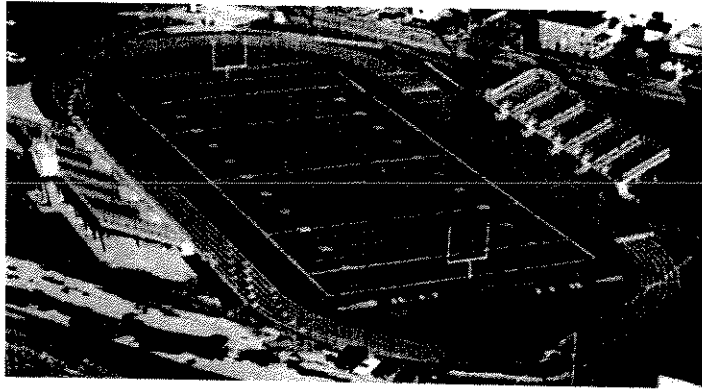


WARREN COUNTY SCHOOL DISTRICT

Warren, Pennsylvania



School Facility Options Study

December, 2005

Crabtree, Rohrbaugh & Associates

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INTRODUCTION

Crabtree, Rohrbaugh & Associates is pleased to present this Facilities Options Report to the Warren County School District. The facility options included within this report have been developed based upon the information on the Warren County School District and its educational facilities contained within the School Facilities Master Plan Update, 2004 as prepared by Ingraham Planning Associates. This report has been developed to assist the Warren County School District Board of Directors, staff and community in the decision making process regarding the future utilization and disposition of the school district's educational facilities.

As such, this report should be viewed as a starting point, or benchmark; providing a framework from which both a short and long term facilities master plan can be implemented for any recommended or desirable facility improvements. The essence of the long range master plan will be to determine the number, type and location of school facilities that will be needed during the next decade and beyond. Any recommendations that result in upgrades to the present facilities should be structured to align with the Warren County School District's Mission, Beliefs and Educational Programs.

Principles of the Report

In the Commonwealth of Pennsylvania, the Departments of Education, Environmental Protection and Labor & Industry have established guidelines for school programs, school sites, buildings and supporting facilities needed to provide a well-rounded, complete and safe educational experience for the students. These guidelines include:

- Curriculum regulations, including Chapter 4 standards that will continue to impact facilities.
- School sites must be of adequate size to provide for the safety of the students, provide outdoor play areas, bus loading and unloading and parking for staff and visitors.
- Learning environments should be learner-centered, developmentally and age appropriate, safe, comfortable, accessible, flexible, and equitable, in addition to being cost effective.
- School facilities should meet the educational, physical, intellectual, social and emotional needs of students and create an environment that will encourage students to learn.
- Flexibility, including spaces to provide for the various teaching and learning styles, is essential to educational facilities.

Assumptions

General

- The citizens of the Warren County School District desire to provide an educational opportunity for all students and will support the limited funding required to maintain quality educational environments at all levels.
- The Warren County School District has been faced with the challenge of providing educational opportunities to its students while dealing with the pressure of decreasing student enrollment since the 1996-97 school year. Having closed a number of school facilities during the past several years, the school district has been able to maintain localized K-12 school facilities in four distinct attendance areas of the district; North, Central, West and East.
- In order to maintain community based schools for its citizens, as well as allow flexibility to respond to future school facility needs, the Warren County School District, while open to reviewing options for further school closures, desires to maintain the provision of elementary and secondary school facilities in each attendance area.

Assumptions, cont'd

- Long term planning considerations for facility utilization within the Warren County School District should address the following:
 - ✓ Excess total program capacity at the high school level.
 - ✓ Appropriateness of the facilities to implement the Board approved middle school concept.
 - ✓ The amount, location and equivalent facilities at the elementary grade level.
- The continuation of declining student enrollments, as well as the compromise of educational programs and equalized opportunities for all students may direct the school district to consider options for the re-districting and consolidation of the current attendance area alignment of educational facilities in the future.

Demographic

- The enrollment projections data indicates a continued declining K-12 enrollment. The percentage of decline from the ten year period 1994-2004 represented a 17.3% decline in total student enrollment. The rate of decline between 2004/05 and 2005/06 October 1st enrollment was 5.72%. The trend over the next ten year period, from 2004-2014 is projected to slow to an overall student decline of 7.5%. This rate of decline may be an indicator and therefore should be monitored during the upcoming years.
- Annual live birth data will have a direct effect on the enrollment projections and should be monitored annually. Although it is apparent that the enrollment is likely to continue to decline, for planning purposes, looking at 3 or 5 year historical averages as a planning tool is recommended in order to monitor the "indicator" outlined above.
- Enrollment projection models include basic limitations such as: internal school district policy changes, external factors, and other considerations, all of which can have an effect on the accuracy of the program.

Organization / Academic

- Providing space for special programming, social services, special education and "pull-out" programs such as art, music, reading support and other resource activities will reduce the functional capacity of the school buildings.
- Class size guidelines, actual building utilization and specialized programs of the Warren County School District will have an effect on the functional capacity of the facilities.
- Full Day Kindergarten and Pre-School instruction, if offered, will have an effect on the functional capacities of the facilities.
- As teaching strategies change and programs are adjusted to meet the different learning styles of students, facilities are affected. Some students learn best in large groups, while others learn best in visual presentations or through written or spoken communications. Having a school environment that allows for these various types of learning and demonstration of competencies requires flexibility and adaptability of physical space.
- School Districts must accept the challenges of NCLB as a long-term, necessary investment of money, time, and focus in an effort to participate in a state-wide effort to in making a commitment to help all students succeed at the high levels envisioned in NCLB

Assumptions, cont'd

Facilities

- Schools should be safe and accessible to all students and adults, be adequately sized to meet educational planning standards and criteria, and provide for a comfortable environment to facilitate year-round use and the inclusion of technology as a teaching tool.
- School facilities should include a variety of learning spaces such as instructional classrooms, small and large group learning areas, specialized instruction space and laboratories.
- School sites should be safe and accessible and provide for efficient and safe movement of vehicular and pedestrian traffic. Adequate parking and bus drop-off areas should be provided and ideally separated to insure safety and efficiency. Athletic fields and playgrounds should be provided to reinforce the educational program.
- Each school should be a permanent part of the community. The potential use of temporary classroom units should be considered as short-term solutions only.
- Elementary schools should provide opportunities for students to have hands-on experiences as part of the learning process, which requires adequate space.
- The appearance of school buildings provides a first and lasting impression of the school system to both children and adults. The quality of the educational opportunities is inferred. Continuing efforts should be made to maintain the interior and exterior of all school facilities.

SCHOOL FACILITY ASSESSMENT

Staff Survey Forms

In an effort to gain an understanding of how the present staff views the current educational facilities, the following staff survey forms were distributed to the professional staff at each school. Although a non-scientific method, these types of user surveys are indicators of the condition of each facility and highlight and present an overview and summary of the performance of each educational facility.

As the School District considers possible construction projects and / or future building closings, this type of key indicator information may be a helpful resource in the decision-making process.

Each staff member was asked to rate the profile item listed from 1-15 on the left side of the assessment worksheet and assign a numerical value to the item. The lower the number assigned to the item, the more dissatisfaction there is assigned by the respondent. A higher number indicates a satisfaction with the item. The following survey charts reflect blended and averaged scores for each school facility.



Crabtree, Rohrbaugh & Associates Architects

401 East Winding Hill Road

Mechanicsburg, PA 17055 717-458-0272 Fax 717-458-0047

Building Name: _____ Date: _____

Respondent's Name: _____

Respondent's Position: _____

Grades and Courses Taught: _____

Provided below are several descriptive phrases that characterize the general conditions, features or characteristics of a school building. You are encouraged to expand upon your comments on page 2.

Please circle the number that best reflects your view of the building named above.

| | Profile Item | Disagree-----Agree |
|----|---|--|
| 1 | <i>Supports the educational program</i> | 1-----2-----3-----4-----5-----6-----7-----8-----9-----10 |
| 2 | <i>Provides flexible classrooms</i> | 1-----2-----3-----4-----5-----6-----7-----8-----9-----10 |
| 3 | <i>Provides sufficient number of classrooms</i> | 1-----2-----3-----4-----5-----6-----7-----8-----9-----10 |
| 4 | <i>Has appropriately sized classrooms</i> | 1-----2-----3-----4-----5-----6-----7-----8-----9-----10 |
| 5 | <i>Provides ample storage</i> | 1-----2-----3-----4-----5-----6-----7-----8-----9-----10 |
| 6 | <i>Provides adequate support spaces</i> | 1-----2-----3-----4-----5-----6-----7-----8-----9-----10 |
| 7 | <i>Has adequate technology</i> | 1-----2-----3-----4-----5-----6-----7-----8-----9-----10 |
| 8 | <i>Is an inviting place for children to learn</i> | 1-----2-----3-----4-----5-----6-----7-----8-----9-----10 |
| 9 | <i>Is a comfortable place for children</i> | 1-----2-----3-----4-----5-----6-----7-----8-----9-----10 |
| 10 | <i>Has adequate temperature controls</i> | 1-----2-----3-----4-----5-----6-----7-----8-----9-----10 |
| 11 | <i>Is accessible and barrier free</i> | 1-----2-----3-----4-----5-----6-----7-----8-----9-----10 |
| 12 | <i>Is safe and secure</i> | 1-----2-----3-----4-----5-----6-----7-----8-----9-----10 |
| 13 | <i>Is aesthetically pleasing</i> | 1-----2-----3-----4-----5-----6-----7-----8-----9-----10 |
| 14 | <i>Is properly located</i> | 1-----2-----3-----4-----5-----6-----7-----8-----9-----10 |
| 15 | <i>Has adequate furniture & Equipmt.</i> | 1-----2-----3-----4-----5-----6-----7-----8-----9-----10 |



**Crabtree, Rohrbaugh & Associates
Architects**

401 East Winding Hill Road
Mechanicsburg, PA 17055 717-458-0272 Fax 717-458-0047

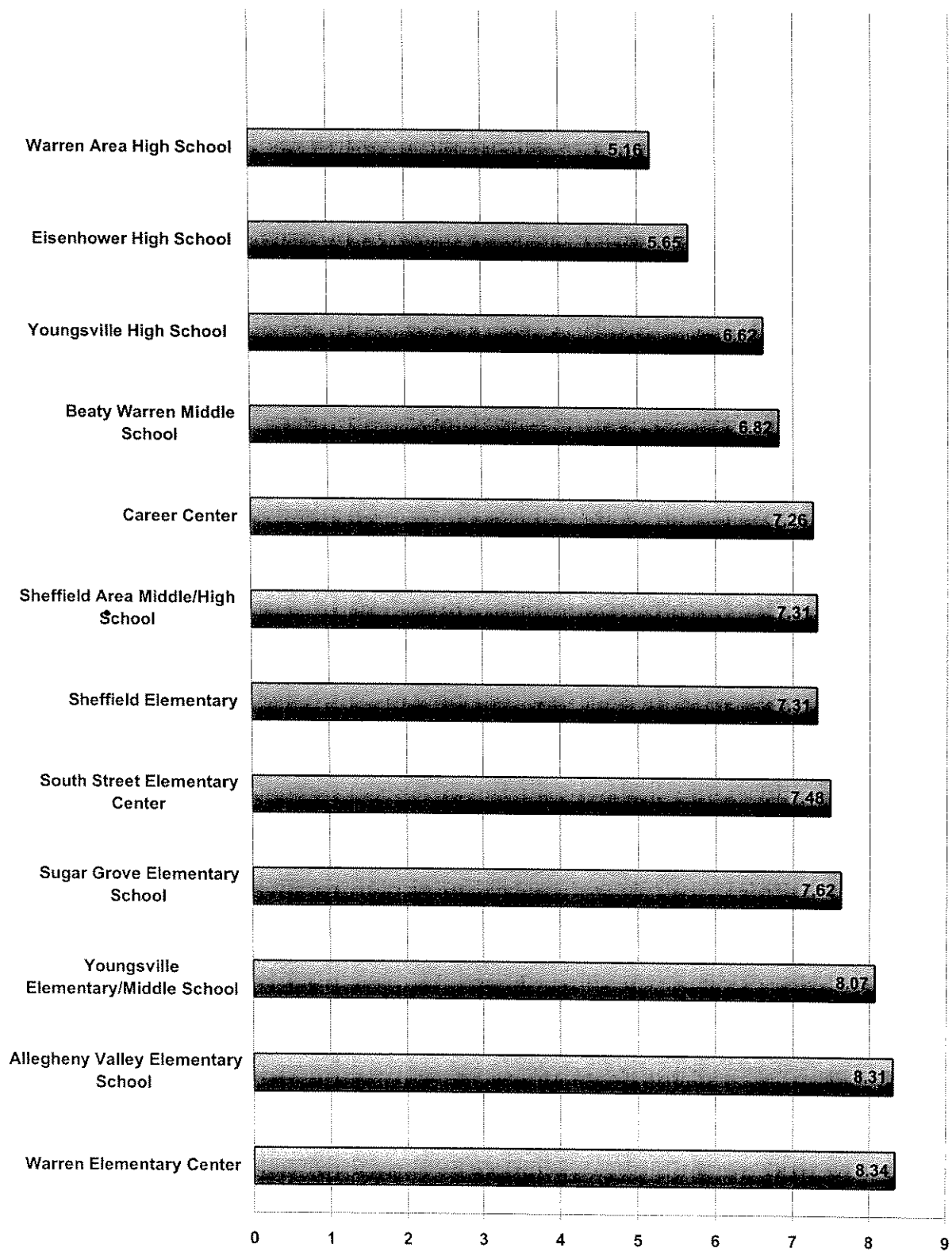
Building Name: _____ **Date:** _____

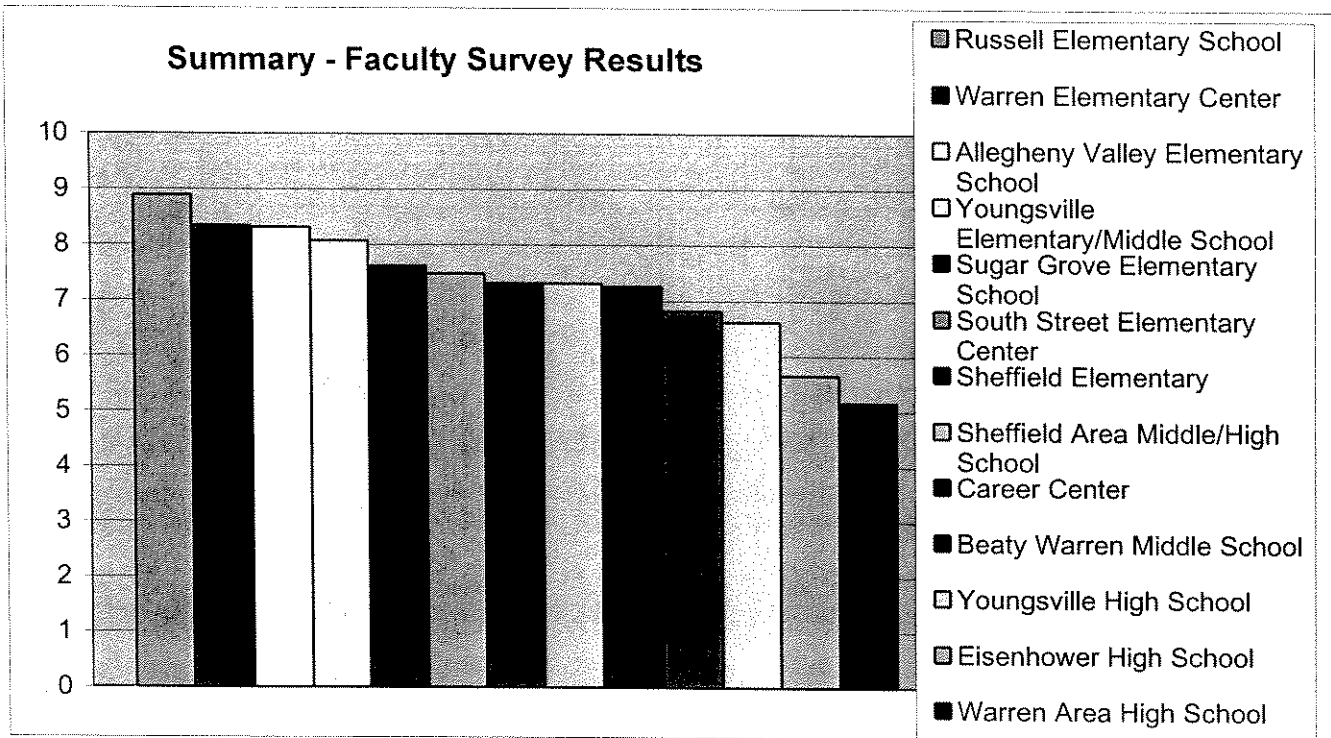
School Facility Assessment (Page 2)

Respondent's Name: _____

Please feel free to elaborate on any of the profile items listed on page 1. We are particularly interested in having you elaborate on any items that you scored particularly high or low. You may feel free to provide any additional comments regarding the building.

Summary - Faculty Survey Results

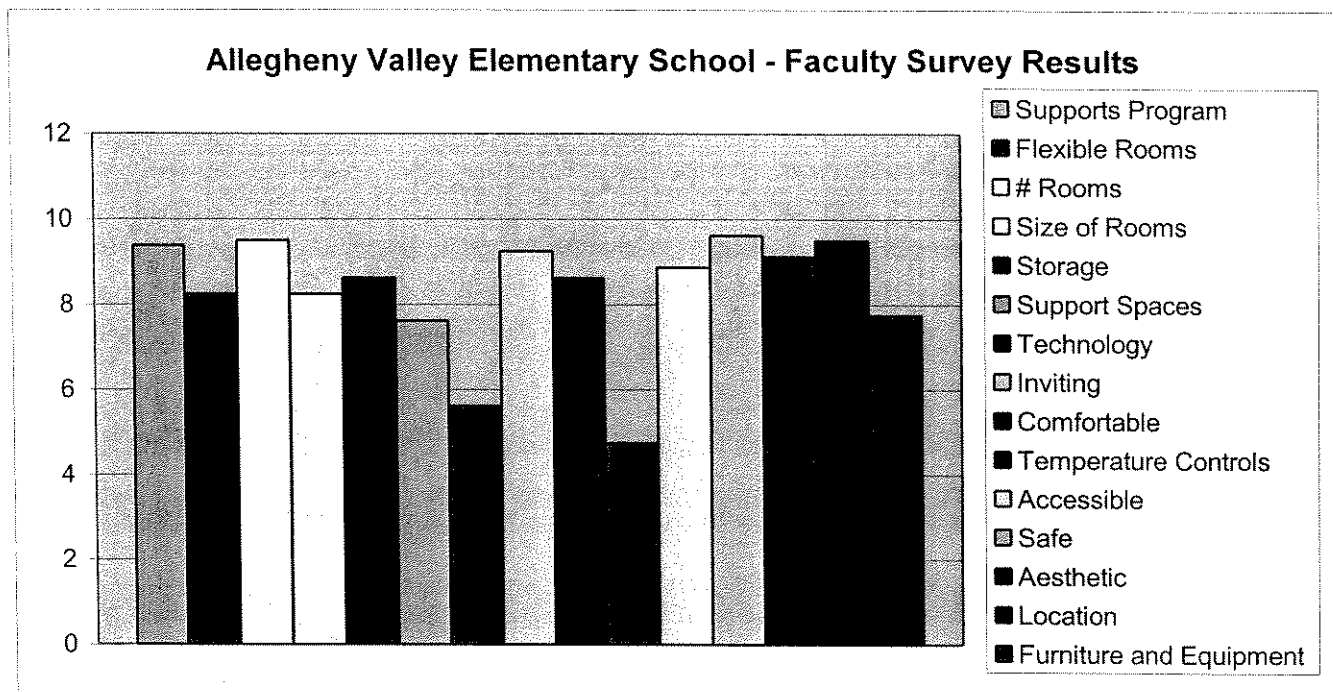




- 1 The color coded chart above indicates the educational facility related issue or item along the right column. The staff at each building was asked to rate their satisfaction with each of these facility related issues.
- 2 The higher number value assigned to the item, the higher the level of satisfaction with this area. A score value of 1 represents the lowest level of satisfaction and a score level of 10 indicates the highest level of satisfaction.
- 3 The charted results reflect the averaged scores for each item from all surveys received.
- 4 The numerically averaged scores are indicated on the graph on the next page.

