



Agenda



Part 1 – Current Assessments

- ✓ Purpose & Goals
- ✓ Enrollment Analysis
- ✓ Building Capacity Analysis
- ✓ Renovation Costs / Approach
- ✓ Building Evaluations

Part 2 – Proposed Planning

- ✓ Costs / Upgrades to Current Standards
- ✓ Facility Options / Option Costs
- ✓ Financial Discussion
- ✓ Schedule / Decision Making

Purpose



Strategic Planning

Revise / Refine



Identify Objectives

Engagement

Evaluation

Introduction:

- √ This report should be viewed as a starting point, or benchmark
- √This report provides a framework from which both a short and long term facilities master plan can be implemented for any recommended or desirable facility improvements.
- √The essence of the long range master plan will be to determine the number, type and location of school facilities that will be needed during the next decade and beyond.



Enrollment



How is enrollment projected?

What are the different methods of projecting enrollment?

What are the trends within the district?

What is a reliable projection?

<u>Upper Adams SD / K – 12 Student Population Trend:</u>

What is the District's K-12 Student Population Trend?

(162)	student DECR	EASE overall	between 2000	to 2015.			1,681 (146)	
Upper Ad	lams School D	istrict	1990	1995	2000	2005	2010	2015
District's	Total K-12 Stu	dents	1,715	1,732	1,827	1,827	1,681	1,665
public enrollr	ment only			17	95	-	(146)	(16
increase/ded	crease from previou	s period:		1.0%	5.5%	0.00%	-7.99%	-0.95%
per year:					1.10%	0.00%	-1.60%	-0.32%
	2 000 and 2015, Opulation has de					-8.9% ate of decrea	se' has slowed	

Enrollment



Historic Trends -

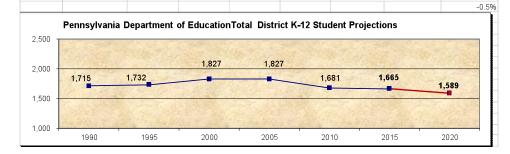
✓ Consistent decrease in the student population over last several years

District K-12 Population Trends:

How does the Local (District) and District K-12 population compare with 2020 projections?

Methodology Analysis B – Pa Department of Education Projections

Pa Department of Education	on (PDE) proje	cts District e	nrollment. P	DE projectio	ns indicate K	-12	
student population DECRE	ASING throug	h 2020, and 1	the ' <i>rate of d</i>	ecrease' ma	y increase.		
PDE - PROJECTION MET	HOD					Current Year	Projections
	1990	1995	2000	2005	2010	2015	2020
*Total K-12 Student							
Projections	1,715	1,732	1,827	1,827	1,681	1,665	1,589
difference		17	95	-	(146)	(16)	(76)
increase / decrease		1.0%	5.5%	0.0%	-8.0%	-1.0%	-4.6%
per year					-1.60%	-0.24%	-0.76%
						Year 2010 - 2020	-5.5%



Enrollment



Projections -

✓ Methodology B – % of students to Local (District) population – 2020 = 1,589



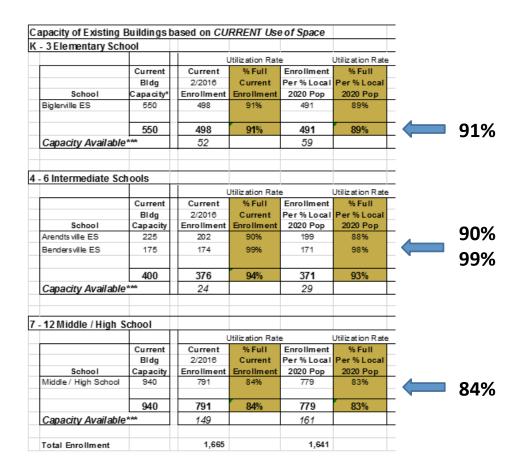
Building Capacity

How many students can each building accommodate?

Is there adequate space for support programs?

Are there collaborative learning environments?

Do we have room to grow and offer new programs?





