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WALLINGFORD-SWARTHMORE SCHOOL DISTRICT

Long-Range Capital Plan Update
April 23, 2025: Facilities Committee



Agenda

- Purpose
- Developing a 10-Year Capital Plan
- Community Feedback
- Facility assessments and planning process
- Data collected & process steps to date
- Capacity Analysis
- Condition Assessment Data
- Workshop & Prioritization



Purpose

Collaboratively develop a long-range facilities plan using:

- WSSD Strategic Plan Focus Area Pathway 5 – Infrastructure and Finance
- 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

Initial Feedback from the Community - 3 Question Survey to Public

- An Open House was held by the District on April 8th, 2025
- This was broadcast live and saved for others to review the information asynchronously
- A survey was open to the public for responses, and closed last Friday
- Three key questions were asked about the information:
 - What was the most important thing you learned at the Open House and Community Forum Event?
 - What questions do you have about the District's facilities planning process?
 - What advice do you have for the School Board and District Administration as they develop this Long-Range Capital Plan?

What was the most important thing you learned at the Open House and Community Forum Event?

Side A

early stage concerns

Some attendees felt that the process is still in its early stages, with many tough questions and prioritizations yet to be addressed. They expressed concerns about the lack of concrete information and the need for more detailed planning.

Common ground

importance of planning

Both sides agree on the importance of thorough planning for the future of the district's properties. Whether concerned about the early stages or appreciative of the data-driven approach, all attendees recognize the need for careful and informed decision-making.

Side B

data-driven planning

Other attendees appreciated the use of data in the planning process. They valued the analytic background provided, the integration of education and capital plan objectives, and the detailed information about the district properties and their upkeep.

What questions to you have about the District's facilities planning process?

Side A

Data Transparency

Some respondents are focused on the need for transparency in the data used for the district's facilities planning process. They are interested in seeing the population data, the full list of data points connected to each property, and understanding which data points were key to decision-making.

Common ground

Informed Decision-Making

Both sides agree on the importance of making informed decisions. Whether through transparent data sharing or active community engagement, stakeholders want to ensure that the facilities planning process is guided by comprehensive and well-considered information.

Side B

Community Engagement

Other respondents emphasize the importance of community engagement and partnerships in the facilities planning process. They are interested in learning more about connections with the community, funding plans, and how community feedback will be incorporated into the decision-making process.

What advice do you have for the School Board and District Administration as they develop this Long-Range Capital Plan?

Side A

community engagement

Some responses emphasize the importance of engaging with the community in a systematic and inclusive manner. They suggest collecting data from a broad range of stakeholders, not just the most vocal, to ensure that the plan reflects the true consensus of the community. This approach includes talking to all potential partners and thinking outside the box.

Common ground

transparency

Both sides agree on the need for transparency throughout the planning process. Ensuring that the process is open and clear can help build trust and ensure that all stakeholders feel heard and valued. This transparency can bridge the gap between community engagement and strategic planning.

Side B

strategic planning

Other responses focus on the importance of aligning the capital plan with the district's long-term educational strategy. They recommend that every investment be tied to specific educational outcomes and that the plan should ensure the district has the necessary facilities to support both the number of students and special programs.

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



COMPILE 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: _____ Angela Tuck _____
 Building: _____ Swarthmore-Rutledge School _____

We will be performing building/facility condition surveys to assist the district in annual and ongoing infrastructure, maintenance and planning efforts. If possible, please list items/areas that have existing issues in the categories listed below. Please do not feel obligated to fill something in for every category examined more closely during the survey.

Please list any known issues with the building in the categories listed below.

- Classrooms**
 - Storage/cabinet shelves
 - Flooring: Class
 - Sink & fountain
 - Electrical outlets
 - Lighting:
 - Interactive whiteboards because of wear
 - Other:
- Cafeteria/Kitchen/Service Area**
 - Kitchen Area: Needs to be replaced
 - Serving Area: Needs to be replaced (Hodgepodge)
 - Dining Area:
 - Serving Line: Needs to be replaced
 - Dry food/refrigerator washing/laundry
 - Other:
- Security and supervision**

- Standard/Electronic locks for doors:
- Building Entrance, vestibule, entry to office: Entrance area and office need to be more secure - visitors can enter the building after arriving in the office without being receiving an official pass
- Interior & Exterior cameras (if present): Need a few adjustments to the auditorium camera that was replaced
 - Need additional cameras on the playground
 - One additional camera needed in office near copier
- I.D. cards/access for teachers/staff:
- Other:

- Main Office/Nurse/Support Services**
 - Reception/waiting area: Sink area and student resting areas can be renovated
 - Principal/assistant principal office: Carpet needed - heavily stained due to previous floods
 - Secretarial work station: Replace plexiglass with glass enclosure - or sheetrock 1/2" of the front office reception area (Dana McBride discussed changes to this area to make it more secure)
 - Work room/mail room area: Mailboxes are open to the public or anyone who enters the office - create a mailroom
 - Nurse/health services area: well waiting area and a sick room
 - Conference room: Replace carpet needed - heavily stained due to previous floods
 - Storage/records/supplies: Materials and supplies are overflowing into the office area
 - Other:
- 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:

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 Isett & Associates.

BARRY ISETT & ASSOCIATES
 Barry Isett & 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 (UPDATED APRIL 2025)

October 19, 2022

Wallingford-Swarthmore School District Enrollment Projections

PENNSYLVANIA ECONOMY LEAGUE
 Information, Insight, Integrity.

BUILDING FLOORPLANS

CRABTREE ROHRBAUGH & ASSOCIATES - ARCHITECTS

PHASING LEGEND

- A1 | 20,000 SF | New Construction - Classroom Addition
- A2 | 18,000 SF | New Construction - Classroom Addition
- A3 | 20,000 SF | Renovation - Nether Providence / Lehigh / Team Rooms
- B1 | 100,000 SF | Renovation - PHS
- B2 | 10,000 SF | Renovation - Media Center / Outdoor / Tech Support
- B3 | 10,000 SF | Renovation - Fitness Center
- B4 | 100,000 SF | New Construction - New Entrance / Team Room
- C1 | 8,750 SF | New Construction - Auxiliary Gym
- C2 | 2,000 SF | New Construction - Mechanical / Equipment Storage
- C3 | 4,000 SF | Renovation - Restroom / Rest Lab

CM3 BUILDING SOLUTIONS

PRODUCTION BY: STRATH HAVEN HIGH SCHOOL, WALLINGFORD-SWARTHMORE SCHOOL DISTRICT

A1.1

Principal and Staff Surveys – Help with prioritization

Nether Providence ES -

Elevator reliability
Bathroom floor finishes
Hallway lighting

Swarthmore-Rutledge -

Secure vestibule
Wall finishes
Casework
Classroom technology
Playground equipment

