

Facilities For the Future

January 22, 2025



STRATEGIC/ COMPREHENSIVE PLAN

2024-2029



GOALS

1 ACADEMIC EXCELLENCE

Ignite academic success, exceeding regional and national standards by combining innovative teaching methods and rigorous curricula that challenges students to stretch their potential.

2 CONTINUOUS LEARNING

Commitment to relevant, enriching staff development that fosters a culture of excellence for all.

3 EMPOWERING STUDENTS

Promote a school environment where students feel connected and their voices are encouraged, heard, and valued.

4 FACILITIES for the FUTURE

Invest in the maintenance and development of facilities and grounds that create future-ready learning spaces, reflecting our community pride and dedication to excellence in academics, arts, athletics and activities.

5 SAFETY & WELLNESS

Cultivate a safe educational environment where all students, staff and families feel secure, welcomed, and respected.

Goal #4 - KPI 4.1

GOAL 4: Facilities for the Future: Invest in the maintenance and development of facilities and grounds that create future-ready learning spaces, reflecting our community pride and dedication to excellence in academics, arts, athletics, and activities.							
KEY PERFORMANCE INDICATOR	BASELINE STATUS	ANNUAL PERFORMANCE					
	2023/24	2024/25	2025/26	2026/27	2027/28	2029/30	Target
4.1 Increase the number of future-ready learning spaces districtwide. (space that is convertible into another use and has technology in the space that is relevant for several years). Metric: Number of spaces	<u>Actual</u> N/A	<u>Actual</u> Develop criteria and baseline numbers	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Target</u> TBD



Administrative Recommendations for the Goals of Facilities for the Future

- Considerations:
 - Facility Assessment needs to be identified
 - Elementary- IES, PES, HES
 - NAI- Structural in nature
 - NASH - Mechanical/Natatorium renovations/additional needs
 - NASH - Parking
 - Accurate demographics
 - Proposed timeline to start construction Spring 2027
 - Financial implications
 - Debt structure
 - Budgetary impact



Historical timeline

- **2017 Comprehensive District-Wide Facilities Assessment:** A feasibility study was conducted in 2017, encompassing five elementary schools: FES, MCK, HES, IES, and PES, to identify necessary facility improvements.
- **2017 Comprehensive Demographic Study:** A study was conducted in 2017 to determine the district demographics prior to renovations.
- **2019-2020 Targeted Renovations:** Based on the 2017 assessment, targeted renovations were successfully completed at FES and MCK.
- **2020-2021 Redistricting:** Students in grades 6-8
- **2021-2022 Redistricting:** Students in grades K-5
- **2022 Secondary School Facility Assessment:** A feasibility and demographic (update) study was undertaken in 2022 to evaluate the facilities and potential need for space at NASH and NAI.



Historical timeline

- **2023 Elementary School Facility Assessment Update:** The 2017 feasibility study for HES, IES, and PES was updated in 2023 to reflect current conditions and priorities.
- **2023 High School Consolidation Exploration:** The District initiated an exploration into the potential benefits and implications of consolidating into a single high school campus.
- **2024 Transportation Impact Study:** A traffic study was conducted in 2024 to analyze transportation patterns and potential impacts related to facility planning.
- **2025 Addressing Facilities of the Future Needs:** The District is now positioned to address the remaining items identified in the original and updated facility assessments with a goal to create optimal learning environments in pursuance of the District's Strategic and Comprehensive Plan.



Years Since Last Major Renovation

• NAI*	27 YEARS
• HES/IES/PES	24 YEARS
• NASH	21 YEARS
• CMS/IMS	19 YEARS
• BWE	7 YEARS
• MES	7 YEARS
• MMS	7 YEARS
• FES/MCK	3 YEARS
• BAIERL CENTER	3 YEARS

*NAI had a limited renovation 7 years ago (est. cost \$6.75 Million)



