

# PLEASANT VALLEY SCHOOL DISTRICT CAPITAL IMPROVEMENTS PLAN

April 11, 2023 - UPDATE Report on Findings and Recommendations





#### 2020 Capital Improvement Process Recap



**Committee Members (2020):** \* Information posted and regularly updated Dr. Lee Lesisko Donna Yozwiak Daniel Wunder Randy Smale Chuck Tomori Tom Toth Arif Fazil William Gasper Todd Kresge Matthew Triolo Beverly Hendricks Holly Tuers Tammy Smale Kim LaBrake

- Meetings Held From October 14, 2020, to January 5, 2021
- Walkthroughs completed with multiple professionals
- Research completed on Drawings, Previous Studies, and Enrollment
- Education Specifications prepared by District
- Program needs for Kitchen, Technology, and Maintenance prepared by District
- Analysis completed on Costs and Schedules
- Input from Committee members

## Tab 10: Floor Plan





#### Tab 5: High School Building Scorecard



## Pleasant Valley High School

1671 Route 209 Broadheadsville, PA 18322



Address:	1671 Route 209 Broadheadsville, PA 18322	Originally Built:	1959
Grades:	9th Grade - 12th Grade	Main Building Sq. Ft:	123,100
Fotal No. of Students:	(as of 2019-20) 1,499	Total Building Sq. Ft:	325,500
		Renovations/Additions:	1984, 1995, 2000 & <mark>2</mark> 004

CATEGORY	CONDITIONS GRADE	COMMENTS
Educational Program	D+	departments spread between Main Building and JC Mills Wing
Educational Support	D+	Upgrade technology, eliminate duplicate admistrative positions
Accessibility Compliance	c	
Roof	D	Roof Warranty expires 2036
Building Envelope	C-	
Structure	В	
interior Finishes	C-	
Electrical System	D	
Energy Efficiency	c	
Technology	D+	
Food Service Equipment	В	
Hazardous Materials	C+	
HVAC System	D+	
Plumbing System	B-	
Fire Protection System	N/A	
On Site Sanitary System	B	
Site	c	
Fields & Stadium	В	



## Tab 7: Recommendations by PVSD Priority (Sample)



D'HUY Engineering, Inc.

	Location	Item	SA	EI	PC E	DE LI	EI AG	G LE	PRIORITY	Inc	Estimated Cost cluding 20% Indirect Costs	Category	
	PV Elementary School	Lintel repairs above stairwell windows for water infiltration	3	4	4	2 1	1 5	5	7	s	21,600.00	м	
P١	/ Elementary School	Replace boilers (coal and oil)	2	3	3	4	4	4	4 6		\$ 540,000.0	00 HV	
P١	/ Elementary School F	Replace chillers	2	3	3	4	4	4	4 6		\$ 660,000.0	NO HV	
P١	/ Elementary School	Replace oil fired domestic hot water heaters	2	3	3	4	2	4	4 6		\$ 300,000.0	10 P	
	PV Elementary School	Provide adequate cooling systems in MDF/IDF rooms	2	3	3	4 4	1	1	6	\$	90,000.00	HV	
	PV Elementary School	Remove existing sinks from ADA accessible toilet stalls	3	3	2	2 0	5	5	5	s	2,400.00	HA	
	PV Elementary School	Replace entire fire alarm system	2	3	2	2 0	4	4	5	s	694,200.00	FA	
	PV Elementary School	Relocate storage from collaboration areas	3	1	3	2 0	4	4	4		No Cost Included	UN	
	PV Elementary School	Remove all existing carpet and replace with new Vinyl Tile	3	2	3	0 0	5	5	4	s	352,440.00	FT	
	PV Elementary School	Interior painting in renovated areas	0	3	2	4 1	1 5	5	5	5	640,800.00	IP	
	PV Elementary School	Provide casework and countertops to infill demolished Unit Ventilators	2	3	2	4 1	1 0	0	5	s	427,200.00	CAS	
	PV Elementary School	Remove and replace all corridor ceilings with acoustical ceiling tile and grid to allow for new MEP systems install	0	2	2	2 (	5	3	3	5	299,040.00	CLG	
	PV Elementary School	Remove and Replace all classroom ceilings with new acoustic ceiling tile and grid to support technology infrastructure upgrades	0	1	2	2 0	5	3	3	s	747,600.00	CLG	
	PV Elementary School	Identify leak & clean pipe insulation inside entrance to lower level boiler room	5	0	4	0 0	0 0	5	4	5	24,000.00	P	
	PV Elementary School	Replace HVAC controls	1	2	2	2 2	2 4	4	4	s	1,708,800.00	HV	
	PV Elementary School	Provide a/c for lobby	2	2	2	2 1	1 4	4	4	5	18,000.00	HV	
	PV Elementary School	Provide new a/c for new gym	2	2	2	2 1	1 4	4	4	s	150,000.00	HV	
	PV Elementary School	Provide dehumidification system for old gym	2	2	2	2 1	1 4	4	4	5	72,000.00	HV	
	PV Elementary School	Upgrade Area of Rescue System Controls	2	1	3	2 (	5	4	4	s	12,000.00	FA	
	PV Elementary School	Provide New Data/Communications Infrastructure	0	4	3	4 0	0 4	3	4	\$	1,068,000.00	CS	
	PV Elementary School	Replace Intercom/Paging/Clocks System with IP-based systems	2	2	2	2 (	4	1	4	s	534,000.00	CS	
	PV Elementary School	Repair opening in exterior roof canopy at Stair Tower G	3	0	3	0 0	5	5	3	s	600.00	м	
			_	_	_	_	_	-		-			

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#### **Tab 8: Comparison of Renovation to Improvements**



12/14/2020 Pleasant Valley School District **Project Accounting Based on Estimates** Comparison of Renovation to Improvements DEI Project No. 290000 TOTAL ESTIMATED TOTAL BUILDING ESTIMATED Floor Area **RENOVATION** at RECOMMENDED IMPROVEMENTS AS ASBESTOS **RENOVATION &** IMPROVEMENTS & IMPROVEMENTS WITH BUDGET WITH SCHOOL Sq. Ft. \$200/SQ.FT. IMPROVEMENT % OF RENOVATION ABATEMENT ASBESTOS ASBESTOS FEES AND CONT. Sitework FEES AND CONT. Elementary Schools Chestnuthill Elementary 24,000 \$ 4,800,000.00 \$ 3.022,425.00 63% \$ 4,800.00 S 4,804,800.00 S 3,027,225.00 S S 7,875.00 \$ 5,775,210.00 5,765,760.00 School Pleasant Valley \$ \$ 178,000 \$ 35,600,000.00 \$ 16,000,940.00 45% S S 35,600,000.00 16,000,940.00 19,201,128.00 S 319,650.00 \$ 19,584,708.00 -Elementary School 48,000 \$ 9,600,000.00 \$ 4,375,360.00 46% S S 9,600,000.00 \$ 4,375,360.00 \$ 5,250,432.00 S 49,908.00 -\$ 5,310,322.00 Polk Elementary School Intermediate/Middle Schools Pleasant Valley \$ \$ \$ 23,107,518.00 201,000 \$ 40,200,000.00 \$ 19,086,650.00 47% \$ 40,200,000.00 19,086,650.00 22,903,980.00 \$ 169,615.00 Intermediate School Pleasant Valley Middle 160,000 \$ 32,000,000.00 \$ 14,525,640.00 45% S 32,000,000.00 \$ 14,525,640.00 \$ 17,430,768.00 S 282,380.00 \$ 17,769,624.00 School **High School** \$ S \$ \$ 123,100 \$ 24,620,000,00 23,253,375.00 94% \$ 196,800.00 24,816,800.00 23,450,175.00 29,780,160.00 \$ 1,891,771.00 \$ 32,050,285,00 Main Building \$ \$ \$ 20,476,080.00 \$ \$ 20.476.080.00 146,700 \$ 29.340.000.00 17,063,400.00 58% S 29,340,000.00 17,063,400.00 1995-2004 Wings \$ 11,140,000.00 S 9,286,437.50 445,600.00 s S \$ s 33,064.00 \$ 13,942,397.00 55,700 83% \$ 11.585.600.00 9,732,037.50 13,902,720.00 JC Mills Wing 936,500 \$187,300,000,00 \$ 106.614.227.50 \$ 647,200.00 S 187.947.200.00 \$ 107.261.427.50 5 134,711,028.00 \$ 2,754,263.00 \$ 138,016,144.00 TOTAL