Wallingford ES -

Hallway lighting
Classroom carpet, paint

Strath Haven MS -

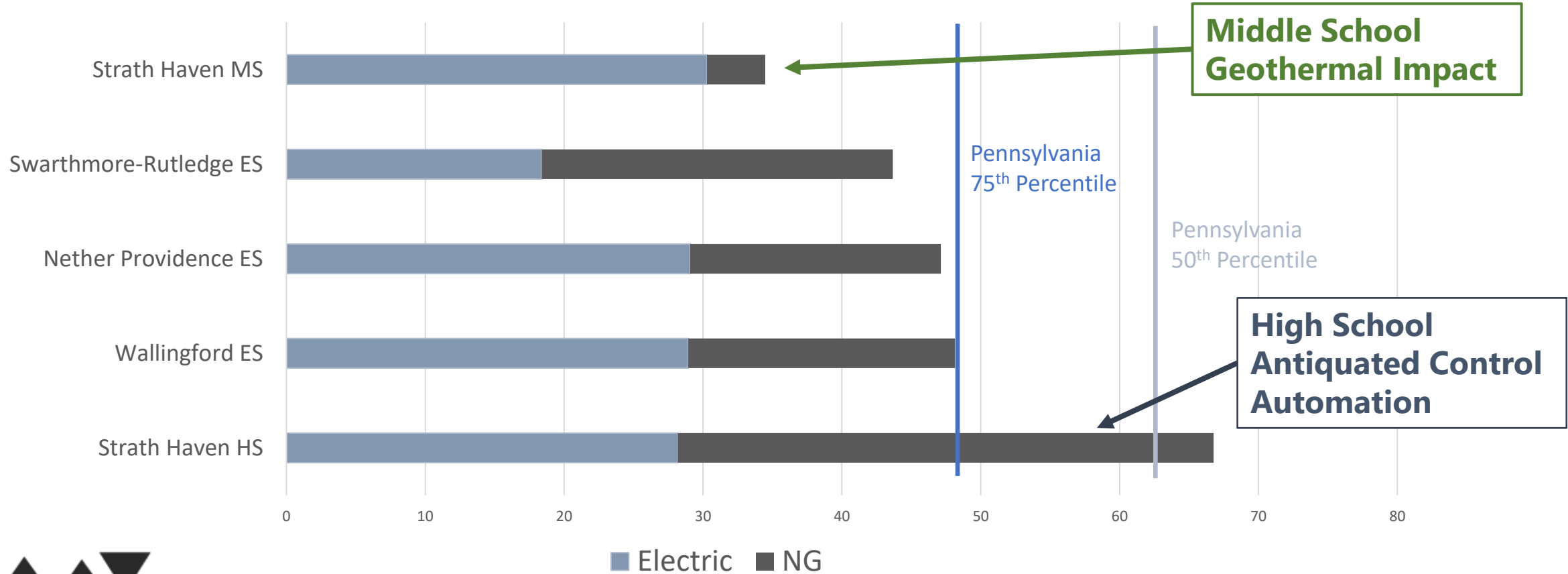
Library furniture
Bus area too small for students
Auditorium finishes
Office space
Bottle filling stations

Strath Haven HS -

Modular removal
Auxiliary gym addition
Auditorium renovations
Library renovations
Life skills space addition
Cafeteria renovations

Energy Benchmark & Sustainability Review

Energy Utilization Intensity - kBTU/Sqft



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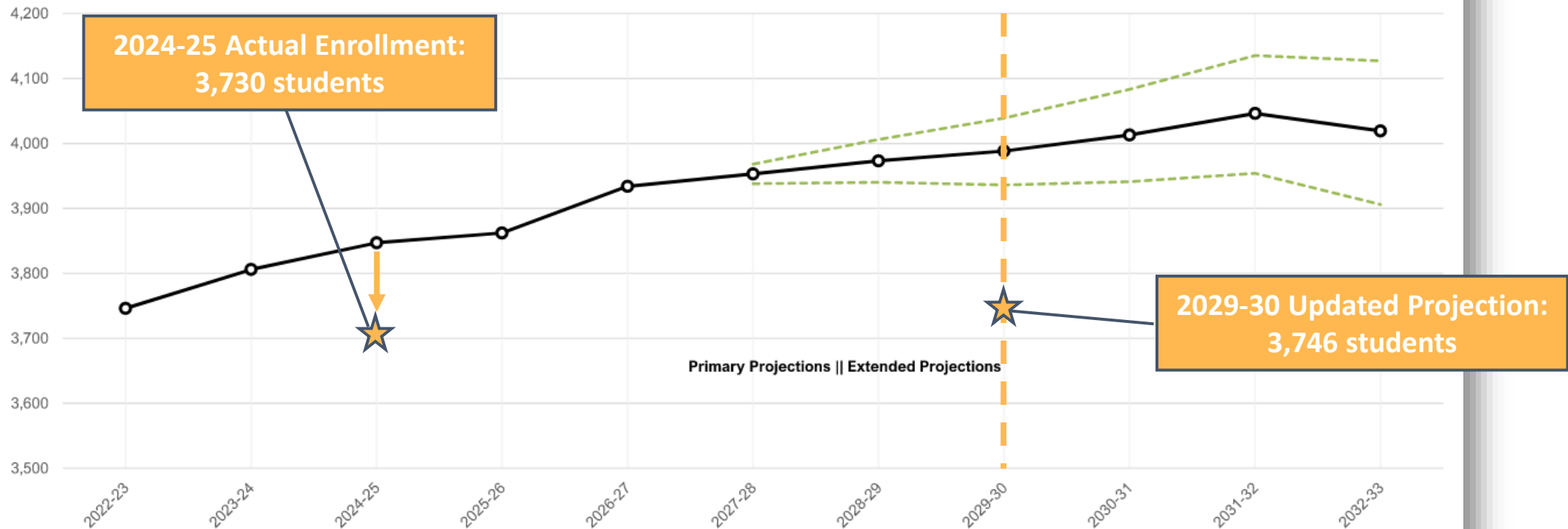


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District-Wide Demographic Results (Enrollment Projections 2022 vs. 2025)

Extended Projections Total Enrollments K-12



District-Wide Demographic Results (Enrollment Projections 2022 vs. 2025)

Primary & Extended Enrollment Projections by Grade Level



School Year	K-5			6-8			9-12			Total		
	Enrollment	Change	Percent Change	Enrollment	Change	Percent Change	Enrollment	Change	Percent Change	Enrollment	Change	Percent Change
2022-23	1,646			923			1,177			3,746		
2023-24	1,683	37	2.2	918	-5	-0.5	1,205	28	2.4	3,806	60	1.6
2024-25	1,724	41	2.4	906	-12	-1.3	1,217	12	1.0	3,847	41	1.1
2025-26	1,686	-38	-2.2	940	34	3.8	1,236	19	1.6	3,862	15	0.4
2026-27	1,695	9	0.5	959	19	2.0	1,280	44	3.6	3,934	72	1.9
2027-28	1,689	-6	-0.4	998	39	4.1	1,266	-14	-1.1	3,953	19	0.5
2028-29	1,703	14	0.8	958	-40	-4.0	1,312	46	3.6	3,973	20	0.5
2029-30	1,682	-21	-1.2	986	28	2.9	1,320	8	0.6	3,988	15	0.4
2030-31	1,671	-11	-0.7	989	3	0.3	1,353	33	2.5	4,013	25	0.6
2031-32	1,699	28	1.3	989	0	0.0	1,353	0	0.0	4,046	33	0.8
2032-33	1,688	-11	-0.5	989	0	0.0	1,353	0	0.0	4,019	-27	-0.7
Change		38	2.3		46	5.0		189	16.1		273	7.3

Updated Projection: 1,606

Updated Projection: 896

Updated Projection: 1,244

Updated Projection: 3,746

Projected Enrollment & Building Capacity Evaluation

School Name	Grade Configuration	WSSD Total Capacity ¹ (2024-25)	Current Enrollment (2024-25)	Current Utilization (2024-25)	Target Utilization	WSSD Target Capacity ²	Projected Enrollment ³ (2029-30)	Excess Capacity %
Strath Haven HS	Grades 9-12	1402	1,168	83%	80%	1,122	1,244	-11%
Strath Haven MS	Grades 6-8	1325	872	66%	85%	1,126	896	20%
Nether-Providence ES	Grades HDK-5	600	479	80%	90%	540	467	14%
Swarthmore-Rutledge School	Grades HDK-5	675	576	85%	90%	608	527	13%
Wallingford ES	Grades HDK-5	673	610	91%	90%	606	612	-1%
Total		4,675	3,705	79%		4,001	3,746	6%

¹WSSD Functional Capacity based on "Current Use" as of March 2025. Modular Classrooms not included.

