FACILITIES FEASIBILITY STUDY

submitted to

OWEN J. ROBERTS SCHOOL DISTRICT

901 Ridge Road | Pottstown, PA 19465

prepared by

MAROTTA/MAIN ARCHITECTS

214 N. Duke Street | Lancaster, PA 17602

09 SEPTEMBER 2019

STUDY TEAM

Owen J. Roberts School District Representatives:

Melissa Booth, School Board

Lisa Huzzard, School Board

Leslie Proffitt, School Board

Pamela Clouser-Wolfe, School Board

Dr. Susan Lloyd, Superintendent of Schools

Dr. Kathryn Soeder, Assistant Superintendent

Jaclin Krumrine, Chief Financial Officer

Dennis Rozak, Director of Facilities

Mike Shelgren, Assistant Director of Facilities

Brandon Daniels, Chief of Security & Safety / School Police Chief

Paul Sanfrancesco, Director of Technology

Randy Cuthbert, Athletic Director

Jo-an Rechtin, Community Relations

Owen J. Roberts School District Principals:

Ken Napaver – High School

Sean Earley – High School, Assistant Principal

Corbin Stoltzfus – Middle School

Todd Oswald – East Coventry Elementary School

Christine Seeley – East Vincent Elementary School

Malinda McKillip – French Creek Elementary School

Brad Bentman – North Coventry Elementary School

Edward Smith – West Vincent Elementary School

REA Representative:

Steve Raught, Secondary REA Rep

Terri Lamison, Elementary REA Rep

Teamsters Representative:

Kim Guinan

Parent Representative by Building:

Gary Moore – High School

Allen Hendershot – Middle School

Jennifer Williams – East Coventry

Adam Read – East Vincent

Laura Mulholland – French Creek

Kacie Hsia – North Coventry

Elly Hensman – West Vincent

Township Representative:

Rebekah Elliott – North Coventry

Bill Nesley – South Coventry

Mike Schneider – West Vincent

Tony Duffy – East Coventry

Eileen Cameron - Warwick

Marotta/Main Architects

Maryann Marotta, AIA

Donald Main, AIA

Christopher Peters, AIA

K+W Engineers

Site / Civil Engineers

Joseph Barbato Associates

Structural Engineers

Alban Engineering

Mechanical / Electrical / Special Systems Engineers

Decision Insite

Enrollment Impact Specialists

Vulnerability Solutions Group

Security and Safety Consultants

INDEX PAGE

1.0 EXECUTIVE SUMMARY 7
- 1.1 DISTRICT PURPOSE 8
- 1.2 DISTRICT PROPERTIES 9
- 1.3 FACILITY STUDY MEETING SCHEDULE 10

2.0 ASSESSMENT OF DEMOGRAPHICS AND ENROLLMENT PROJECTIONS 11
- 2.1 ELEMENTARY SCHOOLS 12-14
- 2.2 MIDDLE AND HIGH SCHOOLS 15
- 2.3 TOTALS AND SUMMARY 16

3.0 ASSESSMENTS OF BUILDING CONDITIONS 17
- 3.1 EAST COVENTRY ELEMENTARY SCHOOL 18-19
- 3.2 EAST VINCENT ELEMENTARY SCHOOL 20-21
- 3.3 FRENCH CREEK ELEMENTARY SCHOOL 22-24
- 3.4 NORTH COVENTRY ELEMENTARY SCHOOL 25-26
- 3.5 WEST VINCENT ELEMENTARY SCHOOL 27-28
- 3.6 OWEN J. ROBERTS MIDDLE SCHOOL 29-31
- 3.7 OWEN J. ROBERTS HIGH SCHOOL 32-34
- 3.8 DISTRICT ADMINISTRATION OFFICE 35-36
- 3.9 WARWICK BUILDING 37-38

4.0 ANAYLSIS OF EDUCATIONAL SPACE AND CAPACITY 39
4.1 CLASS SIZE INSTRUCTIONAL ARRANGEMENT 40
4.2 BUILDING CAPACITIES 41-48
4.3 EDUCATIONAL TRENDS 49-50

5.0 PUBLIC INPUT 51
5.1 COMMUNITY INPUT FORUM 52-56
5.2 ONLINE SURVEY 57-59

6.0 RECOMMENDATIONS / CONCLUSIONS 60
6.1 SAFETY AND SECURITY 61
6.2 BUILDING SYSTEMS AND ENGINEERING 62
6.3 FACILITY IMPROVEMENTS 63
6.4 CAPTIAL PROJECT OPTIONS 64-65
6.5 PRIORITIES 66-67
6.6 COST ESTIMATES 68-71
6.7 RECOMMENDED TEN-YEAR SCHEDULE 72-74
6.8 OTHER PROPERTIES AND BUILDINGS 75

7.0 APPENDIX (reference materials): 76

- **A. Existing Site/Civil Condition Reports, authored by K+W Engineers**
- **B. Existing Structural Condition Reports, authored by JBA Associates**
- **C. Existing MEP Condition Reports, authored by Alban Engineering**
- **D. Community Input Results**

1.0 EXECUTIVE SUMMARY

In June 2018, the Owen J. Roberts School District approved Marotta/Main Architects to conduct a district-wide facilities feasibility study.

The District of one hundred eleven (111) square miles is located in Chester County and consists of seven townships: North Coventry, East Coventry, South Coventry, West Vincent, East Vincent, Warwick, and East Nantmeal. The District is comprised of five (5) elementary schools (grades K-6), a middle school (7-8), and a high school (9-12).

The purpose of the study is three-fold:

1. Assess the community demographics and enrollment projections to evaluate the long-range trends in the District.
2. Assess the existing buildings and major systems to provide cost estimates associated with a schedule for upgrading / replacing systems or their components. The study requested the following:
    a. Inspection and evaluation of school facilities, school grounds, and athletic facilities with regards to building code and accessibility compliance, security/safety concerns, and general maintenance / repair schedules.
    b. Inspection and condition analysis of building facilities including building envelope, finishes, structure, and engineering / operating systems.
    c. Review the ancillary buildings and properties to provide recommendations for use of the District's assets.
3. Analysis of space utilization, deficiencies, and educational requirements to determine future facility modifications. Recommendations for potential projects shall include preliminary cost estimates.

The examination of the District's existing facilities in conjunction with the overall projected student population and educational requirements produced a list of recommendations along with their associated cost estimates.

1.1 DISTRICT PURPOSE

"THE OWEN J. ROBERTS GRADUATE"

The "Owen J. Roberts Graduate" description drives everything throughout the District. With this in mind, the purpose of this study starts with a focus on the expressed ideals of the "Graduate":

Driven by Honesty, Integrity, Empathy – Listens with an open mind. Acts thoughtfully. Collaborates successfully with diverse groups. Operates from a clear and adaptable vision of the future.

Embrace Uniqueness – Understand the importance of a balanced and meaningful life. Demonstrates optimism. Seeks new experiences. Utilizes the habit of self-reflection.

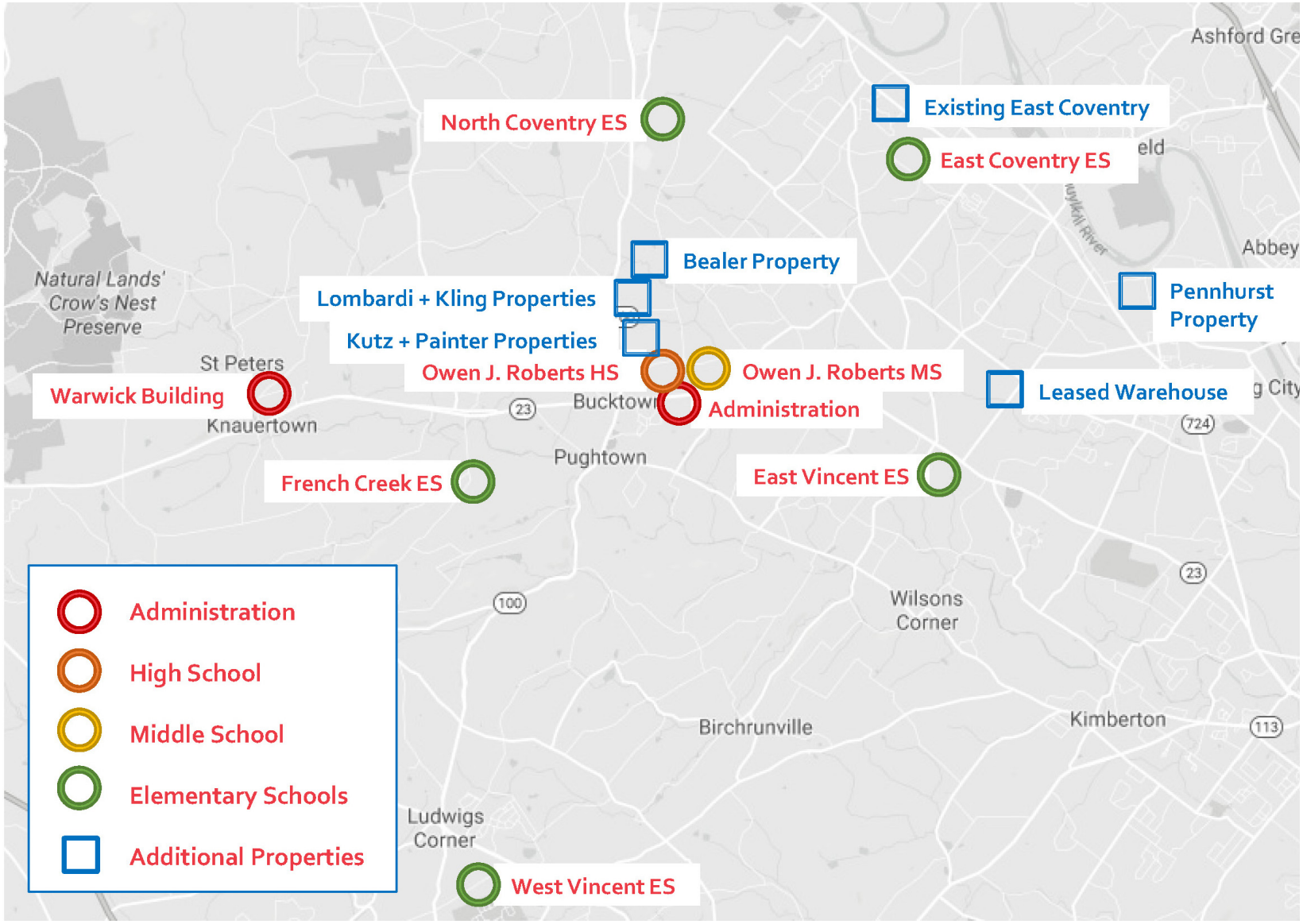
Responsible Citizens – Embraces service learning. Responds to the needs of the community. Asserts a deep commitment to the betterment of the world.

Learns Autonomously – Intrinsically motivated. Has confidence in abilities and resources. Investigates with curiosity and passion. Leverages the potential of technology.

Thinks with Agility in Complex Ways – Adaptable in different environments. Seeks creative solutions. Inquires critically from multiple perspectives. Communicates effectively.

Our Mission: Inspiring each student for success today and greatness tomorrow.

1.2 DISTRICT PROPERTIES



1.3 FACILITY STUDY MEETING SCHEDULE

The following list outlines the meetings from the study process:

- 07/03/18 Initial Kick-off meeting with Administration
- 09/25/18 Internal Meeting with Staff / Admin
- 10/16/18 Steering Committee
- 11/01/18 Community Input Forum / Town Hall
- 11/14/18 Steering Committee
- 12/06/18 Educational Trends Presentation
- 01/07 – 01/11/19 Building Capacity Review with Principals
- 01/07/19 Athletics Meeting
- 01/23/19 Steering Committee
- 01/30/19 Security Meeting
- 03/20/19 Steering Committee
- 04/02/19 School Board Workshop Presentation
- 04/03/19 Traffic Discussion
- 04/24/19 Steering Committee Meeting – Draft Report Presentation

2.0 ASSESSMENT OF DEMOGRAPHICS AND ENROLLMENT PROJECTIONS

Enrollment projections were created by Decision InSite, contracted independently by Owen J. Roberts School District. The following are the projections, by school, published in 2019.

The charts show a comparison between the projected enrollment at each school to the actual capacity of each building. Only two schools, East Vincent Elementary School and French Creek Elementary Schools, are showing a deficit of open seats. While two other schools, North Coventry Elementary School and West Vincent Elementary School, show a small amount of open seats, if any. The fifth elementary school, East Coventry, has adequate capacity for the projected enrollment. When averaging the calculated values of the elementary schools, there is not a significant amount of open seats at these grade levels.

Both the Middle School and the High School show that the building capacity is more than adequate to meet projected enrollment. From these charts, it is clear that over-crowding is not an issue at these facilities. Further, the totals for the entire District shows over 900 open seats throughout the District. These are nearly all found at the Middle School and High School level, with the Elementary Schools showing minimal open seats over time. In general, there are enough open seats in the District to serve the projected enrollment for the next ten (10) years.

The enrollment projections, as presented by Decision InSite, are on the following pages.

