



Shaping the Future

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

Progress and Next Steps: IES

RTSD School Board Meeting • June 28, 2022

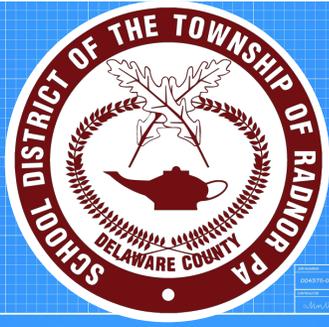
JOB NUMBER	REFERENCE NUMBER
1018-175-024	1018-175-024
CONTRACTOR	DATE ISSUED
Amble	2/28/22



ACTION ITEM: AUTHORIZE THE ADMINISTRATION TO DEVELOP A TIMELINE AND PLAN TO REPLACE ITHAN ELEMENTARY SCHOOL

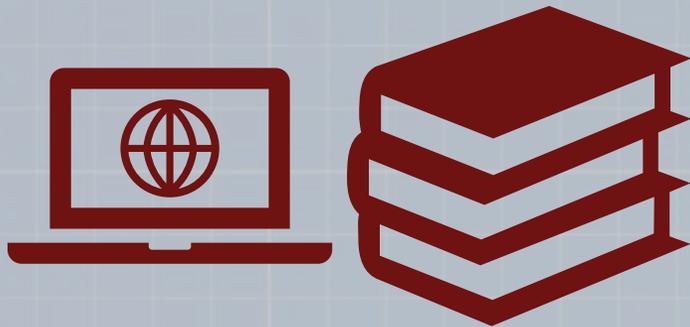
RECOMMENDATION:

Based on a thorough feasibility study and community feedback, the administration is recommending to replace IES on the current grounds. The district will create a timeline for designing and building a new IES. Timeline will be presented in Aug./Sept. 2022

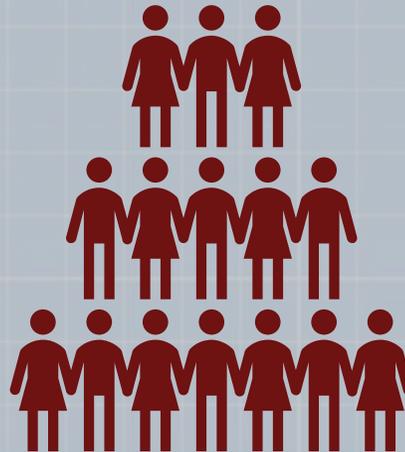


2020-22 District Initiative #5: Develop a Long-Term RTSD Facilities Plan that Supports:

PROGRAM NEEDS

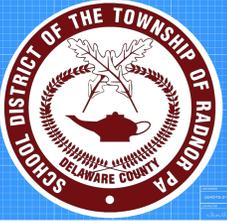


ENROLLMENT



BUILDING REQUIREMENTS





The Feasibility Study Evaluated:

ENROLLMENT



PROGRAM NEEDS



FACILITY & SITE NEEDS



FINANCIAL IMPACT



Ithan Elementary School: Roof



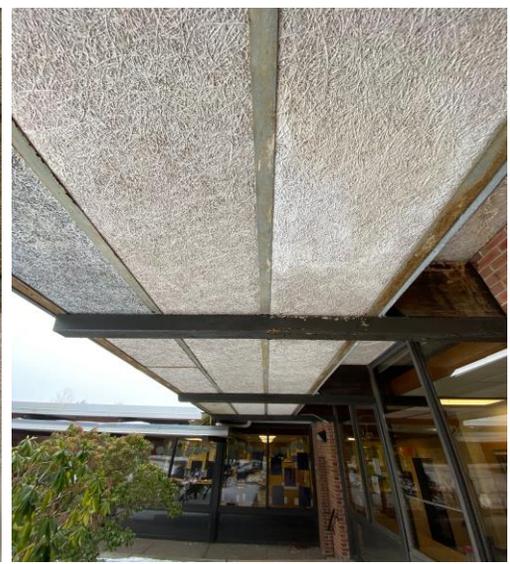
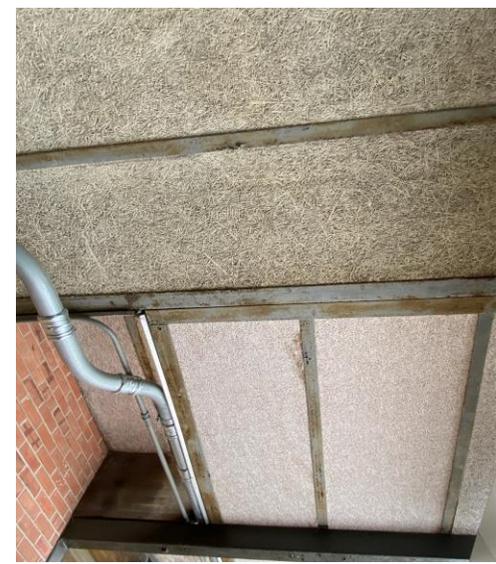
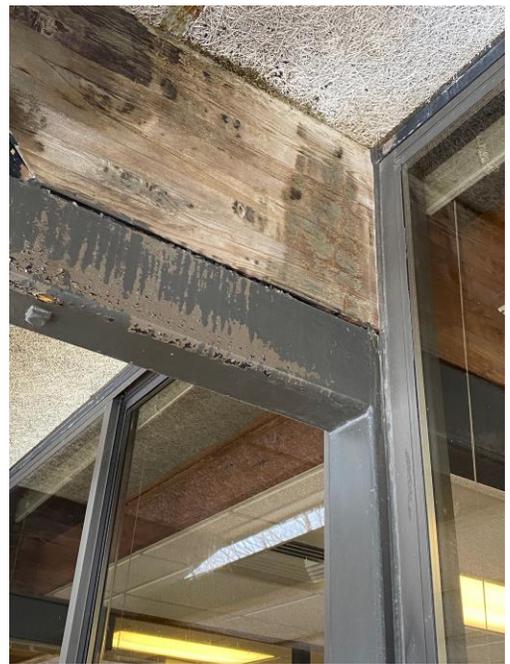
Ithan Elementary School: Roof



