



FACILITIES: PLANNING & FINANCE

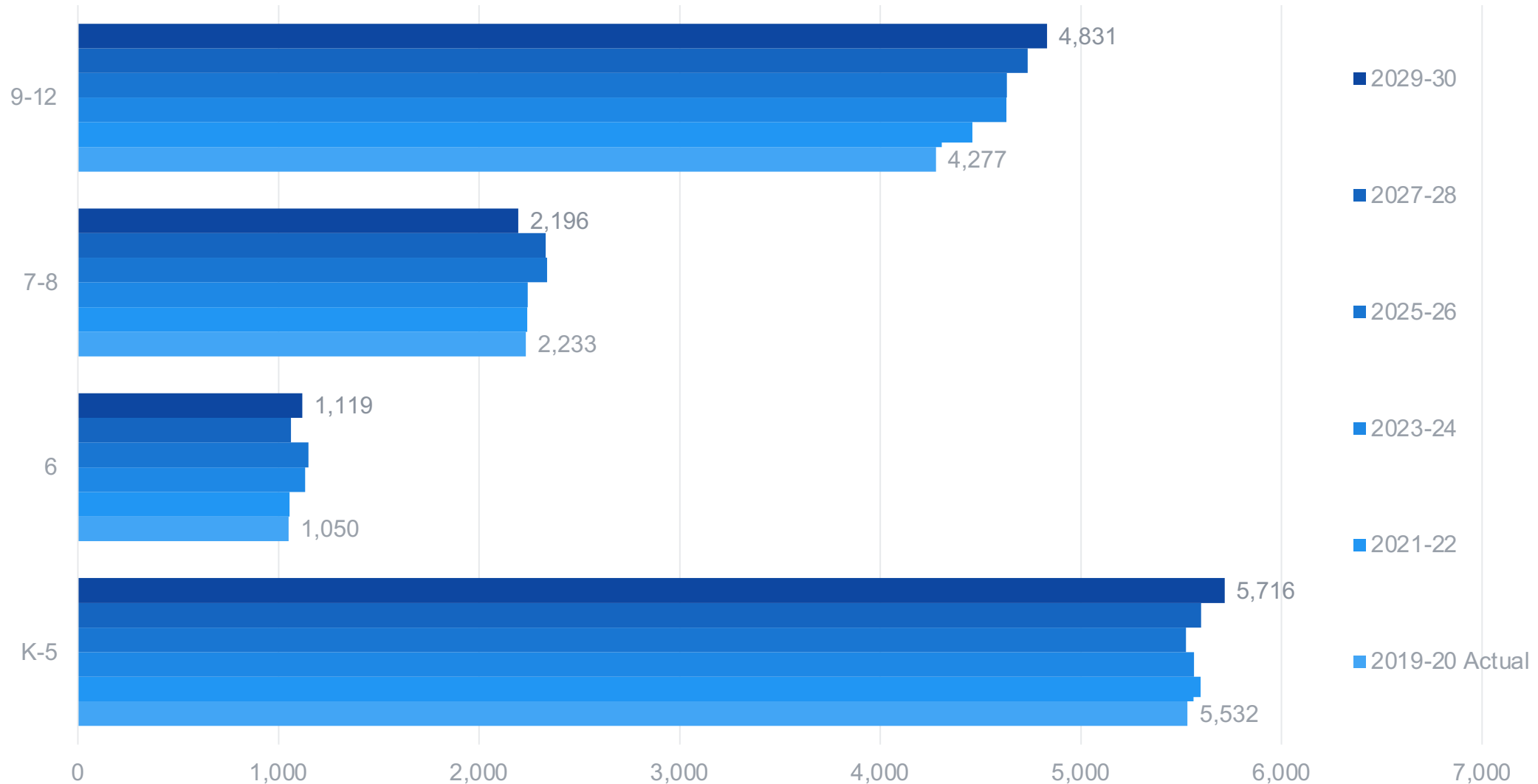
November 30, 2022



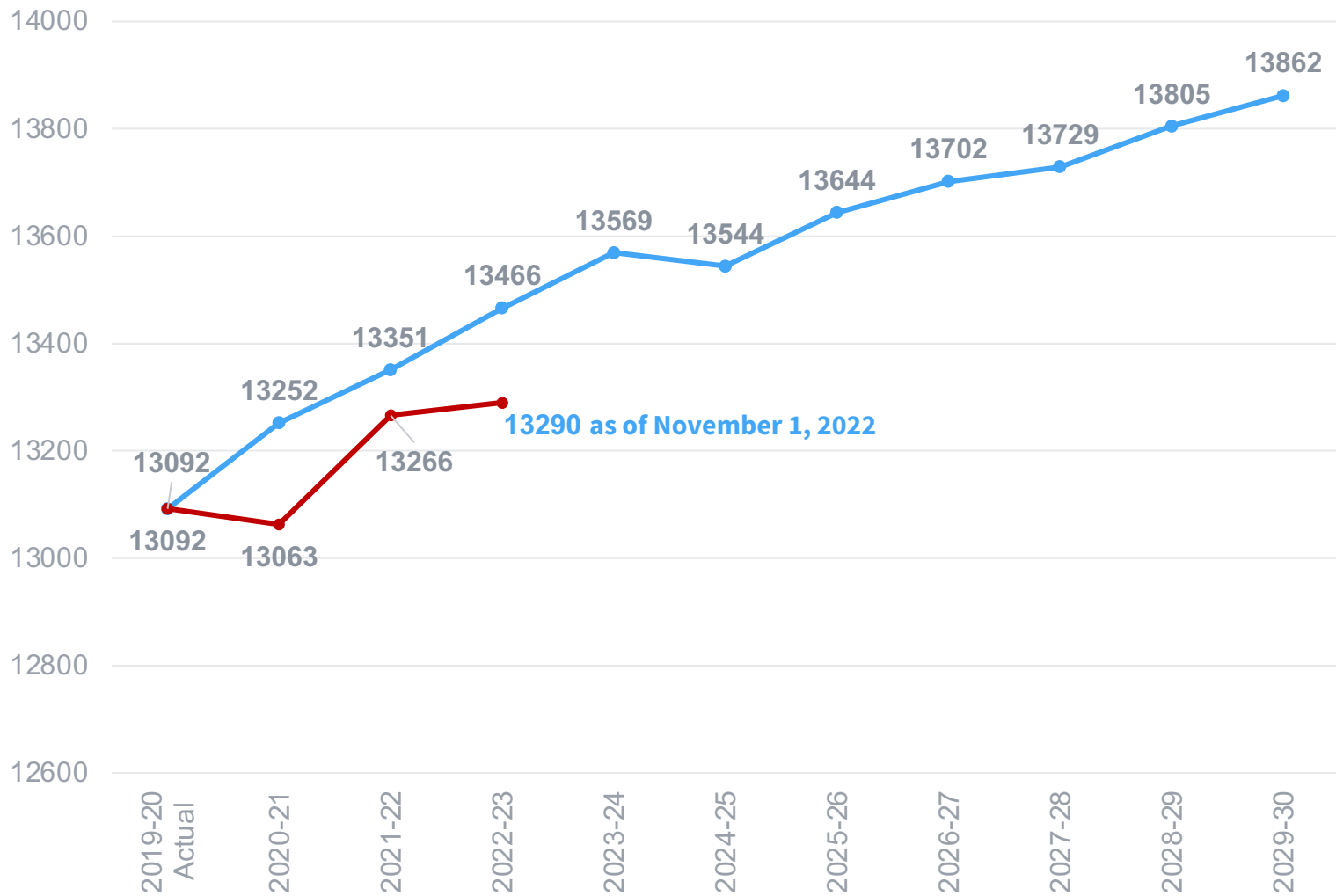
Why do we need to address school construction?

- **CURRENT SPACE NEEDS**
- **FUTURE ENROLLMENT GROWTH**
- **EDUCATIONAL PROGRAMMING**
- **ACCESSIBILITY**
- **COMPARABLE FACILITY SPACES**

Projected Enrollment by Level



K-12 Projected Enrollment



RECENT CONSTRUCTION

- Additions to STEM Academy completed in 2020
- UH completed in 2020
- MC Sixth Grade Center and middle schools have room for enrollment growth

CURRENT CONSTRUCTION

- Renovation and expansion at East and West High Schools
- Elementary renovations and additions at BC and WB

FUTURE PROJECTS

- Gymnasium additions at BH and LE
- 5-6 Center construction to create space for full-day kindergarten

MUNICIPAL-APPROVED PROJECTS AS OF 2019-20

WHERE IS THE GROWTH COMING FROM?



