



*Cherry Hill*  
**PUBLIC SCHOOLS**

## **Proposed Bond Referendum October 6, 2022 Presentation**

**GA**  
**GARRISON ARCHITECTS**

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## **AGENDA**

- 1. John A. Carusi Middle School**
- 2. Cost Estimate Summaries**
- 3. Pie Chart**
- 4. Bond Referendum Schedule**



# CHERRY HILL SCHOOL DISTRICT

## JOHN A. CARUSI MIDDLE SCHOOL

129,522 SF 1961, 1964, 1995, 2000

### Site

|                                                                                                | Qty | Unit Cost | Cost Estimate      |
|------------------------------------------------------------------------------------------------|-----|-----------|--------------------|
| Site Improvements - ADA Compliance, Site Drainage, Paving, Signage, etc. (District Consultant) |     | Lump Sum  | \$1,726,900        |
| 25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)                                        |     |           | \$431,725          |
| <b>Estimated Total</b>                                                                         |     |           | <b>\$2,158,625</b> |

### Exterior Renovations

|                                                                                                   |              |          |                    |
|---------------------------------------------------------------------------------------------------|--------------|----------|--------------------|
| Roof Replacement - Remove to Deck (Assume Deck Replacement), New Insulation, Modified Roof System | 123,165 SF @ | \$45     | \$5,542,425        |
| Exterior Door, Hardware, Frame Replacement                                                        | 12 @         | \$10,000 | \$120,000          |
| Masonry Repairs - Window Lintels, Windows, Coating EIFS Repairs, Caulking, etc.                   |              | Lump Sum | \$300,000          |
| New Front Canopy - Main Entrance                                                                  |              | Lump Sum | \$150,000          |
|                                                                                                   |              | Subtotal | \$6,112,425        |
| 25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)                                           |              |          | \$1,528,106        |
| <b>Estimated Total</b>                                                                            |              |          | <b>\$7,640,531</b> |

### Interior Renovations

|                                                                                                             |              |           |                     |
|-------------------------------------------------------------------------------------------------------------|--------------|-----------|---------------------|
| Main Entrance Enhancements/Reconfiguration - Principal's Office, Nurses Suite, ADA Compliance, etc.         |              | Lump Sum  | \$600,000           |
| Classroom Flooring - New VCT Flooring & Base and Painting                                                   | 40,000 SF @  | \$12      | \$480,000           |
| New Classroom, Corridor LED Lighting, Ceiling Replacement and Painting Walls                                | 70,000 SF @  | \$25      | \$1,750,000         |
| New Interior Fire-Rated Doors, Frames, Closers, ADA Modifications, Intruder Hardware                        | 230 @        | \$4,000   | \$920,000           |
| Renovate Hall Toilet Rooms - Finishes, Fixtures, ADA Compliance                                             | 2 @          | \$125,000 | \$250,000           |
| Teacher's Lounge - Replace Finishes, Sink, Cabinets, Stove and Refrigerator                                 |              | Lump Sum  | \$50,000            |
| New ADA Compliant Interior Signage                                                                          | 129,522 SF @ | \$1       | \$129,522           |
| Gymnasium - Replace Finishes, New Ceilings, New LED Lighting                                                |              | Lump Sum  | \$500,000           |
| Locker Room Renovations - Finishes, Lockers, etc.                                                           | 2 @          | \$200,000 | \$400,000           |
| Science Lab Renovations - Finishes, New Ceilings, New LED Lighting, Casework                                | 6 @          | \$150,000 | \$900,000           |
| Library - Replace Finishes, New Furniture, Lights, etc.                                                     |              | Lump Sum  | \$500,000           |
| Hazardous Materials Abatement - VAT, Plaster, Ceiling Material, Pipe Insulation, etc. (District Consultant) |              | Lump Sum  | \$3,609,131         |
|                                                                                                             |              | Subtotal  | \$10,088,653        |
| 25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)                                                     |              |           | \$2,522,163         |
| <b>Estimated Total</b>                                                                                      |              |           | <b>\$12,610,816</b> |



