



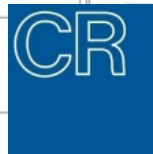
Penn Manor High School Master Plan

Board Workshop Presentation

May 18, 2015

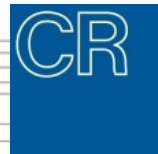
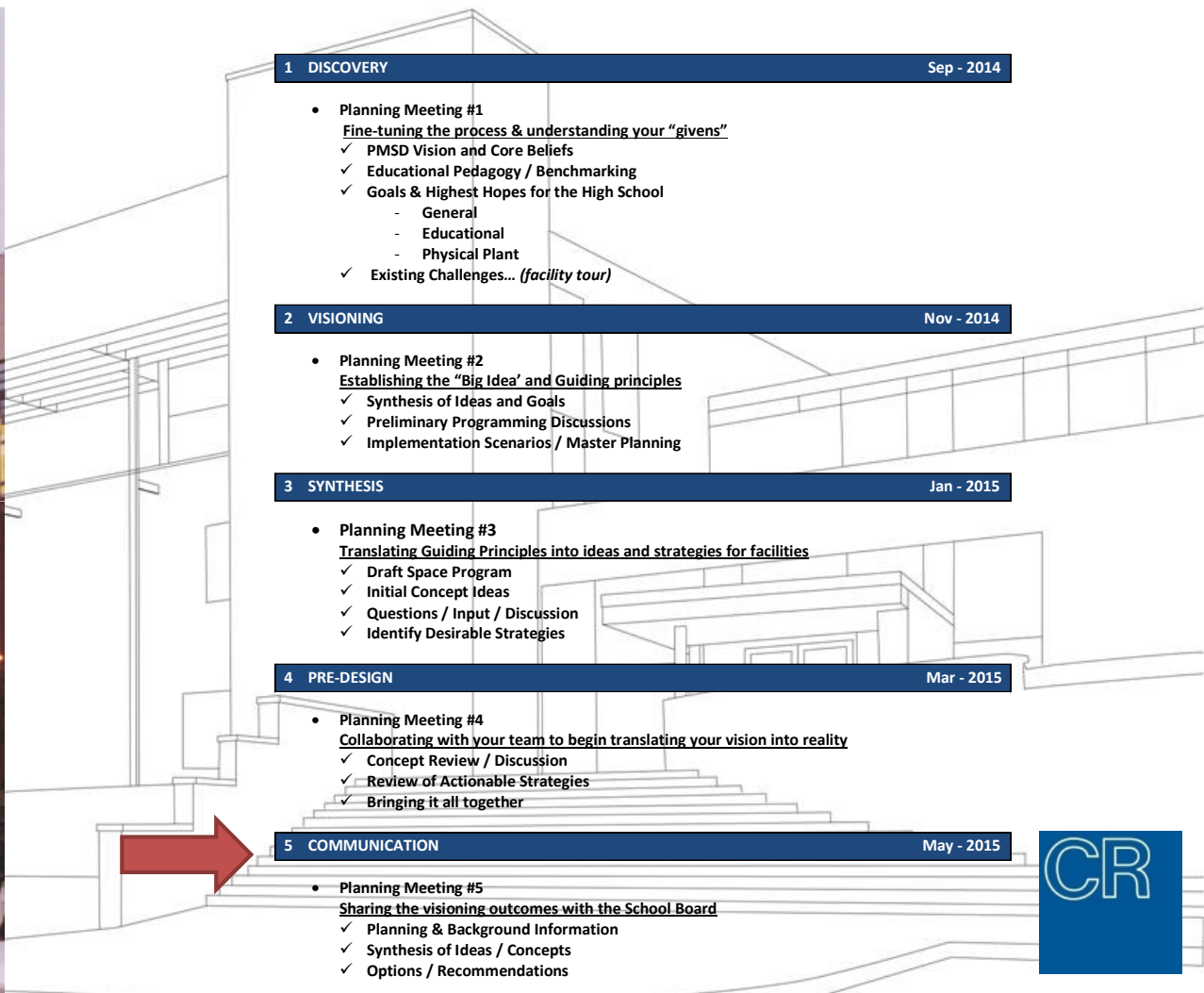
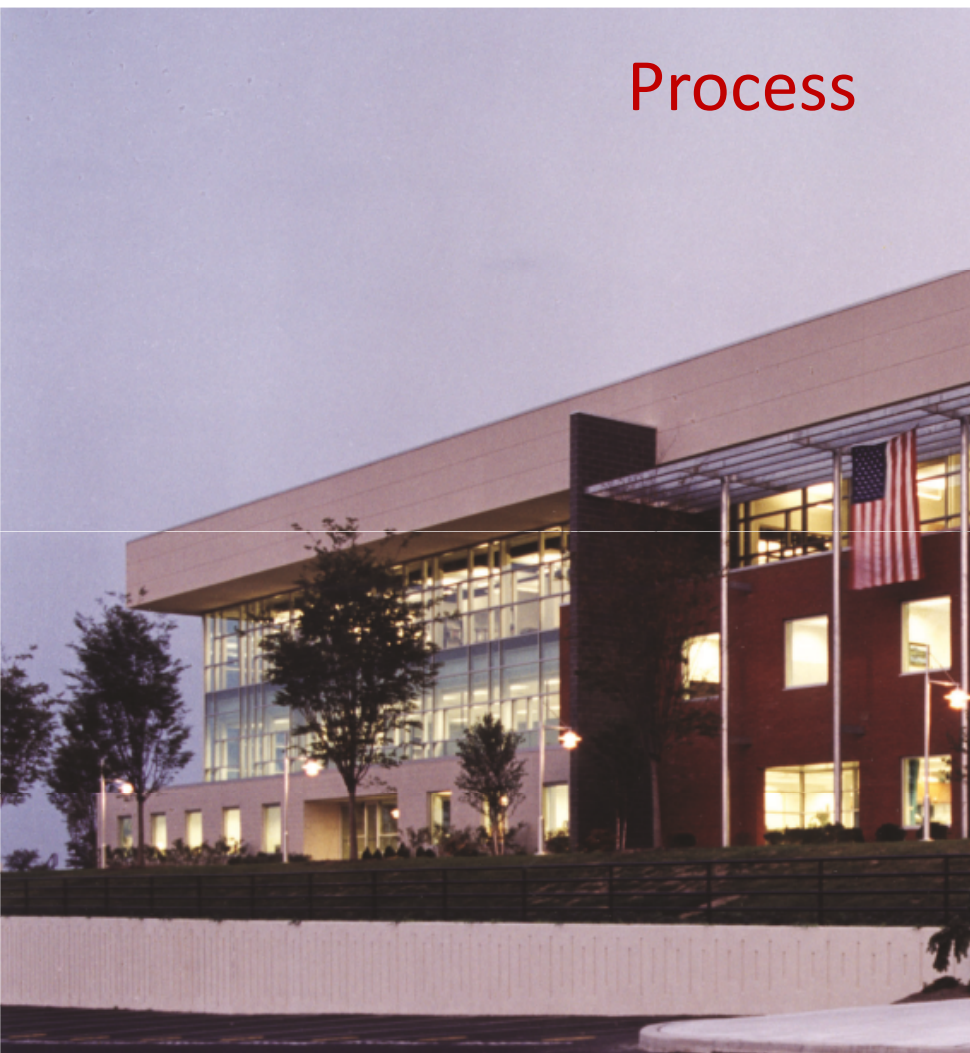
“Do not train children to learn by force and harshness, but direct them to it by what amuses their minds, so that you may be better able to discover with accuracy the peculiar bent of the genius of each”

- Plato



Crabtree, Rohrbaugh & Associates, Architects

Process



Workshop Agenda

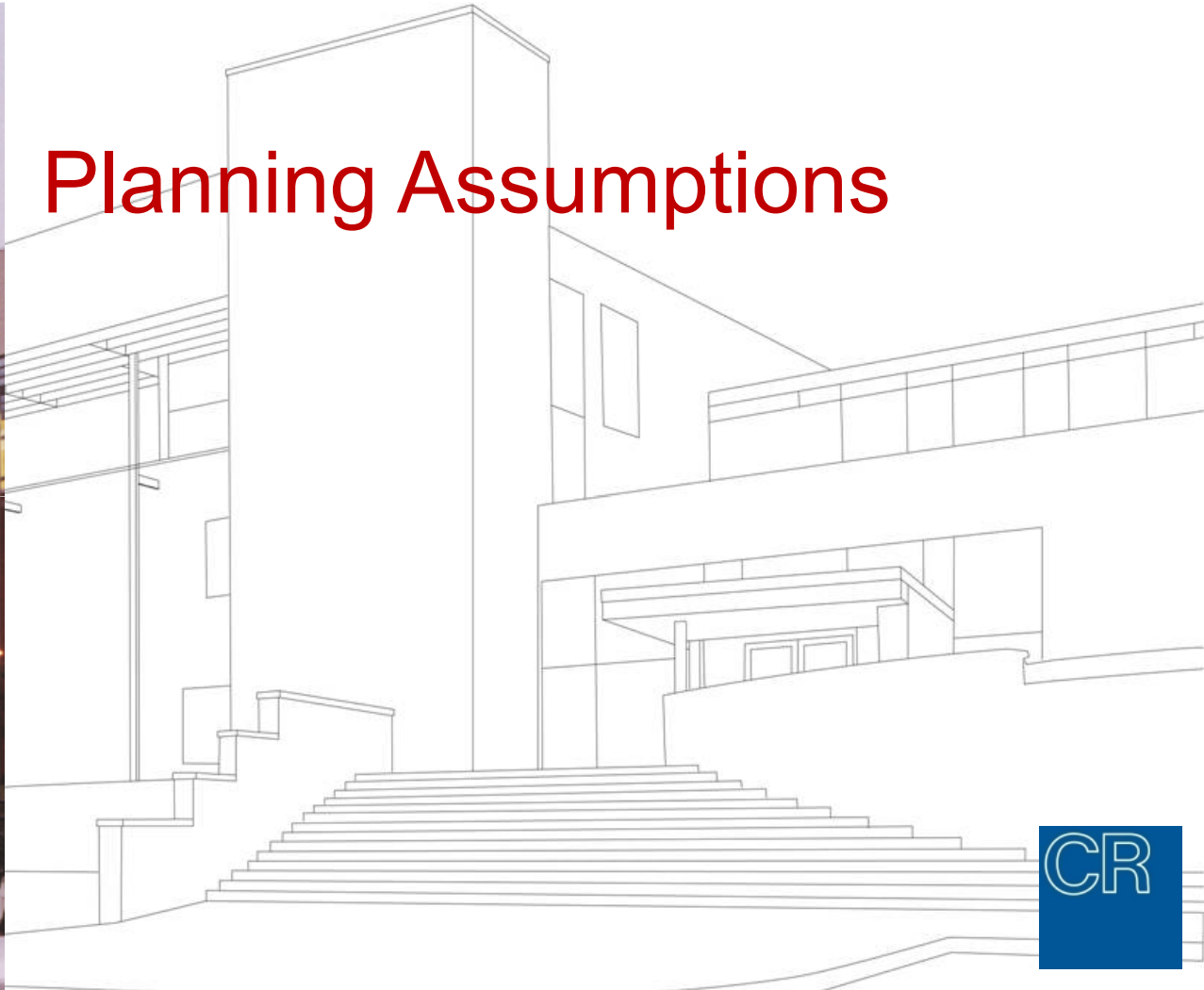
- Planning Assumptions
- Vision, Mission Statement
- Purpose and Process
- Educational Pedagogy
- Goals and Highest Hopes
- High School Visits/Tours
- Program Review
- Challenges
- Masterplan Options
- Project Delivery Methods
- Debt Service Impact

Penn Manor High School Master Plan

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Planning Assumptions



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Planning Assumptions:

- The educational program should drive the Master Plan and any facility recommendations.
- The input of administration, faculty & staff, and students is important.
- A review of the changing educational pedagogy is important.
- **Flexibility is the key to long term Master Plan success:**
 - *changing educational pedagogy;*
 - *future technologies*
 - *unknown conditions*
- **The high school facility should address the social, emotional, academic and physical needs of the students.**
- Community input on the HS Master Plan is important.
- The Master Plan should consider all reasonable delivery methods: (i.e. full scale renovation, phased renovation, renovation/guaranteed energy savings, relocation of high school to campus, grants, etc.)
- **Financial and Budget Impacts**



Vision, Mission Statement & Shared Values



“The Penn Manor HS Master plan will serve to provide a “road map” for the future improvements to the Penn Manor High School.”



