



Schuylkill Valley School District

District-Wide Feasibility Study

7 March 2020



EI
ASSOCIATES
ARCHITECTURE
ENGINEERING
PLANNING



Schuylkill Valley School District

Owner



EI Associates

Architects & Educational Facilities Planners



K&W

Civil / Site Engineering



SiteLogiq (formerly Reynolds)

Mechanical, Electrical, Plumbing Engineering / Estimates



Advanced Foodservice Solutions

Food Service / Kitchen Design



Baker, Ingram & Associates

Structural Engineering

- **Demographic Review**
(Student Enrollment, Population, Housing)
- **Facilities Study**
(Building Improvements & Construction Cost)
- **Educational Program Review**
(Requirements / Needs)
- **Solutions** (Construction Options)
- **Cost of Options**
- **Schedule**

Note: Study per PDE Requirements

Schuylkill Valley SD Feasibility Study

Demographic Exploration - Population

TABLE 6 Total Population	2000 Actual Total Popul.	2010 Actual Total Popul.	Value Change 2000 to 2010	% Change 2000 to 2010	2017 Estimated Total Popul.	Value Change 2010 to 2017	% Change 2010 to 2017
Bern Township	6,758	6,797	39	0.6%	6,952	155	2.3%
Centerport Borough	327	387	60	18.3%	293	-94	-24.3%
Centre Township	3,631	4,036	405	11.2%	4,086	50	1.2%
Leesport Borough	1,805	1,918	113	6.3%	2,054	136	7.1%
Ontelaunee Township	1,217	1,646	429	35.3%	2,171	525	31.9%
School Dist. Total	13,738	14,784	1,046	7.6%	15,556	772	5.2%

2000 - 2010

- Gain of Population

+ 1046

2010 - 2017

- Gain of Population

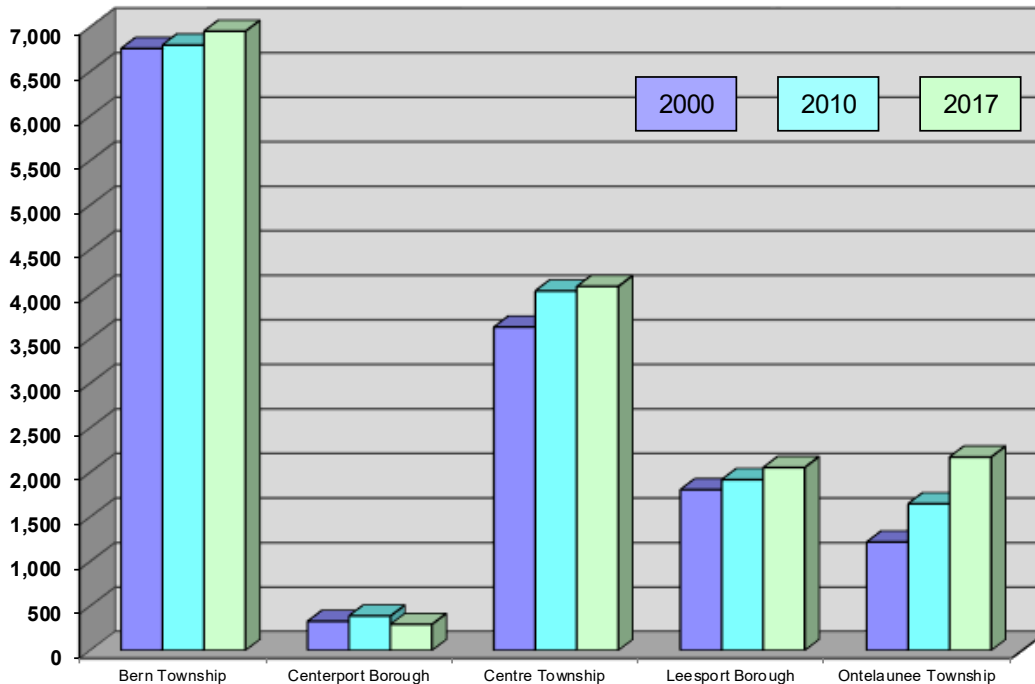
+ 772

2000 - 2017

- Gain of Population

+ 1818

TABLE 6 - CHART A



Schuylkill Valley SD Feasibility Study

Demographic Exploration - Housing

TABLE 9	2000	2010	Value	%	2017	Value	%
Total Housing Units	Total Housing Units	Total Housing Units	Change 2000 to 2010	Change 2000 to 2010	Estimated Housing Units	Change 2010 to 2017	Change 2010 to 2017
Bern Township	1,964	2,168	204	10.39%	1,977	-191	-8.81%
Centerport Borough	139	150	11	7.91%	134	-16	-10.67%
Centre Township	1,405	1,570	165	11.74%	1,659	89	5.67%
Leesport Borough	718	790	72	10.03%	829	39	4.94%
Ontelaunee Township	557	680	123	22.08%	867	187	27.50%
School District Total	4,783	5,358	575	12.02%	5,466	108	2.02%

2000 - 2010

- Gain of Housing

+ 575

2010 - 2017

- Gain of Housing

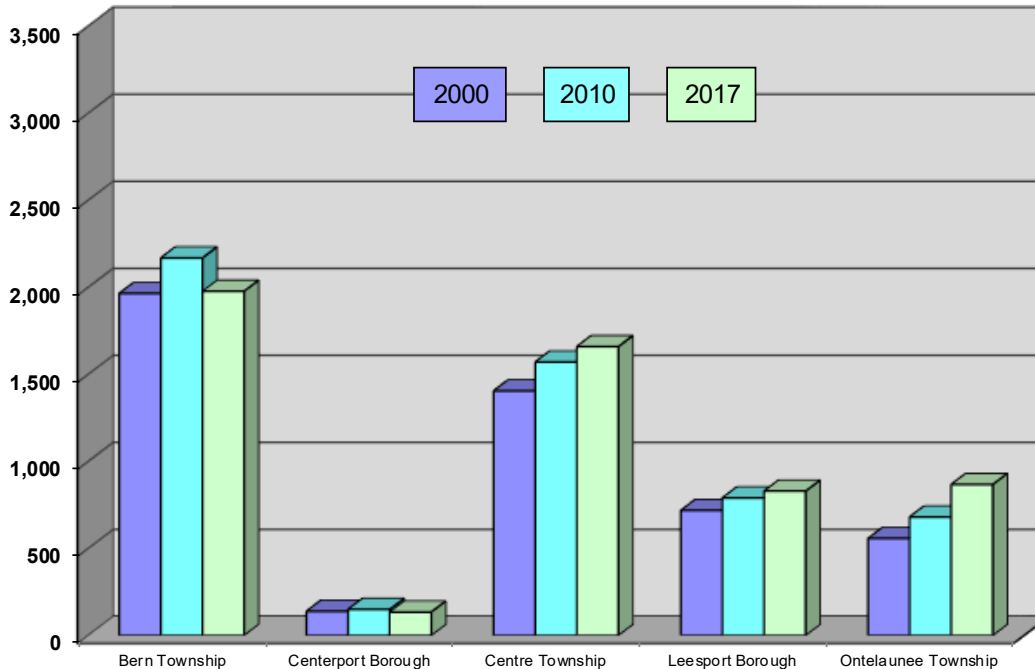
+ 108

2000 - 2017

- Gain of Housing

+ 683

TABLE 9 - CHART A



Schuylkill Valley SD Feasibility Study

Demographic Exploration – Historical Student Enrollment

	K	1	2	3	4	K - 4	5	6	7	8	5 - 8	9	10	11	12	9 - 12	K - 12
2000-01																	1888
2001-02																	1909
2002-03																	1928
2003-04																	1908
2004-05	119	120	128	139	153	659	132	176	179	159	646	177	165	175	145	662	1967
2005-06	134	137	127	142	150	690	157	139	178	178	652	159	173	154	165	651	1993
2006-07	129	145	137	134	143	688	149	158	143	187	637	177	165	180	153	675	2000
2007-08	118	137	145	136	142	678	144	155	161	151	611	197	186	168	171	722	2011
2008-09	129	126	146	140	141	682	143	155	159	164	621	153	186	181	161	681	1984
2009-10	142	134	126	146	145	693	139	150	154	156	599	172	161	189	188	710	2002
2010-11	120	141	140	121	147	669	150	151	152	156	609	159	169	157	183	668	1946
2011-12	148	129	142	141	126	686	151	157	155	154	617	160	154	164	150	628	1931
2012-13	141	155	144	146	138	724	130	155	159	148	592	164	157	157	169	647	1963
2013-14	158	145	157	152	151	763	134	135	153	160	582	150	159	152	155	616	1961
2014-15	143	153	151	159	154	760	156	135	146	152	589	166	154	156	153	629	1978
2015-16	126	158	161	155	170	770	152	163	140	150	605	160	168	157	162	647	2022
2016-17	150	138	156	166	156	766	168	161	176	145	650	149	158	163	153	623	2039
2017-18	134	157	149	160	168	768	150	185	173	183	691	138	152	149	165	604	2063
2018-19	147	147	163	151	164	772	169	155	185	170	679	177	138	152	149	616	2067
2019-20	152	164	151	168	156	791	169	181	154	180	684	162	182	138	154	636	2111

2000 - 2010

- Gain of Students

+ 58

2010 - 2017

- Gain of Students

+ 117

2000 - 2017

- Gain of Students

+ 175

Facilities Evaluation Process

Improvement Lists: Itemized, Priced, and Prioritized

Facilities
Evaluations

Architects, Civil and MEP
Engineers, and Kitchen Designers
survey buildings and sites

PHYSICAL PLANT

- Security
- Safety
- Codes
- Condition
- Mechanical
- Electrical
- Plumbing
- Site

EDUCATIONAL PROGRAMMING

- Efficient Program-Use of Facilities
- Size / Future Capacity of Schools
- Grade Realignment / Grade Levels
- Students per Classroom
- Use of Core Facilities
- Site – Parking, Drives, Playfields

ARCHITECTURAL SURVEY

- 8 The ceiling tile & grid are showing signs of age and tiles are bowed at the edges due to humidity levels. Remove and replace with new ceiling tile & grid.
- 9 Significant amount of building wall cracking is present in the corridor walls as well inside most classrooms occurring at walls between classrooms, the corridor wall, and at the soffit that parallels the corridor wall. Cracking is moderate to high at a few locations. Repair cracking and repaint wall.
- 10 The wardrobe doors in classroom #065 have minor scratches and other damage. Refinish doors.

C. Interior of Building Evaluation (con't):

- 11 Install bookshelves at removed unit vents and modify existing bookshelves at install of vertical air handler at 25 locations. Install new plastic laminate top over bookshelves.
- 12 The kitchen equipment is in poor condition and is aged. Remove and replace kitchen equipment.
- 13 Asbestos should be assumed to be present in all subsurface tars, glues, mastics, caulking, drywall, spackling compounds, and window glazing. Asbestos is also present in 9" floor tile and mastic covering 21,500 sf dispersed throughout the building. Cost for asbestos mitigation is not included in this study.

