

Camden City School District

FEASIBILITY STUDY

Camden High School

PREPARED FOR THE

Camden City School District
Camden County, New Jersey

SUBMITTED TO

New Jersey Department of Education
Office of School Facilities

PREPARED BY

New Jersey Schools Development Authority

September 28, 2016

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This Feasibility Study has been prepared in consultation with the Camden City School District for the existing Camden High School in Camden County, New Jersey. As part of its Capital Plan program, the SDA has proposed a new high school at the existing high school location to replace the existing Camden High School.

This study has been undertaken, pursuant to the requirements of N.J.A.C. 6A:26-3.3, to support the determination that it would be more feasible to replace rather than rehabilitate the existing high school. In addition to the Feasibility Analysis itself, this report includes the following referenced documents:

APPENDIX A – TARGET SPACE PROGRAMS includes space programs for both rehabilitation and new construction alternatives based upon the District's 2015 LRFP amendment.

APPENDIX B – COST COMPARISON includes a summary and comparison of the estimated costs for both the rehabilitation and new construction options.

APPENDIX C – DETAILED REHABILITATION COST ESTIMATES includes detailed cost estimates, developed by the SDA's Design Consultant for rehabilitation of the existing Camden High School facility.

APPENDIX D – EXISTING FACILITY CONDITIONS ASSESSMENT REPORT includes a detailed assessment of existing facility conditions and deficiencies in the existing Camden High School facility as developed by the SDA's Design Consultant.

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May 17, 2016

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February 25, 2016

FEASIBILITY STUDY SUMMARY

INTRODUCTION

As detailed below, the New Jersey Schools Development Authority (SDA) working in concert with the Camden City School District and the New Jersey Department of Education (DOE) has recommended demolition and replacement of the existing Camden High School with new construction in order to address Facilities Conditions issues in the District. This study has been undertaken, pursuant to the requirements of N.J.A.C. 6A:26-3.3, to support the determination that it would be more feasible to replace rather than rehabilitate this school facility.

BACKGROUND

The DOE 2010 Educational Facilities Needs Assessment (EFNA), identified facilities conditions needs in the Camden City School District as a high priority based upon the age and condition of the District's facilities. Following review and discussion with the District and DOE, the SDA's 2012 Capital Plan included a facilities conditions project at Camden High School for further validation and advancement.

Camden High School consists of three connected buildings totaling approximately 300,000 square foot which currently educates approximately 700 students in grades 9-12. The original Camden High School building is an approximately 128,000 square foot three-story facility. At the time of its construction in 1916, the original Camden High School building, often known as the "Castle on the Hill", was lauded as a state of the art facility for preparing students for careers in various post-industrial trades and the domestic arts. Most of these original industrial arts spaces have since been converted to classrooms or other uses.

In 1959, the approximately 61,000 square foot Annex building was constructed to provide new PE facilities, a school library, and additional classrooms. In 1970, the approximately 100,000 square foot Vocational wing was constructed to provide a range of vocational educational labs and classrooms. This building originally functioned as a separate vocational high school but was subsequently incorporated as part of Camden High School. Due to the sloping terrain of the site, the three buildings are interconnected by a complicated series of stairs and ramps.

Although the District has endeavored to maintain and upgrade these facilities, their condition has significantly deteriorated since the time of their original construction.

Following approval of the SDA's Capital Plan, a Working Group comprised of District, DOE and SDA staff was convened to review and validate the facilities conditions deficiencies and to identify educational program needs to be addressed at Camden HS. This validation process included a review of existing facility conditions needs as well as discussion of District-wide high school enrollments and high school program needs. That initial evaluation confirmed facilities conditions needs at the existing Camden High School but raised questions regarding the proposed use of the facility.

In 2015, working with the DOE, the District amended its Long Range Facilities Plan (LRFP) to include a renovation program for Camden High School which provided for approximately 1,200 students in grades 9-12 to be educated in four small high school programs of approximately 300 students each.

Based upon this validation of needs, the Working Group recognized that an evaluation and development of options would require a more detailed assessment of the condition of the existing facility, additional program development and additional preliminary predevelopment activities. It was the Working Group's final recommendations to engage a Design Consultant to conclusively evaluate the existing conditions and identify and evaluate appropriate potential options to address programmatic needs at the Camden High School facility.

In August 2015, the SDA Board Members approved the award of a contract for Design Consultant Services to Design Ideas Group Architecture + Planning (DIG) for the Camden High School Project and, in September 2015, DIG was issued a Notice to Proceed with Predesign Phase Services. The purpose of the Predesign Phase was to undertake a detailed facilities conditions assessment and to develop options

for addressing both facilities conditions and educational program needs based upon the renovation program developed in conjunction with the District's 2015 LRFP Amendment (See Appendix A). DIG proceeded with the detailed conditions assessment and provided an Existing Facilities Conditions Assessment Report in February 2016 (See Appendix D).

Conceptual options developed by DIG suggested that renovation of the existing Camden High School facility would not be cost effective and that a renovation of the existing facility would not adequately provide for educational program needs. Therefore, SDA Executive Leadership directed SDA Staff to develop a conceptual scope and projected costs for demolition of the entire existing Camden High School facility and its replacement with a new school facility. For purposes of developing this option, a new construction program, based on SDA planning and programmatic standards, was developed. (See Appendix A)

Based on a comparison of the rehabilitation and new construction options, and following consultation with the Camden City School District, the City of Camden, and various community stakeholders, the SDA has recommended demolition of the entire existing Camden High School facility and its replacement with an entirely new Camden High School facility.

FEASIBILITY ANALYSIS

N.J.A.C. 6A:26-3.3 requires that whenever a district initiates a school facilities project for new construction in lieu of rehabilitation, the district shall submit a feasibility study as part of the school facilities project application which supports its determination that, because of health and safety or efficiency, it would be more feasible to replace rather than rehabilitate the school facility.

In accordance with N.J.A.C. 6A:26-3.3 (l), SDA has undertaken such a feasibility study consisting of:

- (1) Estimated costs of repairing the existing school facility and providing upgrades and additions required to make the school facility educationally adequate;
- (2) Estimated costs of replacing the existing school facility, including site acquisition, if required, and disposal of the existing site and school facility; and
- (3) Estimated costs of all extraordinary factors, including off-site improvements, environmental remediation and temporary facilities

Estimated Costs of Repair

Based upon renovation options and detailed cost estimates prepared by DIG (See Appendix C), the cost to rehabilitate the existing Camden High School facility, inclusive of selective demolition and remediation, renovations, new construction to provide missing program space, and application of standard SDA project cost criteria has been estimated at \$137.8 million. (See Appendix B)

Estimated Costs of Replacement

Based upon the proposed new construction program, new construction cost models, and standard SDA project cost criteria, the cost to replace the existing Camden High School facility with new construction, inclusive of demolition and other construction costs, has been estimated at \$133.3 million. (See Appendix B)

Extraordinary Cost Factors

Estimated project costs for both rehabilitation and new construction include allowances for environmental remediation and temporary facilities as well as escalation and design and construction contingencies. No off-site improvement costs are anticipated with either option.

Other Considerations

In addition to being less costly than the rehabilitation option, construction of a new Camden High School would provide a facility which will better designed to support the Small Learning Communities organization envisioned in the District's LRFP. New construction will also avoid the unforeseen costs and

delays which are common to major renovation projects and, because it lends itself to a design-build project delivery approach, it will also result in earlier delivery of the project. Finally, new construction will allow for full application of SDA Materials and Systems Standards which will result in a facility which is less costly for the District to maintain and operate over time.

SUMMARY AND RECOMMENDATIONS

SDA has undertaken a Feasibility Study for the Camden High School project in accordance with the requirements of N.J.A.C. 6A:26- 3.3. That Feasibility Study has resulted in recommendation of new construction over rehabilitation for the following reasons:

- A new school facility will fully address educational program requirements whereas a rehabilitation project would not;
- A new school facility will better address facilities conditions needs over the extended life cycle of the facility;
- The cost of a project to renovate the entire existing facility is greater than the cost of delivering a new facility;
- Construction of a new school facility would allow for a Design-Build project delivery which will result in earlier delivery of the facility to the District.

In addition, construction of a new school facility would allow for the implementation of the NJSDA Kit of Parts and full compliance with all NJSDA Materials and System Standards.

Therefore, it is the recommendation of the SDA, on behalf of the Camden City Public School District, to proceed to construct a new school facility on the District-owned property at Baird Blvd and Park Blvd. The new high school will replace the existing Camden High School.

APPENDIX A

TARGET SPACE PROGRAMS

Camden High School Target Space Program (for Predesign)

Grades 9-12, 1200 Students in (4) 300-Student SLCs

April 16, 2015

Room Name	No. of Rms.	Students/ Rm.	Total Capacity	SF/ Rm.	Total NSF	Comments
BUSINESS AND LAW HIGH SCHOOL						
Student:						
General Classrooms	9	24	216	750	6,750	
Self-Contained Sp. Ed. Clrm.	1	12	12	750	750	
Computer Lab	1			900	900	
Computer Lab	1	24	24	1,200	1,200	
Office Systems Lab	1	20	20	1,400	1,400	
Mock Trial/ Large Group Instruction Room	1			2,500	2,500	
Science Lab (incl. support spaces)	2	24	48	1,400	2,800	
Art/Project Lab (incl. support spaces)	1			1,400	1,400	
Small Group Room	2			400	800	
Student Activities Room (Yearbook, Newspaper)	2			200	400	
Media Center	1			2,500	2,500	
Dining/Large Group	1			2,500	2,500	May be combined with Medical Arts
Kitchen	1			2,000	2,000	Shared with Medical Arts
School Store	1			400	400	
Faculty:						
Teacher Workroom	1			400	400	
Teacher Conference/Dining Room	1			400	400	
SLC Admin:						
Reception/Waiting	1			500	500	
Principal Office	1			200	200	
SLC Chair Office	1			200	200	
Conference Room	1			300	300	
Student Services:						
Nurse's Office	1			800	800	Shared with Medical Arts
Reception/Waiting	1			250	250	
Attendance Office	1			200	200	
Disciplinarian Office	1			175	175	
Guidance Counselor Office	2			175	350	
Itinerant Office/Conference	1			200	200	
MEDICAL ARTS HIGH SCHOOL						
Student:						
General Classrooms	7	24	168	750	5,250	
Self-Contained Sp. Ed. Clrm.	1	12	12	750	750	
Computer Lab	1			900	900	
Computer Lab	1	24	24	1,200	1,200	
Medical Arts Lab	1	20	20	1,200	1,200	
Medical Arts Lab	1	20	20	2,000	2,000	
Science Lab (incl. support spaces)	3	24	72	1,400	4,200	
Art/Project Lab (incl. support spaces)	1			1,400	1,400	
Small Group Room	2			400	800	
Student Activities Room (Yearbook, Newspaper)	2			200	400	
Media Center	1			2,500	2,500	
Dining/Large Group	1			2,500	2,500	May be combined with Bus./Law
Kitchen						See Business/Law
School Store	1			400	400	
Faculty:						
Teacher Workroom	1			400	400	
Teacher Conference/Dining Room	1			400	400	
SLC Admin:						
Reception/Waiting	1			500	500	
Principal Office	1			200	200	
SLC Chair Office	1			200	200	
Conference Room	1			300	300	
Student Services:						
Nurse's Office						See Business/Law
Reception/Waiting	1			250	250	
Attendance Office	1			200	200	
Disciplinarian Office	1			175	175	
Guidance Counselor Office	2			175	350	
Itinerant Office/Conference	1			200	200	

Camden High School Target Space Program (for Predesign)

