



**Joint Finance and Facilities Committee Meetings**  
**Capital + Facilities Improvement Planning,**  
**Transportation and Budget Discussions**



November 18, 2021

## **I. Capital Improvement Planning Update – Doug Taylor**

- a. Brief Review of 2021-22 CIP
- b. Budget Considerations and Schedule Review
- c. Proposed 2021-22 (Summer 2022) Project



## **II. Miscellaneous Agenda Items – Doug Taylor**

- a. Synthetic Turf Use AdHoc Committee Update
- b. Facilities Use Fees – Proposed Modifications

## **III. Board Agenda Items – Doug Taylor**

## **IV. Upcoming Meetings/Topics – Doug Taylor**

**V. Transportation Update – Matt Adams**

**VI. 2022-2023 Budget Discussion – Jason Harris**

**VII. Act 1 Tax Impact Discussion – Jason Harris**

# Overview of the 2022-2026 Version v.10 Capital Improvement Plan



**For a detailed presentation of the 2021/2022 CIP,  
Reference the 21OCT21 FACCOM Meeting**

*Note: All estimated project costs are based on current pricing, bid climate and projected to 2022. Budgets are not projected beyond 2022. Budgets to be updated annually based on economic conditions.*

**Council Rock School District  
Facilities Improvement Plan**

Updated 21OCT21



Building	Existing Grade Structure	Scope of Work	Proposed Grade Structure	Estimated Project Cost (2021-22)	Timeline	Comments	Building Age at Proposed Const.	Phasing Implementation
Richboro ES	K-6	Total Renovations and Additions (Similar to HCES)	K-6	\$24,950,362	Sept 2022 Dec 2022  June 2023 July 2024	Design/Bid  Construction	34	Students to vacate and occupy former RMS for one year project duration
Richboro MS	N/A	Demolition (assumed)	N/A	\$2,000,000	June 2024 Jan 2025  July 2025 Nov 2025	Design/Bid  Construction	62	Schedule is based on assumed demolition including abatement of remaining environmental issues and site restoration
Newtown ES*	K-6	Total Renovations and Additions (Similar to HCES/RES)	K-6	\$30,000,000	Nov 2026 Dec 2027  Mar 2028 Aug 2030	Design/Bid  Construction	34	The former RMS is not a viable option for a swing school. Provide temp modulars in early spring for phasing
MM Welch ES*	K-6	Total Renovations and Additions (Similar to HCES/RES)	K-6	\$33,000,000	Nov 2028 Dec 2029  Mar 2030 Aug 2032	Design/Bid  Construction	30	The former RMS is not a viable option for a swing school. Provide temp modulars in early spring for phasing
CRHS North	9-12	New Construction on Current Site (assumed)	9-12	\$TBD	TBD	TBD	30 (2032)	Assumes the site could be phased with multiple structures and land development would permit the impervious surface/stormwater design
CRHS South	9-12	Total Renovations	9-12	\$TBD	TBD	TBD	30 (2032)	Assumes replacement of infrastructure, new finishes and site restoration - no major physical changes
<b>Total Plan Cost</b>				<b>\$89,950,362</b>	<i>Based on current pricing and cost projections to 2022 only.</i>			



## **Sol Feinstone Elementary School**

**Start:** May 2021    **Complete:** October 2024

**Budget:** \$31.5M

**Award:** \$31.6M (including value added alts & cont)



## **Hillcrest Elementary School**

**Start:** May 2021    **Complete:** July 2022

**Budget:** \$22.9M

**Award:** \$21.1M (including value added alts & cont)



## **Richboro Elementary School**

**Start:** May 2023    **Complete:** July 2024

**Budget:** \$24.95M

**Award:** Anticipated for March 2023



## **Richboro Middle School – Demolition?**

**Start:** Nov 2024    **Complete:** May 2025

**Budget:** \$2.0M

**Award:** TBD

# TAB 31 - DRAFT 5-Year Master Capital Improvement Plan 2021-2026



# The Capital Improvement Plan

## Projected 5-Year Capital Improvement Projects, Budget and Non-renewal Projects

*This section of the plan includes the Projected 5-Year Capital Improvement Projects and Budget. Additionally, this section includes a non-renewal projects list and budget. A further description is as follows (Tab 31):*



Indicates deferred projects from previous year(s)



Indicates non-renewal project (one-time project, programmatic security or master planning item)



Indicates projects that are favorable for bond borrowing



Indicates combined projects for cost efficiency and bid desirability

ITEM #	SCHOOL ID	EXPENSES AND FINANCING	ORIG. PLANNED YEAR OF CONST.	2021 - 2022 (Summer 2022)	2022 - 2023 (Summer 2023)	2023 - 2024 (Summer 2024)	2024 - 2025 (Summer 2025)	2025 - 2026 (Summer 2026)
<b>CONSTRUCTION PROJECTS &amp; EXPENSES</b>								
1.0	CRHSN	Replace/recoat roof areas L, P, R and V (10-year warranty - concrete canopies) - Team with the concrete repairs project	2024	\$ 315,000	\$ 330,750	\$ 347,288	\$ 364,652	\$ 382,884
1.1	CRHSN	Repair and recoat the cast-in-place concrete E/W canopies including failing concrete columns or replace canopies in their entirety (budget assumes canopy replacement)	2022	\$ 750,000	\$ 787,500	\$ 826,875	\$ 868,219	\$ 911,630
1.2	CRHSN CRHSS	Retrofit chilled and hot water pumps and piping at CRHS North (\$400k) and South (\$325k)	2021	\$ 725,000	\$ 761,250	\$ 799,313	\$ 839,278	\$ 881,242
1.3	CRHSN	Replace cooling tower and controls (assumes the reuse of the underground hydronic piping between the boiler room and the cooling tower)	2022	\$ 200,000	\$ 210,000	\$ 220,500	\$ 231,525	\$ 243,101
1.4	CRHSN	Replace precast concrete honeycomb single glazed window systems and repair select deteriorated lintels	2022	\$ 2,816,856	\$ 2,957,699	\$ 3,105,584	\$ 3,260,863	\$ 3,423,906
1.5	CRHSN	Replace existing concrete steps accessing the gymnasium including the storm water connection at the gutter detail between the steps	2022	\$ 152,750	\$ 160,388	\$ 168,407	\$ 176,827	\$ 185,669
1.6	CRHSN	Parking lot maintenance and restriping including allowance for new vehicular pattern assuming the fall of 2021 study supports the new pattern	2022	\$ 225,000	\$ 236,250	\$ 248,063	\$ 260,466	\$ 273,489
1.7	CRHSN	Repair/replace select steel lintels at the west elevation (team with the replacement of the precast honeycomb window systems)	2022	\$ 93,907	\$ 98,602	\$ 103,532	\$ 108,709	\$ 114,145
1.8	CRHSN	Replace the wood timber stairs accessing the athletic fields including new concrete steps and ss railing systems	2022	\$ 100,000	\$ 105,000	\$ 110,250	\$ 115,763	\$ 121,551
1.9	CRHSS	Replace three (3) sets of concrete steps from lower lot to main lot including new ss railing systems	2022	\$ 85,000	\$ 89,250	\$ 93,713	\$ 98,398	\$ 103,318
1.10	RHES	Address poor Wi-Fi signal throughout the entire building	2021	\$ 90,000	\$ 94,500	\$ 99,225	\$ 104,186	\$ 109,396
1.11	CC	Repair spalling cast-in-place concrete steps at underside of the yellow stairs (employee entrance)	2022	\$ 25,000	\$ 26,250	\$ 27,563	\$ 28,941	\$ 30,388
1.12	CC	Review Liquid Plastics coating at exterior side of the yellow steps (employee entrance) and address water infiltration to prevent further damage to cast-in-place concrete step construction	2022	\$ 35,250	\$ 37,013	\$ 38,863	\$ 40,806	\$ 42,847
1.13	ALL	Unplanned/Unforeseen projects		\$ 75,000				
a	<b>TOTAL CONSTRUCTION COSTS</b>			\$ 5,688,763	\$ 6,136,186	\$ 4,440,468	\$ 2,021,112	\$ 8,671,569
	DEFERRED PROJECT COSTS (Included in TOTAL CONSTRUCTION COSTS - Cell 50 E-1)			\$ 3,631,856	\$ 4,925,327	\$ 2,310,683	\$ 850,854	\$ 430,107
	PROJECTS FAVORING BORROWING (Included in TOTAL CONSTRUCTION COSTS - Cell 50 E-1)			\$ 4,491,856	\$ 2,684,148	\$ 4,365,468	\$ 1,946,112	\$ 8,334,743
	OTHER LISTED PROJECTS (Included in TOTAL CONSTRUCTION COSTS - Cell 50 E-1)			\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
<b>SOFT COSTS (PROFESSIONAL FEES &amp; CONTINGENCIES)</b>								
b	A/E Fees, Permits, Contingencies (25%)			\$ 1,422,191	\$ 1,534,046	\$ 1,110,117	\$ 505,278	\$ 2,167,892
c	Design Contingency (5%)			\$ 284,438	\$ 306,809	\$ 222,023	\$ 101,056	\$ 433,578
d	<b>TOTAL SOFT COSTS</b>			\$ 1,706,629	\$ 1,840,856	\$ 1,332,140	\$ 606,334	\$ 2,601,471
e	<b>TOTAL PROJECT COST (EXCLUDING FINANCING)</b>			\$ 7,395,392	\$ 7,977,042	\$ 5,772,608	\$ 2,627,446	\$ 11,273,040