Interior of Building Evaluation Sub-Total:

D. Heating, Ventilation and Air Conditioning (HVAC) Evaluation:

- 1 Building heating hot water is provided by two cast iron coal fired boilers installed in 1991. The boilers are manufactured by Kewanee 2100 MBH water, 63 HP output. The units are in fair condition considering their age, but they operate at poor efficiency compared to modern boiler efficiency standards. Replacement of the boilers is recommended.
- 2 A base mounted hot water pump and an inline hot water pump circulate the heating hot water to the classroom unit ventilators. The base mounted pump is original equipment and has exceeded its normally expected life. Replacement parts are difficult to obtain. It was also noted that the insulation is starting to deteriorate on the piping associated with this equipment. This unit is recommended for replacement.

Facilities Evaluation Process

Improvement Lists: Itemized, Priced, and Prioritized



Architects, Civil and MEP Engineers, and Kitchen Designers estimate costs for each work item individually

ITEMIZED ESTIMATED COSTS

- Estimates = 1 year window

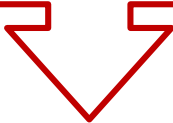
ARCHITECTURAL SURVEY		Cost
8	The ceiling tile & grid are showing signs of age and tiles are bowed at the edges due to humidity levels. Remove and replace with new ceiling tile & grid.	\$189,700
9	Significant amount of building wall cracking is present in the corridor walls as well inside most classrooms occurring at walls between classrooms, the corridor wall, and at the soffit that parallels the corridor wall. Cracking is moderate to high at a few locations. Repair cracking and repaint wall.	\$31,500
10	The wardrobe doors in classroom #065 have minor scratches and other damage. Refinish doors.	\$500
C. Interior of Building Evaluation (con't):		
11	Install bookshelves at removed unit vents and modify existing bookshelves at install of vertical air handler at 25 locations. Install new plastic laminate top over bookshelves.	\$93,800
12	The kitchen equipment is in poor condition and is aged. Remove and replace kitchen equipment.	\$181,400
13	Asbestos should be assumed to be present in all subsurface tars, glues, mastics, caulking, drywall, spackling compounds, and window glazing. Asbestos is also present in 9" floor tile and mastic covering 21,500 sf dispersed throughout the building. Cost for asbestos mitigation is not included in this study.	TBD
Interior of Building Evaluation Sub-Total:		\$640,900
D. Heating, Ventilation and Air Conditioning (HVAC) Evaluation:		
1	Building heating hot water is provided by two cast iron coal fired boilers installed in 1991. The boilers are manufactured by Kewanee 2100 MBH water, 63 HP output. The units are in fair condition considering their age, but they operate at poor efficiency compared to modern boiler efficiency standards. Replacement of the boilers is recommended.	\$550,000
2	A base mounted hot water pump and an inline hot water pump circulate the heating hot water to the classroom unit ventilators. The base mounted pump is original equipment and has exceeded its normally expected life. Replacement parts are difficult to obtain. It was also noted that the insulation is starting to deteriorate on the piping associated with this equipment. This unit is recommended for replacement.	Included in D1

Facilities Evaluation Process

Improvement Lists: Itemized, Priced, and Prioritized



Architect, Engineers, and SD Team prioritize the work items and assign ranking to each work item



RANK 1

HIGH PRIORITY

RANK 2

MEDIUM PRIORITY

RANK 3

LOW PRIORITY

FUTURE CONSIDERATION

RANK 4

OPTIONAL

SEPARATE FUTURE PROJECTS

ARCHITECTURAL SURVEY		Cost	Rank
8	The ceiling tile & grid are showing signs of age and tiles are bowed at the edges due to humidity levels. Remove and replace with new ceiling tile & grid.	\$189,700	1
9	Significant amount of building wall cracking is present in the corridor walls as well inside most classrooms occurring at walls between classrooms, the corridor wall, and at the soffit that parallels the corridor wall. Cracking is moderate to high at a few locations. Repair cracking and repaint wall.	\$31,500	1
10	The wardrobe doors in classroom #065 have minor scratches and other damage. Refinish doors.	\$500	2
C. Interior of Building Evaluation (con't):			
11	Install bookshelves at removed unit vents and modify existing bookshelves at install of vertical air handler at 25 locations. Install new plastic laminate top over bookshelves.	\$93,800	1
12	The kitchen equipment is in poor condition and is aged. Remove and replace kitchen equipment.	\$181,400	1
13	Asbestos should be assumed to be present in all subsurface tars, glues, mastics, caulking, drywall, spackling compounds, and window glazing. Asbestos is also present in 9" floor tile and mastic covering 21,500 sf dispersed throughout the building. Cost for asbestos mitigation is not included in this study.	TBD	
Interior of Building Evaluation Sub-Total:		\$640,900	
D. Heating, Ventilation and Air Conditioning (HVAC) Evaluation:			
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2	A base mounted hot water pump and an inline hot water pump circulate the heating hot water to the classroom unit ventilators. The base mounted pump is original equipment and has exceeded its normally expected life. Replacement parts are difficult to obtain. It was also noted that the insulation is starting to deteriorate on the piping associated with this equipment. This unit is recommended for replacement.	Included in D1	

Schuylkill Valley Elementary School

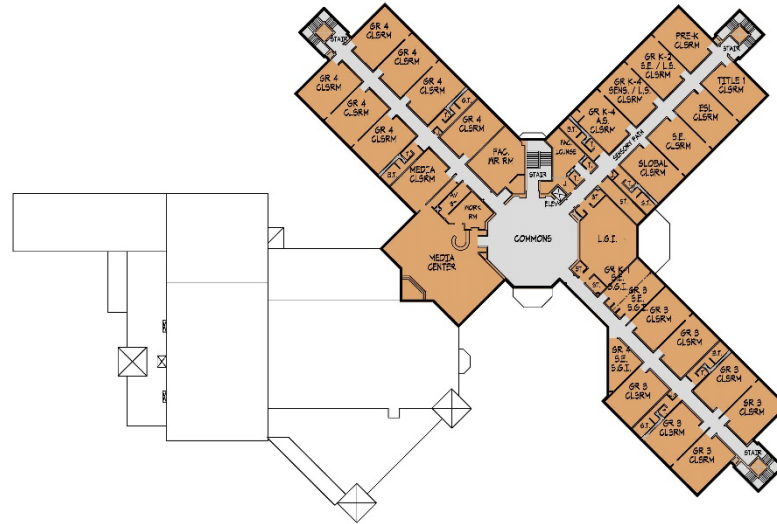
Existing Conditions

Grades **K-4**

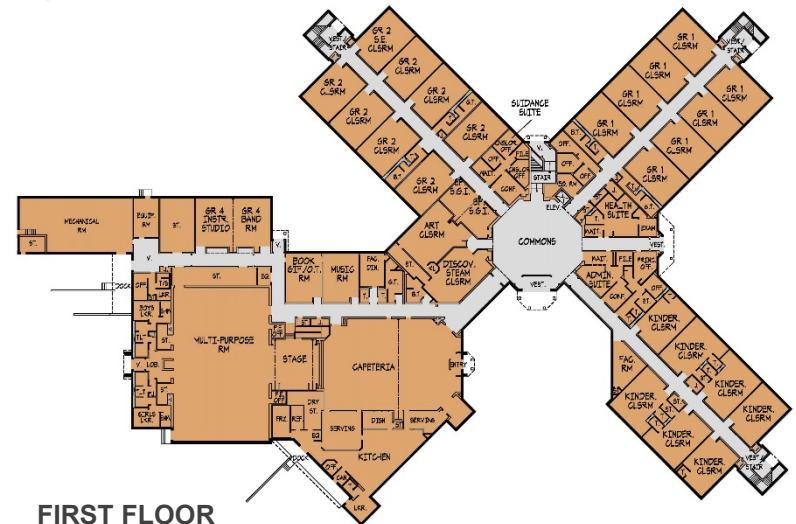
Built: 1993
Site: 110.41 acres*
Area: 112,000 SF
District Capacity: 792
2019-20 Enrollment: 791

FACILITIES IMPROVEMENTS:

- Overall Campus Site Improvement
- Roof Rehabilitation / Repair
- Energy Efficient Doors & Windows
- Interior Finishes
- Casework Replacement
- Kitchen Equipment Upgrades
- MEP Replacement
- Safety / Security Upgrades
- Building Code Upgrades
- Accessibility Upgrades
- Fire Protection System Install



