

# Capital Improvement Program



5 Year Plan  
2026-2027 Through 2030-2031

Gettysburg Area School District

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## Introduction

Each year, the Gettysburg Area School District develops and updates a five-year Capital Improvement Program (CIP) to address current and future facility needs. The CIP addresses requirements for facility infrastructure renewal, replacement of fleet and major equipment, and renovation of existing facilities. The list of capital projects results from annual inspections of all major building systems, changing needs based on instructional requirements, and results from assessments performed by industry professionals. The document is broken down in three groups:

- 5 Years Capital Plan Items: This list includes items with a budget estimate of less than two million dollars that GASD staff have evaluated and are prepared to execute pending Committee, Board, and budget approval.
- Facilities Improvement Projects: FIP items are capital projects with an estimated value of over two million dollars. Projects in this category are planned to be resourced through borrowing when appropriate.
- Looking Ahead 10 Years: This list provides an opportunity for stakeholders to begin dialogues around some of the longer term needs of the District. Items in this category have a budget estimate of less than two million dollars or the scope of the project has not been determined.

This document provides a clear statement of school facility requirements at the time it was produced. It should be noted this is a fluid document that will evolve as the needs and requirements change. Actual completion dates for capital projects depend on funding availability and the capacity to schedule the work.

<b>Gettysburg Area School District</b>			
<b>Capital Improvement Program 5 Year Capital Plan Processes</b>			
<b>Process</b>	<b>Description</b>	<b>Responsibility</b>	<b>Timeline</b>
<b>Plan Approval:</b>	Reviews, identifies needs, & updates Plan	Director of Facilities	Ongoing
	Recommends Plan for Finance/Facilities Committee review	Administration	Annually October
	Recommends Plan for Board approval	Finance/Facilities Committee	Annually December
	Approves Plan; including authority for Director of Facilities to move forward with developing project specifications & bidding or other purchasing methods	Board	Annually January
	Implements Plan, reports progress & changes	Director of Facilities	As Appropriate
<b>Plan Agenda Items:</b>	Implements approved Plan & creates Plan agenda items for information or approval	Director of Facilities	Ongoing
	Review and approve Plan agenda items for Board	Administration	Monthly
	Review Plan agenda items to Board	Finance/Facilities Committee	Monthly
	Approve Plan agenda action items or review Plan agenda information items	Board	Monthly
	Implement Board approved Plan agenda items	Director of Facilities	Ongoing
<b>Project Specifications:</b>	Determine if professional design/engineering is required for Plan items	Director of Facilities	Prior to October Annually
	If professional design/engineering is required, solicit appropriate professional & identify estimated costs	Director of Facilities	Prior to October Annually
	If professional design/engineering is required, include costs in 5 year plan budget estimate	Director of Facilities	Prior to October Annually
	Develop and finalize project specifications	Director of Facilities	Ongoing
	Finalized project specification review and approval	Administration	Ongoing

	Move project forward after Board approval of Plan document	Director of Facilities	Ongoing
<u>Bidding or Other Purchasing Methods:</u>	Determine if Plan project should be bid or use another purchasing method	Director of Facilities	Prior to October Annually
	If project should be bid, identify estimated costs	Director of Facilities	Prior to October Annually
	If project should be bid include bid, costs in 5 year plan budget estimate	Director of Facilities	Prior to October Annually
	After Board approval of Plan document, review and approve project bid or use of other purchasing method	Administration	Ongoing
	Bid or use other purchasing method to move project forward	Director of Facilities	Ongoing
	Review and recommend succesful project bid or other purchasing method used	Finance/Facilities Committee	Monthly
	Approve succesful project bidder or other purchasing method used	Board	Monthly
	<i>Note: Completion of projects with a total cost below the current Board Policy (#610) and Administrative Guidelines (#610) bidding thresholds (currently \$24,500) will generally be completed without further Board action, except for approval of payment invoices according to current practice. For those projects above the bidding threshold, Board action will be sought to approve bids for those projects. (per Capital Improvement Program Memo 01/16/18)</i>		

