



Joint Finance-Facilities Committee Meeting

Capital and Facilities Improvement Planning

November 12, 2020



FACILITIES COMMITTEE MEETING AGENDA



I. Capital Improvement Projects Planning

- a. Proposed 2020-21 (Summer 2021) Projects, Budget and Schedule
- b. Review of 5-year plan, deferred projects and potential borrowing

II. Facilities Improvement Projects Planning

- a. Review of paused, current and future projects
- b. Administrative recommendation moving forward



III. Board Agenda Items

- a. Authorization to Bid Facilities Improvement Projects
- b. Salt and Deicing Material Supply Bid No. 20-35
- c. Rolling Hills Elementary School Additions & Renos. Closeout CO's

IV. Upcoming Meetings/Topics

Capital Improvement Project Planning



Capital Improvement Planning (CIP)

Version V.9 Dated October 2020

For a detailed presentation of the 2020-2021 Capital Improvement Plan Version v.9, dated October 2020, please visit the CRSD website and see the 15OCT20 YouTube Video (full meeting length 1 hour).



COUNCIL ROCK SCHOOL DISTRICT - CAPITAL IMPROVEMENTS PLAN



SUMMARY OF EDUCATIONAL FACILITY PROJECT COST COMPARISONS (2020-2021)

Building (1)	Size (S.F.) (2)	Building History (3)	Renovation @ \$185/s.f. +30% Fees & Cont (4)	Replacement @ \$275/s.f. +30% Fees & Cont (5)	Capital Improvements +30% Fees & Cont (6)	Asbestos Abatement (7)	Total Cap Improv Including Asbestos (8)	Total Cap Improv as % of Renovations (9)	Estimated Budget
Council Rock North High School	370,560	Built 1970 Add & Reno 2002 & 2006 & NOC 2016	\$89,119,680	\$132,475,200	\$9,382,571	\$555,840	\$9,938,411	11%	\$9,938,411
Council Rock South High School	364,097	Built 2002	\$87,565,329	\$130,164,678	\$6,039,279	\$0	\$6,039,279	7%	\$6,039,279
Holland Middle School	184,500	Built 1975 Add & Reno 2018	\$44,372,250	\$65,958,750	\$438,100	\$0	\$438,100	1%	\$438,100
Newtown Middle School	196,486	New Building Completed 2018 Existing Building Demolished in 2019	\$47,254,883	\$70,243,745	\$0	\$0	\$0	0%	\$0
Former Richboro Middle School	88,824	Built 1963	\$21,362,172	\$31,754,580	\$32,425,194	\$266,472	\$32,691,666	152%	\$32,691,666
Churchville ES	81,742	Built 1959 Major Add & Demo 2010	\$19,658,951	\$29,222,765	\$722,298	\$0	\$722,298	4%	\$722,298
Goodnoe ES	97,775	Built 1963 Major Add & Reno 2015	\$23,514,888	\$34,954,563	\$263,596	\$0	\$263,596	1%	\$263,596
Hillcrest ES	62,180	Built 1989 <i>Reno Planned 2021</i>	\$14,954,290	\$22,229,350	\$0	\$0	\$0	0%	\$0
Holland ES	72,000	Built 1965 Major Add & Reno 2013	\$17,316,000	\$25,740,000	\$5,953	\$0	\$5,953	1%	\$5,953
Maureen M. Welch ES	96,800	Built 2000	\$23,280,400	\$34,606,000	\$3,886	\$0	\$3,886	103%	\$24,003,886
Newtown ES	83,000	Built 1994 Add & Reno 1995	\$19,961,500	\$29,672,500	\$6,560	\$0	\$6,560	145%	\$29,006,560
Richboro ES	62,180	Built 1989 <i>Reno Planned 2022</i>	\$14,954,290	\$22,229,350	\$0	\$100,000	\$100,000	0%	\$100,000
Rolling Hills ES	71,570	Built 1971 Major Add & Reno 2020	\$17,212,585	\$25,586,275	\$0	\$0	\$0	0%	\$0
Sol Feinstone ES	78,488	Built 1951 Add & Reno 1969 & 1989 <i>Reno Planned TBD</i>	\$18,876,364	\$28,059,460	\$0	\$0	\$0	0%	\$0
Wrightstown ES	52,217	Built 1958/1964 Major Add and Reno 2019	\$12,558,189	\$18,667,578	\$0	\$0	\$0	0%	\$0
	1,962,419	N/A	\$471,961,770	\$701,564,793	\$102,407,436	\$1,122,312	\$103,529,748	N/A	\$103,529,748

HCES exceeds 100% but held at 0% based on planned bid and reno project

RES exceeds 100% but held at 0% based on planned bid and reno project

SFES exceeds 100% but held at 0% based on planned bid and renovations

RMS will be carried until final use is determined (after 2024)

MMWES has reached the 20-year milestone. Consider for reno in 2025-30

NES has reached 25-year milestone. Consider for reno in 2025

TAB 31 - DRAFT 5-Year Master Capital Improvement Plan 2020-2025



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 planned project for the noted school year



Indicates potential bond project



Indicates deferred project from prior year(s)



