

Crabtree, Rohrbaugh & Associates

PEQUEA VALLEY SCHOOL DISTRICT

COMMITTEE MEETING

MARCH 12TH, 2020

STEPS SINCE DECEMBER 03, 2019 PRESENTATION

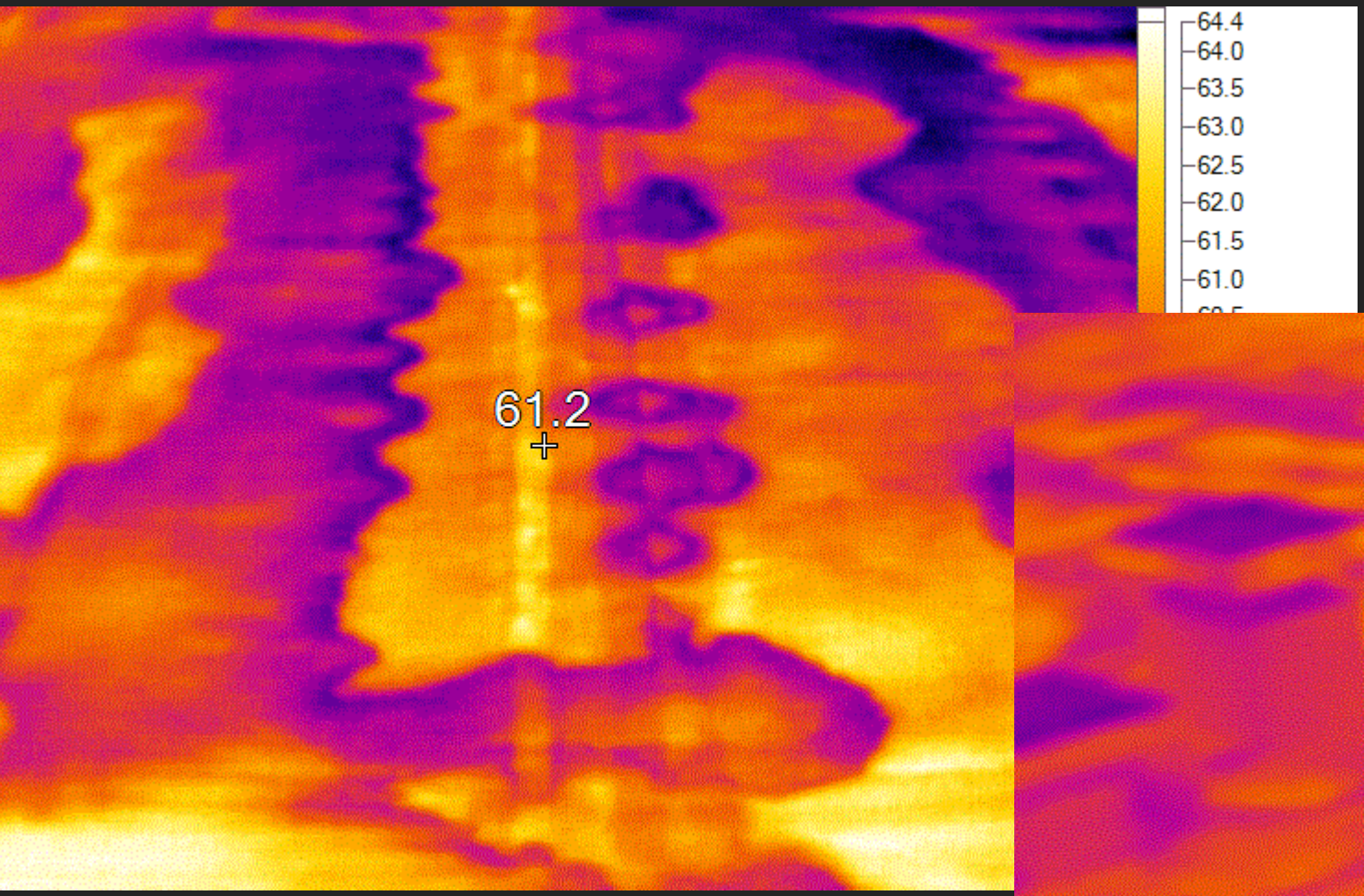
- The Feasibility Study Core Team and Pequea Valley SD Administration have met multiple times regarding educational program to bring forward the recommendations presented this evening.

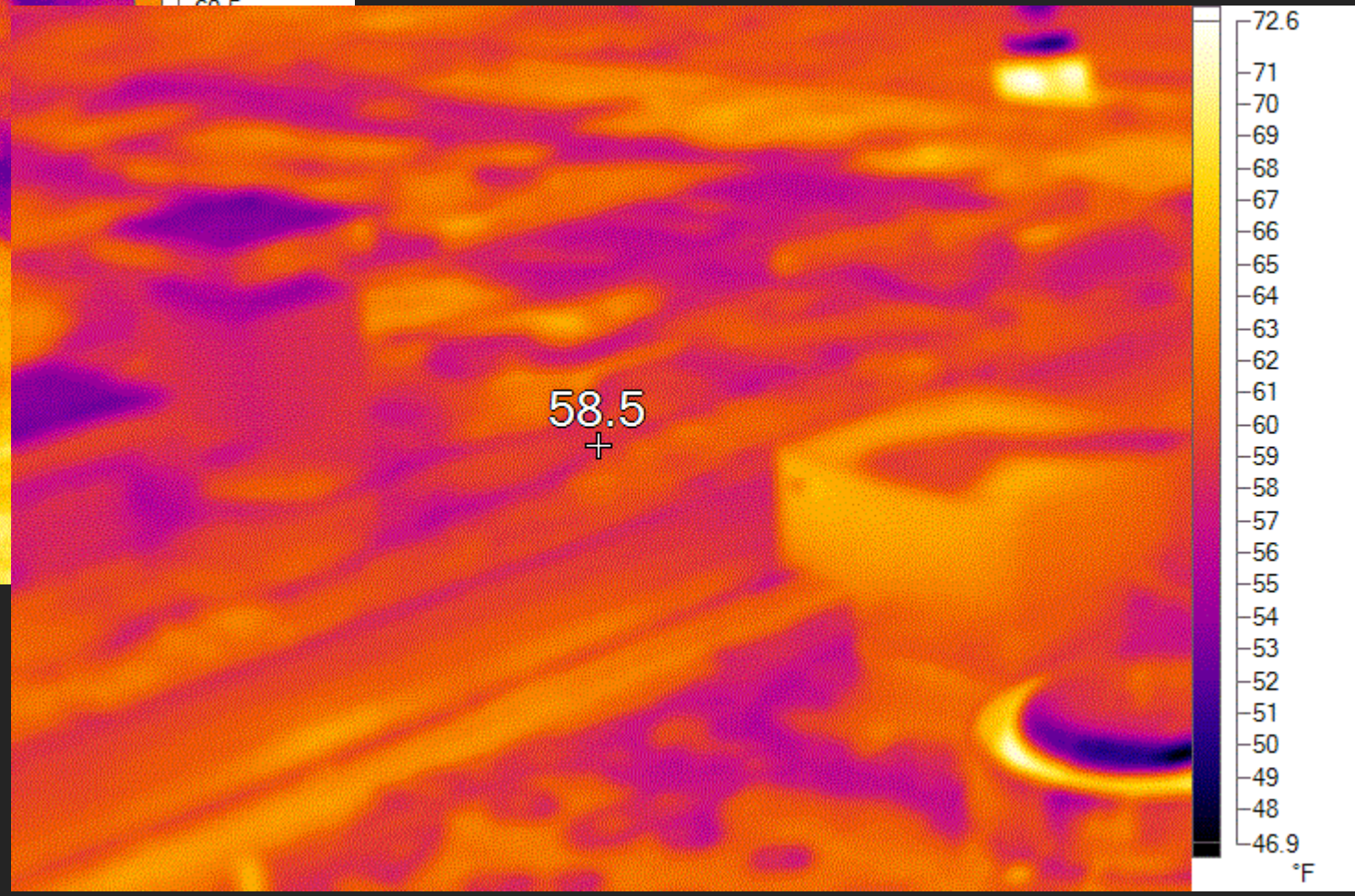
- RBC Capital Markets has reviewed the District's Debt Profile and Borrowing Capacity.

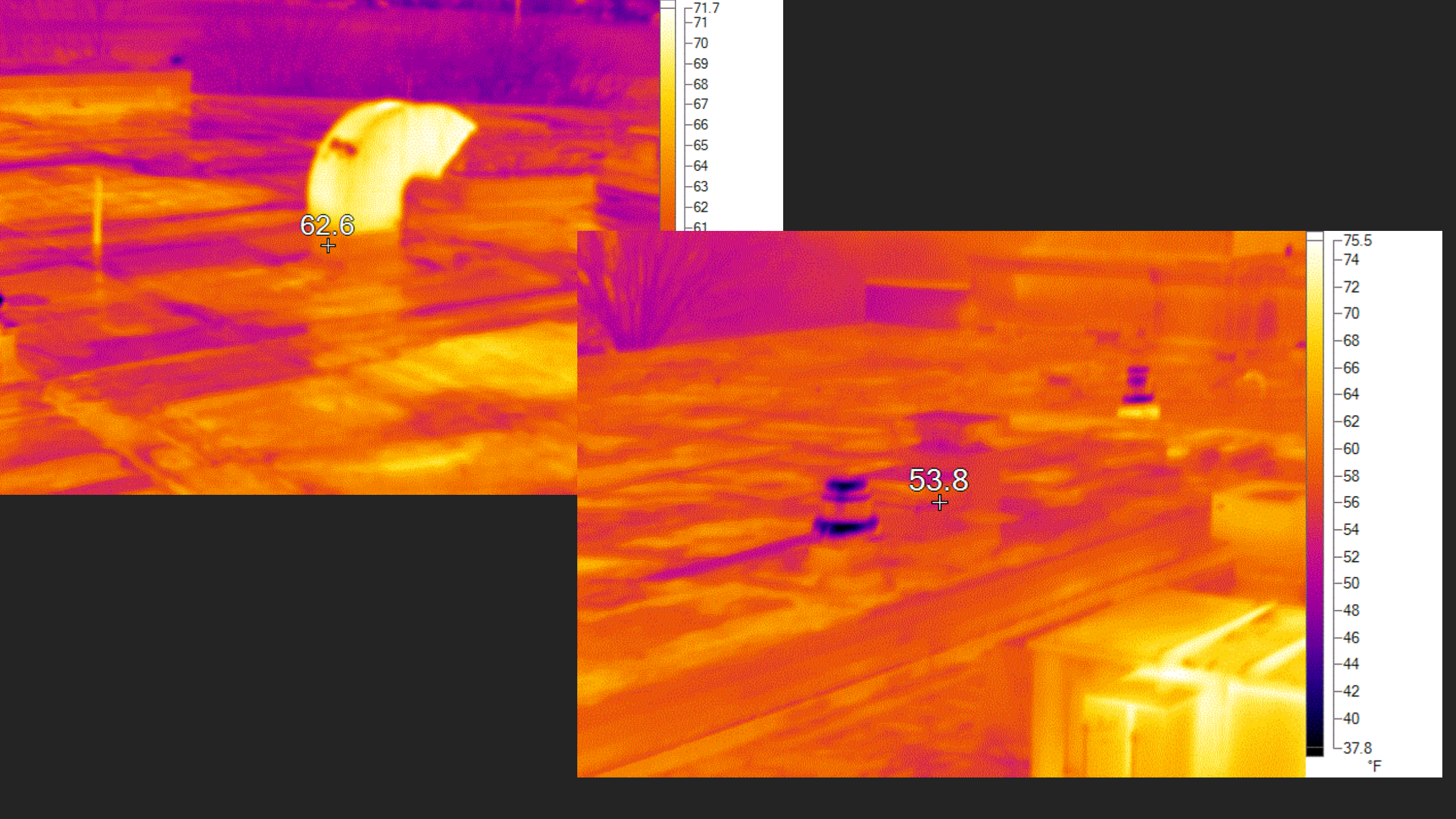
- Based upon the recommended timeline, current financial market conditions and estimated construction costs, Pequea Valley School District has the ability to complete each of the recommended projects.