**Gettysburg Area School District - Capital Improvement Program 5 Year Plan Items: 2026 - 2027 through 2030 - 2031**

Rev: 02/24/2026

**Note: All budget estimates are adjusted for inflation**

Building	Category	Projected Year	Project Description	Budget Estimate
<b>5 Year Capital Plan:</b>				
000 District	Envelope	2026 - 2027	Building Envelope Repair	38,405
000 District	Finishes	2026 - 2027	Building Finish Repair and Replace	35,560
000 District	Safety/Security	2026 - 2027	Property/Building Safety and Security Upgrades/Enhancements	42,672
001 Admin	Other	2026 - 2027	LED Signs at Admin	40,000
005 Stadium	Other	2026 - 2027	Grill and Grill Hood at Concession Stand	50,000
511 Middle School	Paving	2026 - 2027	Parking Lot Seal Coat and Striping (includes Lincoln)	46,675
511 Middle School	Life Safety	2026 - 2027	Magnetic Door Hold Open Device Installation	50,000
811 High School	Flooring	2026 - 2027	Repair Terrazzo Flooring as Needed	27,510
811 High School	Flooring	2026 - 2027	Indoor Running Track - Resurface FY26-27	90,000
811 High School	Life Safety	2026 - 2027	Magnetic Door Hold Open Device Installation	50,000
811 High School	Other	2026 - 2027	LED Signs at High School	40,000
811 High School	Mech. Elec. Plumbing	2026 - 2027	High School Sewage Pump Station Backup Generator	150,000
<b>2026 - 2027 Total</b>				<b>660,822</b>
000 District	Envelope	2027 - 2028	Building Envelope Repair	39,557
000 District	Finishes	2027 - 2028	Building Finish Repair and Replace	36,627
000 District	Safety/Security	2027 - 2028	Property/Building Safety and Security Upgrades/Enhancements	43,953
000 District	Fleet / Grounds Equip	2027 - 2028	Replace Wide Area Mower (LI Shop)	46,883
000 District	Fleet / Grounds Equip	2027 - 2028	Replace Maint Van #50	43,513
000 District	Fleet / Grounds Equip	2027 - 2028	Replace Maint Van #51	43,513
005 Stadium	Other	2027 - 2028	Artificial Turf - Repair, Renew or Replace	1,257,399
215 Lincoln	Paving	2027 - 2028	Lincoln Tennis Court Resurface	70,324
511 Middle School	Flooring	2027 - 2028	Resurface Gym Floor - FY26-27	54,052
811 High School	Flooring	2026 - 2027	Repair Terrazzo Flooring as Needed	28,335
811 High School	Roofing / Building Envelope	2027 - 2028	Grounds Shop Roof Replacment	25,604
<b>2027 - 2028 Total</b>				<b>1,689,760</b>
000 District	Envelope	2028 - 2029	Building Envelope Repair	41,966
000 District	Finishes	2028 - 2029	Building Finish Repair and Replace	37,726
000 District	Safety/Security	2028 - 2029	Property/Building Safety and Security Upgrades/Enhancements	45,271
000 District	Fleet / Grounds Equip	2028 - 2029	Replace Grounds Pickup Truck	46,350
000 District	Fleet / Grounds Equip	2028 - 2029	Replace JD 5300 Tractor (LI Shop)	82,997
001 Administration	Flooring	2028 - 2029	Partial Carpet Replacement / Tile Abatement	87,524
005 Stadium	Paving	2028 - 2029	Running Track - Resurface	353,111
211 Eisenhower	Life Safety	2028 - 2029	Fire Alarm Upgrade	94,163