Penn Manor High School Master Plan

master-plan

–verb (used with object), -planned, -plan·ning. 1.to construct a master plan for: to master-plan one's career. 2.to develop or improve (land, a community, a building complex, or the like) through a long-range plan that balances and harmonizes all elements (1)

(1) source: Dictionary.com

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District Mission Statement

The Penn Manor **community** will **work collaboratively** to help **all students** define and achieve their **academic and life goals**.

Vision Statement

Penn Manor: A **Family of Learners** Committed to Academic and **Personal Excellence**.

Shared Values



- | | |
|--|--|
| <ul style="list-style-type: none">• Every person has value.• Students learn in different ways.• Students must be prepared to meet the challenges of a changing world.• Each individual has the potential and the responsibility to contribute to society.• Education supports the intellectual, social, emotional, and physical needs of the student.• Individuals must learn to be responsible for their actions.• Individuals deserve to live and to learn in a safe and secure environment.• Education should empower all persons to reach their full potential. | <ul style="list-style-type: none">• Education is the shared responsibility of student, family, school and community.• A qualified and dedicated staff, sensitive to student needs is essential to the learning process.• The public school must operate in a fiscally prudent manner.• Quality public education is essential for a democratic society.• The appreciation of diversity enriches a community.• Ethical conduct is the foundation of productive relationships.• Communication promote understanding.• Learning is lifelong.• Inclusive practices of students with disabilities enriches school and community. |
|--|--|

Penn Manor High School Master Plan

Principal's Message

Dear Parents and Students,

Penn Manor High School's goal is to prepare students for life after high school. As the 2014-2015 school year approaches, we are provided with an opportunity to **prepare our students academically and with the skills that will be needed in the future.** Because of the quality teachers, the supportive parents and community of the Penn Manor School District, our students will be prepared for their future when we all fulfill our role in the education process.

Since our world is experiencing significant change it is ever more important that we all take a part in ensuring that our students are best prepared for the future. Students are encouraged to take challenging and beneficial classes. With the varied offerings that Penn Manor High School offers, students need to take the highest level of classes that they are eligible for and classes that are relevant to their career interests. Parents are asked to be supportive of their child and help them meet the demands of this year. **We as educators will need to examine our curriculum, investigate ways of incorporating technology into the classroom, and be cognizant of what our world is requiring of our students.**

For each of us, **our future is somewhat uncertain but will be full of new challenges.** I hope that each of you will embrace the challenges the new school year brings and strive to be successful in your role as we prepare students for their future.

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Guiding Principles:

- **Community** – PMHS should serve as the center of the community, an active hub of educational, social, physical and entertainment activity.
- **Transparency** – The learning environment should result from a planning / design process involving all stakeholders.
- **Focused learning** – The learning environment should enhance teaching and learning by providing hands-on, collaborative and real-world experiences, accommodating the needs of ALL students.
- **Flexibility** - The learning environment should allow for Flexibility & Adaptability to meet changing needs.
- **Safety & Security** - The learning environment should provide for Health, Safety & Security.
- **Technology** – Technology should be ubiquitous and used to create opportunities for students for learning, networking and collaboration.
- **School Environment** – The school environment should be welcoming, comfortable and appealing, instilling a sense of pride in the students, staff & community.



Purpose & Process



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Process:

- Confirm and determine:
 - *educational needs*
 - *physical needs*
- Evaluate the adequacy of the High School, including the building, site, athletic fields and current property owned by the school district;
- Identify the priorities & needs of the community;
- Develop an approach(s) to address the needs and priorities;
- Consider the Master Plan as a “prioritized pathway to the future”;
- Review plan and approach(s) with School Board;
- Present the vision to the stakeholders;
- Balance all elements in a final plan that demonstrates collaboration and fiscal responsibility;
- Begin to implement Master Plan

CURRENT PHASE

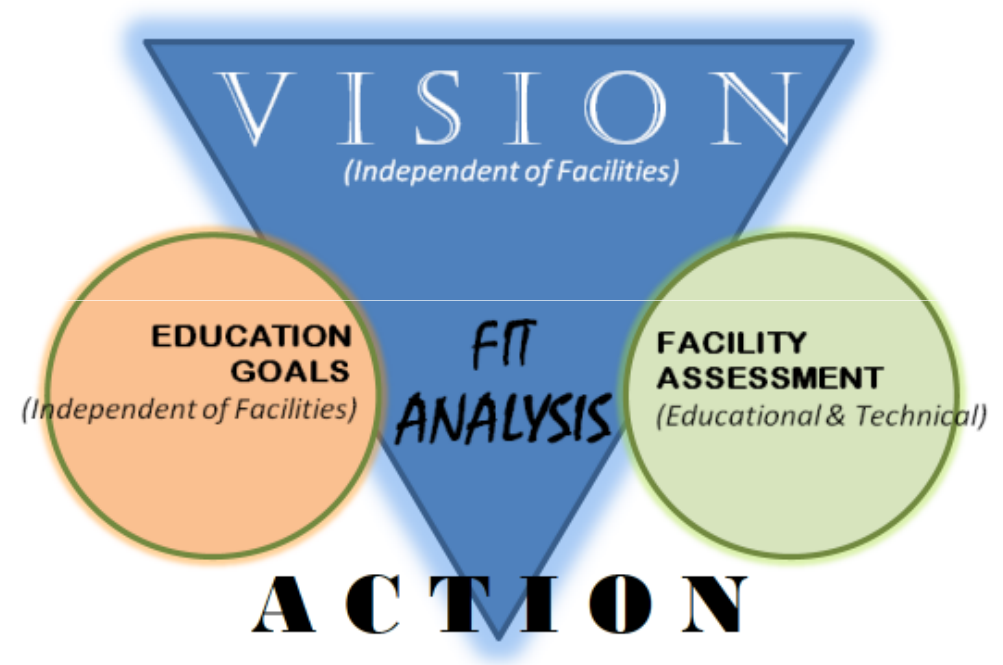
FUTURE PHASE



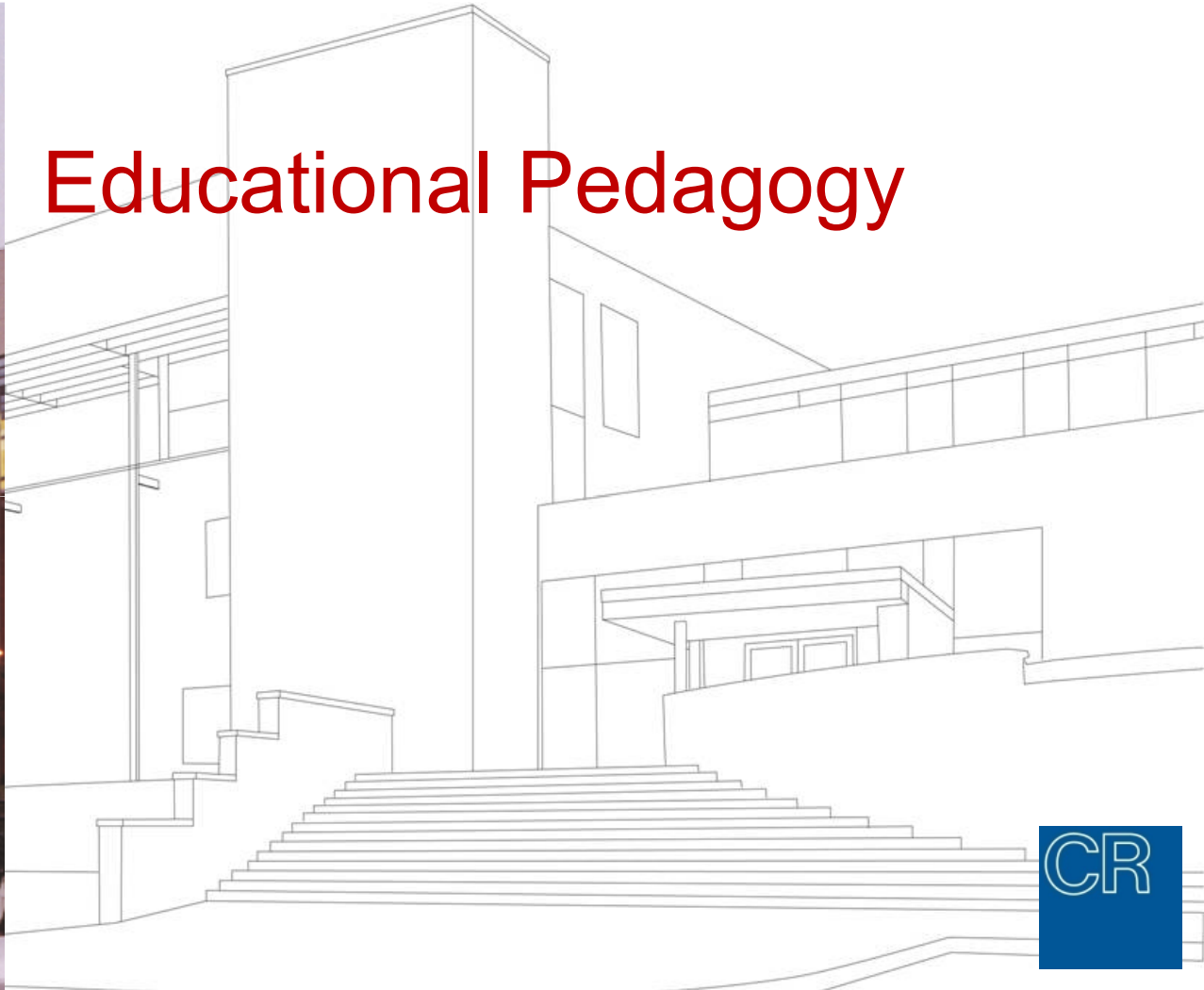
Penn Manor High School Master Plan

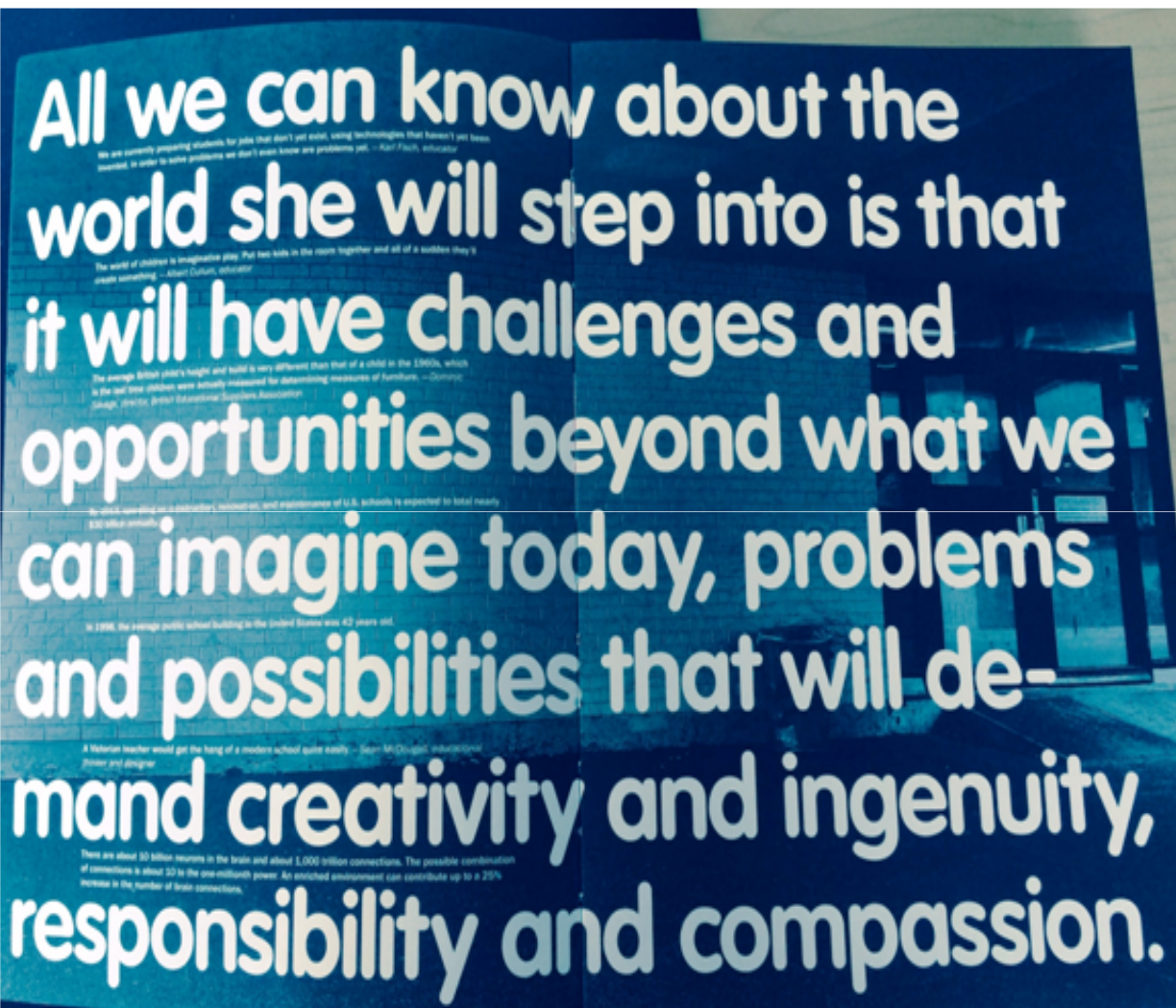
Process:

- 1 Articulate and understand the **vision**;
- 2 Understand **educational goals**, student demographics and community priorities;
- 3 Understand **existing building**, school site, athletic fields and facilities, and district-owned land ;
- 4 **Analyze the fit** - how well is the existing facility supporting the student population, desired educational programs and community priorities?;
- 5 **Explore alternatives** to address the facility needs;
- 6 Define the action(s) required to **enhance the fit** (master plan)



Educational Pedagogy





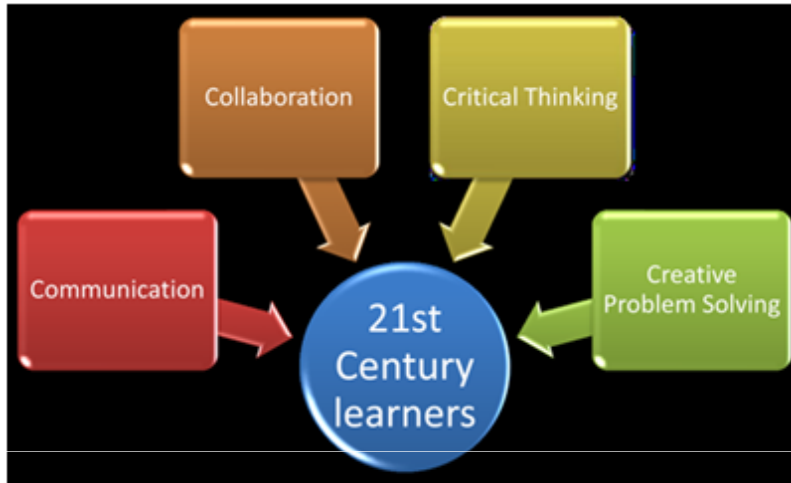
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- The child starting kindergarten this fall will graduate in the 3rd decade of the 21st century.

Their great-grandchildren will go to school and graduate in the 22nd century.

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- ✓ Education is changing
- ✓ Competition is changing internationally
- ✓ Jobs and skill demands are changing

- **Ways of thinking.** Creativity, critical thinking, problem-solving, decision-making and learning
- **Ways of working.** Communication and collaboration, initiative and entrepreneurialism
- **Tools for working.** Information and communications technology (ICT) and information literacy
- **Skills for living in the world.** Citizenship, life and career, personal and social responsibility, and agility & adaptability

Education design characteristics & principles for 21st Century Schools:



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- Personalized;
- safe and secure;
- real life and relevant;
- active, research driven;
- student-directed;
- Collaborative;
- Integrated and interdisciplinary;
- rigorous and hands-on;
- Embodies a culture of excellence and high expectations;
- environmentally conscious;
- connections to community and business;
- globally networked;
- Sets the stage for lifelong learning

Penn Manor High School Student responses to:
“Explain how you learn and access information”

**Penn Manor High School
Master Plan**

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**Education design
characteristics & principles
for 21st Century Schools**

Shawn : I get information from my classmates and the internet; I learn information from my parents, friends, teachers, or the internet.

Mitch : I get most of my information online and when I am learning a new concept I enjoy working collaboratively.

Ellie : I get most of my info from computers or teachers. But it's easiest to learn info in groups and using the internet.

Morgan: I feel as though I learn best in groups. I also learn best from teachers who are keep their students engaged in the topics. I get my information from friends, teachers and the internet.

Emma: I get most of my information from my dad, friends, and the internet. I learn best doing hands on activities and with groups.

Emily: I find out about new information from my peers. I look up information using the internet.

Eric: I get my information by using the internet, talking to peers, and by asking my teachers questions. I am a very visual and hands on learner.

Cece : I learn best by independently researching using the internet. For subjects that are more socially related, I learn and access information from the people in my life.

Goals & Highest Hopes



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Highest Hopes

- Comfortable & flexible
- Integrate common disciplines
- Consolidate / simplify layout
- Centralize main office
- Centralize technology
- Connection to Comet Field



If nothing else, this project must...

- Bring facility up to date
- Address main entrance issue
- Address safety issues
- Address building sprawl
- Provide flexibility
- Fix heating & cooling
- Address budget concerns

If nothing else this project must not...

- Significantly change Central Complex
- Not assume school will be 7:30 - 2:30
- Not assume students will come to school every day

Highest hopes...

“Run as far away from an institutional plan as possible, and toward a fun, joyful experience”

(the best 6 hours of the day!)

High School Site Visits



Spring Grove HS



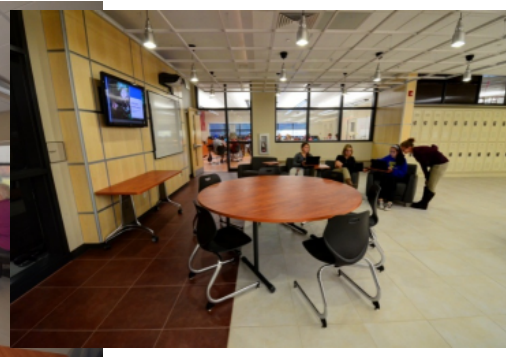
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Mid-West HS



Hazleton STEM Academy



The Program



Penn Manor School District

Penn Manor High School - Recommended Educational Space Program

2000 Student Capacity - Grades 9 - 12

PROGRAMMING SUMMARY

	Existing SF	Programmed SF	Existing Capacity	Programmed Capacity	Notes
1. Humanities	28,278	34,100	850	1050	
2. Science / Technology / Engineering / Math	42,076	54,934	710	850	
3. Economic & Management Sciences	5,659	7,859	85	110	
4. Learning Support	9,905	10,029	0	0	
5. Academic Support Spaces	2,898	5,717	20	20	
6. Visual & Performing Arts	15,888	17,489	180	180	
7. Physical Education	65,153	57,099	240	174	
8. Community / Common Spaces	40,620	44,620	0	0	
9. School Administrative Services	6,097	8,843	0	0	
10. General Building Support	20,132	17,275	0	0	
Total Net Building Area	236,706	257,965	21,259		
Gross Building Factor	1.38	1.38	2,085	2,384	
PDE Building Capacity		0.90	1,877	2,146	
Functional Capacity Range		.80 - .85	1,704 - 1,810	1,907 - 2,026	
Gross Building Area	326,312	355,992	29,680		
Calculated Gross SF / Student (PDE)		174			
Calculated Gross SF / Student (Functional)		182 - 195			

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• Considerations

- Program Adjacencies
- Flexible /Collaborative Spaces
- Future Programs
- Building Support

Penn Manor High School Master Plan



Penn Manor School District

Penn Manor High School - Recommended Educational Space Program

2,000 Student Capacity - Grades 9 - 12

PROGRAMMING SUMMARY

1.00 HUMANITIES	Exist SF	Progr SF	Diff	Programmed Capacity	Notes
1.01 Core Learning Environments	26,948	29,600		1000	English, History, Foreign Language
1.02 Learning Support Spaces	0	3,000		50	
1.03 Staff Support Spaces	1,330	1,500		0	
	28,278	34,100	5,822	1050	
2.00 S.T.E.M.	Exist SF	Progr SF	Diff	Capacity	Notes
2.01 Core Learning Environments	9,521	10,400		350	
2.02 Science Learning Environments	15,931	21,400		300	
2.03 Engineering & Technology	9,934	9,934		80	
2.04 Agricultural Science	6,278	8,700		70	
2.05 Learning Support Spaces	0	3,000		50	
2.06 Staff Support Spaces	412	1,500		0	
	42,076	54,934	12,858	850	
3.00 ECONOMIC & MANAGEMENT	Exist SF	Progr SF	Diff	Capacity	Notes
3.01 Business & Technology	2,350	3,350		50	
3.02 Family & Consumer Sciences	3,309	3,309		60	
3.03 Learning Support Spaces	0	800		0	
3.04 Staff Support Spaces	0	400		0	
	5,659	7,859	2,200	110	
4.00 SPECIAL EDUCATION	Exist SF	Progr SF	Diff	Capacity	Notes
4.01 Core Learning Environments	6,895	6,400		0	
4.02 Learning Support Spaces	1,899	2,599		0	
4.03 Staff Support Spaces	580	580		0	
4.04 Program Support Spaces	531	450		0	
	9,905	10,029	124	0	
5.00 ACADEMIC SUPPORT	Exist SF	Progr SF	Diff	Capacity	Notes
5.01 Support Spaces	2,898	5,717		0	
	2,898	5,717	2,819	20	
6.00 VISUAL & PERFORMING	Exist SF	Progr SF	Diff	Capacity	Notes
6.01 Music	7,406	7,406		60	
6.02 Art	8,482	10,083		120	
	15,888	17,489	1,601	180	

7.00 HEALTH & FITNESS	Exist SF	Progr SF	Diff	Capacity	Notes
7.01 Physical Education	65,153	57,099		174	
	65,153	57,099	-8,054	174	
8.00 COMMUNITY / COMMONS	Exist SF	Progr SF	Diff	Capacity	Notes
8.01 Instructional Media Center	9,546	9,546		0	
8.02 Performance	12,613	14,613		0	
8.03 Food Service / Nutrition	18,461	20,461		0	
	40,620	44,620	4,000	0	
9.00 SCHOOL ADMINISTRATION	Exist SF	Progr SF	Diff	Capacity	Notes
9.01 Administration	2,868	4,195		0	
9.02 Student Services / Guidance	2,048	3,193		0	
9.03 Health Clinic	1,181	1,455		0	
	6,097	8,843	2,746	0	
10.00 BUILDING SUPPORT	Exist SF	Progr SF	Diff	Capacity	Notes
10.01 Faculty Support	4,899	1,908		0	
10.02 Technology Support	1,916	2,050		0	
10.03 Custodial Support	519	519		0	
10.04 General Support	12,798	12,798		0	
	20,132	17,275	-2,857	0	
	<u>Exist</u>	<u>Prog</u>	<u>Net Difference</u>	<u>Capacity</u>	
NET AREA TOTAL	236,706	257,965	21,259	2,026	
PDE Building Capacity		(capacity x .9)		2,146	
Functional Capacity		(capacity x .80 - .85)		1,907 - 2,026	
GROSS AREA ESTIMATE		355,992			0.724637681

Challenges



Challenges:

Questions:

1. What current program spaces, rooms, etc., are inadequate and why?
2. What are the most favorable qualities of the existing high school?
3. What are the least favorable qualities of the existing high school?
4. Identify potential teaching & learning trends that might impact the future of the HS facility?
5. If nothing else, improvements to the High School must...
6. If nothing else, improvements to the High School must not....

Penn Manor High School Master Plan

- ❖ Educational
- ❖ Physical Plant
- ❖ Safety & Security
- ❖ Other



Least Favorable Qualities

- ❑ Lack of Social Spaces
- ❑ “Bewildering” layout
- ❑ Dated finishes
- ❑ Old (looking) stairways
- ❑ Need more daylight
- ❑ Need more “greenery”
- ❑ No space for integrated faculty collaboration
- ❑ Space is “Institutional”
- ❑ Too many exterior doors
- ❑ Lack of adequate internal circulation



Inadequate

- ❑ Main entrance to School (*remote, difficult to find, not welcoming or appealing*)
- ❑ Ag Area (*additional program space, ventilation and systems improvements*)
- ❑ No LGI spaces (*30-150 students*)
- ❑ Need centralized Tech Services & Support space
- ❑ Art – (*more studio oriented*)
- ❑ Poor internal circulation
- ❑ ADA accessibility
- ❑ Access to open Cafeteria



Inadequate

- ❑ Elevator size
- ❑ Math & Science wing location is isolated and remote from Technology
- ❑ Need for Drama prep area
- ❑ Separation of Bus & Student Traffic
- ❑ Auxiliary gym area is underutilized
- ❑ Separation of PE areas
- ❑ Need centralized Athletics
- ❑ Lack of exterior, on-site PE areas
- ❑ Heating/Cooling very difficult
- ❑ Auditorium is inadequate for capacity/storage and access



Most Favorable Qualities

CR

- ❑ Location
(control center of community)
- ❑ Central Complex
- ❑ Stacked/consolidated CR wing
(original section of building)
- ❑ Connections with MSU, HACCC and F&M
- ❑ Areas kids relate to...

