Malberg
Detailed List of Projects and Specific Costs
AGENDA

1. Why Improvements Now?
2. What WE Have Been Able to Do This Year
3. The Process
4. District-Wide Facility Assessment Findings
5. Why Take on Debt?
6. Why Don’t We Just Build New Schools?
7. Renovation is the Fiscally Responsible Answer
8. Malberg Detailed Project List/Costs
9. District-Wide Assessment Project Costs - Pie Chart
10. How We All Benefit
Why Improvements Now?

Our schools have been underfunded for decades.

WE have made do with the money we have, focusing on program excellence.

All buildings are in need of system updates.

Our most recent major improvements, funded by a Bond, took place in 2005.

The Bond Referendum to improve our buildings in 2018 was voted down.

WE must move forward with another improvement plan.
CHERRY HILL SCHOOL DISTRICT

What WE have been able to do this year

HVAC Replacements - District-Wide in key areas

District-wide Interior LED Lighting and Ceiling Replacements

ADA Access Improvements - Outdoors (2021)
Woodcrest Elementary and High School West

Stockton Elementary (2021) Roof Replacement

Partial Roof Replacements (2021) at Harte, Johnson, Paine Elementary Schools and Rosa Middle School

Emergency Generator Replacement (2021 - 2022) at Mann, Harte, Paine Elementary Schools & Rosa Middle School
The Process By Our District Architectural & Engineering Firms

✓ Site Visits and Field Surveys of the School Facilities

✓ Evaluation of Facility Needs

✓ Identification of Specific Schools’ Needs to Include Essential Health and Life Safety Building Systems

✓ Proposed Facility Solutions & Systems Replacements

✓ Estimate of Probable Costs
District-Wide Facility Assessment Findings --
Our Overall Needs:

- HVAC: Heating/Ventilation/AC - Improve Indoor Air Quality
- ADA - Exterior Site Work and Interior Work Including Bathrooms
- Specialized Space Renovations/Reconfiguration - Instructional, Media Centers, Science Labs, Robotics, STEAM, Auditoriums, Gymnasiums, etc.
- Security - Expanded systems
- Technology and IT - Investing in new expanded infrastructure for 21st Century learning challenges
Why take on debt to improve our schools?

New Jersey helps fund school projects ONLY via Debt Service Aid. We must incur debt or borrow money in order to get money from the State.

We are debt free.

The state of NJ will fund at least 40% of the eligible costs of the money we borrow for improvements.

The District currently is carrying ZERO debt.

The State will not allow school districts to carry over significant money to replace building systems from year to year.
Why don’t we just build new schools?

• New construction is penalized

• The cost of new construction varies from region to region: between $350/square foot and $400/square foot

• The State only pays a maximum of 40% of “eligible costs” based on $143/square foot new construction formula
Renovation is the fiscally responsible answer

• Costs are not penalized

• The state pays 40% of “eligible costs” of renovations, based on the architect’s estimate, including soft costs, for all renovations

• State Aid = Significant cost savings for Taxpayer + getting our “fair share”

Bottom line: NJ Districts that complete projects through Bond borrowing capture significant cost advantage.
## Cherry Hill School District

### Malberg

**41,236 SF  1969**

- **ADA Site Improvements (Ramps, Curbs, Parking Signage, etc.) (District Consultant)**
  - **Lump Sum** $945,475
- **LED Monument Sign - New Signage**
  - **Lump Sum** $25,000
  - **Subtotal** $970,475
- **25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)** $242,619
  - **Estimated Total** $1,213,094

### Exterior Renovations

- **Masonry Repairs - Window Lintels, Windows, Coating EIFS Repairs, Caulking, etc.**
  - **Lump Sum** $475,000
- **Exterior Door Replacement**
  - 16 @ $10,000 $160,000
  - **Subtotal** $635,000
- **25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)** $158,750
  - **Estimated Total** $793,750

### Interior Renovations

- **Classrooms Flooring - New VCT Flooring and Base**
  - 20,000 SF @ $6 $120,000
- **Corridor Ceiling Replacement and Painting Walls**
  - 5,830 SF @ $20 $116,600
- **New Classroom Cabinetry, Corridor Walls, New Mobile Units**
  - 10 @ $5,000 $50,000
- **New Interior Fire-Rated Doors, Frames, Closers, ADA Modifications, Intruder Hardware**
  - 95 @ $4,000 $380,000
- **Renovate Unisex Staff & Classroom Toilet Rooms - Finishes, Fixtures, ADA Compliance**
  - 6 @ $50,000 $300,000
- **Teacher's Lounge - Replace Finishes, Sink, Cabinets, Stove and Refrigerator**
  - **Lump Sum** $50,000
- **New ADA Compliant Interior Signage**
  - 41,236 SF @ $1 $41,236
- **Hazardous Materials Abatement - VAT, Pipe Insulation, etc. (District Consultant)**
  - **Lump Sum** $190,000
  - **Subtotal** $1,247,836
- **25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)** $311,959
  - **Estimated Total** $1,559,795

