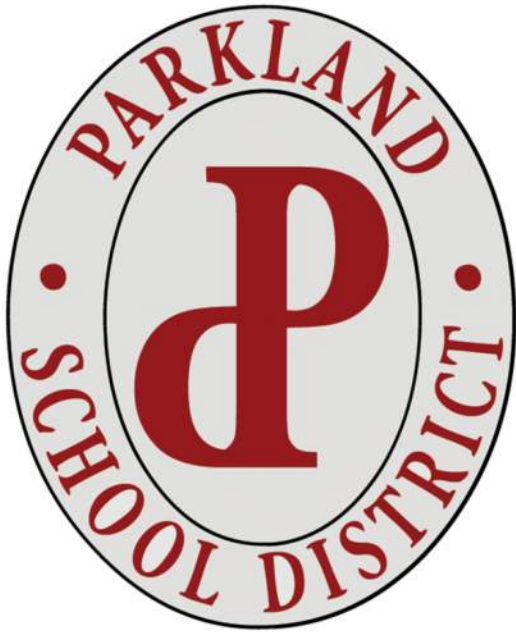




## Parkland School District Feasibility Study: *School Board Update*

June 20, 2023

# AGENDA



- **Introduction**
- **Schedule & Engagement**
- **Options Considered to Date**
- **Current Option Refinement**
- **Next Steps**



**Chris Linkey, AIA**  
*Partner-in-Charge*



**Andy Blaydon, AIA**  
*Feasibility Study Lead*



**Erin Hoffman, ALEP**  
*Educational Specialist*



**Justin Harclerode, AIA**  
*Project Designer*

## **THE RLPS FEASIBILITY STUDY TEAM**

# Schedule

| Parkland School District<br>Feasibility Study - (Phases to be conducted concurrently) |      |   |   |   |   |   |
|---------------------------------------------------------------------------------------|------|---|---|---|---|---|
| Project Schedule                                                                      | 2023 |   |   |   |   |   |
| Task                                                                                  | J    | F | M | A | M | J |
| <b>Data Collection</b>                                                                |      |   |   |   |   |   |
| Architect Selection                                                                   | ●    |   |   |   |   |   |
| Kick-Off Meeting / Goals                                                              |      | ● |   |   |   |   |
| Educational Design Brief Development                                                  |      |   |   |   |   |   |
| Building Tours                                                                        |      | ● |   |   |   |   |
| <b>Analyze / Prioritize</b>                                                           |      |   |   |   |   |   |
| Education Specifications / Building Programs                                          |      |   |   |   |   |   |
| Enrollment and Building Functional Capacity Review                                    |      |   |   |   |   |   |
| Secondary School Option Development                                                   |      |   |   |   |   |   |
| Elementary School Option Development                                                  |      |   |   |   |   |   |
| Cost Estimates                                                                        |      |   |   |   |   |   |
| Phasing / Schedule                                                                    |      |   |   |   |   |   |
| <b>Engagement / Communication</b>                                                     |      |   |   |   |   |   |
| District Design Team Meetings                                                         |      | ● | ● | ● | ● | ● |
| Preliminary Report Review                                                             |      |   |   |   | ● |   |
| Revised Report Review                                                                 |      |   |   |   |   | ● |
| Presentation of Feasibility Study                                                     |      |   |   |   |   | ● |

- July 2023: Administration Recommendation
- Aug/Sept 2023: School Board Decision

# District-Wide Feasibility Study Process

Engagement  
January 2023 – June 2023

5

## Days of Building Tours & Evaluations

- 12 Facilities + the Troxell Building
- Walkthrough & evaluation of each building
- Existing building use & programming

8

## Feasibility Study Work Group Meetings

- Monthly meetings
- 16 Administration members + Board members
- Next Meeting: July 12<sup>th</sup>

9+

## Other Community Engagement Meetings

- Community survey (1,056 unique respondents)
- 2 Town Hall meetings (Orefield & Springhouse MS)
- Various District-led stakeholder meetings

