

An aerial photograph of Springfield High School and its surrounding area. The school building is a large, multi-winged structure with a central courtyard and a baseball field. It is surrounded by a dense residential neighborhood with many houses and trees. The image is in grayscale, with a blue overlay at the top and bottom.

Springfield High School

Springfield School District
Delaware County - Pennsylvania

Master Plan Presentation Town Hall Meeting 5

Project Cost Estimates/ Project Financing Strategy / Tax Impact

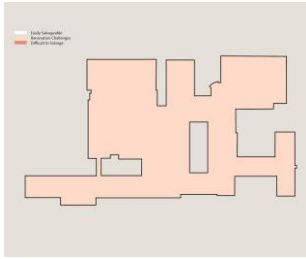
February 4th, 2015

Town Hall Meetings

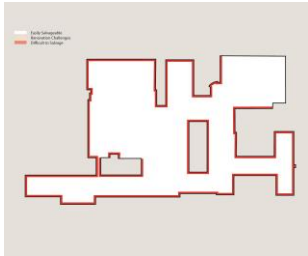
- **Town Hall Meeting 1** (October 16th, 2014)
Repeat Presentation of May 22, 2014 Board Meeting
- **Town Hall Meeting 2** (November 13th, 2014)
Existing Building / Right-Sizing / Education Model
- **Town Hall Meeting 3** (December 11th, 2014)
Phasing / Traffic and Parking
- **Town Hall Meeting 4** (January 14th, 2015)
Community/ Academic / Athletics and Recreation / Sustainability
- **Town Hall Meeting 5** (February 4th, 2015)
Project Cost Estimates/ Project Financing Strategy / Tax Impact
- **Town Hall Meeting 6** (March 19th, 2015)
Recap / Summary / Options for Moving Forward



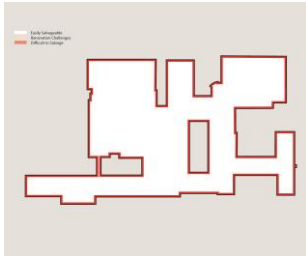
Code



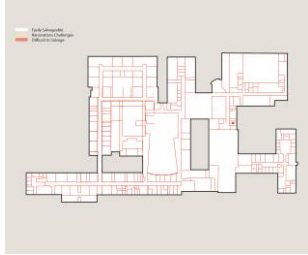
Roofing



Windows



Envelope



Electric



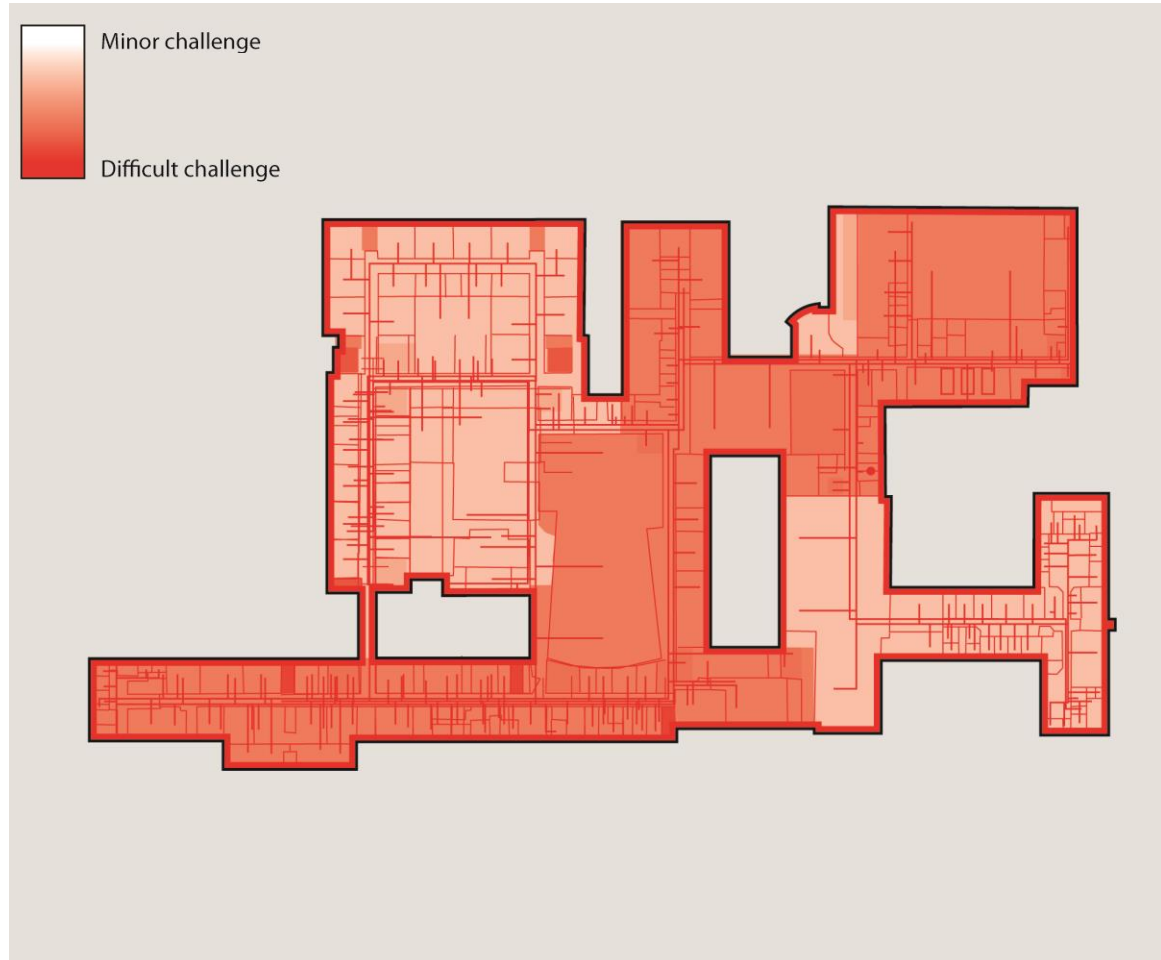
Asbestos Roof Deck



HVAC



Plumbing



Town Hall Meeting 5

Project Cost Estimate / Project Financing Strategy / Tax Impact

Presentation Outline

- Project Cost Estimates
 - Renovation Discussion
- Project Financing Strategy
- Tax Impact
- Discussion

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 athletic field, likely a football or soccer field. To the left of the main building is another baseball field. The campus is surrounded by dense residential neighborhoods with many houses and trees. The text "Project Cost Estimates" is overlaid in the center of the image.

Project Cost Estimates



**Maintain
Existing Building**



**Renovate
Existing Building**



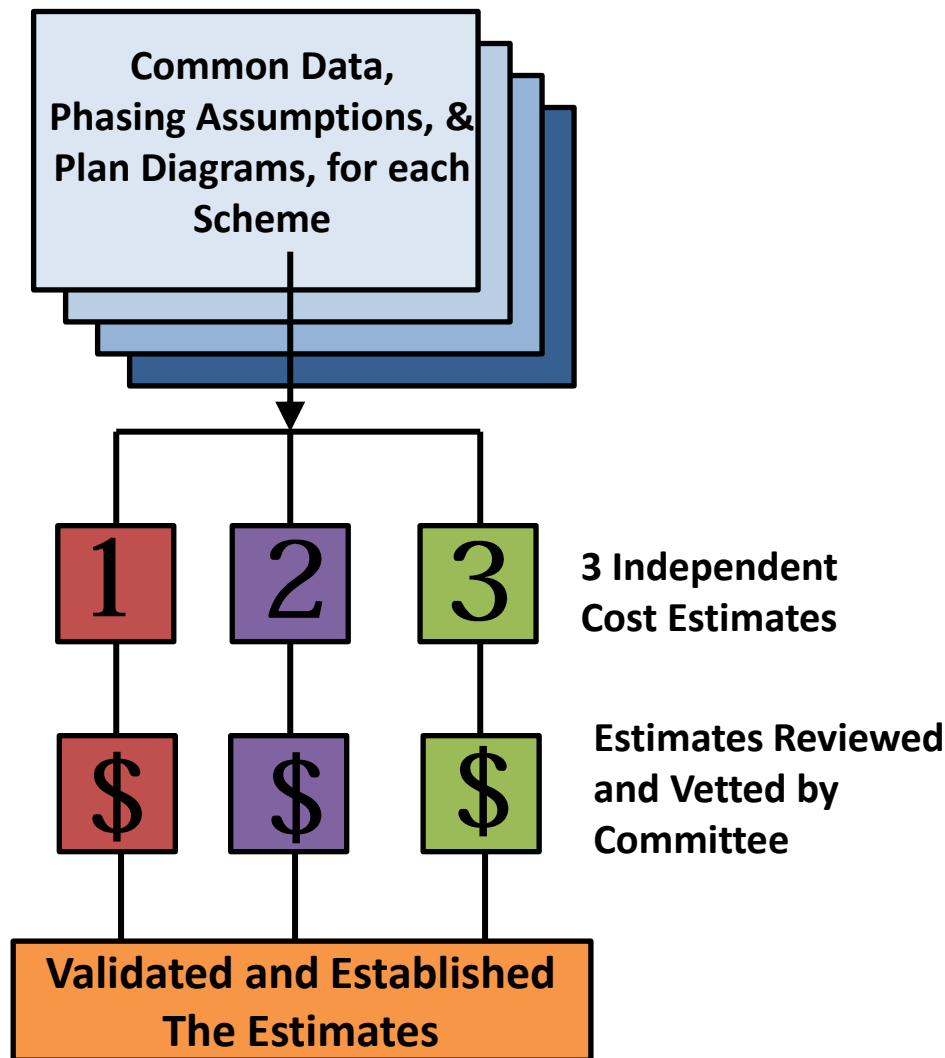
**Leamy Avenue
New Building**



**Saxer Avenue
New Building**

Four Options Compared

Detailed Review for Project Cost



Premises for Budget Process:

- Conceptual Budget
- 2013 Costs
- 40 Year + Project Life
- Public Bid / Multiple Prime
 - Prevailing Wage
- Soft Costs
 - Competitive Selection
 - State Contract
 - Bid



	Maintain Exstg	Renovate Exstg	New Leamy Ave.	New Saxer Ave.
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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	RENOVATE EXISTING	LEAMY AVENUE	SAXER AVENUE
New Construction:				
1 School Construction - New SF :	2,000 <i>New Entry</i>	21,300 <i>New Gym - 19300, Entry -2000</i>	206,325	206,325
2 District Admin Offices:		6,600	6,600	6,600
3 Bleachers			14,300	14,300
4 Maintenance- New SF:		3,500	7,000	7,000
5 Subtotal New Construction SF:	2,000	31,400	234,225	234,225
Demolition:				
6 Total Demolition- Exstg High School:	-	-	261,430	261,430
7 District Admin Offices SF:		36,400	36,400	36,400
8 Demolished Gym:		15,740	-	-
9 Site Demolition (Maintenance & Bleachers)	-	-	17,800	17,800
10 Subtotal Demolition SF:	-	52,140	315,630	315,630
Renovation:				
11 Exstg High School Renovated:	262,430 <i>Exstg HS Reno + Gym</i>	246,690	-	-
		17,800 <i>Bleachers - 14300, Grounds Bldg- 3500</i>		
12 Maintenance & Bleachers:			-	-
13 Create Swing Space in District Admin:	36,400 <i>temp trailers in this scenario</i>	36,400	-	-
14 District Admin Offices @ ETR/Lit Center Site: (8400 reno/6600new)		8,400	8,400	8,400
15 Subtotal Renovated SF:	298,830	309,290	8,400	8,400
	MAINTAIN EXISTING	RENOVATE EXISTING	LEAMY AVENUE	SAXER AVENUE
Total SF Renovated & New:	300,830	340,690	242,625	242,625
FINAL HIGH SCHOOL BUILDING SQUARE FOOTAGE:	264,430	267,990	206,325	206,325
Total SF Renovated & New (w/o temp classrooms):	264,430	304,290	242,625	242,625
	<i>lines 5+11</i>	<i>lines 5+11+12+14</i>	<i>lines 5+15</i>	<i>lines 5+15</i>