Grades 9-12, 1200 Students in (4) 300-Student SLCs

April 16, 2015

Room Name	No. of Rms.	Students/ Rm.	Total Capacity	SF/ Rm.	Total NSF	Comments
MET HIGH SCHOOL						
Student:						
General Classrooms	12	15	180	750	9,000	
Self-Contained Sp. Ed. Clrm.	4	12	48	750	3,000	
Computer Lab	1			900	900	
Computer Lab	1	15	15	750	750	
Lab A	1	15	15	1,200	1,200	
Lab B	1	15	15	2,000	2,000	
Science Lab (incl. support spaces)	3	15	45	1,400	4,200	
Art/Project Lab (incl. support spaces)	1			1,400	1,400	
Small Group Room	2			400	800	
Student Activities Room (Yearbook, Newspaper)	2			200	400	
Media Center	1			2,500	2,500	
Dining/Large Group	1			2,500	2,500	
Kitchen	1			2,000	2,000	Shared with Engineering and Tech
School Store	1			400	400	
Faculty:						
Teacher Workroom	1			400	400	
Teacher Conference/Dining Room	1			400	400	
SLC Admin:						
Reception/Waiting	1			500	500	
Principal Office	1			200	200	
SLC Chair Office	1			200	200	
Conference Room	1			300	300	
Student Services:						
Nurse's Office	1			800	800	Shared with Engineering and Tech
Reception/Waiting	1			250	250	
Attendance Office	1			200	200	
Disciplinarian Office	1			175	175	
Guidance Counselor Office	2			175	350	
Itinerant Office/Conference	1			200	200	
ENGINEERING AND TECHNOLOGY (VOCATIONAL) HIGH SCHOOL						
Student:						
General Classrooms	7	24	168	750	5,250	
Self-Contained Sp. Ed. Clrm.	1	12	12	750	750	
Computer Lab	1			900	900	
CAD/Computer Lab	1	20	20	1,200	1,200	
Printing/Graphics Lab	1	18	18	2,000	2,000	Or Other Lab (to be determined)
Electrical Lab	1	18	18	2,000	2,000	Or Other Lab (to be determined)
Auto Shop (including support)	1	18	18	3,600	3,600	Or Other Lab (to be determined)
Construction Technology Lab (including support)	1	18	18	3,600	3,600	Or Other Lab (to be determined)
Commercial Foods (including support)	1	18	18	2,200	2,200	Or Other Lab (to be determined)
Cosmetology (including support)	1	18	18	2,500	2,500	Or Other Lab (to be determined)
Science Lab (incl. support spaces)	2	15	30	1,400	2,800	
Art/Project Lab (incl. support spaces)	1			1,400	1,400	
Small Group Room	2			400	800	
Student Activities Room (Yearbook, Newspaper)	2			200	400	
Media Center	1			2,500	2,500	
Kitchen						See Met High School
Dining/Large Group	1			2,500	2,500	
School Store	1			400	400	
Faculty:						
Teacher Workroom	1			400	400	
Teacher Conference/Dining Room	1			400	400	
SLC Admin:						
Reception/Waiting	1			500	500	
Principal Office	1			200	200	
SLC Chair Office	1			200	200	
Conference Room	1			300	300	
Student Services:						
Nurse's Office						See Met High School
Reception/Waiting	1			250	250	
Attendance Office	1			200	200	

Camden High School Target Space Program (for Predesign)

Grades 9-12, 1200 Students in (4) 300-Student SLCs

April 16, 2015

Room Name	No. of Rms.	Students/ Rm.	Total Capacity	SF/ Rm.	Total NSF	Comments
Disciplinarian Office	1			175	175	
Guidance Counselor Office	2			175	350	
Itinerant Office/Conference	1			200	200	
SHARED						
Performing Arts:						
Auditorium (incl. Stage/Support)	1			11,000	11,000	
Vocal/General Music Room (incl. Support)	1			1,900	1,900	
Instrumental Music Room (incl. Support)	1			2,650	2,650	
Health and Physical Education:						
Health Classroom	2	24	48	750	1,500	
Gymnasium	1	48	48	14,000	14,000	
Gymnasium Storage Room	3			250	750	
Auxiliary Gymnasium	1	24	24	7,200	7,200	Alternative PE spaces may be considered in lieu of Auxiliary Gym.
Aux. Gymnasium Storage Room	1			200	200	
Cardio/Fitness Center	1	24	24	2,400	2,400	
Weight Room	1			1,800	1,800	
Training Area/Storage	1			1,200	1,200	
Occupational/Physical Therapy Rm	1			800	800	
PE/Team Locker Room Allowance	1			6,800	6,800	
PE Office	2			300	600	
PE Office Locker Room	2			175	350	
Athletic Director and Secretary	1			300	300	
ROTC:						
ROTC Classroom	1			750	750	
ROTC Drill Lab/Office/Storage	1			1,600	1,600	Includes storage
Admin.:						
Technology Coordinator Office	1			125	125	
Parent/Community Room (incl. storage)	1			400	400	
Emergency Control Center/Back-Up ECC	2			100	200	
SRO Office	1			400	400	
Student Services:						
SAC Office	2			150	300	
Community Service Coordinator Office	1			125	125	
Bilingual Counselor Office	1			125	125	
School to Career Office/Resource Center	1			300	300	
Conference Room	1			300	300	
TOTALS						
Capacity:						
Maximum Capacity			1,436			
District Practices with Utilization Rate		85%	1,221			
Square Feet:						
Total Net Sq. Ft.					188,025	
FES Grossing Factor					1.55	
Total Gross Sq. Ft.					291,439	

Camden High School Target Space Program (for Predesign)

Grades 9-12, 1200 Students in (4) 300-Student SLCs (353 Max. Capacity per SLC)

Revised 3/1/16 (Prior April 16, 2015 TSP)

Room Name	No. of Rms.	Students/Rm.	Total Capacity	SF/Rm.	Total NSF	Comments
BUSINESS AND LAW HIGH SCHOOL						
						Total Net SF = 24675; Max. Capacity = 366
Student:						
General Classrooms	7	24	168	750	5,250	Reduced from 9 to 7 (3/1/16)
Self-Contained Sp. Ed. Clrm.	1	12	12	750	750	
Computer Lab	0			900	0	Eliminated from Program (3/1/16)
Computer Lab	1	20	20	1,200	1,200	Capacity reduced from 24 to 20 (3/1/16)
Office Systems Lab	1	20	20	1,400	1,400	
Mock Trial/ Large Group Instruction Room	1	20	20	2,500	2,500	Made Capacity-Generating (3/1/16)
Science Lab (incl. support spaces)	2	24	48	1,400	2,800	
Art/Project Lab (incl. support spaces)	1	24	24	1,400	1,400	Made Capacity-Generating (3/1/16)
Small Group Room	2			400	800	
Student Activities Room (Yearbook, Newspaper)	2			200	400	
Media Center	1			2,000	2,000	Reduced from 2,500 SF (3/1/16)
Dining/Large Group	1			2,500	2,500	
Kitchen	1			1,000	1,000	Shared with another SLC (SF split)
School Store	1			200	200	Reduced from 400 SF (3/1/16)
Faculty:						
Teacher Workroom	1			300	300	Reduced from 400 SF (3/1/16)
Teacher Conference/Dining Room	1			400	400	
SLC Admin:						
Reception/Waiting	1			300	300	Reduced from 500 SF (3/1/16)
Principal Office	1			200	200	
SLC Chair Office	1			175	175	Reduced from 200 SF (3/1/16)
Conference Room	1			250	250	Reduced from 300 SF (3/1/16)
Student Services:						
Nurse's Office	0			800	0	Moved to Shared Admin./Support
Reception/Waiting	1			0	0	Shared with SLC Main Office
Attendance Office	1			200	200	
Disciplinarian Office	1			150	150	Reduced from 175 SF (3/1/16)
Guidance Counselor Office	2			150	300	Reduced from 175 SF (3/1/16)
Itinerant Office/Conference	1			200	200	
						Total Net SF = 23975; Max. Capacity = 366
MEDICAL ARTS HIGH SCHOOL						
Student:						
General Classrooms	7	24	168	750	5,250	
Self-Contained Sp. Ed. Clrm.	1	12	12	750	750	
Computer Lab	0			900	0	Eliminated from Program (3/1/16)
Computer Lab	1	20	20	1,200	1,200	Capacity reduced from 24 to 20 (3/1/16)
Medical Arts Lab	1	20	20	1,200	1,200	
Medical Arts Lab	1	20	20	2,000	2,000	
Science Lab (incl. support spaces)	2	24	48	1,400	2,800	Reduced from 3 to 2 (3/1/16)
Art/Project Lab (incl. support spaces)	1	24	24	1,400	1,400	Made Capacity-Generating (3/1/16)
Small Group Room	2			400	800	
Student Activities Room (Yearbook, Newspaper)	2			200	400	
Media Center	1			2,000	2,000	Reduced from 2,500 SF (3/1/16)
Dining/Large Group	1			2,500	2,500	
Kitchen	1			1,000	1,000	Shared with another SLC (SF split)
School Store	1			200	200	Reduced from 400 SF (3/1/16)
Faculty:						
Teacher Workroom	1			300	300	Reduced from 400 SF (3/1/16)
Teacher Conference/Dining Room	1			400	400	
SLC Admin:						
Reception/Waiting	1			300	300	Reduced from 500 SF (3/1/16)
Principal Office	1			200	200	
SLC Chair Office	1			175	175	Reduced from 200 SF (3/1/16)
Conference Room	1			250	250	Reduced from 300 SF (3/1/16)
Student Services:						
Nurse's Office	0			800	0	Moved to Shared Admin./Support
Reception/Waiting	1			0	0	Shared with SLC Main Office
Attendance Office	1			200	200	
Disciplinarian Office	1			150	150	Reduced from 175 SF (3/1/16)
Guidance Counselor Office	2			150	300	Reduced from 175 SF (3/1/16)
Itinerant Office/Conference	1			200	200	

Camden High School Target Space Program (for Predesign)

Grades 9-12, 1200 Students in (4) 300-Student SLCs (353 Max. Capacity per SLC)

Revised 3/1/16 (Prior April 16, 2015 TSP)

Room Name	No. of Rms.	Students/ Rm.	Total Capacity	SF/ Rm.	Total NSF	Comments
MET HIGH SCHOOL						
						Total Net SF = 27575; Max. Capacity = 356
Student:						
General Classrooms	10	15	150	700	7,000	Reduced from 12 @ 750 SF (3/1/16)
Self-Contained Sp. Ed. Clrm.	4	12	48	700	2,800	Reduced from 750 SF (3/1/16)
Computer Lab	1	15	15	900	900	Made Capacity-Generating (3/1/16)
Computer Lab	1	15	15	900	900	Increased from 750 SF (3/1/16)
Lab A	1	15	15	1,200	1,200	
Lab B	1	15	15	2,000	2,000	
Science Lab (incl. support spaces)	2	15	30	1,200	2,400	Reduced from 3@1,400 SF (3/1/16)
Art/Project Lab (incl. support spaces)	1	15	15	1,000	1,000	Made Capacity-Generating (3/1/16)
Small Group Room	2			400	800	
Student Activities Room (Yearbook, Newspaper)	2			200	400	
Media Center	1			2,000	2,000	Reduced from 2,500 SF (3/1/16)
Dining/Large Group	1			2,500	2,500	
Kitchen	1			1,000	1,000	Shared with another SLC (SF split)
School Store	1			200	200	Reduced from 400 SF (3/1/16)
Faculty:						
Teacher Workroom	1			300	300	Reduced from 400 SF (3/1/16)
Teacher Conference/Dining Room	1			400	400	
SLC Admin:						
Reception/Waiting	1			300	300	Reduced from 500 SF (3/1/16)
Principal Office	1			200	200	
SLC Chair Office	1			175	175	Reduced from 200 SF (3/1/16)
Conference Room	1			250	250	Reduced from 300 SF (3/1/16)
Student Services:						
Nurse's Office	0			800	0	Moved to Shared Admin./Support
Reception/Waiting	1			0	0	Shared with SLC Main Office
Attendance Office	1			200	200	
Disciplinarian Office	1			150	150	Reduced from 175 SF (3/1/16)
Guidance Counselor Office	2			150	300	Reduced from 175 SF (3/1/16)
Itinerant Office/Conference	1			200	200	
ENGINEERING AND TECHNOLOGY (VOCATIONAL) HIGH SCHOOL						
						Total Net SF = 30525; Max. Capacity = 362
Student:						
General Classrooms	7	24	168	750	5,250	
Self-Contained Sp. Ed. Clrm.	1	12	12	750	750	
Computer Lab	0			900	0	Eliminated from Program (3/1/16)
CAD/Computer Lab	1	20	20	1,600	1,600	Increased from 1,200 SF (3/1/16)
Printing/Graphics Lab	1	20	20	2,000	2,000	Or Other Lab (to be determined)
Electrical Lab	0	18	0	2,000	0	Eliminated from Program (3/1/16)
Auto Shop (including support)	1	20	20	6,000	6,000	Increased from 3,600 SF (3/1/16)
Construction Technology Lab (including support)	1	20	20	3,600	3,600	Or Other Lab (to be determined)
Commercial Foods (including support)	0	18	0	2,200	0	Eliminated from Program (3/1/16)
Cosmetology (including support)	0	18	0	2,500	0	Eliminated from Program (3/1/16)
Science Lab (incl. support spaces)	1	24	24	1,400	1,400	Red. from 2/Capacity-Generating (3/1/16)
Art/Project Lab (incl. support spaces)	1	24	24	1,400	1,400	Made Capacity-Generating (3/1/16)
Small Group Room	2			400	800	
Student Activities Room (Yearbook, Newspaper)	2			200	400	
Media Center	1			2,000	2,000	Reduced from 2,500 SF (3/1/16)
Dining/Large Group	1			2,500	2,500	
Kitchen	1			1,000	1,000	Shared with another SLC (SF split)
School Store	1			200	200	Reduced from 400 SF (3/1/16)
Faculty:						
Teacher Workroom	1			300	300	Reduced from 400 SF (3/1/16)
Teacher Conference/Dining Room	1			400	400	
SLC Admin:						
Reception/Waiting	1			300	300	Reduced from 500 SF (3/1/16)
Principal Office	1			200	200	
SLC Chair Office	1			175	175	Reduced from 200 SF (3/1/16)
Conference Room	1			250	250	Reduced from 300 SF (3/1/16)
Student Services:						
Nurse's Office	0			800	0	Moved to Shared Admin./Support
Reception/Waiting	1			0	0	Shared with SLC Main Office
Attendance Office	1			200	200	