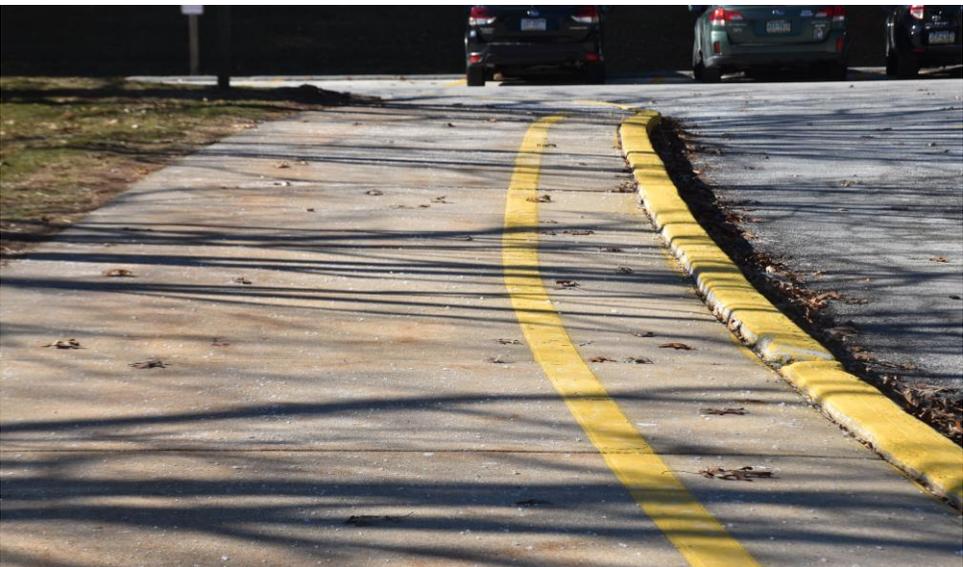
Ithan Elementary School: Bathrooms



Ithan Elementary School: Ceilings & Awnings



Ithan Elementary School: Concrete and Paving



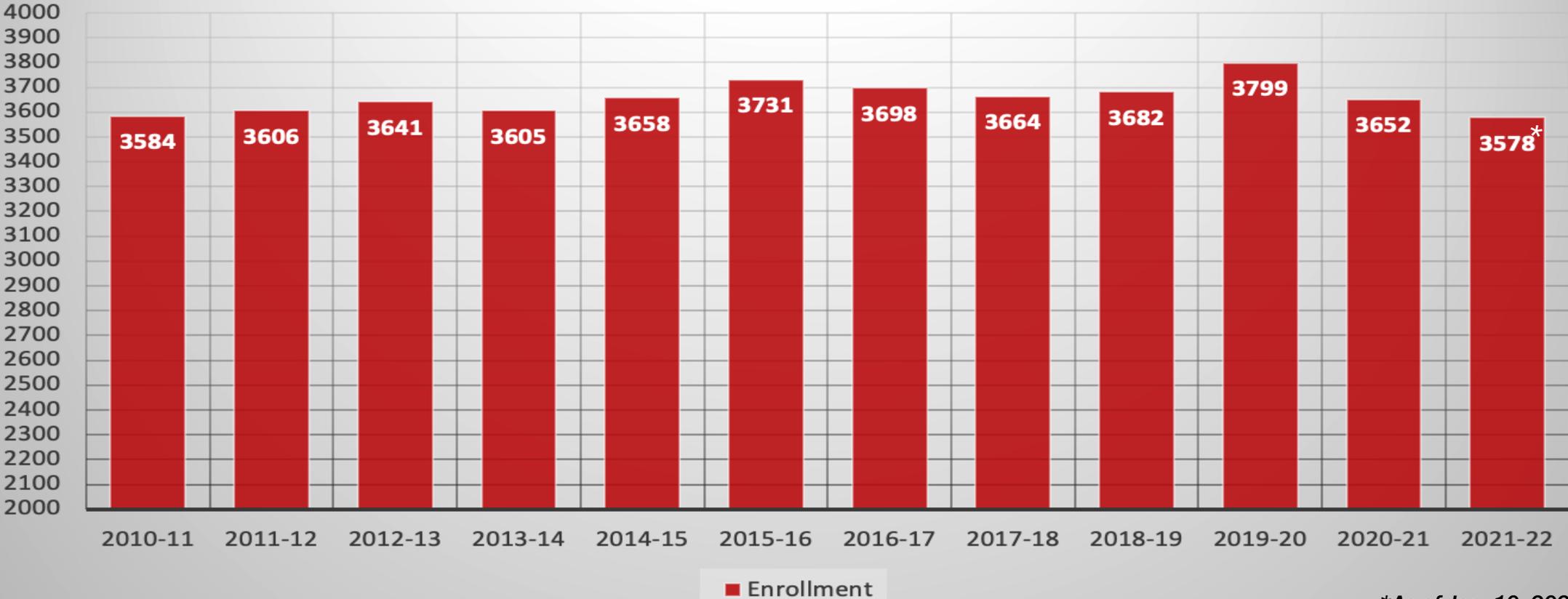
Ithan Elementary School: Brickwork



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

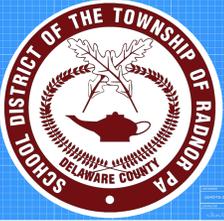
Enrollment Considerations: Total Enrollment By Year Since 2010-11

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.



Building Assessment Narrative & Scorecard

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



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



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

Replace all 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	\$ 113,000.00
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 SCORECARD

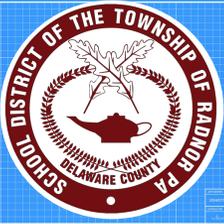
Image From Draft of Feasibility Study Prepared by Breslin Architects

JOB NUMBER	REFERENCE NUMBER
004375-012A	01/26/20
CONTRACTOR	DATE ISSUED
WMA	WMA

		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.



FEASIBILITY STUDY OPTIONS

- District held community meetings on March 3 at RES, March 7 at IES and March 16 WES to share results of the feasibility study and receive feedback
- Steering Committee and Architect reviewed scenarios in detail for each building
- Developed Construction Options to summarize potential solutions for buildings most in need

ITHAN ELEMENTARY BUILDING ASSESSMENT SUMMARY

EXISTING CONDITIONS

	Site Acreage	55 acres	
	Building Sq. Footage	59,200 sq. ft.	
	Year Built	1963	
	Addition	2016	
BUILDING	Building Envelope	4	
	Security	4	
	Interior Finishes	3	
	MEP	4	
	Fire Safety	3	
	ADA	5	
	Food Service	3	
	Asbestos	TBD	
	SITE	Paving	3
		Playgrounds / Fields	3
Lighting		3	
Parking access		3	
	Comments	Annex Building and Temporary Classrooms are in poor condition	

