



Elizabethtown Area School District

*Combined Hearing for the
Closure of Mill Road and Rheems
Elementary Schools*

November 22, 2021

“Excellence by CHOICE, Not by Chance”

Hearing & Voting Timeline:

- **Monday, November 22, 2021** (*starts 90 days timeframe*)
 - This hearing is being livestreamed for viewing purposes only
 - There is an official court stenographer to create an official transcript of the hearing
 - Citizens comments must be provided either
 - in person during the hearing or
 - in writing addressed to Board Secretary, Mrs Rebecca Maxwell (to be shared with all board members) (can be mailed to 600 E. High St., Elizabethtown, PA 17022 or becky_maxwell@etownschoools.org)
 - Ability to submit written comments for 30 days after the hearing date (December 22nd deadline) for the record.
- Hold **Board vote** at the **February 22, 2022** Board meeting



Summary Timeline

- *March 26, 2019*- Board approval to begin construction/ renovation at Middle School to build capacity for 6th grade
- *March 10, 2020* - District administration presents K-2 Building Analysis
- *December 15, 2020* - Board approval to move 3rd grade to Bear Creek & 6th grade to Middle School for 2021-22 school year & re-engages DecisionInsite for updated district enrollment & residential housing development
- *January 26, 2021* - The School Board approved the Proposed Timeline for Discussion of School Building Review and Options
- *March 9, 2021* - Presentation from DecisionInsite on District Enrollment Projections
- *March 23, 2021* - Presentation on District K-2 Building Capacity
- *April 13, 2021* - Aligning Resources in a Fiscally Responsible & Educationally Sound Vision for the Future:
- *May 11, 2021* - A Deeper Dive into the K-2 Capacity with East High & Bainbridge
- *June 29, 2021* – Virtual Community Forum: Discussion on the Future of Mill Road and Rheems Elementary Schools
- *August 24, 2021* - Residential Development Update
- *September 29, 2021* - Community Forum: Discussion on the Future of Mill Road and Rheems Elementary Schools
- *October 26, 2021* – Legal Process when Considering Potential School Closures – Mr. Litts, EASD Solicitor



Resource and Information

All the contributing resources and documents can be
found on our website

www.etownschools.org

using the
“MILL ROAD & RHEEMS UPDATE”
FIND IT FAST icon

You can find information from 2014 to present.



How Did We Get Here? Why and Process

- Attend to the educational and operational needs ensuring every student has access to achieve our district vision and mission
 - Long term sustainability of district finances
 - Infrastructure needs
 - Capacity
-
- ★ Reviewed information from Financial Analysts, Architects, Engineers, Enrollment Projection Consultants (with up to date information from our Municipalities)
 - ★ Continued discussion from board members during public meetings
 - ★ Considered community feedback gathered from *ThoughtExchanges* and stakeholder input from public comments