SECOND FLOOR



FIRST FLOOR

Schuykill Valley SD Feasibility Study

Existing Conditions – MEP

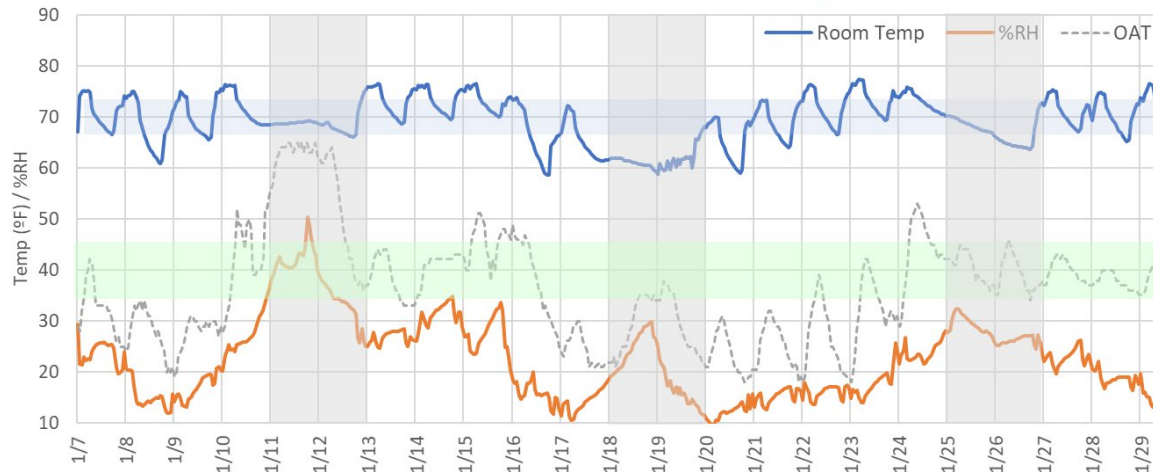


Elementary School

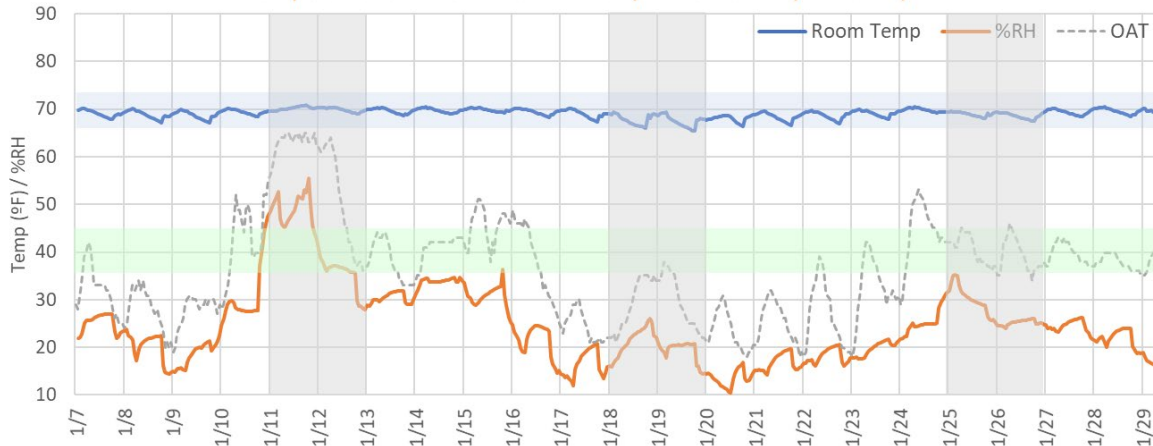
Schuykill Valley Elementary School		Equipment Age and Life Expectancy				Preliminary Asset Condition Assessment						Current Concerns/Problems					
System	System Detail	Average Life Expectancy	Actual Age of Equipment	% Life Expectancy Used	Approx. Remaining Life	Asset Condition	Asset Condition Description	Priority	Energy/Water Efficiency	Ventilation/IAQ	Temperature Level/Control	Humidity Control	Light Levels	Recent/Impending Failure	Code Compliance	Difficult to Maintain	Additional Notes
Heating Hot Water Generation	(2) Burnham fire-tube boilers, 5,021 MBH output Capacity.	25	25	100%	0	Alert	Equipment past useful life and due for replacement	2	●	●							
Chilled Water Generation	(1) Trane air-cooled chiller, RTAC 240ton, R134A.	20	25	125%	(5)	Alert	Equipment past useful life and due for replacement	1	●	●	●						
Dual Temperature Water Distribution	(2) Base mounted centrif. pumps	20	25	125%	(5)	Alert	Equipment past useful life and due for replacement	1	●								
Air Handling Units	AHUs 1 through 10. CHW/HW coil serving big spaces such as cafeteria, multi purpose room, offices, commons, etc. A total of 11 units.	20	25	125%	(5)	Alert	Equipment past useful life and due for replacement	1	●	●	●	●					
Terminal Air Units	2-pipe unit ventilators	25	25	100%	0	Alert	Equipment past useful life and due for replacement, poor humidity control	2	●	●	●	●					Two pipe system doesn't allow for proper humidity control.
	2-pipe fancoil units.	25	25	100%	0	Alert	Equipment past useful life and due for replacement, poor humidity control	2	●	●	●	●					Two pipe system doesn't allow for proper humidity control.
	Cabinet unit heaters	20	25	125%	(5)	Alert	Equipment past useful life and due for replacement	1		●							
	Electric duct heaters	15	25	167%	(10)	Alert	Equipment past useful life and due for replacement	1		●							
Automated Temperature Controls	Honeywell, pneumatic & DDC	18	25	139%	(7)	Alert	Equipment past useful life and due for replacement	1	●	●	●	●					
Kitchen refrigeration units	Units are manufactured by Penn, with floors.	20	25	125%	(5)	Alert	Equipment past useful life and due for replacement. In need of replacement if using R-22.	1	●								
Kitchen Make-up unit	AHU-7, heating only.	25	25	100%	0	Alert	Equipment past useful life and due for replacement	2	●	●							
Domestic Plumbing Fixtures	Toilets, urinals and sinks	25	25	100%	0	Alert	China in good conditions, w/ push on valves. Should be upgraded to low-flow.	2	●					●			ADA compliance
	Water fountains	20	25	125%	(5)	Alert	In need of replacement if using R-22	1						●			ADA compliance
	Classroom sinks and faucets	25	25	100%	0	Alert	Equipment generally in good condition, but not ADA compliant.	2	●					●			ADA compliance
Domestic Water Heating	(2) Lochinvar Armon condensing heaters, model AWN286PM. 285,000 BTU/hr capacity; coupled to a storage tank.	15	8	53%	7	Acceptable	Equipment generally in good condition	3	●								
Electrical Service	Siemens Switchgear-2,000A	30	25	83%	5	Caution	Equipment almost at end of useful life and should be considered for replacement	3									
Electrical Distribution	Secondary electrical panels - Siemens	30	25	83%	5	Caution	Equipment almost at end of useful life and should be considered for replacement	3									
Emergency power	Kohler Generator 1973	30	25	83%	5	Caution	Equipment almost at end of useful life and should be considered for replacement	3									
Lighting - Interior	Vast majority of school uses T8/T5/T12 fluorescent fixtures lamps.	20	25	125%	(5)	Alert	Equipment at end of useful life and due for replacement. Consider LED technology	1	●				●	●			Some lighting levels exceed recommended levels in instructional areas
	Multipurpose area uses HID lamps	25	25	100%	0	Alert	Equipment at end of useful life and due for replacement. Consider LED technology	2	●				●	●			
Lighting - Exterior	Pole lighting - HID	25	25	100%	0	Alert	Equipment at end of useful life and due for replacement. Consider LED technology	2	●				●	●	●		
	Wall packs and canopies - HID	20	25	125%	(5)	Alert	Equipment at end of useful life and due for replacement. Consider LED technology	1	●				●	●	●		
Lighting Controls	Multiple lighting switches in instructional areas.	20	25	125%	(5)	Alert	Installation of occupancy sensors and daylight-responsive controls are code required for new buildings.	1	●					●			
Emergency & Egress Lighting	Emergency lighting throughout bldg.	25	25	100%	0	Alert	Replacement with LED fixtures with integral fusing. Not code compliant.	2	●					●	●		
Low-voltage Systems	Phone/ Data/ Intercom/Clock Systems. Not completely VOIP.	25	25	100%	0	Alert	Review system functionality with District. Review wireless coverage with District	2	●								
	Fire Alarm System: CSI	25	25	100%	0	Alert		2						●	●		
	Security System	25	25	100%	0	Alert	Review functionality and deficiencies of security system with District	2						●	●		
	Access Control System, fobs and cards.	25	4	16%	21	Acceptable	Equipment generally in good condition	2							●		

Elementary School

Temperature & Relative Humidity - Elementary B204



Temperature & Relative Humidity - Elementary - Library





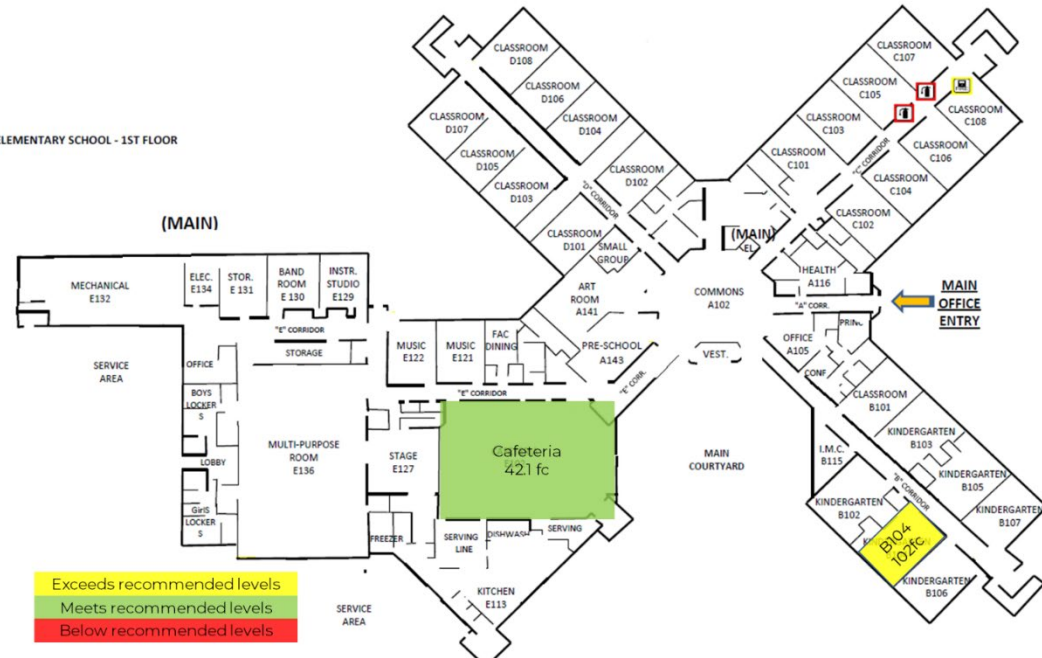
Elementary School

Room #	Space Type	Sound Level (dB)
B204	Classroom - General	43.9
B104	Classroom - General	0.0
Library	Library - Reading/Studying	44.6



Sound Levels

ELEMENTARY SCHOOL - 1ST FLOOR



Lighting Levels – Foot-Candles

Schuykill Valley Middle School

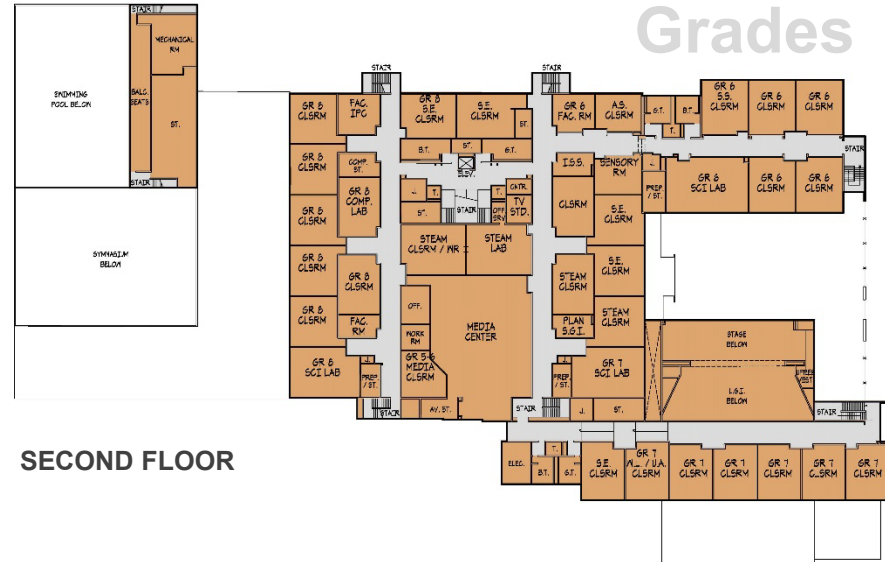
Existing Conditions

Grades **5-8**

Built: 1974(B), 1998(A), 2007(A&A)
Site: 110.41 acres*
Area: 152,000 SF
District Capacity: 718
2019-20 Enrollment: 684

FACILITIES IMPROVEMENTS:

- Overall Campus Site Improvement
- Roof Rehabilitation / Repair
- Exterior Wall Repair / Cleaning
- Limited Interior Finishes Upgrades
- Limited Interior Acoustic Improvement
- Limited MEP Upgrades
- Building Code Upgrades
- Accessibility Upgrades