Masterplan Options



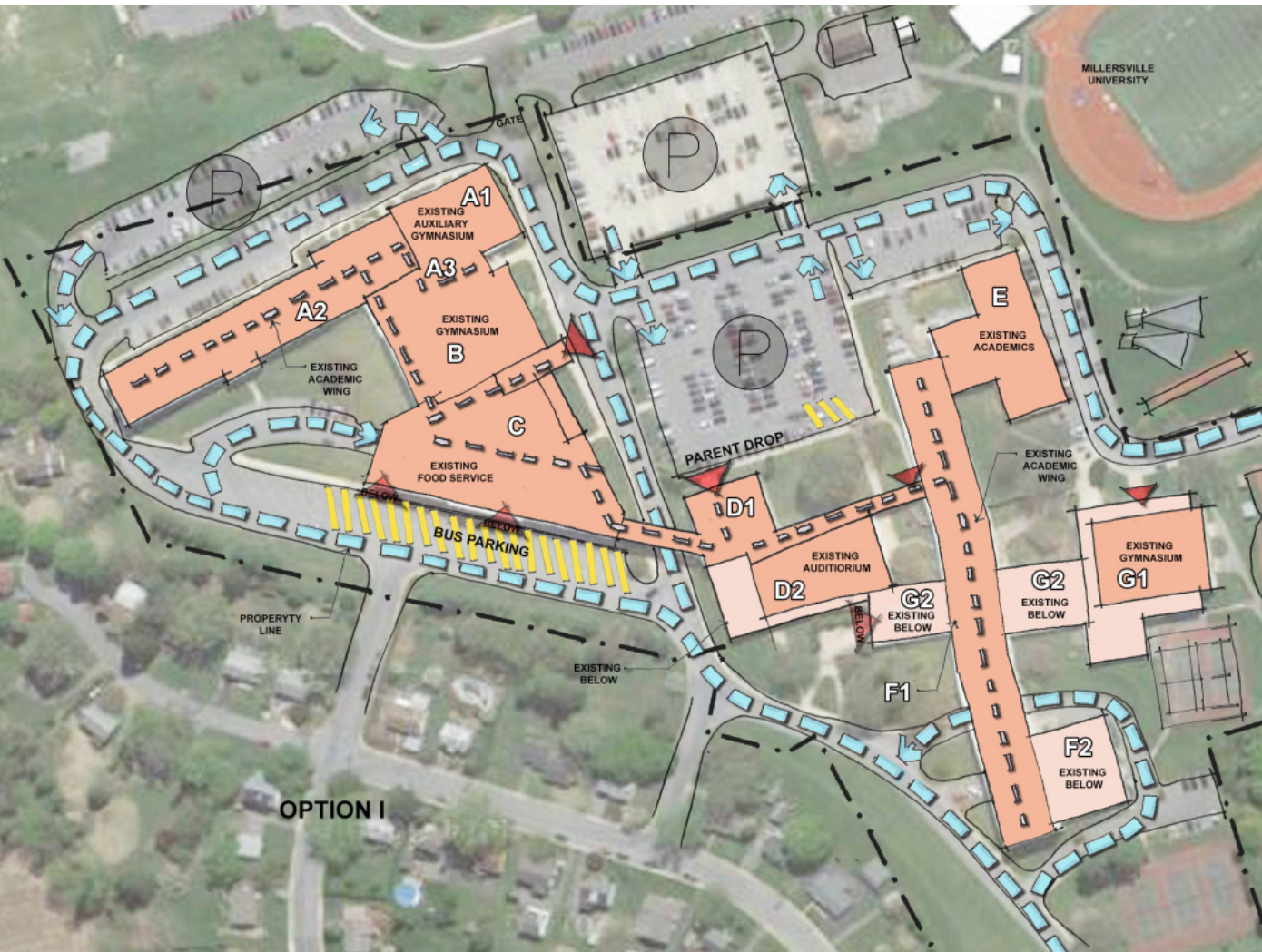
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OPTION 1

Renovations **only** to the Existing Building

- Continued Vehicular and Pedestrian Conflicts
- Poor Security w/ Multiple Perimeter Entrances
- Administration and Parent Drop-Off Area are Concealed from the Site Entrance
- Inadequate Program Space
- Athletics is Separated at Remote Ends of the Building
- Poor Circulation in the Building resulting in significant loss of Educational Time with Students
- No Flex-Space for Collaborative Learning



Penn Manor High School Master Plan



OPTION 1

Renovations **only** to the Existing Building

- New MEP Systems
- New Doors and Windows
- New Roofing Systems
- New Finishes
- Integrated Technology
- Expanded Food Service

Renovations to Existing High School

May 18, 2015

CONSTRUCTION COSTS	Area	Cost / SF	Subtotal
Existing Building Area	340,500		
Building Demolition			
Existing Site Improvements Allowance			\$ 1,500,000
Extensive Renovation	268,125	\$ 120.00	\$ 32,175,000
Moderate Renovation	72,375	\$ 80.00	\$ 5,790,000
New Building Construction			
Total Gross Building Area	340,500		
<u>Sitework Allowance</u>			
Subtotal			\$ 39,465,000
Escalation to Midpoint of Construction @10%			\$ 3,946,500
Subtotal			\$ 43,411,500
SOFT COSTS @ 20%			\$ 8,682,300
TOTAL PROJECT COSTS			\$ 52,093,800

Penn Manor High School Master Plan



Considerations:

- Phasing
- Schedule
- Borrowing Capacity

➤ 159 sf / student

➤ \$127 / sf construction cost

➤ \$153 / sf total project cost

Penn Manor High School Master Plan

The logo consists of the letters 'CR' in white, set against a blue square background.

OPTION 1 Pros and Cons

PROS

- Least expensive option
- Provide way-finding signage and update to the interior finishes
- Continued Use of MU Stadium

CONS

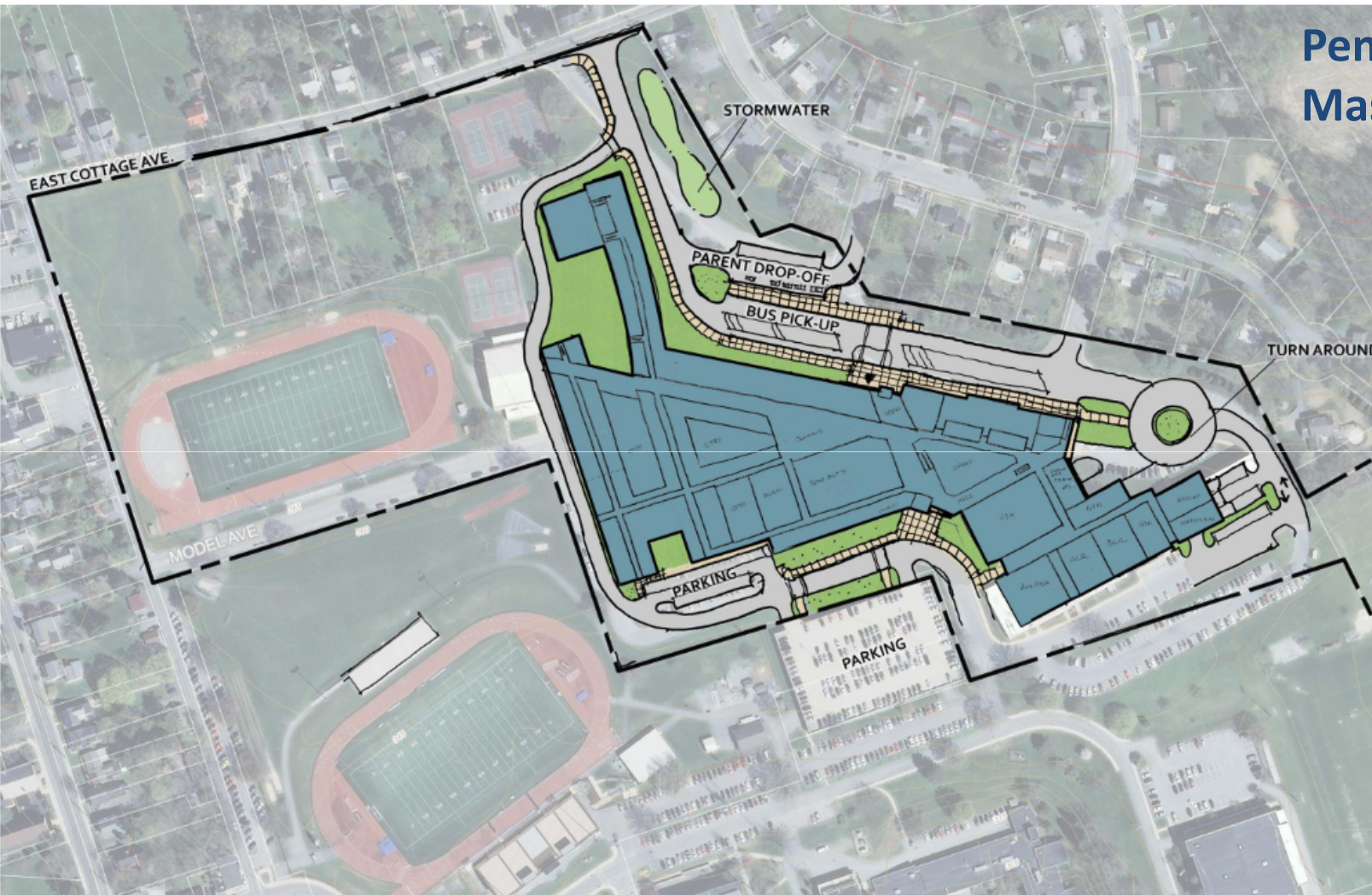
- Complex disruptive phasing process requiring swing space
- Does not address building program issues
- Does not address building circulation issues
- Does not address site circulation issues
- Significant \$\$\$\$ spent on a 1959 era building
- Building entrance is not easily identified with minimal surveillance of the main entrance
- Administration is hidden and has no surveillance of main entrance
- Existing building has multiple entrances, compromising security
- Visitor parking is remote from site entrance
- Athletics Department is divided w/ multiple program spaces throughout the building
- Inadequate flex classroom space for collaborative learning
- Maintains four floor levels - more difficult to supervise

Penn Manor High School Master Plan

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OPTION 2: Site Plan

- Upper and Lower Primary Entrances
- Lower Entrance includes Parent Drop Off and Visitor Parking
- New Central Plant at Loading Dock / Service Area
- Separate Bus from Student / Staff / Visitor Vehicular Circulation & Full Perimeter Roadway
- New Parking Deck



