



WALLINGFORD-SWARTHMORE SCHOOL DISTRICT

BUILDING A BRIGHTER FUTURE FOR OUR STUDENTS



On June 18, members of our school board formally approved a comprehensive, Long-Range Capital Plan. The adopted capital plan serves as a roadmap for investment, ensuring that three key district goals are accomplished:



Maintaining a warm, safe, and dry learning environment across all schools.



Creating “right-sized” facilities that provide adequate space for our enrollment now and in the future.



Addressing specific educational program needs.

This plan was built using several years of previous facilities studies and added critical supplemental information regarding demographic projections, districtwide capacity analyses, condition assessments, and internal and external stakeholder input. The supporting components used to build the plan are given in the table below:

Process Component	Process Purpose
Enrollment Projections	Estimates future student population at each school (provided by PA Economy League)
Building Capacity Analysis	Determines how many students can be educated at each facility based on the district’s educational program requirements
Capital Project List	Identifies the systems and building components the district should plan to replace or invest in within the next 10 years at each facility
Educational Program & Space Review	Review of the current classroom and support space alignment with the educational program
Special Education Program & Space Review	Review of the current special education classrooms and support spaces alignment with the educational program
Financial Review	Demonstrates the funds available to the district to address facility and educational goals
Open House & Community Surveys	Provide information and review community members’ concerns as the plan was being developed

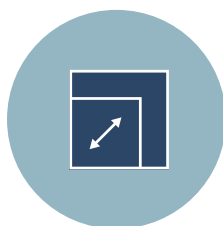


HOW DO WE APPROACH EACH ELEMENT OF THE PLAN?



Warm, Safe & Dry:

A school building is made up of many different sub-systems that combine to produce a proper learning environment. Each building's sub-systems were evaluated versus the rated life capacity. Building systems begin to deteriorate over time and need replacement at the end of their useful life. The buildings were categorized by age and condition and prioritized in an order of need. When facility investment occurs, the district has the opportunity to both address the building need and further other goals in the process. Addressing the 'Warm, Safe, Dry' aspects will also modernize our buildings, enhance safety and accessibility, and reduce our carbon footprint, ensuring a sustainable and inclusive learning environment for all students and staff.



Right-sized capacity:

As the first step in addressing each building's needs, the building's current educational capacity is evaluated versus the projected enrollment. This step will uncover if additional space is needed or if space is available for other district needs or programs. The intent is to ensure the district is utilizing space effectively and ensure that additional space is only provided when the demographic projection justifies it.



Address educational program needs:

Educational program needs shift over time. Prior to the design step for each building slated for investment in this long-range plan, an educational program evaluation will be performed. This step ensures the classroom spaces needed match the spaces available to deliver the desired educational program. Often, minor adjustments to spaces can generate vast improvement in education delivery.



LONG-RANGE CAPITAL PLAN

SCOPE OF WORK



Strath Haven High School:

- Remove existing modular classrooms; provide additional educational space to meet programmatic priorities aligned with the original architectural conceptual design presented in June 2024
- Reconfigure and renovate Library, Guidance, Tech Support, Pool & Locker Rooms, Fitness Center, Team Rooms, Pilot Restroom, STEM/Tech Ed spaces
- Address Warm-Safe-Dry items in remaining sections of the building: Roofing, Elevators, Fire Alarm, Fire Protection (Sprinkler) System, Electrical Distribution, Lighting, Low Voltage Systems, HVAC & associated mechanical, electrical, & general systems (Ceilings, Casework, Flooring as required)



Swarthmore-Rutledge School:

- Renovation to address Warm-Safe-Dry items: Roofing, Building Envelope Repairs, Cabinetry & Casework in classrooms, Fire Alarm, Lighting, Low Voltage Systems, Site & Stormwater, HVAC & associated mechanical, electrical, and general systems (Ceilings, Casework, Flooring as required)



Strath Haven Middle School:

- Renovation to address Warm-Safe-Dry items: Roofing, Building Envelope Repairs, targeted Flooring Replacements, Fire Alarm, Low Voltage Systems, Site & Stormwater, HVAC & associated mechanical, electrical, & general systems (Ceilings, Casework, Flooring as required)



Wallingford Elementary School:

- Renovation to address Warm-Safe-Dry items: Fire Alarm, Low Voltage Systems, Site & Stormwater Projects, HVAC and associated mechanical, electrical, and general systems (Ceilings, Casework, Flooring as required).
- Monitor enrollment and revisit as design gets closer to determine if more space is needed



Nether Providence Elementary School:

- Renovation to address Warm-Safe-Dry items: Elevator, Fire Alarm, Lighting, Low Voltage Systems, Site & Storm-water, HVAC & associated mechanical, electrical, & general systems (Ceilings, Casework, Flooring as required)

Each project will be approved and funded individually and addressed in order of priority. The capital plan will be updated annually considering any new information or projects that are completed. Possible future additions to the capital plan, based on available funding, will be considered. Some examples of those additional investments may include other key educational infrastructure priorities (High School Cafeteria, Auditorium, etc.), athletic field and ancillary athletic support improvements, full day kindergarten workstream/further development initiative. The district is committed to continuing a transparent process for any modifications to this plan.

PRELIMINARY TIMELINE



	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	
High School - Addition/ Renovation	Design	Bid	Construction			Final					
Swarthmore-Rutledge School		Design	Bid	Construction		Final					
Strath Haven Middle School				Design	Bid	Construction		Final			
Wallingford Elementary School					Design	Bid	Construction		Final		
Nether Providence Elementary School							Design	Bid	Construction		Final

- Preliminary schedule/roadmap for financial planning purposes, phased based on the district’s educational priorities, funding availability, and facility’s needs.
- Projects will be developed and funded in tranches and funding is expended upon board approval of design & bids
- Athletic field decisions will be made prior to the end of the schematic design process for the HS and MS projects to ensure proper submissions during the land development process
- The initial plan could shift based on funding and new information as projects are implemented

PRELIMINARY FUNDING PLAN FOR \$164M 10-YEAR CAPITAL PLAN (PRESENTED AT MAY 14 FINANCE MEETING)



