

An aerial photograph of Springfield High School and its surrounding area. The school building is a large, multi-winged structure with a central courtyard. To the right of the main building is a large, open field, likely a sports field. The school is surrounded by a dense residential area with many houses and trees. The overall tone of the image is sepia or light brown.

# **Springfield High School**

Springfield School District  
Delaware County - Pennsylvania

## **Master Plan Presentation Town Hall Meeting 1**

**Repeat Presentation May 22 School Board Meeting (Updated)**

October 16th, 2014



# Introductions

## ➤ Facilities Committee and Consultants

## ➤ Board of School Directors

- Dom Bentivegna – Region 1 - Ward 6
- Jennifer Lofland – Region 2 - Ward 1
- Doug Carney – Region 3 – Ward 3
- Keith Black – Region 4 – Ward 5
- Gerri Sullivan – Region 5 – Ward 6
- Don Cadge – Region 6 – Ward 2
- Frank Agovino – Region 7 – Ward 7
- Bruce Lord – Region 8 – Ward 4
- Chris DeSantis – Region 9 – Morton Borough



# Town Hall Meetings

- **Town Hall Meeting 1 (October 16<sup>th</sup>, 2014)**  
Repeat Presentation of May 22, 2014 Board Meeting
- **Town Hall Meeting 2 (November 13<sup>th</sup>, 2014)**  
Existing Building / Right-Sizing / Education Model
- **Town Hall Meeting 3 (December 11<sup>th</sup>, 2014)**  
Phasing / Traffic and Parking
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Recap / Summary / Options for Moving Forward



# Town Hall Meeting 1

Repeat Presentation of May 22, 2014 Board Meeting (Updated)

## Presentation Outline

- Education Goals
- Right Sizing the 'Box'
- Existing Facility
- Study Goals
- Facility Master Plan Options
- Project Cost Estimates and Financing Strategy
- Discussion



An aerial photograph of a high school campus. The central feature is a large, multi-story school building with a complex roofline. To the right of the main building is a large, oval-shaped sports field, likely a football field. To the left of the main building is another sports field, possibly a baseball or softball field. The campus is surrounded by a dense residential neighborhood with many houses and trees. The overall scene is captured from a high angle, providing a comprehensive view of the school's layout and its integration with the surrounding community.

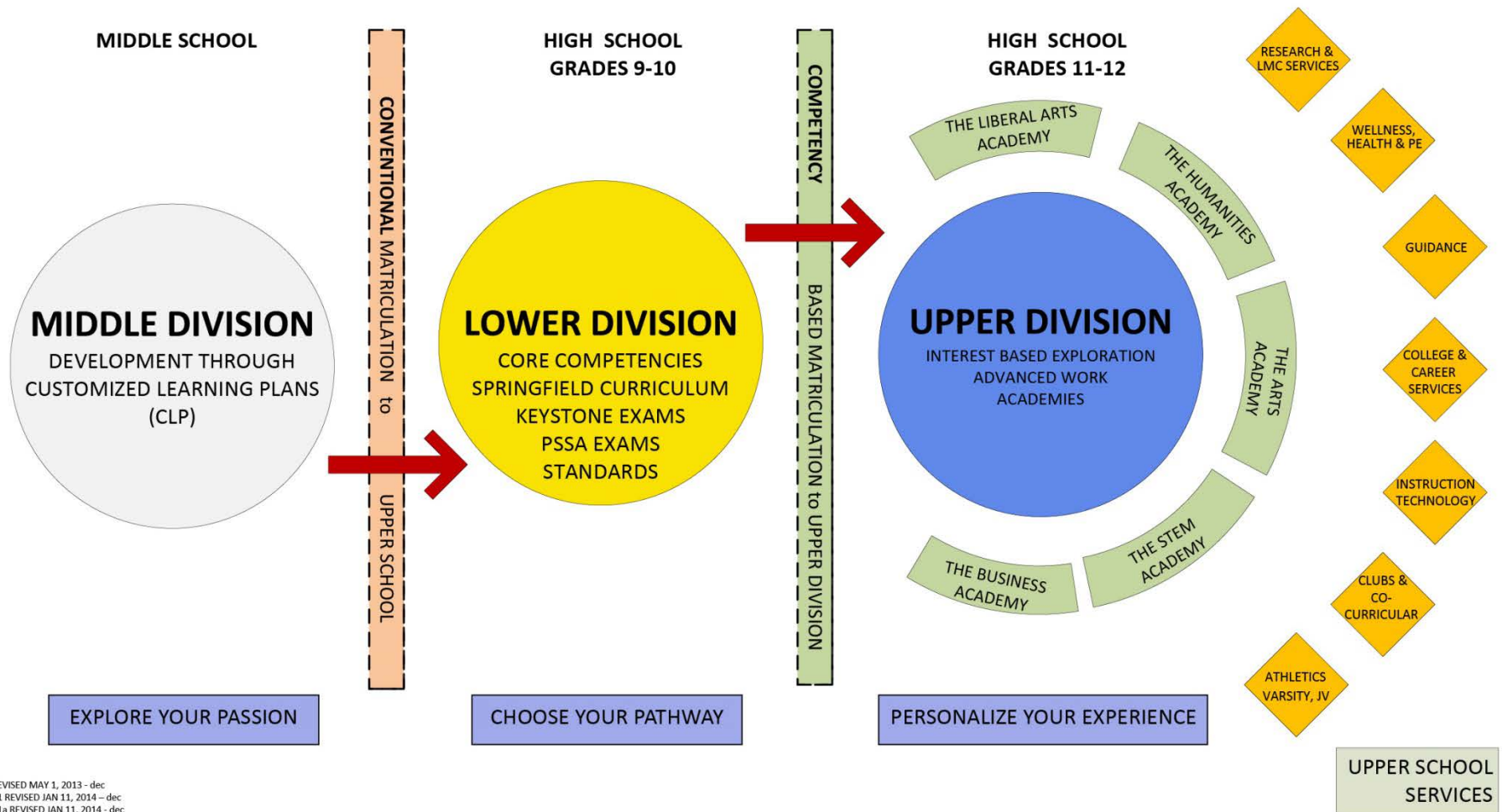
# **Senior High School Projections / Education Goals**



# SPRINGFIELD PUBLIC ACADEMY

A new public post-secondary model for education

*"Teach every student to LEARN"*

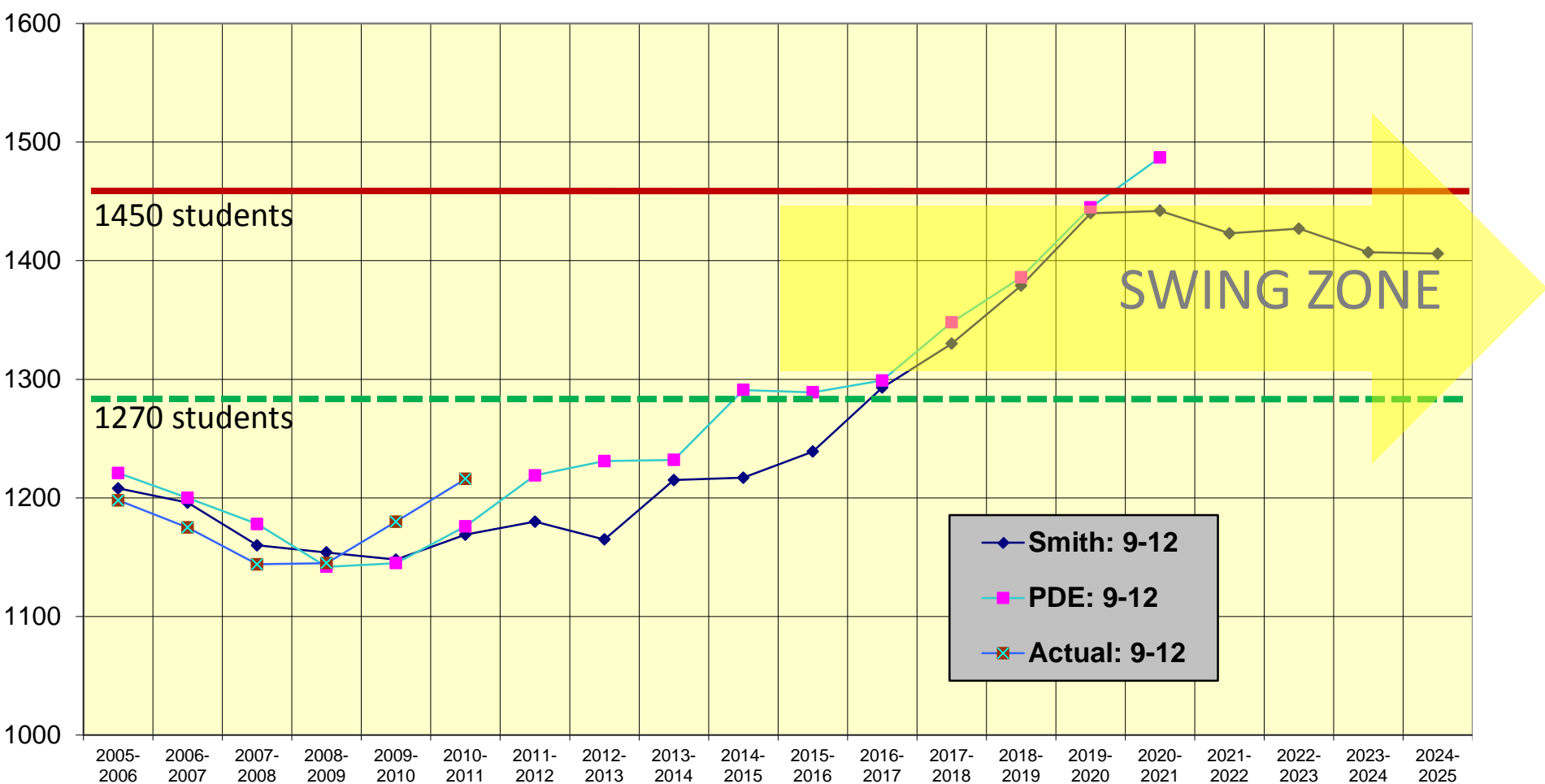




An aerial photograph of a school campus. The central feature is a large, multi-story school building with a complex roofline. To the right of the main building is a large, oval-shaped sports field, likely a football or soccer field. To the left of the main building is another sports field, possibly a baseball or softball field. The campus is surrounded by a dense residential neighborhood with many houses and trees. The text "Right Sizing the 'Box' / Program Goals" is overlaid in the center of the image.