²Target Utilization 90% for elementary schools and 80-85% for secondary schools.

³Enrollment data from Pennsylvania Economy League (Data from 2025 Update).

Projected Enrollment & Building Capacity Evaluation (with Full Day K)

School Name	Grade Configuration	WSSD Total Capacity ¹ (2024-25)	Current Enrollment (2024-25)	Current Utilization (2024-25)	WSSD Total Capacity ¹ (2024-25 w/ FDK)	Target Utilization	WSSD Target Capacity ²	Projected Enrollment ³ (2029-30)	Excess Capacity %
Strath Haven HS	Grades 9-12	1402	1,168	83%	1402	80%	1,122	1,244	-11%
Strath Haven MS	Grades 6-8	1325	872	66%	1325	85%	1,126	896	20%
Nether-Providence ES	Grades HDK-5	600	479	80%	554	90%	499	490	2%
Swarthmore-Rutledge School	Grades HDK-5	675	576	85%	629	90%	566	553	2%
Wallingford ES	Grades HDK-5	673	610	91%	627	90%	564	638	-13%
Total		4,675	3,705	79%	4,537		3,877	3,820	1%

¹WSSD Functional Capacity based on "Current Use" as of March 2025. Modular Classrooms not included.

²Target Utilization 90% for elementary schools and 80-85% for secondary schools.

³Enrollment data from Pennsylvania Economy League (Data from 2025 Update).

Notes:

- Additional 74 Kindergarten Students assumed to enroll if FDK offered
- Classroom space for Full Day Kindergarten is not available in Elementary Schools today
- Consider additions to elementary schools?

Building Size & Replacement Value

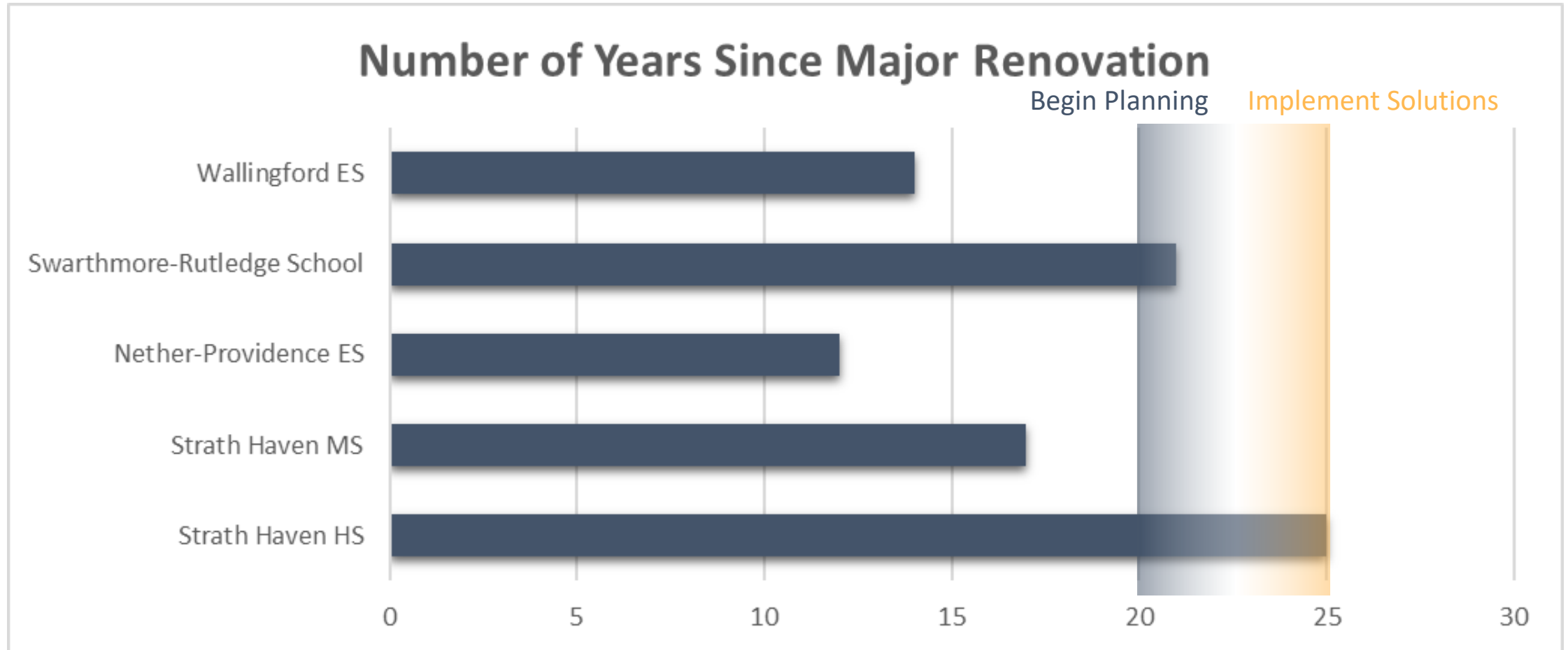
School Name	Serves	SQFT	Original Construction Year	Last Renovation	Years since last Renovation	Replacement Value
Strath Haven HS	Grades 9-12	250,462	1968	2000	23	\$ 145,267,960
Strath Haven MS	Grades 6-8	182,773	1952	2008	15	\$ 106,008,340
Nether-Providence ES	Grades HDK-5	72,681	1949	2013	10	\$ 40,701,360
Swarthmore-Rutledge School	Grades HDK-5	102,230	1912	2013	10	\$ 57,248,800
Wallingford ES	Grades HDK-5	71,711	1968	2011	12	\$ 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 uses a rule of thumb of **1.5%- 3.0% of the Replacement Value** is needed to keep buildings in good working order.

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

District Facilities – Years Since Major Renovations



Review of Building Systems (District-Wide)

1. Accessibility
2. Building Envelope
3. Building Hardware and Equipment
4. Electrical
5. Fire Safety
6. Air Handling Systems
7. Interior Surfaces
8. Mechanical Systems
9. Plumbing
10. Roof Systems
11. Site Evaluation

Guidelines for Equipment Ages (ASHRAE & BOMA)



ASHRAE/BOMA Estimates of Median Service Life for Various Systems:

- 20 years for Terminal Equip
- 15 years for HVAC Controls
- 30 years for Windows
- 25 years for Roofing
- 15 years for Domestic Water Heater
- 25 years for Primary Heating (Boilers)
- 20 years for Primary Cooling (Chillers)
- 20 years for Air Distribution

Building System Equipment Summaries - Current

Building	Primary Heating	Primary Cooling	Air Distribution	Terminal Equipment	HVAC Controls	Domestic Hot Water	Plumbing Fixtures	Fire Alarm	Generator	Lighting	Windows	Roofing	FF&E
Useful Life Expectancy	25	20	20	20	15	15	30	15	25	15	30	25	30
Strath Haven High School	25	25	25	25	25	2	25	25	25	14	25	25	25
Swarthmore-Rutledge School	21	11	21	16	16	2	21	21	21	12	21	21	43
Strath Haven Middle School			15	15	15	2	15	15	15	9	15	15	15
Wallingford Elementary	14	14	14	14	14	14	14	14	14	8	14	14	14
Nether Providence Elementary	12	12	12	12	12	3	12	12	12	7	12	12	12

