



Cherry Hill

PUBLIC SCHOOLS

**Thomas Paine Elementary School
Building Needs Presentation Fall 2021**

WE Are Listening



GA
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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



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



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, 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



Thomas Paine Elementary School

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*



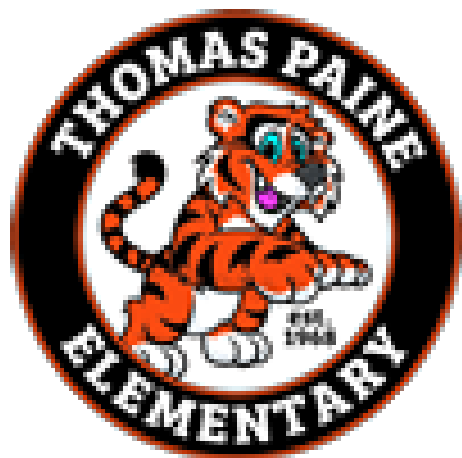
CHERRY HILL SCHOOL DISTRICT

PAINE ELEMENTARY SCHOOL

Existing

Proposed





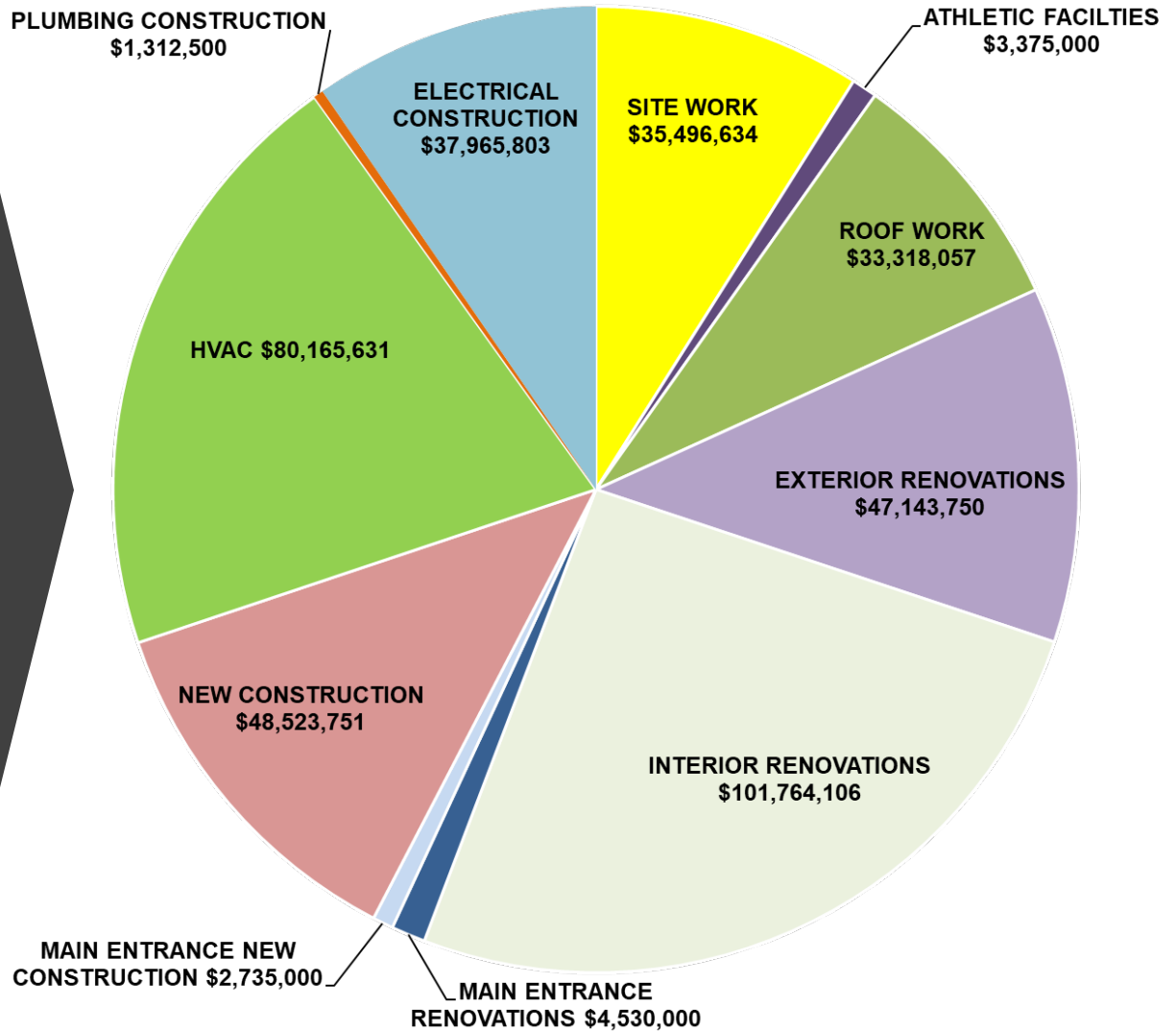
Thomas Paine Elementary School

Our needs are just one part of
the District's overall needs...



CHERRY HILL SCHOOL DISTRICT

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**



NEXT STEPS:



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