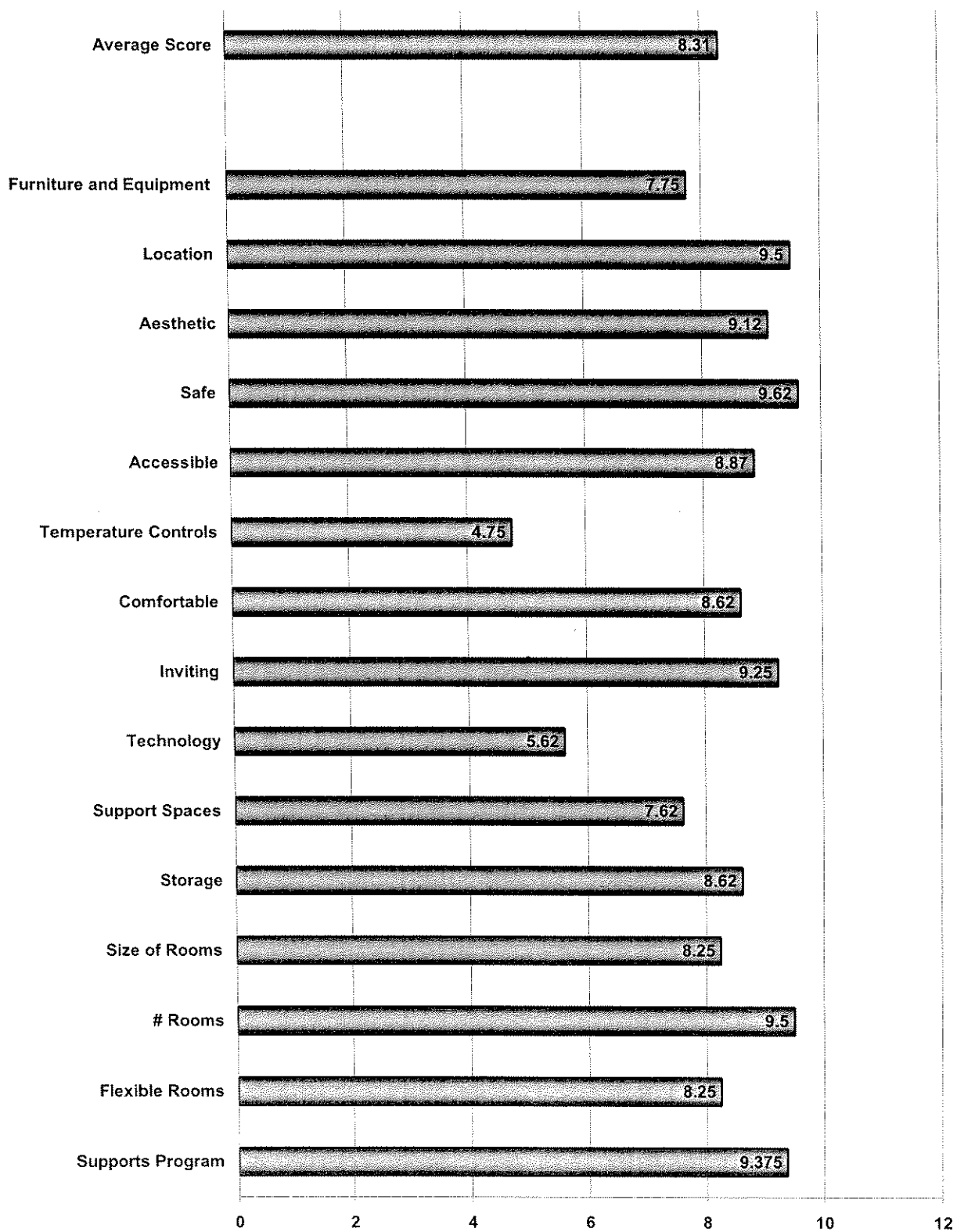
FACULTY SURVEY RESULTS EAST ATTENDANCE AREA

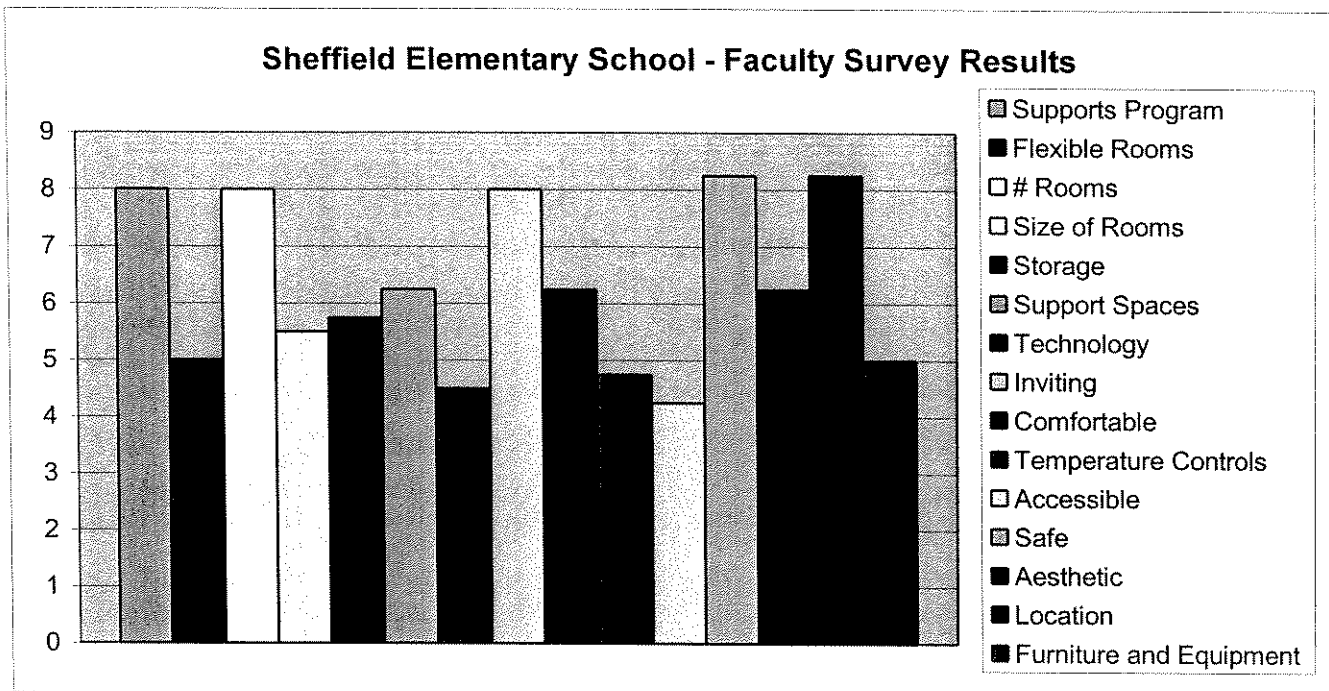
- ✓ Allegheny Valley Elementary School
- ✓ Sheffield Elementary School
- ✓ Sheffield Area Middle / Senior High School



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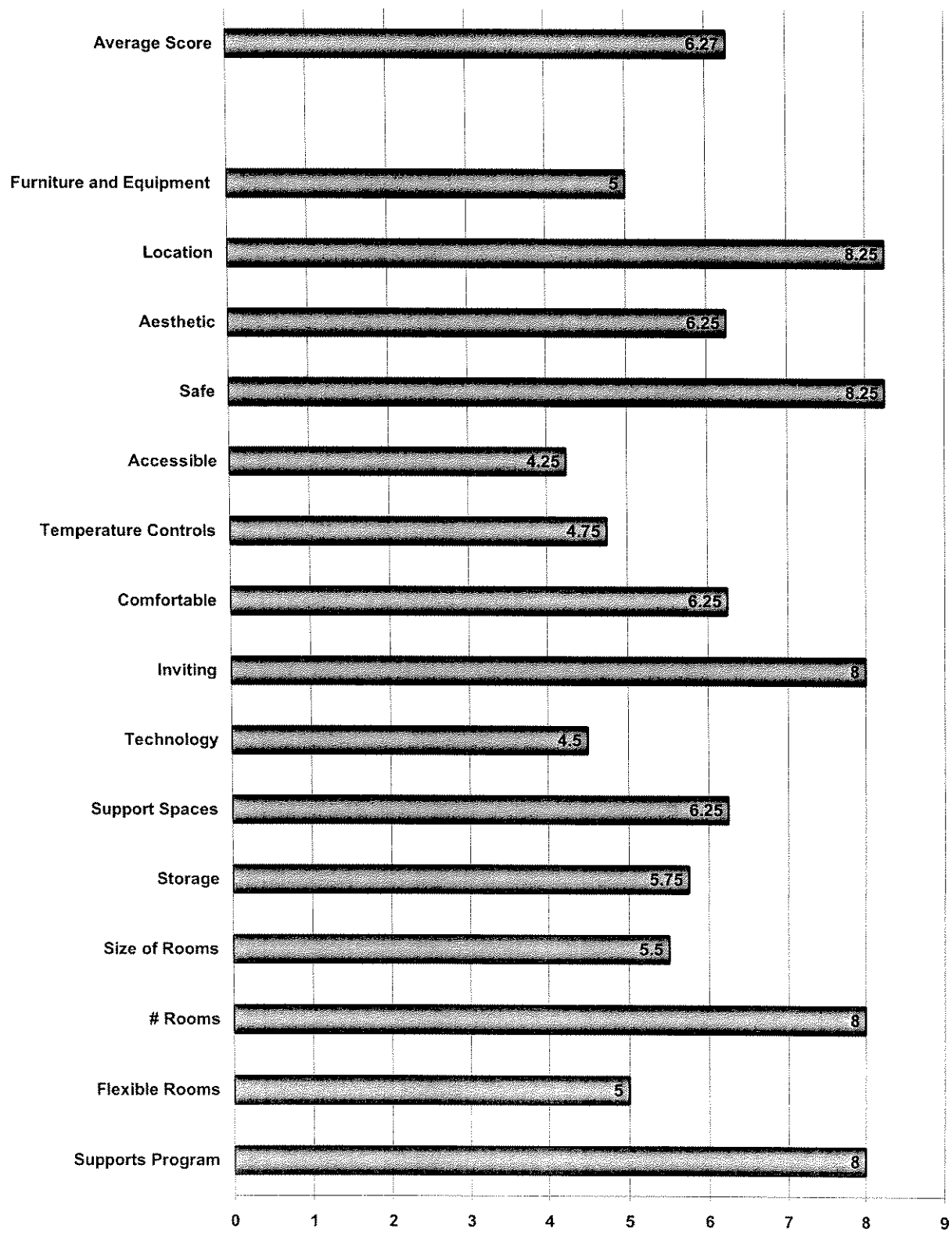
Allegheny Valley Elementary School - Faculty Survey Results

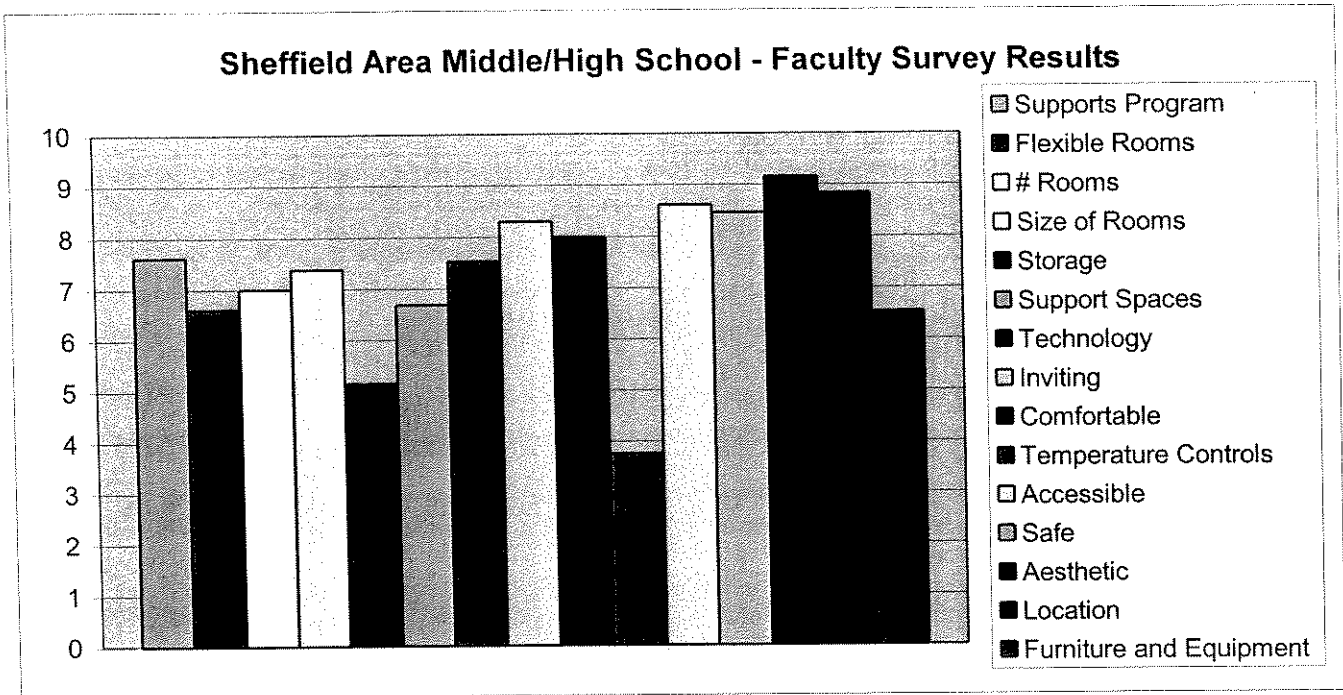




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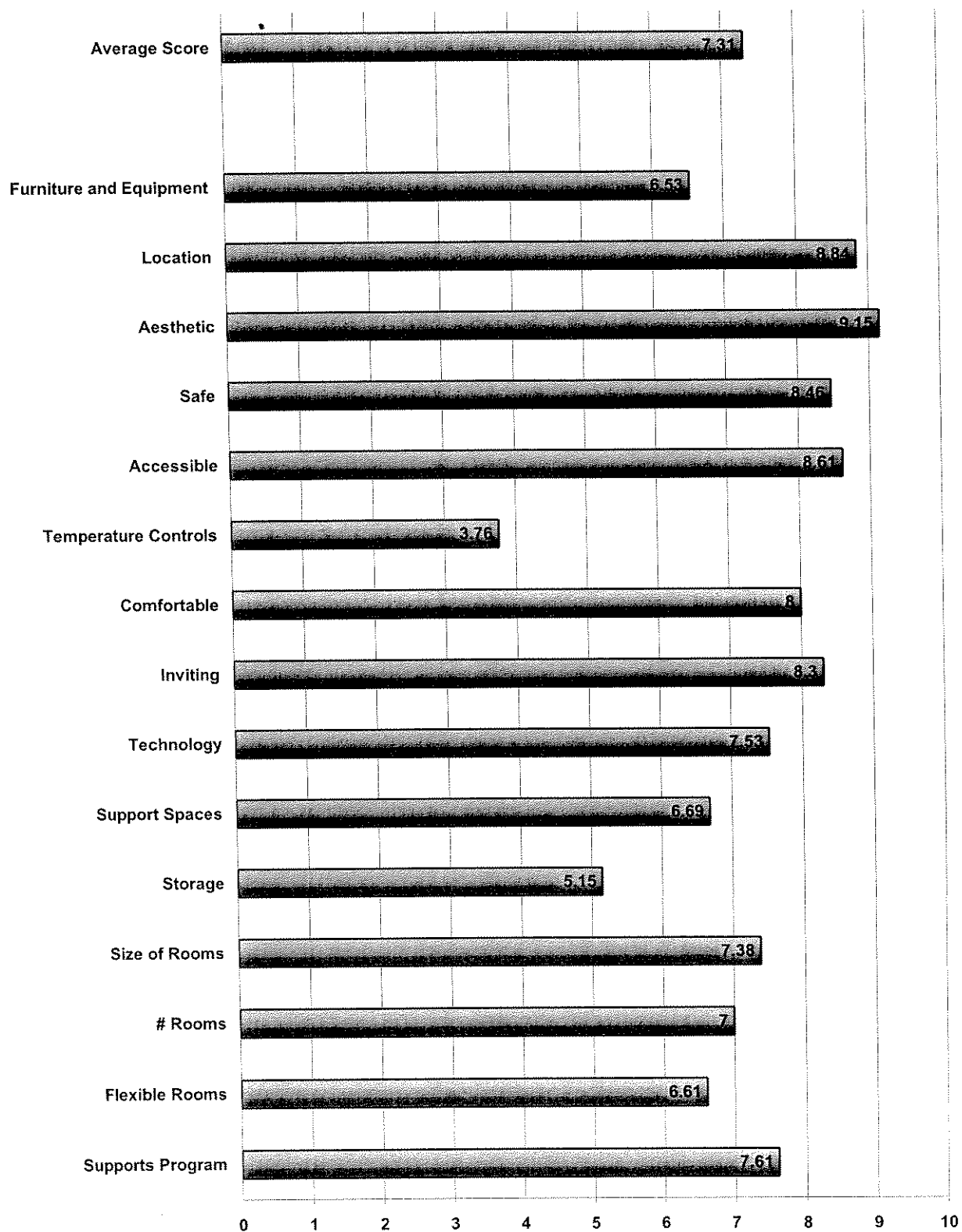
Sheffield Elementary School - Faculty Survey Results





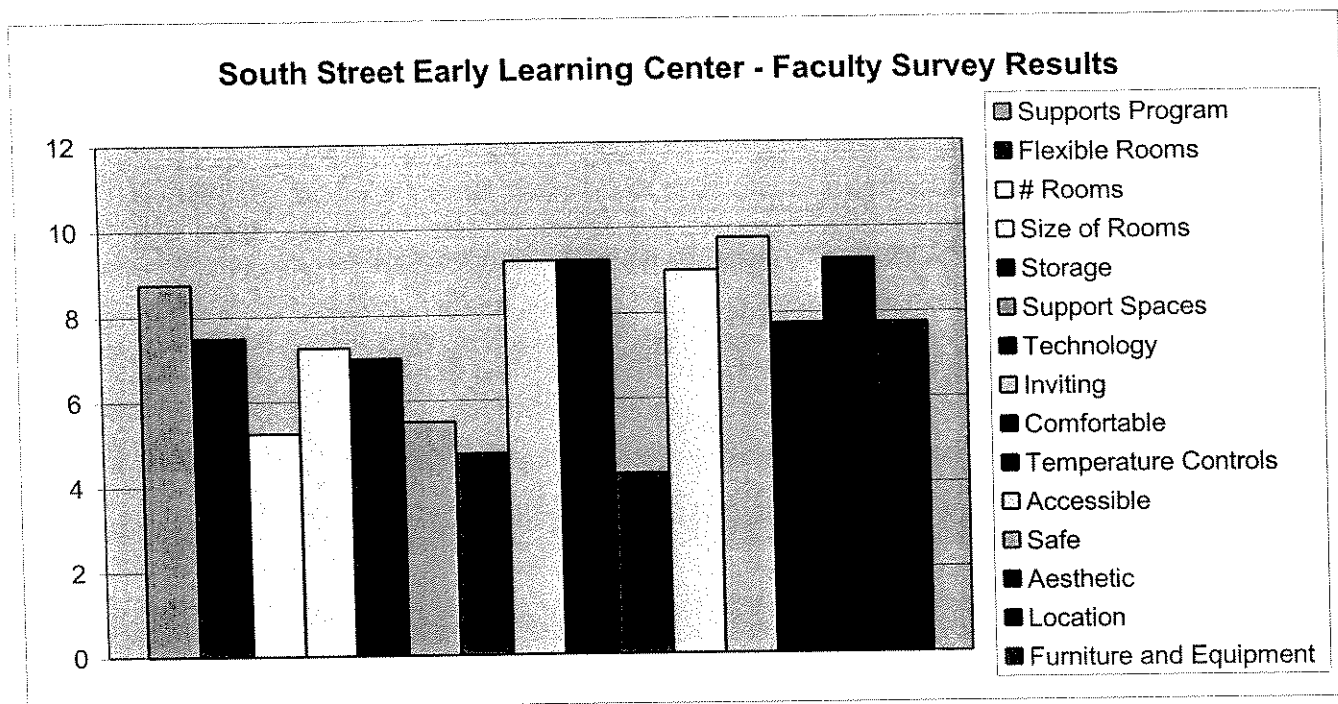
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Sheffield Area Middle/High School - Faculty Survey Results



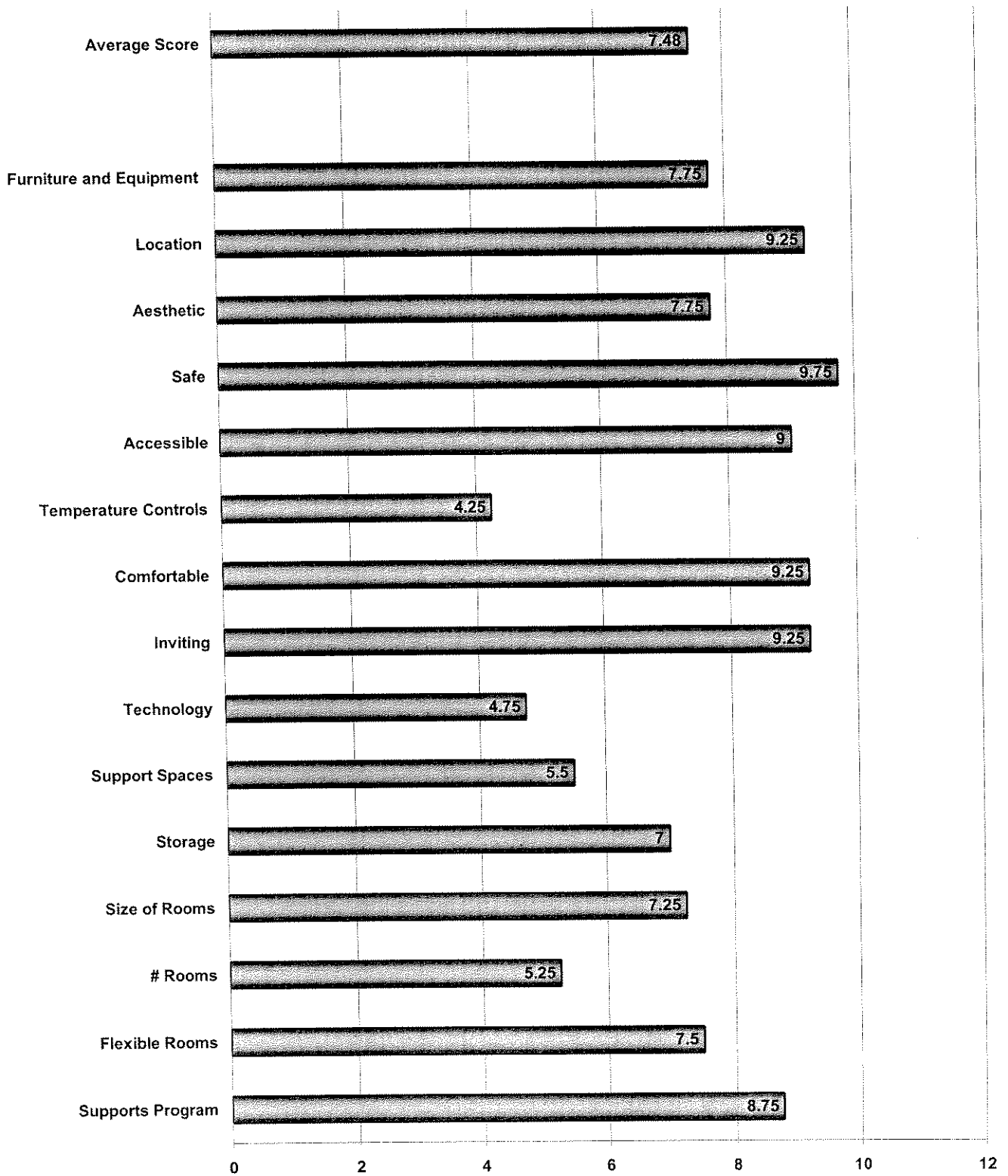
FACULTY SURVEY RESULTS CENTRAL ATTENDANCE AREA

