

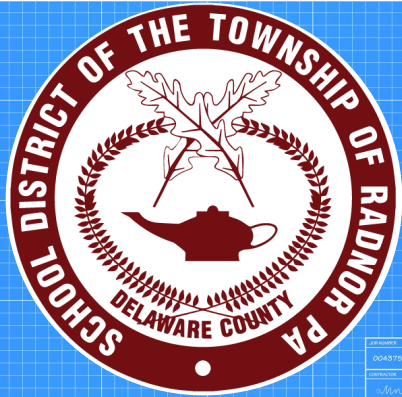
Shaping the Future

How RTSD is Developing a Comprehensive Long-Term Facilities Plan to Address Educational Needs at Our Schools and Buildings

Community Informational and Feedback Forums

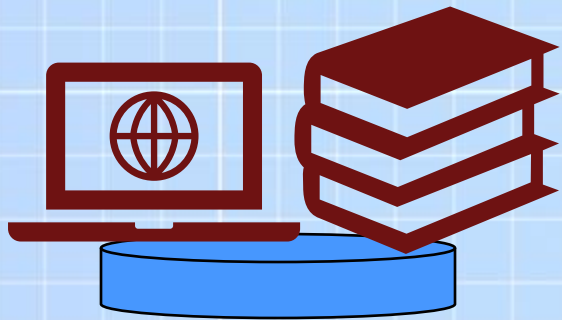
March 3, 7 & 16, 2022

JOB NUMBER	REFERENCE NUMBER
004375-012A	51111
CONTRACTOR	DATE ISSUED
Amble	2/16/22

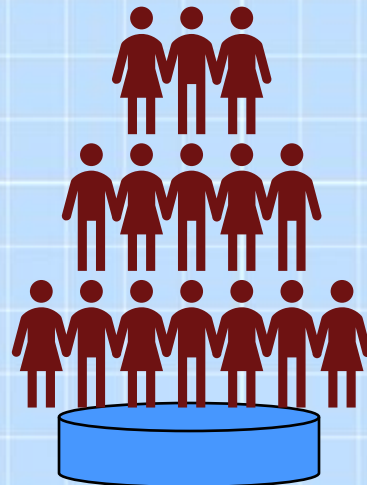


2020-22 District Initiative #5: Develop a Long-Term RTSD Facilities Plan that Supports:

