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WALLINGFORD-SWARTHMORE SCHOOL DISTRICT

Open House, Long-Range Capital Planning
April 8, 2025



Agenda

- Purpose
- Developing a 10-Year Capital Plan
- Facility assessments and planning process
- Data collected & process steps to date
- High Level Facility Information
- Timeline
- Discussion
- Community Input



Purpose

Collaboratively develop a long-range facilities plan using:

- WSSD Strategic Plan Focus Area Pathway 5 – Infrastructure and Finance
 - WSSD strategic planning effort started in 2023
- Best practices for long range planning efforts
- Facilities condition assessments
- Demographic data and long-range enrollment projections
- Capacity data that reflects current and future needs per grade/building
- Current & future educational programming needs
- Internal stakeholder engagement and input
- Community engagement and input

This plan will be financially viable, aligned with district priorities & educational vision, and actionable in a year-by-year approach balancing the many competing interests for funding.

Developing a Great Facilities Plan



Process & Communications Planning

Communicate a vision for educational achievement and provide stakeholders/residents with the information they need to understand the purpose of this process and potential investment.



Stakeholder Engagement

By hosting education and potentially community-focused open house events, the district begins to build an internal district and community-based coalition of support for a long-range educational infrastructure improvement plan.



Surveys & Assessments

Validate current demographics, assess facilities, analyze building capacities, perform educational adequacy assessment, and review the District's finances.

Information Gathering



Options & Alternatives

Develop project scope options and alternatives. Often there are several valid ways to solve facilities problems. Finalize the plans and options for school board review that balances the many competing interests for funds is the key to this step.



Funding Strategy

Communicate the long-range facilities strategy and how the district will fund the plan. This step and the Options & Alternatives is often interrelated and iterative. These two items lead to a **decision-making process** for the school board.



Plan Implementation

Once the school board passes a plan and funding is secured, the project(s) can begin.

Decision Making

Facility Assessment & Planning Process

- Data driven and collaborative process
 1. Demographic, Enrollment, and Capacity studies
 2. Educational Adequacy/Vision Review
 3. Facility Condition Assessment
 4. Capital Plan Development
- Combine information above to collaboratively develop a comprehensive 10-year roadmap for your facilities
- Facility data housed in **ICS's software (CIP-360)**



Web-based capital planning

Project completion tracking

Live document for continual updates



GATHER EXISTING DATA

Existing plans
Existing reports
Staff surveys
Staff interviews



BUILDING SYSTEMS CONDITION ANALYSIS

Survey teams
Develop "bottom up" cost estimates
Develop recommendations
Site evaluations



COMPLIE DATA

Develop workbook Planning
Distill data Review with staff

Data / Info Gathered from Your Team

PRINCIPAL & STAFF SURVEYS

Principal/Administrative Staff Survey:

Principal/Administrator's Name: _____

Building: _____

We will be performing building/facility ongoing infrastructure, maintenance and that have existing issues in the categories something in for every category, the purp examined more closely during our buildin

Please list any known issues with the follo

1. Classrooms

- Storage/cabinetry/counter
- Flooring:
- Sink & fountain:
- Electrical outlets/computer
- Lighting:
- Interactive white board, ta
- Other:

2. Cafeteria/Kitchen/Serving

- Kitchen Area:
- Serving Area:
- Dining Area:
- Serving Line:
- Dry food/refrigerated/free washing/laundry/office/to
- Other:

3. Security and supervision

- Standard/Electronic locks
- Building Entrance, vestibul

4. Main Office/Nurse/Support Services

- Reception/waiting area:
- Principal/assistant principal office:
- Secretarial work station:
- Work room/mail room area:
- Nurse/health services area:
- Conference room:
- Storage/records/supplies:
- Other:

5. Science classrooms/labs

- Lab prep/storage of specimens, chemicals, etc.:
- Student work stations:
- Teacher demonstration area:
- Gas, electrical, water/sinks, ventilation/exhaust:
- Counter-tops, student project storage, cabinetry:
- Other:

6. Art classrooms/labs

- Kiln/glazing/clay/damp room (if present):
- Storage (for materials, student projects, etc.):
- Sinks, electrical outlets, computer drops:
- Ventilation, exhaust systems:
- Other:

7. Music classrooms/practice areas

- Interior & Exterior cameras (if present):
- I.D. cards/access for teachers/staff:
- Other:

EXISTING REPORTS

STRATH HAVEN HIGH SCHOOL

Retro-Commissioning Report

Prepared By: David-Christopher Mychaluk and Daniel Hainey

THE TEAM

Strath Haven MS, Swarthmore Rutledge School, Nether Providence Elementary, Wallingford Elementary:

GKO 20 YEARS CONSOLIDATED ENGINEERS
Consolidated Engineers assessed Mechanical, Electrical and Plumbing systems within each building.
Evaluation of Kitchen Equipment

CR CRABTREE, ROHRBAUGH & ASSOCIATES ARCHITECTS
CR assessed the condition of 1) the building envelope including exterior walls, windows, and doors, 2) interior components like casework, doors, gym equipment, and 3) coordinated the activities of the consultant, Barry Islett & Associates.

BARRY ISETT & ASSOCIATES
Barry Islett & Associates assessed the Mechanical, Electrical, and Plumbing systems within the building.

Site + Roof Evaluation of all Facilities

Cirilli Associates, Inc.
an engineering & management consulting company
Cirilli Associates assessed the condition of the sites for each of the 5 schools. This included components such as parking lots, landscaping, sidewalks, playgrounds, fields, and accessory buildings.
Roof assessments were prepared by Tremco for all 5 buildings. This report published in 2021 was used as a reference to complete this study.

Systems Commissioning

CM3 BUILDING SOLUTIONS
CM3 specialists will complete a systems commissioning for energy reduction and occupant comfort based on the findings of this report. The commissioning is a long-term report of the mechanical equipment and whether it needs repair, rebuilding, or replacement.

DEMOGRAPHICS (in process)

October 19, 2022

Wallingford-Swarthmore School District Enrollment Projections

PENNSYLVANIA ECONOMY LEAGUE
Information, Insight, Integrity.

BUILDING FLOORPLANS

RENOVATION SUMMARY

RENOVATION SUMMARY	RENOVATION SUMMARY
FIRST FLOOR 2,000 SF	FIRST FLOOR 5 SF
SECOND FLOOR 7,800 SF	SECOND FLOOR 51,000 SF
BASE FLOOR 14,800 SF	THIRD FLOOR 51,000 SF
FOURTH FLOOR 5 SF	FOURTH FLOOR 5 SF
TOTAL 44,600 SF	TOTAL 107,000 SF