## Various Zoom Calls & Information Sharing





**396 Acres**



**1,665,000 SF  
Total Area**

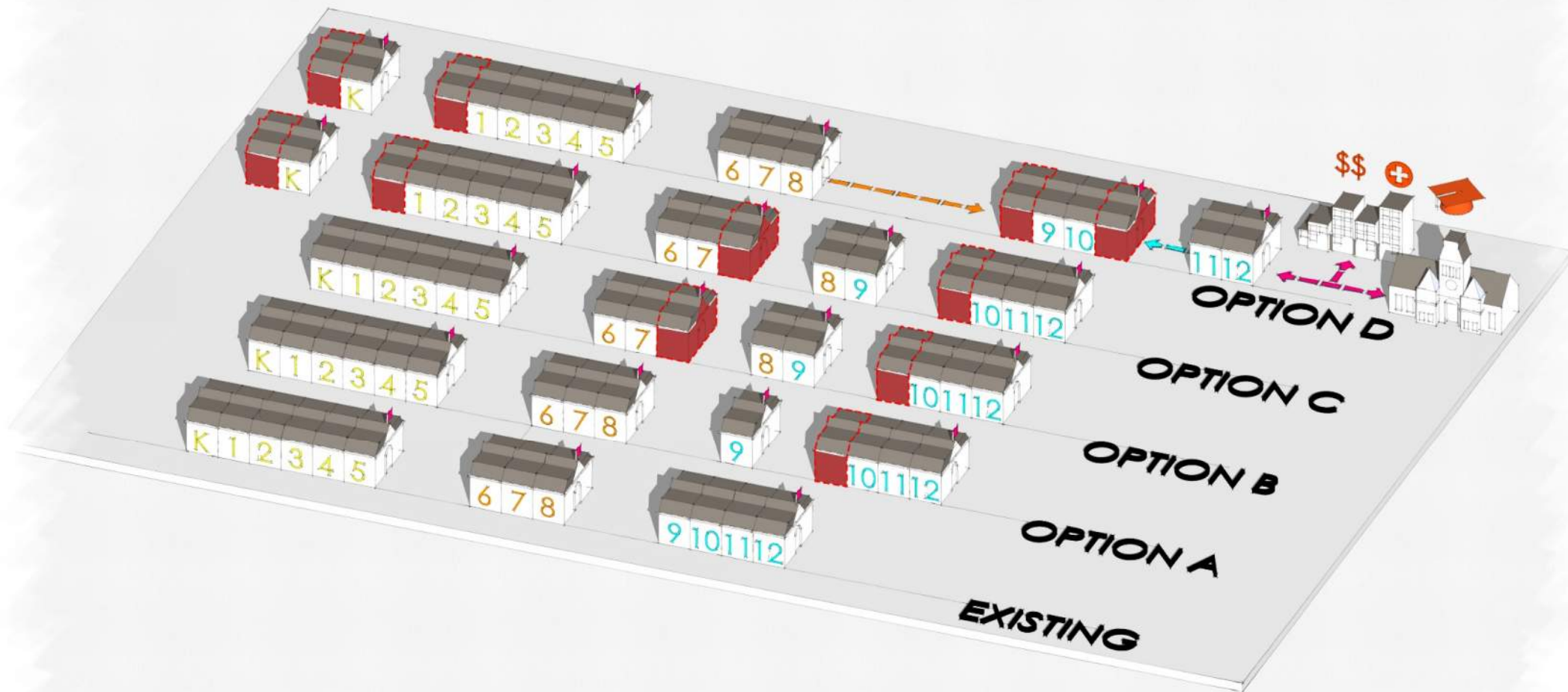


**1,045,000 SF  
Scheduled  
Area**

## Parkland School District - Existing Building Summary

| Parkland School District - Existing Building Summary |                         |                 |                           |                                                                                                                                                                                                                            |                                         |                                                      |                                                      |                                               |                                                   |                                    |                                   |
|------------------------------------------------------|-------------------------|-----------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------------------------------------------------------|------------------------------------------------------|-----------------------------------------------|---------------------------------------------------|------------------------------------|-----------------------------------|
|                                                      |                         | Building Data   |                           |                                                                                                                                                                                                                            |                                         | Capacity                                             |                                                      |                                               |                                                   | 2023 Enrollment                    |                                   |
| BUILDING NAME                                        | Year Built/ Renovations | SITE<br>(acres) | Total<br>Building<br>(SF) | Scheduled<br>Area<br>(SF)                                                                                                                                                                                                  | Scheduled<br>Area<br>Grossing<br>Factor | MINIMUM<br>Suggested<br>Class Size<br>Range<br>(PDE) | MAXIMUM<br>Suggested<br>Class Size<br>Range<br>(PSD) | Total Area<br>(SF)<br>per Student<br>(at MAX) | Scheduled<br>Area (SF)<br>per Student<br>(at MAX) | FEBRUARY 1,<br>2023<br>ENROLLEMENT | AVAILABLE<br>CAPACITY<br>(at MAX) |
| <b>ELEMENTARY BUILDINGS</b>                          |                         |                 |                           |                                                                                                                                                                                                                            |                                         | Utilization Factor                                   | 100%                                                 | 100%                                          |                                                   |                                    |                                   |
| Cetronia Elementary School                           | 1929, 1961, 1995        | 8.4             | 71,034                    | 50,885                                                                                                                                                                                                                     | 1.40                                    | 469                                                  | 561                                                  | 127                                           | 91                                                | 489                                | 72                                |
| Fogelsville Elementary School                        | 1964, 1969, 1996        | 12              | 75,497                    | 47,429                                                                                                                                                                                                                     | 1.59                                    | 552                                                  | 648                                                  | 117                                           | 73                                                | 508                                | 140                               |
| Ironton Elementary School                            | 1923, 1961, 1994, 2004  | 9.7             | 65,033                    | 46,115                                                                                                                                                                                                                     | 1.41                                    | 423                                                  | 507                                                  | 128                                           | 91                                                | 445                                | 62                                |
| Jaindl Elementary School                             | 2010                    | 28.38           | 73,485                    | 54,590                                                                                                                                                                                                                     | 1.35                                    | 428                                                  | 512                                                  | 144                                           | 107                                               | 453                                | 59                                |
| Kernsville Elementary School***                      | 1974, 2004              | 19.8            | 96,905                    | 61,085                                                                                                                                                                                                                     | 1.59                                    | 464                                                  | 556                                                  | 174                                           | 110                                               | 470                                | 86                                |
| Kratzer Elementary School                            | 1964, 1991, 2015, 2023  | 12.5            | 78,163                    | 56,995                                                                                                                                                                                                                     | 1.37                                    | 612                                                  | 748                                                  | 104                                           | 76                                                | 484                                | 264                               |
| Parkway Manor Elementary School                      | 1959, 1967, 1996        | 20.1            | 72,330                    | 55,895                                                                                                                                                                                                                     | 1.29                                    | 510                                                  | 610                                                  | 119                                           | 92                                                | 541                                | 69                                |
| Schnecksville Elementary School                      | 1929, 1963, 2004, 2023  | 10              | 70,907                    | 50,120                                                                                                                                                                                                                     | 1.41                                    | 487                                                  | 583                                                  | 122                                           | 86                                                | 501                                | 82                                |
| Veterans Memorial Elementary School                  | 2020                    | 18              | 90,539                    | 63,585                                                                                                                                                                                                                     | 1.42                                    | 492                                                  | 588                                                  | 154                                           | 108                                               | 520                                | 68                                |
|                                                      |                         |                 |                           |                                                                                                                                                                                                                            |                                         |                                                      |                                                      |                                               |                                                   |                                    |                                   |
| <b>SECONDARY BUILDINGS</b>                           |                         |                 |                           |                                                                                                                                                                                                                            |                                         | Utilization Factor                                   | 85%                                                  | 85%                                           |                                                   |                                    |                                   |
| Orefield Middle School**                             | 1953, 1978, 2000        | 41.45           | 172,716                   | 112,295                                                                                                                                                                                                                    | 1.54                                    | 1,214                                                | 1,217                                                | 142                                           | 93                                                | 923                                | 294                               |
| Springhouse Middle School*                           | 1971, 2007              | 49.5            | 214,652                   | 142,555                                                                                                                                                                                                                    | 1.51                                    | 1,498                                                | 1,439                                                | 143                                           | 95                                                | 1,339                              | 100                               |
| Parkland High School                                 | 1999                    | 112.49          | 451,010                   | 303,460                                                                                                                                                                                                                    | 1.49                                    | 2,632                                                | 3,313                                                | 171                                           | 115                                               | 3,215                              | 98                                |
|                                                      |                         |                 |                           |                                                                                                                                                                                                                            |                                         |                                                      |                                                      |                                               |                                                   |                                    |                                   |
|                                                      |                         |                 |                           |                                                                                                                                                                                                                            |                                         |                                                      |                                                      |                                               |                                                   |                                    |                                   |
| Administration Center*                               | 1991                    | N/A*            | 21,000                    | *Site Acres total includes Springhouse MS & Administration Center<br>** Site Acres total includes parcels across Stadium Drive from Orefield MS parcel<br>*** Site Acres total includes PSD Facilities Garages and Storage |                                         |                                                      |                                                      |                                               |                                                   |                                    |                                   |
| District Operations Center (New)                     | 2023/2024               | N/A**           | 40,000                    |                                                                                                                                                                                                                            |                                         |                                                      |                                                      |                                               |                                                   |                                    |                                   |
| Troxel Building                                      | 1921, 1964, 1978        | 16.305          | 71,764                    |                                                                                                                                                                                                                            |                                         |                                                      |                                                      |                                               |                                                   |                                    |                                   |
| Orefield Football Stadium                            |                         | N/A**           | N/A                       |                                                                                                                                                                                                                            |                                         |                                                      |                                                      |                                               |                                                   |                                    |                                   |
| Kernsville Facilities Garages                        |                         | N/A***          | N/A                       |                                                                                                                                                                                                                            |                                         |                                                      |                                                      |                                               |                                                   |                                    |                                   |
| 2872 Old Post Road (N. Whitehall Twp)                | Un-Built Property       | 16              | N/A                       |                                                                                                                                                                                                                            |                                         |                                                      |                                                      |                                               |                                                   |                                    |                                   |
| 4502 Lime Kiln Road (Near Oreville MS)               | Un-Built Property       | 21.5            | N/A                       |                                                                                                                                                                                                                            |                                         |                                                      |                                                      |                                               |                                                   |                                    |                                   |
|                                                      |                         |                 |                           |                                                                                                                                                                                                                            |                                         |                                                      |                                                      |                                               |                                                   |                                    |                                   |
| <b>GRAND TOTALS</b>                                  | <b>DISTRICT TOTALS</b>  | <b>396.125</b>  | <b>1,665,035</b>          | <b>1,045,009</b>                                                                                                                                                                                                           |                                         |                                                      |                                                      |                                               |                                                   |                                    |                                   |
|                                                      |                         | ACRES           | SF                        | SF                                                                                                                                                                                                                         |                                         |                                                      |                                                      |                                               |                                                   |                                    |                                   |

