

Manasquan High School

March 12, 2019 Bond Referendum



REGAN YOUNG ENGLAND BUTERA

REFERENDUMS • ENGINEERING • ARCHITECTURE • DESIGN

K E L T E R & G I L L I G O

Consulting Engineers



MANASQUAN SCHOOL DISTRICT

“EXCELLENCE IN EDUCATION”

January 2017 Bond Referendum

Elementary School

- Field Renovation
- Parking Lot Resurfacing
- New Playground (5th-8th Grade)
- Partial Window Replacement
- Brick Pointing
- Media Center Renovation
- HVAC Repairs
- Fire Alarm Upgrades
- Security Upgrades
- VOIP Phone System

High School

- Science Lab Renovation
- 2 New Science Labs
- 1 New STEM Labs
- HVAC Repairs
- VOIP Phone System
- New TV Studio Equipment



March 2019 Bond Referendum

- Replacement of the heating systems in the oldest sections of the high school (1931 building & 1995 addition).
- Upgrade the fire alarm system of the oldest sections of the high school (1931 building & 1995 addition).



Reasons for the Referendum

Existing Heating Ventilation and Air Conditioning (HVAC) in the oldest parts of the high school is beyond its serviceable life and is subject to costly repairs .



Reasons for Referendum

The system no longer works effectively or efficiently and has no functioning HVAC controls.

- Cannot control classroom temperatures
- Cannot control humidity levels



Reasons for March 2019 Referendum

The current system has begun to leak and create air quality and mold issues as well as damage to the building.

- Any mold issues have been mitigated and we continue to monitor school air quality.
- Building does not meet minimum fresh air standards according to The International Ventilation Codes.



Why a Referendum?

Costs Within the Budget

- 2% increase in annual tax levy
- No state aid

Referendum

- Must be approved by Manasquan voters
- Cost allocated over 20 years to minimize tax impact
- Manasquan taxpayers are approved for 40% debt relief from the state.



State Debt Service

- This project is eligible for 40% debt service from the NJ Department of Education.

Total Project Cost: \$8,647,000

State Aid (40%): \$3,458,773

Capital Cost to Manasquan Taxpayers: \$5,188,159



Tax Impact

New Issue Average Tax Impact:
Per \$100 Assessed Value:
\$0.016 / year

For Every \$100,000 of Assessed Value:
\$16.29 / year

Home at \$625,018
(Average Assessment):
\$101.80 / year

\$8,647,000 Manasquan Borough Board of Education Monmouth County, New Jersey School Bonds, Series 2019 Conforming Maturity Schedule - 20 Years Preliminary Analysis of Impact on Board of Education Budget										
FY Ending 6/30	Gross Debt Service			Net Debt Service				Assessed Value	Impact on Budget	
	Principal	Interest	Total D/S	Total State Aid	Interest After State Aid	Sending District Payments on Interest*	Net D/S		Per \$100 A.V.	Home at \$625,018
2019								1,982,950,975		
2020								1,982,950,975		
2021	232,000	482,044	714,044	(242,775)	318,149	(216,341)	254,928	1,982,950,975	0.013	80.38
2022	380,000	308,438	688,438	(234,069)	203,569	(138,427)	315,942	1,982,950,975	0.016	99.57
2023	390,000	294,000	684,000	(232,560)	194,040	(131,947)	319,493	1,982,950,975	0.016	100.69
2024	405,000	279,094	684,094	(232,592)	184,202	(125,257)	326,245	1,982,950,975	0.016	102.82
2025	420,000	263,625	683,625	(232,433)	173,993	(118,315)	332,878	1,982,950,975	0.017	104.94
2026	430,000	247,688	677,688	(230,414)	163,474	(111,162)	336,112	1,982,950,975	0.017	105.94
2027	440,000	231,375	671,375	(228,268)	152,708	(103,841)	339,266	1,982,950,975	0.017	106.94
2028	445,000	214,781	659,781	(224,326)	141,756	(96,394)	339,062	1,982,950,975	0.017	106.88
2029	450,000	198,000	648,000	(220,320)	130,680	(88,862)	338,818	1,982,950,975	0.017	106.82
2030	455,000	181,031	636,031	(216,251)	119,481	(81,247)	338,534	1,982,950,975	0.017	106.69
2031	460,000	163,875	623,875	(212,118)	108,158	(73,547)	338,210	1,982,950,975	0.017	106.63
2032	460,000	146,625	606,625	(206,253)	96,773	(65,805)	334,567	1,982,950,975	0.017	105.44
2033	460,000	129,375	589,375	(200,388)	85,388	(58,064)	330,924	1,982,950,975	0.017	104.32
2034	460,000	112,125	572,125	(194,523)	74,003	(50,322)	327,281	1,982,950,975	0.017	103.13
2035	460,000	94,875	554,875	(188,658)	62,618	(42,580)	323,638	1,982,950,975	0.016	102.00
2036	460,000	77,625	537,625	(182,793)	51,233	(34,838)	319,994	1,982,950,975	0.016	100.88
2037	460,000	60,375	520,375	(176,928)	39,848	(27,096)	316,351	1,982,950,975	0.016	99.69
2038	460,000	43,125	503,125	(171,063)	28,463	(19,355)	312,708	1,982,950,975	0.016	98.57
2039	460,000	25,875	485,875	(165,198)	17,078	(11,613)	309,065	1,982,950,975	0.016	97.44
2040	460,000	8,625	468,625	(159,333)	5,693	(3,871)	305,422	1,982,950,975	0.015	96.25
TOTAL	\$8,647,000	\$3,562,575	\$12,209,575	(4,151,256)	\$2,351,299	(\$1,598,884)	\$6,459,436			

Assumptions:			Dates:		
Borrowing Rate:	3.750%		Dated:	7/15/19	
State Aid for Debt Service:	34.00%		Delivery:	7/15/19	
Assessed Value Growth Rate:	0.00%		First Interest:	7/15/20	
Amortization:	20 Years		First Maturity:	7/15/20	
			Last Maturity:	7/15/39	
* Sending Districts pay 68% of interest.					
Ratable Source: County Abstract of Ratables (2018) Average Home Source: County Abstract of Ratables (2018)					



Ballot Question – March 12, 2019

The Board of Education of the Borough of Manasquan in the County of Monmouth, New Jersey is authorized: (a) to undertake health and safety capital improvements at Manasquan High School involving replacement of the HVAC and fire alarm systems, including related work, fixtures and equipment; (b) to appropriate \$8,647,000 for such purposes; and (c) to issue bonds of the school district in the principal amount of \$8,647,000.

The final eligible costs of the project approved by the Commissioner of Education are \$8,646,932. The proposed improvements include \$0 for school facility construction elements in addition to the facilities efficiency standards developed by the Commissioner of Education or not otherwise eligible for State support pursuant to N.J.S.A. 18A:7G-5(g). The State debt service aid percentage will equal 40% of the annual debt service due with respect to the final eligible costs of project.



Next Steps

Community Support Meeting

February 26th 6:00 PM, MHS Media Center

Public Forum

March 9th 10:00 AM