	Maintain Existing	Renovate Existing	Leamy Avenue	Saxer Avenue
Site Acquisition				
1 Rolling Road Acquisition				x
Site Preparation				
1 Demolish Existing High School	na	na	x	x
2 Demolish -Construct/Reno District Admin Offices @ ETR Site	not included	x	x	x
3 Demolish Existing Blue Gym - Replacement	not included	x	na	na
4 Site Utilities and Traffic Improvements	limited	x	x	x
5 Renovate/Restoration Tennis Courts	x	x	x	x
6 New ADA - Main Entrance	x	x	na	na
7 Misc Site Improvements - Walks/walls/landscaping	x	x	x	x
8 Replacement of Dropoff Canopies	not included	x	x	x
9 Complete abatement of all known issues	x	x	x	x
10 Turf Field and Track	limited	x	x	x
Construction				
Existing High School or New School	264,430	267,990	206,325	206,325
1 Create Swing Space for Classrooms @ District Admin/Temp Circulation	x	x	na	na
2 Complete exterior skin replacement	x	x	na	na
a. New roof and structural substrate	x	x	na	na
b. New window and door systems	x	x	na	na
c. Masonry Restoration throughout.	x	x	na	na
d. In conjunction with b and c above – new sealants, everywhere	x	x	na	na
3 New Mechanical Systems, including a new building automation system	x	x	na	na
3a New Geothermal Well Field	not included	x	na	na
4 Limited plumbing system replacement, provide allowance for replacement of	x	x	na	na
5 New/enhanced electrical distribution	x	x	na	na
6 New ADA compliant Main Entrance	x	x	na	na
7 Interior finishes	x	x	na	na
8 Access controls	x	x	na	na
9 Landscaping – gut and replant as necessary	x	x	na	na
10 Auditorium overhaul (not suited for the 50-year window, seating, sound, lighting). Floor abatement will require seating removal	x	x	na	na
11 Sprinkler System Install	not included	x	na	na
12 Renovate Kitchen	x	x	na	na

	Maintain Existing	Renovate Existing	Leamy Avenue	Saxer Avenue
13 New Blue Gym	not included	x	na	na
<u>District Maintenance Building</u>	not included	x	x	x
<u>Bleacher Renovation</u>	limited	x	x	x
Professional Fees				
1 Architect and/or Engineer incl Abatement Design	x	x	x	x
2 Special consultants (Traffic, Bldg Commissioning)	x	x	x	x
3 Other consultants - "Clerk of the Works/Site Rep"	x	x	x	x
4 Legal & Administrative: Permits, etc.	x	x	x	x
5 Misc. Reproductions, Printing, etc.	x	x	x	x
Furnishings and Equipment				
1 Furniture	x	x	x	x
2 IT Equipment	x	x	x	x
3 Movers/Move Mgmt	x	x	x	x
Owner Direct Costs				
1 Contingency	x	x	x	x
2 Project Management	x	x	x	x

SITE ACQUISITION

Property Acquisition
Appraisals Fee/Phase 1/Misc

Subtotal

SITEWORK - Site Prep/Site Development

Surveys
Demolition - Exstg High School
Demolition - District Admin Offices
Demolition - Exstg Gym
Demolition - Maintenance & Bleachers
Test Borings, Geotechnical & Wetlands Reports
Utilities to Site/Traffic Improvements
Pre-development Design Services
Pre-Construction Consultant
Scope development Services (budgeting)
Sitework - Site Development
Hazardous Materials Removal

Subtotal

CONSTRUCTION & FIXED EQUIPMENT

Construction - New (High School Construction)
Construction - New (District Office)
Construction - New (Bleachers)
Construction - New (Maintenance)
Construction - Renovation - Exstg High School
Construction - Renovation - Maint & Bleachers
Construction - Renovation - Create Swing Space
Construction - Renovation - Dist Offices @ ETR/LC Site
Construction - Testing & Inspections
Security Systems (incl w Bldg Construction)
Design Contingency
Upgrades to existing systems
Telephones & Communications
Signage, Site & wayfinding

Subtotal

FEES

Architect and/or Engineer
Architect -- Reimbursables
Special consultants (Traffic, Bldg Commissioning)
Landscape Architect
Other consultants - "Clerk of the Works/Site Rep"
Legal & Administrative: Permits, etc.
Construction Bonds
Misc. Reproductions, Printing, etc.

Subtotal

FURNISHINGS & EQUIPMENT (MOVABLE)

Furniture
Movable, Technical or Scientific Equipment - A/V
Interior Design Consult/AV Consultant Firm
Building Maintenance Equipment
Moving (move mgt @ Movers)

Subtotal

OWNER DIRECT COSTS

Project Management (% of Subtotal Project Costs)
Project Contingency (subtotal Project Costs)
Other Costs/ Site Logistic Issues (Trailers/Parking)
Utilities Used during Construction
Shutdown Charges

Subtotal

PROJECT TOTAL:

SPRINGFIELD SCHOOL DISTRICT
PROJECT BUDGET SUMMARY

MAINTAIN EXISTING HIGH SCHOOL					RENOVATE EXISTING HIGH SCHOOL					LEAMY AVENUE					SAXER AVENUE														
Quantity			\$/sf		Quantity			\$/sf		Quantity			\$/sf		Quantity			\$/sf											
SITE ACQUISITION																													
Property Acquisition			\$0		\$0.00		\$0			\$0.00		\$0			\$0.00		\$0 45,500 sf @ (Rolling Road)			\$0.00									
Appraisals Fee/Phase 1/Misc			\$0		\$0.00		\$0			\$0.00		\$0			\$0.00		\$15,000			\$0.06									
Subtotal			\$0		\$0.00		\$0			\$0.00		\$0			\$0.00		\$15,000			\$0.06									
SITEWORK - Site Prep/Site Development																													
Surveys			Est. \$10,000		\$0.04		Est. \$10,000			\$0.03		Est. \$40,000			\$0.16		Est. \$40,000			\$0.16									
Demolition - Exstg High School			-		\$0		-			\$0.00		261,430 \$4,411,560			\$18.18		261,430 \$3,858,305			\$14.76									
Demolition - District Admin Offices			-		\$0		36,400 \$655,677			\$18.01		36,400 \$614,240			\$16.87		36,400 \$619,855			\$17.03									
Demolition - Exstg Gym			-		\$0		15,740 \$236,272			\$15.01		-			\$0.00		-			\$0.00									
Demolition - Maintenance & Bleachers			-		\$0		-			\$0.00		17,800 \$584,428			\$32.83		17,800 \$589,771			\$33.13									
Test Borings, Geotechnical & Wetlands Reports			Est. \$0		\$0.00		Est. \$0			\$0.00		Est. \$50,000			\$0.21		Est. \$50,000			\$0.21									
Utilities to Site/Traffic Improvements			Allow \$0		\$0.00		Allow \$2,719,980			\$8.94		Allow \$2,722,174			\$11.22		Allow \$2,869,385			\$11.83									
Pre-development Design Services			Allow \$0		\$0.00		Allow \$0			\$0.00		Allow \$0			\$0.00		Allow \$0			\$0.00									
Pre-Construction Consultant			Allow \$300,000		\$1.13		Allow \$300,000			\$0.99		Allow \$300,000			\$1.24		Allow \$300,000			\$1.24									
Scope development Services (budgeting)			Allow \$50,000		\$0.19		Allow \$50,000			\$0.16		Allow \$50,000			\$0.21		Allow \$50,000			\$0.21									
Sitework - Site Development			\$2,884,500		\$10.91		\$11,022,403			\$36.22		\$15,458,823			\$63.71		\$13,456,593			\$55.46									
Hazardous Materials Removal			\$5,585,493		\$21.12		\$5,585,493			\$18.36		\$5,353,147			\$22.06		\$5,402,085			\$22.27									
Subtotal			\$8,829,993		\$33.39		\$20,579,827			\$67.63		\$29,584,371			\$121.93		\$27,235,993			\$112.26									
CONSTRUCTION & FIXED EQUIPMENT																													
Construction - New (High School Construction)			2,000 \$0		included below \$0.00		21,300 \$6,740,771			\$316.47		206,325 \$54,523,549			\$264.26		206,325 \$53,643,697			\$260.00									
Construction - New (District Office)			-		\$0.00		6,600 \$1,704,041			\$258.19		6,600 \$1,596,349			\$241.87		6,600 \$1,610,943			\$244.08									
Construction - New (Bleachers)			-		\$0.00		-			\$0.00		14,300 \$4,021,810			\$281.25		14,300 \$3,462,562			\$242.14									
Construction - New (Maintenance)			-		\$0.00		3,500 \$706,054			\$201.73		7,000 \$1,113,788			\$159.11		7,000 \$1,123,970			\$160.57									
Construction - Renovation - Exstg High School			262,430 \$57,976,873		\$219.25		246,690 \$54,395,855			\$220.50		-			\$0.00		-			\$0.00									
Construction - Renovation - Maint & Bleachers			-		\$0.00		17,800 \$1,100,001			\$61.80		-			\$0.00		-			\$0.00									
Construction - Renovation - Create Swing Space			36,400 \$2,750,000		temp trailers @75.55 \$10.40		36,400 \$4,993,715			\$137.19		-			\$112,498		0.46		-			\$113,527							
Construction - Renovation - Dist Offices @ ETR/LC Site			-		\$0.00		8,400 \$1,109,608			\$132.10		8,400 \$1,039,483			\$123.75		8,400 \$1,048,986			\$124.88									
Construction - Testing & Inspections			allow \$278,205		\$1.05		allow \$458,205			\$1.51		allow \$504,557			\$2.08		allow \$464,254			\$1.91									
Security Systems (Incl w Bldg Construction)			allow \$0		\$0.00		allow \$0			\$0.00		allow \$0			\$0.00		allow \$0			\$0.00									
Design Contingency			0% \$0		\$0.00		0% \$0			\$0.00		0% \$0			\$0.00		0% \$0			\$0.00									
Upgrades to existing systems			Allow \$0		\$0.00		Allow \$0			\$0.00		Allow \$0			\$0.00		Allow \$0			\$0.00									
Telephones & Communications			Allow \$0		\$0.00		Allow \$0			\$0.00		Allow \$0			\$0.00		Allow \$0			\$0.00									
Signage, Site & wayfinding			Allow \$40,000		\$0.15		Allow \$40,000			\$0.13		Allow \$125,000			\$0.52		Allow \$125,000			\$0.52									
Subtotal			\$61,045,078		\$230.86		\$71,248,249			\$234.15		\$63,037,035			\$259.81		\$61,592,938			\$253.86									
FEES																													
Architect and/or Engineer incl Abatment Design			6.00% \$4,192,504		\$15.85		6.00% \$5,509,685			\$18.11		6.00% \$5,557,284			\$22.90		6.00% \$5,329,736			\$21.97									
Architect -- Reimbursables			-		\$0.57		-			\$0.49		-			\$0.62		-			\$0.62									
Special consultants (Traffic, Bldg Commissioning)			allow \$150,000		\$0.57		allow \$305,518			\$1.00		allow \$417,625			\$1.72		allow \$417,625			\$1.72									
Landscape Architect			In 1930 \$0		\$0.00		In 1930 \$0			\$0.00		In 1930 \$0			\$0.00		In 1930 \$0			\$0.00									
Other consultants - "Clerk of the Works/Site Rep"			1.0% \$698,751		\$2.64		1.0% \$918,281			\$3.02		1.0% \$926,214			\$3.82		1.0% \$888,289			\$3.66									
Legal & Administrative: Permits, etc.			Est. \$100,000		\$0.38		Est. \$100,000			\$0.33		Est. \$366,000			\$1.51		Est. \$366,000			\$1.51									
Construction Bonds			-		\$0.00		-			\$0.00		-			\$0.00		-			\$0.00									
Misc. Reproductions, Printing, etc.			Est. \$50,000		\$0.19		Est. \$50,000			\$0.16		Est. \$50,000			\$0.21		Est. \$50,000			\$0.21									
Subtotal			\$5,341,255		\$20.20		\$7,033,483			\$23.11		\$7,467,123			\$30.78		\$7,201,650			\$29.68									
FURNISHINGS & EQUIPMENT (MOVABLE)																													
Furniture			\$ 5.00 \$656,075		1/2 reno SF \$2.48		\$ 5.00 \$616,725			1/2 reno SF \$2.03		\$ 5.00 \$1,031,625			\$4.25		\$ 5.00 \$1,031,625			\$4.25									
Movable, Technical or Scientific Equipment - A/V			\$ 1.50 \$393,645		\$1.49		\$ 1.50 \$370,035			\$1.22		\$ 4.00 \$825,300			\$3.40		\$ 4.00 \$825,300			\$3.40									
Interior Design Consult/AV Consultant Firm			Allow \$100,000		\$0.38		Allow \$100,000			\$0.33		Allow \$100,000			\$0.41		Allow \$100,000			\$0.41									
Building Maintenance Equipment			Allow \$0		\$0.00		Allow \$0			\$0.00		Allow \$100,000			\$0.41		Allow \$100,000			\$0.41									
Moving (move mgt @ Movers)			Allow \$593,645		\$2.24		Allow \$570,035			\$1.87		Allow \$331,325			\$1.37		Allow \$331,325			\$1.37									
Subtotal			\$1,743,365		\$6.59		\$1,656,795			\$5.44		\$2,388,250			\$9.84		\$2,388,250			\$9.84									
SUBTOTAL ALL PROJECT COSTS:			\$76,959,691		\$291.04		SUBTOTAL ALL PROJECT COSTS:			\$100,518,353		\$330.34		SUBTOTAL ALL PROJECT COSTS:			\$102,476,780		\$ 422.37		SUBTOTAL ALL PROJECT COSTS:			\$98,433,832		\$ 405.70			
OWNER DIRECT COSTS																													
Project Management (% of Subtotal Project Costs)			1.50% \$1,154,395		\$4.37		1.50% \$1,507,775			\$4.96		1.50% \$1,537,152			\$6.34		1.50% \$1,476,507			\$6.09									
Project Contingency (subtotal Project Costs)			7.75% \$5,964,376		\$22.56		10.0% \$10,051,835			\$33.03		10.0% \$10,247,678			\$42.24		10.0% \$9,843,383			\$40.57									
Other Costs/ Site Logistic Issues (Trailers/Parking)			-		\$0.00		-			\$0.00		-			\$0.00		-			\$0.00									
Utilities Used during Construction			-		\$0.00		-			\$0.00		-			\$0.00		-			\$0.00									
Shutdown Charges			Allow \$0		\$0.00		Allow \$0			\$0.00		Allow \$0			\$0.00		Allow \$0			\$0.00									
Subtotal			\$7,118,771		\$26.92		\$11,559,611			\$37.99		\$11,784,830			\$48.57		\$11,319,891			\$46.66									
Fall 2012 DOLLARS - 2013 DOLLARS >>			TOTAL PROJECT COSTS:		\$84,078,462		\$317.96		TOTAL PROJECT COSTS:			\$112,077,964		\$368.33		TOTAL PROJECT COSTS:			\$114,261,610		\$ 470.94		TOTAL PROJECT COSTS:			\$109,753,722		\$ 452.36	
Escalation Factor - assume 2017 start, 2019 -midpoint @ 3%/years -6 years																													

