

Moorestown Township School District

Proposed “Space, Security, Sustainability” Bond Referendum Presentation

August 20, 2019



GARRISON ARCHITECTS

713 Creek Road

Bellmawr, NJ 08031

Telephone (856) 396-6200

Facsimile (856) 396-6205

Please visit us on the web at www.garrisonarch.com



Moorestown Township School District

Proposed “Space, Security, Sustainability” Bond Referendum Presentation

QUESTION 1

- **Baker Elementary School**
- **Roberts Elementary School**
- **South Valley Elementary School**
- **Upper Elementary School**
- **William Allen Middle School**
- **High School**
- **Central Administration Building**
- **Cost Summary – State Aid**

QUESTION 2

- **William Allen Middle School – 1970’s Lockers, Full-Sized Gym**
- **High School – MAC Parking Lot Expansion**
- **Central Administration Building – Interior Renovations & Building Systems**
- **Cost Summary – State Aid**

Election Date Options and Schedules

Moorestown Township School District

Baker Elementary School

Exterior Renovations

	Qty		Unit Cost	Cost Estimate
Concrete Window Sill Replacement	50	@	\$1,000	\$50,000
Doors B2, D5 and Hardware Replacement	2	@	\$5,000	\$10,000
Subtotal				\$50,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$12,500
Estimated Total				\$62,500

Interior Renovations

PK Classroom Conversion (4) - HC Bathroom, Furniture, Cubbies, etc.	4	@	\$75,000	\$300,000
Classroom Cabinetry / Perimeter Shelving	22	@	\$10,000	\$220,000
Media Center Carpet Replacement	2,376	SF @	\$10	\$23,760
Bathroom and Kitchen Doors AND Hardware Replacement	10	@	\$3,500	\$35,000
Recoat Gym Floor	3,500	SF @	\$10	\$35,000
Asbestos Debris Removal			Lump Sum	\$20,000
Subtotal				\$563,760
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$140,940
Estimated Total				\$704,700

Building Systems

HVAC Construction

Replace 2004 Classroom Unit Ventilators (37)	37	@	\$30,000	\$1,110,000
Subtotal				\$1,110,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$277,500
Estimated Total				\$1,387,500

Electrical Construction

Generator Replacement	1	@	\$150,000	\$150,000
Classroom Lighting to LED - Upgrade Emergency Lighting in Cafeteria, Gym, Media, Bathrooms			Lump Sum	\$165,000
Security System - Door Access Controls/CCTV Expansion			Lump Sum	\$100,000
Mass Notification System (Alyssa's Law)			Lump Sum	\$15,000
Subtotal				\$430,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$107,500
Estimated Total				\$537,500



Moorestown Township School District

Baker Elementary School

	Total Estimated Cost	<u>ESTIMATED</u> State Share	Local Share
Exterior Renovations	\$62,500	(\$25,000)	\$37,500
Interior Renovations	\$704,700	(\$281,880)	\$422,820
HVAC Construction	\$1,387,500	(\$555,000)	\$832,500
Electrical Construction	\$537,500	(\$215,000)	\$322,500
TOTAL	\$2,692,200	(\$1,076,880)	\$1,615,320
		40.00%	60.00%

Renovations = Architect's Estimate @ 40% State Aid

Moorestown Township School District

Roberts Elementary School

Exterior Renovations

	Qty		Unit Cost	Cost Estimate
Concrete Window Sill Replacement	25	@	\$1,000	\$25,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$6,250
Estimated Total				\$31,250

Interior Renovations

PK Classroom Conversion (4) - HC Bathroom, Furniture, Cubbies, etc.	4	@	\$75,000	\$300,000
Classroom Cabinetry / Perimeter Shelving	14	@	\$10,000	\$140,000
Media Center Carpet Replacement	1,850	SF @	\$10	\$18,500
Recoat Gym Floor	3,000	SF @	\$10	\$30,000
Subtotal				\$458,500
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$114,625
Estimated Total				\$573,125

Building Systems

HVAC Construction

Replace 2004 (12) Classroom Unit Ventilators, (2) Media and (2) Wing Rooftop Units	16	@	\$30,000	\$480,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$120,000
Estimated Total				\$600,000

Electrical Construction

Generator Replacement	1	@	\$150,000	\$150,000
Classroom Lighting to LED - Upgrade Emergency Lighting in Cafeteria, Gym, Media, Bathrooms			Lump Sum	\$165,000
Security System - Door Access Controls/CCTV Expansion			Lump Sum	\$100,000
Mass Notification System (Alyssa's Law)			Lump Sum	\$15,000
Exterior Wall Lighting Upgrade / Replacement	12	@	\$1,000	\$12,000
Subtotal				\$442,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$110,500
Estimated Total				\$552,500



Moorestown Township School District

Roberts Elementary School

	Total Estimated Cost	<u>ESTIMATED</u> State Share	Local Share
Exterior Renovations	\$31,250	(\$12,500)	\$18,750
Interior Renovations	\$573,125	(\$229,250)	\$343,875
HVAC Construction	\$600,000	(\$240,000)	\$360,000
Electrical Construction	\$552,500	(\$221,000)	\$331,500
TOTAL	\$1,756,875	(\$702,750)	\$1,054,125
		40.00%	60.00%