## Initial Opportunities Considered



## **Evaluation Matrix:** *MoSCoW Method*

### **Must Have**

*Non-negotiables*

- Accommodate middle school growth
- Accommodate high school growth
- Equitable facilities throughout district
- Meets budget
- Future flexibility
- Strong academic offerings

### **Should Have**

*Added value*

- “One Parkland”
- Expanded program spaces (future-ready)
- HS & MS extracurricular activities
- Minimize student transition times
- Meet athletic needs / community uses
- Transportation efficiencies
- Operational expense efficiencies
- Limit transitions between buildings
- Separate area for 9<sup>th</sup> grade
- Dual enrollment opportunities

### **Could Have**

*Nice to have;  
not necessary*

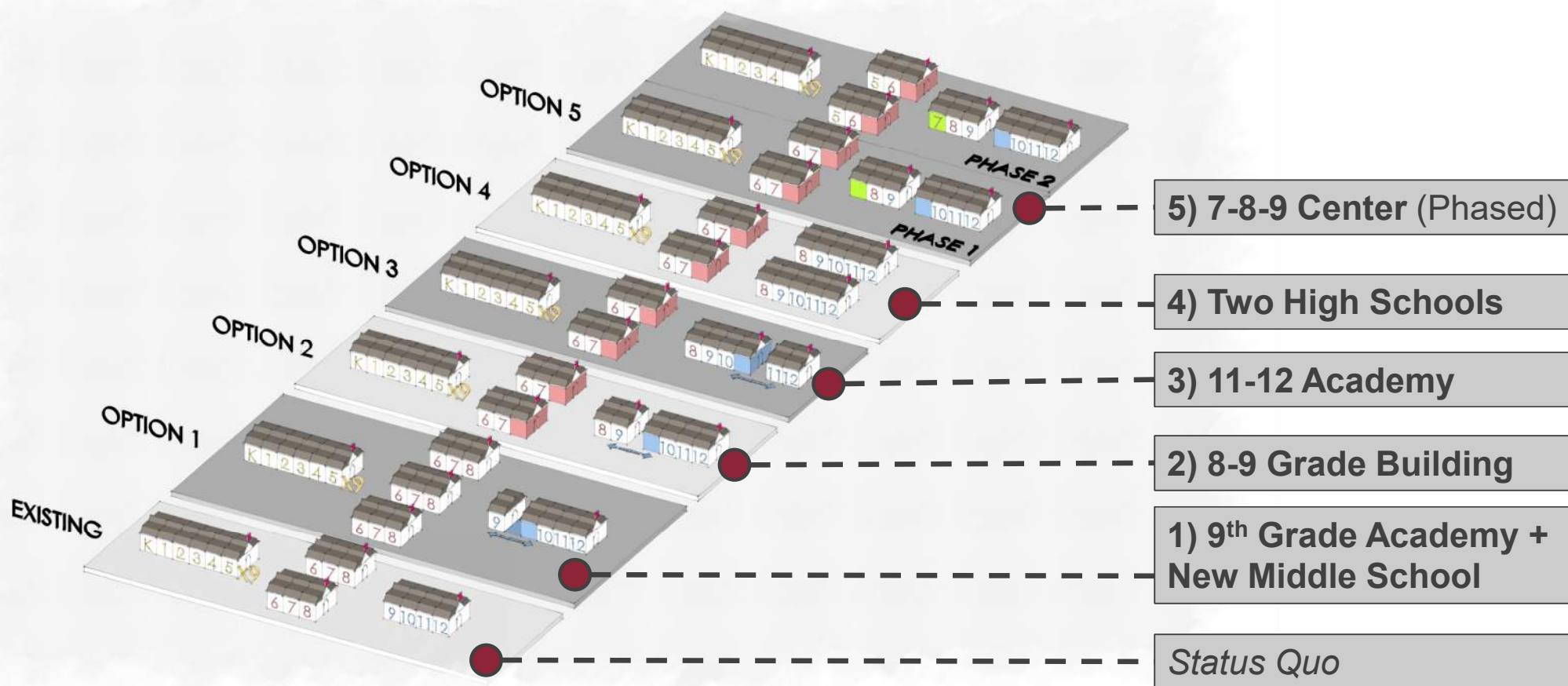
- Enhanced performing arts spaces
- Include campus walking paths
- Block scheduling for secondary students
- Connections with community medical industry
- District-Use assembly spaces

