

**Executive Summary on Long Range Facilities Plan
Community Conversation on 12/10/18**

On December 10, 2018 UCFSD held a Community Conversation at Unionville High School on the draft version of the 2018 Long Range Facilities Plan. This plan was previously presented and discussed at the November 12, 2018 School Board work session. The purpose of the Community Conversation was to gather feedback from the community on the specific elements of the plan.

Approximately 45 community members attended the event, representing a fairly even mix of demographics, although no formal statistics were collected. District administration began the meeting with a 20-minute overview presentation of how the Long Range Facilities Plan is developed along with a brief description of each of the projects identified in the plan. The overview divided the LRF into two sections for easier discussion - Years 1-3 and Years 4-10. Included in the Years 4-10 presentation was a review of the alternative options for the outdoor facilities. After the presentation, attendees were separated into three discussion groups randomly determined by the color agenda they received upon their arrival. Each discussion group participated in three, 20-minute roundtable discussions on the three components of the plan; 1) Years 1-3 projects, 2). Years 4-10 Projects, and 3). Financials of the plan. These discussions were moderated by District administrators and comments from each discussion were captured by an assigned scribe on chart paper.

After the roundtable discussions, comments captured on the chart paper were posted around the cafeteria so attendees could participate in a gallery walk exercise to view the feedback from other groups. Additionally, attendees participated in a "dotology", where they were asked to place dots next to the projects that they encouraged (green) or discouraged (red). The results of this dotology are also included in this summary.

The general consensus appeared to be that a good portion of the projects are "maintenance" projects that are required to properly maintain our facilities. There were two projects that seemed to be the most controversial and received the most attention; 1). the new double turf field (and the associated additional new ball fields), and 2). the tennis court repaving w/ additional two courts.

While the discussion around these two specific projects will certainly continue, District administration is preparing to bring at least three bids for 2019 projects to the January work session for approval. These projects: Replacing existing synthetic stadium field, Phase 2 HVAC replacement at Hillendale, and replacing the existing chiller at Pocopson, require long lead items to be procured, and awarding them at the January Board Meeting will enable work on these projects to occur this upcoming summer.

Feedback Received from Community Conversation on 12/10/18

Comments on Years 1-3:

What do you like about the plan?

- Method used (CRV)
- Adding turf fields (help with weather concerns, scheduling and usage)
- Fixing HVAC @ UE
- Sewage work
- Band can use turf field
- Leaving the fields next to the bus garage
- Adding more turf fields
- Lighting added at CFPMS Caf.
- Turf field additions can be utilized by the community

What do you dislike about the plan?

- Justification for additional turf fields
- Turf vs. grass fields (safety concerns with turf)
- Not having UE outdoor classroom in 3-year plan
- Landscaping (baseball fields)
- Using turf over grass – “health issues”. Economic concerns.
- Interested in more info on the 3 libraries listed in plan
- Tear up back parking lot for tennis courts
- Close to 2% not recommended 4%
- #25 – Why only 4 replacements? Which 4?
- #21 – Why all at once? Can we do in phases?
- Not addressing CFPMS fields.
- Fire system replacement – proprietary vs. self-owned
- Turf fields not getting addressed sooner. Issue getting every time on fields.

Comments on Years 1-3:

Additional Questions/Concerns:

- Was this plan already voted on?
- Will the Board conduct a full review of turf vs. grass?
- Did we work with PECO on energy conservation?
- Is the District open to gathering donations to offset costs to the taxpayer?
- Will turf fields help alleviate usage on main field?
- Ventilation replacement at CFPMS?
- Allow more usage of our fields (turf field) - Sunday use (school groups)
- Work left off plan we should consider?
- Address concerns @ UHS library – electric outlets, other safety concerns – Pocopson & UE
- Ropes course – will it be addressed?
- Signage on the Middle School property?
- Why turf and not grass fields?
- Not adding turf fields (further behind other districts)
- Field placement (sun)
- Great academics but great athletic facilities? (Keep even)
- What was missed from the plan?
- UE Classroom?
- Attention to overall scaping of land.
- Drainage for fields (turf fields)
- What needs to be added to plan?
- Current fields are CFPMS need for improvement (feeder program)
- Grading, drainage, unusable at times

Comments on Years 4-10:

What do you like about the plan?