Building Capacity - CURRENT

- ✓ Biglerville, Arendtsville, Bendersville ES
- ALL are at maximum utilization

Capacity of I			ased on PL	ANNED Use	e of Space		_	
K - 3 Elemen	tary Scho	ool					_	
			1	Utilization Rat	e	Utilization Rate		
		Current	Current	% Full	Enrollment	% Full	_	
		Bldg	2/2016	Current	Per % Local	Per % Local		
Sch	ool	Capacity*	Enrollment	Enrollment	2020 Pop	2020 Pop		
Biglerville E	S	650	498	77%	491	75%		
THE ADDIT	70N OF (4)							
GENERAL	CLRMS	650	498	77%	491	75%		779
Capacity	Available		152		159		-	,,,
. ,							_	
4 - 6 Interme	diate Sch	ools					_	
				Utilization Rat	e	Utilization Rate	-	
		Current	Current	% Full	Enrollment	% Full	_	
		Bldq	2/2016	Current	Per % Local	Per % Local		
Sch	ool	Capacity	Enrollment	Enrollment	2020 Pop	2020 Pop		
Arendts ville	ES	275	202	73%	199	72%	-	
Bendersville	ES	225	174	77%	171	76%		
THE ADDIT	70N OF (4)							
GENERAL		500	376	75%	371	74%		759
Capacity			124	10%	129	1-170		/5
Capacity I	Available		124		123		-	
7 - 12 Middle	High S	chool					_	
			1	Utilization Rat	e	Utilization Rate	-	
		Current	Current	% Full	Enrollment	% Full	_	
		Bldg	2/2016	Current	Per % Local	Per % Local		
Sch		Capacity	Enrollment	Enrollment	2020 Pop	2020 Pop	_	
Middle / Hig	h School	940	791	84%	779	83%	_	
		940	791	84%	779	83%	-	
Capacity	Available		149		161		- -	
Total Enrol			1,665		1,641			



Building Capacity - **PLANNED**

✓ With the addition of just four (4) general classrooms in the elementary buildings in a planned use of space significantly drops the utilization rates



Renovation Costs



Facility Study level estimates for planning and decision

CRA Historical cost data

Compliance with building codes

Expectation to meet current construction standards to qualify for reimbursement – 20 year cycle

Board controls cost of the project based upon approved scope of work





Purpose of establishing Base Line

Develop an understanding of the work required to bring existing school facilities up to current construction standards – Pa Dept. of Education

- -Qualify for potential state reimbursement (20 Year cycle)
- -Develop systematic approach to Study
- -Identify Guiding Principles
- -Comprehensive Renovations Throughout
 - Building Systems; HVAC, Electrical, Plumbing, Technology
- -Apples to Apples comparison for all school buildings

Base Line Renovation Costs **DO NOT** address:

Additional Building Area for Educational Program/Capacity

Renovation Costs & Approach



Comprehensive SCOPE

Scope determines budget

EXAMPLES:

Building reorganization

New Ed Program additions

Address ALL site work items

Replace ALL: Interior finishes

Casework

Bldg. Envelope

Replace ALL Mechanical/Elec. Systems

4 Pipe System

Preferred ATC Controls

Fully Air Conditioned

New Lighting Fixtures

Lower Operating Costs

Reduced SCOPE

VS.

Budget determines scope

Maintain current organization

Minor/ No new additions

Prioritize LDP approval

Reduced replacement of finishes

Limited area

Prioritize by budget

Upgrade Mechanical Systems

2 Pipe or VAV System

Basic ATC Controls

Limited Air Conditioning

Retrofit Existing Lighting

Higher Operating Costs



Building Evaluations

What is the current physical condition of each of the District buildings and assessment of site location?

Building Evaluations



Building Condition

Scale: 1 – Poor; 3 – Fair; 5 - Good

Building Condition Assessments -

		Arendtsville ES	S Bendersvi	ille ES	Biglerville E	S	м≰/ Ba sed on criteria analyzed to project
Building Identity		4	4		4		total building condition ranging from
Roof		3	3		5		por to good
Storefront Entrances		2	2		5		ρφοι το θοσα
Windows		2	2		4		4
Energy Efficiency		3	3		4		√ ⁴ Subjective assessments
Exterior Wall	3		3	4		5	- Subjective assessments
Structural Integrity		4	4		4		<u> </u>
Exterior Environment	3	;	3	4.3		4.3	
Educational Adequacy		3	3		4		4
Classroom/Core Size		2	2		4		4
ADA/Toilet	2		2	5		4	
Finishes		3	3		5		4
Floors/Ceilings	3		3	5		4	
Furnishings/Equip		3	3		5		4
Structural Integrity		4	4		5		<u> </u>
Interior Environment	2.9	2	.9	4.7		4	

^{*}This site/building evaluation chart reflects a similar facility appraisal process as developed by the Council of Educational Facilities Planners International

Building Evaluations

What is the current physical condition of each of the District buildings and assessment of site location?