Renovations = Architect's Estimate @ 40% State Aid

Moorestown Township School District

South Valley Elementary School

Interior Renovations

	Qty		Unit Cost	Cost Estimate
PK Classroom Conversion (4) - HC Bathroom, Furniture, Cubbies, etc.	4	@	\$75,000	\$300,000
Classroom Cabinetry / Perimeter Shelving	14	@	\$10,000	\$140,000
Recoat Gym Floor	1,842	SF @	\$10	\$18,420
Asbestos Abatement - Pipe Fittings	6	@	\$1,000	\$6,000
Multi-Purpose Room - New Doors and Storefront for Security			Lump Sum	\$55,000
Subtotal				\$501,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$125,250
Estimated Total				\$626,250

Building Systems

HVAC Construction

Replace 2004 (12) Classroom Unit Ventilators, (2) Media and (2) Wing Rooftop Units	16	@	\$30,000	\$480,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$120,000
Estimated Total				\$600,000

Electrical Construction

Generator Replacement	1	@	\$150,000	\$150,000
Classroom Lighting to LED - Upgrade Emergency Lighting in Cafeteria, Gym, Media, Bathrooms			Lump Sum	\$120,000
Security System - Door Access Controls/CCTV Expansion			Lump Sum	\$100,000
Mass Notification System (Alyssa's Law)			Lump Sum	\$15,000
Exterior Wall Lighting Upgrade / Replacement	12	@	\$1,000	\$12,000
Crawl Space Rewiring	1	@	\$100,000	\$100,000
Subtotal				\$497,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$124,250
Estimated Total				\$621,250



Moorestown Township School District

South Valley Elementary School

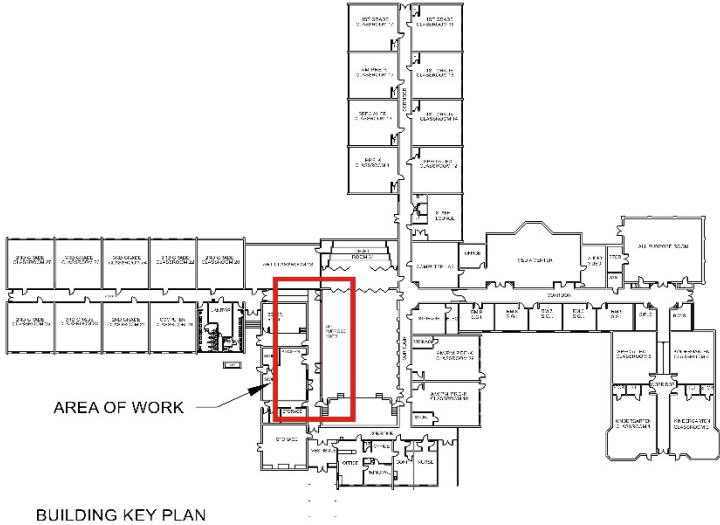
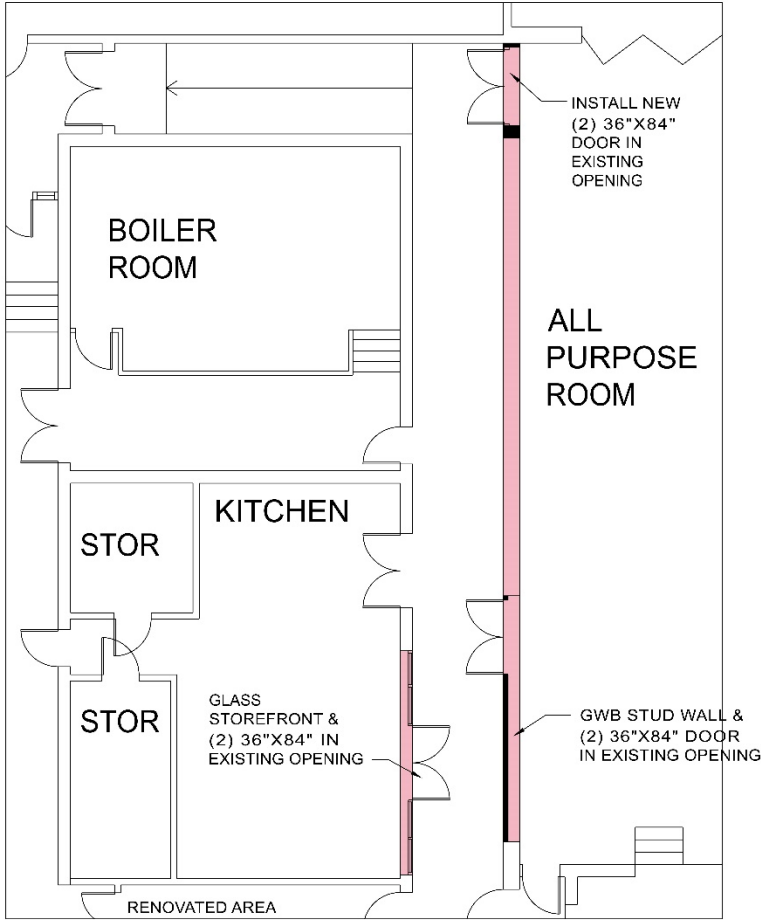
	Total Estimated Cost	<u>ESTIMATED</u> State Share	Local Share
Interior Renovations	\$626,250	(\$250,500)	\$375,750
HVAC Construction	\$600,000	(\$240,000)	\$360,000
Electrical Construction	\$621,250	(\$248,500)	\$372,750
TOTAL	\$1,847,500	(\$739,000)	\$1,108,500
		40.00%	60.00%