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## Tab 8: CIP High School Cost Summary



	PV HS Estimated Costs/SF													
Building Size		123,100		146,700	55,700									
Portion of High School Building		Main Building		HS 95-05 Wings		HS JC Mills								
CIP Budget	\$	188.90	\$	116.31	\$	166.72								
Full Renovation	\$	200.00	\$	240.00	\$	200.00								
New Construction	\$	270.00	\$	300.00	\$	270.00								

	PV	HS	Total Estimated Co	sts	
Portion of High School Building	Main Building		HS 95-05 Wings		HS JC Mills
CIP Budget	\$ 23,253,375	\$	17,063,400	\$	9,286,438
		2			
Full Renovations	\$ 24,620,000	\$	35,208,000	\$	11,140,000
Premium Cost of Full Renovations	\$ 1,366,625	\$	18,144,600	\$	1,853,563
New Construction	\$ 33,237,000	\$	44,010,000	\$	15,039,000
Premium Cost for New Construction	\$ 9,983,625	\$	26,946,600	\$	5,752,563



# Focus: Best Value by Reusing Existing Infrastructure



Savings	
$\checkmark$	Site Improvements and re-using current water, sewer, roads, fields, etc.
~	Building purposely identified by 3 wings with separate age, conditions and education needs.
$\checkmark$	Provide Integrated Solutions for MEP systems, etc. for efficiency.
$\checkmark$	Proper fit of Programs to limit Scope of renovation and improve efficiency.
~	The HS buildings do not warrant replacement, as a whole (good spaces and infrastructure).
$\checkmark$	The 1995-2004 Wing does not warrant renovation, Capital Improvements only.
$\checkmark$	Incorporating priority HS CIP work into HS renovation solution reduces costs.





#### Tab 10: Floor Plan Option B







## Option B: 2020 Pros & Cons



	Option A – Renovate Main Building, 1995-2004 Wing, JC Mills Wing	Option B – Renovate Main Building & 1995- 2004 Wing, Demo JC Mills Wing, 60K SF Addition
COST WITH PHASING ADJUSTMENT		Additional \$2.5 M in costs
RECOGNIZE TRADITION AND IMPORTANCE OF JC MILLS	✓	$\checkmark$
PRIMARY TEACHING SPACES IMPROVEMENTS	$\checkmark$	$\checkmark\checkmark$
ELIMINATE DUPLICATE ADMINISTRATIVE SERVICES		$\checkmark$
IMPROVE STUDENT FLOW		$\checkmark$
CLASSROOM SIZE IMPROVEMENT		✓
UNITY OF STAFF AND STUDENTS		$\checkmark$
CONSOLIDATE ART AND SCIENCE AREAS		$\checkmark$
INCREASE BUILDING SECURITY		$\checkmark$
BETTER SITE LAYOUT		$\checkmark$
BETTER HVAC AND ELECTRICAL EFFICIENCY		$\checkmark$



# 2020 Cost Summary By Option



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SCOPE	OPTION A - H.S. RENO	OPTION B - H.S. RENO & REPLACE J.C. MILLS WING						
AIN BUILDING RENOVATIONS (123,100 SF)	\$ 24,620,000.00	\$	24,620,000.00					
95-2005 WING (CIP List 146,700 SF)	\$ 17,063,400.00	\$	17,063,400.00					
. MILLS WING (55,700 SF)			-					
RENOVATION	\$ 11,140,000.00							
ABATEMENT	\$ 445,600.00	\$	445,600.00					
DEMO		\$	360,000.00					
REPLACEMENT (55,700 SQ. FT. AT \$270/SF)		\$	15,039,000.00					
ODULARS (PHASING - 22 Classrooms)	\$ 1,700,000.00							
EWORK ALLOWANCE	\$ 3,000,000.00	\$	3,500,000.00					
BTOTAL:	\$ 57,969,000.00	\$	61,028,000.00					
ES & CONTINGENCY (20%)	\$ 11,593,800.00	\$	12,205,000.53					
TAL (INCLUDING FEES & CONTINGENCY):	\$ 69,562,800.00	\$	73,233,600.00					
DITIONAL IMPROVEMENTS:								
LOOP ROAD (INCLUDING FEES & CONTINGENCY)	\$ 600,000.00	\$	600,000.00					
LOCKER ROOM/TEAM ROOMS (INCLUDING FEES & CONTINGENCY)	\$ 1,000,000.00	\$	1,000,000.00					
IT ROOM RELOCATION ALLOWANCE (INCLUDING FEES & CONTINGENCY)	\$ 300,000.00	\$	300,000.00					
MAINTENANCE GARAGE (5 Bays and Shop- 5,000 SF) (INCLUDING FEES & CONTINGENCY)	\$ 1,300,000.00	\$	1,300,000.00					

2020 Projected Cost



#### ENR Building Cost Index – As of March 2023



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D'HUY Engineering, Inc.

