



Eastern Camden County Regional School District

December 14, 2021 Bond Referendum Presentation



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AGENDA

1. **School District Profile**
2. **NJDOE School Facilities Funding Options**
3. **Existing and Proposed Building Systems**
4. **Cost Estimate Summary**
5. **Bond Referendum Schedule**
6. **Voter Information**



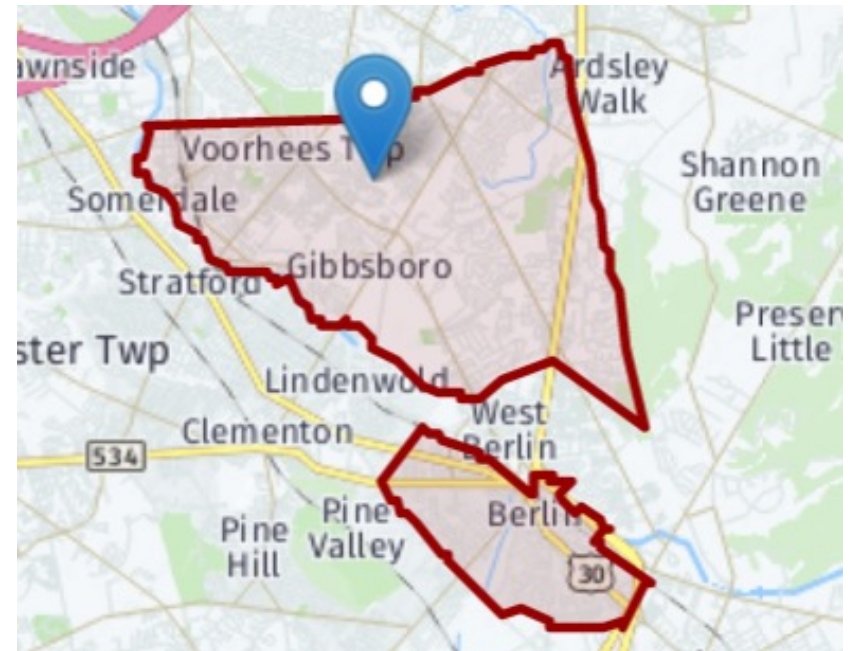
Eastern Camden County Regional School District

SCHOOL DISTRICT PROFILE

The Eastern Camden County Regional High School District is a limited-purpose, regional public school district for students in ninth through twelfth grades from Berlin Borough, Gibbsboro and Voorhees Township, three communities in Camden County.

As of the 2017-18 school year, the district and its one school had an enrollment of 1,988 students and 145.0 classroom teachers (on an FTE basis), for a student-teacher ratio of 13.7:1.

The district is classified by the New Jersey Department of Education as being in District Factor Group "GH", the third-highest of eight groupings. District Factor Groups organize districts statewide to allow comparison by common socioeconomic characteristics of the local districts. From lowest socioeconomic status to highest, the categories are A, B, CD, DE, FG, GH, I and J.



1964 - Original building

1969 - Classroom Aux Gym Addition

1974 - Classroom Library Gym Addition

1993 - Cafeteria, Gym, Auditorium Classroom Addition

2003 - Classroom and Science Lab Additions



New Jersey Educational Facilities Construction and Financing Act

The New Jersey Educational Facilities Construction and Financing Act (P.L.2000,c72), enacted on July 18, 2000, launched the New Jersey School Construction Initiative (NJSCI) – a **multi-faceted, comprehensive program for the design, renovation, repair, and new construction of primary and secondary schools throughout New Jersey.** The initiative is the largest school construction program undertaken by the State of New Jersey and represents one of the largest school construction programs ever undertaken in the nation.

- **2000 - \$8.6 billion** was bonded State debt issued by the NJ Economic Development Authority now called the **New Jersey School Development Authority.**
- **2008 - \$3.9 billion** was allocated for additional funding for the NJSDA.
- The School Construction Initiative provides for **100% State funding of** approved projects in the 31 “special needs” Abbott districts.
- For approved projects in **all other districts** throughout New Jersey the State will fund at least **40%** of the eligible costs or **the district DAP – which means funding of 40%** for your District.
- The only way the State will help fund school projects today is via **Debt Service Aid.** Districts must incur debt or borrow money in order to get money from the State. Projects funded through the annual school budget are not eligible for State Aid. ROD Grants Round 4 expired in September of 2013.
- The State will **not allow** school districts to **carry over significant money** to replace building systems from year to year and has capped the school budget increases so districts cannot easily replace building systems within their annual budgets.
- **New construction is penalized** by a low State mandated (Educational Facilities Construction and Financing Act) construction dollar value of \$143 per square foot. Actual current new construction cost varies significantly from region to region but is between \$300/SF to \$350/SF. In Addition, the State only pays a maximum of 40% of “eligible costs” based on \$143/SF new construction value.
- **Renovation costs are not penalized** and can reflect the current market values. The State pays 40% of “eligible costs” based on the architect’s construction estimate for all renovations.
- In conclusion, **in order to get State money, districts must incur debt because the “one-time legislation” ROD Grants expired in September of 2013. The State,** because of the funding formula, **provides more money to districts that renovate existing facilities vs. new construction.**