2.1 ELEMENTARY SCHOOLS

East Vincent ES

Grade	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
K	56	65	84	78	80	81	82	82	88	87	86	85	85	84
1	65	65	78	97	88	91	92	93	100	98	98	97	96	95
2	68	74	86	72	98	89	92	93	100	101	99	98	97	96
3	76	77	85	85	74	100	91	94	101	101	102	100	99	98
4	82	82	100	85	86	74	101	92	101	101	102	102	100	99
5	76	102	89	99	83	84	73	99	97	100	100	101	101	99
6	77	77	111	85	100	84	85	74	105	97	101	101	101	102
Totals:	500	542	633	601	609	603	616	627	692	685	688	684	679	673
Pct Chg:	0%	8.4%	16.8%	-5.1%	1.3%	-1%	2.2%	1.8%	10.4%	-1%	0.4%	-0.6%	-0.7%	-0.9%
Capacity:	550	650	650	650	650	650	650	650	650	650	650	650	650	650
Open Seats:	50	108	17	49	41	47	34	23	-42	-35	-38	-34	-29	-23

French Creek ES

Grade	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
K	61	48	74	78	76	77	78	78	77	76	76	75	74	73
1	47	58	73	82	89	87	88	89	89	88	87	86	85	84
2	66	48	79	84	96	103	101	102	96	96	95	94	93	92
3	59	70	71	83	91	104	112	110	107	100	100	99	98	97
4	72	60	94	75	87	96	109	118	113	110	103	103	102	101
5	68	73	87	94	77	90	99	113	120	114	111	104	104	103
6	87	72	99	89	96	79	92	102	114	121	116	113	105	105
Totals:	460	429	577	585	612	636	679	712	716	705	688	674	661	655
Pct Chg:	0%	-6.7%	34.5%	1.4%	4.6%	3.9%	6.8%	4.9%	0.6%	-1.5%	-2.4%	-2%	-1.9%	-0.9%
Capacity:	650	650	650	650	650	650	650	650	650	650	650	650	650	650
Open Seats:	190	221	73	65	38	14	-29	-62	-66	-55	-38	-24	-11	-5

ELEMENTARY SCHOOLS - continued

North Coventry ES

Grade	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
K	82	82	80	80	82	83	83	83	82	82	81	80	79	78
1	94	85	91	87	85	88	88	88	88	88	87	86	85	84
2	93	106	80	93	91	89	92	93	91	91	90	89	88	87
3	101	94	106	79	98	96	94	97	95	93	93	92	91	90
4	96	107	90	102	80	99	98	95	97	96	94	94	93	92
5	92	96	103	89	103	81	100	98	96	98	96	94	94	93
6	90	93	99	106	93	107	84	104	100	98	100	98	96	96
Totals:	648	663	649	636	632	643	639	658	649	646	641	633	626	620
Pct Chg:	0%	2.3%	-2.1%	-2%	-0.6%	1.7%	-0.6%	3%	-1.4%	-0.5%	-0.8%	-1.2%	-1.1%	-1%
Capacity:	650	650	650	650	650	650	650	650	650	650	650	650	650	650
Open Seats:	2	-13	1	14	18	7	11	-8	1	4	9	17	24	30

West Vincent ES

Grade	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
K	66	64	54	63	67	69	70	70	71	72	73	72	72	71
1	74	80	78	79	92	94	95	95	97	97	98	97	96	95
2	82	82	89	81	83	94	95	95	97	98	99	98	97	96
3	88	84	84	95	85	86	96	95	97	98	100	99	98	97
4	108	98	72	85	99	88	87	96	97	98	100	100	99	98
5	88	110	90	75	89	101	89	87	97	98	100	100	100	99
6	76	91	99	88	78	90	102	89	88	99	100	100	100	100
Totals:	582	609	566	566	593	622	634	627	644	660	670	666	662	656
Pct Chg:	0%	4.6%	-7.1%	0%	4.8%	4.9%	1.9%	-1.1%	2.7%	2.5%	1.5%	-0.6%	-0.6%	-0.9%
Capacity:	650	650	650	650	650	650	650	650	650	650	650	650	650	650
Open Seats:	68	41	84	84	57	28	16	23	6	-10	-20	-16	-12	-6

ELEMENTARY SCHOOLS - continued

East Coventry ES

Grade	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
K	100	75	64	53	55	54	54	54	53	53	52	52	51	51
1	91	94	82	64	62	61	60	60	60	59	59	58	58	57
2	124	86	78	85	67	62	61	60	60	60	59	59	58	58
3	77	120	82	77	88	67	62	61	60	60	60	59	59	58
4	91	77	105	87	80	88	67	62	61	60	60	60	59	59
5	71	78	75	99	90	80	88	67	62	61	60	60	60	59
6	104	72	72	78	101	90	80	88	67	62	61	60	60	60
Totals:	658	602	558	543	543	502	472	452	423	415	411	408	405	402
Pct Chg:	0%	-8.5%	-7.3%	-2.7%	0%	-7.6%	-6%	-4.2%	-6.4%	-1.9%	-1%	-0.7%	-0.7%	-0.7%
Capacity:	550	650	650	650	650	650	650	650	650	650	650	650	650	650
Open Seats:	-108	48	92	107	107	148	178	198	227	235	239	242	245	248

ELEMENTARY SCHOOLS TOTAL

Totals - Elementary School

Grade	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
K	365	334	356	352	360	364	367	367	371	370	368	364	361	357
1	371	382	402	409	416	421	423	425	434	430	429	424	420	415
2	433	396	412	415	435	437	441	443	444	446	442	438	433	429
3	401	445	428	419	436	453	455	457	460	452	455	449	445	440
4	449	424	461	434	432	445	462	463	469	465	459	459	453	449
5	395	459	444	456	442	436	449	464	472	471	467	459	459	453
6	434	405	480	446	468	450	443	457	474	477	478	472	462	463
Subtotals:	2848	2845	2983	2931	2989	3006	3040	3076	3124	3111	3098	3065	3033	3006
Capacity:	3050	3050	3050	3050	3050	3050	3050	3050	3050	3050	3050	3050	3050	3050
Open Seats:	202	205	67	119	61	44	10	-26	-74	-61	-48	-15	17	44

2.2 MIDDLE AND HIGH SCHOOLS

Owen J Roberts MS

Grade	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
7	392	446	412	473	449	468	448	440	457	468	471	469	464	455
8	436	396	455	426	489	462	482	461	449	464	475	477	476	470
Totals:	828	842	867	899	938	930	930	901	906	932	946	946	940	925
Pct Chg:	0%	1.7%	3%	3.7%	4.3%	-0.9%	0%	-3.1%	0.6%	2.9%	1.5%	0%	-0.6%	-1.6%
Capacity:	1236	1236	1236	1236	1236	1236	1236	1236	1236	1236	1236	1236	1236	1236
Open Seats:	408	394	369	337	298	306	306	335	330	304	290	290	296	311

Owen J Roberts HS

Grade	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
9	416	436	399	459	431	489	462	482	464	449	465	475	477	476
10	409	401	404	400	446	416	472	446	477	457	442	458	467	469
11	368	394	390	392	387	429	402	456	442	468	449	435	449	459
12	383	374	403	400	404	398	441	415	464	449	475	457	441	456
Totals:	1576	1605	1596	1651	1668	1732	1777	1799	1847	1823	1831	1825	1834	1860
Pct Chg:	0%	1.8%	-0.6%	3.4%	1%	3.8%	2.6%	1.2%	2.7%	-1.3%	0.4%	-0.3%	0.5%	1.4%
Capacity:	2350	2350	2350	2350	2350	2350	2350	2350	2350	2350	2350	2350	2350	2350
Open Seats:	774	745	754	699	682	618	573	551	503	527	519	525	516	490

2.3 TOTALS AND SUMMARY

Totals

Grade	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
K	365	334	356	352	360	364	367	367	371	370	368	364	361	357
1	371	382	402	409	416	421	423	425	434	430	429	424	420	415
2	433	396	412	415	435	437	441	443	444	446	442	438	433	429
3	401	445	428	419	436	453	455	457	460	452	455	449	445	440
4	449	424	461	434	432	445	462	463	469	465	459	459	453	449
5	395	459	444	456	442	436	449	464	472	471	467	459	459	453
6	434	405	480	446	468	450	443	457	474	477	478	472	462	463
7	392	446	412	473	450	470	451	442	461	471	474	473	467	458
8	436	396	455	426	490	463	483	463	452	467	478	480	479	474
9	416	436	399	459	431	490	464	484	467	452	468	478	480	479
10	409	401	404	400	446	417	474	448	479	459	445	461	471	472
11	368	394	390	392	388	430	403	457	443	470	452	438	452	463
12	383	374	403	400	404	399	442	416	465	450	477	459	444	459
Subtotals:	5252	5292	5446	5481	5598	5675	5757	5786	5891	5880	5892	5854	5826	5811
Pct Chg:	0%	0.8%	2.9%	0.6%	2.1%	1.4%	1.4%	0.5%	1.8%	-0.2%	0.2%	-0.6%	-0.5%	-0.3%
SDC:	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals:	5252	5292	5446	5481	5598	5675	5757	5786	5891	5880	5892	5854	5826	5811
Capacity:	6636	6836	6836	6836	6836	6836	6836	6836	6836	6836	6836	6836	6836	6836
Open Seats:	1384	1544	1390	1355	1238	1161	1079	1050	945	956	944	982	1010	1025

SUMMARY:

The enrollment projections for grades K-12 shows the District having approximately 900 total open seats each year over the next ten (10) years, although these are nearly all found at the Middle School and High School. Note that the enrollment projects should be updated on a regular basis due to the possibility of future developments throughout the District.

3.0 BUILDING CONDITION SUMMARIES

Marotta/Main architects performed a walk-through and surveyed each of the buildings in the District over a series of multiple days. The investigation included documentation of existing conditions (including photographs of spaces), confirmation of materials / finishes, and the review of code / accessibility concerns. The condition of the existing finishes and construction were rated either “1” for Satisfactory, “2” for Needs Repair, and “3” for Needs Replacement. Each type of space (classroom, office, gymnasium, corridor, stair, restroom, etc.) was evaluated.

In addition, K+W Engineers (planners, civil engineers, and landscape designers) visited each property to perform an evaluation of the sites including parking, traffic flow, driveways, drop-off and pick-up by both parents and busses. These evaluations and recommendations are described in detail later in the report.

The existing structural conditions were also evaluated by Joseph Barbato Associates (JBA). They assessed each of the buildings for not only structural concerns but for observable cracking in floor finishes, walls, and exterior veneer. Nothing major was observed, but the building assessment will be available for the facility staff to perform routine maintenance, as needed. Detailed reports, photos, and drawings by JBA are included in the appendix of this report.

Lastly, Alban Engineering was hired directly by Owen J. Roberts School District to perform a survey of the mechanical, plumbing, and electrical systems throughout the District. These findings contributed to the facility study by noting building system deficiencies that should either be addressed through maintenance, summer replacement, or by capital project. These reports are also included in the appendix of this report and note specifics in more detail.

The following pages provide a building-by-building synopsis of the findings by each of the firms. This outline of deficiencies provides some of the assessments during the facility survey. In addition, each building’s statistics are listed for reference. PDE (Pennsylvania Department of Education) capacity is listed for reference, but the OJRSD capacity based on actual usage is also included as a more accurate evaluation of the building. A range, based on class size, is noted. (Calculations are found in Section 4.2 of the report.) Enrollment is shown for comparison.

3.1 EAST COVENTRY ELEMENTARY SCHOOL

BUILDING STATISTICS

Building Size:	**85,800 SF**
Site Acreage:	**16.5 acres + 35.5 acres**
Grade Structure:	**K-6**
Enrollment:	**543**
OJRSD Capacity:	**549 - 678**
PDE Capacity:	**900**
Number of Buses:	**11**
Original Construction:	**2018**
Renovations / Additions:	**N/A**
MEP Upgrades:	**N/A**

SUMMARY

East Coventry Elementary School (ECES) is the newest building in the District, completed in the Fall of 2018. The new school was built to replace the existing building, which was not demolished as part of the project. (Additional discussion of the old ECES is later in this report.) The new building is located at 2461 East Cedarville Road, Pottstown, PA.

The building consists of a steel-framed structure with masonry exterior and interior walls. The exterior veneer is a mix of brick and stone. Interior partitions that separate classrooms are constructed of gypsum board over metal stud to allow for future flexibility and reconfiguration. The sloped roofs are built from the District-standard standing seam metal roof. The flat roofs are a hot-applied built-up asphalt type.

The school has a designated kindergarten play area, with equipment that is separate from the main play area. There is a hard play surface adjacent to the main play area, as well as fields outside of the drive loop around the school. The drive loop is not only provided for drop-off and pick-up times, but it is also available so that emergency vehicles can access all sides of the building.

SITE ASSESSMENT AND DEFICIENCIES

Since the building and site development are new, there are no noted issues at this time. The District will monitor the use of the built environment to determine if the new construction continues to meet the needs of the students over the course of time.

PROGRAM / BUILDING ASSESSMENT AND DEFICIENICES

As is noted above, District will monitor the built environment to determine if the new construction continues to meet the needs of the teachers and students as the building continues to be utilized.