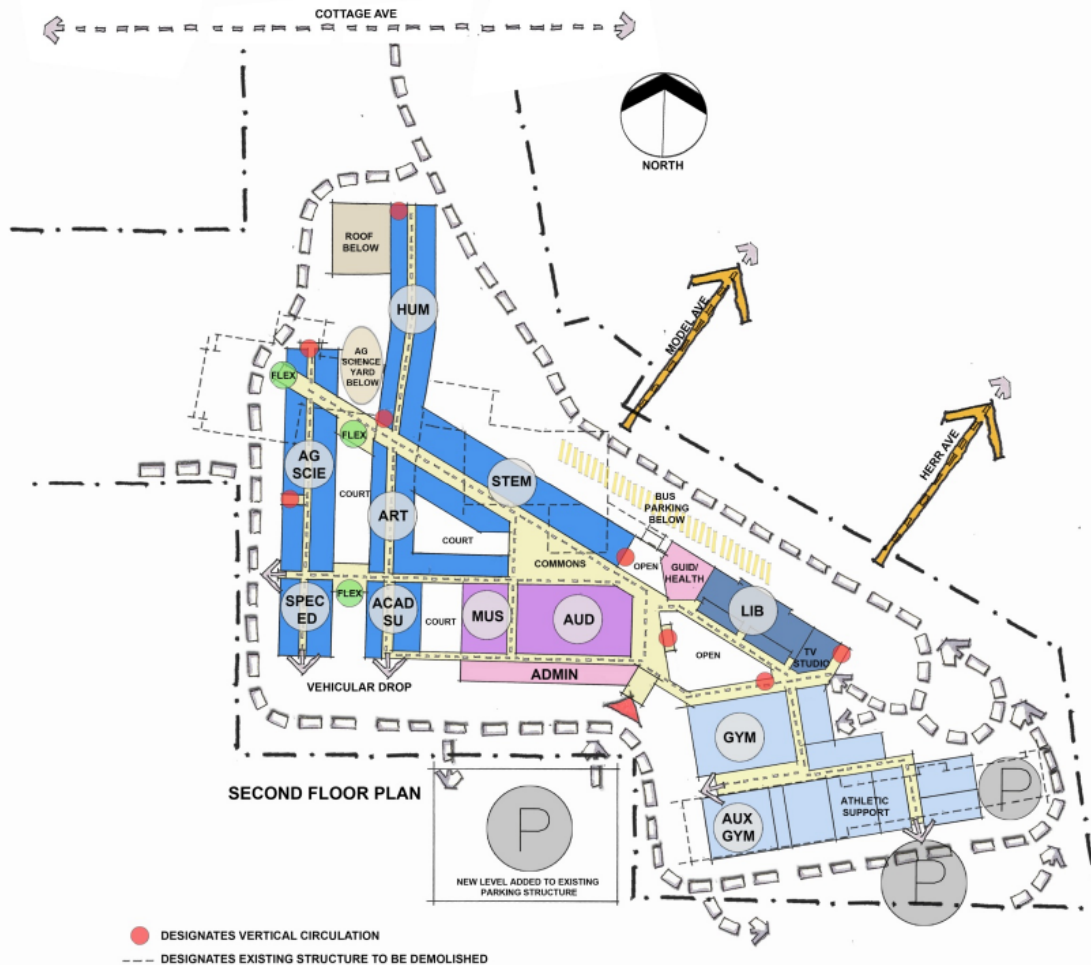
Penn Manor High School Master Plan



OPTION 2: Ground & First Floor Plans

- Upper and Lower Primary Entrances
- Upper Entrance includes Administrative Offices and Parent Drop Off
- Retains 152,000 of Existing Building
- New Central Plant at Loading Dock / Service Area
- New Primary Circulation Corridor
- Separate Bus from Student / Staff / Visitor Vehicular Circulation & Full Perimeter Roadway

Penn Manor High School Master Plan



OPTION 2: Second Floor Plan

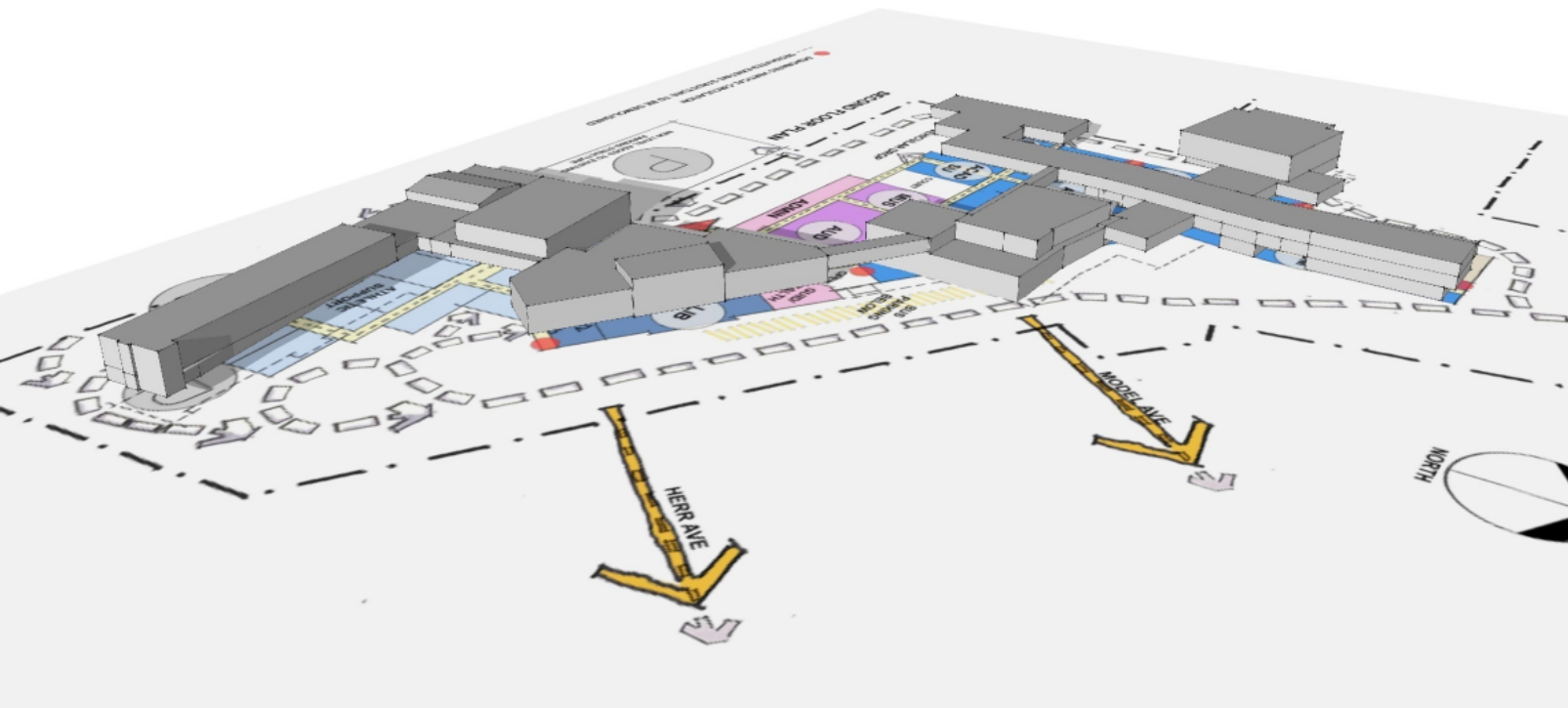
- Mezzanine / Student Commons Overlooking Dining and Lower Level Entrance
- 2nd Level Main Entrance is Centrally Located for Visitors, Students, Staff, and Parent Drop-Off
- Consolidated Athletic Wing
- Centrally Located Primary Circulation Corridor w/ Straightforward Secondary Circulation Corridor
- New 158 Space Parking Deck

Penn Manor High School Master Plan

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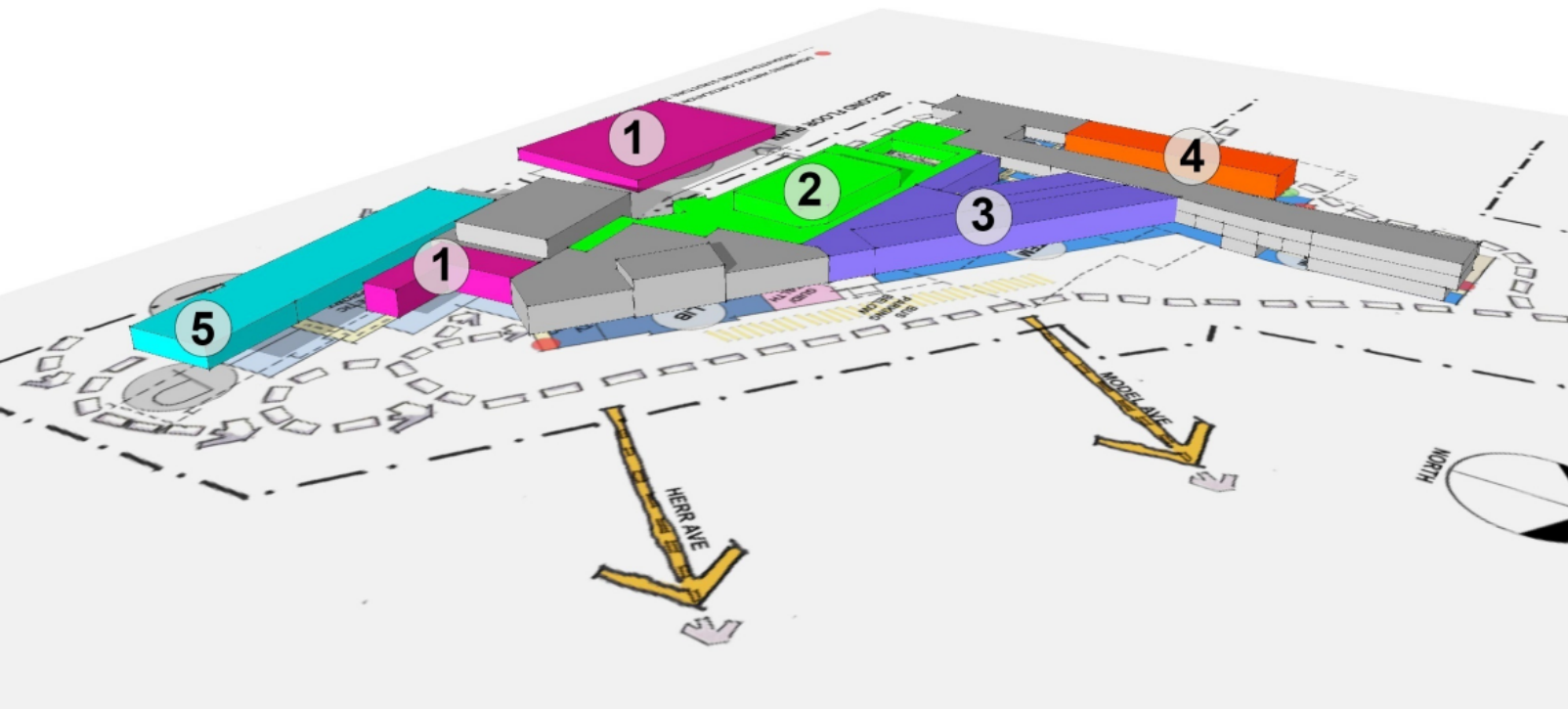
OPTION 2 – Existing Conditions

Renovations & Additions to
the Existing Building



Penn Manor High School Master Plan

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OPTION 2 : Phase 5

- 1** New Parking Deck
 - New Central Plant
 - Athletics Offices
- 2** New Auditorium
 - New Music Department
 - New Administration
- 3** New Lobby
 - New Student Commons
 - New Two Story Academic Wing
- 4** New 2 Story Classroom Wing
- 5** New Athletics & Phys.Ed. Wing
 - Completion of Remaining Site-work

Penn Manor High School Master Plan

Additions & Renovations to Existing High School

May 18, 2015

CONSTRUCTION COSTS	Area	Cost / SF	Subtotal
Existing Building Area	340,500		
Building Demolition	206,797	\$ 4.00	\$ 827,188
Existing Site Improvements Allowance			\$ 2,500,000
Extensive Renovation	80,352	\$ 120.00	\$ 9,642,240
Moderate Renovation	72,375	\$ 80.00	\$ 5,790,000
New Building Construction	220,135	\$ 175.00	\$ 38,523,625
Third Level Parking Deck	54,000	\$ 60.00	\$ 3,240,000
Total Gross Building Area	372,862		
Subtotal			\$ 60,523,053
Escalation to Midpoint of Construction @10%			\$ 6,052,305
Subtotal			\$ 66,575,358
SOFT COSTS @ 20%			\$ 13,315,072
TOTAL PROJECT COSTS			\$ 79,890,430

Considerations:

- Phasing
 - Schedule
 - Borrowing Capacity
-
- 174 sf / student
 - \$178 / sf construction cost
 - \$214 / sf total project cost

Penn Manor High School Master Plan

The logo consists of the letters 'CR' in a white, sans-serif font, centered within a blue square. This square is positioned at the end of a horizontal orange line that spans across the top of the slide.

OPTION 2: PROS & CONS

PROS

- Reorganizes and improves site circulation
- Busses stage at the lower level and return to exit the site at the main entrance
- Service area and mechanical room access consolidated at the east side loading dock
- Preserves cafeteria and gymnasium wing
- Consolidates Athletics and Phys Ed into a single wing
- Significantly improves internal building circulation / wayfinding
- Expands parking with additional parking deck
- Continued use of MU Stadium
- 2nd least costly option - No modular classrooms required.