- System within useful life expectancy
- System within 5 years of end of useful life
- System at or beyond useful life
- System 5+yrs beyond useful life
- Not Applicable
- # Number represents average equipment age

Building System Equipment Summaries – 5 Years from Now

Building	Primary Heating	Primary Cooling	Air Distribution	Terminal Equipment	HVAC Controls	Domestic Hot Water	Plumbing Fixtures	Fire Alarm	Generator	Lighting	Windows	Roofing	FF&E
Useful Life Expectancy	25	20	20	20	15	15	30	15	25	15	30	25	30
Strath Haven High School	30	30	30	30	30	7	30	30	30	19	30	30	30
Swarthmore-Rutledge School	26	16	26	21	21	7	26	26	26	17	26	26	48
Strath Haven Middle School			20	20	20	7	20	20	20	14	20	20	20
Wallingford Elementary	19	19	19	19	19	19	19	19	19	13	19	19	19
Nether Providence Elementary	17	17	17	17	17	8	17	17	17	12	17	17	17

	System within useful life expectancy
	System within 5 years of end of useful life
	System at or beyond useful life
	System 5+yrs beyond useful life
	Not Applicable
#	Number represents average equipment age

Facility Assessment Summary (10 Year Snapshot) – by Facility

System	Henderson Field	King Field	Nether Providence Elementary School	Nether Providence Elementary School Fields	Rutgers Avenue Fields	Strath Haven High School	Strath Haven High School Fields	Strath Haven Middle School	Strath Haven Middle School Fields	Swarthmore Rutledge Elementary School	Wallingford Elementary School	Grand Total
Accessibility	\$ -	\$ -	\$ 709,816	\$ -	\$ -	\$ 1,550,275	\$ -	\$ -	\$ -	\$ 8,123,694	\$ -	\$ 10,383,785
Building Envelope	\$ -	\$ -	\$ 130,000	\$ -	\$ -	\$ 585,000	\$ -	\$ 480,231	\$ -	\$ 1,047,050	\$ 167,000	\$ 2,409,281
Building Hardware and Equipment	\$ -	\$ -	\$ 952,175	\$ -	\$ -	\$ 4,495,436	\$ -	\$ 2,088,643	\$ -	\$ 3,305,028	\$ 484,900	\$ 11,326,182
Electrical	\$ -	\$ -	\$ 1,735,854	\$ -	\$ -	\$ 6,470,931	\$ -	\$ 1,073,700	\$ -	\$ 1,156,960	\$ 747,633	\$ 11,185,078
Fire Safety	\$ -	\$ -	\$ 464,312	\$ -	\$ -	\$ 3,225,037	\$ -	\$ 1,167,618	\$ -	\$ 813,857	\$ 419,510	\$ 6,090,334
Interior Surfaces	\$ -	\$ -	\$ 1,463,496	\$ -	\$ -	\$ 5,113,779	\$ -	\$ 2,708,729	\$ -	\$ 5,179,449	\$ 1,639,858	\$ 16,105,311
Mechanical Systems	\$ -	\$ -	\$ 2,597,397	\$ -	\$ -	\$ 20,859,337	\$ -	\$ 8,213,304	\$ -	\$ 7,866,548	\$ 4,406,659	\$ 43,943,245
Plumbing	\$ -	\$ -	\$ 19,500	\$ -	\$ -	\$ 38,757	\$ -	\$ 159,709	\$ -	\$ 314,742	\$ 75,975	\$ 608,683
Roof Systems	\$ -	\$ -	\$ 2,070,579	\$ -	\$ -	\$ 5,538,000	\$ -	\$ 3,801,066	\$ -	\$ 1,365,000	\$ 1,777,585	\$ 14,552,230
Site Projects	\$ 5,546,193	\$ 3,525,865	\$ 1,210,407	\$ 619,193	\$ 965,962	\$ 2,134,543	\$ 5,297,016	\$ 4,822,251	\$ 13,716,437	\$ 1,351,811	\$ 1,196,452	\$ 40,386,130
Grand Total	\$ 5,546,193	\$ 3,525,865	\$ 11,353,536	\$ 619,193	\$ 965,962	\$ 50,011,095	\$ 5,297,016	\$ 24,515,251	\$ 13,716,437	\$ 30,524,139	\$ 10,915,572	\$ 156,990,259

- **District Fields** costs represent comments in the ELA report
- **Accessibility** consists largely of interior renovations at Swarthmore Rutledge if level three renovations are pursued

Facility Assessment Summary – by System

System	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Grand Total
Accessibility	\$ -	\$ -	\$ 709,816	\$ -	\$ 7,904,848	\$ -	\$ -	\$ 1,769,121	\$ -	\$ -	\$ 10,383,785
Building Envelope	\$ 1,409,800	\$ -	\$ 644,513	\$ 207,692	\$ 147,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,409,281
Building Hardware and Equipment	\$ 455,000	\$ -	\$ 887,269	\$ -	\$ 5,575,674	\$ 417,160	\$ -	\$ 739,230	\$ 1,643,523	\$ 1,608,326	\$ 11,326,182
Electrical	\$ 1,281,401	\$ -	\$ 5,838,207	\$ -	\$ 1,065,507	\$ 580,874	\$ -	\$ 2,187,997	\$ 231,092	\$ -	\$ 11,185,078
Fire Safety	\$ 2,044,510	\$ -	\$ 3,231,967	\$ -	\$ -	\$ -	\$ -	\$ 813,857	\$ -	\$ -	\$ 6,090,334
Interior Surfaces	\$ 205,325	\$ 214,564	\$ 5,077,959	\$ 211,685	\$ 2,128,051	\$ 1,621,212	\$ 182,316	\$ 1,200,879	\$ 5,055,266	\$ 208,054	\$ 16,105,311
Mechanical Systems	\$ 5,389,410	\$ -	\$ 17,330,511	\$ 965,769	\$ 11,772,805	\$ 4,036,159	\$ -	\$ 2,171,508	\$ 1,774,782	\$ 502,301	\$ 43,943,245
Plumbing	\$ 110,500	\$ -	\$ 159,709	\$ -	\$ 38,757	\$ -	\$ -	\$ 46,440	\$ 253,277	\$ -	\$ 608,683
Roof Systems	\$ 6,903,000	\$ -	\$ 3,801,066	\$ -	\$ -	\$ -	\$ 1,777,585	\$ -	\$ 2,070,579	\$ -	\$ 14,552,230
Site Projects	\$ 1,148,400	\$ 6,384,427	\$ 1,284,218	\$ 7,046,132	\$ 751,886	\$ 4,405,877	\$ 6,161,645	\$ 2,321,633	\$ 6,192,540	\$ 4,689,372	\$ 40,386,130
Grand Total	\$ 18,947,346	\$ 6,598,991	\$ 38,965,235	\$ 8,431,278	\$ 29,384,804	\$ 11,061,282	\$ 8,121,546	\$ 11,250,665	\$ 17,221,059	\$ 7,008,053	\$ 156,990,259

- **District Fields** are captured in the site project line item and represent comments in the ELA report
- **Accessibility** consists largely of interior renovations at Swarthmore Rutledge if level three renovations are pursued
- 10 years is essentially a half life of the building's major systems renewal cycle
- This is **not the plan**; this is the starting point **data to begin to build a plan**
- **Build a plan by gathering system by system needs into bigger projects that can be implemented**
- **Break projects in chunks that can be 'moved around' in an overall plan**

Facilities Initiatives (Not Represented in 10 Year Snapshot Annual Budgets)