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<b>CONSTRUCTION PROJECTS &amp; EXPENSES</b>								
2.0	CRHSN	Prepare, repair and recoat precast concrete bleachers at Walt Snyder Stadium (includes \$25,000 repair allowance). Number all seating individually in coordination with the athletic director	2023	\$ 450,000	\$ 472,500	\$ 496,125	\$ 520,931	\$ 546,978
2.1	CRHSN CES MMWES HES	CES Mill and overlay asphalt sidewalk accessing Hill Avenue (east Side), reconfigure loading dock curbing and parking lot maintenance, GES parking lot maintenance, CRHSS parking lot maintenance, MMWES parking lot maintenance, HES parking lot maintenance and paving adjacent to YMCA (Excludes CRHS North, TFR and CC which are listed as separate line items)	2022	\$ 891,590	\$ 936,170	\$ 982,978	\$ 1,032,127	\$ 1,083,733
2.2	CES	Add metal panels at cafeteria clerestory to address water infiltration at the existing brick veneer surrounding the cafeteria	2022	\$ 231,636	\$ 243,218	\$ 255,379	\$ 268,148	\$ 281,555
2.3	CRHSS CRHSN CES GES	Paint Allowance (approx. 25% of interior)	2023	\$ 869,874	\$ 913,368	\$ 959,036	\$ 1,006,988	\$ 1,057,337
2.4	CRHSN CRHSS CES MMWES	Select concrete sidewalk repairs/replacement (Allowance). Includes reconfiguration of the CES loading area	2022	\$ 439,243	\$ 461,205	\$ 484,265	\$ 508,479	\$ 533,903
2.5	CRHSN	Replace existing HID sports lighting at Walt Snyder Stadium with Musco LED poletop luminaire (reuse existing poles)	2024	\$ 341,250	\$ 358,313	\$ 376,228	\$ 395,040	\$ 414,792
2.6	CRHSS	Replace tennis and basketball courts in same location. Courts require total replacement including the addition of subsurface drainage and additional subbase materials. The project was teamed with the synthetic turf field project but rejected.	2021	\$ 1,575,000	\$ 1,653,750	\$ 1,736,438	\$ 1,823,259	\$ 1,914,422
2.7	CRHSS	Replace carpet at Auditorium, Offices, Labs and Music Rooms (Allowance)	2024	\$ 290,520	\$ 305,046	\$ 320,298	\$ 336,313	\$ 353,129
2.8	TFR	Parking lot maintenance and restriping including paving and repair allowance	2023	\$ 60,000	\$ 63,000	\$ 66,150	\$ 69,458	\$ 72,930
2.9	TFR	Roof repairs and coating project (10-year warranty) - Buildings A, B and C included	2023	\$ 200,000	\$ 210,000	\$ 220,500	\$ 231,525	\$ 243,101
2.10	TFR	Add emergency generator, transfer switch, etc. to power Buildings A, B and C and central refrigerator/freezer unit (includes allowance to wire and replace select fixtures/outlets with appointed normal-emergency power	2023	\$ 210,000	\$ 220,500	\$ 231,525	\$ 243,101	\$ 255,256
2.11	TFR	Replace single glazed steel framed window units at Building A (Alternate bid for Buildings B and C) includes allowance for window treatment and probable abatement of asbestos containing window glazings	2023	\$ 87,150	\$ 91,508	\$ 96,083	\$ 100,887	\$ 105,931
2.12	TFR	Perform masonry repairs and apply an elastomeric coating to Buildings A, B and C	2023	\$ 90,295	\$ 94,810	\$ 99,550	\$ 104,528	\$ 109,754
2.13	TFR	Replace exterior doors & hardware at Buildings A, B and C	2023	\$ 21,000	\$ 22,050	\$ 23,153	\$ 24,310	\$ 25,526
2.14	TFR	Replace select concrete sidewalks (allowance)	2023	\$ 15,000	\$ 15,750	\$ 16,538	\$ 17,364	\$ 18,233
2.15	ALL	Unplanned/Unforeseen projects			\$ 75,000			
a	<b>TOTAL CONSTRUCTION COSTS</b>			\$ 5,688,763	\$ 6,136,186	\$ 4,440,468	\$ 2,021,112	\$ 8,671,569
	DEFERRED PROJECT COSTS (INCLUDED IN TOTAL CONSTRUCTION COSTS - CEIT 50 E)			\$ 3,631,856	\$ 4,925,327	\$ 2,310,683	\$ 850,854	\$ 430,107
	PROJECTS FAVORING BORROWING (INCLUDED IN TOTAL CONSTRUCTION COSTS - CEIT 50 E)			\$ 4,491,856	\$ 2,684,148	\$ 4,365,468	\$ 1,946,112	\$ 8,334,743
	OTHER DUSTED PROJECTS (INCLUDED IN TOTAL CONSTRUCTION COSTS - CEIT 50 E)			\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
<b>SOFT COSTS (PROFESSIONAL FEES &amp; CONTINGENCIES)</b>								
b	A/E Fees, Permits, Contingencies (25%)			\$ 1,422,191	\$ 1,534,046	\$ 1,110,117	\$ 505,278	\$ 2,167,892
c	Design Contingency (5%)			\$ 284,438	\$ 306,809	\$ 222,023	\$ 101,056	\$ 433,578
d	<b>TOTAL SOFT COSTS</b>			\$ 1,706,629	\$ 1,840,856	\$ 1,332,140	\$ 606,334	\$ 2,601,471
e	<b>TOTAL PROJECT COST (EXCLUDING FINANCING)</b>			\$ 7,395,392	\$ 7,977,042	\$ 5,772,608	\$ 2,627,446	\$ 11,273,040

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<b>CONSTRUCTION PROJECTS &amp; EXPENSES</b>								
3.1	CC	Add foundation drainage, replace concrete steps to Congress Street, replace chain link fencing at select areas including retaining wall at southern property line, repair concrete areaways and perform parking lot maintenance <i>Project scheduled for 2023 to align with HVAC scope, Interior Improvements and Emergency Generator Projects. Consider relocating select CC staff to the former RMS in summer of 2024 to limit impact on staff and to reduce construction costs vs. second shift requirements.</i>	2021	\$ 1,527,770	\$ 1,604,159	\$ 1,684,366	\$ 1,768,585	\$ 1,857,014
3.2	CC	Replace HVAC systems and controls <i>Project scheduled for 2023 to align with Foundation Repairs, Interior Improvements and Emergency Generator Projects. Consider relocating select CC staff to the former RMS in summer of 2024 to limit impact on staff and to reduce construction costs vs. second shift requirements.</i>	2023	\$ 1,863,750	\$ 1,956,938	\$ 2,054,784	\$ 2,157,524	\$ 2,265,400
3.3	CC	Interior Finish Repairs: plaster soffits, ceilings, walls, etc., carpet in board room, addition of carpet to superintendent's office area and misc. wood floor restoration <i>Project scheduled for 2024 to align with HVAC scope, Foundation Improvements and Emergency Generator Projects. Consider relocating select CC staff to the former RMS in summer of 2023 to limit impact on staff and to reduce construction costs vs. second shift requirements.</i>	2022	\$ 266,393	\$ 279,713	\$ 293,698	\$ 308,383	\$ 323,802
3.4	CC	Add emergency generator & transfer switch <i>Project scheduled for 2024 to align with HVAC scope, Foundation Improvements and Interior Improvements Projects. Consider relocating select CC staff to the former RMS in summer of 2024 to limit impact on staff and to reduce construction costs vs. second shift requirements.</i>	2022	\$ 301,695	\$ 316,780	\$ 332,619	\$ 349,250	\$ 366,712
3.5	ALL	Unplanned/Unforeseen projects				\$ 75,000		
a	<b>TOTAL CONSTRUCTION COSTS</b>			\$ 5,688,763	\$ 6,136,186	\$ 4,440,468	\$ 2,021,112	\$ 8,671,569
	DEFERRED PROJECT COSTS (Included in TOTAL CONSTRUCTION COSTS - Cell 50 E-1)			\$ 3,631,856	\$ 4,925,327	\$ 2,310,683	\$ 850,854	\$ 430,107
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	OTHER LISTED PROJECTS (Included in TOTAL CONSTRUCTION COSTS - Cell 50 E-1)			\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
<b>SOFT COSTS (PROFESSIONAL FEES &amp; CONTINGENCIES)</b>								
b	A/E Fees, Permits, Contingencies (25%)			\$ 1,422,191	\$ 1,534,046	\$ 1,110,117	\$ 505,278	\$ 2,167,892
c	Design Contingency (5%)			\$ 284,438	\$ 306,809	\$ 222,023	\$ 101,056	\$ 433,578
d	<b>TOTAL SOFT COSTS</b>			\$ 1,706,629	\$ 1,840,856	\$ 1,332,140	\$ 606,334	\$ 2,601,471
e	<b>TOTAL PROJECT COST (EXCLUDING FINANCING)</b>			\$ 7,395,392	\$ 7,977,042	\$ 5,772,608	\$ 2,627,446	\$ 11,273,040

