

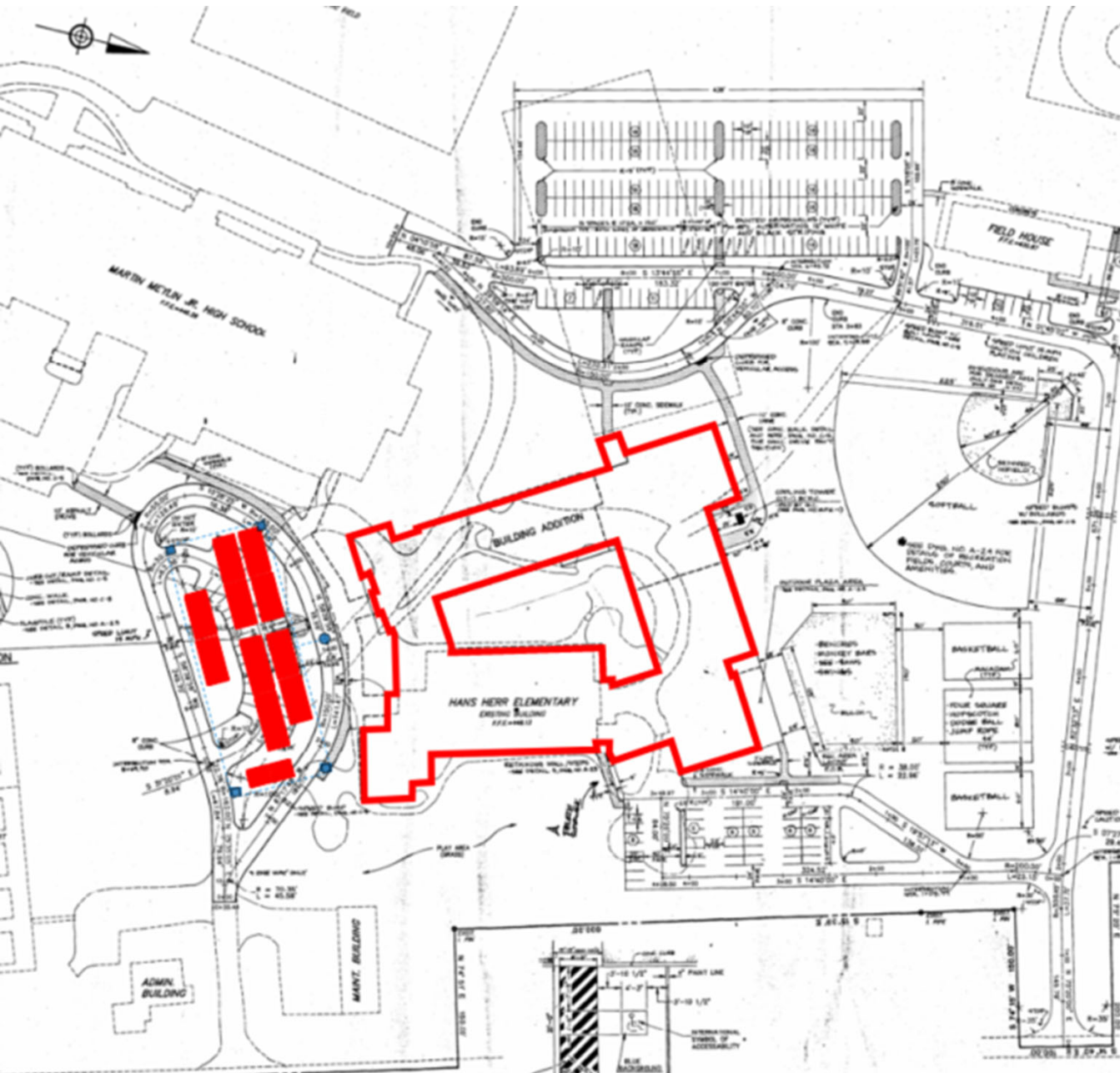


Crabtree, Rohrbaugh & Associates

LAMPETER-STRASBURG SCHOOL DISTRICT

BUILDING AND GROUNDS UPDATE May 19, 2025

- GOALS OF THE STUDY
- OVERVIEW OF 2020 STUDY AND WORK COMPLETED
 - REVIEW OF GUIDING PRINCIPLES FOR PROJECTS
 - CURRENT ENROLLMENT
 - FACILITY AND SITE ASSESSMENT
- CAMPUS SITE ASSESSMENT
- OPTION MATRIX UPDATE



GOALS OF THE STUDY

Existing site conditions at Hans Herr

Are there adequate spaces to support your programs & students?

Are you considering collaborative learning environments?

Do you have space to grow and offer new programs?

Potential use of Modular Classrooms for Swing Space/ Phased-Occupied Construction



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**
- ❖ **Equity across all buildings and students – today, tomorrow and into the future given growth projections**
- ❖ **Code compliance (i.e. ADA, Building Codes)**

ENROLLMENT PROJECTIONS

ENROLLMENT AND CAPACITY



How many students can each building accommodate?

Are there adequate spaces to support your programs & students?

Are you considering collaborative learning environments?

Do you have space to grow and offer new programs?

CURRENT ENROLLMENT / UTILIZATION RATES

	2024 CURRENT ENROLLMENT	BUILDING CAPACITY	UTILIZATION
Early Childhood Center	190	240	79%
Lampeter ES	382	525	73%
Hans Herr ES	613	776	79%
Martin Meylin MS	690	822	84%
Lampeter-Strasburg HS	918	1218	75%

85 - 90% Utilization PDE Guideline for Planning

FUTURE ENROLLMENT PROJECTIONS

		2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
EARLY CHILDHOOD CENTER	Kindergarten	168	173	130	125	94
	Total	168	173	130	125	94
Difference between capacity (240) and enrollment		72	67	110	115	146
LAMPETER ELEMENTARY	Grade 1	192	174	179	134	129
	Grade 2	176	197	178	184	137
	Total	368	371	357	318	266
Difference between capacity (525) and enrollment		157	154	168	207	259
HANS HERR ELEMENTARY	Grade 3	216	185	207	187	194
	Grade 4	208	220	189	211	191
	Grade 5	203	213	226	194	216
	Total	627	618	622	592	601
Difference between capacity (776) and enrollment		149	158	154	184	175
MIDDLE SCHOOL	Grade 6	216	209	219	232	199
	Grade 7	237	218	211	221	234
	Grade 8	237	241	222	215	225
	Total	690	668	652	668	658
Difference between capacity (822) and enrollment		132	154	170	154	164
HIGH SCHOOL	Grade 9	241	259	264	243	235
	Grade 10	217	229	246	250	230
	Grade 11	223	210	222	238	242
	Grade 12	242	240	226	239	256
	Total	923	938	958	970	963
Difference between capacity (1,218) and enrollment		295	280	260	248	255