# CHERRY HILL SCHOOL DISTRICT

## JOHN A. CARUSI MIDDLE SCHOOL

129,522 SF 1961, 1964, 1995, 2000

### Building Systems

#### HVAC Construction

|                                                                                                                                                                                                 | Qty          | Unit Cost                                               | Cost Estimate |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------------------------------|---------------|
| Replace Unit Ventilators Fan Coil Units, Splits, etc. - Remove Existing Perimeter Units, New Unit Ventilators with New Air Conditioning, New Perimeter Hot Water Radiation, Book Shelving, etc. |              | Lump Sum                                                | \$5,207,200   |
| Exhaust Fans - Replace Rooftop Units                                                                                                                                                            | 49 @         | \$2,500                                                 | \$122,500     |
| HVAC Replacement (12) Aeon Rooftop Units (2000 Section)                                                                                                                                         |              | Lump Sum                                                | \$900,000     |
| Replacement of the Pneumatic Energy Management System with New DDC Electronic Controls                                                                                                          | 129,522 SF @ | \$6.00                                                  | \$777,132     |
|                                                                                                                                                                                                 |              | Subtotal                                                | \$7,006,832   |
|                                                                                                                                                                                                 |              | 25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.) | \$1,751,708   |
|                                                                                                                                                                                                 |              | Estimated Total                                         | \$8,758,540   |

#### Electrical Construction

|                                                                        |              |                                                         |             |
|------------------------------------------------------------------------|--------------|---------------------------------------------------------|-------------|
| Security System - Door Access Controls/CCTV/Expansion                  |              | Lump Sum                                                | \$259,206   |
| Replace PA System, Clock System and Technology                         |              | Lump Sum                                                | \$248,406   |
| Power/Lighting Branch/HVAC Panel Replacement                           |              | Lump Sum                                                | \$650,000   |
| Fire Alarm System - Replacement with Addressable System, ADA Compliant | 129,522 SF @ | \$5                                                     | \$647,610   |
| New Emergency Generator - Gas Fuel Source                              |              | Lump Sum                                                | \$500,000   |
| Upgrade Main Electrical Service - A/C                                  |              | Lump Sum                                                | \$350,000   |
|                                                                        |              | Subtotal                                                | \$2,655,222 |
|                                                                        |              | 25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.) | \$663,806   |
|                                                                        |              | Estimated Total                                         | \$3,319,028 |

#### Plumbing Construction

|                                                                |  |                                                         |           |
|----------------------------------------------------------------|--|---------------------------------------------------------|-----------|
| Replace All Hot and Domestic Water Piping in Corridor Ceilings |  | Lump Sum                                                | \$750,000 |
|                                                                |  | 25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.) | \$187,500 |
|                                                                |  | Estimated Total                                         | \$937,500 |

### New Construction

|                                                                       |  |                                                         |             |
|-----------------------------------------------------------------------|--|---------------------------------------------------------|-------------|
| * (10) TCU's for Phased Construction - Purchase, Infrastructure, etc. |  | Lump Sum                                                | \$1,500,000 |
|                                                                       |  | 25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.) | \$375,000   |
|                                                                       |  | Estimated Total                                         | \$1,875,000 |

\* Not Eligible for State Aid



# CHERRY HILL SCHOOL DISTRICT

JOHN A. CARUSI MIDDLE SCHOOL

129,522 SF 1961, 1964, 1995, 2000

|                            | Total Estimated Cost | ACTUAL State Share | Local Share  |
|----------------------------|----------------------|--------------------|--------------|
| Site Work                  | \$2,158,625          | (\$863,450)        | \$1,295,175  |
| Exterior Renovations       | \$7,640,531          | (\$3,056,212)      | \$4,584,319  |
| Interior Renovations       | \$12,610,816         | (\$5,044,326)      | \$7,566,490  |
| HVAC Construction          | \$8,758,540          | (\$3,503,416)      | \$5,255,124  |
| Electrical Construction    | \$3,319,028          | (\$1,327,611)      | \$1,991,417  |
| Plumbing Construction      | \$937,500            | (\$375,000)        | \$562,500    |
| * New Construction - TCU's | \$1,875,000          | \$0                | \$1,875,000  |
| Total                      | \$37,300,040         | (\$14,170,015)     | \$23,130,025 |
|                            |                      | 38%                | 62%          |