Total SF Renovated & New (w/o temp space):		264,430	304,290		242,625		242,625		
		MAINTAIN EXISTING		RENOVATE EXISTING		LEAMY AVENUE		SAXER AVENUE	
		\$/sf		\$/sf		\$/sf		\$/sf	
SITE ACQUISTION	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$15,000	\$0.06	
SITWORK – Site Prep/Site Development	\$8,829,993	\$33.39	\$20,579,827	\$67.63	\$29,584,371	\$121.93	\$27,235,993	\$112.26	
CONSTRUCTION & FIXED EQUIPMENT	\$61,045,078	\$230.86	\$71,248,249	\$234.15	\$63,037,035	\$259.81	\$61,592,938	\$253.86	
PROFESSIONAL FEES	\$5,341,255	\$20.20	\$7,033,483	\$23.11	\$7,467,123	\$30.78	\$7,201,650	\$29.68	
FURNISHINGS & EQUIPMENT	\$1,743,365	\$6.59	\$1,656,795	\$5.44	\$2,388,250	\$9.84	\$2,388,250	\$9.84	
SUBTOTAL ALL PROJECT COSTS:	\$76,959,691	\$291.04	\$100,518,353	\$330.34	\$102,476,780	\$422.37	\$98,433,832	\$405.70	
OWNER DIRECT COSTS	\$7,118,771	\$26.92	\$11,559,611	\$37.99	\$11,784,830	\$48.57	\$11,319,891	\$46.66	
TOTAL PROJECT COSTS: (2013 Dollars)	\$84,078,462	\$317.96	\$112,077,964	\$368.33	\$114,261,610	\$470.94	\$109,753,722	\$452.36	
Escalation Factor - assume 2017 start, 2021 completion, midpoint 2019 @ 3%/years - 6 years									
PROJECTED DOLLARS: (2017 Construction Start)	\$100,394,081	\$379.66	\$133,826,950	\$439.80	\$136,434,337	\$562.33	\$131,051,684	\$ 540.14	

1. Conceptual Budgets projected into future

- Everything will ultimately go through a public bid process or be vetted via a formal selection process

2. Direct comparisons are difficult

- Prevailing Wages (significantly higher in SE PA)
- Overall Geographic Market Conditions
- Building Construction Types and Configurations Vary
- A highly efficient building will have larger \$/sf cost but not necessarily higher overall costs
- Overall level of project complexity/phasing etc.
- Time of Completion

3. Incomplete or missing information

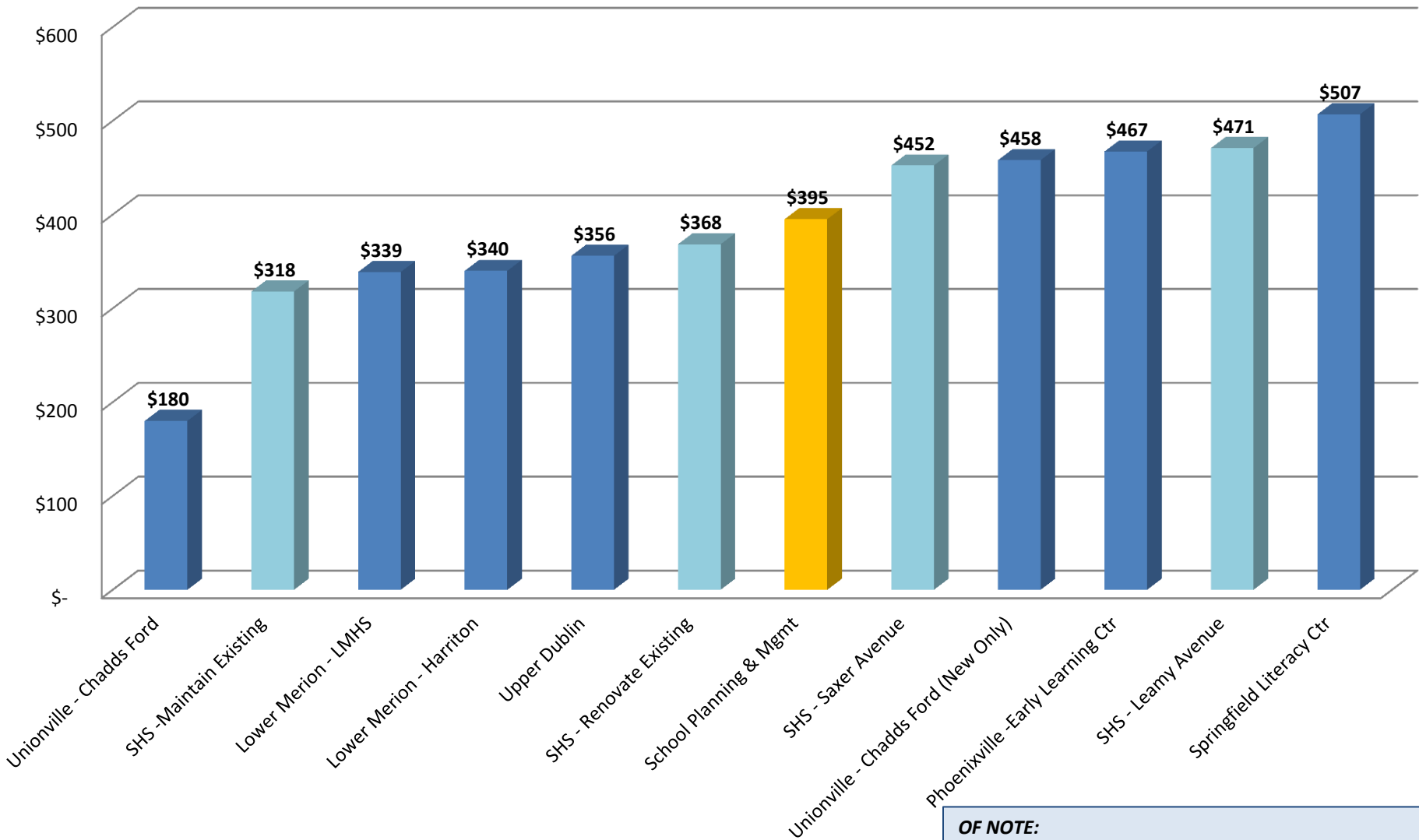
- Many sources quote raw building costs only or
- Costs can be incomplete

Jan-15

PROJECT COST ESTIMATE

Project \$/SF - 2013 Dollars

High School Master Plan compared to comparable projects in SE Pennsylvania, with a national measure