Camden High School Target Space Program (for Predesign)

Grades 9-12, 1200 Students in (4) 300-Student SLCs (353 Max. Capacity per SLC)

Revised 3/1/16 (Prior April 16, 2015 TSP)

Room Name	No. of Rms.	Students/ Rm.	Total Capacity	SF/ Rm.	Total NSF	Comments
Disciplinarian Office	1			150	150	Reduced from 175 SF (3/1/16)
Guidance Counselor Office	2			150	300	Reduced from 175 SF (3/1/16)
Itinerant Office/Conference	1			200	200	
SHARED SPECIALIZED INSTRUCTIONAL						47,900
Performing Arts:						
Auditorium (incl. Stage/Support)	1			10,000	10,000	Reduced from 11,000 SF (3/1/16)
Vocal/General Music Room (incl. Support)	1	24	24	1,900	1,900	Made Capacity-Generating (3/1/16)
Instrumental Music Room (incl. Support)	1	24	24	2,650	2,650	Made Capacity-Generating (3/1/16)
Health and Physical Education:						
Health Classroom	2	24	48	750	1,500	
Gymnasium	1	72	72	10,000	10,000	Reduced from 14,000 SF (3/1/16)
Gymnasium Storage Room	3			250	750	
Auxiliary Gymnasium	1	48	48	7,200	7,200	Alternative PE spaces may be considered in lieu of Auxiliary Gym.
Aux. Gymnasium Storage Room	1			200	200	
Cardio/Fitness Center	1	24	24	2,400	2,400	
Weight Room	1			1,800	1,800	
Training Area/Storage	1			1,200	1,200	
Occupational/Physical Therapy Rm	1			800	800	
PE/Team Locker Room Allowance	1			5,000	5,000	Utilize existing (confirm SF)
PE Office	2			300	600	
PE Office Locker Room	2			175	350	
Athletic Director and Secretary	1			300	300	
ROTC:						
ROTC Classroom	1	24	24	750	750	Made Capacity-Generating (3/1/16)
ROTC Office/Storage	1			500	500	Reduced from 1,600 SF (3/1/16) Utilize another space for drill
SHARED ADMIN./SUPPORT						3,475
Admin.:						
Technology Coordinator Office	1			125	125	
Parent/Community Room (incl. storage)	1			400	400	
Emergency Control Center/Back-Up ECC	2			100	200	
SRO Office	1			400	400	
Nurse's Office	1			1,200	1,200	Moved to Shared Admin./Support
Student Services:						
SAC Office	2			150	300	
Community Service Coordinator Office	1			125	125	
Bilingual Counselor Office	1			125	125	
School to Career Office/Resource Center	1			300	300	
Conference Room	1			300	300	
TOTALS						
Capacity:						
Maximum Capacity			1,499			
District Practices with Utilization Rate		85%	1,274			
Square Feet:						
Total Net Sq. Ft.					158,975	
FES Grossing Factor					1.55	
Total Gross Sq. Ft.					246,411	
GSF/Student (85% utilization)					193.4	

APPENDIX B
COST COMPARISONS

Camden HS Options Conceptual Budget Comparisons
 September 15, 2016

	Addition/Renovation Full Renovation	New School 4 SLCs 1,200 Students ¹
Construction Costs		
Construction Costs	\$ 88,054,322	\$ 87,200,000
Escalation	\$ 8,805,000	\$ 9,100,000
Contingency	\$ 16,950,000	\$ 13,700,000
Total Construction Costs	\$ 113,809,322	\$ 110,000,000
Other Costs		
Design Fees	\$ 10,566,519	\$ 8,679,870
Project Management	\$ 3,450,000	\$ 3,990,000
FFT&E	\$ 8,000,000	\$ 8,000,000
Other Costs	\$ 1,940,000	\$ 2,010,000
Total Other Costs	\$ 23,956,519	\$ 22,679,870
Total Project Costs	\$ 137,765,841	\$ 132,679,870
Cost Increase/(Decrease) from Baseline Option		\$ (5,085,971)
Percentage Change from Baseline Option		-3.69%

1. Assumes Design-Build Project Delivery

New Jersey Schools Development Authority Conceptual Planning Estimate

Camden High School - Conceptual Construction Estimate Full Renovation Option

Special Considerations:

The conceptual planning estimate represented below is based upon the application of planning assumptions based upon the conceptual project scope.

Project Budget:

Gross Building Area (GSF):	
New Construction	52,831
Renovation - Conditions	261,500
Renovation - Program Driven	0
Total Gross Building Area (GSF):	314,331

Construction Costs	
Building Costs	\$84,505,211
Site Costs	\$2,603,339
Existing Building Demolition (38,850 SF)	\$945,772
Cost Escalation 24 months at 5 % per year	\$8,805,000
Design Contingency	\$12,107,000
Construction Contingency	\$4,843,000
Total Construction Costs	\$113,809,322

Other Costs:	
Design	
Prior Design Services	\$1,189,870
Remaing Design Services	\$9,376,649
Project Management (SDA Staff)	\$1,550,000
PMF/CM	\$1,900,000
FF&E	\$4,100,000
Technology	\$3,900,000
Commissioning	\$0
Temporary Space	TBD
Other Costs	\$1,940,000
Total Other Costs	\$23,956,519

Other Funding Sources	
Rebates & Refunds	\$0
District Local Share Funds	\$0

Total Other Funding Sources **\$0**

Total Project Budget **\$137,765,841**

APPENDIX C

DETAILED REHABILITATION COST ESTIMATES

DIGroupArchitecture

ARCHITECTURE FOR CHANGE

Camden High School

Proposal Summary

May 17, 2016

IA. Camden H.S. – Main Building – Discussion Point One

Dwgs. Dated: 1/21/2016

Scope: All renovation

Area: 135,000 sf

CCE:	Facilities conditions recommendations	\$38,871,154	Replacement of floor/ceiling/wall finishes throughout; new Kitchen equipment; Masonry restoration of façade; replacement roof system; replacement doors (interior & exterior) for ADA; ADA lift at front entry including rework of marble steps; new entrance pavilion for security; new lockers, toilet accessories, signage, theater & stage equipment; new auditorium seating & casework; refurbish elevator; replacement of MEP's
	Program renovations	\$2,011,184	
	Total	\$40,882,338	

IIA. Camden H.S. – Pods – Concept One

Dwgs. Dated: 2/12/2016

Scope: Renovation/new construction

Area: 101,500 sf

New construction 3,331 sf

CCE:	Facilities conditions recommendations	\$22,005,169	Replacement of floor/ceiling/wall finishes throughout; masonry repointing at façade; replacement roof system; replacement doors (interior & exterior) for ADA; new windows throughout; new lockers, toilet accessories, signage; new elevator complete with shaft construction; interior storage / casework at all spaces
	Program Requirements:		
	Renovations	\$764,088	
	New construction	\$1,872,369	Constructing new rooms/partitions New Kitchen complete including finishes & equipment (approx 2900sf total); new entrances (approx. 450sf total) including structure & doors
	Total	\$24,641,626	

IIIA. Camden H.S. – Annex – Concept One

Dwgs. Dated: 2/12/2016

Scope: Renovation/demolition/new construction

Area: Renovation 25,000 sf

Demolition 38,850 sf

New construction 49,500 sf

CCE:	Facilities assessment recommendations	\$5,582,841	Structural repairs per narrative including repairing exterior wall panels, patching columns, remediating rusted base plates; repointing 10% of façade; replacement roof system; new joint sealants at existing façade; replacement floor/ceiling/wall finishes throughout; replacement windows at Gymnasium; new lockers, toilet accessories, signage; new Gym equipment; new ADA lift at Cardio; replacement of MEP's
	Program Requirements:		
	Renovations	\$74,948	
	Demolition	\$945,772	
	New construction	\$13,323,458	
	Total	\$19,927,019	

IIIB. Camden H.S. – Annex – Concept Two

Dwgs. Dated: 2/12/2016

Scope: Renovation/demolition/new construction

Area: Renovation 25,000 sf

Demolition 38,850 sf

New construction 44,250 sf

CCE:	Facilities assessment recommendations	\$5,464,739	Structural repairs per narrative including repairing exterior wall panels, patching columns, remediating rusted base plates; repointing 10% of façade; replacement roof system; new joint sealants at existing façade; replacement floor/ceiling/wall finishes throughout; replacement windows at Gymnasium; new lockers, toilet accessories, signage; new ADA lift at Cardio; replacement of MEP's
	Program Requirements:		
	Renovations	\$467,532	
	Demolition	\$945,772	
	New construction	\$13,609,645	
	Total	\$20,487,688	

IVA. Camden H.S. – Annex – Option One

Dwgs. Dated: 3/4/2016

Scope: Renovation/new construction

Area: Renovation

53,300 sf

New construction

159,415 sf

CCE:	Facilities assessment recommendations	\$9,956,756	Structural repairs per narrative including repairing exterior wall panels, patching columns, remediating rusted base plates; repointing 10% of façade; replacement roof system; new joint sealants at existing façade; replacement floor/ceiling/wall finishes throughout; replacement windows at Gymnasium and remaining spaces; new lockers, toilet accessories, signage; new ADA lift at Cardio; replacement of MEP's
	Program Requirements:		
	Renovations	\$463,412	
	New construction	\$45,010,232	Limited new partitions; new Auditorium seating & curtains/rigging
	Total	\$55,430,400	Addition space, complete - including foundations, steel, framing, finishes, MEP's - approx. 159,415sf

IVB. Camden H.S. – Annex – Option Two

Dwgs. Dated: 3/4/2016

Scope: Demolition/new construction

Area: Renovation

N/A sf

Demolition (existing main bldg.)

