

UCF | Unionville-Chadds Ford
School District

MIDDLE SCHOOL FEASIBILITY STUDY

A Place of Pride in the Middle





WHAT IS OUR WHY?

Beginning during the January 2024 Board Work Session discussion of the Long Range Facilities Plan, Board Members called attention to chronic concern about CFPMS from members of the community.



WHAT IS OUR WHY?

Throughout the Spring, it was suggested that, given the chronic concern, we should review all relevant possibilities for improving CFPMS facilities.

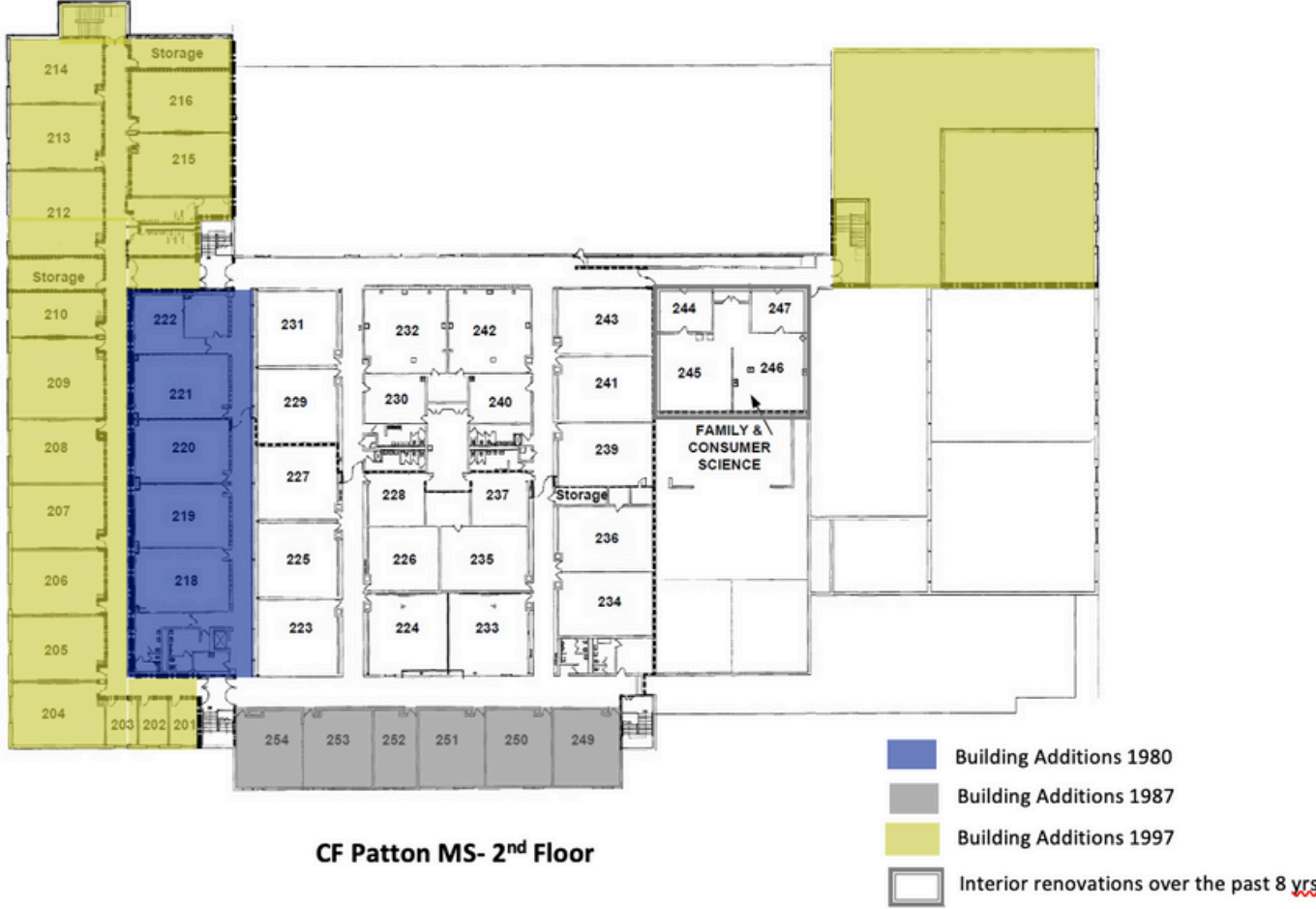
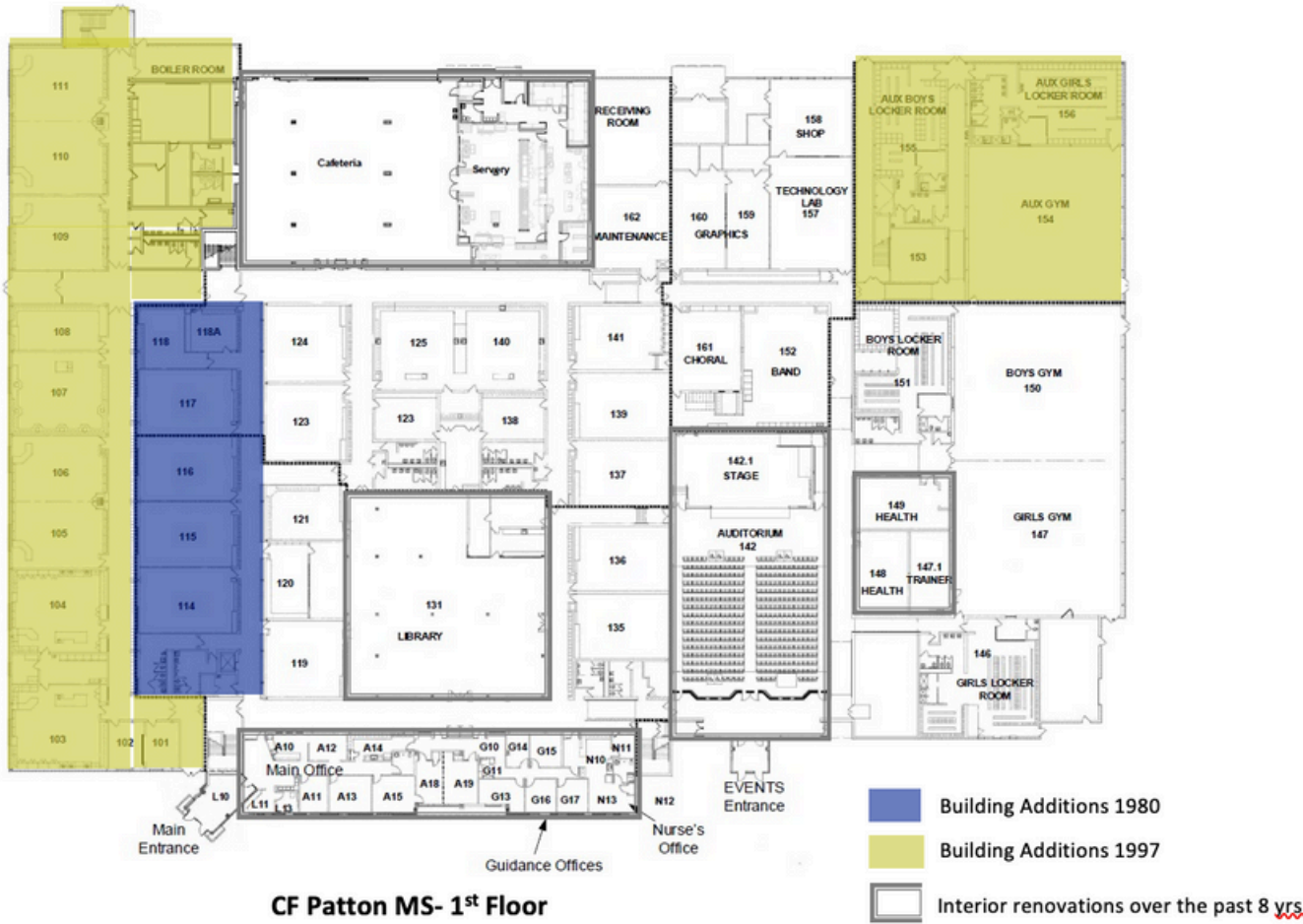
**WHAT FOLLOWS IS
A REVIEW OF CFPMS' CURRENT STATE
AND POTENTIAL PATHS FORWARD.**

NO DECISIONS HAVE BEEN MADE!