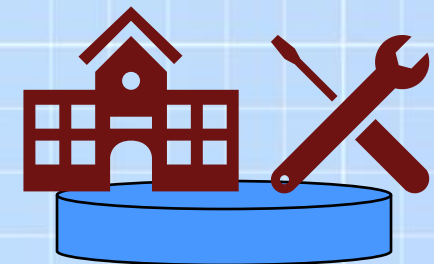
PROGRAM NEEDS

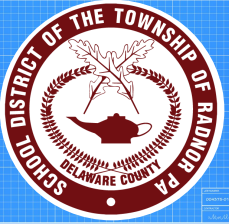


ENROLLMENT



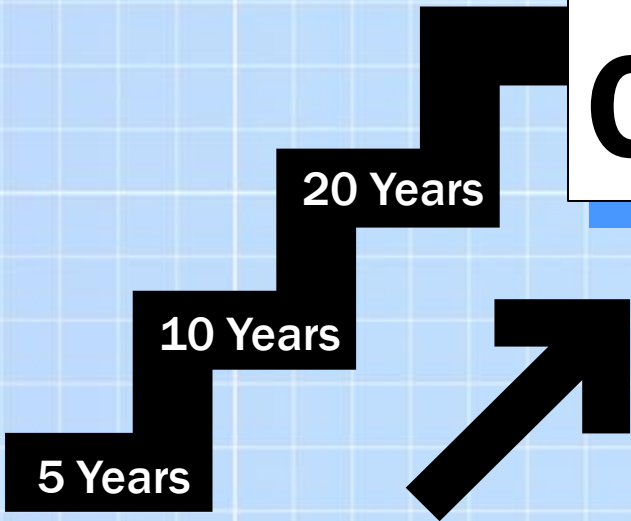
BUILDING REQUIREMENTS

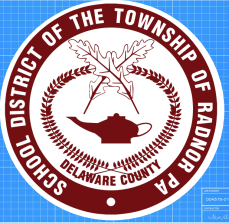




OUR GOAL

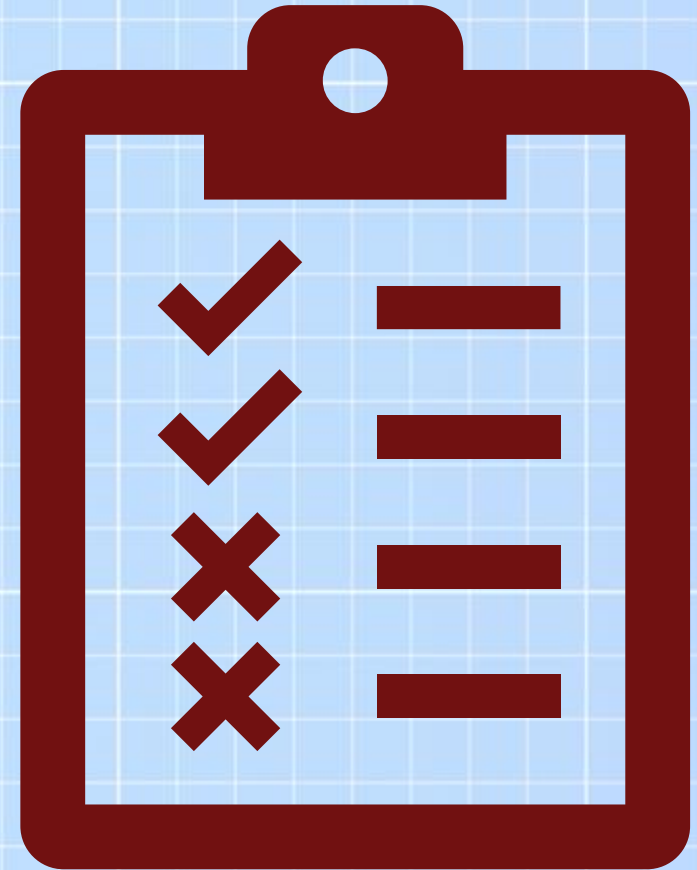
**Develop a 5-10-20 year
Long-Term Facilities/
Capital Plan.**

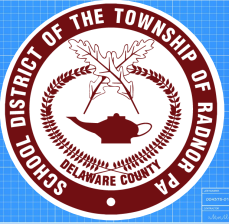




HOW?

To accomplish this goal,
we are conducting a
Feasibility Study of all
District buildings to
understand our needs.

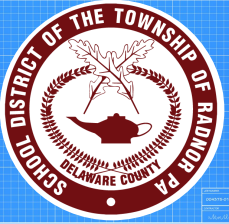




WHAT?

The Feasibility Study aims to uncover the strengths and weaknesses of our existing buildings based on program needs, facility and site needs, enrollment needs, and financial costs.





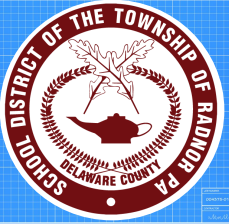
Summary of Actions Taken

On September 24, 2019, the RTSD School Board adopted the District Initiative:

“Develop a Long-Term Facilities Plan that supports enrollment, program needs and building requirements”

On February 25, 2020, the Board approved a contract with Breslin Ridyard Fadero Architects to:

Conduct a Feasibility Study as a foundational part of developing a Comprehensive Long-Term Facilities Plan



The Feasibility Study Evaluated:

ENROLLMENT



PROGRAM NEEDS



FACILITY & SITE NEEDS



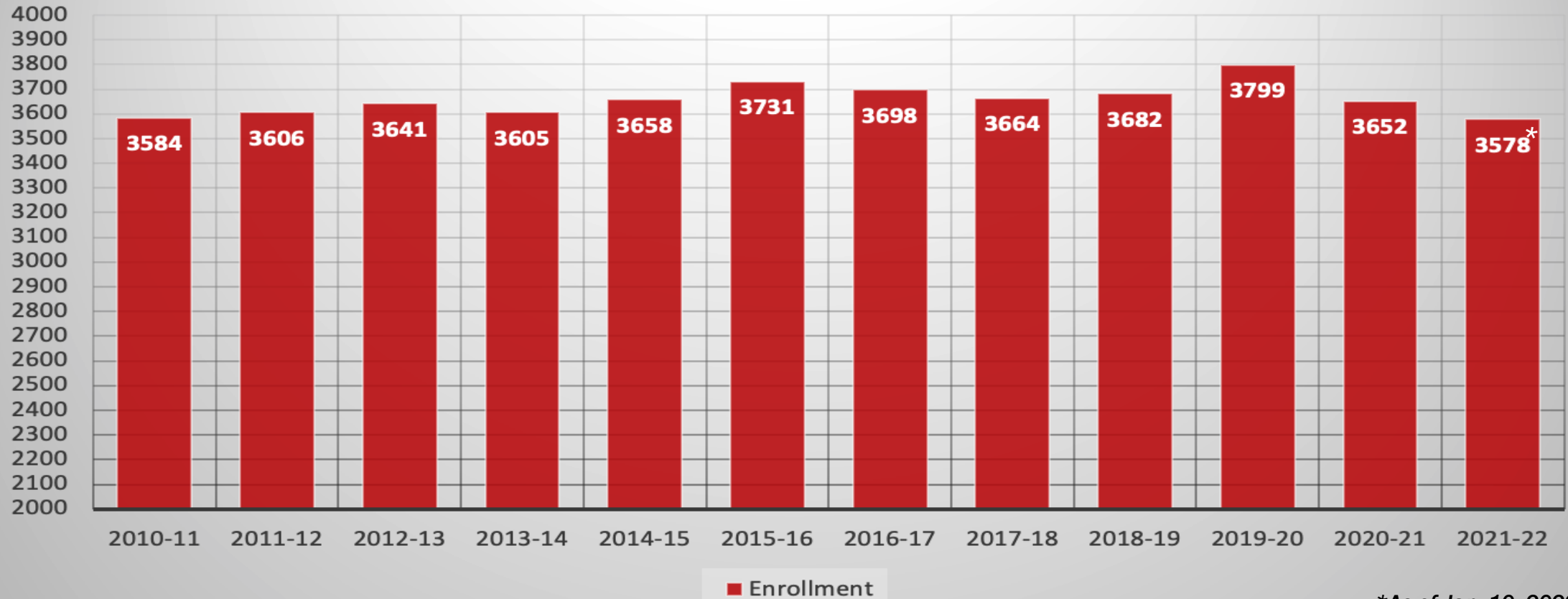
FINANCIAL IMPACT



Enrollment Considerations: Total Enrollment By Year Since 2010-11

10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22
3584	3606	3641	3605	3658	3731	3698	3664	3682	3799	3652	3578*

Enrollment Trend 2010 - 2021



*As of Jan. 10, 2022

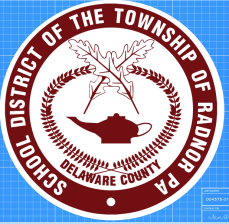
Enrollment Considerations: Total Enrollment By Year Since 2010-11

As of January 10, 2022

RTSD Elementary Enrollment													
School Year	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	Totals
IES Enrollment	438	420	425	431	436	439	430	425	435	509	470	470	5328
RES Enrollment	532	558	543	563	582	593	593	589	625	659	595	582	7014
WES Enrollment	573	591	634	602	581	577	597	576	578	573	537	547	6966
TOTAL SY Enrollment	1543	1569	1602	1596	1599	1609	1620	1590	1638	1741	1602	1599	

Enrollment Considerations: Current School Year as of Jan. 10, 2022

School	Enrollment
Radnor High School	1,160
Radnor Middle School	819
Ithan Elementary School	470
Radnor Elementary School	582
Wayne Elementary School	547
TOTAL	3,578



Elementary Enrollment & Capacity

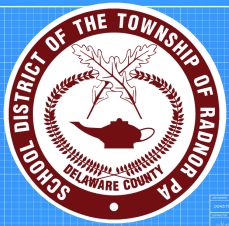
Image From Draft of
Feasibility Study Prepared
by Breslin Architects

ELEMENTARY SCHOOLS (K-5)	CURRENT PDE CAPACITY	PRACTICAL CAPACITY	ACTUAL ENROLLMENTS	DECISION IN SITE PROJECTIONS	PDE PROJECTIONS		CAPACITY DIFFERENCE (Note 4)
			12/6/2021	10 yr max	2024/2025	2029/2030	
ITHAN	600	520	471				
WAYNE	775	620	547				
RADNOR	725	580	580				
TOTALS	2,100	1,720	1,598	1,716	1,839	1,627	-119
	Note 1,2	Note 3		2026/2027	(5 year)	(10 year)	

NOTES:

1. The PDE Capacity does not include Temporary Classrooms, Special Education Classrooms, or ESOL Classrooms
2. The PDE capacity is based on 25 students per classroom.
3. The Practical Capacity is a class size of 20 for the Elementary buildings.
4. The Capacity Difference is the highest projected enrollment (in this case PDE) compared to the Practical Capacity and is expressed as either a positive number representing available student capacity or a negative number representing a deficit of capacity in the 10-year period.

