



Crabtree, Rohrbaugh & Associates

LAMPETER-STRASBURG SCHOOL DISTRICT

FEASIBILITY STUDY UPDATE October 21, 2019

- DISTRICT AND BOARD GOAL OVERVIEW
- ENROLLMENT AND CAPACITY
- OPTIONS
- PRELIMINARY COST ESTIMATES

SHORT AND LONG TERM GOALS

SITE

- Address Circulation and Safety
- Parking/Parent/ Drop zones
- Fieldhouse restrooms & concessions

LAMPETER ELEMENTARY SCHOOL

- Address need for additional program space
- SACC Program Needs/Security
- Collaborative/Flex Spaces

HANS HERR ELEMENTARY SCHOOL

- Address need for additional program space
- Collaborative/Flex Spaces
- Small Group Spaces

MIDDLE SCHOOL

- Additional Science Labs/STEM
- Music spaces
- Itinerant / Counseling offices
- Need Collaboration spaces
- Building and grade storage
- Large Group Instruction Renovations

HIGH SCHOOL

- Address need for additional program space
- Renovated Science labs
- Need Collaboration spaces
- Consolidated Art Spaces



GUIDING PRINCIPLES

All options will be evaluated with Building Goals as outlined in the District's Comprehensive Plan, Mission Statement, Vision Statement and Shared Values

- ❖ **Safety and security of all students, staff and community**
- ❖ **Fiscally responsible to our Students, Community and Key Stakeholders**
- ❖ **Support 21st Century Learners with appropriate tools, resources and learning environments**
- ❖ **Code compliance (i.e. ADA, Building Codes)**
- ❖ **Equity across all buildings and students – today, tomorrow and into the future given growth projections**

ENROLLMENT PROJECTIONS

ENROLLMENT AND CAPACITY



How many students can each building accommodate?

Are there adequate spaces to support your programs & students?

Are you considering collaborative learning environments?

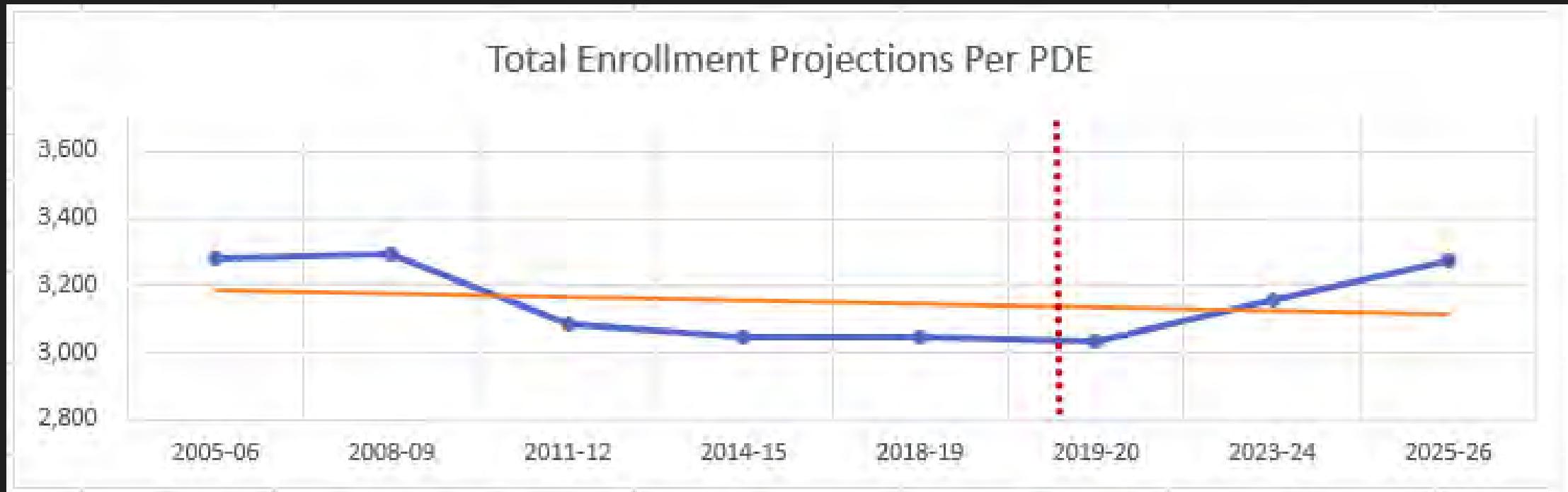
Do you have space to grow and offer new programs?

CURRENT ENROLLMENT / UTILIZATION RATES

	CURRENT ENROLLMENT	DISTRICT CAPACITY	UTILIZATION
Lampeter Elementary (Half Day K Program)	687	525	131%
Hans Herr Elementary	652	776	84%
Martin Meylin Middle	703	822	86%
Lampeter High School	993	1218	82%

85% Utilization PDE Guideline for Planning

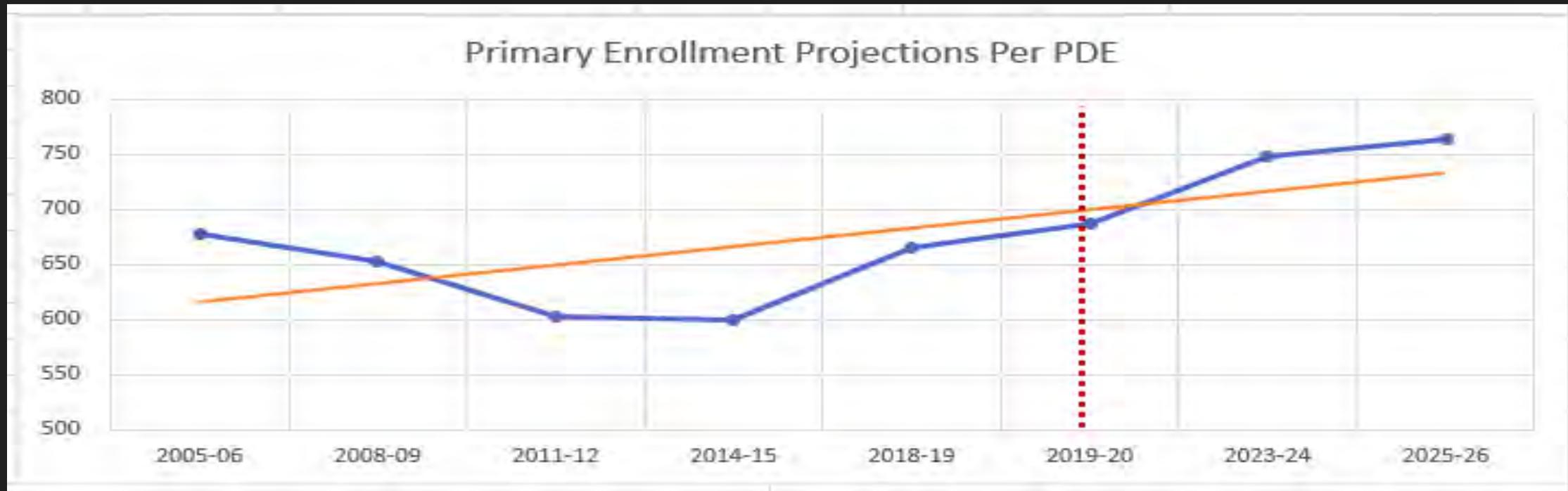
ENROLLMENT / CAPACITY



- The three year average growth rate in LS is -0.05% (Negative)
- The five year average growth rate in LS is -0.03% (Negative)

- BASED ON LIVE BIRTHS
- ADDITIONAL DEMOGRAPHICS ANALYSIS COMPLETED
- REVIEWED PROJECTED HOUSING STARTS

ENROLLMENT / CAPACITY



- Forecast5 projects the 2023/24 enrollment to be 3050.
- Based on the current five year rate of growth 2023/24 enrollment would be projected to be 3031.
- Based on the current three year rate of growth 2023/24 enrollment would be projected to be 3029.
- PDE Projected the 2023/24 enrollment would be projected to be 3159.

Lampeter Strasburg Building Option Matrix

LAMPETER STRASBURG SCHOOL DISTRICT						
District Wide Feasibility Study						
OPTION MATRIX						
The matrix provides a summary of the options to consider to address both educational needs as well as upgrades to meet current construction standards.						
SCHOOL	No Work	Additions	Renovations	Additions & Renovations	New Building	Comments based on Educational Program
Strasburg Elementary School - Option 1	x	NA	x	NA	NA	Renovations
Strasburg Elementary School - Option 2	x	x	x	x	NA*	Comprehensive Renovations
Strasburg Elementary School - Option 3	x	NA	NA	NA	NA	Demolition
Lampeter Elementary School	x	x	x	x	NA	Additions / Renovations
Hans Herr Elementary School - Option 1	x	x	x	x	NA	Limited Additions / Limited Renovations
Hans Herr Elementary School - Option 2	x	N/A	N/A	x	NA	Limited Additions / Comprehensive Renovations
Martin Meylin Middle School - Option 1	x	x	x	x	NA	Limited Additions / Limited Renovations
Martin Meylin Middle School - Option 2	x	x	x	x	NA	Limited Additions / Renovations
Martin Meylin Middle School - Option 3	x	N/A	N/A	x	NA	Additions / Comprehensive Renovations
Lampeter High School	x	x	x	x	N/A	Limited Additions / Limited Renovations
Walnut Run School	x	NA	x	NA	NA	
Lampeter Stadium Field House - Option 1	x	NA	x	NA	NA	Renovations
Lampeter Stadium Field House - Option 2	x	NA	NA	NA	x	Proposed New Building
District Administration Offices	x	NA	x	NA	N/A	Limited Renovations
District Maintenance Building	x	x	x	x	N/A	Limited Additions / Limited Renovations
New Primary Center	x	NA	NA	NA	x	Proposed New Building

NA = Not applicable

The following general comments were identified by the Building Committee while discussing the advantages and disadvantages of each option, both short term and long term.

Options	Advantages	Disadvantages
No work	No building cost	Would require modular classrooms Higher operating costs
Additions only	Gain needed space	No upgrades to existing facility Later repairs not reimbursable
Renovations only	Upgrade and repair systems	Does not provide adequate space
Additions & Renovations	Gain needed space & upgrades	Cost
New Building	No disruption to program Replace existing costly systems	Cost

FACILITY ADEQUACY ANALYSIS



SCALE	DESCRIPTION	FCI %	TIMELINE
5 NEW	New or like-new condition; Reevaluate in 8 - 10 years	91% - 100%	8-10 YRS.
4 GOOD	Minimal wear for age, no issues	61% - 90%	6-8 YRS.
3 FAIR	Average wear for age, approaching end of lifecycle	31% - 60%	4-6 YRS.
2 POOR	Worn from use or age, end of expected lifecycle	16% - 30%	2-4 YRS.
1 CRITICAL	Extremely worn or damaged, replace as soon as possible	0% - 15%	< 2 YRS.