Renovations = Architect's estimate of eligible projects @ 40% State Aid

New Construction – Eligible Square Footage x \$143/SF @ 40% State Aid

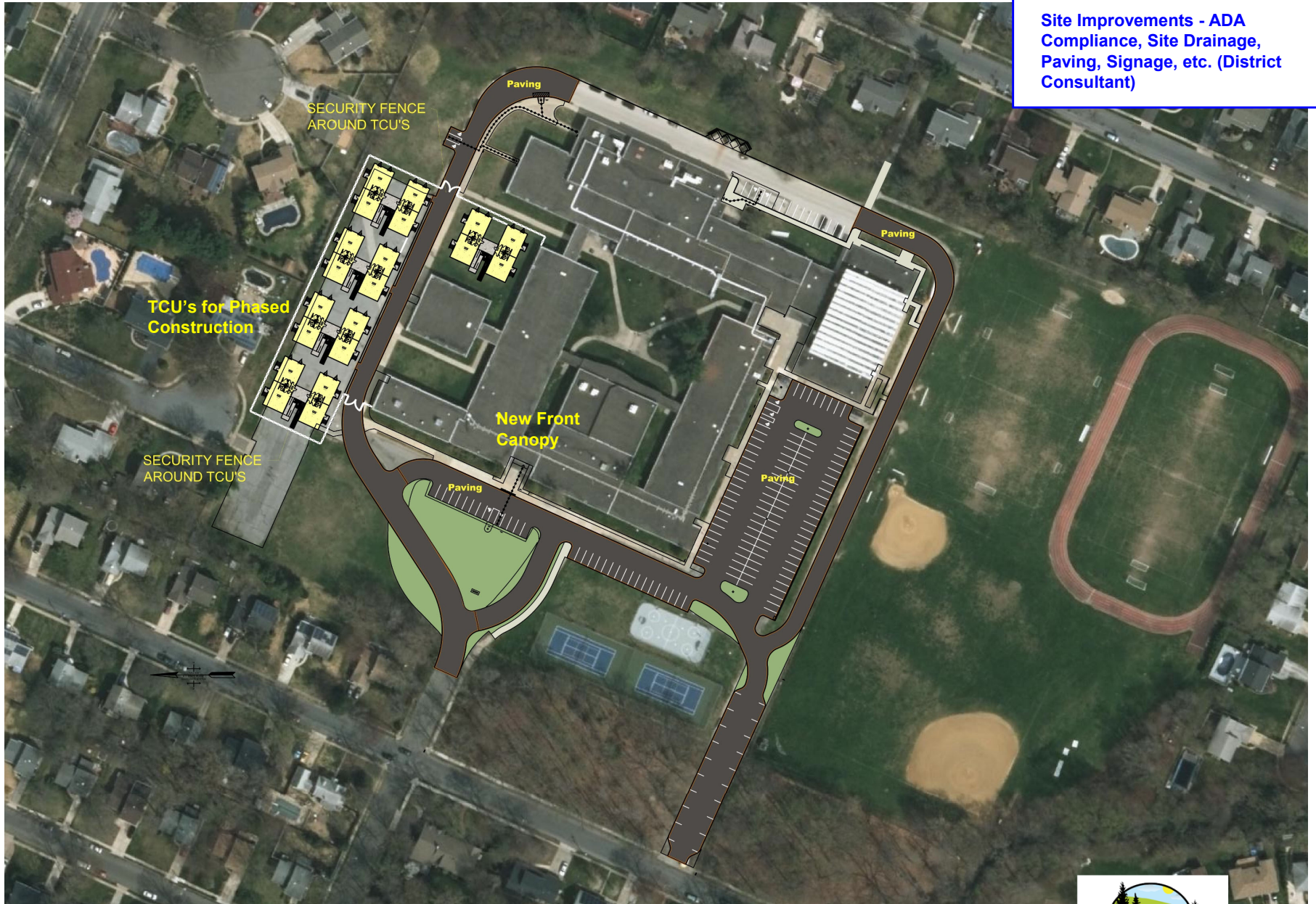
\* Not Eligible for State Aid



# CHERRY HILL SCHOOL DISTRICT

## JOHN A. CARUSI MIDDLE SCHOOL

129,522 SF 1961, 1964, 1995, 2000

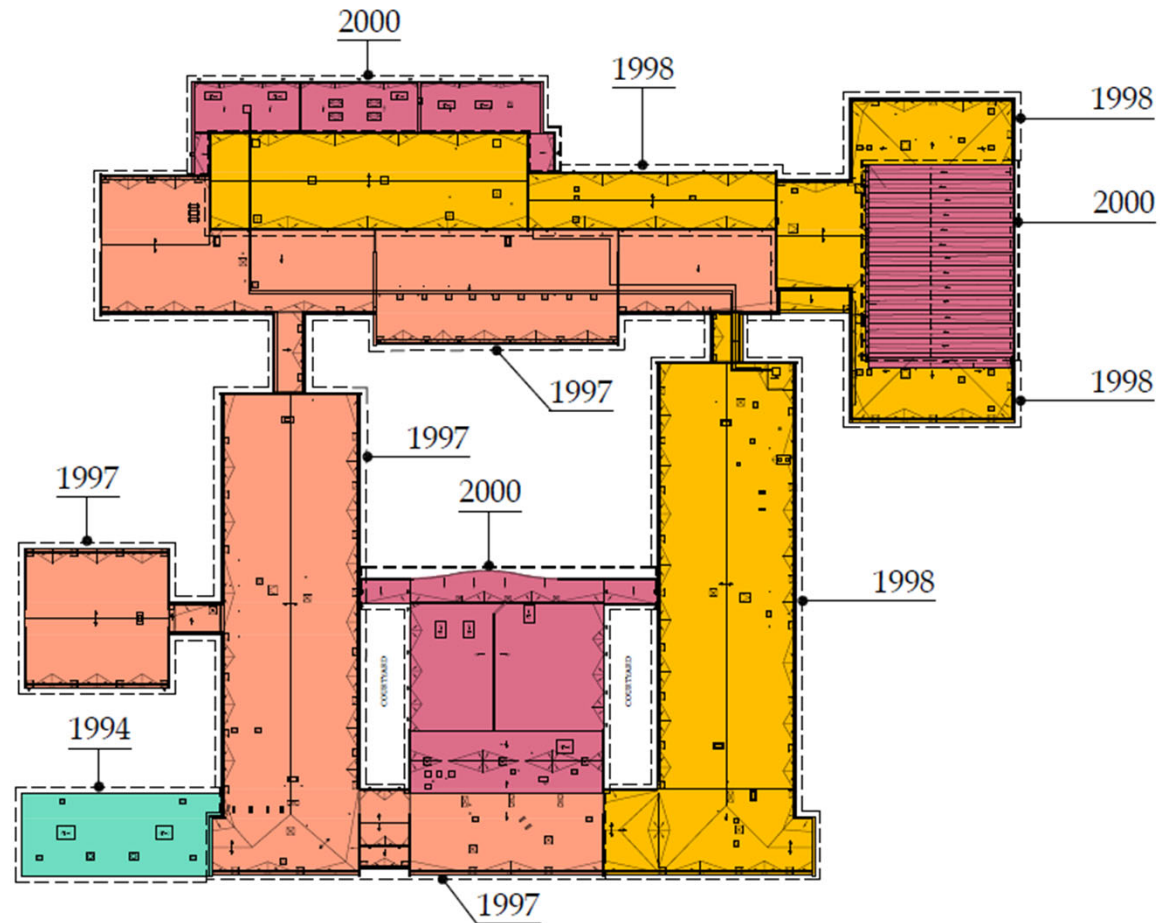




# CHERRY HILL SCHOOL DISTRICT

## JOHN A. CARUSI MIDDLE SCHOOL

123,165 SF 1961, 1964, 1995, 2000



1 PARTIAL ROOF PLAN  
RP-1.0 SCALE: 1/64"=1'-0"



# CHERRY HILL SCHOOL DISTRICT

## COST SUMMARIES

|                                                                                    | Total Estimated Cost  | ACTUAL State Share     | Local Share          |
|------------------------------------------------------------------------------------|-----------------------|------------------------|----------------------|
| Estelle V. Malberg Early Childhood Center                                          | \$6,148,290           | (\$2,459,316)          | \$3,688,974          |
| Clara Barton Elementary School                                                     | \$13,486,187          | (\$4,233,120)          | \$9,253,067          |
| J.F. Cooper Elementary School                                                      | \$7,496,163           | (\$2,998,465)          | \$4,497,698          |
| Bret Harte Elementary School                                                       | \$10,041,096          | (\$3,688,679)          | \$6,352,417          |
| James Johnson Elementary School                                                    | \$12,629,734          | (\$3,931,026)          | \$8,698,708          |