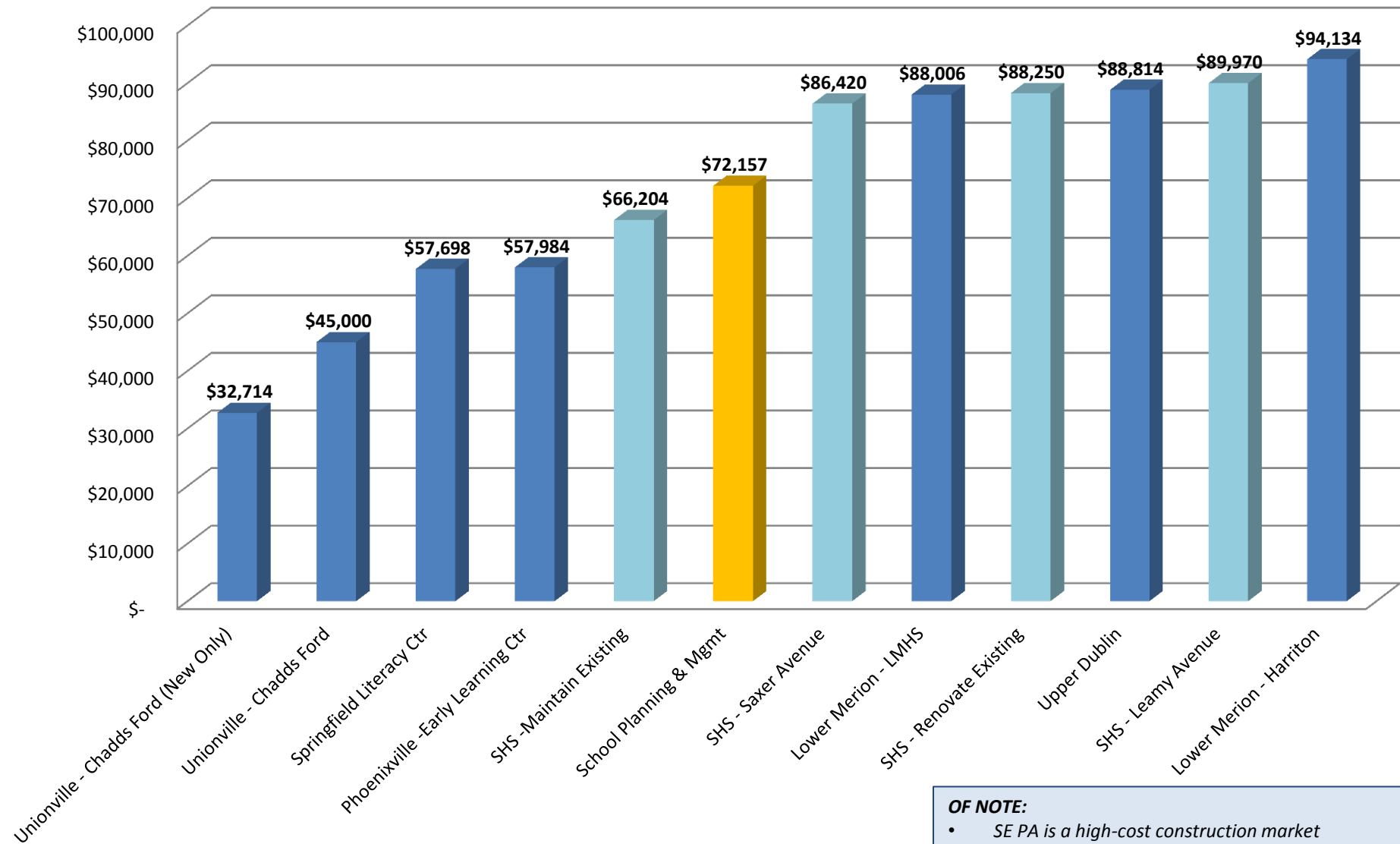


OF NOTE:

- SE PA is a high-cost construction market
- "Unionville-Chadds Ford" includes existing sf
- Initial investment in a highly efficient building = greater \$/sf, but not necessarily greater \$/student

Project \$/Student - 2013 Dollars

High School Master Plan compared to comparable projects in SE Pennsylvania, with a national measure



OF NOTE:

- SE PA is a high-cost construction market
- "Unionville-Chadds Ford" includes existing sf
- Initial investment in a highly efficient building = greater \$/sf, but not necessarily greater \$/student



Conceptual Budget

January 2007

- Building Construction Cost: \$280 / sf
- Project Cost: \$462 / sf



Final Cost

April 2010

- Building Construction Cost: \$283 / sf
- Project Cost: \$468 / sf



Renovation Discussion



Building System	Average Life (years)	% of Total Building Cost
Foundations	100+	6%
Structural frame	100+	10%
Floor deck	75	2%
Roof deck	75	1%
Roofing	20	3%
Exterior walls	75	8%
Windows	30	7%
Exterior doors	30	1%
Partitions	50	5%
Interior Doors	30	2%
Flooring	7	3%
Ceilings	20	2%
Furnishings	25	6%
Plumbing	40	7%
Fire Protection	50	2%
HVAC	20	19%
Electrical	30	16%

Capital Renewal

Replacing Aged Building Components

Examples:

- Roofing
- Plumbing, piping, drains, fixtures
- Mechanical Equipment
- Electrical Systems Components
- Furnishings
- Brick pointing, masonry repairs
- Painting
- Flooring
- Ceilings
- Doors
- Bathroom accessories
- Lockers
- Kitchen equipment
- Theater & stage equipment
- Gym & athletic equipment
- Auditorium Seats
- Track, tennis, court surfaces
- Sidewalks, Curbs
- Driveway & Parking paving

Capital Improvements

Upgrading Building Components

Examples:

- Modern HVAC System
- Modern Electrical System
- Sprinkler System, fire service
- Reconfigured Floor Plan
- LED lighting
- Improved Windows
- New Main Entrance
- Security & Access Control
- Accessibility Construction
- Regulation Size Gym Construction
- Building Automation System
- Code compliance ramps, entrances, exits
- Fire separation walls
- Elevator code upgrades
- Data outlets, wiring
- Seismic code compliance
- Auditorium modernization
- Adding insulation to walls
- Synthetic Turf Field
- Asbestos Removal

Annual investment of 3% - 4% of replacement cost in repairs & upgrades:

- Maintains buildings in “like new” condition
- Difficulty of implementation (ongoing expense)
- Service Life Extension Program as applied at Scenic, Sabold, ETR

Other Considerations:

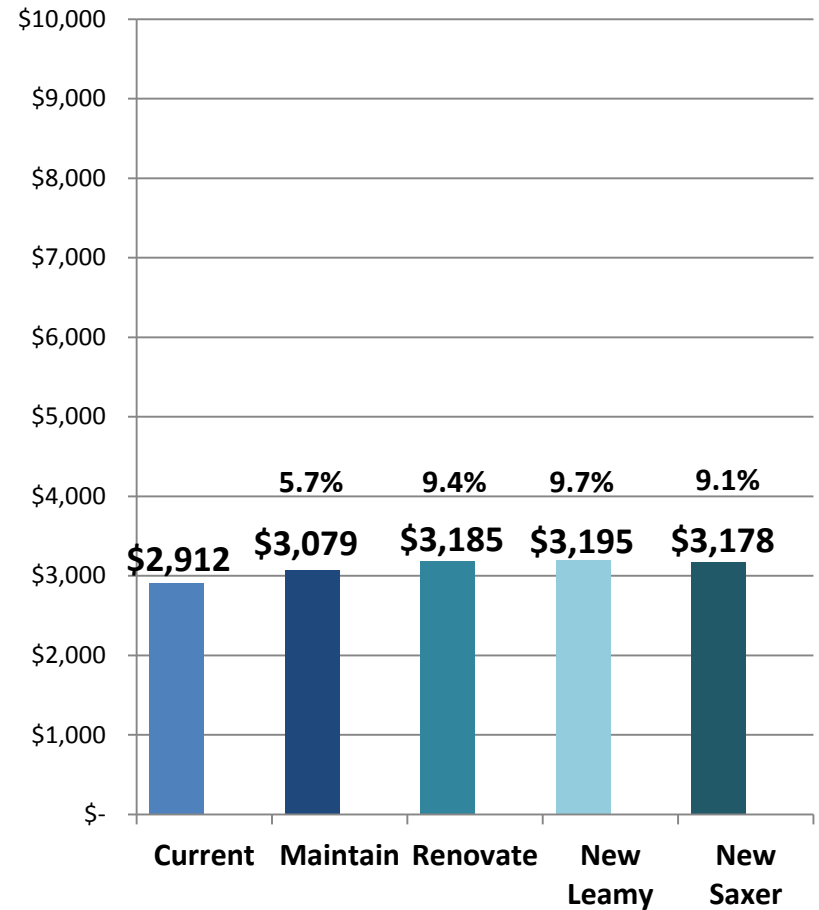
- Renovations are labor intensive
 - Labor @ \$100/hr. +/-
- Bearing Wall Construction
- Ability to Occupy During Construction

An aerial photograph of a suburban neighborhood. In the center, there is a large school complex with several buildings and two baseball fields. The surrounding area is filled with residential houses and trees. The text "Project Financing Strategy and Tax Impact" is overlaid in the center of the image.

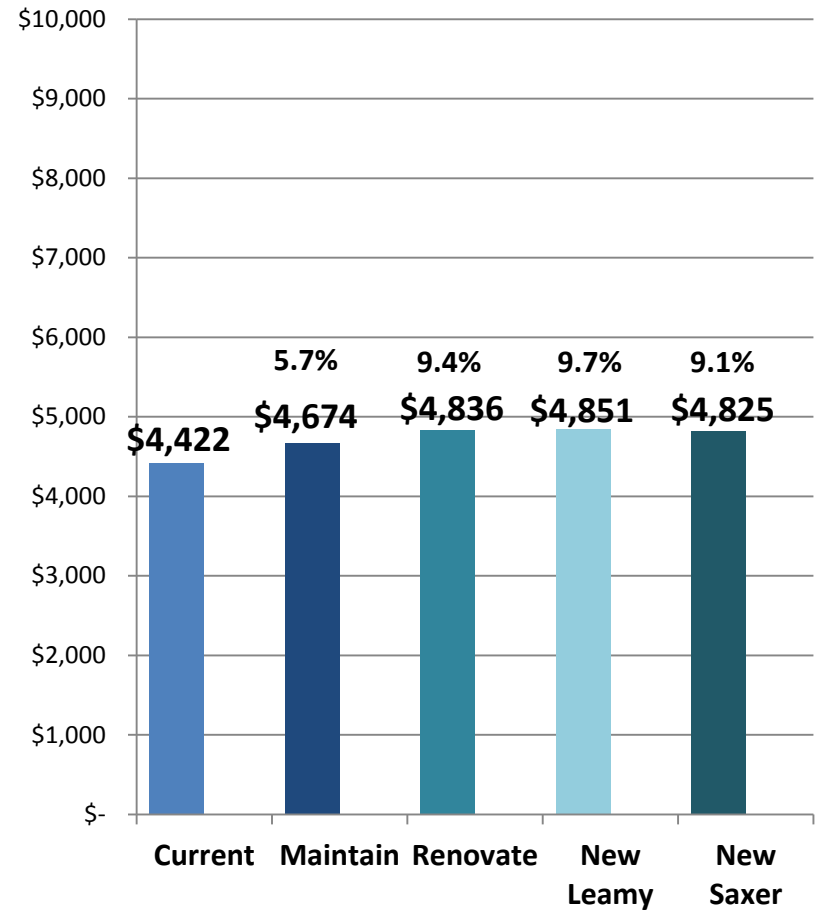
Project Financing Strategy and Tax Impact