VEX.R      JAN      FER      MAR      APP      MAV      JUX      AUC      SEP      OCT      NOV      DEC      AVE.      Maxes 3/b Recovery      Average of 9.06%      Average 0.06%      Average 0.010      Aver					ENR's	Building	Cost Inde	x History	- As of Ma	arch 2023											
Vicka      JNN      JNN      JUN      JUL      All      All </th <th></th> <th>Ave. Annu</th> <th>al % Incre</th> <th>ase over</th> <th></th> <th></th> <th>Average of <math>9.06\%</math></th>																Ave. Annu	al % Incre	ase over			Average of $9.06\%$
323      7.976.88      7.9860      2.000      7.98      2.200      7.78      2.800      1.100 <th< th=""><th>YEAR</th><th>JAN</th><th>FEB</th><th>MAR</th><th>APR</th><th>MAY</th><th>JUN</th><th>JUL</th><th>AUG</th><th>SEP</th><th>ост</th><th>NOV</th><th>DEC</th><th>AVG.</th><th>1 Year</th><th>2 Years</th><th>3 Vears</th><th>5 Years</th><th>10</th><th></th><th>Average of 9.00%</th></th<>	YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ост	NOV	DEC	AVG.	1 Year	2 Years	3 Vears	5 Years	10		Average of 9.00%
2021      7.159.00      7.497.45      7.077.45      7.095.01      7.095.01      7.702      12.07      42.07.45      5.007.5 <th< td=""><td>2023</td><td>7 976 68</td><td>7 989 4</td><td>8 000 61</td><td></td><td></td><td>_</td><td></td><td></td><td></td><td></td><td></td><td>_</td><td>7.989</td><td>2 53%</td><td>7 794</td><td>9.06%</td><td></td><td>S 14%</td><td></td><td>increase in</td></th<>	2023	7 976 68	7 989 4	8 000 61			_						_	7.989	2 53%	7 794	9.06%		S 14%		increase in
2021      6.49      6.493      6.493      6.493      6.493      6.493      6.495      6	2022	7,359.09	7.457.68	3,5(5,14	7,677,45	7,785.64	7,889,98	7,950.39	7.952.50	7,958.27	7,965.04	7,966.90	7,971.96	7,792	12.72%	12.02%	0.000/	6.72%	5.06%	>	
2020      6.214      6.217      6.218      6.238      6.238      6.238      6.238      5.2375      2.13%      2.2375	2021	6,459	6,493	6,545	6,612	6,754	6,876	7,006	7,201	7,214	7,244	7,255	7,200	6,912	10.05%	6.33%	4.95%	4.49%	3.67%		construction costs
2019      6,107      6,108      6,110      6,112      6,118      6,113      6,147      6,147      6,140      6,179      6,108      1,248      2,239      2,2375      2,3375      3,3375      3,4375      4,376      4,371      4,471      4,471      4,471      4,471      4,471      4,471      4,471      4,471      4,471      4,471      4,471	2020	6,214	6,217	6,218	6,234	6,239	6,247	6,258	6,268	6,300	6,344	6,39	6,445	6,281	2.37%	2.18%	2.57%	2.77%	2.86%		since 2020
2018    5,921    5,932    5,942    5,995    6,000    6,001    6,003    6,003    6,003    6,003    5,001    5,226    5,431    5,237    5,242    5,257    5,252    5,443    5,425    5,251    5,501    5,501    5,503    5,501    5,503    5,501	2019	6,107	6,108	6,110	6,110	6,112	6,118	6,131	6,147	6,147	6,169	6,179	6,100	6,136	1.94%	2.62%	2.90%	2.78%	2.87%		511100 2020
2010      5.734      5.742      5.780      5.800      5.814      5.807      5.807      5.901      5.248      2.2486      2.2486      2.2486      2.208      3.208      2.329      2.335      3.339      2.439      2.335      3.339      2.439      2.335      3.339      2.439      2.335      3.339      2.439      2.335      3.339      2.439      2.335      3.339      2.335      3.339      2.335      3.339      2.335      3.339      2.335      3.339      2.335      3.339      2.335      3.339      <	2018	5,921	5,932	5,942	5,954	5,995	6,005	6,043	6,060	6,081	6,093	6,093	6,105	6,019	3.22%	3.31%	3.03%	2.81%	2.83%		
2016    5.561    5.588    5.603    5.603    5.609    5.604    5.608    5.6045    5.204    5.212    5.204    5.217    5.227    5.204    5.217    5.218    5.217    5.215    5.514    5.541    5.543    5.547    5.518    5.217    5.218    5.207    5.275    5.275    5.275    5.275    5.288    5.200    5.204    5.217    5.205    5.217    5.206    5.217    5.205    5.217    5.206    5.217    5.206    5.217    5.206    5.217    5.206    5.217    5.206    5.217    5.206    5.217    5.206    5.217    5.216 <td< td=""><td>2017</td><td>5,734</td><td>5,742</td><td>5,789</td><td>5,802</td><td>5,816</td><td>5,826</td><td>5,844</td><td>5,862</td><td>5,873</td><td>5,867</td><td>5,902</td><td>5,914</td><td>5,831</td><td>3.29%</td><td>2.84%</td><td>2.75%</td><td>2.54%</td><td>3.00%</td><td></td><td></td></td<>	2017	5,734	5,742	5,789	5,802	5,816	5,826	5,844	5,862	5,873	5,867	5,902	5,914	5,831	3.29%	2.84%	2.75%	2.54%	3.00%		
2015    5.497    5.488    5.487    5.501    5.400    5.514    5.514    5.514    5.514    5.514    5.518    2.205    2.206    3.12%    2.205    2.206    3.12%    2.205    2.205    3.22%    2.206    3.12%    2.205    3.12%    5.218    5.217    5.286    5.218    5.217    5.285    5.218    5.217    5.285    5.218    5.217    5.285    5.218    5.217    5.285    5.218    5.217    5.285    5.218    5.217    5.285    5.218    5.217    5.286    5.218    5.217    5.286    5.218	2016	5,561	5,588	5,605	5,632	5,637	5,636	5,659	5,669	5,657	5,681	5,690	5,722	5,645	2.30%	2.39%	2.32%	2.32%	2.92%		
2014    5.324    5.336    5.337    5.338    5.338    5.390    5.449    5.448    5.486    5.487    2.07%    2.04%    2.17%    2.7%    2.58%    4.32%    2.07%    2.07%    2.04%    2.17%    2.7%    2.58%    4.32%    2.07%    2.08%    2.17%    2.7%    2.58%    4.32%    2.07%    2.08%    2.07%    2.08%    2.07%    2.08%    2.07%    2.08%    2.08%    2.07%    2.08%    2.08%    2.08%    2.08%    2.08%    2.08%    2.08%    2.08%    2.08%    2.08%    3.07%    3.08%    2.06%    2.08%    2.08%    3.07%    3.08%    2.06%    3.04%    3.07%    3.08%    2.08%    3.08%    2.08%    3.04%    3.07%    3.08%    2.08%    3.04%    3.07%    3.04%    3.0	2015	5,497	5,488	5,487	5,501	5,490	5,507	5,510	5,514	5,541	5,543	5,563	5,574	5,518	2.43%	2.27%	2.22%	2.60%	3.12%		
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	2014	5,324	5,321	5,336	5,357	5,370	5,375	5,383	5,390	5,409	5,442	5,468	5,480	5,387	2.07%	2.06%	2.17%	2.59%	3.52%		Calculated increase
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	2013	5,226	5,246	5,249	5,257	5,272	5,286	5,281	5,277	5,285	5,308	5,317	5,326	5,278	2.01%	2.17%	2.70%	2.50%	4.29%		
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	2012	5,120	5,122	5,144	5,150	5,167	5,170	5,184	5,204	5,195	5,204	5,213	5,210	5,174	2.29%	2.98%	2.83%	3.07%	4.28%		in construction
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	2011	4,969	5,007	5,010	5,028	5,035	5,059	5,074	5,091	5,098	5,104	5,113	5,115	5,058	3.58%	3.03%	2.61%	3.15%	4.15%		
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	2010	4,800	4,812	4,811	4,817	4,858	4,888	4,910	4,905	4,910	4,947	4,968	4,970	4,883	2.39%	2.05%	2.96%	3.22%	3.80%		COSTS FROM 12/2020
2008    4.350    4.351    4.371    4.374    4.999    4.601    4.847    4.479    4.601    4.847    4.697    4.697    4.897    6.897    3.602    3.597    3.602    3.597    3.602    3.597    3.602    3.597    3.602    3.597    3.602    3.597    3.602    3.597    3.602    3.597    3.602    3.597    3.602    3.597    3.602    3.597    3.602    3.597    3.602    3.597    3.602    3.597    3.602 <th< td=""><td>2009</td><td>4,782</td><td>4,705</td><td>4,/0/</td><td>4,701</td><td>4,775</td><td>4,7/1</td><td>4,762</td><td>4,708</td><td>4,704</td><td>4,762</td><td>4,757</td><td>4,795</td><td>4,769</td><td>1.66%</td><td>3.17%</td><td>3.05%</td><td>3.94%</td><td>3.80%</td><td></td><td>to 3/2022</td></th<>	2009	4,782	4,705	4,/0/	4,701	4,775	4,7/1	4,762	4,708	4,704	4,762	4,757	4,795	4,769	1.66%	3.17%	3.05%	3.94%	3.80%		to 3/2022
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	2008	4,557	4,356	4,571	4,574	4,399	4,640	4,723	4,/33	4,827	4,80/	4,84/	4,797	4,691	4.59%	3.69%	3.85%	5.40%	3.85%		10 3/2023.
2006    4.330    4.330    4.330    4.331    4.330    4.333    4.431    4.402    4.441    4.305    3.00%    4.332    3.00%	2007	4,452	4,432	4,411	4,410	4,475	4,4/1	4,495	4,512	4,555	4,555	4,558	4,550	4,485	2.00%	3.33%	4.19%	4./0%	3.35%		8.000.61/6445 =
1001    4,112    4,103    4,103    4,103    4,103    4,103    4,103    4,103    4,003    5,007    3,602    3,504    3,601    3,604    3,601    3,604    3,601    3,604    3,601    3,604    3,601    3,604    3,601    3,604    3,601    3,603    3,777    3,005    3,004    3,107    3,104    3,122    3,133    3,133    3,323    3,364    3,371    3,503    3,507    3,503    3,507    3,507    3,508    3,509    2,009    2,003    1,003    2,003    1,003	2006	4,335	4,337	4,330	4,335	4,331	4,340	4,350	4,359	4,375	4,451	4,402	4,441	4,309	5.50%	4.83%	5 35%	4.45%	3.04%		
2000    3,682    3,683    3,694    3,655    3,664    3,655    3,664    3,655    3,664    3,655    3,664    3,655    3,664    3,655    3,664    3,655    3,664    3,655    3,664    3,655    3,664    3,655    3,656    3,657    3,693    1,03%    1,03%    1,61%    1,54%    2,23%    2,99%      2000    3,548    3,536    3,541    3,547    3,577    3,693    3,577    3,574    0,99%    1,61%    1,54%    2,29%      2000    3,548    3,536    3,534    3,557    3,665    3,577    3,574    0,99%    1,71%    1,74%    1,00%      1999    3,425    3,417    3,411    3,421    3,422    3,433    3,460    3,474    3,503    3,577    3,364    2,29%    1,37%    2,43%    2,29%    1,37%    2,43%    2,22%    3,10%    3,11%    3,110    3,100    3,107    3,364    3,377    3,364    3,377    3,364    3,371    3,304    3,311    3,203    2,29%    1,44%    3,204    3,304 <td>2003</td> <td>3 767</td> <td>3,802</td> <td>3 850</td> <td>3,908</td> <td>3.056</td> <td>3 006</td> <td>4,197</td> <td>4,210</td> <td>4,242</td> <td>4,205</td> <td>4,512</td> <td>4,529</td> <td>3 084</td> <td>7 88%</td> <td>4 08%</td> <td>3.3576</td> <td>3.06%</td> <td>2 81%</td> <td></td> <td>1.24 or 24%</td>	2003	3 767	3,802	3 850	3,908	3.056	3 006	4,197	4,210	4,242	4,205	4,512	4,529	3 084	7 88%	4 08%	3.3576	3.06%	2 81%		1.24 or 24%
2000      3,581      3,597      3,581      3,597      3,652      3,664      3,655      3,651      3,654      3,640      3,652      1,076      1,075      1,077      1,075	2004	3 648	3.655	3,649	3.652	3 660	3 677	3 683	3 712	3,717	3 745	3.765	3 757	3,693	1.93%	1.66%	1.45%	1.78%	2.33%		1