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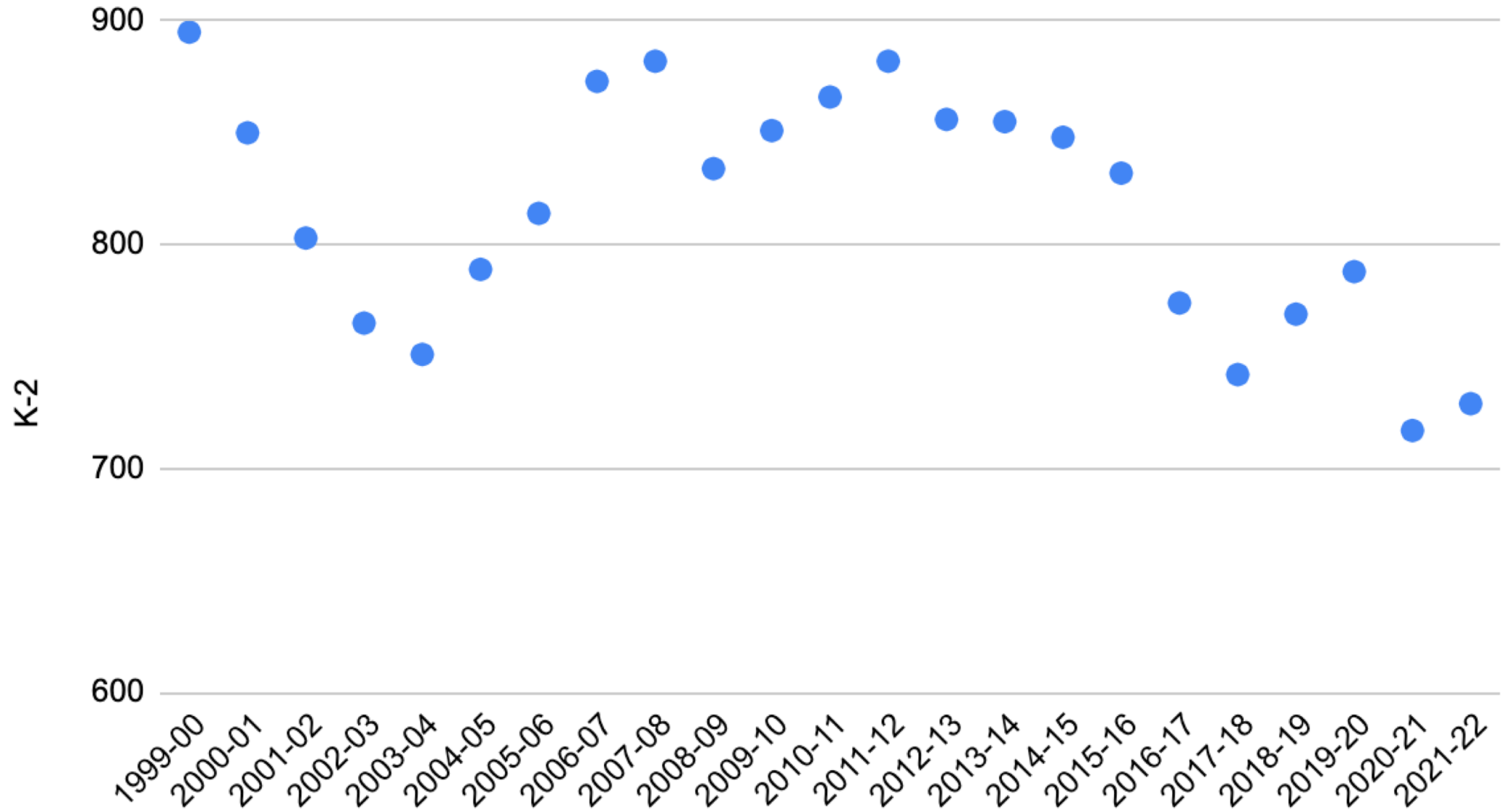


How Did We Get Here? Extra Capacity

- March 26, 2019 - Board approved renovations to the Middle School providing for 6th grade to return to the Middle School and moving grade 3 to Bear Creek. *This was the initial approval of grade level realignment to (K-2), (3-5), (6-8), and (9-12).*
- December 15, 2020 - Official Board approval to move 3rd grade to Bear Creek & 6th grade to Middle School for 2021-22 school year
- This Middle School renovation and grade realignment created extra capacity at the K-2 level among all 4 buildings
 - 64 classrooms available for regular education programming
 - All-day classroom capacity for 1,472 students
 - If K remains at ½ day program, classroom capacity 1,748 students
 - This information is available in the March 23, 2021 Board presentation “K-2 Building Analysis”