**Gettysburg Area School District - Capital Improvement Program 5 Year Plan Items: 2026 - 2027 through 2030 - 2031**

Rev: 02/24/2026

Note: All budget estimates are adjusted for inflation

Building	Category	Projected Year	Project Description	Budget Estimate
<b>5 Year Capital Plan:</b>				
811 High School	Flooring	2026 - 2027	Repair Terrazzo Flooring as Needed	29,185
811 High School	Mech. Elec. Plumbing	2028 - 2029	Central Dust Collection System Replacement	65,929
<b>2028 - 2029 Total</b>				<b>884,222</b>
000 District	Envelope	2029 - 2030	Building Envelope Repair	43,225
000 District	Finishes	2029 - 2030	Building Finish Repair and Replace	38,858
000 District	Safety/Security	2029 - 2030	Property/Building Safety and Security Upgrades/Enhancements	46,629
001 Administration	Flooring	2029 - 2030	Partial Carpet Replacement - Admin HVAC Reno Project	37,287
001 Administration	Paving	2029 - 2030	Parking lot seal coat and striping - Admin HVAC Reno Project	10,358
001 Administration	Energy Mgmt	2029 - 2030	Renovate Heating Hot Water System - Admin HVAC Reno Project	103,573
001 Administration	Energy Mgmt	2029 - 2030	Replace Computer Room Air Conditioner - Admin HVAC Reno Project	41,430
212 Franklin Twp	Roofing / Building Envelope	2029 - 2030	Partial EPDM Roof Replacement ( 9,000 sq. ft.) - FY 30-31	205,074
811 High School	Flooring	2031 - 2031	Repair Terrazzo Flooring as Needed	30,061
<b>2029 - 2030 Total</b>				<b>526,434</b>
000 District	Envelope	2030 - 2031	Building Envelope Repair	44,522
000 District	Finishes	2030 - 2031	Building Finish Repair and Replace	40,023
000 District	Safety/Security	2030 - 2031	Property/Building Safety and Security Upgrades/Enhancements	48,028
811 High School	Flooring	2031 - 2031	Repair Terrazzo Flooring as Needed	30,963
811 High School	Paving	2030 - 2031	Running Track - Resurface	353,111
811 High School	Other	2030 - 2031	Gym Bleacher System Replacement less drive system already replaced (Girls Side	120,835
811 High School	Other	2030 - 2031	Gym Bleacher System Replacement less drive system already replaced (Boys Side	120,835
<b>2030 - 2031 Total</b>				<b>758,317</b>
<b>5 Year Plan 2024 - 2025 through 2028 - 2029 Grand Total</b>				<b>4,519,555</b>
5 Year Average				<b>903,911</b>

**Gettysburg Area School District - Facility Improvement Program 5 Year Plan Items: 2026 - 2027 through 2030 - 2031**

Rev: 02/24/2026

**Note: All budget estimates are adjusted for inflation**

Building	Category	Projected Year	Project Description	Type	Budget Estimate
<b>Facilities Improvement Project (FIP) Items are not included in the 5 year plan, as they are planned to be funded through borrowing.</b>					
001 Administration Building	Mech. Elec. Plumbing	2026-2027	Major Mechanical / HVAC / Building Envelope - Advance Funding Needed for Planning/Development	FIP	7,500,000
211 Eisenhower	Mech. Elec. Plumbing	2027-2028	Major Mechanical / HVAC / Other Renovation - Advance Funding Needed for Planning/Development	FIP	9,030,000
811 High School	Building Envelope	2028-2029	Exercise/Weight room expansion for adequate space/safe training - Board declined 01/04/21	FIP	1,281,870
814 Tech Prep	Mech. Elec. Plumbing	2029-2030	Major Mechanical / HVAC	FIP	4,405,000
212 Franklin Twp	Mech. Elec. Plumbing	2030-2031	Major Mechanical / HVAC	FIP	14,040,000
<b>Total 5 Year FIP - 2024 - 2025 through 2028 - 2029</b>					<b>36,256,870</b>
<b>Looking Ahead 10 Years: 2029 - 2030 through 2033 - 2034</b>					
511 Middle School	Mech. Elec. Plumbing	2031-2032	Major Mechanical / HVAC / Building Envelope	FIP	46,995,000
<b>Looking Ahead 10 Years: 2029 - 2030 through 2033 - 2034</b>					<b>46,995,000</b>
<b>Items For Discussion</b>					
811 High School	Building Envelope	TBD	Athletic Fieldhouse (2021 Number)	FIP	17,879,606
811 High School	Grounds	TBD	TBD Artificial Turf - Surface at HS location - 2 surfaces joined. (Prior pricing was \$3,466,565 -2020 Cost Estimate)	FIP	4,349,531
005 Stadium	Energy Management	TBD	Replace Warrior Stadium Field Lighting	CIP	206,876

Project Summary

# Building Envelope Repair – District Wide

Building District Wide

Project Purpose

Repair compromised exterior envelope elements to maintain an air and water tight conditioned building environment.