Lampeter Strasburg School District
 Lampeter Elementary School

FACILITIES CONDITION INDEX

FACILITY CONDITION INDEX (FCI) | Assessed July 2019

Site	5	4	3	2	1	NA	Comments & Recommendations	ESTIMATED CONSTRUCTION COST
								Low to High
1 Perimeter Fencing & Gates						X		
2 Athletic Fields						X		
3 Athletic Field Structures, Scoreboards						X		
4 On-Site Sidewalks		X						
5 Play Equipment		X					Requires new poured playground rubber surf	
6 Paving		X						
7 Striping, Markings, Speed Bumps		X						
8 Curbing		X						
9 On-Site Signage		X						
10 Exterior Furniture, Bike Racks, Storage						X		
11 Retaining Walls, Site Walls		X						
12 Freestanding Walkway Canopies						X		

Site Accessibility	5	4	3	2	1	NA
1 Pedestrian Access - ADA & Safety		X				
2 Vehicular Access - Vehicles			X			
3 Vehicular Access - Buses				X		
4 Vehicular Access - Deliveries		X				
5 Handicap Parking	X					
6 Accessible Entry	X					
7 Exterior Stairs and Railings						X
8 Exterior Ramps						X

Exterior Building Envelope	5	4	3	2	1	NA
1 Structure		X				
2 General Appearance	X					
3 Roof		X				Ongoing maintenance identified in Captila
4 Soffits		X				
5 Walls			X			Moisture leak at gym below or adjacent to gym
6 Doors & Hardware		X				
7 Windows		X				
8 Miscellaneous			X			Storage is lacking and what is available is being used for other purposes

Safety & Security	5	4	3	2	1	NA	Low	to	High
1 Appropriate Exterior Lighting		X							
2 Natural Surveillance		X							
3 Camera System - Interior and Exterior		X							
4 Secure Entry Vestibule				X			SACC program does not have secure vestibule	\$40,000.00	\$60,000.00
5 Card Access at Exterior Exits		X							
6 PA System - Heard Throughout Building		X							
7 Building Lockdown - Layered		X							
8 Emergency Services Contact Method		X							
9 Classroom Door - Lockdown		X							
10 Number all Exterior Exit Doors									
Subtotal							\$40,000.00	-	\$60,000.00

Systems - Plumbing & Fire Protection	5	4	3	2	1	NA	Low	to	High
1 Replace Water softener							problematic	\$20,000.00	\$25,000.00
2 Replace Both Water heaters		X						\$35,000.00	\$40,000.00
Subtotal									

Systems - Electrical/Technology	5	4	3	2	1	NA	Low	to	High
1 Replace lighting with LED lighting		X						\$430,000.00	\$470,000.00
2 Evaluate/replace fire alarm panel			X				Problematic , ongoing issues with significant maintenance costs incurred.	\$380,000.00	\$420,000.00
3 Replace paging system				X			Provide IP based paging system, parts not available	\$210,000.00	\$240,000.00
4 Electric associated with water heaters		X						\$3,000.00	\$5,000.00
5 Electric associated with heat pumps		X						\$25,000.00	\$30,000.00
Subtotal							\$1,048,000.00	-	\$1,165,000.00

Systems - HVAC	5	4	3	2	1	NA	Low	to	High
1 Replace Ground Source Heat Pumps		X					Almost at light cycle, adjust stands to match access height to units	\$250,000.00	\$300,000.00
Subtotal							\$250,000.00	-	\$300,000.00



FACILITY ASSESSMENT

LAMPETER ELEMENTARY SCHOOL

1. Program Deficiencies

- Capacity issue/Overcrowded
- SACC Entrance Security
- Lack of SGI Support Spaces
- Lack of storage

2. Facility Deficiencies

- Exterior water issue at Gym wall
- Replace Heat Pumps
- Upgrade Video Camera System

Lampeter Elementary First Floor Utilization

Lampeter Elementary Second Floor Utilization

Lampeter Elementary First Floor Program Deficiencies

SUMMARY OF DEFICIENCIES

Program

- Enlarged SACC Program
- Flex/Collaborative Teaching Spaces
- Special Education Classroom
- Small Group Instruction
- Administrative Offices
 - Counseling
 - Itinerant
 - Conference Space
- Storage (Grade and Custodial)

Lampeter Elementary Second Floor Program Deficiencies

SUMMARY OF DEFICIENCIES

Program

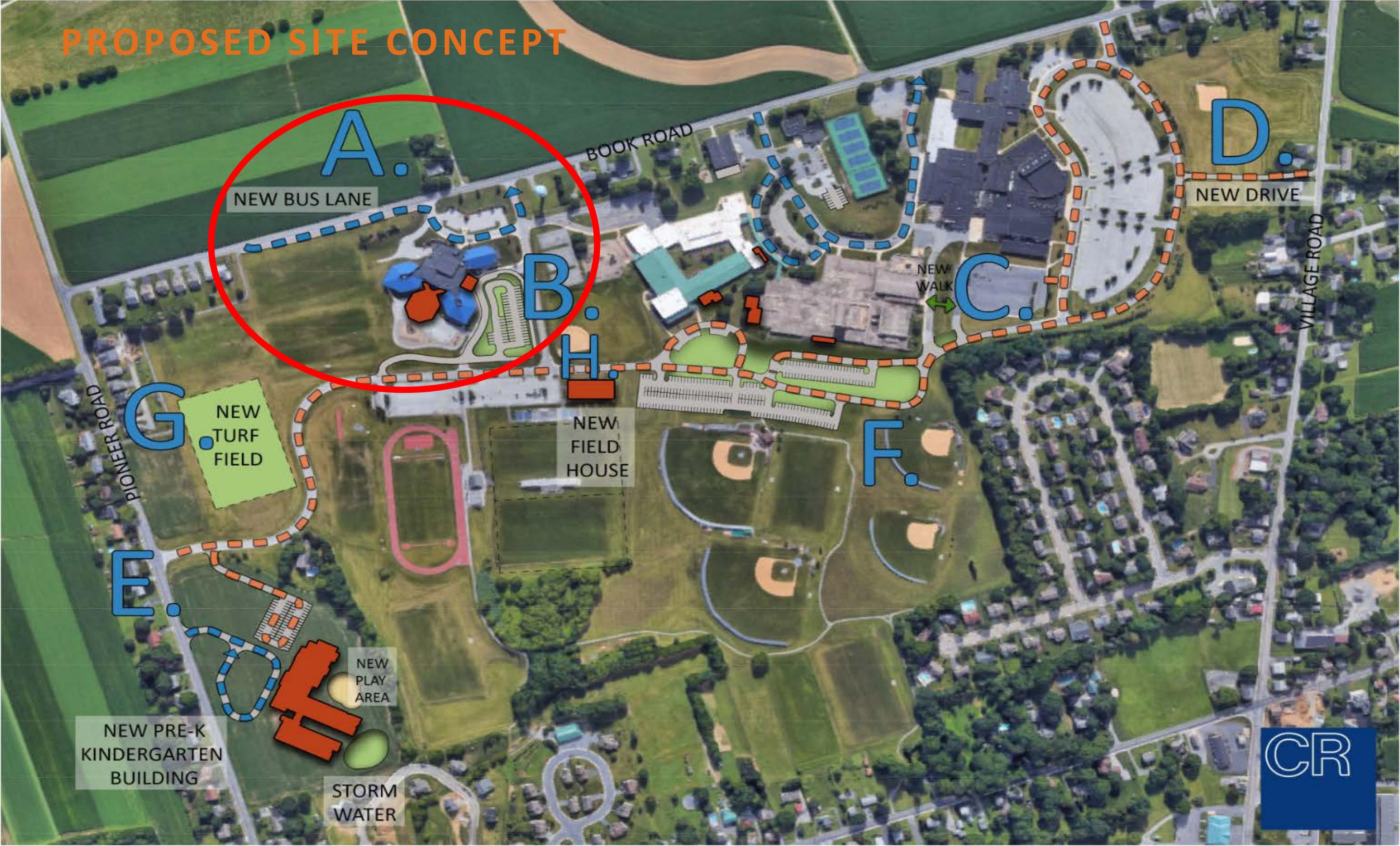
- Learning Support Spaces
- Flex/Collaborative Teaching Spaces
- Special Education Classrooms
- Computer Lab
- Small Group Instruction

OPTION 1 -Lampeter Elementary First Floor Concept

Program Enhancements:

- Dedicated Secure SACC Vestibule
- Additional 1 Story Classroom Pod
- Collaborative Learning Spaces
- Added SGI space within the building
- Increased internal storage capacity

PROPOSED SITE CONCEPT



A.

NEW BUS LANE

B.

H.

NEW FIELD HOUSE

C.

NEW WALK

F.

D.

NEW DRIVE

G.

NEW TURF FIELD

E.

NEW PRE-K KINDERGARTEN BUILDING

NEW PLAY AREA

STORM WATER

BOOK ROAD

PIONEER ROAD

VILLAGE ROAD



OPTIONS COSTS MATRIX



Lampeter Strasburg School District

District Wide Feasibility Study Updates

Updated: 10/17/2019

Lampeter Elementary School

OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		BUILDING AREA SUMMARY		
PROJECT OPTION		RANGE		EXISTING SF	PROPOSED SF	TOTAL SF
Facility Conditions (2-10 years)		\$ 1,996,500	\$ 2,359,300	85,650	0	85,650
Additions/Renovations		\$ 4,447,088	\$ 4,865,832	85,650	17,869	103,519
New Building		\$ 11,820,251	\$ 13,365,307	0	47,000	47,000

- Facilities Conditions will require expenditures in the next 2-10 years.
- Cost estimate for Additions /limited Renovations to increase classroom capacity and add support spaces.
- Existing renovation scope includes required code and limited finish upgrades.
- Site costs are not included but broken out as separate line items and require verification with municipality.