TAB 31

FIVE YEAR CAPITAL IMPROVEMENTS PROJECTS PROJECT SUMMARY OF PROJECTS AND FINANCES

15-Oct-20

ITEM #	SCHOOL ID	EXPENSES AND FINANCING	PRIORITY	2020 - 2021 (Summer 2021)	2021 - 2022 (Summer 2022)	2022 - 2023 (Summer 2023)	2023 - 2024 (Summer 2024)	2024 - 2025 (Summer 2025)
CONSTRUCTION PROJECTS & EXPENSES								
1.0	ALL	Cell phone signal enhancement (to support Alertus program - Strategic Planning)	1 2021	\$ 1,000,000	\$ 1,050,000	\$ 1,102,500	\$ 1,157,625	\$ 1,215,506
1.1	ALL	15 MPH Flashing unit upgrades	1 2021	\$ 420,000	\$ 441,000	\$ 463,050	\$ 486,203	\$ 510,513
1.2	CRHSS	Remove and replace existing tennis and basketball courts	1 2021	\$ 1,575,000	\$ 1,653,750	\$ 1,736,438	\$ 1,823,259	\$ 1,914,422
1.3	NES	Roof replacement	1 2021	\$ 3,088,005	\$ 3,242,405	\$ 3,404,526	\$ 3,574,752	\$ 3,753,489
1.4	CRHSS CC	Replace failed insulated glazing units at select windows (Main entry at CC)	1 2021	\$ 185,000	\$ 194,250	\$ 203,963	\$ 214,161	\$ 224,869
1.5	CRHSS	Repair areas of failed terrazzo floors	1 2021	\$ 100,000	\$ 105,000	\$ 110,250	\$ 115,763	\$ 121,551
X	CRHSN CRHSS	Power, renovations, kitchen equipment and furnishings for block scheduling 'Rock Block' Remove - Funding From Other Source	1 2021	\$ -	\$ -	\$ -	\$ -	\$ -
1.6	CRHSN	Replace gaskets and reinsulate plate and frame heat exchanger	1 2021	\$ 40,000	\$ 42,000	\$ 44,100	\$ 46,305	\$ 48,620
1.7	CRHSN	Replace starting blocks in natatorium (total of 7)	1 2021	\$ 42,000	\$ 44,100	\$ 46,305	\$ 48,620	\$ 51,051
1.8	CRHSN	Engage Engineer to study stormwater collection system (Study and Report Allowance)	1 2021	\$ 52,500	\$ 55,125	\$ 57,881	\$ 60,775	\$ 63,814
1.9	CRHSN	Add dedicated boiler to support natatorium (will eliminate the need to operate a primary building boiler year round)	1 2021	\$ 100,000	\$ 105,000	\$ 110,250	\$ 115,763	\$ 121,551
1.10	CC	Add foundation drainage, repair concrete areaways and parking lot maintenance	1 2021	\$ 1,364,454	\$ 1,432,677	\$ 1,504,311	\$ 1,579,526	\$ 1,658,502
1.11	ALL	Unplanned/Unforeseen projects	1 2021	\$ 75,000				
a	TOTAL CONSTRUCTION PROJECT EXPENSES			\$ 2,278,954	\$ 8,058,440	\$ 4,498,212	\$ 4,609,250	\$ 8,264,063
	DEFERRED PROJECT COSTS (Included in TOTAL EXPENSES)			\$ 1,601,954	\$ 7,263,500	\$ 4,250,093	\$ 1,871,807	\$ -
	PROJECTS FAVORING BORROWING - (Included in TOTAL EXPENSES)			\$ 1,364,454	\$ 5,946,155	\$ 4,423,212	\$ 2,662,444	\$ 7,779,437
d	TOTAL SOFT COSTS			\$ 797,634	\$ 2,820,454	\$ 1,574,374	\$ 1,613,238	\$ 2,892,422
e	TOTAL PROJECT COST (EXCLUDING FINAN			\$ 3,076,588	\$ 10,878,894	\$ 6,072,587	\$ 6,222,488	\$ 11,156,484

Project Costs (Annually)

TAB 31		FIVE YEAR CAPITAL IMPROVEMENTS PROJECTS PROJECTION - SUMMARY				PROJECTS AND FINANCES			
15-Oct-20									
ITEM #	SCHOOL ID	EXPENSES AND FINANCING	PRIORITY	2020 - 2021 (Summer 2021)	2022 (Summer 2022)	2022 - 2023 (Summer 2023)	2023 - 2024 (Summer 2024)	2024 - 2025 (Summer 2025)	
CONSTRUCTION PROJECTS & EXPENSES									
1.0	ALL	Cell phone signal enhancement (to support Alertus program - Strategic Planning)	1 2021	\$ 1,000,000	\$ 1,050,000	\$ 1,102,500	\$ 1,157,625	\$ 1,215,506	
1.1	ALL	15 MPH Flashing unit upgrades	1 2021	\$ 420,000	\$ 441,000	\$ 463,050	\$ 486,203	\$ 510,513	
1.2	CRHSS	Remove and replace existing tennis and basketball courts	1 2021	\$ 1,575,000	\$ 1,653,750	\$ 1,736,438	\$ 1,823,259	\$ 1,914,422	
1.3	NES	Roof replacement	1 2021	\$ 3,088,005	\$ 3,242,405	\$ 3,404,526	\$ 3,574,752	\$ 3,753,489	
1.9	CRHSN	Add dedicated boiler to support natatorium (will eliminate the need to operate a primary building boiler year round)	1 2021	\$ 100,000	\$ 105,000	\$ 110,250	\$ 115,763	\$ 121,551	
1.10	CC	Add foundation drainage, repair concrete areaways and parking lot maintenance	1 2021	\$ 1,364,454	\$ 1,432,677	\$ 1,504,311	\$ 1,579,526	\$ 1,658,502	
1.11	ALL	Unplanned/Unforeseen projects	1 2021	\$ 75,000					
2.0	CRHSN CRHSS MMWES NES	Select concrete sidewalk repairs/replacement (Allowance)	1 2022	\$ 371,379	\$ 389,948	\$ 409,445	\$ 429,918	\$ 451,413	
2.1	CRHSS	Provide safety netting at athletic fields	1 2022	\$ 44,100	\$ 46,305	\$ 48,620	\$ 51,051	\$ 53,604	
2.2	MMWES	Upgrade fire alarm system	1 2022	\$ 270,178	\$ 283,687	\$ 297,871	\$ 312,765	\$ 328,403	
2.6	CES	Add metal panels at cafeteria clerestory	1 2022	\$ 220,606	\$ 231,636	\$ 243,218	\$ 255,379	\$ 268,148	
2.7	CES GES CRHSN CRHSS 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, CRHSN parking lot maintenance, CRHSS parking lot maintenance, MMWES parking lot maintenance, HES parking lot maintenance and paving adjacent to YMCA,	1 2022	\$ 934,008	\$ 980,708	\$ 1,029,744	\$ 1,081,231	\$ 1,135,293	
2.8	ALL	Unplanned/Unforeseen projects	1 2022		\$ 75,000				
a	TOTAL CONSTRUCTION PROJECT EXPENSES			\$ 2,278,954	\$ 8,058,440	\$ 4,498,212	\$ 4,609,250	\$ 8,264,063	
	DEFERRED PROJECT COSTS (Included in TOTAL EXPENSES)			\$ 1,601,954	\$ 7,263,500	\$ 4,250,093	\$ 1,871,807	\$ -	
	PROJECTS FAVORING BORROWING - (Included in TOTAL EXPENSES)			\$ 1,364,454	\$ 5,946,155	\$ 4,423,212	\$ 2,662,444	\$ 7,779,437	
d	TOTAL SOFT COSTS			\$ 797,634	\$ 2,820,454	\$ 1,574,374	\$ 1,613,238	\$ 2,892,422	
e	TOTAL PROJECT COST (EXCLUDING FINANCING)			\$ 3,076,588	\$ 10,878,894	\$ 6,072,587	\$ 6,222,488	\$ 11,156,484	