Classroom Comparison

HES



FES



Restroom Comparison

IES



FES



Library Comparison

HES



FES



Hallway Comparison

IES



MCK



Hallway Comparison

HES



FES



Foyer Comparison

HES



MCK



Gym Comparison

HES



MCK



Office Comparison

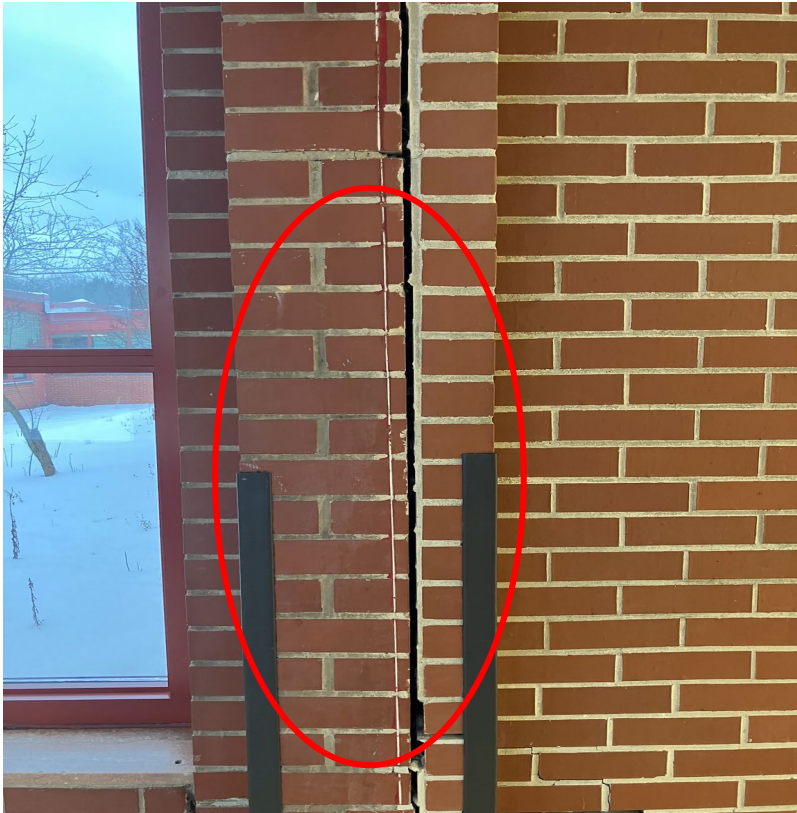
IES



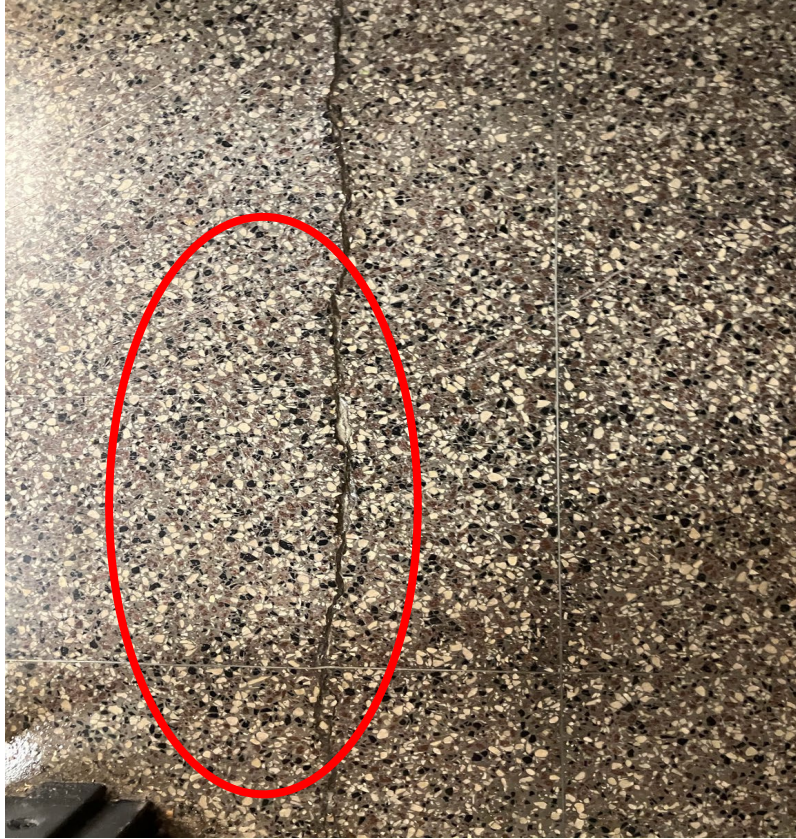
FES



NAI Wall Concerns



NAI Flooring Concerns



NAI Crowded Classrooms



NAI Main Entrance



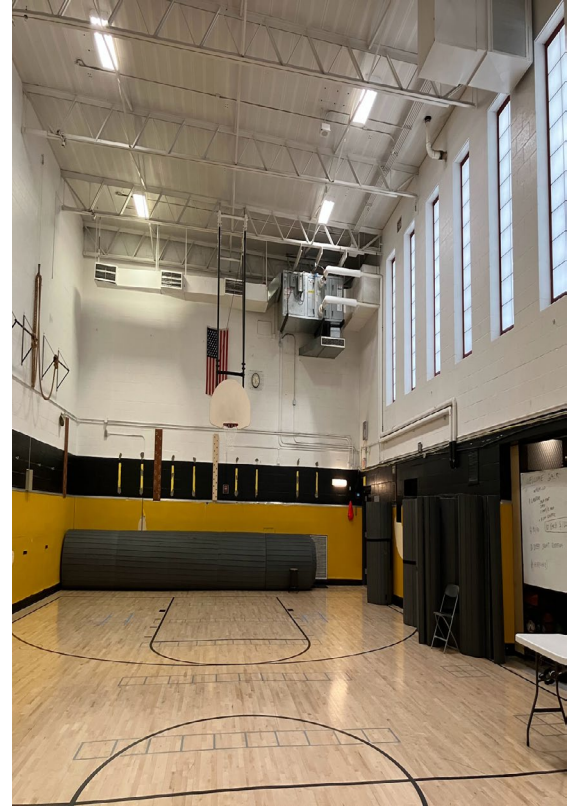
NAI Windows in Poor Condition



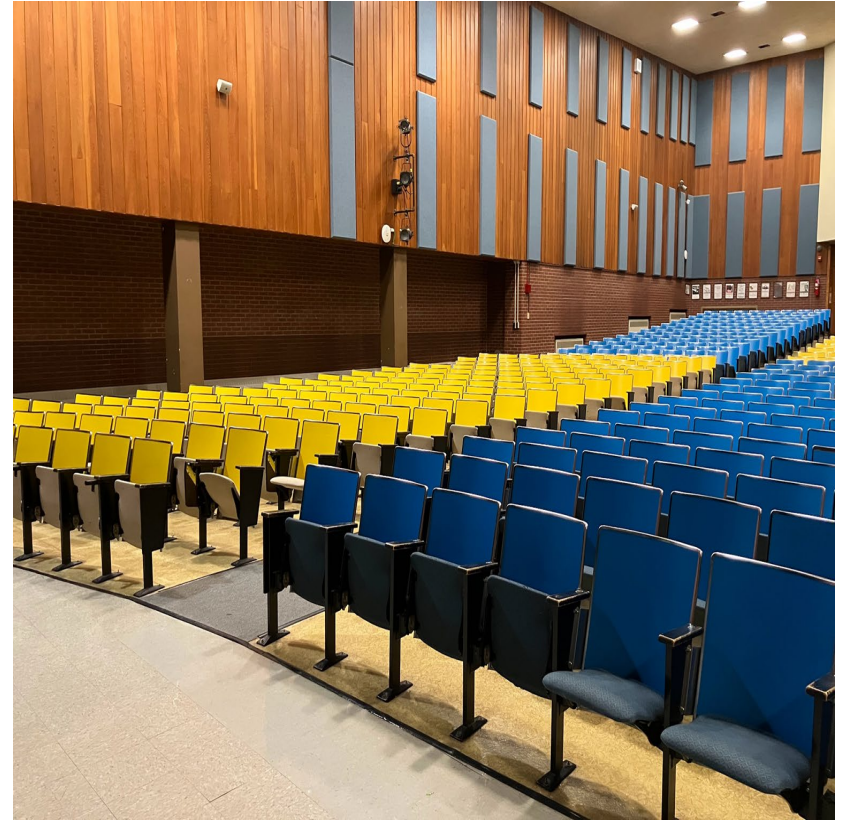
NAI Windows in Poor Condition



NAI Aux Gym Condition/Lack of Storage



NAI Auditorium (too small for entire student body)



NAI Courtyards



NAI Outdated Science Classrooms



NAI Old Fiberglass Windows



NASH A/C and Water Cooling Tower



NASH Restrooms

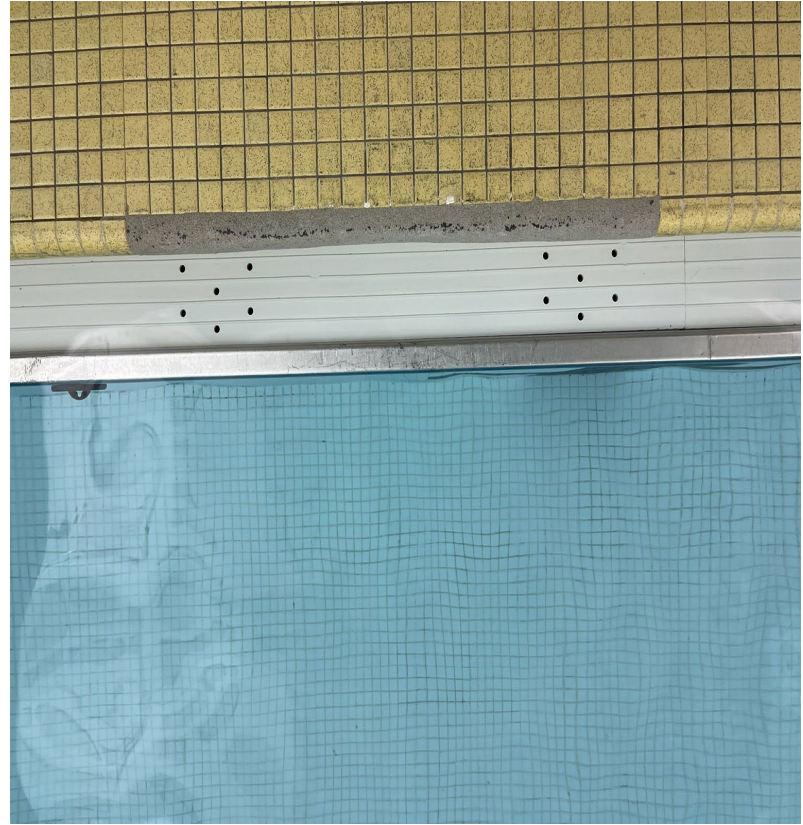


12 large restrooms have been renovated. 6 locker restrooms and 16 small restrooms remain to be renovated