WALLINGFORD-SWARTHMORE SCHOOL DISTRICT
Millage Requirement Study

RAYMOND JAMES

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Fiscal Year Ending	Current Net Debt Service	Tax-Exempt New Money Series of 2025 \$15,000,000 Net D/S	Tax-Exempt New Money Series of 2026 25,000,000 Net D/S	Tax-Exempt New Money Series of 2027 \$40,000,000 Net D/S	Tax-Exempt New Money Series of 2028 \$45,000,000 Net D/S	Tax-Exempt New Money Series of 2029 \$20,000,000 Net D/S	Tax-Exempt New Money Series of 2030 \$15,000,000 Net D/S	Tax-Exempt New Money Series of 2032 \$4,000,000 Net D/S	LESS: Interest Earnings / Reserves / Cap. Interest	Total Net Proposed Debt Service	Value of 1 Mill	Total Mills Required for Debt Service	New Mills for Debt Service	Total Mills in Place for Debt Service	Millage Increase (%)	Dollars Appropriated	Budget Surplus/ (Deficit)
6/30/2025	5,316,746	-	-	-	-	-	-	-	-	5,316,746	2,598,566	2.046	0.000	2.046	0.00%	5,316,746	-
6/30/2026	5,295,808	478,833	-	-	-	-	-	(457,895)	5,316,746	2,598,566	2,598,566	2.046	0.000	2.046	0.00%	5,316,746	-
6/30/2027	5,287,767	715,500	846,500	-	-	-	-	(64,831)	6,784,936	2,598,566	2,598,566	2.611	0.565	2.611	1.88%	6,784,936	-
6/30/2028	5,322,287	715,250	1,267,000	1,407,317	-	-	-	(458,728)	8,253,126	2,598,566	2,598,566	3.176	0.565	3.176	1.84%	8,253,126	-
6/30/2029	3,860,884	2,170,000	1,266,750	2,108,225	1,666,850	-	-	(1,351,393)	9,721,316	2,598,566	2,598,566	3.741	0.565	3.741	1.81%	9,721,316	-
6/30/2030	3,661,850	2,372,000	1,266,500	2,107,975	2,497,525	758,950	-	(1,475,294)	11,189,506	2,598,566	2,598,566	4.306	0.565	4.306	1.78%	11,189,506	-
6/30/2031	3,658,344	2,375,250	1,266,250	2,107,725	2,497,275	1,135,675	573,100	(955,923)	12,657,696	2,598,566	2,598,566	4.871	0.565	4.871	1.75%	12,657,696	-
6/30/2032	3,064,313	2,969,000	1,266,000	2,107,475	2,497,025	1,135,425	856,900	-	13,896,138	2,598,566	2,598,566	5.348	0.565	5.436	1.72%	14,125,886	229,748
6/30/2033	3,061,744	2,973,500	1,265,750	2,107,225	2,496,775	1,135,175	856,650	155,550	14,052,369	2,598,566	2,598,566	5.408	0.000	5.436	0.00%	14,125,886	73,517
6/30/2034	3,061,100	2,971,500	1,270,500	2,106,975	2,496,525	1,134,925	856,400	230,575	14,128,500	2,598,566	2,598,566	5.437	0.000	5.436	0.00%	14,125,886	(2,615)
6/30/2035	3,133,889	1,323,000	2,845,000	2,106,725	2,496,275	1,134,675	856,150	230,325	14,126,039	2,598,566	2,598,566	5.436	0.000	5.436	0.00%	14,125,886	(153)
6/30/2036	2,565,143	-	4,735,750	2,106,475	2,496,025	1,134,425	855,900	230,075	14,123,793	2,598,566	2,598,566	5.435	0.000	5.436	0.00%	14,125,886	2,093
6/30/2037	-	-	7,303,000	2,106,225	2,495,775	1,134,175	855,650	229,825	14,124,650	2,598,566	2,598,566	5.436	0.000	5.436	0.00%	14,125,886	1,236
6/30/2038	-	-	7,303,000	2,105,975	2,495,525	1,133,925	855,400	229,575	14,123,400	2,598,566	2,598,566	5.435	0.000	5.436	0.00%	14,125,886	2,486
6/30/2039	-	-	7,302,250	2,105,725	2,495,275	1,133,675	855,150	229,325	14,121,400	2,598,566	2,598,566	5.434	0.000	5.436	0.00%	14,125,886	4,486
6/30/2040	-	-	210,000	9,200,475	2,495,025	1,133,425	854,900	229,075	14,122,900	2,598,566	2,598,566	5.435	0.000	5.436	0.00%	14,125,886	2,986
6/30/2041	-	-	-	9,405,475	2,494,775	1,133,175	854,650	228,825	14,116,900	2,598,566	2,598,566	5.433	0.000	5.436	0.00%	14,125,886	8,986
6/30/2042	-	-	-	9,407,475	2,494,525	1,132,925	854,400	228,575	14,117,900	2,598,566	2,598,566	5.433	0.000	5.436	0.00%	14,125,886	7,986
6/30/2043	-	-	-	9,410,225	2,494,275	1,132,675	854,150	228,325	14,119,650	2,598,566	2,598,566	5.434	0.000	5.436	0.00%	14,125,886	6,236
6/30/2044	-	-	-	9,406,600	2,494,025	1,132,425	853,900	228,075	14,115,025	2,598,566	2,598,566	5.432	0.000	5.436	0.00%	14,125,886	10,861
6/30/2045	-	-	-	999,875	10,903,763	1,132,175	853,650	227,825	14,117,288	2,598,566	2,598,566	5.433	0.000	5.436	0.00%	14,125,886	8,598
6/30/2046	-	-	-	-	11,901,975	1,131,913	853,400	227,575	14,114,863	2,598,566	2,598,566	5.432	0.000	5.436	0.00%	14,125,886	11,023
6/30/2047	-	-	-	-	11,899,588	1,136,650	853,138	227,325	14,116,700	2,598,566	2,598,566	5.432	0.000	5.436	0.00%	14,125,886	9,186
6/30/2048	-	-	-	-	11,900,163	1,131,125	852,875	227,075	14,111,238	2,598,566	2,598,566	5.430	0.000	5.436	0.00%	14,125,886	14,648
6/30/2049	-	-	-	-	8,262,125	4,770,863	852,613	226,813	14,112,413	2,598,566	2,598,566	5.431	0.000	5.436	0.00%	14,125,886	13,473
6/30/2050	-	-	-	-	-	13,034,500	852,350	226,550	14,113,400	2,598,566	2,598,566	5.431	0.000	5.436	0.00%	14,125,886	12,486
6/30/2051	-	-	-	-	-	5,999,250	7,887,088	226,288	14,112,625	2,598,566	2,598,566	5.431	0.000	5.436	0.00%	14,125,886	13,261
6/30/2052	-	-	-	-	-	-	9,572,488	4,431,025	14,003,513	2,598,566	2,598,566	5.389	0.000	5.436	0.00%	14,125,886	122,373
6/30/2053	-	-	-	-	-	-	-	-	-	2,598,566	2,598,566	-	0.000	5.436	0.00%	14,125,886	14,125,886
6/30/2054	-	-	-	-	-	-	-	-	-	2,598,566	2,598,566	-	0.000	5.436	0.00%	14,125,886	14,125,886
TOTAL	47,289,875	19,063,833	39,414,250	72,414,167	93,971,088	44,972,125	34,270,900	8,698,600	(4,764,064)	355,330,773			3.390		10.78%		