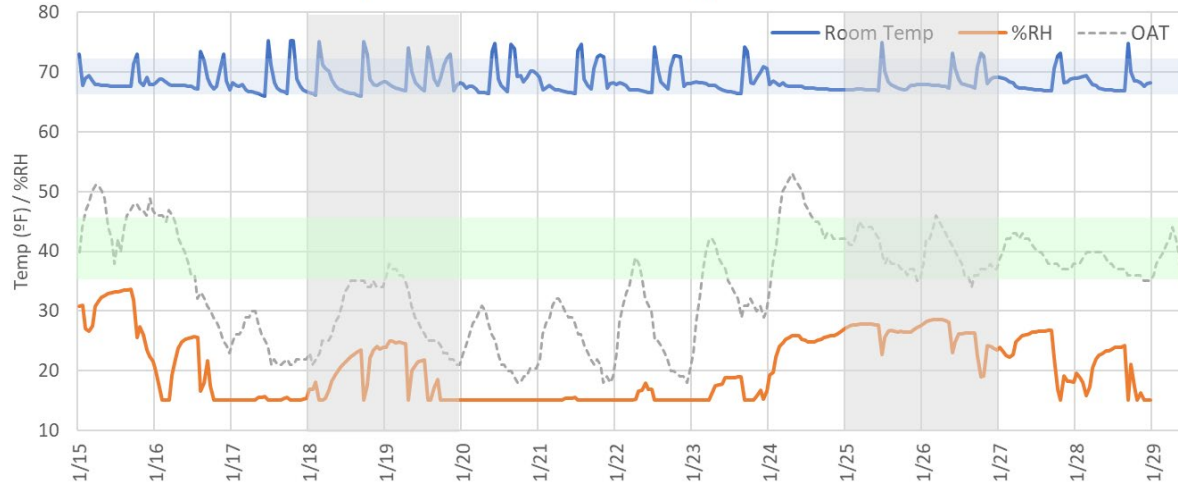
SECOND FLOOR



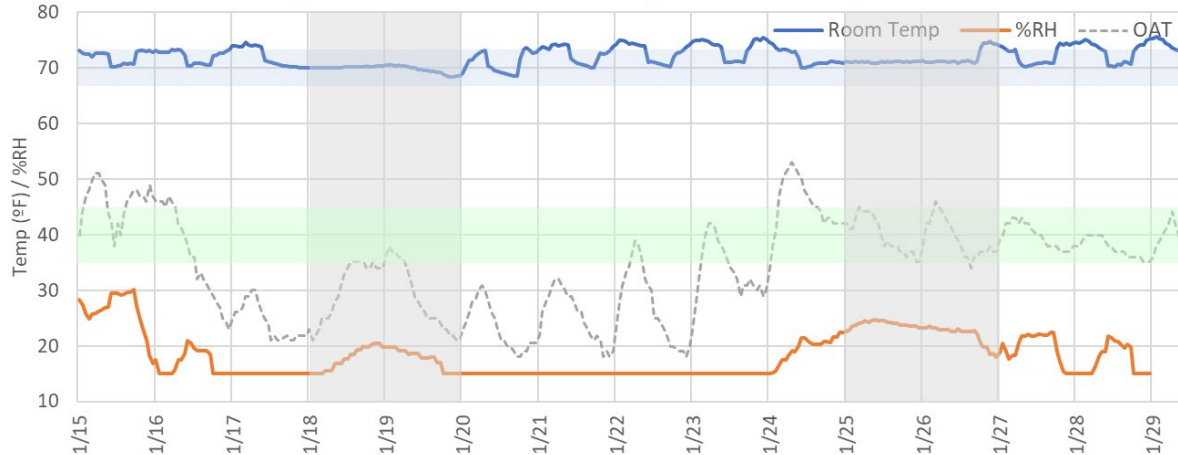
FIRST FLOOR

Middle School

Temperature & Relative Humidity - Middle D109



Temperature & Relative Humidity - Middle Library

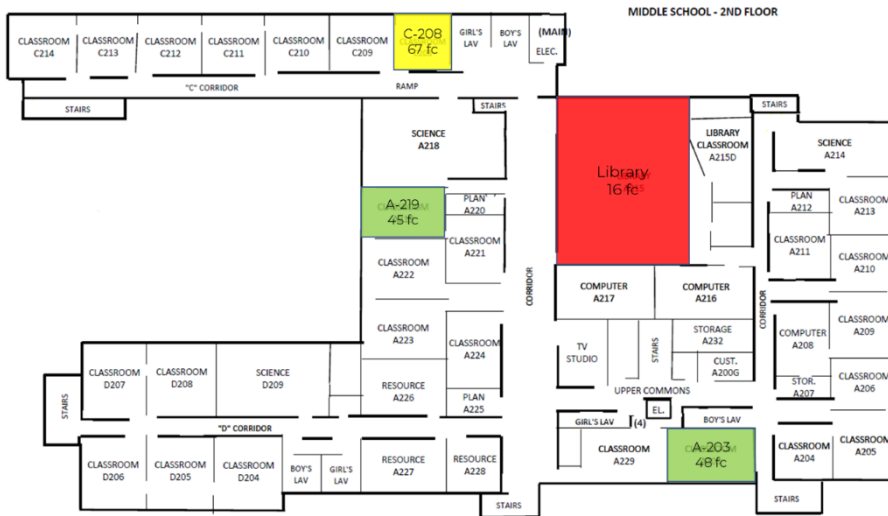


Schuykill Valley SD Feasibility Study

Existing Conditions – MEP

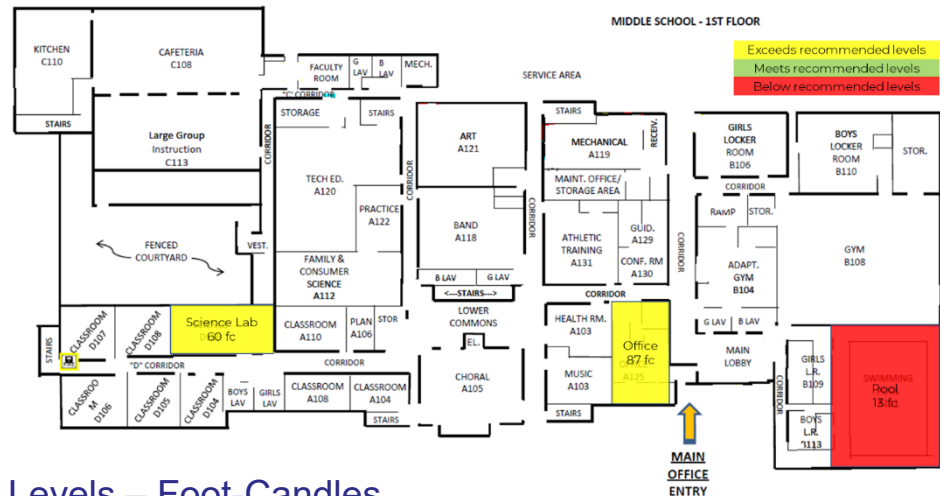


Middle School



Room #	Space Type	Sound Level (dB)
D109	Classroom - General	52.6
C208	Classroom - General	0.0
A219	Classroom - General	50.3
Library	Library - Reading/Studying	42.1

Sound Levels

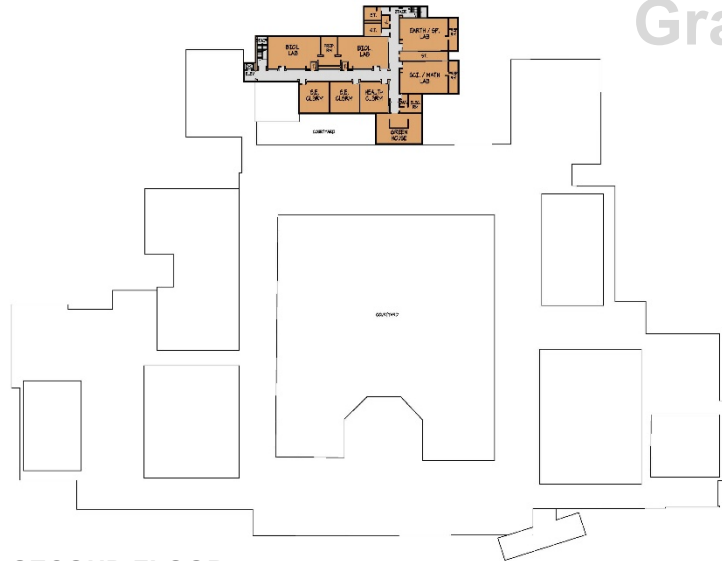


Lighting Levels – Foot-Candles

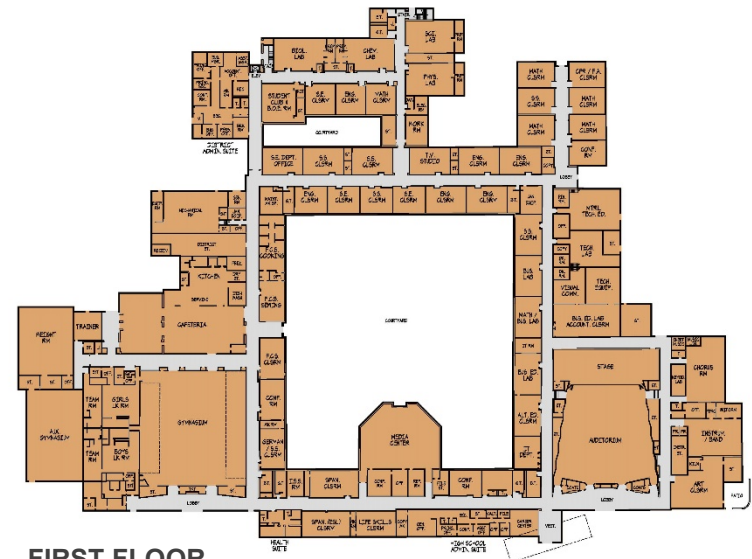
Built: 1959(B), 1995(A&A)
2000(DAO, A&A), 2006(A&A)
Site: 110.41 acres*
Area: 182,000 SF (with DAO)
District Capacity: 752
2019-20 Enrollment: 636

FACILITIES IMPROVEMENTS:

- Overall Campus Site Improvement
- Roof Rehabilitation / Repair
- Exterior Wall Repair / Cleaning
- Limited Interior Finishes Upgrades
- Limited Interior Acoustic Improvement
- MEP Upgrades
- Building Code Upgrades
- Accessibility Upgrades



