



UNIONVILLE CHADDS FORD SCHOOL DISTRICT

LONG RANGE FACILITIES PLAN

May 2017



UNIONVILLE CHADDS FORD SCHOOL DISTRICT
BUILDINGS AND GROUNDS DEPARTMENT
LONG RANGE PLAN
MAY 2017

This plan was prepared to give the School Board of Directors and the District a summary of projects and capital expenditures that are anticipated over the next ten years. The plan was first formulated in the 1991/1992 school year as a five year plan and has been updated each year to reflect any changes. The plan was extended to a ten year look ahead in the 2013/2014 school year to further aid in long term planning.

The plan includes statistical data about each school, information about projects that have been completed over the previous five years, and capital expenditures that are anticipated over the next ten years. The plan does not include major building construction projects, such as large additions or new facilities.

The plan is based on conditions and regulations, as they exist today, and is intended to create a method to maintain and enhance our facilities in a healthy, safe, and efficient manner, while providing a high quality learning environment. The plan includes only those items that can be anticipated and all costs are recorded in current dollars. Excluded in the costs are general custodial supplies, routine preventative maintenance, building maintenance and grounds supplies, cost of labor by our personnel and unpredictable emergencies.

Our current list of facilities includes the following:

- 1--High School housing grades 9-12
- 1--Middle School housing grades 6-8
- 4—Elementary schools housing grades K-5
- 1—Transportation Facility
- 1—Maintenance Facility

The goal is to provide for the needs of our students, staff, and community for the foreseeable future and to provide an appropriate learning environment in an ever-changing world. Any significant changes in curriculum or educational needs will necessitate further review. The plan will be reviewed annually and updated as needed.

UNIONVILLE HIGH SCHOOL



BUILDING DATA

Original Building Constructed	1959
One Story Classroom Addition	1965
Three Story Classroom Addition	1980
Cafeteria Addition and Upgrades to Auditorium	1988
Building Renovation with Additions	1994
Building Renovation with Additions	2013
Building Capacity	1600
2016/2017 Enrollment	1309
Site (acres)	41.8
Additional acreage near bus garage	23.1
Building Area (sq. ft.)	350,000
Grades	9-12
Township Location	E.M.T.
Water Supply	Public
Sewer	Public
Recent Projects:	
Construct Ticket Booth at Stadium	2013
Partial Roof Replacement	2014
Renovations to Softball Field	2014
Partial Paving and Seal Coating	2016

C.F. PATTON MIDDLE SCHOOL



BUILDING DATA

Original Building Constructed	1973
Two Story Classroom Addition	1981
Second Floor Added Over Existing Office Area	1987
Two Story Classroom Addition and Gym Addition	1998
Building Capacity	1250
2016/2017 Enrollment	1016
Site (includes 37.3 acre "Stevens" property)	73.0
Building Area (sq. ft.)	175,900
Grades	6-8
Township Location	E.M.T.
Water	Public
Sewer	Public
Recent Projects:	
Replace dust collector	2014
Interior lighting replacement	2014
Main Office and Partial Classroom Renovation	2015
Door Hardware Replacement	2016
Locker Replacement	2016/17
Auditorium Renovation	2016
Exterior Lighting Replacement	2016/17
Partial Roofing replacement	2016

CHADDS FORD ELEMENTARY



BUILDING DATA

Original Building Constructed	1927
One story additions	1963
Four modular classrooms added	1978
Four modular classrooms added	1980
Renovation/addition	2003
Building capacity (P.D.E.)	525
Building capacity (UCF)	502
2016/2017 Enrollment	356
Site (acres)	26.7
Building area (sq. ft.)	72,400
Grades	K-5
Township location	Pennsbury
Water supply	On-site well
Sewer	On-site
Recent projects:	
Install/add security cameras	2014/15
Upgrade to WWTP	2014

