

QUICK REFERENCES

REFERENDUM MARCH 2026

 **SOLUTIONS**
ARCHITECTURE
FRANK A. MESSINEO • AIA



Norwood Public School

Strong School, Strong Community!

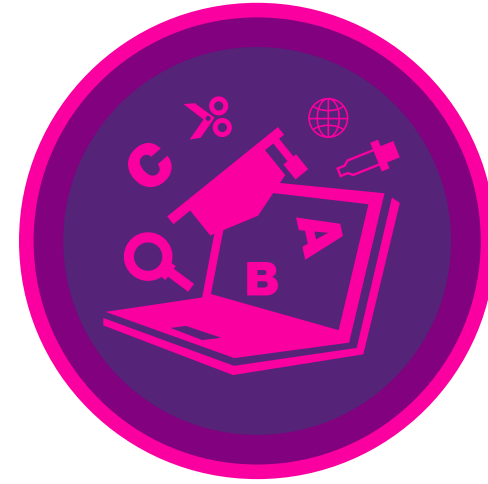
» THE REFERENDUM GOALS...

SOLUTIONS ARCHITECTURE WAS ENGAGED TO...

- » Work with school administration and staff to **IDENTIFY AND PRIORITIZE** needed facility improvements.
- » **IMPROVE** the existing facility with projects that ensure safe and functional schools.
- » **IMPROVE** the student experience with projects that directly impact students.
- » Make the recommended improvements **AND** take advantage of **DEBT SERVICE ROLLING OFF = NET NEUTRAL TAX IMPACT** to the Community - **ZERO TAX INCREASE.**



» REFERENDUM PRIORITIES



ENHANCED LEARNING ENVIRONMENTS

- » Educational Programs drive the need to update facilities.
- » The need to bring back out of district, special education placements and serve them in house.



STUDENT & STAFF SAFETY

- » Ensure physical systems and technologies are in place to protect our students and staff.



KEEP UP-TO-DATE WITH OPERATIONS

- » Systems and infrastructure “behind the scenes.” Roofing, windows, and much more are at the core of keeping a building running. Although they go unnoticed in day to day use, it is crucial to keep these systems in good condition.

» WHAT WE ARE PROPOSING?



The Norwood Public School District will request funding for a School Facility renovation program that includes **FACILITY UPGRADE PROJECTS - TOILET ROOMS, ROOFING SYSTEM REPLACEMENTS AND A TWO CLASSROOM MODULAR ADDITION** via a Referendum Vote on **MARCH 10th, 2026.**

“STRONG SCHOOL, STRONG COMMUNITY”



FACILITIES SUPPORT LEARNING

» WHY NOW?



- » In spite of the 2% Tax Levy Cap, the Board of Education and Administration have successfully addressed many facility needs within the operating budget.
- » We are dealing with an aging school building with the oldest sections dating back to 1952 & 1967 - with over 30 year-old windows, doors, and other infrastructure items that have reached the end of their life expectancy.