STRUCTURAL ASSESSMENT AND DEFICIENICES

None

MECHANICAL ASSESSMENT AND DEFICIENICES

None

PLUMBING ASSESSMENT AND DEFICIENICES

None

ELECTRICAL ASSESSMENT AND DEFICIENICES

None

3.2 EAST VINCENT ELEMENTARY SCHOOL

BUILDING STATISTICS

Building Size:	**85,800 SF**
Site Acreage:	**20 acres**
Grade Structure:	**K-6**
Enrollment:	**609**
OJRSD Capacity:	**569 - 701**
PDE Capacity:	**725**
Number of Buses:	**11**
Original Construction:	**2017**
Renovations / Additions:	**N/A**
MEP Upgrades:	**N/A**

SUMMARY

East Vincent Elementary School (EVES) was built prior to the construction of ECES, opening to students in the Spring of 2017. The new school was built to replace the existing building, which was demolished to provide open lawn area for play fields. The building address is 340 Ridge Road, Spring City, PA.

The building consists of a steel-framed structure with masonry exterior and interior walls. The exterior veneer is a mix of brick and stone. Interior partitions that separate classrooms are constructed of gypsum board over metal stud to allow for future flexibility and reconfiguration. The sloped roofs are built from the District-standard standing seam metal roof. The flat roofs are a hot-applied built-up asphalt type.

The school has a designated kindergarten play area, with equipment that is separate from the main play area. There is a hard play surface adjacent to the main play area, which is located off the gymnasium and cafeteria. The drive loop is not only provided for drop-off and pick-up times, but it is also available so that emergency vehicles can access all sides of the building.

SITE ASSESSMENT AND DEFICIENCIES

Since the building and site development are new, there are no noted issues at this time. The District will monitor the use of the built environment to determine if the new construction continues to meet the needs of the students over the course of time.

PROGRAM / BUILDING ASSESSMENT AND DEFICIENICES

As is noted above, District will monitor the built environment to determine if the new construction continues to meet the needs of the teachers and students as the building continues to be utilized.

STRUCTURAL ASSESSMENT AND DEFICIENICES

None

MECHANICAL ASSESSMENT AND DEFICIENICES

None

PLUMBING ASSESSMENT AND DEFICIENICES

None

ELECTRICAL ASSESSMENT AND DEFICIENICES

None

3.3 FRENCH CREEK ELEMENTARY SCHOOL

BUILDING STATISTICS

Building Size:	**78,273 SF**
Site Acreage:	**8 + 12 acres**
Grade Structure:	**K-6**
Enrollment:	**612**
OJRSD Capacity:	**593 - 722**
PDE Capacity:	**875**
Number of Buses:	**14**
Original Construction:	**1964**
Renovations / Additions:	**2002 addition**
MEP Upgrades:	**N/A**

SUMMARY

The French Creek Elementary School was originally built in 1964 and was only about 34,000 SF at that time. The addition in 2002 more than doubled the footprint of the school, providing new classrooms, offices, and gymnasium. The classrooms are arranged around a central courtyard, with the gymnasium/cafeteria located in the rear of the building. The main office and front entry is not readily apparent when arriving to the building and is located beyond the bus staging area.

The building addition is steel-framed with masonry exterior cavity-wall construction. The flat roof was coated in a recent project, providing it with a new long-term warranty. The rest of the building is the District-standard standing-seam metal roof.

The bus staging area doubled as the hard play surface along the north side of the building. The main parking area for visitors and staff is along the west and south sides of the building. The kindergarten soft play area is nestled here as well, between the drive and the building. The larger soft play area is to the north of the bus drop-off area. The existing waste-water treatment facility and infiltration beds is located along the northern property line. The building is located at 3590 Coventryville Road, Pottstown, just south of Route 23.

SITE ASSESSMENT AND DEFICIENCIES

The site consist of two (2) parcels, one located in South Coventry Township and the other in East Nantmeal Township. The building is also split by the township line.

The drop-off and pick-up protocol was reviewed. Busses are causing ruts in the grass in one location because they cannot properly make the required turn. The front loop and bus staging area is shared with the main hard play surface. There is overlap between bus and parent loops making on-campus flow difficult, which can result to stacking along the main road. The main office is far removed from the visitor parking area, making the front entry not obvious to new visitors.

Accessibility to the upper play fields is difficult due to the grade change. The soft play areas have wood chips instead of a poured surface.

PROGRAM / BUILDING ASSESSMENT AND DEFICIENICES

Meeting spaces for special education and student support services are lacking. The District is handling some reconfiguration and scheduling outside of this facility study. While large group instruction (LGI) space could be utilized for additional offices and teaching space, larger rooms are still required for after-school clubs. Because the ground floor space towards the rear of the building is under-utilized, this area will be investigated to meet this need, as well as to provide additional storage space. The entry to this area should be reviewed.

The gymnasium and stage should be monitored for the replacement and/or repair of the flooring and the ceilings in this area.

STRUCTURAL ASSESSMENT AND DEFICIENICES

No major issues were observed. Items can be addressed as part of a District-wide repair and repainting schedule.

MECHANICAL ASSESSMENT AND DEFICIENICES

The mechanical systems is generally in good condition, however certain major pieces of equipment are showing signs of wear and should be considered for replacement in the future. Specifically, the chiller and pumps should be replaced within the next 5-10 years.

PLUMBING ASSESSMENT AND DEFICIENICES

The primary concern for the plumbing system is the domestic water booster pump, which should be replace in the next few years.

ELECTRICAL ASSESSMENT AND DEFICIENICES

Some of the circuit breakers in the panelboards are nearing the end of their life expectancy and should be on the schedule for replacement. In addition, the District could investigate additional energy savings through vacancy and daylight sensors or by updating to LED light fixtures.

3.4 NORTH COVENTRY ELEMENTARY SCHOOL

BUILDING STATISTICS

Building Size:	**72,980 SF**
Site Acreage:	**24.2 acres**
Grade Structure:	**K-6**
Enrollment:	**632**
OJRSD Capacity:	**595 - 754**
PDE Capacity:	**850**
Number of Buses:	**12**
Original Construction:	**1999**
Renovations / Additions:	**N/A**
MEP Upgrades:	**2001 (gas engine chillers)**

SUMMARY

North Coventry Elementary School was constructed in 1999 and has not received any significant upgrades since that time. As a result, some architectural finish and building systems are 20 years old and will need to be replaced, upgraded, or repaired. The school is one-story with classroom wings to the north side, located around a central library and courtyard. The main entry and office area is on the south side with the gymnasium/cafeteria wing situated to the east.

The building is steel-framed with masonry exterior cavity-wall construction. The building has the District-standard standing-seam metal roof.

The building is located at 475 Kemp Rd, Pottstown. The entry drive to the site leads to a U-shaped area on the south side of the building, with the bus loop to the west and general parking and drop-off to the east. The main hard play surface is located to the west at the end of the bus parking area, with a small additional area to the north of the building. The kindergarten soft play area is located just to the west of the building, adjacent to the kindergarten classrooms. A larger soft play area is located to the north, adjacent to the open grass fields.

SITE ASSESSMENT AND DEFICIENCIES

No major issues were observed. A few storm-water and paving items should be reviewed. Playground items are being handled outside of this facility report.

PROGRAM / BUILDING ASSESSMENT AND DEFICIENICES

The only noted space issues was the shortage of staff restrooms and the instrumental instruction space was now using the stage because it had outgrown its classroom. A few flooring and ceiling issues were observed that could be replaced as part of the maintenance schedule.

STRUCTURAL ASSESSMENT AND DEFICIENICES

Minor cracking was observed in the exterior walls and in the interior partitions and flooring. These items can be addressed as part of a District-wide maintenance schedule. There is a deteriorating expansion joint at the corner of the exterior site wall, which should be repaired.

MECHANICAL ASSESSMENT AND DEFICIENICES

The critical item that requires immediate attention is the replacement of the existing chillers. These are at the end of their life expectancy and can be replaced with more efficient equipment.

PLUMBING ASSESSMENT AND DEFICIENICES

There were no major issues observed. A few minor upgrades could be performed to provide better efficiency to the system.

ELECTRICAL ASSESSMENT AND DEFICIENICES

The District could investigate additional energy savings through vacancy and daylight sensors or by updating to LED light fixtures.

3.5 WEST VINCENT ELEMENTARY SCHOOL

BUILDING STATISTICS

Building Size:	**86,623 SF**
Site Acreage:	**24.8 acres**
Grade Structure:	**K-6**
Enrollment:	**587**
OJRSD Capacity:	**549 - 678**
PDE Capacity:	**850**
Number of Buses:	**12**
Original Construction:	**2008**
Renovations / Additions:	**N/A**
MEP Upgrades:	**N/A**

SUMMARY

West Vincent Elementary School was the newest elementary school constructed until EVES and ECES were built over the past few years. It is also the largest building, being comparable in size to those two elementary schools. The classroom wing is two-stories, with the second story being on the ground floor (under the main floor) due to the grade change along the entrance road. The classroom wing is connected to the rest of the building via a corridor and the library. The school address is 2750 Conestoga Road, Chester Springs. The main entrance is not visible from the street but is located on the other side of the building. The gymnasium/cafeteria is also located on this side of the school.

The building is steel-framed with masonry exterior cavity-wall construction. Interior partitions are generally made of masonry construction. The building has the District-standard standing-seam metal roof. The building has the District-standard standing-seam metal roof.

The main parking lot is on the south side of the building and is tiered due to the grade change. Further up the slope is the main lawn area, connected by steps and a ramp. The main soft play and hard play area is located to the southwest side of the building, off the gymnasium. The kindergarten soft play area is adjacent to the kindergarten classroom on the east side of the building. There are two separate loops for busses and parents, but the vehicles overlap along the entry drive.

SITE ASSESSMENT AND DEFICIENCIES

The main traffic problem stemmed from the narrowness of the school driveway. The busses and cars are entering the site, driving to separate loops, and are overlapping after exiting the loops. Other site issues, such as minor stormwater adjustments, can be performed.

PROGRAM / BUILDING ASSESSMENT AND DEFICIENICES

No major issues were observed with the architectural finishes. Additional space for offices have been successfully located in different areas around the school. If certain program needs arise, rooms such as the large group instruction space could be converted to classrooms.

STRUCTURAL ASSESSMENT AND DEFICIENICES

Minor cracking was observed in the exterior walls. These items can be addressed as part of a District-wide maintenance schedule.

MECHANICAL ASSESSMENT AND DEFICIENICES

The replacement of the existing chillers should occur over the next 5-10 years. Other minor issues can be addressed but are not urgent. The ATC system is functional but will require upgrades over time.

PLUMBING ASSESSMENT AND DEFICIENICES

No major issues observed.

ELECTRICAL ASSESSMENT AND DEFICIENICES

The District could investigate additional energy savings through vacancy and daylight sensors or by updating to LED light fixtures.

3.6 OWEN J. ROBERTS MIDDLE SCHOOL

BUILDING STATISTICS

Building Size:	**201,016 SF**
Site Acreage:	**56.3 + 6.5 + 9.7 + 7.7 + 16.8**
Grade Structure:	**7-8**
Enrollment:	**938**
OJRSD Capacity:	**952 – 1,150**
PDE Capacity:	**1,246**
Number of Buses:	**60 (main campus total)**
Original Construction:	**1966**
Renovations / Additions:	**2002 & 2010 addition**
MEP Upgrades:	**N/A**

SUMMARY

Owen J. Roberts Middle School is located on the main campus along with the High School, Administration Building, and athletic facilities. The address is 881 Ridge Road, Pottstown. The original building was constructed in 1966, with a small addition in 2002, and a 20,000 SF addition in 2010. At that time, the remainder of the building also received upgrades. A larger auditorium alternate was not selected in 2010.

The school houses grades 7 and 8. The main office, cafeteria, auditorium, gymnasium, and natatorium are all located in the front of the building, along the west side along the main parking lot. The classrooms are located in the rear of the school, situated around three (3) courtyards; some of the classrooms are arranged in a two-story U-shape. The library is also located in this portion of the building.

The recent addition is a steel-framed structure with masonry exterior cavity walls. The majority of the new interior partitions are metal stud. The entire building has flat roofing. In 2013, a solar project was implemented providing solar arrays throughout the Middle School roof.

The main campus consists of multiple parcels; the Middle School itself is a part of three (3) tax parcels. The Main Campus is located in South Coventry Township. There is enough parking on the main campus, spread throughout different lots around the school buildings. There is a storm-water run-off issue behind the Middle School that the District is handling outside of this facility study.

SITE ASSESSMENT AND DEFICIENCIES

Similar to the high school, the middle school does not have adequate athletic facilities, resulting to staggered practiced times after school. As part of the main campus, the middle school shares in the traffic flow difficulty during drop-off and pick-up times. The busses and cars overlap, and the vehicles stack onto Route 23.

PROGRAM / BUILDING ASSESSMENT AND DEFICIENICES

The carpet in the auditorium was noted to be worn and should be replaced as part of the normal facility improvement schedule in the District. Since the majority of the architectural finishes were in good shape, the main concern for the school building relates to program and capacity.

Both the cafeteria and the auditorium were noted to be too small to house the student population in an efficient manner. This results in excessive lunch times that impede proper school scheduling. In addition, the auditorium cannot seat more than one grade level at a time. The music department is crowded in their current facilities.

STRUCTURAL ASSESSMENT AND DEFICIENICES

A review of the exterior envelope noted a need for repointing deteriorated mortar joints, replacement of joint sealants, and painting of lintels. Some exposed steel was corroding and staining the exterior materials. A few items on the roof deck and roof drains should be reviewed and addressed by the District.

MECHANICAL ASSESSMENT AND DEFICIENICES

A small cast-iron boiler should be replaced with a high-efficiency gas boiler in the future. If building-wide mechanical upgrades are pursued, the boiler replacement would be included as a part of that project. This is a lower priority, since the overall systems are in good condition. The ATC system is functional but will require upgrades over time.