Building Systems

Scale: 1 – Poor; 3 – Fair; 5 - Good

Building Condition Assessments -

✓ Based on criteria analyzed to project

	Aren	idtsville ES	Bendersville ES	Biglerville E	<u>S</u>	Mର୍ଷ୍ଠାୟ building condition ranging from
Mechanical / HVAC		4	4	4		pōor to good
Plumbing		3	3	4		4
<u>Electrical</u>		3	3	4		<u> </u>
Building Systems	3.3	3.3		4	4.7	✓ Subjective assessments

Total average Bldg Condition Assessment

3.1

3.1

4.3

4.3

^{*}This site/building evaluation chart reflects a similar facility appraisal process as developed by the Council of Educational Facilities Planners International

				38,900	Existi	ng SF
		SF	Unit	Low Range	Unit	High Range
	Unit	Quant	Cost	Cost	Cost	Costs
Optional Building Improvements						
A D. Haller Francisco de Contracto						
1 Building Engineering Systems 2 HVAC System Renovations EXCLUDES BLDG WIDE COOLING	SF	00.000	1.0	****	1.5	AF0.0F0
Plumbing (fixture replacement, pipe scoping)	SF	38,900 38,900	1.0	\$38,900 \$38,900	1.5	\$58,350 \$58,350
Fire Protection (as required)	SF	38,900	2.5	\$97,250	3.0	\$116,700
	SF	38,900	3.0		4.5	\$175,050
5 Electrical System: 6 (Upgrades - Emergency Generator, Distribution, Data Network	SF	38,900	3.0	\$116,700	4.5	\$175,050
7 Communications, Building Security)	-				_	
7 Communications, Building Security) 8	_					
9 Exterior - Energy Envelope	-					
10 Roof (deferred maintenance) (EPDM)	100%	38.900	3.0	\$116,700	5.0	\$194.500
11 Window Replacement	SF	3.000	50	\$150,000	65	\$195,000
12 Storefront Replacement	SF	1.200	45	\$54,000	55	\$66,000
13 Walls (repointing, cleaning)	ALLOW	2000	28	\$56,000	32	\$64,000
14	ALLOVY	2000	20	\$50,000	32	\$04,000
15 Interior Upgrades	_					
16 Secured Entrance Vestibule Upgrades	ALLOW			\$20.000		\$35.000
17 Probable Code Related Upgrades	ALLOW			\$20,000		\$35,000
18 ADA Compliance / Fire Rating	ALLOTT			\$20,000		\$55,000
19 Acoustical Tile Ceilings (original construction only)	60%	23.340	2.25	\$52.515	2.5	\$58,350
20 Interior Doors (original construction only)	ALLOW	20,040	2.20	\$15,000	2.0	\$20,000
21 Wall Finishes	75%	29.175	1.5	\$43,763	2.0	\$58,350
22 Floor Finishes (original construction only)	60%	23,340	2	\$46,680	2.5	\$58,350
23 Abatement Contingency	LS	23,340	- 2	\$25,000	2.5	\$45,000
24 Abatement Contingency	Lo			\$25,000		\$45,000
25 Specialties						
26 Food Service Upgrade	ALLOW			\$10,000		\$25,000
27 Classroom Casework	ALLOW			\$10,000		\$25,000
28 Library Furnishings	ALLOW			\$30,000		\$45,000
29 Markerboard / Tackbd (New)	ALLOW			\$15,000	_	\$45,000
30 Toilet Partitions	ALLOW			\$15,000		\$25,000
31 Window Treatment (New Blinds)	ALLOW			\$10,000		\$20,000
32 Subtota				\$981.408		\$1,393,000
33	11			φ901,400		\$1,393,000
34 Site Improvement Allowance (parking expansion)	ALLOW			\$200.000		\$300.000
35 Site Improvement Allowance (parking expansion)	ALLOVY		_	\$1,181,408	_	\$1,693,000
36 Estimating Contingency	10%			\$1,181,408		\$169.300
37 Construction Escalation	5%			\$59.070		\$84.650
38 Subtotal RENOVATION CONSTRUCTION COST	_		\vdash	\$1,358,619	to	\$1,946,950
39 Renovation Cost/S				\$30		\$42
40 Renovation Costs	1			φυυ		Φ42
41 Estimated Soft Costs	25%			\$339,655		\$486,738
Potential Total Project Costs				\$1,698,273	to	\$2,433,68
				low range		high range