Scope of Work

Survey all District Buildings to determine timeline of when building envelope elements were last repaired and/or refinished and establish an annual schedule by which repairs/replacements will take place in the future on an incremental basis based upon subject element. Repair/replace/repoint/reseal masonry units, remove and replace caulk at windows and doors, repair/replace parapet fascia, repair/replace roof terminations, boots and lap joints. This project will be procured following District purchasing guidelines and PA procurement regulations.

Project Details

Project Supervision:	In House
Project Design:	In House
<b>Budget:</b>	<b>\$38,405</b>

Mission Statement Support

This project supports the GASD Mission by providing a safe and healthy environment.



Project Summary

# Building Finish Repair and Replace – District Wide

Building District Wide

Project Purpose

Repair and replace as necessary finishes across all District Buildings.

Scope of Work

Survey all District Buildings to determine timeline of when building finishes were last repaired and/or refinished and establish an annual schedule by which finishes will be repaired/replaced in the future on an incremental basis based upon subject finish. Finishes considered for repair/replacement include but are not limited to carpet, floor tile, vinyl base, drywall, paint, ceramic wall tile, interior masonry veneer ect. This project will be procured following District purchasing guidelines and PA procurement regulations.

Project Details

Project Supervision:	In House
Project Design:	In House
<b>Budget:</b>	<b>\$35,560</b>

Mission Statement Support

This project supports the GASD Mission by providing a safe and healthy environment.



Project Summary

# Property/Building Safety and Security Upgrades District Wide

Building District Wide

Project Purpose

Implement recommendations included in the Safety and Security Risk Assessment.

Scope of Work

Safety and Security Risk Assessment findings will be implemented across the district. This work includes but is not limited to additional signage and pavement markings on district grounds, clearly identifying building access locations for reference during emergencies, replace door hardware as required to prevent doors from being chained closed, laminating large glass areas to resist ballistics and add card readers/mag locks where required to mitigate outside intrusion. This project will be procured following District purchasing guidelines and PA procurement regulations.

Project Details

Project Supervision:	In House
Project Design:	In House
<b>Budget:</b>	<b>\$42,672</b>

Mission Statement Support

This project supports the GASD Mission by maintaining a high standard of building life safety to keep all staff and students safe.



Project Summary

# Administration Building LED Message Sign

Building Administration Building

Project Purpose

Provide onsite visual communication of District events.

Scope of Work

Install variable message sign in front of the Administration Building to convey District events.

Project Details

Project Supervision:	In House
Project Design:	In House
<b>Budget:</b>	<b>\$40,000</b>

Mission Statement Support

This project supports the GASD Mission by providing communication to the public regarding upcoming District events.



Project Summary

# Grill and Exhaust Hood

Building Warrior Stadium Concession Stand

Project Purpose

Provide cooking equipment to allow for expanded vending options during Warrior Stadium events.

Scope of Work

Install code compliant kitchen hood and grill complete with appropriate fuel source and fire suppression components.

Project Details

Project Supervision:	In House
Project Design:	Design Build
<b>Budget:</b>	<b>\$50,000</b>

Mission Statement Support

This project supports the GASD Mission by expanding concessions options which support fund raising activities of boosters supporting District programs.



Project Summary

# Parking Lot Seal and Stripe

Building Middle School and Lincoln Elementary

Project Purpose

Renew and seal asphalt pavement to extend life of surface and renew pavements markings.