PLUMBING ASSESSMENT AND DEFICIENICES

The domestic hot water heat exchanger / storage tank is only in fair condition and is prone to failure. This should be addressed first. Additionally, the copper piping upstream of the water treatment systems were observed to by repaired in the past and could be replaced.

ELECTRICAL ASSESSMENT AND DEFICIENICES

No major issues are observed, but he District could investigate additional energy savings by updating to LED light fixtures.

3.7 OWEN J. ROBERTS HIGH SCHOOL

BUILDING STATISTICS

Building Size:	**314,206 SF**
Site Acreage:	**56.3 + 6.5 + 9.7 + 7.7 + 16.8**
Grade Structure:	**9-12**
Enrollment:	**1,668**
OJRSD Capacity:	**2,032 – 2,443**
PDE Capacity:	**2,234**
Number of Buses:	**60 (main campus total)**
Original Construction:	**1957**
Renovations / Additions:	**2000 & 2008 addition**
MEP Upgrades:	**2003 chiller**

SUMMARY

Owen J. Roberts High School is located on the main campus along with the Middle School, Administration Building, and athletic facilities. The address is 981 Ridge Road, Pottstown. The building was first constructed in 1957, with a media center and office addition built in 2000. A larger 3-story classroom addition (the 'north wing') was built in 2008. Interior renovations were performed along with these additions. Alternative gymnasium and athletic addition was not selected to be constructed in 2008.

The main entry is located along the southern parking and drive loop adjacent to the auditorium. A second entry for the gymnasium is also on this side of the building. The media center, which was added in 2000, is located between these two entrances. The cafeteria is located on the east side of the building along the parking lot shared with the Middle School. The high school serves 9th through 12th grade.

Both the south and north additions are steel-frames with masonry exterior cavity-wall construction. Interior partitions are a combination of masonry and metal studs. More than half the roof is the standard standing-seam metal roof type, while the remainder is a typical flat roof. In 2013, a solar project was implemented providing solar arrays throughout the flat roofs.

SITE ASSESSMENT AND DEFICIENCIES

The main campus (both the middle school and high school) does not have adequate athletic facilities, resulting to staggered practiced times, field maintenance concerns, and scheduling issues with the community. As part of the main campus, the high school shares in the traffic flow difficulty during drop-off and pick-up times. The busses and cars overlap, and the vehicles stack onto Route 23.

PROGRAM / BUILDING ASSESSMENT AND DEFICIENICES

Spaces throughout the building are occupied by District personnel. The District has already commenced relocation of some of the staff to the Warwick Building. This allows for better use of the building for High School educational purposes, and enables the Warwick Building to be used more.

The biggest programmatic concerns relate to a shortage of (interior) athletic space and lack of square footage for the music department.

Only select architectural finish concerns were observed. Some carpet was showing wear and should be scheduled for replacement. Additionally, bowed ceiling tiles were noted throughout the school and can be replaced over time.

STRUCTURAL ASSESSMENT AND DEFICIENICES

A review of the exterior envelope noted a need for repointing deteriorated mortar joints, replacement of joint sealants, and painting of lintels. Some damaged concrete was observed.

MECHANICAL ASSESSMENT AND DEFICIENICES

Some of the existing mechanical system is over 20 years old and is approaching the end of its useful life. In addition, a number of the chillers and a couple rooftop units are in poor condition and are in need of replacement. A building-wide mechanical system upgrade should be reviewed in the future. ATC upgrades should be performed, but the system server will need to be replaced to allow for this work to occur.

PLUMBING ASSESSMENT AND DEFICIENICES

The domestic hot water generator and storage tank has reached the end of its life and should be replaced in the very near future. Additionally, the kitchen sanitary drainage system is in disrepair and should be scheduled to be replaced soon.

ELECTRICAL ASSESSMENT AND DEFICIENICES

There are communication issues between the two different fire alarm systems; the original system is nearing the end of its life expectancy. Additional wifi access points in the building and additional cameras at the stadium would provide additional coverage.

3.8 DISTRICT ADMINISTRATION OFFICE

BUILDING STATISTICS

Building Size:	**11,297 SF**
Site Acreage:	**56.3 + 6.5 + 9.7 + 7.7 + 16.8**
Grade Structure:	**N/A**
Enrollment:	**N/A**
OJRSD Capacity:	**N/A**
PDE Capacity:	**N/A**
Number of Buses:	**N/A**
Original Construction:	**1966**
Renovations / Additions:	**none**
MEP Upgrades:	**none**

SUMMARY

The District Administration Office was constructed in 1966 and has received minimal work to the building since that time. The building is along Route 23 on the main campus, built into the hill. As a result, it is on multiple floors, and the main entrance is off the intermediate level.

SITE ASSESSMENT AND DEFICIENCIES

Refer to the High School and Middle site assessment for related issues.

PROGRAM / BUILDING ASSESSMENT AND DEFICIENICES

The building has a number accessibility concerns including a lack of an elevator and issues with the toilet rooms.

STRUCTURAL ASSESSMENT AND DEFICIENICES

Cracked masonry and damaged mortar was observed, but there were not major concerns.

MECHANICAL ASSESSMENT AND DEFICIENICES

The entire mechanical systems is past its useful life.

PLUMBING ASSESSMENT AND DEFICIENICES

The plumbing system equipment and components are also past its useful life. There is no sprinkler system in the building.

ELECTRICAL ASSESSMENT AND DEFICIENICES

There are no major issues with the electrical systems.

3.9 WARWICK BUILDING

BUILDING STATISTICS

Building Size:	**22,949 SF**
Site Acreage:	**8.3 acres**
Grade Structure:	**N/A**
Enrollment:	**N/A**
OJRSD Capacity:	**N/A**
PDE Capacity:	**N/A**
Number of Buses:	**N/A**
Original Construction:	**1927**
Renovations / Additions:	**1930, 1940, 2003**
MEP Upgrades:	**N/A**

SUMMARY

The Warwick Building was originally constructed in 1927, with a classroom addition soon after in 1930. This was followed by a gymnasium addition in 1940. A smaller 2,500 SF addition was included more recently in 2003. The building currently houses business staff offices, technology staff office, and facility staff offices and also includes two (2) conference rooms used by the District. This year the District relocated other staff from the high school to Warwick to better utilize the building, which was largely vacant.

SITE ASSESSMENT AND DEFICIENCIES

No observations

PROGRAM / BUILDING ASSESSMENT AND DEFICIENICES

The building is generally in acceptable condition with only minor wear.

STRUCTURAL ASSESSMENT AND DEFICIENICES

A review of the exterior envelope noted a need for repointing deteriorated mortar joints, replacement of joint sealants, and painting of lintels.

MECHANICAL ASSESSMENT AND DEFICIENICES

The mechanical system is generally in good condition.

PLUMBING ASSESSMENT AND DEFICIENICES

The plumbing and fire protection system is in good condition.

ELECTRICAL ASSESSMENT AND DEFICIENICES

There are no major issues with the electrical systems.

4.0 ANAYLSIS OF EDUCATIONAL SPACE AND CAPACITY

The objective of this component to the facility study was to review space utilization and educational delivery method to identify space deficiencies and future space requirements. Marotta/Main obtained the Board-approved class size regulation, incorporating this information into the evaluation of the buildings.

A meeting with each of the building principals occurred to confirm actual room utilization. Types of rooms were grouped, tallied in a spreadsheet, and color-coded. This information was translated to drawing format and provided to the District for reference and future use.

The Building Capacities spreadsheet not only includes OJRSD building usage numbers, but it also includes the calculated PDE (Pennsylvania Department of Education) capacity for comparison. It also includes actual building enrollment numbers, provided by the District, and projected enrollment numbers as calculated by Decision InSite. (Projected enrollment numbers by year are located in Section 2.0 of this report.)

The above numbers are tallied and compared to determine a range of available capacity at each school building. Spreadsheets are located on the following pages and generally depict available capacity throughout the District. Because the enrollment projects do not significantly increase over time, the building capacity does not reduce drastically over the next ten (10) year period.

4.1 CLASS SIZE INSTRUCTIONAL ARRANGEMENT

Per the Owen J. Roberts School District Policy Manual, teacher/pupil ratios were developed as management guidelines to help determine "staff needs, scheduling, and deployment of staff." The policy was first adopted on February 28, 2011 and last revised on January 14, 2013. It was more recently reviewed on April 9, 2018. The following is an excerpt from the class size regulation:

General Class Size

Kindergarten and First Grade	17 – 23 students
Second and Third Grades	20 – 26 students
Grades Four through Six	23 – 26 students
Grades Seven through Twelve	23 – 26 students

Instructional Guidelines – High School

Art - Sculpture	25 students
Family and Consumer Science	25 students
Technical Education – Photography	22 students
Mathematics – Applied Algebra / Geometry	22 students
Mathematics – Math Topics	22 students
Mathematics – Direct Instruction	15 students
Mathematics – ES Math	15 students
Science – Chemistry College Prep	24 students
Science – ES Earth Science	15 students
English – Standard, grades 9-12	22 students
English – Direct Instruction	12 students
English – ES English	15 students
Social Studies – ES Social Studies	15 students
Physical Education	31 students

4.2 BUILDING CAPACITIES

East Coventry Elementary School							
Room Description	No of Rooms	PDE Capacity	Total PDE Capacity	OJRSD Capacity		Total OJRSD Capacity	
	Actual			(Low)	(High)	(Low)	(High)
Part-time Kindergarten (800+ s.f.)	2	50	100	34	46	68	92
ACP - Child Care / Full-Time Kindergarten (800+ s.f.)	1	0	0	0	0	0	0
General Classrooms 1st grade (800+ s.f.)	4	25	100	17	23	68	92
General Classrooms 2nd and 3rd grades (800+ s.f.)	8	25	200	20	26	160	208
General Classrooms 4th through 6th grades (800+ s.f.)	11	25	275	23	26	253	286
Science Classroom (800+ s.f.)	1	0	0	0	0	0	0
Innovation Center (800+ s.f.)	1	0	0	0	0	0	0
Art Classroom (800+ s.f.)	1	0	0	0	0	0	0
Music Classroom (800+ s.f.)	1	0	0	0	0	0	0
Music Practice (<660 SF)	2	0	0	0	0	0	0
Health/PE (800+ s.f.)	1	25	25	0	0	0	0
OT (800+ s.f.)	1	25	25	0	0	0	0
Gymnasium (1 station)	1	0	0	0	0	0	0
CCIU (800+ s.f.)	1	0	0	0	0	0	0
Emotional Support, Primary (800+ s.f.)	1	25	25	0	0	0	0
Emotional Support, Intermediate (800+ s.f.)	1	25	25	0	0	0	0
Math Suport, Intermediate (800+ s.f.)	1	25	25	0	0	0	0
ATP, Gifted Program (800+ s.f.)	1	25	25	0	0	0	0
IST (<660 SF)	1	0	0	0	0	0	0
Reading / Math Support (<660 SF)	1	0	0	0	0	0	0
Reading / Math Support, Primary (800+ s.f.)	1	25	25	0	0	0	0
ESL (800+ s.f.)	1	25	25	0	0	0	0
Mental Health (<660 SF)	1	0	0	0	0	0	0
Speech (<660 SF)	1	0	0	0	0	0	0
Special Education (<660 s.f.)	2	0	0	0	0	0	0
Academic Coach, Professional Development (800+ s.f.)	1	25	25	0	0	0	0
	Building Capacity:		900			549	678

East Coventry Elementary School Capacity:		549	678
	Current Enrollment (2018-2019)	543	543
	Projected Enrollment (2023-2024)	415	415
	Projected Enrollment (2027-2028)	402	402
	Available Capacity (Today)	6	135
	Available Capacity (Projected 2023-2024)	134	263
	Available Capacity (Projected 2028-2029)	147	276

4.2 BUILDING CAPACITIES

East Vincent Elementary School							
Room Description	No of Rooms	PDE Capacity	Total PDE Capacity	OJRSD Capacity		Total OJRSD Capacity	
	Actual			(Low)	(High)	(Low)	(High)
Part-time Kindergarten (800+ s.f.)	2	50	100	34	46	68	92
ACP - Child Care / Full-Time Kindergarten (800+ s.f.)	1	0	0	0	0	0	0
General Classrooms 1st grade (800+ s.f.)	5	25	125	17	23	85	115
General Classrooms 2nd and 3rd grades (800+ s.f.)	7	25	175	20	26	140	182
General Classrooms 4th through 6th grades (800+ s.f.)	12	25	300	23	26	276	312
Science Classroom (800+ s.f.)	1	0	0	0	0	0	0
Innovation Center (800+ s.f.)	1	0	0	0	0	0	0
Art Classroom (800+ s.f.)	1	0	0	0	0	0	0
Music Classroom (800+ s.f.)	1	0	0	0	0	0	0
Music Practice (<660 SF)	2	0	0	0	0	0	0
Health/Guidance (660+ s.f.)	1	0	0	0	0	0	0
OT/PT (<660+ s.f.)	1	0	0	0	0	0	0
Gymnasium (1 station)	1	0	0	0	0	0	0
CCIU Early Intervention (800+ s.f.)	1	0	0	0	0	0	0
KLAMS (<660 s.f.)	1	0	0	0	0	0	0
Social Worker (<660 s.f.)	2	0	0	0	0	0	0
Emotional Support, Primary (800+ s.f.)	0	25	0	0	0	0	0
Emotional Support, Intermediate (800+ s.f.)	0	25	0	0	0	0	0
Math Suport, Intermediate (800+ s.f.)	0	25	0	0	0	0	0
ATP, Gifted Program (660+ s.f.)	1	25	25	0	0	0	0
IST (<660 SF)	1	0	0	0	0	0	0
STEM Lab (<660 SF)	1	0	0	0	0	0	0
Reading / Math Support (<660 SF)	2	0	0	0	0	0	0
Speech (<660 SF)	1	0	0	0	0	0	0
Special Education (<660 s.f.)	4	0	0	0	0	0	0
Academic Coach, Professional Development (<660 s.f.)	1	0	0	0	0	0	0
	Building Capacity:		725			569	701