FACILITIES UPDATE

1. Sanitary pipes failing & backing up
2. Roof Leaks / Roof Ponding
3. Water line failures






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GUIDING PRINCIPLES



All options will be evaluated **with Building Goals as outlined in the District's Comprehensive Plan, Mission Statement, Vision Statement and Shared Values**

- **Safety and security of all students, staff and community**
- **Fiscally responsible to our Students, Community and Key Stakeholders**
- **Support 21st Century Learners with appropriate tools, resources and learning environments**
- **Code compliance (i.e. ADA, Building Codes**

DISTRICT MISSION, BELIEF AND VISION STATEMENTS

District Mission Statement

The Pequea Valley School District will create an environment that inspires each learner to excel.

Belief Statements

We believe that:

1. Learning occurs when a positive relationship is developed with each PV learner.
2. Learning occurs when the environment is focused around autonomy, mastery, and purpose.
3. Learning will occur in flexible environments.
4. Learning is a collaborative activity.
5. Learning occurs when associated with a learners interest, strengths, and zone of proximal development.
6. Education is necessary for lifetime success, independence, and fulfillment.
7. Learning occurs at different paces and rates.

Vision

Pequea Valley School District, where each learner counts.

AGENDA

- COST TO MAINTAIN EXISTING FACILITIES
- OPTION REVIEW AND RECOMMENDATIONS
- NEXT STEPS

FACILITY ASSESSMENT



PV PARADISE ELEMENTARY

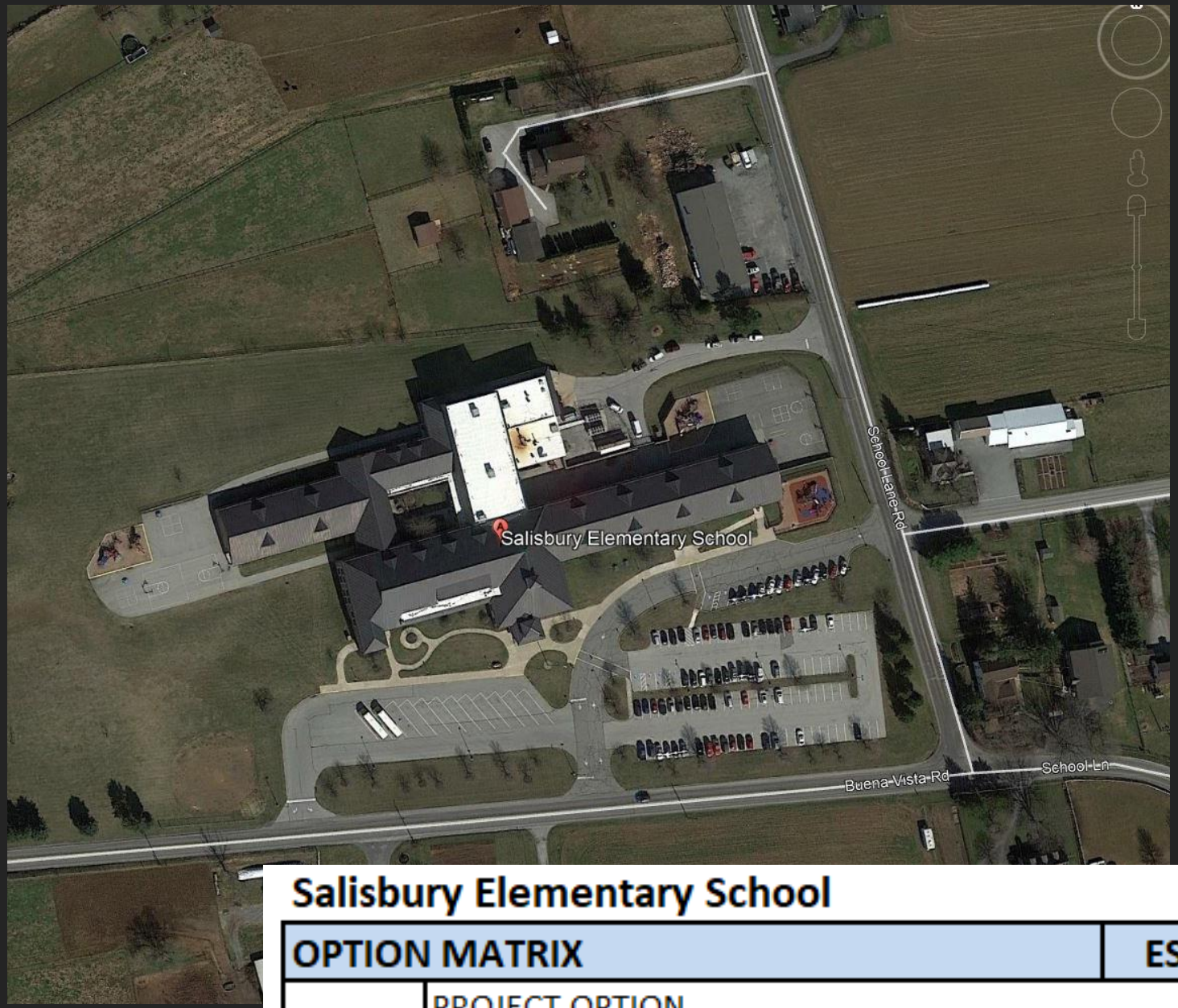
1. Enclosed playground fencing, equipment, and paving
2. Upgrade adapted office spaces
3. Replace lighting fixtures with LED; interior and site lighting
4. CO2 sensors near equipment or vehicle areas

Paradise Elementary School

OPTION MATRIX	ESTIMATED TOTAL PROJECT COSTS		
PROJECT OPTION	RANGE		EXISTING SF
Facility Conditions (2-10 years)	$ 1,230,035	$ 1,453,678	92,000

FACILITY ASSESSMENT

PV SALISBURY ELEMENTARY



1. Play surface recoating / replace
2. Masonry repoint / caulking
3. Secure lockdown
4. Finish repairs / replacement
5. Heating plant is 17 years old with 8-10 more years of average life. Chiller system 17 years old and uses R-22 refrigerant
6. Access to attic service areas
7. Replace lighting fixtures with LED; interior and site lighting
8. Building automation system

Salisbury Elementary School

OPTION MATRIX	ESTIMATED TOTAL PROJECT COSTS		
PROJECT OPTION	RANGE		EXISTING SF
Facility Conditions (2-10 years)	$ 2,846,098	$ 3,498,187	142,698



FACILITY ASSESSMENT

PV INTERMEDIATE SCHOOL

1. Complete roof replacement
2. No secure vestibule
3. Bright Horizons not secured
4. Restroom / Locker accessibility
5. Upgrade Video Camera System
6. Finish repairs / replacement
7. Aging systems – 23+ years
8. Dust collection / Kitchen Hoods
9. Domestic water system replacement
10. Electrical system upgrades
11. Replace communication system
12. LED lighting – building & site
13. Fire alarm system upgrades
14. No humidity control

Intermediate School Options

OPTION MATRIX	ESTIMATED TOTAL PROJECT COSTS	
PROJECT OPTION	RANGE	EXISTING SF
Facility Conditions (2-10 years)	$ 14,895,826 $ 17,078,409	96,200



FACILITY ASSESSMENT

PV HIGH SCHOOL

1. Windows in need of replacement
2. Complete roof replacement
3. No secure vestibule
4. Restroom / Locker accessibility
5. Upgrade Video Camera System
6. Limiting educational programs
7. Aging systems – 21+ years
8. No humidity control
9. Electrical system upgrades
10. Emergency power system upgrade
11. LED lighting – building & site
12. Fire alarm system upgrades
13. CO2 detection in at risk areas

High School Options

OPTION MATRIX	ESTIMATED TOTAL PROJECT COSTS		
PROJECT OPTION	RANGE		EXISTING SF
Facility Conditions (2-10 years)	**$ 22,883,688**	**$ 25,437,010**	**145,900**

Intermediate School Options

OPTION MATRIX	ESTIMATED TOTAL PROJECT COSTS		
PROJECT OPTION	RANGE		EXISTING SF
Facility Conditions (2-10 years)	**$ 14,895,826**	**$ 17,078,409**	**96,200**

High School Options

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PROJECT OPTION	RANGE		EXISTING SF
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Paradise Elementary School

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PROJECT OPTION	RANGE		EXISTING SF
Facility Conditions (2-10 years)	**$ 1,230,035**	**$ 1,453,678**	92,000

Salisbury Elementary School

OPTION MATRIX	ESTIMATED TOTAL PROJECT COSTS		
PROJECT OPTION	RANGE		EXISTING SF
Facility Conditions (2-10 years)	**$ 2,846,098**	**$ 3,498,187**	142,698

- Facilities Conditions will require expenditures in the next 2-10 years.
- Existing renovation scope includes required code and limited finish upgrades.
- Site costs are not included but broken out as separate line items and require verification with municipality.
- No Program changes – Maintenance only

Intermediate School Options

OPTION MATRIX	ESTIMATED TOTAL PROJECT COSTS		
PROJECT OPTION	RANGE		EXISTING SF
Facility Conditions (2-10 years)	$ 14,895,826	$ 17,078,409	96,200

High School Options

OPTION MATRIX	ESTIMATED TOTAL PROJECT COSTS		
PROJECT OPTION	RANGE		EXISTING SF
Facility Conditions (2-10 years)	$ 22,883,688	$ 25,437,010	145,900



$37,779514 $42,515,419

- **No Program changes – Maintenance only**

AGENDA

- COST TO MAINTAIN EXISTING FACILITIES
- OPTION REVIEW AND RECOMMENDATIONS
- NEXT STEPS

OPTION MATRIX
CORE LEADERSHIP TEAM RECOMMENDATIONS

Pequea Valley School District
District Wide Feasibility Study Updates
Updated: 2/10/2020

OPTION MATRIX

The matrix provides a summary of the options to consider to address both educational needs as well as upgrades to meet current construction standards.