ITEM #	SCHOOL ID	EXPENSES AND FINANCING	ORIG. PLANNED YEAR OF CONST.	2021 - 2022 (Summer 2022)	2022 - 2023 (Summer 2023)	2023 - 2024 (Summer 2024)	2024 - 2025 (Summer 2025)	2025 - 2026 (Summer 2026)
<b>CONSTRUCTION PROJECTS &amp; EXPENSES</b>								
4.0	CRHSN	Add dedicated boiler to support natatorium (will eliminate the need to operate a primary building boiler year round resulting in energy savings) <i>Increased by \$50,150 to address BMS control and programming costs</i>	2021	\$ 150,000	\$ 157,500	\$ 165,375	\$ 173,644	\$ 182,326
4.1	CRHSN	Replace four (4) walk-in freezer boxes at kitchen - team with the kitchen replacement project	2025	\$ 231,525	\$ 243,101	\$ 255,256	\$ 268,019	\$ 281,420
4.2	CRHSN	Upgrade kitchen equipment - team with the walk-in-freezer replacement	2023	\$ 585,000	\$ 614,250	\$ 644,963	\$ 677,211	\$ 711,071
4.3	CRHSN	Replace wood gym floor system with new recessed gym floor system (includes allowance for assumed asbestos containing felts and mastic beneath existing wood floor system)	2025	\$ 585,000	\$ 614,250	\$ 644,963	\$ 677,211	\$ 711,071
4.4	CRHSN	Address storm drainage issues based on study from summer of 2021 - During heavy rain events moisture is observed at the terrazzo floor adjacent to Auditorium, stormwater back-up at second floor level flooding corridor and select closet spaces, stormwater backup at exterior which displaces manhole covers. The original design collects water at the lowest level and is pumped from a bilge pump to the stormwater system but is not able to handle the volume	2025	\$ -	\$ -	\$ -	\$ TBD	\$ -
4.5	CRHSS	Repair remaining terrazzo floor based on finding from 2022 corridor floor replacement by Roman Mosaic and Tile Company (D'Huy Engineering to oversee the scope of work and review potential moisture issues - in addition, follow-up on the moisture repairs adjacent to the Gymnasium entry)	2025	\$ -	\$ -	\$ -	\$ TBD	\$ -
4.6	CRHSS	Install new floor finish at areas of exposed stained concrete floors - Main Lobby, Gymnasium, Auditorium Lobby and Library Lobby	2025	\$ 129,600	\$ 136,080	\$ 142,884	\$ 150,028	\$ 157,530
4.7	ALL	Unplanned/Unforeseen projects					\$ 75,000	
a	<b>TOTAL CONSTRUCTION COSTS</b>			\$ 5,688,763	\$ 6,136,186	\$ 4,440,468	\$ 2,021,112	\$ 8,671,569
	DEFERRED PROJECT COSTS (included in TOTAL CONSTRUCTION COSTS - Cell 50-E-1)			\$ 3,631,856	\$ 4,925,327	\$ 2,310,683	\$ 850,854	\$ 430,107
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<b>SOFT COSTS (PROFESSIONAL FEES &amp; CONTINGENCIES)</b>								
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<b>CONSTRUCTION PROJECTS &amp; EXPENSES</b>								
5.0	CRHSN	Perform complete renovations to the Auditorium including paint, floor finishes, seating and lighting	2025	\$ 842,751	\$ 884,889	\$ 929,133	\$ 975,590	\$ 1,024,369
5.1	CRHSS	Provide safety netting at end zones of the multi-purpose field - primary soccer field and lacrosse (see item 12 on the key plan included in Tab 4 of the CIP). Provide safety netting at the end zones of the natural grass football field (see item 4 on the key plan included in Tab 4 of the CIP)	2026	\$ 90,405	\$ 94,925	\$ 99,672	\$ 104,655	\$ 109,888
5.2	CRHSS	Replace the stage sound system, stage lighting and building clock system throughout	2024	\$ 1,257,163	\$ 1,320,021	\$ 1,386,022	\$ 1,455,323	\$ 1,528,089
5.3	CRHSS	Install new all-weather track surface and striping (includes allowance for minimal base asphalt repairs)	2026	\$ 350,000	\$ 367,500	\$ 385,875	\$ 405,169	\$ 425,427
5.4	CRHSS	Refinish exterior aluminum skinned metal panels at main entrance, Gymnasium and Auxiliary Gymnasium entrance (perform with other CRHSS exterior improvements)	2026	\$ 100,000	\$ 105,000	\$ 110,250	\$ 115,763	\$ 121,551
5.5	CRHSS	Clean existing ground and split face CMU - consider elastomeric coating at main entrance (perform with other CRHSS exterior improvements)	2026	\$ 80,000	\$ 84,000	\$ 88,200	\$ 92,610	\$ 97,241
5.6	CRHSS	Replace existing translucent wall panels at clerestory areas (perform with other CRHSS exterior improvements)	2026	\$ 95,000	\$ 99,750	\$ 104,738	\$ 109,974	\$ 115,473
5.7	CRHSS	Prepare and paint two (2) galvanized canopies including sealing steel penetrations at CMU wall (perform with other CRHSS exterior improvements)	2026	\$ 12,000	\$ 12,600	\$ 13,230	\$ 13,892	\$ 14,586
5.8	CRHSS	Remove and recaulk exterior window systems and control joints (perform with other CRHSS exterior improvements)	2026	\$ 100,000	\$ 105,000	\$ 110,250	\$ 115,763	\$ 121,551
5.9	CRHSS	Replace Auditorium lighting with LED fixtures (assumes reuse of electrical wiring, breakers, switches, etc.)	2026	\$ 128,000	\$ 134,400	\$ 141,120	\$ 148,176	\$ 155,585
5.10	HMS	Replace wood floor system - not replaced as a part of the 2018 renovations (includes asbestos abatement allowance for assumed asbestos containing felts and mastic beneath the existing wood floor system)	2025	\$ 353,850	\$ 371,543	\$ 390,120	\$ 409,626	\$ 430,107
5.11	MMWES	Replace HVAC systems and controls (excludes RTU 1, 2, 3, 4, 5 and 6 replaced in 2019). This item can be removed from the plan if the complete renovations project is considered on or before 2030)	2026	\$ 3,638,250	\$ 3,820,163	\$ 4,011,171	\$ 4,211,729	\$ 4,422,316
5.12	SAIL	Replace asphalt-fiberglass shingles (includes plywood replacement allowance)	2026	\$ 25,000	\$ 26,250	\$ 27,563	\$ 28,941	\$ 30,388
								\$ 75,000
a	<b>TOTAL CONSTRUCTION COSTS</b>			\$ 5,688,763	\$ 6,136,186	\$ 4,440,468	\$ 2,021,112	\$ 8,671,569
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# COUNCIL ROCK SCHOOL DISTRICT

## FIVE YEAR CAPITAL IMPROVEMENTS PROJECTS BUDGET PROJECTION (2021/22 - 2026/27)



Years 2 through 5 will be compounded automatically by the inflation factor in cell I5

<b>SECOND</b>	Assumes early Richboro ES move to the former RMS	Version 6.2				
<b>DRAFT</b>	Summer 2022 Budget: \$7,200,000			Inflation Factor (%)	5.00%	
<b>OPT 1</b>	(\$2M Budget+\$1.7M Bond+\$3.5 Fund Balance)					

### FIVE YEAR CAPITAL IMPROVEMENTS PROJECTS PROJECTION - SUMMARY OF PROJECTS AND FINANCES

21-Oct-21

ITEM #	SCHOOL ID	EXPENSES AND FINANCING	ORIG. PLANNED YEAR OF CONST.	2021 - 2022 (Summer 2022)	2022 - 2023 (Summer 2023)	2023 - 2024 (Summer 2024)	2024 - 2025 (Summer 2025)	2025 - 2026 (Summer 2026)
<b>CONSTRUCTION PROJECTS &amp; EXPENSES</b>								
a		<b>TOTAL CONSTRUCTION COSTS</b>		\$ 5,688,763	\$ 6,136,186	\$ 4,440,468	\$ 2,021,112	\$ 8,671,569
		DEFERRED PROJECT COSTS (Included in TOTAL CONSTRUCTION COSTS - Cell 50 E-1)		\$ 3,631,856	\$ 4,925,327	\$ 2,310,683	\$ 850,854	\$ 430,107
		PROJECTS FAVORING BORROWING (Included in TOTAL CONSTRUCTION COSTS - Cell 50 E-1)		\$ 4,491,856	\$ 2,684,148	\$ 4,365,468	\$ 1,946,112	\$ 8,334,743
		OTHER LISTED PROJECTS (Included in TOTAL CONSTRUCTION COSTS - Cell 50 E-1)		\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
<b>SOFT COSTS (PROFESSIONAL FEES &amp; CONTINGENCIES)</b>								
b		A/E Fees, Permits, Contingencies (25%)		\$ 1,422,191	\$ 1,534,046	\$ 1,110,117	\$ 505,278	\$ 2,167,892
c		Design Contingency (5%)		\$ 284,438	\$ 306,809	\$ 222,023	\$ 101,056	\$ 433,578
d		<b>TOTAL SOFT COSTS</b>		\$ 1,706,629	\$ 1,840,856	\$ 1,332,140	\$ 606,334	\$ 2,601,471
e		<b>TOTAL PROJECT COST (EXCLUDING FINANCING)</b>		\$ 7,395,392	\$ 7,977,042	\$ 5,772,608	\$ 2,627,446	\$ 11,273,040
								\$ 35,045,528
Y:\+Doug Folders\20-21 Capital\2021-2026 CIP Budget								
f		<b>SUMMARY OF PROJECT COSTS</b>						
f1		<b>TOTAL CONSTRUCTION COSTS</b>						\$ 26,958,099
f2		<b>TOTAL PROFESSIONAL FEES AND CONTINGENCIES</b>						\$ 8,087,430
f2		<b>FIVE YEAR TOTAL COST</b>						\$ 35,045,528
g		<b>Total Deferred Projects</b>		\$ 12,148,828	<b>Total Potential Bond Projects</b>	\$ 21,822,327	<i>Both Exclude Fees and Contingencies</i>	