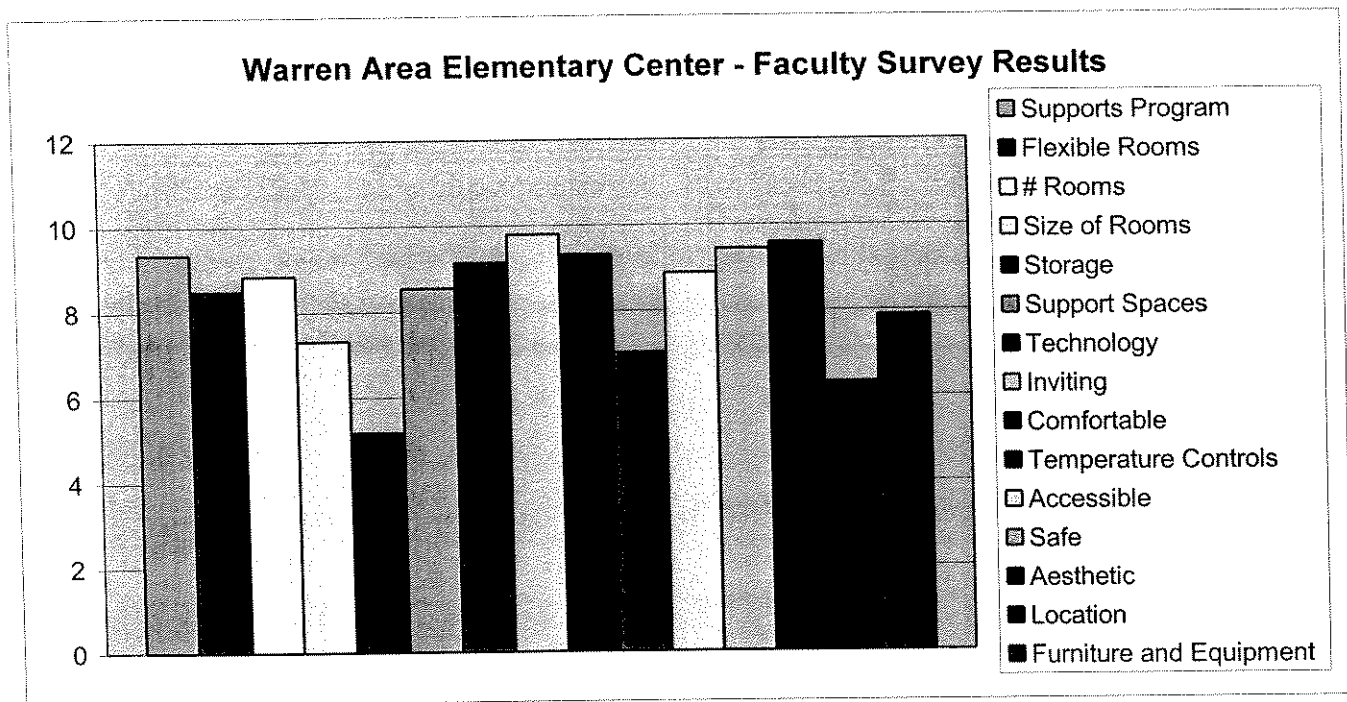
- ✓ South Street Early Learning Center
- ✓ Warren Elementary School
- ✓ Beaty – Warren Middle School
- ✓ Warren Area High School



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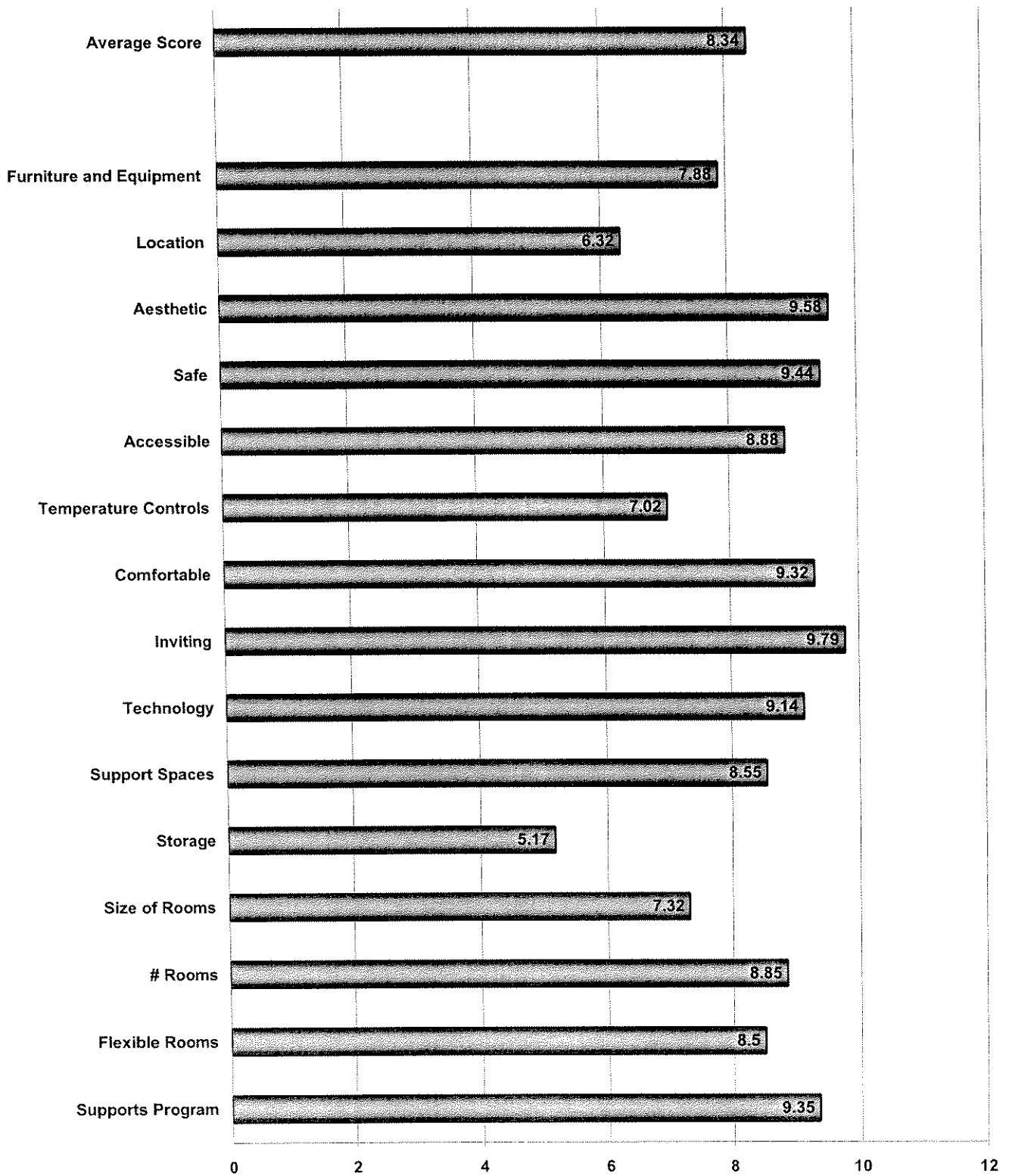
South Street Early Learning Center - Faculty Survey Results

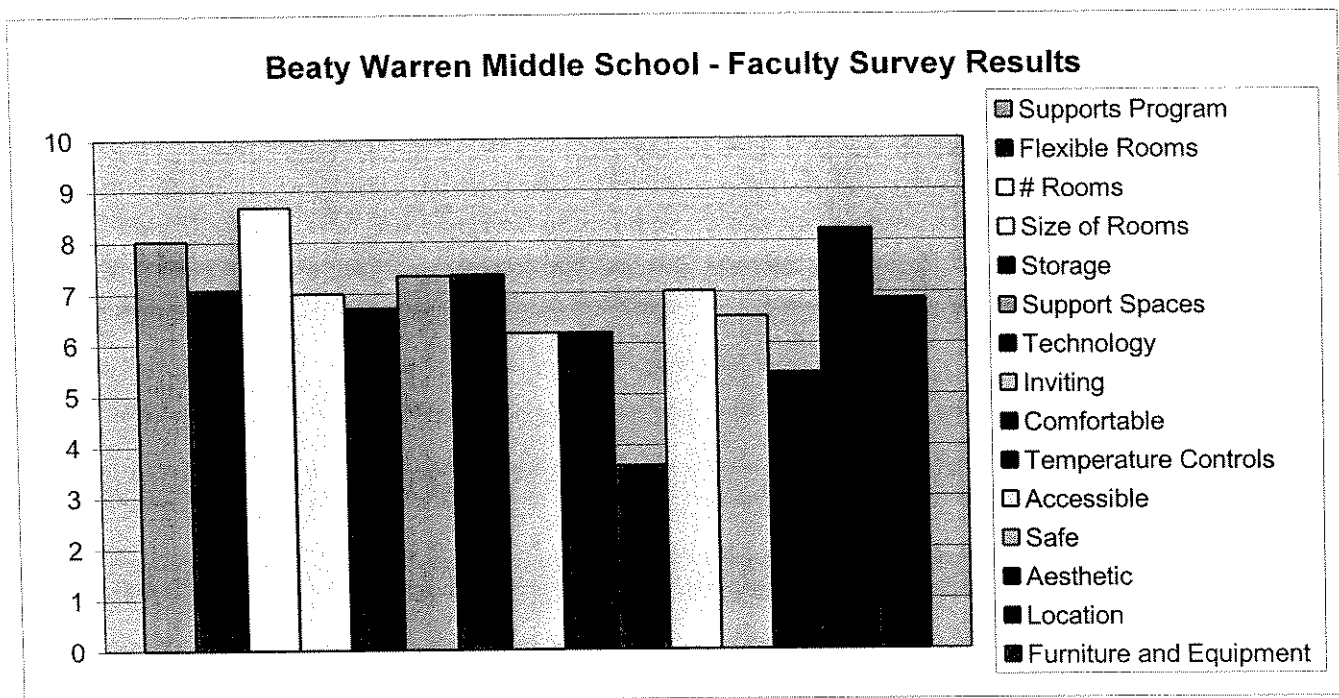




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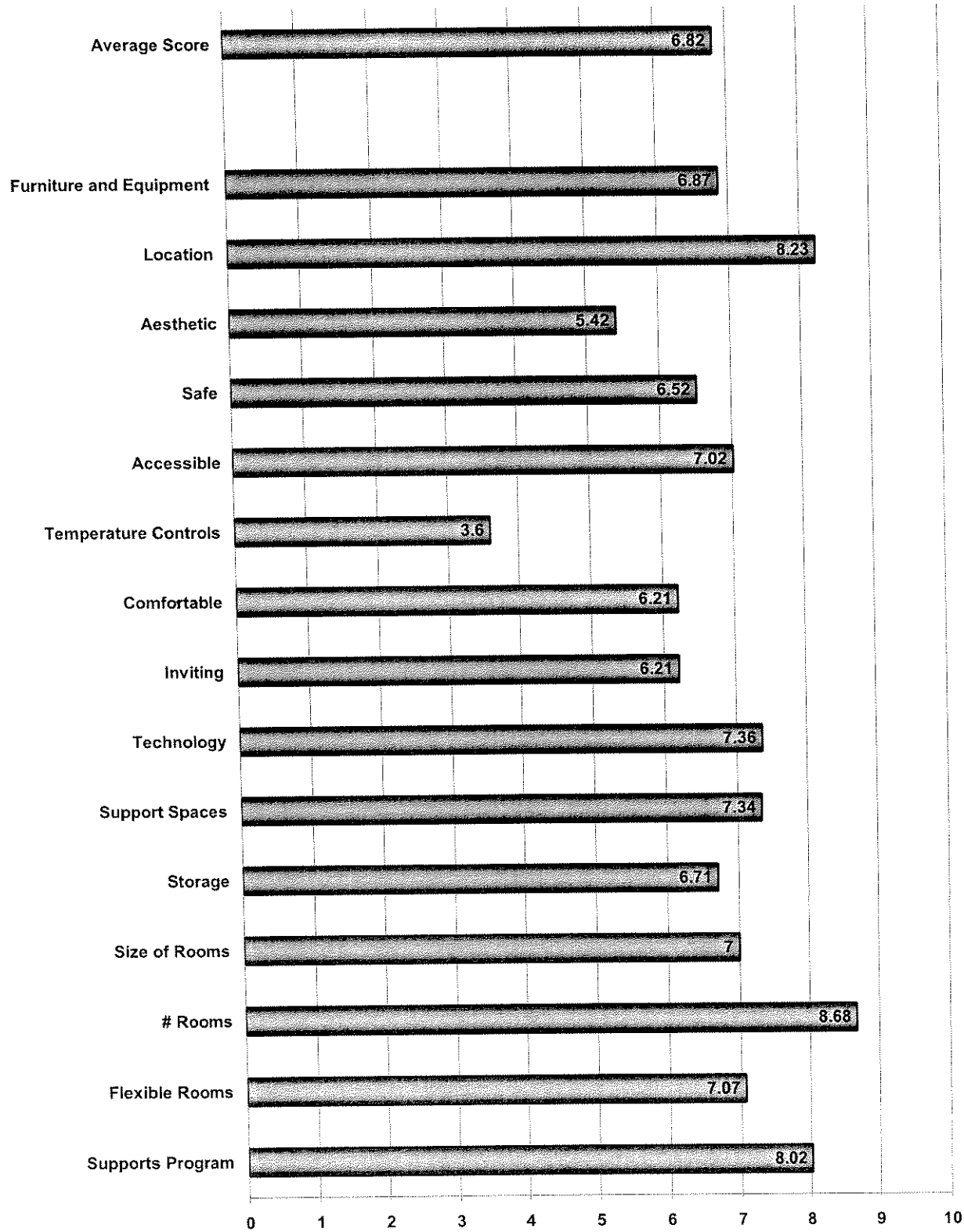
Warren Area Elementary Center - Faculty Survey Results

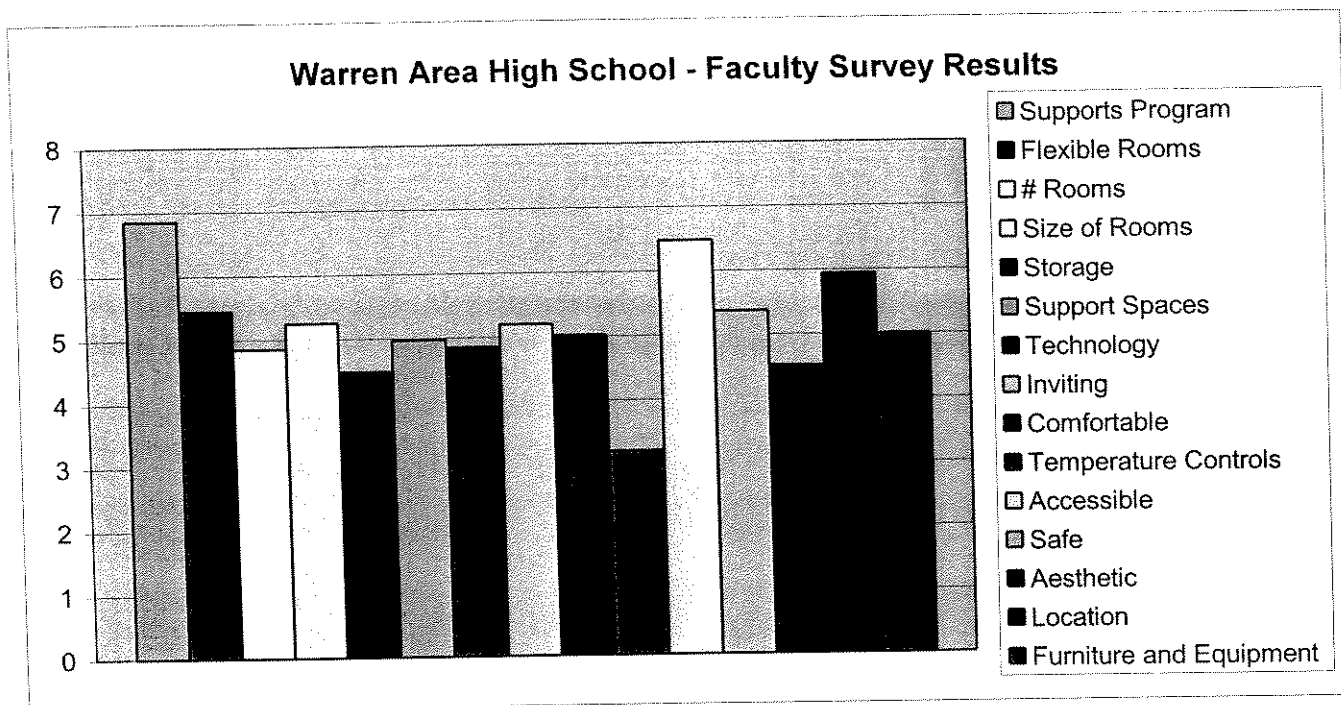




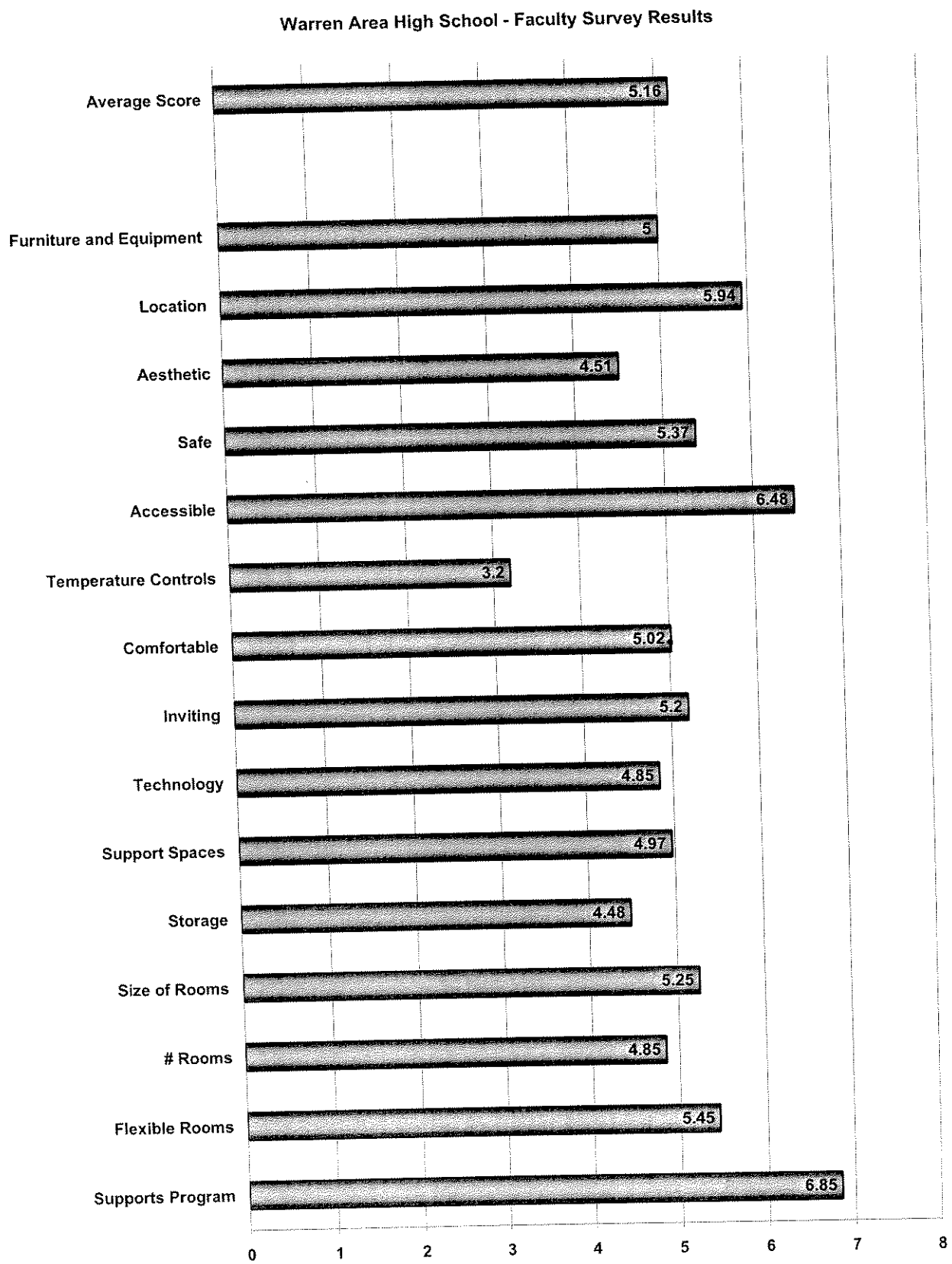
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Beaty Warren Middle School - Faculty Survey Results