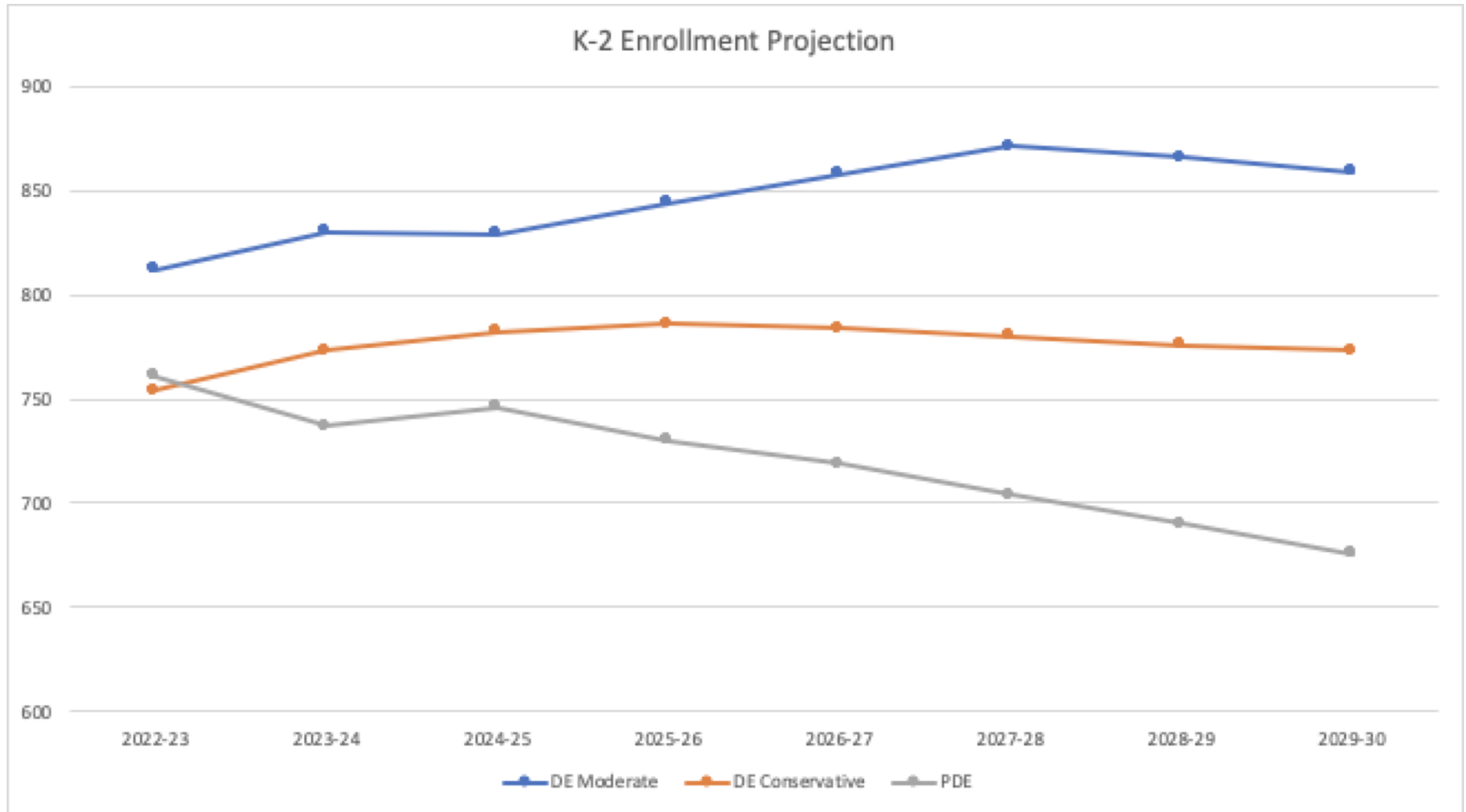


K-2 Student Enrollment at EASD



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Administration Recommendation (part 1):

The Elizabethtown Area School District Administration is recommending closing both Mill Road and Rheems Elementary Schools for the start of the 2022-2023 school year.

This recommendation is based upon:

- sustaining financial priorities and managing resource constraints
- existing building infrastructure needs
- capacity
- steady and/or declining enrollment



Administration Recommendation (part 2):

All K-2 students would be consolidated into the Bainbridge and East High Street Elementary Schools.

With these proposed school building closures,
the Administration is **not** recommending furloughs
of any existing staff.

Staffing reductions may occur through attritional savings thru resignations and retirements as well as potential reductions in contracted services.

Class size targets will still be maintained .