Renovations = Architect's Estimate @ 40% State Aid



Moorestown Township School District

South Valley Elementary School



Garrison Architects
A Women and Minority Owned Architectural Firm
713 CREEK ROAD, BELLMAR, NEW JERSEY 08031 (856) 398-9200

RENOVATIONS TO
SOUTH VALLEY E.S.

PROJECT NAME:	SOUTH VALLEY E.S.
PROJECT NUMBER:	18-121
DATE:	2-8-2019
SK-1	

Moorestown Township School District

Upper Elementary School

Exterior Renovations

	Qty	Unit Cost	Cost Estimate
Windows - Replace All Window Balances		Lump Sum	\$80,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$20,000
Estimated Total			\$100,000

Interior Renovations

Recoat Gym floor	7,000	SF @	\$12	\$84,000
New Storage Loft and Replace Lift (Near Loading Dock)	1	@	\$50,000	\$50,000
Convert Room 1 to Conference Room (Finishes, Partitions, etc.)	1	@	\$100,000	\$100,000
New Classroom Intruder Locks	110	@	\$800	\$88,000
Gym Divider Curtain Replacement	1	@	\$40,000	\$40,000
Subtotal				\$222,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$55,500
Estimated Total				\$277,500

Building Systems

Electrical Construction

Generator Replacement	1	@	\$150,000	\$150,000
Classroom Lighting to LED	50	@	\$7,500	\$375,000
Security System - Door Access Controls/CCTV Expansion			Lump Sum	\$150,000
Mass Notification System (Alyssa's Law)			Lump Sum	\$25,000
Exterior Wall Lighting	24	@	\$500	\$12,000
Pole Lights - Retrofit Heads to LED	80	@	\$500	\$40,000
Subtotal				\$752,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$188,000
Estimated Total				\$940,000



Moorestown Township School District

Upper Elementary School

	Total Estimated Cost	<u>ESTIMATED</u> State Share	Local Share
Exterior Renovations	\$100,000	(\$40,000)	\$60,000
Interior Renovations	\$277,500	(\$111,000)	\$166,500
Electrical Construction	\$940,000	(\$376,000)	\$564,000
TOTAL	\$1,317,500	(\$527,000)	\$790,500
		40.00%	60.00%

Renovations = Architect's Estimate @ 40% State Aid

Moorestown Township School District

WAMS

Exterior Renovations

	Qty		Unit Cost	Cost Estimate
Replace Exterior Closet Door Next to Exit Door C4	1	@	\$6,000	\$6,000

Interior Renovations

	Qty		Unit Cost	Cost Estimate
Guidance and Media Center Carpet Replacement	10,000	@	\$8	\$80,000
Replace 1970's Gym Lockers	200	@	\$100	\$20,000
Art Room Cabinetry and Classroom Renovations	1	@	\$75,000	\$75,000
Media Center Renovations (Finishes, Lights, Furniture)	1	@	\$250,000	\$250,000
New Wall Between C5 and C7	1	@	\$30,000	\$30,000
Renovate (2) 1970's Locker Room Bathrooms (finishes, Fixtures, etc.)	2	@	\$150,000	\$300,000
Gym - Replace Backboards, Winches and Partition Walls, Painting			Lump Sum	\$100,000
Convert a Portion of IMC to (2) Classrooms	1,650	SF @	\$150	\$247,500
Convert Shops into New Fitness, CADD Lab, Shop and Faculty Dining with Bathroom	6,400	SF @	\$150	\$960,000
Subtotal				\$2,062,500
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$515,625
Estimated Total				\$2,578,125

Moorestown Township School District

WAMS

Building Systems

HVAC Construction

	Qty		Unit Cost	Cost Estimate
Add A/C to Gym, Locker Rooms, Corridor, etc.	1	@	\$750,000	\$750,000
Subtotal				\$750,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$187,500
Estimated Total				\$937,500

Electrical Construction

Generator Replacement	1	@	\$200,000	\$200,000
Security System - Door Access Controls/CCTV Expansion				Lump Sum \$200,000
Mass Notification System (Alyssa's Law)				Lump Sum \$30,000
Pole Lights (6 Aluminum & 8 Bronze) Upgrade / Replacement	14	@	\$5,000	\$70,000
Subtotal				\$500,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$125,000
Estimated Total				\$625,000