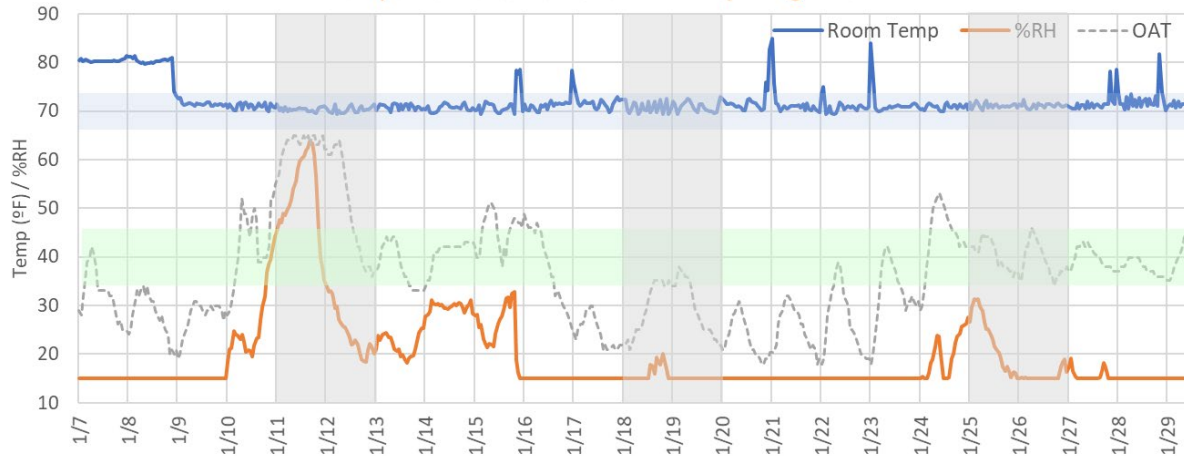
SECOND FLOOR



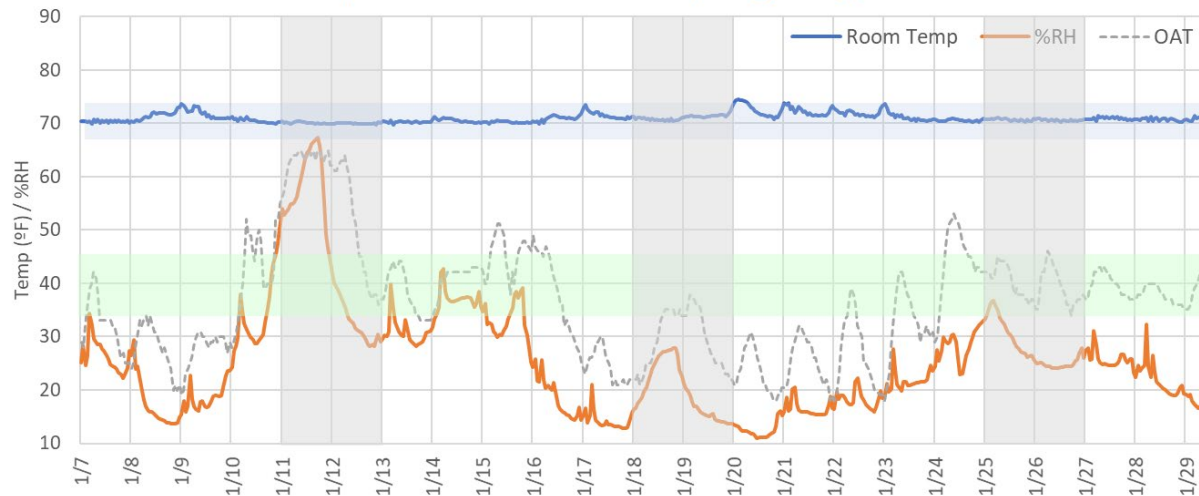
FIRST FLOOR

High School

Temperature & Relative Humidity - High D31

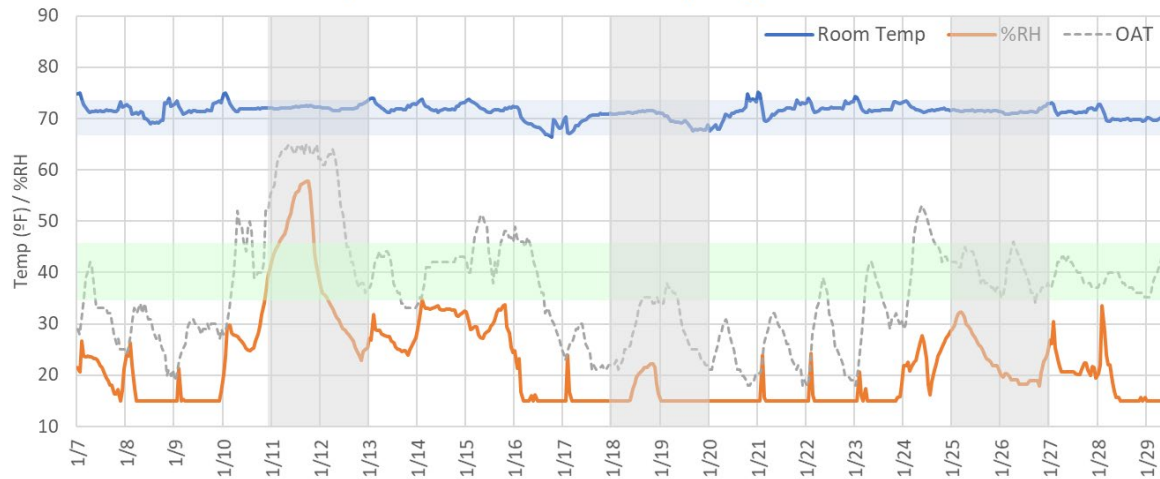


Temperature & Relative Humidity - High Weight RM

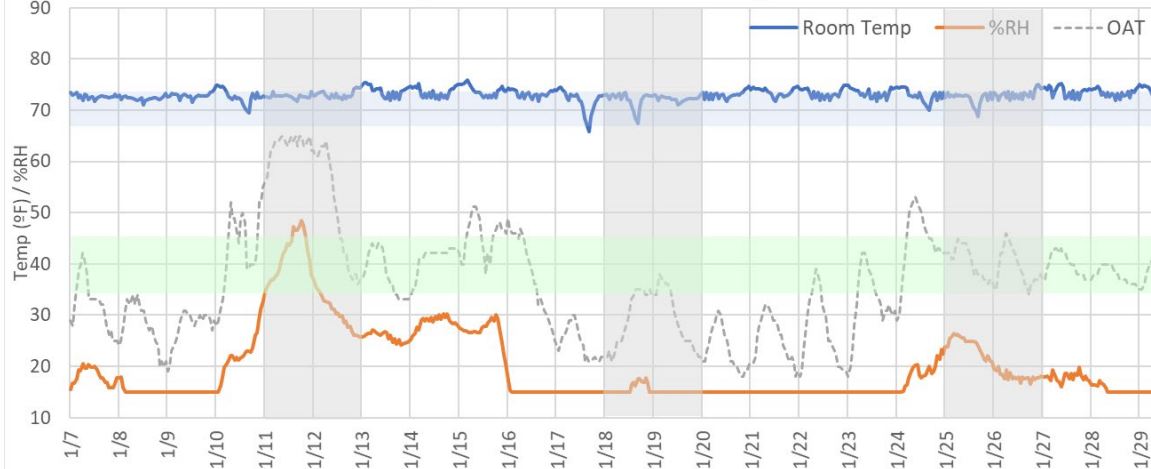


High School

Temperature & Relative Humidity - High Cafeteria



Temperature & Relative Humidity - DAO

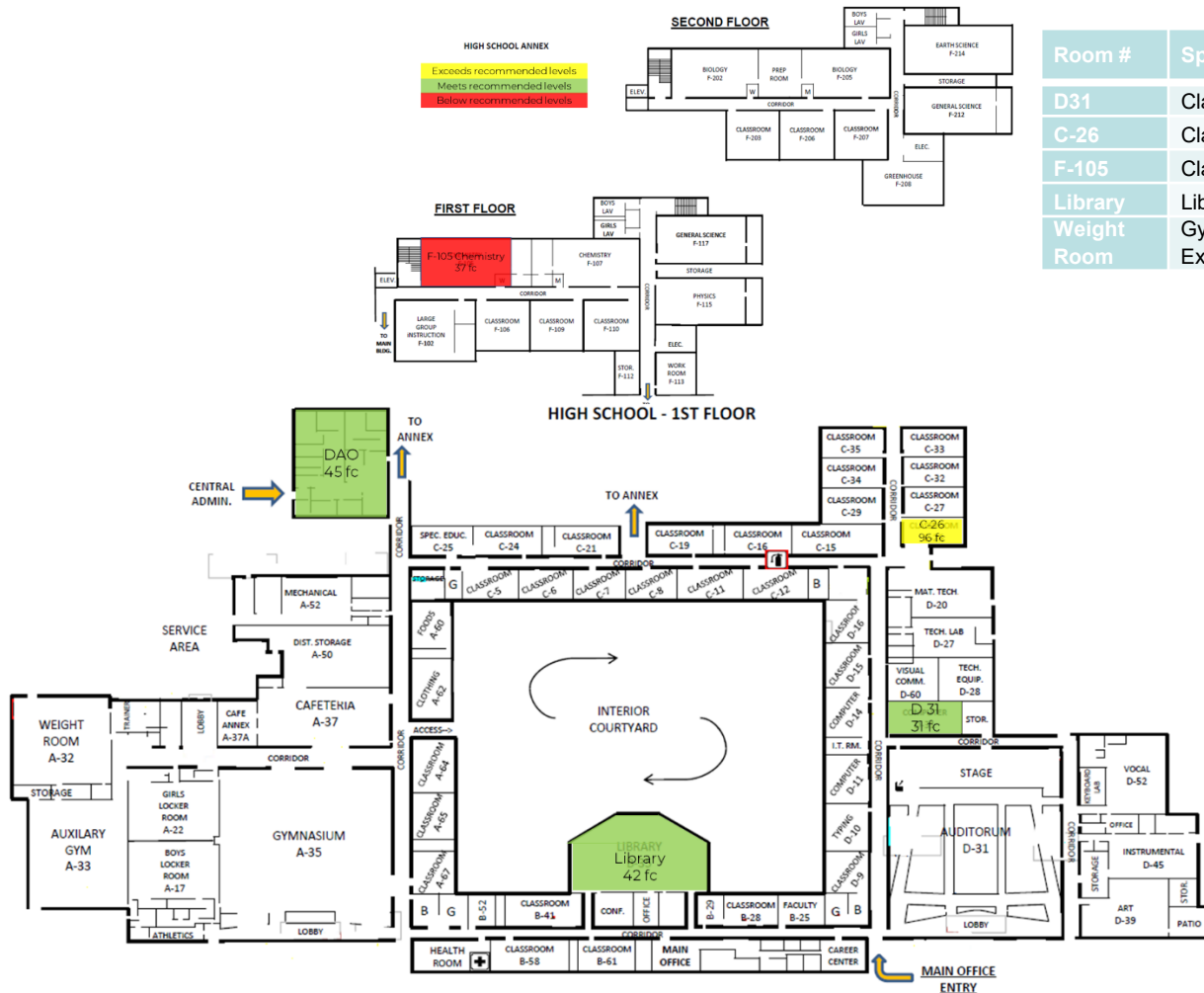


Schuykill Valley SD Feasibility Study

Existing Conditions – MEP



High School



Room #	Space Type	Sound Level (dB)
D31	Classroom - General	42.5
C-26	Classroom - General	48.1
F-105	Classroom - General	44.5
Library	Library - Reading/Studying	51.3
Weight Room	Gymnasium - General Exercise	49.8

Sound Levels

Lighting Levels – Foot-Candles

Schuylkill Valley School District

Summary - Building Improvement Construction Costs

Elementary School

	Cost per SF
SITE EVALUATION	\$172,000.00 \$1.54 / SF
EXTERIOR EVALUATION	\$2,134,600.00 \$19.06 / SF
INTERIOR EVALUATION	\$3,432,400.00 \$30.65 / SF
HVAC EVALUATION	\$3,824,300.00 \$34.15 / SF
PLUMBING EVALUATION	\$0.00 \$0.00 / SF
ELECTRICAL EVALUATION	\$254,200.00 \$2.27 / SF
SUB-TOTAL*	\$9,817,500.00 \$87.66 / SF
CODE EVALUATION	\$517,800.00 \$4.62 / SF
SAFETY & SECURITY EVALUATION	\$220,000.00 \$1.96 / SF
MISCELLANEOUS UPGRADES	\$450,000.00 \$4.02 / SF
BUILDING TOTAL*	\$11,005,300.00 \$98.26 / SF
CODE EVALUATION - Fire Supression System Upgrade **	\$360,000.00 \$3.21 / SF

	Construction Cost	Total Project Cost
RANK 1 Sub-Total Cost (High Priority)	\$6,255,500.00	\$7,819,400.00
RANK 2 Sub-Total Cost (Medium Priority)	\$1,344,800.00	\$1,681,000.00
RANK 3 Sub-Total Cost (Low Priority)	\$2,037,300.00	\$2,546,600.00
RANK 4 Sub-Total Cost (Optional / Consideration)	\$1,367,700.00	\$1,709,600.00
RANK - TOTAL COST *	\$11,005,300.00	\$13,756,600.00
Fire Supression System Upgrade (**TBD if needed for projects)	\$360,000.00	\$450,000.00