- Growth Projections Report 2024-2029

FACILITY ADEQUACY ANALYSIS

LAMPETER-STRASBURG SCHOOL DISTRICT SCHOOL BUILDINGS

<u>FACILITY</u>	<u>DATE BUILT</u>	<u>RENOVATED</u>
L-S High School	1954	1986 (windows, doors, roof, A/C) 1996 addition (Science wing) 2003 addition/renovation (entire building)
Martin Meylin MS	1966	1993 (asphalt roof replacement) 1999 addition/renovation (entire building) 2025-2026 Comprehensive Renovations
Hans Herr ES	1964	1992 addition/renovation (entire building)
Lampeter ES	2006	
L-S Early Childhood Center	2024	
Admin Building	1994	2004 addition/2023 Roof
Walnut Run School	1873	
Field House	1989	
Maintenance Building	1977	2004 addition/renovation

* Hans Herr, Martin Meylin and LS High School had some systemic upgrades in 2023

SHORT-AND LONG-TERM GOALS

SITE

- ~~Address Circulation and Safety~~
- ~~Parking/Parent/Student drop zones~~
- Fieldhouse Restrooms & Concessions

LAMPETER ELEMENTARY SCHOOL

- ~~Address need for additional program space~~
- ~~SACC Program Needs/Security~~
- Collaborative/Flex Spaces
- Existing Facility Conditions

HANS HERR ELEMENTARY SCHOOL

- Address need for additional program space
- Collaborative/Flex Spaces
- Small Group Spaces
- Existing Facility Conditions

MARTIN MEYLIN MIDDLE SCHOOL

- ~~Additional Science Labs/STEM~~
- ~~Music spaces~~
- ~~Itinerant / Counseling offices~~
- ~~Collaborative/Flex Spaces~~
- ~~Building and Grade Storage~~
- ~~Large Group Instr. Room Renovations~~
- ~~Existing Facility Conditions~~

LAMPETER-STRASBURG HIGH SCHOOL

- Need for additional program space
- Renovated Science labs
- Collaborative/Flex Spaces
- Consolidated Art Spaces
- Existing Facility Conditions

LAMPETER-STRASBURG SCHOOL DISTRICT

District Wide Feasibility Study

BUILDING OPTIONS MATRIX

OPTION MATRIX

SCHOOL				Additions &	New	Comments/Notes
	No Work	Additions	Renovations	Renovations	Building	
Strasburg Elementary School - Option 1	x	x	x	x	NA	Comprehensive Renovations
Strasburg Elementary School - Option 2	x	NA	NA	NA	NA	As-is. No work/Demolition TBD
Lampeter Elementary School	x	NA	NA	x	NA	Additions and Limited Renovations
New Early Childhood/Kindergarten Facility	NA	NA	NA	NA	x	Proposed New Building
Hans Herr Elementary School - Option 1	x	NA	x	NA	NA	Limited Additions / Renovations
Hans Herr Elementary School - Option 2	x	NA	NA	x	NA	Limited Additions / Comprehensive Renovations
Martin Meylin Middle School - Option 1	x	x	x	x	NA	Limited Additions / Limited Renovations
Martin Meylin Middle School - Option 2	x	x	x	x	NA	Limited Additions / Renovations
Martin Meylin Middle School - Option 3	x	NA	NA	x	NA	Additions / Comprehensive Renovations
Lampeter-Strasburg High School	x	x	x	x	NA	Limited Additions / Limited Renovations
Walnut Run School	x	NA	x	NA	NA	Facilities Updates/Renovations TBD
Stadium Field House - Option 1	x	NA	x	NA	NA	Renovations
Stadium Field House - Option 2	x	NA	NA	NA	x	Proposed New Building
District Administration Offices	x	NA	x	NA	NA	Limited Renovations
District Maintenance Building	x	x	x	x	NA	Limited Additions / Limited Renovations

The following general comments were identified by the Buildings and Grounds Committee while discussing the advantages and disadvantages of each option, both short term and long term.

Options	Advantages	Disadvantages
No work	No building cost	Would require modular classrooms Higher operating costs
Additions only	Gain needed space	No upgrades to existing facility Later repairs not reimbursable
Renovations only	Upgrade and repair systems	Does not provide adequate space
Additions & Renovations	Gain needed space & upgrades	Cost Phased construction with disruptions
New Building	No disruption to current program Replace existing costly systems	Cost

WORK PERFORMED AT HHES SINCE 2020 ASSESSMENT

1. Approximately \$2,000,000 in Systemic Upgrades.
2. Work Summary:
 - a. Replaced exterior windows and doors
 - b. External gutter tie-ins to storm sewer
 - c. Front entry canopy insulation work
 - d. Fencing at Playground
 - e. New Emergency Generator
 - f. New cooling tower and Pumps
 - g. New Boiler and condenser piping
 - h. Added Air conditioning to the Gymnasium
 - i. New Water softening system
 - j. New Water Heaters