(23 primary, 25 intermediate, 28 secondary)



Mill Road Elementary School

Capacity
Infrastructure
Operating Costs



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Mill Road Elementary School (Capacity)

Building	Mill Road
Total Classrooms	14
Special Education use	0
2021-22 using full sized rooms 1-2 days per 6 day cycle because rooms are available (Specials: Art/CUBS, Music, STEAM)	3
Available standard size classrooms (could be 12 or 13 if use 2 or 1 for specials)	11
2021-22 Regular Ed classrooms <u>NEEDED</u> based on planned student enrollment, staffing, recommended class sizes	6
2021-22 <u>Unused</u> classrooms	5

Student enrollment (10/31/21)

- 143 (including 3 Etown Cyber)

Classroom Usage

- 1.5: K (3 -1/2 day sections)
- 2: 1st grade
- 2: 2nd grade
- 0: Special education (moved to other buildings, if needed)

Construction & last renovation

- 1955 & 1989

Renovation Estimate (10/9/2018)

- \$11 to \$12 million
- brings systems up to code



K-2 Classrooms: Possible Scenarios utilizing Bainbridge & East High

*this **excludes** specific Physical Education, Cafeteria, Small Group Instruction and Library spaces*

Building	Bainbridge	East High	Totals
Total Classrooms	12	29	41
Special Education use	1	3	4
<i>Specials: Art, Music, STEAM, CUBS</i>	2	4	6
Available standard size classrooms (<i>not counting rooms for specials</i>)	9	22	31
2022-23 Regular Ed classrooms <u>needed</u> based on planned student enrollment, staffing, recommended class sizes	9	22	31



Bainbridge and East High with 31 Regular Ed (+4 Special Ed) Classrooms (Capacity)

this excludes specific Physical Education, Cafeteria, Small Group Instruction and Library spaces

Grade	Classrooms	EASD #	Student Capacity	10/31/21 Enrollment (Homeschool / Cyber Charter)	Average Class Size	Highest Conservative (2026-27)	Average Class Size
K Rooms - 1/2 Day	6	46	276	227 (9 / 7)	18.9 or 20.6	250	20.8
1st Grade Rooms	13	23	276	255 (29 / 8)	19.6	266	20.5
2nd Grade Rooms	12	23	299	247 (34 / 19)	20.6	270	22.5
Total	31		851	729 (72 / 34)*		786	

* 729 Enrollment # includes 9 EASD online students. There are 72 Homeschool & 34 Cyber Charter students
The 31 classrooms provides an excess student capacity of 122 students K-2 based on 10/31/21 enrollment



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Mill Road Building (Infrastructure)

Why can't we just keep using Mill Road in its current condition?

- Mill Road has not been renovated since 1989: Most systems and components are designed or specified for a 20 to 25 year life cycle. Multiple systems are beyond end of life.
- Each year of continued operation without renovation, makes a significant mechanical system failure more likely and costly to repair.
- The “required” renovations would trigger additional compliance to existing building codes.
- Next 2 slides are summary of assessment performed on Mill Road by our architects and engineers and shared with the School Board on December 2014. *There was some roofing work performed after the study but other conditions still remain.*



Mill Road Building **Infrastructure** Assessment

presented to the School Board on Dec 9, 2014 from CRA

Window replacement	Fair condition / age / thermally inefficient	New double pane, thermally efficient window system
Partial Roof Replacement	Partial roof unsalvageable (10,000 sf of 36,000 sf was replaced in 2015), exceeded useful life cycle	Complete replacement of remaining roof area (approx 26,000 sf)
Exterior door replacement w/ Vestibules	Fair - poor condition	New exterior door replacement; enhances the energy envelope of the building and ties into building security
Interior - Flooring	Poor condition / aesthetics	Installation of new vinyl flooring, carpeting as required. Does not include terrazzo repair.
Interior - Equipment	Poor condition / age	Replacement of classroom chalkboards and select kitchen equipment.
Restrooms - ADA compliance	Code requirement	Upgrade restrooms for handicapped accessibility compliance
Interior - Library	Poor condition / aesthetics	Library furnishings upgrade
Interior - Casework	Poor condition / age	Limited replacement of existing classroom storage units
New Acoustical Tile Ceilings	New mechanical system requires new ceiling installation	<u>Replacement of the existing mechanical system will require the demolition of existing ceilings</u> throughout the building and installation of new ceilings after new mech system is installed
Exterior Walls - EIFS Repair	Poor condition / age / deterioration	Replace exterior insulation finish system at newer building additions only