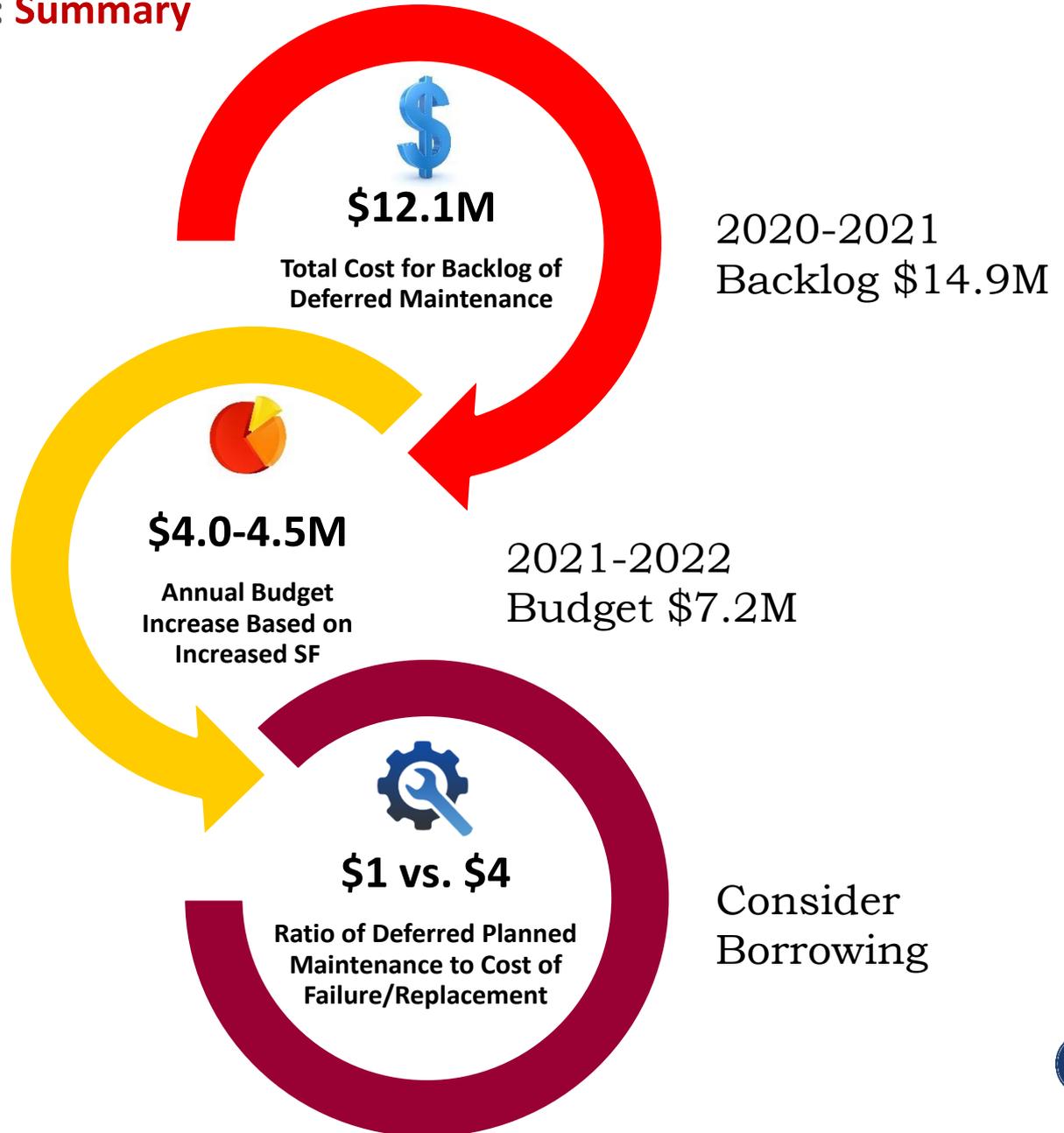
# CIP Budgeting Formula and 5-Year Budget Analysis



# Capital Renewal Planning Formula and Considerations

## Capital Renewal Planning: **Summary**

**Total Estimated  
Project Costs  
2021/22 through  
2025-26  
\$ 35,045,528**



# Capital Renewal Planning Formula and Considerations

## Capital Renewal Planning: Summary

1. Consider committing to a \$4.0 - 4.5M Annual CIP Budget (after addressing deferred work) to maintain all facilities including those recently renovated and expanded, projects currently under construction and planned projects including CR STAR Center, RHES, SFES, HCES, RES, CRHS North and South Synthetic Turf.
2. The suggested plan will allow the CRSD to address the deferred projects and ongoing preventative maintenance when considering the following:

✓ 2021 (summer '22)	\$2.0M + \$1.7M Bond + \$3.5M FB Transfer	\$7.2M
✓ 2022 (summer '23)	\$2.0M + \$5.5M Bond	\$7.5M
✓ 2023 (summer '24)	\$2.5M + \$2.8M Bond	\$5.3M
✓ 2024 (summer '25)	\$3.0M + \$4.0M Bond	\$7.0M
✓ 2025 (summer '26)	\$3.0M + \$4.0M Bond	\$7.0M
<b>\$12.5M + \$18.0M Bond</b>		<b>\$34.0M</b>

**Total 5-Year Projected CIP = \$35.0M**

**Delta for 5-Year Plan ~ \$1.0M**



# Proposed 2021-22 CIP (Summer 2022)



# Proposed Capital Improvement Projects – 2021-2022



## Capital Improvement Projects (Summer 2022) – Budget Dependent

### Proposed Projects for Summer 2022 from 2021-2022 CIP

School	Description	Est. Const. Cost
CRHSN	Recoat Concrete Canopies (East and West)	\$315,000
CRHSN	Repair or Replace Concrete Canopies – Value Analysis	\$750,000
CRHSN	Retrofit Chilled and Hot Water Pumps and Assoc. Piping	\$400,000
CRHSS	Retrofit Chilled and Hot Water Pumps and Assoc. Piping	\$325,000
CRHSN	Replace Cooling Tower	\$200,000
CRHSN	Replace Honeycomb Window Systems w/ Alum Systems	\$2,816,856
CRHSN	Replace Concrete Steps Accessing Gymnasium	\$152,750
CRHSN	Parking Lot Maintenance & Address Circulation Issues	\$225,000
CRHSN	Steel Lintel Repairs	\$93,907
CRHSN	Replace Wood Timber Steps with Concrete - ADA	\$100,000
CRHSS	Replace Concrete Steps Accessing Lower Parking lot	\$85,000
RHES	Address Wi-Fi Signal Throughout Building (Conc. Struct)	\$90,000
CC	Repair Spalling Concrete Steps at Interior Side of Bldg.	\$25,000
CC	Recoat Concrete Steps with Liquid Plastic Coating	\$35,250
ALL	Unplanned Projects (Address Door Numbering)	\$75,000



# Proposed Capital Improvement Projects – 2021-2022

## Capital Improvement Projects (Summer 2022) – Budget Dependent

**TABLE A - \$2.0M BUDGET**

Proposed Projects w/ \$2.0M Project Budget		
School	Description	Est. Const. Cost
CRHSN	Recoat Concrete Canopy Roof	\$315,000
CRHSN	Repair/Replace E/W Canopies	\$750,000
CRHSN	Replace Wood Timber Steps	\$100,000
CRHSN	Replace Concrete Steps (Gym)	\$152,750
RHES	Address Wi-Fi Signal	\$90,000
CC	Repair Spalling Concrete Steps	\$25,000
CC	Recoat Concrete Steps	\$35,250
ALL	Unplanned Projects (Bldg. Nos)	\$75,000
<b>Total Est. Construction Cost</b>		<b>\$1,543,000</b>
<b>Total Soft Costs (30%)</b>		<b>\$462,900</b>
<b>TOTAL EST. PROJECT COSTS</b>		<b>\$2,005,900</b>