PDE: Pennsylvania
Department of Education
ESOL: English as a Second
Language



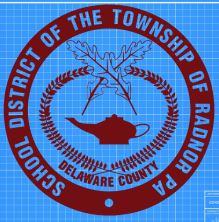
Building Assessment Narrative & Scorecard

Three of Our Buildings are in “Good” to “Excellent” Condition



Three of Our Buildings are in “Fair” to “Critical” Condition





Wayne Elementary School

Built: 1971

Last Renovated:

2016: Classrooms Addition

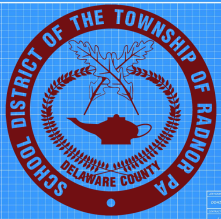
2012: HVAC & Geothermal

Enrollment (Jan. 2022): 547

Square Footage (Building):

93,028

Acreage: 19.6



Ithan Elementary School



Built: 1963

Last Renovated: 2016

Renovations:

Kindergarten Addition

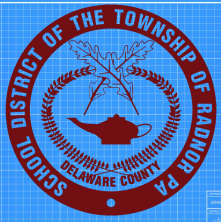
Geothermal/ HVAC

Enrollment (Jan. 2022): 470

Square Footage (Building):

59,200

Acreage: 55



Administration Building



Built: 1900

Last Renovated:

- 1990s Interior remodel, Rental spaces, District offices, HVAC

Square Footage (Building):

30,504

Acreage: 2.5

Building Assessment: Ithan Elementary School

Category
 S = SITE
 B = BUILDING
 ADA = ACCESSIBILITY
Condition
 1 = Excellent Condition - Does not need to be addressed in the next 10 years
 2 = Very Good Condition - Does not need to be addressed in the next 5 years
 3 = Good Condition - Satisfactory for now, but should be budgeted for within the next 5 years

Capital Improvement Plan - Ithan Elementary School

Radnor Township School District
District Wide Feasibility Study



695 Circle Road

Install water fountains to be ADA compliant with bottle fillers	ADA	1	EA	\$ 2,500.00	\$
Upgrade gang toilet rooms near gym to be ADA accessible	ADA	240	SF	\$ 330.00	\$ 109,290.00
Provide ADA signage throughout building	ADA	200	EA	\$ 150.00	\$ 41,400.00
Remove and replace classroom sinks and cabinets with ADA compliant units	ADA	408	LF	\$ 450.00	\$ 253,368.00
Replace single toilets to be ADA compliant	ADA	8	EA	\$ 20,000.00	\$ 220,800.00
Re-caulk windows, doors, sills, and expansion joints	B	63,500	SF	\$ 0.23	\$ 20,154.90
Replace original windows with thermal performance units	B	13,300	SF	\$ 50.00	\$ 917,700.00
Repair, repoint, and clean exterior failed brick	B	63,500	SF	\$ 10.00	\$ 876,300.00
Steel outrigger cleaning, preparation, and painting at exterior canopies	B	93	EA	\$ 100.00	\$ 12,834.00
Replace roof	B	73,843	SF	\$ 35.00	\$ 3,566,616.90
Repaint hollow metal door frames	B	192	EA	\$ 205.00	\$ 54,316.80
Repaint CMU wall surfaces	B	63,500	SF	\$ 1.70	\$ 148,971.00
Replace all doors in existing frames	B	225	# of Leaves	\$ 450.00	\$ 139,725.00
Replace tectum deck on exterior soffit	B	8,115	SF	\$ 25.00	\$ 279,967.50
Replace wood gym floor	B	3,150	SF	\$ 26.00	\$ 113,850.00
Nurse renovations	B	3,800	SF	\$ 190.00	\$ 722,000.00

25	ITHAN ES	Replace gym/care rooftop heat recovery unit in-kind	H	1	LS	\$ 200,000.00	\$ 276,000.00	2
26	ITHAN ES	Repair/re-insulate and jacket rooftop ductwork	H	1	LS	\$ 60,000.00	\$ 82,800.00	5
27	ITHAN ES	Replace 50 Hp VFD for heat pump water loop	H	1	LS	\$ 10,000.00	\$ 13,800.00	3