Eastern Camden County Regional School District

Eastern Camden County Regional School District is a 1-story, 403,698 square foot building built in 1964 with additions in 1969, 1974, 1993 and 2003. Spaces include: classrooms, three regular and one auxiliary gymnasiums, auditorium, offices, two cafeterias, media center, corridors, two commercial kitchens, and several mechanical spaces.

Unit Ventilators

Unit ventilators in classrooms have either 1/6 hp or 1/12 hp supply fan motors and are configured with pneumatically controlled outside air dampers, and zone valves. This system provides heating and ventilation to the classroom and there is no air conditioning. The Unit Ventilators are original to the building.

Packaged Units

Media Center, Band Room, Cafeteria, Coach and Trainer's Office, Stage, Weight Room, Tech Room, Main Office, Gymnasiums and some classroom areas are served by cooling only packaged roof top units (RTUs). These units are equipped with economizers and the cooling capacity for packaged units range from 3.5 to 50-tons and EER ranges from 7.80 to 12.

Air Conditioners

The Library is served by a rooftop 12.50-ton Carrier split system air conditioning unit with EER of 11.80.

The interior zone classrooms, Computer Lab, Teacher's Work Rooms, Gym 4, Girls and Boys Locker Rooms, Maintenance Office, General Office, Admin Offices, Main Office and Conference Room all are conditioned by split system air conditioning (AC) units. These vary in capacity between 1.5 and 4-tons and they range in efficiency between 8 EER to 12 EER.

In addition, ten (10) ICP 2-ton split system heat pump units serve 600 and 700 series classrooms with 9.30 EER and 22.60 MBh heating capacity.



Proposed HVAC System - Unit Ventilators

New energy-efficient unit ventilators with separate individual condensing units that will allow for staging of the implementation/installation of the units on a yearly basis or in phases.

This system results in a large quantity of smaller units and these can be located on grade inside courtyards or outside on grade or on existing roofs. The system uses small equipment sizes and types (small condensing units) that are normally associated with the small tonnage market, making replacement equipment readily available.

This system is cost effective and given the incremental nature, with controls, can be economically operated.

In addition, the maintenance associated with this system given the larger quantity of smaller units, will result in much simpler type of maintenance.

The units also have the ability to have better part-load performance using either 2-speed compressors or control (Raywall) valves. This allows the units to quickly reduce cooling capacity during fluctuations in occupancy.

The new direct expansion coil in each unit ventilator would be piped to an individual condensing unit and the condensing units would be sized for the cooling requirement for that space.



Proposed HVAC System - Unit Ventilators - continued

The new condensing units would be located in courtyard where rooms open to the interior courtyard spaces and the rooms on the exterior (not on courtyard) will have condensing units on the roof. The condensing unit locations on the roof have to be studied for coordination with solar panels and structural roof framing to accommodate the loads.