Schuylkill Valley School District

Summary - Building Improvement Construction Costs

Middle School

	Construction Cost	Total Project Cost
		Cost per SF
SITE EVALUATION	\$218,800.00	\$1.44 / SF
EXTERIOR EVALUATION	\$1,663,700.00	\$10.95 / SF
INTERIOR EVALUATION	\$343,800.00	\$2.26 / SF
HVAC EVALUATION	\$3,643,400.00	\$23.97 / SF
PLUMBING EVALUATION	\$0.00	\$0.00 / SF
ELECTRICAL EVALUATION	\$332,400.00	\$2.19 / SF
SUB-TOTAL*	\$6,202,100.00	\$40.80 / SF
CODE EVALUATION	\$327,000.00	\$2.15 / SF
SAFETY & SECURITY EVALUATION	\$0.00	\$0.00 / SF
MISCELLANEOUS UPGRADES	\$324,000.00	\$2.13 / SF
BUILDING TOTAL*	\$6,853,100.00	\$45.09 / SF
CODE EVALUATION - Fire Supression System Upgrade **	\$230,000.00	\$1.51 / SF
RANK 1 Sub-Total Cost (High Priority)	\$4,360,000.00	\$5,450,000.00
RANK 2 Sub-Total Cost (Medium Priority)	\$1,856,500.00	\$2,320,600.00
RANK 3 Sub-Total Cost (Low Priority)	\$0.00	\$0.00
RANK 4 Sub-Total Cost (Optional / Consideration)	\$636,600.00	\$795,800.00
RANK - TOTAL COST *	\$6,853,100.00	\$8,566,400.00
Fire Supression System Upgrade (**TBD if needed for projects)	\$230,000.00	\$287,500.00

Schuylkill Valley School District

Summary - Building Improvement Construction Costs

High School

		Cost per SF
SITE EVALUATION	\$1,694,000.00	\$9.31 / SF
EXTERIOR EVALUATION	\$2,836,000.00	\$15.58 / SF
INTERIOR EVALUATION	\$439,500.00	\$2.41 / SF
HVAC EVALUATION	\$5,049,800.00	\$27.75 / SF
PLUMBING EVALUATION	\$0.00	\$0.00 / SF
ELECTRICAL EVALUATION	\$371,500.00	\$2.04 / SF
SUB-TOTAL*	\$10,390,800.00	\$57.09 / SF
CODE EVALUATION	\$704,000.00	\$3.87 / SF
SAFETY & SECURITY EVALUATION	\$0.00	\$0.00 / SF
MISCELLANEOUS UPGRADES	\$450,000.00	\$2.47 / SF
BUILDING TOTAL*	\$11,544,800.00	\$63.43 / SF
CODE EVALUATION - Fire Supression System Upgrade **	\$610,000.00	\$3.35 / SF
CAMPUS SITE EVALUATION - Campus & Athletic Fields	\$2,451,600.00	\$13.47 / SF
	Construction Cost	Total Project Cost
RANK 1 Sub-Total Cost (High Priority)	\$6,145,800.00	\$7,682,300.00
RANK 2 Sub-Total Cost (Medium Priority)	\$3,077,000.00	\$3,846,300.00
RANK 3 Sub-Total Cost (Low Priority)	\$98,500.00	\$123,100.00
RANK 4 Sub-Total Cost (Optional / Consideration)	\$2,223,500.00	\$2,779,400.00
RANK - TOTAL COST *	\$11,544,800.00	\$14,431,100.00
Fire Supression System Upgrade (**TBD if needed for projects)	\$610,000.00	\$762,500.00
Campus Site Evaluation - Campus & Athletic Fields	\$2,451,600.00	\$3,064,500.00

Schuylkill Valley Elementary School

Existing Conditions

EDUCATIONAL PROGRAM IMPROVEMENTS:

- (2) Additional Graded Classrooms per Grade K-4
- Additional Support Classrooms
- (5) Additional Divided Support Classrooms (1 per Grade)
- Additional S.E. Seminar Room / S.G.I.
- Additional Art Classroom
- Add Auxiliary Gymnasium
- Enlarged Student Dining
- Enlarged Kitchen Area
- Enlarged Administration Office
- Additional Faculty Room / I.P.C.
- Additional Faculty Dining / Work Room



Schuylkill Valley Middle School

Existing Conditions

EDUCATIONAL PROGRAM IMPROVEMENTS:

- (2) Additional Graded Classrooms per Grade 5-8
- Additional Support Classroom
- (4) Additional Divided Support Classrooms (1 per Grade)
- Additional S.E. Seminar Room / S.G.I.
- Enlarged Administration Office



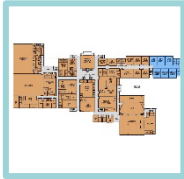

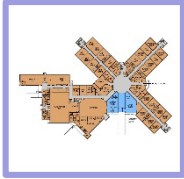



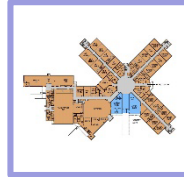
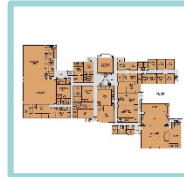

EDUCATIONAL PROGRAM IMPROVEMENTS:

- Additional Support Classrooms
- Additional Divided Support Classrooms
- Additional Conference /Seminar / S.G.I.
- Additional S.E. / Gifted Classroom
- Student Commons / L.G.I.
- Enlarged Kitchen Area



Schuylkill Valley SD Feasibility Study

Option Profiles Considered

	Elementary School	New Intermediate School	Middle School	High School
Option 1 (Status Quo)	K-4 	--		
Option 2	K-3 	4-5 		
Option 3	K-3 	--		

OPTION 1

OPT 1

3 SCHOOLS: K-4 E.S., 5-8 M.S. & 9-12 H.S.

K-4

Maintain K-4 Schuylkill Valley Elementary School
Recommended Alterations & Additions as required

5-8

Maintain 5-8 Schuylkill Valley Middle School
Recommended Alterations & Additions as required

9-12

Maintain 9-12 Schuylkill Valley High School
Recommended Alterations & Additions as required

OPTION PROS & CONS

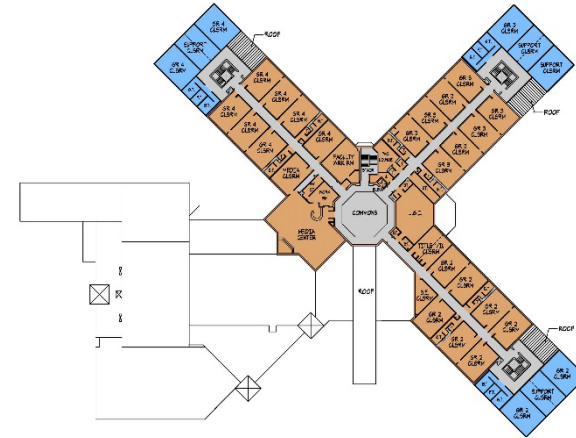
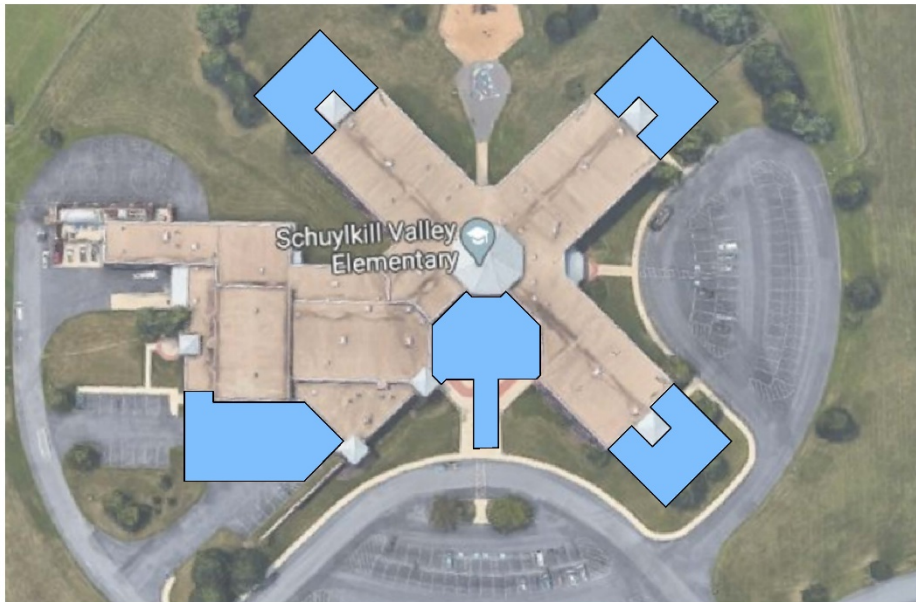
Pros

- Provides educational program upgrades for each grade structure.
- Capacity adequate for the projected student population.
- Less construction at M.S. and H.S. (most work consolidated at E.S.).
- Needed E.S. total renovations and the addition are combined as one project.
- Less expensive option.
- Maintains 3 schools on site.
- Less operational expenses.
- Provides views and daylight for the new administration suite and security improvement at main entry at E.S.
- Provides additional L.G.I. / Board Room at H.S. / D.A.O.

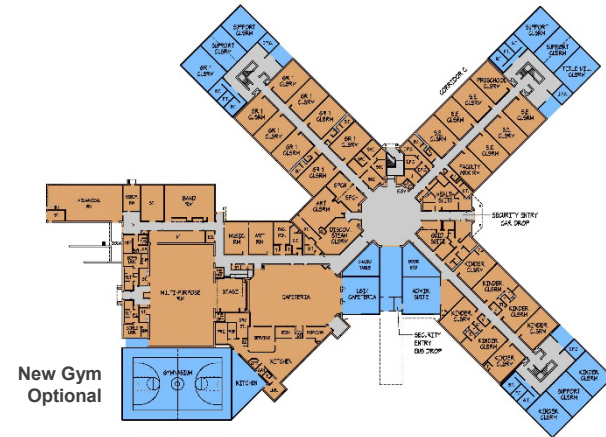
Cons

- Construction phasing and disruption of occupied H.S.
- Relocation of existing spaces in order to expand needed spaces at H.S.
- Driveway reconfiguration at M.S.