866 UNITS
Downtown



162 UNITS
East Caln



383 UNITS
Uwchlan



413 UNITS
West Bradford



753 UNITS
East Brandywine



571 UNITS
Upper Uwchlan



239 UNITS
Wallace



13 UNITS
West Pikeland

DOWNINGTOWN EAST AND WEST

HIGH SCHOOLS

- Accommodates projected growth
- Provides flexible space for individual and collaborative learning opportunities
- Provides additional science and art spaces
- Improves circulation and addresses ADA accessibility
- Expands and modernizes special education spaces for life skills, emotional support, autistic support and transition program

DHS EAST – Proposed First Floor Plan



DHS WEST – Proposed First Floor Plan



KCBA CONCEPT SKETCH

BEAVER CREEK ELEMENTARY

Gilbert Architects hired in October to design additions and renovations to Beaver Creek Elementary School

- Build a kitchen, cafeteria and loading dock
- Add classrooms and improve building circulation to address capacity needs
- Convert existing kitchen/cafeteria to classrooms and small group instruction
- Update mechanical, electrical and plumbing



KCBA CONCEPT SKETCH

WEST BRADFORD ELEMENTARY

Gilbert Architects hired in October to design additions and renovations to West Bradford Elementary School

- Add classrooms and improve building circulation
- Expand the kitchen and add loading dock
- Create kindergarten suite
- Replace mechanical, electrical, plumbing and windows



BRADFORD HEIGHTS & LIONVILLE ELEMENTARY

PROJECTED TIMELINE TBD

AREAS FOR CONSIDERATION

- Add gymnasium
- Add educational and support spaces
 - Learning and emotional support
 - Small group instruction



BRADFORD HEIGHTS



LAND DEVELOPMENT

For all construction projects, the district meets with each impacted municipality to meet required ordinances

- West Bradford Township Informational Meeting December 13, start time TBD
 - WB and BH additions will put the sites over the maximum allowed impervious surface limits
 - Potential 5-6 center
 - The district will present our need for relief from the 17% impervious surface coverage limit at the Bradford Heights and West Bradford elementary sites



BRADFORD HEIGHTS

KCBA CONCEPT SKETCH

5-6 CENTER

- Per the July 2022 Board of Directors Resolution, DASD is exploring a potential school site at Bradford Heights Elementary School Campus in West Bradford Township
- The only other district-owned property that could be considered for a 5-6 Center is the McCausland property in East Brandywine Township
- The district will continue its effort to realize a 5-6 Center and full day kindergarten



MCCAUSLAND



CONSTRUCTION BUDGET

One Time Revenue Source (from past savings)	Amount
Estimated Capital Funds Available for Construction	\$120,000,000
2021-22 Operating Surplus	\$2,000,000
Siemens Property Deposit	\$2,000,000
Projected Debt Service Fund – Remaining Balance	\$1,000,000
6/30/2022 – Estimated Funds Available for Construction	\$125,000,000

CONSTRUCTION BUDGET

Projected Costs	Amount
MS Windows Estimate (net)	\$3,000,000
High School Projects Estimate	\$67,000,000
Gyms at LES and BH Estimate	\$20,000,000
Construction at BC and WB Estimate	\$40,000,000
Total Projected Construction Expenses	\$130,000,000

CONSTRUCTION BUDGET

\$5 million

PROJECTED CONSTRUCTION SHORTFALL

Can be made up up over the next several years through the budget process and potential higher interest rates on investments

SIEMENS PROPERTY



- 240 acres of land purchased in 2006 from Siemens Medical Solutions for approximately \$22.1 million (not by eminent domain)
- DASD is currently under agreement to sell the Siemens property to Audubon Management Corporation
- Chester County Court approved the property sale on Nov 28, 2022. The order becomes final on December 28, 2022.
- Final sale price will be influenced by approval of land development plan with Uwchlan Township and settlement date (currently valued at \$96.25 million)
- Sale proceeds would fund future DASD facility construction



Questions