FIVE YEAR CAPITAL IMPROVEMENTS PROJECTS BUDGET PROJECTION (2021 - 2025)



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

FIRST DRAFT	Summer 2021 Budget: \$3,250,000	Version 5.0	Inflation	2023	or (%)	5.00%
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FIVE YEAR CAPITAL IMPROVEMENTS PROJECTS PROJECTION - SUMMARY OF PROJECTS AND FINANCES

15-Oct-20

ITEM #	SCHOOL ID	EXPENSES AND FINANCING	PRIORITY	2020 - 2021 (Summer 2021)	2021 - 2022 (Summer 2022)	2022 - 2023 (Summer 2023)	2023 - 2024 (Summer 2024)	2024 - 2025 (Summer 2025)
CONSTRUCTION PROJECTS & EXPENSES								
2.3	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	1 2022	\$ 253,708	\$ 266,393	\$ 279,713	\$ 293,699	\$ 308,384
2.4	CC	Add emergency generator & transfer switch	1 2022	\$ 287,328	\$ 301,694	\$ 316,779	\$ 332,618	\$ 349,249
2.5	CRHSN	Replace precast concrete honeycomb single glazed window systems and repair select deteriorated lintels	1 2022	\$ 2,772,155	\$ 2,910,763	\$ 3,056,301	\$ 3,209,116	\$ 3,369,572
3.0	TFR	Replace steel windows at main building only	1 2023	\$ 46,305	\$ 48,620	\$ 51,051	\$ 53,604	\$ 56,284
3.1	TFR	Replace window treatment at main building only	1 2023	\$ 6,774	\$ 7,113	\$ 7,468	\$ 7,842	\$ 8,234
3.2	TFR	Replace exterior doors & hardware (3 buildings)	1 2023	\$ 13,650	\$ 14,333	\$ 15,049	\$ 15,802	\$ 16,592
3.3	TFR	Masonry repairs and coating (3 buildings)	1 2023	\$ 90,295	\$ 94,810	\$ 99,550	\$ 104,528	\$ 109,754
3.4	TFR	Roof replacement (3 buildings)	1 2023	\$ 541,769	\$ 568,857	\$ 597,300	\$ 627,165	\$ 658,524
3.7	ALL	Unplanned/Unforeseen projects	1 2023			\$ 75,000		
a	TOTAL CONSTRUCTION PROJECT EXPENSES			\$ 2,278,954	\$ 8,058,440	\$ 4,498,212	\$ 4,609,250	\$ 8,264,063
	DEFERRED PROJECT COSTS (Included in TOTAL EXPENSES)			\$ 1,601,954	\$ 7,263,500	\$ 4,250,093	\$ 1,871,807	\$ -
	PROJECTS FAVORING BORROWING - (Included in TOTAL EXPENSES)			\$ 1,364,454	\$ 5,946,155	\$ 4,423,212	\$ 2,662,444	\$ 7,779,437
d	TOTAL SOFT COSTS			\$ 797,634	\$ 2,820,454	\$ 1,574,374	\$ 1,613,238	\$ 2,892,422
e	TOTAL PROJECT COST (EXCLUDING FINANCING)			\$ 3,076,588	\$ 10,878,894	\$ 6,072,587	\$ 6,222,488	\$ 11,156,484

Project Costs (Annually)

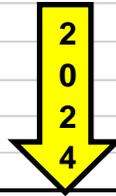
2023

FIVE YEAR CAPITAL IMPROVEMENTS PROJECTS BUDGET PROJECTION (2021 - 2025)



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

FIRST DRAFT	Summer 2021 Budget: \$3,250,000	<i>Version 5.0</i>	Inflation Factor (%)	5.00%
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FIVE YEAR CAPITAL IMPROVEMENTS PROJECTS PROJECTION - SUMMARY OF PROJECTS AND FINANCES

15-Oct-20

ITEM #	SCHOOL ID	EXPENSES AND FINANCING	PRIORITY	2020 - 2021 (Summer 2021)	2021 - 2022 (Summer 2022)	2022 - 2023 (Summer 2023)	2023 - 2024 (Summer 2024)	2024 - 2025 (Summer 2025)
CONSTRUCTION PROJECTS & EXPENSES								
3.6	CRHSS CRHSN CES GES HES MMWES	Paint Allowance (approx. 25% of interior)	1 2023	\$ 828,450	\$ 869,873	\$ 913,366	\$ 959,034	\$ 1,006,986
3.7	CRHSN	Upgrade kitchen equipment	1 2023	\$ 788,487	\$ 827,911	\$ 869,307	\$ 912,772	\$ 958,411
3.8	ALL	Unplanned/Unforeseen projects	1 2023			\$ 75,000		
4.0	CRHSS	CRHSS stage sound system, stage lighting and building clock system replacement	1 2024	\$ 1,197,299	\$ 1,257,164	\$ 1,320,022	\$ 1,386,023	\$ 1,455,324
4.1	CRHSN	Replace/recoat roof areas L, P, R and V (10-year warranty - conc. canopies)	1 2024	\$ 300,000	\$ 315,000	\$ 330,750	\$ 347,288	\$ 364,652
4.2	CRHSN	CRHS North stormwater collection system improvements (response to 2020 study)	1 2024	\$ -	\$ -	\$ -	TBD	\$ -
4.3	CRHSN	Complete renovations of auditorium	1 2024	\$ 802,620	\$ 842,751	\$ 884,889	\$ 929,133	\$ 975,590
4.4	ALL	Unplanned/Unforeseen projects	2 2024				\$ 75,000	
a	TOTAL CONSTRUCTION PROJECT EXPENSES			\$ 2,278,954	\$ 8,058,440	\$ 4,498,212	\$ 4,609,250	\$ 8,264,063
	DEFERRED PROJECT COSTS (Included in TOTAL EXPENSES)			\$ 1,601,954	\$ 7,263,500	\$ 4,250,093	\$ 1,871,807	\$ -
	PROJECTS FAVORING BORROWING - (Included in TOTAL EXPENSES)			\$ 1,364,454	\$ 5,946,155	\$ 4,423,212	\$ 2,662,444	\$ 7,779,437
d	TOTAL SOFT COSTS			\$ 797,634	\$ 2,820,454	\$ 1,574,374	\$ 1,613,238	\$ 2,892,422
e	TOTAL PROJECT COST (EXCLUDING FINANCING)			\$ 3,076,588	\$ 10,878,894	\$ 6,072,587	\$ 6,222,488	\$ 11,156,484



FIVE YEAR CAPITAL IMPROVEMENTS PROJECTS BUDGET PROJECTION (2021 - 2025)