111,000 sf

New construction

101,050 sf

CCE:	Facilities assessment recommendations	\$0	Complete removal of the Main HS Building and additional portion of Link.
	Program Requirements:		
	Renovations	\$0	
	Demolition	\$2,693,454	Addition space, complete - including foundations, steel, framing, finishes, MEP's - approx. 101,050sf
	New construction	\$28,700,714	
	Total	\$31,394,168	

V. **Sitework**

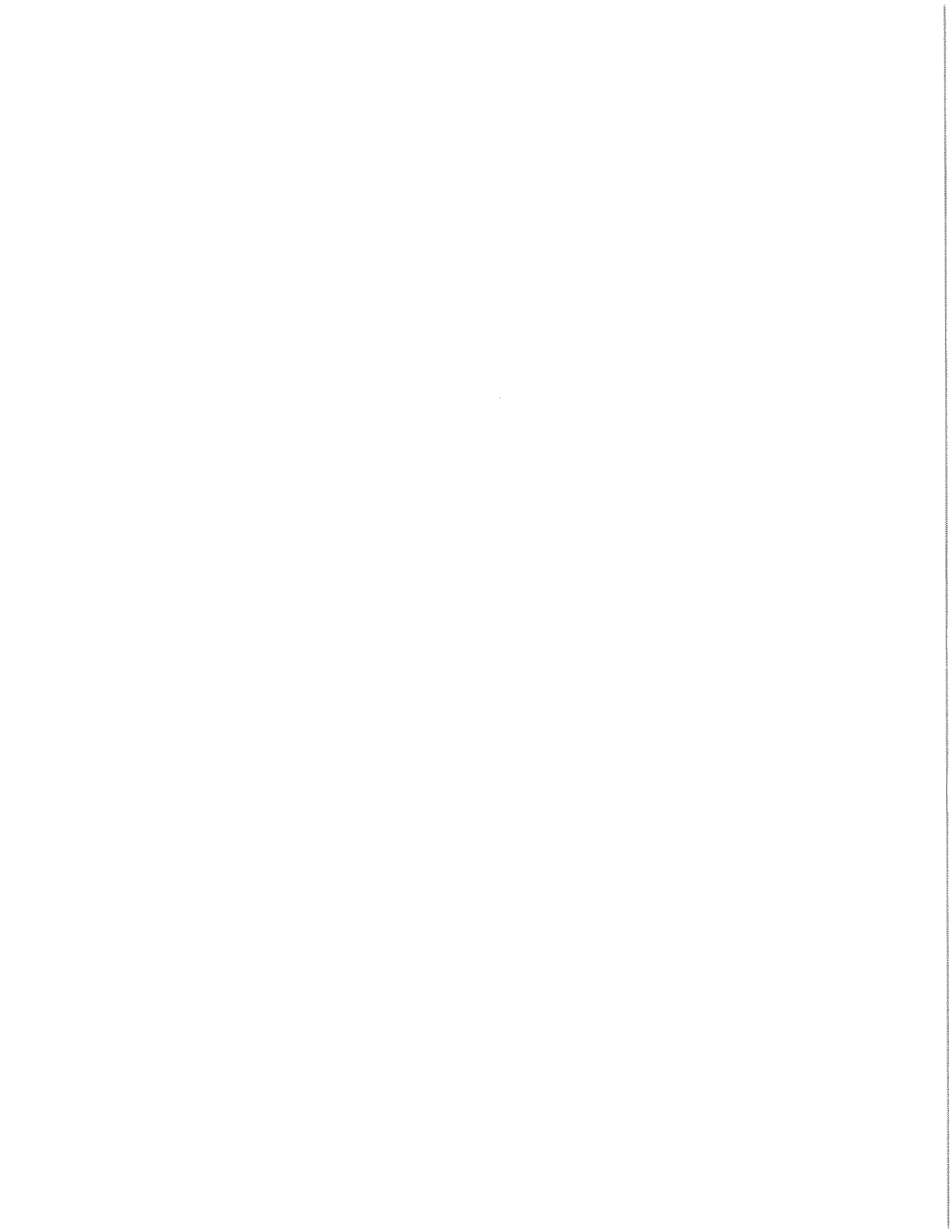
Dwgs. Dated: 2/12/2016

Main Building: I (Discussion Point One)

Pods: II (Concept One)

Annex: III (Concept One)

	<i>Demolition of existing hard surfaces around Annex and between Annex and Pods; earthwork; site improvements including restoration of curbs, new curbs, sidewalks, steps, retaining walls, rails, pavement between Main HS and Annex, limited storm system upgrades and restoration of lawn/plant areas</i>
CCE:	\$2,603,339



**Camden High School
Proposal Summary
May 17, 2016**

IA. Camden H.S. – Main Building – Discussion Point One

Dwgs. Dated:	01/21/2016	
Scope:	All renovation	
Area:		135,000 sf
CCE:	Facilities conditions recommendations	\$38,871,154
	Program renovations	\$2,011,184
	Total	\$40,882,338

IIA. Camden H.S. – Pods – Concept One

Dwgs. Dated:	02/12/2016	
Scope:	Renovation/new construction	
Area:	Renovation	101,500 sf
	New construction	3,331 sf
CCE:	Facilities conditions recommendations	\$22,005,169
	Program Requirements:	
	Renovations	\$764,088
	New construction	\$1,872,369
	Total	\$24,641,626

IIIA. Camden H.S. – Annex – Concept One

Dwgs. Dated:	02/12/2016	
Scope:	Renovation/demolition/new construction	
Area:	Renovation	25,000 sf
	Demolition	38,850 sf
	New construction	49,500 sf
CCE:	Facilities assessment recommendations	\$5,582,841
	Program Requirements:	
	Renovations	\$74,948
	Demolition	\$945,772
	New construction	\$13,323,458
	Total	\$19,927,019

IIIB. Camden H.S. – Annex – Concept Two

Dwgs. Dated:	02/12/2016	
Scope:	Renovation/demolition/new construction	
Area:	Renovation	25,000 sf
	Demolition	38,850 sf
	New construction	44,250 sf
CCE:	Facilities assessment recommendations	\$5,464,739
	Program Requirements:	
	Renovations	\$467,532
	Demolition	\$945,772
	New construction	\$13,609,645
	Total	\$20,487,688


IVA. Camden H.S. – Annex – Option One


Dwgs. Dated:	03/04/2016	
Scope:	Renovation/new construction	
Area:	Renovation	53,300 sf
	New construction	159,415 sf
CCE:	Facilities assessment recommendations	\$9,956,756
	Program Requirements:	
	Renovations	\$463,412
	New construction	\$45,010,232
	Total	\$55,430,400

IVB. Camden H.S. – Annex – Option Two

Dwgs. Dated:	03/04/2016	
Scope:	Demolition/new construction	
Area:	Renovation	N/A sf
	Demolition (existing main bldg.)	111,000 sf
	New construction	101,050 sf
CCE:	Facilities assessment recommendations	\$0
	Program Requirements:	
	Renovations	\$0
	Demolition	\$2,693,454
	New construction	\$28,700,714
	Total	\$31,394,168

V. Sitework		\$2,603,339
Dwgs. Dated:	02/12/2016	
Main Building:	I (Discussion Point One)	
Pods:	II (Concept One)	
Annex:	III (Concept One)	
CCE:		\$2,603,339

CAMDEN HS FEASIBILITY		RECOMMENDATIONS		MAIN BUILDING	
 Preferred Construction Management		PROJ. NO:		11-019	
		BID DATE			
		EST DATE:		4/25/2016	
		GROSS SF:		136437	
		DIGITIZED			
REVISIONS MAIN BUILDING, REPORTED ANNEX PODS MAIN BUILDING		135000 48100 101500 47%	SF SF SF	# & Date	ADDENDA'S READ BY
DESCRIPTION	QUANTITY	UNIT	UNIT \$	TOTAL \$	
DIVISION 2 - INTERIOR DEMOLITION	136,437	sf	\$ 10.53	\$ 1,436,033.20	
STRUCTURAL RELATED TO INFILL	136,437	sf	\$ -	\$ -	
DIVISION 3 - BUILDING CONCRETE	136,437	sf	\$ 2.63	\$ 358,583.25	
DIVISION 4 - MASONRY	136,437	sf	\$ 75.75	\$ 10,335,252.30	
DIVISION 5 - STEEL	136,437	sf	\$ -	\$ -	
DIVISION 6 - WOOD AND CARPENTRY	136,437	sf	\$ 0.20	\$ 27,000.00	
DIVISION 7 - THERMAL MOISTURE PROTECTION	136,437	sf	\$ 10.46	\$ 1,427,225.00	
DIVISION 8 - DOORS AND WINDOWS	136,437	sf	\$ 3.90	\$ 531,590.00	
DIVISION 9 - FINISHES	136,437	sf	\$ 16.76	\$ 2,287,203.30	
DIVISION 10	136,437	sf	\$ 3.01	\$ 410,290.00	
DIVISION 11 - EQUIPMENT	136,437	sf	\$ 4.26	\$ 581,000.00	
DIVISION 12 - FURNISHINGS	136,437	sf	\$ 1.94	\$ 264,550.00	
CASEWORK AND MILLWORK	136,437	sf	\$ 5.05	\$ 688,800.00	
DIVISION 13	136,437	sf	\$ 1.17	\$ 160,000.00	
DIVISION 14	136,437	sf	\$ 1.06	\$ 145,000.00	
DIVISION 21- SPRINKLER	136,437	sf	\$ 4.50	\$ 613,966.50	
DIVISION 22- PLUMBING	136,437	sf	\$ 9.00	\$ 1,227,933.00	
DIVISION 23 - HVAC	136,437	sf	\$ 45.00	\$ 6,139,665.00	
DIVISION 26 - ELECTRICAL	136,437	sf	\$ 42.00	\$ 5,730,354.00	
NEW ENTRANCE PAVILION AND SECURITY	620	sf	\$ 500.00	\$ 310,000.00	
BLDG. CONSTR. SUBTOTAL	137,057	SQFT	\$ 238.40	\$ 32,674,446	
GENERAL CONDITIONS	10.00	%		\$ 3,267,445	
BLDG. CONSTR. SUB TOTAL	137,057	SQFT	\$ 262.24	\$ 35,941,890	
CONTINGENCY	0.00	%		\$ -	
BLDG. CONSTR. SUB TOTAL	137,057	SQFT	\$ 262.24	\$ 35,941,890	
ESCALATION	0.00	%		\$ -	
BLDG. CONSTR. SUB TOTAL	137,057	SQFT	\$ 262.24	\$ 35,941,890	
OVERHEAD AND PROFIT	5.00	%		\$ 1,797,095	
BLDG. CONSTR. SUB TOTAL	137,057	SQFT	\$ 275.35	\$ 37,738,985	
BOND AND INSURANCE	3.00	%		\$ 1,132,170	
BLDG. CONSTR. GRAND TOTAL	137,057	SQFT	\$ 283.61	\$ 38,871,154	

CAMDEN HS FEASIBILITY		RENOVATIONS		MAIN BUILDING	
 Preferred Construction Management			PROJ. NO:	11-019	
			BID DATE:		
			EST DATE:	4/25/2016	
			GRUSS SF:		
			DIGITIZED	136437	
REVISIONS MAIN BUILDING, REPORTED ANNEX PODS MAIN BUILDING		135000 48100 101500 47%	SF SF SF	# & Date	ADDENDA'S READ BY
DESCRIPTION	QUANTITY	UNIT	UNIT \$	TOTAL \$	
DIVISION 2 - INTERIOR DEMOLITION	136,437	sf	\$ -	\$ -	
STRUCTURAL RELATED TO INFILL	136,437	sf	\$ 9.10	\$ 1,241,212.00	
DIVISION 3 - BUILDING CONCRETE	136,437	sf	\$ -	\$ -	
DIVISION 4 - MASONRY	136,437	sf	\$ -	\$ -	
DIVISION 5 - STEEL	136,437	sf	\$ 0.37	\$ 50,000.00	
DIVISION 6 - WOOD AND CARPENTRY	136,437	sf	\$ 1.44	\$ 197,028.00	
DIVISION 7 - THERMAL MOISTURE PROTECTION	136,437	sf	\$ 0.75	\$ 102,327.75	
DIVISION 8 - DOORS AND WINDOWS	136,437	sf	\$ 0.73	\$ 100,000.00	
DIVISION 9 - FINISHES	136,437	sf	\$ -	\$ -	
DIVISION 10	136,437	sf	\$ -	\$ -	
DIVISION 11 - EQUIPMENT	136,437	sf	\$ -	\$ -	
DIVISION 12 - FURNISHINGS	136,437	sf	\$ -	\$ -	
CASEWORK AND MILLWORK	136,437	sf	\$ -	\$ -	
DIVISION 13	136,437	sf	\$ -	\$ -	
DIVISION 14	136,437	sf	\$ -	\$ -	
DIVISION 21- SPRINKLER	136,437	sf	\$ -	\$ -	
DIVISION 22- PLUMBING	136,437	sf	\$ -	\$ -	
DIVISION 23 - HVAC	136,437	sf	\$ -	\$ -	
DIVISION 26 - ELECTRICAL	136,437	sf	\$ -	\$ -	
BLDG. CONSTR. SUBTOTAL	137,057	SQFT	\$ 12.33	\$ 1,690,568	
GENERAL CONDITIONS	10.00	%		\$ 169,057	
BLDG. CONSTR. SUB TOTAL	137,057	SQFT	\$ 13.57	\$ 1,859,625	
CONTINGENCY	0.00	%		\$ -	
BLDG. CONSTR. SUB TOTAL	137,057	SQFT	\$ 13.57	\$ 1,859,625	
ESCALATION	0.00	%		\$ -	
BLDG. CONSTR. SUB TOTAL	137,057	SQFT	\$ 13.57	\$ 1,859,625	
OVERHEAD AND PROFIT	5.00	%		\$ 92,981	
BLDG. CONSTR. SUB TOTAL	137,057	SQFT	\$ 14.25	\$ 1,952,606	
BOND AND INSURANCE	3.00	%		\$ 58,578	
BLDG. CONSTR. GRAND TOTAL	137,057	SQFT	\$ 14.67	\$ 2,011,184	