OPTION 1 Elementary School



SECOND FLOOR



FIRST FLOOR



Design for
1000-1125
Students

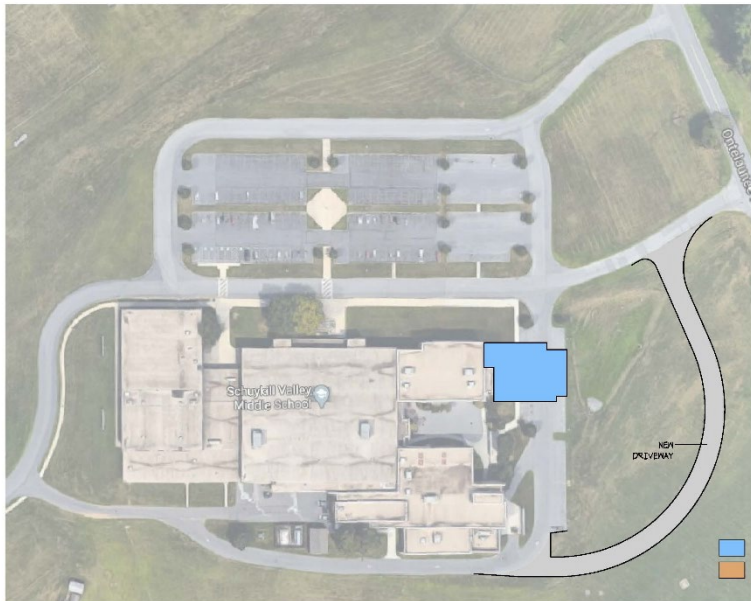
OPT 1

K-4

3 SCHOOLS: K-4 E.S., 5-8 M.S. & 9-12 H.S.

Maintain K-4 Schuykill Valley Elementary School
Recommended Alterations & Additions as required

OPTION 1 Middle School



Design for
800-900
Students

OPT 1

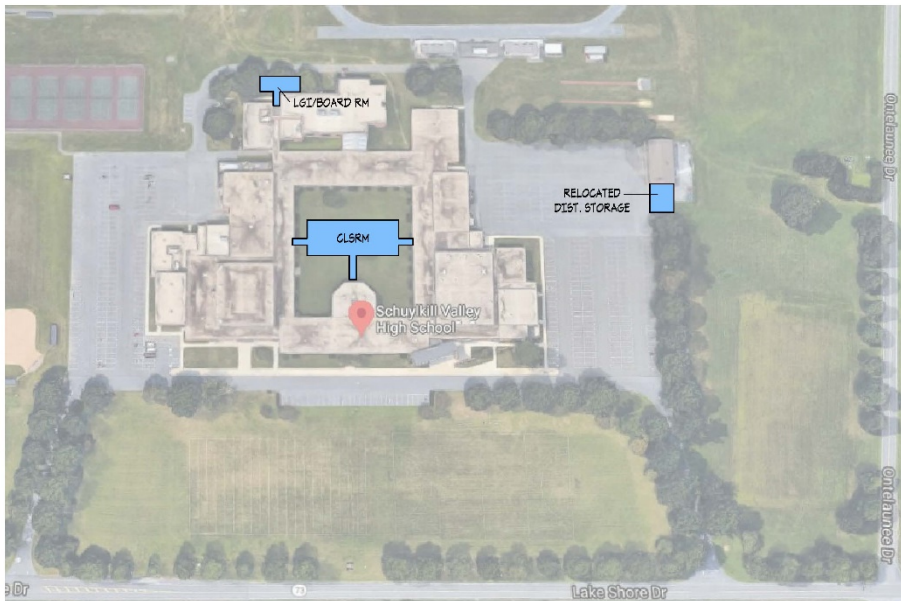
5-8

3 SCHOOLS: K-4 E.S., 5-8 M.S. & 9-12 H.S.

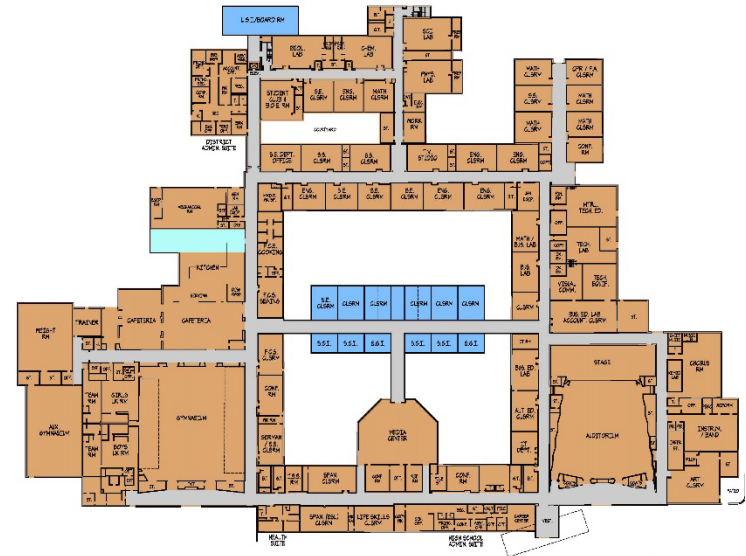
Maintain 5-8 Schuylkill Valley Middle School
Recommended Alterations & Additions as required



OPTION 1 High School



SECOND FLOOR



FIRST FLOOR

Design for
800-900
Students

OPT 1

9-12

3 SCHOOLS: K-4 E.S., 5-8 M.S. & 9-12 H.S.

Maintain 9-12 Schuykill Valley High School
Recommended Alterations & Additions as required

- EXISTING
- ALTERATION
- ADDITION

OPTION 2

OPT 2

4 SCHOOLS: K-3 E.S., 4-5 I.S., 6-8 M.S. & 9-12 H.S.

K-3

E.S. building grade re-alignment to K-3 Elementary School
Recommended Alterations & Additions as required

4-5

Construct New 4-5 Intermediate School Building
(Relocate 4th grade from E.S. & 5th grade from M.S.)

6-8

M.S. building grade re-alignment to 6-8 Middle School
Recommended Alterations as required

9-12

Maintain 9-12 Schuylkill Valley High School
Recommended Alterations & Additions as required

OPTION PROS & CONS

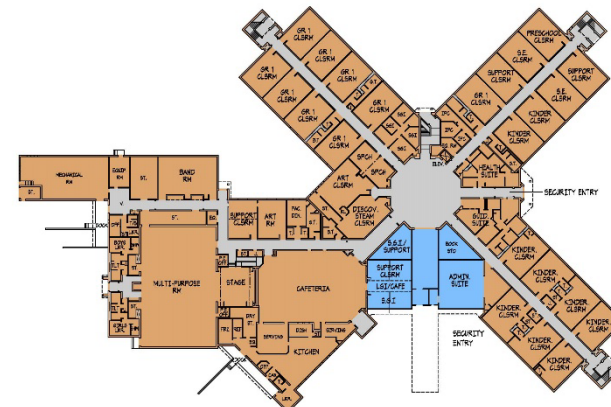
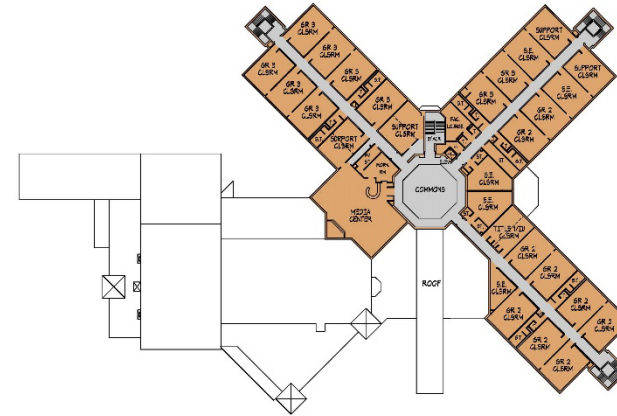
Pros

- Provides educational program upgrades for each grade structure.
- Capacity adequate for the projected student population.
- Less addition / construction at existing schools.
- Provides views, daylight, and security for the new administration suite at E.S.
- Provides additional L.G.I. / Board Room at H.S. / D.A.O.
- Simplify busing at E.S. and new I.S.
- Least disruption during construction.

Cons

- Four buildings on site. High operational expenses.
- Expensive option.

OPTION 2 Elementary School



Design for
800-900
Students

OPT 2

K-3

4 SCHOOLS: K-3 E.S., 4-5 I.S., 6-8 M.S. & 9-12 H.S.

E.S. building grade re-alignment to K-3 Elementary School
Recommended Alterations & Additions as required

- EXISTING
- ALTERATION
- ADDITION

OPTION 2 New Intermediate School



Design for
400-450
Students

OPT 2

4-5

4 SCHOOLS: K-3 E.S., 4-5 I.S., 6-8 M.S. & 9-12 H.S.

**Construct New 4-5 Intermediate School Building
(Relocate 4th grade from E.S. & 5th grade from M.S.)**

EXISTING
ALTERATION
ADDITION

OPTION 2 Middle School



SECOND FLOOR



FIRST FLOOR

Design for
600-675
Students

OPT 2

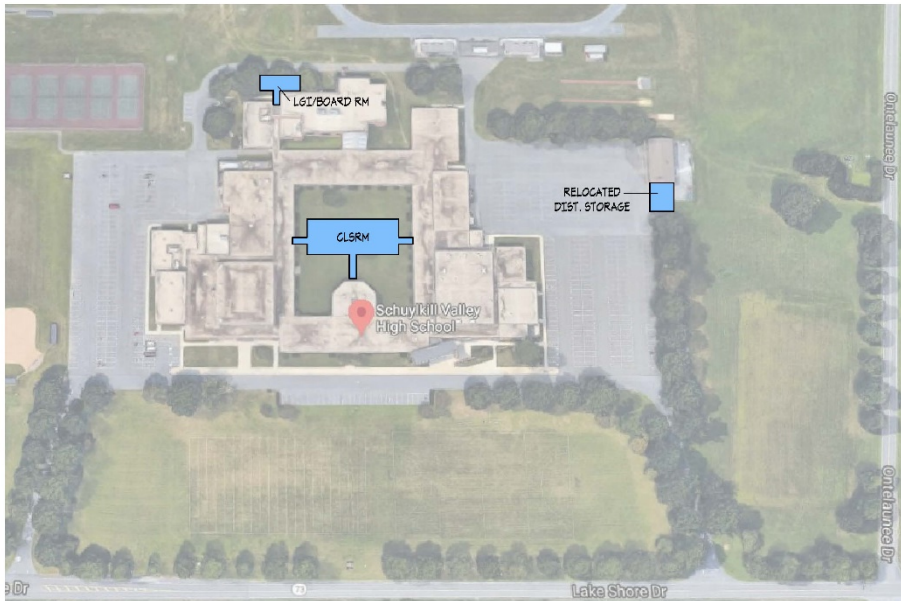
6-8

4 SCHOOLS: K-3 E.S., 4-5 I.S., 6-8 M.S. & 9-12 H.S.

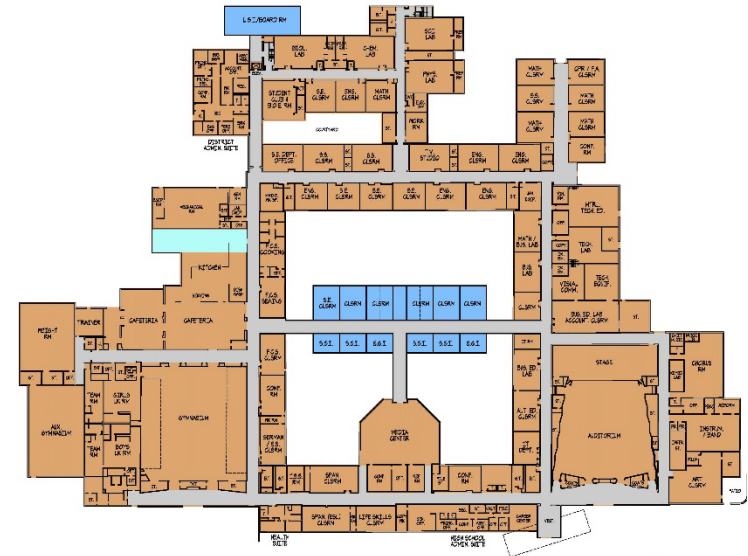
M.S. building grade re-alignment to 6-8 Middle School
Recommended Alterations as required