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



2
0
2
5

FIRST DRAFT		Version 5.0			Inflation Factor (%)				
Summer 2021 Budget: \$3,250,000									
FIVE YEAR CAPITAL IMPROVEMENTS PROJECTS BUDGET PROJECTION		SUMMARY OF PROJECTS AND FINANCES							
ITEM #	SCHOOL ID	EXPENSES AND FINANCING	1 2021	2021 - 2022 (Summer 2022)	2022 - 2023 (Summer 2023)	2023 - 2024 (Summer 2024)	2024 - 2025 (Summer 2025)		
CONSTRUCTION PROJECTS & EXPENSES									
5.0	HMS	Replace wood floor (includes asbestos abatement allowance)	1 2025	\$ 337,000	\$ 353,850	\$ 371,543	\$ 390,120	\$ 409,626	
5.1	HCES	Replace roof areas A-G	1 2025	\$ 2,312,581	\$ 2,428,210	\$ 2,549,621	\$ 2,677,102	\$ 2,810,957	
5.2	RES	Replace roof areas A-G	1 2025	\$ 2,312,581	\$ 2,428,210	\$ 2,549,621	\$ 2,677,102	\$ 2,810,957	
5.1	CC	Replace HVAC systems and controls	1 2025	\$ 1,775,000	\$ 1,863,750	\$ 1,956,938	\$ 2,054,784	\$ 2,157,524	
5.2	ALL	Unplanned/Unforeseen projects	1 2025					\$ 75,000	
a	TOTAL CONSTRUCTION PROJECT EXPENSES			\$ 2,278,954	\$ 8,058,440	\$ 4,498,212	\$ 4,609,250	\$ 8,264,063	
	DEFERRED PROJECT COSTS (Included in TOTAL EXPENSES)			\$ 1,601,954	\$ 7,263,500	\$ 4,250,093	\$ 1,871,807	\$ -	
	PROJECTS FAVORING BORROWING - (Included in TOTAL EXPENSES)			\$ 1,364,454	\$ 5,946,155	\$ 4,423,212	\$ 2,662,444	\$ 7,779,437	
SOFT COSTS (PROFESSIONAL FEES & CONTINGENCIES)									
b	A/E Fees, Permits, Contingencies (30%)			\$ 683,686	\$ 2,417,532	\$ 1,349,464	\$ 1,382,775	\$ 2,479,219	
c	Design Contingency (5%)			\$ 113,948	\$ 402,922	\$ 224,911	\$ 230,463	\$ 413,203	
d	TOTAL SOFT COSTS			\$ 797,634	\$ 2,820,454	\$ 1,574,374	\$ 1,613,238	\$ 2,892,422	
e	TOTAL PROJECT COST (EXCLUDING FINANCING)			\$ 3,076,588	\$ 10,878,894	\$ 6,072,587	\$ 6,222,488	\$ 11,156,484	
SUMMARY OF PROJECT COSTS									
f1	TOTAL CONSTRUCTION COSTS								\$ 27,708,919
f2	TOTAL PROFESSIONAL FEES AND CONTINGENCIES								\$ 9,698,122
f2	FIVE YEAR TOTAL COST								\$ 37,407,041
g	Total Deferred Projects			\$ 14,987,354	Total Potential Bond Projects		\$ 22,175,702.25		

NOTE: HCES and RES roof replacement projects are included and will remain in the plan only if the FIP projects are postponed. (Intentionally projected to 2025)

Project Costs (Annually)

Total Project Costs (5-Years)

CIP Budgeting Formula and 5-Year Budget Analysis



The Capital Improvement Plan

Summary of Projected 5-Year Capital Improvements Projects

1 Year for Capital Improvements Project	2 Total Estimated Construction Cost	3 Total Soft Costs (Design Contingency, A/E Fees, Permits, Construction Contingency)	4 Total Estimated Project Cost (Including Projects Deferred from Prior Years)	5 Total of Deferred Projects (Included in column 4)
2020 - 2021 (Summer 2021)	\$ 2,278,954	\$ 797,634	\$ 3,076,588	\$ 1,601,954
2021 - 2022 (Summer 2022)	\$ 8,058,440	\$ 2,820,454	\$ 10,878,894	\$ 7,263,500
2022 - 2023 (Summer 2023)	\$ 4,498,212	\$ 1,574,374	\$ 6,072,587	\$ 4,250,093
2023 - 2024 (Summer 2024)	\$ 4,609,250	\$ 1,613,238	\$ 6,222,488	\$ 1,871,807
2024 - 2025 (Summer 2025)	\$ 8,264,063	\$ 2,892,422	\$ 11,156,484	\$ 0
TOTALS (5-Years)	\$ 27,708,919	\$ 9,698,122	\$ 37,407,041	\$ 14,987,354

Capital Renewal Planning Formula and Considerations

Capital Renewal Planning - Recommended Guidelines and Cost Allocations:

When a backlog of deferred maintenance has been allowed to accumulate, spending must exceed the recommended budget until the backlog has been eliminated.

Note: Deferred work increased to \$ 14,987,354

Based on the APPA formula, CRSD should be appropriating \$7.8M to \$15.6M annually towards Routine Maintenance and Capital Improvements Projects.

(1,950,000 SF x \$200.00 x 2% - 4% minimally).

CRSD Formula: Recommends appropriating **\$3.9M to \$7.8M annually** towards Capital Improvements Projects. (*1,950,000 SF x \$200.00 x 1% - 2% minimally) *Recommends exclusion of Fees and Contingencies (25-30%). Included in the CRSD formula*

Deferred Maintenance



Considerations:

- ✓ The bigger the deferred maintenance number gets, the harder it is going to be to maintain the facility at a serviceable level. **As shown on 5-Year Plan**
- ✓ Deferred maintenance can risk unplanned school closings resulting from failed equipment, failed utilities, environmental issues, etc.
- ✓ Deferred maintenance costs can add significant costs to work scheduled through a Capital Improvement Plan
- ✓ Some formulas suggest that for every \$1 of deferred maintenance costs, \$2-4 will be needed later in Capital Costs.

The Capital Improvement Plan

Summary of Projected 5-Year Capital Improvements Projects

Year for Capital Improvements Project	Total Estimated Construction Cost	Total Soft Costs (Design Contingency, A/E Fees, Permits, Construction Contingency)	Total Estimated Project Cost (Including Projects Deferred from Prior Years)	Total of Deferred Projects
TOTALS (5-Years)	\$ 27,708,919	\$ 9,698,122	\$ 37,407,041	\$ 14,987,354

Final Analysis – Current 5-Year Plan

1

2

1 5-Year estimated costs when averaged (including deferred work): \$ 7.5M annually

2 5-Year estimated costs when averaged (deferred work only): \$ 3.0M annually

3 5-Year CIP estimated costs when averaged (excluding deferred work) **\$ 4.5M annually**

CRSD Formula:

Recommends appropriating **\$3.9M to \$7.8M annually** towards Capital Improvements Projects.