PHASING LEGEND

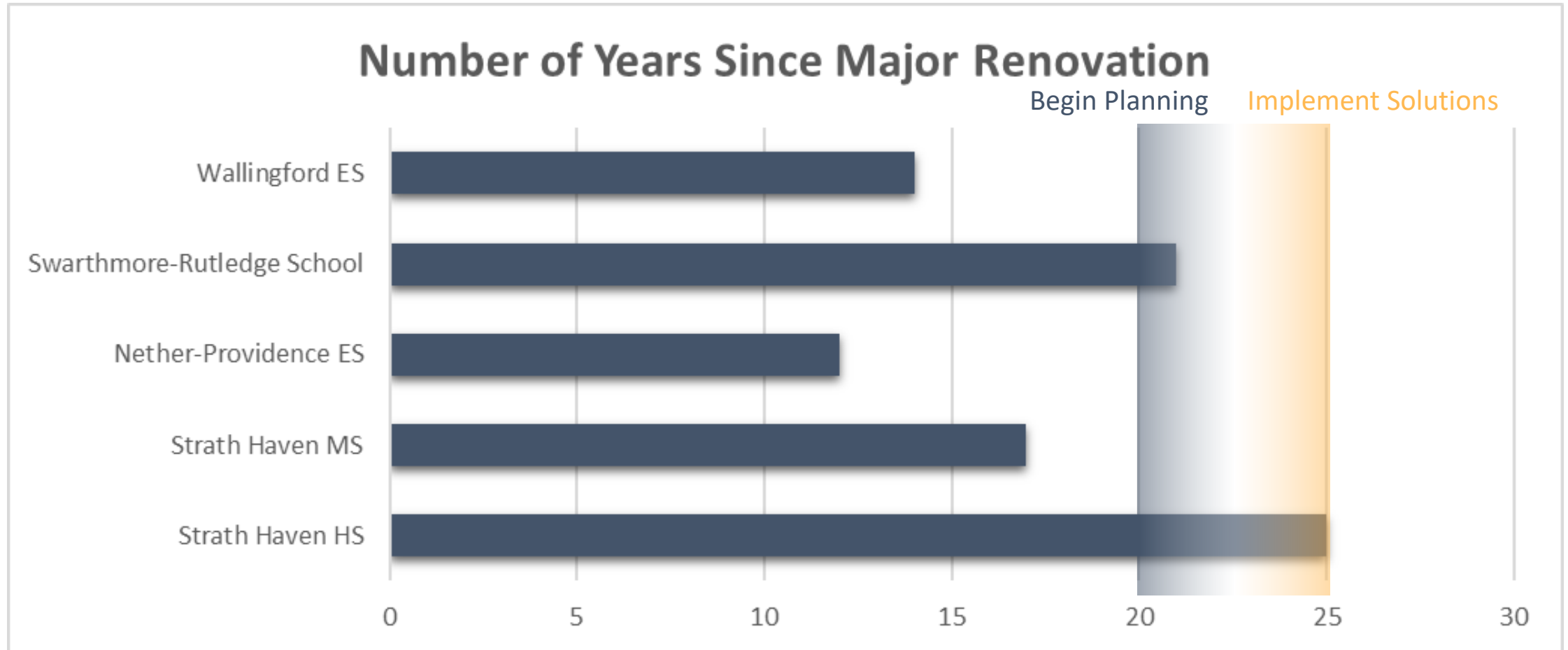
- A1 | 20,000 SF | New Construction - Classroom Addition
- A2 | 18,400 SF | New Construction - Classroom Addition
- A3 | 20,200 SF | Renovation - Nether Providence / Nether Providence
- B1 | 14,000 SF | Renovation - Media Center / Guidance / Tech Support
- B2 | 10,100 SF | Renovation - Fitness Center
- B3 | 9,000 SF | New Construction - New Entrance / Team Room
- C1 | 6,750 SF | New Construction - Auxiliary Gym
- C2 | 2,000 SF | New Construction - Mechanical / Equipment Storage
- C3 | 4,200 SF | Renovation - Robotics Tech Lab

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS

STRATH HAVEN HIGH SCHOOL
WALLINGFORD-SWARTHMORE SCHOOL DISTRICT

A1.1

District Facilities – Years Since Major Renovations



Building Size & Replacement Value

Building Name (Full)	Building Name	Serves	SQFT	Original Construction Year	Most Recent Renovation	Number of Years Since Renovation	Replacement Value
Strath Haven High School	Strath Haven HS	Grades 9-12	250,462	1968	2000	25	\$ 145,267,960
Strath Haven Middle School	Strath Haven MS	Grades 6-8	182,773	1952	2008	17	\$ 106,008,340
Nether Providence Elementary School	Nether-Providence ES	Grades HDK-5	72,681	1949	2013	12	\$ 40,701,360
Swarthmore-Rutledge School	Swarthmore-Rutledge School	Grades HDK-5	102,230	1912	2004	21	\$ 57,248,800
Wallingford Elementary School	Wallingford ES	Grades HDK-5	71,711	1968	2011	14	\$ 40,158,160
		Total	679,857				\$ 389,384,620