**TABLE B - \$3.0M BUDGET (Fund Balance?)**

Proposed Projects w/ \$3.0M Budget		
School	Description	Est. Const. Cost
N/A	All Projects from Table 1 (Green)	\$1,543,000
CRHSN	Retrofit C/H H2O Pumps	\$400,000
CRHSN	Replace Cooling Tower	\$200,000
CRHSS	Retrofit C/H H2O Pumps	\$325,000
<b>Total Est. Construction Cost</b>		<b>\$2,468,000</b>
<b>Total Soft Costs (30%)</b>		<b>\$740,400</b>
<b>TOTAL EST. PROJECT COSTS</b>		<b>\$3,208,400</b>

**TABLE C – UNBUDGETED PROJECTS**

**Projects Requiring Deferral to Summer 2023**

School	Description	Est. Const. Cost
CRHSN	Replace Honeycomb Windows	\$2,816,856
CRHSN	Parking Lot Maint-Circ Changes	\$225,000
CRHSN	Steel Lintel Repairs	\$93,907
CRHSS	Replace Conc Steps–Parking lot	\$85,000
<b>Total Est. Construction Cost</b>		<b>\$3,220,763</b>
<b>Total Soft Costs (30%)</b>		<b>\$966,229</b>
<b>TOTAL EST. PROJECT COSTS</b>		<b>4,186,992</b>

**Budget - Summer 2022 Projects:**

✓ 2021/22 Budget =	\$2.0M	<b>A</b>
✓ FB Transfer =	\$3.5M	<b>B</b>
✓ Deferred Projects =	\$4.2M	<b>C</b>
	<b>\$7.2M</b>	

# Proposed 2021-22 CIP (Summer 2022)



**Based on a \$2.0M Total Project Budget**

# Capital Improvement Projects

Proposed 2021-2022 CIP: **Summer of 2022 (\$2.0M Budget)**



## CRHSN Repair and Recoat E/W Concrete Canopy Roof Systems

**Total estimated const. cost: \$315,000**

- First addressed in 2013
- Approximately 10-year coating cycle
- Perform with the Canopy Repairs Project
- Scope includes repairs, roof sheet replacement, coatings and scupper modifications
- Includes restoration and preservation of the ornamental precast facade

## CRHSN Repair Concrete Columns and Concrete Roof System or Replace Canopies:

**Total estimated project cost: \$750,000**

- Includes approx. 13 columns
- Requires removal concrete, treatment of reinforcing, forming and new conc.
- Perform value analysis of new vs. ongoing repairs



# Capital Improvement Projects

Proposed 2021-2022 CIP: Summer of 2022 (\$2.0M Budget)



## CRHSN Replace Wood Timber Stairs:

**Total est. project cost: \$100,000**

- Tripping concerns
- Stairs are deteriorating
- Do not meet code for rise or run
- Add railing systems
- Add access from parking lot to stair

## CRHSN Concrete Step Replacement at Gym Entry:

**Total estimated project cost: \$152,750**

- Original steps
- Drainage incorporated in construction
- Temporarily repaired failing nosing until replacement is addressed



# Capital Improvement Projects

Proposed 2021-2022 CIP: Summer of 2022 (\$2.0M Budget)



## RHES Wi-Fi Signal Enhancement Project:

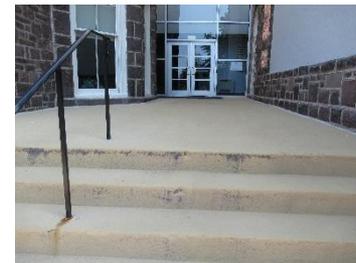
**Total estimated project cost: \$90,000**

- The existing structure includes a concrete roof
- After construction the ability to communicate via text was challenged
- The signal enhancement project was tabled due to the expense however this facility should be addressed

## Chancellor Center Concrete Step Repairs:

**Total estimated project cost: \$25,000**

- The existing elevated concrete slab requires repairs
- The concrete has spalled at select areas exposing the corroding reinforcing bars
- The scope includes the removal of loose concrete, sounding, coating of the rebar and concrete repairs



# Capital Improvement Projects

Proposed 2021-2022 CIP: Summer of 2022 (\$2.0M Budget)



## Chancellor Center Repair and Recoat Concrete Steps and Elevated Slab:

**Total est. project cost: \$35,250**

- Prior Liquid Plastic coating is damaged at select areas from snow and ice removal
- Water infiltration at areas of the stair perimeter
- Apply new coating to protect mechanical space below stairs

## Districtwide Door Identification Labeling:

**Total estimated project cost: \$75,000**

- All exterior doors require labeling in coordination with the local police and fire authorities
- The stickers are not reliable and require ongoing replacement
- Peeling stickers reveal old door numbering that were once painted on the differing door surfaces
- The scope includes preparing numbering in compliance with current standards and applying pre-printed signage that will be presentable, sustainable and standardized



# Proposed 2021-22 CIP (Summer 2022)



**Based on a \$3.0M Total Project Budget**

# Capital Improvement Projects

Proposed 2021-2022 CIP: **Summer of 2022 (\$2.0M + \$1.0M Budget)**



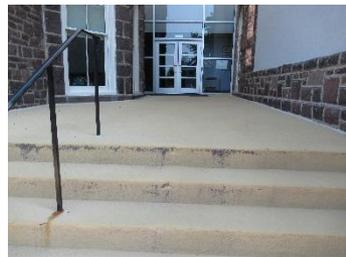
**\$3.0M Proposed Project List includes all projects listed under \$2.0M Scope + the Following Projects...**



## CRHSN Retrofit Chilled and Hot Water Circulation Pumps and Assoc. Piping:

**Total estimated project cost: \$400,000**

- Replace aging pumps
- Pumps circulate hot and chilled water from boilers and chillers
- Pumps are required to maintain building temperatures



# Capital Improvement Projects

Proposed 2021-2022 CIP: Summer of 2022 (\$2.0M + \$1.0M Budget)



## CRHSS Retrofit Chilled and Hot Water Circulation Pumps and Associated Piping:

**Total est. project cost: \$325,000**

- Replace aging pumps
- Pumps circulate hot and chilled water from boilers and chillers
- Pumps are required to maintain building temperatures
- Access to pumps at South is challenged by the equipment layout

## Replace Cooling Tower:

**Total estimated project cost: \$200,000**

- Cooling towers remove the unwanted heat from the cooling system – teamed with water cooled chillers, the cooling tower provides water to cool and condense the coolant
- Replace aging cooling tower
- Existing hydronic piping between the boiler room water cooled chillers and exterior cooling tower enclosure are planned to remain (pending condition observed during investigations)



# Proposed 2021-22 CIP (Summer 2022)



## Unbudgeted Projects to be Deferred

*Projects may be addressed when considering the fund balance transfer of \$3.5M and bond draw of \$1.7M*

# Capital Improvement Projects

Proposed 2021-2022 CIP: Summer of 2022 – Defer to Summer 2023 (\$0 Budget)



## CRHSN Replace Honeycomb Window Systems with Aluminum Storefront Systems:

**Total estimated project cost: \$2,816,856**

- ✓ Remove deteriorating concrete honeycomb single glazed window systems
- ✓ Install new insulated aluminum framed window systems in concrete surrounds



## CRHSN Parking Lot Maintenance and Possible Vehicular Circulation Modifications:

**Total estimated project cost: \$225,000**

- ✓ Asphalt repairs, crack seal, coating and restriping and numbering
- ✓ Review potential vehicular circulation changes to improve stacking and pedestrian travel



## CRHSN Steel Lintel Repairs and Coating:

**Total estimated project cost: \$93,907**

- ✓ Address condition of steel lintels at west elevation, prime and paint- confirm all lintels
- ✓ Team up with the Honeycomb window replacement for efficiency



## CRHSS Concrete Stair Repairs and Replacement – Access to LL Parking Lot:

**Total estimated project cost: \$85,000**

- ✓ Stairs and railing were temporarily repaired until work can be performed
- ✓ Replace only damaged sections and replace railings as required



**Total Estimated Construction Cost: \$3,220,763**

**Total Soft Cost: \$ 966,229**

**Total Estimated Project Cost: \$4,186,992**

# 2021-2022 CIP NEXT STEPS and SCHEDULE



Item	Action Item	Date	Meeting
1	Distribute the Annual CIP v.10 (2021-2022) and Review the Plan – Informal Approval of the minimum \$2.0M CIP Budget	21OCT21	FACCOM Meeting
2	Commence with the CIP Projects	22OCT21	CRSD/D’Huy Eng.
3	Recap Capital Improvement Plan, Budget and Schedule (Summer 2022) and 5-year Plan	18NOV21	Joint FACCOM/FINCOM Meeting
4	<b><i>Formal Board Approval of Capital Improvement Projects Budget (Summer 2022)</i></b>	<b><i>02DEC21</i></b>	<b><i>Board Meeting</i></b>
5	Investigations, Programming, Design, Documentation, Bid, Evaluate Results and Recommendation – Share with Board	22OCT21 – 03FEB22	<b>Recommendations to Board 10FEB22</b>
6	<b><i>Board Approval - Award Bids for 2022 CIP Summer Projects</i></b>	<b><i>17FEB22</i></b>	<b><i>FACCOM Meeting – Advertise Special Board Meeting</i></b>
7	Process Submittals, Schedules, Procure Materials, Permits, Etc.	18FEB22 – 25JUN22	<b>*18 Weeks to order and procure materials - <u>Concern for select products</u></b>
8	Construction Activities	27JUN22 – 26AUG22	N/A