NASH Pump and Filter Room



NASH Pool Floor Tile: Missing/Cracked



NASH Pool HVAC Vents and Damaged Tile



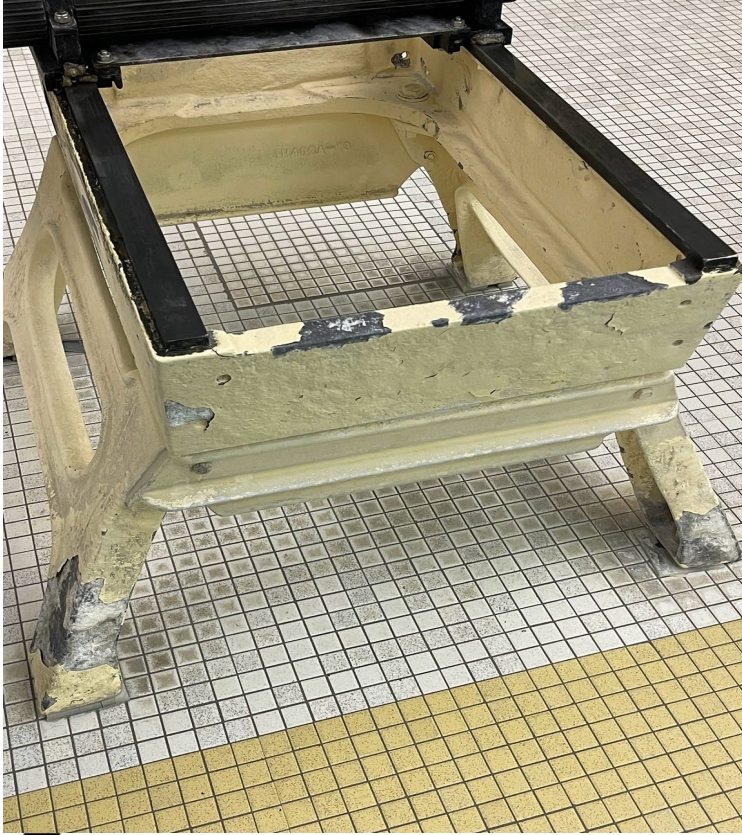
NASH Pool Duct Work and Pullup Bars



NASH Pool Ladder Insert and Pipe



NASH Pool Diving Board and Bench



NASH Natatorium



Comparator Natatoriums

Upper St. Clair



Mt. Lebanon



Comparator Natatoriums

Fox Chapel



Seneca Valley



RECOMMENDATIONS

Phase 1 Summary

Elementary School Improvements (IES, HES, PES):

- The focus is to increase the number of future-ready learning spaces as identified in our Strategic and Comprehensive plan.
- Dedicated committees will thoroughly assess and document all necessary improvements.
- The goal is to ensure these three schools are comparable to other District elementary schools.
- The renovations are focused primarily on enhancing and upgrading the buildings, rather than extensive structural changes.
- These improvements include:
 - Additional parking
 - Playground upgrades
 - Interior painting
 - Flooring replacement
 - Restroom renovations
 - Lighting upgrades
 - Office space reconfiguration
 - New furniture



Phase 1 Summary

Addressing Critical Infrastructure at NASH:

- Critical deficiencies at NASH include the natatorium, chiller, boiler plant, and HVAC controls.
- Remaining restrooms will be updated. (Several have been recently renovated)
- Some locker rooms will be renovated.
- Proposed creation of an large group instruction (LGI) space in a current locker bay area.
- Projects will be bid separately to maximize cost-effectiveness and ensure specialized expertise.
- Given the distinct nature of the work, separate trade contractors will be utilized for the elementary school projects and the NASH mechanical upgrades.



Phase 1 Summary

Natatorium Deficiencies:

- HVAC/Plumbing System are both at end of life points creating potential critical failure concerns that would impact programming and usage for extended time periods.
- Filter room flooding concerns during power loss, water level changes, and poor condition of piping.
- Pool deck, masonry, and structural pieces are in poor condition.
- Capacity issues for District and Community programming
 - No community programming currently available
 - Used daily starting at 5:30am to 10:00pm; Weekends from 6:00am-7:00pm
 - No time to properly maintain the pool
 - 6 swim lanes compared to 8, which is standard for high schools
 - Lack of deck space and seating for large programs
- Current usage:
 - ~1,400 students for physical education
 - High School swimming and diving program (60 students)
 - Allegheny North Swim program ~200 swimmers (~40-50 are cut due to capacity restraints)
 - Boys, girls, and youth water polo, Just for Girls program (200 girls), Special Olympics program



Phase 1 Summary

Natatorium Project Strategy:

- Specialized pool consultant will be engaged for the design and oversight of the natatorium project.
- The construction of a new pool concurrent with the renovation of the existing pool is recommended.
 - This approach allows for shared resources and efficiencies and opportunities for greater use for the community.
- This phased construction may necessitate temporary pool closures at times outside of the varsity swim season.
- Future programing
 - Community use opportunities and availability for additional programming
 - Accommodate expanded needs for existing programs
 - Provide swing space for proper maintenance of pools
 - Increased deck space and seating for large programs
 - Additional locker room space to accommodate capacity



Phase 1 Summary

NAI Major Renovation Scope:

- The NAI renovation will address several key areas:
 - Mechanical and Structural issues will be addressed throughout the building.
 - HVAC systems will be upgraded for better climate/temperature control and Indoor Air Quality (IAQ).
 - Existing floor slab conditions in hallways from pyrite water infiltration.
 - Wall cracks, doors, and window issues will be repaired/replaced.
 - Classroom spaces will be reconfigured to maximize functionality.
 - Courtyards will be repurposed for more efficient use.
 - Update gymnasiums to meet needs of current students, athletes, and community.
 - Update main entrance for improved security, functionality, and appearance.
 - Reconfigure office spaces.
 - Update Auditorium.
 - Renovate restrooms.
- Weber Murphy Fox recommends that NAI be renovated within the next 24 months.