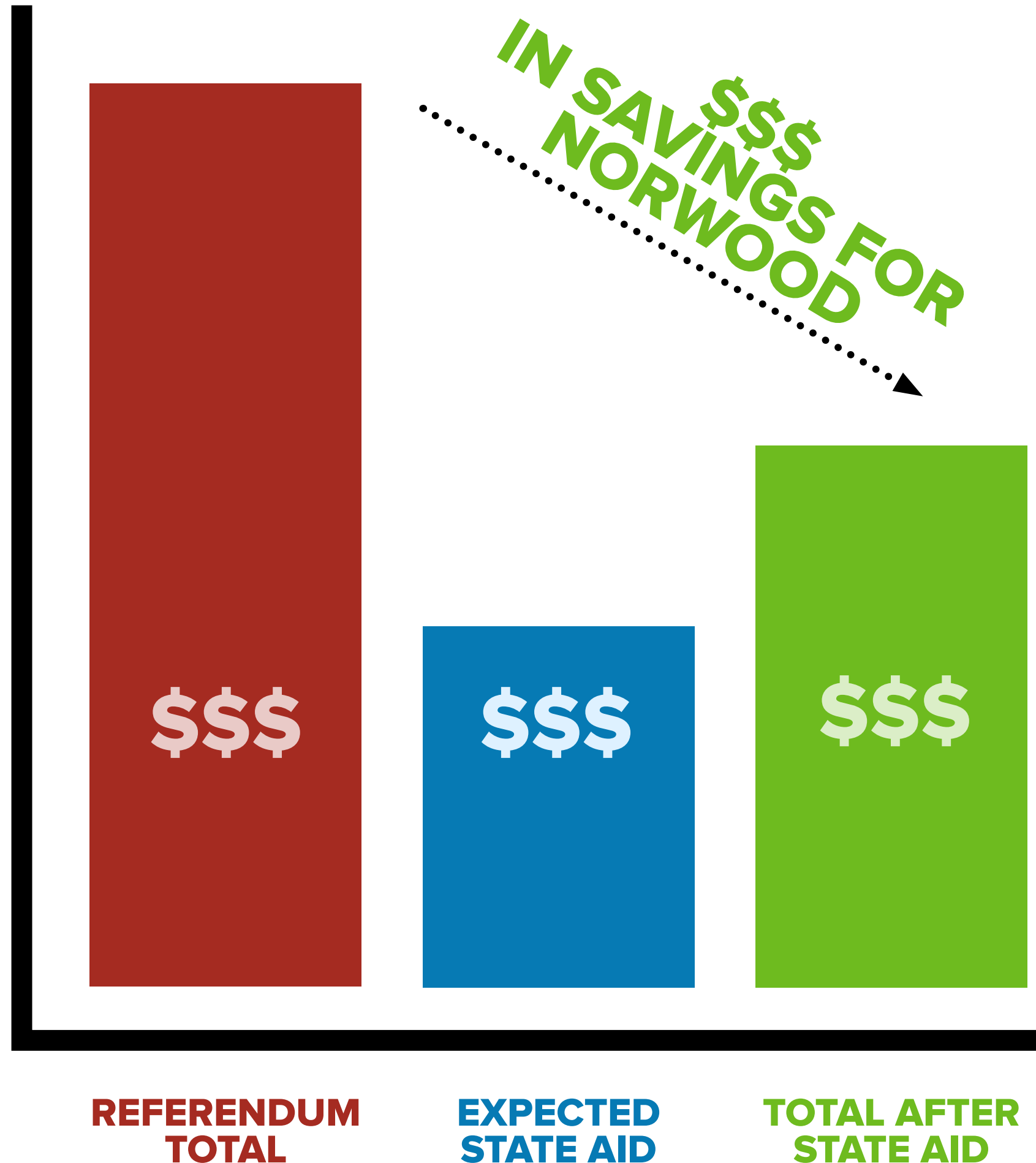
WE NEED TO CONTINUE TO DO MORE...

» WHY NOW? - THE RIGHT TIME...



- » The District has **DEBT SERVICE ROLLING OFF** which could allow for significant work to be completed with a “**Net Neutral Tax Impact**” or **Zero** increase to the taxpayers.
- » Current **INTEREST RATES** have stabilized and we want to secure the lowest rate possible.
- » By allowing the School District to finance these substantial facilities improvements over many years, future families who benefit will also help pay.

» STATE AID APPLIED FOR...



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 \$\$\$\$ in aid for Norwood Public School)
- » 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.

» RECENT DISTRICT PROJECTS



IN ORDER TO ADDRESS ONGOING MAINTENANCE AND CAPITAL PROJECT NEEDS, THE DISTRICT CONTINUES TO COMPLETE PROJECTS OUT OF IT'S ANNUAL BUDGET. THESE HAVE INCLUDED:

- Roofing Systems Replacements - Various Sections
- Door & Hardware Replacements
- Mechanical Equipment Upgrades 1951 Wing
- Mechanical Upgrades – 1994 Wing
- Main Office and Business Office Renovations

***Unfortunately, the District cannot complete a significant amount of work out of their capital budget and still stay below the 2%.*

***Projects completed out of capital reserve are ineligible for state aid. Unfortunately, they are paid at 100% of the cost.*

THE PROCESS

» HOW DID WE GET HERE?