NEW FACILITY OPTION



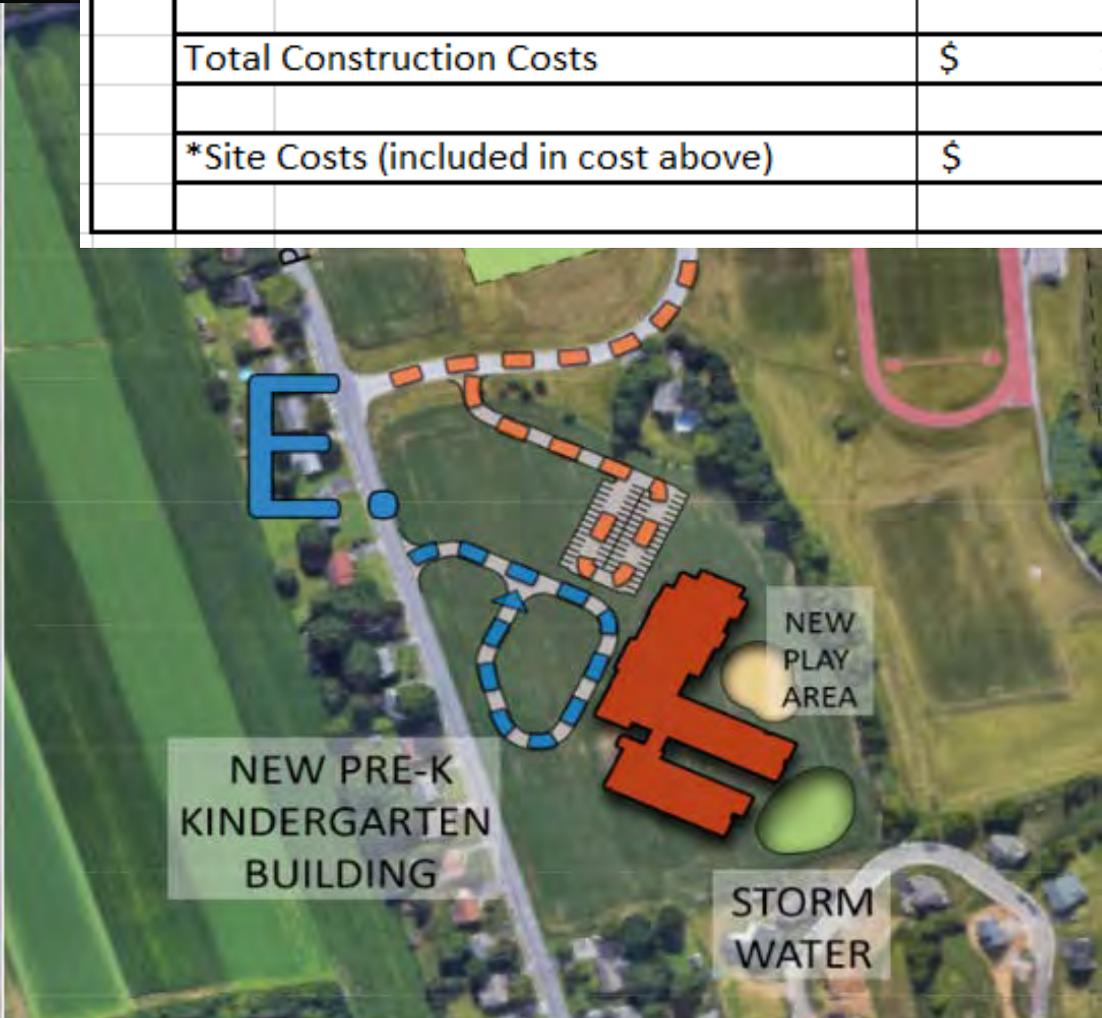
Lampeter Strasburg School District

District Wide Feasibility Study Updates

Updated: 10/17/2019

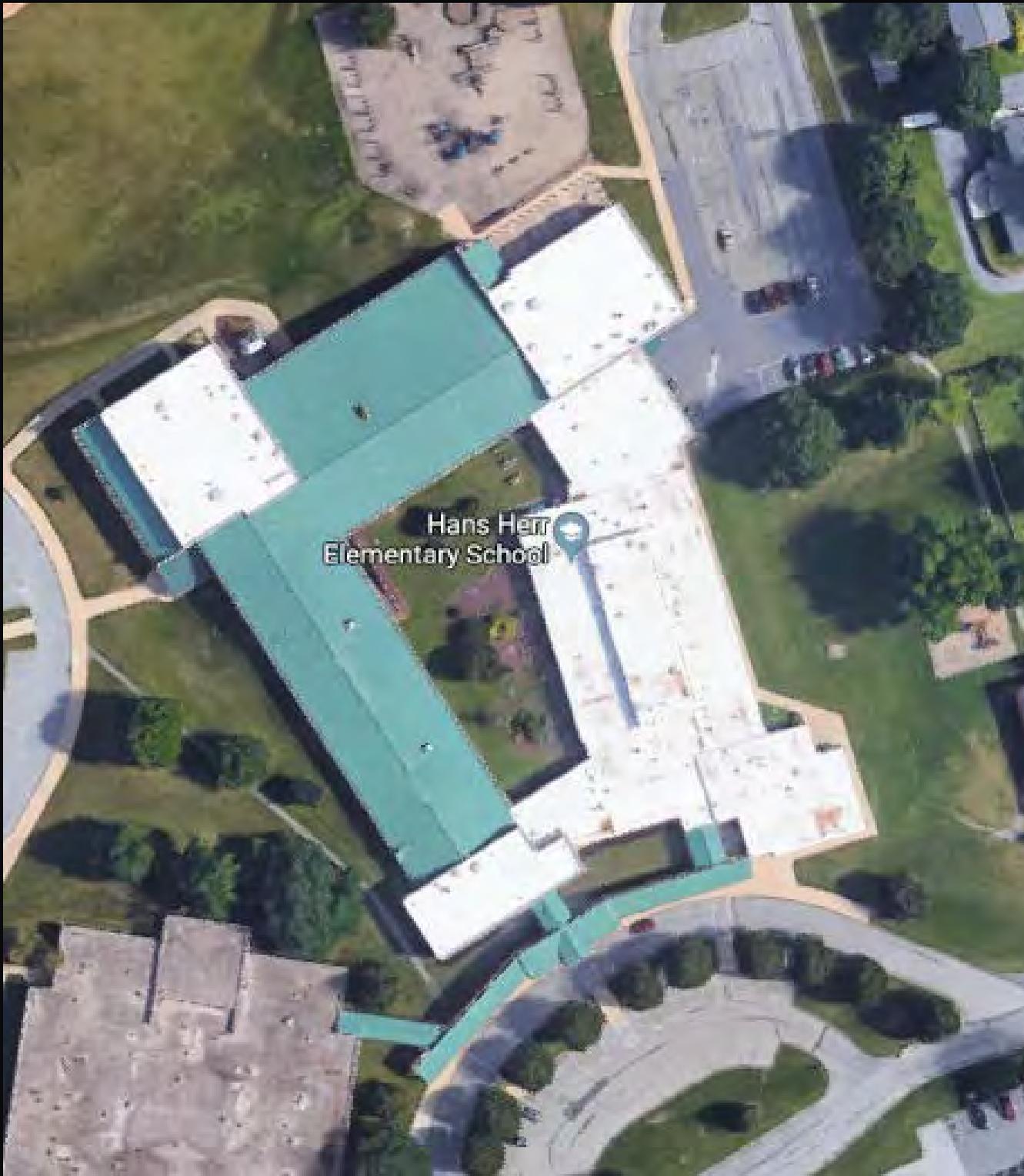
New Primary Facility

OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		BUILDING AREA SUMMARY		
PROJECT OPTION		RANGE		EXISTING SF	PROPOSED SF	TOTAL SF
Total Construction Costs		\$ 11,820,251	\$ 13,365,307	0	47,000	47,000
*Site Costs (included in cost above)		\$ 1,800,000	\$ 1,980,000	0	0	0



New K Center

- Building Capacity of 315
- Site reviewed with Architerra



FACILITY ASSESSMENT

HANS HERR ELEMENTARY SCHOOL

1. Old wood windows in need of replacement
2. Energy loss at main entry to exterior canopy
3. Gym is heated only/becomes a problem with large groups
4. Cafeteria too small to hold student assembly
5. Gymnasium acoustics
6. No ADA signage on all spaces
7. No ADA access to stage in LGI
8. Boiler Replacement
9. Replace Cooling Tower
10. Upgrade Video Camera System
11. SACC Entrance Security

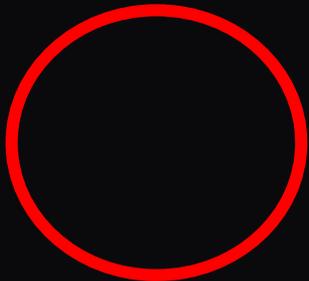
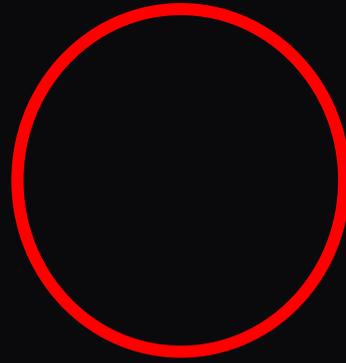
Hans Herr Elementary Deficiencies

SUMMARY OF DEFICIENCIES

Program

- Classrooms
- Collaborative Learning Spaces
- Small Group Instruction
- Music Classroom
- Administrative Offices
 - Counseling
 - Itinerant
 - Conference Space
- Storage (Grade and Custodial)