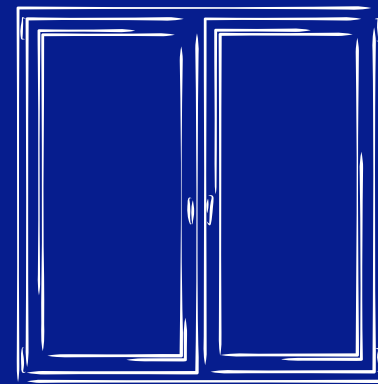
THE EVOLUTION OF CFPMS



THE EVOLUTION OF CFPMS



CURRENT STATE



70%

of classrooms and many hallways lack natural light

CURRENT STATE

School	Percentage of Classrooms Without Natural Light
Charles F. Patton Middle School	70%
Chadds Ford Elementary School	20%
Hillendale Elementary School	11%
Pocopson Elementary School	1%
Unionville Elementary School	5%
Unionville High School	18%

LONG-TERM UPKEEP COSTS

- Long-term upkeep costs are associated with:
 - ADA Compliance
 - Air Quality
 - Asbestos Containing Materials
 - Bathrooms
 - Electrical Systems
 - HVAC Systems
 - Roof
 - Traffic Flow

SHORT-TERM UPKEEP COSTS

- Short-term upkeep costs are associated with:
 - Bathrooms
 - Ceiling Tiles/Lights
 - Corridors
 - Elevators
 - Fire Alarms
 - Paving
 - Roof



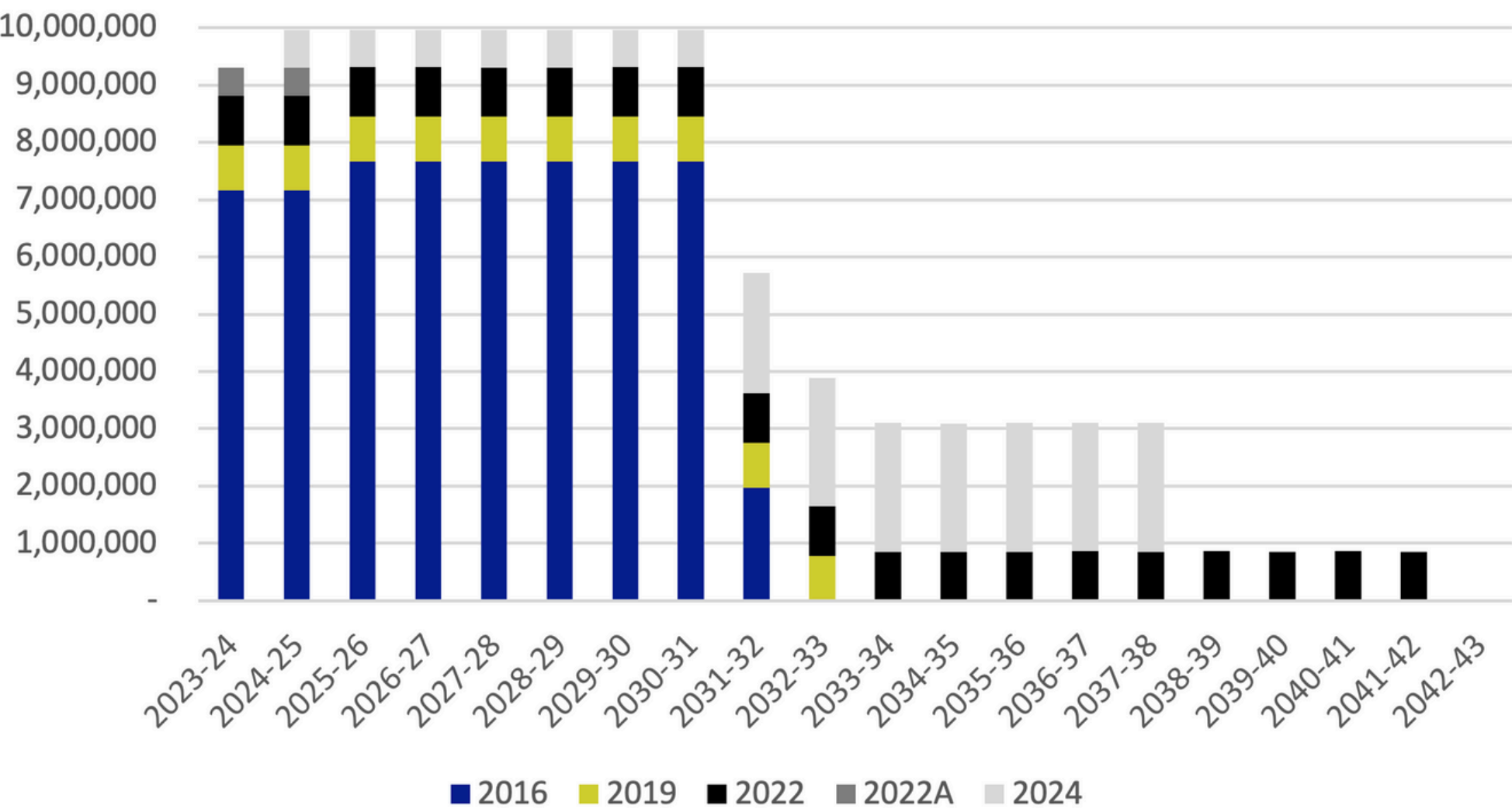
“

**CAN WE AFFORD TO
BUILD A NEW CFPMS?**

YES.

”

UCFSD DEBT SCHEDULE



UCFSD is in a favorable position financially. We will have the opportunity to refinance and/or restructure the blue portion of our debt in 2026.

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msfeasibilitystudy@ucfsd.net





C.F. Patton Middle School Community Input Meeting

December 9, 2024

Montgomery Educational
Consultants, Inc.
Absolute Technology, Inc.