**Assessed Value:
\$97,210**

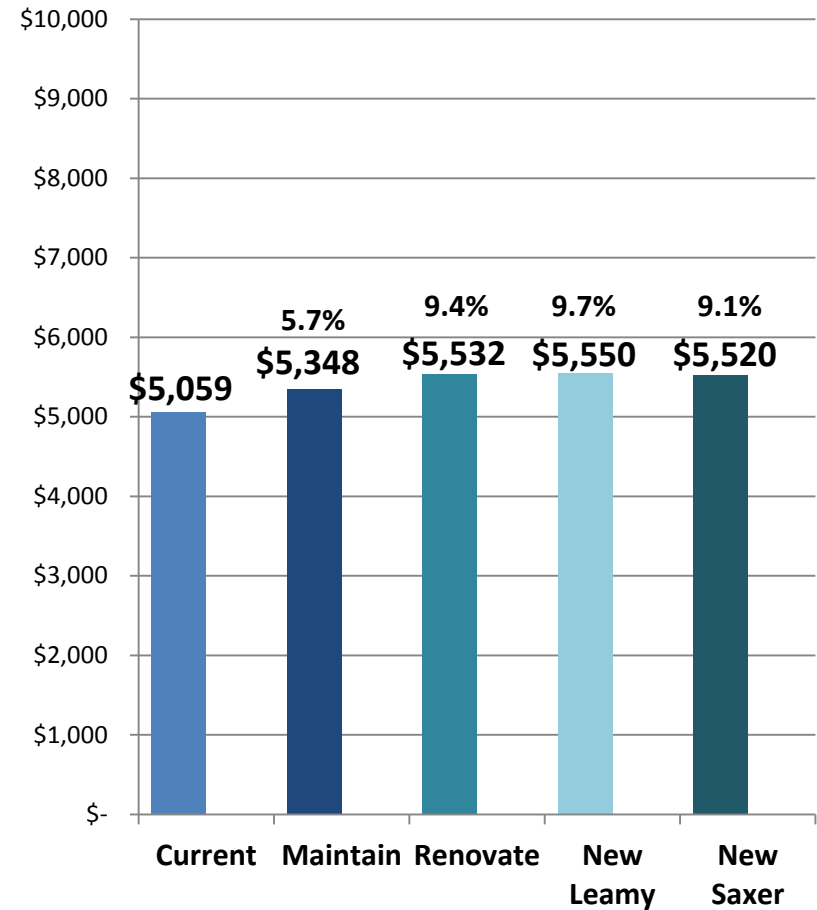


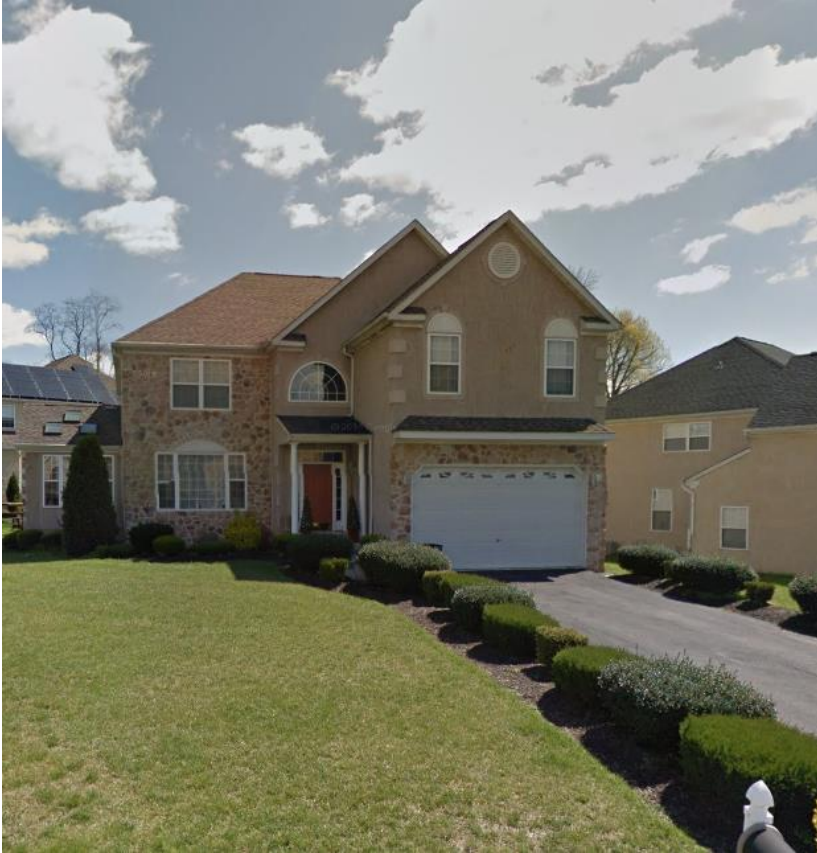
Assessed Value: \$147,590



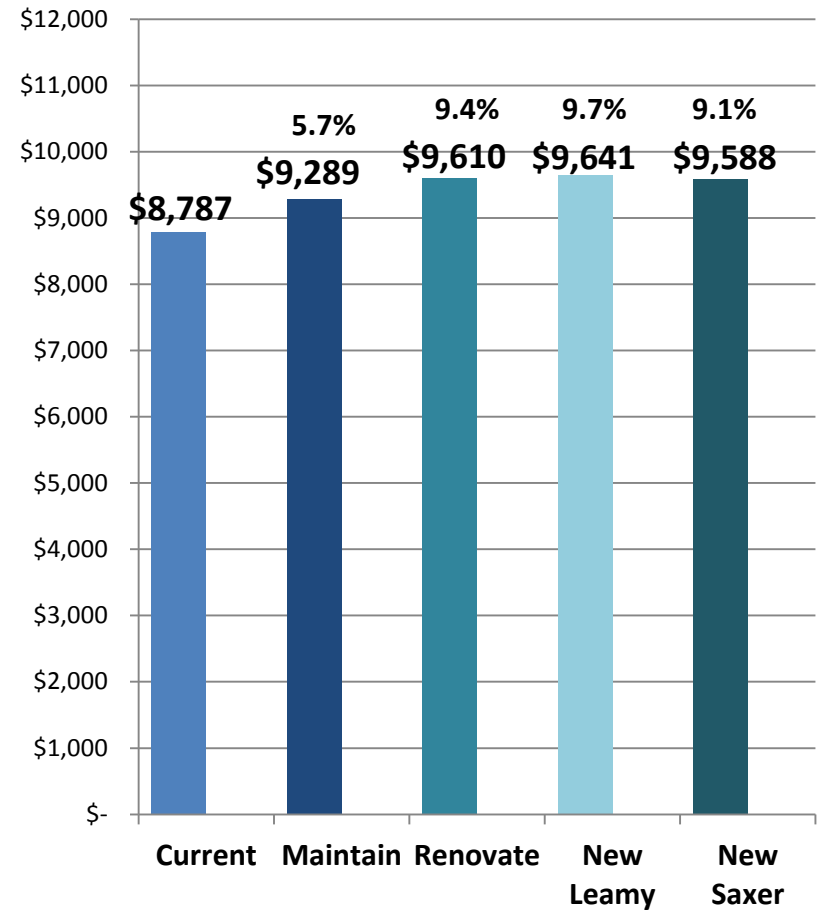


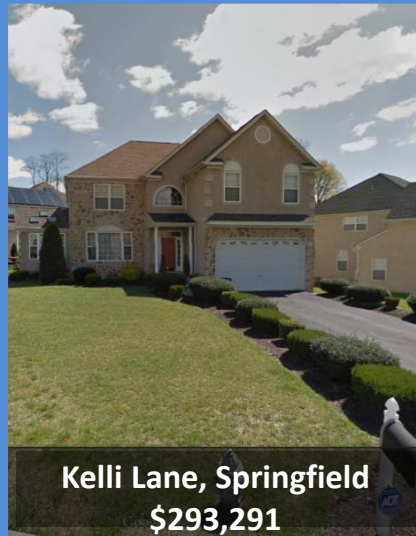
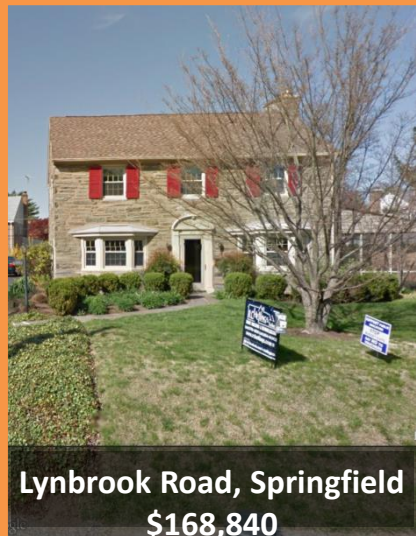
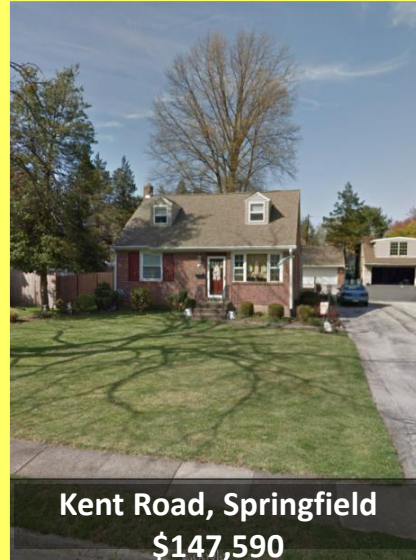
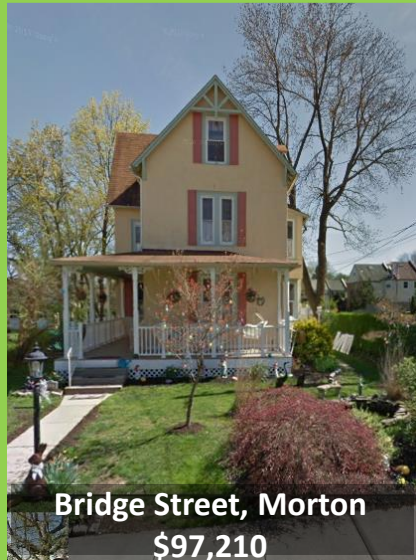
**Assessed Value:
\$168,840**