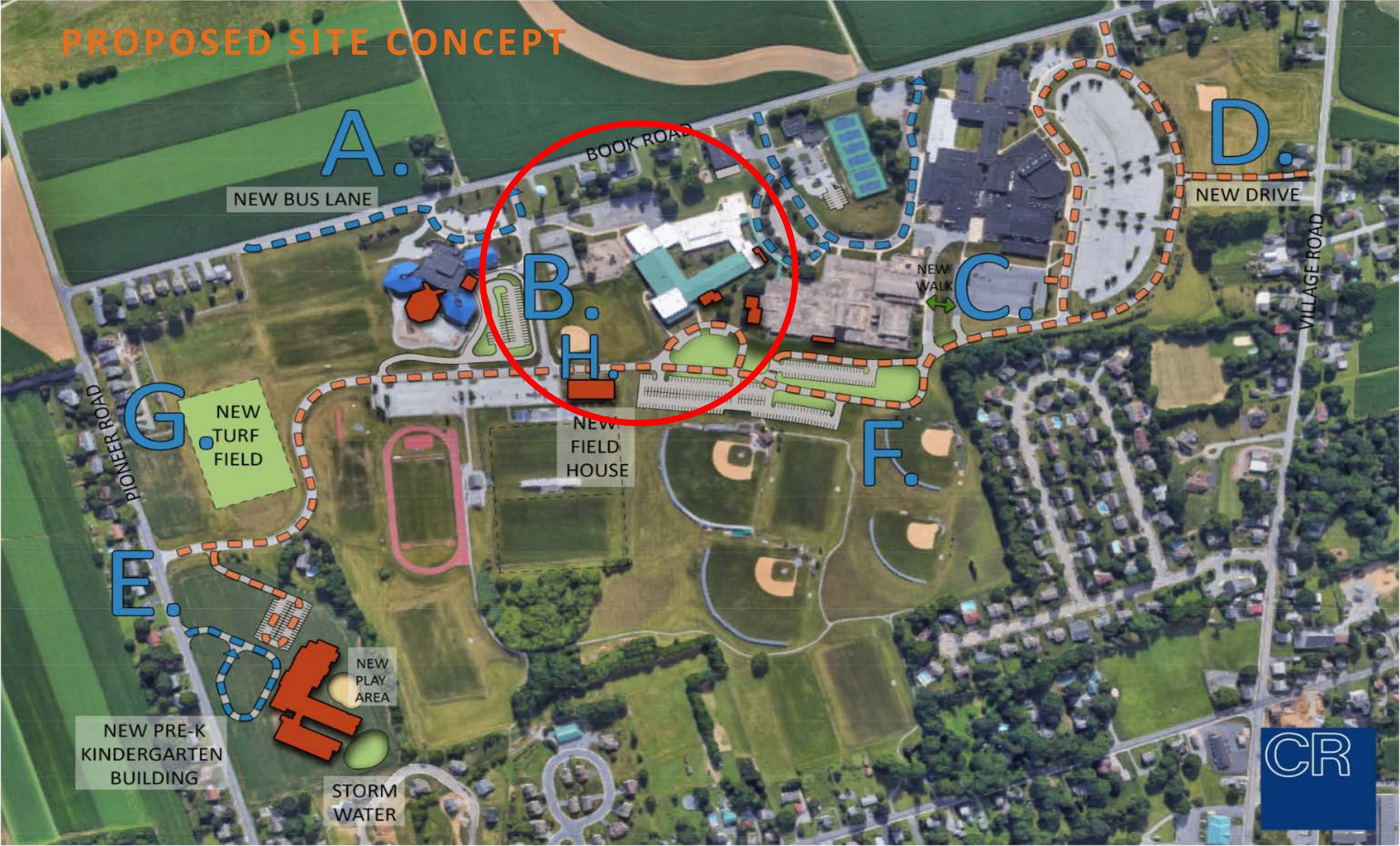
Hans Herr Elementary Concept



Program Enhancements:

- Classroom capacity with support spaces
- Collaborative Learning Spaces
- Added SGI /support spaces
- Increased internal storage capacity

PROPOSED SITE CONCEPT



A.

NEW BUS LANE

BOOK ROAD

D.

NEW DRIVE

VILLAGE ROAD

B.

H.

C.

NEW WALK

G.

NEW TURF FIELD

NEW FIELD HOUSE

F.

E.

NEW PLAY AREA

NEW PRE-K KINDERGARTEN BUILDING

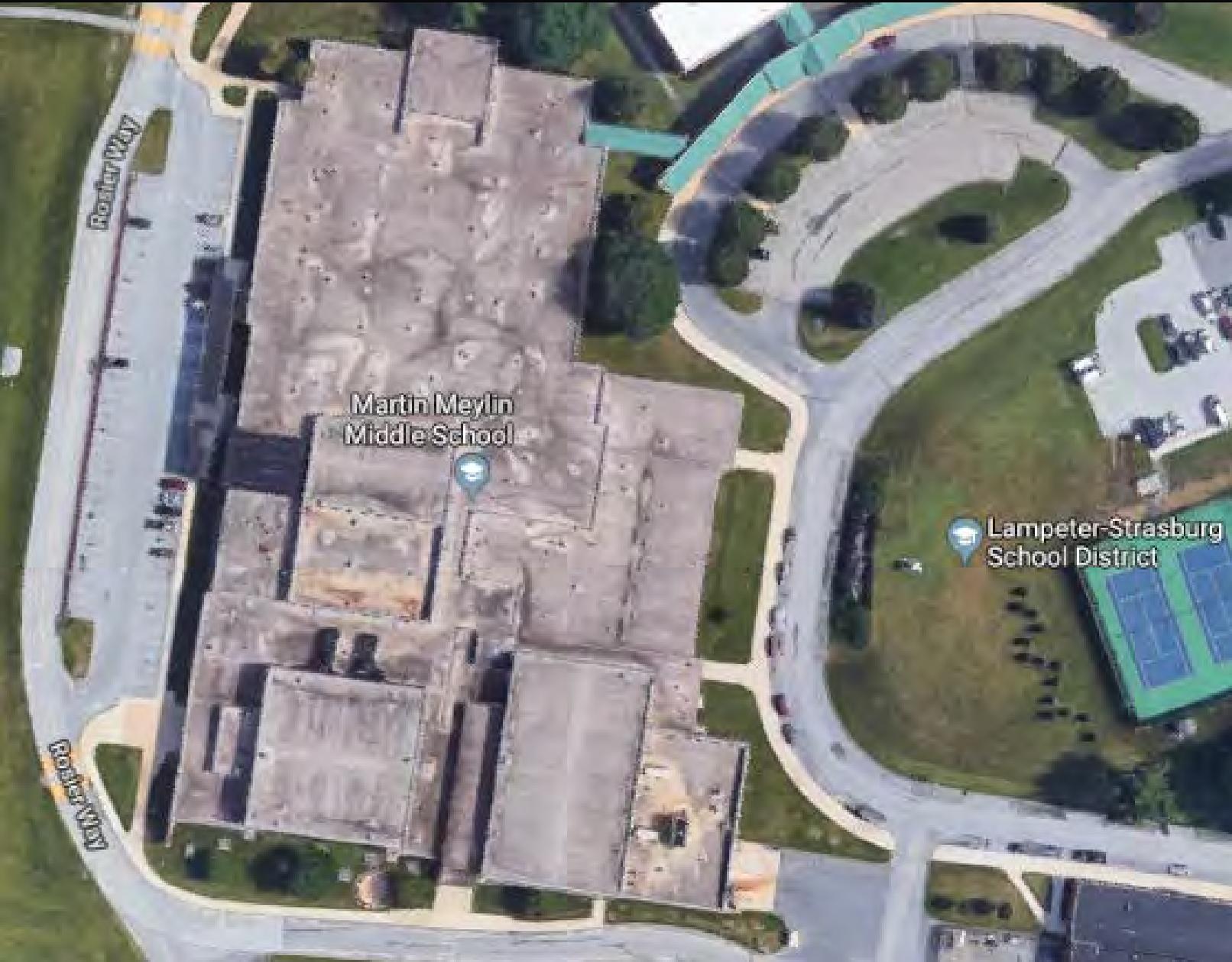
STORM WATER

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OPTIONS COSTS MATRIX

	Lampeter Strasburg School District					
	District Wide Feasibility Study Updates					
	Updated: 10/17/2019					
Hans Herr Elementary School						
OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		BUILDING AREA SUMMARY		
	PROJECT OPTION	RANGE		EXISTING SF	PROPOSED SF	TOTAL SF
	Facility Conditions (2-10 years)	\$ 5,789,541	\$ 7,205,156	102,776	0	102,776
	Limited Renovation/Additions	\$ 3,564,696	\$ 3,998,491	102,776	3,500	106,276
	Additions/Comprehensive Reno's	\$ 20,563,931	\$ 22,478,798	102,776	3,500	106,276

- Facilities Conditions will require expenditures in the next 2-10 years.
- Cost estimate for Additions /limited Renovations to increase classroom capacity and add support spaces.
- Existing renovation scope includes required code and limited finish upgrades.
- Site costs are not included but broken out as separate line items and require verification with municipality.



FACILITY ASSESSMENT

MARTIN MEYLIN MIDDLE SCHOOL

1. Epoxy floor failure in kitchen areas (prior to last renovation)
2. Gym bleachers non ADA and are manually operated
3. Built-up roof ongoing issues
4. Upgrade secure Vestibule
5. Replace cooling Tower
6. Replace Water Softener System
7. Rebuild chiller
8. ATC Panel Upgrades

Martin Meylin MS First Floor Deficiencies

SUMMARY OF DEFICIENCIES

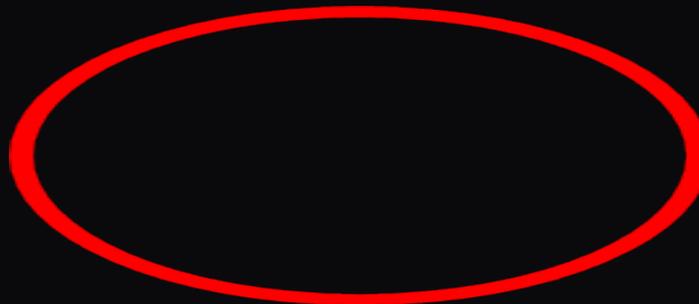
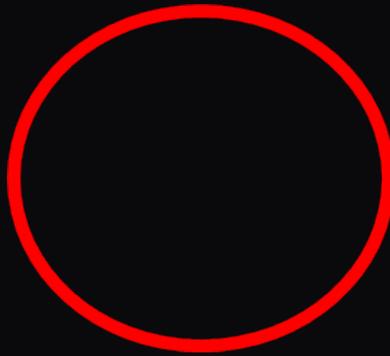
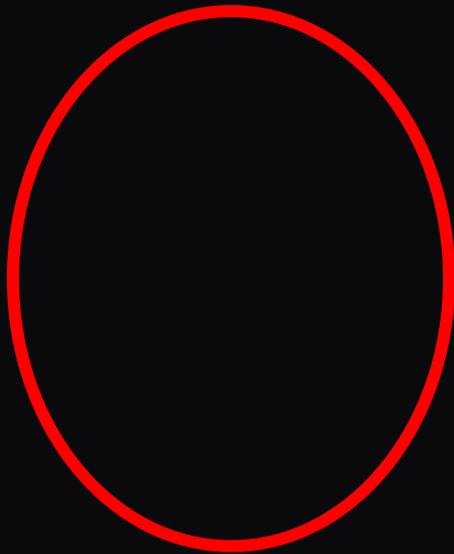
Program

- Science Labs
- Music On Stage – Band/Chorus
- Family Consumer Science
- Collaborative Learning Spaces
- Small Group Instruction
- Music Classroom
- Administrative Offices
 - Offices
 - Counseling
 - Nurse
 - Itinerant
 - Conference Space
- Faculty Planning Center
- PE Storage
- PE Locker Rooms
- Storage (Grade and Custodial)

Martin Meylin MS First Floor Concept #1

Program Enhancements:

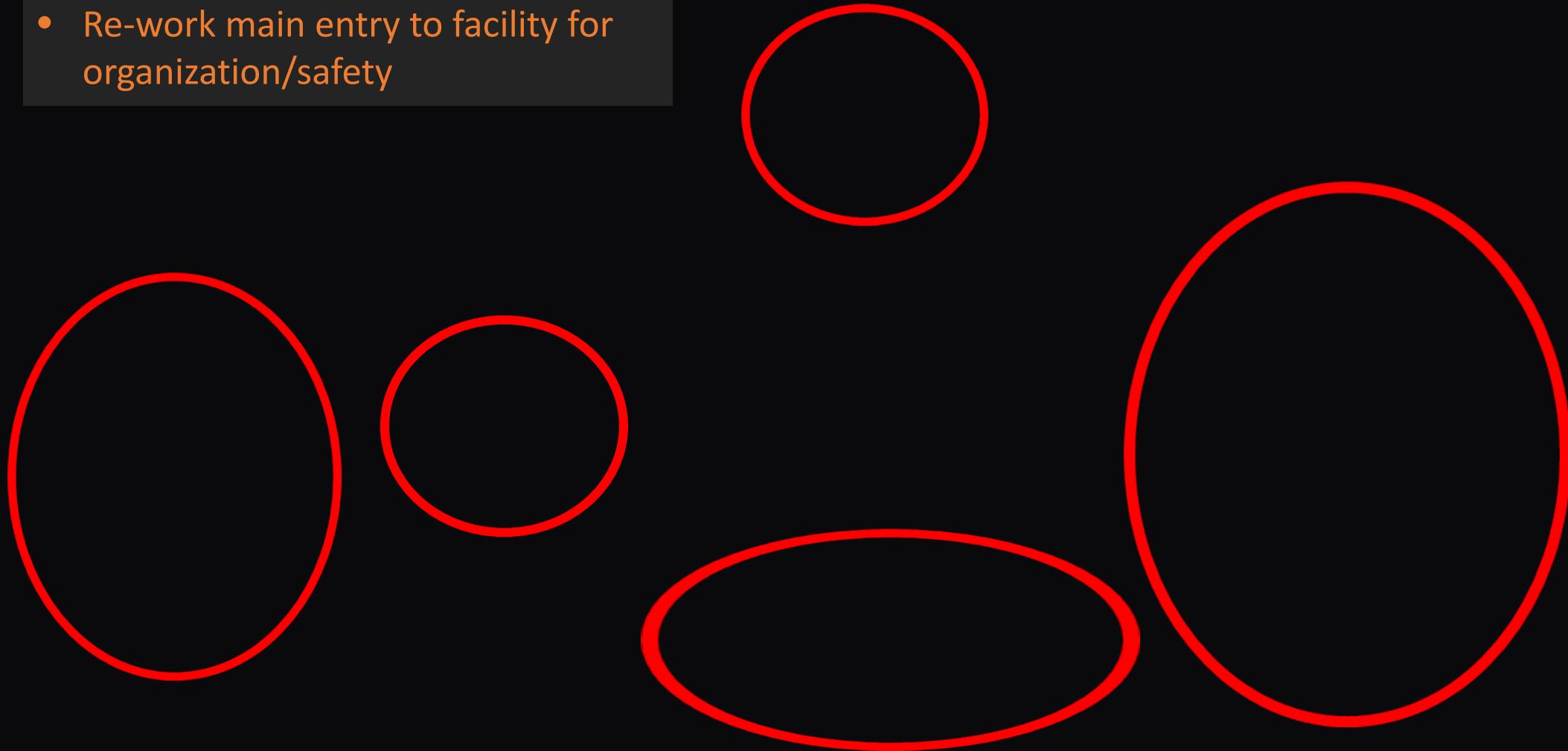
- Dedicated gymnasium spaces per building
- Collaborative Learning Spaces
- Added SGI space within each building
- Increased internal storage capacity



Martin Meylin MS First Floor Concept #2

Program Enhancements:

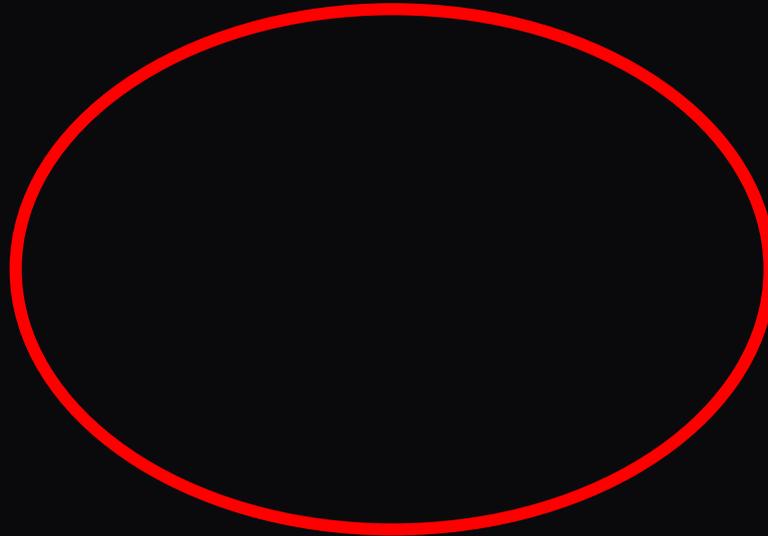
- Renovated gymnasium spaces
- Collaborative Learning Spaces
- Collaborative Learning Spaces
- STEM/Tech Ed spaces
- Family consumer Science upgrades
- Re-work main entry to facility for organization/safety



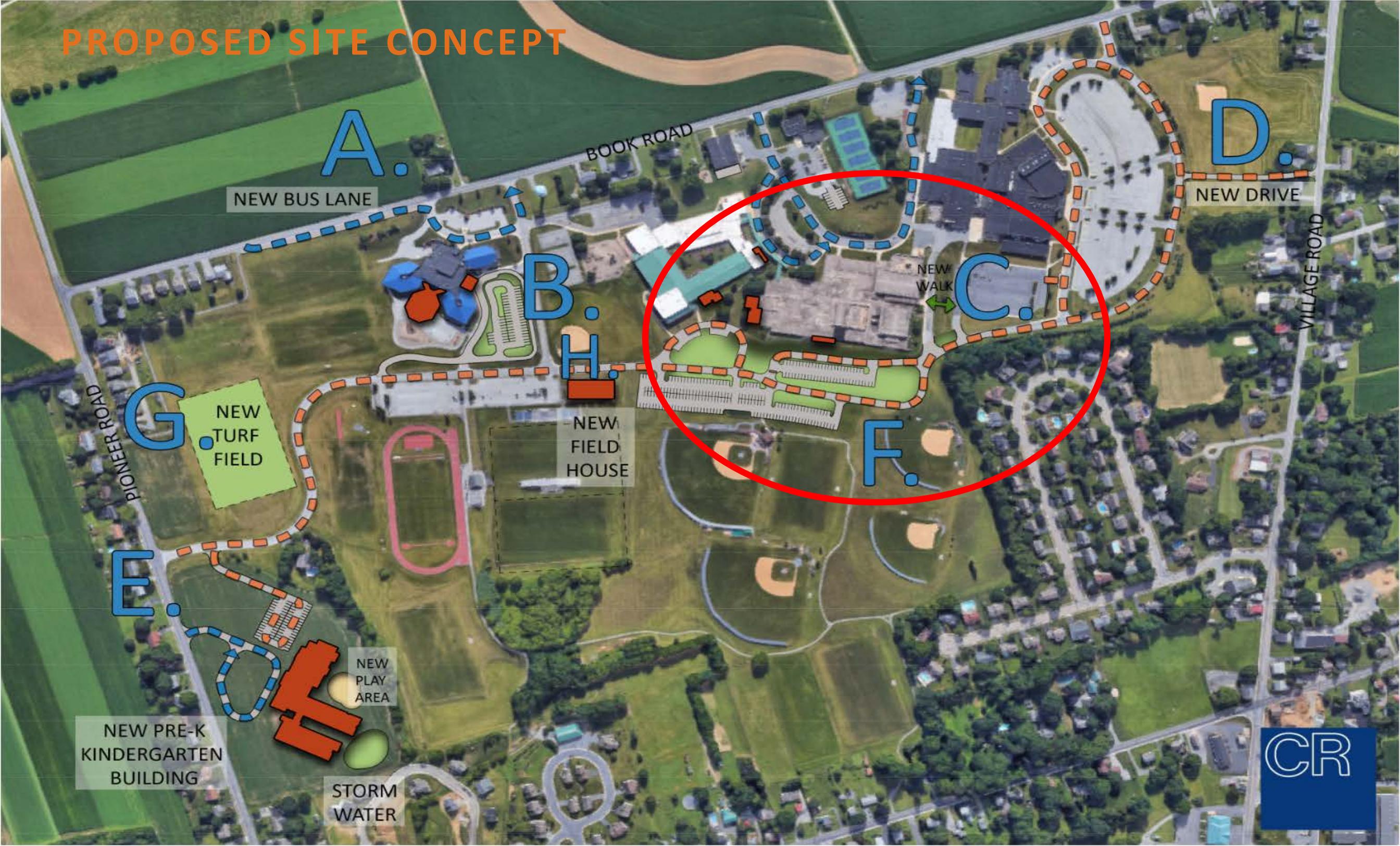
Martin Meylin MS First Floor Concept #3

Program Enhancements:

- Comprehensive Renovations
- Collaborative Learning Spaces
- STEM/Tech Ed spaces
- Re-work entire entry to facility for organization/safety



PROPOSED SITE CONCEPT



A.

NEW BUS LANE

BOOK ROAD

D.

NEW DRIVE

VILLAGE ROAD

B.

C.

NEW WALK

H.

NEW FIELD HOUSE

F.

G.

NEW TURF FIELD

PIONEER ROAD

E.