Building Assessment: Radnor High School

Category
 S = SITE
 B = BUILDING
 ADA = ACCESSIBILITY
Condition
 1 = Excellent Condition - Does not need to be addressed in the next 10 years
 2 = Very Good Condition - Does not need to be addressed in the next 5 years
 3 = Good Condition - Satisfactory for now, but should be budgeted for within the next 5 years

Capital Improvement Plan - Radnor High School

Radnor Township School District
District Wide Feasibility Study

School: 130 King of Prussia Road

				Costs					
	Asphalt & Overlay Existing Parking Lot and Driveways and Stripe	S	245,630	SF	\$ 11.00	\$ 3,728,663.40	4	Partially addressed by current project	
	Repair Existing Concrete	S	40,150	SF	\$ 8.00	\$ 443,256.00	4		
RADNOR HS	Re-caulk windows, doors, sills, and expansion joints	B	291,250	SF	\$ 0.23	\$ 92,442.75	4		
RADNOR HS	Replace windows with thermal performance units	B	14,000	SF	\$ 50.00	\$ 966,000.00	4		
RADNOR HS	Repair, repoint, and clean exterior failed brick	B	291,250	SF		\$ -	4	Planned addition partially addresses this	
RADNOR HS	Replace roof	B	179,810	SF	\$ 35.00	\$ 8,684,823.00	4	Modified Built up Roof	
RADNOR HS	Repaint hollow metal door frames	B	530	EA	\$ 205.00	\$ 149,937.00	4		
RADNOR HS	Repaint CMU wall surfaces	B	179,810	SF	\$ 1.70	\$ 421,834.26	4		
RADNOR HS	Replace select door and hardware	B	615	EA	\$ 450.00	\$ 381,915.00	4		
RADNOR HS	Renovate science labs	B	8,500	SF	\$ 200.00	\$ 2,346,000.00	4		
RADNOR HS	Renovate TV studio	B	800	SF	\$ 200.00	\$ 220,800.00	4		
RADNOR HS	Replace wood stage floor	B	2,400	SF	\$ 26.00	\$ 86,112.00	4		
RADNOR HS	Replace VCT flooring in athletic wing	B	-	-	-	-		Addressed by current project	
RADNOR HS	Pool Equipment Room - concrete and handrail repairs /replacement	B	-	-	-	-		Addressed by current project	
RADNOR HS	Natatorium - FRP wall panel repairs	B	-	-	-	-		Addressed by current project	
RADNOR HS	Natatorium Locker Rooms - CMU painting and repairs	B	-	-	-	-		Addressed by current project	
RADNOR HS	Natatorium - Replace deck tile	B	-	-	-	-		Addressed by current project	
RADNOR HS	Pool Systems Equipment upgrades	B	-	-	-	-		Addressed by current project	
RADNOR HS	Refurbish diving boards	B	-	-	-	-		Addressed by current project	
RADNOR HS	Renovate lower level boy's locker room	B	-	-	-	-		Addressed by current project	
	Air condition Athletic Wing	H	-	-	-	-		Addressed by current project	
	High efficiency boiler	H	1	LS	\$ 180,000.00	\$ 248,400.00	4		
	Boiler B2 firing rate	H	1	LS	\$ 10,000.00	\$ 13,800.00	5	Roll into current project	
25	RADNOR HS	Remove above ground fuel oil storage tank	H	1	EA	\$ 10,000.00	\$ 13,800.00	4	(This option is in lieu of above item. Requirement is related to the gas supplier rate structure.)
26	RADNOR HS	Replace above ground fuel oil tank and fuel transfer pumpset	H	1	LS	\$ 250,000.00	\$ 345,000.00	4	This option is in lieu of above item. Replacement cost is based on existing capacity but a smaller tank will suffice.

BUILDING ASSESSMENT SCORECARD

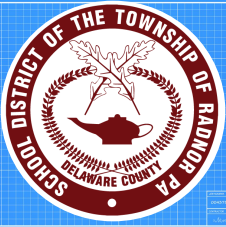
Image From Draft of Feasibility Study Prepared by Breslin Architects

