Bond**

**Question 1 & 2 New Issue Tax Impact**

| Flemington Borough |
| Per $100 Assessed Value: $0.043 |
| Home at $265,296: $114.67 per year |
| $ 9.56 per month |

| Raritan Township |
| Per $100 Assessed Value: $0.068 |
| Home at $399,978: $270.23 per year |
| $ 22.52 per month |

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**The State of New Jersey pays $14 million of the $42 million Referendum Costs**

**In-District Public Sessions**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
<th>Location</th>
<th>Contact</th>
</tr>
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<tbody>
<tr>
<td>9/9</td>
<td>Board of Education Meeting (Update), 7 nm, IPC</td>
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<tr>
<td>9/11</td>
<td>Superintendent’s Advisory Committee, 5 nm, RPS</td>
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<tr>
<td>9/13</td>
<td>Back-to-School Night, Elementary Schools (Times Vary)</td>
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<tr>
<td>9/19</td>
<td>Back-to-School Night, Elementary Schools (Times Vary)</td>
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<tr>
<td>9/23</td>
<td>Board of Education Meeting (Update), 7 nm, IPC</td>
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<tr>
<td>9/25</td>
<td>Back-to-School Night, IPC</td>
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<tr>
<td>10/10</td>
<td>Superintendent’s Advisory Committee, 5 nm, RPS</td>
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<td>10/14</td>
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<td>10/28</td>
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<td>10/29</td>
<td>Superintendent’s Advisory Committee, 5 nm, RPS</td>
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</tbody>
</table>
ONLY PROPOSAL ONE: SAFETY AND SECURITY
$21,755,000 20 YEAR BOND

BOROUGH OF FLEMINGTON

New Issue Average Tax Impact:
• Per $100 Assessed Value: $0.022
• Home at $265,296: $59.39 per year $4.95 per month

TOWNSHIP OF RARITAN

New Issue Average Tax Impact:
• Per $100 Assessed Value: $0.035
• Home at $399,978: $139.96 per year $11.66 per month
**ONLY PROPOSAL TWO**: **INDOOR AIR QUALITY**

$20,308,000 20 YEAR BOND

**BOROUGH OF FLEMINGTON**

New Issue Average Tax Impact:
- Per $100 Assessed Value: $0.021
- Home at $265,296:
  - $55.27 per year
  - $4.61 per month

**TOWNSHIP OF RARITAN**

New Issue Average Tax Impact:
- Per $100 Assessed Value: $0.033
- Home at $399,978:
  - $130.26 per year
  - $10.85 per month

*Note: Proposal Two can proceed only if Proposal One passes.*
PROPOSAL ONE: SAFETY, SECURITY, and STRUCTURE &
PROPOSAL TWO: INDOOR AIR QUALITY
$42,063,000 20 YEAR BOND

BOROUGH OF FLEMINGTON

New Issue Average Tax Impact:
• Per $100 Assessed Value: $0.043
• Home at $265,296:
  $114.67 per year
  $9.56 per month

TOWNSHIP OF RARITAN

New Issue Average Tax Impact:
• Per $100 Assessed Value: $0.068
• Home at $399,978:
  $270.23 per year
  $22.52 per month
The State of New Jersey contributes $14 million of the $42 million Referendum Costs

- State of New Jersey Referendum Contribution: 14 Million
- Flemington Borough and Raritan Township Community Contribution: 28 Million

Total Cost of Proposal 1 for Safety, Security, and Structure AND Proposal 2 for Indoor Air Quality: 42 million
The State of New Jersey pays $14 million of the $42 million Referendum Costs

- 28 Million
  - Flemington Borough & Raritan Township Community Contribution
- 14 million
  - State of New Jersey Referendum Contribution
SAFETY, SECURITY, STRUCTURE PROPOSAL 1 ($21,755,617)

THE STATE HAS AGREED TO PROVIDE DEBT SERVICE FOR 40% OF THE FINAL ELIGIBLE COSTS

- Upgrade all six schools in the district to include:
  - Security upgrades and improvements including cameras, equipment, communication system, & door/alarm upgrades
  - Site improvements including parking lot upgrades, sidewalk, curb, fencing and drainage improvements
  - Roof replacement at all schools except at J.P. Case Middle School.
  - Window replacement and external building repairs at RFIS

INDOOR AIR QUALITY PROPOSAL 2 ($20,308,019)

THE STATE HAS AGREED TO PROVIDE DEBT SERVICE FOR 40% OF THE FINAL ELIGIBLE COSTS

- Provide indoor air quality upgrades including air conditioning and humidity control measures at all schools, except at J.P. Case Middle School. (J.P. Middle School already has air conditioning and humidity control measures in place.)
UPCOMING DATES TO PROVIDE REFERENDUM SUPPORT & INFORMATION

Back to School & Open House Evenings

• September 18\(^{th}\) Reading-Fleming Intermediate School
• September 19\(^{th}\) Elementary Buildings
• September 25\(^{th}\) J.P. Case

A handy informational postcard-sized handout with perforated edge will be passed out to all Back-to-School and Open House attendees. The post-card will provide a space for parents to provide feedback to the Superintendent and used as a reminder for the Election Day date and Vote by Mail due date and to remind parents to vote.

Superintendent’s Advisory Committee Facilities and Security - Open to the Public (i.e., District Ambassadors)

• September 11\(^{th}\) at Reading-Fleming Intermediate School
• October 10\(^{th}\) at Reading-Fleming Intermediate School
• October 29\(^{th}\) at Reading-Fleming Intermediate School

Additional Information Meetings:
August 29\(^{th}\) at BOE with Education Foundation
September 10\(^{th}\) with Joint PTO members
UPCOMING DATES TO PROVIDE REFERENDUM SUPPORT & INFORMATION

• Raritan Township Community Day September 28th, 12-5 p.m. (Lenape Park)
• Superintendent Roundtable Event October 1st, at Robert Hunter Elementary School 9:30-11 a.m.
• Realtor and Pre-Schools Open House in October
• Board Meetings Superintendent Reports; September 9th, 2019  
  September 23rd, 2019  
  October 14th, 2019  
  October 28th, 2019
Please remember to VOTE -- Tuesday, November 5, 2019

Q1: Safety, Security, and Structure -- Upgrades for all schools, including security cameras, equipment, communication system & door/alarm upgrades; roof & window replacements; parking lot & sidewalk repairs.

Q2: Indoor Air Quality -- Heating, ventilation, air conditioning (HVAC) & humidity control measures for 5 schools (*JP Case already has HVAC & humidity control measures*)

Visit [www.frsd.k12.nj.us](http://www.frsd.k12.nj.us) for election information, polling hours/locations, & absentee ballot instructions. ([http://www.co.hunterdon.nj.us/countyclerk/absentee.htm](http://www.co.hunterdon.nj.us/countyclerk/absentee.htm))

*Every Student, Every Day, at Every Opportunity*