CONS

- Significant costs to tie into existing portions of the facility
- Administration and visitor entrance located on the south side
- The main entrance is difficult to access and offers no visual cue upon entering the site



Penn Manor High School Master Plan



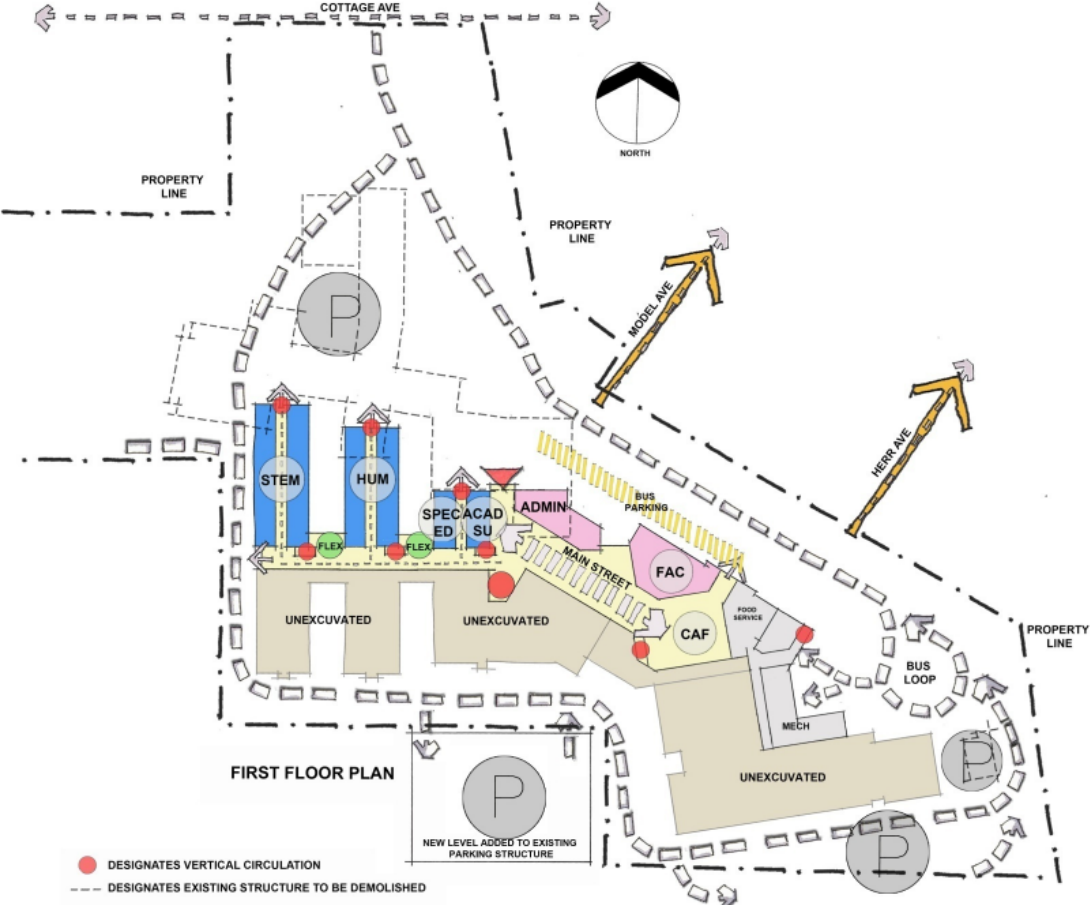
OPTION 3 : Site Plan
Renovations & Additions to the Existing Building – Replace majority of the building

Penn Manor High School Master Plan



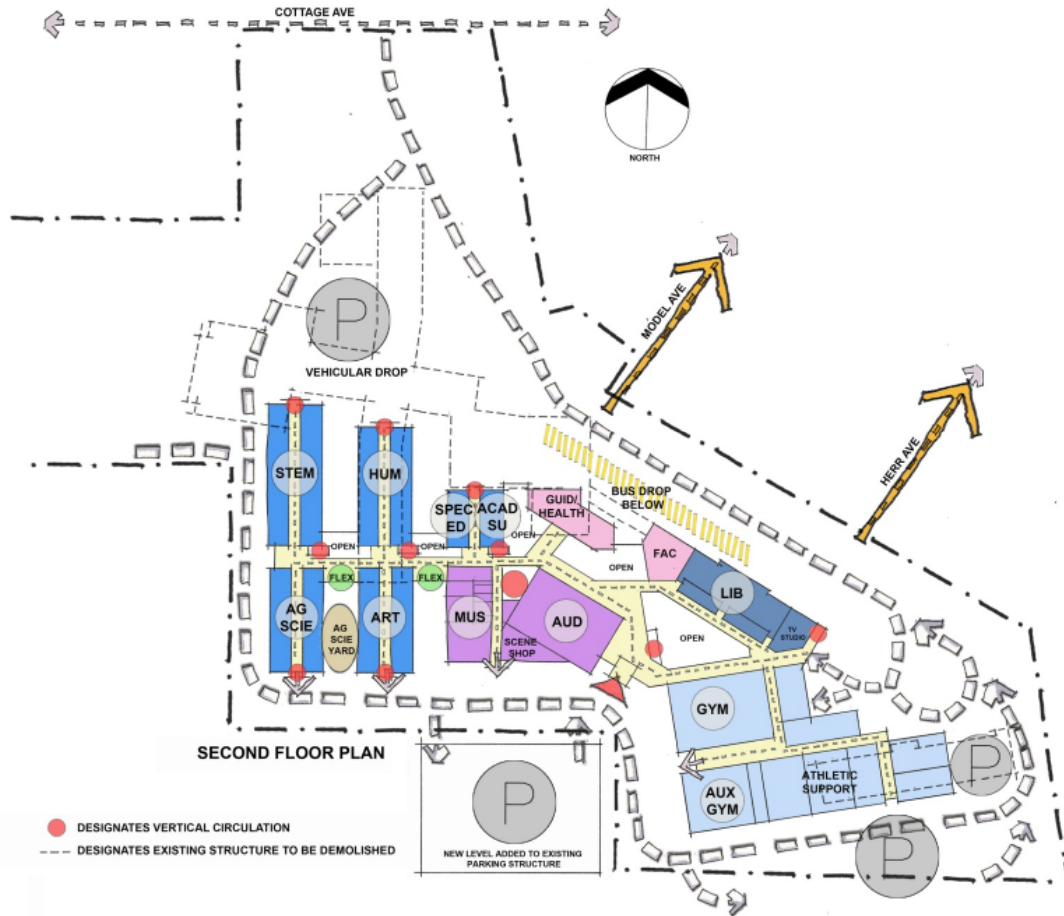
Option 3: First Floor Plan

- Centrally Located Main Entrance adjacent to Visitor Parking, Parent Drop Off, and Bus Parking
- New Central Plant Adjacent to Loading Dock/Service Area
- New Student Commons
- New Primary Circulation Corridor



Penn Manor High School Master Plan

Option 3: Second Floor Plan



- Second Level Primary Entrance to Student Commons
- Consolidated Athletic Dept.
- Separate Academic Wings from Public Venues
- Direct Outside Access for Music Department, Stage Support Spaces
- New Ag Sciences Wing with Adjacent Yards
- Upper Level Mezzanine overlooking First Floor Commons
- Clear Concise Primary Circulation Corridor

Penn Manor High School Master Plan



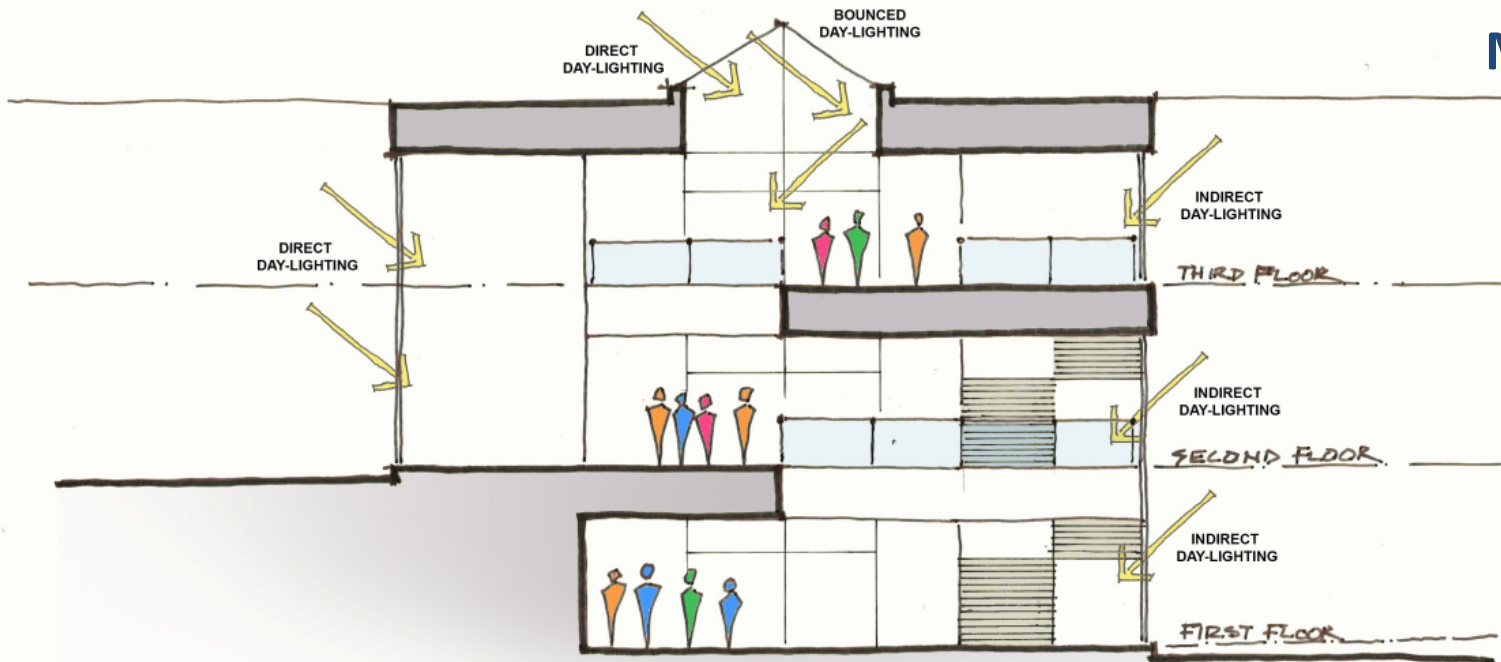
Option 3: Third Floor Plan

- Flex Spaces Between Academic Wings Open to Below
- Add Educations Spaces have Daylight and Views



Penn Manor High School Master Plan

CR



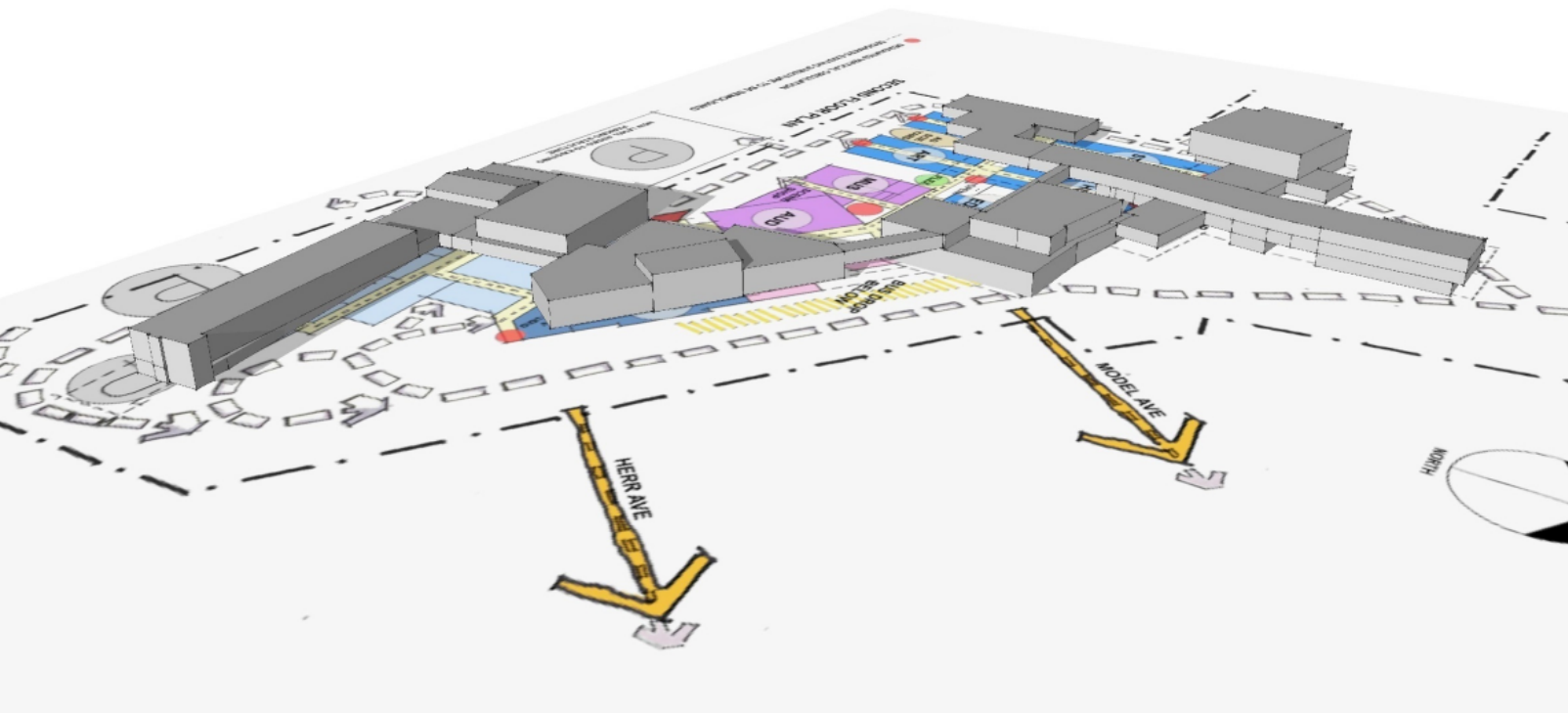
CROSS SECTION THRU PRIMARY CIRCULATION CORRIDOR

