

Chapin School Campus Expansion *Owner's Rep / Financial Reporting / Move Mgmt* Princeton, NJ

*LEED Silver New Addition & Renovation
New Septic System (including 3 new fields) to support expanded campus
Two Building Additions; Lower School & Upper School
Interior Renovation of existing Lower and Upper Schools
New Choral Music Room
New wireless technology infrastructure, VoIP phone system
& internet enabled smart boards in every classroom
Multi-phase Project 2012-2015
Owner's Representative, Financial Reporting & Move Management*



Coeducational Independent School



Directed by a Board of Trustees, Chapin School embarked on a comprehensive campus expansion. The Pre-K to 8th grade coeducational independent school began the project with the installation of three new septic fields and other infrastructure to support the planned expansion. The renovations included new insulation, windows, solar-reflective roofing and new HVAC throughout. Chapin self-funded the initial site improvements and financed the balance of the project through a Capital Campaign and a construction loan with TriState Capital.

	Existing	Addition	Total SqFt
Lower School	6,000	13,500	19,500
Upper School	11,800	14,135	25,935
	17,800	27,635	45,435



Upper school building addition in progress



Lower School New Addition



Entrance to Upper School



Upper School New Addition

Project Team:

- Architect: NK Architects
- Engineering: Rock Brook Engineering
- Site Engineering: Van Note Harvey
- GC: V.J. Scozzari & Sons

Facility Strategies was initially brought in by the Board of Trustees to manage the financial aspect of the project. FS recorded all project expenditures via a forensic accounting process. Each project phase had its own budget. A comprehensive project budget was assembled and tracked monthly against the control budget. As the project progressed, additional scope (site work) was included within the existing budget due to the prudent tracking of the budget. Applications for payment and construction draws were coordinated by FS. Addition scope included project scheduling/phasing, move management, constructing a temporary library for the upper school, bi-weekly project meetings and a competitive bidding process for FF&E.

- Owner's Representative
- Financial Reporting & Liaison with Lender for Draw Requisitions
- Move Management
- Lower School Addition LEED Silver
- Construction only = \$11 million
- Total project cost = \$13.25 million

Education