AGENDA

- 1. Welcome**
- 2. Why / Goals**
- 3. Process**
- 4. Demographic Analysis & Enrollment Projections**
- 5. Study Facts**
- 6. Program**
- 7. Design Options**
- 8. Cost Overview**
- 9. Q/A Panel**
- 10. Community Input Activity**



GOALS FOR STUDY

- To decide to maintain, renovate, or replace to improve chronic concerns about the Middle School building and campus
- To provide UCFSD with viable options for the future of Patton Middle School supported by data and thorough analysis



CONTENT OF STUDY

- Assess the current and projected demographic and enrollment information and trends
- Assess the existing buildings and major systems
- Discuss recent and active maintenance, repair, and deficiency concerns
- Assess educational adequacy of the building for the program delivery
- Provide recommendations with cost estimates for options to:
 - Maintain / Restore
 - Renovate / Additions
 - Replace



PROCESS

➤ Input Meetings

- | | | |
|--------------------------|----------|------|
| ■ Study Kick-off | July | 2024 |
| ■ Facility Survey | Aug. | 2024 |
| ■ Facilities Input | Sept. | 2024 |
| ■ Faculty Input | Sept. | 2024 |
| ■ Community Meeting | Oct. | 2024 |
| ■ Enrollment Projections | Oct. | 2024 |
| ■ Community Survey | Oct. | 2024 |
| ■ Design Options | Nov. | 2024 |
| ■ Community Meeting | Dec. | 2024 |
| ■ Final Report | Jan. | 2024 |
| ■ Special Board Meeting | Jan. 6, | 2024 |
| ■ Board Vote | Feb. 18, | 2024 |



DEMOGRAPHIC ANALYSIS & ENROLLMENT PROJECTIONS

➤ Demographic Study

- Not many new developments are anticipated
- The number of families relocating into the District will increase student enrollment
- A transition from half-day to full-day kindergarten is likely to increase kindergarten enrollment and the retention rate into first grade.

➤ Enrollment Projection

- Enrollment for the entire district is projected to fluctuate between -0.7% and 0.8% per year in the foreseeable future. This equates to a 0.1% change over 10 years, affected by these factors:
 - Live birth rates
 - Percentage of live births that enroll in public school.
 - More homes have student-age children, and the ratio of students from those homes is increasing.
 - There is minimal residential development occurring in the area.
 - The transition from half-day to full-day kindergarten



ENROLLMENT PROJECTIONS

School Enrollment History and 10 Year Projections

Year	K	1	2	3	4	5	6	7	8	9	10	11	12	Total	Change
Totals (School by School)															
2004/05	193	266	283	287	292	330	337	317	332	329	325	305	313	3,909	
2005/06	232	263	262	308	304	312	341	352	320	334	332	322	292	3,974	1.7%
2006/07	214	335	247	282	325	316	321	360	365	333	339	333	323	4,093	3.0%
2007/08	220	315	316	268	306	340	327	310	362	356	326	346	317	4,109	0.4%
2008/09	180	307	305	318	284	315	339	337	320	365	354	321	340	4,085	4.5%
2009/10	206	297	283	325	330	296	333	352	352	321	382	357	321	4,155	1.7%
2010/11	196	286	273	283	337	336	306	336	342	348	321	368	357	4,089	-1.6%
2011/12	205	276	286	295	299	355	356	313	337	345	344	319	370	4,100	0.3%
2012/13	174	283	262	305	319	302	364	365	310	320	349	345	320	4,018	-2.0%
2013/14	219	281	278	286	325	337	308	365	364	299	325	342	339	4,068	1.2%
2014/15	218	301	270	299	303	328	334	313	353	366	291	323	340	4,039	-0.7%
2015/16	192	306	293	282	309	303	337	343	311	344	357	290	323	3,990	-1.2%
2016/17	213	254	294	310	303	315	318	350	346	310	360	354	286	4,013	0.6%
2017/18	186	255	256	298	320	313	320	324	353	336	315	363	354	3,993	-0.5%
2018/19	193	249	254	284	305	338	322	320	326	355	336	312	360	3,954	-1.0%
2019/20	234	259	241	262	304	316	341	333	318	332	355	329	308	3,932	-0.6%
2020/21	192	298	244	245	268	315	323	342	332	317	337	350	330	3,893	-1.0%
2021/22	206	292	291	258	254	274	317	318	341	339	323	334	355	3,902	0.2%
2022/23	191	289	282	296	271	265	279	315	321	339	336	308	332	3,824	-2.0%
2023/24	190	264	276	290	302	280	273	282	320	300	331	338	305	3,751	-1.9%
2024/25	214	240	239	288	297	298	280	279	288	309	307	338	347	3,724	-0.7%
2025/26	264	266	232	250	296	304	302	282	283	284	313	310	343	3,729	0.1%
2026/27	282	267	252	242	256	301	310	308	287	285	286	314	313	3,703	-0.7%
2027/28	296	287	253	260	251	263	306	314	312	286	288	286	320	3,722	0.5%
2028/29	306	300	270	259	266	258	270	311	317	315	287	287	288	3,734	0.3%
2029/30	284	309	284	276	268	273	264	273	315	319	316	289	288	3,758	0.7%
2030/31	279	287	297	293	285	274	280	269	275	317	321	319	288	3,784	0.7%
2031/32	293	282	269	308	296	292	280	285	272	280	319	321	319	3,816	0.9%
2032/33	291	296	264	274	312	299	296	283	287	274	282	318	320	3,796	-0.5%
2033/34	288	295	281	270	280	319	304	300	285	291	274	283	319	3,789	-0.2%
2034/35	294	291	279	290	277	285	325	308	304	287	292	276	285	3,793	0.1%

Color Range of Data Set

Lowest Value

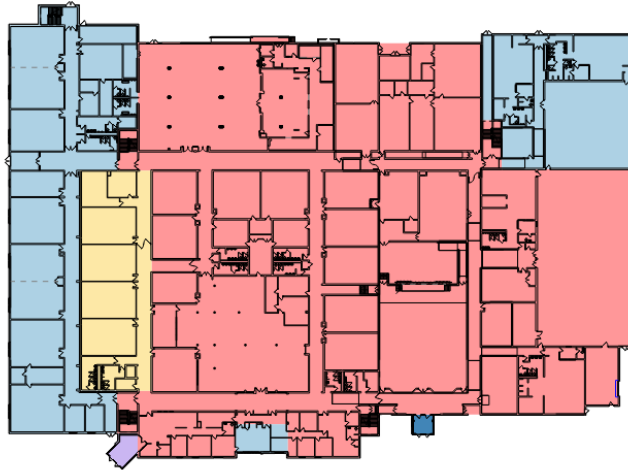
Median Value

Highest Value



BUILDING AGE

The oldest portion (approximately 63%) of the building is 53 years old.



1 BUILDING AGE 1ST FLOOR
FS1.1 1" = 60'-0"

BUILDING AGE LEGEND

ORIGINAL BUILDING - 1971	ADDITION - 2015
ADDITION - 1980	ADDITION - 1997
ADDITION - 1987	

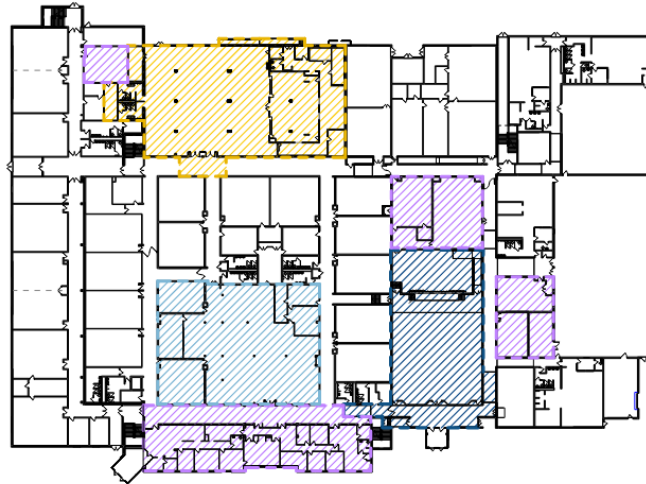


2 BUILDING AGE 2ND FLOOR
FS1.1 1" = 60'-0"



MAJOR BUILDING RENOVATIONS

The total amount of previously renovated/restored space is 41,475 square feet, or 23.5% of the existing building.