Scope of Work

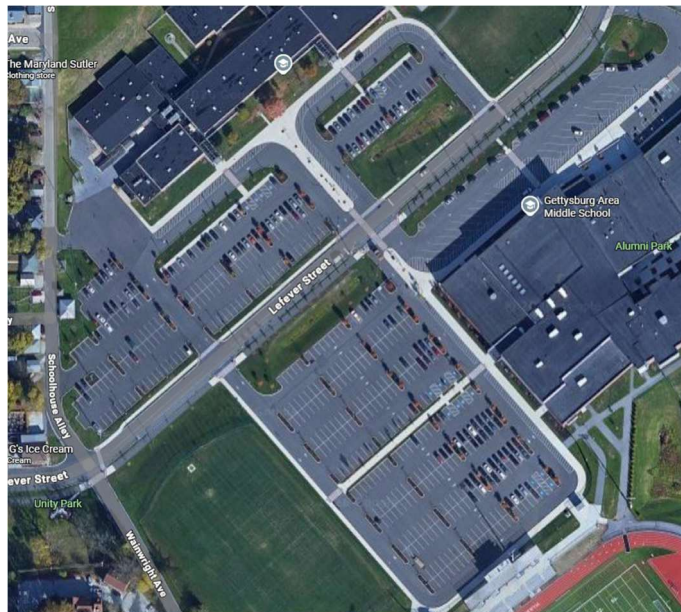
Clean and surface seal asphalt pavement and repaint parking stalls and traffic pattern markings.

Project Details

Project Supervision:	In House
Project Design:	Contracted
<b>Budget:</b>	<b>\$46,675</b>

Mission Statement Support

This project supports the GASD Mission by providing appropriate parking and walking surfaces to ensure safe access and egress from District property.



Project Summary

# Magnetic Door Hold Open Hardware

Building Middle School

Project Purpose

Elevate safety of fire rated stair towers.

Scope of Work

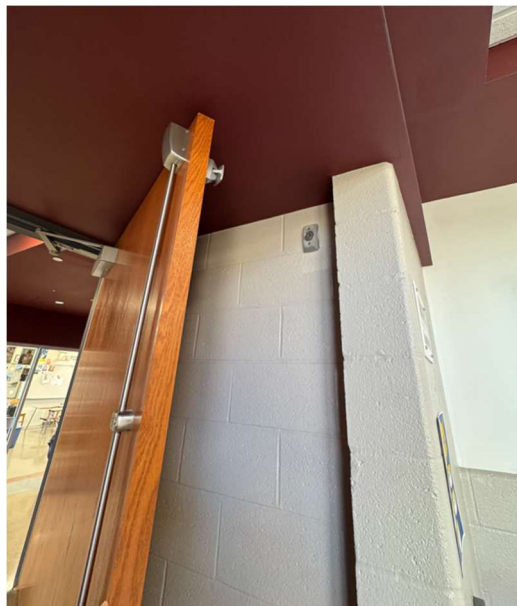
Install magnetic door hold open devices at stair towers throughout the building. The devices will be integrated into the fire alarm system to ensure automatic closure during a fire alarm event.

Project Details

Project Supervision:	In House
Project Design:	Contracted
<b>Budget:</b>	<b>\$50,000</b>

Mission Statement Support

This project supports the GASD Mission by ensuring safety of building occupants during a fire alarm event.



Project Summary

# Running Track Resurface

Building High School

Project Purpose

Renew floor surface.