2001      2103 <th< td=""><td>2002</td><td>3.581</td><td>3 581</td><td>3.597</td><td>3.583</td><td>3.612</td><td>3 624</td><td>3.652</td><td>3.648</td><td>3.655</td><td>3.651</td><td>3.654</td><td>3.640</td><td>3.623</td><td>1.37%</td><td>1.19%</td><td>1.61%</td><td>1.54%</td><td>2.78%</td><td></td><td>Increase</td></th<>	2002	3.581	3 581	3.597	3.583	3.612	3 624	3.652	3.648	3.655	3.651	3.654	3.640	3.623	1.37%	1.19%	1.61%	1.54%	2.78%		Increase
2000    3,503    3,523    3,534    3,558    3,553    3,545    3,546    3,539    3,547    3,541    3,548    3,539    2.40%    2.18%    1.73%    2.74%    3.10%      1999    3,425    3,417    3,411    3,421    3,422    3,433    3,460    3,474    3,504    3,505    3,498    3,497    3,456    1.92%    1.37%    2.63%    2.22%    3.12%      1998    3,363    3,372    3,364    3,377    3,390    3,382    3,391    3,414    3,424    3,419    3,391    0.80%    2.99%    2.64%    3.05%      1997    3,332    3,333    3,364    3,377    3,390    3,382    3,391    3,414    3,424    3,419    3,301    0.80%    2.99%    2.64%    3.05%      1996    3,127    3,131    3,135    3,117    3,110    3,110    3,111    3,100    3,014    3,010    3,010    3,011    3,111    3,44%    4.89%    4.36%    3.66%    3,06%    1992    2,784    2,775    2,799    2,728	2001	3,545	3,536	3,541	3,541	3,547	3,572	3,625	3,605	3,597	3,602	3,596	3,577	3.574	0.99%	1.71%	1.80%	2.32%	2.99%		
1999    3,425    3,417    3,411    3,421    3,422    3,433    3,460    3,474    3,504    3,505    3,498    3,497    3,456    1.92%    1.37%    2.63%    2.22%    3.12%      1998    3,363    3,372    3,368    3,375    3,374    3,379    3,382    3,391    3,414    3,423    3,424    3,419    3,391    0.80%    2.93%    2.99%    2.64%    3.05%      1997    3,332    3,333    3,323    3,364    3,377    3,396    3,392    3,385    3,378    3,372    3,364    5.03%    4.05%    2.71%    3.74%    3.24%      1996    3,127    3,131    3,135    3,148    3,161    3,178    3,109    3,111    3,44%    4.95%    3.22%    1.48%    2.30%    3.29%    1.99%    3.011    3,111    3,143    3,112    3,111    3,144    3,121    3,109    3,111    3,44%    4.89%    4.36%    3.62%    1992    2,784    2,775    2,799    2,809    2,828    2,884    2,857    2,867    2,873	2000	3,503	3,523	3,536	3,534	3,558	3,553	3,545	3,546	3,539	3,547	3,541	3,548	3,539	2.40%	2.18%	1.73%	2.74%	3.10%		
1998    3,363    3,372    3,368    3,375    3,374    3,379    3,382    3,391    3,414    3,423    3,424    3,419    3,391    0.80%    2.93%    2.99%    2.64%    3.05%      1997    3,332    3,333    3,323    3,364    3,377    3,396    3,392    3,385    3,378    3,372    3,350    3,370    3,364    5.03%    4.05%    2.71%    3.74%    3.24%      1996    3,127    3,131    3,135    3,148    3,161    3,178    3,190    3,223    3,246    3,284    3,004    3,311    3,203    2.92%    1.48%    2.30%    3.29%    100%    1094    3,100    3,110    3,111    3,100    3,111    3,100    3,111    3,100    3,111    3,100    3,111    3,128    3,112    0.03%    1.94%    4.36%    3,62%    4.36% <td>1999</td> <td>3,425</td> <td>3,417</td> <td>3,411</td> <td>3,421</td> <td>3,422</td> <td>3,433</td> <td>3,460</td> <td>3,474</td> <td>3,504</td> <td>3,505</td> <td>3,498</td> <td>3,497</td> <td>3,456</td> <td>1.92%</td> <td>1.37%</td> <td>2.63%</td> <td>2.22%</td> <td>3.12%</td> <td></td> <td></td>	1999	3,425	3,417	3,411	3,421	3,422	3,433	3,460	3,474	3,504	3,505	3,498	3,497	3,456	1.92%	1.37%	2.63%	2.22%	3.12%		
1997    3.332    3.333    3.323    3.364    3.377    3.396    3.392    3.385    3.378    3.372    3.350    3.370    3.364    5.03%    4.05%    2.71%    3.74%    3.24%      1996    3.127    3.131    3.135    3.148    3.161    3.178    3.190    3.223    3.246    3.284    3.304    3.311    3.203    2.92%    1.48%    2.30%    3.29%    1.48%    2.30%    3.29%    1.48%    2.30%    3.29%    1.99%    3.112    3.111    3.103    3.100    3.096    3.095    3.114    3.121    3.109    3.117    3.131    3.128    3.111    3.003%    3.09%    3.064    2.90%    5.72%    4.45%    3.63%    3.66%    3.62%    3.014    3.009    3.016    3.029    3.046    2.996    5.72%    4.45%    3.63%    3.06%    \$90,809,664    \$90,809,664    \$90,809,664    \$90,809,664    \$90,809,664    \$90,809,664    \$90,809,664    \$90,809,664    \$90,809,664    \$90,809,664    \$90,809,664    \$90,809,664    \$90,809,664    \$90,809,664    \$90,809,664	1998	3,363	3,372	3,368	3,375	3,374	3,379	3,382	3,391	3,414	3,423	3,424	3,419	3,391	0.80%	2.93%	2.99%	2.64%	3.05%		\$733,233,600
1996    3,127    3,131    3,135    3,148    3,161    3,178    3,190    3,223    3,246    3,284    3,304    3,311    3,203    2,92%    1.48%    2,30%    3,29%      1995    3,112    3,111    3,103    3,100    3,096    3,095    3,114    3,121    3,109    3,117    3,131    3,128    3,112    0,03%    1,94%    3,27%    3,03%      1994    3,071    3,106    3,116    3,127    3,125    3,115    3,107    3,109    3,116    3,110    3,111    3,84%    4.89%    4.36%    3,62%      1993    2,886    2,915    2,976    3,071    3,066    3,038    3,014    3,009    3,016    3,029    3,046    2,996    5,72%    4.45%    3,63%    3,06%      1992    2,784    2,775    2,799    2,809    2,828    2,838    2,857    2,867    2,873    2,875    2,834    3,02%    2,31%    2,31%    2,31%    2,31%    2,31%    2,11%    181%    1990    2,668    2,673    2,676	1997	3,332	3,333	3,323	3,364	3,377	3,396	3,392	3,385	3,378	3,372	3,350	3,370	3,364	5.03%	4.05%	2.71%	3.74%	3.24%		increased by 24% -
1995    3,112    3,111    3,103    3,100    3,096    3,095    3,114    3,121    3,109    3,117    3,131    3,128    3,112    0,03%    1.94%    3,27%    3,03%      1994    3,071    3,106    3,116    3,127    3,125    3,115    3,107    3,109    3,116    3,110    3,111    3,84%    4.89%    4.36%    3.62%      1993    2,886    2,915    2,976    3,071    3,066    3,038    3,014    3,009    3,016    3,029    3,046    2,996    5.72%    4.45%    3.63%    3.06%      1992    2,784    2,775    2,799    2,809    2,828    2,838    2,845    2,857    2,867    2,873    2,834    3.02%    2.44%    2.53%    2,31%      1991    2,720    2,716    2,715    2,709    2,723    2,733    2,757    2,792    2,785    2,786    2,791    2,754    2,002    2,11%    196%    196%    1990    2,664    2,6673    2,676    2,691    2,715    2,716    2,716    2,716	1996	3,127	3,131	3,135	3,148	3,161	3,178	3,190	3,223	3,246	3,284	3,304	3,311	3,203	2.92%	1.48%	2.30%	3.29%			increased by 24% –
1994    3,071    3,106    3,116    3,127    3,125    3,117    3,109    3,116    3,110    3,111    3.84%    4.89%    4.36%    3.62%      1993    2,886    2,886    2,915    2,976    3,071    3,066    3,038    3,014    3,009    3,016    3,029    3,046    2,996    5.72%    4.45%    3.63%    3.06%      1992    2,784    2,775    2,799    2,809    2,828    2,838    2,845    2,854    2,857    2,867    2,873    2,875    2,834    3.02%    2.44%    2.53%    2,31%      1991    2,720    2,716    2,715    2,709    2,709    2,723    2,733    2,757    2,792    2,785    2,786    2,791    2,784    2,22%    1,96%    1      1990    2,264    2,668    2,673    2,676    2,691    2,715    2,716    2,716    2,716    2,716    2,716    2,716    2,716    2,716    2,834    3.08%    2.83%    2.84%    2.85%    2.85%    2.9702    2,785    2,786    2,701	1995	3,112	3,111	3,103	3,100	3,096	3,095	3,114	3,121	3,109	3,117	3,131	3,128	3,112	0.03%	1.94%	3.27%	3.03%			\$90 809 664
1993    2,886    2,986    2,915    2,976    3,071    3,066    3,038    3,014    3,009    3,016    3,029    3,046    2,996    5,72%    4,45%    3,63%    3,06%      1992    2,784    2,775    2,799    2,809    2,828    2,838    2,845    2,857    2,867    2,873    2,875    2,834    3,02%    2,44%    2,53%    2,31%      1991    2,720    2,716    2,715    2,709    2,723    2,733    2,757    2,792    2,785    2,786    2,791    2,784    2,751    1,81%    2,22%    1,96%    1      1990    2,264    2,668    2,673    2,676    2,691    2,715    2,716    2,716    2,710    2,720    2,78%    2,80%    2,11%    1 <t< td=""><td>1994</td><td>3,071</td><td>3,106</td><td>3,116</td><td>3,127</td><td>3,125</td><td>3,115</td><td>3,107</td><td>3,109</td><td>3,116</td><td>3,116</td><td>3,109</td><td>3,110</td><td>3,111</td><td>3.84%</td><td>4.89%</td><td>4.36%</td><td>3.62%</td><td></td><td></td><td>\$50,005,00<del>4</del></td></t<>	1994	3,071	3,106	3,116	3,127	3,125	3,115	3,107	3,109	3,116	3,116	3,109	3,110	3,111	3.84%	4.89%	4.36%	3.62%			\$50,005,00 <del>4</del>
1992    2,784    2,775    2,799    2,809    2,828    2,834    2,857    2,867    2,873    2,875    2,834    3.02%    2.44%    2.53%    2.31%      1991    2,720    2,716    2,715    2,709    2,723    2,733    2,757    2,792    2,785    2,786    2,791    2,784    2,751    1.81%    2.22%    1.96%      1990    2,664    2,668    2,673    2,676    2,691    2,715    2,716    2,730    2,728    2,730    2,702    2,58%    2.00%    2.11%      1989	1993	2,886	2,886	2,915	2,976	3,071	3,066	3,038	3,014	3,009	3,016	3,029	3,046	2,996	5.72%	4.45%	3.63%	3.06%			
1991    2,720    2,716    2,715    2,709    2,723    2,733    2,757    2,792    2,786    2,791    2,784    2,751    1.81%    2.22%    1.96%      1990    2,664    2,668    2,673    2,676    2,691    2,715    2,716    2,730    2,720    2,702    2,58%    2.00%    2.11%      1989	1992	2,784	2,775	2,799	2,809	2,828	2,838	2,845	2,854	2,857	2,867	2,873	2,875	2,834	3.02%	2.44%	2.53%	2.31%			
1990    2,664    2,668    2,673    2,676    2,715    2,716    2,716    2,730    2,720    2,702    2,8%    2.00%    2.11%      1989         2,634    1.39%    1.83%       1988         2,598    2.24%        1987         2,541	1991	2,720	2,716	2,715	2,709	2,723	2,733	2,757	2,792	2,785	2,786	2,791	2,784	2,751	1.81%	2.22%	1.96%				
1989      2,634      1.39%      1.83%        1988      2,598      2.24%      1        1987      2,541      1      1	1990	2,664	2,668	2,673	2,676	2,691	2,715	2,716	2,716	2,730	2,728	2,730	2,720	2,702	2.58%	2.00%	2.11%				
1988      2,598      2.24%        1987      2,541      1	1989													2,634	1.39%	1.83%					
1987 2,541	1988													2,598	2.24%						
	1987													2,541							

