

# PLEASANT VALLEY SCHOOL DISTRICT CAPITAL IMPROVEMENTS PLAN



JANUARY 10, 2023 - UPDATE  
Report on Findings and Recommendations



D'HUY Engineering, Inc.



# 2020 Capital Improvement Process Recap



## Committee Members (2020):

Dr. Lee Lesisko	William Gasper
Donna Yozwiak	Todd Kresge
Daniel Wunder	Matthew Triolo
Randy Smale	Beverly Hendricks
Chuck Tomori	Holly Tuers
Tom Toth	Tammy Smale
Arif Fazil	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



# 2022 Capital Improvement Process Recap



## Committee Members (2022):

James Konrad	William Gasper	Jonathan Ayre
Rae Lin Howard	Diane Serfass	Brian Boylan
Michael Simonetta	Todd Kresge	Arif Fazil
Tammy Smale	Norm Burger	Kim LaBrake

- April 2022 Meeting - DEI and PVSD reviewed and updated CIP.
  - 2022 update sent in June to include PVSD's top priorities 1-5.
- Committee reformed in September 2022.
  - DEI and PVSD met to review steps for re-engaging PVSD committee members.
- 10/17/22 Meeting - PVSD Committee members reviewed CIP draft update with DEI.
- 10/26/22 Meeting - PVSD HS Administrators and DEI met to review curriculum and current space utilization of the HS.
- 10/27/22 Meeting - PVSD Committee members met with DEI to review additional updated information regarding future capital improvement process.
- 11/07/22 Meeting - PVSD Committee members met with DEI to review draft PowerPoint for November 14<sup>th</sup> Board update.



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D'HUY Engineering, Inc.

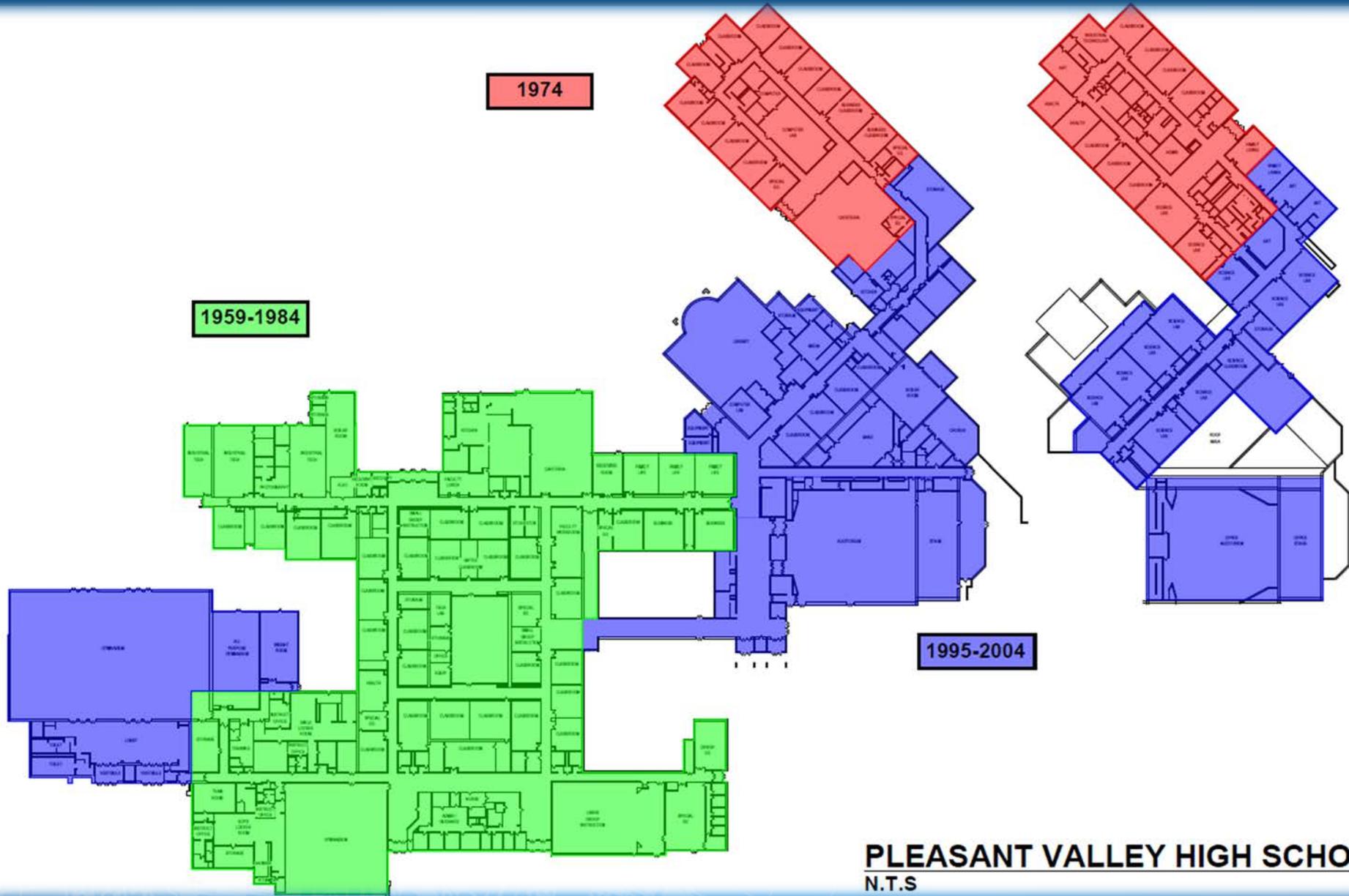
Tab 1	Introduction and Executive Summary.
Tab 2	Overview of the District.
Tab 3	Educational Specifications.
Tab 4	Pennsylvania Department of Education enrollment projections.
Tab 5	Summary of building information and plans, existing building systems, and observations for each of the District's schools including general 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 I. District Mechanical Systems by School J. District Electrical Systems by School K. District Plumbing Systems by School
Tab 6	Logic Matrix, priority index factors affecting priority ratings and a list of categories of work. This information was used in establishing the project priorities.
Tab 7	Recommendations itemized by priority for each facility (It should be noted that even though each item of work could be addressed individually, 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
Tab 8	Summary of Educational Facilities Project Cost Comparisons by facility. - Updated April 2022
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.
Tab 12	Resumes for D'Huy Engineering, Inc.'s review team.