1. High School Renovation/Addition Evaluation
 - Insource Special Education Needs
2. Full Day Kindergarten evaluation

NOTE: The High School Projects aggregate many of the items in the Annual Budget

Strath Haven High School – Review of Building

Built in 1968, 4-Story Classroom Addition in 2000, Secure Entrances 2021

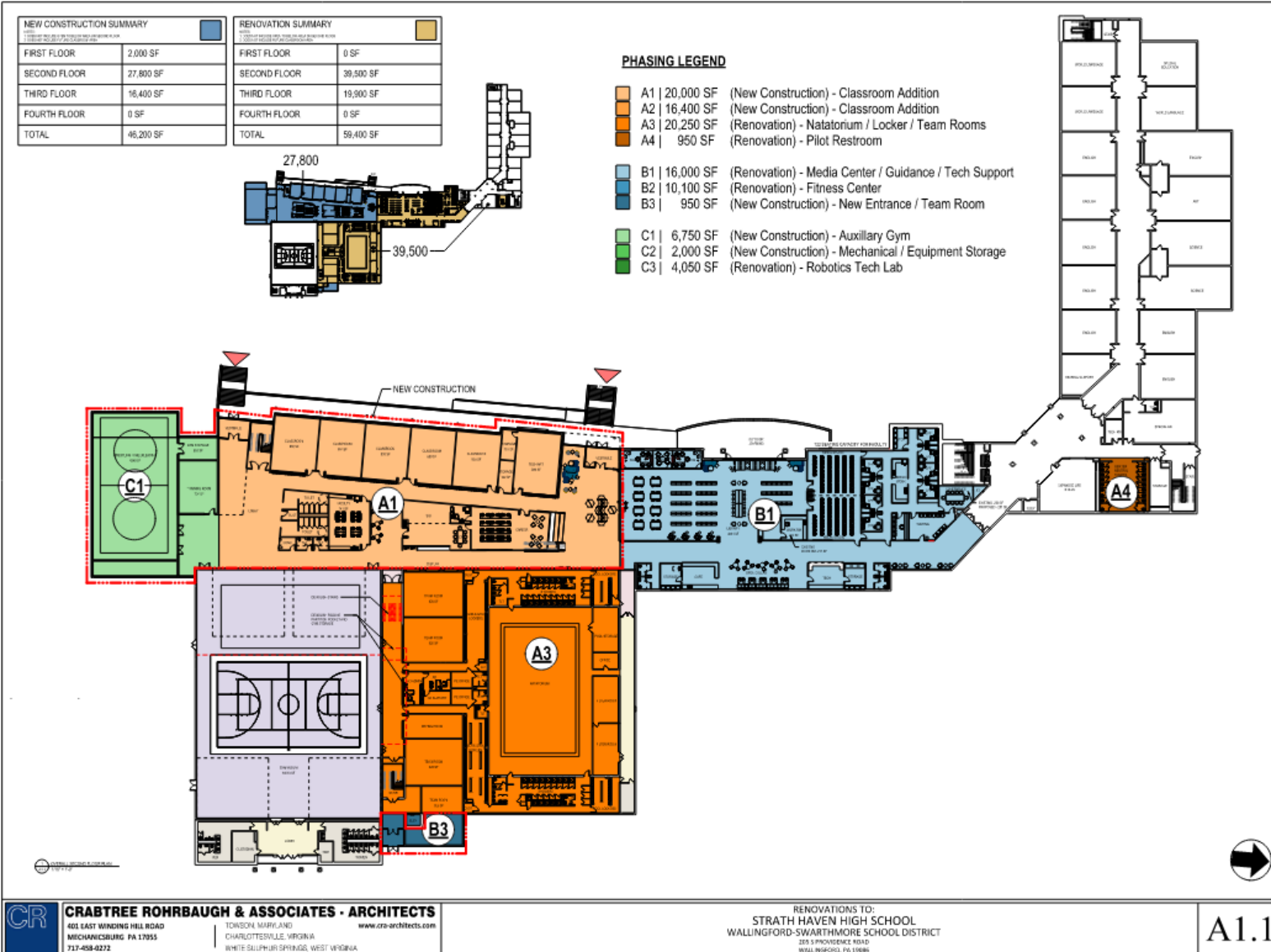
1. Educational Program Priorities:

1. Remove Modulars, Build Classroom Addition
2. Addition of Auxiliary Gym
3. Auditorium Updates
4. Renovation of Library
5. Additional Life Skills Spaces
6. Cafeteria / Serving Area Updates

2. Building System Priorities

1. Replacement of Roof, Chillers, Boilers, Generator, Classroom HVAC, Ceilings, Flooring, Door Hardware
2. Addition of Sprinklers (Fire Protection) where absent.

Strath Haven High School – June 2024 Concept Review



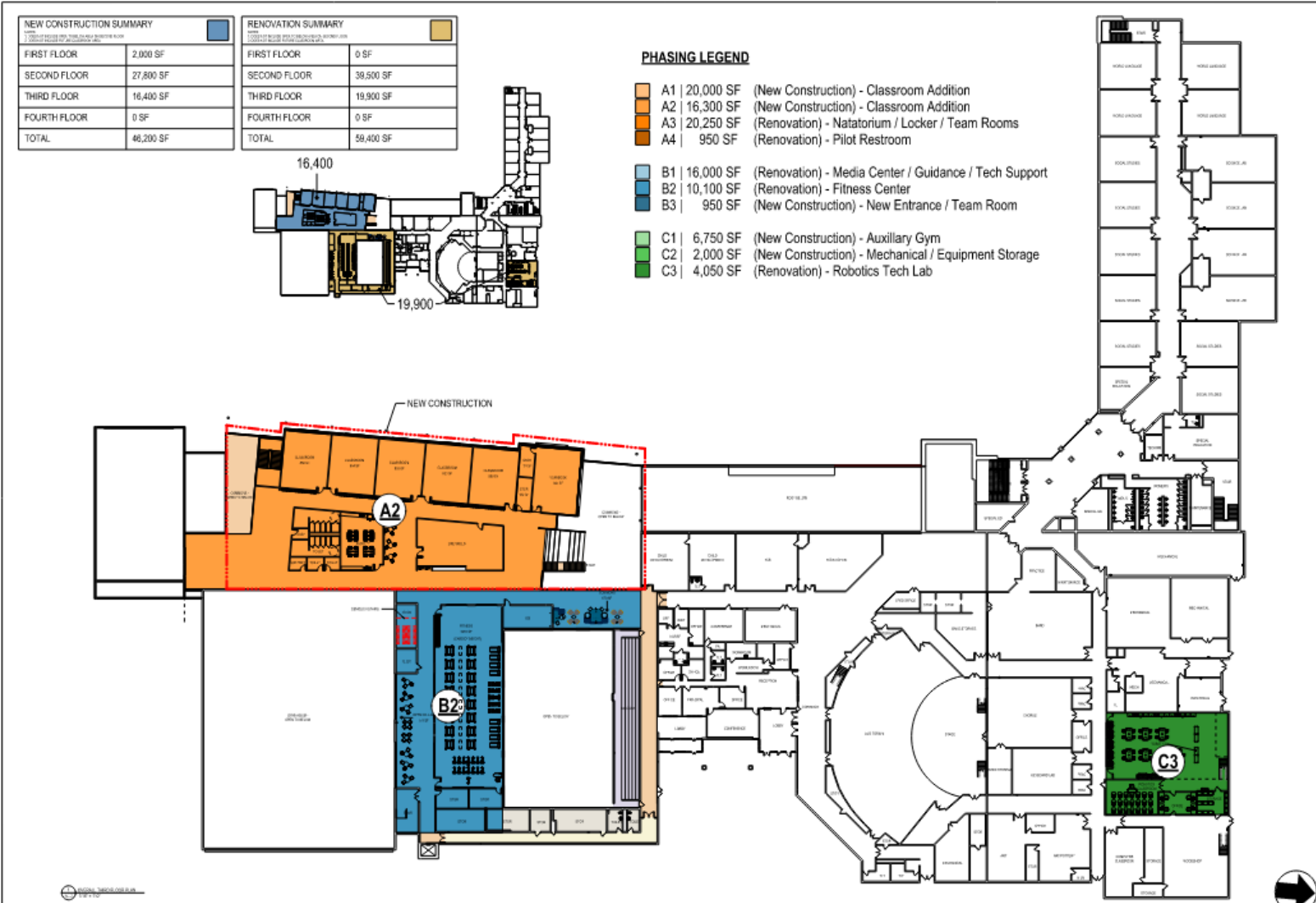
Second Floor Summary of Work:

1. A1 Classroom Addition
2. B1 Media Center, Guidance, Tech Support
3. C1 Auxiliary Gym
4. A3 Natatorium / Locker Rooms
5. B3 New Entrance / Team Room
6. A4 Pilot Restroom Renovation

What's not included?

1. Work in 4-Story Classroom Wing
2. Work in Main Gymnasium

Strath Haven High School – June 2024 Concept Review



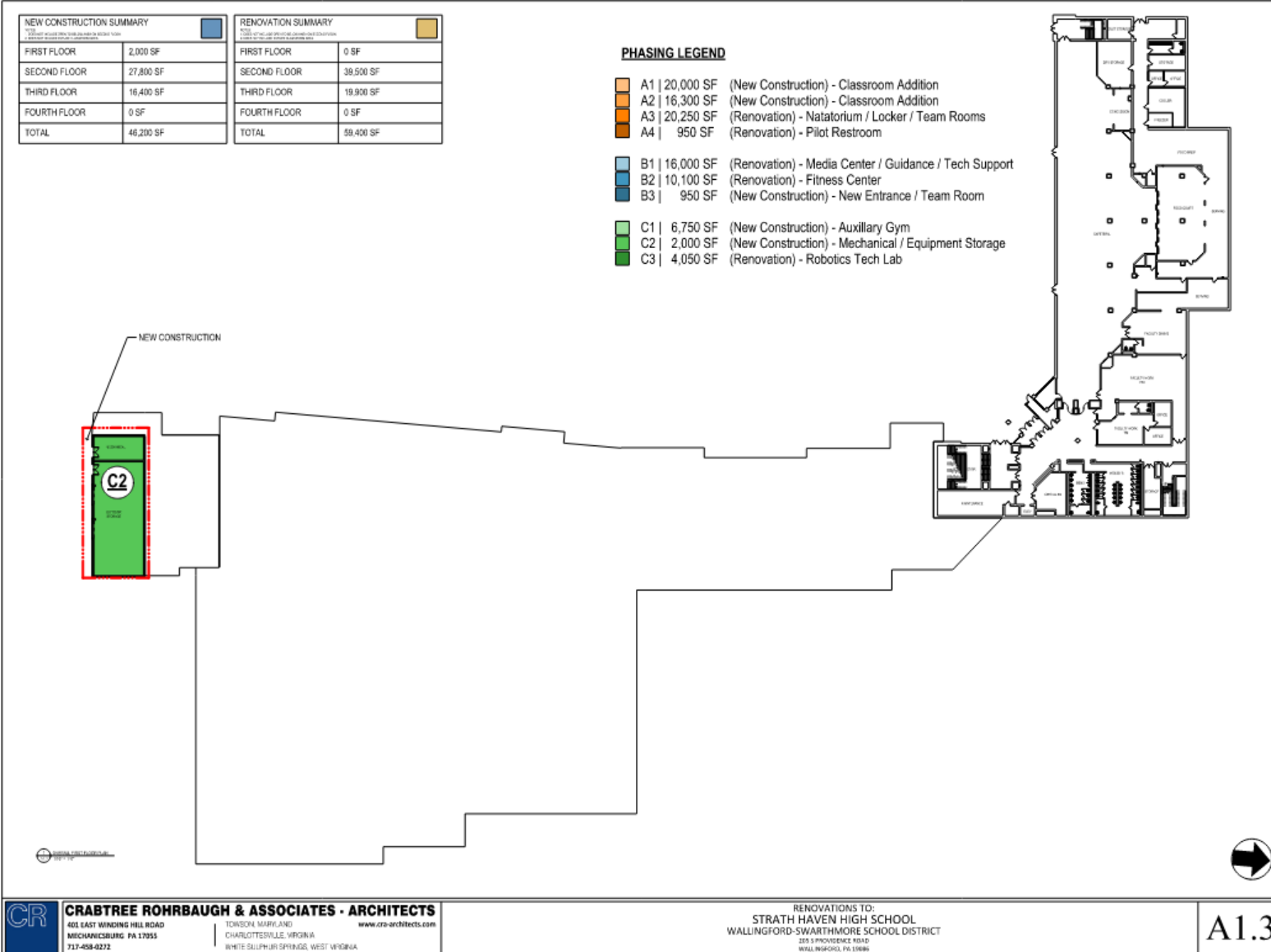
Third Floor Summary of Work:

1. A2 Classroom Addition
2. B2 Fitness Center
3. C3 Robotics Tech Lab

What's not included?

1. Work in 4-Story Classroom Wing
2. Work in Family Consumer Science
3. Work in Child Development
4. Work in Admin Areas
5. Work in Auditorium
6. Work in Music Classrooms
7. Work in Art Classrooms
8. Work in Woodshop
9. Work in Computer Classroom