HOW ENR BUILDS THE INDEX: 68.38 hours of skilled labor at the 20-city average of bricklayers, carpenters and structural ironworkers rates, plus 25 cwt of standard structural steel shapes at the mill price prior to 1996 and the fabricated 20-city price from 1996, plus 1.128 tons of portland cement at the 20-city price, plus 1,088 board ft of 2 x 4 lumber at the 20-city price.

# High School Floor Plan – New Construction Costs







### **Existing Conditions – Site Infrastructure**



D'HUY Engineering, Inc.

#### Site: Conditions at High School

- □ Paving failing in parking lots and entrance roads causing cracks and potholes.
- □ Stadium lights are unsafe to climb and work on due to deterioration of cables and platforms, resulting in rental of expensive lifts to complete repairs.
- Existing storm and Other utilities are in poor condition.
- Site lighting improvements required.
- Connect the existing site with internal drives to minimize the need to travel On Routes 115 and 209





### **Existing Conditions – Mechanical Infrastructure**



#### Mechanical: Equipment at High School

- □ Mechanical, electrical and plumbing equipment is aging beyond repair and cannot get parts to repair.
- Chiller system fails often and is constantly under repair. Parts are becoming harder to get for this system.
- □ Systems are not efficient thus using extra electricity and fuel to meet our needs.
- □ Part of the building still uses coal as a fuel source.
- The parts for the coal boilers are not obtainable.
- □ HVAC valve seals and bushings are failing.
- □ HVAC systems are not integrated, and many are beyond their useful life.







#### **Existing Conditions – Mechanical Infrastructure**



#### Mechanical: Environmental Control at High School

- □ We have both pneumatic and electronic controls running our HVAC systems causing interface issues.
- □ In order to get cool air flow into the security office a hole in the wall stealing it from another room.
- □ Old gym is an unconditioned area we are also not able to get replacement parts for the bleachers.
- Our building areas are not heated or cooled the same thus the systems are fighting each other. This makes it uncomfortable and causes humidity issues.
- □ Note many areas in the building have no air conditioning.



#### **Existing Conditions – Electrical Infrastructure**



#### Electrical: Equipment and Safety at High School

- □ Multiple electric systems to serve the High School.
- □ Main electrical feed in wire insulation breaking down.
- □ Electrical switch gear is so old we cannot get replacement parts resulting in the use of parts from spare units.
- □ Multiple fire detectors are disconnected from past renovations bringing up error codes in the system.
- Stadium lights are unsafe to climb and work on due to deterioration of cables and platforms, resulting in rental of expensive lifts to complete repairs.

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### **Existing Conditions – Plumbing Infrastructure**



#### Plumbing: Equipment at High School

- Gaskets are breaking down from age at flange joints.
- Plumbing piping is wearing out causing multiple repairs resulting in large sections of the building being shut down to make the repairs because of lack of valves.
- □ Underground piping to be investigated.











#### **Existing Conditions – Building Infrastructure**



#### Building: Exterior Envelope at High School

- □ Exterior sealants at control, & expansion joints require replacement.
- Exterior glazing is original single pane in most areas & requires replacement to increase energy efficiency.
  These same rooms have no AC in the summer making these areas very warm for students.
- □ Entrance Doors are rusting out at the bottom and concrete needs repair.