New Construction

Classrooms 10,080 SF / Aux Gym Addition 4,055 SF	14,135	SF @	\$350	\$4,947,250
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$1,236,813
Estimated Total				\$6,184,063



Moorestown Township School District

WAMS

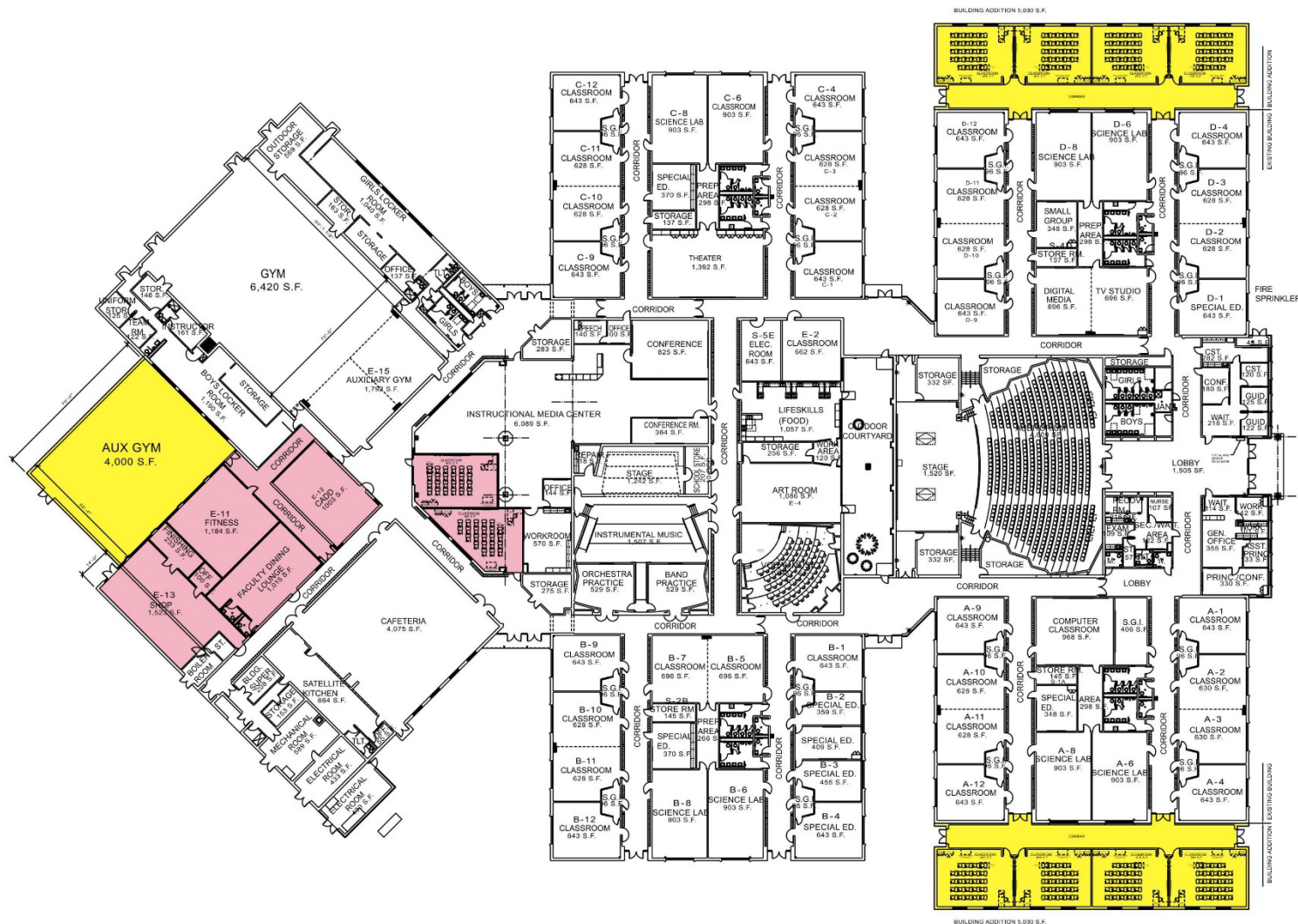
	Total Estimated Cost	<u>ESTIMATED</u> State Share	Local Share
Interior Renovations	\$2,578,125	(\$1,031,250)	\$1,546,875
HVAC Construction	\$937,500	(\$375,000)	\$562,500
Electrical Construction	\$625,000	(\$250,000)	\$375,000
New Construction	\$6,184,063	\$0	\$6,184,063
TOTAL	\$10,324,688	(\$1,656,250)	\$8,668,438
		16.04%	83.96%

Renovations = Architect's Estimate @ 40% State Aid



Moorestown Township School District

WAMS Additions and Renovations





Moorestown Township School District

Moorestown High School

Site

	Qty	Unit Cost	Cost Estimate
Bridgeboro Road Improvements (New ADA Sidewalks, Entrance(s) Widening, etc.)		Lump Sum	\$1,660,000
Subtotal			\$1,660,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$415,000
Estimated Total			\$2,075,000

