



Montclair School District Community Investment Bond Referendum — Q/A

What is the Community Investment Bond and why is it on the election ballot on November 8?

Montclair's aging school buildings need critical and long-delayed repairs to meet health and safety requirements, building code regulations, and educational standards.

For nearly a year, the School Board's Finance & Facilities Committee worked with architects and met with the Montclair community in designing a \$188 million plan for essential improvements to the District's infrastructure.

In September, the State Board of Education recognized the urgency and merit of the plan by agreeing to contribute \$58 million — nearly one-third (31%) of the total cost.

Because the District is asking for public financing (see below), voters will have the opportunity to vote for or against the measure in November.

What repairs are needed?

Aging HVAC systems, boilers, and electrical systems are inadequate to meet current needs. The inability to control air quality and temperature in some schools creates onerous conditions for students and teachers. Studies show hot classrooms lead to worse academic outcomes and widen the racial achievement gap.

The physical conditions of rooms where students learn, exercise, and meet also need significant upgrades; many are unusable. Learning spaces and resources in Montclair schools compare unfavorably to those in several nearby districts.

We are concerned as well that sending students to schools with classrooms and hallways sealed with yellow tape and locked doors sends a message that we don't value their success and don't value their teachers.

How will the repairs be paid for? Will taxes go up?

The Board expects to fund the plan through three bond issues over the next four years — in 2023, 2025, and 2027. The Board opted to stagger the bonds so that Montclair property-owners would not suddenly face a large increase in their tax bills.

Based on preliminary estimates, for the owner of a home valued at \$629,000 — the Township average — the average annual tax impact over the 24-year course of repaying the bonds is expected to be \$732, beginning with an expected \$258 increase in 2023.

How do I know the District is getting a good deal?

Another way to look at it is that the proposal will cost taxpayers 69¢ for every dollar spent on school improvements. It is not clear whether a rate similar to the one that can be locked in now will be available in the future. A recent report found that states averaged paying for 22 percent of their districts' capital improvements.

Why do this now?

The decay of Montclair school buildings is not a recent problem. But the health and safety challenges imposed by COVID and Hurricane Ida flooding made the District's vulnerabilities more pressing than ever before.

Which schools will be getting upgrades?

All of them. See the tables below.

How do I learn more?

In addition to FAQs and explainers published on the District website, the Board will hold two public Town Halls to answer your questions. Please make plans to attend.

- September 29 at 8pm, Montclair High School
- October 13 at 7pm, Glenfield Middle School

2022 Bond Referendum Cost Breakdown — By School

MONTCLAIR PUBLIC SCHOOLS 2022 REFERENDUM PROJECTS COST BREAKDOWN	
Scope Of Work	Referendum Total
Summary by Building	
Administration Building	\$ 1,650,035.00
Aubery Lewis Sports Complex (Woodman Field)	\$ 11,264,600.00
Bradford Elementary School	\$ 6,081,764.00
Buzz Aldrin Middle School	\$ 12,602,695.00
Charles H Bullock Elementary School	\$ 785,834.00
Edgemont Elementary School	\$ 6,070,898.00
George Innes HS Annex	\$ 9,039,641.00
Glenfield Middle School	\$ 24,692,500.00
Hillside Elementary School	\$ 25,497,549.00
Montclair Community Pre-K	\$ 3,378,597.00
Montclair High School	\$ 48,511,848.00
Nishune Elementary School	\$ 13,277,043.00
Northeast Elementary School	\$ 5,864,182.00
Renaissance at Rand	\$ 14,526,105.00
Watchung Elementary School	\$ 4,487,478.00
Sub Total:	\$ 187,730,769.00

2022 Bond Referendum Cost — Type of Repair

MONTCLAIR PUBLIC SCHOOLS 2022 REFERENDUM PROJECTS COST BREAKDOWN	
Scope Of Work	Actual Total
Summary by Project Type	
HVAC UPGRADES	\$ 75,710,884.00
BOILER REPLACEMENT	\$ 9,509,370.00
ELECTRICAL SERVICE UPGRADE	\$ 3,138,980.00
ROOF REPLACEMENTS	\$ 9,426,022.00
OTHER INFRASTRUCTURE REPAIRS & UPGRADES	\$ 6,627,802.00
PRACTICAL & PERFORMING ARTS FACILITY UPGRADES	\$ 23,283,348.00
GYMNASIUM UPGRADES	\$ 8,416,787.00
SCIENCE AND CLASSROOM UPGRADES	\$ 26,913,063.00
TECHNOLOGY UPGRADES	\$ 7,442,046.00
SPECIAL EDUCATION UPGRADES	\$ 2,857,087.00
ATHLETIC FACILITY & PLAYGROUND UPGRADES	\$ 14,405,380.00
Sub Total:	\$ 187,730,769.00