# HS Floor Plan - Year of Construction



D'HUY Engineering, Inc



**PLEASANT VALLEY HIGH SCHOOL**  
N.T.S

# Tab 5: HS Main Building Scorecard

PLEASANT VALLEY SD - HS MAIN BUILDING			
Address:	1671 Route 209 Broadheadsville, PA 18322	Originally Built:	1959-1984
Grades:	9th Grade - 12th Grade	Main Building Sq. Ft:	123,100
Total No. of Students:	(as of 2019-20) 1,499	Total Building Sq. Ft:	325,500
		Renovations/Additions:	1984, 1995, 2000 & 2004

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



**Pleasant Valley High School**  
 1671 Route 209  
 Broadheadsville, PA 18322



**Built year**  
1959

**Renovation year**  
2005

**Addition year**  
1984, 1995,  
2000, 2005

**Building Area**  
325,500 sq. ft.

**Grades**  
9-12

**2019-2020 Enrollment**  
1,499 students

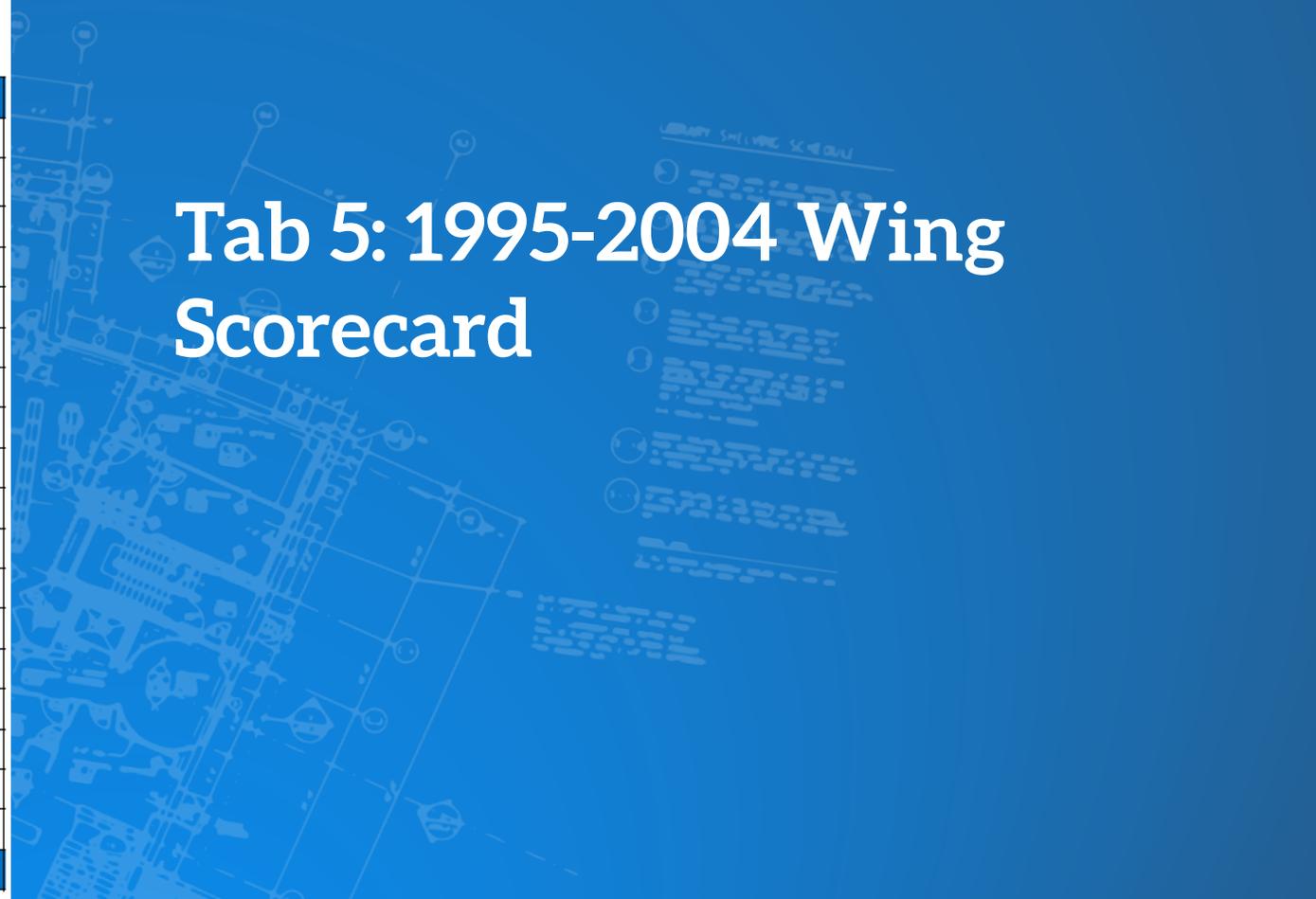


**PLEASANT VALLEY SD - HS 1995-2004 WINGS**

<b>Address:</b>	1671 Route 209 Broadheadsville, PA 18322	<b>Originally Built:</b>	1995-2004
<b>Grades:</b>	9th Grade - 12th Grade	<b>1995-2004 Wing Sq. Ft:</b>	146,700
<b>Total No. of Students:</b>	(as of 2019-20) 1,499	<b>Renovations/Additions:</b>	N/A

CATEGORY	CONDITIONS GRADE	COMMENTS
Educational Program	A-	
Educational Support	A-	
Accessibility Compliance	B	
Roof	C	
Building Envelope	B	
Structure	B	
Interior Finishes	B	
Electrical System	B	
Energy Efficiency	B-	
Technology	C	
Food Service Equipment	N/A	
Hazardous Materials	A	
HVAC System	C+	
Plumbing System	C+	
Fire Protection System	N/A	
On Site Sanitary System	B	
Site	N/A	
Fields & Stadium	N/A	