### **Existing Conditions – Building Infrastructure**



#### Building: Interior Materials & Finishes at High School

- Art rooms have the kilns in them instead of a separate are as a result of this they are only used at night because of the heat generated and safety.
- □ Lockers are too small for HS students as a result they get jammed and bent causing a lot of maintenance and repair.
- Ceiling grids are rusting in older areas of the school and require replacement.
- Glazing seals are failing at the insulating glass in cafeteria windows.







### **Existing Conditions – Building Infrastructure**



#### Building: Code Concerns at High School

- □ Railing on stairs do not meet today's code standards and as a result is a s safety concern.
- □ Most interior doors are delaminating, with altered hinges, and doors levers require upgrades to meet ADA standards.
- □ Toilet facilities require upgrades to meet current ADA code.
- □ Older areas have Vinyl Asbestos Tile (VAT) which should be removed to due age to guard against cracking.





### **Existing Conditions – Educational Inefficiency**



#### Building: Classroom Concerns

- □ Outdated technology and teaching resources.
- □ Undersized lockers throughout the building.
- Limited science lab stations











## **Existing Conditions – Educational Inefficiency**



#### Building: Classroom Concerns

□ Inconsistent furniture & technology.

- □ Outdated classroom fit out.
- Undersized Cafeteria.





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#### 2022 Capital Improvement Process Recap



CIP Committee Members (2022): \* Information posted and regularly updated

#### 2022 Meetings:

James KonradWilliam GasperRae Lin HowardDiane SerfassMichael SimonettaTodd KresgeTammy SmaleNorm Burger

Jonathan Ayre Brian Boylan Arif Fazil Kim LaBrake

- April 2022 Meeting DEI and PVSD to review and update CIP.
  - 2022 update sent in June to include PVSD's top priorities 1-5.
- Administration Committee reformed in September 2022.
  - DEI and PVSD met to review steps for re-engaging PVSD CIP Committee members.
- 10/17/2022 Meeting PVSD Administration Committee members reviewed CIP draft update with DEL
- 10/26/2022 Meeting PVSD HS Administrators & DEI met to review curriculum/current space utilization of HS.
- 10/27/2022 Meeting PVSD Administration Committee members met with DEI to review additional updated information regarding future capital improvement process.
- 11/07/2022 Meeting PVSD Administration Committee members met with DEI to review draft Presentation for the November 14<sup>th</sup> Board update.
- 11/14/2022 Meeting Board update & direction to create a Planning Committee to move forward with High School planning.
- 12/01/22 Meeting PVSD Planning Committee members met with DEI to review additional updated information regarding future capital improvement process.



### **Table of Contents of Capital Improvement Plan**



- Tab 1 Introduction and Executive Summary.
- Tab 2 **Overview of the District.**
- **Educational Specifications.** Tab 3
- Tab 4 Pennsylvania Department of Education enrollment projections.
- Summary of building information and plans, existing building systems, and observations for each of the District's schools including general Tab 5 features, Boiler and Chiller Profiles, Lighting, Communication, Electric Service and Security and Fire alarm System Profiles and Domestic Hot Water profiles.
  - A. Pleasant Valley High School
  - B. Pleasant Valley Middle School
  - C. Pleasant Valley Intermediate School
  - D. Pleasant Valley Elementary School
  - E. Polk Administrative Building
  - F. Chestnuthill Elementary building
  - G. District Parking Profiles
  - H. District Roof Profiles
  - **District Mechanical Systems by School** I.
  - **District Electrical Systems by School** J.
  - K. District Plumbing Systems by School



- Logic Matrix, priority index factors affecting priority ratings and a list of categories of work. This information was used in establishing the Tab 6 project priorities.
- Recommendations itemized by priority for each facility (It should be noted that even though each item of work could be addressed individually, Tab 7 it would be more cost-effective and practical to combine items of work; e.g., ceiling tile/grid replacement, lighting replacement, HVAC replacement, etc.). - Updated April 2022
- Summary of Educational Facilities Project Cost Comparisons by facility. Updated April 2022 Tab 8
- Tab 9 Recommendations itemized by cost, with all the facilities grouped together and prioritized. The items of work are for the existing conditions only and do not include costs for new additions or renovations based on program and space needs. - Updated April 2022
- Tab 10 Proposed Capital Projects for the next five years. Project selection, scope, and budget must be confirmed with PVSD.
- **Tab 11** Barry Isett & Associates Asbestos Three-Year Re-Inspection report dated March 3, 2017.
- Resumes for D'Huy Engineering, Inc.'s review team. **Tab 12**



## Tab 7: Recommendations by PVSD Priority (Sample)



**D'HUY** Engineering, Inc.

Location	Item	SA	EI	PCD	EL	EIAC	LE	Year of Planned Work	PVSD Priority
Athletic Fields	Stadium Lighting - Structural cracks noted in concrete pier stadium light pole mount behind 1st base side dugout. Structural Assessment should be performed on stadium light pole structure.	5	4	5	5 5	5 5	5	2023	1
Athletic Fields	Stadium Visitors Bleachers - 10 rows x 175' (Est. 1080 seats). Poor Condition. Rusted. No ADA seating. Code issues: Open Rails, No Middle Aisle Rail, steep stairs. Bleachers set on wood sleepers, no Footings. Consider new 1000 seat Coed Compliant Bleachers w/ADA Seating.	5	4	5	4 4	4 5	5	2023	1
Chestnuthill Elementary School	Install New Roof - Warranty # 142472 expired on September 9, 2021	4	4	5	4 4	4 5	5	2022	1
High School Main Building	Milling and Paving or remaining areas with several 1-way roads							2022	1
Polk Elementary School	Fix boiler chimney							2023	1
PV Elementary School	Replace boilers (coal and oil)	2	3	3 4	4 4	4 4	4	2023	1
PV Elementary School	Replace existing asphalt shingle well house roof with standing seam roof	4	3	4 !	5 5	5 4	5	2023	1
PV Elementary School	Replace existing asphalt shingle roofs on sewer plant buildings 1 & 2 with standing seam roofs	4	3	4 5	5 5	5 4	5	2023	1
PV Intermediate School	Replace concrete pads outside doors							2023	1
PV Intermediate School	Regrade around perimeter of building to provide positive slope around building and to uncover brick veneer weeps & UV louvers	5	4	4	2 4	4 5	5	2023	1
PV Intermediate School	Bleacher drive wheels need replacing							2023	1
PV Middle School	Replace propane hot water heater with high efficiency heater	2	2	2	2 2	2 4	4	2023	1
PV Middle School	Replace coal and propane/oil boilers	2	3	3	4 4	1 4	4	2023	1
PV Middle School	Replace Admin. PTACS mechanical units	0	0	0	0 0	0 0	0	2023	1
PV Middle School	Monitor Single Ply Roof Area, Warranty expires on Summer, 2029 (Partial Warranty for Admin Office)	2	1	2	2 4	4 3	3	2029	1
High School Main Building	Remove wood elevated floor in band room & infill with concrete. Install new VCT in band room	4	3	4	2 (	) 5	5	2023	1
High School Main Building	Widen driveway access between loop road and Bus parking area (Road Project issues)	4	4	2	4 (	) 5	2	2023	1
High School Main Building	Replace existing distribution equipment in Electrical Rm A114	4	4	4 4	4 (	) 5	5	2023	2
High School Main Building	Remove and Replace all classroom ceilings with new acoustic ceiling tile and grid	4	4	3 !	5 (	) 5	5	2023	2
High School Main Building	Replace bleacher seating in Main gymnasium, parts are no longer available	3	3	1 (	0 0	) 5	5	2023	2
High School Main Building	Seal Coating Parking Lot and Access Roads	2	2	2 (	0 2	2 5	5	2023	2
High School Main Building	Replace existing 3000 amp outdoor electric service	4	5	4 !	5 (	) 5	5	2023	2
High School Main Building	Provide new power distribution panels, conduit, and wiring throughout	4	4	4	4 (	) 5	5	2023	2
High School Main Building	Remove and replace all corridor ceilings with acoustical ceiling tile and grid to allow for new MEP systems install	4	4	3 !	5 (	) 5	5	2023	2
HS 1995-2004 Sections	Replace Gym wood floor	3	3	2	2 (	) 5	4	2023	2
HS 1995-2004 Sections	Remove and Replace all classroom ceilings with new acoustic ceiling tile and grid to support technology infrastructure upgrades	4	4	3 !	5 (	) 5	5	2023	2
HS 1995-2004 Sections	Repair/replace bleacher mechanical system	3	3	2	2 (	) 5	4	2023	2
HS 1995-2004 Sections	Remove and replace all corridor ceilings with acoustical ceiling tile and grid to allow for new MEP systems install	4	4	3 !	5 (	) 5	5	2023	2
John C Mills Wing	Remove and Replace all classroom ceilings with new acoustic ceiling tile and grid to support technology infrastructure upgrades	4	4	3 !	5 (	) 5	5	2023	2
John C Mills Wing	Upgrade doors/glazing to maintain stair tower fire rating	5	3	4	4 (	) 5	2	2023	2
John C Mills Wing	Remove and replace all corridor ceilings with acoustical ceiling tile and grid to allow for new MEP systems install	4	4	3 !	5 (	) 5	5	2023	2
John C Mills Wing	Replace wooden accessible ramp into building	5	3	5 3	2 (	) 4	5	2023	2

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#### Tab 8: Comparison of Renovation to Improvements 2022



D'HUY Engineering, Inc.