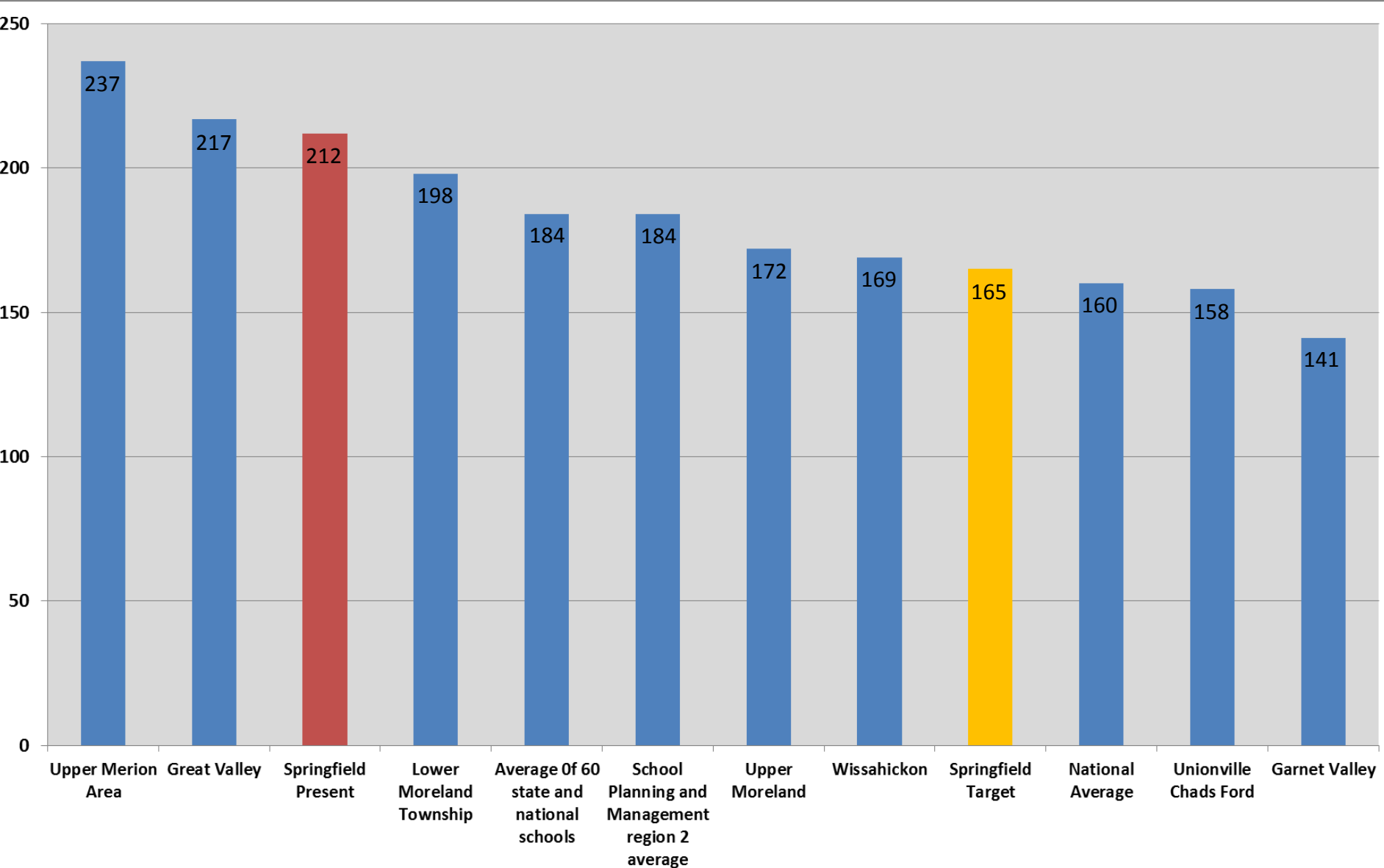
## **Right Sizing the 'Box' / Program Goals**





**COMMITTEE CHARGE:**  
**Assume maximum projection 1270 - expandable to 1450 students (implies 4400 total students)**  
**Note: 85% of projected peak is 1233 students**