Hillendale Elementary School



BUILDING DATA

Museum Building Purchased by District	1987
Building Renovation; Classroom Addition; Gym and Cafeteria Addition	1987
Building Capacity	600
Building Capacity (UCF)	483
2016/2017 Enrollment	320
Site (acres)	38.3
Building Area (sq. ft.)	62,800
Grades	K-5
Township	Pennsbury
Water Supply	Public
Sewer	On Site
Recent Projects:	
Kitchen Renovation	2014
Partial Roof Replacement	2014
Fire Alarm Replacement	2014
Window Replacement	2014/15
Carpet Replacement	2015/16/17
Interior Lighting Replacement	2015
Paving	2015/16
Exterior Lighting Replacement	2016/17

POCOPSON ELEMENTARY



BUILDING DATA

Original construction	2001
Building capacity (P.D.E.)	725
Building capacity (UCF)	735
2016/2017 Enrollment	646
Site (acres)	34.1
Building area (sq. ft.)	99,600
Grades	K-5
Township	Pocopson
Water Supply	Public
Sewer	On-site
Recent projects:	
Carpet Replacement	2014/15/16
Install/Add Security Cameras	2015/16

UNIONVILLE ELEMENTARY



BUILDING DATA

Original Building Constructed	1923
Two story addition with gymnasium	1927
One story classroom addition	1952
Renovation and single story classroom additions	2002
Building capacity (P.D.E)	625
Building capacity (UCF)	584
2016/2017 Enrollment	374
Site (acres)	39.9
Building area (sq. ft.)	99,000
Grades	K-5
Township location	E.M.T.
Water Supply	Public
Sewer	Public
Recent projects:	
Reconstruct Exterior Masonry Wall	2013
Partial Roof Replacement	2013/2016
Install/Add Security Cameras	2015/16
Carpet Replacement	2014/15/16

LONG RANGE PLAN MAY 2017

Location/Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
High School										
Replace carpet/floor tile/stair treads		10,000			15,000		15,000		15,000	15,000
Middle School										
Kitchen upgrades/modifications				500,000						
Replace the sanitary sewer line on the north end of the building				200,000						
Renovate/reconfigure cafeteria				1,200,000						
Replace carpet/floor tile/stair treads		30,000		30,000	100,000					
Locker replacement	100,000									
Replace gym divider				30,000						
Modifications/upgrades to Science rooms			400,000							
Asbestos removal			30,000							
Renovate/update restrooms				350,000						
Asbestos removal				20,000						
Library modifications							75,000			
Clean/repair/seal exterior masonry			75,000							
Refurbish/replace dryvit panels at roofline			60,000							
Replace gas piping on roof	48,000									
Replace existing rooftop units (HVAC)	2,300,000									
Replace unit ventilators in 1998 portion of building					1,250,000					
Replace obsolete electric panels				80,000						
Replace remaining door hardware	25,000									
Replace chiller							300,000			

Location/Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Chadd Ford Elementary										
HVAC upgrade in main office							80,000			
Modifications/upgrades to domestic water system				20,000						
Sand/refinish gym floor	15,000									
Upgrades to the waste water treatment plant (WWTP)			40,000							
Replace fire alarm system					100,000					
Carpet/floor tile replacement		15,000	15,000	15,000	15,000	20,000	20,000			
Hillendale Elementary										
Noise/acoustical isolation of music program			15,000							
Replace all door hardware	100,000									
Carpet replacement	102,731									
Flooring replacement--hard surface					65,000	65,000				
Gym/cafeteria flooring replacement				300,000						
Chalkboard replacement	10,000	10,000	10,000	5,000						
Gym divider replacement						120,000				
Science room modifications/upgrades		75,000								
Library modifications								50,000		
Clean/repair/seal exterior masonry			120,000							
Replace/improve secure entry area					75,000					
Plumbing upgrades--valves and piping							500,000			
Boiler replacement--including additional footprint			500,000							
asbestos removal			25,000							
Replacement of dual duct HVAC system		2,000,000								
Replace existing unit ventilators		750,000								
Replace Gym and Cafeteria roof top units			250,000							