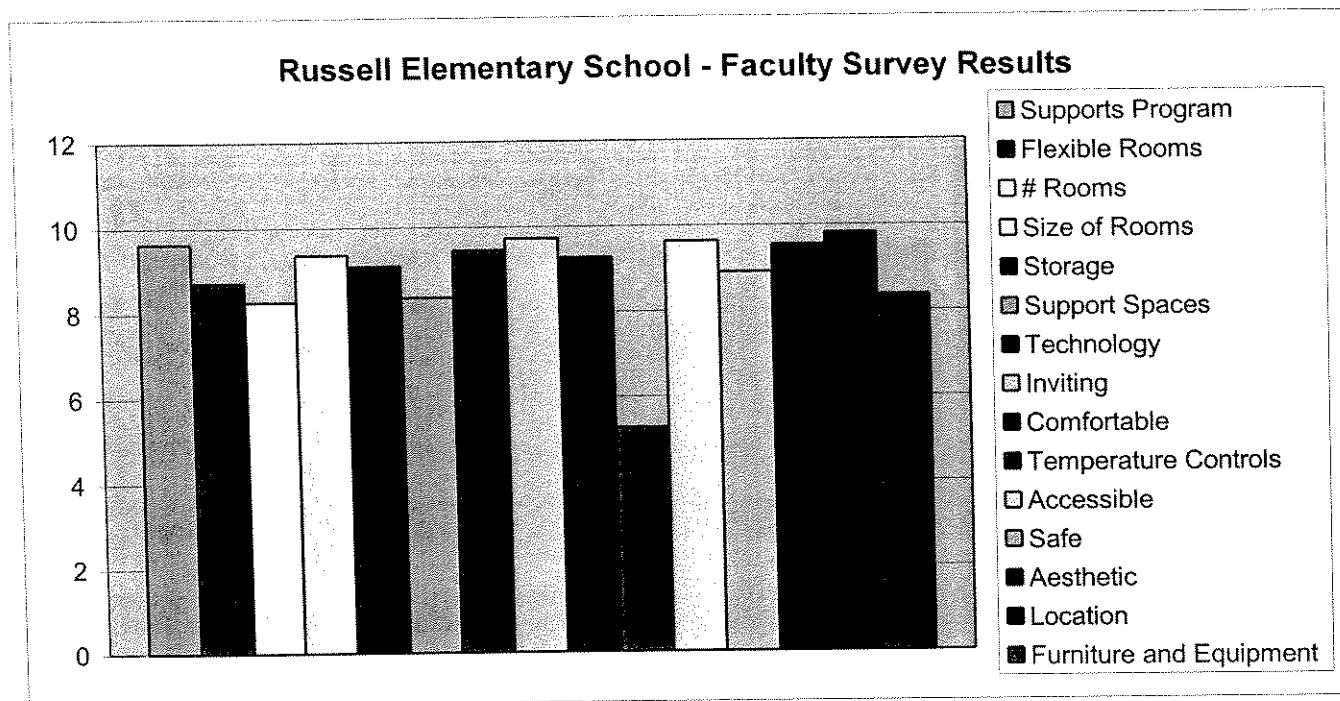


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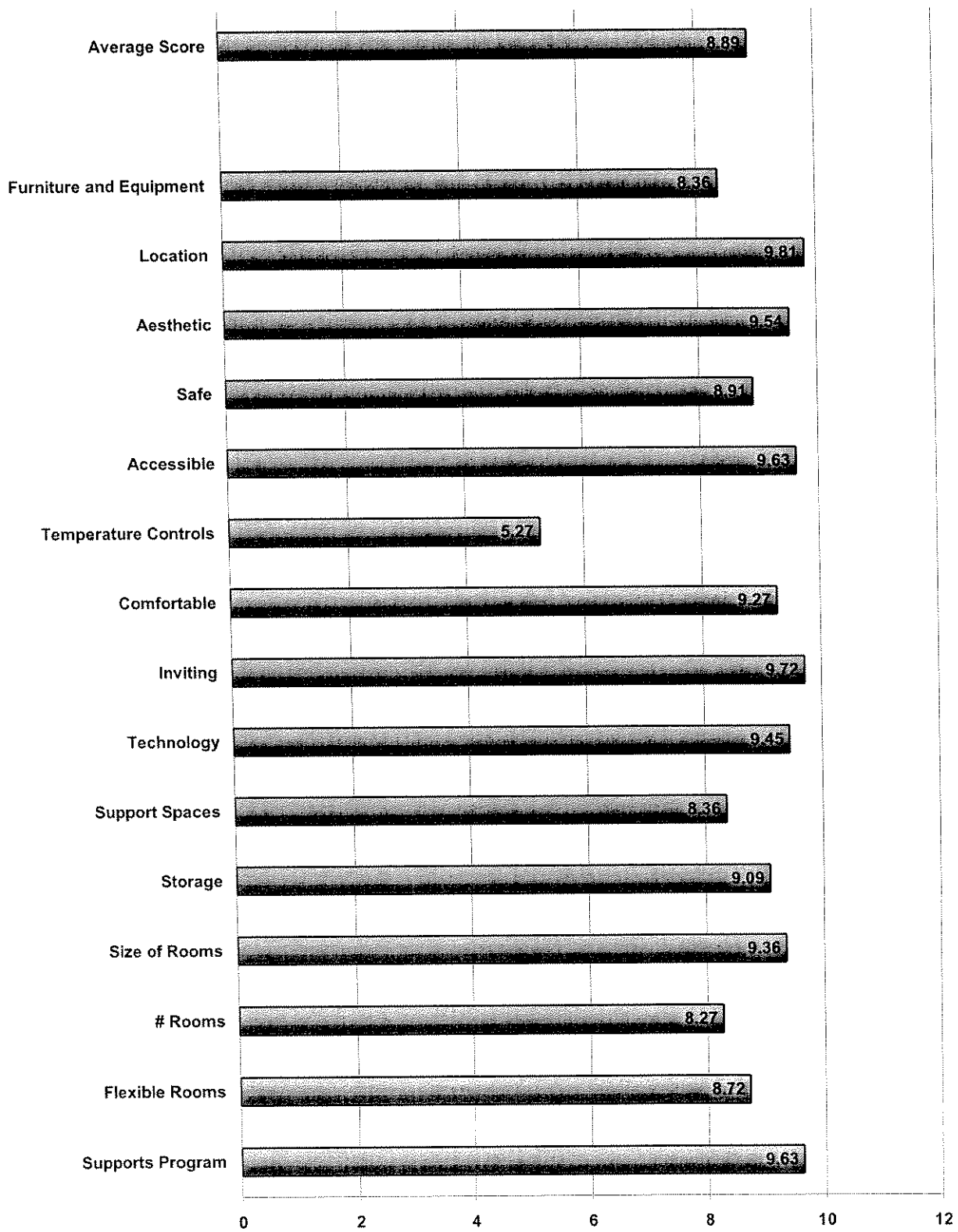
FACULTY SURVEY RESULTS NORTH ATTENDANCE AREA

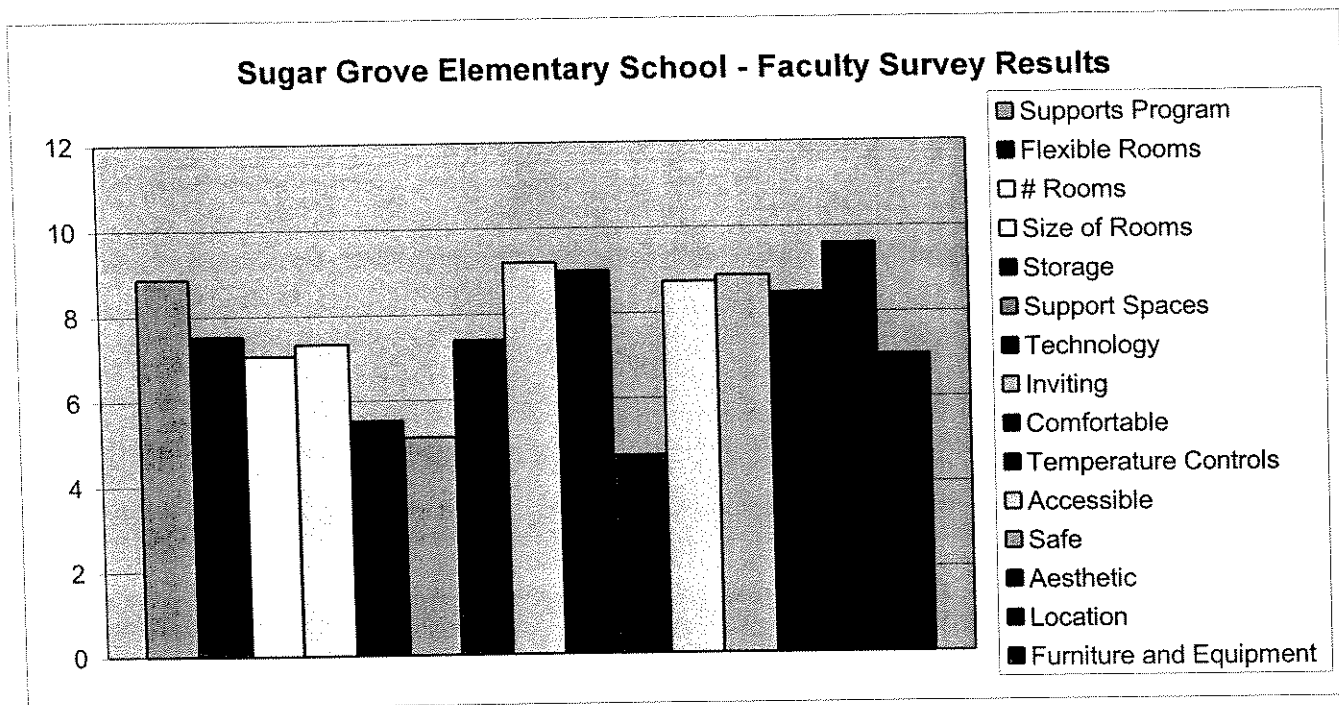
- ✓ Russell Elementary School
- ✓ Sugar Grove Elementary School
- ✓ Eisenhower Middle / Senior High School



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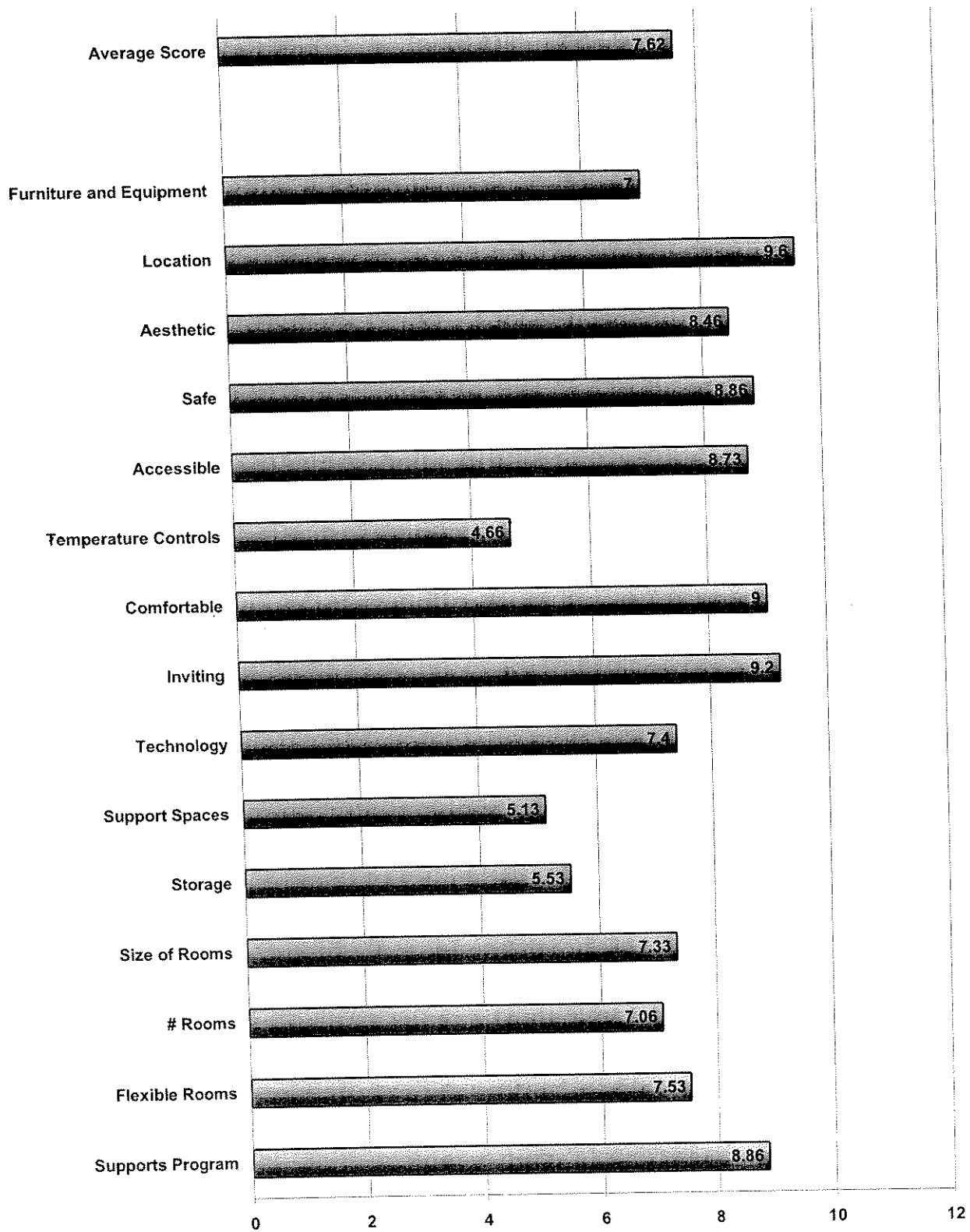
Russell Elementary School - Faculty Survey Results

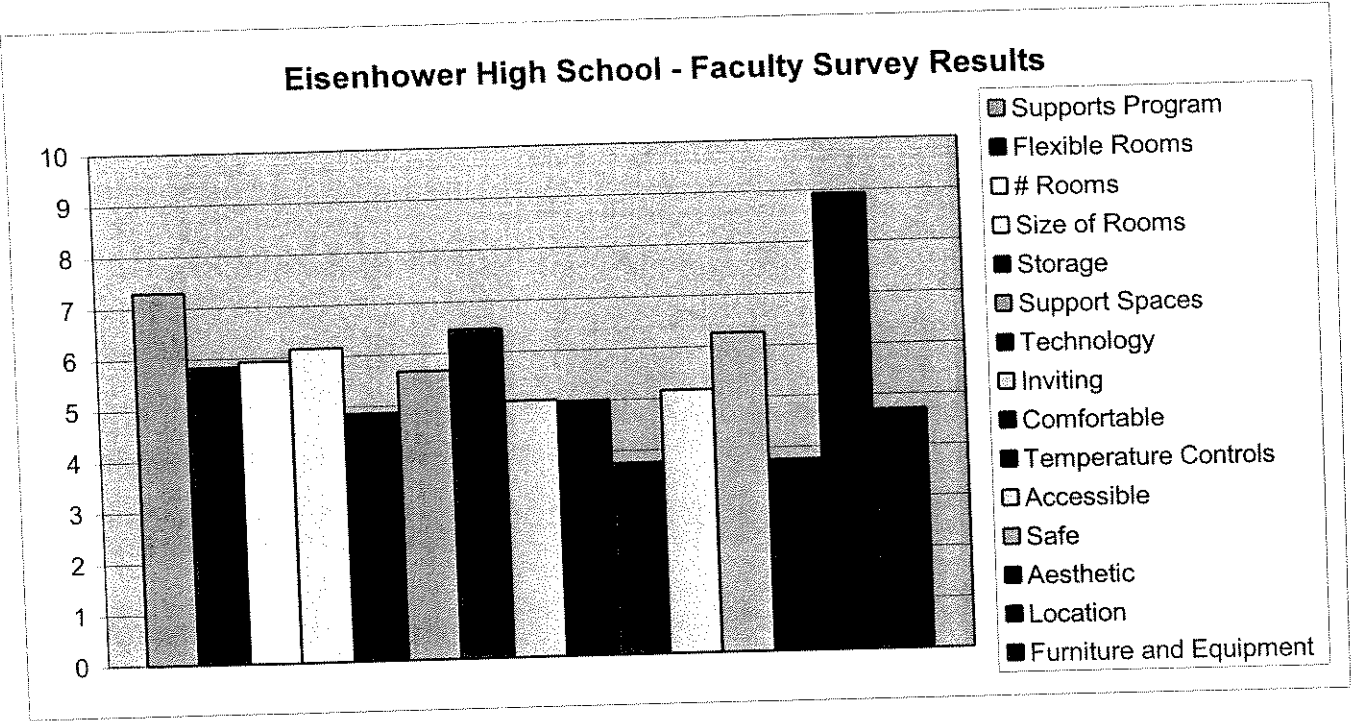




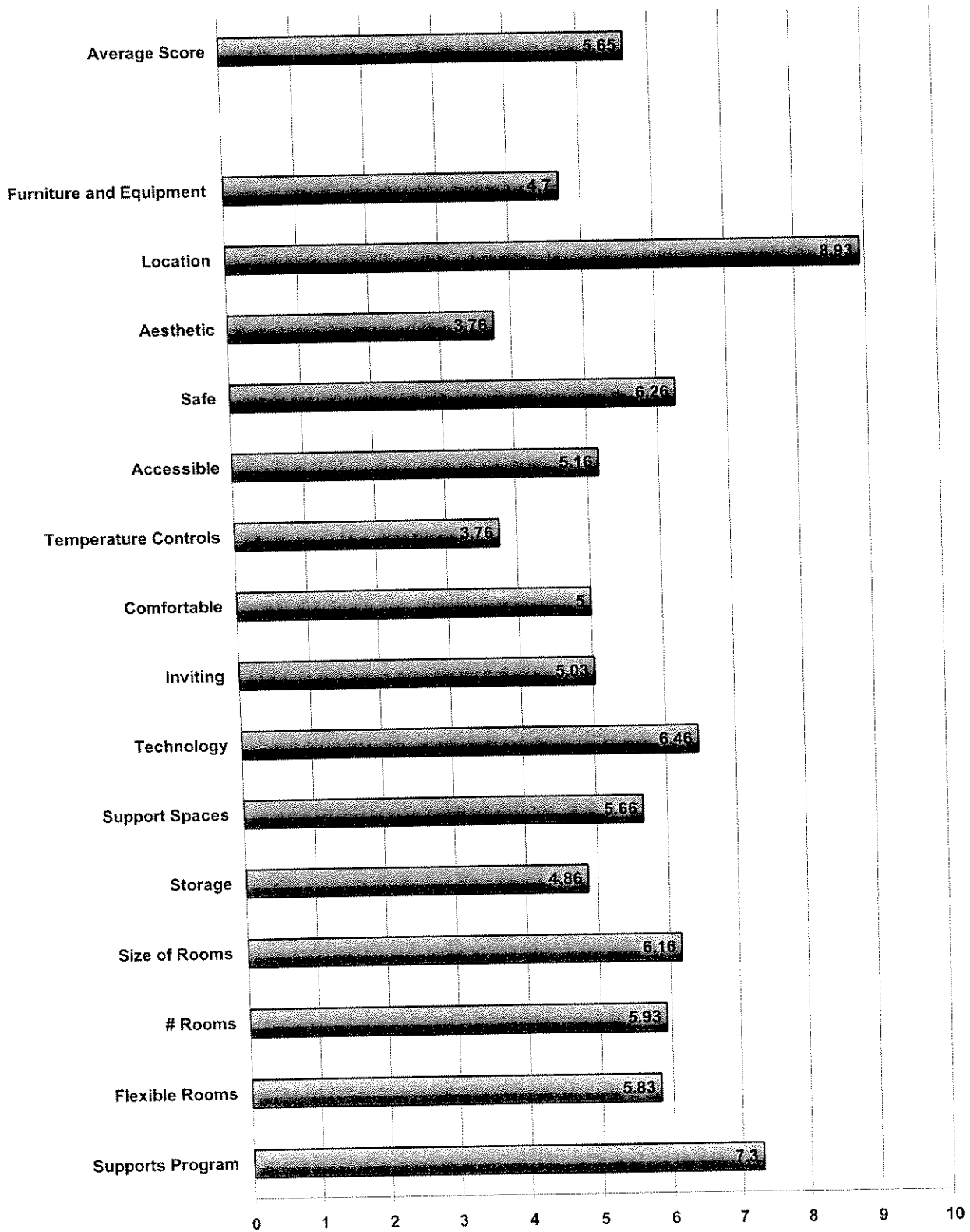
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Sugar Grove Elementary School - Faculty Survey Results