### **Won't Have**

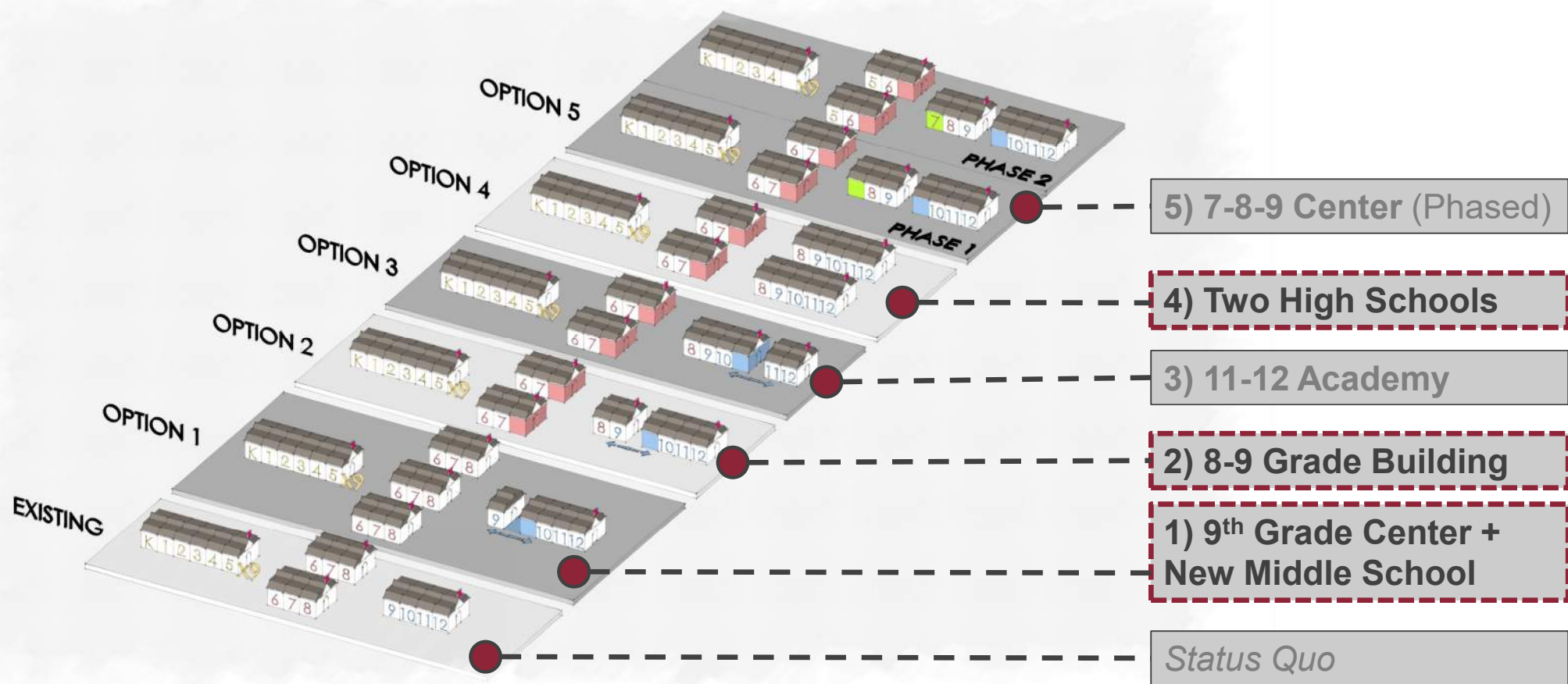
*Non-starter*

- Changes to K-5 alignment
- Secondary spaces that duplicate LCTII
- Extensive alterations to high school
- Spaces for all Troxell Building
- Programs at high school

# Additional Opportunities Considered



# Additional Opportunities Considered



## Educational Program Development

- **Administration Review**
- **Study Work Group Discussion**
- **Metrics to Ensure PSD Equity**

[illegible]

## OPTION 1: 9<sup>th</sup> Grade Center & New Middle School

- **One High School + 9<sup>th</sup> Grade**
  - 1A: 9<sup>th</sup> Grade Wing at High School
  - 1B: 9<sup>th</sup> Grade Center
- **Three Middle Schools**
  - New 6-8 middle school on a NEW site
  - Maintain 2 existing middle schools
- **Maintain K-5 Elementary Schools**



### Capacity

- ❑ + 900 to 1,130 Students for 9<sup>th</sup> Grade
- ❑ +1,400 Students for grades 6-8

### High School (9-12) Considerations

- ❑ “One Parkland”
- ❑ 9<sup>th</sup> Grade Addition vs Stand alone Center
- ❑ District Assembly Spaces

### Middle School (6-8) Considerations

- ❑ New Site & Location
- ❑ ‘District’ spaces to include in building
- ❑ Existing Middle School needs

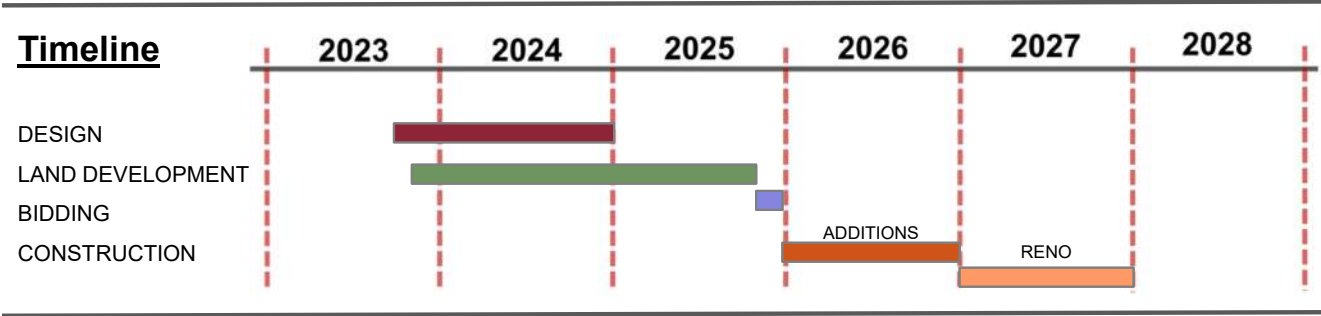
# OPTION 1A: *Estimated Project Cost & Timeline*



## 1A: 9<sup>th</sup> Grade Wing at HS (109,000 SF Add. + 15,000 SF Alts.)

PROJECT COST RANGE      \$ 66,650,200     $\longleftrightarrow$     \$ 78,742,400