EXISTING CAMPUS

LAMPTER-STRASBURG
ELEMENTARY SCHOOL

HANS HERR
ELEMENTARY SCHOOL

LAMPTER-STRASBURG
HIGH SCHOOL

MARTIN MEYLIN
MIDDLE SCHOOL

LAMPTER-STRASBURG EARLY
CHILDHOOD CENTER

PIONEER ROAD

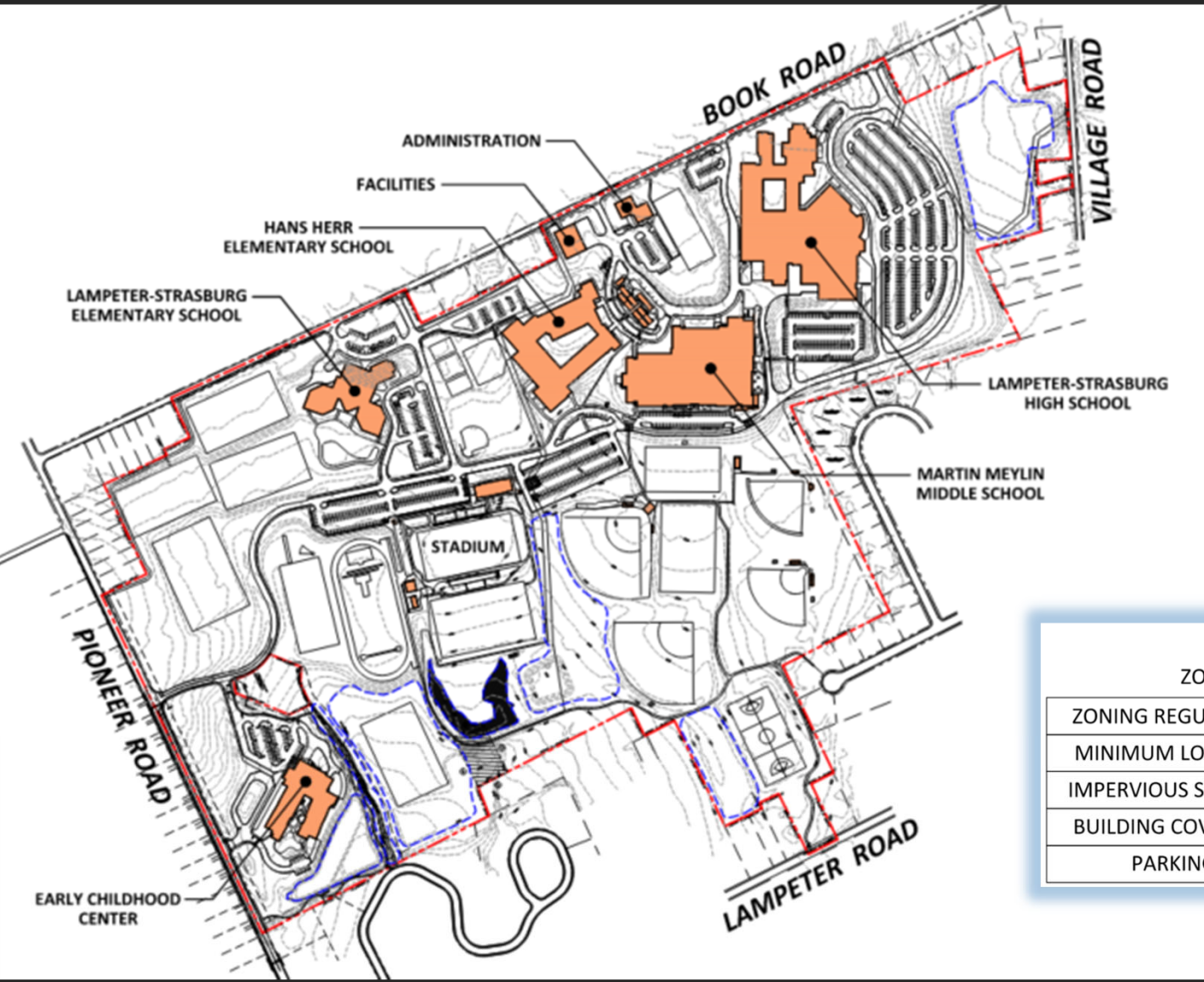
BOOK ROAD

SITE ANALYSIS

EXISTING CAMPUS MASTERPLAN

SUMMARY OF ANALYSIS

- Reviewed Zoning Ordinance
- Reviewed Lot Coverage
- Reviewed Parking Requirements

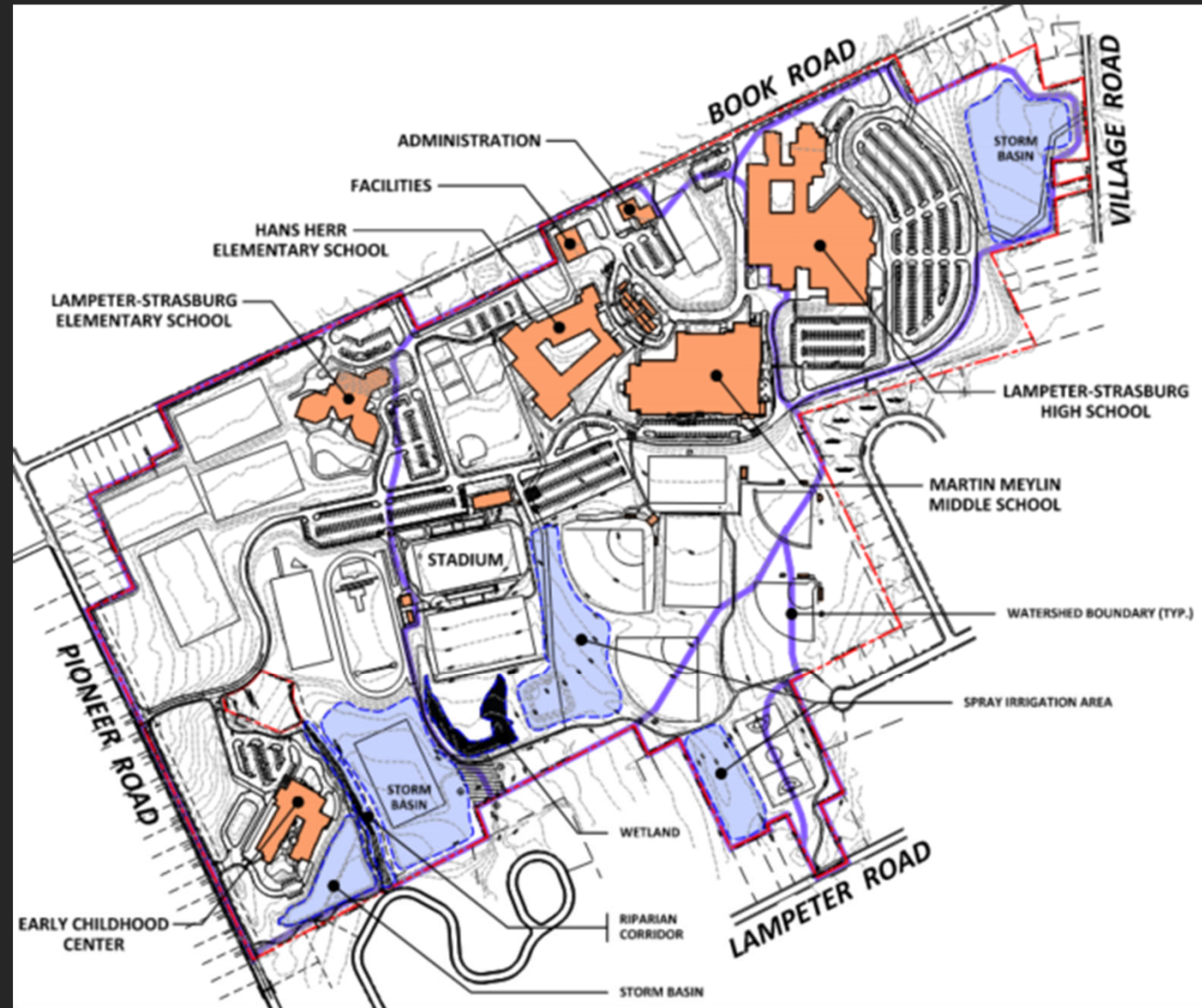


ZONING COMPLIANCE CHART

ZONING DISTRICT: RV (RESIDENTIAL VILLAGE)