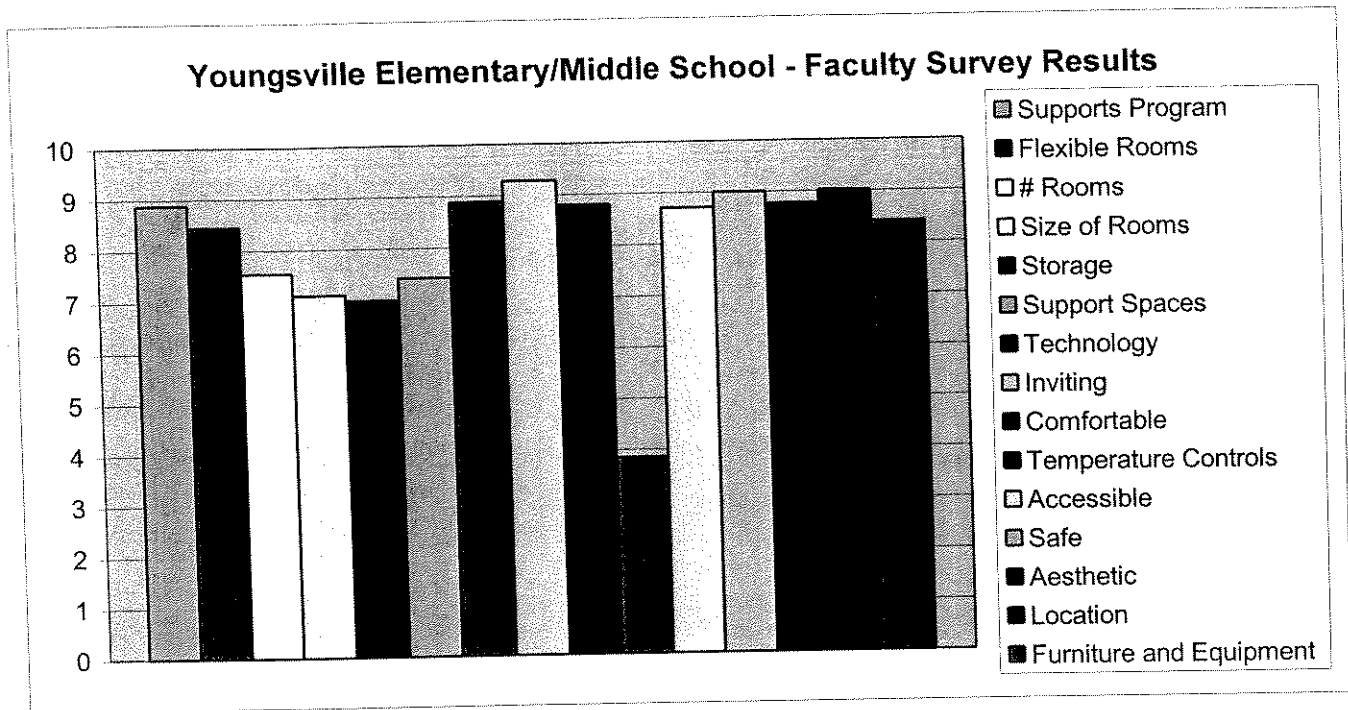


Eisenhower High School - Faculty Survey Results



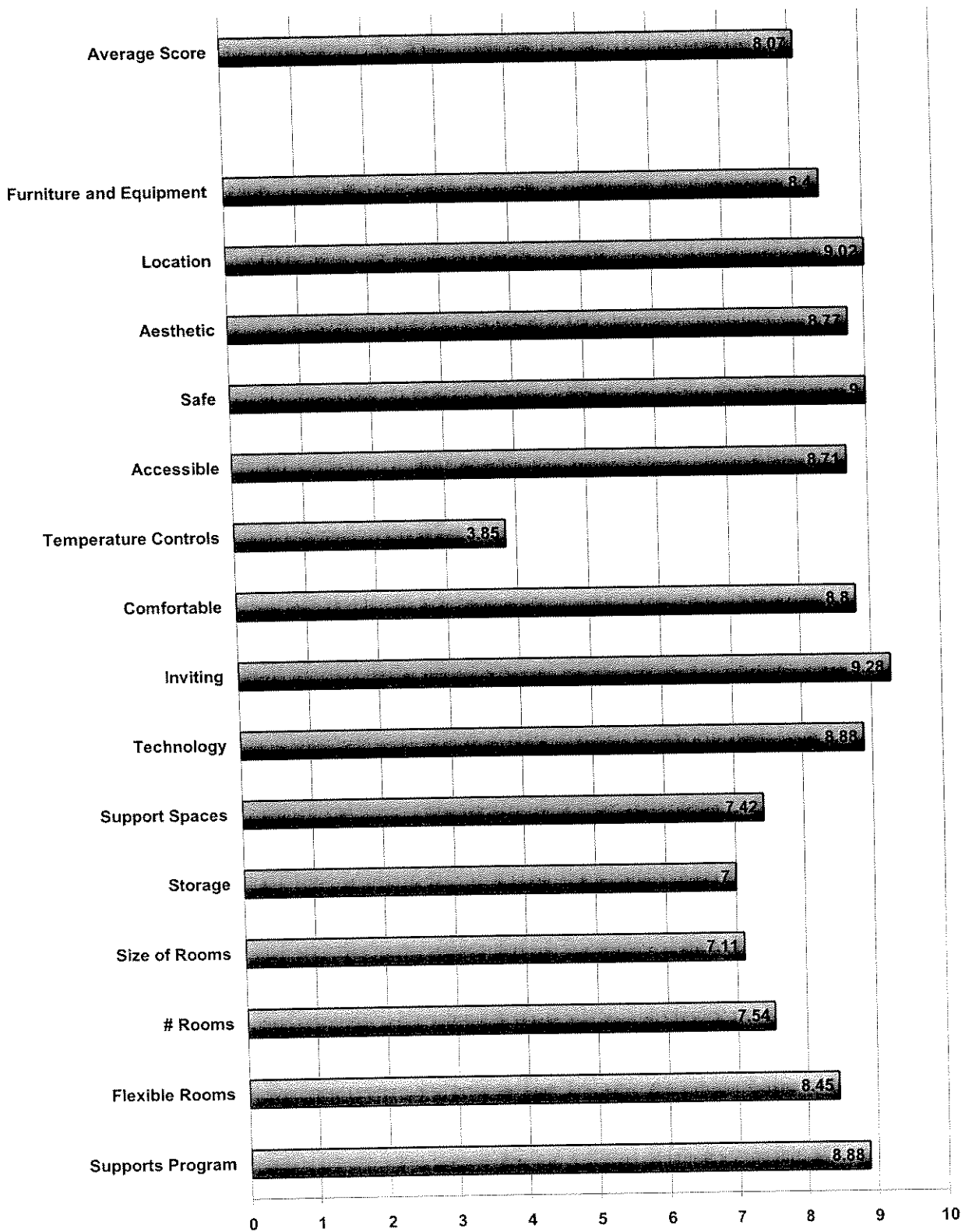
FACULTY SURVEY RESULTS WEST ATTENDANCE AREA

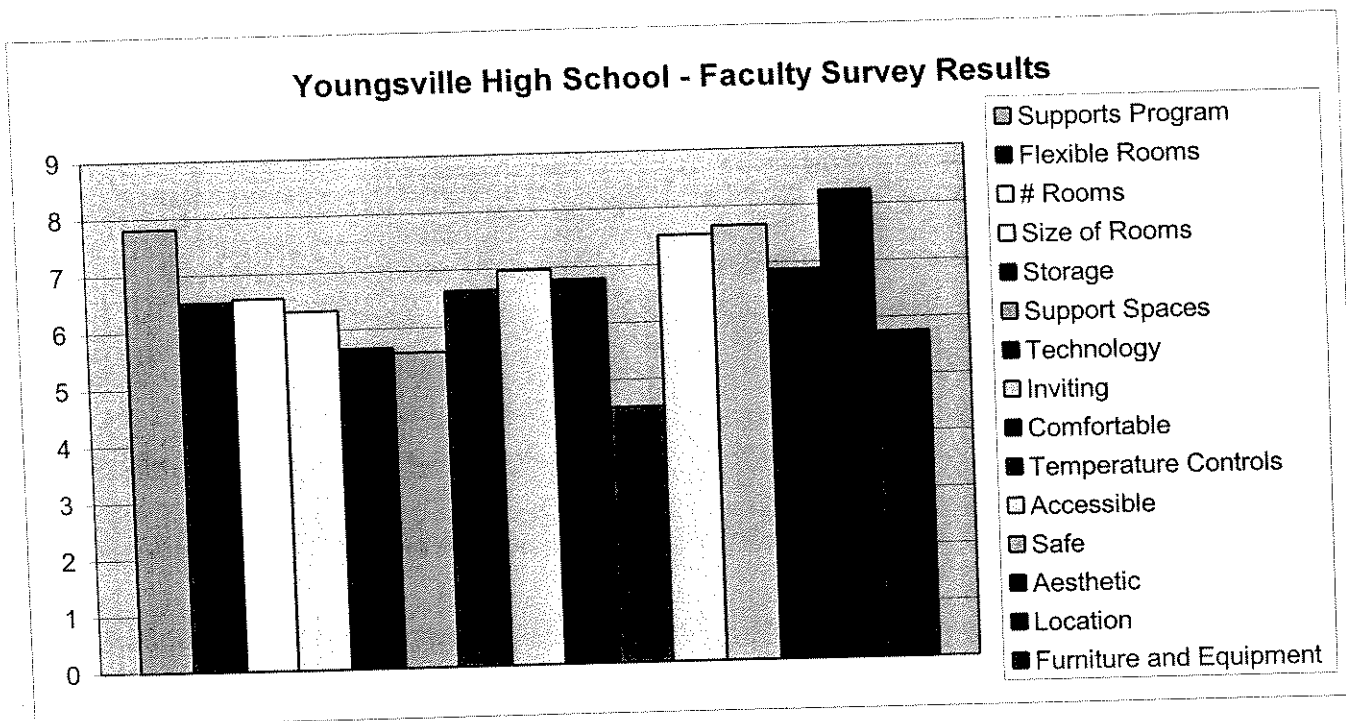
- ✓ Youngsville Elementary School
- ✓ Youngsville Middle / Senior High School



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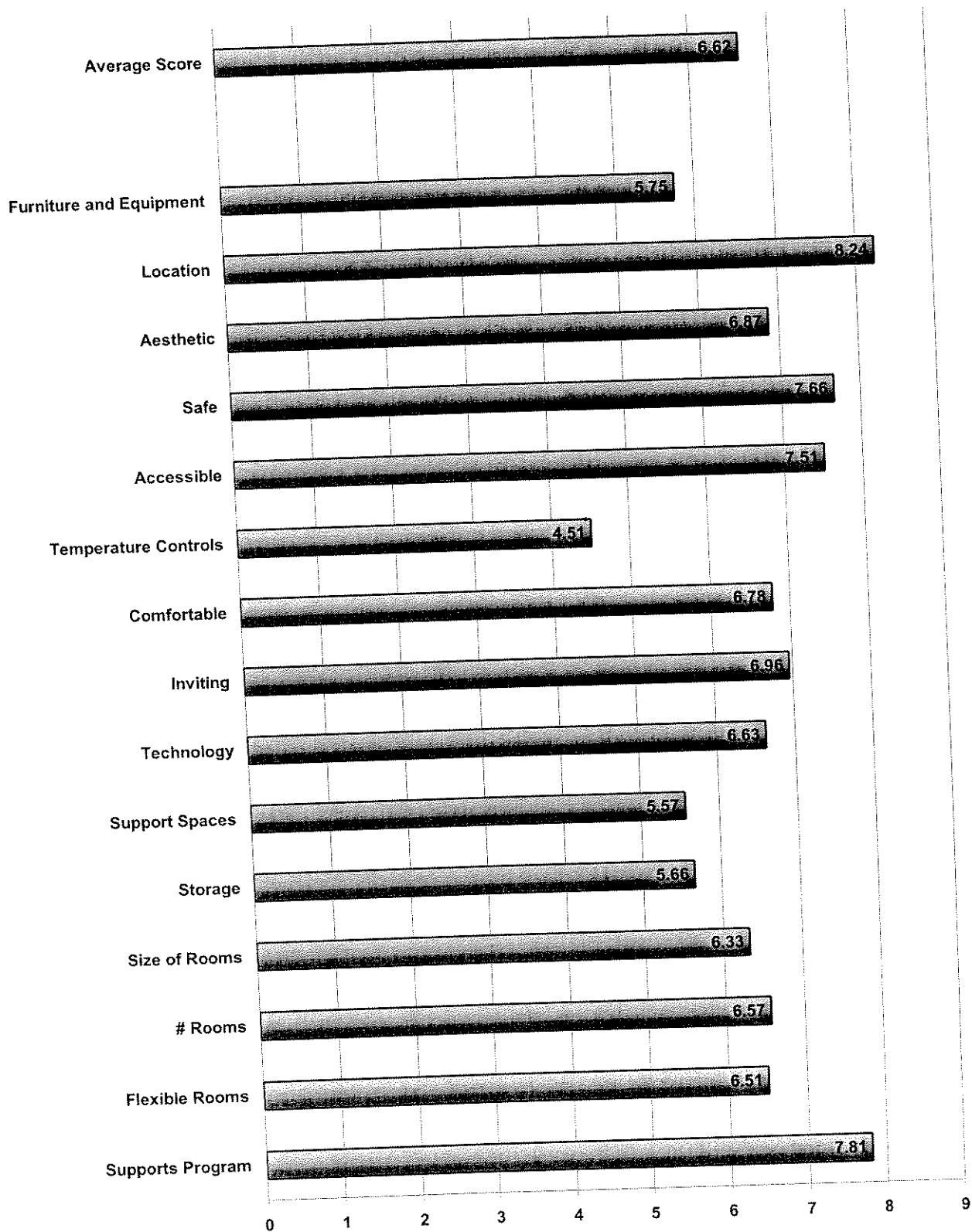
Youngsville Elementary/Middle School - Faculty Survey Results



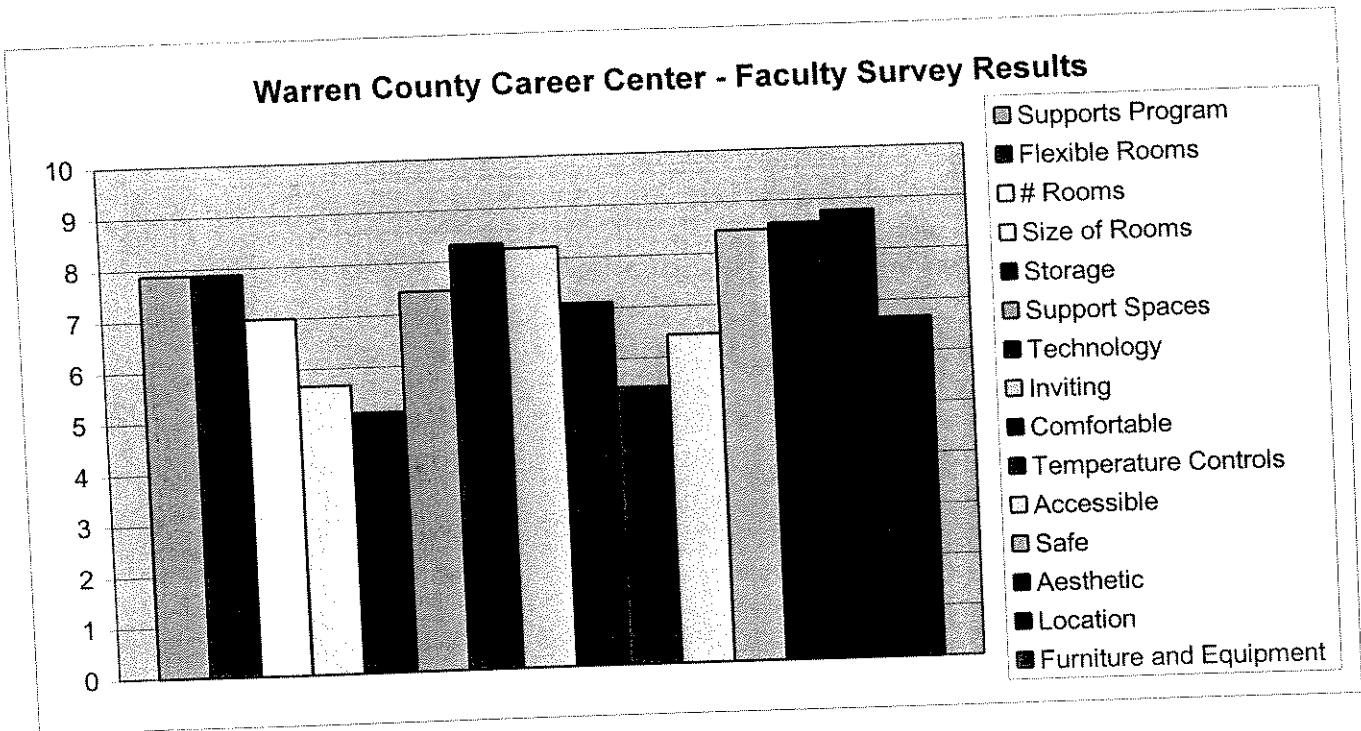


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Youngsville High School - Faculty Survey Results

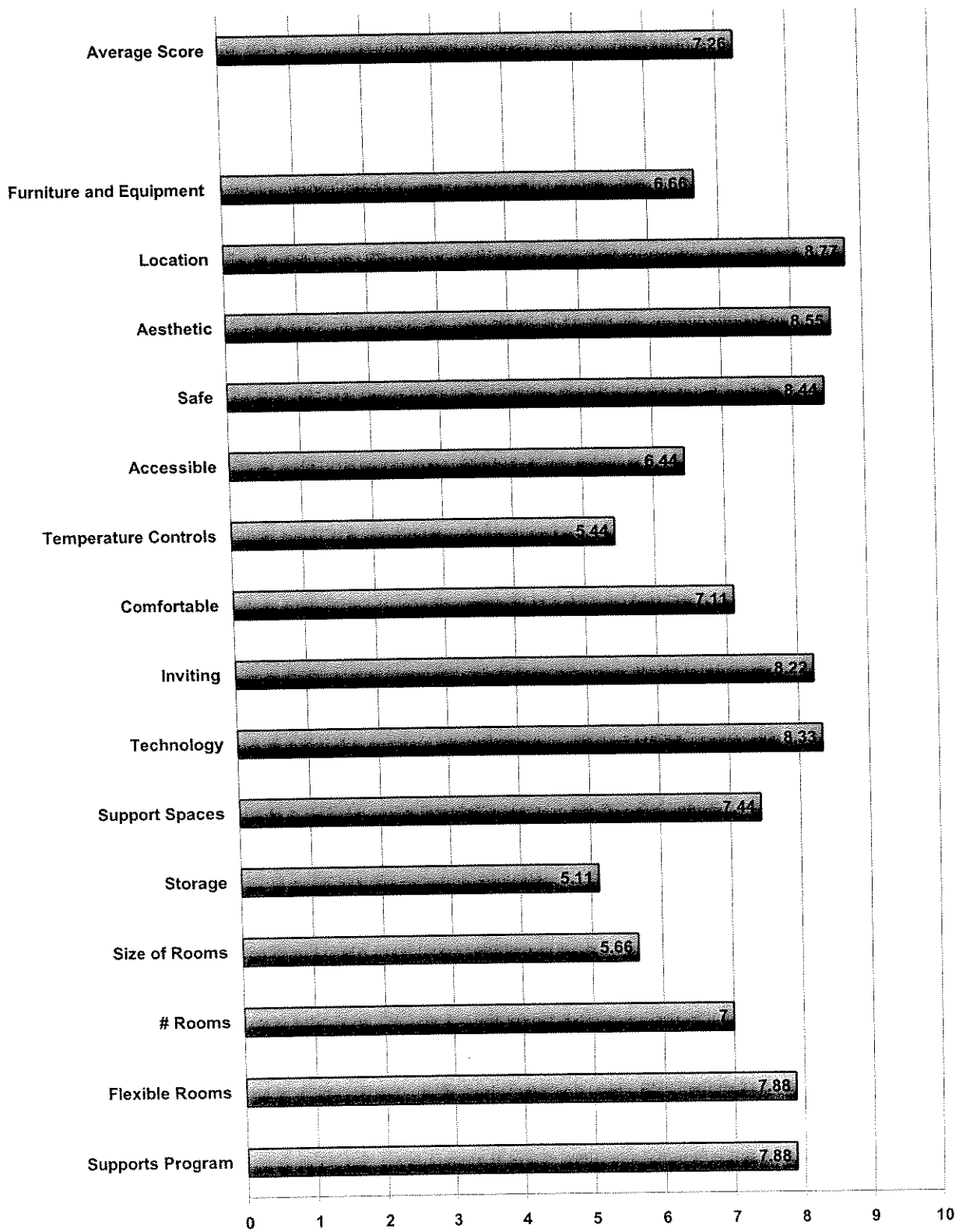


FACULTY SURVEY RESULTS CAREET AND TECHNICAL CENTER



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Warren County Career Center - Faculty Survey Results



BUILDING CAPACITY

Capacities of the Schools

The educational programs offered in schools today require flexible and varied spaces. Depending on the program usage, spaces may have different capacities even though they may be similar in size.

The capacity for each space is determined by:

- Maximum class size guidelines or policies from the School Board or recommendations of the Pennsylvania Department of education.
- Specialized programs such as kindergarten and special education.
- Spaces which are used for all students for specialized instruction, such as art or music on the elementary level; or specialized services such as reading support or instructional support team (IST), are not counted as part of the instructional capacity of a building.
- Spaces which fall below the PDE recommended classroom size of 660 square feet are not counted as part of the instructional capacity of the facility.
- Current space utilization
- PDE applies a 90% utilization factor to the rated Full Time Equivalent (FTE) for secondary schools and allows for no utilization factor at the elementary level. This calculation is, in large part, related to financial reimbursement calculations rather than educational programming.

Historically school districts throughout North America have determined the capacity of school by counting the number of classrooms in a building and multiplying by an average class size. In facility planning terminology we have used the term, "design capacity", to describe this methodology. Even though at first glance this seems only to be common sense, this methodology does not take into account the programmatic implications of school facilities. In an elementary school there is a need for libraries/media centers, administrative areas, special education classrooms, and specialized spaces for specific program areas such as science, art and music. In a secondary school, in theory it may be possible to use every classroom every period of every day, but from a practical perspective it is not likely. In facility planning terminology, taking program issues into consideration, we use the term, "functional capacity".

Public schools use space in school buildings for special purposes such as community activities or district-wide special education programs when space is available in a building. The location of this type of program impacts the number of students the building can accommodate. For planning purposes, functional capacity assumes these special programs could be moved to another location. Therefore functional capacity is defined as the number of students the building can accommodate assuming a "traditional" educational program. The formula used for determining capacity should reflect the programs of the public schools yet should be kept simple for planning purposes. The method for determining functional capacity is different for elementary, middle and high schools.

For long range planning purposes relative to determining possible excess capacity in the schools, the following are the recommended "Functional Capacity" calculations:

- ✓ **The "Functional capacity" at the Elementary Level is 95%**
- ✓ **The "Functional Capacity" at the Secondary Level is 85%.**
- ✓ **The "Functional Capacity" for a K-8 facility is 90%**

WARREN COUNTY SCHOOL DISTRICT
Facilities Options Study

Building Capacities

The Pennsylvania Department of Education has established standards to calculate the capacity of a school facility. In these standards a unit student capacity is assigned to various areas of the facility. However, special and support spaces, distribution of students by grade levels, course selections on the middle and high school levels and attendance areas create situations in which it is not possible for a school district to place as many students in each unit of the facility as identified in the PDE standard.