# Tab 5: 1995-2004 Wing Scorecard



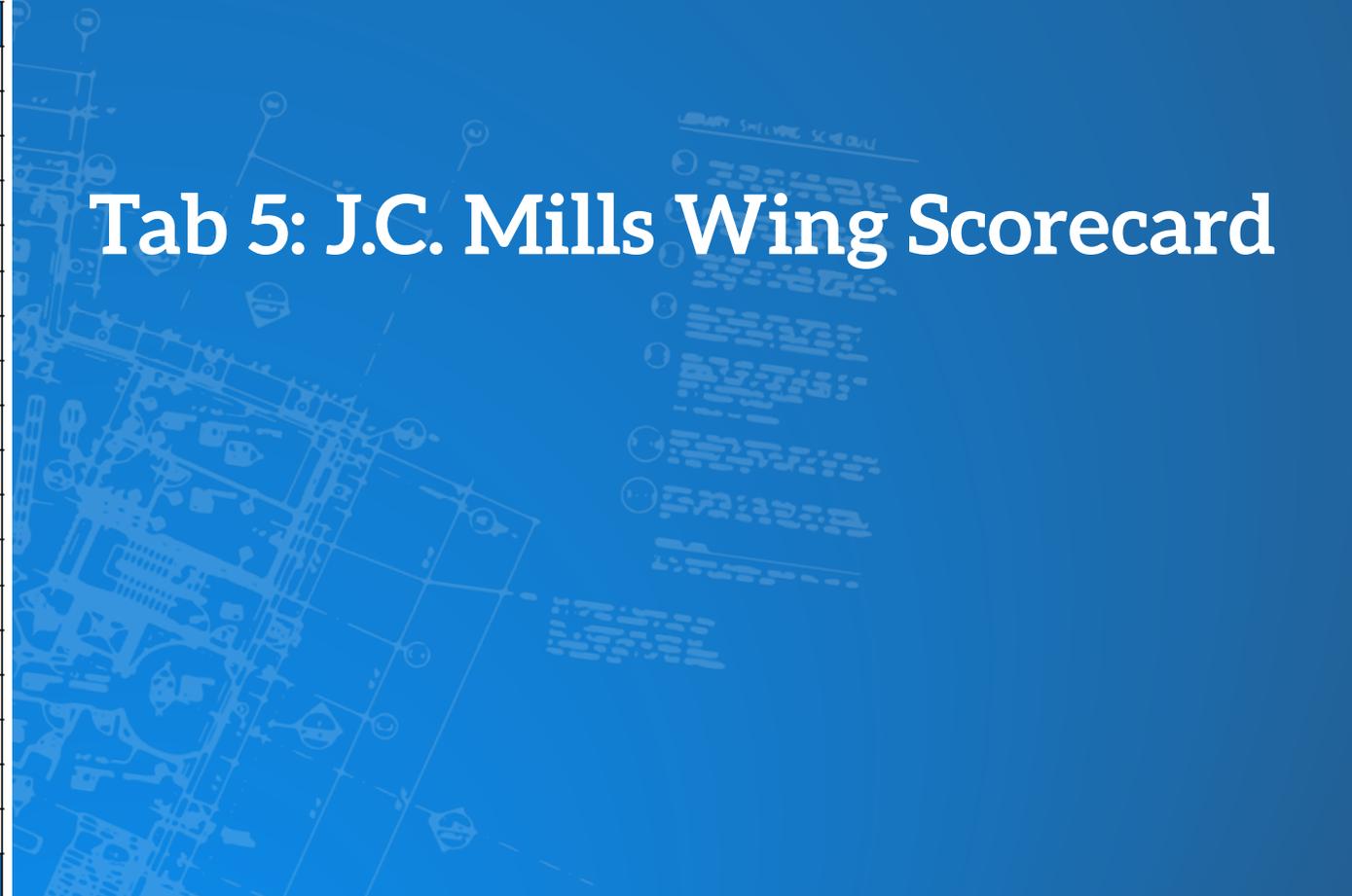


# PLEASANT VALLEY SD - HS JC MILLS WING

<b>Address:</b>	1671 Route 209 Broadheadsville, PA 18322	<b>Originally Built:</b>	1974
<b>Grades:</b>	9th Grade - 12th Grade	<b>JC Mills Wing Sq. Ft:</b>	55,700
<b>Total No. of Students:</b>	(as of 2019-20) 1,499	<b>Renovations/Additions:</b>	1995

CATEGORY	CONDITIONS GRADE	COMMENTS
Educational Program	D	duplication of classrooms, small classrooms
Educational Support	D+	duplicate administrator positions, JCM office to HS office is approx. 1/4 mile
Accessibility Compliance	D	
Roof	C	Roof Warranty expires 2036
Building Envelope	D	
Structure	B	
Interior Finishes	C	
Electrical System	D	
Energy Efficiency	C	
Technology	D+	
Food Service Equipment	N/A	
Hazardous Materials	D-	
HVAC System	D+	
Plumbing System	C-	
Fire Protection System	N/A	
On Site Sanitary System	B	
Site	N/A	
Fields & Stadium	N/A	

# Tab 5: J.C. Mills Wing Scorecard





# Tab 6: Logic Matrix



## Pleasant Valley School District Logic Matrix for Assigning Priorities

RATING	PARAMETERS						
	SAFETY	EDUCATIONAL IMPACT	PHYSICAL CONDITIONS	DOMINO EFFECT	LIFECYCLE ECONOMIC IMPACT	AGE	LIFE EXPECTANCY
5	UNSAFE NEEDS IMMEDIATE ATTENTION	CRITICAL WILL CAUSE SCHOOL TO BE CLOSED	CRITICAL NEEDS IMMEDIATE ATTENTION	GREATLY IMPACTS OTHER ELEMENTS	IMMEDIATE ACTION SAVES MUCH LATER	OVER 20 YEARS	LESS THAN 5 YEARS
4	NOT UNSAFE BUT NEEDS IMMEDIATE ATTENTION	SERIOUS DISRUPTION	VERY POOR ADDRESS PROMPTLY	MODERATE IMPACT TO OTHER ELEMENTS	PROMPT ACTION SAVES MUCH LATER	10 - 20 YEARS	5 - 10 YEARS
3	NEEDS PROMPT ATTENTION	MODERATE DISRUPTION	POOR SHOULD BE BUDGETED		PROMPT ACTION SAVES MODERATELY	5 - 10 YEARS	10 - 15 YEARS
2	SAFE BUT SHOULD BE BUDGETED	SLIGHT DISRUPTION	ACCEPTABLE COULD BE IMPROVED	SLIGHT IMPACT TO OTHER ELEMENTS	ACTION IN 3 YEARS SAVES MUCH	3 - 5 YEARS	15 - 20 YEARS
1	SAFE BUT WILL NEED WORK IN FUTURE	MINOR DISRUPTION TO SMALL GROUP	GOOD - WILL NEED WORK IN FUTURE		LITTLE SAVINGS	1 - 3 YEARS	20 - 30 YEARS
0	NO SAFETY HAZARD	NO DISRUPTION	EXCELLENT	NO IMPACT ON OTHER ELEMENTS	NO SIGNIFICANT IMPACT	LESS THAN 1 YEAR	OVER 30 YEARS
IMPORTANCE FACTORS	5	5	3	3	2	1	

$$\text{PRIORITY} = ((S \times 5) + (E \times 5) + (P \times 3) + (D \times 3) + (E \times 2) + AG + LE) / 10$$

MODIFIED DIVISOR IS 8  
(FOR PRIORITY ADJUSTMENT)



# Tab 7: Recommendations by PVSD Priority (Sample)



Location	Item	SA	EI	PC	DE	LE	AG	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	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	5	5	2023	1
Chestnuthill Elementary School	Install New Roof - Warranty # 142472 expired on September 9, 2021	4	4	5	4	4	5	5	2022	1
High School Main Building	<b>Milling and Paving or remaining areas with several 1-way roads</b>								2022	1
Polk Elementary School	<b>Fix boiler chimney</b>								2023	1
PV Elementary School	Replace boilers <b>(coal and oil)</b>	2	3	3	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	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	4	5	2023	1
PV Intermediate School	<b>Replace concrete pads outside doors</b>								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	5	5	2023	1
PV Intermediate School	<b>Bleacher drive wheels need replacing</b>								2023	1
PV Middle School	Replace propane hot water heater with high efficiency heater	2	2	2	2	2	4	4	2023	1
PV Middle School	Replace coal and propane/oil boilers	2	3	3	4	4	4	4	2023	1
PV Middle School	Replace Admin. PTACS mechanical units	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	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	0	5	5	2023	1
High School Main Building	Widen driveway access between loop road and Bus parking area <b>(Road Project issues)</b>	4	4	2	4	0	5	2	2023	1
High School Main Building	Replace existing distribution equipment in Electrical Rm A114	4	4	4	4	0	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	0	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	5	5	2023	2
High School Main Building	Replace existing 3000 amp outdoor electric service	4	5	4	5	0	5	5	2023	2
High School Main Building	Provide new power distribution panels, conduit, and wiring throughout	4	4	4	4	0	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	0	5	5	2023	2
HS 1995-2004 Sections	Replace Gym wood floor	3	3	2	2	0	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	0	5	5	2023	2
HS 1995-2004 Sections	Repair/replace bleacher mechanical system	3	3	2	2	0	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	0	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	0	5	5	2023	2
John C Mills Wing	Upgrade doors/glazing to maintain stair tower fire rating	5	3	4	4	0	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	0	5	5	2023	2
John C Mills Wing	Replace wooden accessible ramp into building	5	3	5	2	0	4	5	2023	2