	SCHOOL	No Work	Additions	Renovations	Additions & Renovations	New Building	Comments based on Educational Program
	Salisbury ES	x	NA	x	NA	NA	Limited Renovations
	Paradise ES	x	NA	x	NA	NA	Limited Renovations
OPT. 1	~~MS Add/Reno~~	x	x	x	x	NA	Additions / Renovations
	~~HS Add/Reno~~	x	x	x	x	NA	Additions /Renovations
OPT. 2	~~HS & IS - A/R~~	x	x	x	x	NA	Additions / Major Renos + Interm add
	~~Fitness/DAO/Daycare~~	x	x	x	x	NA	Repurpose Existing IS
	HS & IS- New	x	NA	NA	NA	x	New Building
OPT. 3a	Fitness/DAO/Daycare	x	NA	x	NA	NA	Repurpose Existing HS
	Field Facility	x	NA	x	NA	NA	Repurpose Existing IS
	~~HS & IS- New~~	x	NA	NA	NA	x	New Building
OPT. 3b	~~Fitness/DAO/Daycare~~	x	NA	x	NA	NA	Repurpose Existing HS
	~~Field Facility~~	x	NA	x	NA	NA	Repurpose Existing IS

NA = Not applicable

DEVELOPED THROUGH COLLABORATION WITH :

- LEADERSHIP TEAM
- FACILITATORS
- LEARNERS



CLASSROOM CONFIGURATION – 2 GRADE LEVELS

- MULTIPLE COLLAB SPACES
- SMALL GROUP AND SPECIAL ED. FLEX. CLASSROOMS
- FACULTY PLANNING
- GRADE PAIRS HAVE DEFINED ZONES DEDICATED TO THEIR USE

DEVELOPED THROUGH COLLABORATION WITH :

- LEADERSHIP TEAM
- LEARNERS
- CORE ACADEMY
- AG FACILITATORS
- STEM FACILITATORS

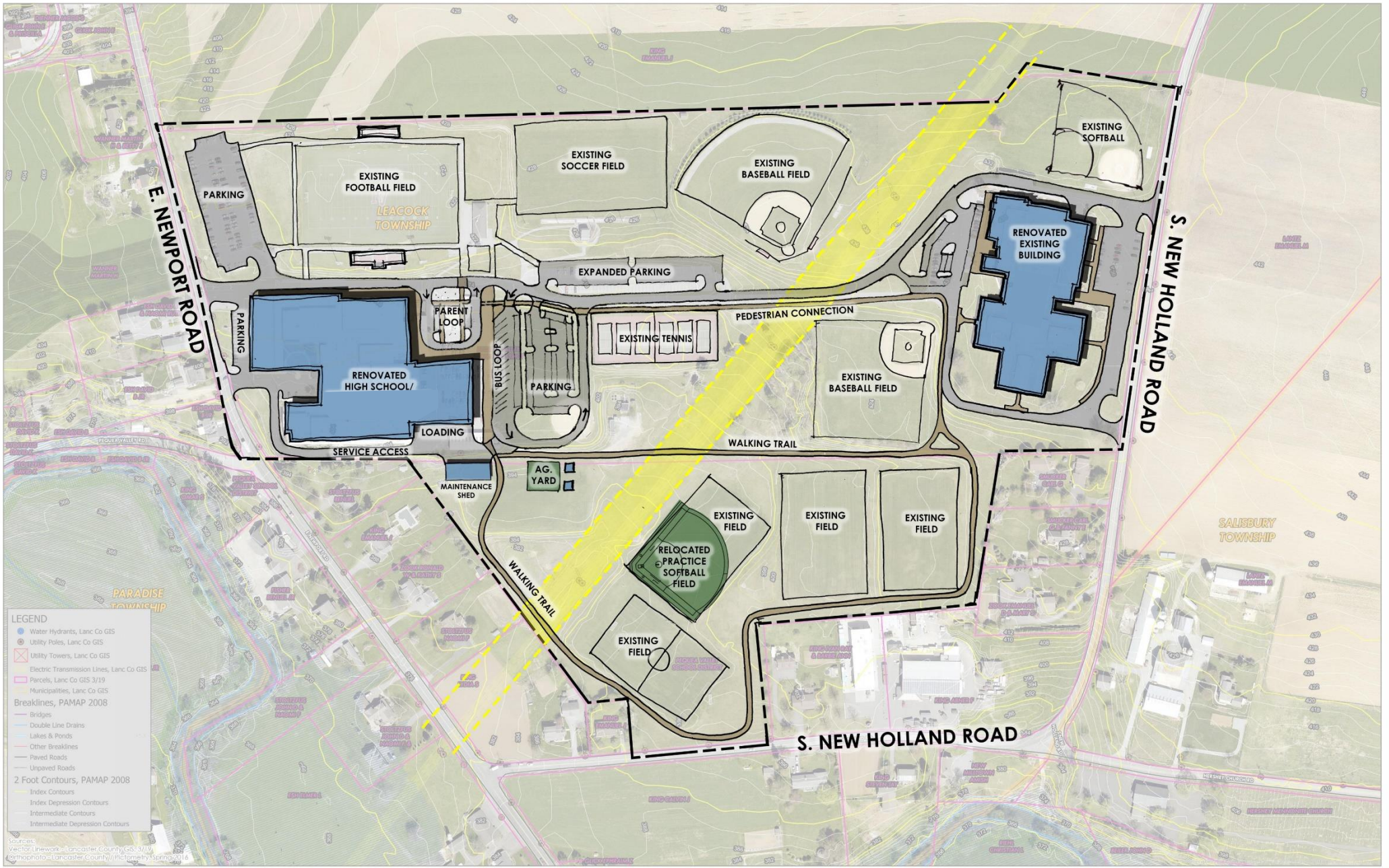
REFINING PROGRAM AND FOCUSING ON ADJACENCIES RESULTED IN NEARLY 50,000 sf IN EFFICIENCIES.



STEAM / SCIENCE / SHOP

HIGH SCHOOL & INTERMEDIATE SCHOOL

- ADJACENCIES
  - BIO / AG
  - AG / METAL
  - WOOD / CORE
  - STEM / ALL TECH ED
  - STEM / SCIENCE
  - SUITES OF STEM / SCIENCE FOR SEPARATE IS / HS
  - ACCESS TO COLLISION SPACES