Arendtsville Elementary School



Costs to Upgrade to current standards:

- •Equipment replacement for HVAC, Plumbing and Electrical (Limited AC)
- •New roofing, windows, storefront
- •Secure Vestibule, ADA compliance, new ceilings, flooring and painting
- •Furniture/Casework allowances
- Parking expansion
- Contingencies & Soft Costs included

Total Estimated Project Costs Range \$1.7M – \$2.4M

	SF Unit Low Range Unit Unit Guant Cost Cost Cost										
	Content Cont			Т	Unit	High Range					
			Cost	Cost		Cost	Costs				
Optional Building Additions per District Educational Prog	ram In	put									
New Gymnasium - Demolish Existing Café, Convert MP Room to Café	SE	5 500	175	\$962 500	T	190	\$1,045,000				
Classroom Addition - includes new Science Clrm and						175	\$1,400,000				
(4) General Cirms - 2 displaced and 2 new for additional capacity											
4 Library Addition	SF	600	165	\$99,000		175	\$105,000				
i '				\$2,381,500	\top		\$2,550,000				
3											
7 Site Work Allowance	LS			\$200,000			\$300,000				
Subtotal New ADDITIONS		14,100		\$2,581,500	to		\$2,850,000				
Optional Building Improvements											
Building Engineering Systems					-						
2 HVAC System Renovations INCLUDES BUILDING WIDE COOLING		,			-		\$1,367,000				
Plumbing (fixture replacement, pipe scoping)					-	1.5	\$58,350				
Fire Protection (as required)					-	3.0	\$116,700				
Electrical System:	SF	38,900	3.0	\$116,700		4.5	\$175,050				
(Upgrades - Emergency Generator, Distribution, Data Network					4						
Communications, Building Security)					4						
3					-						
Exterior - Energy Envelope					-						
0 Roof (deferred maintenance) (EPDM)					-	5.0	\$194,500				
1 Window Replacement					-	65	\$195,000				
2 Storefront Replacement					-	55	\$66,000				
3 Walls (repointing, cleaning)	ALLOW	2000	28	\$56,000	-	32	\$64,000				
5 Interior Upgrades					-						
	ALL OVA			#00 000	-		\$35,000				
6 Secured Entrance Vestibule Upgrades					-						
7 Probable Code Related Upgrades 8 ADA Compliance / Fire Rating	ALLOVV			\$20,000	+		\$35,000				
	0001	00.010	0.05	450.515	+	2.5	\$58,350				
9 Acoustical Tile Ceilings (original construction only)		23,340	2.25		+	2.5					
10 Interior Doors (original construction only)		00.175			+	0.0	\$20,000				
1 Wall Finishes					-	2.0	\$58,350				
2 Floor Finishes (original construction only)		23,340	2		-	2.5	\$58,350				
3 Abatement Contingency	LS			\$25,000	+		\$45,000				
5 Specialties											
6 Food Service Upgrade	ALLOW			\$10,000			\$25,000				
7 Classroom Casework							\$15,000				
7 Classroom Casework 18 Library Furnishings					+		\$45,000				
9 Markerboard / Tackbd (New)					+		\$45,000				
Markerboard / Tackbd (New)			\vdash		+	\vdash	\$25,000				
I Vindow Treatment (New Blinds)			\vdash		+						
	ALLUVV		\vdash		+	\vdash	\$20,000 \$2,701,650				
2 Subtotal				Ψ2,000,000	+		φ2,101,00L				
4 Site Improvement Allowance (parking expansion, new construction)	ALLOW			\$350.000			\$450.000				
5					т		\$3.151.650				
6 Estimating Contingency	10%						\$315,165				
7 Construction Escalation							\$157,583				
Subtotal RENOVATION CONSTRUCTION COSTS	0.70		\vdash		to	\vdash	\$3,624,398				
9 Renovation Cost/SF			\vdash		10		\$82				
Subtotal RENOVATION + ADDITIONS CONSTRUCTION COSTS			-		+	-	\$6,474,398				
	000/		\vdash		+						
Estimated Soft Costs	22%		\vdash	\$1,178,927	+	\vdash	\$1,424,367				
		ıs	_	\$6,537,686	to	_	\$7,898,76				