JOB NUMBER	REFERENCE NUMBER
004375-012A	012A
CONTRACTOR	DATE ISSUED
Breslin	01/20/20

		BUILDING						
		DISTRICT ADMIN. BUILDING	ITHAN ELEMENTARY SCHOOL	WAYNE ELEMENTARY SCHOOL	RADNOR ELEMENTARY SCHOOL	RADNOR MIDDLE SCHOOL	RADNOR HIGH SCHOOL	
	SITE ACREAGE	2.5 acres	55 acres	19.6 acres	12 acres	12.5 acres	76.2 acres	
	BUILDING SQ. FOOTAGE	30,504 sq. ft.	59,200 sq. ft.	93,028 sq. ft.	92,761 sq. ft.	194,822 sq. ft.	280,000 sq. ft.	
	YEAR BUILT	1900	1963	1971	2001	2007	1956	
	ADDITION (A) RENOV. (R)	-	2016 (R)	2016 (R)	-	-	1964 (A); 1970 (A); 1997 (R); 2021 (AR)	
EXISTING CONDITIONS	BUILDING	BUILDING ENVELOPE	4	5	3	2	1	2
		SECURITY	4	4	3	2	1	2
		INTERIOR FINISHES	3	3	2	2	1	2
		MECHANICAL, ELEC. & PLUMBING SYS.	4	4	4	2	2	3
		FIRE SAFETY	3	3	3	2	1	2
		ADA	5	5	4	2	1	1
		FOOD SERVICE	-	3	3	2	1	2
		ASBESTOS	TBD	TBD	TBD	-	-	TBD
	SITE	PAVING	2	3	3	2	3	2
		PLAYGRNDS/FIELDS	-	3	3	3	2	3
		LIGHTING	2	3	3	2	2	2
		PARKING ACCESS	3	3	2	2	3	3
		COMMENTS		Annex Building & Temporary Classrooms in poor condition				Current Project is addressing select deficiencies

Ratings: Scale 1 through 5

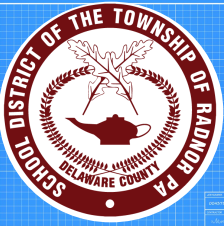
1	Excellent Condition - Does not need to be addressed in the next 10 years
2	Good Condition - Does not need to be addressed in the next 5 years
3	Fair Condition - Satisfactory for now, but should be budgeted for within the next 5 years
4	Poor Condition - Should be addressed within the next 3 years for repair or replacement
5	Critical Condition - Should be addressed immediately



10-Year Capital Plan Needs: Costs for Maintenance and Repairs Only

A. Ithan Elementary School	\$	16,329,864	*
B. Radnor Elementary School	\$	6,802,693	
C. Wayne Elementary School	\$	9,980,846	
D. Radnor Middle School	\$	8,665,126	
E. Radnor High School	\$	34,392,421	
F. District Administration Office	\$	4,415,605	
TOTAL:	\$	80,586,555	

* Includes \$2,787,131 of remedial work to the Annex and Modular Buildings.



Development of Solutions

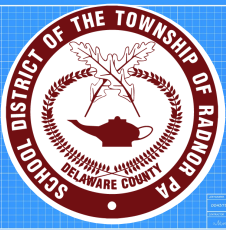
Feasibility Study evaluated building needs for the next 10 years.

- **Maintenance and repairs to keep current buildings operational**

Using the Feasibility Study, we need to develop a 5-10-20 year comprehensive Capital Plan.

We now need feedback from the Board and community about:

- **Strengths of buildings and programs**
- **Needs of buildings and programs**
- **How should we best address facilities' needs understanding the current conditions of our buildings**



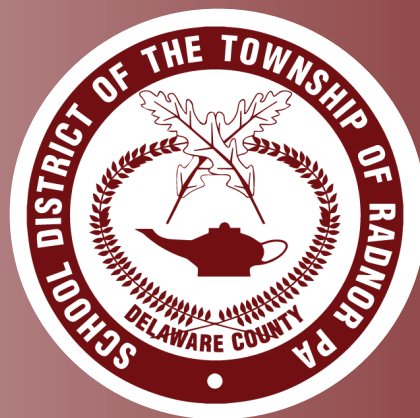
Break-Out Groups: 10 Minutes Per Question

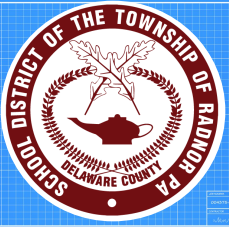
What Are Strengths of Buildings and Programs?

What Are Needs of Buildings and Programs?

**How Should We Best Address Facilities' Needs
Understanding the Current Conditions of Our Buildings?**

Reconvene and Share Out





Our Action Plan Moving Forward

February 2022

Share Feasibility Study at Facilities Committee Meeting

March 2022

Share Feasibility Study with Staff and Community and Gather Feedback

April-May 2022

- Provide Follow-Up on Feedback
- Respond to Community Feedback

May-June 2022

Approve Feasibility Study