# Miscellaneous Agenda Items



# Miscellaneous Items



## CRSD Facilities Use Fees – Synthetic Turf AdHoc Committee Update

### The Turf AdHoc Committee Update is as follows:

- **Work on the Facility Use Fee Modifications started before the pandemic**
- **Committee has met several times since the kickoff meeting on 23SEP21**
- **General discussion items include, but are not limited to the following:**
  - ✓ The importance that the district's schedule takes priority
  - ✓ The importance that the field is used by district groups including the marching band and the color guard
  - ✓ The Athletic Directors continue to be involved in the discussions including hours of district use, groups using the fields and coordination of hours and days that the fields are available to outside groups
  - ✓ Efforts to engage outside users for synthetic turf use on districts off hours – CRUSA and Patriots FC have approached the district
  - ✓ Establishing appropriate rates “for-profit” and “not-for-profit” groups
  - ✓ Preparing DRAFT agreements for CRUSA and Patriots FC for approval by the Board – Appropriate rates, hours of use (weekly, weekends and monthly)
  - ✓ Efforts to expedite the preparation and approval of Agreements to allow outside groups to plan accordingly (schedule, fees, other options)

### Facilities Use Fees Benchmarking and Recommendations:

- **Facilities Use Fees last updated in September of 2014 (Admin. Reg. 707)**
- **Benchmarking performed and updated on fees of neighboring districts**
  - ✓ Centennial, Central Bucks, Pennsbury, New Hope-Solebury, Pennridge  
Bryn Athyn, Upper Moreland, West Chester, Great Valley & Methacton
- **Benchmarking revealed considerations to increase fees**
- **Other considerations include, but are not limited to:**
  - ✓ **Increased costs to maintain interior spaces (preventative maintenance)**
    - Sound boards, gym floors, auditoriums, etc.
    - Increased costs to extend hours of district staff
  - ✓ **Increased costs to maintain exterior fields**
    - Need to aerate and over-seed exterior fields use
    - Increased cost to extend hours of district staff
  - ✓ **Tournament play fees disproportionate in comparison to use fees**
  - ✓ **Increased utility charges for site lighting, field lighting and AC**
  - ✓ **Increased costs to extend ABM custodial and CRSD Maint. teams**

# Miscellaneous Items

Updated 18 NOV 21



## CRSD Facilities Use Fees – Proposed Modifications

### FACILITIES USE SUMMARY OF FEES

School Level	Existing Fee Structure		Proposed Fee Structure (2022-23)	
	Per 4 Hours	Per 4 Hours	Per 4 Hours	Per 4 Hours
Field Type	Non-Profit	For Profit	Non-Profit	For Profit
<b>HIGH SCHOOLS</b>				
Athletic Field	\$10	\$20	\$40	\$75
Auditorium	\$100	\$300 (first hour)	\$200	\$300 (first hour)
Auditorium (additional hours same day)	\$0	\$150	\$25/hour	\$150/hour
Gymnasium	\$50	\$500	\$75	\$700
Auxiliary Gymnasium	\$20	\$200	<b>\$35</b>	\$200
Band Rooms/FCS	\$10	\$40	\$20	\$40
Cafeteria	\$25	\$125	\$50	\$150
Classroom	\$10	\$25	\$15	\$50
Lecture Room (LGI)	\$25	\$125	\$40	\$150
Library	\$25	\$50	\$30	\$100



## CRSD Facilities Use Fees – Proposed Modifications

### FACILITIES USE SUMMARY OF FEES

School Level	Existing Fee Structure		Proposed Fee Structure (2022-23)	
	Per 4 Hours	Per 4 Hours	Per 4 Hours	Per 4 Hours
Field Type	Non-Profit	For Profit	Non-Profit	For Profit
<b>HIGH SCHOOLS</b> (continued)				
All-Weather Track	\$25	\$100	\$25	\$100
Exterior Courts (T, VB, BB)	\$10	\$50	\$30	\$50
Exterior Court Lighting	undefined	undefined	\$25/hour	\$25/hour
Parking Lot	\$20	\$50	\$25	\$300
CRHS North Natatorium	\$150/hour	unavailable	\$150/hour	unavailable
CRHS North and South (Synthetic Turf Fields)	\$160/hour	\$250/hour	<b><i>\$175/hour</i></b>	\$250/hour
Stadium Lighting	undefined	undefined	\$75	\$150
Tournaments – Gymnasium (Per 8 HR day)	\$100/day	\$200/day	\$200/day (+\$125/HR > 8)	\$1,000/day (+\$125/HR > 8)
Tournaments – Field (Per 8 HR day)	\$100	\$200	\$125 (+\$25/HR > 8)	\$300 (+\$25/HR > 8)
Wrestling Rooms	\$10	\$100	\$25	\$200



## CRSD Facilities Use Fees – Proposed Modifications

### FACILITIES USE SUMMARY OF FEES

School Level	Existing Fee Structure		Proposed Fee Structure (2022-23)	
	Per 4 Hours	Per 4 Hours	Per 4 Hours	Per 4 Hours
Field Type	Non-Profit	For Profit	Non-Profit	For Profit
<b>MIDDLE SCHOOLS</b>				
<i>Same as High Schools with the following exceptions:</i>				
Gymnasium	\$20	\$200	\$40	\$400
<i>Classroom</i>	<i>\$10</i>	<i>\$15</i>	<i>\$15</i>	<i>\$50</i>
Tournaments – Gym (Per 8 HR day)	\$100/day	\$200/day	\$200/day (+\$25/HR > 8)	\$600/day (+\$75/HR > 8)



## CRSD Facilities Use Fees – Proposed Modifications

### FACILITIES USE SUMMARY OF FEES

School Level	Existing Fee Structure		Proposed Fee Structure (2022-23)	
	Per 4 Hours	Per 4 Hours	Per 4 Hours	Per 4 Hours
Field Type	Non-Profit	For Profit	Non-Profit	For Profit
<b>ELEMENTARY SCHOOLS</b>				
<i>Same as Middle Schools with the following exceptions:</i>				
Multi-Purpose Room	\$25	\$125	\$35	\$150
Gymnasium	\$20	\$200	\$25	\$250
<i>Classroom</i>	<i>\$5</i>	<i>\$10</i>	<i>\$10</i>	<i>\$15</i>
Parking Lot	\$20	\$50	\$25	\$150
Field	\$10	\$20	\$25	\$50

# Miscellaneous Items Updated 18 NOV 21

**CRSD Facilities Use Fees – Proposed Modifications**

**Other Facilities Related Fees Proposed for Modifications**



## OTHER FACILITES RELATED SUMMARY OF FEES

Program/Staff	Current Fee (per hour)	Proposed Fee (2022-23) (per hour)	Comments
Summer Camp Participants	\$15/camper	<b>\$25/camper</b>	✓ \$100 field lining fee
Custodial Fees	\$25	<b>\$30</b>	
CR Maintenance Team	\$60/\$80	<b>\$70/\$95</b>	✓ Fees = 1.5/2.0 time
CR Security	\$50	<b>\$55/\$75</b>	✓ Fees = 1.5/2.0 time
Cafeteria Manager	\$50	<b>\$50</b>	✓ Confirmed w/ Chartwells
Cafeteria Worker	\$25	<b>\$25</b>	✓ Confirmed w/ Chartwells
Audio-Visual Support	\$55	<b>\$75</b>	
Auditorium Manager	\$30	<b>\$50</b>	
Stage Crew	\$11	<b>\$20</b>	



### OTHER FACILITIES RELATED SUMMARY OF FEES

Item Description	Comments
<b>Revise ‘Application for Temporary Use of School Facilities’</b>	<ul style="list-style-type: none"><li>✓ <b>Add</b> total number of participants, <b>including</b> # of adults and # of students/children</li><li>✓ <b>Add</b> STAR Center</li><li>✓ <b>Revise</b> total number of attendees <b>to read</b> total number of spectators</li><li>✓ <b>Revise</b> how much <b>to read</b> amount per person</li><li>✓ <b>Revise</b> hold harmless language in coordination with district solicitor</li></ul>

# Board Agenda Items (02DEC21)



# Board Agenda Items

## Facility Use Fees Update – Modify Current Rates

### Facility Use Fees Update

#### Description:

- 1) Approve updated Facility Use Fees based on Benchmarking and recent confirmations
- 2) Fee Update includes Synthetic Turf Rental Fees for both CRHS North and South
- 3) Approved fees needed for draft Agreements w/ outside users seeking synthetic turf time

#### Schedule:

- 1) All fee modifications would apply to the 2022-23 school year (01JUL22 commencement)
- 2) Approval of Agreements for outside users ASAP – organizations need to establish fee schedule, schedule of play and alternate locations, if necessary.