# PVSD Priorities 1-3 Examples – H.S.



Location	Item	PVSD Priority	2023 Estimated Cost Including 20% Indirect Costs
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.	1	\$ 17,463.60
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.	1	\$ 509,355.00
Athletic Fields	Provide upgraded Stadium Lighting with Emergency backup	3	\$ 945,945.00
Athletic Fields	<b>Stadium Press box upgrade</b>	3	\$ 75,600.00
High School Main Building	<b>Milling and Paving or remaining areas with several 1-way roads</b>	1	\$ 2,142,000.00
High School Main Building	Remove wood elevated floor in band room & infill with concrete. Install new VCT in band room	1	\$ 116,424.00
High School Main Building	Replace existing distribution equipment in Electrical Rm A114	2	\$ 582,120.00
High School Main Building	Remove and Replace all classroom ceilings with new acoustic ceiling tile and grid	2	\$ 627,525.36
High School Main Building	Replace bleacher seating in Main gymnasium, parts are no longer available	2	\$ 727,650.00
High School Main Building	Replace existing 3000 amp outdoor electric service	2	\$ 1,263,276.00
High School Main Building	Provide new power distribution panels, conduit, and wiring throughout	2	\$ 2,687,211.45
High School Main Building	Replace Camera System with IP-based system	3	\$ 358,294.86
High School Main Building	Replace all exterior windows with energy efficient window systems	3	\$ 2,687,211.45
High School Main Building	Fire suppression system for Server Room.	3	\$ 29,106.00
HS 1995-2004 Sections	Replace Gym wood floor	2	\$ 580,664.70
HS 1995-2004 Sections	Remove and Replace all classroom ceilings with new acoustic ceiling tile and grid to support technology infrastructure upgrades	2	\$ 747,733.14
HS 1995-2004 Sections	Repair/replace bleacher mechanical system	2	\$ 1,309,770.00
HS 1995-2004 Sections	Remove and replace all corridor ceilings with acoustical ceiling tile and grid to allow for new MEP systems install	2	\$ 299,500.74
John C Mills Wing	Remove and Replace all classroom ceilings with new acoustic ceiling tile and grid to support technology infrastructure upgrades	2	\$ 425,820.78
John C Mills Wing	Upgrade doors/glazing to maintain stair tower fire rating	2	\$ 87,318.00
John C Mills Wing	Remove and replace all corridor ceilings with acoustical ceiling tile and grid to allow for new MEP systems install	2	\$ 141,600.69
John C Mills Wing	Replace wooden accessible ramp into building	2	\$ 145,530.00
John C Mills Wing	Replace all exterior windows with energy efficient window systems	3	\$ 1,215,903.15
John C Mills Wing	Replace all exterior perimeter soffits and fascia materials	3	\$ 261,954.00



# PVSD Priorities 1-3 Examples – Other PVSD Facilities



Location	Item	PVSD Priority	2023 Estimated Cost Including 20% Indirect Costs
PV Elementary School	Replace boilers <i>(coal and oil)</i>	1	\$ 654,885.00
PV Elementary School	Replace oil fired domestic hot water heaters	2	\$ 363,825.00
PV Elementary School	Maintenance Building wall and floor repair	2	\$ 145,530.00
PV Elementary School	Investigate treatment system for nitrate removal requirement – possible anoxic zone required (Water and Sanitary)	2	\$ 218,295.00
PV Elementary School	Provide dedicated outdoor air and dehumidification system to supplement existing unit ventilators.	2	\$ 6,217,041.60
PV Elementary School	Replace chillers	3	\$ 800,415.00
PV Elementary School	Provide adequate cooling systems in MDF/IDF rooms	3	\$ 109,147.50
PV Elementary School	Upgrade emergency generator to ensure Boilers, well, sewer plant, phone, fire and security are all covered.	3	\$ 882,000.00
PV Elementary School	<b>Replace gym floor</b>	3	\$ 289,800.00
PV Intermediate School	Regrade around perimeter of building to provide positive slope around building and to uncover brick veneer weeps & UV louvers	1	\$ 819,000.00
PV Intermediate School	Replace exterior hollow metal doors, repair existing frames. <i>(All doors 2023)</i>	2	\$ 378,000.00
PV Intermediate School	Replace all Glazed wall systems in atrium	2	\$ 104,781.60
PV Intermediate School	Replace chillers	2	\$ 1,091,475.00
PV Intermediate School	Remove abandoned modular trailer building at storage tank location (Water and Sanitary) <i>(Construct new Maintenance Building)</i>	2	\$ 1,197,000.00
PV Intermediate School	Provide adequate cooling systems in MDF/IDF rooms	2	\$ 130,977.00
PV Intermediate School	Replace all punched window openings, reflash and seal	2	\$ 4,387,729.50
PV Intermediate School	Provide dedicated outdoor air and dehumidification system to supplement existing unit ventilators.	2	\$ 7,020,367.20
PV Intermediate School	<b>Revise Roofs pitch to drain away from building</b>	2	\$ 252,000.00
PV Intermediate School	Remove gym flooring, resolve slab moisture issues and replace with new flooring	2	\$ 283,783.50
PV Intermediate School	Replace roof top Trane Intellipak HVAC units and exterior ductwork	2	\$ 291,060.00
PV Middle School	Replace propane hot water heater with high efficiency heater	1	\$ 436,590.00
PV Middle School	Replace coal and propane/oil boilers	1	\$ 582,120.00
PV Middle School	Replace Admin. PTACS mechanical units	1	\$ 264,600.00
PV Middle School	Monitor Single Ply Roof Area, Warranty expires on Summer, 2029 (Partial Warranty for Admin Office)	1	\$ 2,728,687.50
PV Middle School	Replace vintage distribution panels and switchgear in Elec room 142	2	\$ 582,120.00
PV Middle School	Replace entire fire alarm system	2	\$ 756,756.00
PV Middle School	Add secure entrance at District Administration Building entrance.	2	\$ 873,180.00
PV Middle School	Provide adequate cooling systems in MDF/IDF rooms	3	\$ 109,147.50
PV Middle School	Replace H&V unit ventilators in old building with roof top VAV system	3	\$ 11,512,200.00