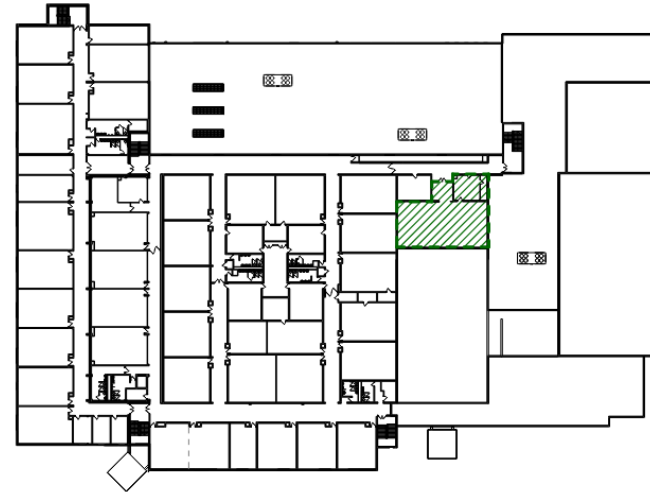


1 BUILDING RENOVATIONS 1ST FLOOR

FS1.2 1" = 60'-0"

BUILDING RENOVATION LEGEND

 RENOVATION - 2015	 RENOVATION - 2020
 RENOVATION - 2016	 RENOVATION - 2022
 RENOVATION - 2019	



2 BUILDING RENOVATIONS 2ND FLOOR

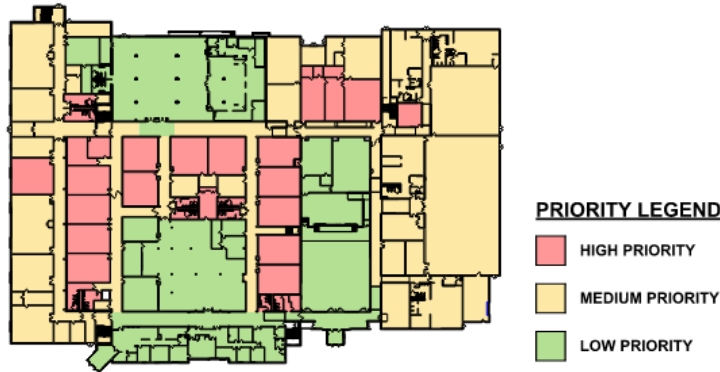
FS1.2 1" = 60'-0"



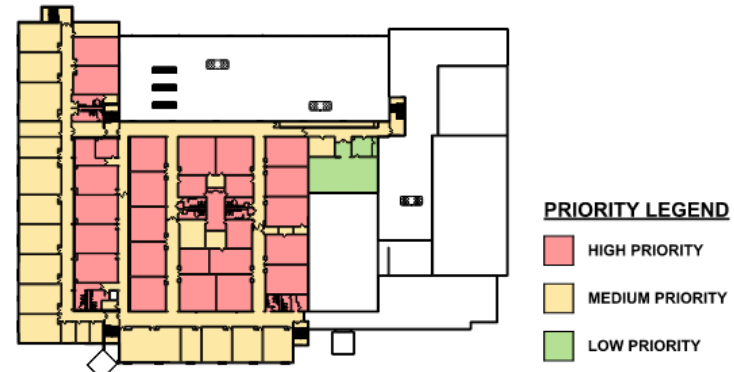
CONDITIONS ASSESSMENTS

Overall, the building is in fair condition. Many classrooms and restrooms show wear and tear. All the classrooms in the original 1971 portion of the building no longer have access to daylight. Most of the restrooms do not meet current ADA compliance requirements.

The building is already 5% overutilized. Some spaces are being shared for multiple classes, and many spaces have been reallocated as the needs of the school have grown.



1 **CONDITIONAL ANALYSIS- 1ST FLOOR ARCH**
FS1.8 1" = 100'-0"

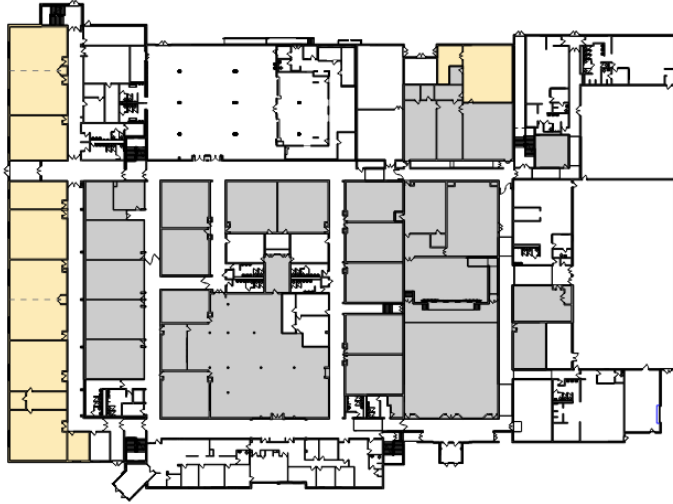


2 **CONDITIONAL ANALYSIS- 2ND FLOOR ARCH**
FS1.8 1" = 100'-0"

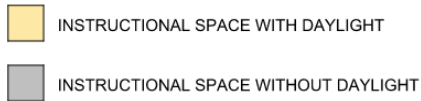


SUNLIGHT

70% of instructional space in Patton Middle School is without sunlight.
This percentage for other schools in the district range from 1% to 20%.



1 DAYLIGHT ACCESS 1ST FLOOR
FS1.10 1" = 60'-0"



**PATTON
MIDDLE
SCHOOL**



2 DAYLIGHT ACCESS 2ND FLOOR
FS1.10 1" = 60'-0"



FACULTY INPUT

➤ Classrooms

- Lack of thermostat control
- Lack of dimmable lighting
- Lack of sunlight
- Desire for closed cabinets
- Desire for more whiteboards
- Desire for larger classrooms for groupwork or to spread out more
- Desire for more storage
- Lack of prep space for science classes

➤ Corridors and Circulation

- Hallways too narrow
- Congested stairwells
- Congestion at classroom entrances

➤ Other

- Gym/Auditorium not large enough to fit whole school
- Lack of meeting spaces for whole team/grade
- Many arts spaces too small (such as band/orchestra room)
- Lack of storage
- Lack of faculty team rooms
- Poor adjacencies (such as gifted classrooms being across the building from each other)
- Lack of acoustic separation between spaces and floors
- Lack of sufficient indoor spaces for clubs/after-school activities
- ADA inadequacies



COMMUNITY CONVERSATION & SURVEY INPUT

Oct. 9, 2024 Community Conversation

Oct. 2024 Community Survey Results

1. What parts of the community did our survey respondents represent?

- Approximately 41 respondents
 - Parents/Family
 - Faculty/Staff
 - Community/Neighbors/Taxpayers
 - Cabinet Members
- 117 survey respondents:
 - Families (57.7%)
 - Residents (38.7%)
 - Students (20.6%)
 - Board/Administration/Faculty/Staff (16.3%)

2. Do respondents believe that the school site is adequate for pedestrian, vehicle, and bus access? What could be improved?

- Concerns for pedestrian safety and insufficient walking paths
- Insufficient parking
- Inadequate traffic flow
- Inadequate traffic flow
- Insufficient parking
- Concerns about pedestrian access and lack of sidewalks



COMMUNITY CONVERSATION & SURVEY INPUT

Oct. 9, 2024 Community Conversation

Oct. 2024 Community Survey Results

3. Do respondents believe that the school site meets academic, athletic, music, and extracurricular requirements for students?