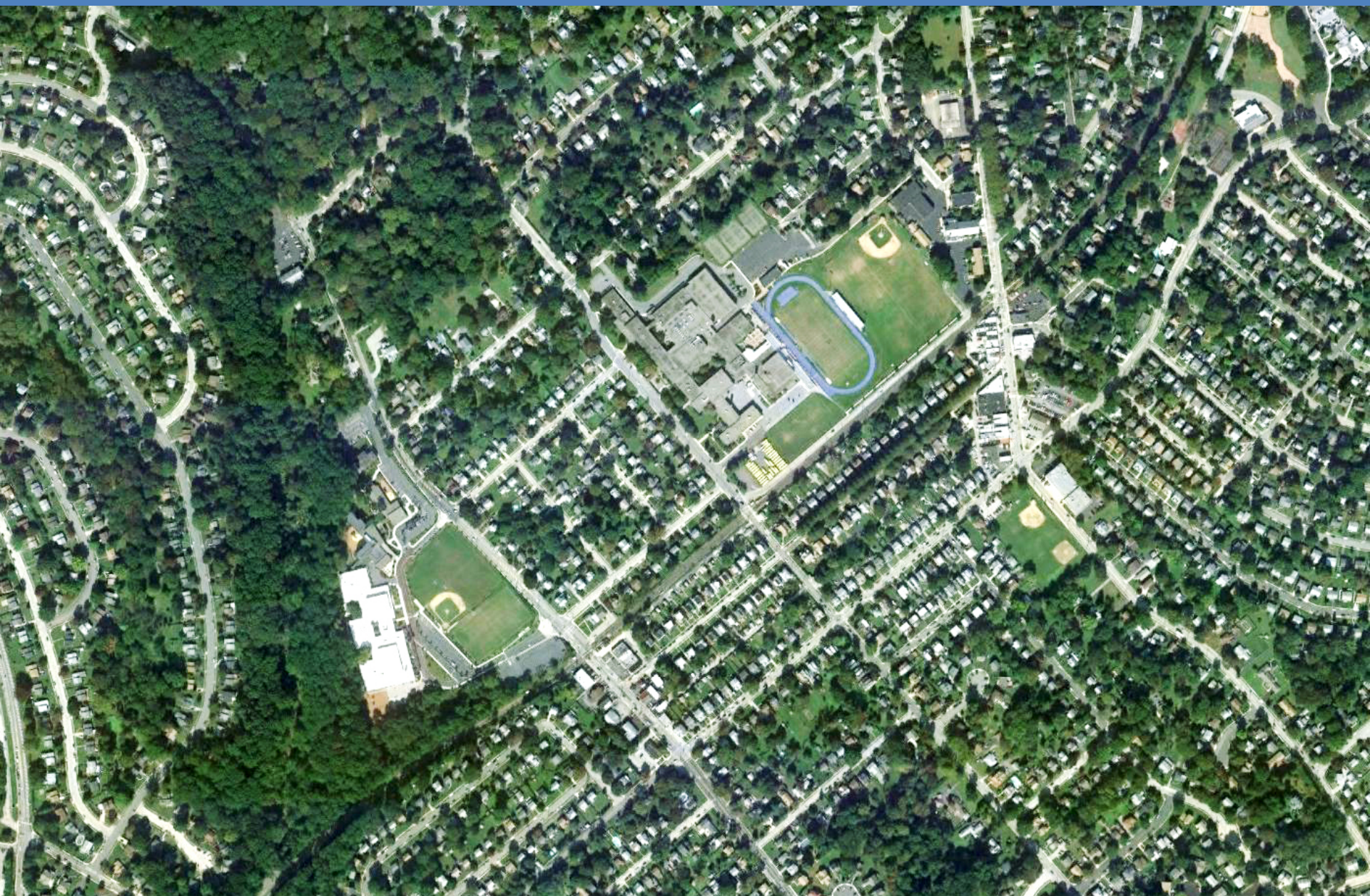






**Existing Facility**

















Code



Roofing



Windows



Envelope



Electric



Asbestos Roof Deck



HVAC



Plumbing



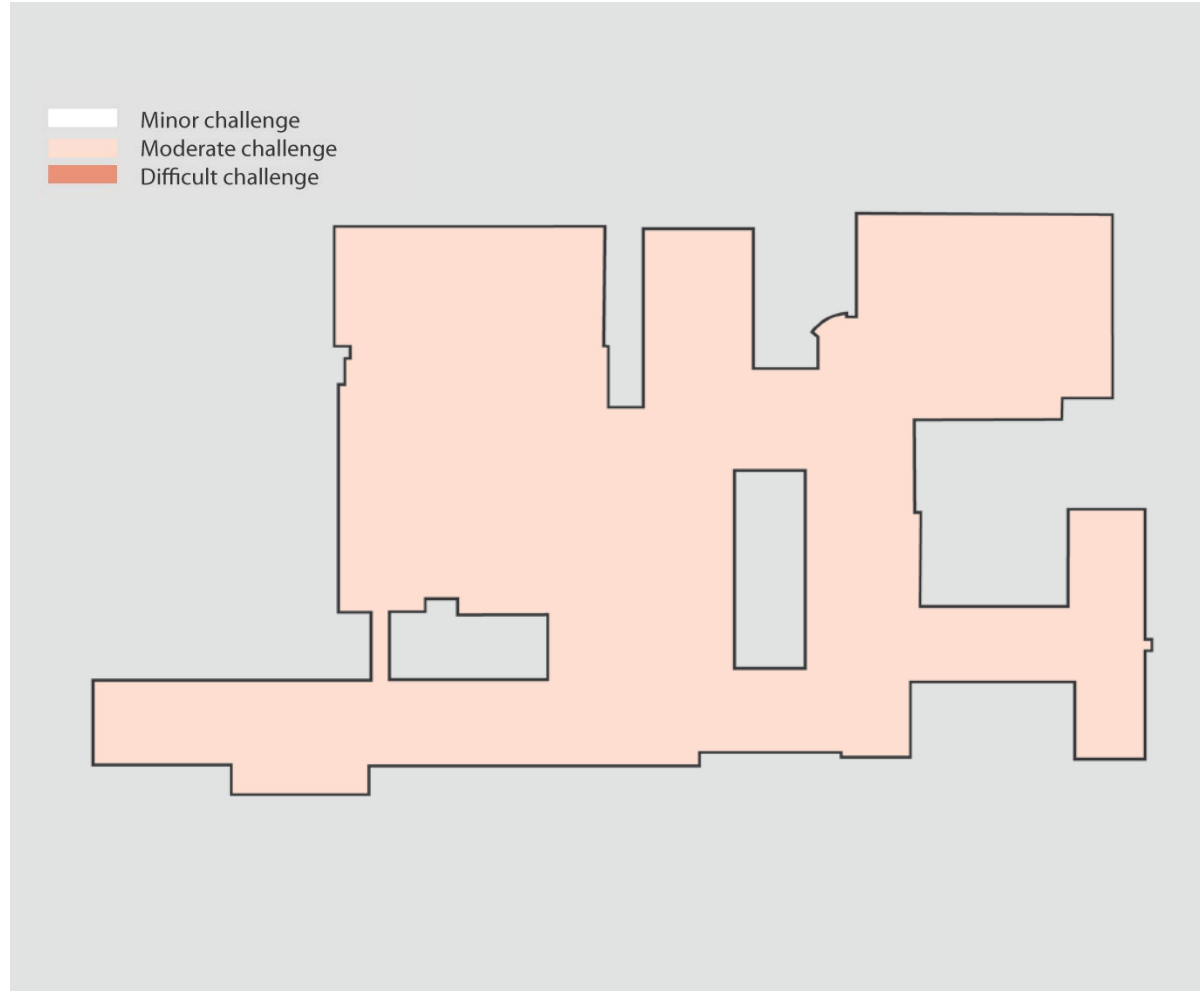
Existing building does not meet the current , more stringent building codes (exit stairs, hallway, fire separation, etc.)



Composite of All Floors



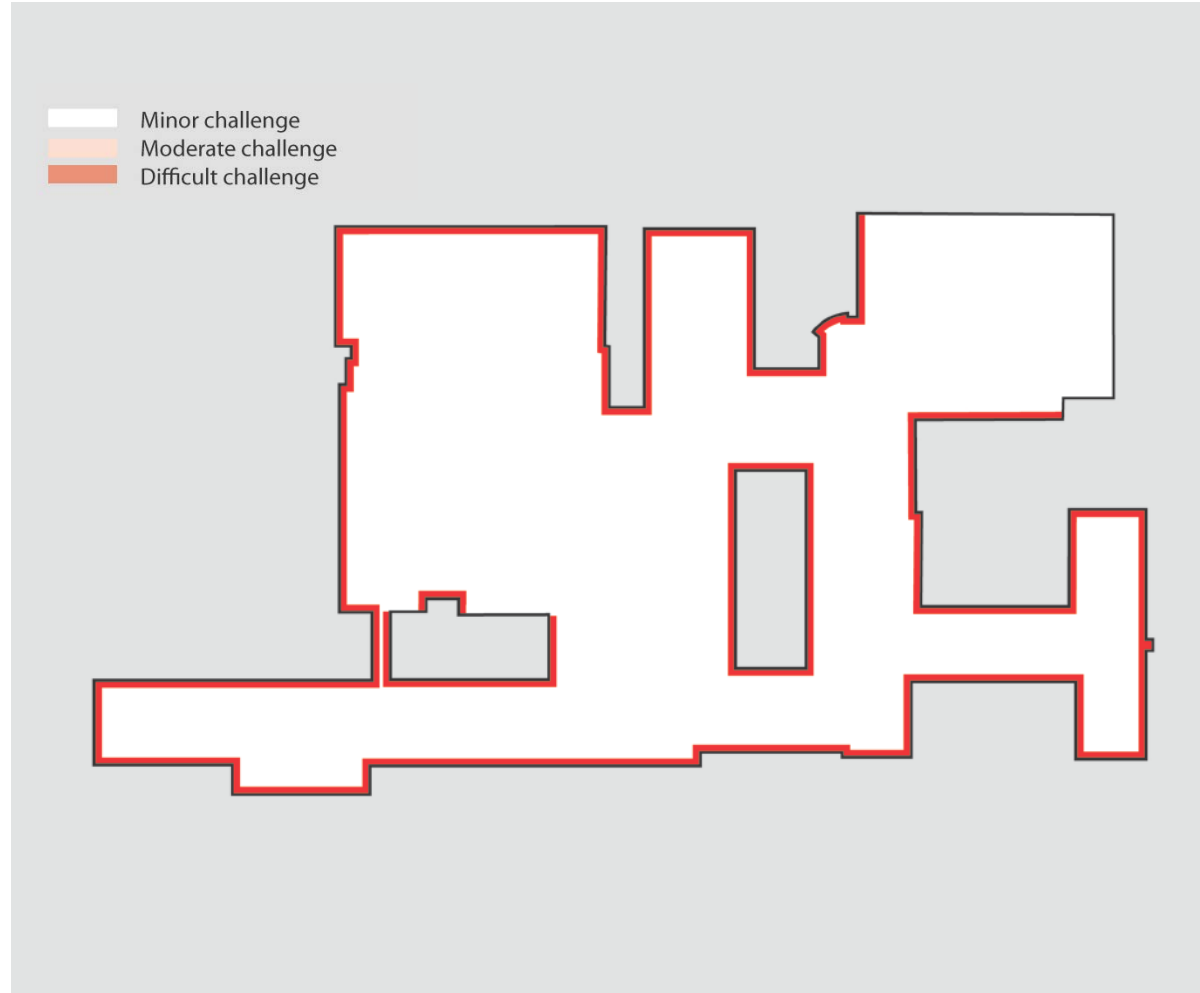
## Membrane and insulation replacement required



Composite of All Floors



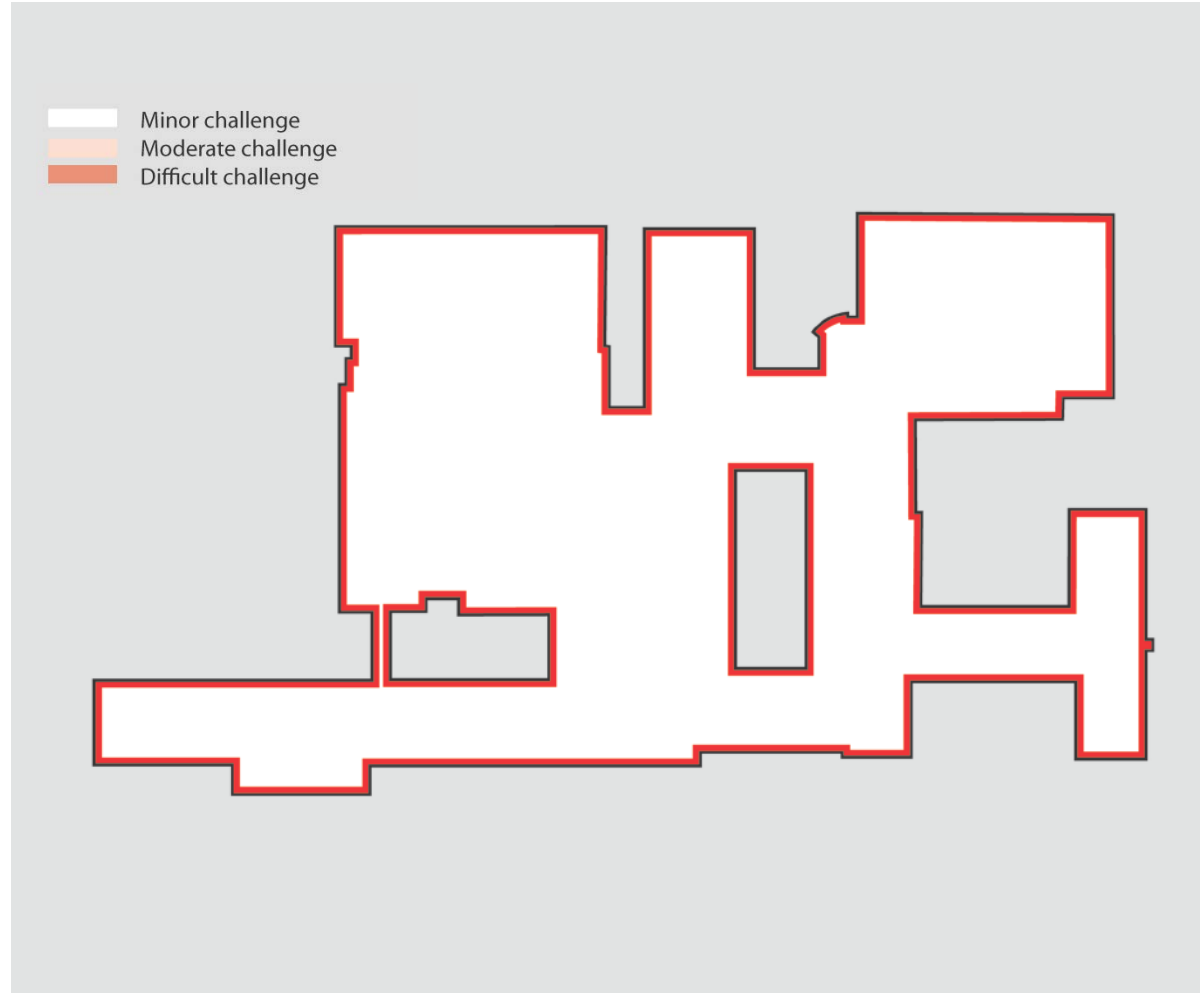
## Older windows poor energy performance