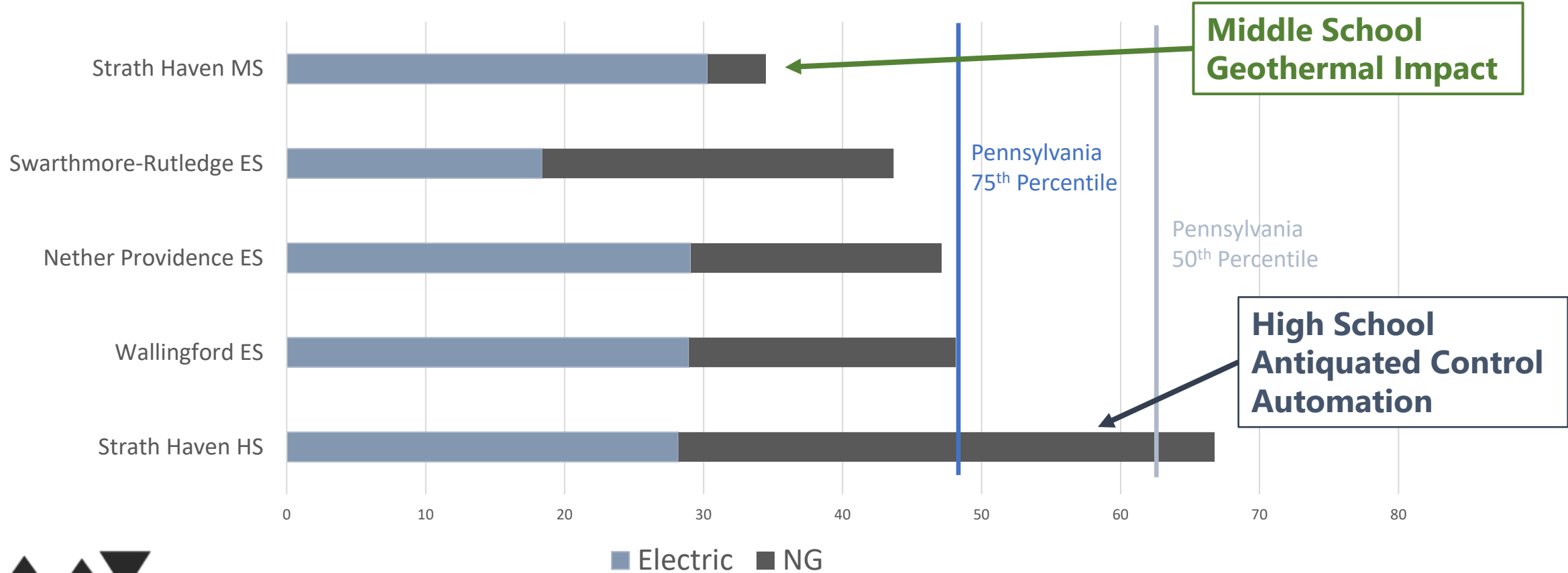
To **rebuild all buildings** in Wallingford-Swarthmore SD today (**679,857 square feet**), it would cost approximately **\$389M in today's non-escalated dollars**.

APPA suggests an annual investment of **1.5%- 3.0% of the Replacement Value** is needed to keep buildings in good working order (high level rule of thumb).

National Academy of Sciences use a **2.0% - 4.0% of the Replacement Value** as the rule of thumb for investment.

Energy Benchmark & Sustainability Review

Energy Utilization Intensity - kBTU/Sqft



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Facilities & Educational Considerations

1. Develop a long-range capital plan inclusive of all buildings
2. High School Renovation Addition evaluation
3. Insource Special Education Needs
4. Full Day Kindergarten evaluation

Timeline

- January – Met with administrative team, gathered existing data, developed planning process
- February – School Board approved planning process
- March – Collect data and to begin to develop all new source data for decision making
- April – Share Process
 - Community open house
 - Finalize demographic and capacity analysis
 - Finalize condition assessment of all buildings
 - Finalize additional educational needs in each building
 - Begin Financial/funding analysis
 - School Board Update April 23rd

Timeline

- May – Share Findings
 - May 5th Community open house
 - May 14th Facilities/Finance Committee Update
 - Continue Financial/funding analysis
 - May 19th School Board Meeting
 - Review Long Range Capital Plan

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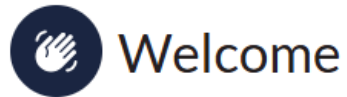


QUESTIONS?




Stakeholder Input Through ThoughtExchange®

Survey Launch today! Here's what we will be doing:



This survey was created by TJ Schenkel

 Language

translated by Google

[Get started](#)

- 3 open ended questions for you to provide input
- The survey should take about 10-15 minutes to complete
- Your input is essential to the process

Potential ThoughtExchange® Questions

1. What was the most important thing you learned at the Open House and Community Forum event?
2. What question(s) do you have about the District's facilities planning process?
3. What advice do you have for the School Board and District Administration as they develop this Long-Range Capital Plan?

Survey Login



<https://tejoin.com/scroll/473473474>