Pequea Valley SD Master Planning

166 S New Holland Rd, Kinzers 17535, Leacock Township, Lancaster County - 9/3/2019

DERCK & EDSON

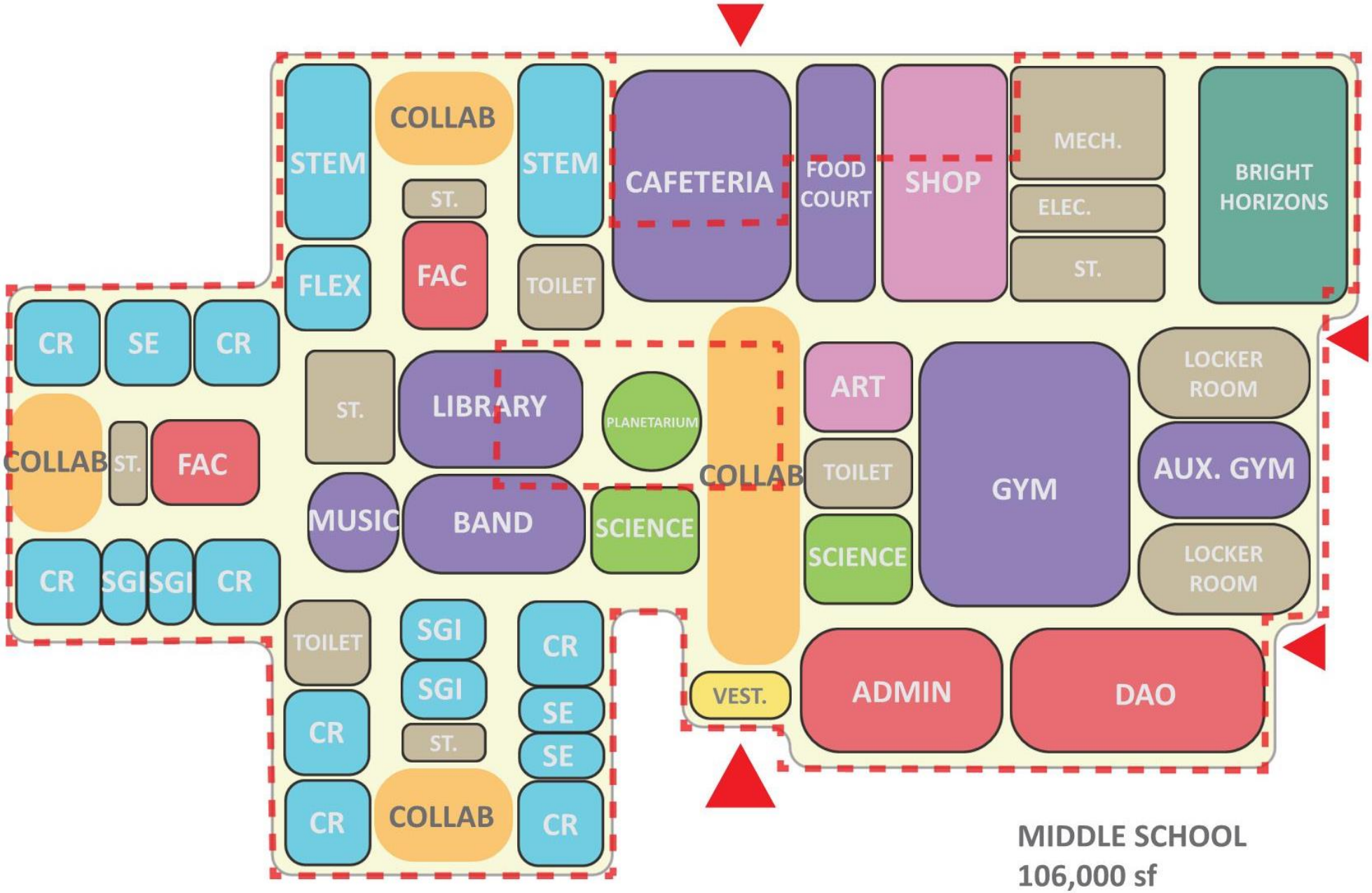
OPTION 1:
IS ADD / RENO
HS ADD / RENO

PRO'S

- MINIMAL SITE IMPACT
- NEW STEAM / AG & WOOD SHOP WING
- H.S. SEPERATED BUS / PARKING

CON'S

- PHASED CONSTRUCTION
- SMALL BUS LOOP
- ADDITION INTERUPTS SEWER TREATMENT



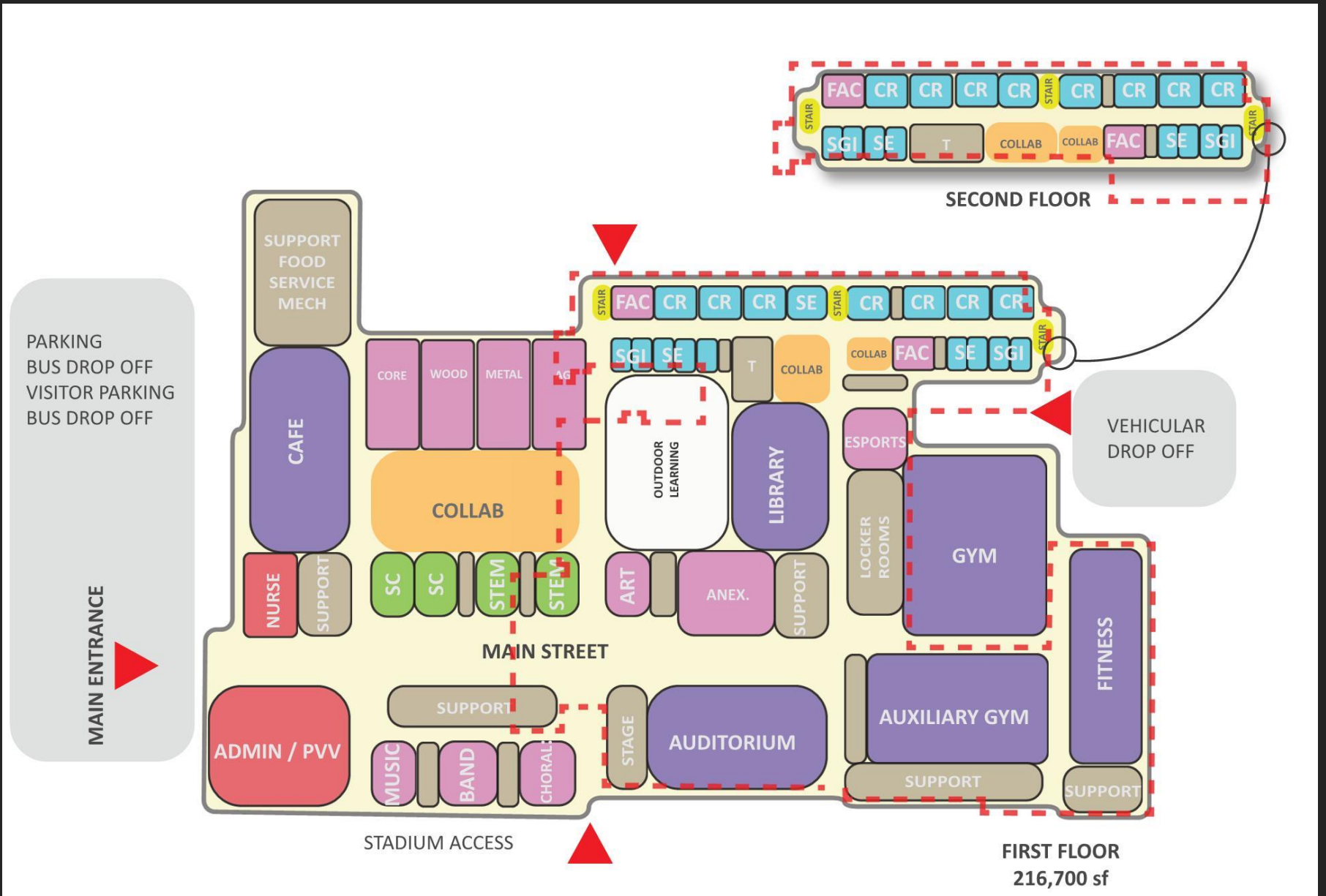
OPTION 1

INTERMEDIATE SCHOOL – ADD / RENO

- CLASSROOM GRADE LEVELS WITH COLLAB. SPACES
- STEM AND SCIENCE ZONES WITH COLLAB. SPACES
- UPGRADED BUILDING SYSTEMS
- SECURE 3RD PARTY DAYCARE PROGRAM

OPTION 1

HIGH SCHOOL – ADD / RENO



- CLASSROOM GRADE LEVELS WITH COLLAB. SPACES
- STEM AND SCIENCE ZONES WITH COLLAB. SPACES
- COLLISION SPACE FOR CROSS DISCIPLINE LEARNING
- MEET PROGRAM NEEDS – MOST ADJACENCIES MET
- UPGRADED BUILDING SYSTEMS

OPTION 1

INTERMEDIATE SCHOOL – ADD / RENO.

HIGH SCHOOL – ADD / RENO

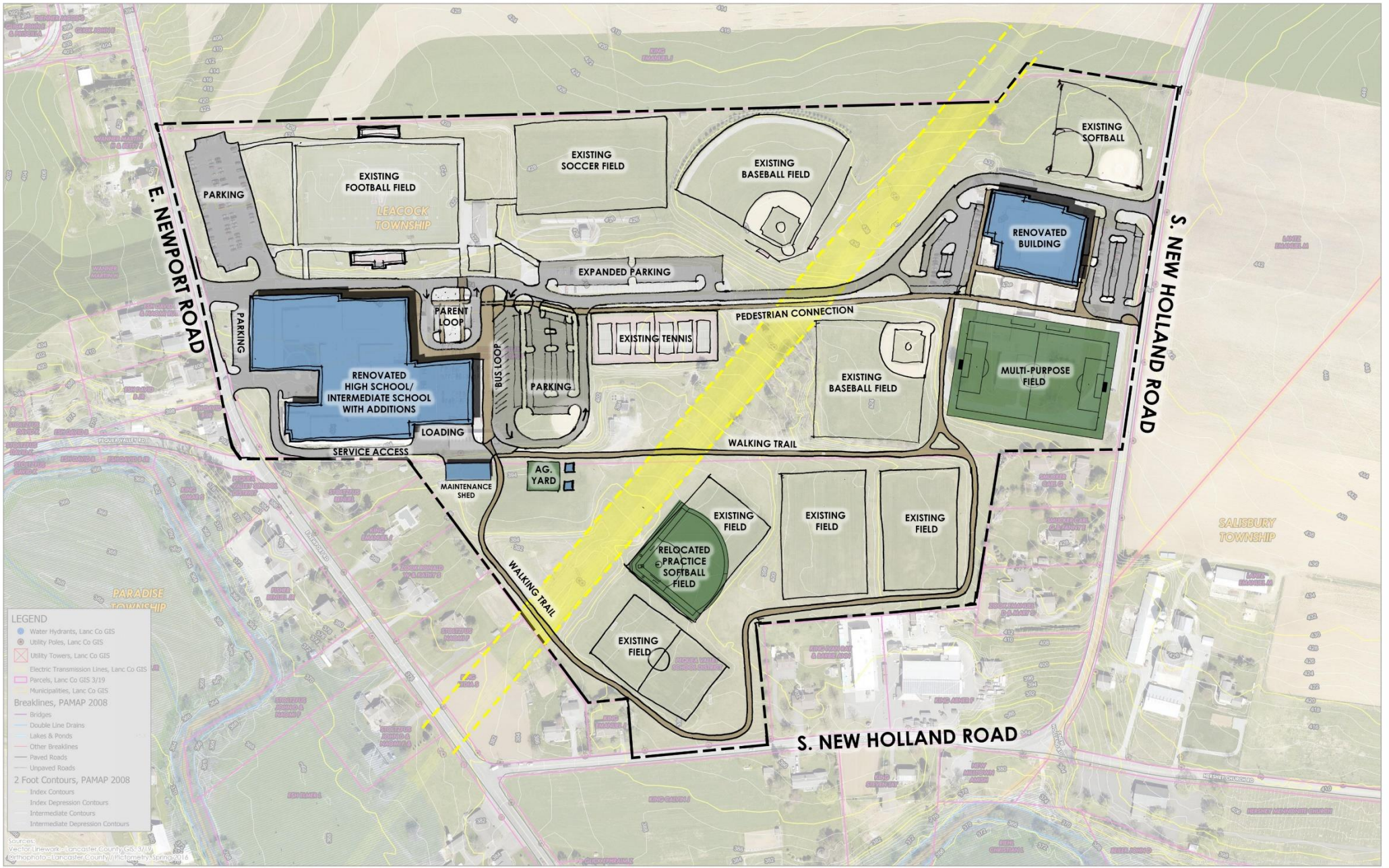
Intermediate School

OPTION MATRIX	ESTIMATED TOTAL PROJECT COSTS	
PROJECT OPTION	RANGE	
Comprehensive Renovations / Additions	$ 21,480,750	$ 23,194,510

High School

OPTION MATRIX	ESTIMATED TOTAL PROJECT COSTS	
PROJECT OPTION	RANGE	
Comprehensive Renovations / Additions	$ 49,222,645	$ 53,102,374