Camden High School - Annex Concepts



Preferred Construction
Management

PROJ. NO: 11-039
EST DATE: 4/26/2016

RECOMMENDATIONS - ANNEX CONCEPTS

REVISIONS

DESCRIPTION	ANNEX CONCEPT ONE		ANNEX CONCEPT TWO	
	TOTAL COST	SF COST	TOTAL COST	SF COST
DIVISION 2 - SITE WORK	SEE BELOW			
DIVISION 2 - INTERIOR DEMOLITION	\$ 352,555	\$ 14.10	\$ 338,185	\$ 13.53
DIVISION 3 - BUILDING CONCRETE	\$ 167,250	\$ 6.69	\$ 176,000	\$ 7.04
DIVISION 4 - MASONRY	\$ 39,680	\$ 1.59	\$ 48,480	\$ 1.94
DIVISION 5 - STEEL	\$ 87,500	\$ 3.50	\$ 117,500	\$ 4.70
DIVISION 6 - WOOD AND CARPENTRY	\$ 90,000	\$ 3.60	\$ 135,000	\$ 5.40
DIVISION 7 - THERMAL MOISTURE PROTECTION	\$ 484,575	\$ 19.38	\$ 490,075	\$ 19.60
DIVISION 8 - DOORS AND WINDOWS	\$ 234,700	\$ 9.39	\$ 229,100	\$ 9.16
DIVISION 9 - FINISHES	\$ 431,020	\$ 17.24	\$ 373,940	\$ 14.96
DIVISION 10 - SPECIALTIES	\$ 152,700	\$ 6.11	\$ 153,425	\$ 6.14
DIVISION 11 - EQUIPMENT	\$ 121,000	\$ 4.84	\$ -	\$ -
DIVISION 12 - FURNISHINGS	\$ -	\$ -	\$ -	\$ -
DIVISION 13	\$ -	\$ -	\$ -	\$ -
DIVISION 14	\$ 20,000	\$ 0.80	\$ 20,000	\$ 0.80
DIVISION 21 - SPRINKLER	\$ -	\$ -	\$ -	\$ -
DIVISION 22 - PLUMBING	\$ 287,607	\$ 11.50	\$ 287,607	\$ 11.50
DIVISION 23 - HVAC	\$ 1,103,529	\$ 44.14	\$ 1,103,529	\$ 44.14
DIVISION 26 - ELECTRICAL	\$ 1,120,728	\$ 44.83	\$ 1,120,728	\$ 44.83
BLDG. CONSTR. SUB TOTAL (EXCLUDING SITEWORK)	\$ 4,692,844	\$ 187.71	\$ 4,593,569	\$ 183.74
GENERAL CONDITIONS -- 10.00%	\$ 469,284		\$ 459,357	
BLDG. CONSTR. SUB TOTAL	5,162,128		5,052,925	
CONTINGENCY -- 0.00%	\$ -		\$ -	
BLDG. CONSTR. SUB TOTAL	5,162,128		5,052,925	
ESCALATION -- 0.00%	\$ -		\$ -	
BLDG. CONSTR. SUB TOTAL	5,162,128		5,052,925	
OVERHEAD & PROFIT -- 5.00%	\$ 258,106		\$ 252,646	
BLDG. CONSTR. SUB TOTAL	5,420,234		5,305,572	
BOND & INSURANCE -- 3.00%	\$ 162,607		\$ 159,167	
BLDG. CONSTR. GRAND TOTAL	5,582,841	\$ 223.31	5,464,739	\$ 218.59

Camden High School - Annex Concepts



Preferred Construction
Management

PROJ. NO: 11-039

EST DATE: 4/27/2016

RENOVATIONS - ANNEX CONCEPTS

REVISIONS

DESCRIPTION	ANNEX CONCEPT ONE		ANNEX CONCEPT TWO	
	TOTAL COST	SF COST	TOTAL COST	SF COST
DIVISION 2 - SITE WORK	SEE BELOW			
DIVISION 2 - INTERIOR DEMOLITION	\$ -	\$ -	\$ -	\$ -
DIVISION 3 - BUILDING CONCRETE	\$ -	\$ -	\$ -	\$ -
DIVISION 4 - MASONRY	\$ 48,000	\$ 1.92	\$ 48,000	\$ 1.92
DIVISION 5 - STEEL	\$ -	\$ -	\$ -	\$ -
DIVISION 6 - WOOD AND CARPENTRY	\$ 15,000	\$ 0.60	\$ 15,000	\$ 0.60
DIVISION 7 - THERMAL MOISTURE PROTECTION	\$ -	\$ -	\$ -	\$ -
DIVISION 8 - DOORS AND WINDOWS	\$ -	\$ -	\$ -	\$ -
DIVISION 9 - FINISHES	\$ -	\$ -	\$ -	\$ -
DIVISION 10 - SPECIALTIES	\$ -	\$ -	\$ -	\$ -
DIVISION 11 - EQUIPMENT	\$ -	\$ -	\$ 150,000	\$ 6.00
DIVISION 12 - FURNISHINGS	\$ -	\$ -	\$ 180,000	\$ 7.20
DIVISION 13	\$ -	\$ -	\$ -	\$ -
DIVISION 14	\$ -	\$ -	\$ -	\$ -
DIVISION 21 - SPRINKLER	\$ -	\$ -	\$ -	\$ -
DIVISION 22 - PLUMBING	\$ -	\$ -	\$ -	\$ -
DIVISION 23 - HVAC	\$ -	\$ -	\$ -	\$ -
DIVISION 26 - ELECTRICAL	\$ -	\$ -	\$ -	\$ -
BLDG. CONSTR. SUB TOTAL (EXCLUDING SITEWORK)	\$ 63,000	\$ 2.52	\$ 393,000	\$ 15.72
GENERAL CONDITIONS -- 10.00%	\$ 6,300		\$ 39,300	
BLDG. CONSTR. SUB TOTAL	69,300		432,300	
CONTINGENCY -- 0.00%	\$ -		\$ -	
BLDG. CONSTR. SUB TOTAL	69,300		432,300	
ESCALATION -- 0.00%	\$ -		\$ -	
BLDG. CONSTR. SUB TOTAL	69,300		432,300	
OVERHEAD & PROFIT -- 5.00%	\$ 3,465		\$ 21,615	
BLDG. CONSTR. SUB TOTAL	72,765		453,915	
BOND & INSURANCE -- 3.00%	\$ 2,183		\$ 13,617	
BLDG. CONSTR. GRAND TOTAL	74,948	\$ 3.00	467,532	\$ 18.70

Camden High School - Annex Concepts



Preferred Construction
Management

PROJ. NO: 11-039

EST DATE: 4/26/2016

BUILDING DEMOLITION - ANNEX CONCEPTS

REVISIONS

DESCRIPTION	ANNEX CONCEPT ONE		ANNEX CONCEPT TWO	
	TOTAL COST	SF COST	TOTAL COST	SF COST
DIVISION 2 - BUILDING DEMOLITION	\$ 795,000	\$ 10.45	\$ 795,000	\$ 10.17
BLDG. CONSTR. SUB TOTAL (EXCLUDING SITEWORK)	\$ 795,000	\$ 10.45	\$ 795,000	\$ 10.17
GENERAL CONDITIONS -- 10.00%	\$ 79,500		\$ 79,500	
BLDG. CONSTR. SUB TOTAL	874,500		874,500	
CONTINGENCY -- 0.00%	\$ -		\$ -	
BLDG. CONSTR. SUB TOTAL	874,500		874,500	
ESCALATION -- 0.00%	\$ -		\$ -	
BLDG. CONSTR. SUB TOTAL	874,500		874,500	
OVERHEAD & PROFIT -- 5.00%	\$ 43,725		\$ 43,725	
BLDG. CONSTR. SUB TOTAL	918,225		918,225	
BOND & INSURANCE -- 3.00%	\$ 27,547		\$ 27,547	
BLDG. CONSTR. GRAND TOTAL	945,772	\$ 12.44	945,772	\$ 12.10

Camden High School - Annex Concepts



Preferred Construction
Management

PROJ. NO: 11-039
EST DATE: 4/27/2016

NEW CONSTRUCTION - ANNEX CONCEPTS

REVISIONS

DESCRIPTION	ANNEX CONCEPT ONE		ANNEX CONCEPT TWO	
	TOTAL COST	SF COST	TOTAL COST	SF COST
DIVISION 2 - SITE WORK	SEE BELOW			
DIVISION 2 - INTERIOR DEMOLITION	\$ -	\$ -	\$ -	\$ -
DIVISION 3 - BUILDING CONCRETE	\$ 967,275	\$ 19.54	\$ 929,619	\$ 18.02
DIVISION 4 - MASONRY	\$ 1,477,515	\$ 29.85	\$ 1,629,645	\$ 31.58
DIVISION 5 - STEEL	\$ 1,272,890	\$ 25.71	\$ 1,305,740	\$ 25.31
DIVISION 6 - WOOD AND CARPENTRY	\$ 459,000	\$ 9.27	\$ 442,264	\$ 8.57
DIVISION 7 - THERMAL MOISTURE PROTECTION	\$ 690,878	\$ 13.96	\$ 550,018	\$ 10.66
DIVISION 8 - DOORS AND WINDOWS	\$ 482,350	\$ 9.74	\$ 572,900	\$ 11.10
DIVISION 9 - FINISHES	\$ 627,252	\$ 12.67	\$ 743,503	\$ 14.41
DIVISION 10 - SPECIALTIES	\$ 54,400	\$ 1.10	\$ 56,425	\$ 1.09
DIVISION 11 - EQUIPMENT	\$ 235,000	\$ 4.75	\$ 142,000	\$ 2.75
DIVISION 12 - FURNISHINGS	\$ 220,875	\$ 4.46	\$ 230,300	\$ 4.46
DIVISION 13	\$ -	\$ -	\$ -	\$ -
DIVISION 14	\$ 165,000	\$ 3.33	\$ 95,000	\$ 1.84
DIVISION 21 - SPRINKLER	\$ 185,625	\$ 3.75	\$ 193,500	\$ 3.75
DIVISION 22 - PLUMBING	\$ 230,857	\$ 4.66	\$ 244,589	\$ 4.74
DIVISION 23 - HVAC	\$ 2,061,885	\$ 41.65	\$ 2,149,359	\$ 41.65
DIVISION 26 - ELECTRICAL	\$ 2,068,675	\$ 41.79	\$ 2,155,180	\$ 41.77
BLDG. CONSTR. SUB TOTAL (EXCLUDING SITEWORK)	\$ 11,199,477	\$ 226.25	\$ 11,440,042	\$ 221.71
GENERAL CONDITIONS -- 10.00%	\$ 1,119,948		\$ 1,144,004	
BLDG. CONSTR. SUB TOTAL	12,319,424		12,584,046	
CONTINGENCY -- 0.00%	\$ -		\$ -	
BLDG. CONSTR. SUB TOTAL	12,319,424		12,584,046	
ESCALATION -- 0.00%	\$ -		\$ -	
BLDG. CONSTR. SUB TOTAL	12,319,424		12,584,046	
OVERHEAD & PROFIT -- 5.00%	\$ 615,971		\$ 629,202	
BLDG. CONSTR. SUB TOTAL	12,935,396		13,213,248	
BOND & INSURANCE -- 3.00%	\$ 388,062		\$ 396,397	
BLDG. CONSTR. GRAND TOTAL	13,323,458	\$ 269.16	13,609,645	\$ 263.75