Phase 1: Addressing Immediate Needs

Project Timeline:

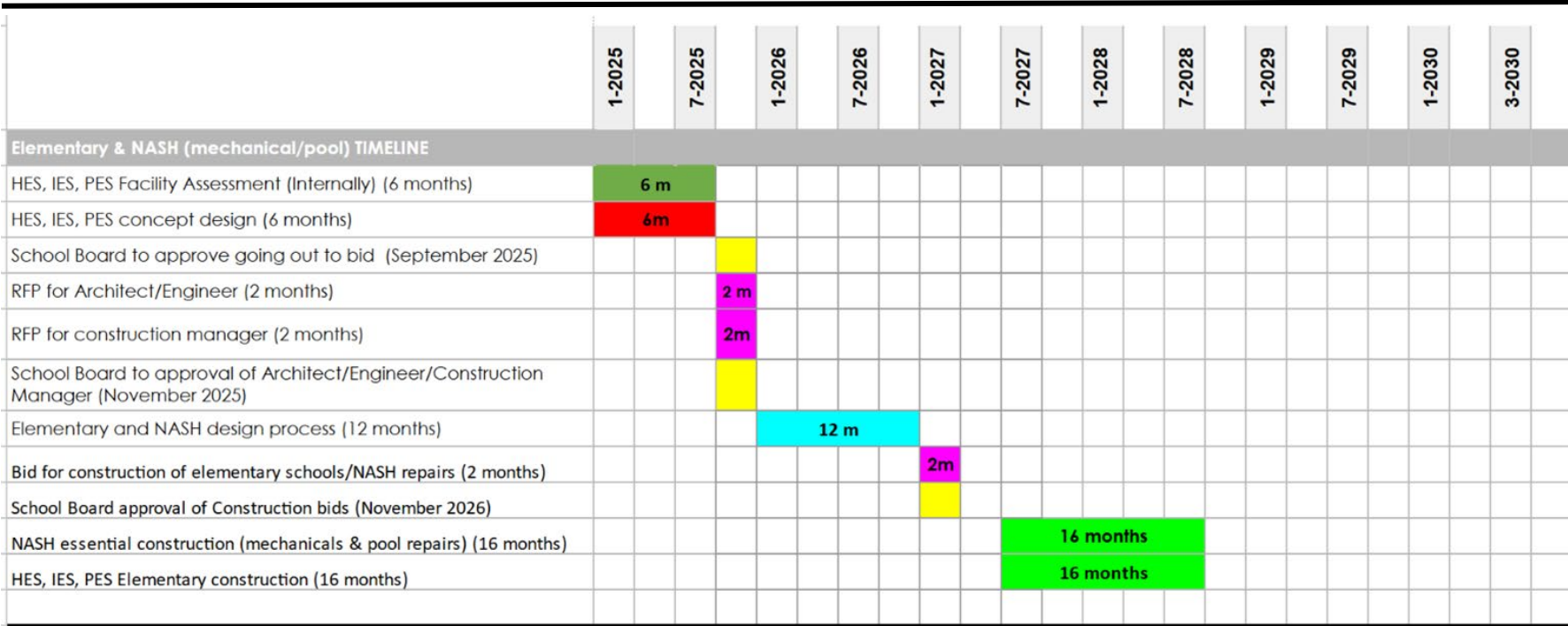
- **Spring/Summer 2027:**
 - Construction begins
 - Elementary school renovations (IES, HES, PES)
 - NASH mechanical upgrades (chillers, boilers, HVAC controls)
 - Natatorium renovation/addition
 - Assessment of additional parking needs
- **Spring/Summer 2028:**
 - NAI major renovations: maximizing future-ready spaces, addressing mechanicals, flooring, and roofing
- **Ongoing:**
 - Continued Capital Projects at other District buildings and fields/grounds.

Financial Overview:

- Total ***estimated*** borrowing for Phase 1 is \$145 million. (Subject to market conditions)
- The borrowing can be split into three separate issuances and may include up to 12 months prior costs:
 - \$50 million in Spring 2028
 - \$50 million in Spring 2029
 - \$45 million in Spring 2030

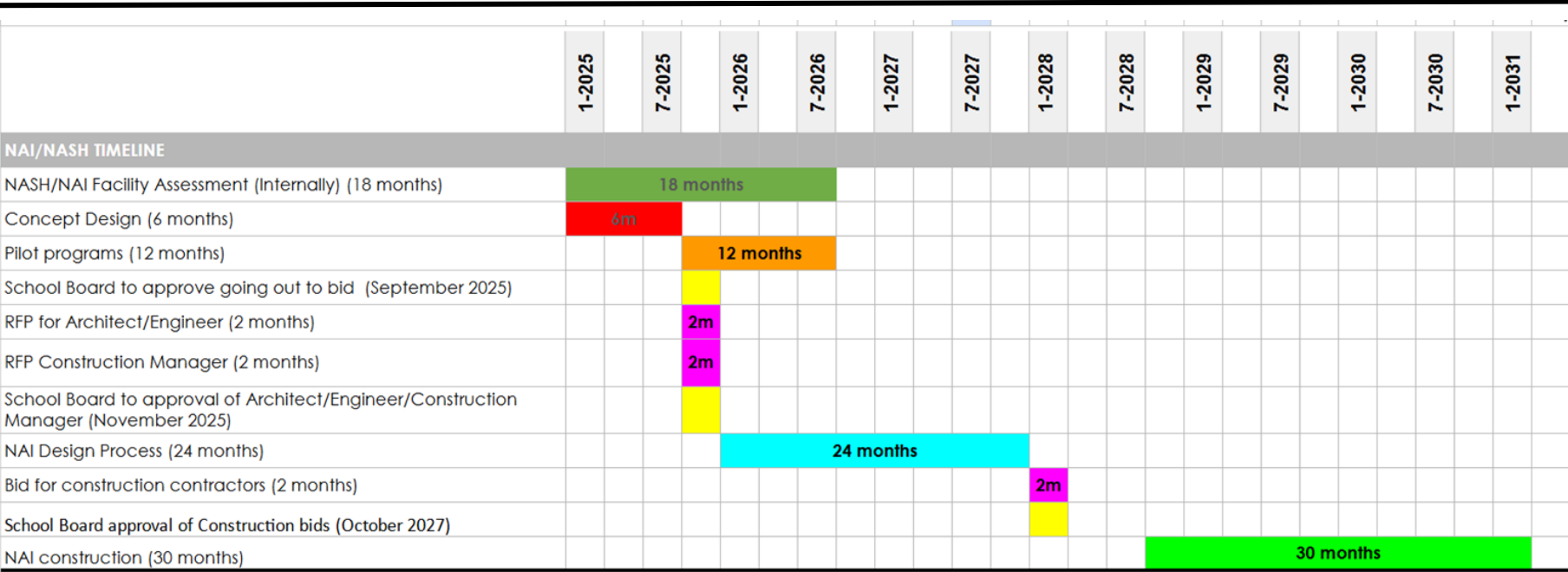


Phase 1



Assessment	
Concept	
Board Approval	
Pilot	
Design	
Bid	
Construction	
Break	

Phase 1 NAI



Assessment	
Concept	
Board Approval	
Pilot	
Design	
Bid	
Construction	
Break	

Phase 2 Future Board Considerations

NASH Renovation/ Future Growth Considerations:

- The District is actively monitoring and preparing for potential growth in the northern area.
- Marshall Township is projected to experience a population increase of 5,000 residents.
- The development of the Spang Road property is a key factor being considered in long-term planning.
- Performing a feasibility study is important to assess needs at the middle schools.

This plan acknowledges the need for significant investment in NASH while also demonstrating awareness of projected community growth and its potential impact on District facilities.