NEW PLAY AREA

NEW PRE-K KINDERGARTEN BUILDING

STORM WATER

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OPTIONS COSTS MATRIX



Lampeter Strasburg School District

District Wide Feasibility Study Updates

Updated: 10/17/2019

Martin Meylin Middle School

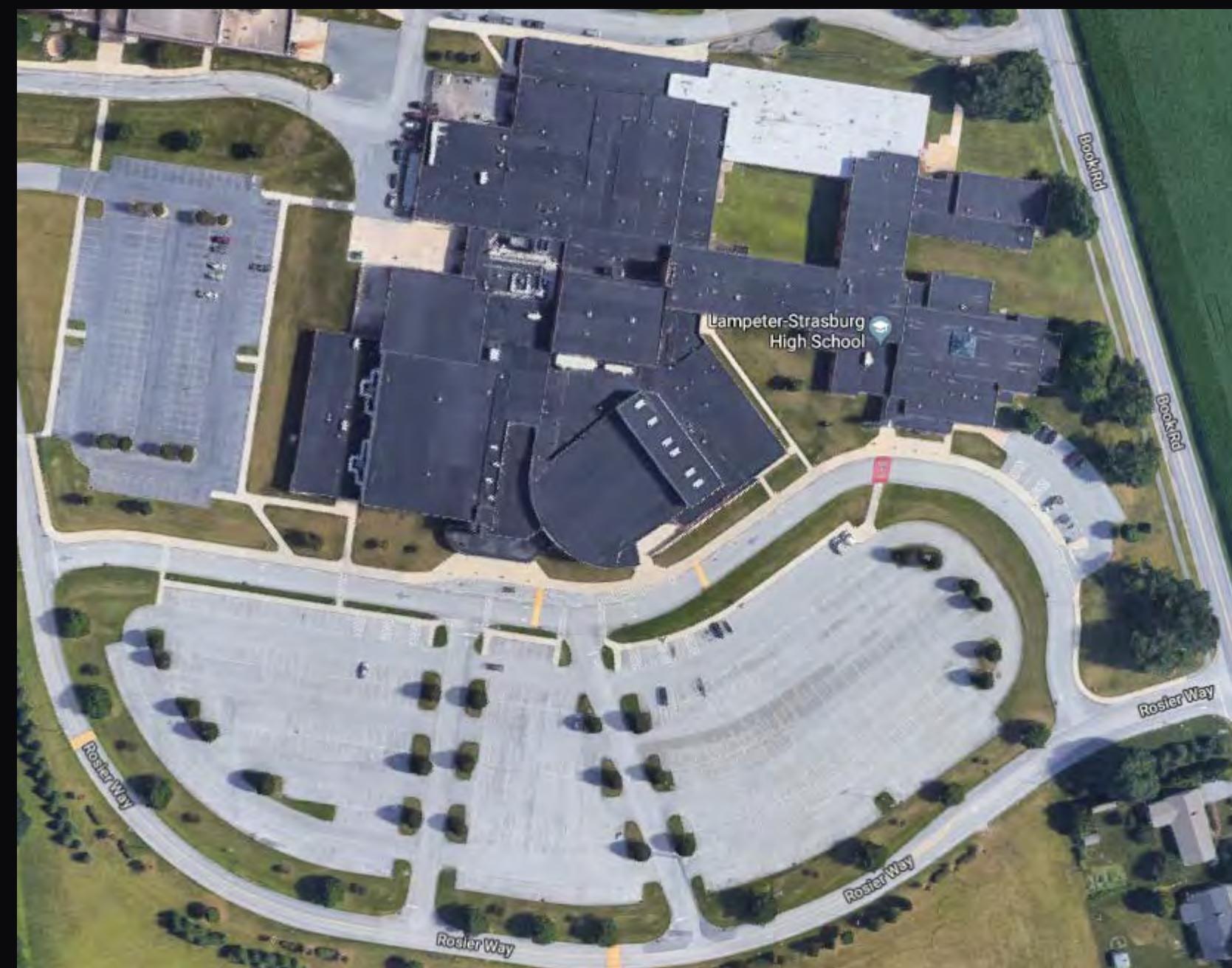
OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		BUILDING AREA SUMMARY		
PROJECT OPTION		RANGE		EXISTING SF	PROPOSED SF	TOTAL SF
Facility Conditions (2-10 years)		\$ 12,217,250	\$ 15,022,500	142,698	0	142,698
Limited Renovation/Addtions #1		\$ 4,291,754	\$ 4,806,262	142,698	6,000	148,698
Limited Renovation/Addtions #2		\$ 8,488,703	\$ 9,354,979	142,698	4,000	146,698
Additions/Comprehensive Reno's #3		\$ 29,478,309	\$ 32,248,188	142,698	8,000	150,698

- Facilities Conditions will require significant expenditures in the next 2-10 years.
- Cost estimates for program additions /limited Renovations to increase classroom capacity and add support spaces.
- Site costs are not included but broken out as separate line items and require verification with municipality.
- Comprehensive building renovations with program additions and building modernization.

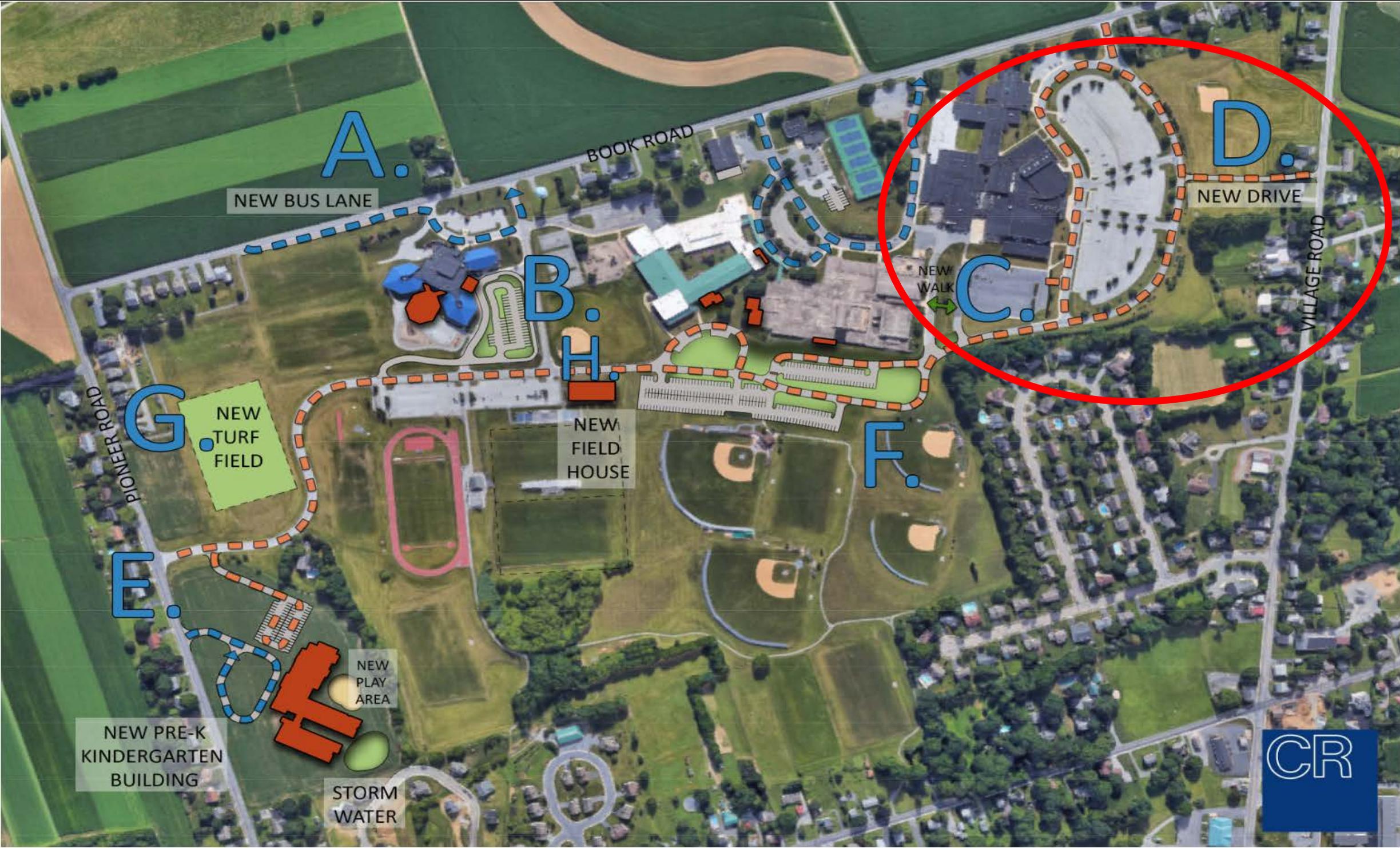
FACILITY ASSESSMENT

LAMPETER HIGH SCHOOL

1. Terrazzo floor issues
2. Window storefront issues – installed in 1980's
3. Media Skylight glazing
4. No AC in Auxiliary Gym
5. Replace Cooling Tower
6. Rebuild Chiller
7. Replace Main Water Heater
8. ATC Panel Upgrade



PROPOSED SITE CONCEPT



Lampeter High School First Floor Deficiencies

SUMMARY OF DEFICIENCIES

Program

- Classrooms
- Lab
- Collaborative Learning Spaces
- Small Group Instruction
- Music Classroom
- Administrative Offices
 - Counseling
 - Itinerant
 - Conference Space
- Stage/Auditorium Storage
- PE Storage