- Insufficient space
- ADA compliance concerns
- Outdated classrooms
- Insufficient natural light
- Insufficient performing art spaces
- Generally, meets needs of students with room for improvement
- Good variety of academic and extracurricular programs
- Adequate athletic facilities
- Insufficient space for extracurricular activities
- Insufficient athletic opportunities for younger students
- Concerns for music courses funding



COMMUNITY CONVERSATION & SURVEY INPUT

Oct. 9, 2024 Community Conversation

Oct. 2024 Community Survey Results

4. Based on responses, what element do respondents like the best about the current middle school?

- Teachers and Staff
- Library
- HS and MS campus
- Teachers
- Core values
- Rigorous curriculum
- Course variety
- Specific programs and facilities

5. Based on responses, what extracurricular element do respondents like best about their current middle school?

- Turf fields
- Auditorium
- The amount of extracurricular programs
- Athletic fields
- Music program
- The variety of extracurricular options available
- Desire for more arts-themed extracurricular activities



COMMUNITY CONVERSATION & SURVEY INPUT

Oct. 9, 2024 Community Conversation

Oct. 2024 Community Survey Results

6. Based on responses, what is the first word respondents think of in relation to the existing middle school building?

- “Dark”
- “Dated”
- “No natural sunlight”
- “Old”
- “Dark”
- “Outdated”
- “Unwelcoming”
- “Institution”
- “Sterile”

7. Based on responses, what do respondents believe is most problematic or what would they change about facility conditions at the middle school?

- Insufficient natural light
- Inadequate space/storage
- ADA compliance concerns
- Congested Stairwells
- Lack of windows and natural light
- Building is “dark”
- Building is “Unwelcoming”
- Building is “Claustrophobic”
- Confusing and maze-like layout
- Outdated interior
- Lack of shared spaces for gathering



COMMUNITY CONVERSATION & SURVEY INPUT

Oct. 9, 2024 Community Conversation

Oct. 2024 Community Survey Results

8. Based on responses, what spaces do respondents believe are missing in the current middle school?

- Gathering space for whole school
 - Staff spaces
 - Nearby outdoor learning spaces
 - Special ed spaces
 - Collaboration spaces
- Facilities and Classrooms:
 - Sensory room
 - ADA-compliant bathrooms
 - Bathrooms in special ed. areas
 - Sunrooms or spaces with natural light
 - Updated facilities (classrooms, science labs, and technology labs)
 - Auditorium/assembly space
 - Other Building Features:
 - Windows
 - Common spaces
 - Large group spaces
 - Convenient parking



COMMUNITY CONVERSATION & SURVEY INPUT

Oct. 9, 2024 Community Conversation

Oct. 2024 Community Survey Results

9. Based on responses, what shared community uses do respondents believe do/could take place at the middle school building and site?

- Performing arts
- Youth sport groups
- Local community groups
- Community sports programs and events
- Arts and theater performances
- Hosting community meetings and events
- Creating community garden
- Providing space for local clubs to meet

10. Based on responses, what spaces do respondents believe are missing in the current middle school?

- Combined as part of question 8 at community conversation
- Windows
- A swimming pool
- Larger bathrooms
- Wider hallways
- More natural light



COMMUNITY CONVERSATION & SURVEY INPUT

Oct. 9, 2024 Community Conversation

Oct. 2024 Community Survey Results

11. Based on responses, what do respondents believe about whether the district should: continue to maintain, renovate, or replace the current middle school and why?

- | | |
|---|---|
| <ul style="list-style-type: none">▪ 33 x Replace▪ 4 x Renovate | <ul style="list-style-type: none">▪ 69 (62.7%) favored replacement▪ 36 (32.7%) supported renovation▪ 5 (4.5%) preferred maintaining the current structure |
|---|---|

a) Based on responses, why did respondents support replacement?

- | | |
|--|--|
| <ul style="list-style-type: none">▪ Cost-effectiveness▪ Renovate cannot address all issues▪ Academic needs of kids | <ul style="list-style-type: none">▪ Lack of natural light▪ Outdated facilities▪ Cramped design |
|--|--|

b) Based on responses, why did respondents support renovating?

- | | |
|---|--|
| <ul style="list-style-type: none">▪ Keep some of performing arts center | <ul style="list-style-type: none">▪ Cost-effectiveness▪ Adequacy of the current building▪ Location (do not want to relocate)▪ Specific issues can be addressed through renovation |
|---|--|



Charles F. Patton Middle School



OPTIONS FOR CONSIDERATION

NO DECISIONS HAVE BEEN MADE

1. Maintain

- Preserves and/or restores current infrastructure, and as feasible, addresses new trends in education design
- Would include a full restoration of the Mechanical, Electrical, and Plumbing systems in the building as well as restoration of existing spaces, such as toilets and classrooms.

2. Renovate

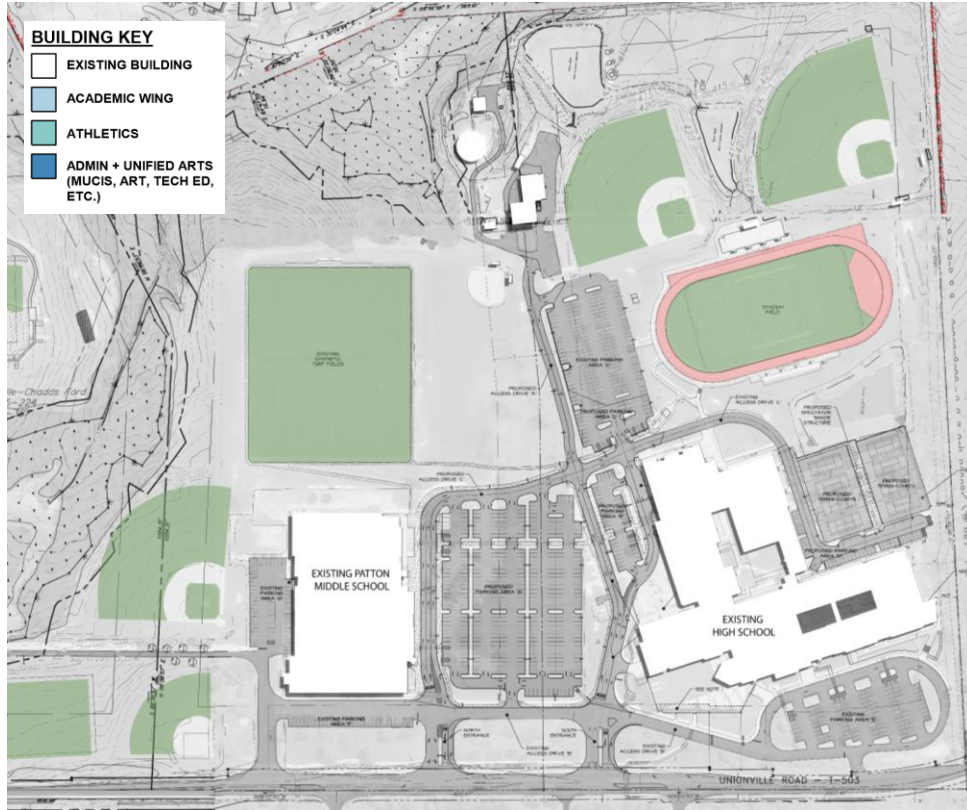
- Renovates infrastructure and re-builds the existing C.F. Patton MS building to a better state
- The existing building to be maintained with renovations and building an addition to provide more classrooms with daylight and programing space.