ZONING REGULATION	REQUIRED	EXISTING
MINIMUM LOT AREA	2 ACRES	159.4163 ACRES
IMPERVIOUS SURFACE	MAXIMUM 65%	28.99%
BUILDING COVERAGE	MAXIMUM 50%	8.61%
PARKING	MIN. 657 SPACES	1,582

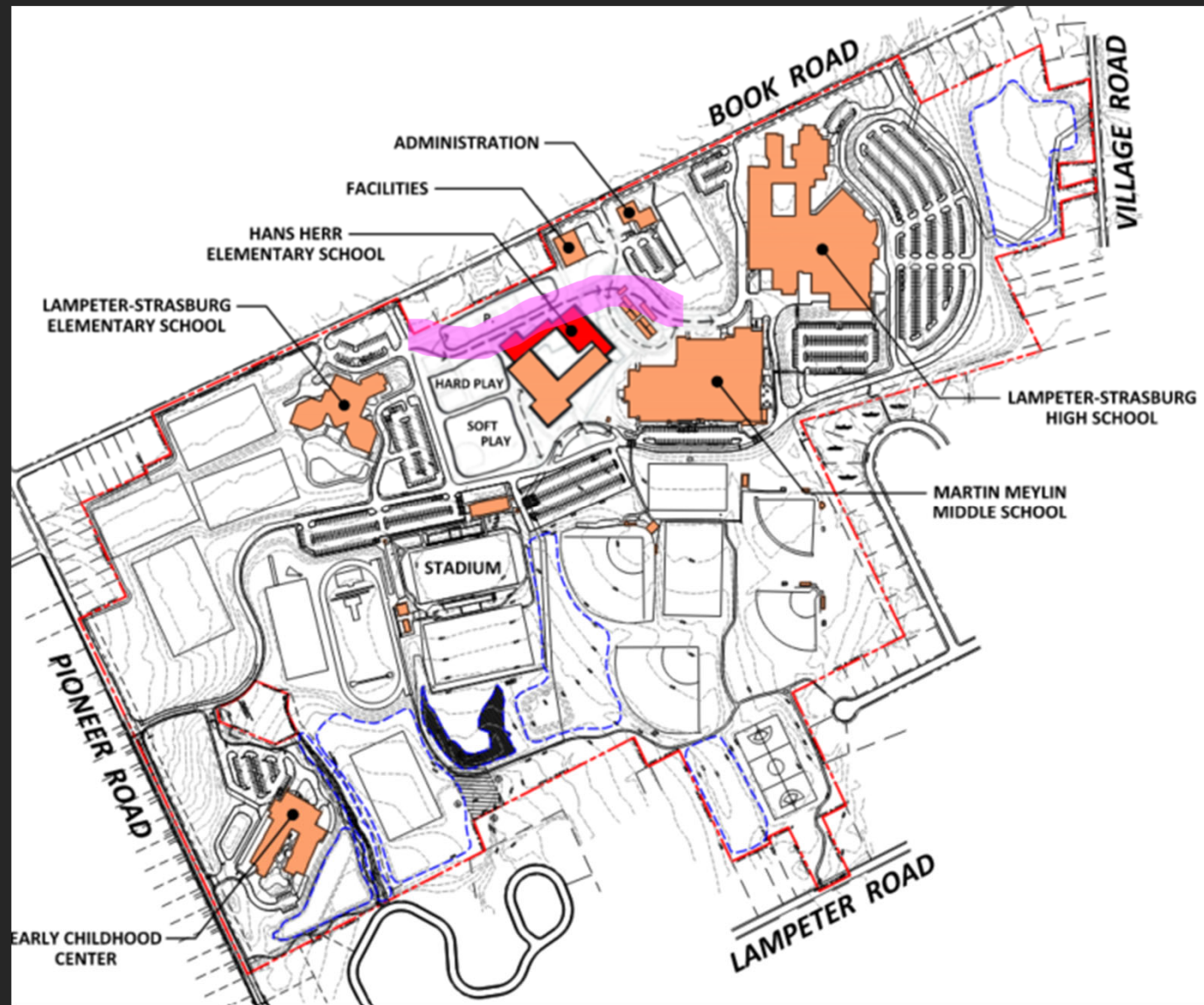
EXISTING CAMPUS STORMWATER AREAS



SUMMARY OF ANALYSIS

- Distinctive Stormwater Areas
 - Modifications to Basin West of track needed

POTENTIAL ADD/RENO AT HANS HERR ELEMENTARY

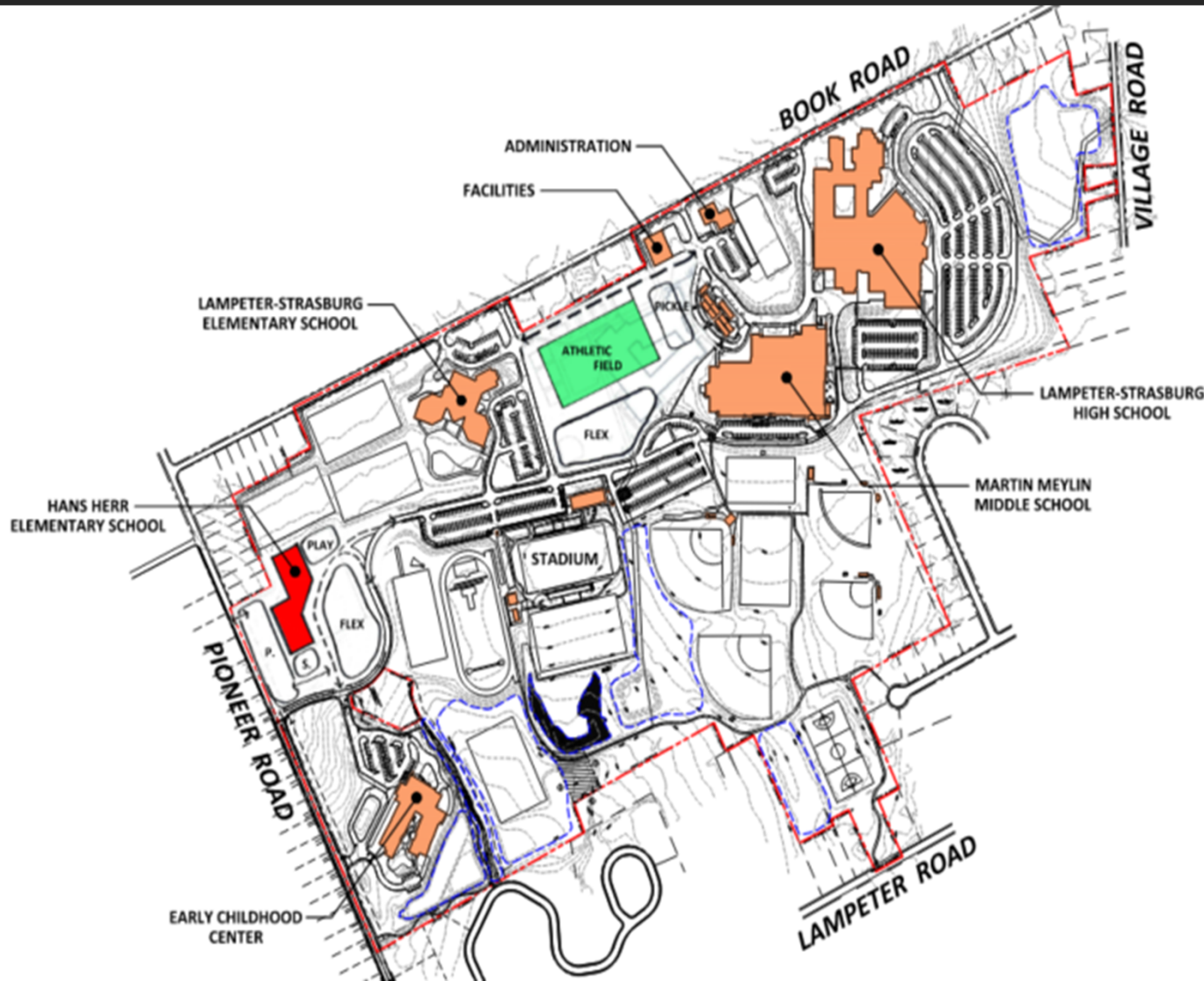


SUMMARY OF OPTION

- Bus/Roadway Connection
- Terraced Athletic Field
- More Hardcourt/Pickel Ball courts
- Parking?
- Green Space

- Probably best suited for Academic Building

POTENTIAL NEW 2 STORY BUILDING ADJACENT TO PIONEER ROAD



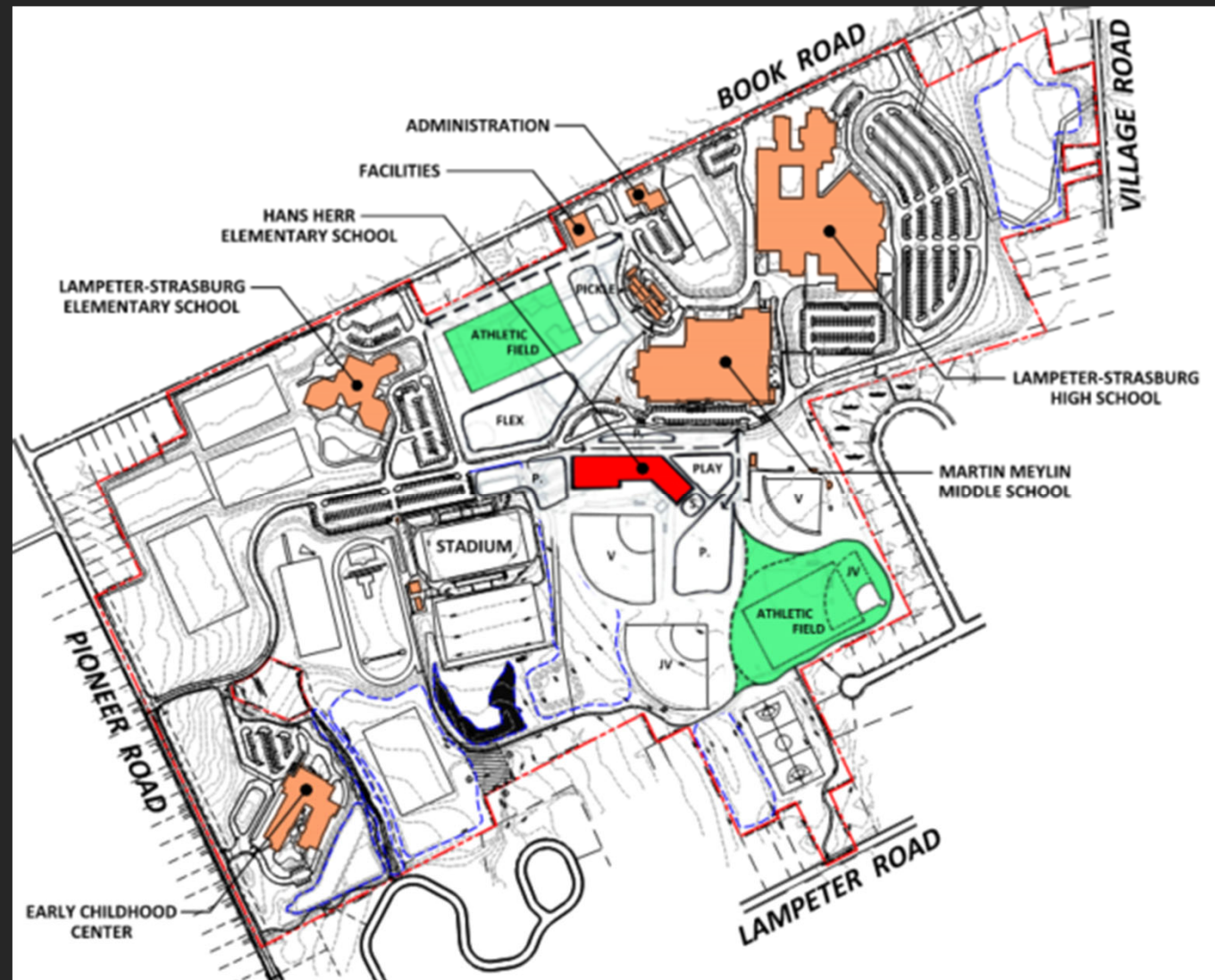
SUMMARY OF OPTION

- Sloping site leads to 2 story concept
- Hans Herr Frontage on Pioneer Road
- Congestion at Rosier Way entry – probably widening of entry
- Existing Hans Herr site becomes Athletics or Green Space

POTENTIAL CENTRAL CAMPUS NEW BUILDING

SUMMARY OF OPTION

- Major impacts to Existing fields
- Frontage on Rosier Way
- Congestion at center of campus
- Existing Hans Herr site becomes Athletics or Green Space
- Athletic field replacement – consider turf
 - 1 turf = 2 grass





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 401 East Winding Hill Road
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 Maryland • Pennsylvania • Virginia • West Virginia

SCALE	DESCRIPTION	FCI %	TIMELINE
5 NEW	New or like-new condition; Reevaluate in 8 - 10 years	91% - 100%	8-10 YRS.
4 GOOD	Minimal wear for age, no issues	61% - 90%	6-8 YRS.
3 FAIR	Average wear for age, approaching end of lifecycle	31% - 60%	4-6 YRS.
2 POOR	Worn from use or age, end of expected lifecycle	16% - 30%	2-4 YRS.
1 CRITICAL	Extremely worn or damaged, replace as soon as possible	0% - 15%	