Exterior Renovations

Concrete Columns (Original Front Section) (Evaluate and Repair)	36 areas @	\$5,000	\$180,000
Roofing - 2001 Additions - Roof Restoration 15 Years	35,000 SF @	\$12	\$420,000
Subtotal			\$600,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$150,000
Estimated Total			\$750,000

Interior Renovations

Replace Carpet for Various Offices	2,500 SF @	\$8	\$20,000
Wardrobe Closets Replacement - Portable Units	55 @	\$1,500	\$82,500
Science Room(s) B Wing - Replace Fixed Furniture, Lab Stations, etc.	12 @	\$100,000	\$1,200,000
Art Room and Drying Room Fixed Furniture	1 @	\$100,000	\$100,000
Classroom Intruder Locks (Burlington County Grant)	@		\$0
MAC Gym - Divider Curtain Replacement	4 @	\$40,000	\$160,000
MAC Gym - Floor Replacement (Synthetic or Wood Flooring)		Lump Sum	\$300,000
Asbestos Abatement - Pipe Fittings and Floor Tile		Lump Sum	\$150,000
Subtotal			\$352,500
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$88,125
Estimated Total			\$440,625



Moorestown Township School District

Moorestown High School

Building Systems

HVAC Construction

	Qty		Unit Cost	Cost Estimate
A Wing 2005 Carrier Units (2) Replacements	2	@	\$100,000	\$200,000
MAC 2005 Rooftop Units Replacements	2	@	\$150,000	\$300,000
Cafeteria (2) and Auditorium Unit (1) - 2005 Rooftop Unit Replacements	3	@	\$50,000	\$150,000
Subtotal				\$650,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$162,500
Estimated Total				\$812,500

Electrical Construction

Generator Replacement and Expand Capabilities	1	@	\$300,000	\$300,000
Mass Notification System (Alyssa's Law) (Burlington County Grant)				\$0
Woodshop Replace Original Panels	1	@	\$25,000	\$25,000
Subtotal				\$325,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$81,250
Estimated Total				\$406,250



Moorestown Township School District

Moorestown High School

	Total Estimated Cost	<u>ESTIMATED</u> State Share	Local Share
Site Work	\$2,075,000	(\$830,000)	\$1,245,000
Exterior Renovations	\$750,000	(\$300,000)	\$450,000
Interior Renovations	\$440,625	(\$176,250)	\$264,375
HVAC Construction	\$812,500	(\$325,000)	\$487,500
Electrical Construction	\$406,250	(\$162,500)	\$243,750
TOTAL	\$4,484,375	(\$1,793,750)	\$2,690,625
		40.00%	60.00%

Renovations = Architect's Estimate @ 40% State Aid

Moorestown Township School District

Administration Building

Exterior Renovations

	Qty		Unit Cost	Cost Estimate
Replacement Windows	20	@	\$2,500	\$50,000
Roof Replacement and Mansard	10,000	@	\$25	\$250,000
Subtotal				\$300,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)				\$75,000
Estimated Total				\$375,000

	Total Estimated Cost	<u>ESTIMATED</u> State Share	Local Share
Exterior Renovations	\$375,000	\$0	\$375,000
TOTAL	\$375,000	\$0	\$375,000
		0.00%	100.00%

No State Aid – Central office not attached to an educational facility

Moorestown Township School District

COST SUMMARY QUESTION 1

	Total Estimated Cost	<u>ESTIMATED</u> State Share	Local Share
Baker	\$2,692,200	(\$1,076,880)	\$1,615,320
Roberts	\$1,756,875	(\$702,750)	\$1,054,125
South Valley	\$1,847,500	(\$739,000)	\$1,108,500
UES	\$1,317,500	(\$527,000)	\$790,500
WAMS	\$10,324,688	(\$1,656,250)	\$8,668,438
HS	\$4,484,375	(\$1,793,750)	\$2,690,625
Admin Building	\$375,000	\$0	\$375,000
TOTAL	\$22,798,138	(\$6,495,630)	\$16,302,508
		28.49%	71.51%