Composite of All Floors



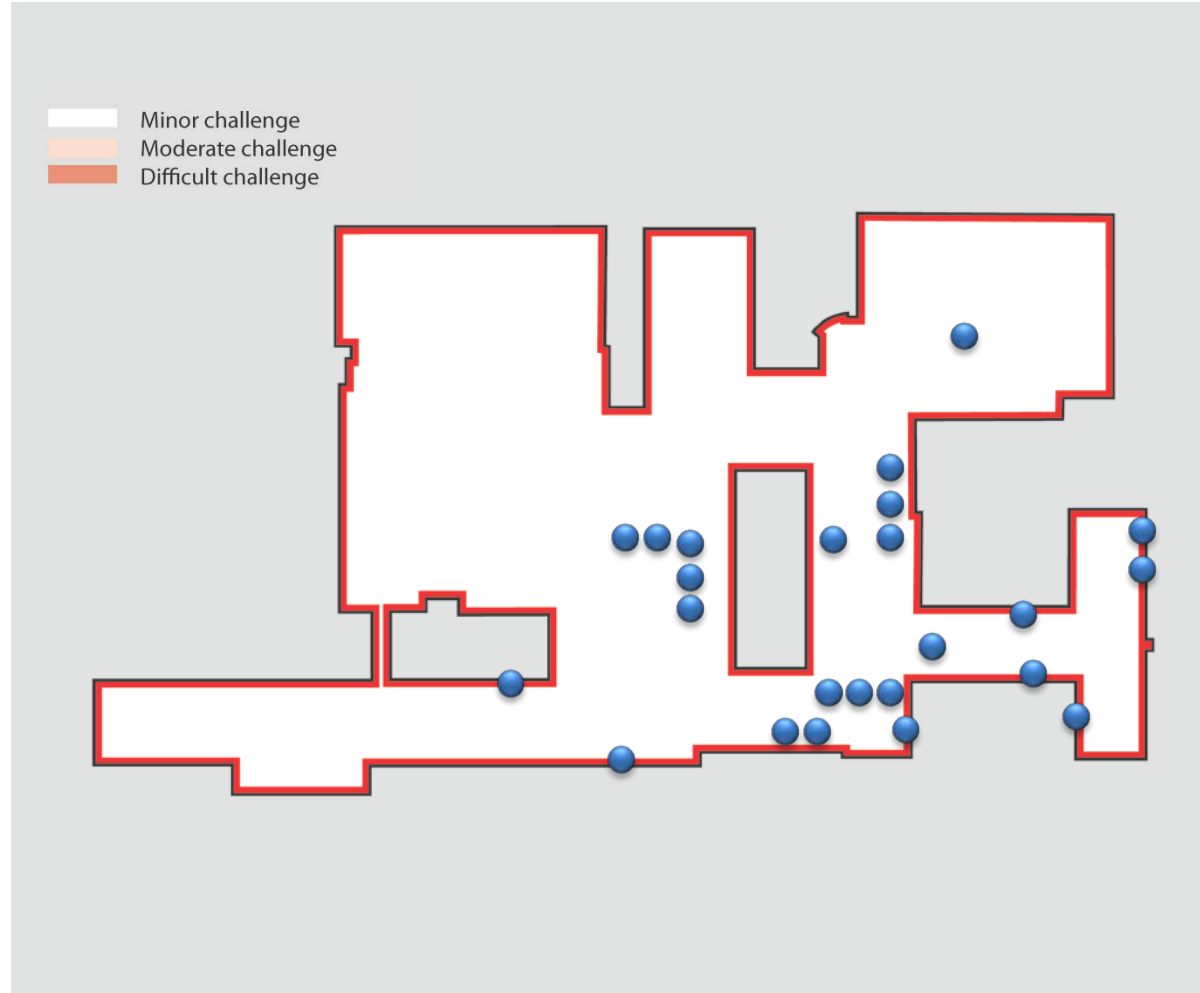
## Lack of insulation and poor energy performance



Composite of All Floors

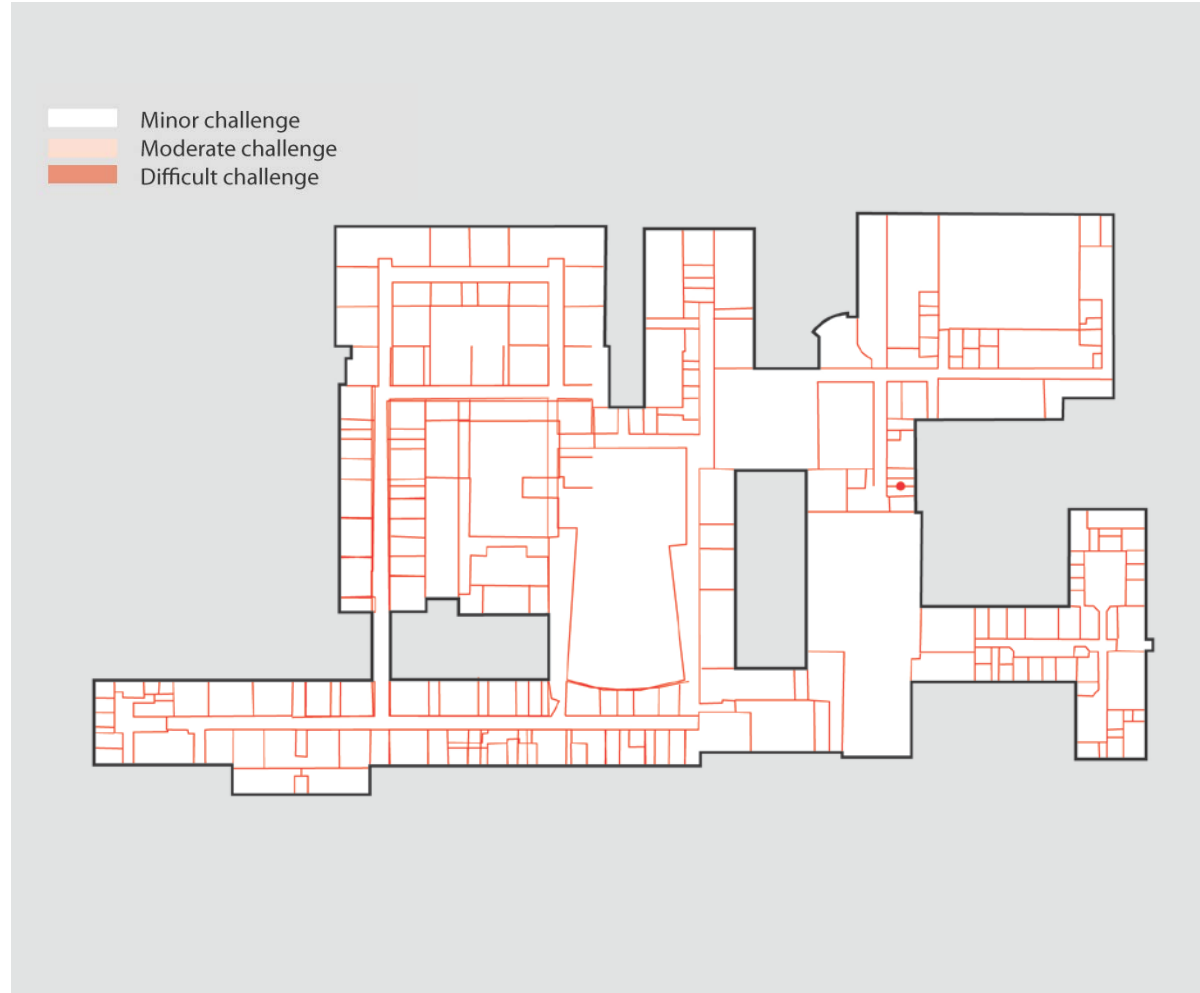


Recent building envelope leaks observed following the last major rain event (May 16, 2014)