Camden High School - Annex Options



Preferred Construction
Management

NARRATIVE

PROJ. NO: 11-063

EST DATE: 4/27/2016

REVISIONS

0 - 3/25/16, 1 - 3/28/16

DESCRIPTION	OPTION ONE		OPTION 2	
	TOTAL COST	SF COST	TOTAL COST	SF COST
DIVISION 2 - SITE WORK (RESTORATION ALLOWANCE)	\$ -	\$ -	\$ -	\$ -
DIVISION 2 - INTERIOR DEMOLITION	\$ 626,593	\$ 11.42	\$ -	\$ -
DIVISION 3 - BUILDING CONCRETE	\$ 408,450	\$ 7.45	\$ -	\$ -
DIVISION 4 - MASONRY	\$ 147,200	\$ 2.68	\$ -	\$ -
DIVISION 5 - STEEL	\$ 186,550	\$ 3.40	\$ -	\$ -
DIVISION 6 - WOOD AND CARPENTRY	\$ 507,925	\$ 9.26	\$ -	\$ -
DIVISION 7 - THERMAL MOISTURE PROTECTION	\$ 855,203	\$ 15.59	\$ -	\$ -
DIVISION 8 - DOORS AND WINDOWS	\$ 315,210	\$ 5.75	\$ -	\$ -
DIVISION 9 - FINISHES	\$ 332,087	\$ 6.05	\$ -	\$ -
DIVISION 10 - SPECIALTIES	\$ 175,400	\$ 3.20	\$ -	\$ -
DIVISION 11 - EQUIPMENT	\$ -	\$ -	\$ -	\$ -
DIVISION 12 - FURNISHINGS	\$ 11,093	\$ 0.20	\$ -	\$ -
DIVISION 14	\$ 20,000	\$ 0.36	\$ -	\$ -
DIVISION 21 - SPRINKLER	\$ 205,688	\$ 3.75	\$ -	\$ -
DIVISION 22 - PLUMBING	\$ 159,000	\$ 2.90	\$ -	\$ -
DIVISION 23 - HVAC	\$ 2,284,736	\$ 41.65	\$ -	\$ -
DIVISION 26 - ELECTRICAL	\$ 2,289,343	\$ 41.74	\$ -	\$ -
BLDG. CONSTR. SUB TOTAL (EXCLUDING SITEWORK)	\$ 8,524,474	\$ 155.41	\$ -	\$ -
GENERAL CONDITIONS -- 8.00%	\$ 681,958		\$ -	
BLDG. CONSTR. SUB TOTAL	9,206,432		0	
CONTINGENCY -- 0.00%	\$ -		\$ -	
BLDG. CONSTR. SUB TOTAL	9,206,432		0	
ESCALATION -- 0.00%	\$ -		\$ -	
BLDG. CONSTR. SUB TOTAL	9,206,432		0	
OVERHEAD & PROFIT -- 5.00%	\$ 460,322		\$ -	
BLDG. CONSTR. SUB TOTAL	9,666,754		0	
BOND & INSURANCE -- 3.00%	\$ 290,003		\$ -	
BLDG. CONSTR. GRAND TOTAL	9,956,756	\$ 181.53	0	\$ -

Camden High School - Annex Options



Preferred Construction
Management

PROJ. NO: 11-063


EST DATE: 4/27/2016


BUILDING DEMOLITION


REVISIONS

0 - 3/25/16, 1 - 3/28/16

DESCRIPTION	OPTION ONE		OPTION 2	
	TOTAL COST	SF COST	TOTAL COST	SF COST
DIVISION 2 - BUILDING DEMOLITION	\$ -	\$ -	\$ 2,306,000	\$ 22.82
BLDG. CONSTR. SUB TOTAL (EXCLUDING SITEWORK)	\$ -	\$ -	\$ 2,306,000	\$ 22.82
GENERAL CONDITIONS -- 8.00%	\$ -		\$ 184,480	
BLDG. CONSTR. SUB TOTAL	0		2,490,480	
CONTINGENCY -- 0.00%	\$ -		\$ -	
BLDG. CONSTR. SUB TOTAL	0		2,490,480	
ESCALATION -- 0.00%	\$ -		\$ -	
BLDG. CONSTR. SUB TOTAL	0		2,490,480	
OVERHEAD & PROFIT -- 5.00%	\$ -		\$ 124,524	
BLDG. CONSTR. SUB TOTAL	0		2,615,004	
BOND & INSURANCE -- 3.00%	\$ -		\$ 78,450	
BLDG. CONSTR. GRAND TOTAL	0	\$ -	2,693,454	\$ 26.65

CAMDEN HS FEASIBILITY		RECOMMENDATIONS		PODS	
 Preferred Construction Management		PROJ. NO: 11-032 BID DATE EST DATE: 4/25/2016 <small>GROSS SF: 101500 DIGITIZED 101500</small>			
REVISIONS MAIN BUILDING, REPORTED ANNEX PODS MAIN BUILDING	3 135000 48100 101500 47%	SF SF SF	# & Date	ADDENDA'S READ BY	
DESCRIPTION	QUANTITY	UNIT	UNIT \$	TOTAL \$	
DIVISION 2 - INTERIOR DEMOLITION	101,500	sf	\$ 11.82	\$ 1,199,457.00	
NEW CONSTRUCTION	0	sf		\$ -	
DIVISION 3 - BUILDING CONCRETE	101,500	sf	\$ 2.25	\$ 228,375.00	
BUILDING ENVELOPE	101,500	sf	\$ 31.04	\$ 3,150,906.00	
DIVISION 5 - STEEL	101,500	sf	\$ -	\$ -	
DIVISION 6 - WOOD AND CARPENTRY	101,500	sf	\$ 0.08	\$ 8,325.00	
DIVISION 7 - THERMAL MOISTURE PROTECTION	101,500	sf	\$ 0.25	\$ 25,000.00	
DIVISION 8 - DOORS AND WINDOWS	101,500	sf	\$ 3.64	\$ 369,800.00	
DIVISION 9 - FINISHES	101,500	sf	\$ 15.59	\$ 1,581,936.38	
DIVISION 10	101,500	sf	\$ 3.51	\$ 356,230.00	
DIVISION 11 - EQUIPMENT	101,500	sf	\$ 0.06	\$ 6,000.00	
DIVISION 12 - FURNISHINGS	101,500	sf	\$ -	\$ -	
CASEWORK AND MILLWORK	101,500	sf	\$ 11.75	\$ 1,193,000.00	
DIVISION 13	101,500	sf	\$ -	\$ -	
DIVISION 14	101,500	sf	\$ 1.75	\$ 177,400.00	
DIVISION 21 - SPRINKLER	101,500	sf	\$ 4.50	\$ 456,750.00	
DIVISION 22 - PLUMBING	101,500	sf	\$ 9.00	\$ 913,500.00	
DIVISION 23 - HVAC	101,500	sf	\$ 45.00	\$ 4,567,500.00	
DIVISION 26 - ELECTRICAL	101,500	sf	\$ 42.00	\$ 4,263,000.00	
BLDG. CONSTR. SUBTOTAL	101,500	SQFT	\$ 182.24	\$ 18,497,179	
GENERAL CONDITIONS	10.00	%		\$ 1,849,718	
BLDG. CONSTR. SUB TOTAL	101,500	SQFT	\$ 200.46	\$ 20,346,897	
CONTINGENCY	0.00	%		\$ -	
BLDG. CONSTR. SUB TOTAL	101,500	SQFT	\$ 200.46	\$ 20,346,897	
ESCALATION	0.00	%		\$ -	
BLDG. CONSTR. SUB TOTAL	101,500	SQFT	\$ 200.46	\$ 20,346,897	
OVERHEAD AND PROFIT	5.00	%		\$ 1,017,345	
BLDG. CONSTR. SUB TOTAL	101,500	SQFT	\$ 210.49	\$ 21,364,242	
BOND AND INSURANCE	3.00	%		\$ 640,927	
BLDG. CONSTR. GRAND TOTAL	101,500	SQFT	\$ 216.80	\$ 22,005,169	

CAMDEN HS FEASIBILITY		RENOVATIONS		PODS	
 Preferred Construction Management		NEW EXISTING: 101500 DIGITIZED 101500		PROJ. NO:	11-032
				BID DATE	
				EST DATE:	4/25/2016
				GRUSS SF:	
REVISIONS	3			ADDENDA'S	
MAIN BUILDING, REPORTED	135000	SF	# & Date	READ BY	
ANNEX	48100	SF			
PODS	101500	SF			
MAIN BUILDING	47%				
DESCRIPTION	QUANTITY	UNIT	UNIT \$	TOTAL \$	
DIVISION 2 - INTERIOR DEMOLITION	101,500	sf	\$ -	\$ -	
NEW CONSTRUCTION	0	sf		\$ -	
DIVISION 3 - BUILDING CONCRETE	101,500	sf	\$ -	\$ -	
BUILDING ENVELOPE	101,500	sf	\$ -	\$ -	
DIVISION 5 - STEEL	101,500	sf	\$ 0.49	\$ 50,000.00	
DIVISION 6 - WOOD AND CARPENTRY	101,500	sf	\$ 5.32	\$ 540,360.00	
DIVISION 7 - THERMAL MOISTURE PROTECTION	101,500	sf	\$ 0.51	\$ 51,919.28	
DIVISION 8 - DOORS AND WINDOWS	101,500	sf	\$ -	\$ -	
DIVISION 9 - FINISHES	101,500	sf	\$ -	\$ -	
DIVISION 10	101,500	sf	\$ -	\$ -	
DIVISION 11 - EQUIPMENT	101,500	sf	\$ -	\$ -	
DIVISION 12 - FURNISHINGS	101,500	sf	\$ -	\$ -	
CASEWORK AND MILLWORK	101,500	sf	\$ -	\$ -	
DIVISION 13	101,500	sf	\$ -	\$ -	
DIVISION 14	101,500	sf	\$ -	\$ -	
DIVISION 21- SPRINKLER	101,500	sf	\$ -	\$ -	
DIVISION 22- PLUMBING	101,500	sf	\$ -	\$ -	
DIVISION 23 - HVAC	101,500	sf	\$ -	\$ -	
DIVISION 26 - ELECTRICAL	101,500	sf	\$ -	\$ -	
BLDG. CONSTR. SUBTOTAL	101,500	SQFT	\$ 6.33	\$ 642,279	
GENERAL CONDITIONS	10.00	%		\$ 64,228	
BLDG. CONSTR. SUB TOTAL	101,500	SQFT	\$ 6.96	\$ 706,507	
CONTINGENCY	0.00	%		\$ -	
BLDG. CONSTR. SUB TOTAL	101,500	SQFT	\$ 6.96	\$ 706,507	
ESCALATION	0.00	%		\$ -	
BLDG. CONSTR. SUB TOTAL	101,500	SQFT	\$ 6.96	\$ 706,507	
OVERHEAD AND PROFIT	5.00	%		\$ 35,325	
BLDG. CONSTR. SUB TOTAL	101,500	SQFT	\$ 7.31	\$ 741,833	
BOND AND INSURANCE	3.00	%		\$ 22,255	
BLDG. CONSTR. GRAND TOTAL	101,500	SQFT	\$ 7.53	\$ 764,088	

CAMDEN HS FEASIBILITY		NEW CONSTRUCTION		PODS	
 Preferred Construction Management		3331		PROJ. NO:	11-032
				BID DATE:	
				EST DATE:	4/25/2016
				GRUSS SF:	
				DIGITIZED	3331
REVISIONS	3			ADDENDA'S	
MAIN BUILDING, REPORTED	135000	SF	# & Date	READ BY	
ANNEX	48100	SF			
PODS	101500	SF			
MAIN BUILDING	47%				
DESCRIPTION	QUANTITY	UNIT	UNIT \$	TOTAL \$	
DIVISION 2 - INTERIOR DEMOLITION	3,331	sf	\$ -	\$ -	
NEW CONSTRUCTION	3,331	sf	\$ 225.00	\$ 749,475.00	
DIVISION 3 - BUILDING CONCRETE	3,331	sf	\$ -	\$ -	
BUILDING ENVELOPE	3,331	sf	\$ -	\$ -	
DIVISION 5 - STEEL	3,331	sf	\$ -	\$ -	
DIVISION 6 -WOOD AND CARPENTRY	3,331	sf	\$ -	\$ -	
DIVISION 7 - THERMAL MOISTURE PROTECTION	3,331	sf	\$ 0.51	\$ 1,703.87	
DIVISION 8 - DOORS AND WINDOWS	3,331	sf	\$ 11.71	\$ 39,000.00	
DIVISION 9 - FINISHES	3,331	sf	\$ 29.70	\$ 98,938.00	
DIVISION 10	3,331	sf	\$ -	\$ -	
DIVISION 11 - EQUIPMENT	3,331	sf	\$ 105.07	\$ 350,000.00	
DIVISION 12 - FURNISHINGS	3,331	sf	\$ -	\$ -	
CASEWORK AND MILLWORK	3,331	sf	\$ -	\$ -	
DIVISION 13	3,331	sf	\$ -	\$ -	
DIVISION 14	3,331	sf	\$ -	\$ -	
DIVISION 21- SPRINKLER	3,331	sf	\$ 4.50	\$ 14,989.50	
DIVISION 22- PLUMBING	3,331	sf	\$ 9.00	\$ 29,979.00	
DIVISION 23 - HVAC	3,331	sf	\$ 45.00	\$ 149,895.00	
DIVISION 26 - ELECTRICAL	3,331	sf	\$ 42.00	\$ 139,902.00	
BLDG. CONSTR. SUBTOTAL	3,331	SQFT	\$ 472.50	\$ 1,573,882	
GENERAL CONDITIONS	10.00	%		\$ 157,388	
BLDG. CONSTR. SUB TOTAL	3,331	SQFT	\$ 519.75	\$ 1,731,271	
CONTINGENCY	0.00	%		\$ -	
BLDG. CONSTR. SUB TOTAL	3,331	SQFT	\$ 519.75	\$ 1,731,271	
ESCALATION	0.00	%		\$ -	
BLDG. CONSTR. SUB TOTAL	3,331	SQFT	\$ 519.75	\$ 1,731,271	
OVERHEAD AND PROFIT	5.00	%		\$ 86,564	
BLDG. CONSTR. SUB TOTAL	3,331	SQFT	\$ 545.73	\$ 1,817,834	
BOND AND INSURANCE	3.00	%		\$ 54,535	
BLDG. CONSTR. GRAND TOTAL	3,331	SQFT	\$ 562.10	\$ 1,872,369	