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* Not Eligible for State Aid

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**Garrison Architects**

10-04-21
## CHERRY HILL SCHOOL DISTRICT

### MALBERG

41,236 SF  1969

### Building Systems

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit Cost</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>HVAC Construction</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Unit Ventilators - Remove Existing Perimeter Units, New Unit Ventilators with New Air Conditioning, New Perimeter Hot Water Radiation, Book Shelving, etc.</td>
<td>41,236 SF @</td>
<td>$50</td>
<td>$2,061,800</td>
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<tr>
<td>Replacement of the Pneumatic Energy Management System with New DDC Electronic Controls</td>
<td>41,236 SF @</td>
<td>$6.00</td>
<td>$247,416</td>
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Subtotal: $2,309,216

25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.): $577,304

Estimated Total: $2,886,520

### Electrical Construction

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit Cost</th>
<th>Cost Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Security System - Door Access Controls/CCTV/Expansion</td>
<td>41,236 SF @</td>
<td>$3</td>
<td>$123,708</td>
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<tr>
<td>Replace PA System, Telecommunications, Clock System and Technology</td>
<td>41,236 SF @</td>
<td>$5</td>
<td>$206,180</td>
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<tr>
<td>Add Convenience Outlets to Classrooms</td>
<td>10 @</td>
<td>$15,000</td>
<td>$150,000</td>
</tr>
<tr>
<td>Power/Lighting Branch/HVAC Panel Upgrades</td>
<td>6 @</td>
<td>$25,000</td>
<td>$150,000</td>
</tr>
<tr>
<td>Fire Alarm System - Replacement with Addressable System, ADA Compliant</td>
<td>41,236 SF @</td>
<td>$5</td>
<td>$206,180</td>
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<tr>
<td>Upgrade Main Electrical Service - A/C and Convenience Outlets</td>
<td>Lump Sum</td>
<td>$250,000</td>
<td></td>
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Subtotal: $1,086,068

25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.): $271,517

Estimated Total: $1,357,585

### Plumbing Construction

<table>
<thead>
<tr>
<th>Description</th>
<th>Qty</th>
<th>Unit Cost</th>
<th>Cost Estimate</th>
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<tbody>
<tr>
<td>Replace Existing Water Fountains with New ADA Compliant Electric Water Coolers/Bottle Fillers (Summer 2021)</td>
<td></td>
<td></td>
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Subtotal: $0

25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.): $0

Estimated Total: $0
<table>
<thead>
<tr>
<th>Malberg</th>
<th>Total Estimated Cost</th>
<th>ESTIMATED State Share</th>
<th>Local Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Work</td>
<td>$1,213,094</td>
<td>($472,738)</td>
<td>$740,356</td>
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<tr>
<td>Exterior Renovations</td>
<td>$793,750</td>
<td>($317,500)</td>
<td>$476,250</td>
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<tr>
<td>Interior Renovations</td>
<td>$1,559,795</td>
<td>($623,918)</td>
<td>$935,877</td>
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<tr>
<td>HVAC Construction</td>
<td>$2,886,520</td>
<td>($1,154,608)</td>
<td>$1,731,912</td>
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<tr>
<td>Electrical Construction</td>
<td>$1,357,585</td>
<td>($543,034)</td>
<td>$814,551</td>
</tr>
<tr>
<td>Plumbing Construction</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Total Renovations</td>
<td>$7,810,744</td>
<td>($3,111,798)</td>
<td>$4,698,946</td>
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</table>

Renovations = Architect’s estimate of eligible projects @ 40% State Aid
New Construction – Eligible Square Footage x $143/SF @ 40% State Aid

40% 60%
ADA Site Improvements (Ramps, Curbs, Parking Signage, etc.) (District Consultant)

LED Monument Sign - New Signage
CHERRY HILL SCHOOL DISTRICT

PLUMBING CONSTRUCTION $1,312,500

ELECTRICAL CONSTRUCTION $37,965,803

SITE WORK $35,496,634

ATHLETIC FACILITIES $3,375,000

HVAC $80,165,631

ROOF WORK $33,318,057

EXTERIOR RENOVATIONS $47,143,750

NEW CONSTRUCTION $48,523,751

INTERIOR RENOVATIONS $101,764,106

MAIN ENTRANCE NEW CONSTRUCTION $2,735,000

MAIN ENTRANCE RENOVATIONS $4,530,000

Total Estimated Cost: $396,330,232
## Bond Referendum Proposed Schedule(s)