Strath Haven High School – June 2024 Concept Review



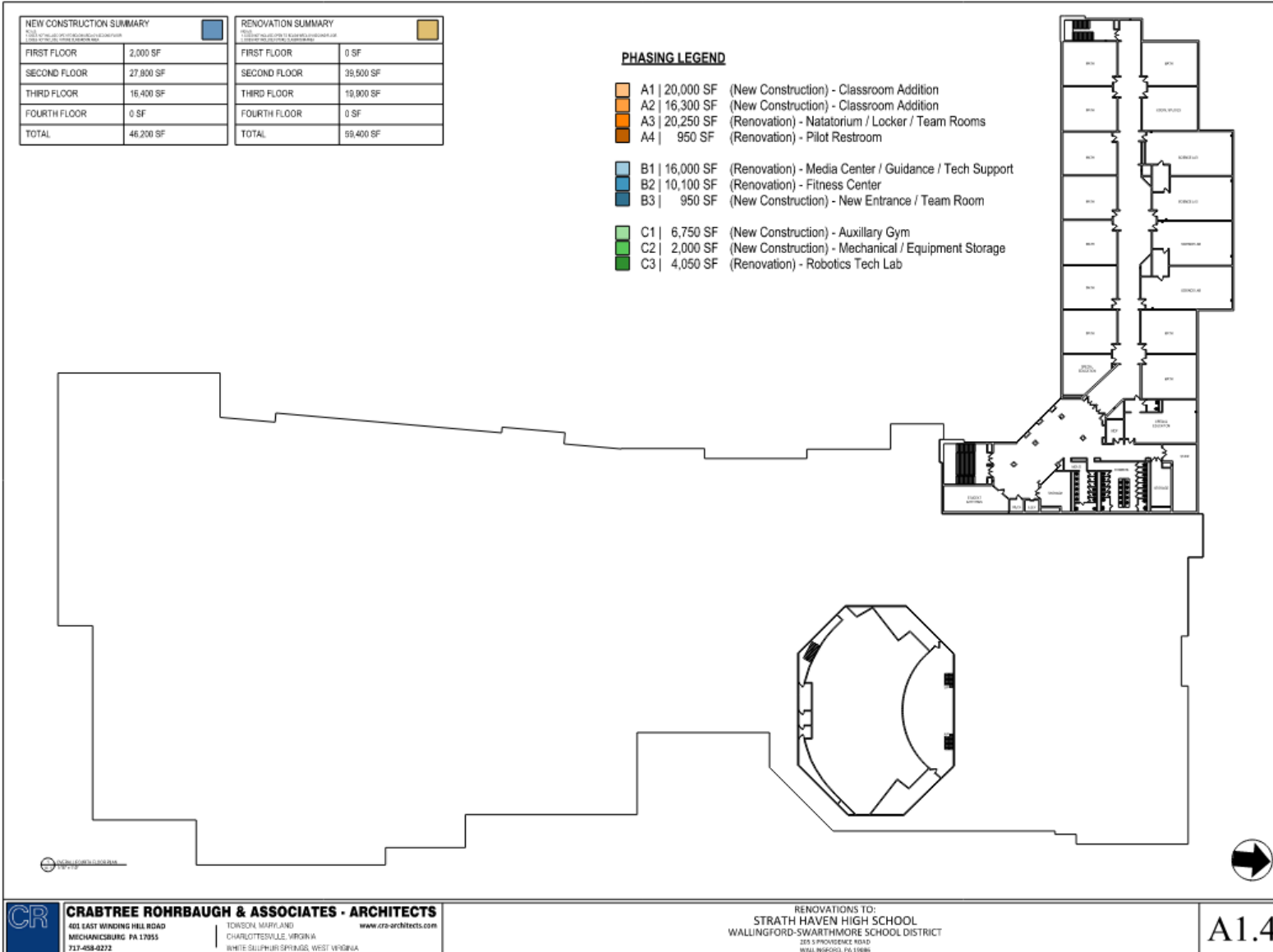
First Floor Summary of Work:

1. C2 Mechanical / Equipment Storage

What's not included?

1. Work in Cafeteria
2. Work in Serving Area & Kitchen
3. Work in Faculty Dining
4. Work in Faculty Work Rooms

Strath Haven High School – June 2024 Concept Review



Fourth Floor Summary of Work:

1. No Work Shown on 4th Floor

Strath Haven High School – Facility Assessment Overview with Additional Need

	Strath Haven High School			
	BASE: Addition/ Renovation	BASE PLUS: Addition/ Renovation	EXTENDED: Addition/ Renovation	
Building Square Footage	97,450	296,562	296,562	Area included in construction costs.
A1 1st Floor Classroom Addition	\$9,000,000	\$9,000,000	\$9,000,000	
A2 2nd Floor Classroom Addition (w/ Life Skills)	\$7,380,000	\$7,380,000	\$7,380,000	
C1 & C2 Gym Addition	\$4,593,750	\$4,593,750	\$4,593,750	
B1 Library/Guidance Renovations	\$4,800,000	\$4,800,000	\$4,800,000	
A3 Pool & Locker Room Renovation	\$7,087,500	\$7,087,500	\$7,087,500	In accordance with Architect Conceptual Plans dated 06-25-2024.
B2 2nd Floor Renovation	\$3,535,000	\$3,535,000	\$3,535,000	
A4 Pilot Restroom Renovation	\$332,500	\$332,500	\$332,500	
B3 Entry Addition & Team Room Expansion	\$451,250	\$451,250	\$451,250	
C3 STEM/Tech Ed. Renovations	\$1,215,000	\$1,215,000	\$1,215,000	
ALT1 - Cafeteria, Serving Line, Kitchen Areas	\$0	\$2,525,000	\$5,300,000	Light reno. with limited new kitchen equip. vs. Medium with all new equip.
ALT2 - Auditorium Area	\$0	\$1,000,000	\$3,350,000	Auditorium equip. only vs. Light reno. of auditorium and surrounding spaces.
ALT3 - Roofing Systems	\$0	\$4,476,000	\$4,476,000	Roof replacement (existing out of warranty).
ALT4 - HVAC, Electrical, Plumbing, Fire Protection	\$0	\$13,673,270	\$16,890,510	Targeted replacements vs. Full replacements of HVAC.
ALT5 - Interior Surfaces (Flooring, Ceilings, Paint, Etc.)	\$0	\$6,434,480	\$9,651,720	Without new casework vs. new casework in classroom areas.
ALT6 - Interior Door Hardware	\$0	\$0	\$1,286,896	Replacement of door hardware throughout the building.
ALT7 - Elevator	\$0	\$600,000	\$1,200,000	Refurbishment vs. Replacement of Elevators.
Building Construction Costs	\$38,395,000	\$67,103,750	\$80,550,126	General, mechanical, electrical, plumbing costs for the building.
Site Work - Turf Field	\$3,000,000	\$3,000,000	\$5,000,000	
Site Work - New Classroom Allowance	\$750,000	\$750,000	\$750,000	
Site Work - Athletics Addition Allowance	\$750,000	\$750,000	\$750,000	In accordance with Architect Conceptual Plans dated 06-25-2024.
Site Work - Parking Lot Expansion	\$2,500,000	\$2,500,000	\$2,500,000	
Demo & Additional Site Work Allowance	\$210,000	\$2,210,000	\$3,210,000	Demolition of Modulars, & additional Site work allowance.
General Conditions/Site Services	\$1,640,000	\$2,120,000	\$2,500,000	Job Trailer, Dumpsters/Toilets, Temporary Systems, Site Supervision, etc.
Modular Classrooms	\$0	\$3,900,000	\$3,900,000	Temporary classrooms required for construction phasing.
Other Construction Costs	\$8,850,000	\$15,230,000	\$18,610,000	
Construction Cost Escalation	10.0%	10.0%	10.0%	To account for anticipated cost escalations to midpoint of construction.
	\$4,724,500	\$8,233,375	\$9,916,013	
Design Contingency	5.0%	5.0%	5.0%	To account for additional project requirements resulting from design.
	\$2,362,250	\$4,116,688	\$4,958,006	
Total Construction Budget	\$54,331,750	\$94,683,813	\$114,034,145	
Construction Contingency	5.0%	5.0%	5.0%	To account for unforeseen costs during construction.
Professional Services/Owner Costs	14.1%	13.4%	13.1%	Design, procurement, construction mgmt., testing, permitting.
FF&E Allowance	\$1,949,000	\$3,707,025	\$3,707,025	Furniture, Fixtures & Equipment (FF&E) for new & renovated spaces.
Total Budget (Calculated)	\$66,639,154	\$115,845,101	\$138,364,382	
Total Budget	\$67,000,000	\$116,000,000	\$138,000,000	

Swarthmore Rutledge School – Review of Building

Built in 1912, Additions in 1927, 1934 (+ Annex), & 1960. 2004 Renovation, 2013 HVAC Renovation

1. Educational Program Priorities:

1. Preference to keep the DCIU program
2. De-escalation space is inadequate

2. Building System Priorities

1. FF&E - casework is limited – no built-in casework in most spaces, technology in classrooms is inadequate
2. ADA & Security – non-compliant interior/exterior entrances & toilet rooms. Main entry vestibule security
3. Kitchen & serving line – aging & no walk-in freezer/refrigerator
4. Playground – drainage issues and aging equipment
5. Most equipment & systems from 2004 renovation are due for replacement
6. Water intrusion issues with lower-level spaces on west elevation

Swarthmore Rutledge School – Immediate and Near-Term Needs

The following systems are at or beyond their useful life expectancy:

- **HVAC:** Air distribution & temperature controls
- **Electrical:** Fire alarm
- **FF&E:** Casework & technology (Educational Priority from Principals Surveys)

In **5 years** the following systems will be at or beyond their useful life expectancy:

- **HVAC:** Heating plant, air distribution, terminal/classroom equipment, & temperature controls
- **Electrical:** Fire alarm, generator, & lighting
- **Building Envelope:** Roofing
- **FF&E:** Casework & technology

Annual maintenance and capital improvement projects will likely not be adequate to address the needs at SRS.