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)		
SCHOOL	FLOOR	RENOVATION	RECOMMENDED	IMPROVEMENTS	ASBESTOS	RENOVATION	IMPROVEMENTS	TOTAL ESTIMATED	SITEWORK	TOTAL ESTIMATED		
	AREA	\$240/SQ.FT.*	IMPROVEMENTS	AS % OF	ABATEMENT	+	+	IMPROVEMENTS		IMPROVEMENTS W/ SITEWORK		
	SQ.FT.	(w/ fees & cont 20%)	(w/ fees & cont 20%)	RENOVATION	(w/ fees & cont 20%)	ASBESTOS	ASBESTOS	w/ fees & cont 20%)				
Elementary Schools												
Chestnuthill Elementary School	24,000	\$6,912,000	\$4,416,982	64%	\$ 6,985	\$6,918,985	\$4,423,967	\$6,918,985	\$11,460	\$6,930,446		
Pleasant Valley Elementary School	178,000	\$51,264,000	\$24,578,523	48%	\$ -	\$51,264,000	\$24,578,523	\$24,578,523	\$465,187	\$25,043,709		
Polk Elementary School	48,000	\$13,824,000	\$6,450,173	47%	\$ -	\$13,824,000	\$6,450,173	\$6,450,173	\$72,631	\$6,522,804		
Intermediate/Middle Schools	-									6 		
Pleasant Valley Intermediate School	201,000	\$57,888,000	\$30,856,443	53%	\$ -	\$57,888,000	\$30,856,443	\$30,856,443	\$1,752,692	\$32,609,135		
Pleasant Valley Middle School	160,000	\$46,080,000	\$23,425,640	51%	\$ -	\$46,080,000	\$23,425,640	\$23,425,640	\$500,671	\$23,926,311		
High School					$\Delta$					1		
Main Building	123,100	\$35,452,800	\$39,246,655	111%	\$ 286,403	\$35,739,203	\$39,533,058	\$35,739,203	\$2,802,904	\$38,542,107		
1995-2004 Wings	146,700	\$42,249,600	\$24,832,366	59%	\$ -	\$42,249,600	\$24,832,366	\$24,832,366	\$0	\$24,832,366		
JC Mills Wing	55,700	\$16,041,600	\$14,216,345	89%	\$ 648,482	\$16,690,082	\$14,864,827	\$16,690,082	\$548,113	\$17,238,195		
				$\neg \neg \land$								
Athletic Fields			\$2,576,854	V	V	\$0	\$2,576,854	\$2,576,854	\$2,576,854	\$2,576,854		
District Wide			\$1,577,611			\$0	\$1,577,611	\$1,577,611	\$743,400	\$1,577,611		
			V V									
TOTAL =	936,500	\$269,712,000	\$172,177,591		\$ 941,870	\$270,653,870	\$173,119,461	\$173,645,879	\$9,473,912	\$179,799,538		



### Tab 8: PVSD Priority 1-5 Totals



	High School Only Totals	All Other PVSD Facilities
PVSD Priority No. 1	\$2,403,954.00	\$6,430,019.24
PVSD Priority No. 2	\$9,979,847.74	\$25,164,161.84
PVSD Priority No. 3	\$5,900,550.23	\$16,356,886.96
PVSD Priority No. 4	\$5,457,343.69	\$2,122,885.91
PVSD Priority No. 5	\$17,669,743.25	\$732,015.90
TOTAL:	\$41,411,438.91	\$50,805,969.84

Currently receiving bids on Priority 1 & 2 items based on current available funding



### **Existing Conditions – Student Service Center / Safety**



□ Central location provides: Holistic support for Administration and eliminates gap in communication. Provide supports and resources for students in one location to combat rise in Mental Health issues Streamline investigation process (camera hub) increases response time to unforeseen issues. □ Reduction of points of entry (over 60 doors) to a main entry. Separate individuals from outside Enlargement of Cafeteria increases space for more students and a reduction of lunch periods Provide a Main larger hallway to reduces crowded hallways and AUDITORUM provide better flow Offices: GYNNASEM Ö Administration, Guidance, Nurse, Police, Athletic, YESS counselor, Psychologist, Transition Coordinator Main Entrances Two administration entrances 0 One Guidance entrance 0 Handicap entrance 0 AUXILIARY GYMNASIUM Doors



### **Existing Conditions – Educational Inefficiency**



□ Realign Department locations for: Academic development Collegiality Educational Distance between classes Reduction of distance between class Currently ¼ mile □ Academic Stress Locker usage Reduction of movement in hallways Outdated classrooms and hallways □ Allocated room usage LGI underutilized Outdated 21st Steam rooms ALIDITORIUM □ Temperature COURTYARD Inconsistent CORR **GYNNASIUM** Weight rooms vs Locker Rooms **Transition Coordinator office** in weight room Outdated LGI AUXEJARY **GYUNASILM** 



#### **Existing First Floor Classroom Plan**







#### **Existing Second Floor Classroom Plan**





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### Possible Efficiencies for H.S.



	STUDENT CAPACITY	CLASSROOM COUNT	SQUARE FEET
EXISTING 2021 ENROLLMENT	1418		
EXISTING BUILDING CAPACITY (25 STUDENTS PER CLASS)	2125		
EXCESS CAPACITY:	707		
EXISTING CLASSROOMS @ 800+ SQ FT		77	
EXISTING CLASSROOMS @ 660+ SQ FT		8	
TOT AL CLASSROOMS:		85	
EXISTING BUILDING SQUARE FOOTAGE			325,500
EXISTING SQUARE FOOTAGE PER STUDENT			230
TYPICAL H.S. SQUARE FOOTAGE PER STUDENT		$\sim$	200
		$\langle \rangle$	
EXISTING UNUSED CLASSROOMS	500	20	24,000
EFFICIENCY OF OTHER SPACES (Technology, Storage, Cafeteria, Mechanical, Admin, etc. – Reduces SQ FT needs.)		Cur	10,000
TOTAL H.S. REDUCTION:			34,000
ASSUMED FUTURE STUDENT CAPACITY	1625		
CURRENT EXISTING BUILDING CAPACITY	2125		
DIFFERENCE IN CAPACITY:	500		
REVIEW OPTIONS TO REDUCE SOUARE FOOTAGE AND RELC	CATE SPACES MO	RE EFFICIENTLY.	