*Note: Estimate assumes District owned property, no new property purchase*



# OPTION 1B: *Estimated Project Cost & Timeline*



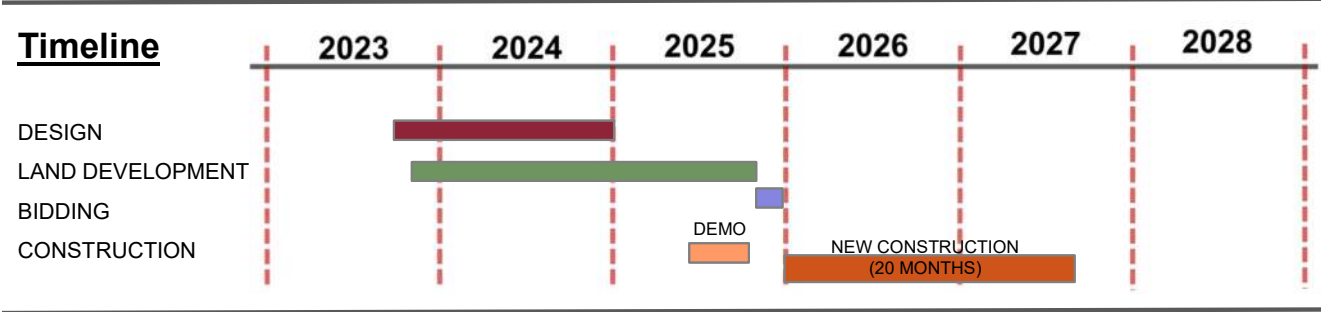
## 1B: 9<sup>th</sup> Center w/ District Spaces (186,800 SF)

PROJECT COST RANGE      \$107,692,400        \$128,261,700

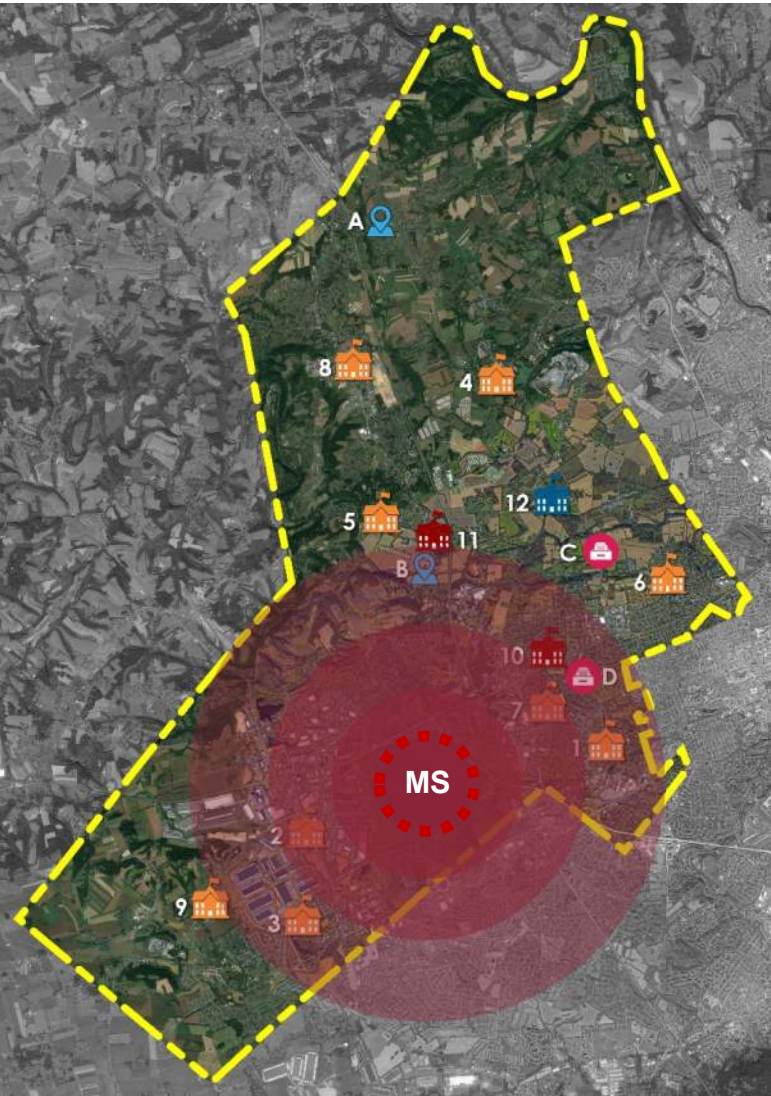
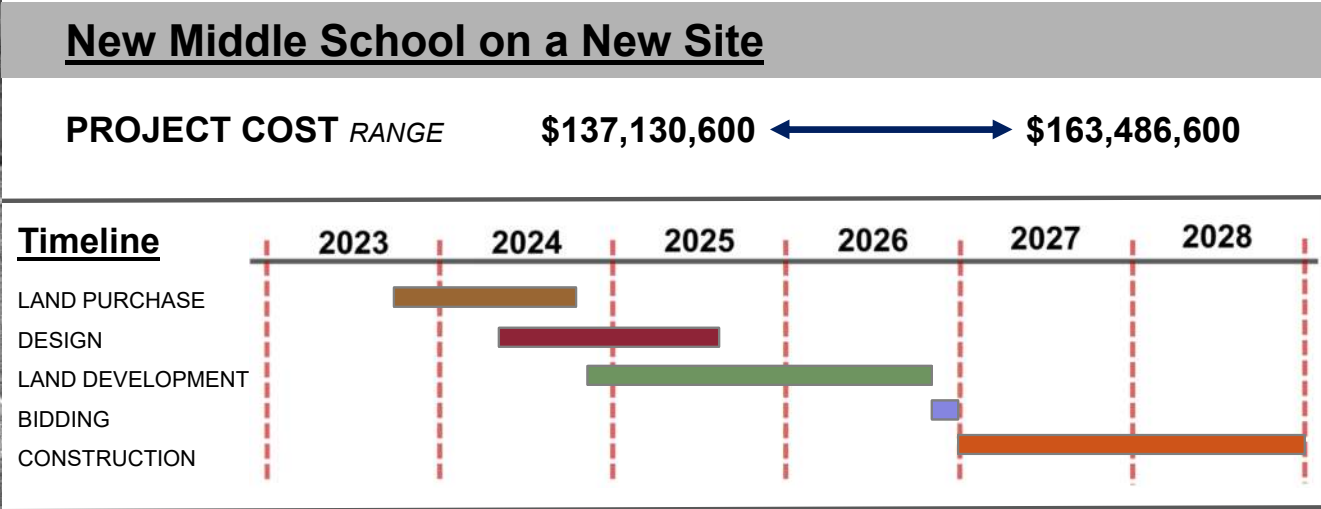
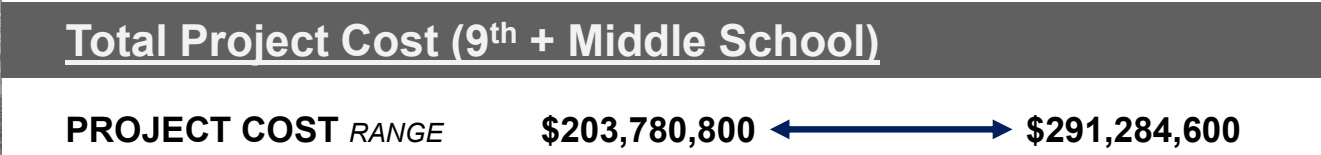
## 1B: 9<sup>th</sup> Center w/out District Spaces (159,360 SF)