Lampeter High School Ground Floor Deficiencies

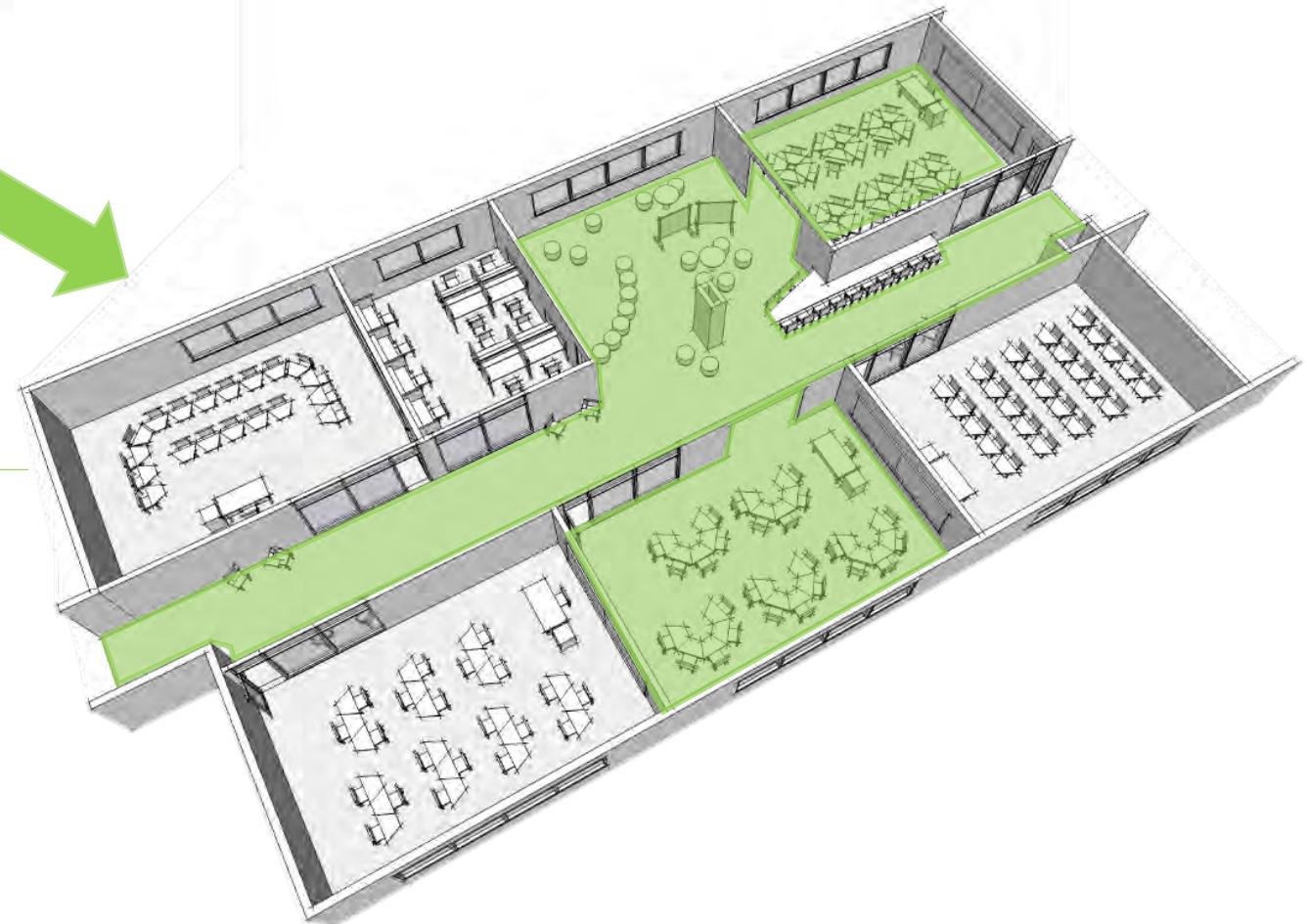
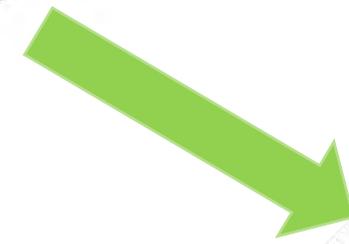
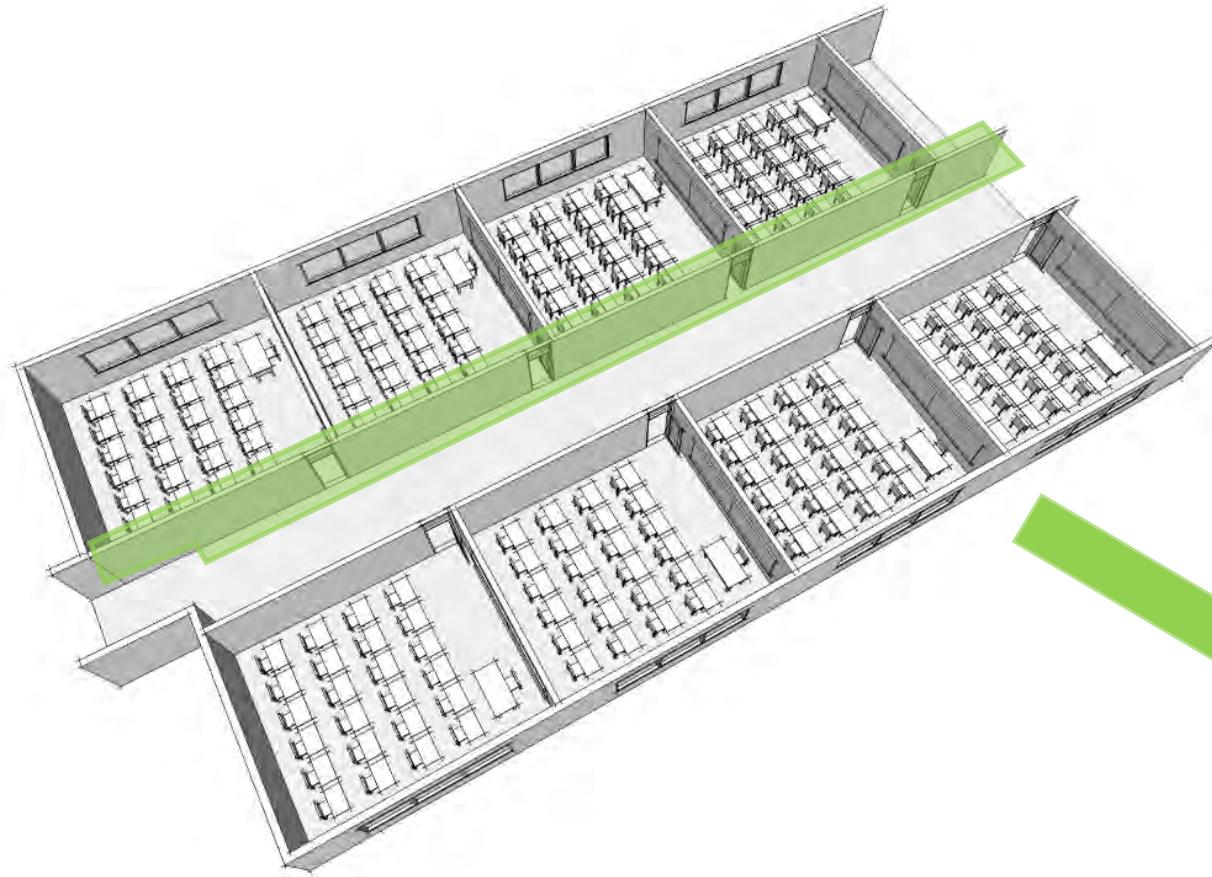
THEN

Mass production of education

One size fits all

Learning environment had no impact on outcomes

No foreseeable need for change = fixed



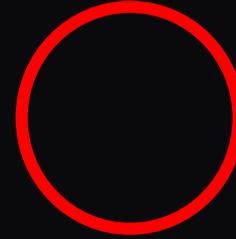
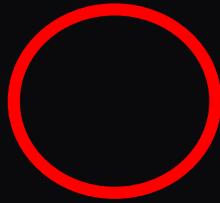
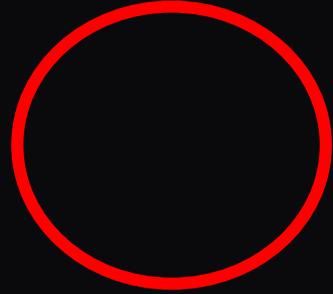
NOW

Mass customization of education

Learning environment impacts outcomes

Change = flexibility

Lampeter High School First Floor Concept



Program Enhancements:

- Adjacency of Art Spaces
- Upgrades to Administrative Offices
- Flexible collaborative learning
- PE and Performance Storage
- Added SGI space

OPTIONS COSTS MATRIX

	Lampeter Strasburg School District				
	District Wide Feasibility Study Updates				
	Updated: 10/17/2019				
Lampeter High School					
OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		BUILDING AREA SUMMARY	
	PROJECT OPTION	RANGE		EXISTING SF	PROPOSED SF
	Facility Conditions (2-10 years)	\$ 8,263,750	\$ 10,397,150	142,698	0
	Limited Renovation/Additions	\$ 2,323,940	\$ 2,634,307	142,698	2,000

- Facilities Conditions will require expenditures in the next 2-10 years.
- Cost estimate for limited additions /limited renovations to provide collaboration spaces and add storage and support spaces.
- Existing renovation scope includes required code and limited finish upgrades.
- Site costs are not included but broken out as separate line items and require verification with municipality.



FACILITY ASSESSMENT

STRASBURG ELEMENTARY SCHOOL

- In use by Victory Church
 - Re-gasket boiler
 - Underground spring/stormwater issues
 - ADA upgrades should any renovation occur. There are areas not currently accessible to all persons.
 - Major renovations will require abatement.
- Possible Uses:
- Swing space for Students
 - Pre-K- Kindergarten Center
 - Demolition/Sell Property

OPTIONS MATRIX WITH COSTS

	Lampeter Strasburg School District District Wide Feasibility Study Updates Updated: 10/17/2019				
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Strasburg Elementary School

OPTION MATRIX	ESTIMATED TOTAL PROJECT COSTS		BUILDING AREA SUMMARY		
PROJECT OPTION	RANGE		EXISTING SF	PROPOSED SF	TOTAL SF
Facility Conditions (2-10 years)	\$ 2,914,850	\$ 4,064,300	27,700	0	27,700
Comprehensive Renovations	\$ 5,363,938	\$ 5,859,303	27,700	0	27,700
Demolition	\$ 212,740	\$ 288,013	27,700	0	27,700

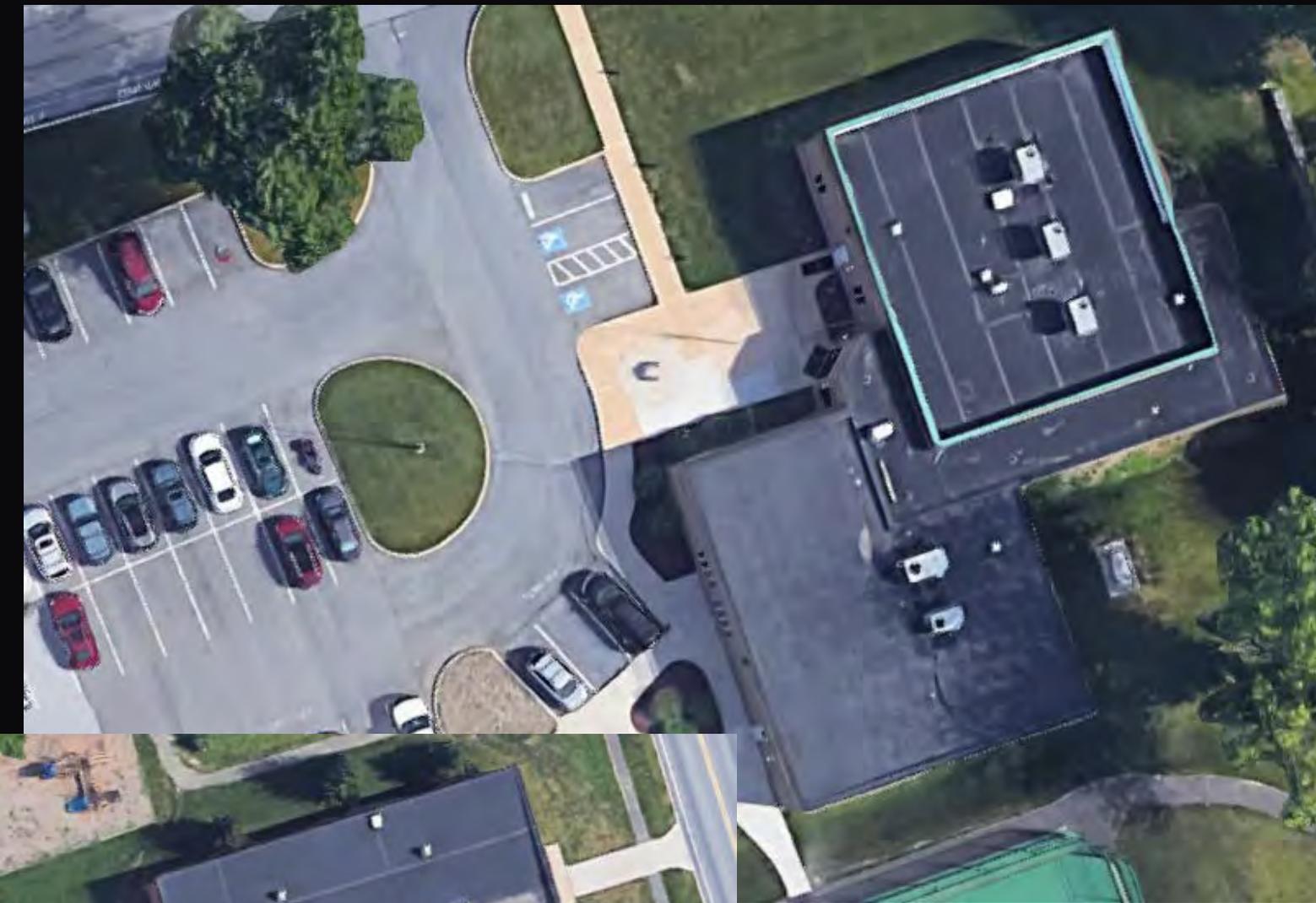
- Facilities Conditions will require expenditures in the next 2-10 years, including stormwater, ADA accessibility, security/safety and playground costs.
- Comprehensive renovations needed to meet code, program and needed upgrades.
- Site costs are not included but broken out as separate line items and require verification with municipality.