Phase 2 Potential Timeline



Assessment	
Enrollment	
Concept	
Design	
Bid	
Construction	
Break	

Financial Considerations

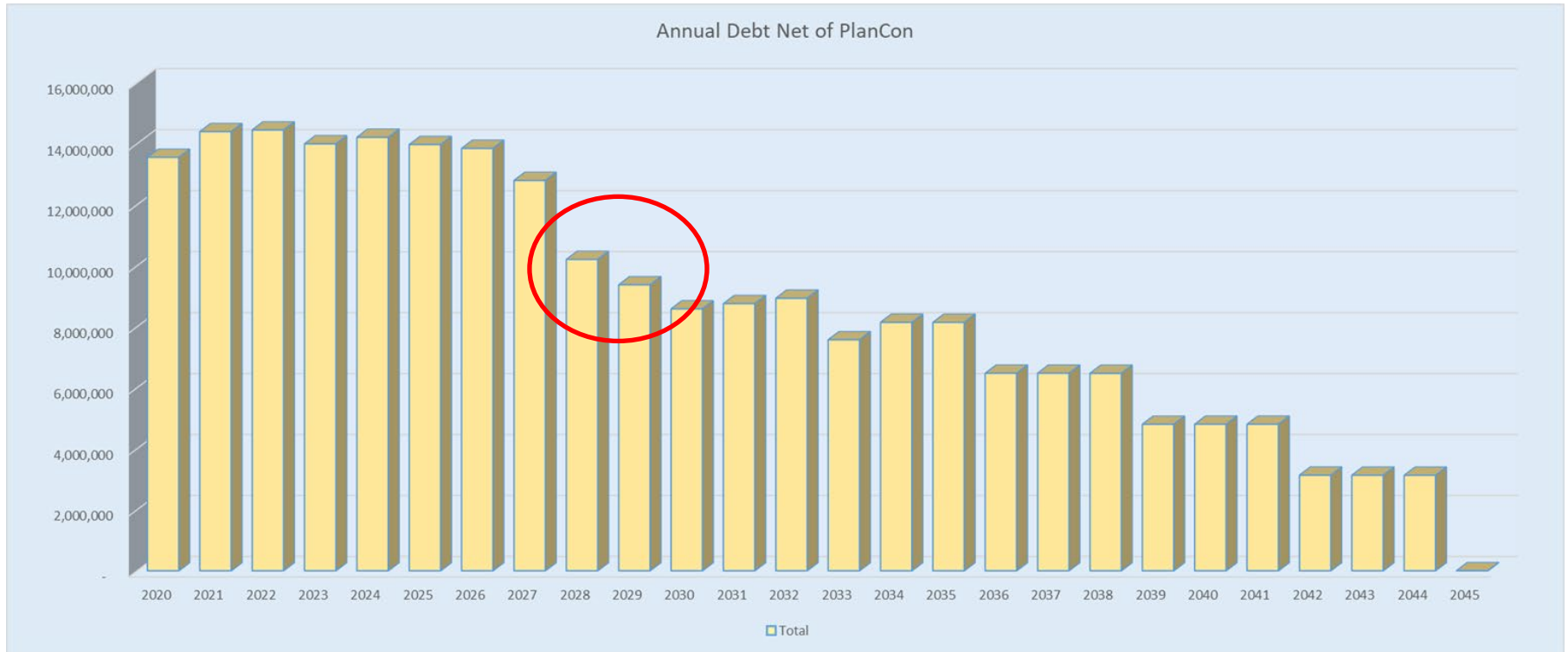


Current Debt Facts

- FY 2024-25 Debt (Net of PlanCon) = ~\$13.7MM (~6.9% of Budget)
 - Gross of \$15.6MM
- Total Projected Outstanding Debt based on current issuances as of:
 - 6/30/2025 = \$111,765,000
 - 6/30/2027 = \$90,880,000
 - 6/30/2029 = \$76,075,000
 - 6/30/2031 = \$62,515,000
 - 6/30/2033 = \$49,285,000
- Current Debt Ceiling = ~\$430MM (225% of prior 3 years average revenue)



Current Debt Payment Schedule (net of PlanCon)