Camden High School - Annex Options & Site Improvements



Preferred Construction
Management

PROJ. NO: 11-039

EST DATE: 3/29/2016

REVISIONS

DESCRIPTION	ANNEX CONCEPT ONE		ANNEX CONCEPT TWO	
	TOTAL COST	SF COST	TOTAL COST	SF COST
DIVISION 2 - SITE WORK	SEE BELOW			
DIVISION 2 - INTERIOR DEMOLITION	\$ 1,147,555	\$ 15.09	\$ 1,133,185	\$ 14.50
DIVISION 3 - BUILDING CONCRETE	\$ 1,134,525	\$ 14.92	\$ 1,105,619	\$ 14.15
DIVISION 4 - MASONRY	\$ 1,565,195	\$ 20.58	\$ 1,726,125	\$ 22.09
DIVISION 5 - STEEL	\$ 1,360,390	\$ 17.89	\$ 1,423,240	\$ 18.21
DIVISION 6 - WOOD AND CARPENTRY	\$ 563,998	\$ 7.42	\$ 592,261	\$ 7.58
DIVISION 7 - THERMAL MOISTURE PROTECTION	\$ 1,177,753	\$ 15.49	\$ 1,042,393	\$ 13.34
DIVISION 8 - DOORS AND WINDOWS	\$ 713,550	\$ 9.38	\$ 798,500	\$ 10.22
DIVISION 9 - FINISHES	\$ 1,084,690	\$ 14.26	\$ 1,074,861	\$ 13.75
DIVISION 10 - SPECIALTIES	\$ 207,100	\$ 2.72	\$ 214,850	\$ 2.75
DIVISION 11 - EQUIPMENT	\$ 356,000	\$ 4.68	\$ 356,000	\$ 4.56
DIVISION 12 - FURNISHINGS	\$ 220,875	\$ 2.90	\$ 230,300	\$ 2.95
DIVISION 13	\$ -	\$ -	\$ -	\$ -
DIVISION 14	\$ 185,000	\$ 2.43	\$ 115,000	\$ 1.47
DIVISION 21 - SPRINKLER	\$ 285,188	\$ 3.75	\$ 293,063	\$ 3.75
DIVISION 22 - PLUMBING	\$ 490,857	\$ 6.45	\$ 504,589	\$ 6.46
DIVISION 23 - HVAC	\$ 3,167,806	\$ 41.65	\$ 3,255,280	\$ 41.65
DIVISION 26 - ELECTRICAL	\$ 3,189,403	\$ 41.94	\$ 3,275,908	\$ 41.92
BLDG. CONSTR. SUB TOTAL (EXCLUDING SITEWORK)	\$ 16,849,883	\$ 221.56	\$ 17,141,173	\$ 219.34
GENERAL CONDITIONS -- 10.00%	\$ 1,684,988		\$ 1,714,117	
BLDG. CONSTR. SUB TOTAL	18,534,871		18,855,290	
CONTINGENCY -- 15.00%	\$ 2,780,231		\$ 2,828,293	
BLDG. CONSTR. SUB TOTAL	21,315,102		21,683,583	
ESCALATION -- 5.00%	\$ 1,065,755		\$ 1,084,179	
BLDG. CONSTR. SUB TOTAL	22,380,857		22,767,763	
OVERHEAD & PROFIT -- 5.00%	\$ 1,119,043		\$ 1,138,388	
BLDG. CONSTR. SUB TOTAL	23,499,900		23,906,151	
BOND & INSURANCE -- 3.00%	\$ 704,997		\$ 717,185	
BLDG. CONSTR. GRAND TOTAL	24,204,897	\$ 318.28	24,623,335	\$ 315.08

DIVISION 2 - SITE WORK	\$ 1,812,276
MARK-UPS (PERCENTAGES AS INDICATED ABOVE)	\$ 791,063
ALTERNATE TOTAL	2,603,339

ALTERNATE: BUILDING SERVICES UPGRADE (WATER & SEWER)	\$ 107,690
MARK-UPS (PERCENTAGES AS INDICATED ABOVE)	\$ 47,007
ALTERNATE TOTAL	154,697

ALTERNATE: ABATEMENT AT ROOF SYSTEM	\$ 98,350	\$ 98,350
-------------------------------------	-----------	-----------

MARK-UPS (PERCENTAGES AS INDICATED ABOVE)	\$ 42,930		\$ 42,930	
ABATEMENT ALTERNATE TOTAL	141,280		141,280	

ALTERNATE: DIVISION 26 WITH LED LIGHTING	\$ 3,303,478		\$ 3,393,133	
MARK-UPS (PERCENTAGES AS INDICATED ABOVE)	\$ 1,441,976		\$ 1,481,110	
DIVISION 26 WITH LED LIGHTING TOTAL	4,745,453		4,874,243	

APPENDIX D

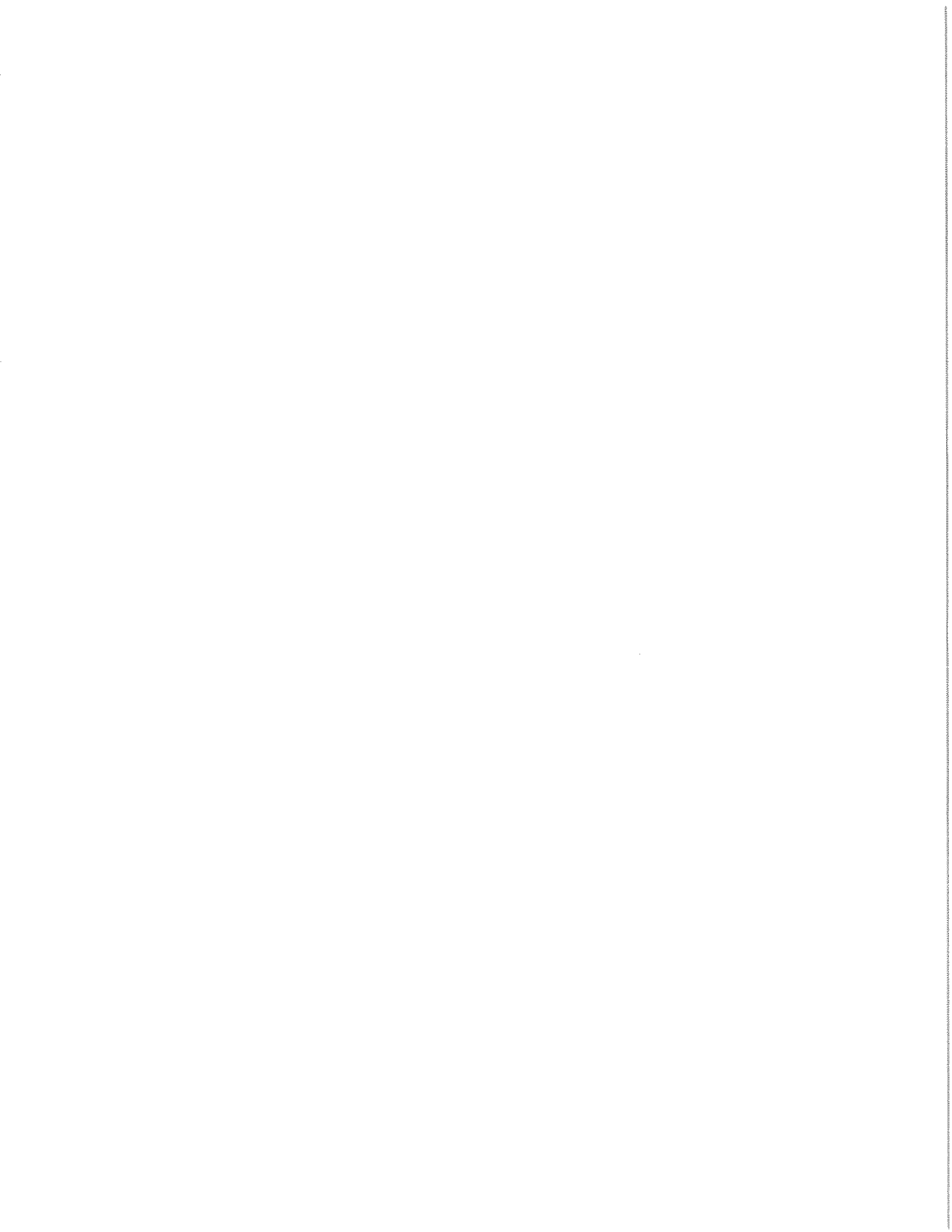
**EXISTING FACILITY CONDITIONS ASSESSMENT
REPORT** – DUE TO THE SIZE OF THE COMPLETE DOCUMENT
(1,044 PGS), ONLY THE OVERVIEW AND CONCLUSION ARE
INCLUDED HERE. FULL REPORT AVAILABLE UPON REQUEST.

OVERVIEW | SECTION 01

PRELIMINARY FACILITIES CONDITION ASSESSMENT and REPORT

Camden High School
Camden, New Jersey

- Main Building •
- Annex Wing •
- Vocational Wing •

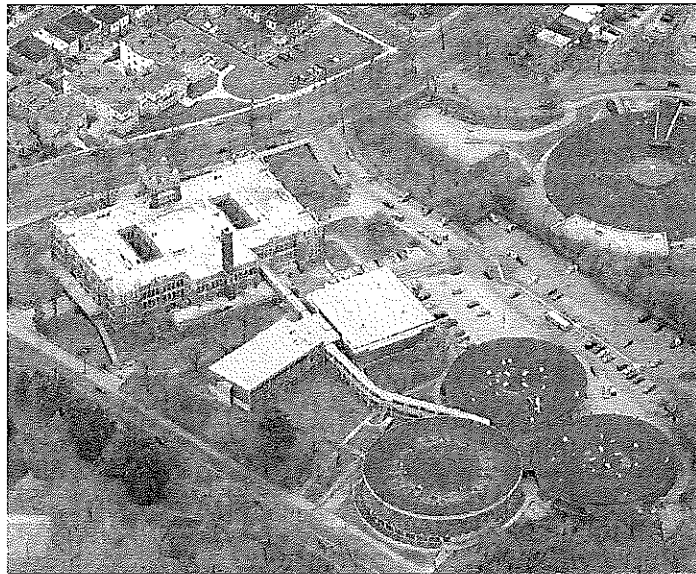


OVERVIEW – Preliminary Facilities Condition Report Camden High School

DIGroupArchitecture and its Consulting Team performed on-site survey / verification and a Facilities Condition Assessment during the month of October, 2015 for the Camden High School. The purpose of the assessment was to establish a sufficient understanding of the condition of the facilities in order to inform the development of conceptual options for the District's desired program. The observations and assessment process included the following:

- a. Review of existing drawings and other available documents which describe the existing facilities and systems within;
- b. On-site inspection of existing facilities and identification of any areas or conditions that vary from those reflected in existing documentation;
- c. A non-invasive survey of each building (interior and exterior) for the purpose of becoming familiar with the type, disposition, quality, functionality, and condition of each building, their systems, including an assessment of their capability and capacity to be expanded or extended;
- d. Verification of existing condition deficiencies in project scope areas. For interior spaces, a Conditions Schedule for each wing has been developed which identifies the condition of interior architectural elements in each occupied space. Room identification numbers have been coordinated between the Conditions Schedule and updated / verified architectural floor plans for each wing.

We believe that additional testing should not occur until at least one round of Conceptual Options meetings have occurred. Section 8 of the Preliminary Environmental Report indicates a vast list of Assumed Asbestos Containing Materials ranging from the plaster on walls and ceilings to original electrical wiring. It may be more prudent at this point to allow the Conceptual Options to dictate the nature and extents of any further testing – as opposed to testing all suspected ACM's.