$70,703,395 **$76,296,884**



Pequea Valley SD Master Planning

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OPTION 2

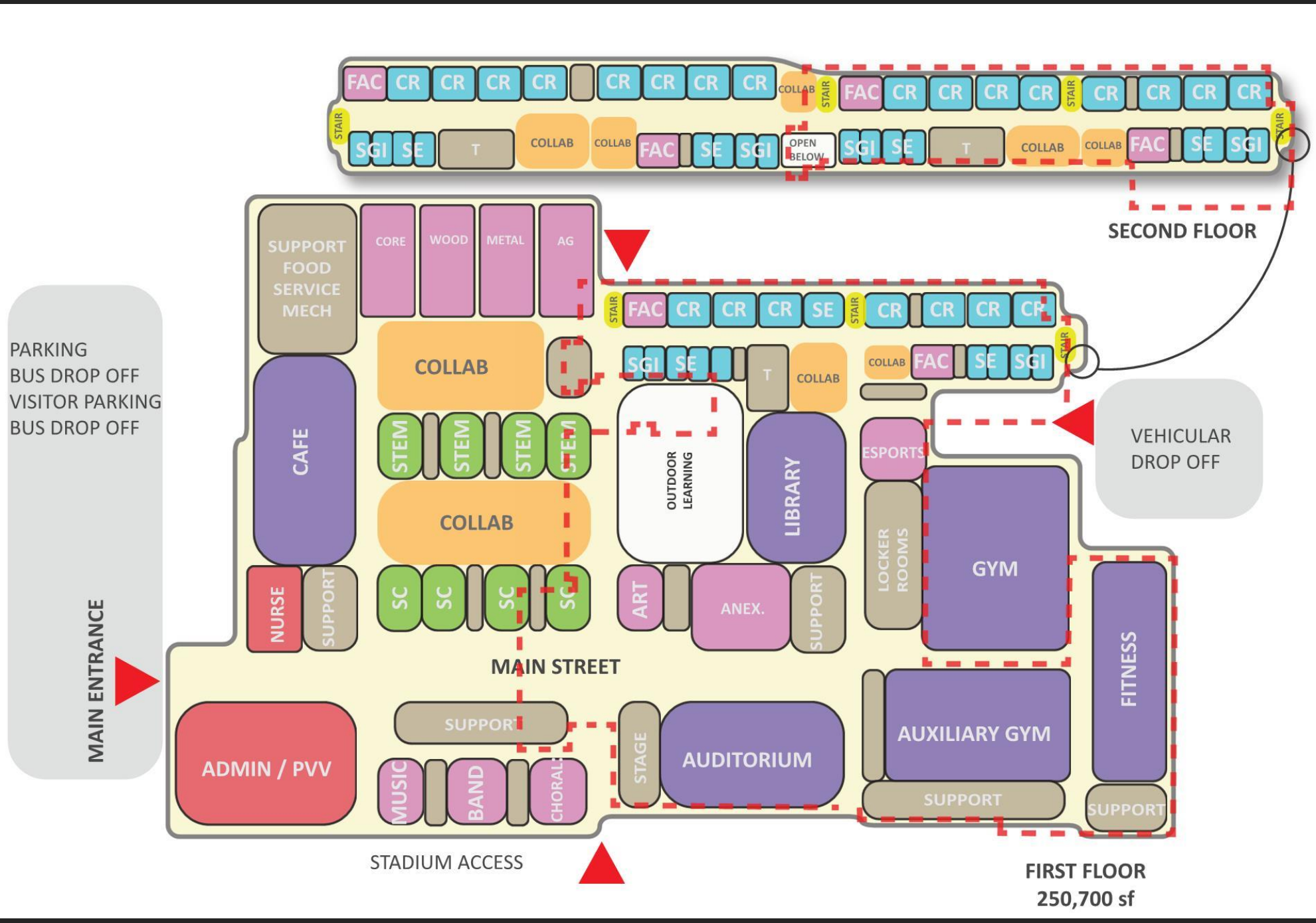
IS & HS ADD / RENO

PRO'S

- MINIMAL SITE IMPACT
- NEW STEAM / AG & WOOD SHOP WING
- SEPERATED BUS / PARKING
- I.S. REPURPOSED

CON'S

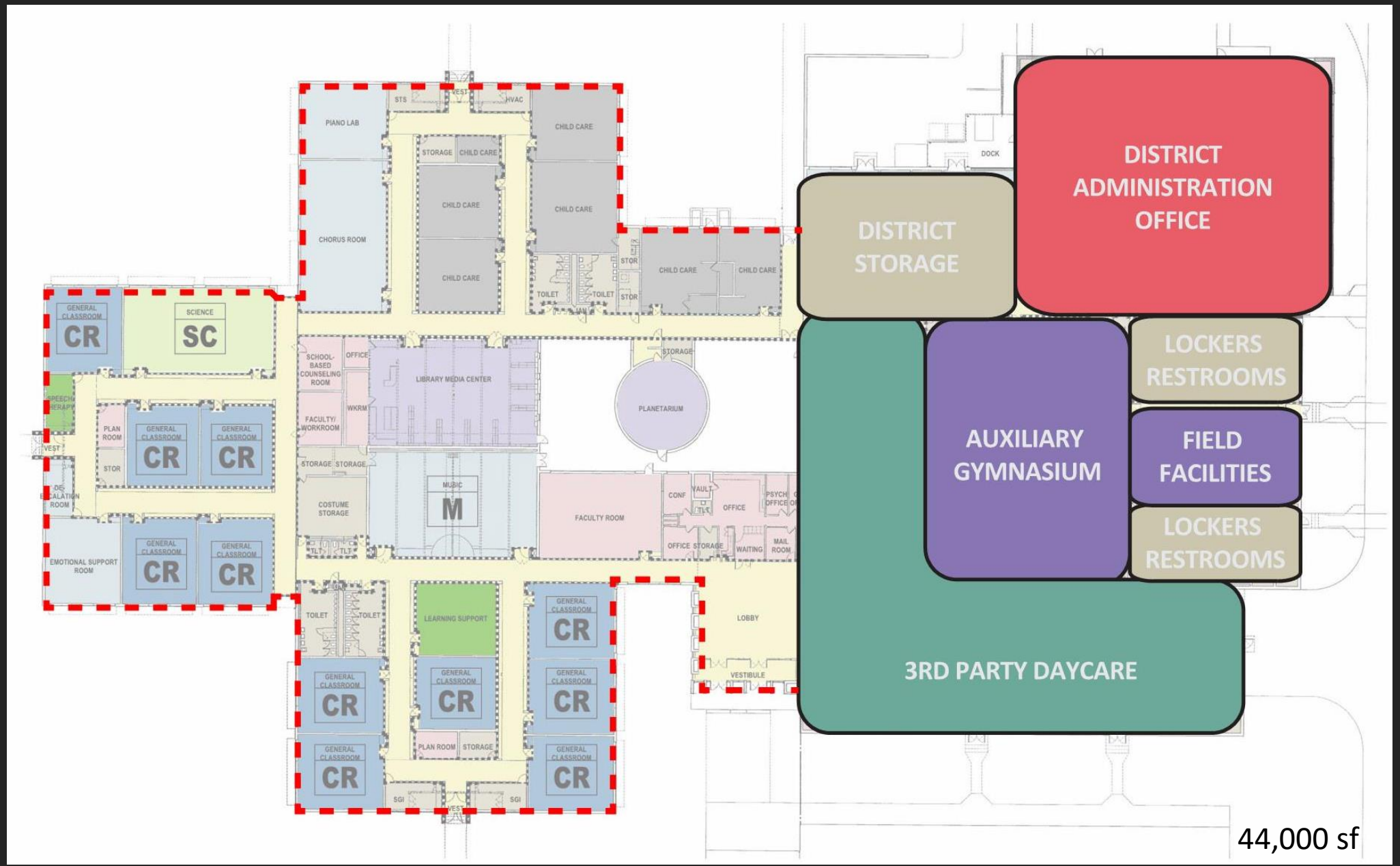
- PHASED CONSTRUCTION
- SMALL BUS LOOP
- ADDITION INTERUPTS SEWER TREATMENT



OPTION 2

HIGH SCHOOL & INTERMEDIATE SCHOOL

- CLASSROOM GRADE LEVELS WITH COLLAB. SPACES
- STEM AND SCIENCE ZONES WITH COLLAB. SPACES
- COLLISION SPACE FOR CROSS DISCIPLINE LEARNING
- MEET PROGRAM NEEDS– MOST ADJACENCIES MET
- UPGRADED BUILDING SYSTEMS
- EFFICIENCIES FOR OPERATIONS, STAFFING, AND STUDENTS



OPTION 2 -

IS REPURPOSED - DAO / 3RD PARTY DAYCARE / FIELD FACILITIES

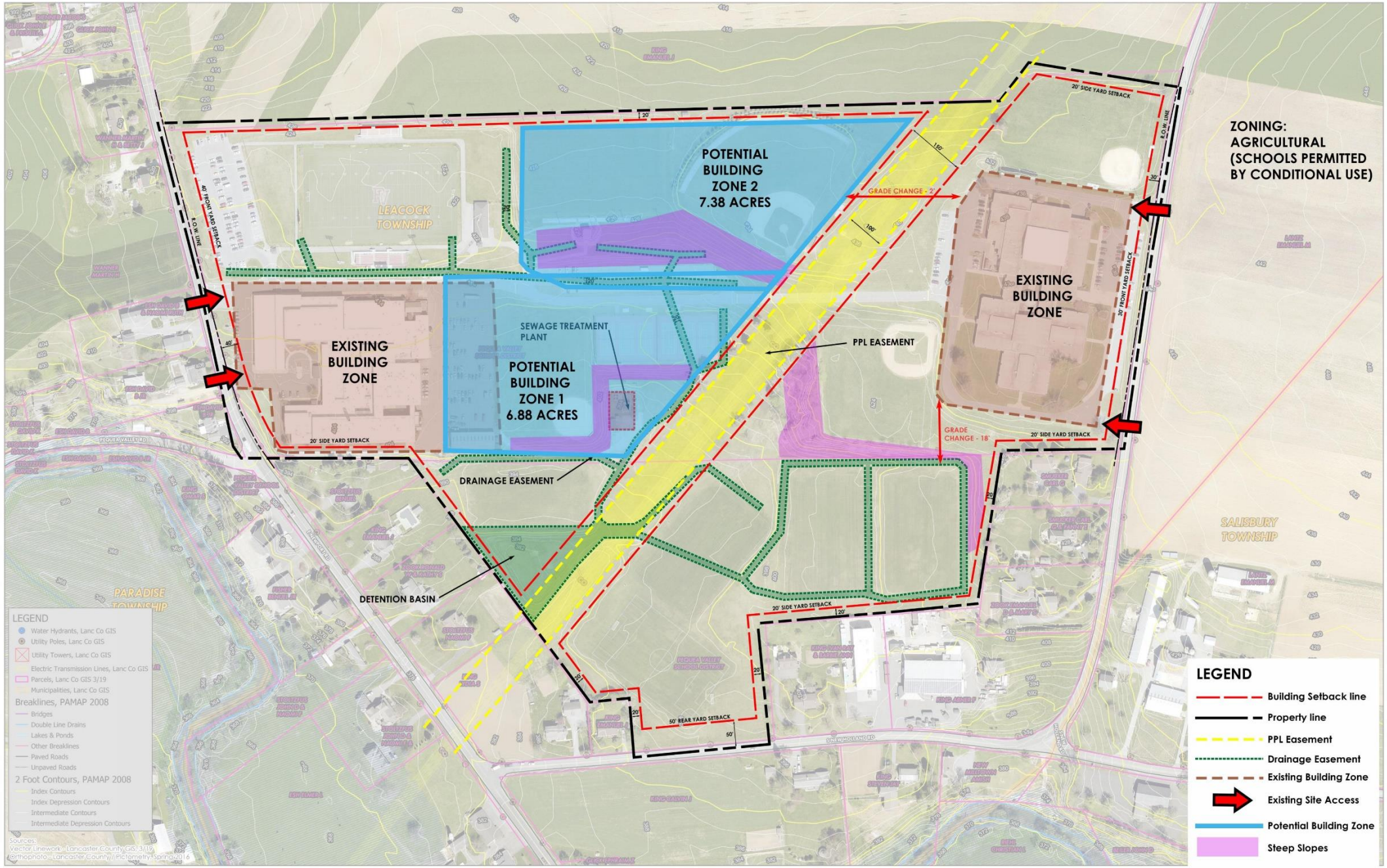
- RETAIN USEFUL BUILDING ELEMENTS
- DAO CONSOLIDATES TO ONE LOCATION
- PROVIDES FIELD FACILITIES AT THE FAR END OF THE SITE
- 3RD PARTY DAYCARE IS SEPARATE FROM OTHER EDUCATION PROGRAMS

OPTION 2

INTERMEDIATE SCHOOL & HIGH SCHOOL COMBINED ADD / RENO.