#### Approval(s):

Board Approval to Add the Updated Fee Schedule as an attachment to Board Policy 707 - Use of School Facilities.

The AR will also be updated accordingly.

**BUDGET: N/A**



## Security Cameras and Accessories

### Description:

- 1) Approval of interior and exterior security cameras for the HCES and SFES projects
- 2) Equipment includes, but is not limited to: cameras, mounting brackets, licenses and commissioning

### Schedule:

- 1) All cameras will needed for HCES on or around May 2022
- 2) Phase I cameras needed for SFES on or around May 2022

### Vendor:

Access Security Corporation – Costars Pricing  
Proposals Forthcoming

### Total Cost:

**To be Determined**



**BUDGET: Capital**

# Board Agenda Items

## Maintenance/Grounds Equipment Purchase

### Maintenance/Grounds Mower Bid No. 21-37

#### Description:

- 1) John Deere Z994R with 72" Deck
- 2) Zero Turn Riding Mower

#### Vendor:

- ✓ Central Jersey Equipment, LLC
- ✓ Two Other Bidders

#### Total Cost:

**\$12,841.30 x two (2) units = \$25,682.60**



**BUDGET: Maintenance**

# Upcoming Meetings & Topics:

Meetings and Topics include, but may not be limited to:

MEETING DATE	PROBABLE TOPICS
02DEC21 (Board)	✓ Formal Board Acknowledgement of 2021-2022 CIP Projects Budget (\$7.2M)
16DEC21 (FACCOM)	✓ HCES and SFES Additions and Renovations Update

*Note: Dates and Topics are Subject to Change*



# Public Comments - Thank you!

Next FACCOM Meeting: Thursday, December 16, 2021 @ 7:00pm



sol feinstone elementary school rendering-SGA



hillcrest elementary school rendering-SGA



hillcrest elementary school rendering-SGA

# **Finance Committee Presentation**

November 18, 2021

**V. Transportation Update – Matt Adams**

**VI. 2022-2023 Budget Discussion – Jason Harris**

**VII. Act 1 Tax Impact Discussion – Jason Harris**

# Transportation Bussing Challenges



# Transportation Bussing Challenges

## Impact to Driver Count

### COVID 19 Exacerbated the Nationwide Driver Shortage for *All* Transport Industries

Typical Year to Year Turnover is 10 drivers

- 10 drivers can be backfilled
- 20-21 to 21-22 attrition rate was 18 drivers
  - Only 4 were backfilled

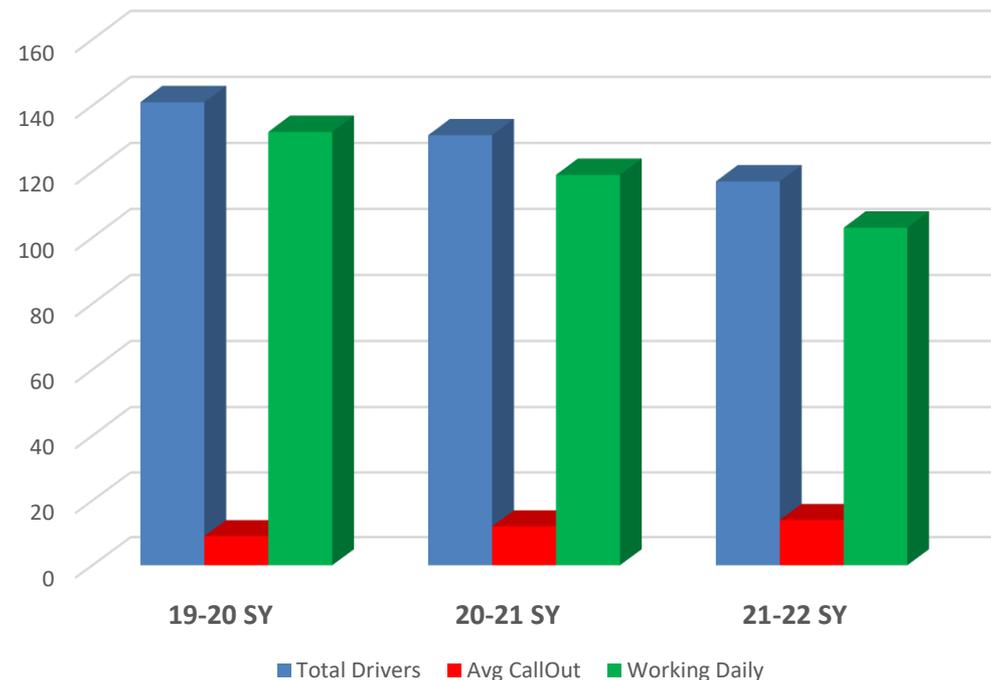
Drivers Available to Work By School Year

- 19-20 SY Total Drivers – 141
  - Avg Call Out – 9
  - Daily Available – 132
  - Route Count – 135
- 20-21 SY Total Drivers – 131
  - Avg Daily Call Out – 12
  - Daily Available – 119
  - Route Count – 110
- 21-22 SY Total Drivers – 117
  - Avg Daily Call Out – 14
  - Daily Available – 103
  - Route Count – 114
- Approx. Daily Spend Per Driver: \$442
- Approx. Daily Spend: \$50,185
- Approx Annual Spend: \$10,030,787

Driver availability has drastically fallen since COVID

- After average call outs 103 drivers available to cover 114 routes
- Average coverage gap of 11 drivers

Driver Availability 19-20 through 21-22



# Transportation Bussing Challenges

## Reasons Behind Driver Shortage

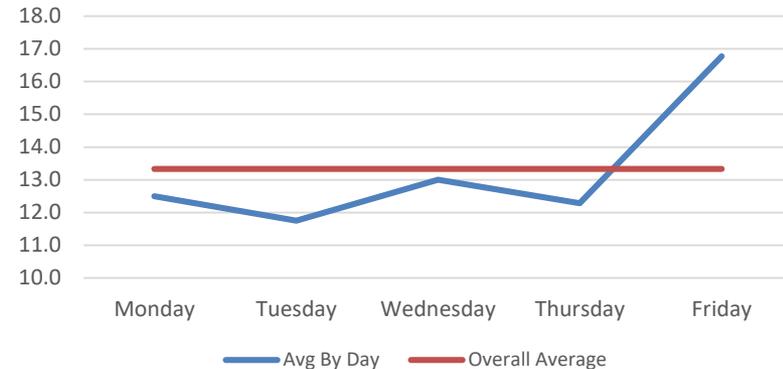
- School Bus Drivers are Primarily a Part Time Population
  - Many part time bus drivers accelerated retirement
  - Fear of contracting COVID
  - Individuals may be more likely to be immunocompromised
- Retail Boomed While Schools Were Closed
  - Demand for Class B drivers increased sharply
  - Private sector competing for school bus drivers for the first time
  - Sign on bonuses as high as \$10,000 being offered
  - School Districts cannot compete
- COVID Creates Uncertainty
  - Drivers leave for more stable industries
  - Schools can close at any time and remain closed indefinitely
  - Like anyone else, drivers want and need a secure income
- School Bus Driving Has Changed
  - Much more is asked of the drivers now than pre-COVID
  - Understanding and enforcing new rules
  - Some of which parents & students willfully disobey
  - Buses are more full in recent years and bus conduct is more difficult to control

# Transportation Bussing Challenges

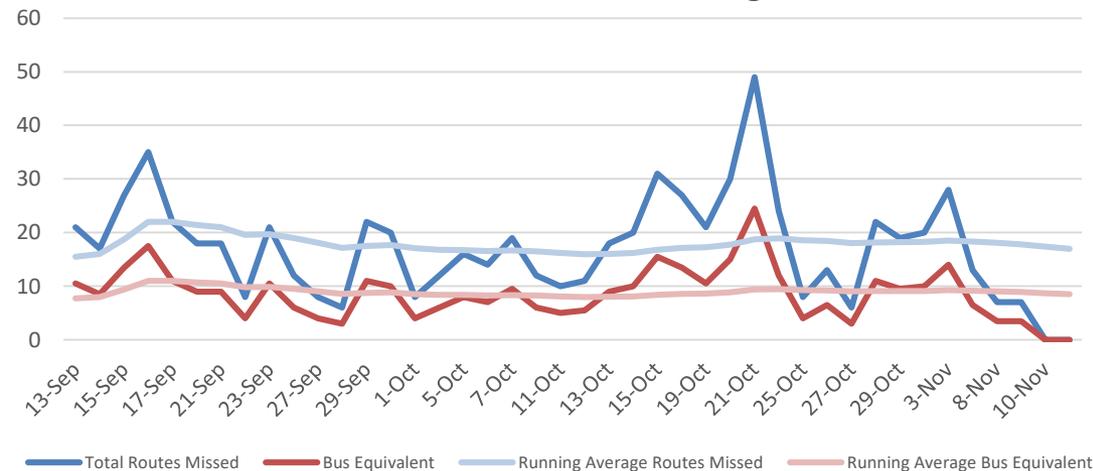
## Driver Shortage Daily Impact

- Year to Date Statistics (44 school days as of 11/10)
  - 730 routes missed (counting AM&PM separately)
  - 86 Buses have had service interruptions
  - 8.5 Days Without Service for the Average Bus
  - 14 Average Daily Driver Call Out
    - Fridays are particularly high
    - Monday 12.5
    - Tuesday 11.8
    - Wednesday 13.0
    - Thursday 12.3
    - Friday 16.8