Composite of All Floors

## Outdated and undersized electrical systems



Composite of All Floors

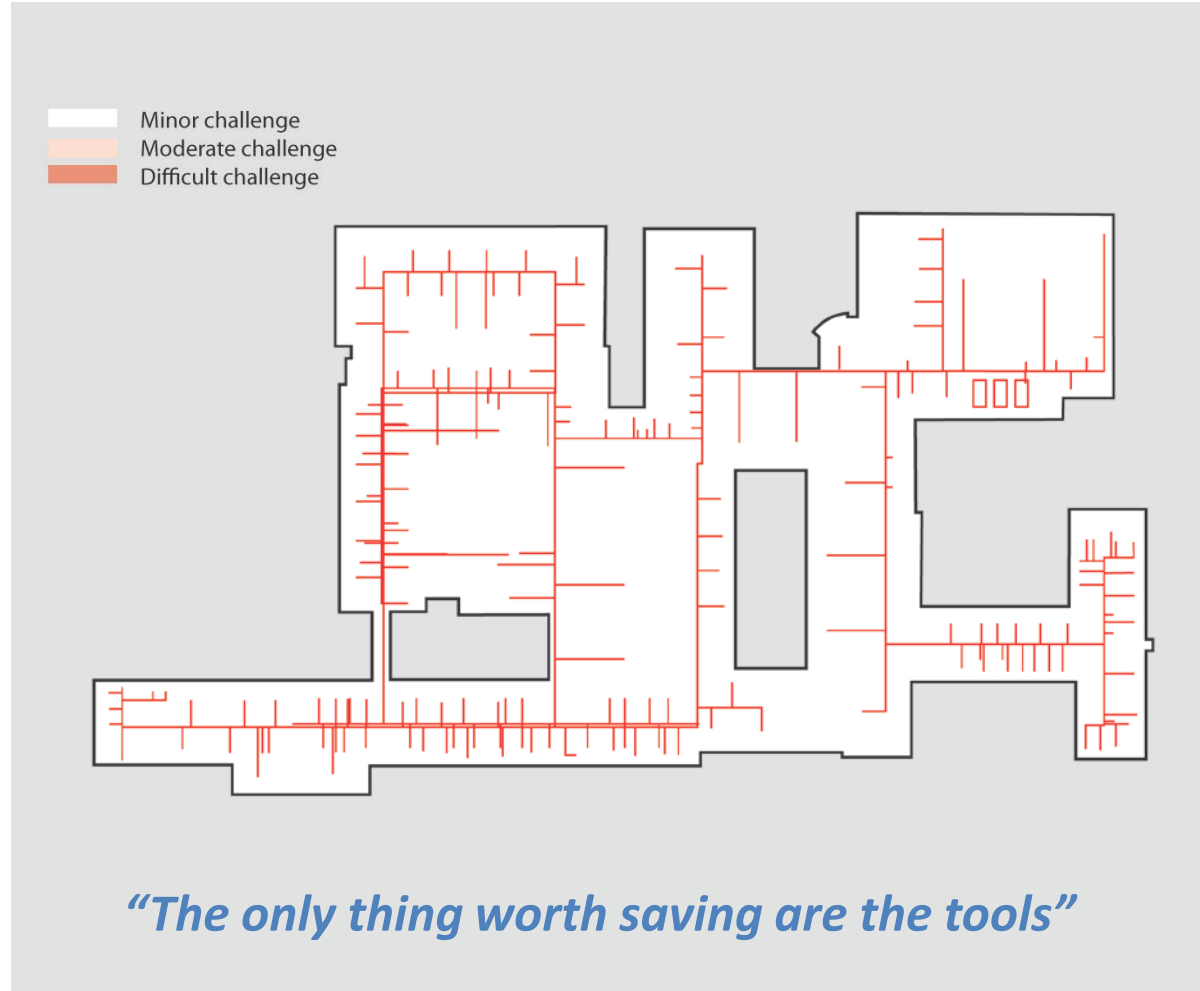


## Asbestos containing roof panels



Composite of All Floors

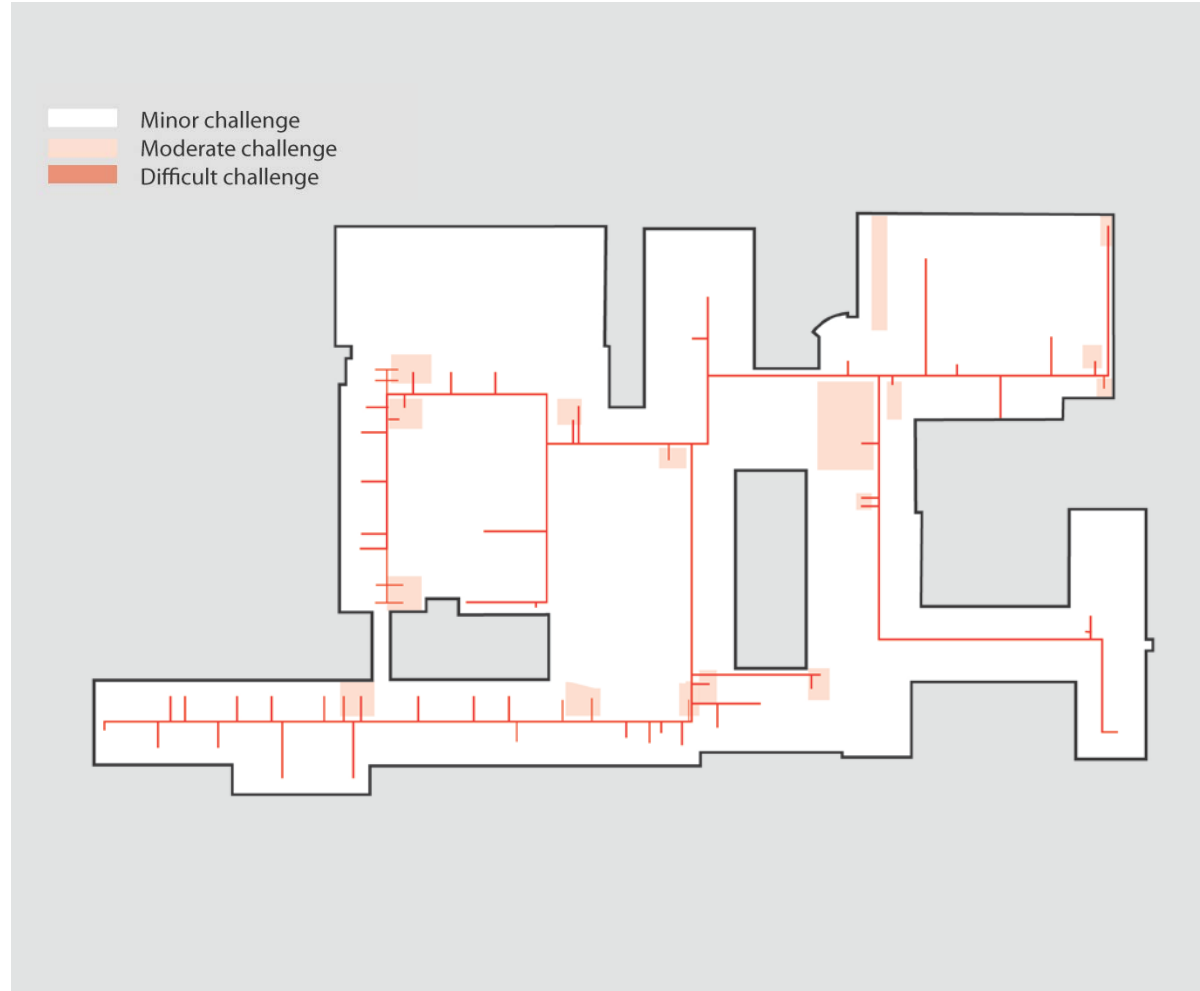
Outdated or nonexistent heating and ventilation, with very limited A/C systems area



Composite of All Floors



## Outdated plumbing systems approaching end of service life



Composite of All Floors



Code



Roofing



Windows



Envelope



Electric



Asbestos Roof Deck



HVAC



Plumbing



Composite of Issues



# Study Goals

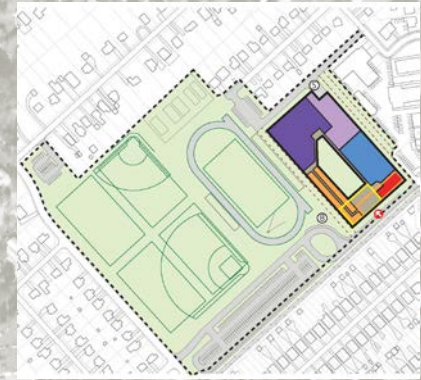
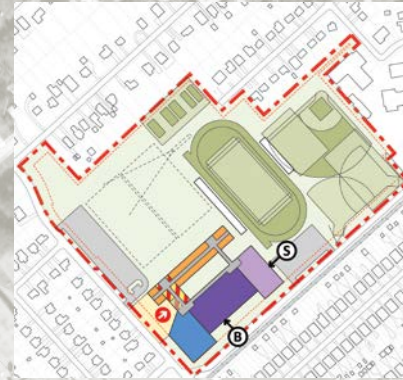
- Align facilities design with education model (expand opportunities for students)
- Align facilities size with current and future population needs
- Enhance traffic patterns, increase pedestrian safety (separate vehicular and pedestrian circulation)
- Increase on-site parking (reduce need for on-street parking in neighborhood)
- Expand use of facilities as community resource
- Expand green / open space for the community
- Increase sustainable mission (minimize operating and energy expenses)
- Promote walking and public transit



An aerial photograph of a school campus. The central part of the image shows a large, multi-story school building with a complex roofline. To the right of the main building is a large, oval-shaped sports field, likely a football or soccer field. To the left of the main building is another sports field, possibly a baseball or softball field. The campus is surrounded by a dense residential neighborhood with many houses and trees. The text "Facility Master Plan Options" is overlaid in the center of the image.