<table>
<thead>
<tr>
<th>Event</th>
<th>Responsible Party</th>
<th>Minimal Critical Timing</th>
<th>Bond Referendum Date</th>
<th>Bond Referendum Date</th>
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</thead>
<tbody>
<tr>
<td>Building Program/Scope Schematic Design Update LRFP</td>
<td>Architect ● Counsel ●</td>
<td>2020-2022</td>
<td>2020-2022</td>
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<tr>
<td>Architect submits to NJ DOE</td>
<td>●</td>
<td>N/A</td>
<td>January 2022</td>
<td>March 2022</td>
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<tr>
<td>LRFP Revise and Resubmit</td>
<td>●</td>
<td>N/A</td>
<td>January 2022</td>
<td>March 2022</td>
</tr>
<tr>
<td>NJDOE Issues PEC Offer</td>
<td>Architect ●</td>
<td>N/A</td>
<td>June 2022</td>
<td>September 2022</td>
</tr>
<tr>
<td>NJDOE issues FEC</td>
<td>●</td>
<td>N/A</td>
<td>July 2022</td>
<td>October 2022</td>
</tr>
<tr>
<td>Board Approves Special Election</td>
<td>●</td>
<td>60 Days</td>
<td>July 29, 2022</td>
<td>October 13, 2022</td>
</tr>
<tr>
<td>Filing of Supplemental Debt Statement</td>
<td>Auditor ●</td>
<td>60 Days</td>
<td>July 29, 2022</td>
<td>October 13, 2022</td>
</tr>
<tr>
<td>Co-Muni Clerk, Board of Elections Notice</td>
<td>●</td>
<td>60 Days</td>
<td>July 29, 2022</td>
<td>October 13, 2022</td>
</tr>
<tr>
<td>Planning Board Submission/Meeting</td>
<td>Architect ●</td>
<td>55 days</td>
<td>August 3, 2022</td>
<td>October 18, 2022</td>
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<tr>
<td>Publication of Vote by Mail Notices</td>
<td>Clerk ●</td>
<td>50 days</td>
<td>August 8, 2022</td>
<td>October 23, 2022</td>
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<tr>
<td>Certified Proposal (Questions) Statement to County Clerk</td>
<td>Architect ●</td>
<td>21 Days</td>
<td>Sept. 6, 2022</td>
<td>November 21, 2022</td>
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<tr>
<td>Publication and Posting of Notice of Special Election</td>
<td>Board of Elections</td>
<td>10 Days</td>
<td>Sept. 17, 2022</td>
<td>December 2, 2022</td>
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<tr>
<td>Furnishing of Sample Ballots</td>
<td>Clerk ●</td>
<td>8 Days</td>
<td>Sept. 19, 2022</td>
<td>December 4, 2022</td>
</tr>
<tr>
<td>Obtain Certification of Grade Level Instruction</td>
<td>●</td>
<td>1 Day</td>
<td>Sept. 26, 2022</td>
<td>December 12, 2022</td>
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<tr>
<td>Special Election</td>
<td>Board of Elections</td>
<td></td>
<td>September 27, 2022</td>
<td>December 13, 2022</td>
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</tbody>
</table>
Garrison Architects Credentials and Experience

• FAMILY ENTERPRISE - Garrison Architects is a second generation, family owned, multi disciplined, professional architectural corporation founded in 1969 and solely owned by principal, Robert N. Garrison, RA, PP until 2005 when his sons became principals.


• FIRM RESOURCES - A current staff of seventeen (17) professionals, including seven (7) licensed architects, two (2) professional planners, and two (2) certified educational facility planners CADD & 3-D modeling system; twenty high performance desktop computers, OCE Color Scanner Plotter, and large capacity color and black and white copiers; Experienced consulting engineers in Structural, Mechanical, Plumbing, Electrical and Cost Estimating. (Relationships with some of our consultants were formed in 1983)

• OVERWHELMING EDUCATIONAL EXPERIENCE - Currently Architect of Record in (72) NJK12 districts (mostly in South Jersey). Since 1994, Garrison Architects has passed (74) Bond Referenda. In fact, at Lower Cape May Regional (4) Bond Referenda were in 26 years.

Pro-active Intercession with NJ DOE Bureaucrats - Garrison Architect talks early and often with the Department of Education. We tell them what we are going to do, we regularly share with them what we are doing. We also extend invitations to them to visit in your district to help author Ed Specs or critique a proposed site. We bring them along side as expediters rather than as adversaries.