» DECEMBER OF 2024:

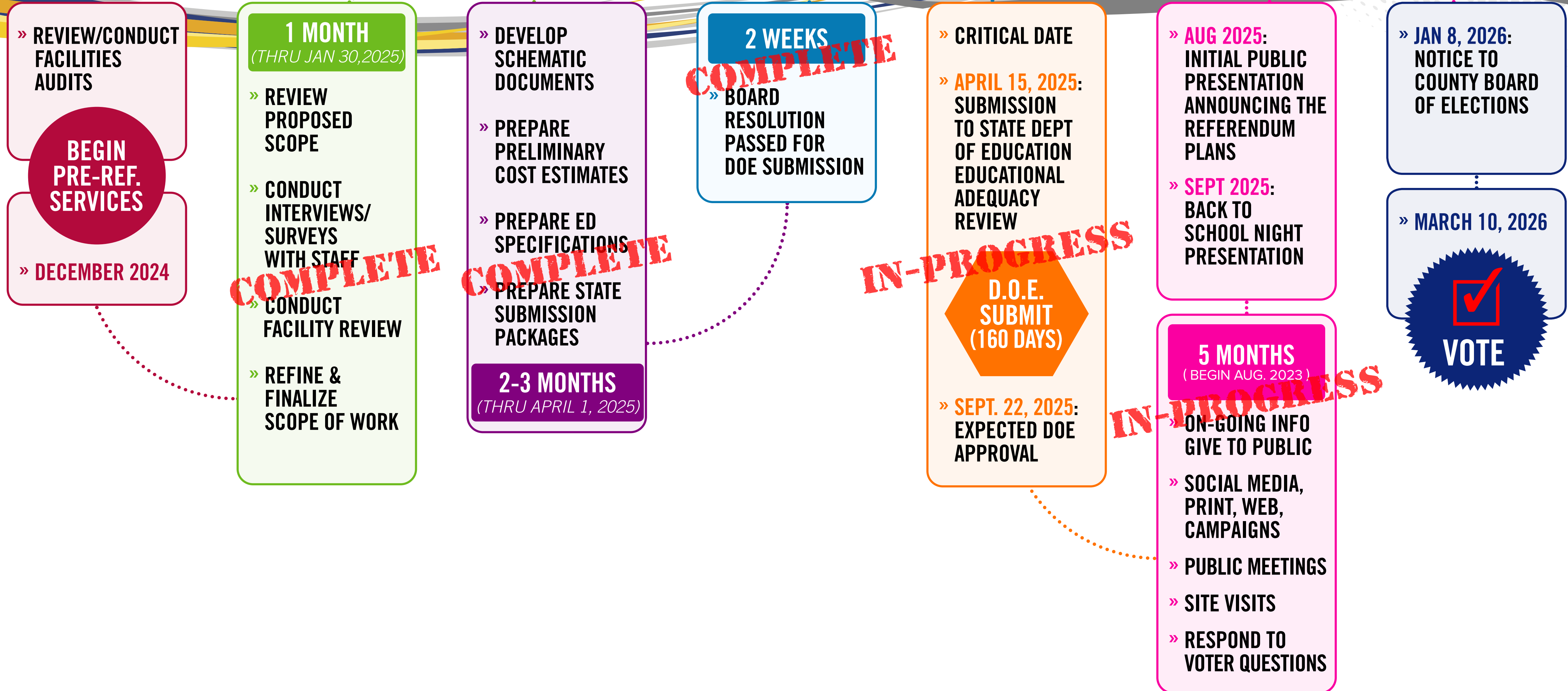
The District broached the subject of a potential Referendum that would address needed projects and take advantage of retiring debt that would result in a net neutral or zero tax impact.

» WINTER OF 2025

Solutions Architecture and Consultant Engineers, met with the Administration and reviewed facilities improvements to be entertained.

- Obtained District/Board approval of selected projects including an understanding of balancing costs that result in a net neutral Referendum for the Norwood Public School Community.
- Issued a Community Engagement Survey.
- We established Proposed Budget Costs for the proposed projects attempting to maximize Debt Service Aid and capitalize on the Debt Service Roll Off with ZERO TAX IMPACT.