Camden High School

GENERAL INFORMATION

I. Main Building

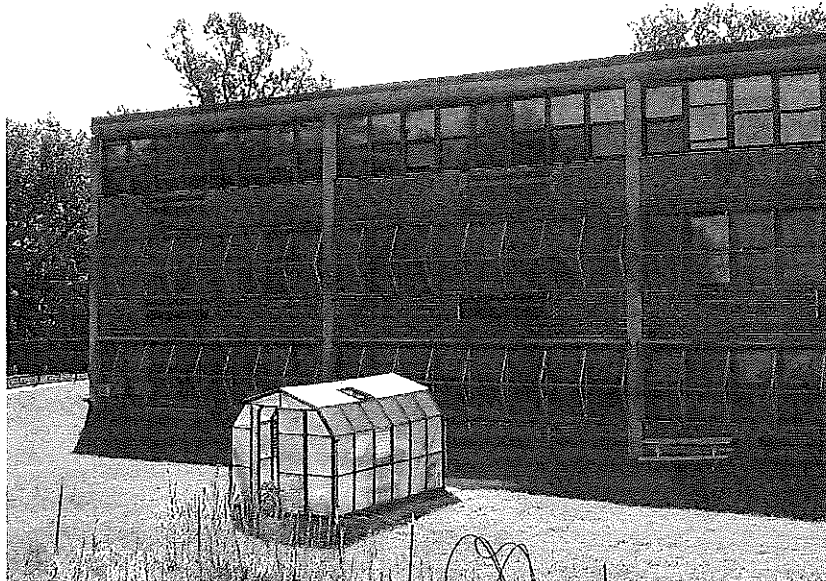
- a. Address: 1700 Park Boulevard, Camden, New Jersey
- b. Size: 3-story, with basement. Approximately 127,950 gsf
- c. Age: Approximately 100 years old, built in 1916
- d. General Use: Instructional spaces, Auditorium, Cafeteria, Kitchen, Administrative and Support spaces. Building is approximately 60% utilized at this point.
- e. Construction: Masonry, load-bearing exterior and interior partitions with pre-cast concrete roof joists – spanning one way. Concrete columns and beams also part of primary structure.
- f. Adjacent Structure(s) and Connection: Connected to another structure by way of a *Pedestrian Link*. Separation from adjacent structure is by way of *Fire Separation Distance*.
- g. Fire Suppression: Building not fully-suppressed
- h. Barrier-free Accessibility: Contains elevator (for entire campus), however, building does not comply with most required standards contained in ICC/ANSI A117.1-2009.
- i. Overall Site Size: Approximately 11.3 acres



Main Wing

II. Annex Wing

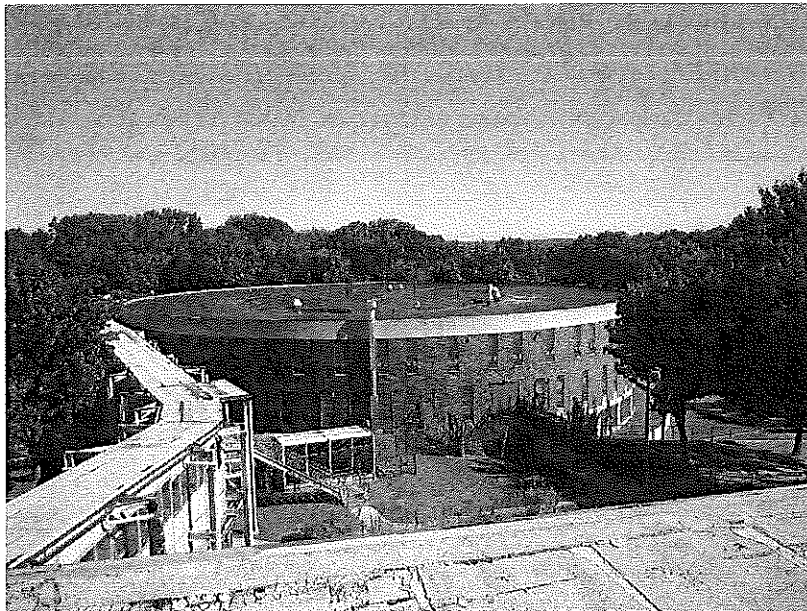
- a. Address: 1700 Park Boulevard, Camden, New Jersey
- b. Size: 3-story above grade and 1-story below grade. Approximately 61,150 gsf
- c. Age: Approximately 57 years old, built in 1959
- d. General Use: Instructional spaces, including a Library, a Gymnasium, Auxiliary Gymnasium and Locker Rooms.
- e. Construction: Poured-in-place construction for floors and roof with pre-cast floor slab in corridor area. Gymnasium consists of steel joist construction on exterior masonry bearing walls.
- f. Adjacent Structure(s) and Connection: Connected to another structure by way of a *Pedestrian Link*. Separation from adjacent structure is by way of *Fire Separation Distance*.
- g. Fire Suppression: Building not fully-suppressed
- h. Barrier-free Accessibility: No elevator, no barrier-free access to the building from the exterior. Building does not comply with most required standards contained in ICC/ANSI A117.1-2009.



Annex Wing

III. Vocational Wing

- a. Address: 1700 Park Boulevard, Camden, New Jersey
- b. Size: This wing consists of three (3) circular structures which are connected by way of a single-story lobby spaces. Two of the circular structures are single-story, slab-on-grade and the third structure is 3-story structure with two levels above grade and one level below grade. Overall area is approximately 98,400 gsf.
- c. Age: Approximately 46 years old, built in 1970
- d. General Use: Vocational spaces including automotive, electrical and carpentry labs along with instructional spaces for cosmetology, home economics and computer science. The wing also houses a child-care space, a library space, administrative space and a student support office.
- e. Construction: Steel framed with unit masonry and metal wall / spandrel panels. Tectum roof panels and / or precast concrete planks.
- f. Adjacent Structure(s) and Connection: Connected to another structure by way of a *Pedestrian Link*. Separation from adjacent structure is by way of *Fire Separation Distance*.
- g. Fire Suppression: Building not fully-suppressed
- h. Barrier-free Accessibility: No elevator, no barrier-free access to the building from the exterior. Building does not comply with most required standards contained in ICC/ANSI A117.1-2009.



Vocational Wing

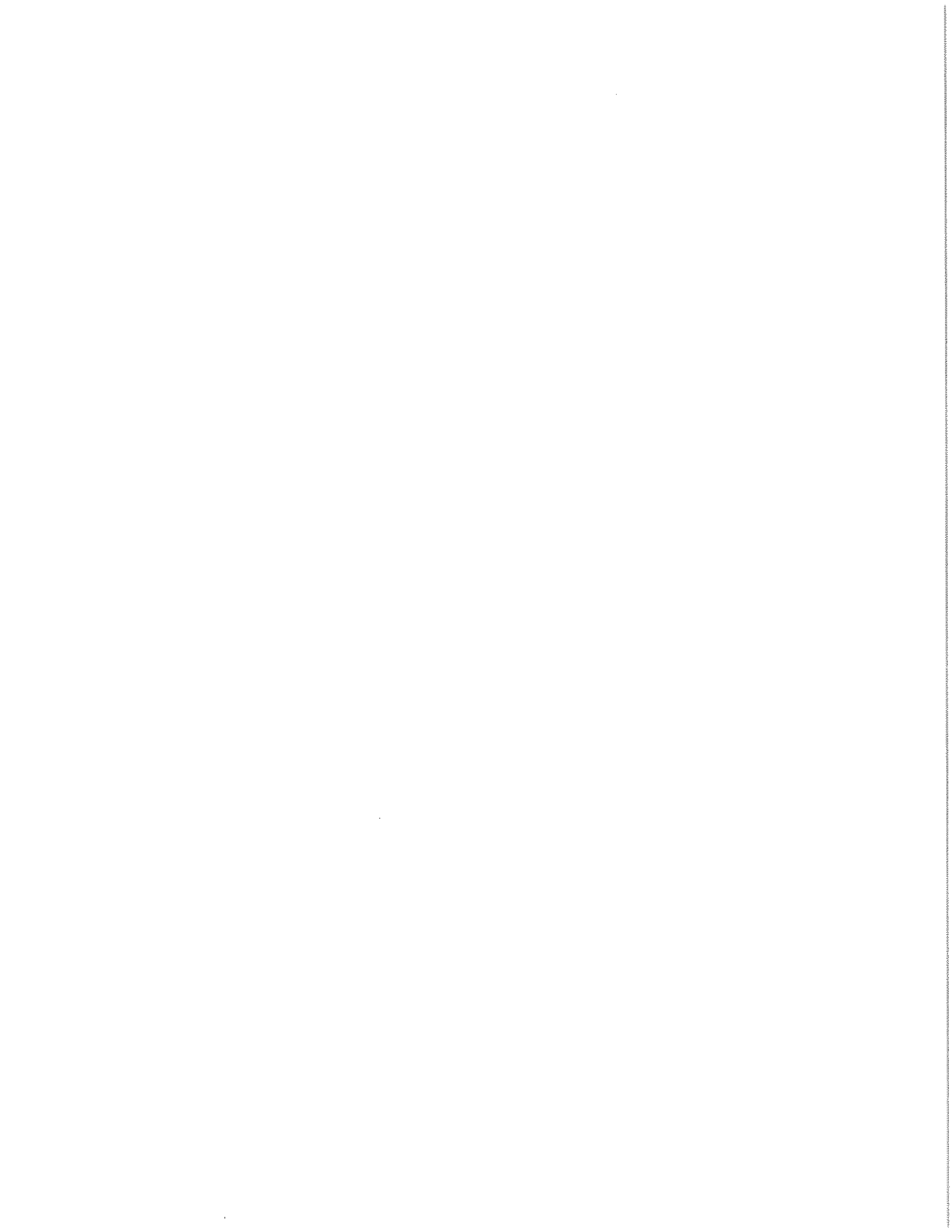
CONCLUSION | SECTION 14

PRELIMINARY FACILITIES CONDITION ASSESSMENT and REPORT

Camden High School

Camden, New Jersey

Main Building •
Vocational Wing, Annex & Pedestrian Links •



CONCLUSION – Preliminary Facilities Condition Report Camden High School:

The intent of this section of the report is to highlight information which will inform the development of the conceptual options as related to potential renovation and reuse.

Main Building: If this structure is to remain a part of the campus, major envelope improvements will be necessary. There are a myriad of conditions which are the result of deferred maintenance that is beyond the capability of the District either in practical or in uneconomic terms. Stone copings, roof elements which are nearly impossible to access and façade components which are riddled with mortar joints are only a few examples of conditions which are extremely challenging and expensive to properly maintain on a regular basis. The Main Building consists of concrete beams and columns within the exterior walls, so the stability of the building depends on the health of those walls. Preventing water infiltration is paramount and can only be achieved by maintaining roofing systems, flashings, trims, construction joints, steel which supports stone trim, through-wall penetrations and unit masonry.

At this time we believe that the corridor walls are masonry bearing walls which will make any proposed reconfiguration to the corridors extremely challenging. This needs to be confirmed by further destructive testing and verification.

Most, if not all mechanical, electrical and plumbing systems are at the end of their useful life. Integrating new systems into this structure and working within the parameters of the current construction code will be extremely expensive and challenging. In a building of this vintage, creating shafts for proper exhaust and gravity relief, along with new roof penetrations, will be tedious at best. Planning for code-compliant barrier free toilet rooms will require access to plumbing chases which we believe may contain hazardous materials. Simply put, every improvement will be complicated by the age of this structure and the way in which it was originally constructed.

While none of the items mentioned above are insurmountable, they are expensive, time consuming and must be addressed in tandem with any proposed interior reconfigurations. Attempting to phase this work, in order to maintain safe occupancy will add time and expense to the process and may not prove feasible.

As noted above, all proposed improvements must be designed to allow this structure to be properly maintained moving forward. Designing with an eye towards building maintenance will possibly compromise some of the aesthetic charm of the existing structure.

Vocational Wing, Annex & Pedestrian Links: While the Building Envelope of these structures is not as compromised as that of the Main Building, they are all in need of repair. New roof systems, structural concrete repairs (where rebar is exposed), unit masonry repairs and re-caulk / re-seal operations are all necessary. Exposed steel at these structures needs to be cleaned, repaired (in some locations) and repainted. Windows are in fair condition however they require re-sealing at all masonry openings.

Each building has Accessibility issues (inside and out) and the mechanical, electrical and plumbing systems are all in need of repair and / or complete replacement. The Pedestrian Links / Walkways are in poor condition, inside and out, and do not provide compliant barrier-free access from building to building. Travel distance from building to building is excessive.

All three wings, while physically connected are in no way complementary – aesthetically or functionally. Each conceptual option must take into account the time and cost associated with repairing, abating, updating and making each facility code compliant.

End of Section