East Vincent Elementary School Capacity:		569	701
	Current Enrollment (2018-2019)	609	609
	Projected Enrollment (2023-2024)	685	685
	Projected Enrollment (2027-2028)	673	673
	Available Capacity (Today)	-40	92
	Available Capacity (Projected 2023-2024)	-116	16
	Available Capacity (Projected 2028-2029)	-104	28

4.2 BUILDING CAPACITIES

French Creek Elementary School							
Room Description	No of Rooms	PDE Capacity	Total PDE Capacity	OJRSD Capacity		Total OJRSD Capacity	
	Actual			(Low)	(High)	(Low)	(High)
Part-time Kindergarten (800+ s.f.)	2	50	100	34	46	68	92
Autistic Support, Kindergarten (800+ s.f.)	1	25	25	8	8	8	8
ACP - Child Care / Full-Time Kindergarten (800+ s.f.)	1	0	0	0	0	0	0
General Classrooms 1st grade (800+ s.f.)	4	25	100	17	23	68	92
Autistic Support, Primary (800+ s.f.)	1	25	25	8	8	8	8
General Classrooms 2nd and 3rd grades (800+ s.f.)	8	25	200	20	26	160	208
General Classrooms 4th through 6th grades (800+ s.f.)	11	25	275	23	26	253	286
Autistic Support, Intermediate (800+ s.f.)	1	25	25	8	8	8	8
Life Skills, Intermediate (800+ s.f.)	1	25	25	10	10	10	10
LGI Classroom (800+ s.f.)	1	25	25	0	0	0	0
Innovation Center (800+ s.f.)	0	0	0	0	0	0	0
Art Classroom (800+ s.f.)	1	0	0	0	0	0	0
Music Classroom (800+ s.f.)	1	0	0	0	0	0	0
Music Practice (<660 SF)	1	0	0	0	0	0	0
Health/Guidance (800+ s.f.)	0	25	0	0	0	0	0
OT/PT (<660+ s.f.)	1	0	0	0	0	0	0
Gymnasium (1 station)	1	0	0	0	0	0	0
Primary Life Skills (800+ s.f.)	1	25	25	10	10	10	10
Reading Suport, Primary (800+ s.f.)	1	25	25	0	0	0	0
Learning Suport (800+ s.f.)	1	25	25	0	0	0	0
Learning Support (<660 s.f.)	2	0	0	0	0	0	0
ATP, Gifted Program (<660 s.f.)	1	0	0	0	0	0	0
ESL (-660 s.f.)	0.25	0	0	0	0	0	0
Mental Health (<660 SF)	0.25	0	0	0	0	0	0
Speech (<660 SF)	1.25	0	0	0	0	0	0
Academic Coach, Professional Development (800+ s.f.)	0.5	0	0	0	0	0	0
	Building Capacity:		875			593	722

French Creek Elementary School	**Capacity:**	**593**	**722**
	Current Enrollment (2018-2019)	**612**	**612**
	Projected Enrollment (2023-2024)	**705**	**705**
	Projected Enrollment (2027-2028)	**655**	**655**
	Available Capacity (Today)	**-19**	**110**
	Available Capacity (Projected 2023-2024)	**-112**	**17**
	Available Capacity (Projected 2028-2029)	**-62**	**67**

4.2 BUILDING CAPACITIES

North Coventry Elementary School							
Room Description	No of Rooms	PDE Capacity	Total PDE Capacity	OJRSD Capacity		Total OJRSD Capacity	
	Actual			(Low)	(High)	(Low)	(High)
Part-time Kindergarten (800+ s.f.)	2	50	100	34	46	68	92
ACP - Child Care / Full-Time Kindergarten (800+ s.f.)	1	0	0	0	0	0	0
General Classrooms 1st grade (800+ s.f.)	4	25	100	17	23	68	92
General Classrooms 2nd and 3rd grades (800+ s.f.)	8	25	200	20	26	160	208
General Classrooms 4th through 6th grades (800+ s.f.)	13	25	325	23	26	299	338
LGI Classroom (800+ s.f.)	2	25	50	0	0	0	0
Innovation Center (800+ s.f.)	1	0	0	0	0	0	0
Art Classroom (800+ s.f.)	1	0	0	0	0	0	0
Music Classroom (800+ s.f.)	1	0	0	0	0	0	0
Music Practice (<660 SF)	2	0	0	0	0	0	0
Health/PE (800+ s.f.)	1	25	25	0	0	0	0
OT (800+ s.f.)	0	25	0	0	0	0	0
Gymnasium (1 station)	1	0	0	0	0	0	0
CCIU (800+ s.f.)	0	0	0	0	0	0	0
Emotional Support, Primary (800+ s.f.)	0	25	0	0	0	0	0
Emotional Support, Intermediate (800+ s.f.)	0	25	0	0	0	0	0
Math Suport, Intermediate (800+ s.f.)	0	25	0	0	0	0	0
ATP, Gifted Program (800+ s.f.)	0	25	0	0	0	0	0
IST (<660 SF)	1	0	0	0	0	0	0
Reading / Math Support (<660 SF)	0	0	0	0	0	0	0
Reading / Math Support, Primary (800+ s.f.)	0	25	0	0	0	0	0
ESL (800+ s.f.)	0	25	0	0	0	0	0
Seminar / Support (<660 SF)	3	0	0	0	0	0	0
Special Education (<660 SF)	1	0	0	0	0	0	0
Special Education (800+ s.f.)	2	25	50	6	12	12	24
Academic Coach, Professional Development (800+ s.f.)	0	25	0	0	0	0	0
	Building Capacity:		850			595	754

North Coventry Elementary School Capacity:		595	754
	Current Enrollment (2018-2019)	632	632
	Projected Enrollment (2023-2024)	646	646
	Projected Enrollment (2027-2028)	620	620
	Available Capacity (Today)	-37	122
	Available Capacity (Projected 2023-2024)	-51	108
	Available Capacity (Projected 2028-2029)	-25	134

4.2 BUILDING CAPACITIES

West Vincent Elementary School

Room Description	No of Rooms	PDE Capacity	Total PDE Capacity	OJRSD Capacity		Total OJRSD Capacity	
	Actual			(Low)	(High)	(Low)	(High)
Part-time Kindergarten (800+ s.f.)	2	50	100	34	46	68	92
ACP - Child Care / Full-Time Kindergarten (800+ s.f.)	1	0	0	0	0	0	0
General Classrooms 1st grade (800+ s.f.)	4	25	100	17	23	68	92
General Classrooms 2nd and 3rd grades (800+ s.f.)	8	25	200	20	26	160	208
General Classrooms 4th through 6th grades (800+ s.f.)	11	25	275	23	26	253	286
LGI Classroom (800+ s.f.)	3	25	75	0	0	0	0
Innovation Center (800+ s.f.)	0	0	0	0	0	0	0
Art Classroom (800+ s.f.)	1	0	0	0	0	0	0
Music Classroom (800+ s.f.)	1	0	0	0	0	0	0
Music Practice (<660 SF)	1	0	0	0	0	0	0
Health / OT/PT (800+ s.f.)	1	25	25	0	0	0	0
Gymnasium (1 station)	1	0	0	0	0	0	0
CCIU (800+ s.f.)	1	0	0	0	0	0	0
Social Worker (<660 s.f.)	0	0	0	0	0	0	0
Autistic Support (800+ s.f.)	3	25	75	0	0	0	0
Learning Support (<660 s.f.)	3	0	0	0	0	0	0
Math / Reading Suport (<660 s.f.)	1	0	0	0	0	0	0
ATP, Gifted Program (<660 s.f.)	1	0	0	0	0	0	0
IST (<660 SF)	1	0	0	0	0	0	0
Speech / Language (<660 SF)	1	0	0	0	0	0	0
Reading / Math Support, Primary (800+ s.f.)	0	25	0	0	0	0	0
ESL (800+ s.f.)	0	25	0	0	0	0	0
Seminar / Support (<660 SF)	0	0	0	0	0	0	0
Special Education (<660 SF)	0	0	0	0	0	0	0
Special Education (800+ s.f.)	0	25	0	6	12	0	0
Academic Coach, Professional Development (<660 s.f.)	1	0	0	0	0	0	0
	Building Capacity:		850			549	678

West Vincent Elementary School	**Capacity:**	**549**	**678**
	Current Enrollment (2018-2019)	**593**	**593**
	Projected Enrollment (2023-2024)	**644**	**644**
	Projected Enrollment (2027-2028)	**662**	**662**
	Available Capacity (Today)	**-44**	**85**
	Available Capacity (Projected 2023-2024)	**-95**	**34**
	Available Capacity (Projected 2028-2029)	**-113**	**16**

4.2 BUILDING CAPACITIES

Owen J. Roberts Middle School - Grades 7-8

Room Description	No of Rooms	PDE Capacity	Total PDE Capacity	OJRSD Capacity		Total OJRSD Capacity	
	Actual			(Low)	(High)	(Low)	(High)
General Classrooms	31	25	775	23	28	713	868
Reading	1	25	25	15	15	15	15
Science Labs	7	20	140	23	28	161	196
Technology Labs	3	20	60	23	28	69	84
Art Classrooms	2	20	40	23	28	46	56
Music Classrooms	0	25	0	23	28	0	0
Band Room	1	25	25	23	28	23	28
Orchestra Room	0	25	0	0	0	0	0
Choral Room	1	25	25	0	0	0	0
FCS	1	20	20	0	0	0	0
Large Group Instruction	1	0	0	0	0	0	0
Gym (6500+ s.f.)	1.5	66	99	0	0	0	0
Natatorium	1	0	0	0	0	0	0
Auditorium (475 seats)	1	0	0	0	0	0	0
Life Skills	1	25	25	6	6	6	6
Learning Support (660+ s.f.)	2	25	50	0	0	0	0
Learning Support (660+ s.f.)	1	25	25	0	0	0	0
Gifted Support (660+ s.f.)	1	25	25	0	0	0	0
ELL (<660 s.f.)	1	0	0	0	0	0	0
Special Education Classroom (<660 s.f.)	1	0	0	0	0	0	0
Small Group Instruction (<660 s.f.)	1	0	0	0	0	0	0
Autistic Support (800+ s.f.)	1	25	25	0	0	0	0
Emotional Support (<660 s.f.)	1	0	0	0	0	0	0
Special Education Classroom (800+ s.f.)	1	25	25	25	25	25	25
Building Capacity with .9 utilization factor:			1,246			952	1,150

Owen J. Roberts Middle School - Grades 7-8	Capacity:	952	1,150
	Current Enrollment (2018-2019)	938	938
	Projected Enrollment (2023-2024)	932	932
	Projected Enrollment (2027-2028)	925	925
	Available Capacity (Today)	14	212
	Available Capacity (Projected 2023-2024)	20	218
	Available Capacity (Projected 2028-2029)	27	225

4.2 BUILDING CAPACITIES

Owen J. Roberts High School - Grades 9-12							
Room Description	No of Rooms	PDE Capacity	Total PDE Capacity	OJRSD Capacity		Total OJRSD Capacity	
	Actual			(Low)	(High)	(Low)	(High)
General Classrooms (800+ s.f.)	56	25	1,400	23	28	1,288	1,568
General Classrooms (<660 s.f.)	4	0	0	23	28	92	112
Reading / ESL	1	25	25	15	15	15	15
Writing Lab	1	20	20	23	28	23	28
Science Labs	9	20	180	23	28	207	252
Science Classrooms	6	25	150	23	28	138	168
Computer Lab	2	20	40	23	28	46	56
Film Lab	1	20	20	23	28	23	28
Dark Room	1	20	20	0	0	0	0
Tech Ed	1	20	20	23	28	23	28
CADD Lab	1	20	20	23	28	23	28
Engineering Lab	1	20	20	23	28	23	28
Art Classrooms	3	20	60	23	28	69	84
Band Room	1	25	25	0	0	0	0
Orchestra Room	1	25	25	0	0	0	0
Choral Room	1	25	25	0	0	0	0
FCS	2	20	40	23	28	46	56
Horticulture	3	20	60	23	28	69	84
Large Group Instruction	1	0	0	0	0	0	0
Gym (6500+ s.f.)	1.5	66	99	0	0	0	0
Aux. Gym (2500+ s.f.)	1	33	33	0	0	0	0
Weight Room (<2500 s.f.)	1	0	0	0	0	0	0
Cardio / Fitness Classroom	1	25	25	20	20	20	20
Life Skills	2	25	50	12	12	24	24
Direct Instruction (800+ s.f.)	1	25	25	12	15	12	15
Learning Support (<660 s.f.)	3	25	75	0	0	0	0
Gifted Support (<660 s.f.)	1	0	0	0	0	0	0
Autistic Support (800+ s.f.)	1	25	25	12	15	12	15
Testing Center (660+ s.f.)	1	0	0	0	0	0	0
Special Education Classroom (660+ s.f.)	7	0	0	15	15	105	105
Building Capacity with .9 utilization factor:			2,234			2,032	2,443