Arendtsville Elementary School



Costs to Upgrade to current standards PLUS ADDITIONAL EDUCATIONAL SPACE:

- •14,000 SF Classrooms, Gym, Library
- •Equipment replacement for HVAC, Plumbing and Electrical (Full AC)
- •New roofing, windows, storefront
- •Secure Vestibule, ADA compliance, new ceilings, flooring and painting
- •Furniture/Casework allowances
- Parking expansion
- Contingencies & Soft Costs included

Total Estimated Project Costs Range \$6.5M – \$7.9M

Option Cost Summary



	Total Proje ES 38,900 SF 1.7 S 64,000 SF 0.6 EES 38,500 SF 1.7 4 6 525 Students Structure Additions/Renovations 10.8 nrary School * 12.4			Comprehensive	e Scope Range		
Elementary Fa	cilities		Costs to Upg	rade Range	Additions & I	Renovations	
			Total Proj	ect Cost	Total Pro	ject Cost	
Arendtsville ES	38,900	SF	1.7	2.4	6.5	7.9	
Biglerville ES	64,000	SF	0.6	0.7	3.4	3.7	
Bendersville ES	38,500	SF	1.7	2.4	6.5	7.7	
			4	5.5	16.4	19.3	(Million)
						Total	
Grades 4 - 6	525 Students	3	Structure	Site	Soft Costs	Project Cost	
Arendtsville Addi	tions/Renova	ions	10.8	0.9	2.6	14.3	
New Elemenrary	School *		12.4	1.6	3	17	(Million)
* located on existing	school district lar	nd					

Facility study level estimates

- •Total Project Cost shown (all construction and soft costs)
- Establishes costs to upgrade
- Understand cost of "no work"
- Proposed additions and comprehensive renovations
- •Comparison to new construction costs
- •New Building scenario planned for 525 students
- •May consider DAO at new ES facility and repurpose High School SF (Approx. \$900K)

Option ONE		
Maintain Current Grade	e Alignments	and Facilities
Biglerville ES	K-3	Deferred Maintenance
Bendersville ES	4 - 6	Additions / Renovations or Limited Renovations
Arendtsville ES	4 - 6	Additions / Renovations or Limited Renovations
Middle / High School	7 - 12	Deferred Maintenance
Option TWO		
Maintain Current Grade	Alignments	, Vacate Bendersville ES
Biglerville ES	K-3	Deferred Maintenance
Bendersville ES		Vacate
Arendtsville ES	4 - 6	Additions / Renovations
Middle / High School	7 - 12	Deferred Maintenance
Option THREE		
Maintain Current Grade	Alignments	, Vacate Bendersville AND Arendtsville ES
Biglerville ES	K-3	Deferred Maintenance
Bendersville ES		Vacate
Arendtsville ES		Vacate
New ES	4 - 6	525 Student capacity facility
Middle / High School	7 - 12	Deferred Maintenance
New ES & DAO	4 - 6	525 Student capacity facility w/ DAO Offices
Repurpose current DA	O space at t	

Preliminary Options



Evaluate Status Quo

Discuss Limited renovations vs comprehensive Renovations

Short term vs long term

Future Capital Improvement Budget

Maintain preferred grade alignments

Identify Pros and Cons of Options

Educational Benefits

Operational Savings

Financial considerations

Transportation

Other?