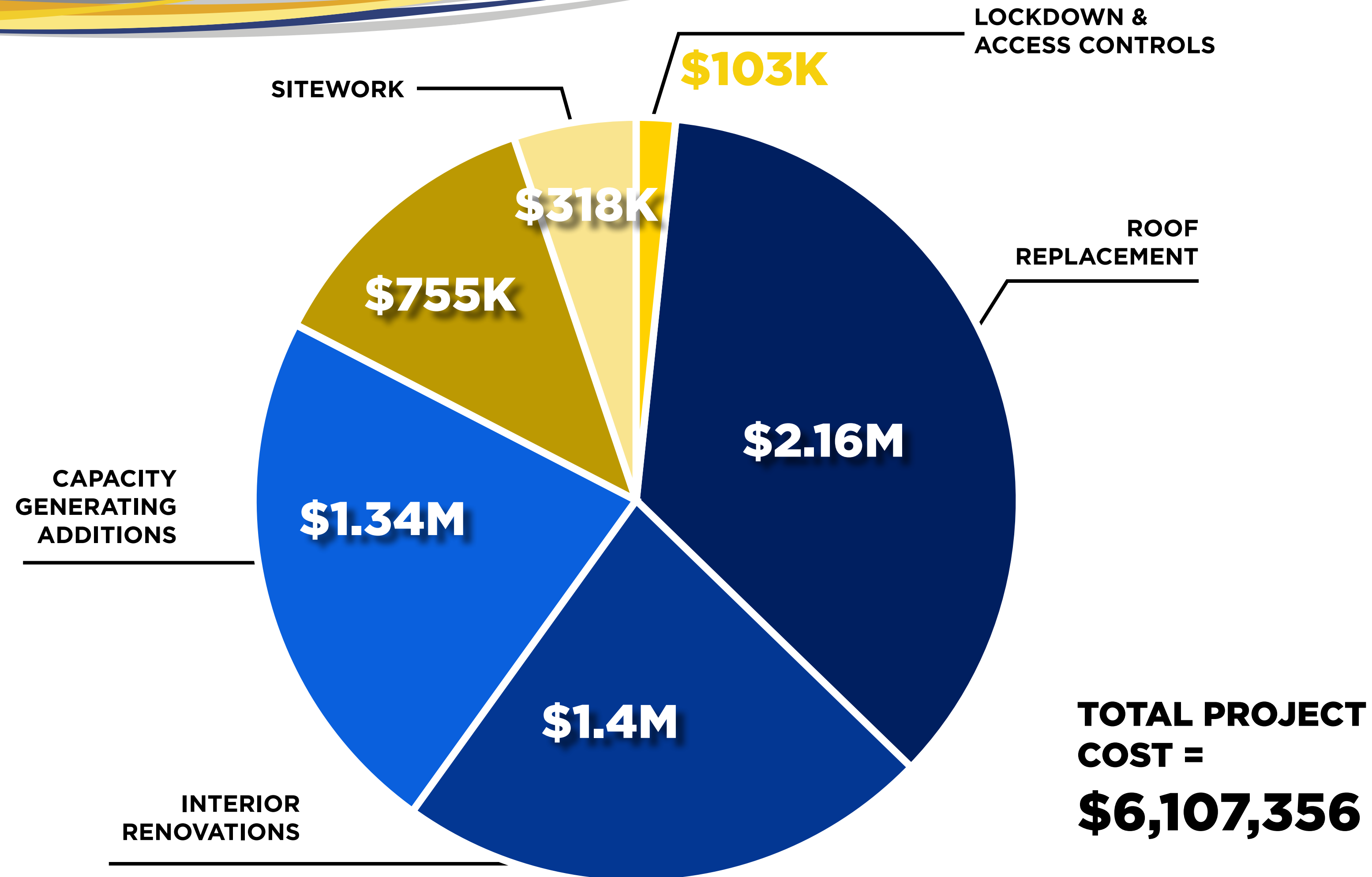
» PRE-REFERENDUM TIMELINE



OVERALL PROJECT COSTS

» PROJECTED COSTS AT A GLANCE:

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» PROJECTED COSTS - REFERENDUM

PROJECT COSTS - EDUCATIONAL + CAPITAL PROJECTS

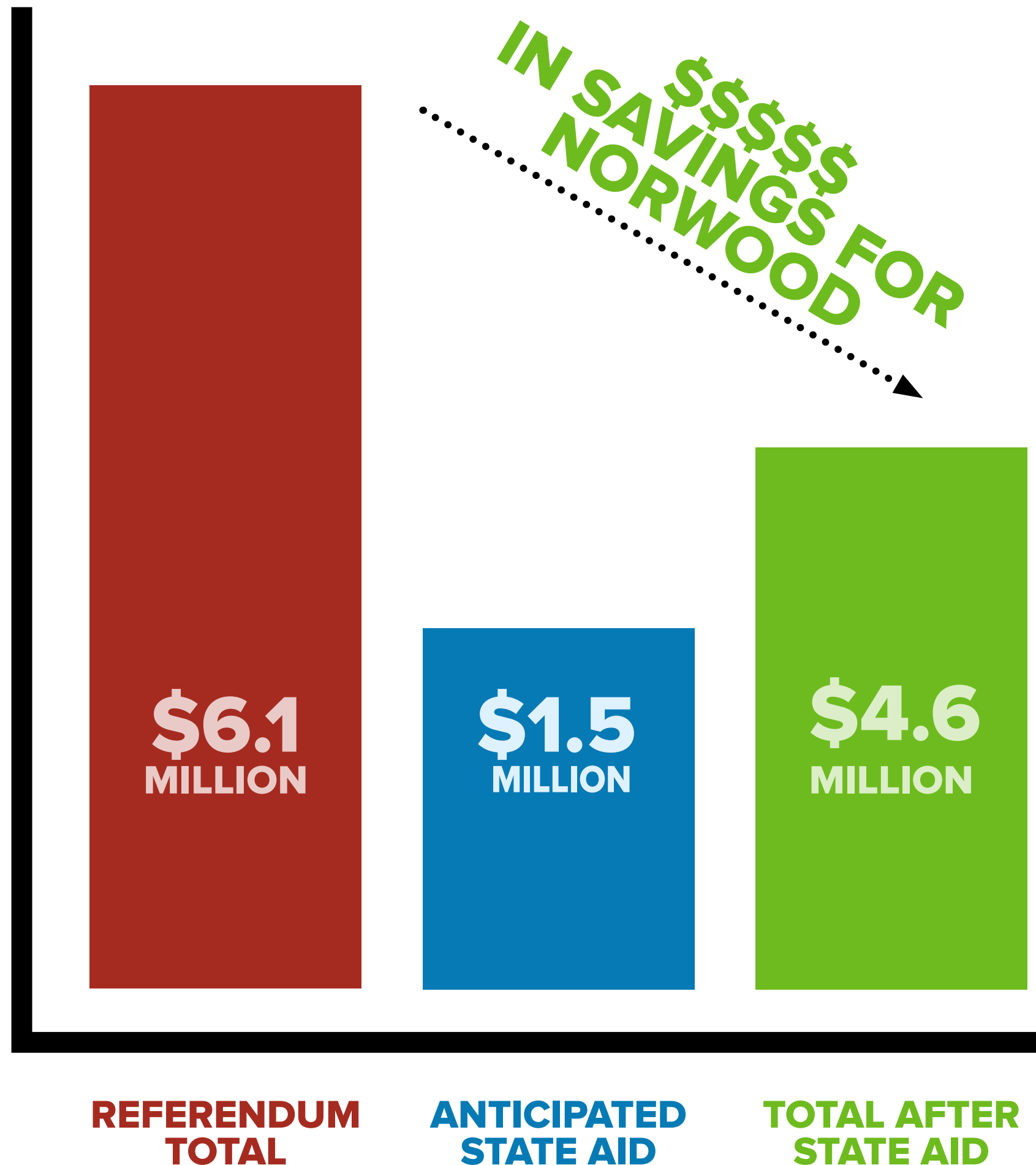
NORWOOD PUBLIC SCHOOL	TOTAL EDUCATIONAL PROJECT COSTS	TOTAL CAPITAL / INFRASTRUCTURE PROJECT COSTS	TOTAL PROJECT COSTS
TOTAL: PROJECT COSTS EDUCATIONAL + CAPITAL WORK	\$ 2,757,989.00	\$ 3,349,366.00	\$ 6,107,356.00