**Assessed Value:
\$293,291**

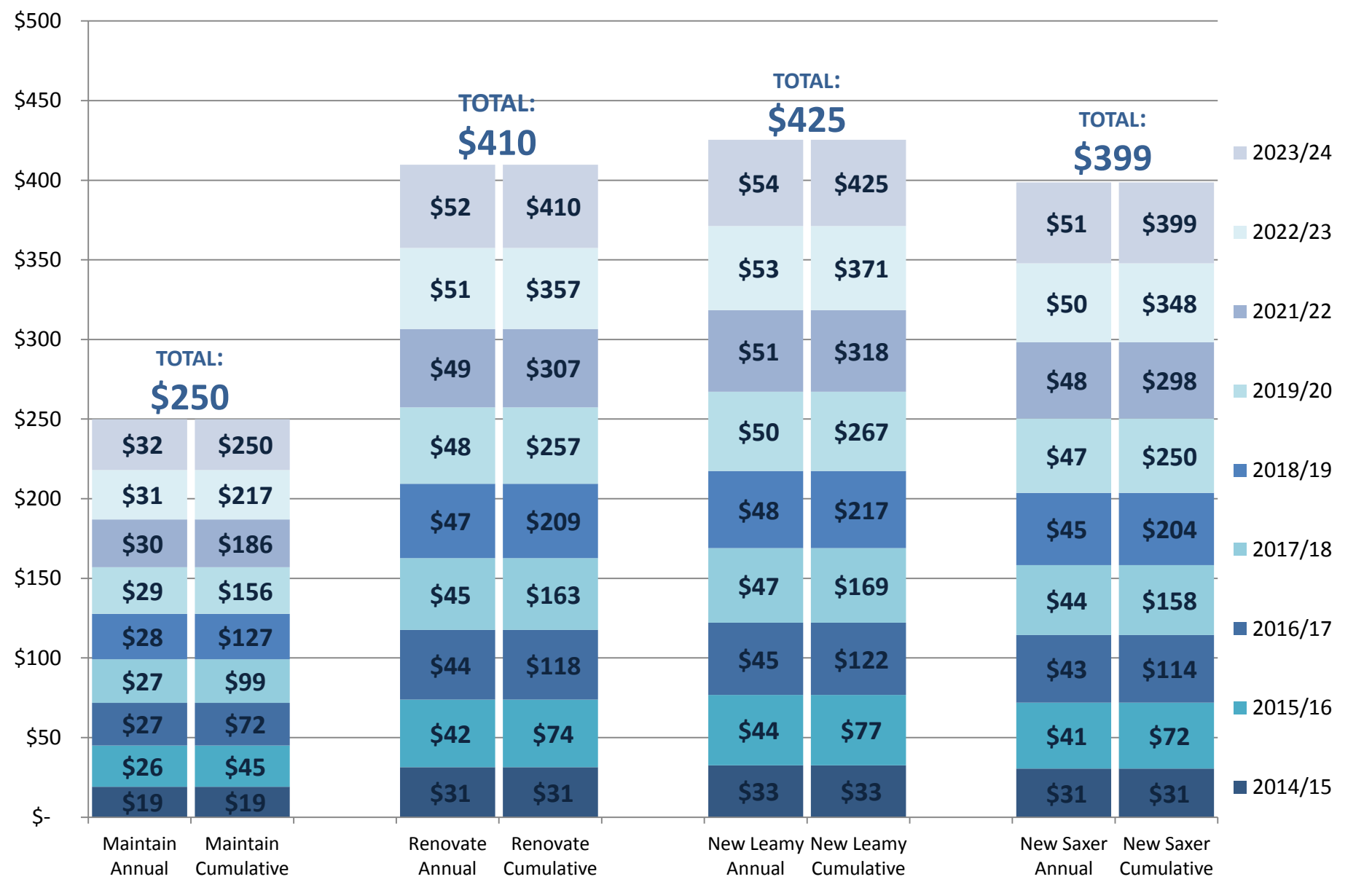


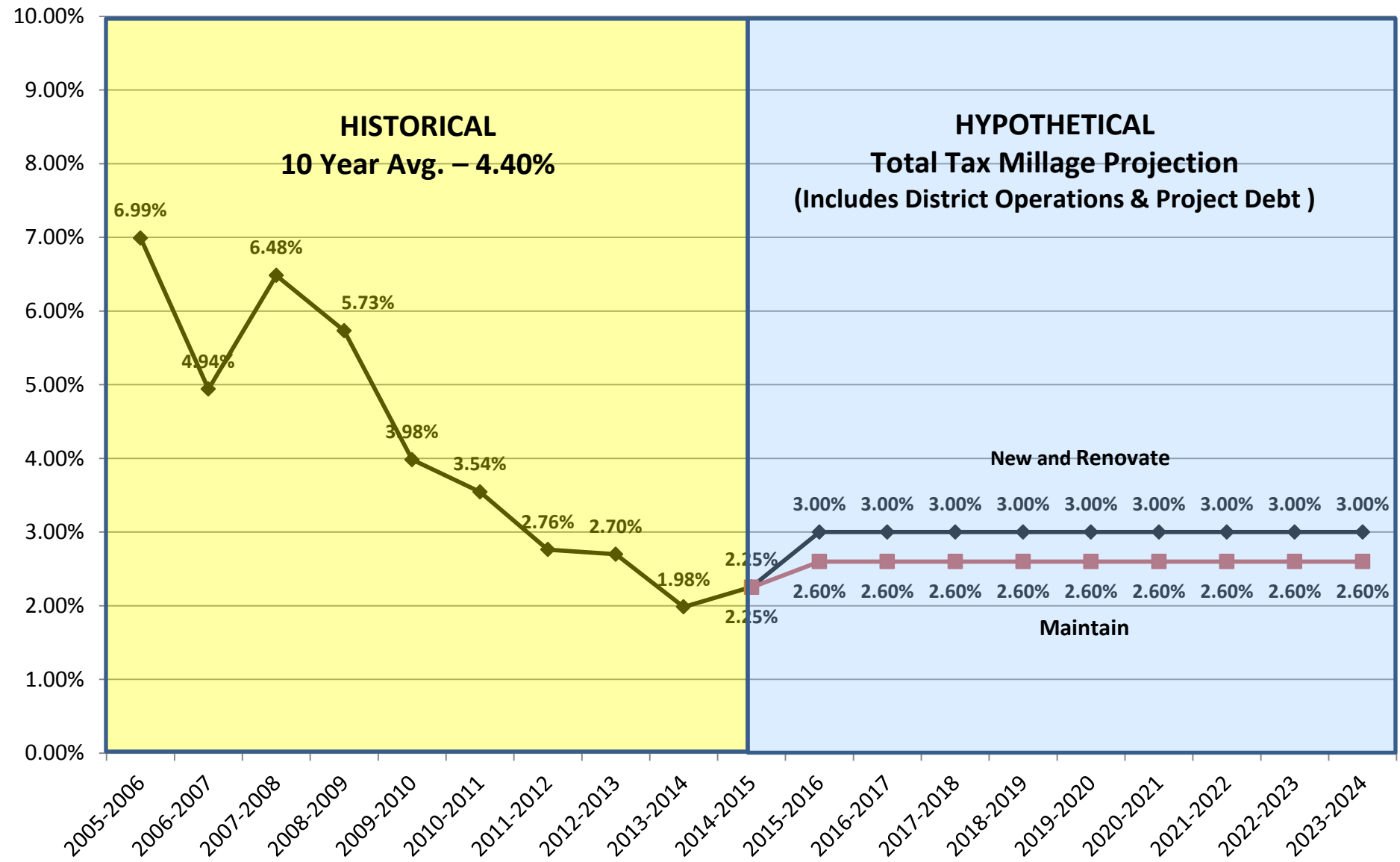


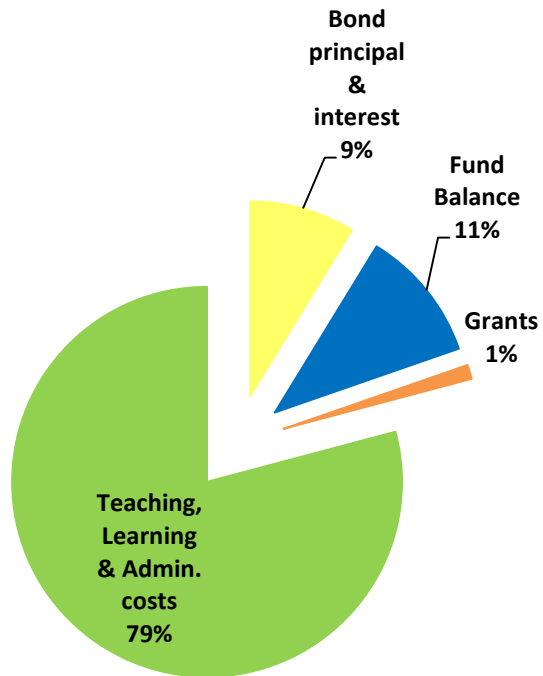
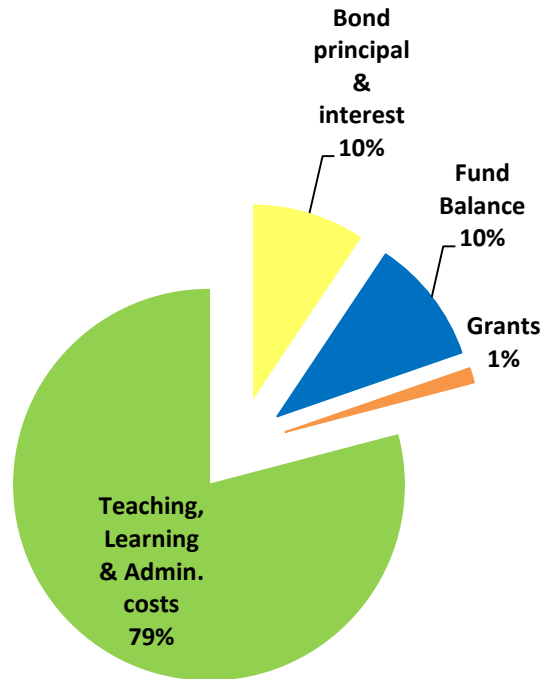
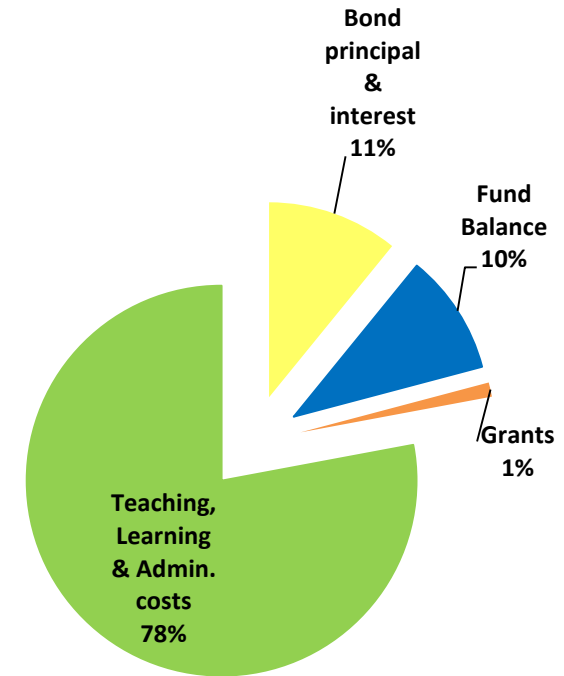
Proposed Master Plan Financing - Key Points

1. Tax impact to the average homeowner
 - Approximately 1% per year to finance the project - increase phased in over 9 years
 - Average tax increase equal to \$27 to \$47 per year
 - Average home in Springfield and Morton is assessed at \$146,050
2. Project financing
 - Project will be financed with new 20 to 25 year amortization bonds that will wrap around existing bonds scheduled to be paid off in 2025
 - Bonds will be issued over the project life expected to be 6 years starting in 2016
 - Debt service payments will increase upon issuance of the bonds and will be included in the operating budget at that time
3. Opportunities to reduce financing costs and taxes
 - Historical low interest rate environment
 - Plan Con reimbursement from Harrisburg
 - Community participation – naming rights, grants, private support

	Maintain Existing Building	Renovate Existing	New Leamy Ave.	New Saxer Ave.
Total New Principal	\$100,000,000	\$134,000,000	\$137,000,000	\$132,000,000
Type of Debt Amortization Term	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
Projected required phased in millage increases through 6/30/2023 – 9 years	1.58 mills	2.59 mills	2.69 mills	2.52 mills
Projected Tax Increases Phased in Over 9 Year Period				
Projected tax increase for current median assessed value of \$146,050	\$250 (Average \$28 per year)	\$410 (Average \$46 per year)	\$425 (Average \$47 per year)	\$399 (Average \$44 per year)
Projected tax increase per \$100,000 of assessed value	\$171 (Average \$19 per year)	\$280 (Average \$31 per year)	\$291 (Average \$32 per year)	\$273 (Average \$30 per year)





June 2015 Current**June 2023 Maintain****June 2023 New**



Maintain Existing



Renovate Existing



New Leamy



New Saxer

Discussion

Town Hall Meetings

- **Town Hall Meeting 1** (October 16th, 2014)
Repeat Presentation of May 22, 2014 Board Meeting
- **Town Hall Meeting 2** (November 13th, 2014)
Existing Building / Right-Sizing / Education Model
- **Town Hall Meeting 3** (December 11th, 2014)
Phasing / Traffic and Parking
- **Town Hall Meeting 4** (January 14th, 2015)
Community/ Academic / Athletics and Recreation / Sustainability
- **Town Hall Meeting 5** (February 4th, 2015)
Financial Options / Cost Options / Tax Impact
- **Town Hall Meeting 6** (March 19th, 2015)
Recap / Summary / Options for Moving Forward

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 athletic field, likely a football or soccer field. Below the main building, there are several smaller rectangular fields, which appear to be baseball or softball fields. The campus is surrounded by a dense residential neighborhood with many houses and trees. The word "APPENDIX" is overlaid in the center of the image in a bold, blue, sans-serif font.

APPENDIX



WORK IN PROGRESS

PHOENIXVILLE AREA SCHOOL DISTRICT, EARLY LEARNING CENTER AND ELEMENTARY SCHOOL
PHOENIXVILLE, PENNSYLVANIA



"Excellent expression of small learning communities balanced with heart of school. Unique focus on food and nutrition as part of learning experience."
-2014 JURY



SCHRADERGROUP architecture

Design team
Architecture: David L. Schrader, AIA, LEED AP (Principal-in-Charge and Lead Designer); Thomas E. Forsberg, PE (Principal, Structural Engineering); Kelly Ryan (Project Designer); Dan D'Amico, LEED AP (Project Designer); MEP Engineering: Barton Associates; Civil Engineering: T&M Associates

Client
Phoenixville Area School District

Area 152,000 sq. ft. **Total cost** \$32,900,000

Capacity 1,050

Space per student 145 sq. ft.