# Facility Master Plan Options





## Four Options Compared

### Detailed Review for Phasing / Cost

- Maintain Existing Building – (Service Life Extension)
- Renovate Existing Building
- Leamy Ave. New Building
- Saxer Ave. New Building



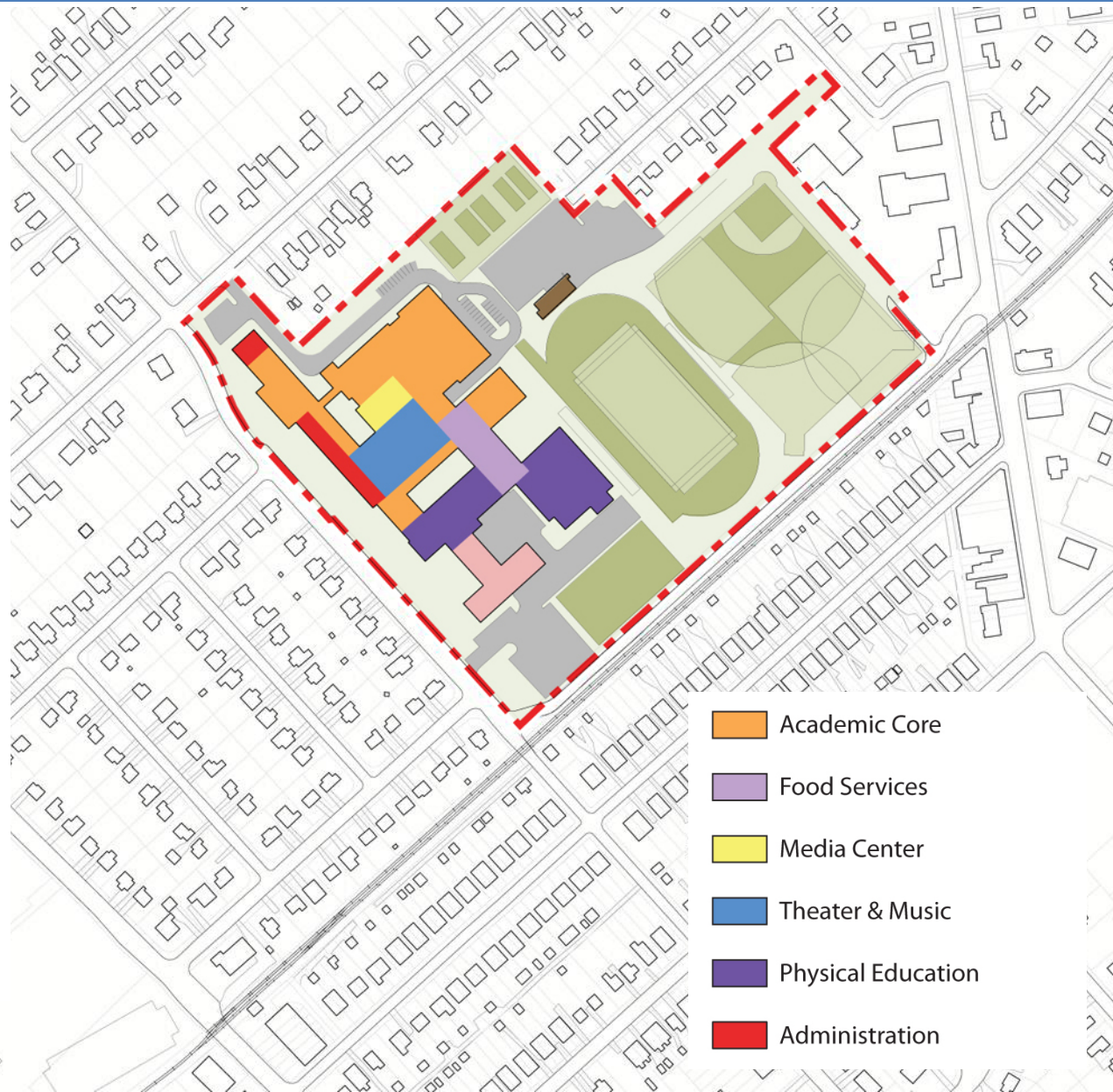
## KEY SCOPE ITEMS

All Building and Performance Upgrades will be completed:

- Abatement
- Life-Safety Upgrades
- Energy Performance – Exterior Envelope
- Building Systems
- Accessibility Upgrade
- Access Control
- Interior Finishes

### Not Included at this time:

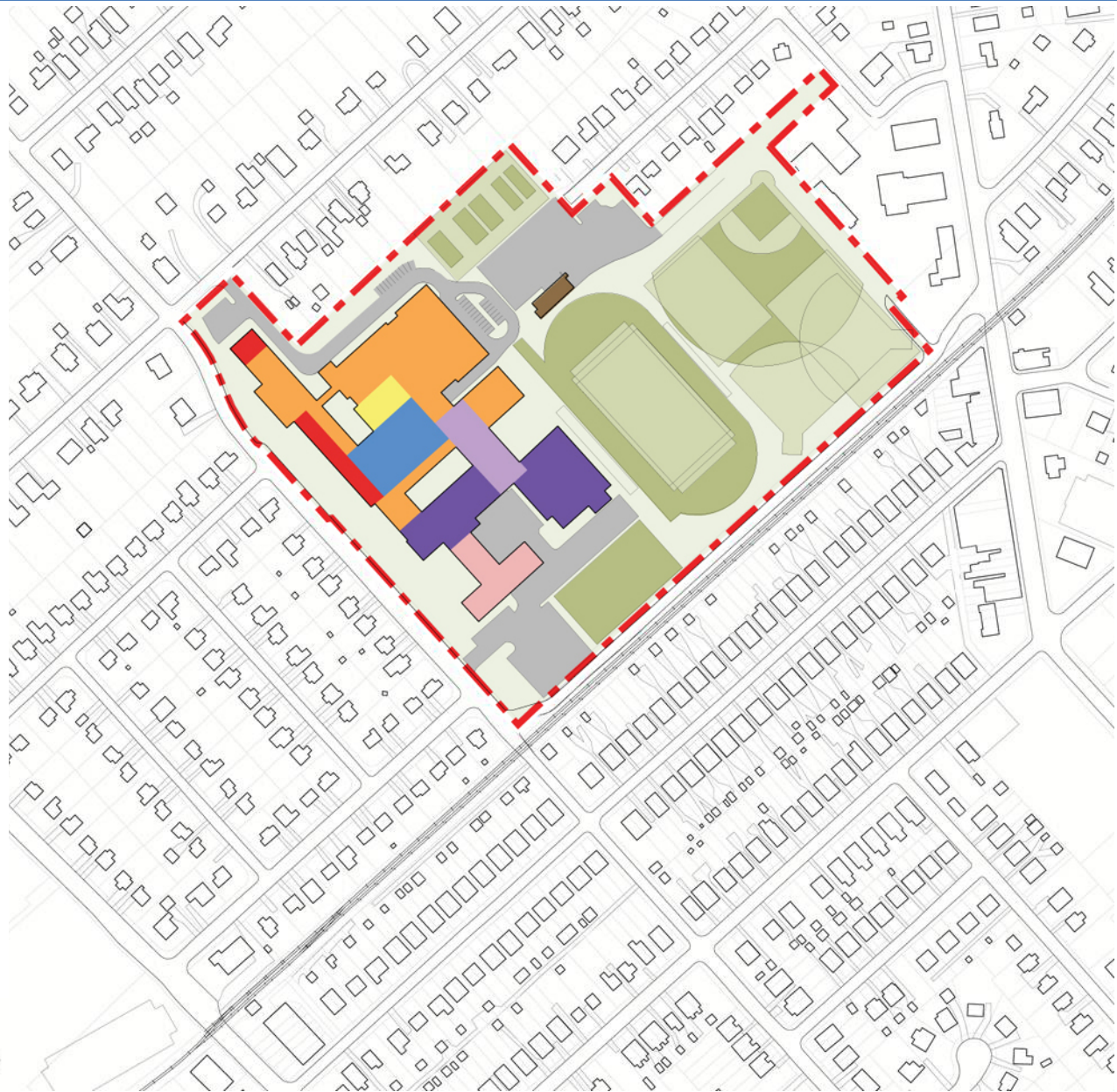
- Admin Building does not relocate
- Limited campus/site improvements
- Overall building design and Layout does not change.