3. Replace

- Demolish existing school in entirety
- Construct a new-construction middle school to replace the existing middle school.



MAINTAIN OPTION



BUILDING AREA (DEMOLITION):	
FIRST FLOOR:	0 SF
SECOND FLOOR:	0 SF
TOTAL:	0 SF

BUILDING AREA (TOTAL RENOVATION):	
FIRST FLOOR:	113,682 SF
SECOND FLOOR:	62,698 SF
TOTAL:	176,380 SF

BUILDING AREA (NEW / ADDITION):	
FIRST FLOOR:	0 SF
SECOND FLOOR:	0 SF
TOTAL:	0 SF

BUILDING AREA (TOTAL):	
FIRST FLOOR:	113,682 SF
SECOND FLOOR:	62,698 SF
TOTAL:	176,380 SF

PREVIOUS RENOVATIONS:	
2022 (2ND FLOOR):	2,414 SF
2020 (1ST FLOOR):	11,297 SF
2019 (1ST FLOOR):	11,707 SF
2016 (1ST FLOOR):	2,709 SF
2015 (1ST FLOOR):	8,444 SF

PREVIOUS RENOVATIONS (TOTAL):	
TOTAL FIRST FLOOR:	39,057 SF
TOTAL SECOND FLOOR:	2,414 SF

BUILDING AREA (NOT PREVIOUSLY RENOVATED):	
FIRST FLOOR:	74,625 SF
SECOND FLOOR:	60,284 SF
TOTAL:	134,909 SF

SUMMARY OF WORK

- Preserves and/or restores current infrastructure, and as feasible, addresses new trends in education design
- Restoration of mechanical, electrical, plumbing systems
- Restoration of existing spaces
- No additional spaces
- Restoration projects would take place over time



MAINTAIN OPTION



EXISTING SECOND FLOOR



EXISTING FIRST FLOOR

DEPARTMENT LEGEND

MECH/ELEC/STOR	ART/MUSIC
ADMIN	LIBRARY
GENERAL CLASSROOMS	RESTROOMS
SPECIAL ED CLASSROOMS	HALLS/STAIRS/ELEVATOR
ATHLETICS	TECH ED CLASSROOMS
FOOD SERVICE	AUDITORIUM

PROS

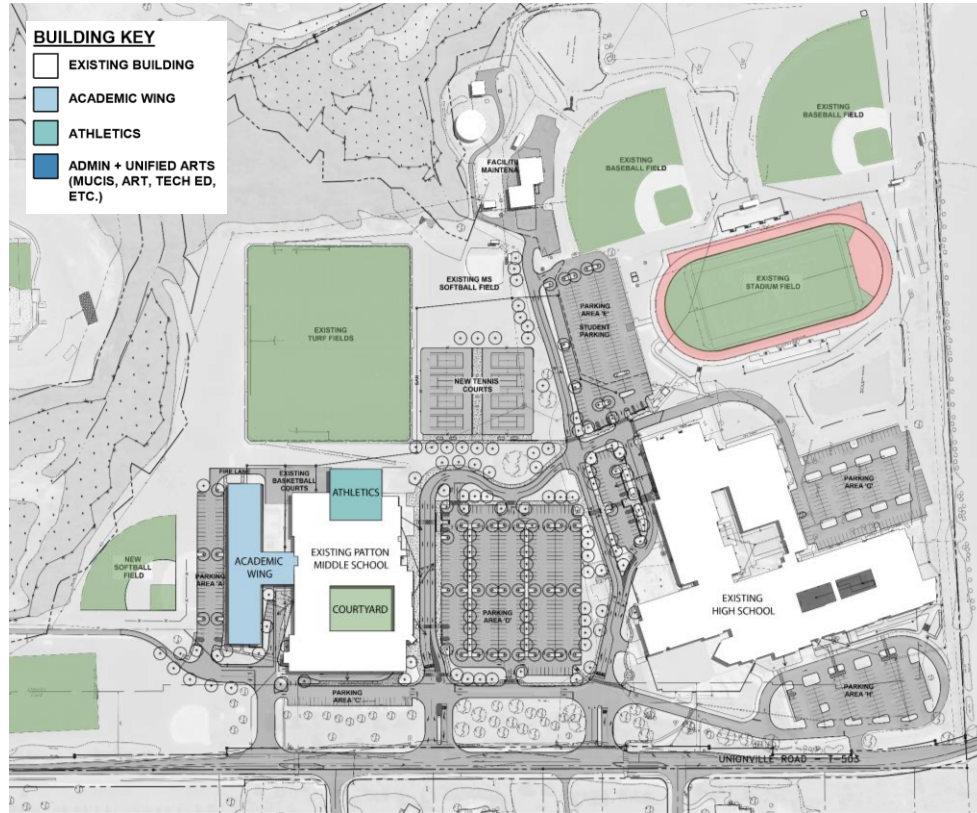
- Least expensive option
- Reuses existing facility

CONS

- Disruptive – would require relocating classes
- Minimal flexibility due to load bearing walls
- Building is already overcapacity
- Will never meet full program needs
- Would not resolve daylight concerns
- Can only improve acoustic problems to an extent
- Accessibility issues addressed only to extent allowed by load bearing walls
- Possible modular classrooms
- Site related impacts
- Longer project duration
- No efficiencies in operational costs
- Temporary fix to extend life of building



RENOVATION OPTION



BUILDING AREA (DEMOLITION):	
FIRST FLOOR:	15,890 SF
SECOND FLOOR:	15,893 SF
TOTAL:	31,783 SF

BUILDING AREA (RENOVATION):	
FIRST FLOOR:	97,792 SF
SECOND FLOOR:	46,805 SF
TOTAL:	144,597 SF

BUILDING AREA (NEW / ADDITION):	
FIRST FLOOR:	42,028 SF
SECOND FLOOR:	36,098 SF
TOTAL:	78,126 SF

BUILDING AREA (TOTAL):	
FIRST FLOOR:	139,820 SF
SECOND FLOOR:	82,903 SF
TOTAL:	222,723 SF

SUMMARY OF WORK

- Restores infrastructure and re-builds the existing C.F. Patton MS building to a better state
- Restoration of mechanical, electrical, plumbing systems
- Restoration of existing spaces
- Demolition of sections of existing spaces to restore daylight and rebuilding demolished classrooms
- Additional programming spaces in addition



RENOVATION OPTION



SECOND FLOOR



FIRST FLOOR

DEPARTMENT LEGEND

MECH/ELEC/STOR	ART/MUSIC
ADMIN	LIBRARY
GENERAL CLASSROOMS	RESTROOMS
SPECIAL ED CLASSROOMS	HALLS/STAIRS/ELEVATOR
ATHLETICS	TECH ED CLASSROOMS
FOOD SERVICE	AUDITORIUM