# Tab 8: Comparison of Renovation to Improvements 2022



(1) SCHOOL	(2) FLOOR AREA SQ.FT.	(3) RENOVATION \$240/SQ.FT.* (w/ fees & cont 20%)	(4) RECOMMENDED IMPROVEMENTS (w/ fees & cont 20%)	(5) IMPROVEMENTS AS % OF RENOVATION	(6) ASBESTOS ABATEMENT (w/ fees & cont 20%)	(7) RENOVATION + ASBESTOS	(8) IMPROVEMENTS + ASBESTOS	(9) TOTAL ESTIMATED IMPROVEMENTS w/ fees & cont 20%	(10) SITWORK	(11) TOTAL ESTIMATED IMPROVEMENTS W/ SITWORK
<b>Elementary Schools</b>										
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
<b>Intermediate/Middle Schools</b>										
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
<b>High School</b>										
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
Athletic Fields			\$2,576,854			\$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
<b>TOTAL =</b>	<b>936,500</b>	<b>\$269,712,000</b>	<b>\$172,177,591</b>		<b>\$ 941,870</b>	<b>\$270,653,870</b>	<b>\$173,119,461</b>	<b>\$173,645,879</b>	<b>\$9,473,912</b>	<b>\$179,799,538</b>



# 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
<b>TOTAL:</b>	<b>\$41,411,438.91</b>	<b>\$50,805,969.84</b>



# Focus: Best Value by Reusing Existing Infrastructure

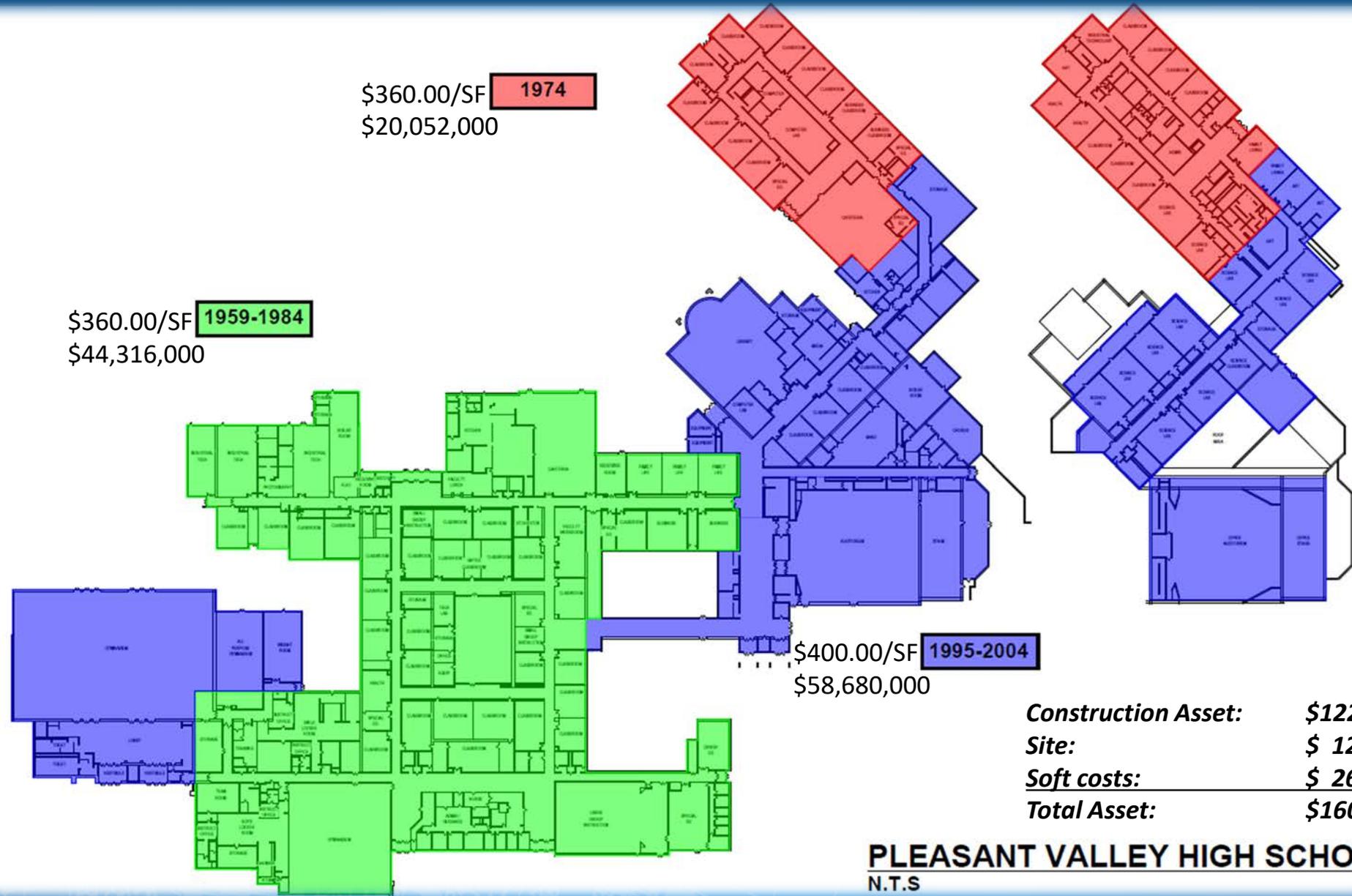


## Savings

- ✓ Site Improvements and re-using current water, sewer, roads, fields, etc.
- ✓ Building purposely identified by 3 wings with separate age, conditions and education needs.
- ✓ Provide Integrated Solutions for MEP systems, etc. for efficiency.
- ✓ 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).
- ✓ The 1995-2004 Wing does not warrant renovation, Capital Improvements only.
- ✓ Incorporating priority HS CIP work into HS renovation solution reduces costs.