» PROJECTED COSTS - REFERENDUM

PROJECT COSTS + DEBT SERVICE AID			
NORWOOD PUBLIC SCHOOL	TOTAL PROJECT COSTS	ANTICIPATED DEBT SERVICE AID	FINAL COST AFTER DEBT SERVICE AID
TOTAL: PROJECT COSTS EDUCATIONAL + CAPITAL WORK	\$ 6,107,356.00	\$ 1,475,479.00	\$4,631,878.00

24.16% DSA

» STATE AID APPROVAL PENDING...



- » Project Reviews and any financial assistance are pending from the Department of Education we have requested about 24.16% in eligibility for included projects. They would be eligible because...
 - » We are funding the projects through a **REFERENDUM**
 - » They are tied to **EDUCATION OR MAINTENANCE**
- » **24.16% PROJECTED DEBT SERVICE AID** is REQUESTED for the eligible projects. (Based upon current calculations) (\$1.47MM in State Aid is pending APPROVAL for Norwood Public Schools).
- » Debt Service Aid from the state helps to pay down the bond and this helps reduce the impact on the taxpayer.

» PROJECTED COSTS - THE FACTS

**TAXES WILL NOT GO UP
AND DEBT SERVICE WILL
ACTUALLY BE REDUCED**

- » *Current Debt Service Aid Calculations are estimated and subject to change during the DOE review process.*
- » All costs projections are based on an assumed 4.1% interest rate over 20 years.
- » **The District was intent upon being fiscally responsible with this Referendum made every effort to deliver a Net Neutral / ZERO TAX IMPACT scenario.**
- » **Ultimately, through their work with the Architect, Bond Counsel, and Financial Consultants, the Board of Education was able to include all of the needed scope and actually deliver a credit to the taxpayers of Norwood.**

ESTIMATED TAX IMPACT

» TAX IMPACT SHOULD REFERENDUM PASS...

RENOVATIONS, ADDITIONS, SITE WORK

Comprised of all Capital / Educational & Facilities Infrastructure projects & additions including new sitework including loop drive & drop off.

**TAXES WILL NOT GO UP
AND DEBT SERVICE WILL
ACTUALLY BE REDUCED**

**TAX
REDUCTION**
FOR THE AVERAGE
ASSESSED HOME
(\$558,615)

TOTAL
PROJECT COST:
\$6,107,356.00
STATE AID:
\$1,475,479.00
=
\$4,631,876.00

**\$-26⁰⁶
PER YEAR**

- » The tax impacts have been calculated and result in a lower rate for debt service than currently paid.
- » Current Debt Service Aid Calculations are estimated and subject to change during the DOE review process.
- » All costs projections are based on an assumed 4.1% interest rate; costs may fluctuate slightly prior to vote.

UNDERSTANDING DEBT SERVICE AID & FUNDING FORMULA IF REFERENDUM PASSES...

CURRENT TAX IMPACT ROLLING OFF IN '25-'26

ON THE AVERAGE
ASSESSED HOME:
\$558,615

\$171⁷⁷
PER YEAR

NEW TAX IMPACT RESULT

\$145⁷¹
PER YEAR

NEW DEBT SERVICE IS REDUCED

\$-26⁰⁶
PER YEAR

- » The 2006, 20-Year District Bond Issue will be paid off in the current 2025-2026 school year.
- » The School District has no other outstanding debt.
- » The decrease takes into consideration the current Debt Service Aid Roll-Off which offsets that Taxable impact for the Referendum.
- » Current Debt Service Aid Calculations are estimated and subject to approval by DOE.
- » Assumed interest rate is 4.1% for a 20 year term.
- » Projected Tax Impact considers the cost of the Referendum ONLY; IT DOES NOT CONSIDER OTHER POTENTIAL INCREASES.