| Joyce Kilmer Elementary School                                                     | \$9,907,505           | (\$3,963,001)          | \$5,944,504          |
| Kingston Elementary School                                                         | \$15,612,333          | (\$5,016,279)          | \$10,596,054         |
| A. Russell Knight Elementary School                                                | \$12,238,820          | (\$3,414,714)          | \$8,824,106          |
| Horace Mann Elementary School                                                      | \$11,845,713          | (\$3,539,081)          | \$8,306,632          |
| Thomas Paine Elementary School                                                     | \$7,050,232           | (\$2,820,093)          | \$4,230,139          |
| Joseph D. Sharp Elementary School                                                  | \$12,873,286          | (\$3,713,853)          | \$9,159,433          |
| Richard Stockton Elementary School                                                 | \$8,826,581           | (\$3,307,799)          | \$5,518,782          |
| Woodcrest Elementary School                                                        | \$9,649,813           | (\$3,859,925)          | \$5,789,888          |
| Henry C. Beck Middle School                                                        | \$19,178,513          | (\$7,671,405)          | \$11,507,108         |
| John A. Carusi Middle School                                                       | \$37,300,040          | (\$14,170,015)         | \$23,130,025         |
| Rosa International Middle School                                                   | \$16,816,287          | (\$5,367,779)          | \$11,448,508         |
| Cherry Hill High School East                                                       | \$88,189,000          | (\$30,644,738)         | \$57,544,262         |
| Cherry Hill High School West                                                       | \$64,597,979          | (\$25,589,191)         | \$39,008,788         |
| Arthur Lewis Alternative HS & Admin Building                                       | \$6,556,357           | (\$2,622,544)          | \$3,933,813          |
| <b>TOTAL</b>                                                                       | <b>\$370,443,929</b>  | <b>(\$133,011,023)</b> | <b>\$237,432,906</b> |
|                                                                                    |                       | <b>35.91%</b>          | <b>64.09%</b>        |
| <b>ESSER/ARP FUNDS</b>                                                             | <b>(\$6,269,829)</b>  |                        |                      |
| <b>NJSDA FUNDS - 2022 HVAC</b>                                                     | <b>(\$263,000)</b>    |                        |                      |
|                                                                                    | <b>\$363,911,100</b>  | <b>(\$133,011,023)</b> | <b>\$230,900,077</b> |
|                                                                                    |                       | <b>36.55%</b>          | <b>63.45%</b>        |
| Tax Impact Per Year<br>on \$ 363.9 M Total Cost with<br>\$4 M Capital Contribution | Average Assessed Home | <b>*actual at 85%</b>  | <b>31.07%</b>        |