# High School Floor Plan – New Construction Costs

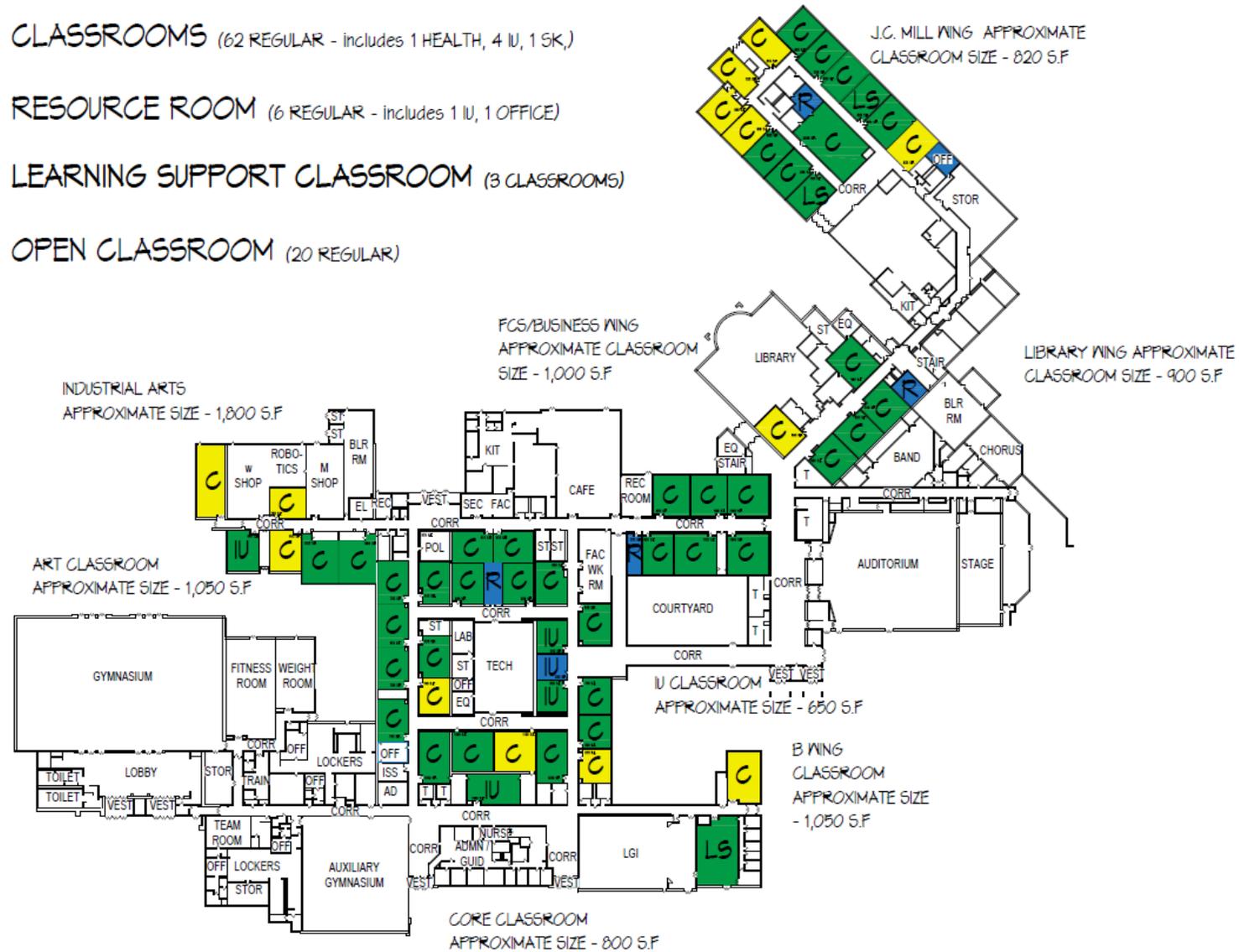




# Existing First Floor Classroom Plan



- C CLASSROOMS (62 REGULAR - includes 1 HEALTH, 4 IU, 1 SK.)
- R RESOURCE ROOM (6 REGULAR - includes 1 IU, 1 OFFICE)
- LS LEARNING SUPPORT CLASSROOM (3 CLASSROOMS)
- C OPEN CLASSROOM (20 REGULAR)



FIRST FLOOR PLAN

D'HUY Engineering, Inc.

CONSULTING ENGINEERS:  
Project Management  
Facilities Engineering  
Structural Design & Analysis  
Forensic Engineering



One East Broad Street  
Suite 310  
Bethlehem, PA. 18018  
610.865.3000 fax 610.861.0191  
www.dhuy.com

PLEASANT VALLEY SCHOOL DISTRICT

PLEASANT VALLEY HIGH SCHOOL  
1671 ROUTE 209  
BRODHEADSVILLE, PA 18322  
FIRST FLOOR PLAN

Rev #	Rev Date
Date	11/2/2022
Scale	NOTED
Job No.	PROJECT NO
Drawn: EJT	Appd.: XXX

Sheet Title:

EXISTING FIRST FLOOR PLAN

Sheet No.

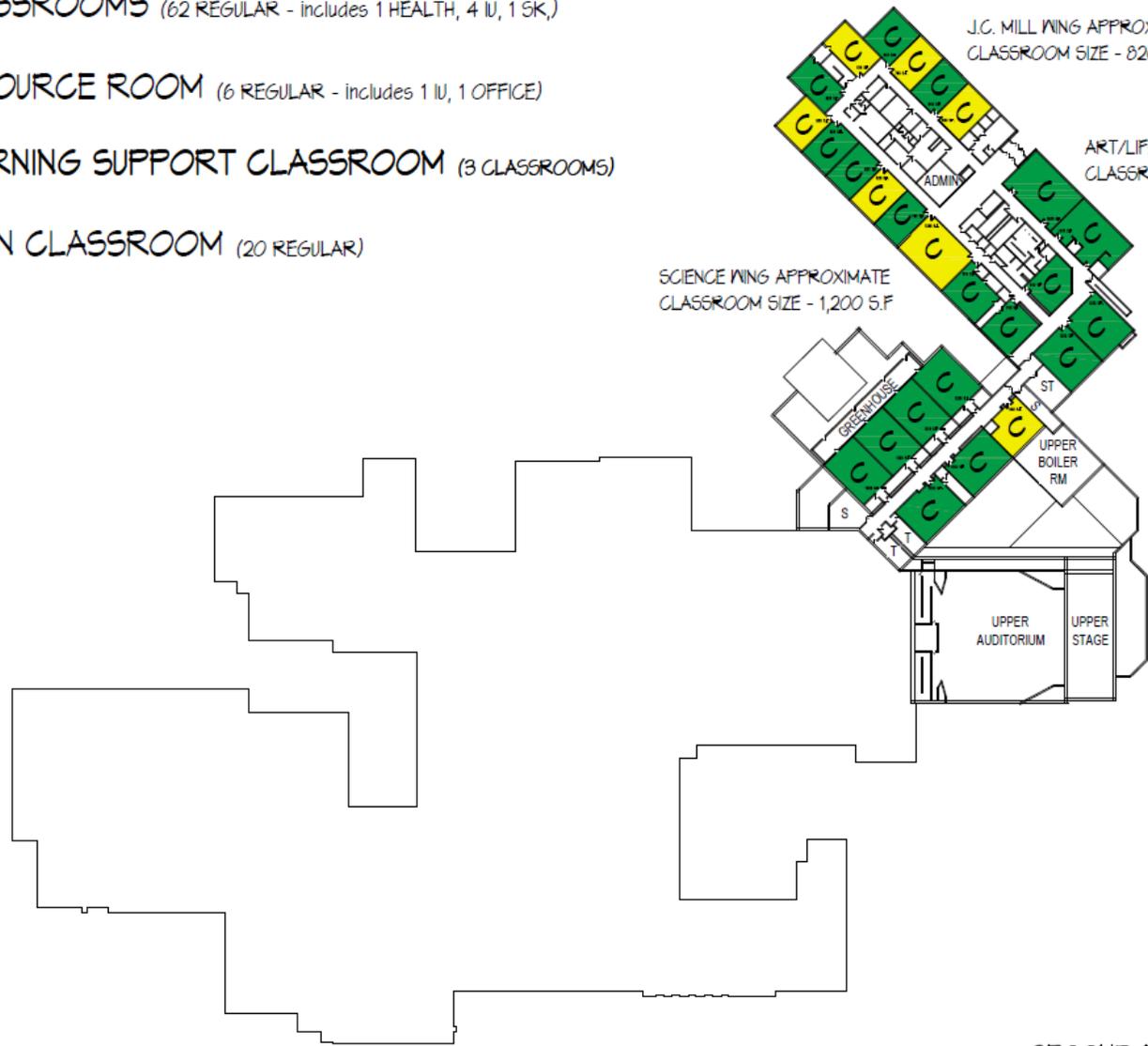
HS-FL01



# Existing Second Floor Classroom Plan



- C CLASSROOMS (62 REGULAR - includes 1 HEALTH, 4 IV, 1 SK,)
- R RESOURCE ROOM (6 REGULAR - includes 1 IV, 1 OFFICE)
- LS LEARNING SUPPORT CLASSROOM (3 CLASSROOMS)
- C OPEN CLASSROOM (20 REGULAR)