- Proposed placement (turf) would help our kids. Excellent – alleviate stress on the main turf.
- I like moving tennis courts and increasing parking!
- Happy we are looking at having 8 tennis courts.
- Glad we are finally addressing the addition of turf fields.
- The turf field being more centralized makes sense.
- I love that we have no cut programs and that we are adding new programs. The tennis courts allow a program like tennis to remain. No cuts = wellness.
- I appreciate the CRV comparison.
- These facility upgrades are important for a large group of our students.
- I like that we are budgeting in 2022 for Middle School science rooms.
- We like the double turf.
- We miss so many practices due to flooding. The turf will help but why in year 4 and not sooner?
- Other districts are ahead of us with multiple turf fields for students to gain experience on.
- 7-9 p.m. practices are not good. Getting practices in earlier helps our students.
- Other schools in the area have more than 1 turf field. This puts us on even playing field.
- I would say sports complex does contribute to the overall education in the long run.
- I do like moving the tennis courts. It will help with the parking.
- I like the turf fields. I think they should be moved up to year 2 and 3.

What do you dislike about the plan?

- I would like to see facilities built for schools and not for outside use.
- I don't understand moving 6 tennis courts for more parking
- 450,000 placeholder – Make it 150,000 instead!
- 2023 tennis replacement – why are they moving?
- How will turf fields support academic needs?
- What do students gain from 30 minutes of physical education on turf?
- Doe Run baseball field leaves a lot of unused space.
- 1.2 mil for HS roof replacement seems like a big number. Is there an issue?
- Concerned about preserving historic area.
- Why are we raising taxes to 3.5% to support 2 million dollar turf?
- Middle School needs more attention.
- I'd like a more complete analysis of time saved as a result of additional turf fields.
- I'd like a full economic analysis of the turf field (more use, cost).
- More information on the health and wellness aspect.
- What are the benefits; what are the needs? Haven't been made clear.

Comments on Years 4-10:

Additional Questions/Concerns:

- A reason to move up the costly projects... tough market – we would get much more favorable rates now.
- There are expiring tax credits for solar. Maybe look at pairing with roof replacement.
- Where will visiting buses go if back parking lot becomes tennis courts?
- Will traffic flow improve?
- Should be doing turf fields earlier in the plan.
- Maybe community partners can assist in financing some projects.
- How many events are hosted where the extra parking is needed?
- How many spaces would we gain?
- Will any fields by Doe Run have lights?
- The baseball field at Doe Run should be turned to avoid balls in the road.
- Would netting be included in new Doe Run BB field?
- New turf fields should have lights.
- Where would a new field house be located?
- How will you get to new Middle School softball fields?
- Absolutely more sustainability projects ... solar panels, wind.

Comments on Finances:

- Annualized depreciation expense?
- Annualized capital expenditures less HS/PE?
- Adding a wrestling room at Patton/UHS?
- Practice mats for wrestling.
- Millage for \$7.5 million borrowing already in budget for 18/19.
- What years does \$7.5 million cover?
- Estimated debt payments as a % of budget for maximum estimated total debt?
- Other methods of funding capital plan – instead of borrowing?
- Impact of Senate Bill 76 on this plan going forward?
- What does \$7.5 million cover? What years?
- Question about taxes for people with no students.

Dotology on Years 1-3

Projects Year 1 thru Year 3 (2019-2021)

"Dot-ology"; Place your green or red dots in this column next to the project you encourage (green), discourage (red)

Location/ Description		Budgeted Cost	'19	'20	'21	
Unionville High School						
Building Items						
1	Stair tower finishes (treads, railings)	\$120,000	X			
2	Renovate (4) existing gang toilet rooms	\$220,000		X		
Site items						
7	Replace existing stadium synthetic turf	\$500,000	X			
8	Ball safety netting systems on JV/V baseball fields	\$150,000	X			
9	Upgrade current site lighting to LED	\$50,000		X		
10	Resurface stadium track/field elements	\$210,000		X		
11	Expand existing pressbox (Note 1)	\$0		X		
12	Construct shelter/canopy at bus garage fields (Barn?)	\$90,000			X	
13	Construct new athletic field(s) to support double turf	\$400,000		X		
CF Patton Middle School						
18	Library renovations/modernization	\$100,000	X			
19	Insulation of interior ductwork runs	\$120,000	X			
20	Roof restoration/replacement	\$900,000	X	X		
21	Kitchen/Cafeteria upgrades and modernization	\$1,800,000		X		
22	Electric system/panel replacement	\$100,000		X		
23	Corridor flooring resurfacing	\$225,000		X	X	
24	Replace unit ventilators in 1998 portion	\$1,200,000		X		
25	Renovate/Update (4) gang toilet rooms	\$180,000		X		
26	Chiller replacement	\$200,000		X		
27	Building envelope repairs (seal, repaint, replace Dryvit panels)	\$150,000			X	
Chadds Ford Elementary						
34	Roofing replacement/restoration	\$400,000	X			
35	Classroom carpet and floor tile replacement	\$90,000	X	X		
36	Paving of lower parking lots	\$100,000	X	X		
37	Upgrades and modernization of waste water treatment plant	\$300,000		X		
38	Library modernization/reconfiguration	\$80,000		X		
39	Replace Fire alarm system	\$100,000			X	
Hillendale Elementary						
42	Phase 2- HVAC Replacement(Gym, Cafe, 2 story addition)	\$1,800,000	X			
43	Replace old electrical equipment (1965 switchgear)	\$300,000	X			
44	Replace/Modify secure entry	\$50,000	X			
45	Instructional wall upgrades	\$20,000	X	X		
46	Cafe/Gym floor replacement	\$150,000		X		
47	Gym divider replacement	\$120,000		X		
48	Library modernization/reconfiguration	\$80,000		X		
49	Add emergency generator for building	\$250,000			X	
50	Clean, repair, seal all masonry	\$80,000			X	
Pocopson Elementary						
56	Replace existing chiller	\$300,000	X			
57	Repair/replace exterior cast stone coping	\$50,000	X			
58	Replace Fire Alarm System	\$100,000			X	
Unionville Elementary						
62	Replace auditorium carpet	\$30,000	X			
63	Courtyard waterproofing of foundation wall	\$35,000	X			
64	HVAC upgrades within the main office area	\$75,000		X		
65	Site paving replacement	\$200,000		X		
66	Classroom carpet and VCT replacement	\$80,000		X	X	
67	Chiller replacement	\$200,000			X	
68	Replace fire alarm system	\$100,000			X	