← **Min. \$3.9M per CRSD formula**

Suggest \$4.0 - 4.5M Annually
(to offset some soft costs)

Consider securing a bond to address deferred work

Capital Renewal Planning Formula and Considerations

Capital Renewal Planning: Summary

1. Consider committing to a \$4M Annual CIP Budget (after addressing deferred work) to maintain all facilities including, those recently renovated and expanded, projects under construction and planned projects including CR STAR Center, RHES, SFES, HCES, RES, CRHS North and South Synthetic Turf.
2. The commitment of an annual budget of \$1.7M over the next 5 years coupled with the potential bond of ~\$21.5M* would allow the District to address the CIP and deferred projects as currently projected through the year 2025.
3. The budget for the upcoming 2021 CIP projects is \$3,250,000.



****Bond amount would be increased by approximately \$7.5M pending the roof replacement for HCES and RES remain in the CIP and not addressed through the planned FIP's.***

PLANNED PROJECTS

DEFERRED PROJECTS

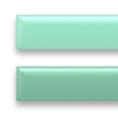
TOTAL PROJECT COST

**2020-2021
(Summer 2021)**



*CIP Budget
\$3.25M*

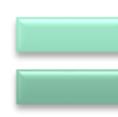
**2021-2022
(Summer 2022)**



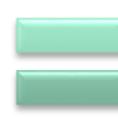
**2022-2023
(Summer 2023)**



**2023-2024
(Summer 2024)**



**2024-2025
(Summer 2025)**



PPM = Planned Preventative Maintenance

Capital Renewal Planning Formula and Considerations
Capital Renewal Planning:

Summary of Deferred vs. Planned Preventative Maintenance



Proposed 2020-21 Capital Improvement Projects



School Flasher Maintenance Project

- Construction Cost: \$ 420,000
- Soft Costs: \$ 147,000
- Total Estimated Project Cost: \$ 567,000



Glazing Replacement at CRHS South and Chancellor Center

- Construction Cost: \$ 185,000
- Soft Cost: \$ 64,750
- Total Estimated Project Cost: \$ 249,750



CRHS South Terrazzo Repairs

- Construction Cost: \$ 100,000
- Soft Cost: \$ 35,000
- Total Estimated Project Cost: \$ 135,000



CRHS North Mechanical Equipment Maintenance Project

- Construction Cost: \$ 40,000
- Soft Cost: \$ 14,000
- Total Estimated Project Cost: \$ 54,000



CRHS North Natatorium Starting Block Replacement

- Construction Cost: \$ 42,000
- Soft Cost: \$ 14,700
- Total Estimated Project Cost: \$ 56,700



Proposed 2020-21 Capital Improvement Projects

CRHS North Interior/Exterior Stormwater System Survey and Reporting

- Construction Cost: \$ 52,500
- Soft Costs: \$ 18,375
- Total Estimated Project Cost: \$ 70,875



Chancellor Center Foundation Drainage Repairs and Associated Work

- Construction Cost: \$ 1,364,454
- Soft Cost: \$ 477,559
- Total Estimated Project Cost: \$ 1,842,013



Unplanned/Unforeseen Projects – CRHS North Admin HVAC Project

- Construction Cost: \$ 75,000
- Soft Cost: \$ 26,250
- Total Estimated Project Cost: \$ 101,250



TOTAL ESTIMATED CIP BUDGET

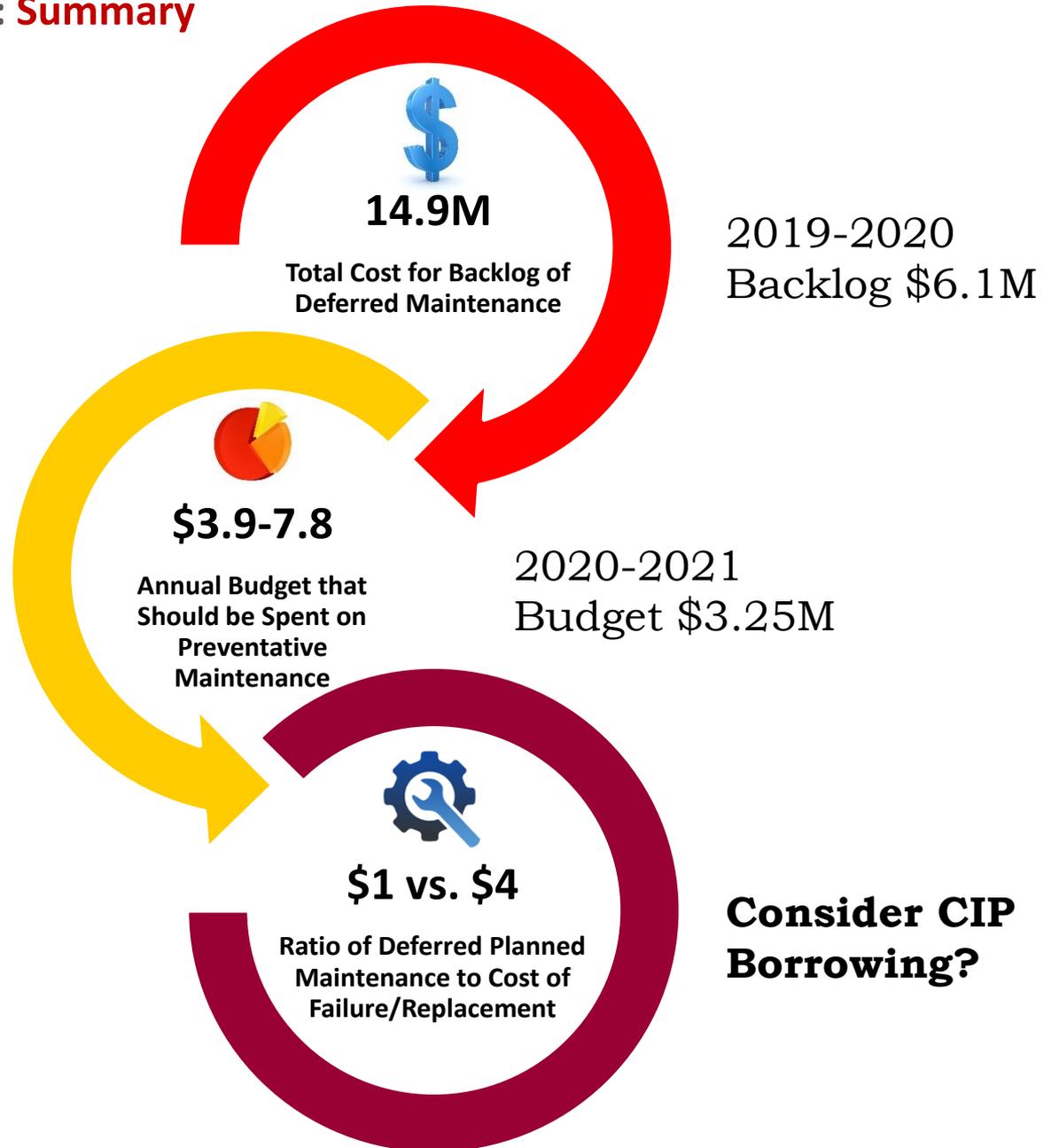
- Construction Cost: \$ 2,278,954
- Soft Cost: \$ 797,634
- Total Estimated Project Cost: \$ 3,076,588