- EXISTING
- ALTERATION
- ADDITION

OPTION 2 High School



SECOND FLOOR



FIRST FLOOR

Design for
800-900
Students

OPT 2

9-12

4 SCHOOLS: K-3 E.S., 4-5 I.S., 6-8 M.S. & 9-12 H.S.

Maintain 9-12 Schuykill Valley High School
Recommended Alterations & Additions as required

- EXISTING
- ALTERATION
- ADDITION

OPTION 3

OPT 3

3 SCHOOLS: K-3 E.S., 4-6 M.S. & 7-12 H.S.

K-3

E.S. building grade re-alignment to K-3 Elementary School
Recommended Alterations & Additions as required

4-6

M.S. building grade re-alignment to 4-6 Middle School
Recommended Alterations as required

7-12

H.S. building grade re-alignment to 7-8, 9-12 Jr./Sr. High School
Recommended Alterations & Additions as required

OPTION PROS & CONS

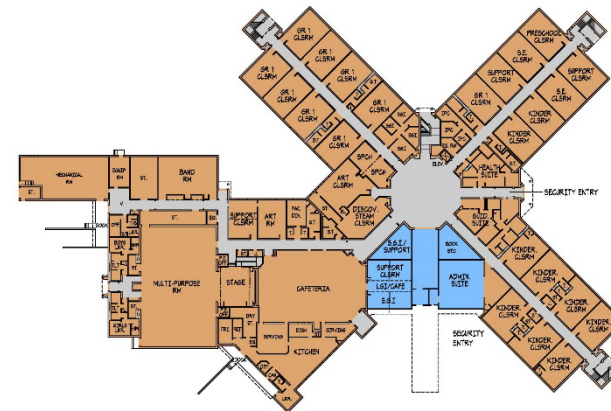
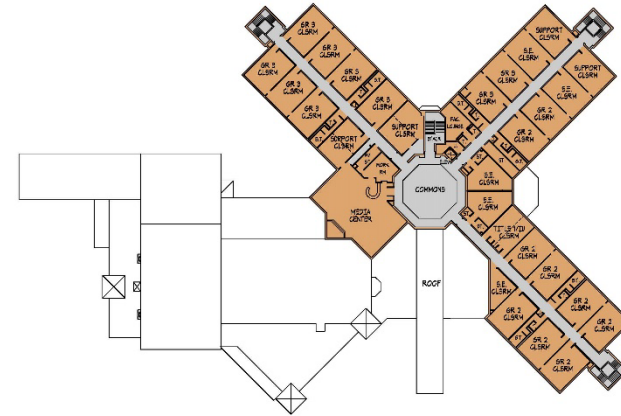
Pros

- Provides educational program upgrades for each grade structure.
- Capacity adequate for the projected student population.
- Less construction at E.S. and M.S. (most work consolidated at H.S.).
- Needed H.S. infrastructure renovations and the addition are combined as one project.
- Less expensive option.
- Provides views and daylight for the new administration suite and security improvement at main entry at E.S.
- Provides additional L.G.I. / Board Room at H.S. / D.A.O.

Cons

- Construction phasing and disruption of occupied H.S.
- Relocation of existing spaces in order to expand needed spaces at H.S.

OPTION 3 Elementary School



Design for
800-900
Students

OPT 3

K-3

3 SCHOOLS: K-3 E.S., 4-6 M.S. & 7-12 H.S.

E.S. building grade re-alignment to K-3 Elementary School
Recommended Alterations & Additions as required

- EXISTING
- ALTERATION
- ADDITION

OPTION 3 Middle School



SECOND FLOOR



FIRST FLOOR

Design for
600-675
Students

OPT 3

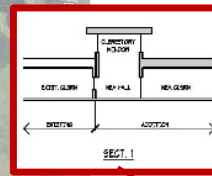
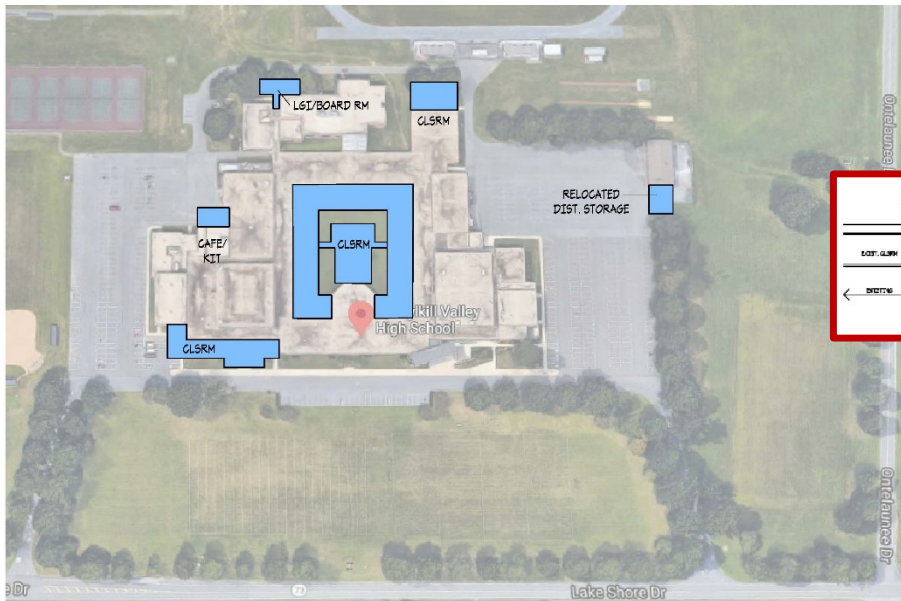
4-6

3 SCHOOLS: K-3 E.S., 4-6 M.S. & 7-12 H.S.

M.S. building grade re-alignment to 4-6 Middle School
Recommended Alterations as required

- EXISTING
- ALTERATION
- ADDITION

OPTION 3 High School



Design for
1200-1350
Students

OPT 3
7-12

3 SCHOOLS: K-3 E.S., 4-6 M.S. & 7-12 H.S.
H.S. building grade re-alignment to 7-8, 9-12 Jr./Sr. High School
Recommended Alterations & Additions as required

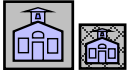
- EXISTING
- ALTERATION
- ADDITION

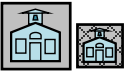
Schuykill Valley SD Feasibility Study


Option Comparison

OPTION 1

- K-4**

 - Maintain K-4 Schuykill Valley Elementary School
 - Recommended Alterations & Additions as required
- 5-8**

 - Maintain 5-8 Schuykill Valley Middle School
 - Recommended Alterations & Additions as required
- 9-12**

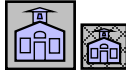
 - Maintain 9-12 Schuykill Valley High School
 - Recommended Alterations & Additions as required


Total Construction Cost
\$51,199,800


Total Project Cost
\$64,000,000

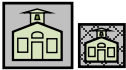
OPTION 2

- K-3**

 - E.S. building grade re-alignment to K-3 Elementary School
 - Recommended Alterations & Additions as required
- 4-5**

 - Construct New 4-5 Intermediate School Building
 - (Relocate 4th grade from E.S. & 5th grade from M.S.)
- 6-8**

 - M.S. building grade re-alignment to 6-8 Middle School
 - Recommended Alterations as required
- 9-12**

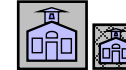
 - Maintain 9-12 Schuykill Valley High School
 - Recommended Alterations & Additions as required


Total Construction Cost
\$57,839,800


Total Project Cost
\$72,300,000

OPTIONS 3

- K-3**

 - E.S. building grade re-alignment to K-3 Elementary School
 - Recommended Alterations & Additions as required
- 4-6**

 - M.S. building grade re-alignment to 4-6 Middle School
 - Recommended Alterations as required
- 7-12**

 - H.S. building grade re-alignment to 7-8, 9-12 Jr./Sr. High School
 - Recommended Alterations & Additions as required

Total Construction Cost
\$52,799,800

Total Project Cost
\$66,000,000

Schuylkill Valley SD Feasibility Study

Option Comparison

OPTION 1

	EST. CONST. COST	EST. TOTAL PROJ. COST
K-4	\$19.6M	\$24.5M
5-8	\$12M	\$15M
9-12	\$15.9M	\$19.8M
SITE	\$2.5M	\$3.1M
SUB-TOTAL	\$49.9M	\$62.4M
CMC	\$1.3M	\$1.6M
TOTAL	\$51.2M	\$64M

OPTION 2

	EST. CONST. COST	EST. TOTAL PROJ. COST
K-3	\$13.4M	\$16.7M
4-5	\$18M	\$22.5M
5-8	\$6.9M	\$8.6M
9-12	\$15.9M	\$19.8M
SITE	\$2.5M	\$3.1M
SUB TOTAL	\$56.6M	\$70.7M
CMC	\$1.3M	\$1.6M
TOTAL	\$57.8M	\$72.3M

OPTIONS 3

	EST. CONST. COST	EST. TOTAL PROJ. COST
K-3	\$13.4M	\$16.7M
4-6	\$6.9M	\$8.6M
7-12	\$28.8M	\$36M
SITE	\$2.5M	\$3.1M
SUB TOTAL	\$51.5M	\$64.4M
CMC	\$1.3M	\$1.6M
TOTAL	\$52.8M	\$66M

*Total Project Cost Includes construction cost of building and site / plus financing fees, contingency fund, moveable furniture, commissioning fees, construction testing / inspections, fees for Topographic / Geotechnical surveys, A/E fees, permit fees detailed estimates, and utility fees, etc.

Schuylkill Valley SD Feasibility Study

Option Comparison

RECOMMENDED OPTION 1

PHASE 1

Total Construction Cost Total Project Cost

ES Additions / Renovations

Totally renovate E.S. and add to accommodate enrollment growth

\$19.6M

\$24.5M

High School

Selective infrastructure replacement due to condition urgency (HVAC / Roofs)

\$4.4M

\$5.5M

Phase 1 Total:

\$24M

\$30M

PHASE 2

- After ES project is completed, evaluate enrollment growth for MS and HS at that time to determine the need for additions
- Wait until next reimbursable periods for MS and HS renovations
 - PDE allows reimbursement only one every 20 years
 - MS and HS received last reimbursements almost 13-14 years ago – State reimbursements might be available in next 6-7 years from now
 - Wait for moratorium to lift to receive reimbursements
- Balance of work of higher rank at MS and HS to scheduled in a 5-10 year long range plan

May 2020

School Board Authorizes Project Beginning

May / June 2020

Architect / Engineers Begin Production & Permits

September / October 2021

Bidding of Project

July / August 2023

Complete Construction / Move-In
(18-20 months maximum)

*Note: All governmental agency approvals must be in place before bid contract award; therefore, the target schedule is subject to length of agency review process.

- **Demographic Review**
(Student Enrollment, Population, Housing)
- **Facilities Study**
(Building Improvements & Construction Cost)
- **Educational Program Review**
(Requirements / Needs)
- **Solutions** (Construction Options)
- **Cost of Options**
- **Schedule**

Note: Study per PDE Requirements



Schuylkill Valley School District

District-Wide Feasibility Study

7 March 2020



EI
ASSOCIATES
ARCHITECTURE
ENGINEERING
PLANNING