

EXECUTIVE SUMMARY – UPDATED JANUARY 15, 2016

The 2015 School District of Lancaster District Wide Feasibility Study has been prepared as an update to the 2011 Study that was completed in conjunction with the Phase II projects. This Update was prepared in advance of the District submitting Plan Con Part A's for the balance of buildings in the District that have not been renovated with recent phases of construction. These Plan Con Part A's were submitted in June of 2015. The Study provides an update to enrollment projections, documents existing building conditions and provides construction options with associated phasing and costs for addressing the balance of buildings within the District that require renovation.

The following buildings are addressed in this study:

Buchanan Elementary School	Lincoln Middle School
Burrowes Elementary School	Reynolds Middle School
Carter & MacRae Elementary School	Wheatland Middle School
Hamilton Elementary School	
King Elementary School	
Price Elementary School	
Wickersham Elementary School	

The Study is intended to provide a wide array of options for School Board consideration. Rather than limiting construction options to three or four, which is typical of most district wide studies, this study attempts to provide as many options as possible for addressing the question of renovating existing buildings or building new, and provide options for potential grade structures within the buildings.

Plan Con Part A's were submitted to PDE for the balance of buildings requiring renovation in the District. These Part A submissions reflect renovations to the existing buildings and maintain the existing grade configurations, reflecting Option 1 in the Study. With the Study providing as many options as possible with regard to new vs existing construction and potential grade structure, the Board will not be limited in discerning whether new construction or renovation is most appropriate and what grade structure best serves the needs of the students in the District. At the time of submission to PDE, the authors of this study confirmed with PDE that as long as any future project is grounded in an option in this Study, the Part A's that have been submitted will be valid, and the project will be eligible for reimbursement.

At the time of this Executive Summary Update, the District Administration is recommending the Board consider future construction projects be undertaken in accordance with Option 6 of this study, which is a

mixture of new construction and renovation. Jim Vogel of PDE has again been consulted regarding the validity of the Part A's that were submitted in June of 2015, and Jim has recommended that although the existing Part A's could be worked with, updated Part A's should be submitted as soon as the District has confirmed the desired direction for each project. Currently the proposed legislation in Harrisburg places a moratorium on Plan Con. The earliest this moratorium could take place is February 15, 2016.

Enrollment Projections

During the time since the most recent study, the District's enrollment has remained fairly consistent. The projections for the District reflect consistent to slight growth in enrollment.

Design Options Summary

Each option explores a mixture of parameters providing options for new construction vs. renovating existing and traditional vs k-8 grade structures. District maps are provided for each option within the Study. The following provides a summary of options developed and included:

Option 1 This option reflects renovations to the remaining buildings requiring upgrade, maintaining the existing grade configurations. If pre-K classrooms are added in the District, grade configurations would be modified to add pre-K classrooms to the elementary schools and 5th grade classrooms to the middle schools.

Phasing for this option is difficult as new square footage is not provided for swing space during renovations.

Estimated Cost \$109,261,220

Option 2 This option reflects replacing several aging buildings with two new K-8 schools at the Wheatland and Lincoln sites. This option reduces the number of buildings in the District by four. With this configuration the size of the K-8 buildings is larger than the most recent K-8 constructed by the District. The balance of the buildings in the District will have traditional grade structures.

Phasing for this option would include constructing the two new K-8 buildings in a first phase and vacating existing buildings using these spaces for swing space in future renovations. The projects would be limited to two projects per phase.

Range of Estimated Costs \$114,936,877 - \$126,537,502

Option 3 This option reflects replacing several aging buildings with four new K-8 schools at the Wheatland, Burrowes, Hamilton, and Lincoln sites. This option reduces the number of buildings in the District by two. With this configuration the size of the K-8 buildings is comparable to the

most recent K-8 constructed by the District. The balance of the buildings in the District will have traditional grade structures.

Phasing for this option would include constructing the new buildings in a first phase and vacating existing buildings using these spaces for swing space in future renovations. The projects would be limited to two projects per phase.

Range of Estimated Costs \$123,214,037 - \$137,402,162

Option 4 This option converts all of the buildings in the District to K-8 buildings. New buildings are proposed at the Lincoln and Wheatland sites. The balance of buildings will be renovated for K-8 grade structures. Buildings renovated in previous phases will require limited renovations to convert them to K-8 facilities.

Phasing for this option would include constructing the new buildings in a first phase and vacating existing buildings using these spaces for swing space in future renovations. The projects would be limited to two projects per phase.

Range of Estimated Costs \$124,888,127 - \$131,200,190

Option 5 This option reflects replacing several aging buildings with a new K-8 school at the Wheatland and Buchanan sites, constructing a new elementary school replacing Wickersham and Burrowes and constructing a new 6-8 building replacing Lincoln. This option reduces the number of buildings in the District by three.

Phasing for this option would include constructing the new buildings in a first phase and vacating existing buildings using these spaces for swing space in future renovations. The projects would be limited to two projects per phase.

Range of Estimated Costs \$114,936,877 - \$126,537,790

Option 6 This option reflects maintaining the traditional grade structures and renovating or building new buildings based on existing building conditions. Wheatland, Buchanan, Price, Wickersham, Lincoln, and Burrowes are replaced with new buildings. The balance of buildings are renovated. If pre-K classrooms are added in the District, grade configurations would be modified to add pre-K classrooms to the elementary schools and 5th grade classrooms to the middle schools.

Phasing for this option would include constructing the new buildings in a first phase and vacating existing buildings using these spaces for swing space in future renovations. The projects would be limited to two projects per phase.

Range of Estimated Costs \$137,224,690 - \$157,268,127

Opinion of Probable Costs - Summary

Initial Opinion of Probable Costs are included for each of the options. The project costs for the above options range from 109 million to 157 million.

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