Cell Phone Signal Enhancement Project

- Continue to schedule site survey with signal consultant – postponed during COVID closure
- Pending the timing of the survey, reporting and budgeting, attempt to bid with the other projects
- Bid recommendation to include considerations for project – potential bond to include with all projects

Capital Renewal Planning Formula and Considerations

Capital Renewal Planning: **Summary**



Facilities Improvement Project Planning 2020-2025





Rolling Hills Elementary School:

Pre-COVID Completion Date:

Actual Completion Date:

Complete

01JUL20

30SEP20



CR STAR Center:

Pre-COVID Completion Date:

Planned Completion Date:

In Progress

01AUG21

01AUG21



CRHS South Synthetic Turf Project:

Pre-COVID Start Date:

Pre-COVID Completion Date:

Earliest Possible Start Date:

Revised Bid-Start Dates:

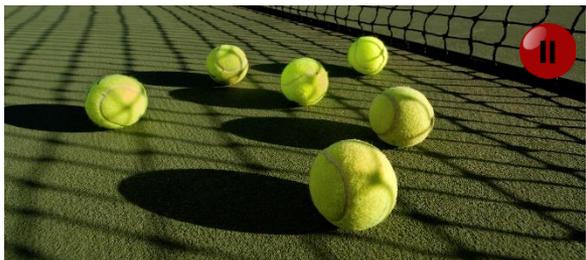
Paused

01APR20

30OCT20

01APR21

TBD



CRHS South Tennis Court Replacement:

Pre-COVID Start Date:

Pre-COVID Completion Date:

Earliest Possible Start Date:

Revised Bid-Start Dates:

Paused

01APR20

15AUG20

15AUG21

TBD



Indicates project previously paused due to COVID-19



Sol Feinstone ES Addtn. & Reno. Project: **Paused**
Pre-COVID Start Date: 01JUN20
Pre-COVID Completion Date: 15OCT23
Earliest Possible Start Date: 01JUN21
Revised Bid-Start Dates: **TBD**



Hillcrest ES Addtn. & Reno. Project: **In Progress**
Pre-COVID Start Date: 01JUN21
Pre-COVID Completion Date: 01JUL21
Earliest Possible Start Date: 01JUN21
Planned Bid Phase: **01JAN21**
****Recipient of ACE Grant valued at \$820k***

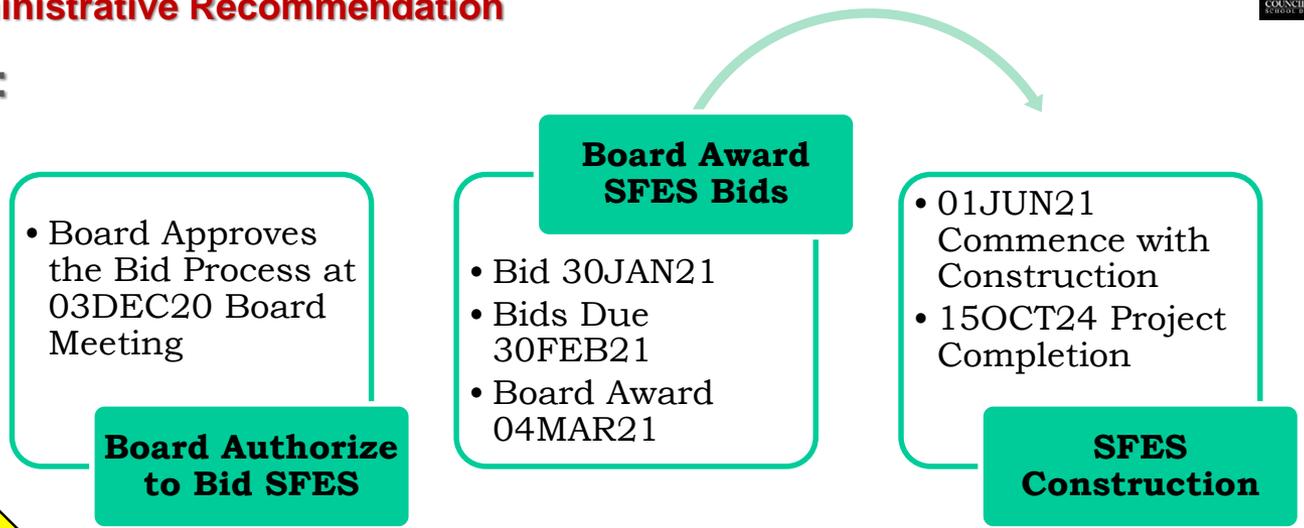


Richboro ES Addtn. & Reno. Project: **In Progress**
Pre-COVID Start Date: 01JUN22
Pre-COVID Completion Date: 01JUL23
Earliest Possible Start Date: 01JUN21**
Planned Bid Phase: **01JAN21**
****Recipient of ACE Grant valued at \$820k***
*****Includes Bid Alternate to potentially award w/ HCES***