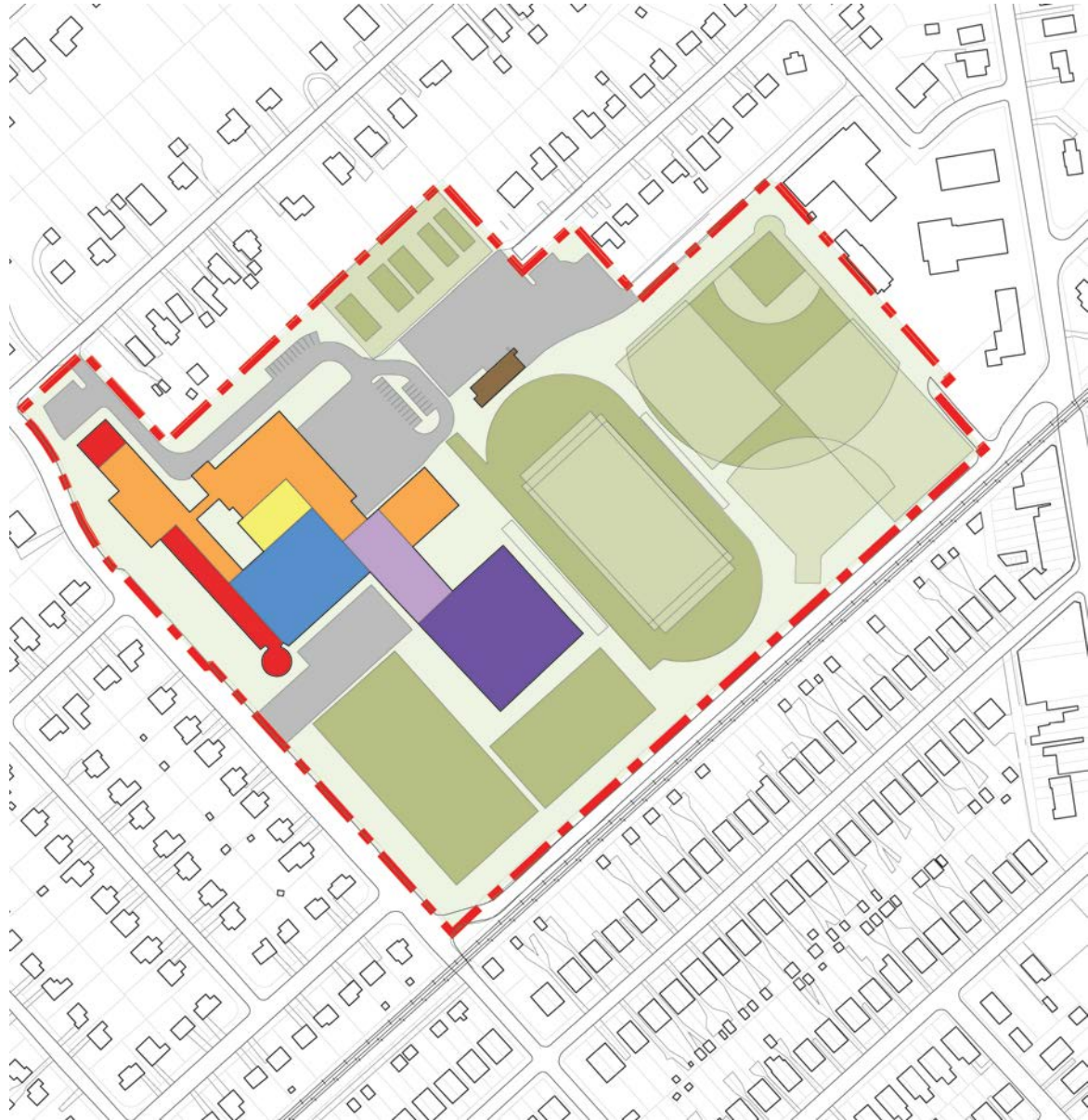
## PHASING CHALLENGES

- Remediation of Roof Deck and building envelope: exposure to elements.
- Building Systems: service interruptions
- Significant Building Renovation scope:
  - Cannot be completed within Summer periods
  - Construction Phasing Schedule long and complex



## KEY SCOPE ITEMS

- All Building and Performance Upgrades will be completed as per previous review to include:
  - Abatement
  - Life-Safety Upgrades
  - Energy Performance – Exterior Envelope
  - Building Systems
  - Accessibility Upgrade
  - Access Control
  - Interior Finishes
- Demolition of District Admin Building
- Construction of New Gymnasium and Lockers
- Additional Field

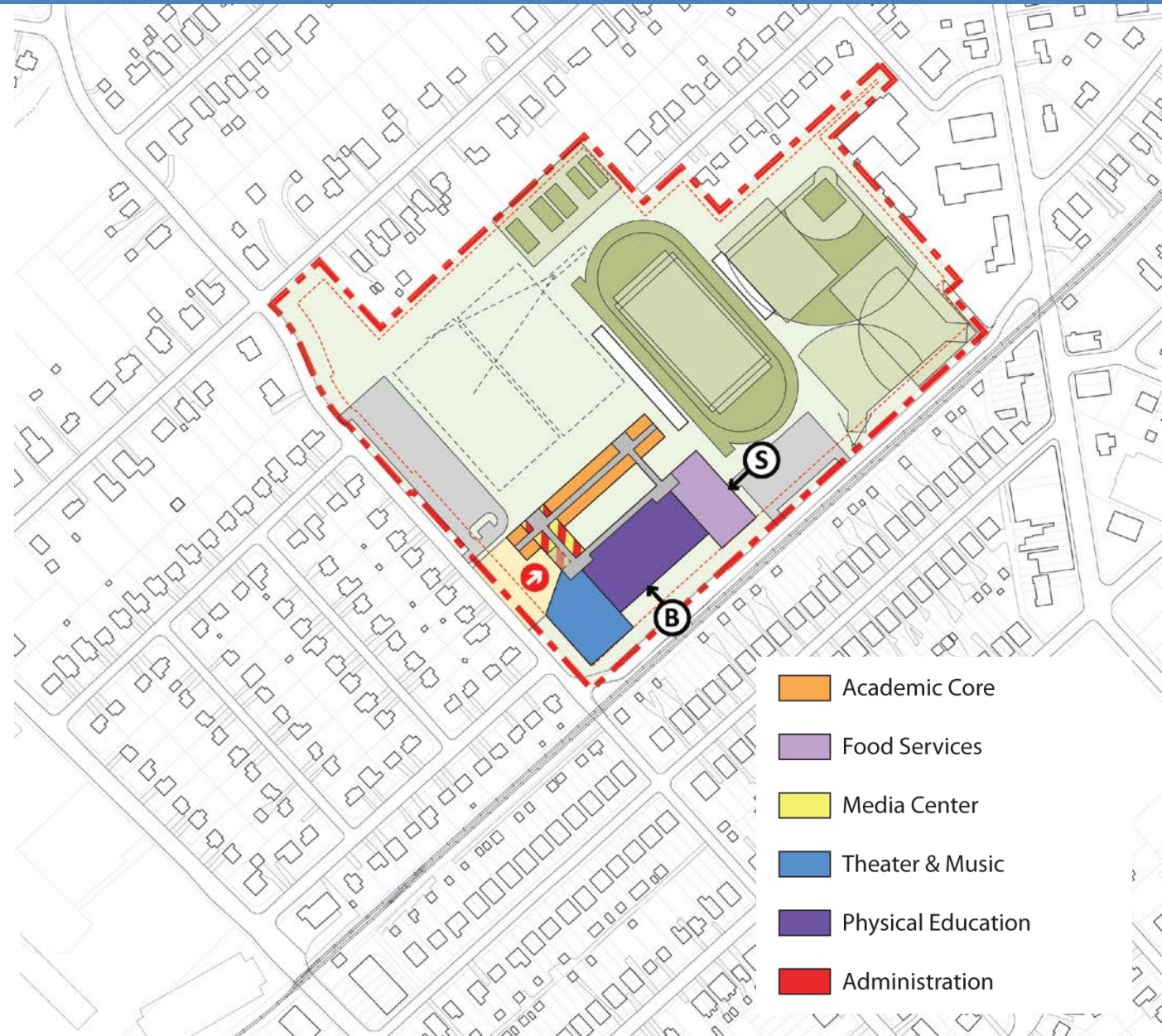




## PHASING CHALLENGES

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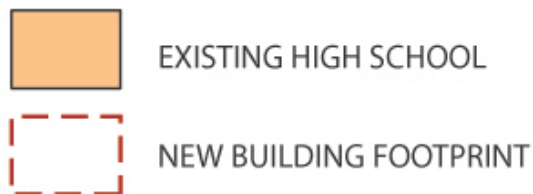