Typical Project Durations



		20	16							2	017												20	18						2019												
FACILITY STUDY	0	1 (7	D	J	F	М	Α	М	J	J	Δ	. :	S	0	Ν	D	J	F	Μ	Α	М	J	J	Α	S	0	Ν	D	J	F	- N	Λ.	Α	Μ	J	J	Α	S	0	N	D
Options	1		2																																							
Cost				3																																						
Recommendation					4																												1									F
DESIGN																																										
Schematic Design						1	2	3																																		
Design Development									4	5																																
Act 34 Hearing ?																																										
Const Documents											6	7	, ;	8	9																											
Bidding																10																										
Construction																	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1!	5 1	6 1	17	18							L
																																								L		

Next Step

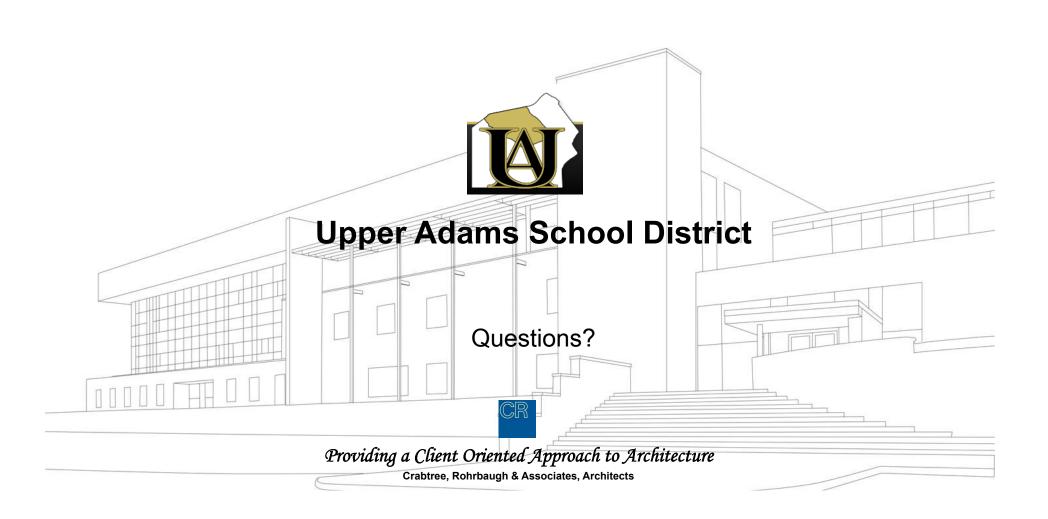


Review Preliminary Options

- Determine which option provides best educational program and vision
- Establish financial parameters
- Prioritize projects; short term and long term
- •Community Meetings
- •Other?



Purpose of the Study is to Prioritize Projects and develop a schedule which meets the Districts financial expectations



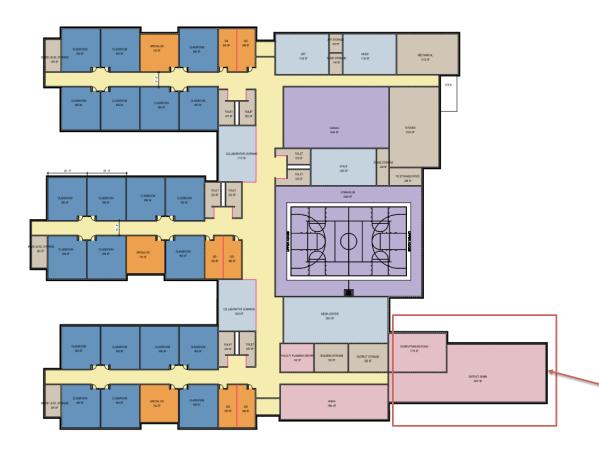


Arendtsville Elementary School

Consolidation Option Concept Only

- •Grades 4 6
- •Planned for 525 students
- •Selective Demo, New Additions & Comprehensive Renovations
- •Total Approx. 73,000 SF
- •New building envelope, site work, all new building systems, full AC, all new interior finishes
- •Contingencies & Soft Costs included

Total Estimated Project Costs Range \$13.3M - \$14.3M



New Elementary School

New 4 – 6 Elementary School Concept Only

- •Planned for 525 students
- One Story Solution
- •Total Approx. 75,000 SF
- •All new Construction and Site Work
- Contingencies & Soft Costs included

Total Estimated Project Costs \$17M

Potential DAO
Offices 5,000 SF +/-