Community Feedback

Strengths from Community Feedback

- Scale feels made for elementary children
- Feels like a neighborhood school
- Small school size
- Community atmosphere
- Outside courtyard / greenspace / land
- Highly desirable area to reside
- Highly ranked school



Areas of Need from Community Feedback

- Difficult to walk to school
- Accessibility challenges
- Security concerns / open classrooms
- Limited size and space / limitations to programs
- Traffic flow / site circulation
- The “bones of the building” are in poor condition
- Concerns with meeting enrollment needs

KEY

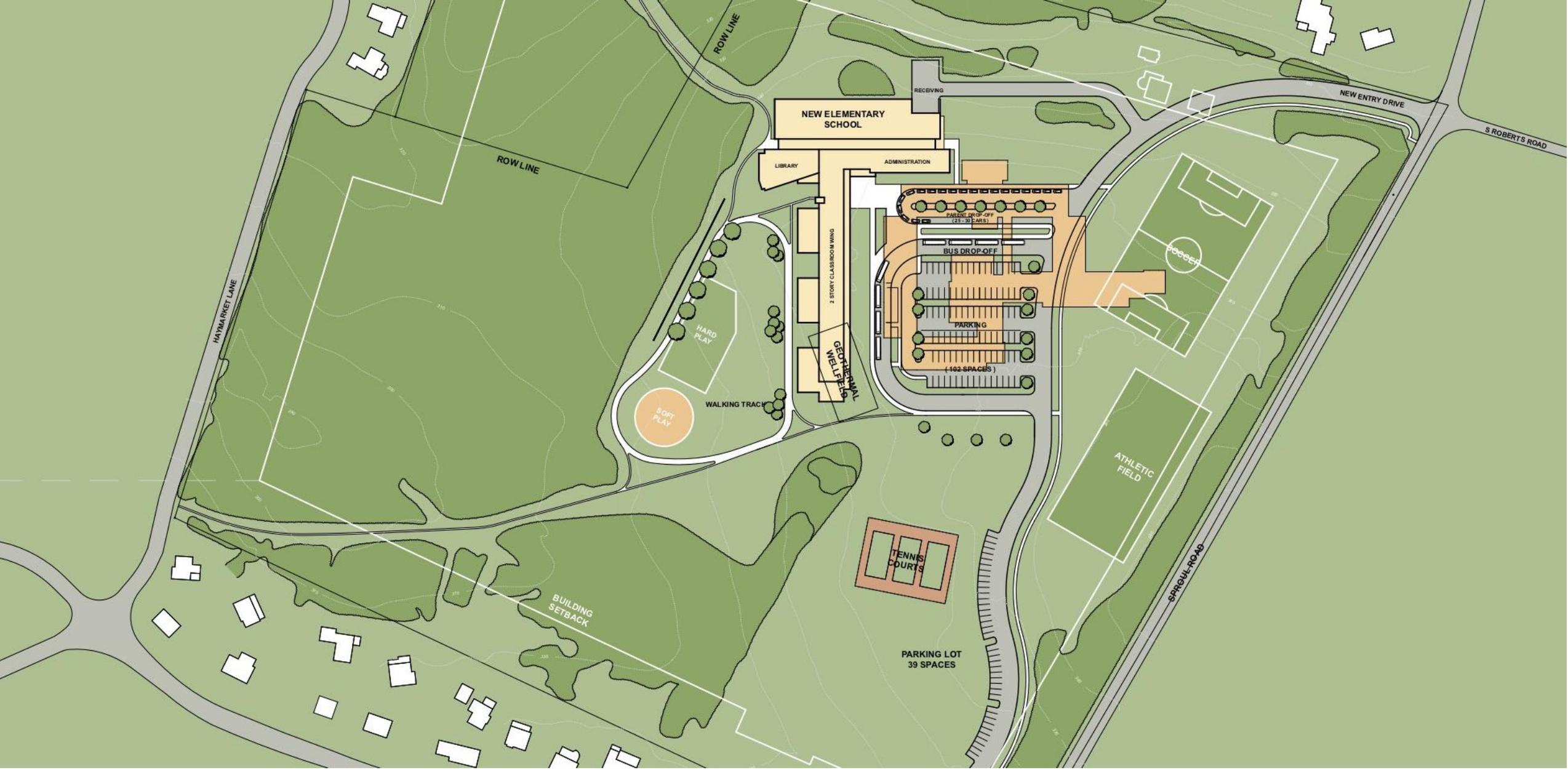
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ITHAN ELEMENTARY OPTIONS FOR ADDRESSING AREAS OF NEED