Scope of Work

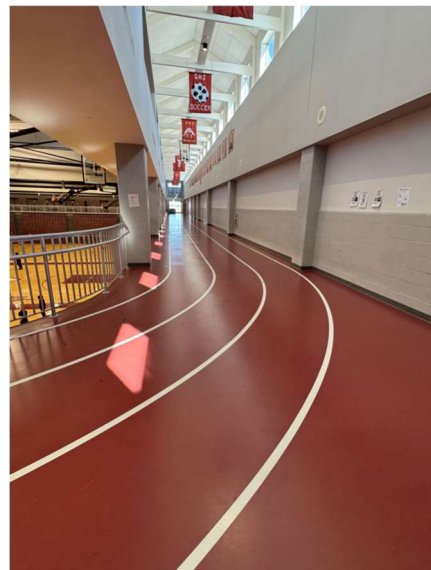
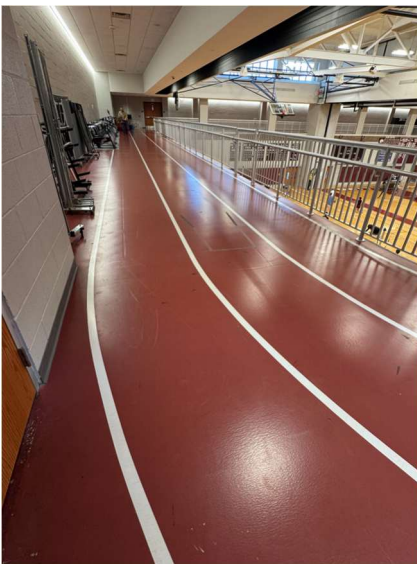
Renew indoor running track floor surface to eliminate compromised areas and provide continuity in the finish floor surface.

Project Details

Project Supervision:	In House
Project Design:	Contracted
<b>Budget:</b>	<b>\$90,000</b>

Mission Statement Support

This project supports the GASD Mission by providing an adequate and safe floor surface to meet curriculum requirements.



Project Summary

# Magnetic Door Hold Open Hardware

Building High School

Project Purpose

Elevate safety of fire rated stair towers.

Scope of Work

Install magnetic door hold open devices at stair towers throughout the building. The devices will be integrated into the fire alarm system to ensure automatic closure during a fire alarm event.

Project Details

Project Supervision:	In House
Project Design:	Contracted
<b>Budget:</b>	<b>\$50,000</b>

Mission Statement Support

This project supports the GASD Mission by ensuring safety of building occupants during a fire alarm event.



Project Summary

# High School LED Message Sign

Building High School

Project Purpose

Provide onsite visual communication of District events.

Scope of Work

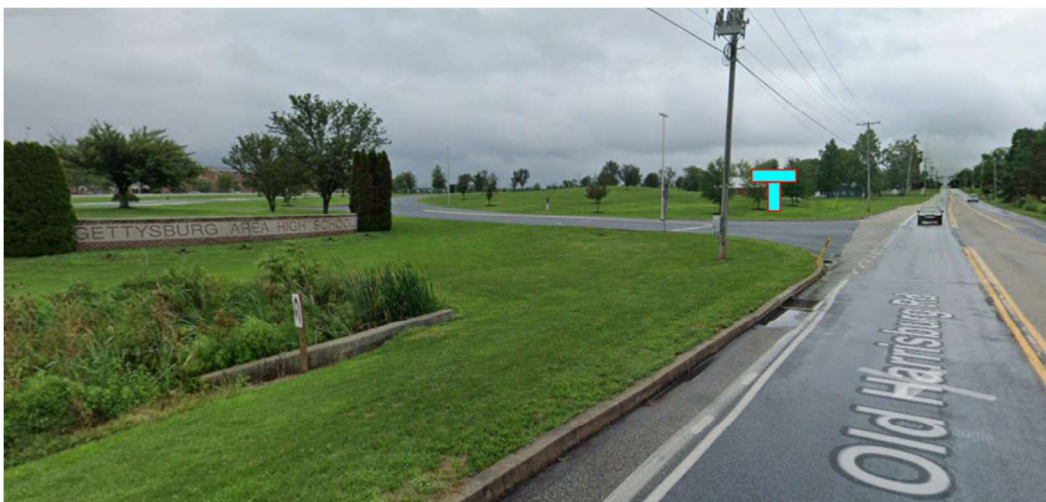
Install variable message sign in front of the High School to convey District events.

Project Details

Project Supervision:	In House
Project Design:	Design Build
<b>Budget:</b>	<b>\$40,000</b>

Mission Statement Support

This project supports the GASD Mission by providing communication to the public regarding upcoming District events. FY



Project Summary

# Install Emergency Generator @ Sewage Pump Station

Building High School

Project Purpose

Provide emergency back up electric power to equipment.