- (3) Series of 2025 - Tax-Exempt New Money, \$15 Million Project Fund, Dated 9/1/2025, Current Rates + bps (Arbitrage Yield = 4.05%)
- (4) Series of 2026 - Tax-Exempt New Money, \$25 Million Project Fund, Dated 9/1/2026, Current Rates + bps (Arbitrage Yield = 4.96%)
- (5) Series of 2027 - Tax-Exempt New Money, \$40 Million Project Fund, Dated 9/1/2027, Current Rates + bps (Arbitrage Yield = 5.29%)
- (6) Series of 2028 - Tax-Exempt New Money, \$45 Million Project Fund, Dated 9/1/2028, Current Rates + bps (Arbitrage Yield = 5.61%)
- (7) Series of 2029 - Tax-Exempt New Money, \$20 Million Project Fund, Dated 9/1/2029, Current Rates + bps (Arbitrage Yield = 5.73%)
- (8) Series of 2030 - Tax-Exempt New Money, \$15 Million Project Fund, Dated 9/1/2030, Current Rates + bps (Arbitrage Yield = 5.75%)
- (9) Series of 2032 - Tax-Exempt New Money, \$4 Million Project Fund, Dated 9/1/2032, Current Rates + bps (Arbitrage Yield = 5.53%)

(12) Assumes FY 2024-25 mill is worth \$2,598,566. Assumes no growth in value of a mill.
(16) Based on the assumption that 30.0615 mills are in place per the FY 2024-2025 Budget

Source: Final 2024-25 Budget	
2024*25 Real Estate Tax Rate:	30.0615
Tax Levy Generated by Mills:	\$78,116,796
Value of 1 Mill:	\$2,598,566

2025 Project Fund	\$ 15,000,000
2026 Project Fund	\$ 25,000,000
2027 Project Fund	\$ 40,000,000
2028 Project Fund	\$ 45,000,000
2029 Project Fund	\$ 20,000,000
2030 Project Fund	\$ 15,000,000
2032 Project Fund	\$ 4,000,000
Total Project Funds Available	\$ 164,000,000



HOW TO STAY INVOLVED

The district is dedicated to maintaining an open and transparent approach during the implementation of its Capital Plan by fostering community engagement and collaboration. This includes creating numerous opportunities for input, establishing clear channels for addressing questions and concerns, demonstrating responsiveness to stakeholder feedback, and encouraging active participation in planning processes.

We welcome your involvement and engagement in our 10-Year Capital Plan as we work together to share updates, gather feedback, and celebrate progress through various communication channels and community initiatives. We're excited to post updates to the following platforms to keep you involved and informed:



District Website:

Centralized online resources with project updates, timelines, and opportunities for feedback by online forms.

www.wssd.org/capital-plan



Email Communications:

Monthly updates through our Smore platform to our WSSD families and staff.



Social Media:

Regular posts showcasing progress, updates, and community involvement opportunities.



Public Meetings & Forums:

Opportunities for community discussions, informal gatherings, and regular updates through public meetings, board meetings and parent organization presentations.

Additional Outreach:

Regular press releases to keep local newspapers and media informed.

Sharing updates through community and municipal newsletters.

Use of infographics and feature articles to highlight progress, achievements, and innovations.