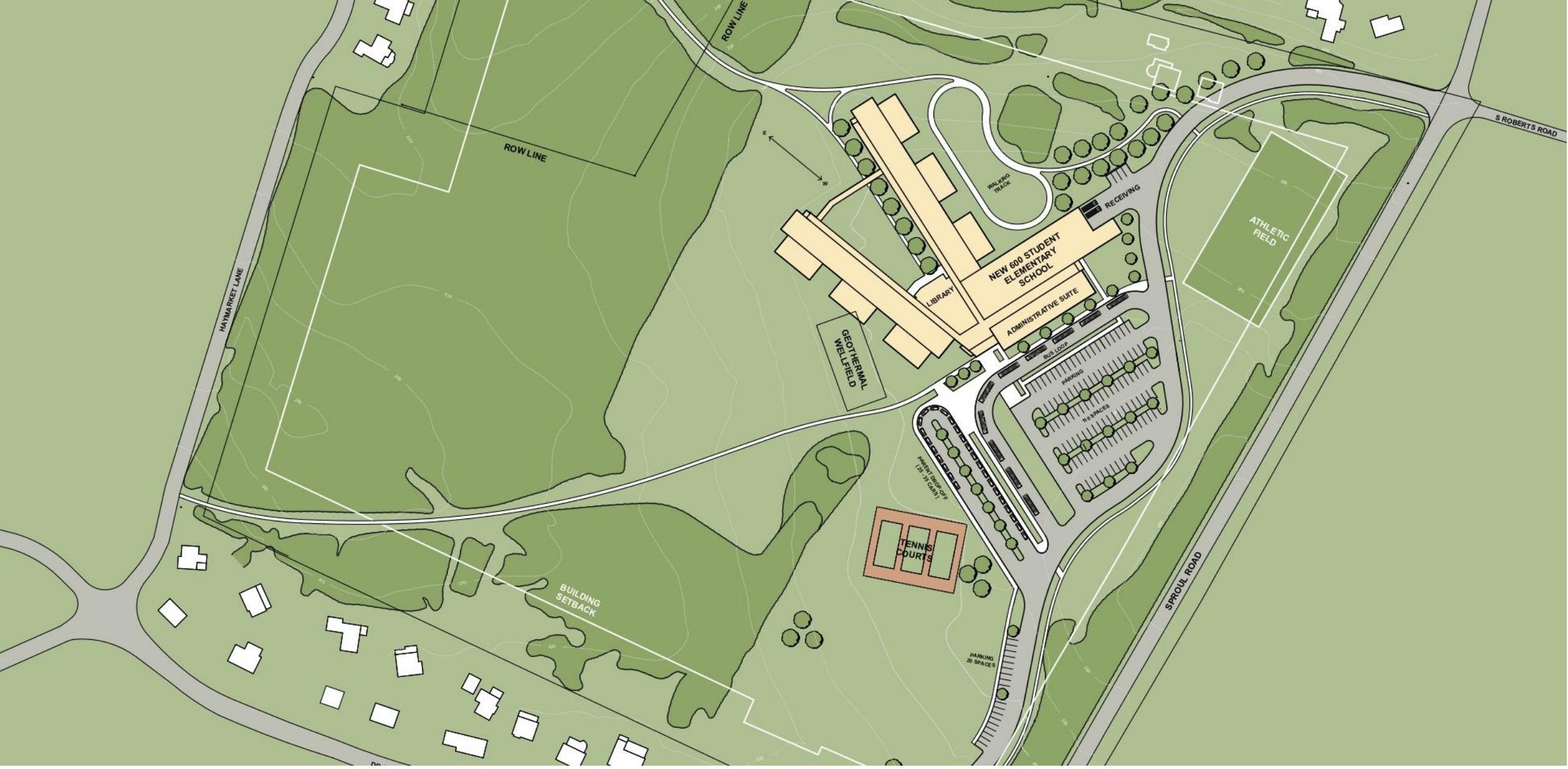
		IES Option 1	IES Option 2	IES Option 3	IES Option 4
PROGRAMMING	Feasibility Study Areas	The 10-Year Capital Plan includes funds to address areas of IES that require repair and replacement only	Option 2 provides an addition/renovation and site improvements to IES	Option 3 replaces IES with a new state-of-the-art facility that engages the natural setting (next to existing IES)	Option 4 replaces IES with a new state-of-the-art facility in the existing footprint of IES
	Enrollment				
	Enrollment projections and capacity are addressed through expansion of the facilities				
	Program Needs				
	Space is addressed to accommodate all classroom needs, special area programs, small group and meeting rooms, and large group gatherings				
FACILITY / SITE	Facility Needs				
	Facility needs are addressed including the building envelop, security, ADA compliance, fire safety, interior finishes, and food service				
	Site Needs				
	Site needs are addressed including site circulation, parking, paving, and playground areas				
Estimated Costs		\$16,329,864	\$29,539,563	\$57,556,000	\$55,556,000 *
COST	Each option includes financial implications based on the scope of each potential project	Cost addresses only items that require repair over next 10 years	Cost addresses only the addition and improvement to site circulation	Cost addresses enrollment implications, program needs, facility needs, and site needs	Cost addresses enrollment implications, program needs, facility needs, and site needs * Cost does not include relocation costs during construction
	Challenges and Considerations	The repair and replacement plan does not address any program needs, long-term facility needs, or long-term site efficiencies.	The addition / renovation would happen while school was in session. Does not address important long-term facility needs such as ADA, security, interior finishes, etc.	The construction of the new building (next to existing) would need to occur while students attend in the current building. Requires redistricting of student population	The construction of the new building would require students to attend school offsite (unknown location and costs) Requires redistricting of student population.
KEY		Does not meet the needs outlined in the Facilities Study		Partially addresses the needs outlined in the Facilities Study	
				Meets all needs outlined in the Facilities Study	