Owen J. Roberts High School - Grades 9-12			
	Capacity:	2,032	2,443
	Current Enrollment (2018-2019)	1,668	1,668
	Projected Enrollment (2023-2024)	1,823	1,823
	Projected Enrollment (2027-2028)	1,860	1,860
	Available Capacity (Today)	364	775
	Available Capacity (Projected 2023-2024)	209	620
	Available Capacity (Projected 2028-2029)	172	583

4.2 BUILDING CAPACITIES

District Summary

School	OJRSD Capacity		Current Enrollment	Projected Enrollment	Projected Enrollment	Current Available Capacity		Available Capacity 2023-2024		Available Capacity 2027-2028	
	Low	High	2018-19	2023-2024	2027-2028	Low	High	Low	High	Low	High
East Coventry ES	549	678	543	415	402	6	135	134	263	147	276
East Vincent ES	569	701	609	685	673	-40	92	-116	16	-104	28
French Creek ES	593	722	612	705	655	-19	110	-112	17	-62	67
North Coventry ES	595	754	632	646	620	-37	122	-51	108	-25	134
West Vincent ES	549	678	593	644	662	-44	85	-95	34	-113	16
TOTAL ELEMENTARY SCHOOL	2,855	3,533	2,989	3,095	3,012	-134	544	-240	438	-157	521
Owen J. Roberts MS	952	1,150	938	932	925	14	212	20	218	27	225
Owen J. Roberts HS	2,032	2,443	1,668	1,823	1,860	364	775	209	620	172	583
TOTAL DISTRICT	5,839	7,126	5,595	5,850	5,797	244	1,531	-11	1,276	42	1,329

4.3 EDUCATIONAL TRENDS

Marotta/Main architects presented general educational trends that have been observed over the past 10-15 years. These were discussed with both the admin and staff, and they were presented at a Steering Committee meeting. Some of the items addressed included basic classroom needs of natural lighting, air quality, and acoustic separation. In addition, concepts such as cafeteria arrangements, classroom technology, and collaboration were discussed.

The District staff and admin highlighted their most important considerations.

Flexible Furniture / Spaces

- Elementary teachers utilize reading on carpet with less “lecture” time.
- Many teacher desks at the elementary level have been removed.
- Furniture at the High School is difficult to rearrange and reconfigure for flexibility.

Common Areas / Corridors

- Review open concept for cafeteria and media center, with flexible lunch time scheduling. Cyber café ideas.
- LGIs and other multi-purpose spaces are needed for Elementary after-school clubs.
- Located A/V equipment in the cafeteria and gymnasium.
- Libraries are transitioning to Media Centers, and computer labs into “Innovation Centers”
- Corridors with soft seating can be utilized; the majority of the HS lockers are not used.

Learning / Teaching Styles

- Students should be enabled to take ownership of their education.
- Teachers have learned to adapt to their current spaces.
- Technology at the High School has allowed teachers to be mobile and flexible.
- Electronic devices will be in the hand of every MS / HS within 2 yrs, for “learning on the go” – and in the hands of every K-12 within 4-5 yrs.
- Every MS / HS teacher has their own room. With a “shared classroom” concept, separate department or “team” rooms could exist for teachers.
- Elementary school is still more traditional, focusing on a good foundation of learning.
- Support is to “push-in” to classrooms, in lieu of pulling out students.

Community Engagement

- Maintain current apartment and program for adult learners.
- Evaluate partnership with the VoTech.
- Connection to the local police department is beneficial to staff and students.
- Review the community use and scheduling of indoor and exterior facilities, specifically athletic spaces and fields.

5.0 PUBLIC INPUT

In addition to internal meetings with administration and staff, the District solicited input and response from the general public using a few methods. First, the Steering Committee consisted of not only School Board members and principals, but also included parents and Township administrators.

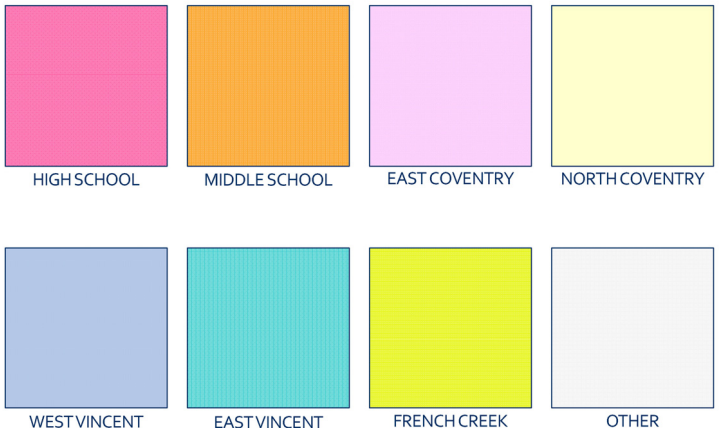
Beyond these regular meetings with various stakeholders, the District engaged the community at large through a scheduled Community Input Forum and by provided an online survey for interested participants. These two methods are described on the following pages.

5.1 COMMUNITY INPUT FORUM

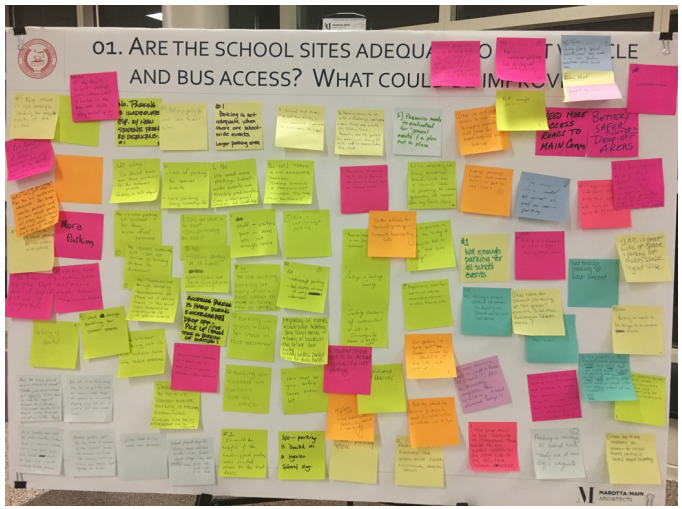
A “town hall” style meeting was held on November 1, 2018 to gather input from the community. Parents, students, teachers, and administrators were in attendance to respond to questions about the District properties and buildings. Over 80 people were in attendance, with about 930 comments in total. The following is the list of questions with the approximate number of responses (in red):

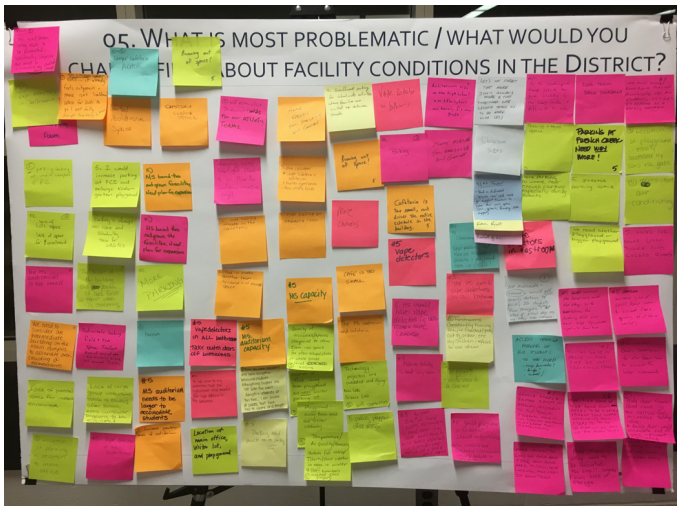
1. Are the school sites adequate to meet vehicular and bus access? What could be improved? 85
2. Do the school sites meet academic and security requirements for students? What is missing? 125
3. Do the school sites meet athletic and play area requirements for students? What is missing? 125
4. What do you like best about our facilities? 60
5. What is most problematic / what would you change first about facility conditions in the District? 80
6. What ideas do you have for shared community use of District buildings and properties? 60
7. If you could keep one thing about your school, what would it be? 55
8. If you could change one thing about your school, what would it be? 95
9. Do you believe the District should examine alternate grade configurations? 75
10. Do you have an idea or recommendation for how the Old East Coventry School / Site could be utilized? 80
11. Other? 90

Comments were provided by colored sticky notes, which each color representing a different school. The community was asked to use the color of the school they most associated with (as a parent, student, or teacher), or the color of the school that the comment most closely aligned to.



The community was asked to place their input directly onto boards associated with each of the questions provided. The following are two examples of the responses:





Responses were tallied, organized, and logged into a spreadsheet. These responses were provided back to the Steering Committee for their review and consideration. The raw data is included in the appendix of this report. The common themes were presented and discussed:

General Common Themes:

- The District has clean / well maintained facilities
- The District has great faculty and staff
- Need more athletic spaces / fields
- Provide additional parking, especially for special events
- Review bussing and parent drop-off
- Performing arts center / STEM center

Old East Coventry – Ideas:

- Use for District events
- Community Center / Youth Center / Senior Center
- Alternative Ed / Intermediate Unit / YMCA
- Adult learning & evening classes
- Performing arts center / STEM Center
- Maintain for athletic fields
- Storage

High School: 290 Comments (includes comments about the main campus)

- Inadequate parking; concerns with traffic on and off-site
- Review security, lock-down, and multiple access points
- Increase music program size and adjust configuration
- Provide new Wrestling room, Field house, Athletic / Turf fields
- Provide vape detection

Middle School: 110 Comments

- Inadequate parking; concerns with traffic on and off-site
- Not enough athletic fields / gym space
- Inadequate size of the Auditorium
- Inadequate size of the Cafeteria

French Creek: 235 Comments

- Inadequate parking; concerns with traffic flow for drop-off
- Update playgrounds; increase field space
- (Location of playground in front of the school as it relates to parking / main office. *See previous two items.*)
- Lack of large group instruction / STEM / Science spaces

North Coventry Elementary School: 105 Comments

- Provide new, inclusive playground

West Vincent Elementary School: 30 Comments

- Increase Special Ed spaces / staff

East Vincent Elementary School: 80 Comments

- Lacking adequate fields and properly sized play areas
- Need additional space and staff, especially for guidance / specialists

East Coventry Elementary School: 45 Comments

- Create (new) athletic fields for school and community use.
- Cafeteria is too small for student population

Note that some of the items listed above will be addressed outside of this study by Owen J. Roberts School District. As a result, these comments are not listed in the recommendations section of this report.

5.2 ONLINE SURVEY

Following the “town hall” forum / charrette, where members of the community met in person to respond to questions, Owen J. Roberts School District released an online survey with the same questions. There were 550 responses, with the breakdown as follows:

Demographics:

- Parent 84% 244 responses
- Employee 16% 46 responses
- Resident (only) 8% 22 responses
- Student 4% 12 responses
- Other 2% 7 responses

School association:

- East Coventry 23% 67 responses
- High School 22% 65 responses
- North Coventry 22% 65 responses
- Middle School 10% 30 responses
- French Creek 10% 28 responses
- East Vincent 8% 23 responses
- West Vincent 2% 5 responses
- All buildings 2% 6 responses
- None 0% 1 response

Select Specific Questions:

Q4: Are the school sites adequate to meet academic and security needs?

Yes: 78% 216 responses

No: 22% 62 responses

Q6: Are the school sites adequate to meet vehicle and bus access?

Yes: 53% 143 responses

No: 47% 129 responses

Q8: Do the school sites meet athletic and play area requirements for students?

Yes: 57% 157 responses

No: 43% 118 responses

Q10: Ideas for shared community use of District facilities and/or buildings

- Summer camps / youth center
- Fitness / Exercise classes
- Use of athletic fields / track; Intramural sports
- Kindergarten building
- Make more available for rental

Q12: Do you believe the District should examine alternate grade configurations?

Yes: 44% 116 responses

No: 55% 146 responses

Common Similarities: The following comments are responses to questions that are similar to those received during the Community Input Forum:

Q3: If you could keep one thing about your school, what would it be?

A: Teachers, staff, principal; the new building

Q5: What is missing to meet academic and security needs? *Various answers:*

A: Review security at all buildings

A: Additional student support and special ed spaces

Q7: What is missing to meet vehicle and bus access?

A: Adequate Parking

Q9: What is missing to meet athletic and play area requirements? *Various answers:*

A: Additional/adequate playgrounds and equipment

A: Additional/adequate play and turf fields

A: Wrestling facility

Q11: Ideas for the utilization of Old ECES

- Pre-K School / Kindergarten Center
- Intermediate (5-6) School
- Community Center / Rec Center / Community Arts / YMCA
- Intermediate Unit (Chester County)
- VoTech School / Stem School
- Cyber School / Night classes
- Rental of gym or other space
- Warehouse space
- Admin offices
- Replace with fields / park
- Sell it

6.0 RECOMMENDATIONS / CONCLUSIONS

The overall condition of the District facilities is very good. This was evident during the building condition surveys, and was also reiterated by the public during the input process. The buildings were constructed by District standards and are well-maintained. Specific items of concern were listed under Section 2.0 of this report and have been categorized on the subsequent pages so they can systematically be addressed by the District. Refer to sections "Building Systems and Engineer" and "Facility Improvements" for additional information.