Historical Debt Ratios- Raw Data

North Allegheny School District
District Debt Ratios

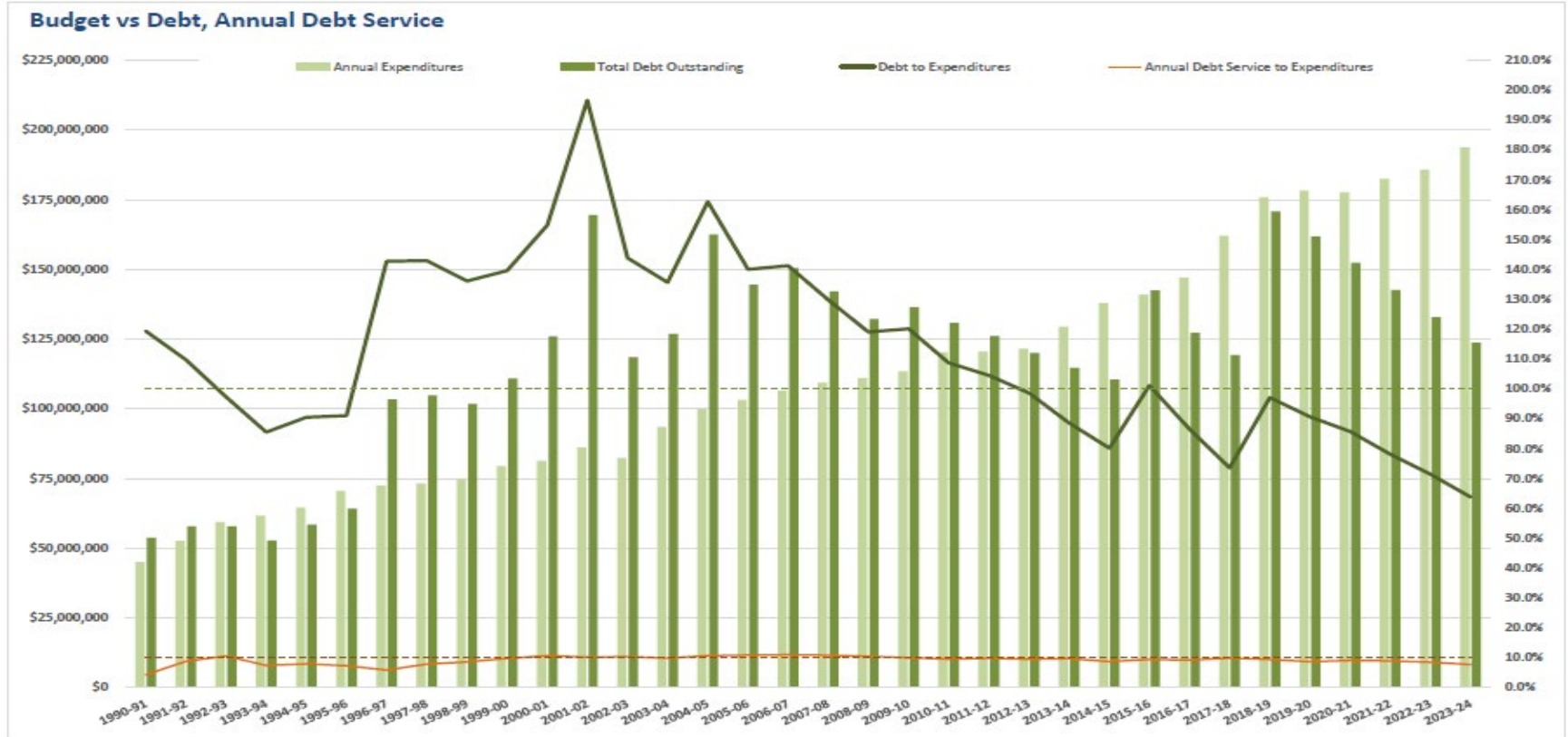
Fiscal Year	Annual Expenditures	Total Debt Outstanding	Annual Debt Service	Debt to Expenditures	Annual Debt Service to Expenditures	Budgetary Growth	Indebtedness Growth
1 1990-91	45,088,383	53,825,404	1,953,900	119.4%	4.3%		
2 1991-92	52,704,531	57,846,274	4,676,243	109.8%	8.9%	16.9%	7.5%
3 1992-93	59,395,600	57,846,274	6,302,000	97.4%	10.6%	12.7%	0.0%
4 1993-94	61,742,900	52,846,274	4,618,800	85.6%	7.5%	4.0%	-8.6%
5 1994-95	64,675,400	58,558,274	5,162,400	90.5%	8.0%	4.7%	10.8%
6 1995-96	70,524,300	64,270,274	5,191,800	91.1%	7.4%	9.0%	9.8%
7 1996-97	72,442,636	103,440,274	4,296,624	142.8%	5.9%	2.7%	60.9%
8 1997-98	73,315,761	104,826,680	5,795,500	143.0%	7.9%	1.2%	1.3%
9 1998-99	74,740,562	101,779,366	6,445,597	136.2%	8.6%	1.9%	-2.9%
10 1999-00	79,477,265	110,965,531	7,790,406	139.6%	9.8%	6.3%	9.0%
11 2000-01	81,391,264	126,030,000	8,712,256	154.8%	10.7%	2.4%	13.6%
12 2001-02	86,206,672	169,582,703	8,799,909	196.7%	10.2%	5.9%	34.6%
13 2002-03	82,396,213	118,560,000	8,547,382	143.9%	10.4%	-4.4%	-30.1%
14 2003-04	93,560,319	126,960,000	9,278,664	135.7%	9.9%	13.5%	7.1%
15 2004-05	99,925,158	162,580,086	10,679,892	162.7%	10.7%	6.8%	28.1%
16 2005-06	103,234,417	144,608,250	11,302,708	140.1%	10.9%	3.3%	-11.1%
17 2006-07	106,511,226	150,500,000	11,771,908	141.3%	11.1%	3.2%	4.1%
18 2007-08	109,474,900	142,155,000	11,931,246	129.9%	10.9%	2.8%	-5.5%
19 2008-09	111,023,474	132,220,000	11,652,160	119.1%	10.5%	1.4%	-7.0%
20 2009-10	113,503,088	136,432,276	11,376,156	120.2%	10.0%	2.2%	3.2%
21 2010-11	120,322,929	130,847,604	11,520,540	108.7%	9.6%	6.0%	-4.1%
22 2011-12	120,594,479	126,141,264	11,936,597	104.6%	9.9%	0.2%	-3.6%
23 2012-13	121,638,248	120,086,264	11,635,063	98.7%	9.6%	0.9%	-4.8%
24 2013-14	129,442,824	114,733,382	12,653,012	88.6%	9.8%	6.4%	-4.5%
25 2014-15	137,909,000	110,590,000	12,098,019	80.2%	8.8%	6.5%	-3.6%
26 2015-16	140,958,919	142,573,216	13,364,463	101.1%	9.5%	2.2%	28.9%
27 2016-17	147,086,865	127,341,072	13,629,347	86.6%	9.3%	4.3%	-10.7%
28 2017-18	162,102,722	119,303,766	16,097,548	73.6%	9.9%	10.2%	-6.3%
29 2018-19	175,885,519	170,854,176	16,641,123	97.1%	9.5%	8.5%	43.2%
30 2019-20	178,344,317	161,803,660	15,512,434	90.7%	8.7%	1.4%	-5.3%
31 2020-21	177,767,029	152,511,004	16,306,937	85.8%	9.2%	-0.3%	-5.7%
32 2021-22	182,509,544	142,676,208	16,347,941	78.2%	9.0%	2.7%	-6.4%
33 2022-23	185,851,083	132,898,058	15,838,624	71.5%	8.5%	1.8%	-6.9%
34 2023-24	193,819,838	123,741,554	14,983,327	63.8%	7.7%	4.3%	-6.9%

Historical peak of debt as a percentage of Budget was over 10% and has been coming down.

Historical outstanding principal as a percentage of Budget is 196%, but steadily coming down since 2002.

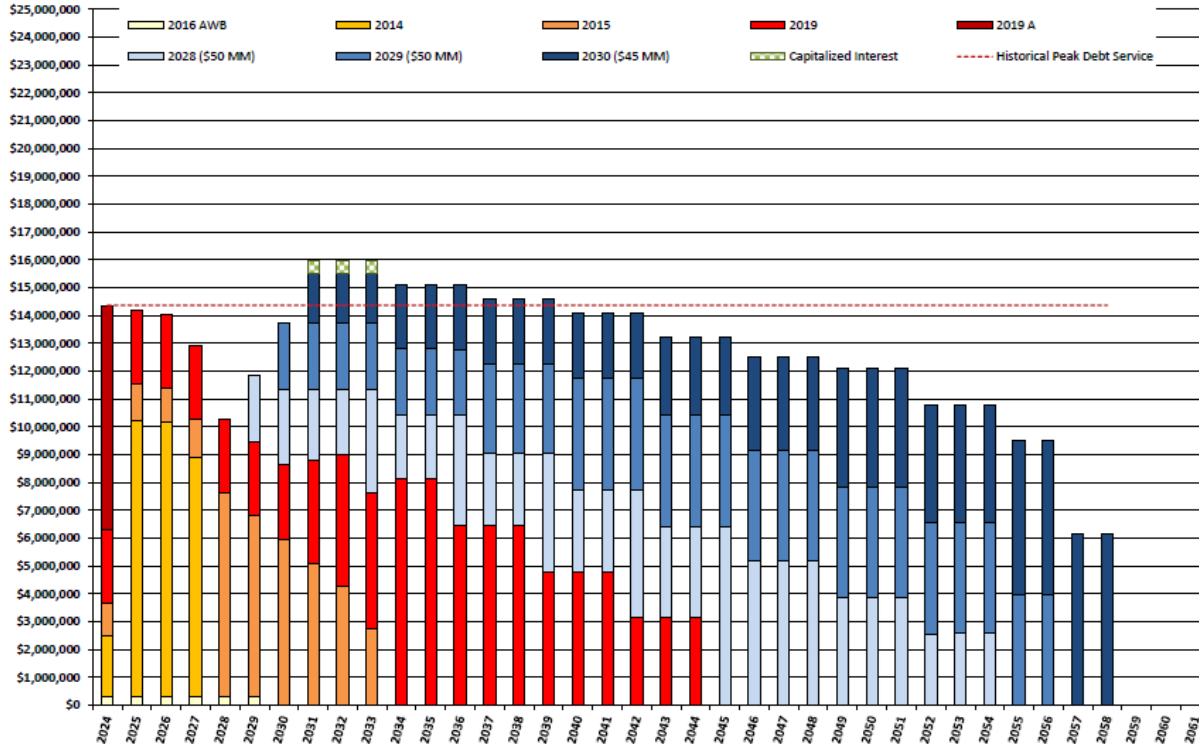


Historical Debt Ratios



Debt: Phase 1 (Estimated)