High School Options

OPTION MATRIX	ESTIMATED TOTAL PROJECT COSTS	
PROJECT OPTION	RANGE	
Combine High School / Intermediate School	$ 55,501,468	$ 62,645,130
Cost to Upgrade Intermediate School	$ 9,359,013	$ 10,466,617
	$64,860,481	$73,111,747

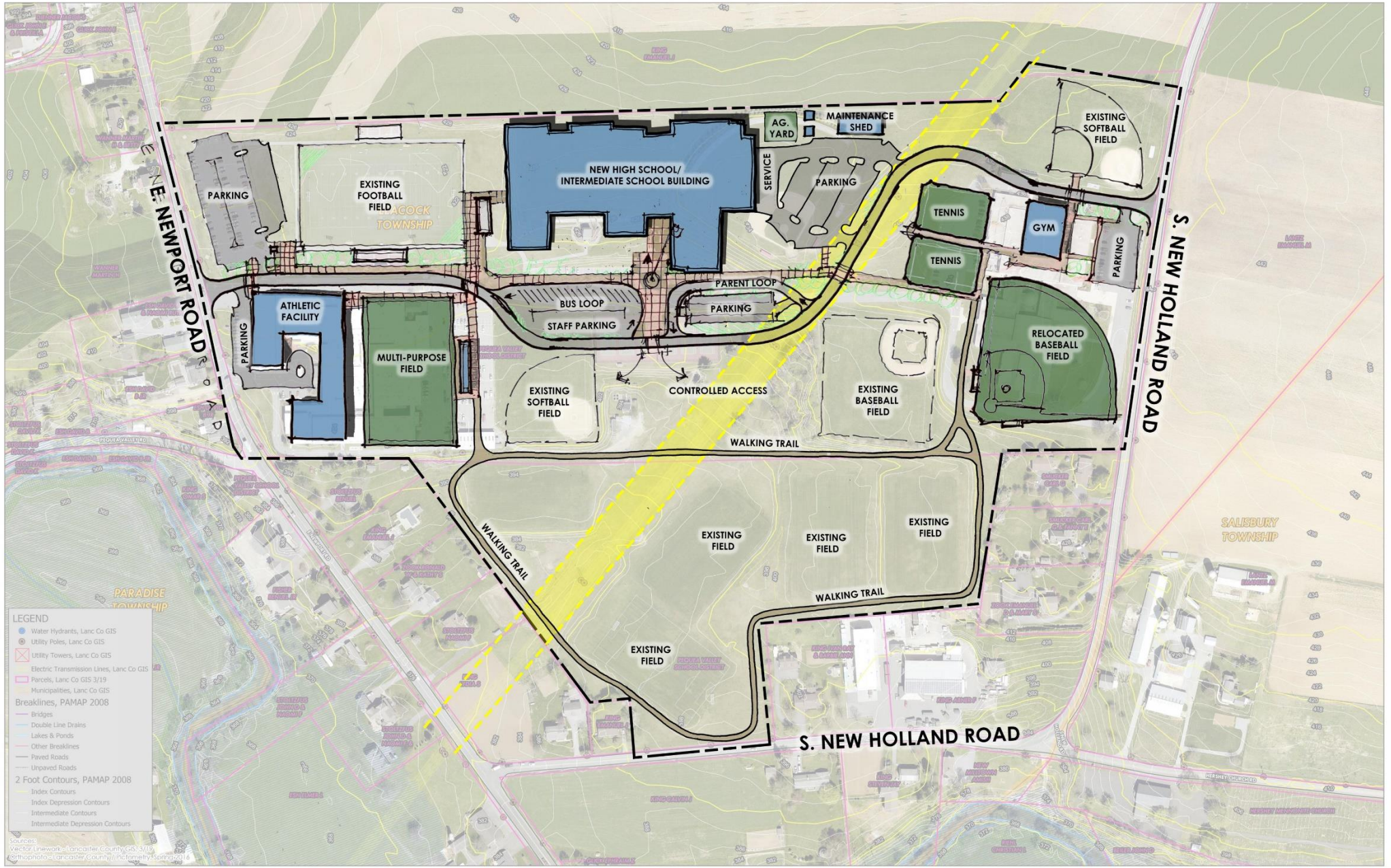


Pequea Valley SD Master Planning: POTENTIAL BUILDABLE ZONES

166 S New Holland Rd, Kinzers 17535, Leacock Township, Lancaster County - 9/3/2019

DERCK & EDSON

OPTION 3a & 3b RECOMMENDATIONS:



Pequea Valley SD Master Planning

166 S New Holland Rd, Kinzers 17535, Leacock Township, Lancaster County - 9/3/2019

DERCK & EDSON

OPTION 3a

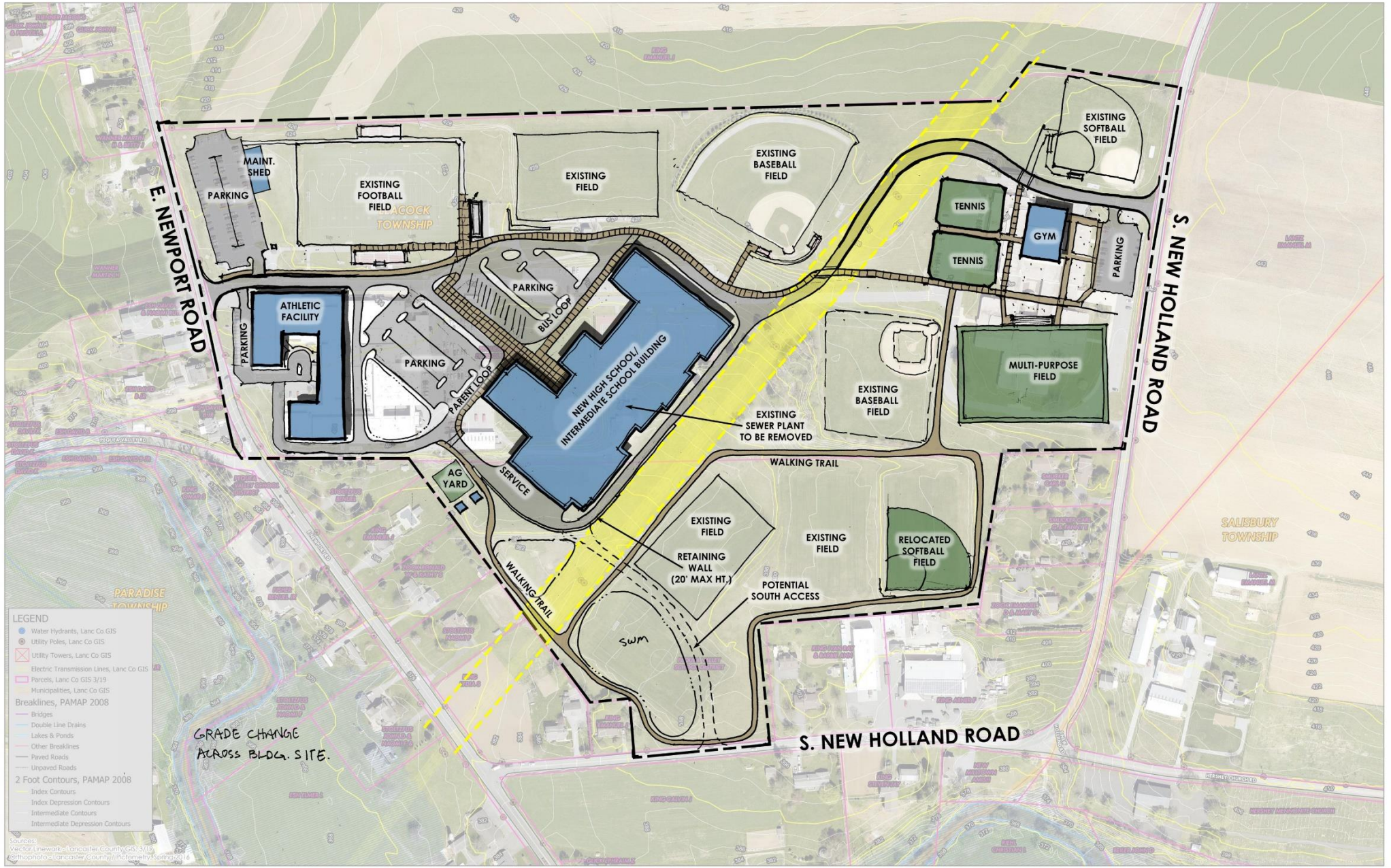
IS & HS NEW CONST.

PRO'S

- NO PHASED BUILDING CONSTRUCTION
- NEW CONSTRUCTION
- MAXIMIZE SPORTS FACILITIES
- CENTRALLY LOCATED ON SITE FOR SPORTS ACCESS
- IMPROVED DROP-OFF LOOPS BUS/CAR

CON'S

- NO DIRECT CONNECTION TO FITNESS
- REQUIRES MOVING BASEBALL



Pequea Valley SD Master Planning
166 S New Holland Rd, Kinzers 17535, Leacock Township, Lancaster County - 9/3/2019

DERCK & EDSON
CAMPUSES. DOWNTOWNS. ATHLETICS.