PROJECT COST RANGE      \$ 92,358,400        \$110,071,900

*Note: Estimates assume District owned property, no new property purchase*



# OPTION 1: New Middle School *Estimated Project Cost & Timeline*

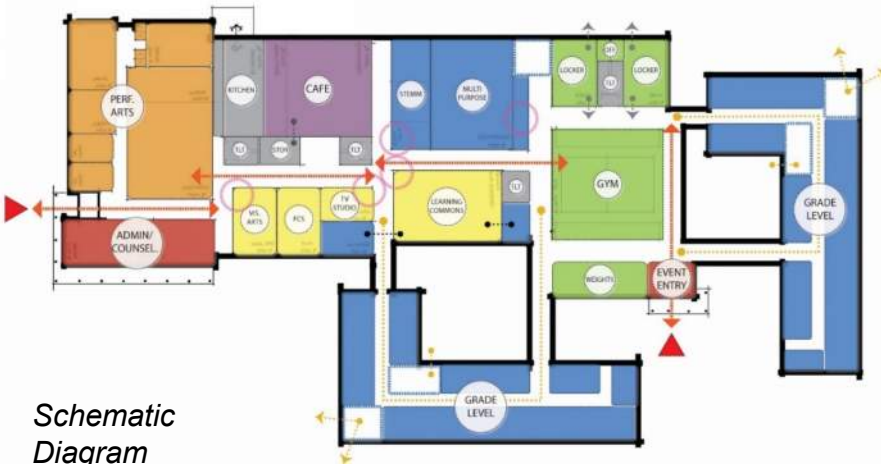


### Further Refinement & Takeaways:

- Enhancing the 9<sup>th</sup> grade student experience
- Exploring potential for existing MS site expansion

## OPTION 2: New 8-9 Grade Building

- **One High School**
  - Maintain existing HS for grades 10-12
- **New 8-9 Grade Building**
  - Capacity for all 8-9 PSD students
  - Ability for expansion
- **Two Middle Schools**
  - Maintain 2 existing MS for grades 6-7
- **Maintain K-5 Elementary Schools**



### Capacity

- ❑ 2,180 Students for grades 8-9

### (8-9) Grade Considerations

- ❑ “One Parkland” for grades 8-9
- ❑ New Site, traffic & infrastructure
- ❑ New programming opportunities

### High School (10-12) Considerations

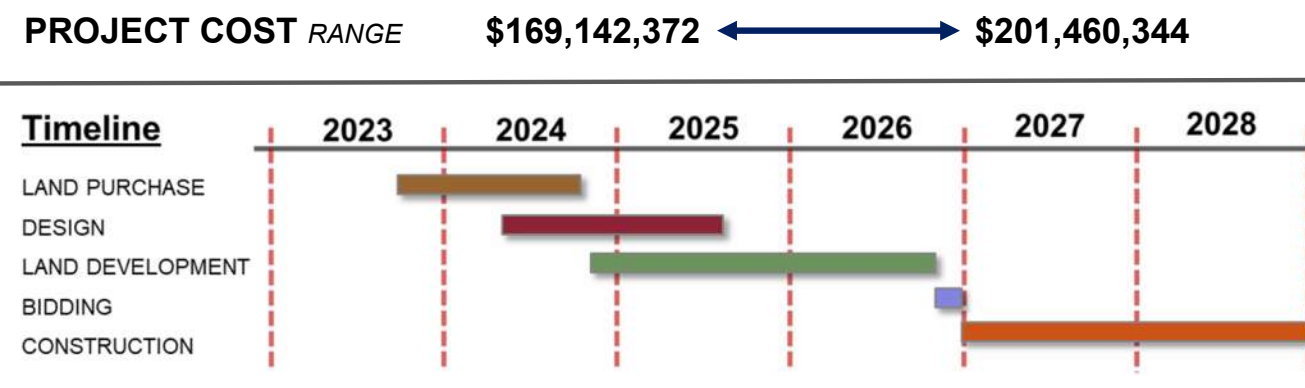
- ❑ Less students on HS campus
- ❑ 9<sup>th</sup> Grade connection to HS programs

### Middle School (6-7) Considerations

- ❑ Less students = program opportunities
- ❑ Existing Middle School needs

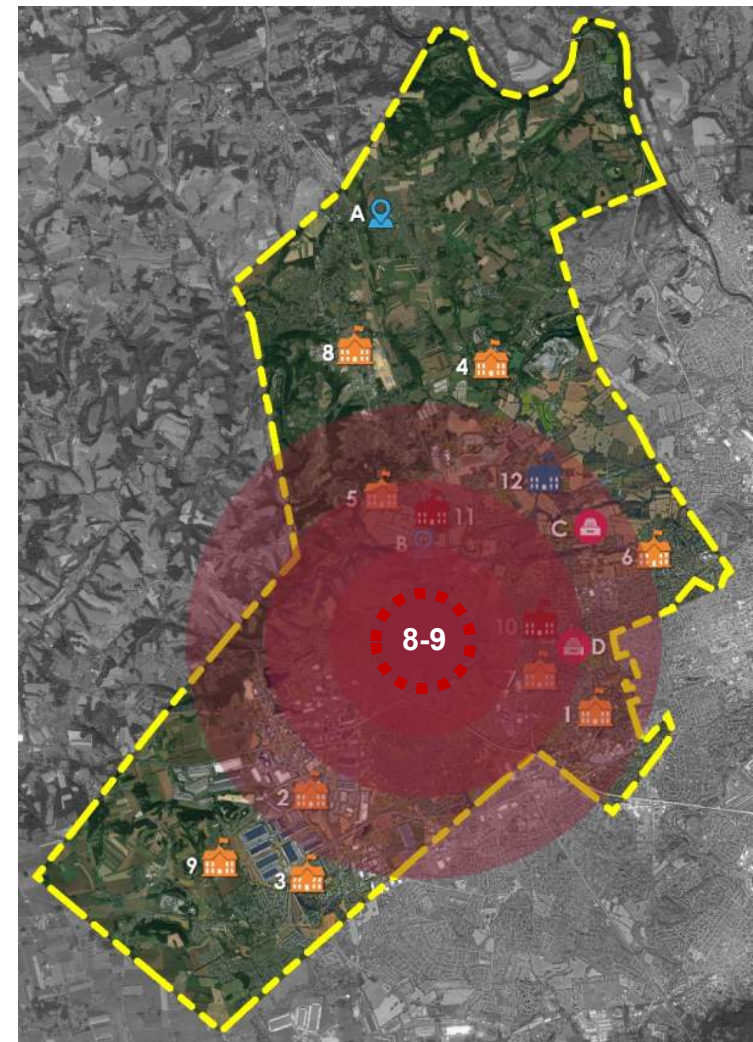
## OPTION 2: *Estimated Project Cost & Timeline*