For the Warren County School District, the recommended building capacities are as follows:

| Elementary Schools | PDE Rated Capacity | Utilization | Functional Capacity |
|---------------------------|---------------------------|--------------------|----------------------------|
| Allegheny Valley | 350 | 95% | 333 |
| Sheffield | 300 | 95% | 285 |
| South Street | 400 | 95% | 380 |
| Warren Elem. Ctr. | 700 | 95% | 665 |
| Russell | 400 | 95% | 380 |
| Sugar Grove | 350 | 95% | 333 |
| Youngsville | 970 | 90% | 873 |
| Sub-total | 3,470 | | 3,249 |

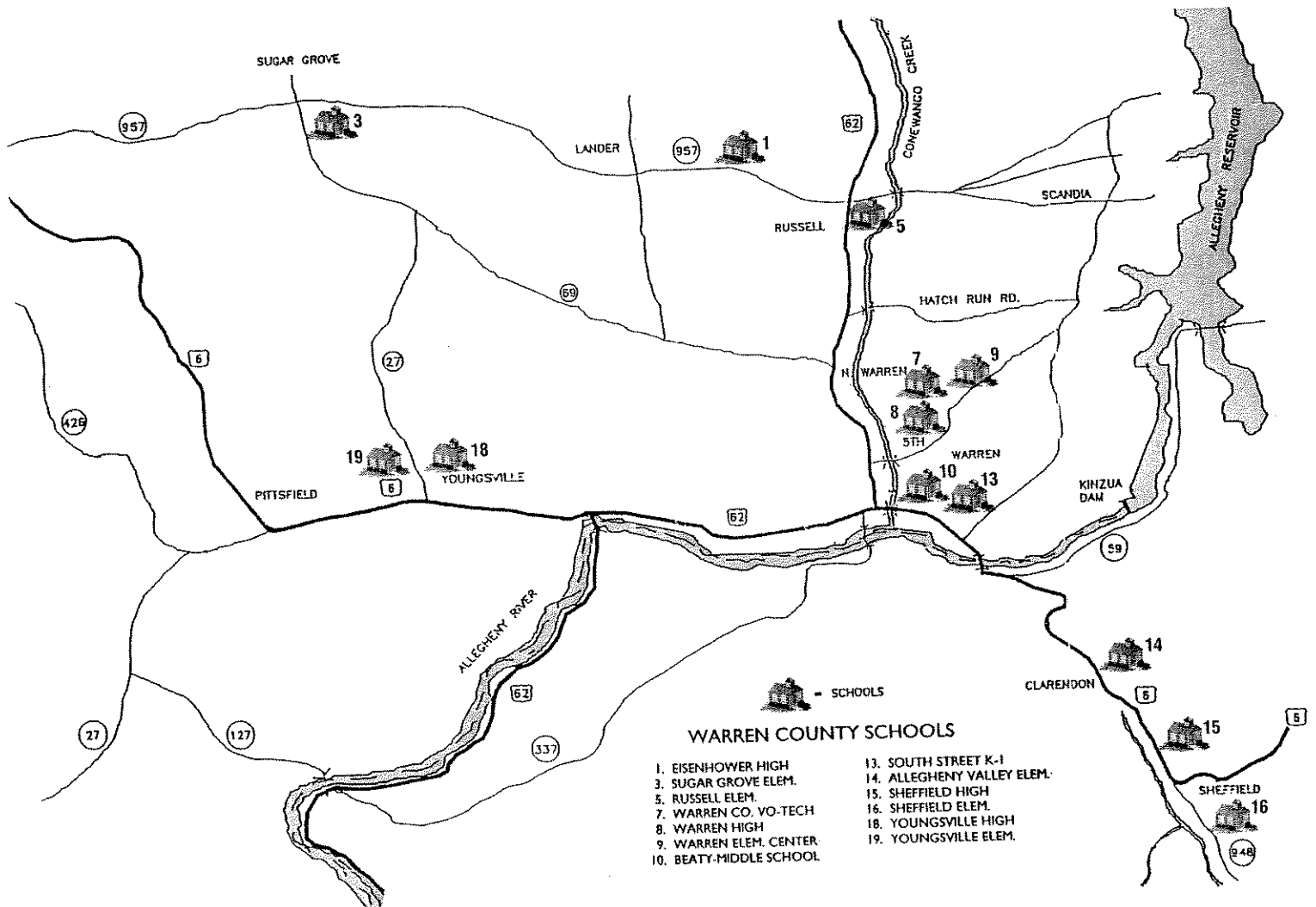
| | | |
|---------------------------|--------------|------------------------------------|
| 2005/06 Enrollment | 2,498 | 751 excess student capacity |
| 2013/14 Enrollment | 2,486 | 763 excess student capacity |

| Secondary Schools | PDE Rated Capacity | Utilization | Functional Capacity |
|------------------------|--------------------|-------------------------------|---------------------|
| Sheffield Area MS / HS | 617 | 85% | 583 |
| Beaty Warren MS | 1,034 | 85% | 976 |
| Warren Area HS | 989 | 85% | 934 |
| Eisenhower MS / HS | 838 | 85% | 791 |
| Youngsville MS / HS | 832 | 85% | 786 |
| Sub-total | 4,310 | | 4,070 |
| Total | 7,780 | | 7,319 |
| 2005/06 Enrollment | 3,054 | 1,256 excess student capacity | |
| 2013/14 Enrollment | 2,763 | 1,547 excess student capacity | |

[illegible]

FACILITY STUDY
WARREN COUNTY SCHOOL DISTRICT

| SCHOOL | GRADE LEVEL | SIZE | PDE CAPACITY | FUNCTIONAL CAPACITY | ENROLLMENT 2005-06 | +/- | +/- | ENROLLMENT 2013-14 | +/- | +/- |
|--------------------------------|-------------|---------|--------------|---------------------|--------------------|-------|-------|--------------------|-------|-------|
| ELEMENTARY SCHOOLS | | | | | | | | | | |
| <u>East Attendance Area</u> | | | | | | | | | | |
| Allegheny Valley ES | K-5 | 48,966 | 350 | 333 | 142 | 208 | 191 | 144 | 206 | 189 |
| Sheffield ES | K-5 | 25,805 | 300 | 285 | 140 | 160 | 145 | 129 | 171 | 156 |
| | | | | | | 368 | 336 | | 377 | 345 |
| <u>Central Attendance Area</u> | | | | | | | | | | |
| South Street ES | K-1 | 33,460 | 400 | 380 | 352 | 48 | 28 | 311 | 89 | 69 |
| Warren Elementary Center | 2-5 | 105,575 | 700 | 665 | 703 | -3 | -38 | 639 | 61 | 26 |
| | | | | | | | | | | 95 |
| <u>North Attendance Area</u> | | | | | | | | | | |
| Russell ES | K-6 | 27,790 | 400 | 380 | 301 | 99 | 79 | 361 | 39 | 19 |
| Sugar Grove ES | K-6 | 31,178 | 350 | 333 | 266 | 84 | 67 | 256 | 94 | 77 |
| | | | | | | 45 | -10 | | 150 | 96 |
| <u>West Attendance Area</u> | | | | | | | | | | |
| Youngsville ES | K-7 | 100,465 | 970 | 873 | 594 | 376 | 279 | 646 | 324 | 227 |
| Sub-total | | | 3,470 | 3,248 | 2,498 | 972 | 751 | 2,486 | 984 | 762 |
| SECONDARY SCHOOLS | | | | | | | | | | |
| <u>East Attendance Area</u> | | | | | | | | | | |
| Sheffield Area Middle / Sr. HS | 6-12 | 102,230 | 617 | 584 | 395 | 222 | 189 | 352 | 265 | 232 |
| <u>Central Attendance Area</u> | | | | | | | | | | |
| Beatty-Warren MS | 6-8 | 142,333 | 1034 | 976 | 629 | 405 | 347 | 569 | 465 | 407 |
| Warren Area HS | 9-12 | 146,243 | 989 | 934 | 928 | 61 | 6 | 852 | 137 | 82 |
| <u>North Attendance Area</u> | | | | | | | | | | |
| Eisenhower Middle / Sr. HS | 7-12 | 121,406 | 838 | 791 | 606 | 232 | 185 | 523 | 315 | 268 |
| <u>West Attendance Area</u> | | | | | | | | | | |
| Youngsville Middle / Sr. HS | 8-12 | 108,929 | 832 | 786 | 496 | 336 | 290 | 467 | 365 | 319 |
| Sub-total | | | 4,310 | 4,071 | 3,054 | 1,256 | 1,017 | 2,763 | 1,547 | 1,308 |
| TOTAL | | | 7,780 | 7,319 | 5,552 | 2,228 | 1,768 | 5,249 | 2,531 | 2,070 |



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SCHOOL FACILITY OPTIONS

District-Wide K-12 Facilities Study Options

As a county-wide school system with four distinct and separate attendance areas, facility options need to be developed in order to maintain quality educational instruction at each level, as well consider operating and construction costs and the cost of transportation.

In an effort to be sensitive to these and other issues, facility options have been developed at several levels for Board consideration

- ✓ Maintain existing Attendance Areas, with options to reduce the number of school facilities.
- ✓ Consider Consolidation of attendance areas in order to meet the educational, financial and community goals of the school district.

FACILITY OPTIONS EAST ATTENDANCE AREA

- ✓ Allegheny Valley Elementary School
- ✓ Sheffield Elementary School
- ✓ Sheffield Area Middle / Senior High School

Option Development Summary

4.3

East Attendance Area - Current Conditions

K-5, 6-12

Elementary

K-5

Sheffield ES
25,805 SF
4.5 acres
1963 Construction

K-5

Allegheny Valley
48,966 SF
15.2 acres
1969 Construction
1995 Ren / Add

| | | | | |
|----------------------------|-----|-----|-----|-----|
| Current Enrollment | 140 | 142 | | |
| Existing PDE Bldg Capacity | 300 | 350 | | |
| Functional Bldg Capacity | 285 | 333 | | |
| Excess Capacity | | 160 | 208 | 368 |
| Excess Capacity | | 145 | 191 | 336 |
| 2013-2014 Enrollment | 129 | 144 | | |
| Excess Capacity | | 171 | 206 | 377 |
| Excess Capacity | | 156 | 189 | 345 |

Middle/Secondary

6-12

Sheffield MS / HS
102,230 SF
42.6 acres
1974 Construction

| | | |
|----------------------------|-----|-----|
| Current Enrollment | 395 | |
| Existing PDE Bldg Capacity | 617 | |
| Functional Bldg Capacity | 583 | |
| Excess Capacity | | 222 |
| Excess Capacity | | 188 |
| 2013-2014 Enrollment | 352 | |
| Excess Capacity | | 265 |
| Excess Capacity | | 231 |

Option Development Summary

4.4

Option 1 All Schools Remain Open Facility Improvements to Existing Schools K-5, 6-12

Elementary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| | K-5 | | K-5 | | | |
|----------------------------|---|-----|--|--|-----|-------------|
| | <div> <div>Sheffield ES</div> <div>25,805 SF</div> <div>4.5 acres</div> <div>RENOVATIONS</div> </div> | | <div> <div>Allegheny Valley</div> <div>48,966 SF</div> <div>15.2 acres</div> <div>RENOVATIONS</div> </div> | | | |
| Current Enrollment | 140 | | 142 | | | |
| Existing PDE Bldg Capacity | 300 | | 350 | | | |
| Functional Bldg Capacity | 285 | | 333 | | | |
| Excess Capacity | | 160 | | | 208 | 368 |
| Excess Capacity | | 145 | | | 191 | 336 |
| 2013-2014 Enrollment | 129 | | 144 | | | |
| Excess Capacity | | 171 | | | 206 | 377 |
| Excess Capacity | | 156 | | | 189 | 345 |
| Facilities Improvement | | | | | | |
| Budget | \$2,479,520 | | \$45,000 | | | |
| Cost Escalation Increase | \$495,904 | | \$9,000 | | | |
| Sub-total | \$2,975,424 | | \$54,000 | | | |
| 25% Soft Costs | \$743,856 | | \$13,500 | | | |
| Total Project Cost | \$3,719,280 | | \$67,500 | | | \$3,786,780 |
| PDE Reimbursable amount | \$788,628 | | n/a | | | |

Middle/Secondary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| | 6-12 | | | | | |
|----------------------------|--|-----|--|--|--|-------------|
| | <div> <div>Sheffield MS / HS</div> <div>102,230 SF</div> <div>42.6 acres</div> <div>RENOVATIONS</div> </div> | | | | | |
| Current Enrollment | 395 | | | | | |
| Existing PDE Bldg Capacity | 617 | | | | | |
| Functional Bldg Capacity | 583 | | | | | |
| Excess Capacity | | 222 | | | | |
| Excess Capacity | | 188 | | | | |
| 2013-2014 Enrollment | 352 | | | | | |
| Excess Capacity | | 265 | | | | |
| Excess Capacity | | 231 | | | | |
| Facilities Improvement | | | | | | |
| Budget | \$2,628,520 | | | | | |
| Cost Escalation Increase | \$525,704 | | | | | |
| Sub-total | \$3,154,224 | | | | | |
| 25% Soft Costs | \$788,556 | | | | | |
| Total Project Cost | \$3,942,780 | | | | | \$3,942,780 |
| PDE Reimbursable amount | \$2,219,627 | | | | | |
| TOTAL OPTION COST | | | | | | \$7,729,560 |
| Total reimbursable amount | | | | | | \$3,008,255 |

Option Development Summary

4.5

Option 2 - Short Term

Close Sheffield Elementary School

Sheffield MS / HS Becomes K-12

K-5, 6-12

Elementary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| | | K-5 | |
|----------------------------|-----------------|---------------------------------|--|
| | | Sheffield ES | Allegheny Valley |
| | | 25,805 SF 4.5 acres CLOSE | 48,966 SF 15.2 acres RENOVATIONS |
| Current Enrollment | 142 | | |
| Existing PDE Bldg Capacity | 350 | | |
| Functional Bldg Capacity | 333 | | |
| Excess Capacity | | 208 | 208 |
| Excess Capacity | | 191 | 191 |
| 2013-2014 Enrollment | 144 | | |
| Excess Capacity | | 206 | 206 |
| Excess Capacity | | 189 | 189 |
| Facilities Improvement | \$45,000 | | |
| Cost Escalation Increase | <u>\$9,000</u> | | |
| Sub-total | \$54,000 | | |
| 25% Soft Costs | <u>\$13,500</u> | | |
| Total Project Cost | \$67,500 | | \$67,500 |
| PDE Reimbursable amount | n/a | | |

Middle/Secondary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| | | K-12 | |
|--|------------------|--|--------------------|
| | | Sheffield MS / HS | |
| | | 102,230 SF 42.6 acres Renovations Only | |
| Current Enrollment | 535 | | |
| Existing PDE Bldg Capacity | 617 | | |
| Functional Bldg Capacity | 583 | | |
| Excess Capacity | | 82 | |
| Excess Capacity | | 48 | |
| 2013-2014 Enrollment | 481 | | |
| Excess Capacity | | 136 | |
| Excess Capacity | | 102 | |
| Facilities Improvement | \$2,628,520 | | |
| Cost Escalation Increase | \$525,704 | | |
| Program Renovations to accommodate elementary grades | <u>\$750,000</u> | | |
| Sub-total | \$3,904,224 | | |
| 25% Soft Costs | <u>\$976,056</u> | | |
| Total Project Cost | \$4,880,280 | | \$4,880,280 |
| PDE Reimbursable amount | \$2,747,402 | | |
| TOTAL OPTION COST | | | \$4,947,780 |
| Total reimbursable amount | | | \$2,747,402 |

Option Development Summary

Option 2.1 - Short Term

Close Sheffield Elementary School
Sheffield MS / HS Becomes K-12
K-6, 7-12

Elementary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| | | K-6 | |
|----------------------------|--|---|--|
| | | Sheffield ES 25,805 SF 4.5 acres CLOSE | Allegheny Valley 48,966 SF 15.2 acres RENOVATIONS |
| Current Enrollment | | | 193 |
| Existing PDE Bldg Capacity | | | 350 |
| Functional Bldg Capacity | | | 333 |
| Excess Capacity | | | 157 |
| Excess Capacity | | | 140 |
| 2013-2014 Enrollment | | | 195 |
| Excess Capacity | | | 155 |
| Excess Capacity | | | 138 |
| Facilities Improvement | | | \$45,000 |
| Cost Escalation Increase | | | \$9,000 |
| Sub-total | | | \$54,000 |
| 25% Soft Costs | | | \$13,500 |
| Total Project Cost | | | \$67,500 |
| PDE Reimbursable amount | | | n/a |

Middle/Secondary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| | | K-12 | |
|--|-------------|---|--------------------|
| | | Sheffield MS / HS 102,230 SF 42.6 acres Renovations Only | |
| Current Enrollment | | 484 | |
| Existing PDE Bldg Capacity | | 617 | |
| Functional Bldg Capacity | | 583 | |
| Excess Capacity | | | 133 |
| Excess Capacity | | | 99 |
| 2013-2014 Enrollment | | 481 | |
| Excess Capacity | | | 136 |
| Excess Capacity | | | 102 |
| Facilities Improvement | \$2,628,520 | | |
| Cost Escalation Increase | \$525,704 | | |
| Program Renovations to accommodate elementary grades | \$750,000 | | |
| Sub-total | \$3,904,224 | | |
| 25% Soft Costs | \$976,056 | | |
| Total Project Cost | \$4,880,280 | | \$4,880,280 |
| PDE Reimbursable amount | \$2,747,402 | | \$4,947,780 |
| TOTAL OPTION COST | | | \$2,747,402 |
| Total reimbursable amount | | | |

Option Development Summary

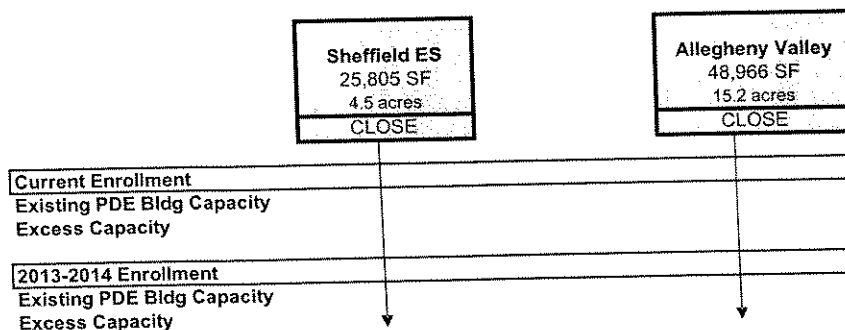
4.7

Option 3 - Long Term

Close Sheffield Elementary School
Close Allegheny Elementary School
Sheffield MS / HS Becomes K-12

Elementary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.



Middle/Secondary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| K-12 | | | |
|----------------------------|-----|-----|--|
| Sheffield MS / HS | | | |
| 102,230 SF | | | |
| 42.6 acres | | | |
| Renovations Only | | | |
| Current Enrollment | 677 | | |
| Existing PDE Bldg Capacity | 617 | | |
| Functional Bldg Capacity | 583 | | |
| Excess Capacity | | -60 | |
| Excess Capacity | | -94 | |
| 2013-2014 Enrollment | 625 | | |
| Excess Capacity | | -8 | |
| Excess Capacity | | -42 | |

Note: Small building addition may be required to implement this option

| | | |
|--|--------------------|--------------------|
| Facilities Improvement | \$2,628,520 | |
| Cost Escalation Increase | \$525,704 | |
| Program Additions and Renovations to accommodate elementary grades | <u>\$2,250,000</u> | |
| Sub-total | \$5,404,224 | |
| 25% Soft Costs | <u>\$1,351,056</u> | |
| Total Project Cost | \$6,755,280 | \$6,755,280 |
| PDE Reimbursable amount | \$3,729,005 | |
| TOTAL OPTION COST | | \$3,729,005 |
| Total reimbursable amount | | |

FACILITY OPTIONS CENTRAL ATTENDANCE AREA

- ✓ South Street Early Learning Center
- ✓ Warren Elementary School
- ✓ Beaty – Warren Middle School
- ✓ Warren Area High School

| | |
|-----------------------------------|------------|
| Option Development Summary | 4.9 |
|-----------------------------------|------------|

Central Attendance Area - Current Conditions

K-1, 2-5, 6-8, 9-12

Elementary

| K-1 | 2-5 |
|--|--|
| South Street ES 33,460 SF 1.6 acres <i>1971 Construction</i> | Warren Elem. Ctr 105,505 SF 8.6 acres <i>2005 Construction</i> |

| | | | | |
|-----------------------------------|-----|-----|-----|-----|
| Current Enrollment | 352 | 703 | | |
| Existing PDE Bldg Capacity | 400 | 700 | | |
| Functional Bldg Capacity | 380 | 665 | | |
| Excess Capacity | | 48 | -3 | 45 |
| Excess Capacity | | 28 | -38 | -10 |
| 2013-2014 Enrollment | 311 | 639 | | |
| Excess Capacity | | 89 | 61 | 150 |
| Excess Capacity | | 69 | 26 | 95 |

Middle/Secondary

| 6-8 | 9-12 |
|---|--|
| Beaty-Warren MS 142,333 SF 18 acres <i>1929 Construction 1936, 1953, 1966 Ren / Add</i> | Warren HS 146,253 SF 74 acres <i>1974 Construction</i> |

| | | | | |
|-----------------------------------|------|-----|-----|-----|
| Current Enrollment | 629 | 928 | | |
| Existing PDE Bldg Capacity | 1034 | 989 | | |
| Functional Bldg Capacity | 976 | 934 | | |
| Excess Capacity | | 405 | 61 | 466 |
| Excess Capacity | | 347 | 6 | 353 |
| 2013-2014 Enrollment | 569 | 852 | | |
| Excess Capacity | | 465 | 137 | 602 |
| Excess Capacity | | 407 | 82 | 489 |

Option Development Summary

4.10

Option 1 All Schools Remain Open Facility Improvements to Existing Schools K-1, 2-5, 6-8, 9-12

Elementary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| | K-1 | | 2-5 | | | |
|-------------------------------|--|----|--|-----|-----------|--|
| | <div>South Street ES 33,460 SF 1.6 acres RENOVATIONS</div> | | <div>Warren Elem. Ctr 105,505 SF 8.6 acres NO WORK</div> | | | |
| Current Enrollment | 352 | | 703 | | | |
| Existing PDE Bldg Capacity | 400 | | 700 | | | |
| Functional Bldg Capacity | 380 | | 665 | | | |
| Excess Capacity | | 48 | | -3 | 45 | |
| Excess Capacity | | 28 | | -38 | -10 | |
| 2013-2014 Enrollment | 311 | | 639 | | | |
| Excess Capacity | | 89 | | 61 | 150 | |
| Excess Capacity | | 69 | | 26 | 95 | |
| Facilities Improvement Budget | \$311,140 | | \$0 | | | |
| Cost Escalation Increase | \$62,228 | | \$0 | | | |
| Sub-total | \$373,368 | | \$0 | | | |
| 25% Soft Costs | \$93,342 | | \$0 | | | |
| Total Project Cost | \$466,710 | | \$0 | | \$466,710 | |
| PDE Reimbursable amount | n/a | | n/a | | | |