FACILITIES CONDITION INDEX

Lampeter Strasburg School District
 Hans Herr Elementary School

FACILITY CONDITION INDEX (FCI) | Assessed July 2018/Updated December 2023

Site	5	4	3	2	1	NA	Comments & Recommendations	ESTIMATED COSTS	Low	to	High
1 Perimeter Fencing & Gates				X			Fencing at Play Area	\$0.00			
2 Athletic Fields						X					
3 Athletic Field Structures, Scoreboards						X					
4 On-Site Sidewalks				X			Replace bad concrete sidewalk sections	\$0.00			
5 Play Equipment						X					
6 Paving				X			Repave all parking lots	\$150,000.00			
7 Striping, Markings, Speed Bumps				X				\$3,000.00			
8 Curbing		X									
9 On-Site Signage			X								
10 Exterior Furniture, Bike Racks, Storage						X					
11 Retaining Walls, Site Walls						X					
12 Freestanding Walkway Canopies		X									
13 New Sidewalk			X				Sidewalk from watertower to Field House, including lighting - see Site Costs	\$0.00			
							Subtotal	\$153,000.00			

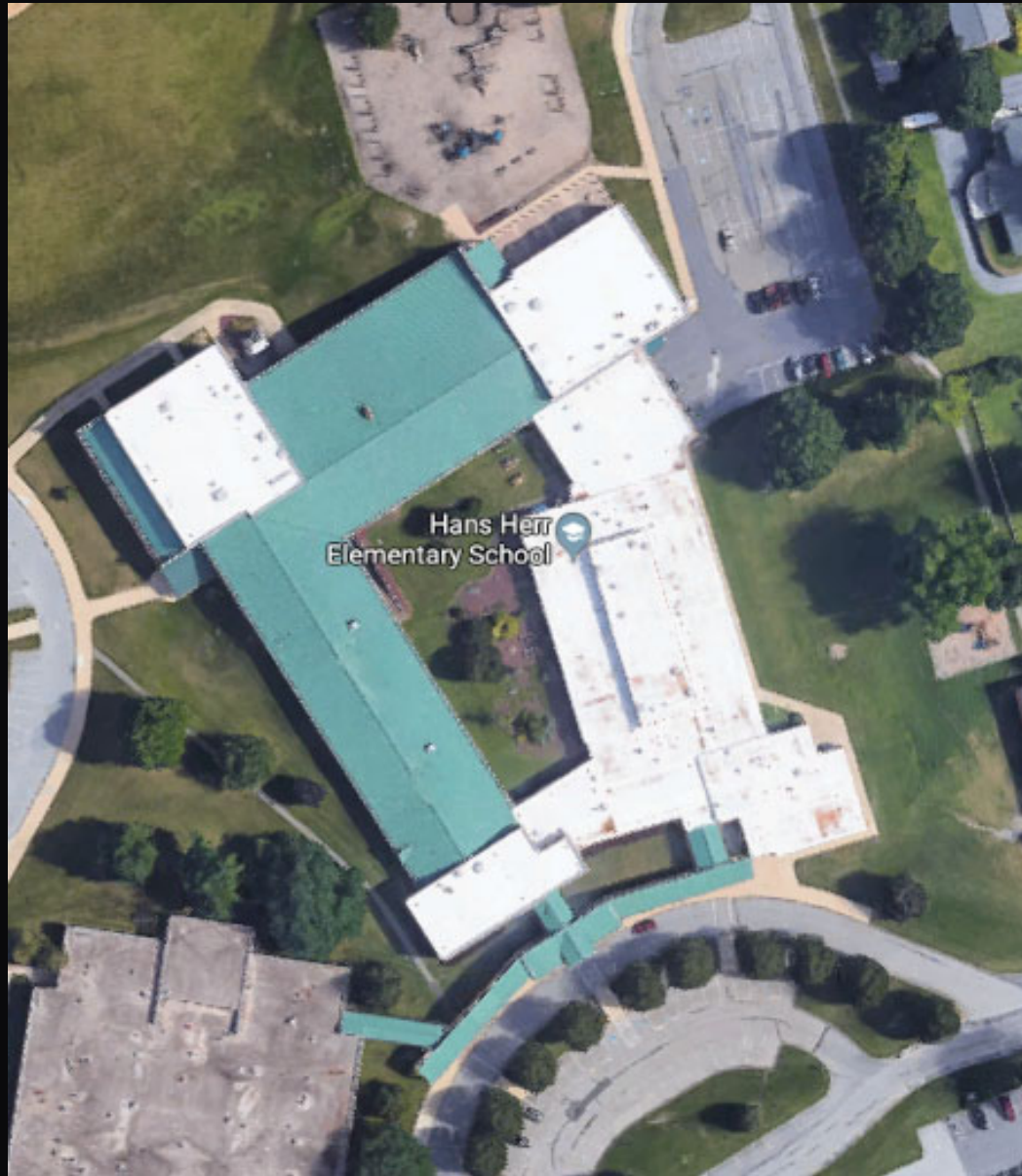
Safety & Security	5	4	3	2	1	NA		Low	to	High
1 Appropriate Exterior Lighting				X						
2 Natural Surveillance				X						
3 Camera System - Interior and Exterior				X						
4 Secure Entry Vestibule				X			Modification to Office area could result in improved vestibule and control			
5 Card Access at Exterior Exits				X						
6 PA System - Heard Throughout Building				X						
7 Building Lockdown - Layered				X						
8 Emergency Services Contact Method				X						
9 Classroom Door - Lockdown				X						
10 Number all Exterior Exit Doors				X						
Subtotal								\$0.00		\$0.00
Systems - Plumbing & Fire Protection	5	4	3	2	1	NA		Low	to	High
1 Replace mixing valves				X			Install 140 degree loop gas fired water heater	\$0.00		\$0.00
2 Replace all isolation valves				X			Many do not properly work	\$25,000.00		\$30,000.00
3 Install underground brine tank system				X			For Water Softener	\$0.00		\$0.00
4 Replace old kiddie size toilets				X			In original location of building	\$15,000.00		\$17,500.00
5 Repair/replace sanitary vent pipes				X			Going thru roof, vent pipes need to be replaced	\$10,000.00		\$12,500.00
6 Replace all existing lav fixtures				X			Applior to all toilet rooms, provide ADA sinks	\$35,000.00		\$40,000.00
7 Add 140F water heater				X				\$0.00		\$0.00
8 Provide ADA sinks				X				\$20,000.00		\$25,000.00
Subtotal								\$105,000.00		\$95,000.00