PROS

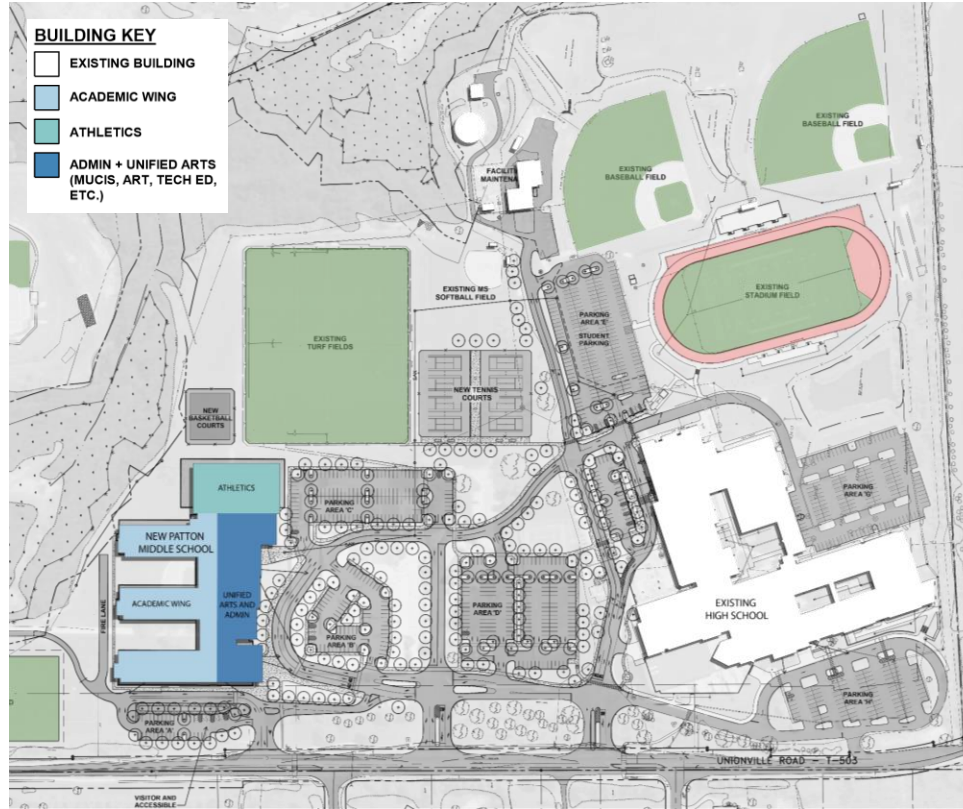
- Adds all academic additional spaces requested in program
- Significantly improves daylight in classrooms
- Keeps many of previously renovated spaces
- Could include enclosed outdoor space (such as courtyard)

CONS

- Does not increase existing spaces (stage, orchestra, front offices,...) size due to load bearing walls limitations
- Some disruption during construction
- Site related impacts
- More costly than maintain option



REPLACE OPTION



BUILDING AREA (DEMOLITION):	
FIRST FLOOR:	113,682 SF
SECOND FLOOR:	62,698 SF
TOTAL:	176,380 SF

BUILDING AREA (RENOVATION):	
FIRST FLOOR:	0 SF
SECOND FLOOR:	0 SF
TOTAL:	0 SF

BUILDING AREA (NEW / ADDITION):	
FIRST FLOOR:	126,372 SF
SECOND FLOOR:	76,143 SF
TOTAL:	202,515 SF

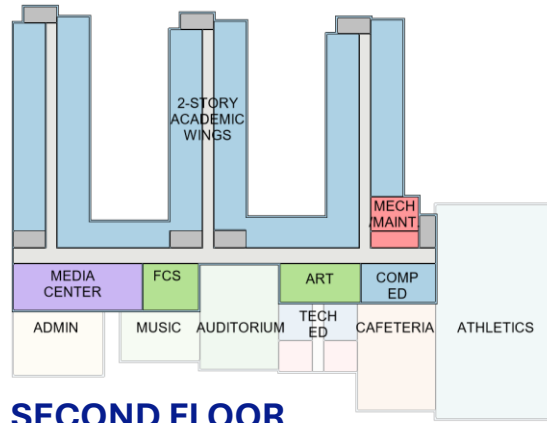
BUILDING AREA (TOTAL):	
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TOTAL:	202,515 SF

SUMMARY OF WORK

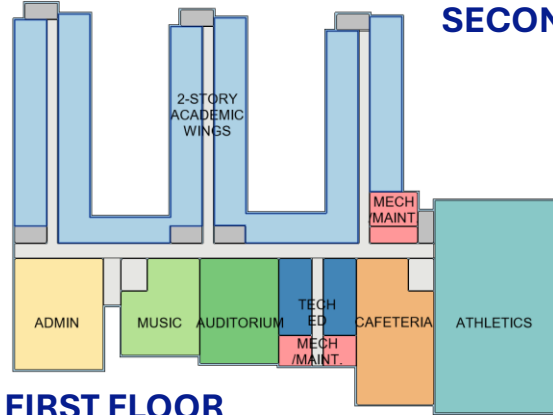
- Demolish existing school in entirety
- Construct a new-construction middle school to replace the existing middle school



REPLACE OPTION



SECOND FLOOR



FIRST FLOOR

DEPARTMENT LEGEND

■ MECH/ELEC/STOR	■ ART/MUSIC
■ ADMIN	■ LIBRARY
■ GENERAL CLASSROOMS	■ RESTROOMS
■ SPECIAL ED CLASSROOMS	■ HALLS/STAIRS/ELEVATOR
■ ATHLETICS	■ TECH ED CLASSROOMS
■ FOOD SERVICE	■ AUDITORIUM

PROS

- Allows for maximum customizability to get all desired spaces, adjacencies, and layout
- Daylight in all instructional spaces
- New mechanical, electrical, plumbing systems
- Utility costs savings approximately \$100,000 per year

CONS

- Most expensive option
- Minor disturbances to vehicular circulation during construction



OPINION OF PROBABLE COST

DESIGN OPTION 1: MAINTAIN

Total Construction Cost: \$75,538,643

Total Project Cost: \$89,135,599

DESIGN OPTION 2: RENOVATE

Total Construction Cost: \$95,909,442

Total Project Cost: \$113,173,141

DESIGN OPTION 3: REPLACE

Total Construction Cost: \$101,492,299

Total Project Cost: \$119,760,913

Cost estimates are based on comparable projects bid results:

- Demolition \$6/SF
- Mechanical, Electrical, Plumbing Renovation \$165/SF
- Comprehensive Renovation \$325/SF
- Addition/New Construction \$425/SF

These total cost estimates include:

- Sitework
- 5% design contingency
- 3% Escalation
- 18% project costs.