Cost/square foot \$217

Completion April 2017

Photographer SCHRADERGROUP architecture

The new facility is designed to support two grade structures in a "school within a school" format: K-1 in an early learning center, and 2-5 as elementary school. The design provides for individual and small, medium and large group learning areas. But every space in the facility is promoted as learning space. For instance, even corridors are designed to function both as connectors and learning spaces.

Primary goals for the facility include promoting literacy and learning in a non-standard learning environment. In response, the design places the media and technology center at the core of the facility with all other functions radiating from it. A secondary focus is on food and nutrition, and the design includes courtyard gardens allowing students to grow food. Additionally, food preparation spaces enable the students to learn farm-to-table philosophies.

The new facility joins an existing campus that encompasses the middle and high schools. The "educational village" concept promotes connectivity with this existing educational community, and allows for shared resources such as roadways/bus loops, walkways, parking and playing fields.

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Actual PASD Budget (\$/sf)
(per PDE Act 34 Documents)

Construction Costs:	
Base Building Construction Costs	\$261.00
Sitework	\$ 77.00
Construction Add Alternates	\$ 33.00
	\$371.00

Total Project Costs (w/o land acquisition)
\$497.12

Cost/square foot
\$217

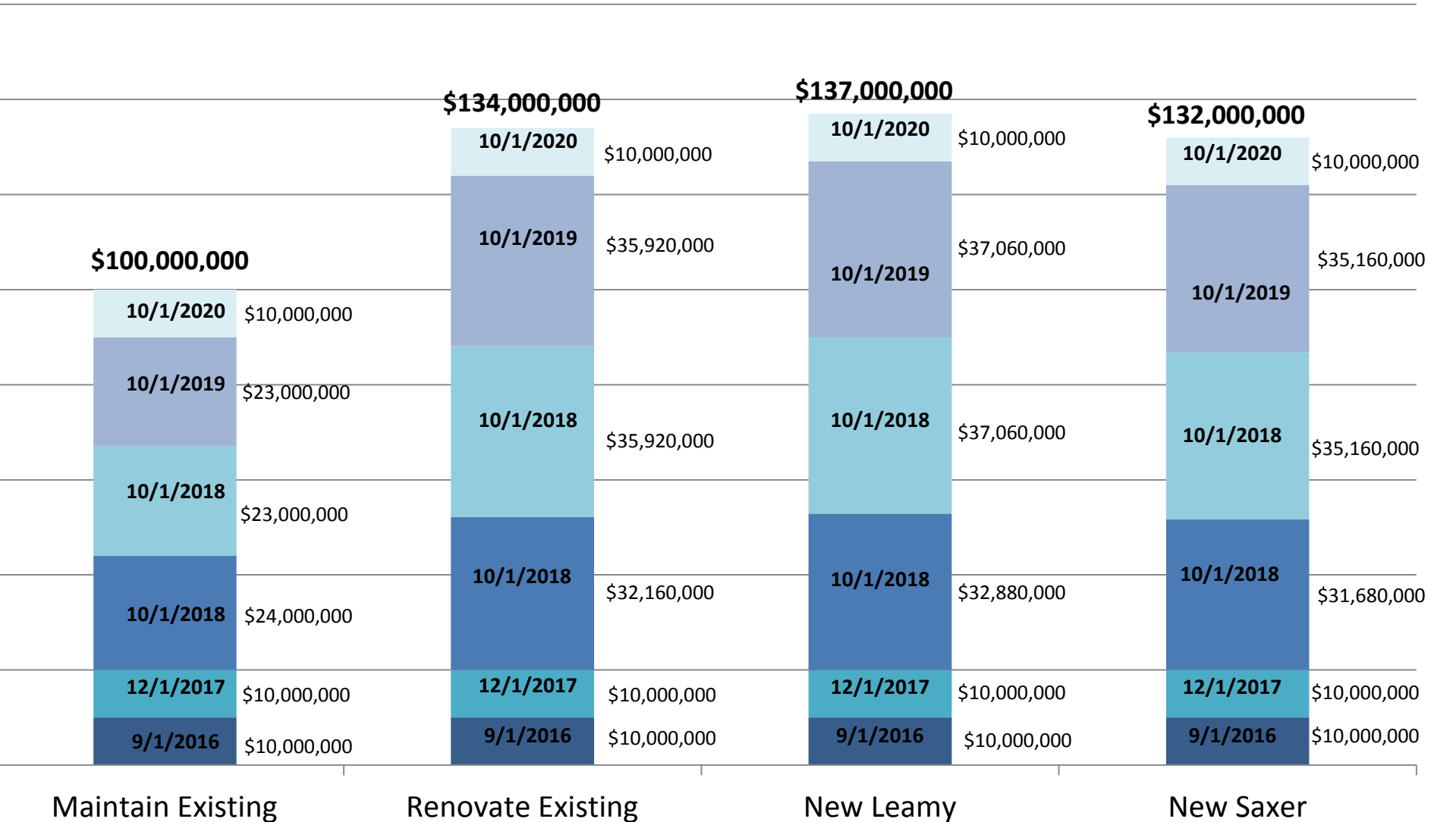
School Planning & Management
February 2014

5 PROFILE OF NEW SCHOOLS COMPLETED IN 2013

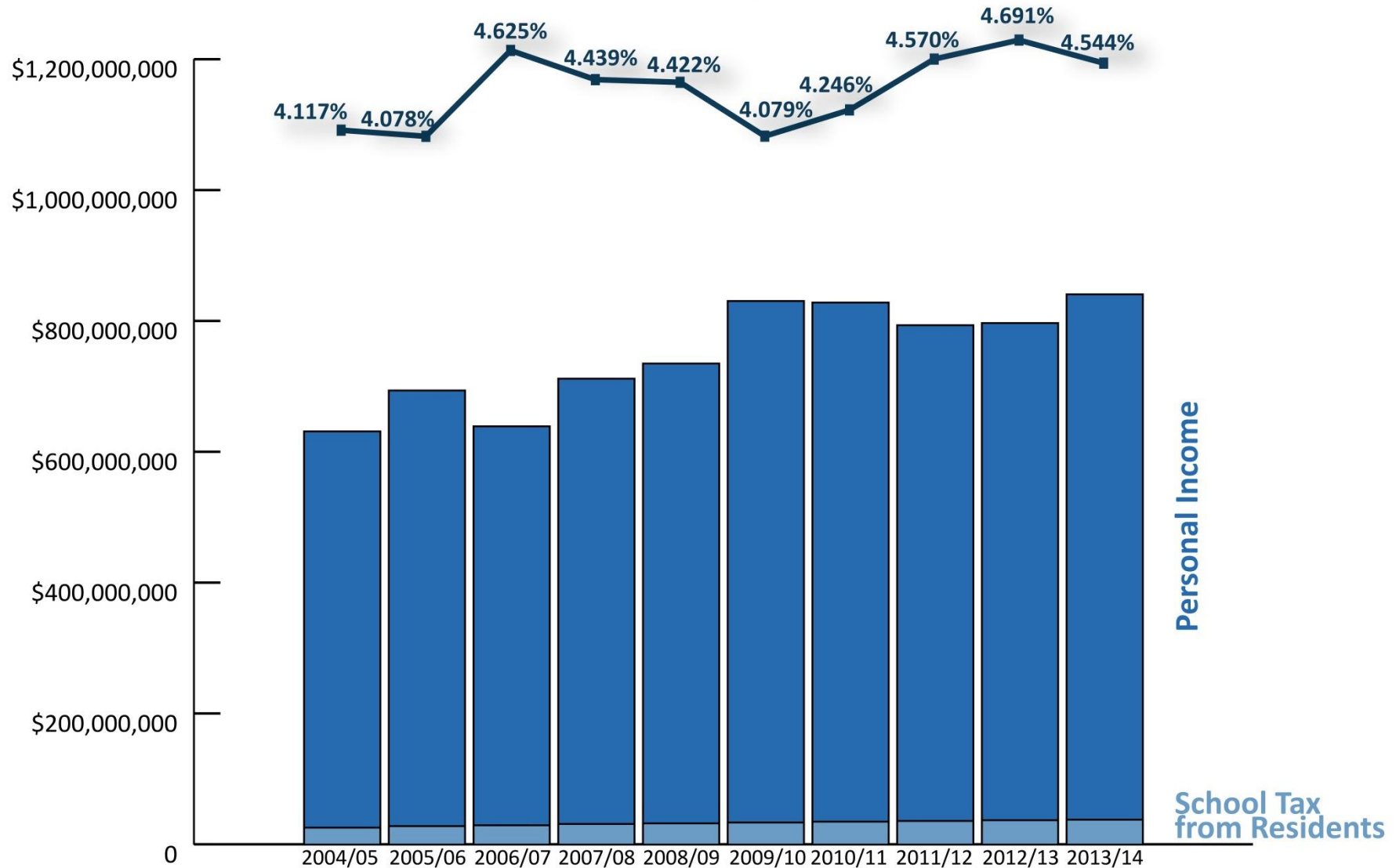
National Medians	\$/Sq. Ft.	\$/Per Student	Sq. Ft./ Per Student	No. of Students	Building Size (Sq. Ft.)	Building Cost
Elementary Schools	\$201.79	\$30,551	149.6	520	79,623	\$15,850,000
Middle School	\$221.82	\$38,718	173.3	705	120,000	\$29,000,000
High Schools	\$249.47	\$47,500	174.2	992	162,500	\$45,233,500
Low Quartile	\$/Sq. Ft.	\$/Per Student	Sq. Ft./ Per Student	No. of Students	Building Size (Sq. Ft.)	Building Cost
Elementary Schools	\$165.38	\$22,707	128.0	372	59,680	\$11,800,000
Middle School	\$187.50	\$28,189	144.4	531	89,000	\$19,600,000
High Schools	\$192.31	\$33,333	150.9	565	118,500	\$24,000,000
High Quartile	\$/Sq. Ft.	\$/Per Student	Sq. Ft./ Per Student	No. of Students	Building Size (Sq. Ft.)	Building Cost
Elementary Schools	\$269.90	\$35,714	174.7	682	100,000	\$22,830,000
Middle School	\$290.60	\$53,361	198.7	935	166,000	\$35,000,000
High Schools	\$359.16	\$65,597	214.3	1,500	250,000	\$75,000,000

To read this table: The national median cost per square foot for construction of an elementary school completed in 2013 was \$201.79. Cost per student was \$30,551 and the median school provides 149.6 square feet per student. One quarter of all school districts (the low 25%) spent \$165.38 per square foot or less for its elementary school construction while one quarter of all districts spent \$269.90 per square foot or more. The median high school completed in 2013 cost \$45.2 million and the median middle school cost \$29 million. *(Based on data from 213 Elementary Schools; 94 Middle Schools; 139 High Schools.)*