### 2022 Capital Improvement Process Recap



#### 2023 Meetings:

- 1/5/23 Meeting PVSD Planning Committee members met with DEI to review power point presentation scheduled for January Operations meeting Board update.
- 1/10/23 Meeting District Planning Meeting update and discuss HS Plan of Action.
- 1/19/23 Meeting PVSD Planning Committee members met with DEI to review Operation Committee meeting comments on student capacity and update building program schedule.
- 2/2/23 Meeting PVSD Planning Committee members met with DEI to finalize student capacity requirements for distribution to the Board and review Committee list of HS Renovation & Efficiency suggestions.
- 2/28/23 Meeting PVSD Planning Committee members met with DEI to review block concept plans based on the Committee's list of Renovation & Efficiency suggestions.
- 3/28/23 Meeting PVSD Planning Committee members met with DEI to review updates to the concept block plans as directed by the Committee and reviewed initial concept budget in preparation for upcoming April Operations Committee meeting update.
- 4/11/23 Meeting Present CIP (HS and Priorities at other facilities) at District Board Meeting
- 4/12/23 Meeting Scheduled to Review Operations Committee presentation comments





#### **Committee – HS Reno/Efficiency Suggestions** February 2, 2023

The Planning Committee recommends the following:

- **Utilize JC Mills space for phasing needs.**
- □ Improve and repair site infrastructure and utilities.
- □ Add internal road extensions to create loop road around the campus.
- □ Integrate and upgrades for a centralized new MEP and fire protection infrastructure.
- **Design high school based upon the following student numbers:**

Enrollment± 1200 StudentsClassrooms1325 StudentsCore Spaces1425 Students

- **Cohesive unified building exterior with main entry focal point.**
- Design high school expansion based upon the following:

Cafeteria1425 Students (400 seats needed per lunch period)Weight Room3000 sfTeam Rooms3500 sf

- **C** Repurpose or replace old auditorium and incorporate into new main entrance.
- **Relocate IT and Bears Academy to a location with exterior access.**
- **Reconfigure high school floor plans with considerations for departmental adjacencies.**



#### Committee – HS Reno/Efficiency Suggestions February 28, 2023



#### **The Planning Committee Additionally recommends the following:**

- □ Use JC Mills for phasing and at the end of the project demolish 33,600 SF of the building (2 floors, each 16,800 SF). Current plan has demolition noted as an alternate at project end.
- **Expand the Cafeteria and Kitchen for program.**
- **Expand Mechanical Room to serve the entire building.**
- Create new interior corridor spine "PV Way" connecting the front and back of the building for circulation, safety, and educational efficiency.
- **Create new front entrance and STEAM Classroom area.**
- **Provide additional locker and weight room space.**



## **Existing Site Plan 1995**







### **Existing Site Plan**







## **Existing Site Plan**







## **Concept Site Plan Loop Road**





PLEASANT VALLEY SCHOOL DISTRICT - CAMPUS LOOP ROAD



#### **Concept Site Plan**



D'HUY Engineering, Inc.

DEI

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#### **Concept Demolition Plan**







### **Concept Demolition Plan**

































#### PLEASANT VALLEY SCHOOL DISTRICT HIGH SCHOOL PLANNING





#### **Concept High School Budget**



	Pleasant Valley High School Additions and Renovations							
	Preliminary Budget							
	Hard Construction Costs	Quantity	Units	1	Unit Cost	T	otal Est. Cost	Comments
1	Demolition of Existing Building	47,900	SF	\$	8.00	\$	383,200	JC Mills - 34,000 sf; Oifé - 2,400 sf; Old Auditorium - 11,500 sf
2	GC Scope - New Addition - Main Entrance, Admin., STEM Labs, Locker Rooms, Weight	26 200	SE	ć	270.00	¢	7 074 000	Entrance/STEW - 15,200 sf; Locker Rm - 3,300 sf;
- 2	Room, Cafeteria, & Kitchen	20,200	36	2	270.00	2	7,074,000	Weight Rm - 2,500 sf; Boiler/Kit - 5,200 sf
3	Food Service Equipment Allowance	1	lsum	\$	800,000.00	\$	800,000	
4	GC Scope - Heavy Renovation - Repurposed Space	27,900	SF	\$	120.00	\$	3,348,000	
5	GC Scope - Core Space Renovations - Auditorium, Gym, Aux. Gym, & Library	53,400	SF	\$	40.00	\$	2,136,000	New Flooring, Ceilings, Paint, and Misc. Specialties
6	CC Seene Dregram Banquations	100 750		ć	ć (0.00		ć 11 225 000	New Flooring, Ceilings, Paint, Visual Display Surfaces, Lockers,
0	GC Scope - Program Renovations	100,750	55	ş	60.00	ş	11,525,000	Casework, and Misc. Specialties
7	MEP Infrastructure Upgrades	296,250	SF	\$	130.00	\$	38,512,500	Assume all New MEP Systems and Equipment Throughout
8	Roof Replacement and/or Coating	1	Isum	\$	-	\$		Roof replacments complete
9	Exterior Window Upgrades (per Gross Building SF)	270,050	SF	\$	8.00	\$	2,160,400	
10	Exterior Shell Upgrades (scope from CIP Upgrades)	1	lsum	\$	500,000.00	\$	500,000	
11	Abatement	1	lsum	\$	642,400.00	\$	642,400	
12	Site Improvements Allowance	1	lsum	\$	5,000,000.00	\$	5,000,000	
13	Athletic Field Improvements					\$	-	To Be Completed with other CIP Improvements
	TOTAL ESTIMATED HARD CONSTRUCTION COSTS			Ĵ.		\$	71,881,500	
	Soft Costs & Contingency					T	otal Est. Cost	Comments
	Fees, Permits, Inspections, Approvals, FF&E and Misc. Soft Costs (15% of Est. Hard Costs)					\$	10,782,000	
	Design/Estimating Contingency					\$	2,000,000	
	Construction Contingency						4,000,000	
	TOTAL ESTIMATED SOFT COSTS & CONTINGENCY					\$	16,782,000	
	TOTAL ESTIMATED PROJECT COSTS					\$	88,663,500	

Note: Estimated costs do not include inflation to the midpoint of construction. Inflation factor to be determined once project schedule is confirmed.

The above plan allows for the demolition of, or the repurposing of JC Mills to be deferred until the end of the project approximately 4 years from now. This plan provides savings to the project since JC Mills is used for phasing. Cost to fully renovate JC Mills is \$7,800,000 using current construction costs.





#### **Committee – HS Reno/Efficiency Suggestions** February 2, 2023

The Planning Committee recommends the following:

- Utilize JC Mills space for phasing needs.
- / Improve and repair site infrastructure and utilities.
- Add internal road extensions to create loop road around the campus.
- Integrate and upgrades for a centralized new MEP and fire protection infrastructure.
- Design high school based upon the following student numbers:

Inrollment	± 1200 Student
Classrooms	1325 Students
Core Spaces	1425 Students

Cohesive unified building exterior with main entry focal point.

Design high school expansion based upon the following:

Cafeteria	1425 Students (400 seats needed per lunch perio	d)
Weight Room	3000 sf	
Team Rooms	3500 sf	

- Repurpose or replace old auditorium and incorporate into new main entrance.
- Relocate IT and Bears Academy to a location with exterior access.
- Reconfigure high school floor plans with considerations for departmental adjacencies.



#### **Committee – HS Reno/Efficiency Suggestions** February 28, 2023



#### □ The Planning Committee Additionally recommends the following:

- Use JC Mills for phasing and determine the demolition or repurposing of the building at a later date. Design plans to include extension infrastructure to back feed the building if building remains.
- **Expand the Cafeteria and Kitchen for program.**
- Expand Mechanical Room to serve the entire building.
- Create new interior corridor spine "PV Way" connecting the front and back of the building for circulation, safety, and educational efficiency.
  - Create new front entrance and STEAM Classroom area. Provide additional locker and weight room space.



#### Next Steps Revised 4/11/23



- **V** Present update of CIP and potential HS layout efficiency improvements to Board
- Establish committee to review HS planning

**Preliminary Construction Timeline** 

- Establish committee meeting dates to review planning and space usage at HS
- Meet to discuss HS Plan of Action at District Planning Committee Meeting
- Continue to revisit monthly updates for CIP (HS and Priorities at other facilities) at District Planning Committee Meeting
   Discuss District financing of CIP (HS and Priorities at other facilities) at District Planning Comm Meeting
   Present CIP (HS and Priorities at other facilities) at District Board Meeting
   Approval for Updated Site Survey
   Request Proposals for Existing Building Scan
   Board direction to proceed with Design of HS Option TBD
   Selection of Design Team and Design Phase
   Bidding
- February 2023-May 2023 February 2 & 28, 2023 Meetings February 2023-March 2023 March 28, 2023 Meeting April 11, 2023 April 2023 May 2023 June 2023 June 2023 July 2023-September 2024 October 2024-Nov 2024 January 2025-July 2027

November 14, 2022

November 14, 2022

January 2023

November 2022-December 2022

December 1, 2022 Meeting

January 5,& 19, 2023 Meetings





## "We shape our buildings; Thereafter, they shape us." -Sir Winston Churchill

Thank You!