New Gymnasium	Scheduling / PE instruction / Special Events	New separate Gymnasium to accommodate PE functions / Food Service.
In kind replacement of the existing HVAC system - hot water heat and limited split system cooling	Existing equipment is beyond typical service life expectancy and in need of replacement and upgrade	New energy efficient hot water heating system including high efficiency gas boilers, pumps, and DDC controls, The ventilation and cooling equipment will be similar to the systems currently installed in the school. Classrooms will utilize new heating only unit ventilators. Steam piping would be totally removed and replaced with new hot water systems. Split system air conditioners would be replaced.
Domestic water heating plant	Units are in good condition but are not high efficiency	Install a new high efficiency domestic water heating plant with multiple units for redundancy.
Plumbing fixtures and piping throughout building	The systems are aging and in need of an upgrade. Some fixtures are not code compliant.	Replace with more efficient fixtures to aide in the reduction of water usage and lower maintenance requirements / ADA compliance
Backflow prevention	The domestic water service is not protected with a backflow prevention device	Install a new backflow prevention device per code
Fire Protection System	The building does not have a sprinkler system at this point	Install a fire sprinkler system <u>if required</u> by code.
Power Distribution	Existing electric service sufficiently sized for current building size and use. There are older General Electric panels that should be replaced. Load changes and circuiting may require upgrades and changes to power distribution panels.	Replace existing General Electric Panels. Add new panels as required to accommodate increased loads and any building additions

Mill Road Ongoing Operating Costs

Estimated annual operating costs the 2022-23 school year

estimated \$350,000

This **includes** minor maintenance and repairs, utilities, building specific personnel (some district and some contracted services) costs.

This **does not include** teaching or other staff that would move with the students or potential large maintenance and repair costs.



Rheems Elementary School

Capacity
Infrastructure
Operating Costs



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Rheems Elementary School

Building	Rheems
Total Classrooms	23
Special Education use	1
<i>2021-22 using full sized rooms 1-2 days per 6 day cycle because rooms are available (Specials: Art, Music, STEAM, CUBS, Tech)</i>	5
Available standard size classrooms (could be 20 if use 2 for specials)	17
2021-22 Regular Ed classrooms <u>NEEDED</u> based on planned student enrollment, staffing, class sizes targets	6
2021-22 <u>Unused</u> classrooms (2 used as offices)	11

Student enrollment (10/31/21)

- 134 (2 Etown Cyber)

Classroom Usage

- 1: K (2 -1/2 day sections)
- 3: 1st grade
- 2: 2nd grade
- 1: Special education

Construction & last renovation

- 1955 & 1994

Renovation Estimate (10/9/2018)

- \$13 to \$14 million
- brings systems up to code



K-2 Classrooms: Possible Scenarios utilizing Bainbridge & East High

*this **excludes** specific Physical Education, Cafeteria, Small Group Instruction and Library spaces*

Building	Bainbridge	East High	Totals
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Bainbridge and East High with 31 Regular Ed (4 Special Ed) Classrooms (Capacity)

this excludes specific Physical Education, Cafeteria, Small Group Instruction and Library spaces

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Total	31		851	729 (72 / 34)*		786	

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The 31 classrooms provides an excess student capacity of 122 students K-2 based on 10/31/21 enrollment



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Rheems Building (Infrastructure)

Why can't we just keep using Rheems in its current condition?

- Rheems has not been renovated since 1994: Most systems and components are designed or specified for a 20 to 25 year life cycle. Multiple systems are beyond end of life.
- Each year of continued operation without renovation, make a significant mechanical system failure more likely and costly to repair.
- The “required” renovations would trigger additional compliance to existing building codes.
- Next 2 slides are summary of assessment performed on Rheems by our architects and engineers and shared with the School Board on December 2014. There was some roofing work performed after the study but other conditions still remain.