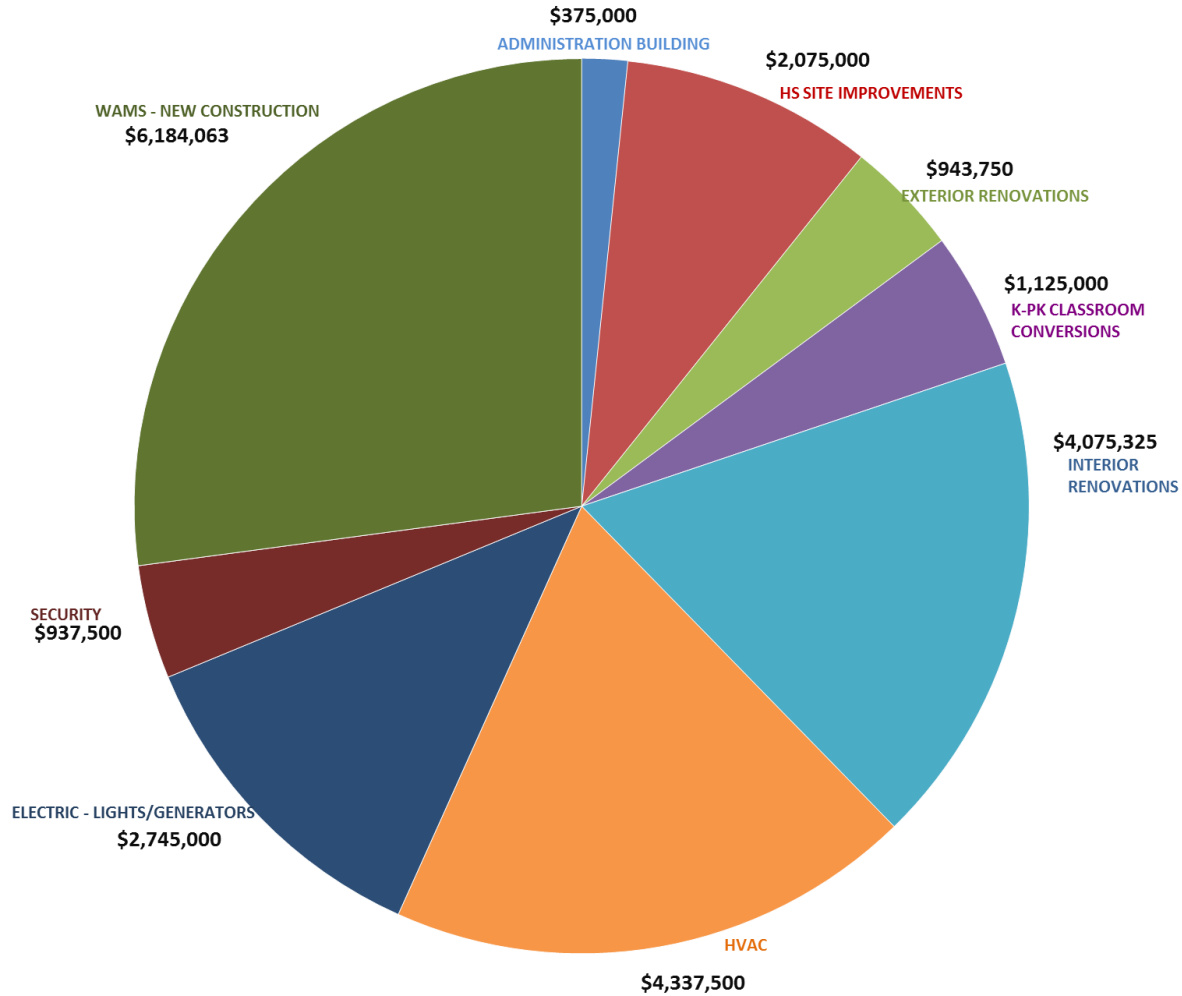
State Aid Calculations – Renovations @ 40% of Architects' Estimate of Eligible Projects
– New Construction – Eligible SF @ \$143/SF @ 40% State Aid

Tax Impact Per Year on \$16.3 M Local Share	Average Assessed Home
\$136.46	\$ 454,032

Tax Impact based on 3.50% over
20 years as calculated by the
District's financial advisor.

Moorestown Township School District

Bond Referendum Project Allocation





Moorestown Township School District

Bond Referendum Project Allocation Data Table

Project	Allocation (\$)	Percentage
Administration Building	375,000	2%
HS Site Improvements	2,075,000	9%
Exterior Renovations	943,750	4%
K-PK Classroom Conversions	1,125,000	5%
Interior Renovations	4,075,325	18%
HVAC	4,337,500	19%
Electric - Lights/Generators	2,745,000	12%
Security	937,500	4%
WAMS - New Construction	6,184,063	27%
TOTAL	22,798,138	100%

Moorestown Township School District

QUESTION 2

William Allen Middle School

Interior Renovations

	Qty	Unit Cost	Cost Estimate
Replace 1970's Student Lockers	1,427 @	\$200	\$285,400
Subtotal			\$285,400
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$71,350
Estimated Total			\$356,750

New Construction

Full-Sized Gym Addition	4,000 SF @	\$350	\$1,400,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$350,000
Estimated Total			\$1,750,000

Moorestown High School

Site

MAC Parking Lot Expansion (Grass Area Next to the Tennis Courts)	Lump Sum	\$655,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)		\$163,750
Estimated Total		\$818,750

Central Administration Building

Interior Renovations

Interior Door(s) and Hardware Replacement	40 @	\$3,500	\$140,000
Asbestos Abatement - Fittings	3 @	\$300	\$900
Subtotal			\$140,900
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$35,225
Estimated Total			\$176,125

Building Systems

Electrical Construction

Generator Replacement	1 @	\$100,000	\$100,000
Electrical Upgrade	1 @	\$100,000	\$100,000
Fire System - Server Fire Suppression	1 @	\$50,000	\$50,000
Fire Alarm System - Fire/Burglar (Replacement)	1 @	\$100,000	\$100,000
Subtotal			\$350,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)			\$87,500
Estimated Total			\$437,500