Middle/Secondary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| | 6-8 | | 9-12 | | | |
|-------------------------------|---|-----|--|-----|---------------------|--|
| | <div>Beatty-Warren MS 142,333 SF 18 acres RENOVATIONS</div> | | <div>Warren HS 146,253 SF 74 acres RENOVATIONS</div> | | | |
| Current Enrollment | 629 | | 928 | | | |
| Existing PDE Bldg Capacity | 1034 | | 989 | | | |
| Functional Bldg Capacity | 976 | | 934 | | | |
| Excess Capacity | | 405 | | 61 | 466 | |
| Excess Capacity | | 347 | | 6 | 353 | |
| 2013-2014 Enrollment | 569 | | 852 | | | |
| Excess Capacity | | 465 | | 137 | 602 | |
| Excess Capacity | | 407 | | 82 | 489 | |
| Facilities Improvement Budget | \$12,675,304 | | \$9,143,915 | | | |
| Cost Escalation Increase | \$2,535,061 | | \$1,828,783 | | | |
| Sub-total | \$15,210,365 | | \$10,972,698 | | | |
| 25% Soft Costs | \$3,802,591 | | \$2,743,175 | | | |
| Total Project Cost | \$19,012,956 | | \$13,715,873 | | \$32,728,829 | |
| PDE Reimbursable amount | \$3,646,102 | | \$5,413,536 | | | |
| TOTAL OPTION COST | | | | | \$33,195,539 | |
| Total reimbursable amount | | | | | \$9,059,638 | |

Option Development Summary

Option 2 Close Beaty-Warren Warren HS becomes MS. New HS K-1, 2-5, 6-8, 9-12

Elementary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| | K-1 | | 2-5 | |
|------------------------------|--|----|--|-----------|
| | <div> <div>South Street ES</div> <div>33,460 SF</div> <div>1.6 acres</div> <div>RENOVATIONS</div> </div> | | <div> <div>Warren Elem. Ctr</div> <div>105,505 SF</div> <div>8.6 acres</div> <div>NO WORK</div> </div> | |
| Current Enrollment | 352 | | 703 | |
| Existing PDE Bldg Capacity | 400 | | 700 | |
| Functional Building Capacity | 380 | | 665 | |
| Excess Capacity | | 48 | | -3 |
| Excess Capacity | | 28 | | -38 |
| 2013-2014 Enrollment | 311 | | 639 | |
| Excess Capacity | | 89 | | 61 |
| Excess Capacity | | 69 | | 26 |
| Facilities Improvement | \$311,140 | | \$0 | |
| Cost Escalation Increase | \$62,228 | | \$0 | |
| Sub-total | \$373,368 | | \$0 | |
| 25% Soft Costs | \$93,342 | | \$0 | |
| Total Project Cost | \$466,710 | | \$0 | \$466,710 |
| PDE Reimbursable amount | n/a | | n/a | |

Middle/Secondary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| | 6-8 | | 9-12 | |
|----------------------------|--|--------------|--|--------------|
| | <div> <div>Beaty-Warren MS</div> <div>142,333 SF</div> <div>18 acres</div> <div>CLOSE</div> </div> | | <div> <div>Warren HS</div> <div>146,253 SF</div> <div>74 acres</div> <div>MS CONVERSION</div> </div> | |
| | | | <div> <div>New Warren HS</div> <div>146,253 SF</div> <div>74 acres</div> <div>NEW HS</div> </div> | |
| Current Enrollment | 629 | | 956 | |
| Existing PDE Bldg Capacity | 989 | | 1,080 | |
| Functional Capacity | 934 | | 1,020 | |
| Excess Capacity | | 360 | | 124 |
| Excess Capacity | | 305 | | 64 |
| 2013-2014 Enrollment | 569 | | 852 | |
| Excess Capacity | | 420 | | 228 |
| Excess Capacity | | 365 | | 168 |
| Facilities Improvement | \$0 | \$9,143,915 | | |
| Budget | \$0 | \$1,828,783 | | |
| Cost Escalation Increase | \$0 | \$10,972,698 | | |
| Sub-total | \$0 | \$2,743,175 | | |
| 25% Soft Costs | \$0 | \$13,715,873 | | \$41,208,750 |
| Total Project Cost | \$0 | | | \$54,924,623 |
| sub-total | | | | \$55,766,710 |
| PDE Reimbursable amount | n/a | \$3,646,102 | | \$55,391,333 |
| TOTAL OPTION COST | | | | \$9,222,812 |
| Total reimbursable amount | | | | |

Option Development Summary

4.12

Option 2a Close Beaty-Warren Warren HS becomes MS. New HS K-1, 2-4, 5-8, 9-12

Elementary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to

| | K-1 | | 2-4 | | | |
|----------------------------|--|----|--|-----|-----------|--|
| | <div> <div>South Street ES</div> <div>33,460 SF</div> <div>1.6 acres</div> <div>RENOVATIONS</div> </div> | | <div> <div>Warren Elem. Ctr</div> <div>105,505 SF</div> <div>8.6 acres</div> <div>NO WORK</div> </div> | | | |
| Current Enrollment | 352 | | 530 | | | |
| Existing PDE Bldg Capacity | 400 | | 700 | | | |
| Functional Bldg Capacity | 380 | | 665 | | | |
| Excess Capacity | | 48 | | 170 | 218 | |
| Excess Capacity | | 28 | | 135 | 163 | |
| 2013-2014 Enrollment | 311 | | 455 | | | |
| Excess Capacity | | 89 | | 245 | 334 | |
| Excess Capacity | | 69 | | 210 | 279 | |
| Budget | \$311,140 | | \$0 | | | |
| Cost Escalation Increase | \$62,228 | | \$0 | | | |
| Sub-total | \$373,368 | | \$0 | | | |
| 25% Soft Costs | \$93,342 | | \$0 | | | |
| Total Project Cost | \$466,710 | | \$0 | | \$466,710 | |
| PDE Reimbursable amount | n/a | | n/a | | | |

Middle/Secondary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to

| | K-1 | | 2-4 | | 5-8 | | 9-12 | | | |
|----------------------------|--|--|--|--|--|-----|---|--------------|-----|--|
| | <div> <div>Beaty-Warren MS</div> <div>142,333 SF</div> <div>18 acres</div> <div>CLOSE</div> </div> | | <div> <div>Warren HS</div> <div>146,253 SF</div> <div>74 acres</div> <div>MS CONVERSION</div> </div> | | <div> <div>Warren HS</div> <div>146,253 SF</div> <div>74 acres</div> <div>MS CONVERSION</div> </div> | | <div> <div>New Warren HS</div> <div>146,253 SF</div> <div>74 acres</div> <div>NEW HS</div> </div> | | | |
| Current Enrollment | | | | | 802 | | 956 | | | |
| Existing PDE Bldg Capacity | | | | | 989 | | 1,080 | | | |
| Functional Bldg Capacity | | | | | 934 | | 1,020 | | | |
| Excess Capacity | | | | | | 187 | | 124 | 311 | |
| Excess Capacity | | | | | | 132 | | 64 | 196 | |
| 2013-2014 Enrollment | | | | | 753 | | 852 | | | |
| Excess Capacity | | | | | | 236 | | 228 | 464 | |
| Excess Capacity | | | | | | 181 | | 168 | 349 | |
| Facilities Improvement | \$0 | | | | \$9,143,915 | | | | | |
| Cost Escalation Increase | \$0 | | | | \$1,828,783 | | | | | |
| Sub-total | \$0 | | | | \$10,972,698 | | | | | |
| 25% Soft Costs | \$0 | | | | \$2,743,175 | | | | | |
| Total Project Cost | \$0 | | | | \$13,715,873 | | | \$41,208,750 | | |
| sub-total | | | | | | | | \$54,924,623 | | |
| PDE Reimbursable amount | n/a | | | | \$4,617,715 | | | \$5,576,710 | | |
| TOTAL OPTION COST | | | | | | | | \$55,391,333 | | |
| Total reimbursable amount | | | | | | | | \$10,194,425 | | |

Option Development Summary

4.13

Option 3 Close Beaty-Warren MS Construct New MS K-1, 2-5, 6-8, 9-12

Elementary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| | K-1 | | 2-5 | | | |
|----------------------------|--|----|--|-----|-----------|--|
| | <div> <div>South Street ES</div> <div>33,460 SF</div> <div>1.6 acres</div> <div>RENOVATIONS</div> </div> | | <div> <div>Warren Elem. Ctr</div> <div>105,505 SF</div> <div>8.6 acres</div> <div>NO WORK</div> </div> | | | |
| Current Enrollment | 352 | | 703 | | | |
| Existing PDE Bldg Capacity | 400 | | 700 | | | |
| Functional Bldg Capacity | 380 | | 665 | | | |
| Excess Capacity | | 48 | | -3 | 45 | |
| Excess Capacity | | 28 | | -38 | -10 | |
| 2013-2014 Enrollment | 311 | | 639 | | | |
| Excess Capacity | | 89 | | 61 | 150 | |
| Excess Capacity | | 69 | | 26 | 95 | |
| Budget | \$311,140 | | \$0 | | | |
| Cost Escalation Increase | \$62,228 | | \$0 | | | |
| Sub-total | \$373,368 | | \$0 | | | |
| 25% Soft Costs | \$93,342 | | \$0 | | | |
| Total Project Cost | \$466,710 | | \$0 | | \$466,710 | |
| PDE Reimbursable amount | n/a | | n/a | | | |

Middle/Secondary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| | 9-12 | | 6-8 | | | |
|----------------------------|--|--------------|--|--------------|--|--|
| | <div> <div>Beaty-Warren MS</div> <div>142,333 SF</div> <div>18 acres</div> <div>CLOSE</div> </div> | | <div> <div>Warren HS</div> <div>146,253 SF</div> <div>74 acres</div> <div>RENOVATIONS</div> </div> | | <div> <div>NEW MS</div> <div>138,750</div> <div>74 acres</div> <div>RENOVATIONS</div> </div> | |
| Current Enrollment | 928 | | 629 | | | |
| Existing PDE Bldg Capacity | 989 | | 742 | | | |
| Functional Bldg Capacity | 934 | | 701 | | | |
| Excess Capacity | | 61 | | 113 | 174 | |
| Excess Capacity | | 6 | | 72 | 78 | |
| 2013-2014 Enrollment | 852 | | 569 | | | |
| Excess Capacity | | 137 | | 173 | 310 | |
| Excess Capacity | | 82 | | 132 | 214 | |
| Facilities Improvement | \$0 | \$9,143,915 | | | | |
| Cost Escalation Increase | \$0 | \$1,828,783 | | | | |
| Sub-total | \$0 | \$10,972,698 | | | | |
| 25% Soft Costs | \$0 | \$2,743,175 | | | | |
| Total Project Cost | \$0 | \$13,715,873 | | \$28,617,187 | | |
| sub-total | | | | \$42,333,060 | | |
| PDE Reimbursable amount | n/a | \$5,413,536 | | \$4,634,120 | | |
| TOTAL OPTION COST | | | | \$42,799,770 | | |
| Total reimbursable amount | | | | \$10,047,656 | | |

Option Development Summary

4.14

Option 4 Close South Street Warren Elem Center Becomes K-3 Beatty-Warren Becomes 4-8 K-3, 4-8, 9-12

Elementary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to

| | South Street ES 33,460 SF 1.6 acres CLOSE | K-3 Warren Elem. Ctr 105,505 SF 8.6 acres NO WORK | | |
|--|--|---|-----|-----------|
| Current Enrollment | | 691 | | |
| Existing PDE Bldg Capacity | | 825 | | |
| Functional Bldg Capacity | | 784 | | |
| Excess Capacity | | | 134 | |
| Excess Capacity | | | 93 | |
| 2013-2014 Enrollment | | 615 | | |
| Excess Capacity | | | 210 | |
| Excess Capacity | | | 169 | |
| Budget | \$0 | \$0 | | |
| Cost Escalation Increase | \$0 | \$0 | | |
| Program Renovations to accommodate kindergarten | \$0 | \$500,000 | | |
| Sub-total | \$0 | \$500,000 | | |
| 25% Soft Costs | \$0 | \$125,000 | | |
| Total Project Cost | \$0 | \$625,000 | | \$625,000 |
| PDE Reimbursable amount | n/a | n/a | | |

Middle/Secondary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to

| | 4-8 Beatty-Warren MS 142,333 SF 18 acres RENOVATIONS | 9-12 Warren HS 146,253 SF 74 acres RENOVATIONS | | |
|----------------------------|--|--|-----|--------------|
| Current Enrollment | 993 | 928 | | |
| Existing PDE Bldg Capacity | 1034 | 989 | | |
| Functional Bldg Capacity | 976 | 934 | | |
| Excess Capacity | 41 | 61 | 102 | |
| Excess Capacity | -17 | 6 | -11 | |
| 2013-2014 Enrollment | 919 | 852 | | |
| Excess Capacity | 115 | 137 | 252 | |
| Excess Capacity | 57 | 82 | 139 | |
| Facilities Improvement | \$12,675,304 | \$9,143,915 | | |
| Cost Escalation Increase | \$2,535,061 | \$1,828,783 | | |
| Sub-total | \$15,210,365 | \$10,972,698 | | |
| 25% Soft Costs | \$3,802,591 | \$2,743,175 | | |
| Total Project Cost | \$19,012,956 | \$13,715,873 | | \$32,728,829 |
| PDE Reimbursable amount | \$5,664,025 | \$5,413,536 | | \$33,353,829 |
| TOTAL OPTION COST | | | | \$11,077,561 |
| Total reimbursable amount | | | | |

Option Development Summary

Option 5 Close Beaty-Warren MS Move 6-8 student to other attendance areas*** K-1, 2-5, 6-8, 9-12

Elementary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to

| | K-1 | | 2-5 | | | |
|----------------------------|--|----|--|-----|-----|-----------|
| | <div>South Street ES 33,460 SF 1.6 acres RENOVATIONS</div> | | <div>Warren Elem. Ctr 105,505 SF 8.6 acres NO WORK</div> | | | |
| Current Enrollment | 352 | | 703 | | | |
| Existing PDE Bldg Capacity | 400 | | 700 | | | |
| Functional Bldg Capacity | 380 | | 665 | | | |
| Excess Capacity | | 48 | | -3 | 45 | |
| Excess Capacity | | 28 | | -38 | -10 | |
| 2013-2014 Enrollment | 311 | | 639 | | | |
| Excess Capacity | | 89 | | 61 | 150 | |
| Excess Capacity | | 69 | | 26 | 95 | |
| Budget | \$311,140 | | \$0 | | | |
| Cost Escalation Increase | \$62,228 | | \$0 | | | |
| Sub-total | \$373,368 | | \$0 | | | |
| 25% Soft Costs | \$93,342 | | \$0 | | | |
| Total Project Cost | \$466,710 | | \$0 | | | \$466,710 |
| PDE Reimbursable amount | n/a | | n/a | | | |

Middle/Secondary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to

| | K-1 | | 2-5 | | 9-12 | | |
|----------------------------|--|--|--|--|--|-----|--------------|
| | <div>South Street ES 33,460 SF 1.6 acres RENOVATIONS</div> | | <div>Warren Elem. Ctr 105,505 SF 8.6 acres NO WORK</div> | | <div>Beaty-Warren MS 142,333 SF 18 acres CLOSE ***</div> | | |
| | | | | | <div>Warren HS 146,253 SF 74 acres RENOVATIONS</div> | | |
| Current Enrollment | | | | | 928 | | |
| Existing PDE Bldg Capacity | | | | | 989 | | |
| Functional Bldg Capacity | | | | | 934 | | |
| Excess Capacity | | | | | | 61 | |
| Excess Capacity | | | | | | 6 | |
| 2013-2014 Enrollment | | | | | 852 | | |
| Excess Capacity | | | | | | 137 | |
| Excess Capacity | | | | | | 82 | |
| Facilities Improvement | \$0 | | \$9,143,915 | | | | |
| Cost Escalation Increase | \$0 | | \$1,828,783 | | | | |
| Sub-total | \$0 | | \$10,972,698 | | | | |
| 25% Soft Costs | \$0 | | \$2,743,175 | | | | |
| Total Project Cost | \$0 | | \$13,715,873 | | | | \$13,715,873 |
| sub-total | | | \$5,413,536 | | | | |
| PDE Reimbursable amount | n/a | | | | | | \$14,182,583 |
| TOTAL OPTION COST | | | | | | | \$5,413,536 |
| Total reimbursable amount | | | | | | | |

Notes***

- Excess capacity at remaining secondary buildings is 790
Current Beaty-Warren enrollment is 629 Students
- 2013-14 excess capacity at remaining secondary buildings is 819
Projected 2013-14 Beaty-Warren Enrollment is 569 students

FACILITY OPTIONS NORTH ATTENDANCE AREA

- ✓ Russell Elementary School
- ✓ Sugar Grove Elementary School
- ✓ Eisenhower Middle / Senior High School

Option Development Summary

North Attendance Area - Current Conditions

K-6, 7-12

Elementary

K-6

Russel ES
47,590 SF
14.72 acres

1964 Construction
2003/04 Ren / Add

K-6

Sugar Grove ES
31,178 SF
8.6 acres

1963 Construction
1968 Ren / Add

| | | | | |
|-----------------------------------|-----|-----|----|-----|
| Current Enrollment | 301 | 266 | | |
| Existing PDE Bldg Capacity | 400 | 350 | | |
| Functional Bldg Capacity | 380 | 333 | | |
| Excess Capacity | | | 84 | 183 |
| Excess Capacity | | | 67 | 146 |
| | | | | |
| 2013-2014 Enrollment | 361 | 256 | | |
| Excess Capacity | | | 94 | 133 |
| Excess Capacity | | | 77 | 96 |

Middle/Secondary

7-12

Eisenhower MS / HS
121,406 SF
135 acres

1956 Construction
1966 Ren / Add

| | | | |
|-----------------------------------|-----|-----|--|
| Current Enrollment | 606 | | |
| Existing PDE Bldg Capacity | 832 | | |
| Functional Bldg Capacity | 786 | | |
| Excess Capacity | | 226 | |
| Excess Capacity | | 180 | |
| | | | |
| 2013-2014 Enrollment | 523 | | |
| Excess Capacity | | 309 | |
| Excess Capacity | | 263 | |

Option Development Summary

Option 1 All Schools Remain Open Facility Improvements to Existing Schools K-6, 7-12

Elementary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| K-6 | | K-6 | | | |
|--|-----|---|-------------|----|-------------|
| <div style="border: 1px solid black; padding: 5px; text-align: center;"> Russel ES 47,590 SF 14.72 acres NO WORK </div> | | <div style="border: 1px solid black; padding: 5px; text-align: center;"> Sugar Grove ES 36,000 SF 8.6 acres RENOVATIONS </div> | | | |
| Current Enrollment | 301 | | 266 | | |
| Existing PDE Bldg Capacity | 400 | | 350 | | |
| Functional Bldg Capacity | 380 | | 333 | | |
| Excess Capacity | | 99 | | 84 | 183 |
| Excess Capacity | | 79 | | 67 | 146 |
| 2013-2014 Enrollment | 361 | | 256 | | |
| Excess Capacity | | 39 | | 94 | 133 |
| Excess Capacity | | 19 | | 77 | 96 |
| Facilities Improvement Budget | \$0 | | \$971,000 | | |
| Cost Escalation Increase | \$0 | | \$194,200 | | |
| Sub-total | \$0 | | \$1,165,200 | | |
| 25% Soft Costs | \$0 | | \$291,300 | | |
| Total Project Cost | \$0 | | \$1,456,500 | | \$1,456,500 |
| PDE Reimbursable amount | | | n/a | | |

Middle/Secondary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| 7-12 | | | | | |
|--|-------------|-----|--|--|--------------------|
| <div style="border: 1px solid black; padding: 5px; text-align: center;"> Eisenhower MS / HS 121,406 SF 135 acres RENOVATIONS </div> | | | | | |
| Current Enrollment | 606 | | | | |
| Existing PDE Bldg Capacity | 832 | | | | |
| Functional Bldg Capacity | 786 | | | | |
| Excess Capacity | | 226 | | | |
| Excess Capacity | | 180 | | | |
| 2013-2014 Enrollment | 523 | | | | |
| Excess Capacity | | 309 | | | |
| Excess Capacity | | 263 | | | |
| Facilities Improvement Budget | \$5,513,270 | | | | |
| Cost Escalation Increase | \$1,102,654 | | | | |
| Sub-total | \$6,615,924 | | | | |
| 25% Soft Costs | \$1,653,981 | | | | |
| Total Project Cost | \$8,269,905 | | | | \$8,269,905 |
| PDE Reimbursable amount | \$3,551,433 | | | | \$9,726,405 |
| TOTAL OPTION COST | | | | | \$3,551,433 |
| Total reimbursable amount | | | | | |

Option Development Summary

Option 2 - Long Term

Close Sugar Grove ES

Maintain Russell, Eisenhower becomes a K-12

K-6, K-12

Elementary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| K-6 | | | |
|---|-----|-----|-----|
| <div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px; text-align: center;"> Russel ES 47,590 SF 14.72 acres NO WORK </div> <div style="border: 1px solid black; padding: 5px; text-align: center;"> Sugar Grove ES 36,000 SF 8.6 acres CLOSE </div> </div> | | | |
| Current Enrollment | 301 | | |
| Existing PDE Bldg Capacity | 400 | | |
| Functional Bldg Capacity | 380 | | |
| Excess Capacity | | 99 | |
| Excess Capacity | | 79 | |
| 2013-2014 Enrollment | 361 | | |
| Excess Capacity | | 39 | |
| Excess Capacity | | 19 | |
| Facilities Improvement | | | |
| Cost Escalation Increase | \$0 | \$0 | |
| Sub-total | \$0 | \$0 | |
| 25% Soft Costs | \$0 | \$0 | \$0 |
| Total Project Cost | \$0 | \$0 | |
| PDE Reimbursable amount | | | |