Rheems Building Infrastructure Assessment

presented to the School Board on Dec 9, 2014 from CRA

Window replacement	Fair condition / age / older bldg sections thermally inefficient	New double pane, thermally efficient window system
Exterior door replacement w/ Vestibules	Fair condition	New exterior door replacement; enhances the energy envelope of the building and ties into building security
<i>Roof Replacement</i>	<i>Roof exceeds useful life cycle</i>	<i>Roof was maintained but renovation would require complete replacement of roof area</i>
Interior - Flooring	Fair condition / aesthetics	Installation of new flooring, carpeting as required throughout building
New Acoustical Tile Ceilings	New mechanical system requires new ceiling installation	<u>Replacement of the existing mechanical system will require the demolition of existing ceilings</u> throughout the building and installation of new ceilings after the new mechanical system has been installed
Asbestos Abatement	9x9 floor tiles in multiple rooms	Allowance for abatement of asbestos containing building material
New Gymnasium	Scheduling / PE instruction / Special Events	New separate gymnasium to accommodate PE functions / Cafeteria.
In kind replacement of the existing HVAC system - hot water heat and limited split system cooling	Existing equipment is nearing the end of the service life expectancy and in need of replacement and upgrade	New energy efficient hot water heating system including high efficiency gas boilers, pumps, and DDC controls, The ventilation and cooling equipment will be similar to the systems currently installed in the school. Classrooms will utilize new heating only unit ventilators. Existing hot water piping would be reused where possible. Split system air conditioners would be replaced.



Rheems Building Infrastructure Assessment

presented to the School Board on Dec 9, 2014 from CRA

Domestic water heating plant	Units are in good condition but are not the high efficiency type.	Install a new high efficiency domestic water heating plant with multiple units for redundancy.
Plumbing fixtures and piping throughout building	The systems are aging and in need of an upgrade. Some fixtures are not code compliant.	Replace with more efficient fixtures to aide in the reduction of water usage and lower maintenance requirements / ADA compliance
Fire Protection System	The building does not have a sprinkler system at this point	Install a fire sprinkler system <u>if required</u> by code.
Restrooms - ADA compliance	Code requirement	Upgrade restrooms for handicapped accessibility compliance (fixtures, partitions)
Power Distribution	Existing electric service sufficiently sized for current building size and use. Load changes and circuiting may require upgrades and changes to power distribution panels.	Add new panels as required to accommodate increased loads and any building additions
Fire Alarm	Fire alarm system is simplex 4002 installed in 1992. Some manual pull stations are not ADA compliant	Replace the fire alarm system to comply with current codes and requirements. <u>Fire alarm system may need to be upgraded with Administration addition option.</u>



Rheems Ongoing Operating Costs

Estimates for the 2022-23 school year

\$365,000

This **includes** minor maintenance and repairs, utilities, building specific personnel (some district and some contracted services) costs.

This **does not include** teaching or other staff that would move with the students or potential large maintenance and repair costs.



Other options considered, but not recommended

- Renovating either Mill Road or Rheems and closing the other
 - We have the extra capacity with our existing programs
 - Uses financial resources that could be available for other future renovations
- A staggered closure for the 2 buildings (1 closure for 2022-2023, and 1 closure later)
 - would require redistricting TWICE having some students moved to 3 different buildings during their K-2 experience
 - could require additional busing due to inefficiency (buses not operating at effective or efficient capacity, driver shortages)
 - Prolonged and multiple staffing realignments
 - Difficulty establishing culture



Full Day Kindergarten Discussion

The building closure recommendation is based upon the availability of both financial and human resources. The administration believes that planning for and implementation of a full day kindergarten program is separate from this facility recommendation/decision.

Implementing Full Day Kindergarten (FDK) is more than just having students attend school for a full day. Implementing full day kindergarten will require time for curriculum realignment and professional development at the K-2 level. We do not believe FDK could be implemented with fidelity by next school year, regardless of potential building closures.

A timeline for the discussion of full day kindergarten will be shared at the December 7 Board meeting.



Take Aways

- If the district consolidated into two K-2 buildings (Bainbridge and East High), there would now be:
 - enough capacity to accommodate current and predicted enrollment numbers with existing programming
 - similar programs and services available for every student
 - greater opportunity to learn with and from a diverse group of both students and staff
 - more effective and efficient use of district resources
- Without any renovations/ additions to East High
 - Rooms have been reserved for specials/ related arts instruction as well as a separate gyms, libraries and cafeterias.
 - There will not be large, flexible group classroom learning spaces at East High similar to Bainbridge
 - We would be unable to implement full day Kindergarten for every student.
 - There is capacity to add an additional special education classroom.
- Some level of renovation/ addition at East High will be less costly then renovating either Mill Road and/or Rheems.
- The longer the district maintains the Mill Road and/or Rheems school buildings there will be financial resources diverted into facilities that are underutilized. This results in financial impacts for programming and support services at the K-2 level and districtwide.



Questions?



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