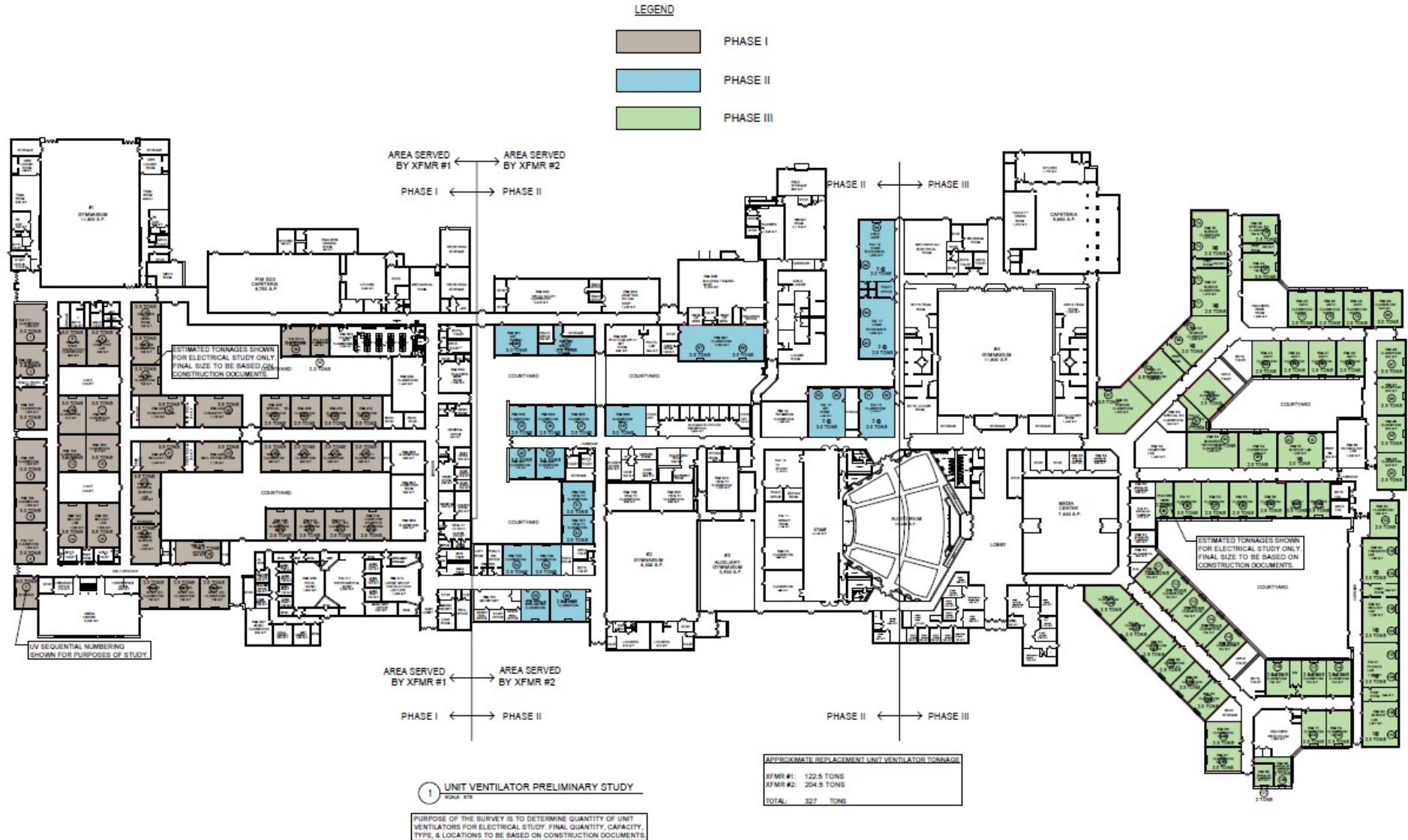
The new refrigerant pipe for units on courtyard side would be thru wall. The units on exterior would require a method to conceal pipes that would be exposed both horizontally and vertically in classrooms. This would consist of new perimeter radiation and new vertical enclosures.

To allow for capacity reduction, to provide better control and reduce short cycling of compressors, the condensing units would either be two-speed or incorporate a Raywall valve.

Finally, the hot water coils would be in the reheat position to allow for dehumidification.



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Building Systems Replacements

HVAC Systems Replacement including all Equipment, Labor, Electrical and General Construction	\$8,000,000
25% Soft Costs (A/E Fees, Contingency, CM, Legal, etc.)	\$1,995,000
Estimated Total	\$9,995,000

	Total Estimated Cost	ACTUAL State Share	Local Share
Building Systems Renovations	\$9,995,000	(\$3,998,000)	\$5,997,000
TOTAL	\$9,995,000	(\$3,998,000)	\$5,997,000
		40.00%	60.00%

State Aid Calculations – Renovations @ 40% of Architects' Estimate of Eligible Projects

Tax Impact Per Year on Total Cost of \$9.95 M
\$0 *

Tax Impact based on 1.5 % over 3 years as calculated by the District's financial advisor.

* Debt Service Aid (DSA) and (3) years of Capital Reserve Funds.



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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	•••	•••				August 2019 - May 2021
Architect submits to NJ DOE	•				N/A	June 2021
LRFP Revise and Resubmit	•				N/A	June 2021
NJDOE Issues PEC Offer	•	•	•		N/A	August 2021
NJDOE issues FEC					N/A	August 2021
Board Approves Special Election		•			N/A	August 2021
Filing of Supplemental Debt Statement				Auditor	60 Days	October 15, 2021
Co-Muni Clerk, Board of Elections Notice		•			60 Days	October 15, 2021
Planning Board Submission/Meeting	•	•			55 days	October 20, 2021
Publication of Vote by Mail Notices			•	Clerk	50 days	October 25, 2021
Certified Proposal (Questions) Statement to County Clerk		•	•		21 Days	November 23, 2021
Publication and Posting of Notice of Special Election			•	Board of Elections	10 Days	December 4, 2021
Furnishing of Sample Ballots			•	Clerk	8 Days	December 6, 2021
Obtain Certification of Grade Level Instruction			•		1 Day	December 13, 2021
Special Election				Board of Elections		December 14, 2021