OPTION 3b

IS & HS NEW CONST. ALTERNATE LOCATION

PRO'S

- NEW CONSTRUCTION
- IMPROVED DROP-OFF LOOPS BUS/CAR

CON'S

- PHASED CONSTRUCTION
- INTERUPTS EXISTING SEWER TREATMENT
- FIELDS REMOTE FROM SCHOOL AND ATHLETIC FACILITY
- SLOPING SITE, GRADE CHANGE IN BUILDING LEVEL
- NO FUTURE EXPANSION

OPTION 3a & 3b



SF SUMMARY
230,300 SF

11TH & 12TH

7TH & 8TH

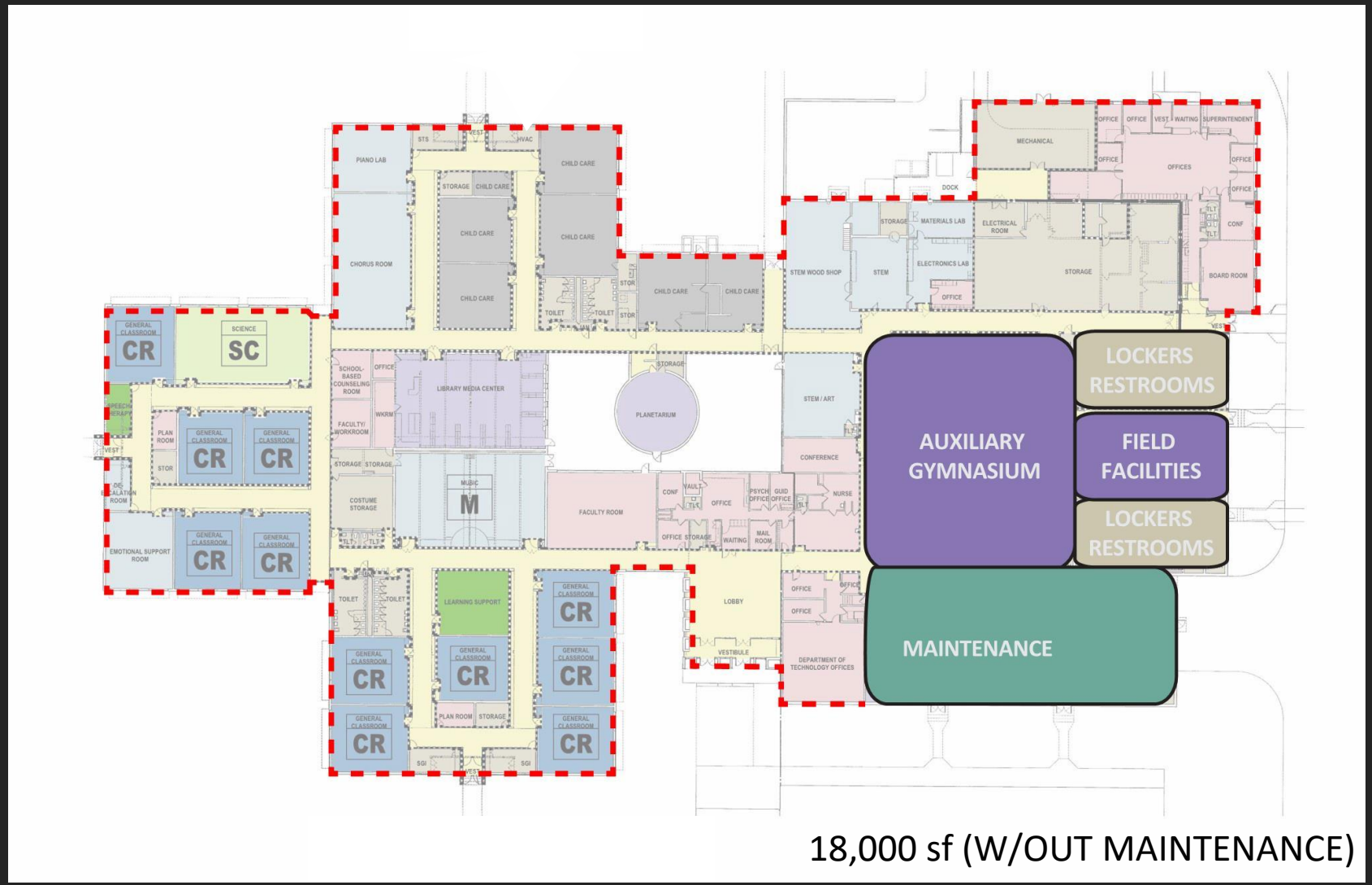


9TH & 10TH

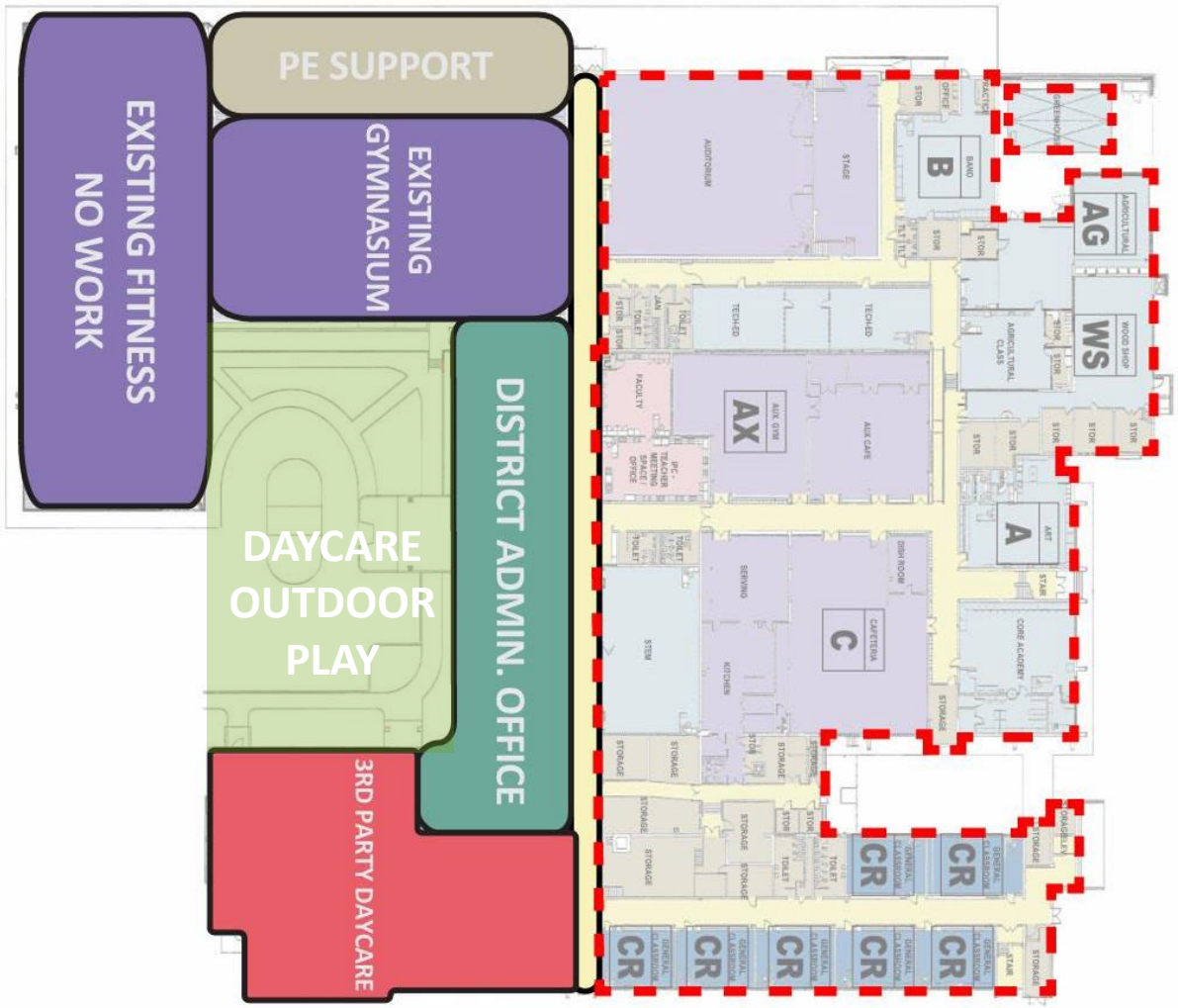
OPTION 3a & 3b

IS REPURPOSED - FIELD FACILITIES & MAINTENANCE SHED

- RETAIN USEFUL BUILDING ELEMENTS
- PROVIDES FIELD FACILITIES AT THE FAR END OF THE SITE
- COST EFFECTIVE MAINTENANCE FACILITY



18,000 sf (W/OUT MAINTENANCE)



51,600 sf

OPTION 3a & 3b

HS REPURPOSED - DAO / 3RD PARTY DAYCARE / FITTNESS CENTER

- RETAIN USEFUL BUILDING ELEMENTS
- DAO CONSOLIDATES TO ONE LOCATION
- PROVIDES FIELD FACILITIES FOR VISITING TEAMS AND PRACTICE
- COMMUNITY FITTNESS CENTER SEPERATED FOR COMMUNITY USE
- DAYCARE HAS SECURE ACCESS AND OUTDOOR PLAY

OPTION 3a - IS & HS NEW CONST.

New Construction - Intermediate & High School

OPTION MATRIX	ESTIMATED TOTAL PROJECT COSTS	
PROJECT OPTION	RANGE	
New Construction	$ 63,830,337	$ 69,342,442
Existing Intermediate School Renovations	$ 2,782,399	$ 3,095,878
Existing High School Renovations	$ 8,787,171	$ 9,742,131
Total	$ 75,399,908	$ 82,180,451

OPTION 3b - IS & HS NEW CONST.