Site Accessibility	5	4	3	2	1	NA		Low	to	High
1 Pedestrian Access - ADA & Safety				X			Install ADA curb outs in main lot walkway			
2 Vehicular Access - Vehicles				X						
3 Vehicular Access - Buses				X						
4 Vehicular Access - Deliveries				X						
5 Handicap Parking				X						
6 Accessible Entry				X						
7 Exterior Stairs and Railings				X						
8 Exterior Ramps						X				

Systems - Electrical	5	4	3	2	1	NA		Low	to	High
1 Repair water issue in main service room				X			Service for original part of the building	\$40,000.00		\$60,000.00
2 Emergency generator replacement				X			Check loading on generator and assure proper sizing	\$0.00		\$0.00
3 Add Additional pole lighting				X			In parking lot behind water tower and along road down to stadium	\$20,000.00		\$30,000.00
4 Replace exterior canopy with LED cans				X				\$10,000.00		\$15,000.00
5 Upgrade all lights to LED				X				\$650,000.00		\$720,000.00
6 Clock and intercom				X			look to improve incrementally	\$260,000.00		\$300,000.00
7 Complete upgrade to CAT 6 wiring				X				\$400,000.00		\$450,000.00
8 Fire alarm system				X				\$300,000.00		\$350,000.00
9 Electric associated with hvac units				X				\$308,328.00		\$513,880.00
10 Electric associated with gym A/C				X				\$0.00		\$0.00
11 Electric associated with dehumidification				X				\$5,000.00		\$10,000.00
12 Electric associated with boilers				X				\$0.00		\$0.00
13 Electric associated with cooling tower				X				\$0.00		\$0.00
14 Campus fiber distribution				X			Refer to Site Costs	\$0.00		\$0.00
Subtotal								\$1,993,328.00		\$2,448,880.00

Exterior Building Envelope	5	4	3	2	1	NA		Low	to	High
1 Structure										
2 General Appearance										
3 Roof				X			Ongoing roof maintenance noted in CRB; Replace all gutters and downspouts	\$100,000.00		
4 Soffits				X			Insulate all soffit/bulkhead areas in original section of building	\$0.00		
5 Walls										
6 Doors & Hardware				X			Replace all hardware with Schlage system, a district standard	\$100,000.00		
7 Windows					X		Replace all windows	\$0.00		
8 Miscellaneous					X		Insulate front area adjacent to canopy	\$0.00		

Systems - HVAC	5	4	3	2	1	NA		Low	to	High
1 Replace all HVAC units				X			System is 29 years old, install ducted ceiling mounted units	\$550,000.00		\$575,000.00
2 Add A/C to the gymnasium				X			Can add chilled water or chiller in riser to accommodate	\$0.00		\$0.00
3 Replace old TACO FM pumps				X				\$0.00		\$0.00
4 Add dehumidification to the system				X				\$37,500.00		\$42,500.00
5 Insulate chilled water piping w/Armaflex				X				\$150,000.00		\$160,000.00
6 Replace boilers w/condensing gas boilers				X				\$0.00		\$0.00
7 Replace cooling tower				X				\$0.00		\$0.00
8 Replace all valves				X			many frozen and can't turn to properly shut off area	\$100,000.00		\$110,000.00



2020 FACILITY ASSESSMENT

HANS HERR ELEMENTARY SCHOOL

- ~~1. Old wood windows in need of replacement~~
- ~~2. Energy loss at main entry to exterior canopy~~
- ~~3. Gym is heated only/becomes a problem with large groups~~
4. Cafeteria too small to hold student assembly
5. Gymnasium acoustics
6. Update ADA signage on all spaces
7. No ADA access to stage in LGI
- ~~8. Boiler Replacement~~
- ~~9. Replace Cooling Tower~~
10. Upgrade Video Camera System
11. SACC Entrance Security

2020 HANS HERR ELEMENTARY PROGRAM DEFICIENCIES


SUMMARY OF PROGRAM DEFICIENCIES

- Classrooms
- Collaborative Learning Spaces
- Small Group Instruction
- Large Group Instruction (LGI)
- Music Classroom
- Chorus Room Capacity
- Cafeteria Capacity
- Administrative Offices
 - Counseling
 - Itinerant services
 - Conference Space
- Storage (Grade and Custodial)

POTENTIAL PROGRAM ENHANCEMENTS

- Classroom capacity with support spaces
- Collaborative Learning Spaces
- Added SGI's /support spaces
- Increased internal storage capacity

OPTIONS COSTS MATRIX (2020)

 Lampeter-Strasburg School District District Wide Feasibility Study Updates Updated: 1/19/2020							
		Hans Herr Elementary School					
		OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		BUILDING AREA SUMMARY	
	PROJECT OPTION	RANGE		EXISTING SF	PROPOSED SF	TOTAL SF	
	Facility Conditions (2-10 years)	\$ 5,789,541	\$ 7,205,156	102,776	0	102,776	
	Limited Renovation/Additions	\$ 3,564,696	\$ 3,998,491	102,776	3,500	106,276	
	Additions/Comprehensive Reno's (including Facility Condition Costs)	\$ 20,563,931	\$ 22,478,798	102,776	3,500	106,276	

- Facilities Conditions will require expenditures in the next 2-10 years.
- Cost estimate for Limited Renovations Additions to increase classroom capacity and add support spaces, but not entire facility.
- 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.

EXISTING UPPER-LEVEL FLOOR PLAN

Floor plan removed for
security purposes

SUMMARY OF PROPOSED WORK 2020

- Construct new education spaces including support spaces
- Comprehensive renovations to entire facility.
- Address security and technology upgrades including vestibules.
- Provide secure access for SACC program.