Annual Debt Service Requirements: Aggregate Local Share Basis



Phase 1 = \$145MM

Spring 2028 - \$50MM

Spring 2029- \$50MM

Spring 2030- \$45MM

Phase 1 Peak Debt

2030 Outstanding Prin. = ~\$220MM

2030 Est. budget= ~\$232MM

Principal % of Budget = 94.8%

Projected Debt Service = ~\$15.5MM

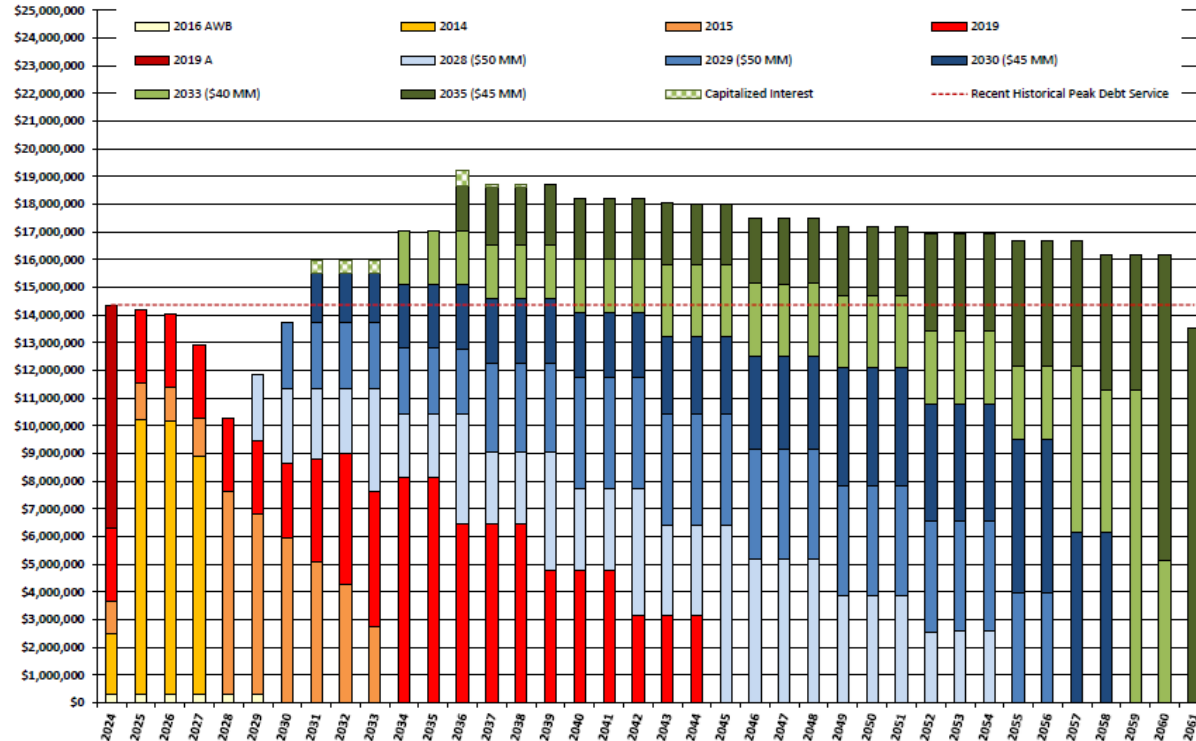
Service as % of Budget = ~6.6%

2030 Est. Debt Ceiling= ~\$477MM



Debt: Phase 2 (Estimated)

Annual Debt Service Requirements: Aggregate Local Share Basis



Phase 2 = \$85MM

Spring 2033 - \$40MM

Spring 2035 - \$45MM

Peak Debt

2035 Outstanding Prin. = ~\$265MM

2035 Est. budget= ~\$270MM

Principal % of Budget = 98.1%

Projected Debt Service = ~\$18.5MM

Service as % of Budget =~6.8%

2035 Est. Debt Ceiling=~\$531MM



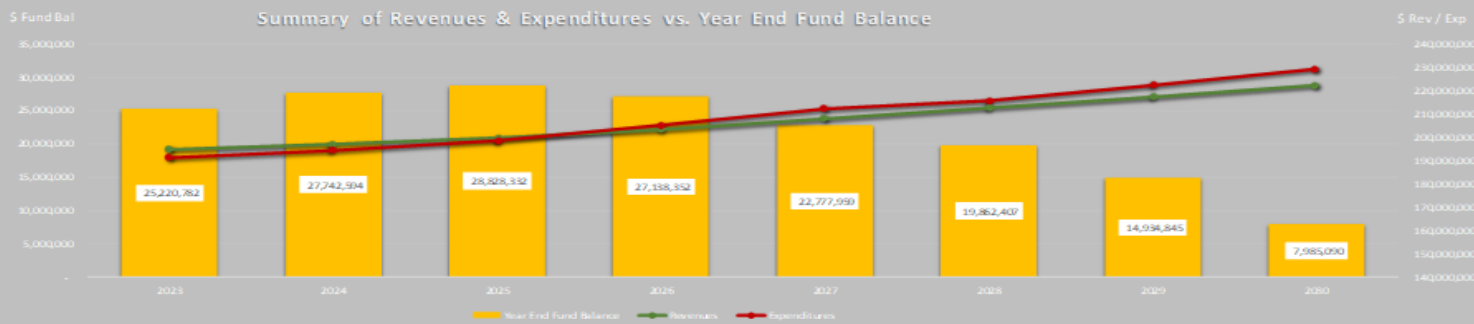
Other Financial Factors to Consider

- Growth rate/ Common Level Ratio impact
- County wide reassessment
- Future General operational costs
- State Funding/PlanCon?
- Capital Reserve Fund balance
- 2015 Bond refunding- January 2025
- 2019 Bond refunding – 2028/2029 timeframe
- Interest rates and credit rating
- 5 year General Fund outlook / Future millage rates



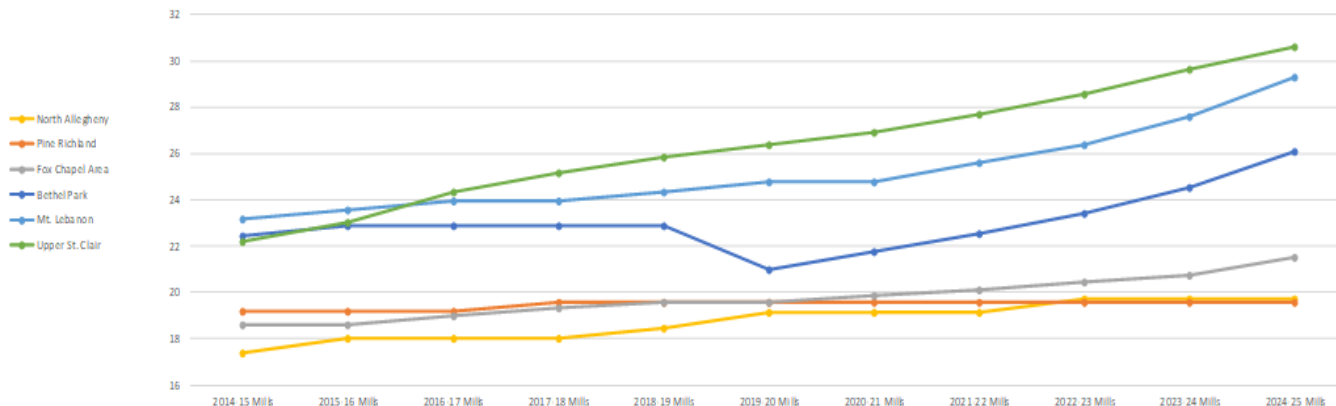
5 Year Outlook - Assumes No Tax Increase and No Additional Debt