Moorestown Township School District

COST SUMMARY QUESTION 2

QUESTION 2	Total Estimated Cost	<u>ESTIMATED</u> State Share	Local Share
WAMS	\$2,106,750	(\$142,700)	\$1,964,050
HS	\$818,750	\$0	\$818,750
Admin Building	\$613,625	\$0	\$613,625
TOTAL	\$3,539,125	(\$142,700)	\$3,396,425
		4.03%	95.97%

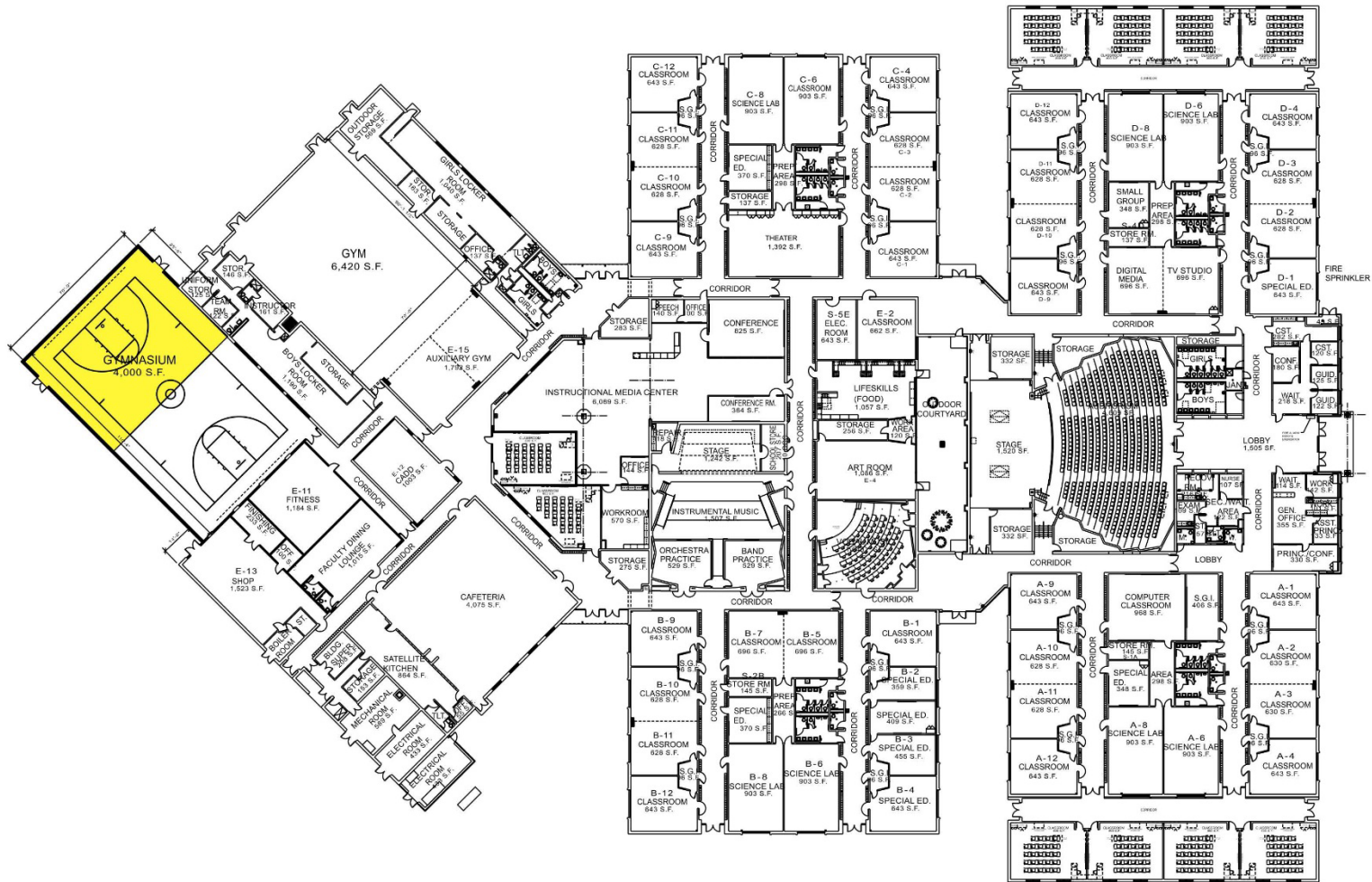
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– New Construction – Eligible SF @ \$143/SF @ 40% State Aid

Tax Impact Per Year on \$3.3 M Local Share	Average Assessed Home
\$27.02	\$ 454,032

Tax Impact based on 3.50% over
20 years as calculated by the
District's financial advisor.