### New (8-9) Grade Building on a New Site



### **Further Refinement & Takeaways:**

- Enhancing 8-9 Grade connections & student experience



## OPTION 3: New High School & New Middle School

- **Maintain K-5 Elementary Schools**
- **Increase Middle School Capacity**
  - New 6-8 middle school on a NEW site
  - OR – Additions to Orefield (if Feasible)
- **1 Existing High School**
  - Renovations to existing for 9/12 grades
- **1 New High School**
  - New school on NEW site for 9/12 grades



### Capacity

- ❑ +1,600 Students for grades 9-12
- ❑ +1,400 Students for grades 6-8

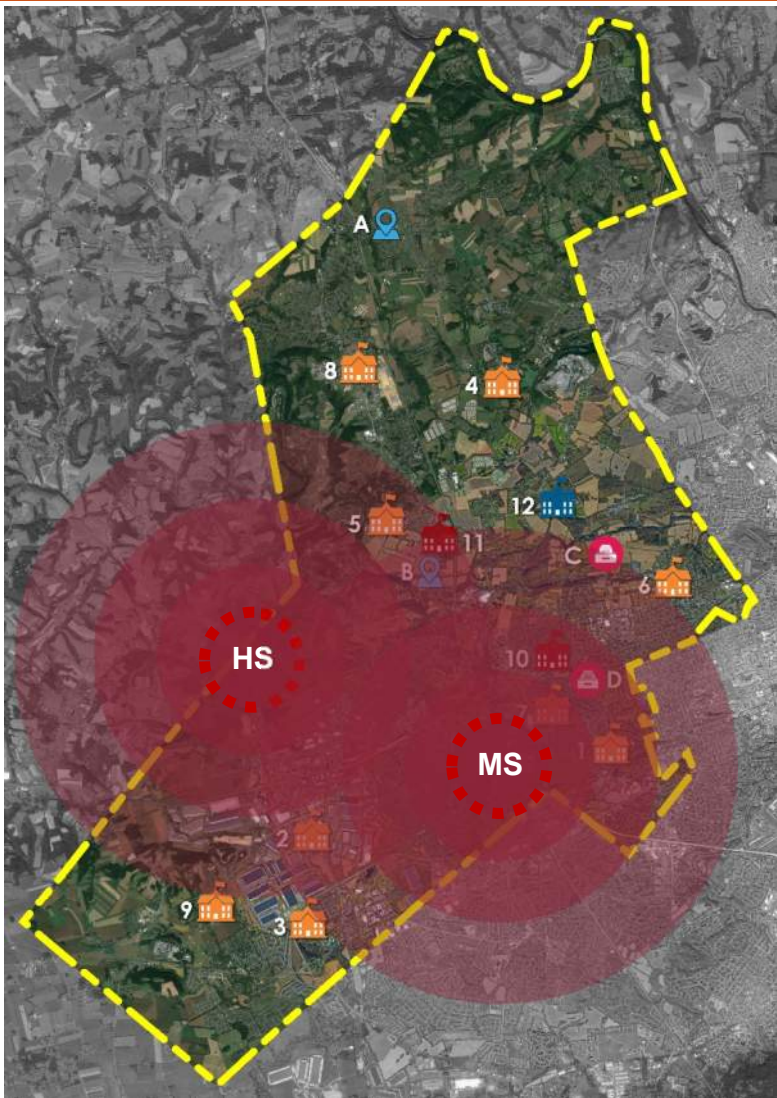
### High School (9-12) Considerations

- ❑ *Does not support* “One Parkland”
- ❑ New Site & Location of new HS
- ❑ Parity between HS buildings

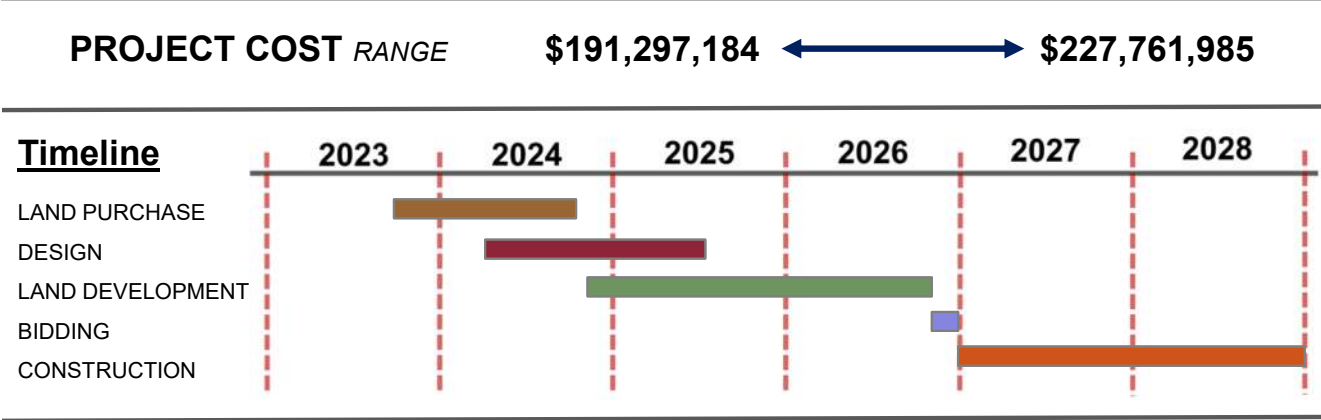
### Middle School (6-8) Considerations

- ❑ New MS needed to increase capacity
- ❑ New Site & location
- ❑ Existing Middle School needs