	Actual			Budget		REVENUE / EXPENDITURE PROJECTIONS									
	2023	2024	%Δ	2025	%Δ	2026	%Δ	2027	%Δ	2028	%Δ	2029	%Δ	2030	%Δ
REVENUE															
Local	149,586,774	150,574,514	0.7%	150,530,143	0.0%	152,551,636	1.3%	155,769,550	2.1%	158,955,243	2.0%	162,210,235	2.0%	165,536,078	2.1%
State	41,852,000	42,711,850	2.1%	45,917,868	7.5%	47,568,773	3.6%	48,954,028	2.9%	50,318,918	2.8%	51,825,525	3.0%	53,311,102	2.9%
Federal	3,173,533	3,433,242	8.2%	3,100,611	-9.7%	3,111,721	0.4%	3,166,563	1.8%	3,222,502	1.8%	3,279,560	1.8%	3,337,759	1.8%
Other Financing Sources	154,597	317,052	105.1%	135,000	-57.4%	135,000	0.0%	135,000	0.0%	135,000	0.0%	135,000	0.0%	135,000	0.0%
TOTAL REVENUE	194,766,904	197,036,657	1.2%	199,683,622	1.3%	203,367,130	1.8%	208,025,141	2.3%	212,631,664	2.2%	217,450,320	2.3%	222,319,939	2.2%
EXPENDITURES															
Salaries	85,897,804	89,164,104	3.8%	92,745,934	4.0%	95,482,869	3.0%	98,781,154	3.5%	102,478,575	3.7%	106,316,136	3.7%	109,836,853	3.3%
Benefits	54,166,273	54,788,264	1.1%	57,782,000	5.5%	60,899,061	5.4%	63,953,640	5.0%	67,112,914	4.9%	70,486,870	5.0%	73,851,916	4.8%
Services/Supplies/Property/Other	26,557,540	29,932,271	12.7%	28,150,617	-6.0%	28,862,656	2.5%	30,517,535	5.7%	29,583,512	-3.1%	30,160,808	2.0%	30,749,650	2.0%
Debt/Leases	18,132,794	17,111,618	-5.6%	17,919,333	4.7%	17,812,525	-0.6%	16,633,206	-6.6%	13,872,214	-16.6%	12,914,068	-6.9%	12,331,275	-4.5%
Fund Transfers	6,500,000	3,518,588	-45.9%	2,000,000	-43.2%	2,000,000	0.0%	2,500,000	25.0%	2,500,000	0.0%	2,500,000	0.0%	2,500,000	0.0%
TOTAL EXPENDITURES	191,254,410	194,514,845	1.7%	198,597,884	2.1%	205,057,110	3.3%	212,385,534	3.6%	215,547,215	1.5%	222,377,882	3.2%	229,269,694	3.1%
SURPLUS / DEFICIT	3,512,494	2,521,813	-28.2%	1,085,738	-56.9%	(1,689,980)	-255.7%	(4,360,393)	158.0%	(2,915,552)	-33.1%	(4,927,562)	69.0%	(6,949,755)	41.0%
BEGINNING FUND BALANCE	21,708,288	25,220,782	16.2%	27,742,594	10.0%	28,828,332	3.9%	27,138,352	-5.9%	22,777,959	-16.1%	19,862,407	-12.8%	14,934,845	-24.8%
PROJECTED YEAR END BALANCE	25,220,782	27,742,594	10.0%	28,828,332	3.9%	27,138,352	-5.9%	22,777,959	-16.1%	19,862,407	-12.8%	14,934,845	-24.8%	7,985,090	-46.5%
FUND BALANCE AS % OF EXPENDITURES	13.2%	14.3%		14.5%		13.2%		10.7%		9.2%		6.7%		3.5%	
FUND BALANCE AS # OF MONTHS OF EXP.	1.58	1.71		1.74		1.59		1.29		1.11		0.81		0.42	
ASSUMED REAL ESTATE GROWTH RATE	2.67%	0.98%		0.06%		1.00%		2.00%		2.00%		2.00%		2.00%	
FORECASTED MILLAGE RATE	19.7400	19.7400		19.7400		19.7400		19.7400		19.7400		19.7400		19.7400	



Historical Millage Rates

Millage Rate Graph



County Highlights

Comparable districts in the County – 41

Ave Millage rate -24.9815 mills

4th lowest of comparable districts in the County

20.98% lower than County average

District	2014-15 Mills	2015-16 Mills	2016-17 Mills	2017-18 Mills	2018-19 Mills	2019-20 Mills	2020-21 Mills	2021-22 Mills	2022-23 Mills	2023-24 Mills	2024-25 Mills
North Allegheny	17.4039	18.0011	18.0011	18.0011	18.4557	19.1408	19.1408	19.1408	19.7400	19.7400	19.7400
Pine Richland	19.2083	19.2083	19.2083	19.5867	19.5867	19.5867	19.5867	19.5867	19.5867	19.5867	19.5867
Fox Chapel Area	18.6283	18.6283	18.9822	19.3429	19.5750	19.5750	19.8686	20.1269	20.4288	20.7352	21.5128
Bethel Park	22.4276	22.8763	22.8763	22.8763	22.8763	21.0000	21.7654	22.5272	23.4281	24.5526	26.0748
Mt. Lebanon	23.1500	23.5500	23.9300	23.9300	24.3200	24.7900	24.7900	25.5900	26.3900	27.5900	29.3005
Upper St. Clair	22.1957	23.0355	24.3388	25.1560	25.8603	26.3775	26.8972	27.6772	28.5628	29.6339	30.5970



Next Action Steps

Demographic Study:

- Approval request to commission a demographic study, with a proposed start date in March/April.

Grant Opportunities:

- Pursue available grant opportunities that may arise prior to the commencement of construction.
 - If awarded, these grants may enable us to accelerate specific aspects of the renovation projects.

Project Updates and Approvals:

- **Summer:** The Board will receive an update on the project's conceptual progress, including potential renderings.
- **Fall:** A formal presentation of the committee's concept plans will be provided to the Board, seeking approval for the Phase 1 concept renderings and authorization to solicit bids for architectural, engineering, and construction management services.



STRATEGIC/ COMPREHENSIVE PLAN

2024-2029



GOALS

1 ACADEMIC EXCELLENCE

Ignite academic success, exceeding regional and national standards by combining innovative teaching methods and rigorous curricula that challenges students to stretch their potential.

2 CONTINUOUS LEARNING

Commitment to relevant, enriching staff development that fosters a culture of excellence for all.

3 EMPOWERING STUDENTS

Promote a school environment where students feel connected and their voices are encouraged, heard, and valued.

4 FACILITIES for the FUTURE

Invest in the maintenance and development of facilities and grounds that create future-ready learning spaces, reflecting our community pride and dedication to excellence in academics, arts, athletics and activities.

5 SAFETY & WELLNESS

Cultivate a safe educational environment where all students, staff and families feel secure, welcomed, and respected.

Thank you!
Questions?