Average Call Outs by Day of Week



Uncovered Route Tracking



- Uncovered Routes Tracking
  - Efforts to spread out the impact are in place
  - Flexibility to move drivers to different routes very limited by CBA rules
  - Typical day has 14 routes uncovered and maybe 2 to 3 drivers to allocate

# Transportation Bussing Challenges

## Mitigation Efforts So Far

- Route Consolidation
  - The Transportation Team aggressively identifies and implements wherever possible.
  - To date consolidation has yielded:
    - 33 routes have been eliminated
    - 6 Driver need reduction
    - 146 to 113 Route Count Reduction
  - Implementation Dates Range, 9/13, 9/27, 9/29, 10/4, 10/25, 11/4, 11/8, & 11/10
  - Each consolidation makes future consolidation less likely and more difficult
- Planned Afternoon Double Backs
  - 4 Planned double backs every day
    - Allows 2 buses to cover 4 routes
    - Newtown Elementary, Goodnoe Elementary
    - Eliminated unassigned PM elementary routes before call outs
- Adding New Transportation Vendors
  - 2 new transportation vendors added so far this year
    - Germantown Cab & Bux-Mont Transportation
  - Also expanding use of ALC, pre-existing alternative vendor, by 75%
    - ALC now has 14 routes & 25 students
  - Germantown Cab has 5 routes & 8 students
  - Bux-Mont has 2 routes & 4 students

# Transportation Bussing Challenges

## Mitigation Efforts Continued

- 2 Additional CR Van Drivers Hired
  - First driver started 10/25/21 & Second driver started 11/8/21
  - Both drivers have routes assigned that allowed us to cover previously uncovered work
    - Our 2 van drivers, strategically deployed, yielded coverage for a total of 12 routes that transport 86 student
  - CR Vans hold 9 passengers but can free up a mini bus or full size bus to cover other routes
- New Bid Request Forthcoming for Additional CR Vans
  - New drivers are sharing vehicles with Achieve program
    - Access to vans limits route options
    - 6 AM to 9AM and 2PM to 5PM
  - With added vans, CR drivers can pick up more, or longer routes
    - Will generate more capacity among mini & full size buses
- Hiring 3 Additional Bus Monitors Also in Short Supply
  - About 17% of Bus Routes require a bus monitor
  - When no more monitors, office staff, & substitutes are available, a driver must be pulled from driving to fill the bus monitor role
    - Routes require monitors for student safety and cannot run without them
  - Both CR and First Student Employ Bus Monitors
    - Hiring Open for additional
    - First Student also actively hiring
  - Adding Monitors will stop drivers from having to fill in and causing more missed routes

# Transportation Bussing Challenges

## Potential Long Term Mitigation Strategies

### 1) Drivers Volunteers to Cover Routes Other than Bid Assignment

- In early stages of implementation
- Incentive is pass through \$200/ week for volunteers
- Increase flexibility to rotate impacted routes above current 2 to 3 driver range
- Will allow us more evenly to spread out impact

### 2) First Student Driver Wage Increase & Hiring Incentives

- Increased costs passed through cost to CR
- First Student is resistant to increasing wages
  - CR location starting wage is among the highest locations in the region
  - First Student adjusted starting wages at 3 or 4 surrounding locations between 20/21 & 21/22 SY to be closer to CR
- Current sign on bonus for CR is \$4,000 for a limited time, long term is \$2,000
  - Holding Job Fairs & advertising to increase applicants
  - CR Transportation staff reaching out to PDE list
    - Generated 2 applicants so far

### 3) Fully Enforce Walk Zones

- Would reduce bus need by 6 and would not completely solve the problem
  - Most likely not worth the impact to the community
- Require intense communication, long lead time, and full board support to implement
- Increase coverage, but would not close coverage gap

### 4) Change Dismissal Times to Add 4th Tier in the Afternoon

- If HS and MS dismissal times changed to the 20/21 times (HS-1:15, MS-2:07)
  - Increase our coverage by 26 routes conservatively
- Would close the coverage gap
  - Requires altering an incredible amount of educational and operational considerations

# Transportation Bussing Challenges

## Potential Capital Investment Mitigation Strategies

- 1) Offer a Stipend In Lieu Of Using Transportation
  - \$1,121.58 Budget Allocation Per Student for 21/22 School Year
    - \$10,281,556.84 total budget divided by 9,167 students assigned to bus routes as of 9/1/21
    - Recommend Monthly stipend of \$125 per student (except for June 2022)
      - Amount is in line with budget
    - Alternatively offer \$200 offer a per household stipend
  - Recommend strict criteria for eligibility based on route assignments as of a specific date
    - Ensure scope is defined to students who actually need the bus
  - Limits the impact to just this year and does not commit CR to longer term obligations.
- 2) Council Rock Supplements First Student's Lack of Capacity
  - CR Purchases 10 to 15 Buses and Employs 10 to 15 CDL Drivers to supplement capacity
  - All in Cost Per bus & driver added \$150,600 - \$170,000
  - Each 77 passenger bus \$95,000 - \$110,000 depending on options
    - Estimated capital outlay for 15 buses \$1,425,000 to \$1,650,000
      - Annual maintenance per bus about \$3,500, \$52,500 annually
      - Lead time to deliver full size buses is 6 months
    - Estimated annual cost per CDL driver \$55,600 - \$60,000 depending on hours worked
      - Based on an 8 hour day, at \$31.55/hr (\$22.53/hr wage + 40%/hr benefits)
      - Total annual cost for 15 drivers \$832,920 - \$900,000
      - 2 to 3 months to hire 10 to 15 drivers
- 3) Transportation Services RFP for Entire District and/or Mini-RFP for Selected Routes
  - RFP specifically requests bid scenarios making CR a two vendor district
  - Two vendor solution will increase access to drivers via two companies
    - Not guaranteed to end with multiple vendors bidding
  - Identify 15 routes and request proposals for that set if work
    - Not guaranteed to attract a vendor

# Transportation Bussing Challenges

## Communication Strategies and Pitfalls

- Communication is Essential, but coverage is unpredictable
  - Ability to cover routes is directly dependent upon unpredictable variables
  - Routes that will be missed are communicated as quickly and as early as possible in 99% of cases.
    - We know routes will be missed every day
    - We do not know which drivers will call out on a given day
      - Drivers are not required to give a reason for absence or a time frame for their return
      - Some share information with their bus riders and not dispatch
      - Dispatch cannot seek information regarding absence
    - A driver being absent does not guarantee their route will not run
      - Some routes can be split up, doubled back, combined, or otherwise covered depending on capacity that day
    - Outside factors can impact if a route is covered or not
      - Road closures, flooding, EMS activity
    - Once we communicate that a route is not covered, retracting causes confusion – not just for parents, but at the schools as well
      - Asking an available driver to stay home because we communicated to families that a route would not run will cause turnover
  - Notifications are sent as soon as coverage for the morning or afternoon is solidified
    - We provide as much information as we receive from First Student in each notification

**2022-2023 Budget:**

**Putting the pieces  
together!**

# Factors impacting 2022-2023 budget



## Expenses

**Personnel: Results of Collective Bargaining; Other Contractual increases;  
PSERS**

**Projects/Debt Service: Impact of future projects on debt service; CIP**

**Transportation: Cost of new transportation contract (currently out for RFP);  
vehicle needs**

**Impact of COVID-19 upon economic factors outside of CR.**

# Factors impacting 2022-2023 budget



## Revenues

**Questions for the Committee regarding budget revenue assumptions:**

**Does the Committee want to consider early adopt Act 1 opt out resolution?  
We do not recommend seeking Act 1 Exceptions (SE, Debt, PSERS)**

**Internal work to build the first look of the budget:**

**Revenues must match expenses...future fund balance impact**

**5<sup>th</sup> elementary special**

**Possible cost savings within existing programs**

**Efficiencies**

**Describe early budget work-admin processes, entry, review, discussions, etc**



# Act 1 Tax Impact

## Estimates and Homeowner Impact

**Current Millage: 132.8073**

**Value of Millage at Act 1 (3.4%): 4.5154**

**Possible New Millage (max @ 3.4%): 137.3227**

**Estimated Revenue from Act 1 tax increase:**

**\$5,695,000**

**(MAX) Impact to average homeowner:**

Median assessed value: \$38,800

**Per year: \$175.19**

**Per month: \$14.59**

**Per week: \$3.36**

# Look ahead to December 2021 Finance Meeting



Covered in December 2020

**Act 1 Opt-out resolution**

**First look of GFB with projection of salaries/benefits (as we know them)**

**Quarterly review with Cornerstone**

**Possible General Fund Audit presentation by BBD, LLC**

# **Public Comments - Thank you!**

**Next FINCOM Meeting: Thursday, December 9, 2021 @ 7:00pm**