In addition to correcting observable building deficiencies, the District - in conjunction with the Steering Committee - identified potential future capital projects. These projects were in response to stated concerns by the administration, the teachers, the parents, and the general public. Over the course of the data-collecting process, there were various common themes that were identified throughout the District. These items relate to educational programming, building needs, and site difficulties. Refer to "Capital Project Options" for a list of proposed site and building projects.

Owen J. Roberts School District partnered with Vulnerability Solutions Group to review the security of all buildings. They listed their findings with recommendations in their Executive Summary and full report, provided to the District. These items are listed as part of the overall future recommendations, noting them to be a high priority for the District.

6.1 SAFETY AND SECURITY

Vulnerability Solutions Group, LLC (VSG) performed a thorough risk and vulnerability assessment throughout the School District. The outcome of this assessment is confidential (per PA Act 44) and is not included in this report, but as a synopsis, recommendations fell under the following categories:

1. Main Entrances
2. Communications
3. Playgrounds
4. Classroom Entries
5. Secondary Building Entrances
6. After-Market Classroom Door Locking Mechanism
7. CCTV

The priority concerns are addressed in the cost estimate and schedule portion of the recommendations, although they are grouped and organized under different nomenclature.

6.2 BUILDING SYSTEMS AND ENGINEERING

Under the building condition assessment portion of the facility study, Alban Engineering identified certain concerns in each of the District's buildings. These are outlined in the Appendix of this report. Beyond that, the recommended action items were categorized based on importance and given an approximate project cost. While some of the items will be addressed under the standard facility improvement / maintenance procedures, other concerns have been included in this report as potential projects on the ten-year timeline, along with the associated estimated costs. These items include:

CHILLER REPLACEMENT

Replace the gas chillers with electrical chillers at the High School, West Vincent, French Creek, and North Coventry. This will necessitate an upgrade to the electrical service.

HIGH SCHOOL MECHANICAL SYSTEM REPLACEMENT

Unify heating and cooling plants to replace the 2-pipe with a 4-pipe system. A full system renovation / replacement could be considered with an overall project.

MIDDLE SCHOOL MECHANICAL / PLUMBING SYSTEM REPLACEMENT

Replace small cast iron boiler with high-efficiency condensing boiler (for a hybrid boiler plant). In addition, replace the domestic hot water system and fire-protection sub-control panel.

FRENCH CREEK ELEMENTARY SCHOOL MECHANICAL REPLACEMENT

Replace admin area HVAC to provide independent cooling. Replace a plumbing pump and a fire-protection pump.

NORTH COVENTRY ELEMENTARY SCHOOL MECHANICAL REPLACEMENT

Upgrade / replace unit ventilators with face and bypass control to address humidity issues.

WEST VINCENT ELEMENTARY – NEW UPS FOR FIRE ALARM SYSTEM

SECURITY SYSTEM UPGRADES and ATC SYSTEM UPGRADES

WIFI UPGRADES

Upgrades at North Coventry and the High School.

ADMIN BUILDING MECHANICAL / PLUMBING REPLACEMENT

6.3 FACILITY IMPROVEMENTS

As evidenced by the well-maintained buildings, the District has an ongoing improvement and replacement plan. Periodic and systematic repair and upgrades are a part of the normal operation for the Facilities Department. Typically scheduled over the summer, each year facility needs are addressed. Marotta/Main observed minor items during the building condition surveys, which will be part of the regular improvements throughout the District.

The following are the categories reviewed:

ARCHITECTURAL FINISH REPLACEMENT

Certain items, such as ceilings and carpet, are showing wear or damage. These items can be replaced as small summer projects, either in house or with a small contractor.

BUILDING ENVELOPE AND WINDOW UPGRADES

Includes potential masonry restoration items as well as addressing any air/water infiltration concerns via joint sealants. Future consideration of select window replacement would provide better insulated, thermally-broken windows in necessary locations.

ROOF REPAIR SCHEDULE

The District continually monitors the roofing for repairs and replacement, when necessary.

FOOD SERVICE EQUIPMENT

The existing good service equipment is in good condition and should continue to be monitored and maintained by the District.

PAINTING SCHEDULE

The facility staff will continue to monitor the buildings for ongoing repainting requirements.

TERRAZZO REPAIRS

The facility staff will continue to monitor the terrazzo for cracks or other issues.

6.4 CAPTIAL PROJECT OPTIONS

A number of potential projects were identified through the course of the facility study process. This list was compiled from a list of “common themes” that arose from meeting with the administration, obtaining community input, and reviewing with stakeholders. These items relate to educational programming, building needs, and site difficulties.

The original list included approximately twenty (20) items, but a few of them were subsequently removed from the discussion because they were actively being addressed or they would be handled separately by the District through simple, straight-forward solutions. In addition, main office concerns will be addressed under the security category or as part of a larger overall project at that building. The following are the capital project options and descriptions:

ELEMENTARY SCHOOLS

FRENCH CREEK TRAFFIC PATTERN ADJUSTMENT

Options were reviewed for adjustments to the traffic circulation on site. Consideration was given to parent drop-off and pick-up, bus loading, and parking locations. Existing play fields will need to be relocated.

FRENCH CREEK ADDITIONAL CLASSROOMS

Additional classroom space can be provided in the center courtyard to provide additional programmatic space for the building.

WEST VINCENT TRAFFIC PATTERN ADJUSTMENT

Options were reviewed for traffic circulation adjustments to the traffic circulation on site. Consideration was given to parent drop-off and pick-up, bus loading, and parking locations.

MAIN CAMPUS

MIDDLE SCHOOL CAFETERIA EXPANSION

Due to the existing footprint of the cafeteria being too small to adequately schedule lunch periods, an expansion is proposed.

MIDDLE SCHOOL AUDITORIUM / PERFORMING ARTS EXPANSION

Due to the existing footprint of the auditorium being too small to adequately house the student body, a larger auditorium is proposed. Likewise, the music department is increased due to its inadequacy.

MIDDLE SCHOOL ADDITIONAL CLASSROOMS

Additional classroom space can be provided in two (2) of the courtyards in the classroom wings. While additional space is not needed for capacity, it was determined to be a programmatic need.

HIGH SCHOOL PERFORMING ARTS WING

There are a few options for addressing concerns with the size of the auditorium and music department. In this option, a new auditorium is shown, with renovations to existing spaces for the music department.

HIGH SCHOOL GYM / ATHLETIC ADDITION

Provide additional athletic space, especially over the winter months when multiple teams are training, practicing, and competing indoors. Provide after-hours secure entry, separate from the rest of the school.

STADIUM – NEW LOCKER / TEAM ROOMS

Provide new locker rooms at the stadium to house both the home and visitor teams, which will also provide an immediate shelter during inclement weather.

MAIN CAMPUS FIELD IMPROVEMENTS

Provide additional grass fields for play and practice. This includes fields north of Cadmus. Additional turf fields are also included to provide nearly year-long practice without significant down-time.

MAIN CAMPUS TRAFFIC PATTERN ADJUSTMENT

Options are provide for adjustments to the traffic circulation on the main campus. Consideration was given to parent drop-off and pick-up, bus loading, and parking locations.

OTHER BUILDINGS

ADMIN BUILDING – RENOVATION / RELOCATION

Various concerns with the existing building, including accessibility and building systems, must be addressed. Because the scope has not been defined, no costs are included.

UTILIZATION OF OLD ECES

Various options have been proposed. Because nothing has been confirmed, no costs are included.

UTILIZATION OF WARWICK BUILDING

The District has recently relocated staff to this building, better utilizing the available space. No costs have been included.

6.5 PRIORITIES

After review with the Steering Committee over a series of meetings, the capital projects were ranked into high, medium, and low priority. Note that safety/security, building systems, and facility improvements were not ranked, since they were deemed critical and were automatically incorporated into the long-term facility plan and schedule.

While all of the capital projects were considered a top priority for the District, the group was asked to list them from most important or critical to the least pressing or critical. The following was the ranked average, out of 5:

<u>High Priority</u>	
MIDDLE SCHOOL CAFETERIA PROJECT	5.00
MAIN CAMPUS TRAFFIC PATTERN ADJUSTMENT	5.00
FRENCH CREEK TRAFFIC PATTERN ADJUSTMENT	5.00
<u>Medium Priority</u>	
MAIN CAMPUS FIELD IMPROVEMENTS	3.80
MIDDLE SCHOOL AUDITORIUM / PERFORMING ARTS EXPANSION	3.80
HIGH SCHOOL GYM / ATHLETIC ADDITION	3.00
FRENCH CREEK ADDITIONAL CLASSROOMS	3.00
HIGH SCHOOL PERFORMING ARTS WING	2.20
WEST VINCENT TRAFFIC PATTERN ADJUSTMENT	2.20
<u>Low Priority</u>	
MIDDLE SCHOOL ADDITIONAL CLASSROOMS	1.80
STADIUM – NEW LOCKER / TEAM ROOMS	1.40
UTILIZATION OF OLD ECES	1.40
ADMIN BUILDING – RENOVATION / RELOCATION	1.00
UTILIZATION OF WARWICK BUILDING	1.00

Note that while some of the projects received a “low” ranking, this is merely in relationship to other potential scope. Furthermore, some of items deemed as low priority by the Steering Committee were actually noted to be crucial by the Administration Team. For instance, the usage of the old ECES Building and the renovation of the Admin Building (specifically the security) was selected as a higher priority. Refer to Section 6.7 schedule for additional information.

6.6 COST ESTIMATES

Opinion of probable costs are listed for each of project scopes, whether it be a capital project, facility improvement, security upgrade, or a building system replacement. Both construction cost (including contingency and escalation) and total project costs are listed; an explanation of project costs is listed below. Cost estimates are approximate and are based on rough square footage and general unit cost. Note that without a defined scope, the values should be used as an approximation and for comparison purposes only.

DESIGN CONTINGENCY

Design contingency is included on the back-up worksheets as separate line items. Contigency during the design period is included because the precise scope has not yet been determined.

Smaller projects could see up to a 50% increase over the standard cost/SF due to the lack of efficiency or economy of scale.

PROJECT COSTS

Project Costs include the following approximate percentages on top of the construction estimate:

Fees (Architect, Code Review)	8%	
Testing, Survey, Printing, Financing	3%	
Furniture, Fixtures, and Equipment	4%	
Construction Contingency	5%	
TOTAL	**20%**	* Project Supervision (Construction Manager) not included

ESCALATION

Project costs are noted to be escalated at 5% per year. According to firms that track construction costs, 5% is the current average rate of increase but could be higher in any given year.

2020	**5%**
2021 and beyond	5% escalation, compounded

* Escalation is based on the project year as recommended on the ten-year schedule.

TOTAL COSTS

Total costs are the estimate value of the project including project costs and yearly escalation based on the proposed construction start.

LEGEND:	C	Capital Project	F	Facility Improvement	S	Safety/Security	E	Building Systems

PRIORITY SCOPE	SCHEDULE PRIORITY	CONSTRUCTION DURATION	CONSTRUCTION COST ESTIMATE	TOTAL PROJECT COST ESTIMATE	
MAIN CAMPUS					
MS - Cafeteria expansion	*high*	15 months	$ 3,740,727	$ 4,488,873	C
MS - Main Office / Entry rework		3 months	$ 49,723	$ 59,667	S
MS - Auditorium / Performing Arts expansion	*medium*	18 months	$ 6,692,561	$ 8,031,073	C
MS - Mech / Plumbing replacements	*high*	3 months	$ 139,466	$ 167,360	E
MS - Additional Classrooms (courtyards)	*low*	18 months	$ 3,602,474	$ 4,322,969	C
HS - Performing Arts Wing	*medium*	18 months	$ 12,812,782	$ 15,375,338	C
HS - Main Office / Entry rework		3 months	$ 54,051	$ 64,861	S
HS - Gym / Athletic addition	*medium*	18 months	$ 12,266,837	$ 14,720,204	C
HS - Replacement of Chillers	*high*	3 months	$ 485,100	$ 582,120	E
HS - Mechanical Replacement	*low*	15 months	$ 12,327,368	$ 14,792,842	E
Main Campus - Field Improvements	*medium*	6 months	$ 4,245,156	$ 5,094,187	C
Fields north of Cadmus	*low*	6 months	$ 534,823	$ 641,787	M
Replace three (3) exising turf fields	*medium*	6 months	$ 2,105,865	$ 2,527,037	M
Main Campus - Traffic pattern adjustment	*high*	3 months	$ 759,667	$ 911,600	C
Stadium - New Locker / Team Rooms	*low*	12 months	$ 2,374,362	$ 2,849,235	C
MAIN CAMPUS TOTAL			$ 62,190,960	$ 74,629,152	

LEGEND:	C	Capital Project	F	Facility Improvement	S	Safety/Security	E	Building Systems