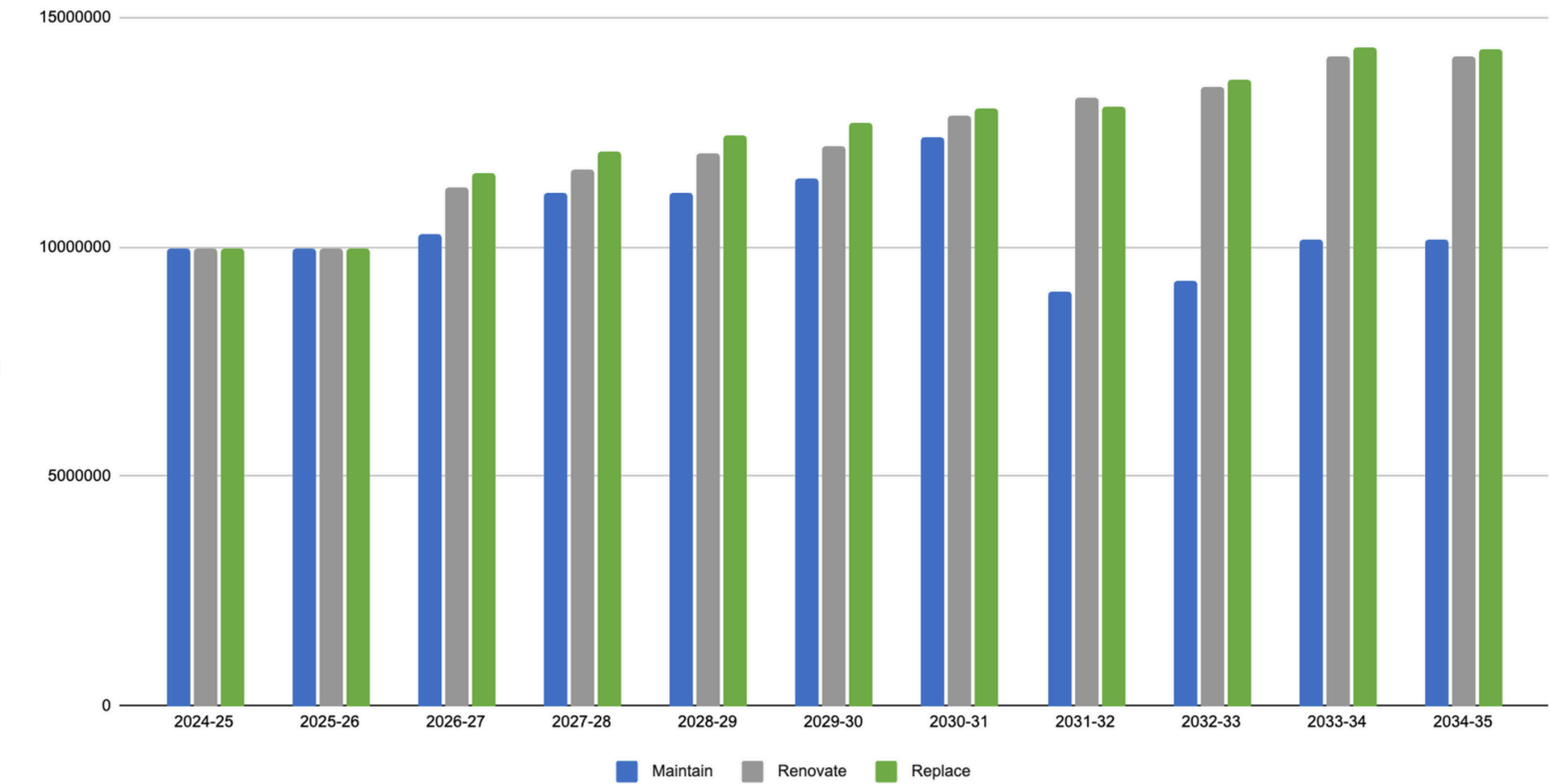
UCFSD FISCAL PLAN

- Whether we maintain, renovate or replace, the Middle School project will be funded through a series of bond issues.
- Any one of these projects can be completed while keeping future tax increases in alignment with the Act 1 Index.
 - This measure limits the annual increase in school district property tax rates to a computed statewide index tied to Pennsylvania workers' wage growth and the change in the salary/benefit costs for K-12 schools.
 - Over the last 15 years, UCFSD's average tax increase has been below the average Act 1 Index.

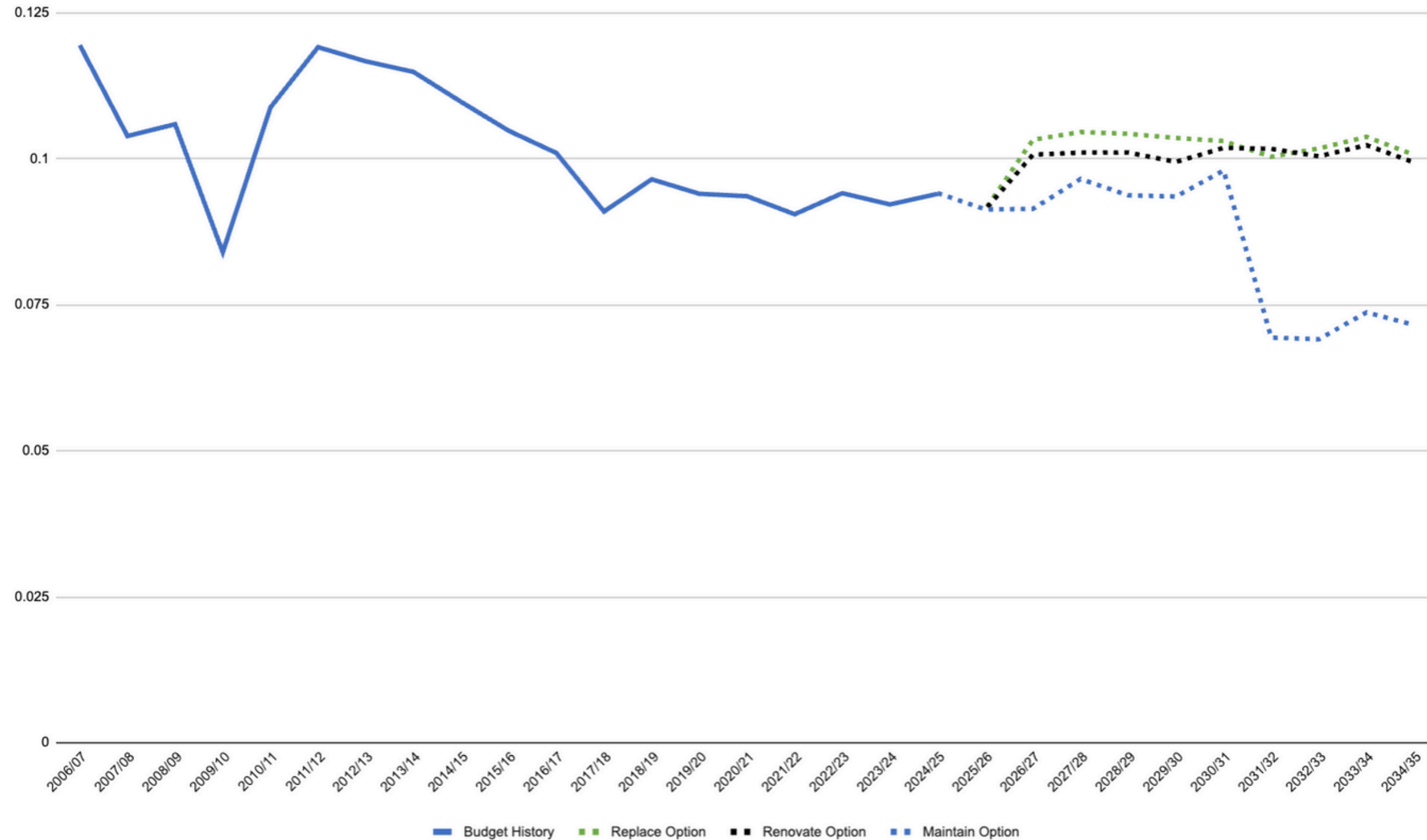
UCFSD FISCAL PLAN

- UCFSD will be in an especially positive financial position beginning in 2026 after we restructure and refinance our existing debt.
- This refinancing and restructuring will result in cost savings to UCFSD that can be redirected to the Middle School.

UCFSD TOTAL DEBT



UCFSD DEBT SERVICE % OF BUDGET



Q & A PANEL

All questions and answers will be posted on the school website



COMMUNITY INPUT ACTIVITY

- **Feedback on current design options**
 - No decisions have been made

- Place your **green dot** on your first choice option (favorite)
- Place your **yellow dot** on your second choice option
- Place your **red dot** on your third choice option (least favorite)

- **Write any questions, comments, or concerns on your sticky notes for the fourth board.**
 - Any questions will be answered with the Q/A Questions on the Website