SECOND FLOOR PLAN

**D'HUY Engineering, Inc.**  
 CONSULTING ENGINEERS:  
 Project Management  
 Facilities Engineering  
 Structural Design & Analysis  
 Forensic Engineering



One East Broad Street  
 Suite 310  
 Bethlehem, PA, 18018  
 610.862.3000 • fax 610.861.0181  
 www.dhuy.com

**PLEASANT VALLEY SCHOOL DISTRICT**  
 PLEASANT VALLEY HIGH SCHOOL  
 1671 ROUTE 209  
 BRODHEADSVILLE, PA 18322  
 SECOND FLOOR PLAN

Rev #	Rev Date
Date	11/2/2022
Scale	NOTED
Job No.	PROJECT NO
Drawn: EJI	Appd.: XXXX

Sheet Title:  
**EXISTING SECOND FLOOR PLAN**

Sheet No.  
**HS-FL02**



# Possible Efficiencies for H.S.



	STUDENT CAPACITY	CLASSROOM COUNT	SQUARE FEET
EXISTING 2021 ENROLLMENT	1418		
EXISTING BUILDING CAPACITY (25 STUDENTS PER CLASS)	2125		
<b>EXCESS CAPACITY:</b>	707		
EXISTING CLASSROOMS @ 800+ SQ FT		77	
EXISTING CLASSROOMS @ 660+ SQ FT		8	
<b>TOTAL CLASSROOMS:</b>		85	
EXISTING BUILDING SQUARE FOOTAGE			325,500
EXISTING SQUARE FOOTAGE PER STUDENT			230
TYPICAL H.S. SQUARE FOOTAGE PER STUDENT			200
EXISTING UNUSED CLASSROOMS	500	20	24,000
EFFICIENCY OF OTHER SPACES (Technology, Storage, Cafeteria, Mechanical, Admin, etc. - Reduces SQ FT needs.)			10,000
<b>TOTAL H.S. REDUCTION:</b>			34,000
ASSUMED FUTURE STUDENT CAPACITY	1625		
CURRENT EXISTING BUILDING CAPACITY	2125		
<b>DIFFERENCE IN CAPACITY:</b>	500		

**REVIEW OPTIONS TO REDUCE SQUARE FOOTAGE AND RELOCATE SPACES MORE EFFICIENTLY.**



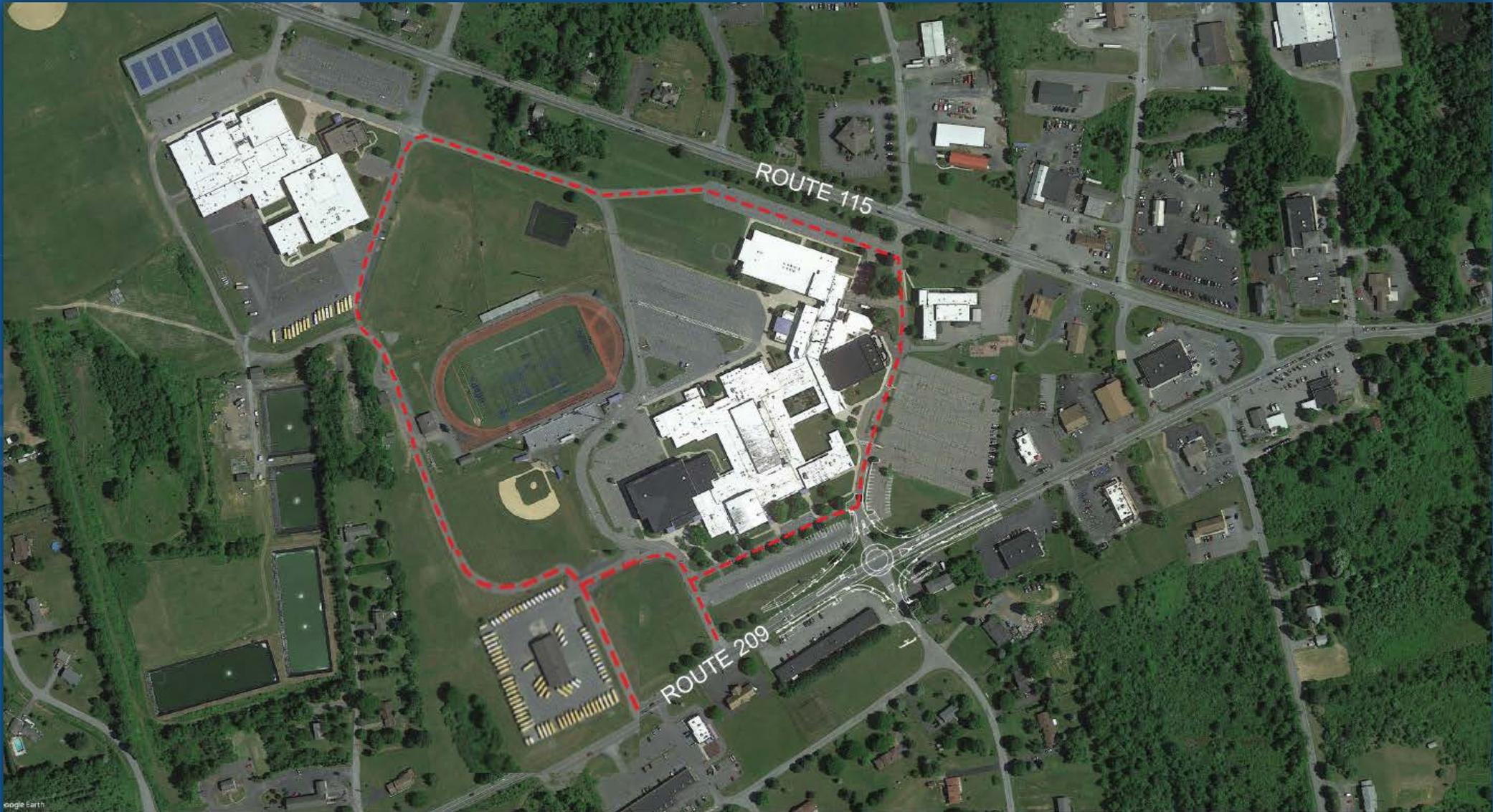
# Why focus on the High School?



- Largest building with high-priority infrastructure needs.
- To improve the space layout for more efficient delivery for curriculum.
- The multiple additions and building systems are not efficient.
- Improve safety and efficiency and modernize the building to support education.
- Ability to use existing shell and core spaces, site layout and infrastructure.
- Strategic focus on improvements only where needed by utilizing the existing asset.
- Many of the spaces including core spaces are adequately sized, focus on improving space inefficiencies.