Moorestown Township School District

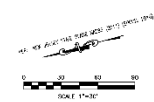
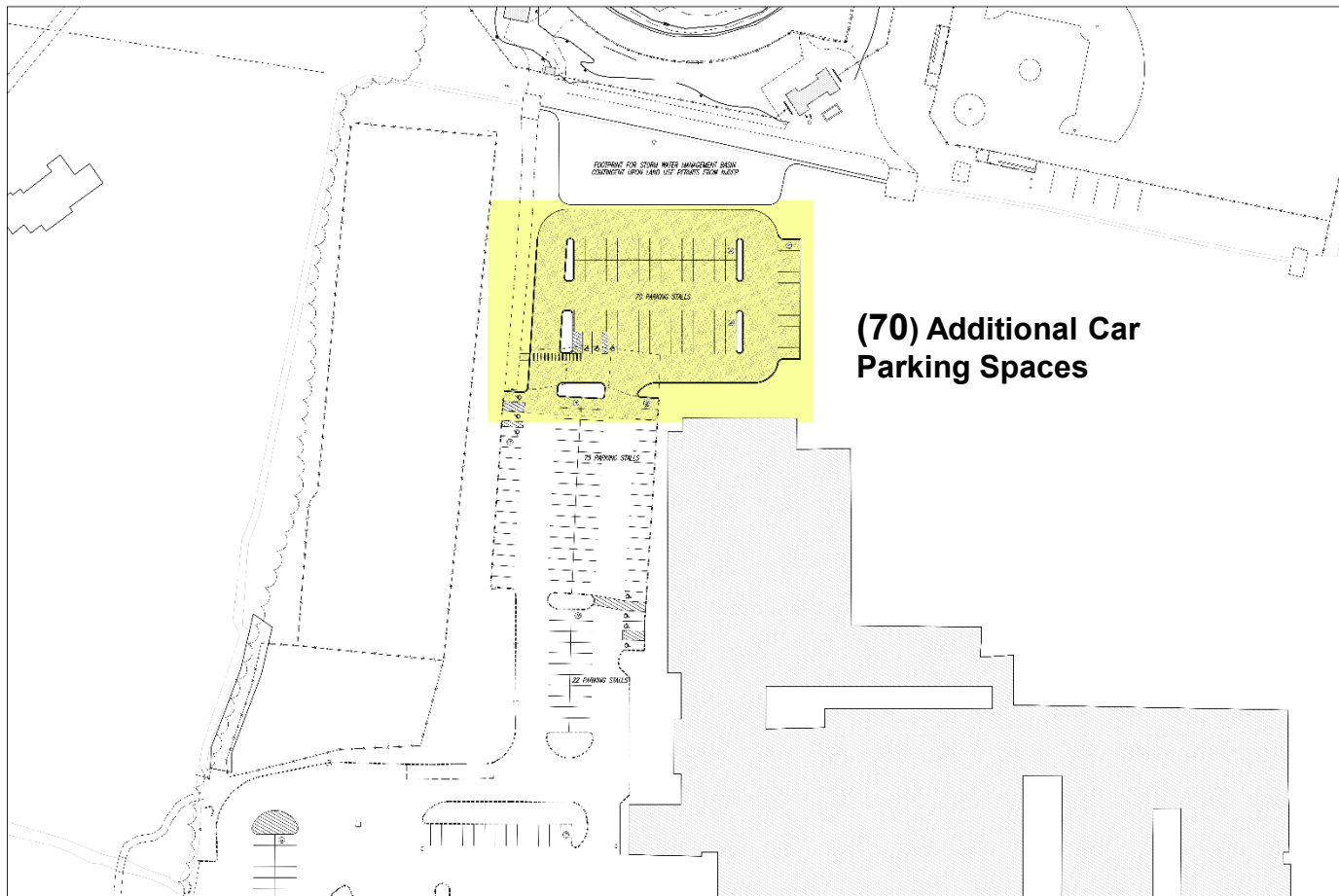
QUESTION 2 - WAMS Additions and Renovations





Moorestown Township School District

Moorestown High School – MAC Parking Lot Expansion



Moorestown Township School District

Bond Referendum Proposed Schedule

Event	Responsible Party				Minimal Critical Timing	Bond Referendum Date
	Architect (A)	School District (SD)	Bond Counsel (BC)	Other		
Building Program/Scope Schematic Design Update LRFP	A	SD	BC			January - July
Architect submits to NJ DOE	A				N/A	August 2019
LRFP Revise and Resubmit	A				N/A	August 2019
NJDOE Issues PEC Offer	A	SD	BC		N/A	August 2019
NJDOE issues FEC					N/A	September 2019
Board Approves Special Election		SD			Actual	September 19, 2019
Filing of Supplemental Debt Statement				Auditor	60 Days	October 11, 2019
Co-Muni Clerk, Board of Elections Notice		SD			60 Days	October 11 2019
Planning Board Submission/Meeting	A	SD			55 days	October 16, 2019
Publication of Vote by Mail Notices			BC	Clerk	50 days	October 21, 2019
Certified Proposal (Questions) Statement to County Clerk		SD	BC		21 Days	November 19, 2019
Publication and Posting of Notice of Special Election			BC	Board of Elections	10 Days	November 30, 2019
Furnishing of Sample Ballots			BC	Clerk	8 Days	December 2, 2019
Obtain Certification of Grade Level Instruction			BC		1 Day	December 9, 2019
Special Election				Board of Elections		December 10, 2019