Middle/Secondary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| K-12 | | | |
|--|--------------|-----|---------------------|
| <div style="border: 1px solid black; padding: 5px; text-align: center;"> Eisenhower MS / HS 121,406 SF 135 acres RENOVATIONS </div> | | | |
| Current Enrollment | 872 | | |
| Existing PDE Bldg Capacity | 838 | | |
| Functional Bldg Capacity | 791 | | |
| Excess Capacity | | -34 | |
| Excess Capacity | | -81 | |
| 2013-2014 Enrollment | 779 | | |
| Excess Capacity | | 59 | |
| Excess Capacity | | 12 | |
| Facilities Improvement | \$5,513,270 | | |
| Cost Escalation Increase | \$1,102,654 | | |
| Program Renovations to accommodate elementary grades | \$2,250,000 | | |
| Sub-total | \$8,865,924 | | |
| 25% Soft Costs | \$2,216,481 | | \$11,082,405 |
| Total Project Cost | \$11,082,405 | | |
| PDE Reimbursable amount | \$4,366,606 | | |
| TOTAL OPTION COST | | | \$11,082,405 |
| Total reimbursable amount | | | \$4,366,606 |

FACILITY OPTIONS CONSOLIDATION OF ATTENDANCE AREAS

- ✓ East & Central Attendance Area

- ✓ North & West Attendance Area

Option Development Summary

4.21

West Attendance Area - Current Conditions

K-7, 8-12

Elementary

K-7

Youngsville ES
100,465 SF
30.00 acres

2001 Construction

| | | |
|----------------------------|-----|-----|
| Current Enrollment | 594 | |
| Existing PDE Bldg Capacity | 970 | |
| Functional Bldg Capacity | 922 | |
| Excess Capacity | | 376 |
| Excess Capacity | | 328 |

| | | |
|----------------------|-----|-----|
| 2013-2014 Enrollment | 646 | |
| Excess Capacity | | 324 |
| Excess Capacity | | 276 |

Middle/Secondary

8-12

Youngsville MS / HS
104,955 SF
16.5 acres

1955 Construction

1962, 1985 Ren / Add

| | | |
|----------------------------|-----|-----|
| Current Enrollment | 496 | |
| Existing PDE Bldg Capacity | 832 | |
| Functional Bldg Capacity | 786 | |
| Excess Capacity | | 336 |
| Excess Capacity | | 290 |

| | | |
|----------------------|-----|-----|
| 2013-2014 Enrollment | 467 | |
| Excess Capacity | | 365 |
| Excess Capacity | | 319 |

Option Development Summary

4.22

Option 1 All Schools Remain Open Facility Improvements to Existing Schools K-7, 8-12

Elementary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

K-7

Youngsville ES

100,465 SF
30.00 acres

2001 Construction

| | | |
|----------------------------|-----|-----|
| Current Enrollment | 594 | |
| Existing PDE Bldg Capacity | 970 | |
| Functional Bldg Capacity | 922 | |
| Excess Capacity | | 376 |
| Excess Capacity | | 328 |
| 2013-2014 Enrollment | 646 | |
| Excess Capacity | | 324 |
| Excess Capacity | | 276 |

Facilities Improvement

| | | |
|--------------------------|-----|-----|
| Budget | \$0 | |
| Cost Escalation Increase | \$0 | |
| Sub-total | \$0 | |
| 25% Soft Costs | \$0 | |
| Total Project Cost | \$0 | \$0 |
| PDE Reimbursable amount | n/a | |

Middle/Secondary

Based on Site Improvement Costs + Bldg Costs Low/High Range \$95 - \$115/SF + 25% Soft Costs
All costs noted are before reimbursement is factored in

8-12

Youngsville MS / HS

104,955 SF
16.5 acres

1955 Construction

1962, 1985 Ren / Add

| | | |
|----------------------------|-----|-----|
| Current Enrollment | 496 | |
| Existing PDE Bldg Capacity | 832 | |
| Functional Bldg Capacity | 786 | |
| Excess Capacity | | 336 |
| Excess Capacity | | 290 |
| 2013-2014 Enrollment | 467 | |
| Excess Capacity | | 365 |
| Excess Capacity | | 319 |

Facilities Improvement

| | | |
|--------------------------|-------------|-------------|
| Budget | \$1,544,370 | |
| Cost Escalation Increase | \$308,874 | |
| Sub-total | \$1,853,244 | |
| 25% Soft Costs | \$463,311 | |
| Total Project Cost | \$2,316,555 | \$2,316,555 |
| PDE Reimbursable amount | n/a | |

TOTAL OPTION COST **\$2,316,555**

Total reimbursable amount

East / Central Attendance Areas Option Development Summary

4.24

Long Range Option 1

Current Elementary Facilities All Become K-6 Schools

Close Beaty-Warren MS

Warren HS and Sheffield Become 7-12 schools

K-6, 7-12

Elementary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| | K-6 | K-6 | K-6 | K-6 | |
|----------------------------|--------------------------|-------------------------|-------------------------|------------------------|-------|
| | South Street ES | Warren Elem. Ctr | Allegheny Valley | Sheffield ES | |
| | 33,460 SF 14.72 acres | 105,505 SF 8.6 acres | 48,966 SF 15.2 acres | 25,805 SF 4.5 acres | |
| | RENOVATIONS | NO WORK | RENOVATIONS | RENOVATIONS | |
| Current Enrollment | | | | | 1,563 |
| Existing PDE Bldg Capacity | 400 | 700 | 350 | 300 | 1,750 |
| Functional Bldg Capacity | 380 | 665 | 333 | 285 | 1,663 |
| Excess Capacity | | | | | 187 |
| Excess Capacity | | | | | 100 |

Note: Sufficient Capacity exists to accommodate this option

| | | | | | |
|--------------------------|-----------------|-----|-----------------|--------------------|-------|
| 2013-2014 Enrollment | | | | | 1,457 |
| Excess Capacity | | | | | 293 |
| Excess Capacity | | | | | 206 |
| Facilities Improvement | | | | | |
| Budget | \$311,140 | | \$45,000 | \$2,479,520 | |
| Cost Escalation Increase | \$62,228 | | \$9,000 | \$495,904 | |
| Sub-total | \$373,368 | | \$54,000 | \$2,975,424 | |
| 25% Soft Costs | <u>\$93,342</u> | | <u>\$13,500</u> | <u>\$743,856</u> | |
| Total Project Cost | \$466,710 | | \$67,500 | \$3,719,280 | |
| sub-total | | | | <u>\$4,253,490</u> | |
| PDE Reimbursable amount | n/a | n/a | n/a | \$1,405,656 | |

Middle/Secondary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| | 7-12 | 7-12 | |
|----------------------------|------------------------|------------------------|------------------------|
| | Beaty-Warren MS | Warren HS | Sheffield MS/HS |
| | 142,333 SF 18 acres | 146,253 SF 74 acres | 146,253 SF 42.6 |
| | CLOSE | RENOVATIONS | RENOVATIONS |
| Current Enrollment | | | 1,726 |
| Existing PDE Bldg Capacity | | 989 | 617 |
| Functional Bldg Capacity | | 934 | 583 |
| Excess Capacity | | | -120 |
| Excess Capacity | | | -209 |

Note: Additional space will need to be added to accommodate this option

| | | | |
|----------------------|--|--|-------|
| 2013-2014 Enrollment | | | 1,539 |
| Excess Capacity | | | 67 |
| Excess Capacity | | | -22 |

| | | | |
|--|--------------------|------------------|---------------------|
| Facilities Improvement | | | |
| Budget | \$9,143,915 | \$2,628,520 | |
| Cost Escalation Increase | \$1,828,783 | \$525,704 | |
| Building Addition to accommodate additional students | \$1,500,000 | <u>\$750,000</u> | |
| Sub-total | \$12,472,698 | \$3,904,224 | |
| 25% Soft Costs | <u>\$3,118,175</u> | <u>\$976,056</u> | |
| Total Project Cost | \$15,590,873 | \$4,880,280 | \$20,471,153 |
| PDE Reimbursable amount | n/a | \$5,413,536 | \$2,747,402 |
| TOTAL OPTION COST | | | \$24,724,643 |
| Total reimbursable amount | | | \$9,566,594 |

North / West Attendance Areas Option Development Summary

4.25

Long Range Consolidation Option 1:

Russell & Sugar Grove Remain K-6 Buildings

Youngsville ES / MS Becomes K-8 Building

Eisenhower MS / HS becomes a 9-12 High School

Close Youngsville MS / HS

Elementary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| K-6 | K-6 | K-8 |
|---|---|--|
| Russell ES 47,590 SF 14.72 acres | Sugar Grove ES 31,178 SF 8.6 acres | Youngsville ES 100,465 SF 30.00 acres |
| NO WORK | RENOVATIONS | NO WORK |

| | | | | |
|----------------------------|-----|-----|-----|-------|
| Current Enrollment | | | | 1,455 |
| Existing PDE Bldg Capacity | 400 | 350 | 970 | 1,720 |
| Operational Bldg Capacity | 380 | 333 | 922 | 1,635 |
| Excess Capacity | | | | 265 |
| Excess Capacity | | | | 180 |

Note: Sufficient Capacity exists to accomodate this option

| | | | | |
|----------------------|--|--|--|-------|
| 2013-2014 Enrollment | | | | 1,510 |
| Excess Capacity | | | | 210 |
| Excess Capacity | | | | 125 |

Facilities Improvement

| | | |
|--------------------------|------------------|-------------|
| Budget | \$971,000 | |
| Cost Escalation Increase | <u>\$194,200</u> | |
| Sub-total | \$1,165,200 | |
| 25% Soft Costs | <u>\$291,300</u> | |
| Total Project Cost | \$1,456,500 | \$1,456,500 |
| PDE Reimbursable amount | n/a | |

Middle/Secondary

Costs figures based on School Facilities Master Plan Update - 2004. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

| 9-12 | |
|---|--|
| Eisenhower MS / HS 121,406 SF 24.5 acres | Youngsville MS / HS 104,955 SF 16.5 acres |
| RENOVATIONS | CLOSE |

| | | |
|----------------------------|-----|-----|
| Current Enrollment | 808 | 808 |
| Existing PDE Bldg Capacity | 838 | 838 |
| Operational Bldg Capacity | 791 | 791 |
| Excess Capacity | | 30 |
| Excess Capacity | | -17 |

| | | |
|----------------------|--|-----|
| 2013-2014 Enrollment | | 739 |
| Excess Capacity | | 99 |
| Excess Capacity | | 52 |

Facilities Improvement

| | | |
|--------------------------|--------------------|-------------|
| Budget | \$5,513,270 | |
| Cost Escalation Increase | <u>\$1,102,654</u> | |
| Sub-total | \$6,615,924 | |
| 25% Soft Costs | <u>\$1,653,981</u> | |
| Total Project Cost | \$8,269,905 | \$8,269,905 |
| PDE Reimbursable amount | \$4,736,844 | |

| | | |
|---------------------------|--|--------------------|
| TOTAL OPTION COST | | \$9,726,405 |
| Total reimbursable amount | | \$4,736,844 |

FACILITY OPTIONS CAREER AND TECHNICAL CENTER

Option Development Summary

4.27

Option 1

Facility Physical Plant and Program Renovations

Costs figures based on \$90.00 / sf PlanCon level project renovations. Costs listed have been adjusted for inflation and budgeted to include total project cost information. Scope of work and cost at each building should be verified.

K-7

Career & Tech Ctr
43,461 SF
12.4 acres

2001 Construction

Current Enrollment

Existing PDE Bldg Capacity

Functional Bldg Capacity

Excess Capacity

Excess Capacity

2013-2014 Enrollment

Excess Capacity

Excess Capacity

Facilities Improvement

Budget \$3,911,490

Cost Escalation Increase \$782,298

Sub-total \$4,693,788

25% Soft Costs \$1,173,447

Total Project Cost \$5,867,235

\$5,867,235

PDE Reimbursable amount

PDE Reimbursable amount tbd

TOTAL OPTION COST \$5,867,235

Total reimbursable amount

Warren County School District

Facility options

APPENDIX I

Building Condition Analysis **Planning Considerations**

Facility evaluations include estimates of the needed improvements or upgrades which appear in this report. Key points to consider when planning renovations or new construction are:

- ❑ What are the educational goals of the School District?
- ❑ How do the educational facilities fit into the overall short/long term plans of the School District and community?
- ❑ Can the facility be effectively/efficiently renovated?
- ❑ What is the historical significance of the area?
- ❑ What is the financial support for the proposed project?
- ❑ What are the ramifications of doing nothing?

The following are terminology and additional considerations to aid in the planning process:

- ❑ **Terminology** The terms used to describe changes, updates, reconfiguration of spaces and other improvements made to an existing building are typically used interchangeably. The terminology is less important than the intent of the work described.
- ❑ **General Terminology**
 - **Renovation:** A very general term describing almost any type of building improvement. The building function remains the same.
 - **Alteration:** Generally used to describe minor improvements.
- ❑ **Specific Terminology**
 - **Conversion:** The conversion of a building actually changes the function to another use, such as retail, housing, commercial, etceteras.
 - **Rehabilitation:** This includes miscellaneous improvements that maintain the original function of the building without reshaping the spaces.
 - **Remodeling:** Remodeling includes improvements that alter the original building components, including the reshaping of spaces to accommodate the educational program and specifications.
 - **Modernization:** This term generally is used to describe the most extensive building improvements. This level of work will bring an existing facility's serviceability and adequacy as close as possible to that of a new building.
- ❑ **Renovation versus New Construction Considerations**
 - **Construction Cost**
 - Is cost the most important consideration?
 - Is it less expensive to change the existing building, or build new?
 - **Functional Adequacy**
 - Will the renovated building meet the needs and expectations of the educational program?...faculty and students? ...community? ...custodial and maintenance staff?
 - Are the compromises acceptable?
 - Can the existing building accommodate the desired changes?

Warren County School District
Facility options

Building Condition Analysis
Planning Considerations

- **Operating Costs**
 - How much energy is currently being wasted by inefficient mechanical and electrical systems? ...improper insulation in roof, walls, windows? ...no vestibule air locks at main entrance doors?
 - How long will the existing systems last before replacement is required?
 - What do new systems cost and how much energy will they save?
- **Expandability**
 - Can future building additions be accommodated?
 - Are there site restrictions?
 - Are there building organization restrictions?
 - Can existing core spaces support additional students?
- **Flexibility**
 - Can walls and structure be moved easily?
 - Are future modifications technically feasible?
- **Aesthetics**
 - Does the building represent an appropriate image of the community?
 - Does the building provide an atmosphere that is conducive to learning?
 - What is the historical significance of the building?
 - Are the lighting, color schemes and finishes appropriate?
 - Does the school represent the institutional backdrops of the past?
- **Site Considerations**
 - Do all the planned changes fit on the site?
 - Is there sufficient parking and driveways (faculty, public, bus, visitors)?
 - Is Storm water detention required and if so, is it feasible/affordable?
 - Will regulatory agencies allow land use development changes?
 - Do all desired recreational activities fit?
- **Health and Safety**
 - Will the existing renovated building meet the expectations on air quality? hazardous materials?...fire protection and other life safety considerations?...handicapped accessibility and the ADA?
- **Code Restrictions**
 - Codes may require that the renovated building meet current standards.
 - Is this work impractical (too costly for the benefit) for ramps, elevators, chair lifts, fire-rated walls, sprinklers, smoke detection, etc.?
 - Do the codes allow for planned improvements in storm water management, building site coverage, building height or other zoning restrictions?
- **Life-span and Cost**
 - Is initial cost or long-term cost more important.

**Warren County School District
Facility options**

Building Condition Analysis

Anticipated Lifespan of Building Components

| <u>Component or System</u> | <u>Lifespan</u> |
|-----------------------------------|------------------------|
| Sitework | |
| Landscaping | 10-50 years |
| Building walkways | 20-30 years |
| Water lines | 30-50 years |
| Fire lines | 30-50 years |
| Water supply system | 30 years |
| Sewer lines | 30-50 years |
| Sewage disposal system | 15 years |
| Site electrical | 50 years |
| Storm drainage | 20-30 years |
| Perimeter fencing | 15-20 years |
| Parking and bus loop | 20 years |
| Play and athletic fields | 30 years |
| Playground equipment | 15 years |
| Foundation | |
| Basic | 50+ years |
| Special (fill, piling) | 50+ years |
| Superstructure | |
| Floor | 50 years |
| Roof (steel) | 50 years |
| Roof (wood) | 30 years |
| Exterior Closure | |
| Exterior wall (masonry) | 50+ years |
| Exterior wall (wood/EIFS) | 5-30 years |
| Exterior trim | 20-30 years |
| Exterior soffits | 20-30 years |
| Windows/frames | 20-30 years |
| Doors/frames | 20 years |
| Roofing | |
| Roof structure | 50+ years |
| Built-up roofing | 20-30 years |
| Shingle roofing | 25-30 years |
| Metal roofing | 30 years |
| Single ply roofing | 10-20 years |
| Roof insulation (batt) | 50 years |
| Roof insulation (rigid) | 20-30 years |
| Roof drains | 20-30 years |
| Skylights | 20-30 years |
| Interior walls (paint) | |
| Interior walls (structure) | 7-10 years |
| Vinyl wall covering | 15 years |
| Interior doors | 30 years |
| Interior door hardware | 15-20 years |
| Terrazzo flooring | 50+ years |

Warren County School District
Facility options

Building Condition Analysis

Anticipated Lifespan of Building Components

| <u>Component or System</u> | <u>Lifespan</u> |
|-----------------------------------|------------------------|
| Interior Construction | |
| Wood flooring | 30-50 years |
| Resilient Flooring | 15-20 years |
| Ceramic tile | 50+ years |
| Carpet | 10-15 years |
| Ceiling (plaster, wallboard) | 50+ years |
| Acoustical ceiling tile | 20-25 years |
| Specialties | |
| Casework | 20-25 years |
| Chalkboards | 20-25 years |
| Toilet accessories | 15-20 years |
| Lockers | 20 years |
| Kitchen equipment | 20 years |
| Fire extinguishers | 15-20 years |
| Window treatment | 15-20 years |
| Stage systems | 15-20 years |
| Auditorium seating | 25-30 years |
| Moveable partitions | 25-30 years |

**Warren County School District
Facility options**

Building Condition Analysis

Anticipated Lifespan of Building Components

| <u>Component or System</u> | <u>Lifespan</u> |
|---|------------------------|
| HVAC | |
| Heating plant | |
| Steam systems | 30-40 years |
| Boilers (cast iron, steel) | 40-50 years |
| Burners | 20 years |
| Safety relief valves | 30 years |
| Expansion tanks | 40 years |
| Gas/propane fuel system | 40 years |
| Oil fuel systems | 40 years |
| Stacks/breeching | 50+ years |
| Fuel oil pumps | 30 years |
| Water recirc. Pumps | 30 years |
| Auto. Temp controls | 25-30 years |
| Pneumatic air compressors | 15 years |
| Refrigerant dryers | 10-15 years |
| Louvers | 40 years |
| Dampers | 20 years |
| Fin tube radiation | 35 years |
| Cast iron radiators | 50+ years |
| Unit ventilators | 25-30 years |
| Cooling | |
| Central a/c system | 30 years |
| Window a/c units | 5-15 years |
| Air distribution & exhaust systems | |
| Ductwork, diffusers, grilles | 40-50 years |
| Ceiling fans | 20-25 years |

Warren County School District
Facility options

Building Condition Analysis
Anticipated Lifespan of Building Components

| <u>Component or System</u> | <u>Lifespan</u> |
|-----------------------------------|------------------------|
| <i>Plumbing</i> | |
| Sanitary drainage | |
| Cast iron piping | 35 years |
| PVC piping | 50+ years |
| Sewage ejector pumps | 50+ years |
| Neutralization basins | 50+ years |
| Storm water | |
| Storm water piping | 50+ years |
| Downspouts | 30 years |
| Gutters | 50+ years |
| Sump pumps | 30 years |
| Domestic cold water | |
| HVAC make-up water | 50+ years |
| Galvanized water piping | 30 years |
| Copper water piping | 50+ years |
| Backflow prevention | 20-25 years |
| Constant pressure pumps | 30 years |
| Hydropneumatic tanks | 30 years |
| Domestic hot water | |
| Gas-fired storage | 10-15 years |
| Electric-fired storage | 10-15 years |
| Steam fired storage | 25-30 years |
| Water to water source | 50+ years |
| Expansion loops | 50+ years |
| Temperature mixing valves | 15-20 years |
| Recirculation pumps | 15-20 years |
| Insulation | |
| Hot and cold piping | 50+ years |
| Equipment | 50+ years |
| Natural gas system | |
| Natural or low pressure | 50+ years |
| Meter or pressure regulator | 50+ years |
| Fire protection | |
| Standpipes (wet/dry) | 50+ years |
| Sprinklers | 50+ years |
| Plumbing fixtures | |
| Toilets, urinals | 25-50 years |
| Service sinks, mop receptors | 40-50 years |
| Water coolers | 10-20 years |

Warren County School District
Facility options

Building Condition Analysis
Anticipated Lifespan of Building Components

| <u>Component or System</u> | <u>Lifespan</u> |
|-----------------------------------|------------------------|
| <i>Electrical</i> | |
| Power & distribution | |
| Power supply | 30-35 years |
| Service | 30-35 years |
| Distribution panels | 25-30 years |
| Transformers | 20 years |
| Wiring | 30-35 years |
| Receptacles | 30-35 years |
| Exterior lighting | |
| Security lighting | 20-25 years |
| Parking areas | 20-25 years |
| Interior lighting | |
| Fixtures | 20-26 years |
| Life-safety systems | |
| Generator | 20-25 years |
| Battery pack | 10-15 years |
| Exit signs | 20-25 years |
| Egress lighting | 20-25 years |
| Fire-alarm system | |
| Main panel | 20-25 years |
| Remote annunciator | 20-25 years |
| Detection system | 20-25 years |
| Communications | |
| Public address system | 20 years |
| Speakers/call buttons | 20-25 years |
| Clocks/bells | 20-25 years |
| Telephone system | 20 years |
| Technology wiring | 15-20 years |
| Security alarm | 15-20 years |