Thomas Paine Elementary School
Building Needs Presentation Fall 2021
WE Are Listening
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. Paine Elementary’s Needs/Project List/Costs
9. District-Wide Assessment Project Costs - Pie Chart
10. How We All Benefit
11. Next Steps
CHERRY HILL SCHOOL DISTRICT

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 passed in 1999, 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
CHERRY HILL SCHOOL DISTRICT

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, etc.
- Specialized Space Renovations/Reconfiguration - Instructional, Media Centers, APRs, Playgrounds
- 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 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.
What are the needs for Paine Elementary School?

**Outdoors:** Playground, ADA Accessibility, Paving, Drainage, Existing Front Ramp/Stair(s), Signage

**Exterior of Building:** Masonry Repairs, Windows & Exterior Doors

**Interior of Building:** Classroom Flooring, New Cabinetry, New Interior Doors with Intruder Hardware, Toilet Room Updates, All Purpose Room Renovations, New Finishes & Furniture in Library, Classroom Conversion to (4) SGI’s, ADA Interior Signage in all Areas

**HVAC:** New Heating/Air Conditioning Units, New Exhaust Fans, Updated Controls

**Electrical Upgrades:** Security, PA System, Telecommunications, Convenience Outlets, Technology Upgrades

**Plumbing Upgrades**
Total Renovations* Cost Estimate: $8,331,116

Estimated Share State Will Pay: $3,319,946
Local Share: $5,011,170

Detailed list of projects and specific costs available online.

* Renovations = Architect’s Estimate @ 40% State Aid
CHERRY HILL SCHOOL DISTRICT
PAINE ELEMENTARY SCHOOL

Existing

 Proposed
Our needs are just one part of the District’s overall needs…
If EVERY NEED in the District were met by the next Bond, here is the breakdown of total costs...

Total Estimated Cost: $396,330,232
The Board of Education will seek community feedback

Information Sessions/Tours at all middle and high schools

Two Community Town Halls

Board announces final improvement plan with details on all projects

Bond Vote in Fall of 2022