**POTENTIAL OPTION 2 –
ITHAN ELEMENTARY SCHOOL ADDITION/RENOVATION**



**POTENTIAL OPTION 3 –
ITHAN ELEMENTARY SCHOOL NEW CONSTRUCTION NEXT TO EXISTING BUILDING**



**POTENTIAL OPTION 4 –
ITHAN ELEMENTARY SCHOOL NEW CONSTRUCTION IN EXISTING BUILDING FOOTPRINT**

PUBLIC FEEDBACK (CONSTRUCTION/RENOVATION OPTIONS COMMUNITY MEETING): ITHAN ELEMENTARY SCHOOL

Opportunities:

- If a new building is constructed, it could be designed and placed in a way which would take advantage of the new location on the property
- There could possibly be a two-story classroom section to maximize the beauty of the landscape while enhancing the curriculum goals
- There could be a single-story level for shared spaces: offices, cafeteria, meeting rooms, etc., and the second-story section would be for classrooms
- Lower level would have direct access to outdoors
- Once the current building is demolished, the space could be used for walking trails, additional playing fields, and more community usage

Challenges:

- Requirements of property setbacks and property lines, tree lines
- Location restrictions because not all of the acreage is suitable for building
- Timing of decision making: As time goes on, financial considerations must be addressed, such as inflation and rising building costs
- Timing: Areas in need will continue to deteriorate causing the cost of renovation/replacement to increase

OTHER BUILDING NEEDS & PLAN TO ADDRESS

Administration Building

Steering Committee will continue to meet to develop options for District Office.

Wayne Elementary School & Other Buildings

Needs at WES and other buildings will be addressed in the development of a long-term facilities plan.



Our Action Plan

February 2022

Share Feasibility Study at Facilities Committee Meeting

April-May 2022

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

July-January 2023 Develop Long-Term Facilities/Capital Plan

March 2022

Share Feasibility Study with Staff and Community and Gather Feedback

June 2022

- Approve Feasibility Study
- Administrative Recommendations for Potential Construction Options

August/Sept. 2022

- Draft timeline for building a new IES to be presented

THANK YOU



JOB NUMBER	REFERENCE NUMBER
004375-012A	<i>Smith</i>
CONTRACTOR	DATE ISSUED
<i>Smith</i>	<i>2/2/20</i>