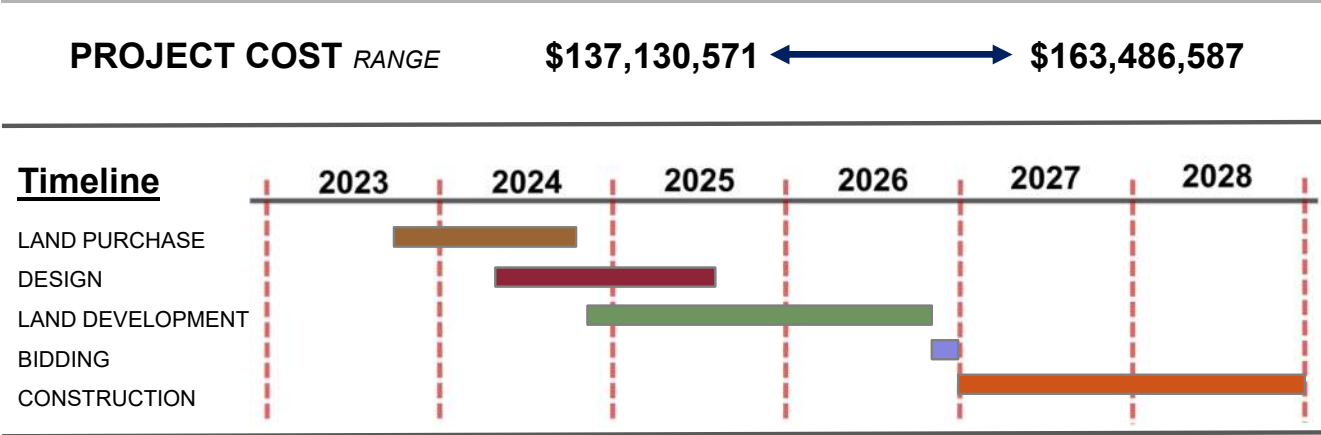
OPTION 3: *Estimated Project Cost & Timeline*



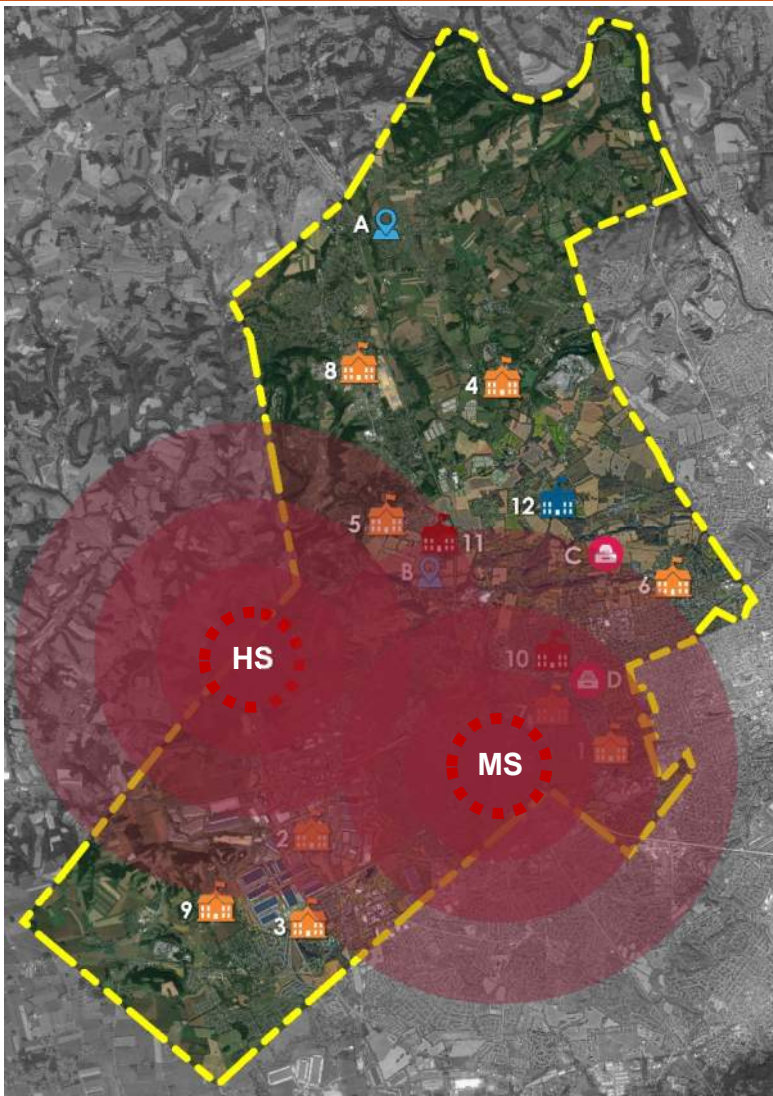
New High School on a New Site



New Middle School on a New Site



## OPTION 3: *Estimated Project Cost & Timeline*



### Total Project Cost (New High School + New Middle School)

PROJECT COST RANGE      \$328,427,800       $\longleftrightarrow$       \$391,248,600

### **Further Refinement & Takeaways:**

- A New High School creates parity challenges
- Option 3 builds both a New (9-12) HS and a (6-8) MS
- Greatest Cost due to Option Scope

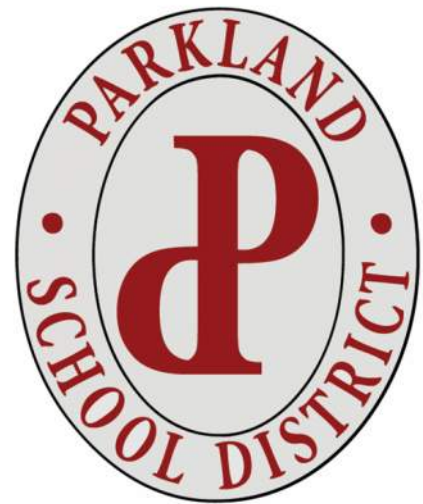
| Evaluation Matrix |                                          | Option 1         | Option 2     | Option 3              |
|-------------------|------------------------------------------|------------------|--------------|-----------------------|
| 1.                | Grade Alignment / Directly Included      | Grades 9 & (6-8) | Grades (8-9) | Grades (6-8) & (9-12) |
| 2.                | Reinforces “One Parkland” ideal          |                  |              |                       |
| 3.                | Equitable Facilities Throughout District |                  |              |                       |
| 4.                | Future Flexibility                       |                  |              |                       |
| 5.                | Expanded HS & MS Academic Program        |                  |              |                       |
| 6.                | Expanded District Spaces                 |                  |              |                       |
| 7.                | HS & MS Extracurricular Activities       |                  |              |                       |
| 8.                | Improve Building & Campus Circulation    |                  |              |                       |
| 9.                | Transportation Efficiencies              |                  |              |                       |
| 10.               | Operational Expense Efficiencies         |                  |              |                       |
| 11.               | Limit Transitions Between Buildings      |                  |              |                       |
| 12.               | Separate Area for 9 <sup>th</sup> Grade  |                  |              |                       |
| 13.               | District Use Assembly Spaces             |                  |              |                       |
| 14.               | Meets Budgetary Goals                    | \$\$\$           | \$\$         | \$\$\$\$              |

# Next Steps *for* Feasibility Study

**Engagement**  
June 2023 – September 2023

- **June 20, 2023 – Presentation to Board**
- **July 12, 2023 – Study Work Group meeting**
- **July 18, 2023 – Administration Recommendation to School Board**
- **August 16, 2023 – Study Work Group meeting**
- **August / September 2023 – Board Decision**





*Thank You*