Swarthmore Rutledge School – Targeted Project (Level 2 Alteration)

Because many of the building systems are aging at the same rate, a targeted renovation would be required to address building needs. A conceptual project based on performing work over multiple Summers (2030 midpoint) would include:

- Complete **HVAC** renovation
- **Electrical** improvements: Fire alarm, low voltage systems, lighting, and distribution
- **Plumbing**: Fixture, valve, and surround replacements as needed
- **Roofing** replacement
- **Building Envelope** Renovations: sealants, tuckpointing, and masonry repair
- **Interior Finishes**: Flooring, ceilings, and wall patch/repair/painting
- **FF&E**: cabinetry, casework, and technology replacements in classrooms wings
- **Site Work**: Address lower-level classroom drainage issues at west elevation

Approximately **\$28M is the minimum investment** to perform a targeted renovation including HVAC, electrical, plumbing, roof systems, building envelope repairs, interior finishes, classroom FF&E, & drainage site work (***Level 2 Alteration**)

*As determined by the authority having jurisdiction.

*A build up estimate similar to the High School is included in the Supplementary Slides

Swarthmore Rutledge School – Extended Project (Level 3 Alteration)

An extended project would address the needs identified in a targeted renovation and address ADA, security, food service, and additional FF&E requirements. A conceptual project based on an occupied renovation (2030 midpoint) includes:

- Complete **HVAC** renovation
- **Electrical** improvements: Fire alarm, low voltage systems, lighting, and distribution
- **Plumbing**: Fixture, valve, and surround replacements as needed
- **Roofing** replacement
- **Building Envelope** Renovations: sealants, tuckpointing, and masonry repair
- **Interior Finishes**: Flooring, ceilings, and wall patch/repair/painting
- **FF&E**: cabinetry, casework, and technology replacements in classrooms, library, main office, Trinity, café, auditorium, & gym
- **Kitchen Renovation**: Renovation of kitchen & serving line area including new equipment & walk-in freezer/refrigerator
- **Main Entry Vestibule**: ADA & security upgrades to main entry vestibule
- **Site Work**: Drainage project at west elevation; ADA, parking & drives, playground, and modular classroom site work
- **Modular Classrooms**: Occupied renovation would require the use of modular classrooms

Approximately **\$39M is the anticipated investment** for an extended project including HVAC; electrical; plumbing; roof systems; building envelope repairs; interior finishes; FF&E; kitchen renovation; main entry vestibule upgrades; site work for drainage, ADA, parking & drives, playground, and modular classrooms (***Level 3 Alteration**)

*As determined by the authority having jurisdiction.

*A build up estimate similar to the High School is included in the Supplementary Slides

SHMS, NPE and WES – Building Review

The last major renovations at these three schools included renovations to all major building systems, additions, and interior finish renovations.

- Nether Providence ES - 2013
- Wallingford ES - 2011
- Strath Haven MS - 2008

NPE Priorities

- Elevator replacement/repair
- Bathroom flooring replacement
- Hallway lighting controls
- HVAC equipment replacements
- Temperature controls

WES Priorities

- Hallway lighting controls
- HVAC equipment replacements
- Temperature controls

SHMS Priorities

- Auditorium finishes
- HVAC equipment replacements
- Temperature controls
- Ceiling system replacement
- Plumbing fixture replacement

Maintenance/Replacement Budgets – SHMS, NPE, & WES

Currently, the majority of major building systems at these facilities are operating within their typical life expectancy

Over the 10-year period, the following systems will be at or beyond their useful life expectancy:

- **Accessibility:** Elevator replacement (selective based on age)
- **Electrical:** Fire alarm systems
- **HVAC:** Replacements (like for like)
- **Roofing:** Roof replacements (selective based on age)
- **Interior finishes:** flooring, ceilings, wall patch/repair and painting as needed
- **Food Service:** Kitchen equipment replacements
- **Site Work:** Playgrounds and landscaping
- A complete list can be found in facility condition assessment
- A list by building and by year can be found in the supplementary slides

Based on the **maintenance/replacement budgets** for these three schools, the following **minimum investment** is needed over the next ten years:

- Approximately **\$24.5M at SHMS**
- Approximately **\$11.4M at NPE**
- Approximately **\$10.9M at WES**

Warm, Safe, Dry Only, Budgets – SHMS, NPE, & WES

Currently, the majority of major building systems at these facilities are operating within their typical life expectancy:

To develop the Warm, Safe, Dry Budgets, we defer some of the discretionary items such as casework, finishes, etc. Additional money is added to the repair budgets, but we focus on replacing core systems only.

A list by building and by year can be found in the supplementary slides

Based on the **maintenance/replacement budgets** for these three schools, the following **Warm/Safe/Dry investment** is needed over the next ten years:

- Approximately **\$20.4M at SHMS**
- Approximately **\$7.7M at NPE**
- Approximately **\$6.3M at WES**

WSSD Educational Programming Considerations (FDK Cost Development)

- Developed the required capacity to support additional students
- Developed the total number of square feet to solve for the space needs
- Utilized a reasonable cost per square foot for additions needed with reasonable site development costs
- We did not locate where the additions would occur
- We did not determine the feasibility of additions at each site
- If some of these items do not align, there could be implications with catchment boundaries that would need to be addressed.

Summary Budget Page

Total Need Identified (Over 10 Years):

	Wallingford-Swarthmore School District			
	BASE	WARM, SAFE, DRY	BASE PLUS	EXTENDED
High School - Addition/Renovation	\$67,000,000	\$101,750,000	\$116,000,000	\$138,000,000
Swarthmore-Rutledge School	\$28,000,000	\$28,000,000	\$28,000,000	\$39,000,000
Strath Haven Middle School	\$20,370,000	\$20,370,000	\$20,370,000	\$24,520,000
Wallingford Elementary School	\$6,270,000	\$6,270,000	\$6,270,000	\$10,920,000
Nether Providence Elementary School	\$7,650,000	\$7,650,000	\$7,650,000	\$11,350,000
Athletics (\$3M in HS Addition)	\$0	\$0	\$3,250,000	\$11,200,000
Full Day Kindergarten*	\$0	\$0	\$0	\$10,000,000
Total Budget	\$129,000,000	\$164,000,000	\$182,000,000	\$245,000,000

*Latest demographic study indicates that within 4-5 years the elementary population will stabilize at a slightly lower level

* In order to redistribute the population correctly, may need to redistrict for FDK

Key Observations & Questions

- This is an iterative process; we will not get to 'the plan' today.
- What items are critical and non-negotiable?
- Is Warm/Safe/Dry the base of the plan?
- How do we want to prioritize need for non-essential functions (Athletics, Case Work, Cafeteria, etc.)?
- What can the district defer until a later date?
- We should identify additional information needed to make good decisions about the plan.
- Key Driver: **What can the district afford?** How does the district determine this?
- Key Driver: As more money is invested in facilities, what other items are being crowded out?

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QUESTIONS?