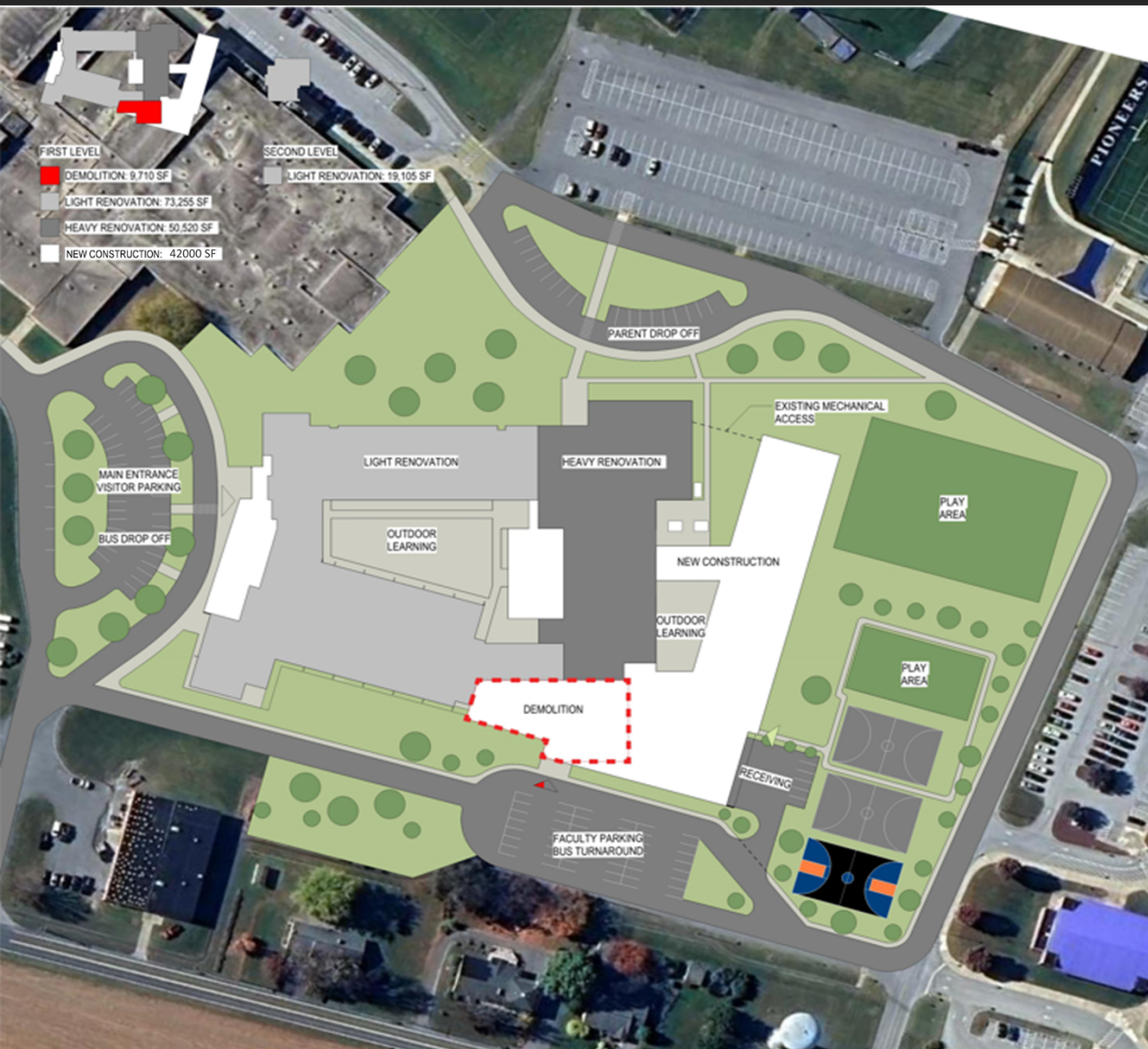
EXISTING LOWER-LEVEL FLOOR PLAN

SUMMARY OF PROPOSED WORK 2020

- Renovate lower level
- Consider locker room areas as support to the existing field house due to proximity
- Comprehensive renovations to entire facility.
- Update all MEP systems

Floor plan removed
for security purposes

POTENTIAL HANS HERR ELEMENTARY ADDITIONS AND RENOVATIONS



SUMMARY OF POTENTIAL WORK - 2025

- Renovate existing educational wings
- Construct new 3rd Grade education spaces including support spaces
- Construct new Cafeteria
- Construct New Administrative Offices
- Comprehensive renovations to entire facility.
- Maintain majority of MEP systems replaced during recent renovations.
- Construct new play areas

POTENTIAL HANS HERR ELEMENTARY ADDITIONS AND RENOVATIONS


GYM

Floor plan removed for
security purposes

SUMMARY OF POTENTIAL WORK

- Renovate Existing educational wings
- Construct new education spaces including support spaces
- Comprehensive renovations to entire facility.
- Maintain majority of MEP systems replaced during recent renovations.

OPTIONS COSTS MATRIX (2025)

 Lampeter Strasburg School District District Wide Feasibility Study Updates Updated: 4/28/2025						
Hans Herr Elementary School						
OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		BUILDING AREA SUMMARY		
	PROJECT OPTION	RANGE		EXISTING SF	PROPOSED SF	TOTAL SF
	Facility Conditions (2-10 years)	\$ 5,789,541	\$ 7,205,156	102,776	0	102,776
		\$ 3,954,271	\$ 4,745,126			
	Limited Renovation/Additions	\$ 3,564,696	\$ 3,998,491	102,776	3,500	106,276
		\$ 4,936,779	\$ 5,409,986			
	Additions/Comprehensive Reno's	\$ 20,563,931	\$ 22,478,798	102,776	3,500	106,276
		\$ 28,519,868	\$ 32,665,711			
	Major Additions/Comprehensive Reno's	\$ 36,707,627	\$ 39,186,961	102,776	42,000	135,066
	New Building	\$ 54,958,664	\$ 58,980,392	102,776	0	128,000

- Facilities Conditions will require expenditures in the next 2-6 years. **We completed approx. \$2M of work to date at Hans Herr.**
- Existing renovation scope includes required code and limited finish upgrades.
- Site costs are approximate and will depend on zoning requirements




FACILITY ASSESSMENT

Miscellaneous Buildings

Field House/Concessions

- Masonry cracking
- Plumbing systems
- Code requirements
- HVAC system upgrades
- Finishes incl. flooring, ceilings and walls (cleanable surfaces to meet Health codes)
- Toilet facilities are not adequate to meet current stadium capacity
- Concessions area will need to be renovated/upgraded

OPTIONS COSTS MATRIX (2020)

 Lampeter Strasburg School District District Wide Feasibility Study Updates Updated: 4/28/2025						
Stadium Field House						
OPTION MATRIX		ESTIMATED TOTAL PROJECT COSTS		BUILDING AREA SUMMARY		
	PROJECT OPTION	RANGE		EXISTING SF	PROPOSED SF	TOTAL SF
	Renovations	\$ 968,106	\$ 1,211,990	7,375	0	7,375
		\$ 1,365,995	\$ 1,639,194			
	New Field House	\$ 3,110,060	\$ 3,621,520	9,000	0	9,000
		\$ 4,388,286	\$ 5,265,943			

- Existing Stadium Field House is deficient on program space for sports teams, storage and concessions needs.
- New Field House would provide significant restroom upgrades to meet code capacity of the adjacent fields/stadium as well as all program/storage and concession needs.

NEXT STEPS

- REVIEW FEEDBACK AND SUGGESTIONS
- REFINE FINANCIAL PLAN WITH FINANCIAL ADVISORS



Crabtree, Rohrbaugh & Associates
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