**\$399.65**

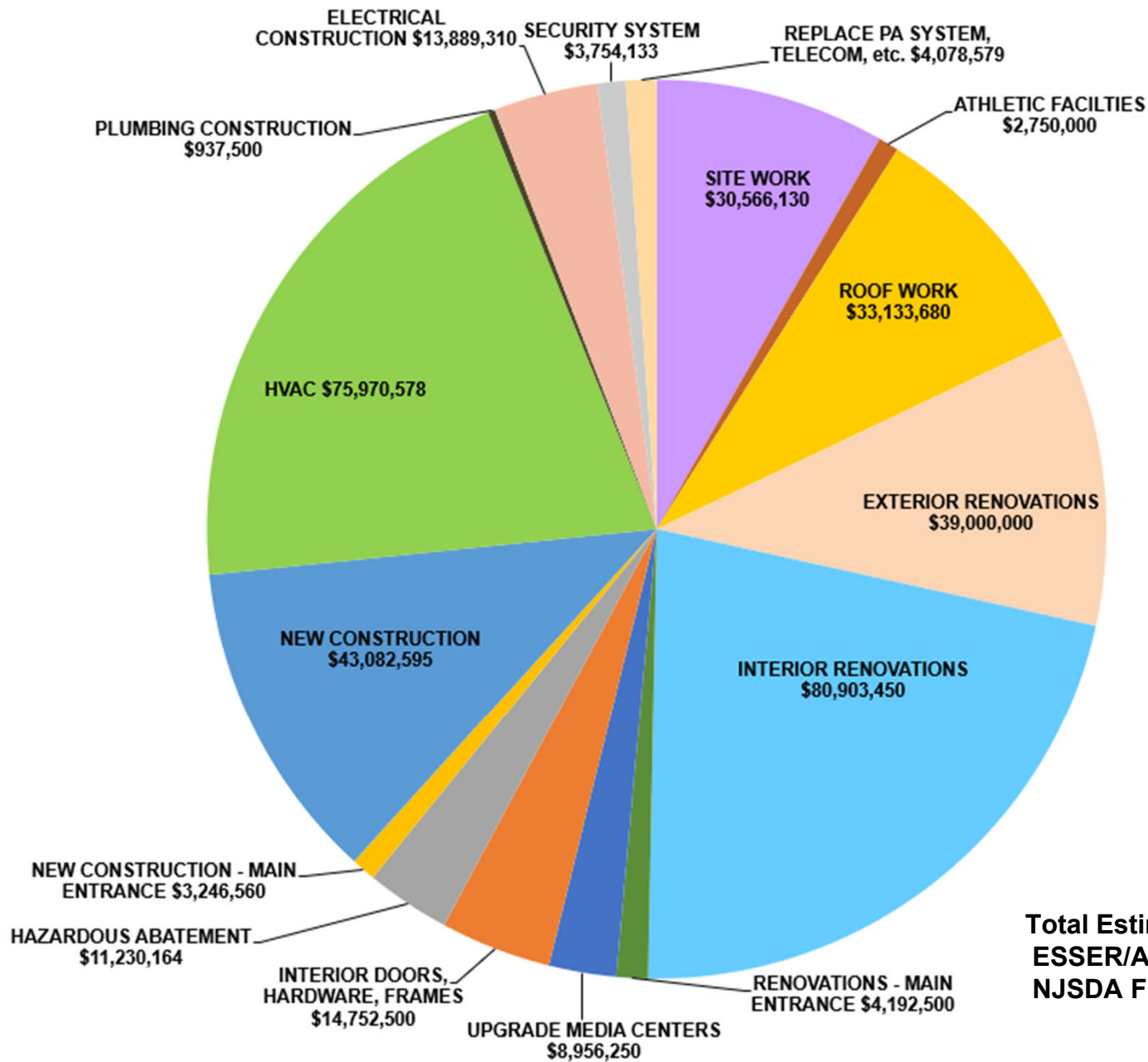
\$225,473

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

Tax Impact based on 4% over 20 years as  
calculated by the District's financial advisor.



# CHERRY HILL SCHOOL DISTRICT



Total Estimated Cost: \$370,443,929  
ESSER/ARP FUNDS: (\$6,269,829)  
NJSDA FUNDS: ( \$263,000)

**TOTAL: \$363,911,100**



## Bond Referendum Proposed Schedule

| Event                                                    | Responsible Party |                 |              |                    | Minimal Critical Timing | Bond Referendum Date |
|----------------------------------------------------------|-------------------|-----------------|--------------|--------------------|-------------------------|----------------------|
|                                                          | Architect         | School District | Bond Counsel | Other              |                         |                      |
| Building Program/Scope Schematic Design Update LRFP      | •<br>•<br>•       | •<br>•<br>•     |              |                    |                         | 2020 - 2022          |
| Architect submits to NJ DOE                              | •                 |                 |              |                    | N/A                     | January 2022         |
| LRFP Revise and Resubmit                                 | •                 |                 |              |                    | N/A                     | January 2022         |
| NJDOE Issues PEC Offer                                   | •                 | •               | •            |                    | N/A                     | March 31, 2022       |
| NJDOE issues FEC                                         |                   |                 |              |                    | N/A                     | April 30, 2022       |
| Board Approves Special Election                          |                   | •               |              |                    | 60 Days                 | August 7, 2022       |
| Filing of Supplemental Debt Statement                    |                   |                 |              | Auditor            | 60 Days                 | August 7, 2022       |
| Co-Muni Clerk, Board of Elections Notice                 |                   | •               |              |                    | 60 Days                 | August 7, 2022       |
| Planning Board Submission/Meeting                        | •                 | •               |              |                    | 55 days                 | August 12, 2022      |
| Publication of Vote by Mail Notices                      |                   |                 | •            | Clerk              | 50 days                 | August 17, 2022      |
| Certified Proposal (Questions) Statement to County Clerk |                   | •               | •            |                    | 21 Days                 | Sept. 15, 2022       |
| Publication and Posting of Notice of Special Election    |                   |                 | •            | Board of Elections | 10 Days                 | Sept. 26, 2022       |
| Furnishing of Sample Ballots                             |                   |                 | •            | Clerk              | 8 Days                  | Sept. 28, 2022       |
| Obtain Certification of Grade Level Instruction          |                   |                 | •            |                    | 1 Day                   | October 5, 2022      |
| Special Election                                         |                   |                 |              | Board of Elections |                         | October 6, 2022      |