Dotology on Years 4-10

Projects Year 4 thru Year 10 (2022-2028)

"Dot-ology"; Place your green or red dots in this column next to the project you encourage (green), discourage (red)

Location/ Description Budgeted Cost '22 '23 '24 '25 '26 '27 '28

Unionville High School

Building Items

3	Carpet and tile replacement	\$200,000	X	X								
4	Roof restoration/replacement	\$1,200,000	X	X								
5	PA system replacement	\$150,000		X								
6	Electrical substation/transformer upgrades	\$500,000			X							

Site items

14	Construct new synthetic double turf field	\$1,000,000										
15	Add new parking to meet zoning and support double turf	\$180,000		X								
16	Tennis court repaving and additional two courts	\$350,000		X								
17	Existing paving replacement/restoration	\$550,000	X		X							

CF Patton Middle School

28	Domestic hot water heaters replace/install additional	\$80,000	X									
29	Modifications to science rooms based on program changes (Note 2)	\$450,000	X									
30	Replace gym divider	\$120,000	X									
31	Classroom carpet and tile replacement	\$200,000		X	X							
32	Paving replacement/restoration	\$300,000		X	X							
33	PA system replacement	\$100,000	X									

Chadds Ford Elementary

40	PA system replacement	\$80,000		X								
41	Paving restoration/replacement	\$180,000			X							

Hillendale Elementary

51	Replace existing casework in classrooms	\$200,000	X	X								
52	Site paving restoration	\$200,000	X	X								
53	PA system replacement	\$80,000		X								
54	Classroom carpet and floor tile replacement	\$120,000			X	X						
55	Replace smoke and duct detectors	\$30,000				X						

Pocopson Elementary

59	Classroom carpet and tile replacement	\$140,000	X	X								
60	PA system replacement	\$80,000		X								
61	Site paving replacement	\$200,000			X	X						

Unionville Elementary

69	Roofing replacement/restoration	\$600,000	X	X								
70	PA System replacement	\$80,000		X								
71	Outdoor classroom construction (Note 2)	\$250,000			X							

District Wide

72	HS Traffic Study / District-wide facility assessment	\$30,000										
73	Emergency projects/repairs	\$820,000	X	X	X	X	X	X	X	X	X	X
74	Concrete repairs and replacement	\$310,000	X	X	X	X	X	X	X	X	X	X
75	Safety and Security enhancements	\$300,000	X	X	X	X	X	X	X	X	X	X
76	Custodial equipment replacement	\$300,000	X	X	X	X	X	X	X	X	X	X
77	Maint and grounds equipment replacement	\$580,000	X	X	X	X	X	X	X	X	X	X
78	Classroom and corridor painting	\$510,000	X	X	X	X	X	X	X	X	X	X
79	Cafeteria table replacement	\$110,000	X	X	X	X	X	X	X	X	X	X
80	Window blind replacements	\$100,000	X	X	X	X	X	X	X	X	X	X

Notes:

1. Project will be fundraiser for material costs, and volunteer/technical school for labor costs.
2. Indicates project that may be included based on educational program review in the future.

Additional projects that may be considered for the Long Range Facilities Plan in the future

Construct a field house at the stadium	
Construct a new weight/exercise facility or expand existing	
Increase seating in the stadium	
Construct bathroom facilities at bus garage fields	
Grading and leveling of middle school athletic fields	