PRIORITY SCOPE	SCHEDULE PRIORITY	CONSTRUCTION DURATION	CONSTRUCTION COST ESTIMATE	TOTAL PROJECT COST ESTIMATE	
ELEMENTARY SCHOOLS					
FCES - Additional Classrooms (courtyards)	*medium*	15 months	$ 3,501,877	$ 4,202,253	C
FCES - Traffic pattern adjustment	*high*	3 months			C
Option 1			$ 460,282	$ 552,339	
Option 2			$ 543,817	$ 652,580	
WVES - Traffic pattern adjustment	*medium*	3 months			C
Option 1			$ 275,913	$ 331,095	
Option 2			$ 609,729	$ 731,675	
FCES - select MEP replacement	*low*	3 months	$ 343,614	$ 412,337	E
FCES - Replacement of Chiller	*medium*	3 months	$ 421,173	$ 505,407	E
NCES - Main Office / Entry Rework	*medium*	3 months	$ 40,112	$ 48,134	S
NCES - Mechanical replacement	*low*	12 months	$ 773,905	$ 928,686	E
NCES - Replacement of Chillers	*high*	3 months	$ 363,825	$ 436,590	E
WVES - Replacement of Chillers	*medium*	3 months	$ 467,970	$ 561,564	E
WVES - UPS for Fire Alarm System	*low*	3 months	$ 14,039	$ 16,847	E
ELEMENTARY SCHOOL TOTAL			$ 7,816,256	$ 9,379,507	

LEGEND:	C	Capital Project	F	Facility Improvement	S	Safety/Security	E	Building Systems

PRIORITY SCOPE	SCHEDULE PRIORITY	CONSTRUCTION DURATION	CONSTRUCTION COST ESTIMATE	TOTAL PROJECT COST ESTIMATE	
DISTRICT-WIDE / OTHER					
CCTV District-wide system	*high*	3 months	**$ 121,550**	**$ 145,860**	S
ATC District-wide upgrade (select schools)	*high*	3 months	**$ 1,255,196**	**$ 1,506,236**	E
Switch Site Lighting to BMS (select schools)	*medium*	3 months	**$ 16,979**	**$ 20,374**	E
WiFi upgrades (NCES and HS)	*low*	1 month	**$ 169,785**	**$ 203,742**	E
Security System Upgrades (HS, FCES, Warwic	*high*	3 months	**$ 293,486**	**$ 352,183**	S
Silent Panic Alarms (multiple schools)	*high*	3 months	**$ 97,020**	**$ 116,424**	S
Door & Glazing Protection District-wide	*high*	3 months	**$ 187,554**	**$ 225,065**	S
Door Access Control (multiple schools)	*high*	3 months	**$ 145,530**	**$ 174,636**	S
Architectural Finish Replacement	*low*	3 months	**$ 426,160**	**$ 511,392**	M
Building Envelope and Window Upgrades	*low*	3 months	*not included at this time*		M
Admin Building - Mechanical / Plumbing	*low*	3 months	**$ 369,889**	**$ 443,867**	E
Admin Building - Secure Entry / Access	*low*	3 months	**$ 36,383**	**$ 43,659**	S
Admin Building - Accessibility / Finishes	*low*		*not included at this time*		C
Utilization of Old ECES	*low*		*not included at this time*		C
Utilization of Warwick Building	*low*		*not included at this time*		C
New Warehouse Location	*low*		*not included at this time*		C
DISTRICT-WIDE / OTHER TOTAL			**$ 3,119,532**	**$ 3,743,438**	

6.7 RECOMMENDED TEN-YEAR SCHEDULE

A timeline was created to prioritize the potential projects and other required work, as determined by the facility study. Priorities were selected in conjunction with the input from the full community, including administration, teachers, parents, and others. These are shown primarily on the “Capital Project Options” row of the ten-year schedule.

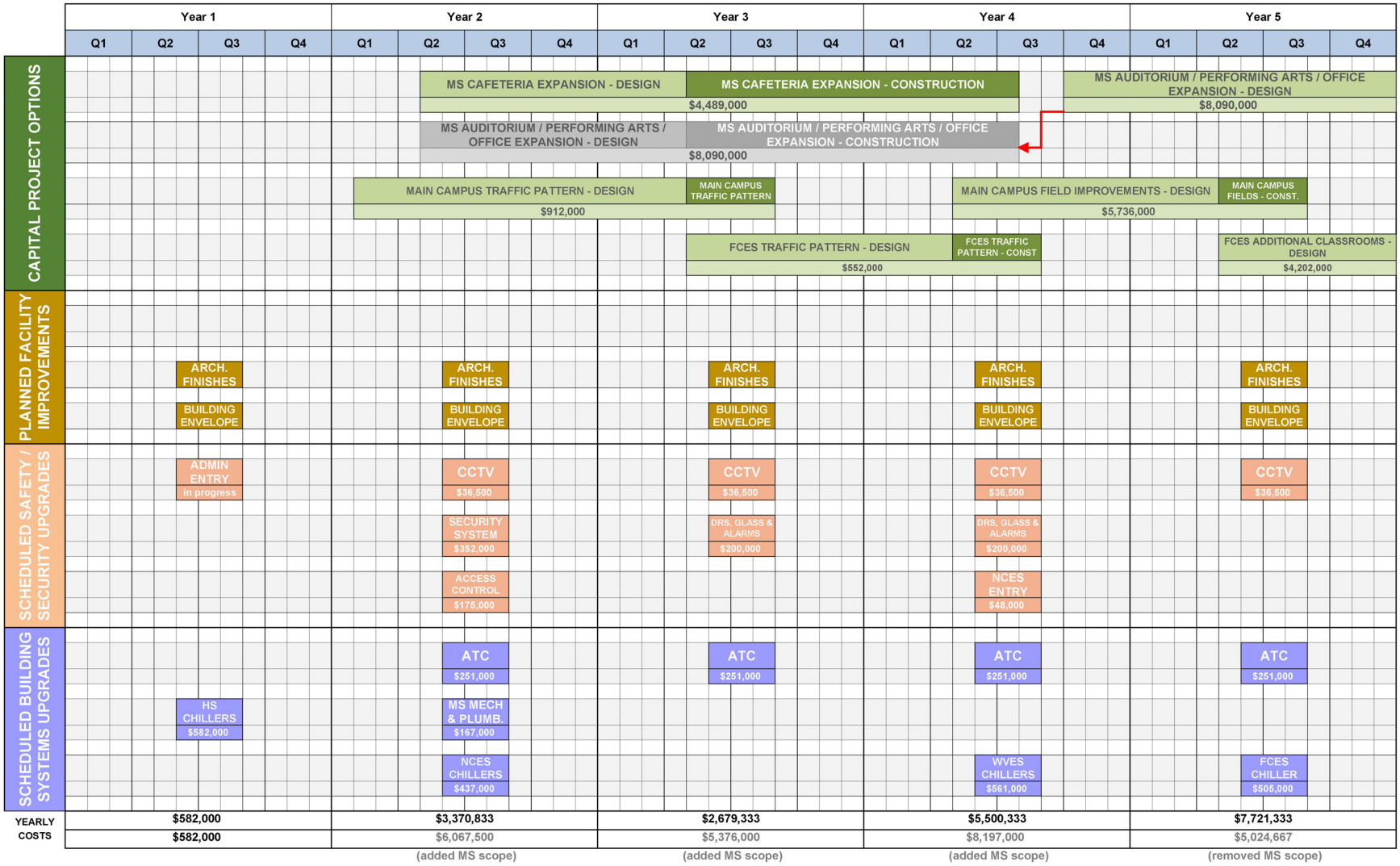
The architectural finishes and building envelope items are general categories of work that the District performs every summer to properly maintain the buildings for the upcoming school year. The specific scope of work is selected based on need and on available funding. The projects could include anything from carpet upgrades to select window replacement.

“Security Upgrades” are listed in the order of priority based on safety recommendations from the outside consultant. In addition “Building System Upgrades” are listed in order of priority based on the assessment performed by the engineers in conjunction with the District. Because of their importance to the District, these are listed irrespective of the rankings under the “Capital Project Options” section of the timeline.

While some work in Year 1 has already commenced, Year 2 will start after budgets are in place and the School Board determines what specific projects will move forward. As a result, there may be a gap in time between Year 1 and Year 2.

Note that all projects that are on the ten-year schedule timeline are described earlier in this section.

Years 1-5



*** Costs listed are project costs. Costs are divided over multiple years in the Yearly Cost totals if the design / construction duration is longer than 12 months.**

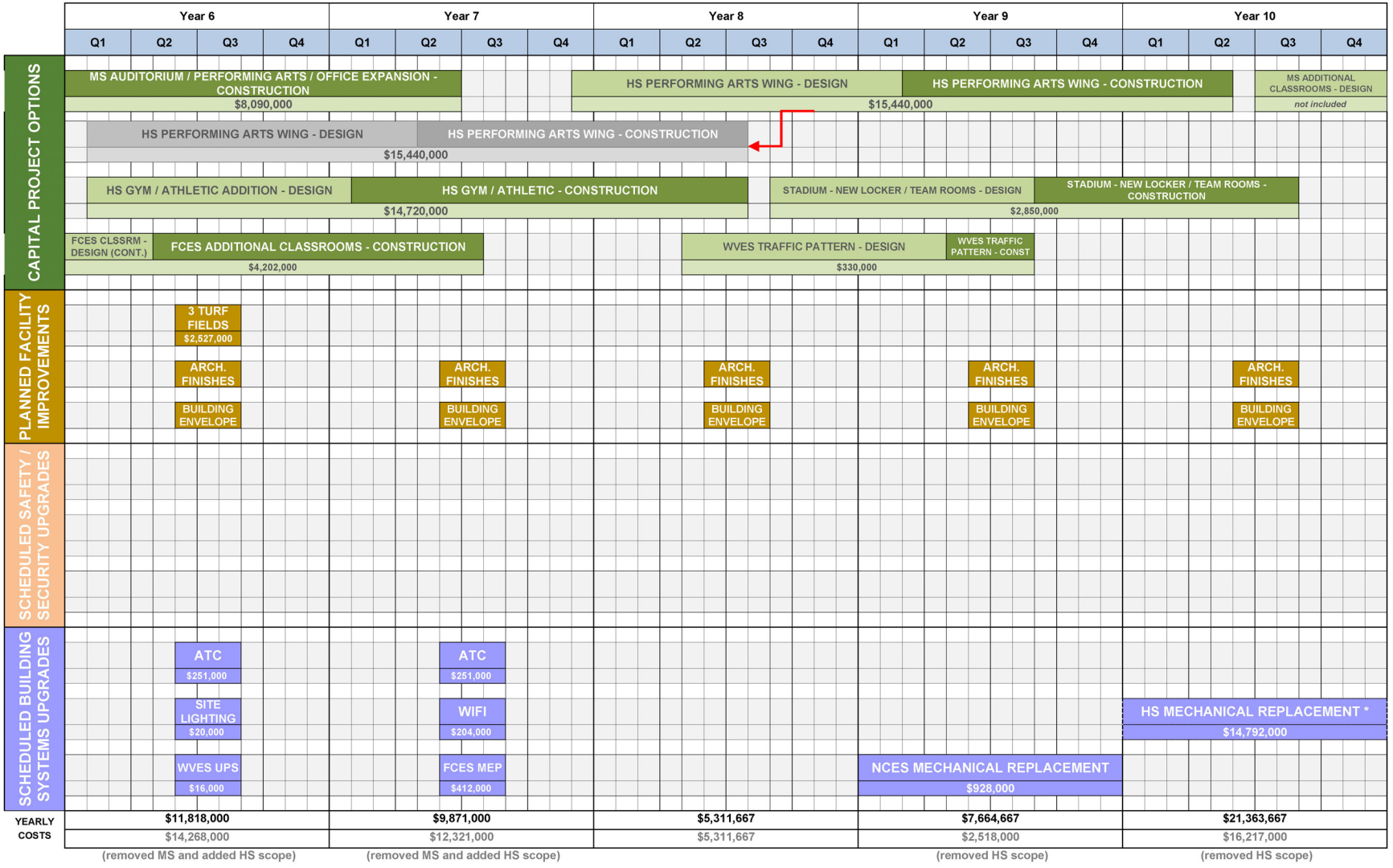
LEGEND:

Project Descriptions and Cost

Alternate Option: Combining Projects at the same Building

September 9, 2019

Years 6-10



*** Costs listed are project costs. Costs are divided over multiple years in the Yearly Cost totals if the design / construction duration is longer than 12 months.**

LEGEND:

Project Descriptions and Cost

Alternate Option: Combining Projects at the same Building

* HS Mechanical Replacement could be combined with the HS Capital Projects for a complete project.

September 9, 2019

6.8 OTHER PROPERTIES AND BUILDINGS

Throughout the discussion about the District's properties and buildings, a few additional facilities were reviewed. These were investigated for possible future options but were not categorized under the Capital Project Options, because specifics have yet to be determined.

Old ECES Building

While the old ECES school was deemed to be a low priority by the Committee, the administration desires that the building not sit vacant for any length of time. As a result, options are being pursued to utilize the building / property, at least in part.

Admin Building

The existing Admin building was also categorized as a low priority, but the observed concerns with the building creates more of an urgency for the District to address these issues. A full renovation to address system issues and accessibility concerns may not be the most cost effective way to approach the building.

One option would be to relocate the administration staff to another building in the future.

Warehouse

The warehouse lease expires on June 30, 2022, and alternate locations must be found for housing District storage and materials. This could be done at one of the open properties or at the Old ECES building, for instance.

7.0 APPENDIX (reference materials):

- **A. Existing Site/Civil Condition Reports, authored by K+W Engineers**
- **B. Existing Structural Condition Reports, authored by JBA Associates**
- **C. Existing MEP Condition Reports, authored by Alban Engineering**
- **D. Community Input Results**