FACILITY ASSESSMENT

Miscellaneous Buildings

District Offices/District Maintenance

- Replace aging windows
- Lacking District Office Parking
- Lacking Vehicle maintenance repair – Automotive Lift
- Underground fuel tank
- Storage requirements for equipment and materials



OPTIONS COSTS MATRIX

	Lampeter Strasburg School District					
	District Wide Feasibility Study Updates					
	Updated: 10/17/2019					
District Offices						
OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		BUILDING AREA SUMMARY		
	PROJECT OPTION	RANGE		EXISTING SF	PROPOSED SF	TOTAL SF
	Facility Conditions (2-10 years)	\$ 296,205	\$ 537,973	9,748	0	9,748
District Maintenance Shop						
OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		BUILDING AREA SUMMARY		
	PROJECT OPTION	RANGE		EXISTING SF	PROPOSED SF	TOTAL SF
	Limited Renovation/Additions	\$ 793,507	\$ 908,364	9,775	2,225	12,000

- District Offices - Facilities Conditions will require expenditures in the next 2-10 years.
- District Maintenance Shop - Cost estimate for limited additions /limited renovations to increase storage and vehicle maintenance capabilities.

FACILITY ASSESSMENT

Miscellaneous Buildings

Field House/Concessions and Walnut Run School House

- Masonry cracking at Field House
 - Plumbing systems/Code
 - HVAC system upgrades
 - Finishes
-
- No HVAC systems at Walnut Run
 - Moisture penetration at foundation walls/soffits compromising building integrity



OPTIONS COSTS MATRIX



Lampeter Strasburg School District

District Wide Feasibility Study Updates

Updated: 10/17/2019

Stadium Field House/Walnut Run School

OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		BUILDING AREA SUMMARY		
PROJECT OPTION		RANGE		EXISTING SF	PROPOSED SF	TOTAL SF
Renovations		\$ 968,106	\$ 1,211,990	7,375	0	7,375
New Field House		\$ 3,110,060	\$ 3,621,520	9,000	0	9,000
Walnut Run Updates		\$ 103,313	\$ 116,508	N/A	N/A	N/A

- Stadium Field House is deficient on program space and needs system upgrades.
- New Field House would need significant upgrades to meet code capacity of the adjacent Turf Fields/stadium as well as program/storage needs.
- Walnut Run will need ongoing maintenance and significant cost in the next 2-4 years to prevent continued moisture penetration, degradation of the structure.
- What is the long term use of the building?



SITE ASSESSMENT

- Site Analysis and Traffic Flow
- Reviewed comments made by Local Police and SRO regarding traffic flow
- Site safety and reviewed with Architerra

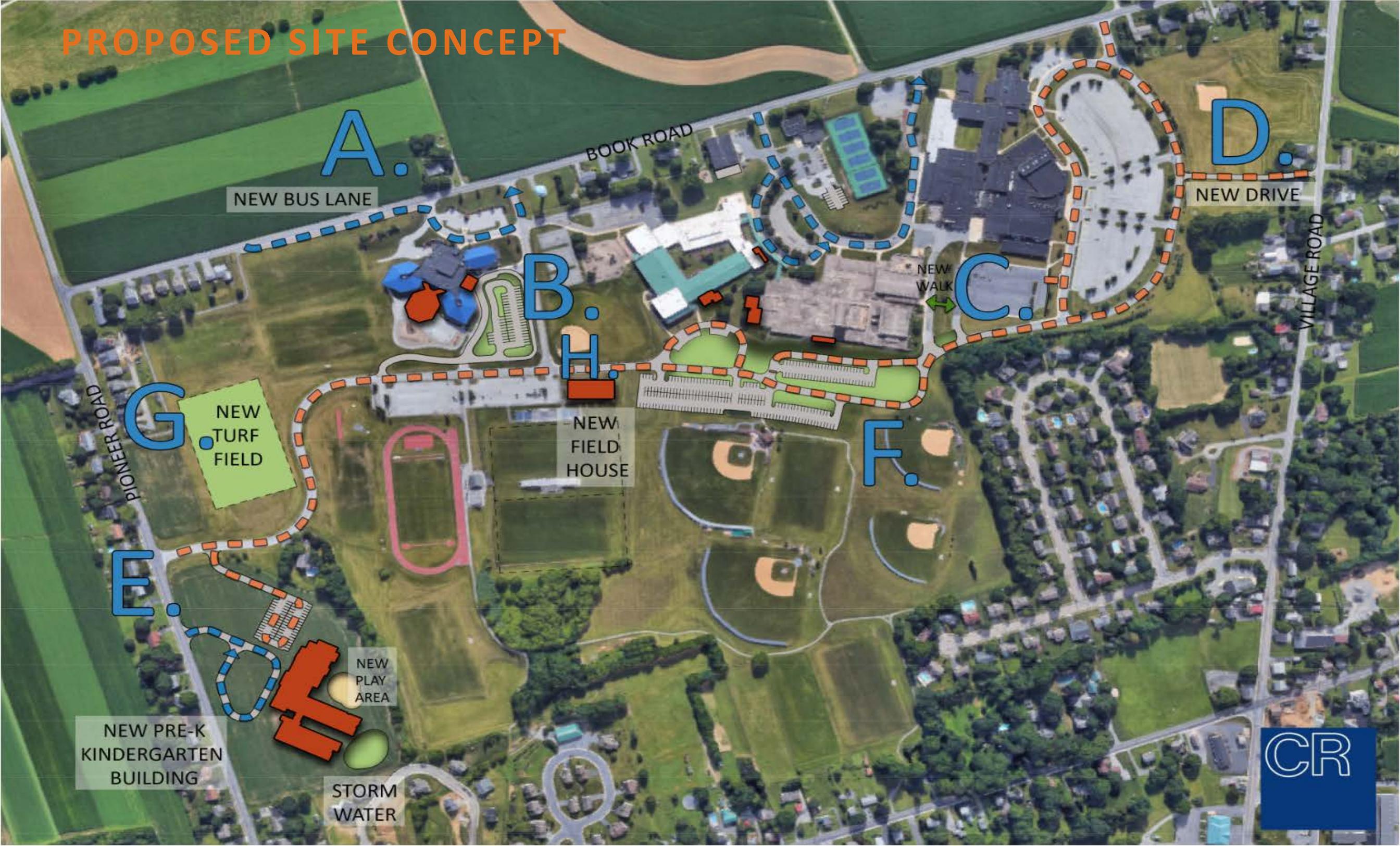
➤ **Drone Footage**

SITE OPTIONS MATRIX

SITE	No Work	Additions	Renovations	Additions & Renovations	New Building	Comments based on Educational Program
Remaining Site Projects Stage 4	x	x	N/A	N/A	N/A	Noted in Capital Reserve Budget 2022-2023
Campus Fiber Distribution	x	x	N/A	N/A	N/A	
Enlarged Parking at District Offices	x	x	N/A	N/A	N/A	
A. New Bus Lane at LES	x	x	x	x	N/A	To alleviate traffic on Book Road
B. Revised Parent Loop at LES	x	x	x	x	N/A	Extend parent loop for additional queing
C. Revised Parking Lot at MMMS	x	x	x	x	N/A	Existing lot modifications
D. New Drive to Village Road *	x	x	x	x	N/A	PennDot requirements to be reviewed
E. New Elementary School Access	x	x	N/A	N/A	x	Required as part of proposed new facility
F. Revised Parent Loop at MMMS **	x	x	x	x	N/A	Impacts to adjacent fields
G. New Turf Field	x	x	N/A	N/A	N/A	
H. New walk-Water Tower to Field House + lighting	x	x	N/A	N/A	N/A	
* Does not include potential costs required by PENNDOT						
** Parent Loop would impact existing practice field and may influence need for additional turf field						

- Goals are to improve site circulation and safety.
- Site Options can be constructed outside of any project with exception of site work associated with a new facility.
- Access to village Road would be required to meet PennDot standards and approvals.
- Site costs are broken out as separate line items from proposed building options and will require land development approvals.

PROPOSED SITE CONCEPT



A.

NEW BUS LANE

D.

NEW DRIVE

B.

C.

NEW WALK

H.

NEW FIELD HOUSE

F.

G.

NEW TURF FIELD

E.

NEW PLAY AREA

NEW PRE-K KINDERGARTEN BUILDING

STORM WATER



SITE OPTIONS COSTS MATRIX



Lampeter Strasburg School District

District Wide Feasibility Study Updates

Updated: 10/17/2019

Site Options

OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS	
PROJECT OPTION	RANGE		
A. New Bus Lane at LES along Book Road	\$ 169,500	\$ 226,000	
B. Revised Parent Loop at LES	\$ 734,500	\$ 847,500	
C. Revised Parking Lot at MMMS	\$ 1,412,500	\$ 1,695,000	
D. New Drive to Village Road *	\$ 299,450	\$ 367,250	
E. New Elementary School Access	\$ 2,034,000	\$ 2,237,400	
F. Revised Parent Loop at MMMS **	\$ 1,730,000	\$ 1,900,000	
G. New Turf Field	\$ 3,446,500	\$ 3,791,150	
H. New side walk-Water Tower to Stadium	\$ 79,100	\$ 96,050	
Remaining Site Projects Stage 4	\$ 265,550	\$ 271,200	
Campus Fiber Distribution	\$ 678,000	\$ 904,000	
Enlarged Parking at District Offices	\$ 282,500	\$ 367,250	

- Majority of Site options can be done independently from a project.
(exceptions are E and F+G)
- Site projects Stage 4 (2022-2023)
 - Practice Football Field Renovations
 - Renovate Football Fieldhouse
 - Lights on Varsity Softball Field

- BUDGET AND SCOPE REFINEMENT FOR ALL OPTIONS
- PRIORITIZE GREATEST NEED
- ESTABLISH OPTION SCHEDULE 0-4, 5-10 YEARS
- REVIEW FINANCIAL PLAN-November 25th with PFM
- ESTABLISH TIME FRAME FOR DECISION MAKING



Crabtree, Rohrbaugh & Associates
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