(IF THE COMMUNITY VOTES "YES" FOR THE CAPITAL/EDUCATIONAL PROJECTS)

**TAXES WILL NOT GO UP
AND DEBT SERVICE WILL
ACTUALLY BE REDUCED**



Q: How will my taxes be impacted if I'm part of the NJ Senior Tax Freeze Program

A: If you are currently participating in the NJ Senior Tax Freeze Program, your taxes will remain unaffected by this Bond Referendum.

- » If the Bond Referendum Passes - your taxes remain the same.
- » If the Bond Referendum Fails - your taxes remain the same.

**TAXES WILL NOT GO UP
AND DEBT SERVICE WILL
ACTUALLY BE REDUCED**

» TAX IMPACT CALCULATOR

- You can obtain the ASSESSED value of your home from the tax assessor's office or your tax documents.
- **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



NORWOOD PUBLIC SCHOOL

Invested in continued Excellence!

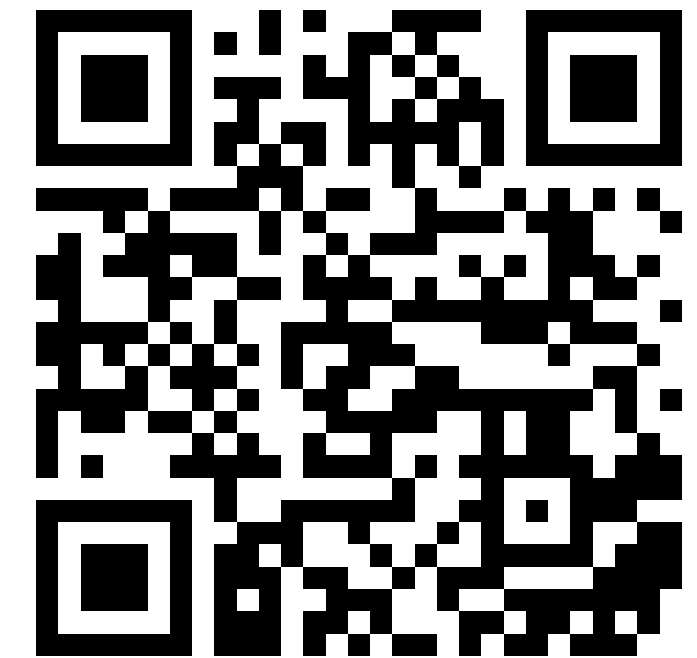
Assessed Home Value (\$)	Average Annual Impact (\$)
<input type="text"/>	<input type="text" value="0"/>

* The above calculation assumes a XX% interest rate on the cost of the Net Taxable Project for a XX year amortization.

* This calculator estimates the projected average annual tax impact of the debt service over the life of the bonds needed to finance the referendum projects, based on preliminary projections.

This calculator has been provided for estimating purposes only.
Results are subject to change based on market conditions, interest rates, approved debt service aid and other factors that cannot be predicted.

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Scan the code or Visit
<https://solutions-arch.com/taxcalc/norwood> to
calculate your projected
tax impact.

» WHAT DOES MY VOTE MEAN?

F.A.Q.

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BOND PROPOSAL	IF YOU VOTE	YOU GET
<p>TOTAL PROJECT COST:</p> <p>\$6,107,356.00</p> <p>STATE AID:</p> <p>\$1,475,479.00</p> <p>=</p> <p>\$4,631,876.00</p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	<p>\$6.1 Million Dollars of Educational & Capital Projects, Site Upgrades, Classroom Additions and Renovations at Norwood Public School as described herein, less \$1.48MM in pending State Aid.</p> <div><div><p>Learning</p></div><div><p>Safety</p></div><div><p>Operations</p></div></div>
	<p>NO</p> <p><input type="checkbox"/></p>	<p>EXISTING FACILITY REMAINS AS IT IS...</p> <p>NO UPGRADES will be made and the District will continue to make operational upgrades out of the capital budget.</p> <p><i>(and without any state funding, in this case \$1.48MM)</i></p>



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.wearenorwood.org/page/referendum

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