New Construction - Intermediate & High School

OPTION MATRIX	ESTIMATED TOTAL PROJECT COSTS	
PROJECT OPTION	RANGE	
New Construction	$ 64,330,337	$ 70,342,442
Existing Intermediate School Renovations	$ 2,782,399	$ 3,095,878
Existing High School Renovations	$ 8,787,171	$ 9,742,131
Total	$ 75,899,907	$ 83,180,451

SPORTS FACILITIES



OPTION 1
IS & HS – ADD / RENO

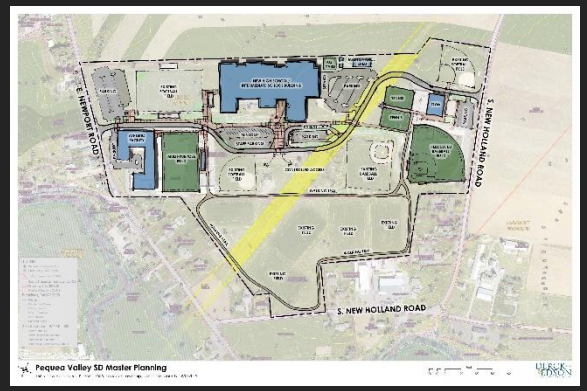
(1) MAIN GYM
(3) AUX GYM
(1) FOOTBALL
(0) TURF FIELD
(1) SOCCER
(1) MAIN BASEBALL
(1) PRACT. BASEBALL
(1) MAIN SOFTBALL
(.5)PRACT. SOFTBALL
(3.5)PRACTICE FIELDS
(4) TENNIS
(1) FITTNESS



OPTION 2
IS & HS – ADD / RENO

(1) MAIN GYM
(3) AUX GYM
(1) FOOTBALL
(1) TURF FIELD
(1) SOCCER
(1) MAIN BASEBALL
(1) PRACT. BASEBALL
(1) MAIN SOFTBALL
(.5)PRACT. SOFTBALL
(3.5)PRACTICE FIELDS
(4) TENNIS
(1)FITTNESS

FIELD FACILITIES

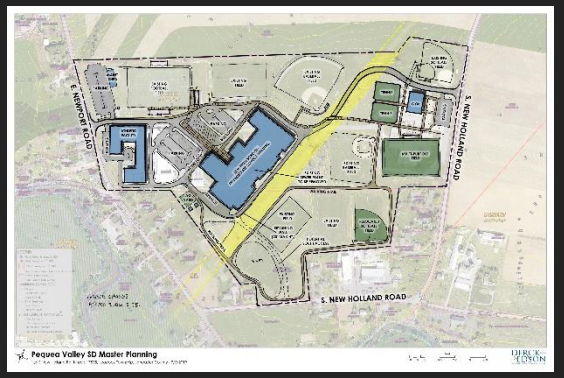


OPTION 3a
IS & HS – NEW SITE 1

(1) MAIN GYM
(5) AUX GYM (+2)
(1) FOOTBALL
(1) TURF FIELD
(1) SOCCER
(1) MAIN BASEBALL
(1) PRACT. BASEBALL
(1) MAIN SOFTBALL
(1) PRACT. SOFTBALL
(4) PRACTICE FIELDS (+2)
(4) TENNIS
(2) FITTNESS (+1)

FIELD FACILITIES

COMMUNITY CENTER



OPTION 3b
IS & HS – NEW SITE 2

(1) MAIN GYM
(5) AUX GYM (+2)
(1) FOOTBALL
(1) TURF FIELD
(1) SOCCER
(1) MAIN BASEBALL
(1) PRACT. BASEBALL
(1) MAIN SOFTBALL
(1) PRACT. SOFTBALL
(2) PRACTICE FIELDS
(4) TENNIS
(2) FITTNESS (+1)

FIELD FACILITIES

COMMUNITY CENTER

SUMMARY OF OPTION MATRIX WITH COSTS

Pequea Valley School District
District Wide Feasibility Study Updates
Updated: 2/10/2020

OPTION MATRIX

The matrix provides a summary of the options to consider to address both educational needs as well as upgrades to meet current construction standards.

	SCHOOL	No Work	Additions	Renovations	Additions & Renovations	New Building	Comments based on Educational Program	COST RANGE Limited Scope	COST RANGE Comprehensive	
	Salisbury ES	x	NA	x	NA	NA	Limited Renovations	$ 2,846,098	$ 3,498,187	
	Paradise ES	x	NA	x	NA	NA	Limited Renovations	$ 1,230,035	$ 1,453,678	
OPT. 1	MS Add/Reno	x	x	x	x	NA	Additions / Renovations	$ 21,480,750	$ 23,194,510	
	HS Add/Reno	x	x	x	x	NA	Additions /Renovations	$ 49,222,645	$ 53,102,374	
OPT. 2	HS & IS - A/R	x	x	x	x	NA	Additions / Major Renos + Interm add	$ 55,501,468	$ 62,645,130	
	Fitness/DAO/Daycare	x	x	x	x	NA	Repurpose Existing IS	$ 9,359,013	$ 10,466,617	
	HS & IS- New	x	NA	NA	NA	x	New Building	$ 63,830,337	$ 69,342,442	incl site
OPT. 3a	Fitness/DAO/Daycare	x	NA	x	NA	NA	Repurpose Existing HS	$ 8,787,171	$ 9,742,131	site in New Const costs
	Field Facility	x	NA	x	NA	NA	Repurpose Existing IS	$ 2,782,399	$ 3,095,878	site in New Const costs
	HS & IS- New	x	NA	NA	NA	x	New Building	$ 64,330,337	$ 70,342,442	incl site
OPT. 3b	Fitness/DAO/Daycare	x	NA	x	NA	NA	Repurpose Existing HS	$ 8,787,171	$ 9,742,131	site in New Const costs
	Field Facility	x	NA	x	NA	NA	Repurpose Existing IS	$ 2,782,399	$ 3,095,878	site in New Const costs

NA = Not applicable

NEW CONSTRUCTION BUILDINGS ARE TYPICALY 15% MORE ENERGY EFFICIENT THAN RENOVATED BUILDINGS

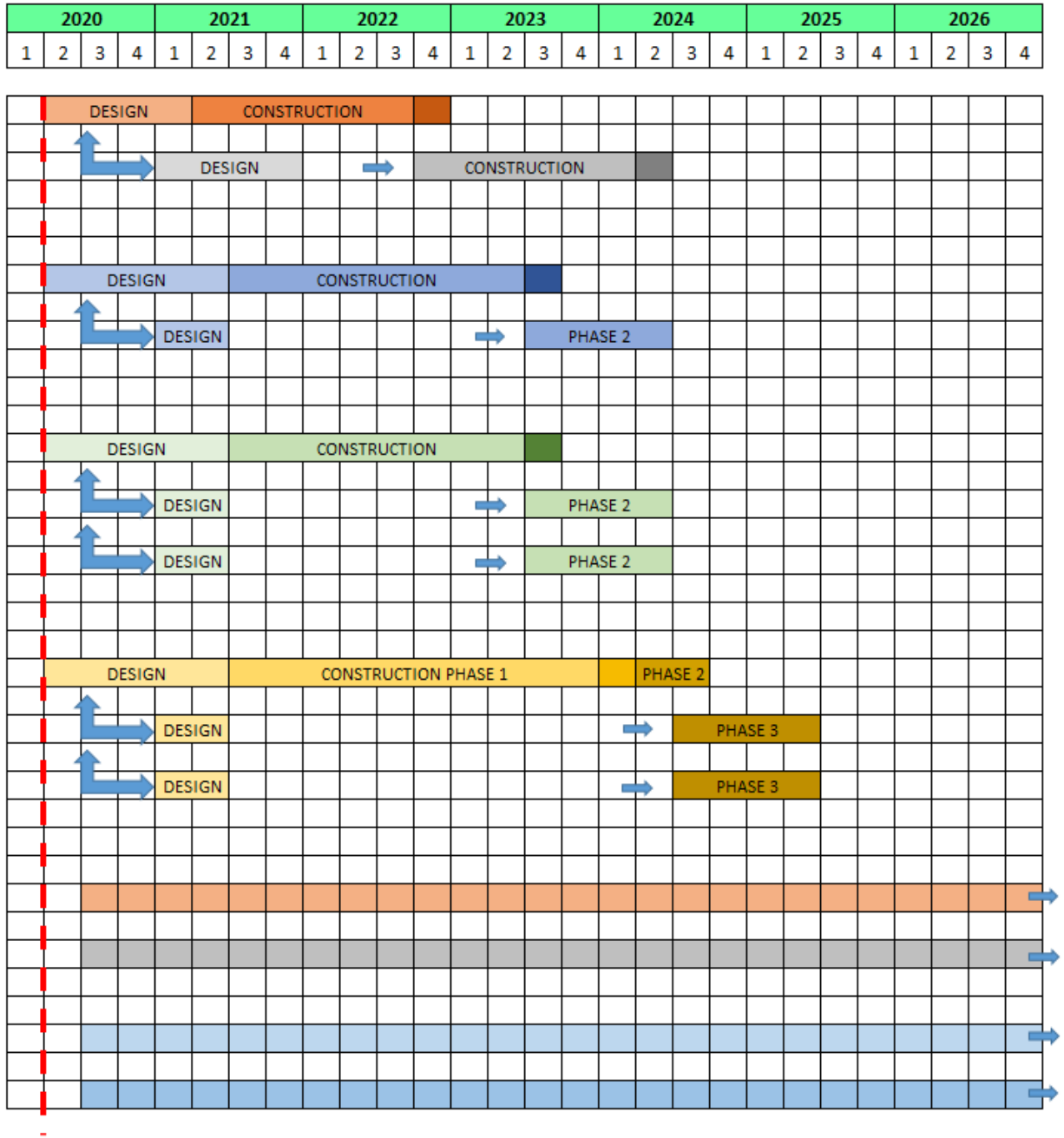
Pequea Valley School District
3/12/2020

Preliminary Project Timeline

Based upon the potential timeline, (whether recommended or not) current financial market conditions and estimated construction costs, Pequea Valley School District has the ability to complete each of the recommended projects.

POTENTIAL SCHEDULE MATRIX

PROJECT	BUDGET
OPTION 1	
Intermediate School Add / Reno	$21.5 M - $23.2 M
High School Add / Reno	$49.2 M - $53.1 M
	$70.7 M - $76.3 M
OPTION 2	
IS & HS Add Reno	$55.5M - $62.7M
IS Repurpose	$9.4 M - $10.5M
	$64.9 M - $73.2 M
OPTION 3a	
IS & HS New Construction - Site 1	$63.8 M - $69.3 M
IS Repurpose	$2.8M - $3.1M
HS Repurpose	$8.8M - $9.7M
	$75.4 M - $82.2 M
OPTION 3b	
IS & HS New Construction - Site 2	$63.8 M - $69.3 M
IS Repurpose	$2.8M - $3.1M
HS Repurpose	$8.8M - $9.7M
	$75.9 M - $83.2 M
Intermediate School Maintenance (2 - 10 Years)	$14.9M - $17.1M
High School Maintenance (2 - 10 Years)	$22.9M - $25.5M
	$37.8 M - $42.6 M
Paradise Elementary School Maintenance (2 - 10 Years)	$1.2M - $1.4M
Salisbury Elementary School Maintenance (2 - 10 Years)	$2.8M - $3.5M
	$4 M - $4.9 M



NEXT STEPS

- PRIORITIZE NEEDS UTILIZING ESTABLISHED GUIDING PRINCIPLES
- REFINE FINANCIAL PLAN WITH RBC CAPITAL MARKETS

Pequea Valley School District

Where Each Learner Counts

Crabtree, Rohrbaugh & Associates
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