Scope of Work

Install an emergency power for the sewage pump station components to operate during electrical power outages.

Project Details

Project Supervision:	In House
Project Design:	Design Build
<b>Budget:</b>	<b>\$150,000</b>

Mission Statement Support

This project supports the GASD Mission by providing a safe and effective learning environment for staff and students by ensuring adequate air quality and cleanliness are maintained.



# FACILITY PROFILES

## Gettysburg Area High School

### Facility Summary

Building Area	285,000 square feet
PDE Capacity	1,200
Site Acreage	124 (campus total)
Original Construction	1998
Renovations	HVAC 2021-22
<b>Building Only Replacement Cost</b>	<b>\$114,250,000</b>



# Gettysburg Area Middle School

## Facility Summary

Building Area	195,000 square feet
PDE Capacity	880
Site Acreage	50.5 (campus total)
Original Construction	2014
Renovations	N/A
<b>Building Only Replacement Cost</b>	<b>\$64,715,000</b>



# Franklin Township Elementary School

## Facility Summary



Building Area	60,000 square feet
PDE Capacity	531
Site Acreage	10
Original Construction	1962
Renovations	1986,2013
<b>Building Only Replacement Cost</b>	<b>\$18,450,000</b>



# James Gettys Elementary School

## Facility Summary



Building Area	56,000 square feet
PDE Capacity	450
Site Acreage	61 (campus total)
Original Construction	1969
Renovations	2004,2012,2024
<b>Building Only Replacement Cost</b>	<b>\$17,000,000</b>



# Lincoln Elementary School

## Facility Summary



Building Area	123,000 square feet
PDE Capacity	700
Site Acreage	50.5 (campus total)
Original Construction	1962
Renovations	1963,2000,2025
<b>Building Only Replacement Cost</b>	<b>\$34,700,000</b>



# Eisenhower Center

## Facility Summary



Building Area	42,000 square feet
PDE Capacity	325
Site Acreage	6.5
Original Construction	1959
Renovations	2002
<b>Building Only Replacement Cost</b>	<b>\$12,100,000</b>



# Adams County Technical Prep

## Facility Summary



Building Area	19,320 square feet
PDE Capacity	112
Site Acreage	124 (campus total)
Original Construction	2012
Renovations	N/A
<b>Building Only Replacement Cost</b>	<b>\$5,700,000</b>



# Warrior Stadium

## Facility Summary



Building Area (Total)	3,278 square feet
PDE Capacity	N/A
Site Acreage	50.5 (campus total)
Original Construction	1975
Renovations	2014
<b>Replacement Cost</b>	<b>\$5,675,000</b>



# Administration Building

## Facility Summary



Building Area	21,000 square feet
PDE Capacity	N/A
Site Acreage	61 (campus total)
Original Construction	1960
Renovations	1964, 2004, 2014
<b>Building Only Replacement Cost</b>	<b>\$7,725,000</b>



# District Warehouse

## Facility Summary



Building Area	5,600 square feet
PDE Capacity	N/A
Site Acreage	61 (campus total)
Original Construction	1964
Renovations	New Roof 2023
<b>Building Only Replacement Cost</b>	<b>\$870,000</b>



# District Maintenance Building

## Facility Summary



Building Area	3,200 square feet
PDE Capacity	N/A
Site Acreage	61 (campus total)
Original Construction	1995
Renovations	N/A
<b>Building Only Replacement Cost</b>	<b>\$290,000</b>



# High School Maintenance Building

## Facility Summary



Building Area	3,200 square feet
PDE Capacity	N/A
Site Acreage	124 (campus total)
Original Construction	2000
Renovations	N/A
<b>Replacement Cost Building Only</b>	<b>\$670,000</b>



# District Wide Totals



Total Building Area	816,598 square feet
Total Site Acreage	252
Original Construction	1959 - 2014
<b>Total Replacement Cost ( Buildings Only)</b>	<b>\$282,000,000</b>