Option 3: Cross Section

- Flex Spaces Between Academic Wings Open to Below
- Vertical Circulation is located on Each Academic Wing
- Collaborative Learning Spaces Filled with Daylight
- Opportunity for Outdoor Learning Environments

Penn Manor High School Master Plan

CR

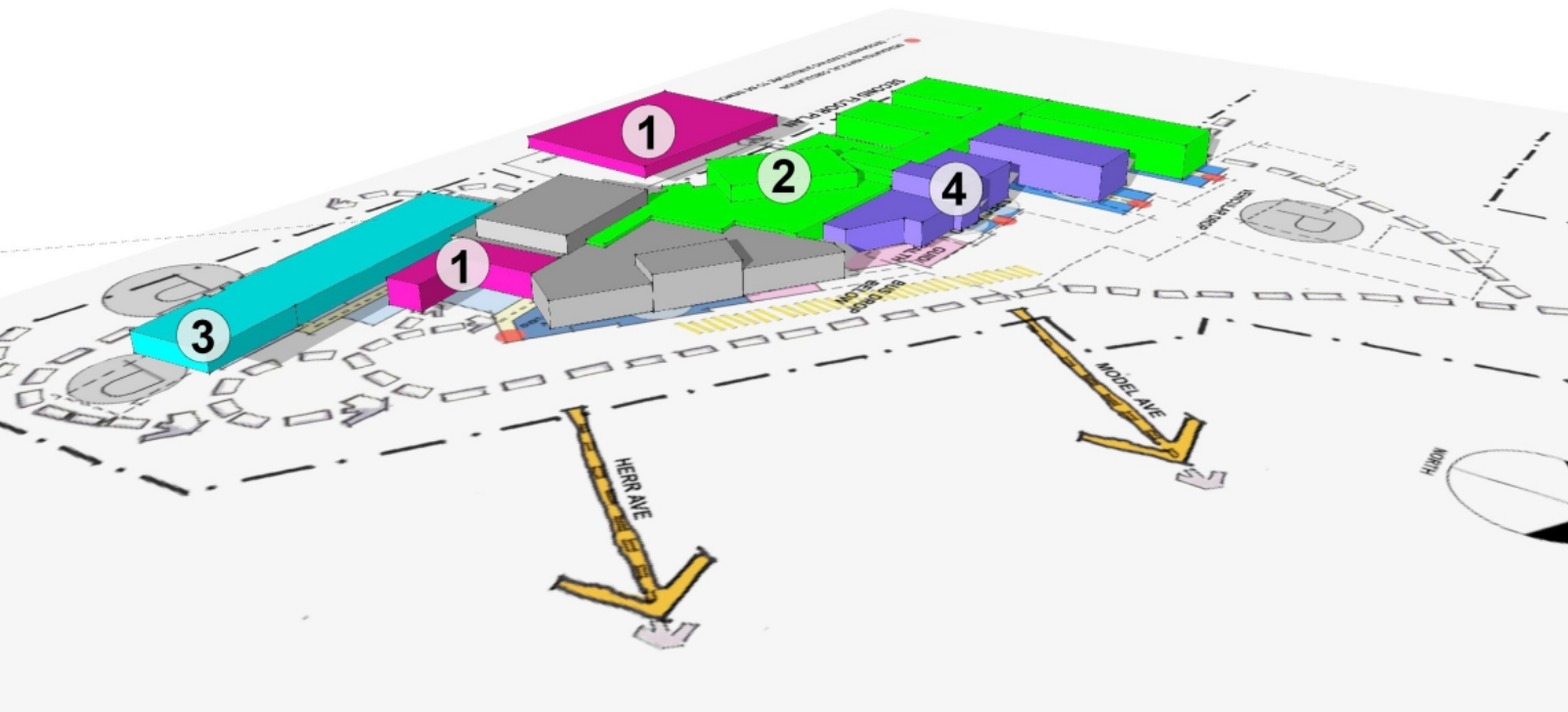


OPTION 3: Mobilization

- Site Prep – Existing Parking Lot
- Site Prep – Bus Circulation
- Locate Modular Classrooms on Site

Penn Manor High School Master Plan

CR



OPTION 3: Phase 4

- 1** New Parking Deck
 - New Central Plant
 - Athletics Offices
- 2** New Administrative Wing & 2 Story Classroom Wings
 - New Auditorium
 - New Music Department
 - New Administration
- 3** New Lobby
 - New Athletics & Phys Ed Wing
- 4** New Administrative Wing & 2 Story Classroom Wings
 - Complete Sitework

Additions & Renovations to Existing High School

May 18, 2015

CONSTRUCTION COSTS	Area	Cost / SF	Subtotal
Existing Building Area	340,500		
Building Demolition	268,125	\$ 4.00	\$ 1,072,500
Existing Site Improvements Allowance			\$ 2,500,000
Extensive Renovation	0	\$ 120.00	\$ -
Moderate Renovation	72,375	\$ 80.00	\$ 5,790,000
New Building Construction	299,112	\$ 175.00	\$ 52,344,600
Third Level Parking Deck	54,000	\$ 60.00	\$ 3,240,000
Temporary Modular Classrooms		Allowance	\$ 1,000,000
Total Gross Building Area	371,487		
Subtotal			\$ 65,947,100
Escalation to Midpoint of Construction @10%			\$ 6,594,710
Subtotal			\$ 72,541,810
SOFT COSTS @ 20%			\$ 14,508,362
TOTAL PROJECT COSTS			\$ 87,050,172

Penn Manor High School Master Plan

CR

Considerations:

- Phasing
- Schedule
- Borrowing Capacity

➤ 176 – 186 sf / student

➤ \$177 / sf construction cost

➤ \$234 / sf total project cost

Penn Manor High School Master Plan

The logo consists of the letters 'CR' in a white, sans-serif font, centered within a blue square. A thin orange horizontal line is positioned above the square, extending from the left edge of the slide towards the square.

Option 3: Pros & Cons

PROS

- Significantly reorganizes and improves site circulation
- Prominent main entrance upon entering the site
- Busses stage at the lower level and return exit the site at the main entrance
- Reduced student vehicular conflict with busses
- Service area and mechanical room access consolidated at the east side
- Preserves cafeteria and gymnasium wing
- Consolidates Athletics and Phys Ed into a single wing
- Significantly improves internal building circulation / wayfinding
- Expands parking with additional parking deck
- Continued use of MU Stadium
- Significantly improves educational program adjacencies

CONS

- 2nd most costly option – modular classrooms budgeted at \$1.0 Million

Penn Manor High School Master Plan



OPTION 4
New High School at
the Manor MS /
Hambright ES
Campus

New High School on a New Site

February 27, 2015

CONSTRUCTION COSTS	Area	Cost / SF	Subtotal
Existing Building Area	340,500		
Building Demolition			
Existing Site Improvements Allowance			
Building Area to be Renovated			
New Building Construction	370,000	\$ 170.00	\$ 62,900,000
Total Gross Building Area	370,000		
New Stadium w/ Synthetic Turf Field			\$ 4,000,000
Sitework			\$ 6,000,000
Subtotal			\$ 72,900,000
Escalation to Midpoint of Construction @10%			\$ 7,290,000
Subtotal			\$ 80,190,000
SOFT COSTS @ 20%			\$ 16,038,000
TOTAL PROJECT COSTS			\$ 96,228,000

Penn Manor High School Master Plan



Considerations:

- Phasing
- Schedule
- Borrowing Capacity

➤ 176 – 186 sf / student

➤ \$197.02.83 / sf construction cost

➤ \$260.07 / sf total project cost

Penn Manor High School Master Plan

The logo consists of the letters 'CR' in white, set against a blue square background.

OPTION 4: PROS & CONS

Pros

- Ideal adjacencies for all educational programs
- Improved site access
- Adjacent playfields
- New competition stadium adjacent to the High School
- Ample parking
- All new building systems
- All new building systems

Cons

- Most costly option
- Moves High School to Northern portion of the District
- Increased traffic in rural area of the District

Penn Manor High School Master Plan



PENN MANOR SCHOOL DISTRICT

PENN MANOR HIGH SCHOOL MASTER PLAN

Crabtree, Rohrbaugh & Associates

Concept Plan Cost Summary

2/27/2015



OPTION ONE	Total Building Area	Construction Cost	Total Project Cost
<u>Renovations to Existing High School</u>	340,500 SF	\$ 43,411,500	\$ 52,093,800
OPTION TWO	Total Building Area	Construction Cost	Total Project Cost
<u>Additions & Renovations to Existing High School</u>	372,838 SF	\$ 66,515,358	\$ 79,890,430
OPTION THREE	Total Building Area	Construction Cost	Total Project Cost
<u>Additions & Renovations to Existing High School</u>	371,487 SF	\$ 72,541,810	\$ 87,050,172
OPTION FOUR	Total Building Area	Construction Cost	Total Project Cost
<u>New High School</u>	370,000 SF	\$ 80,190,000	\$ 96,228,000
<i>- New Stadium</i>			

Considerations:

- Phasing
- Schedule
- Borrowing Capacity



Project Delivery Options

- Comprehensive addition / renovations.
- Improvements completed in multiple, smaller phases.
- Guaranteed Energy Performance .
- State Contract purchasing.
- Grant opportunities.
- Other.

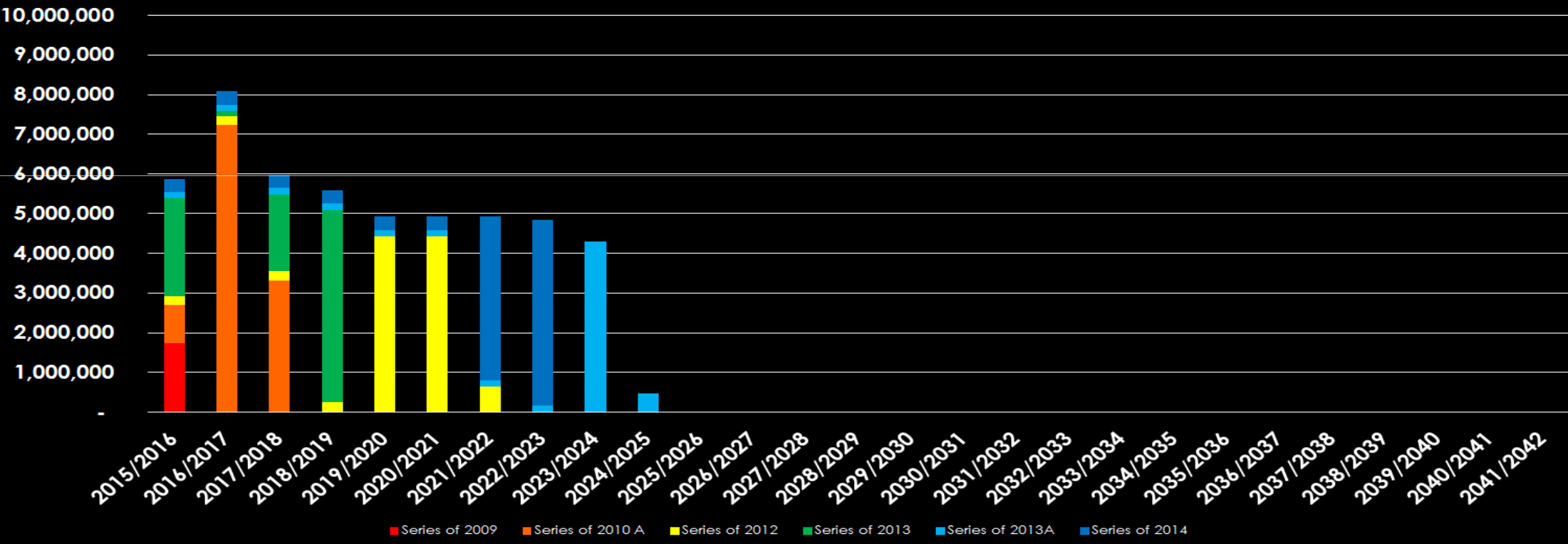
- ✓ *Issues*
- ✓ *Advantages*
- ✓ *Disadvantages*