Location/Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Replace chilled water pumps			50,000							
Replace 1965 electrical distribution equipment			300,000							
Add additional electrical service for HVAC work		100,000								
Add emergency generator								300,000		
Replace siding on penthouse									50,000	
Replace original casework				25,000	25,000	25,000	25,000	25,000		
Replacement of exterior lighting	25,000									
Upgrade automated control system for HVAC system		150,000	150,000							
Renovate/upgrade nurse's area		25,000								
Pocopson Elementary										
Replace chiller			300,000							
Repair/seal exterior masonry		35,000								
Potential building addition (modulars)	200,000									
Replace fire alarm system				100,000						
Renovate/modify science room		20,000								
Replace carpet/floor tile	15,000	15,000	15,000	15,000						
Unionville Elementary										
HVAC upgrades for main office					75,000					
Repair auditorium floor	20,000									
Replace carpet/floor tile	15,000	15,000	15,000	15,000						
Replace fire alarm system			100,000							

LONG RANGE PLAN MAY 2017

Location/Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Athletic Fields										
Replace turf on stadium			500,000							
Repair/recoat tennis courts	25,000							50,000		
Resurface running track				200,000						
Upgrade fields (various fields)		35,000			35,000					40,000
Replace portable bleachers	20,000	20,000							30,000	30,000
Add additional artificial turf field								1,500,000		
Additional athletic fields--BB, SB, Field sports						1,000,000				
Install a ball stopper system at the JV baseball field		20,000								
Construct a storage/shelter facility near the bus garage fields			50,000							
Bus Garage										
Replace the fueling system	50,000									
Renovate the restrooms in the driver's area		10,000								
Maintenance										
Replacement vehicle	35,000	50,000	35,000	50,000	50,000	40,000	40,000	40,000	40,000	40,000
Replacement grounds equipment	50,000		20,000		25,000		25,000		30,000	
Replacement of large capacity pumps and variable frequency drives	10,000	10,000	10,000	10,000						
Compressor replacement		20,000		20,000				20,000		20,000
Storage bldg for off season equip.					45,000					

LONG RANGE PLAN MAY 2017

Location/Description	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
General District Items										
Continue upgrade of video surveillance systems	30,000	10,000	10,000	10,000						
Roof refurbishment/replacement	300,000	300,000	400,000		200,000	400,000	500,000	500,000	200,000	300,000
Upgrade parking lot lighting			40,000							
Cafeteria table replacement	20,000	15,000	15,000		15,000		15,000			15,000
Classroom painting	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Paving/seal coating	75,000	100,000	100,000	100,000	75,000				100,000	100,000
Fencing at sports fields/basins/etc.	15,000	15,000	20,000							
Concrete repair and replacement	20,000	20,000	20,000	20,000	20,000					
Replacement of large custodial equipment	25,000		25,000		25,000					
Demo/renovate barn	35,000									
Upgrade 2-way radio system (digital)						100,000	100,000			
Total	3,705,731	3,895,000	3,735,000	3,335,000	2,230,000	1,790,000	1,715,000	2,505,000	485,000	580,000
Costs per original 10-yr plan (2015 update)	3,705,731	4,120,273	2,170,000	1,032,181	2,227,681	2,195,000	1,809,012			

SUMMARY OF EXPENDITURES BY BUILDING

	High School	Middle School	Chadds Ford Elementary	Hillendale Elementary	Pocopson Elementary	Unionville Elementary
Current Estimated Replacement Value	\$87,000,000	\$44,000,000	\$19,000,000	\$18,000,000	\$25,000,000	\$25,000,000
Cost of most recent major addition/renovation (PlanCon) since 2000	\$55,000,000		\$10,000,000		\$14,000,000	\$11,000,000
Value of major improvements over the previous 10 years (non PlanCon)	\$265,000	\$5,220,000	\$150,000	\$1,300,000	\$175,000	\$390,000
Anticipated expenditures for improvements over the next 5 years	\$860,000	\$6,828,000	\$235,000	\$5,262,731	\$715,000	\$255,000

POTENTIAL CONSIDERATIONS FOR LONG RANGE PLAN

The following items are not currently included in the Long Range Plan but may warrant discussion at some point.

- Enlarge, renovate or modify the existing press box at the stadium field.
- Construct new tennis courts at a different location
- Construct a new venue for high school sports and use existing stadium for middle school sports and community activities
- Construct a field house
- Construct new weight/exercise facility or modify existing
- Increase seating in the stadium
- Add additional classrooms at Pocopson Elementary