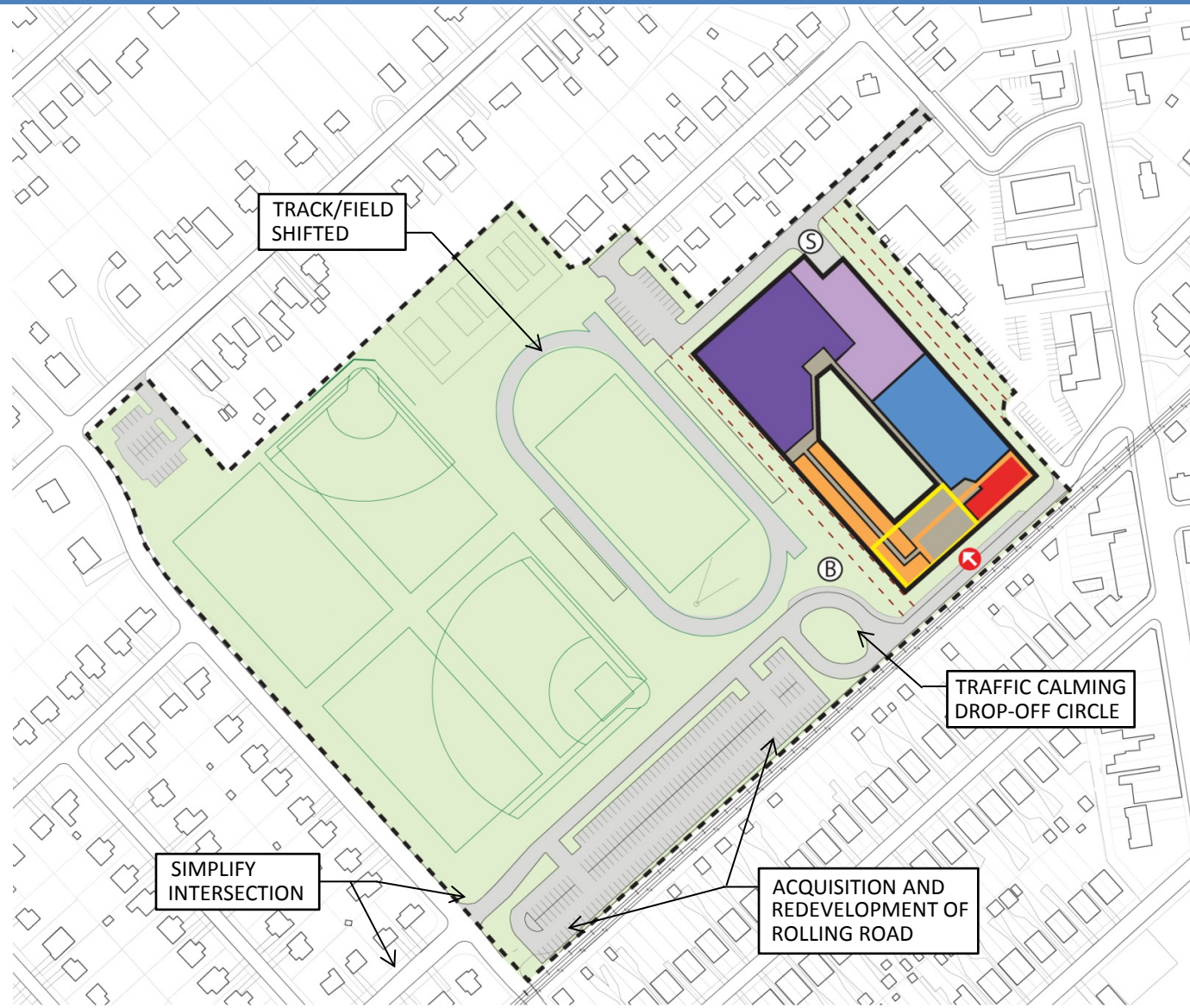
## PHASING CHALLENGES

- Building Systems :  
service interruptions  
(relocation of existing  
plant and utilities)
- Significant Overlap of  
Existing Building with  
Proposed Building:
  - Complex Construction  
Phasing



## SAXER AVENUE SITE

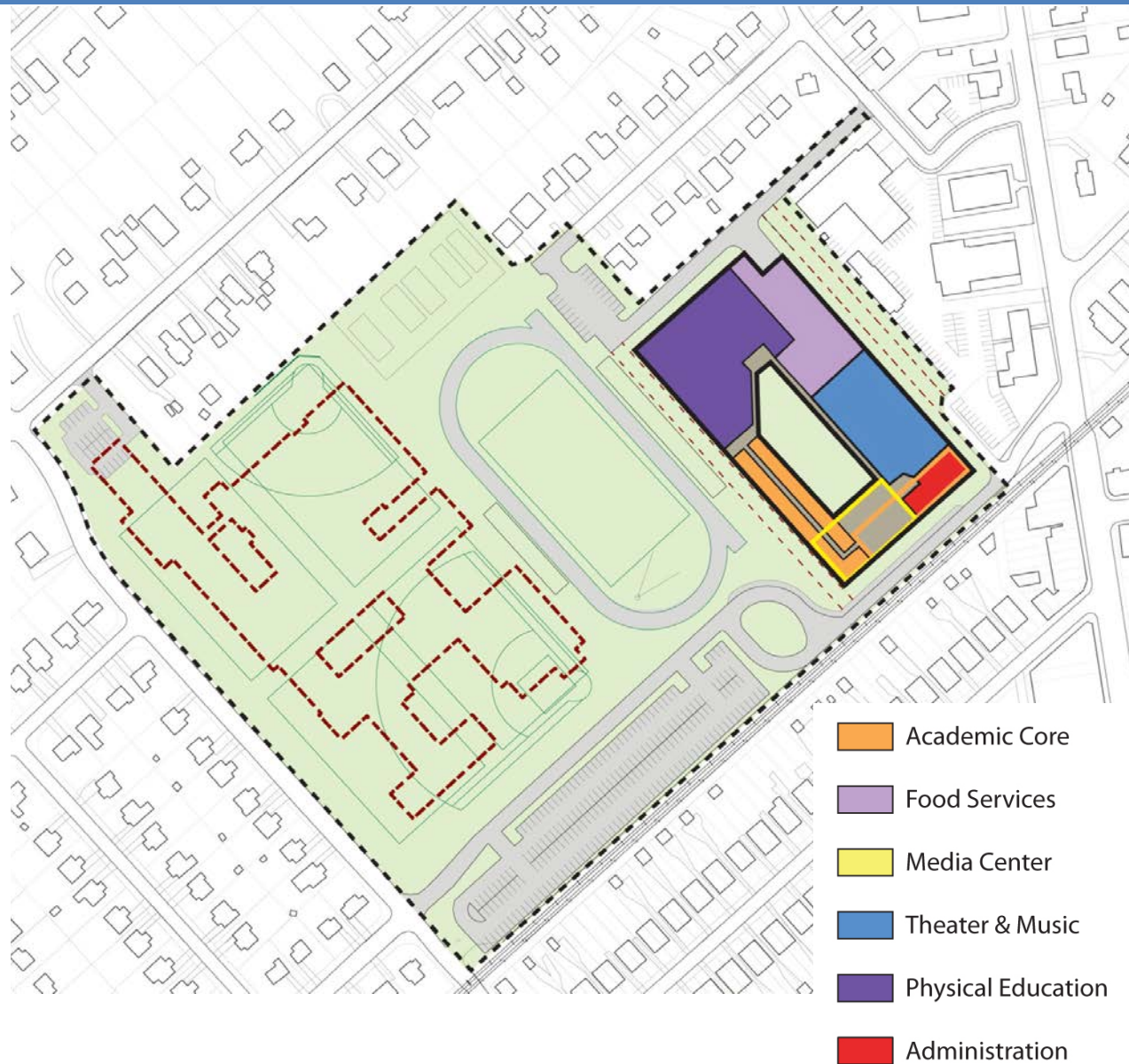
- Academic Core
- Food Services
- Media Center
- Theater & Music
- Physical Education
- Administration





## PHASING

- New School can be developed while Existing School remains fully operational
- Track and Field can be relocated prior to any other work; only rear parking would be displaced
- Geothermal Wellfield : under track or parking

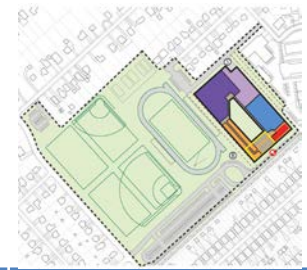




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# **Project Cost Estimates and Financing Strategy**





Maintain Exstg

Renovate Exstg

New Leamy Ave.

New Saxer Ave.

## COSTS

Estimated Project Cost Range (2013 cost)	\$76M — \$92M	\$101M — \$123M	\$103M — \$125M	\$99M — \$121M
Estimated Project Cost Range (est. 2019 cost)	\$90M — \$110M	\$121M — \$148M	\$123M — \$150M	\$118M — \$144M
2017 Construction Start — 2019 Midpoint	\$100.3M	\$133.8M	\$136.4M	\$131M

## PHASING/SCHEDULE

Estimated Base Construction Duration	3.2 yrs. (38 months)	3.25 yrs. (39 months)	3.25 yrs. (39 months)	1.75 yrs. (21 months)
Estimated Overall Project Duration (incl. phasing)	3.7 yrs. (44 months)	4.7 yrs. (56 months)	5 yrs. (60 months)	3 yrs. (36 months)

## TEMPORARY SPACE

Temporary Classrooms, etc. required	Yes	Yes	No	No
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	Maintain Existing Building	Renovate Existing	New Leamy Ave.	New Saxer Ave.
<b>Total New Principal</b>	\$100,000,000	\$134,000,000	\$136,000,000	\$131,000,000
<b>Type of Debt Amortization Term</b>	Wrap Around Fixed & Variable 20-25 years	Wrap Around Fixed & Variable 20-25 years	Wrap Around Fixed & Variable 20-25 years	Wrap Around Fixed & Variable 20-25 years
<b>Projected required phased in millage increases through 6/30/2023 – 9 years</b>	1.58 mills	2.59 mills	2.69 mills	2.52 mills
<b>Projected tax increase for current median assessed value of \$146,050</b>	\$250	\$410	\$425	\$398
<b>Projected tax increase per \$100,000 of assessed value</b>	\$171	\$280	\$291	\$273



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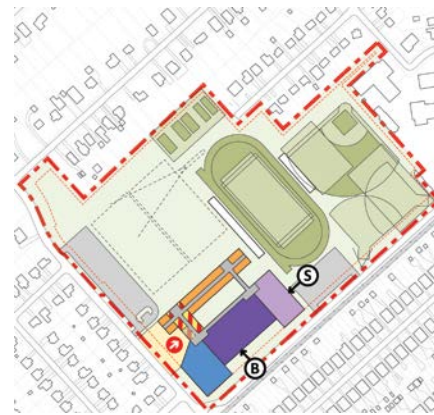




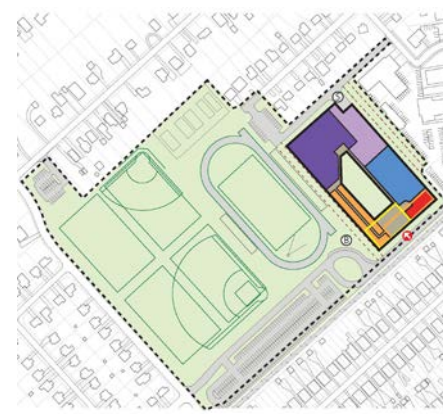
**Maintain Existing**



**Renovate Existing**



**New Leamy**



**New Saxer**

## Discussion