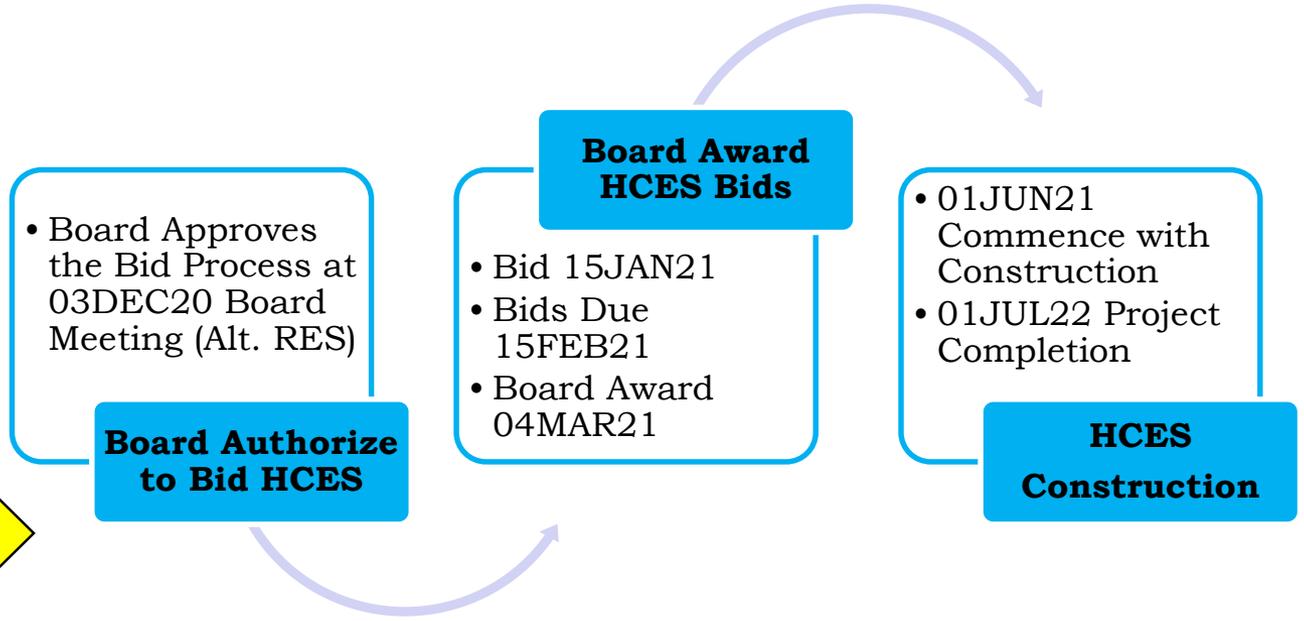
Facilities Improvement Projects
Establish Revised Plan – Administrative Recommendation

Proposed Plan:

**Sol Feinstone
Elementary School
Additions and
Renovations Project
\$31.5M**

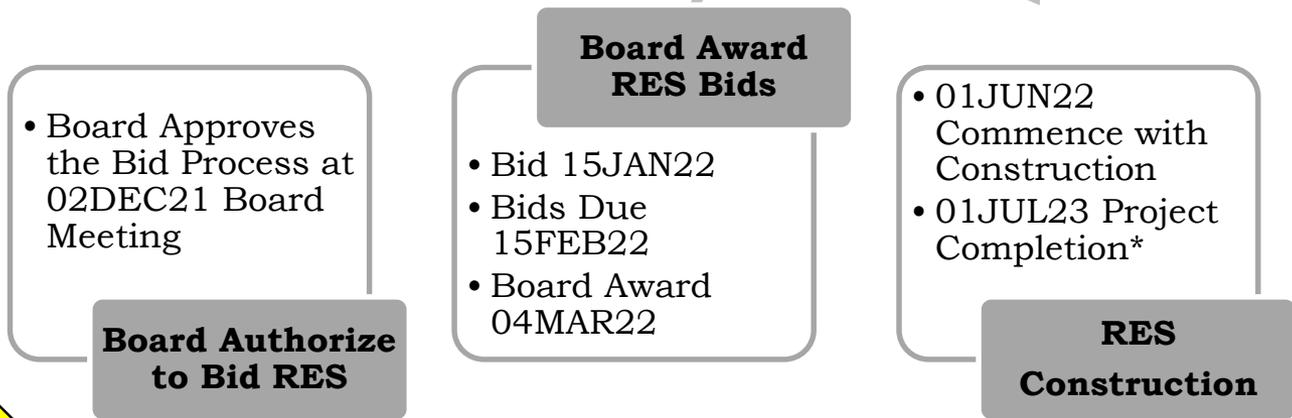


**Hillcrest
Elementary School
Additions and
Renovations Project
\$23.0M**



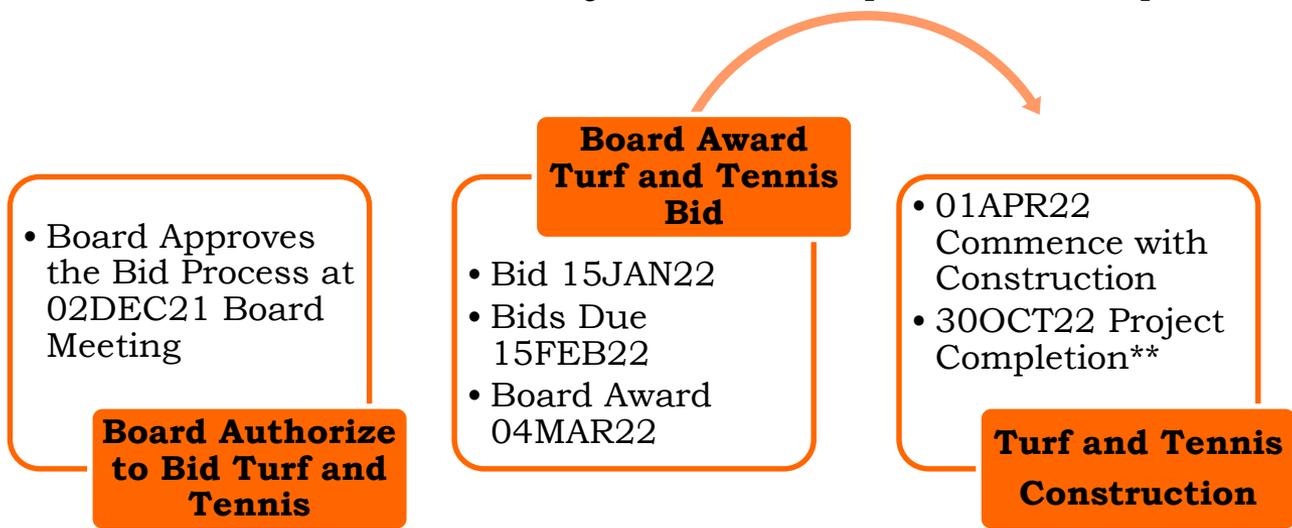
Proposed Plan:

**Richboro
Elementary School
Additions and
Renovations Project
\$23.9M**



**Note: this project is planned as an alternate bid with HCES in 2020-21 – Moves all dates back 1-year with the exception to 2023 completion date*

**CRHS South II
Synthetic Turf
Athletic Field
Project (Stadium
Master Plan) and
Tennis Court
Reconstruction
\$5.3M**



***tennis completion 15AUG22*

Proposed Plan Bid Phase Professional Fees:



Sol Feinstone ES Additions & Renos.