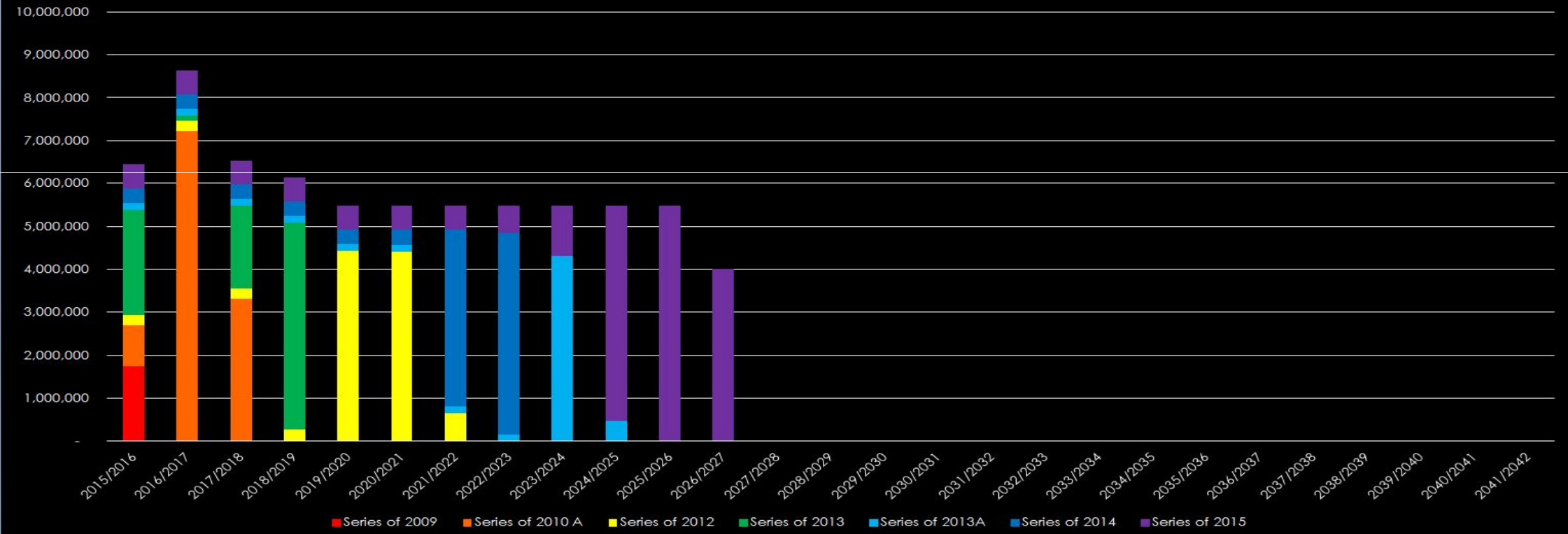
Debt Service Impact



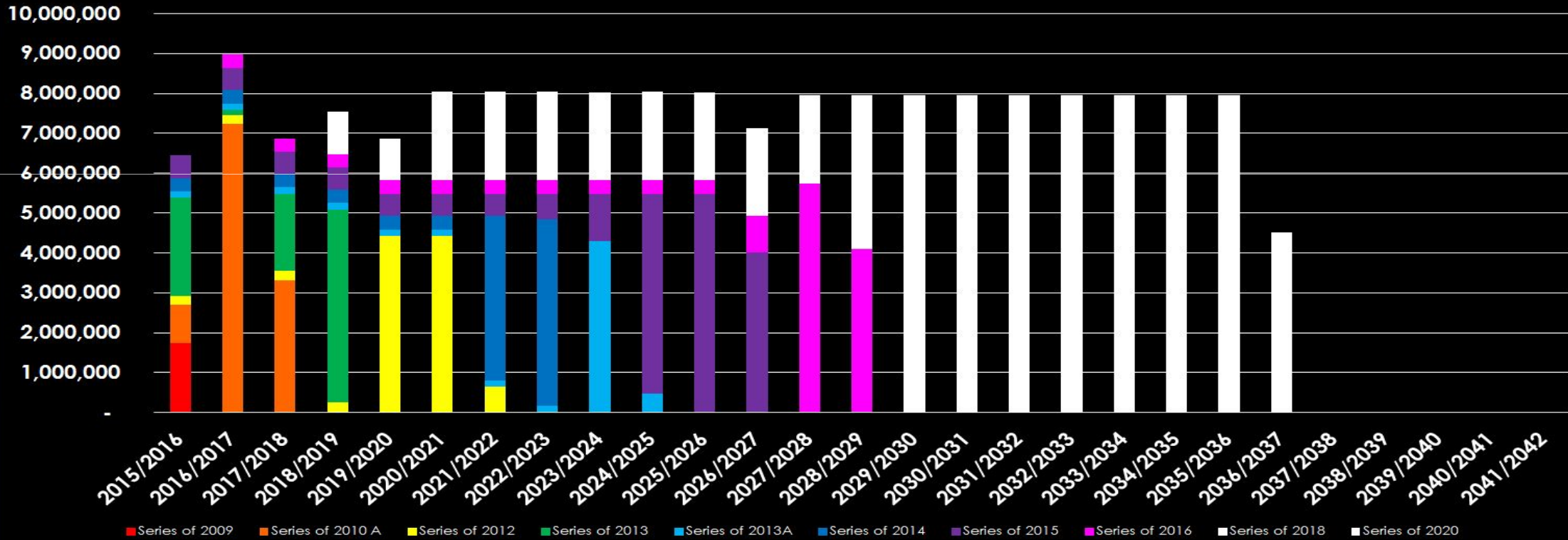
Existing Debt



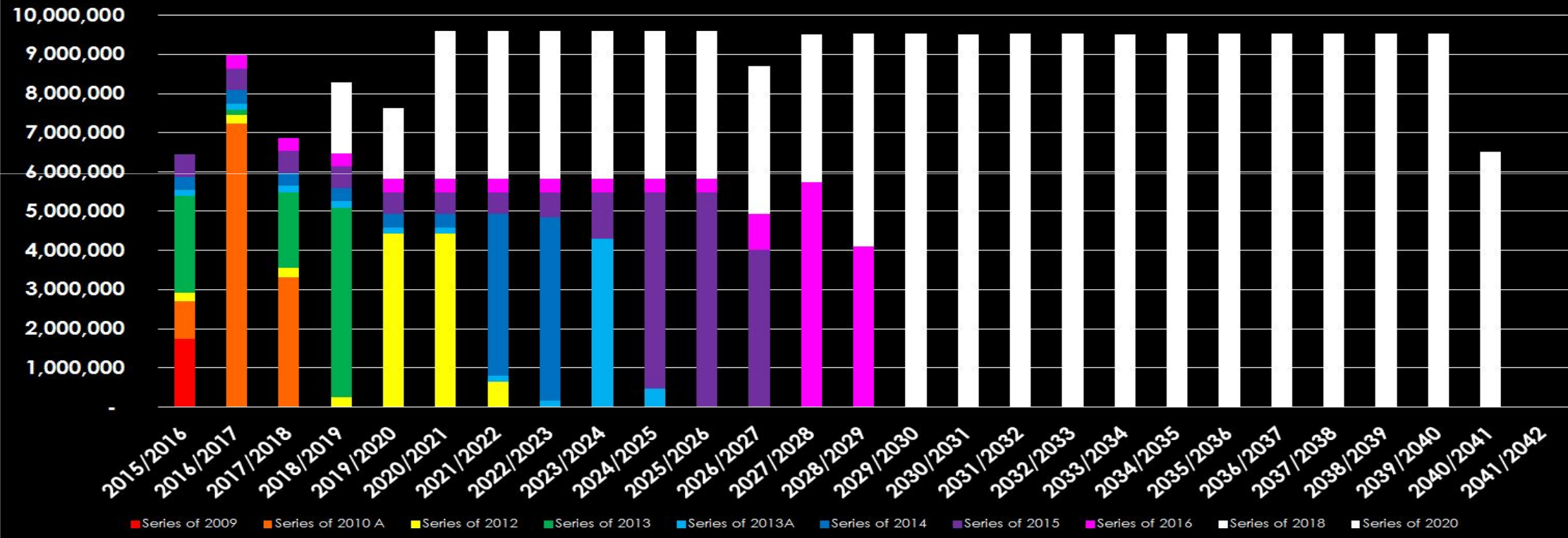
With Pequea



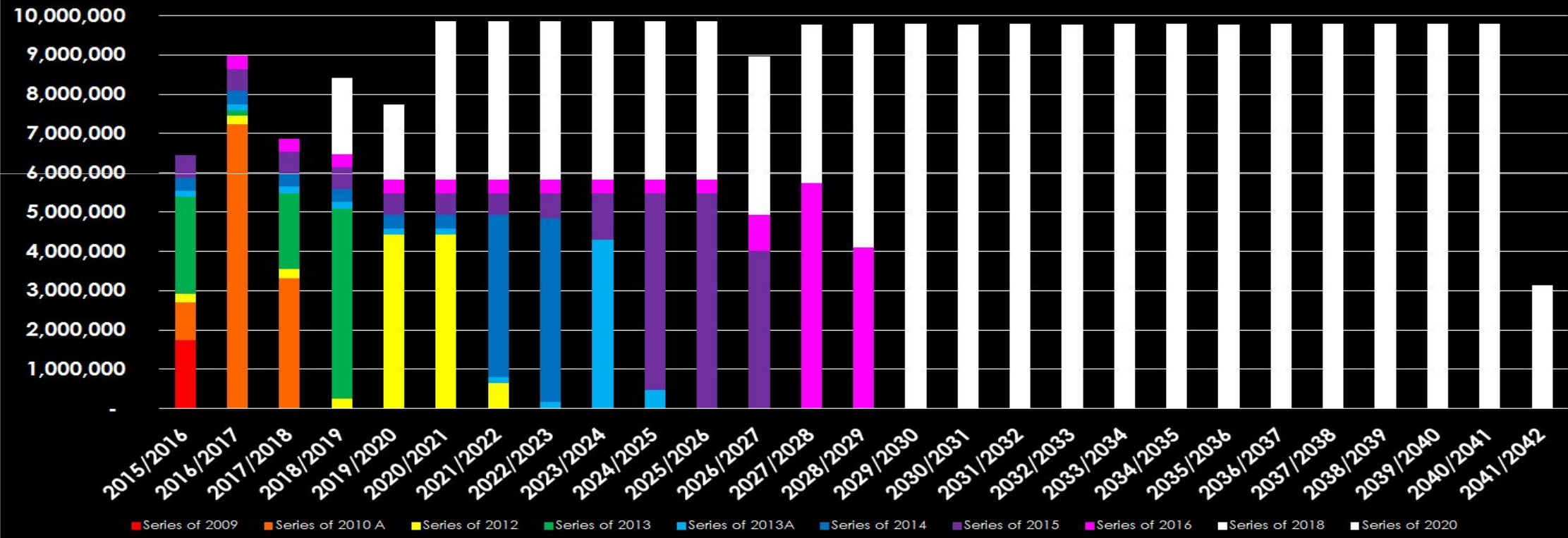
Adding High School Renovation \$52,000,000



Adding High School Renovation \$87,000,000



Adding High School Renovation \$93,000,000



➤ **PROPOSED TENTATIVE SCHEDULE**

- PlanCon Part A – July 2015**
- Community /Public Involvement – September 2015 – January 2016**
- Board Decision – January 2016**
- Planning /Programming Schematic – February 2016 – October 2016**
- Land Development – September 2016 – January 2018**
- Design Development – November 2016 – March 2018**
- Construction Documents – April 2018 – November 2018**
- Bid Period - February – April 2019**
- Construction Start - Summer 2019**





What's Next

- ✓ PlanCon Part A – Project Justification
- ✓ School Board Review and Discussion
- ✓ Community Engagement

"If we teach today as we taught yesterday, we rob our children of tomorrow..."

-John Dewey