# Existing Site Plan



PLEASANT VALLEY SCHOOL DISTRICT - CAMPUS LOOP ROAD



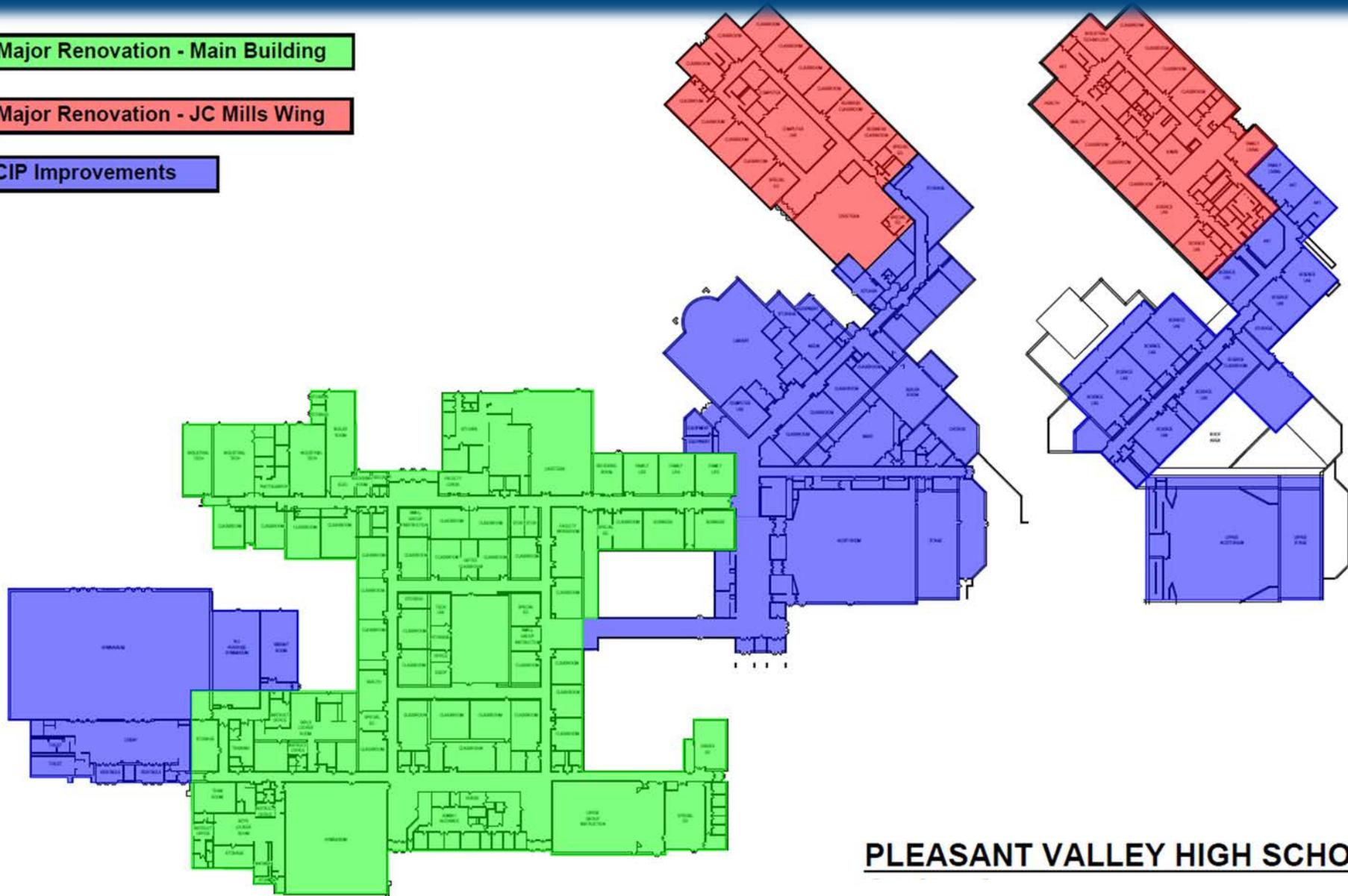
# Tab 10: Floor Plan



Major Renovation - Main Building

Major Renovation - JC Mills Wing

CIP Improvements



**PLEASANT VALLEY HIGH SCHOOL**

N.T.S



# Next Steps



- Present update of CIP and potential HS layout efficiency improvements to Board November 14, 2022
- Establish committee to review HS planning November 14, 2022
- Establish committee meeting dates to review planning and space usage at HS November 2022-December 2022  
December 1, 2022 Meeting
- Meet to discuss HS Plan of Action at District Planning Committee Meeting January 2023  
January 5, 2023 Meeting
- Continue to revisit monthly updates for CIP (HS and Priorities at other facilities) at District Planning Comm Meeting February 2023-May 2023
- Discuss District financing of CIP (HS and Priorities at other facilities) at District Planning Comm Meeting February 2023-March 2023
- Present CIP (HS and Priorities at other facilities) at District Board Meeting March 2023-April 2023
- Finalize CIP (HS and Priorities at other facilities) at District Planning Comm Meeting to present to Board April 2023-May 2023
- Board direction to proceed with Design of HS Option TBD June 2023
- Selection of Design Team and Design Phase July 2023-September 2024
- Bidding October 2024-Nov 2024
- Preliminary Construction Timeline January 2025-July 2027



# Committee Meetings - December 1, 2022 & January 5, 2023



**PLEASANT VALLEY SCHOOL DISTRICT  
CAPITAL IMPROVEMENTS PLANNING COMMITTEE MEETING  
DEI PROJECT NO. 290000  
DECEMBER 1, 2022 & JANUARY 5, 2023**

1. Capital Plan Process
  - a. Team Meeting Schedule – Bi-weekly, dates TBD
  - b. Preliminary Timeline
  - c. Task List Review (Attachment 1)
  - d. DEI to keep notes of Action Items and Decisions
  
2. Discussion of Potential Priority Projects
  - a. Review Presentation with Committee (Attachment 2)
  - b. High School Priority
    - i. Review Priority Items 1 through 5 (Attachment 3)
  - c. All Other Buildings for Capital Project Schedule
    - i. Review Priority Items 1 through 5 (Attachment 4)
  
3. Review High School Projected Capacity
  - a. Review PDE Enrollment Projections (Attachment 5)
  - b. Establish Capacity for Planning
  
4. Establish High School Priority Project
  - a. Develop Options
  
5. Establish Districtwide Priority 1 & 2 Projects for Implementation in the next 5 years



# Committee Meetings - December 1, 2022 & January 5, 2023



- The planning Committee recommends the following:
  - The high school renovation should be a top priority of all the District's facility needs.
  - Implement Capital Improvement priorities 1 and 2 at the other District facilities as funding is available.
  - Improve the educational efficiency of the high school classrooms and core space for a capacity of 1,500 students and integrate 5 new STEAM rooms to provide a capacity of 1,625 total students. The building will have additional capacity, the above capacity shall be based on 25 students per room.
  - Improve site infrastructure at the high school and stadium and perform repairs necessary.
  - Request the Board authorize the committee to develop conceptual options and cost budgets for the High School Project.



D'HUY Engineering, Inc.

***“We shape our buildings;  
Thereafter, they shape us.”***

*-Sir Winston Churchill*

**Thank You!**