- D'Huy Engineering, Inc. \$14,000.00
- SchraderGroup/Terraform Eng. \$58,078.09
- **TOTAL BID FEES 2020-21** **\$72,078.09**
- **TOTAL RE-BID FEES 2021-22** **\$36,039.05**



Hillcrest ES Additions and Renos.

- D'Huy Engineering, Inc. \$ 9,000.00
- SchraderGroup/Terraform Eng. \$48,023.25
- **TOTAL BID FEES 2020-21** **\$57,023.25**
- **TOTAL RE-BID FEES 2021-22** **\$28,511.63**

Proposed Plan Bid Phase Professional Fees:



Richboro ES Additions & Renos.

- D'Huy Engineering, Inc. \$ 9,000.00
- SchraderGroup/Terraform Eng. \$48,023.25
- **TOTAL BID FEES 2021-22** **\$57,023.25***
- *Note: Total bid fees reduced to \$33,011.63 if bid with HCES in 2020-21 and \$28,511.62 if 2020-21 bids are rejected & rebid in 2021-22



CRHS South Turf & Tennis Courts

- D'Huy Engineering, Inc. \$ 9,000.00
- **TOTAL BID FEES 2020-21** **\$ 9,000.00**
- **TOTAL RE-BID FEES 2021-22** **\$ 4,500.00**
- **HOLD – REASSESS in 2021-22**

CIP NEXT STEPS and SCHEDULE



Item No.	Action Item	Date	Meeting
1	Distribute the Annual CIP v.9 (2020-2021) and Review the CIP	15OCT20	FACCOM Meeting
2	<i>Board Approval of CIP Budget Only</i>	<i>05NOV20</i>	<i>Board Meeting</i>
3	Discuss Facility Improvement Budget and Schedule (HCES, RES, SFES, CRHS South Turf-Tennis Court)	12NOV20 (this evening)	Joint FACCOM/FINCOM Meeting
4	<i>Board Approval of Facility Improvement Project(s) for Bid</i>	<i>03DEC20</i>	<i>Board Meeting</i>
5	Commence with 2020 - 2021 CIP	06NOV20	D'Huy and Team
6	Investigations, Design, Document, Bid, Evaluate and Recommend	06NOV20 – 21JAN21	FACCOM Meeting
7	<i>Board Approval - Award Bids for 2020 - 2021 CIP Summer Projects</i>	<i>03FEB21</i>	<i>Board Meeting</i>
8	Process Submittals, Schedules, Procure Materials, Permits, Etc.	04FEB21 – 25JUN21	N/A
9	Construction Activities	25JUN21 – 27AUG21 (CC work through fall)	N/A

Board Agenda Items (03DEC20)



Board Agenda Items (CA=Consent Agenda BA=Board Agenda)

Facility Improvement Projects – Authorize Bid Phase for Select Projects

Facility Improvement Projects – Bid Phase Motion to Authorize Bid Phase

- ✓ **Sol Feinstone Elementary School** Additions and Renovations Project (2021)
Bid Phase Fees: \$72,078.09 Recommended
- ✓ **Hillcrest Elementary School** Additions & Renovations Project (2021)
Bid Phase Fees: \$57,023.25 Recommended
- ✓ **Richboro Elementary School** Additions & Renovations Project (Alt. 2021-2022)
Bid Phase Fees: \$33,011.63 Recommended – Alternate Bid w/ HCES
- ✓ **CRHS South** Synthetic Turf and Tennis Court Replacement (2022?)
Bid Phase Fees: \$9,000.00 Bid Delay Suggested

Notes:

1. *03DEC20 Board action is required to provide the design team with adequate time to prepare the respective bid packages to meet mid-January 2021 Bid Phase and maintain potential February Bid Award dates.*
2. *Award of the actual bids will require a separate Board action.*

BUDGET: Capital Projects

BA

Board Agenda Items (CA=Consent Agenda BA=Board Agenda)

Salt and Deicing Material Supply Bid and RHES Closeout Change Orders

Salt and Deicing Material Supply Bid No. 20-35

- ✓ Bagged salt for deicing sidewalks and building entries
- ✓ All-purpose sand for newly placed concrete sidewalks
- ✓ Bulk rock salt for vehicle mounted salt throwers for the deicing driveways and parking lots
- ✓ Bids are due: Friday, 20NOV20
- ✓ Bid Tabulation and Summary will be provided



Rolling Hills Elementary School Additions and Renovations Project – Closeout Change Orders

- ✓ Closeout of all Prime Contracts (GC, MC, EC and PC)
- ✓ Closeout of any remaining Material Allowances
- ✓ Final Estimated Project Accounting



Rolling Hills ES Finished Photos





Rolling Hills Elementary School: Main Entrance
Professional Photos by Matt Wargo



Rolling Hills Elementary School: Main Entrance

Professional Photos by Matt Wargo



Rolling Hills Elementary School: Bus Drop-Off / Photovoltaic Solar Array
Professional Photos by Matt Wargo



Rolling Hills Elementary School: Outdoor Learning Classroom
Professional Photos by Matt Wargo



Rolling Hills Elementary School: Main Entrance
Professional Photos by Matt Wargo



Rolling Hills Elementary School: Kindergarten Classroom
Professional Photos by Matt Wargo



Rolling Hills Elementary School: Library
Professional Photos by Matt Wargo



Rolling Hills Elementary School: Gymnasium Renovation
Professional Photos by Matt Wargo

Upcoming Meetings & Topics:

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

MEETING DATE	PROBABLE TOPICS
09NOV20 (NT)	HCES and RES Zoning Hearing Board Meeting – Approved all items
12NOV20 (Joint FINCOM-FACCOM)	Facilities Improvement Plan (HCES, RES, SFES, CRHS S Turf-Tennis)
18NOV20 (NT)	HCES and RES Board of Supervisors – Cond. Approval (Virtual)
03DEC20 (CR Board)	Facilities Improvement Plan – Board Agenda Item
17DEC20 (FACCOM)	General Facilities Update

Note: Dates and Topics are Subject to Change and/or Expand



Public Comments - Thank you!

Next FACCOM Meeting: Thursday, December 17, 2020 @ 7:00pm



sol feinstone elementary school rendering-SGA



rolling hills elementary school rendering - SGA