9/1/2016 12/1/2017 10/1/2018 10/1/20182 10/1/2019 10/1/2020

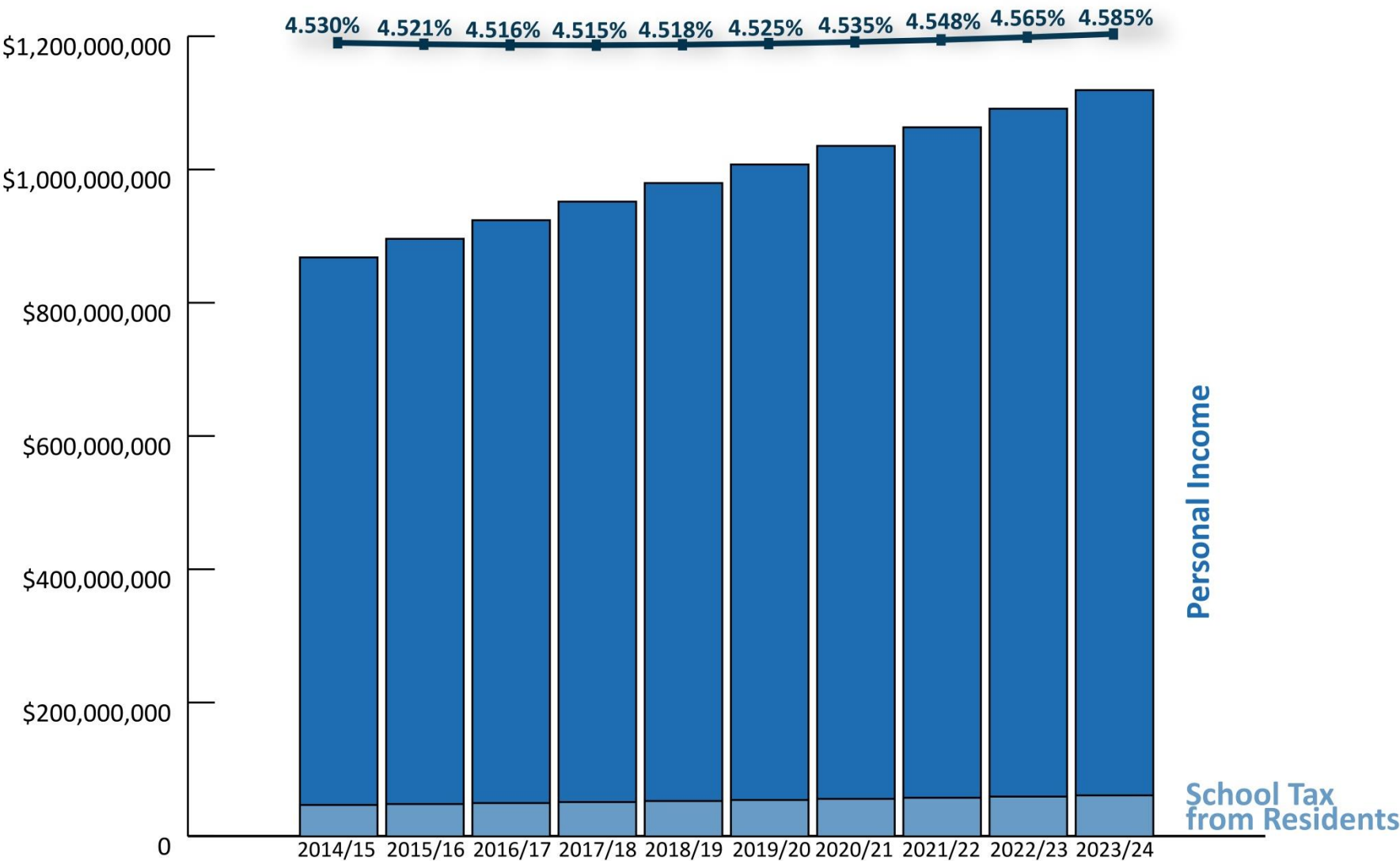


Community Income Percentage Allocated to Education

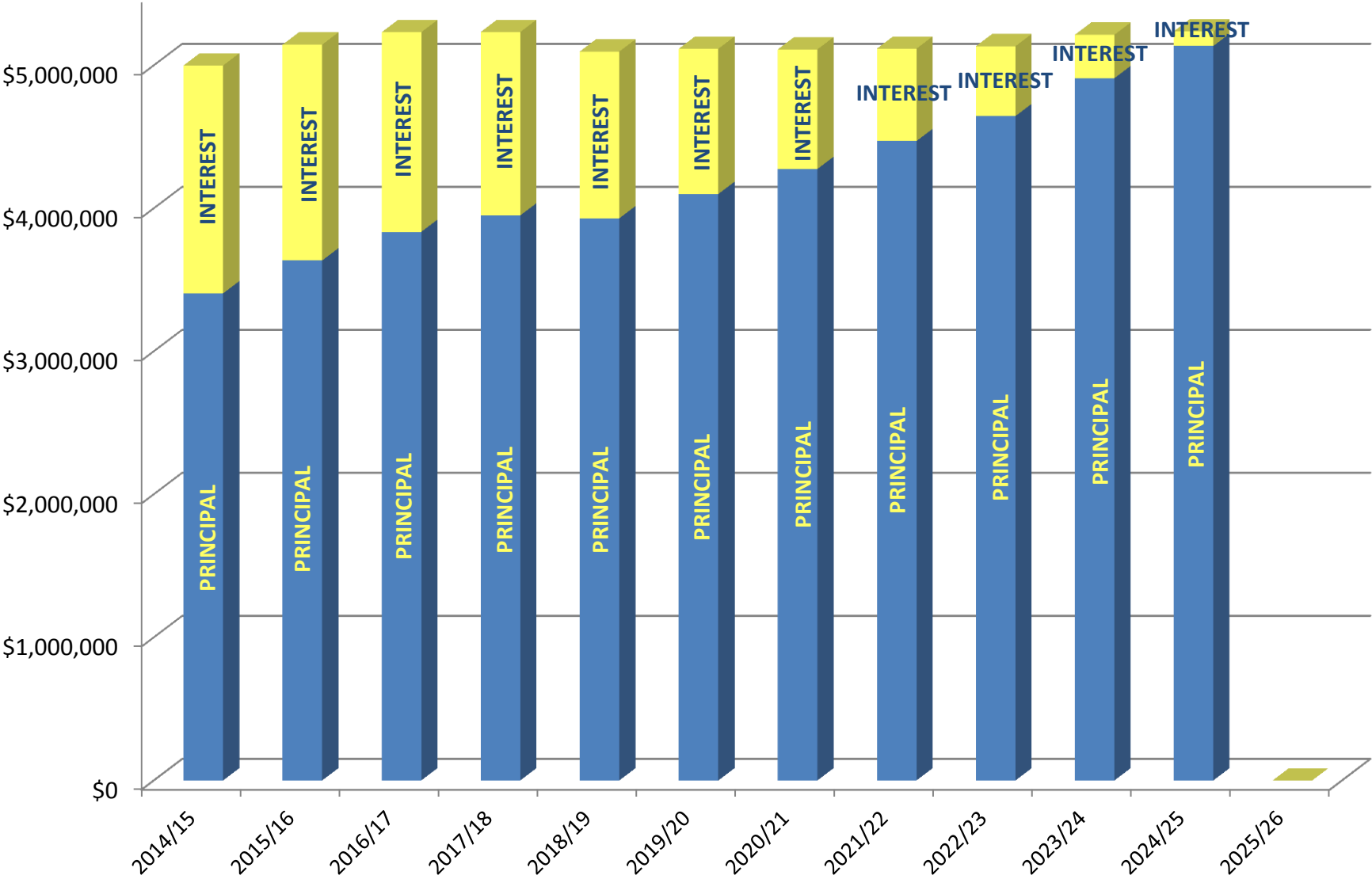


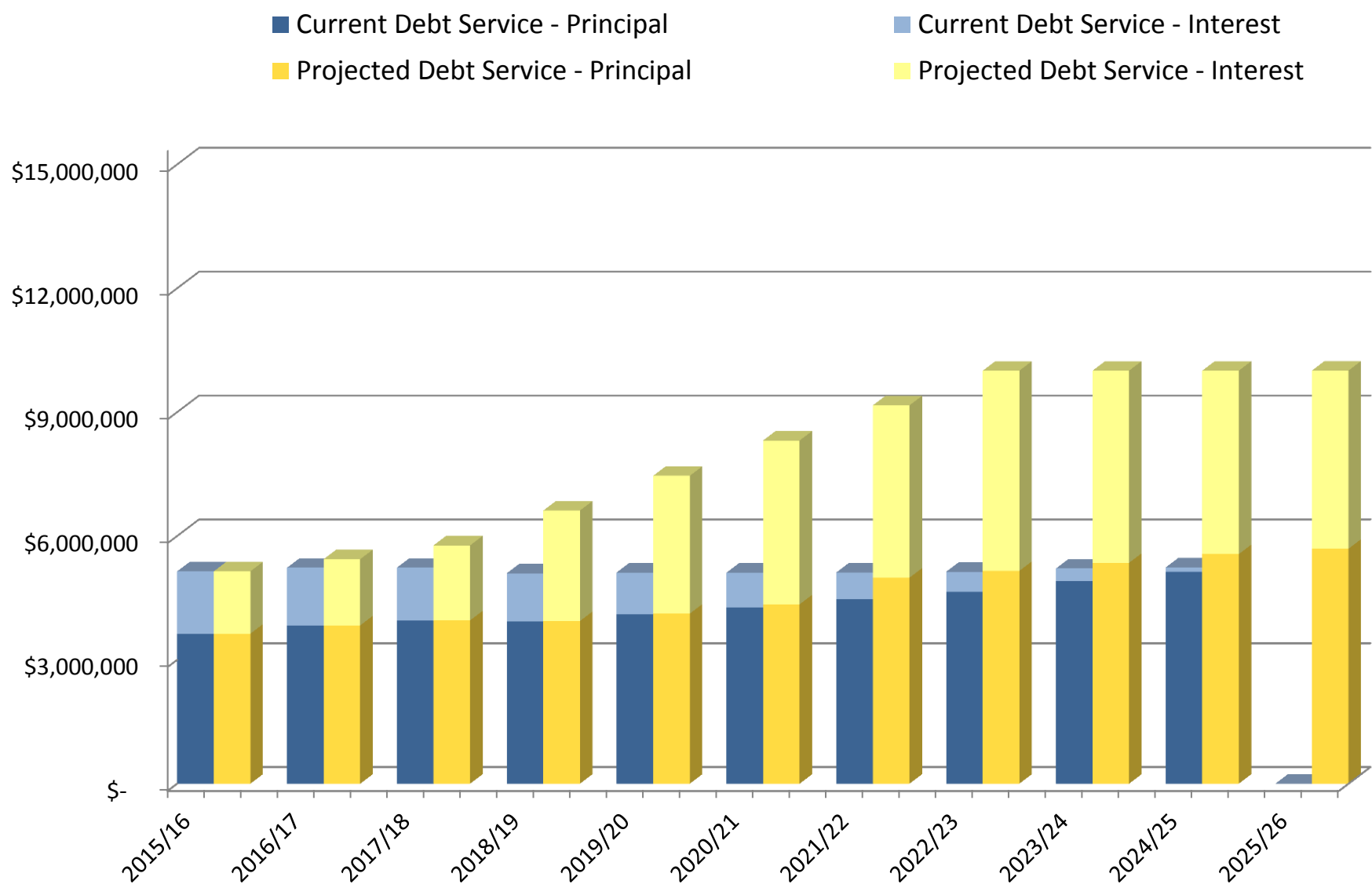
Source: Pennsylvania Department of Education

Projected Community Income Percentage Allocated to Education



Source: SSD Projection Based on Historical Growth





	New Building	Existing Building Maintain/Renovate
Total square footage	206,000	270,548
Operating & maintenance costs per square foot (2014-15 projected \$)	\$6.66	\$6.66
Utility costs per square foot (Based on prior 4 year average)	\$1.33	\$1.33
Total operating and utility costs per square foot	\$7.99	\$7.99
Total projected operating costs	\$1,645,940	\$2,161,680
Projected reduced annual operating costs – based on 2014-15 costs	\$515,740	
Projected annual savings in 2020-21 based on 2% inflation growth	\$580,810	