

# Special Board Meeting: Sixth Elementary School

January 17, 2024

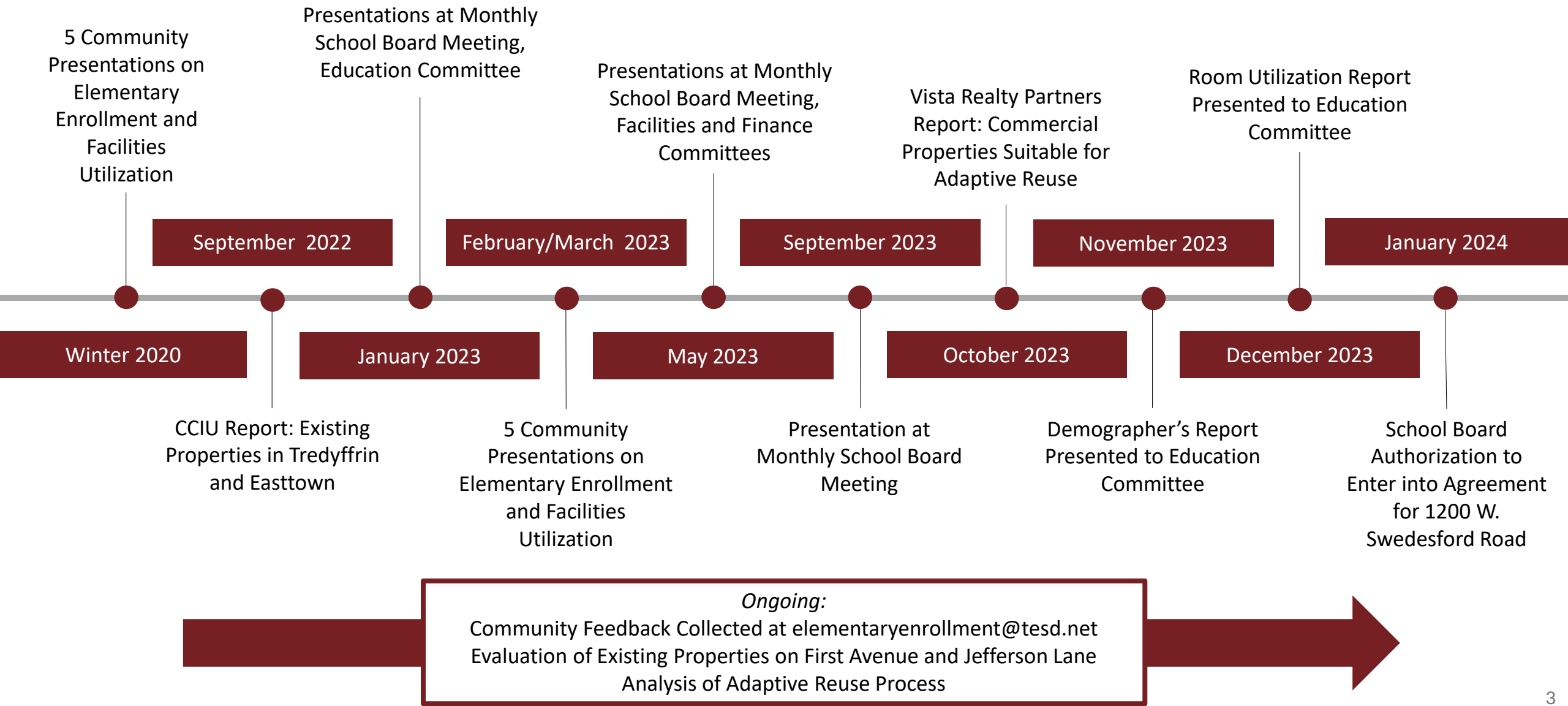


# PRESENTATION OVERVIEW

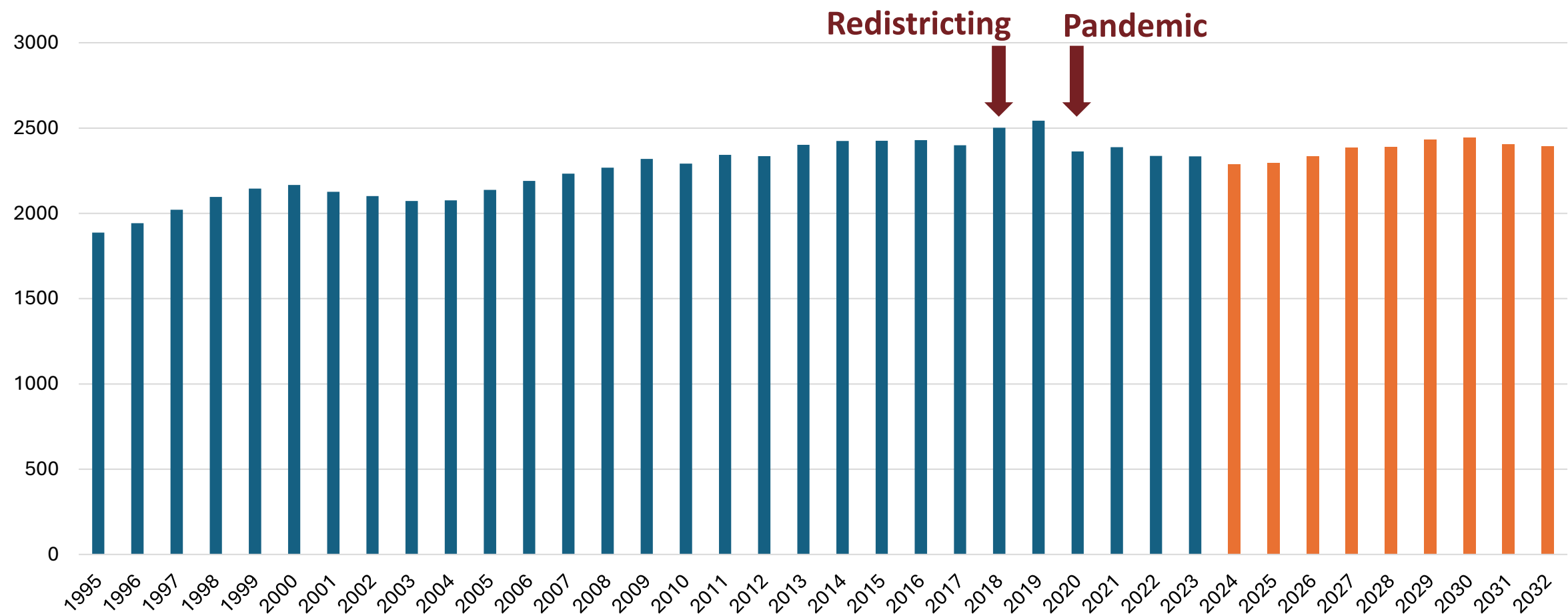
- Timeline of Key Events
- Drivers for Considering a Sixth School
- Impact of Drivers on Current Room Utilization
- Response to Facilities Needs Strategies
- Adding a Sixth School: Site Considerations
- Financial Considerations

\*Tonight's meeting is an information meeting. There will be no vote by the Board.

# TIMELINE OF KEY EVENTS



# DRIVERS: STUDENT ENROLLMENT



Elementary Enrollment as of 10/1/23 is 2,334

# DRIVERS: STUDENT ENROLLMENT

	Beaumont	Devon	Hillside	New Eagle	Valley Forge
2023	454	384	429	504	563
2024	454	381	415	486	552
2025	454	378	406	490	565
2026	468	382	424	492	569
2027	471	384	428	505	598
2028	474	388	428	504	593

# DRIVERS: FULL DAY KINDERGARTEN

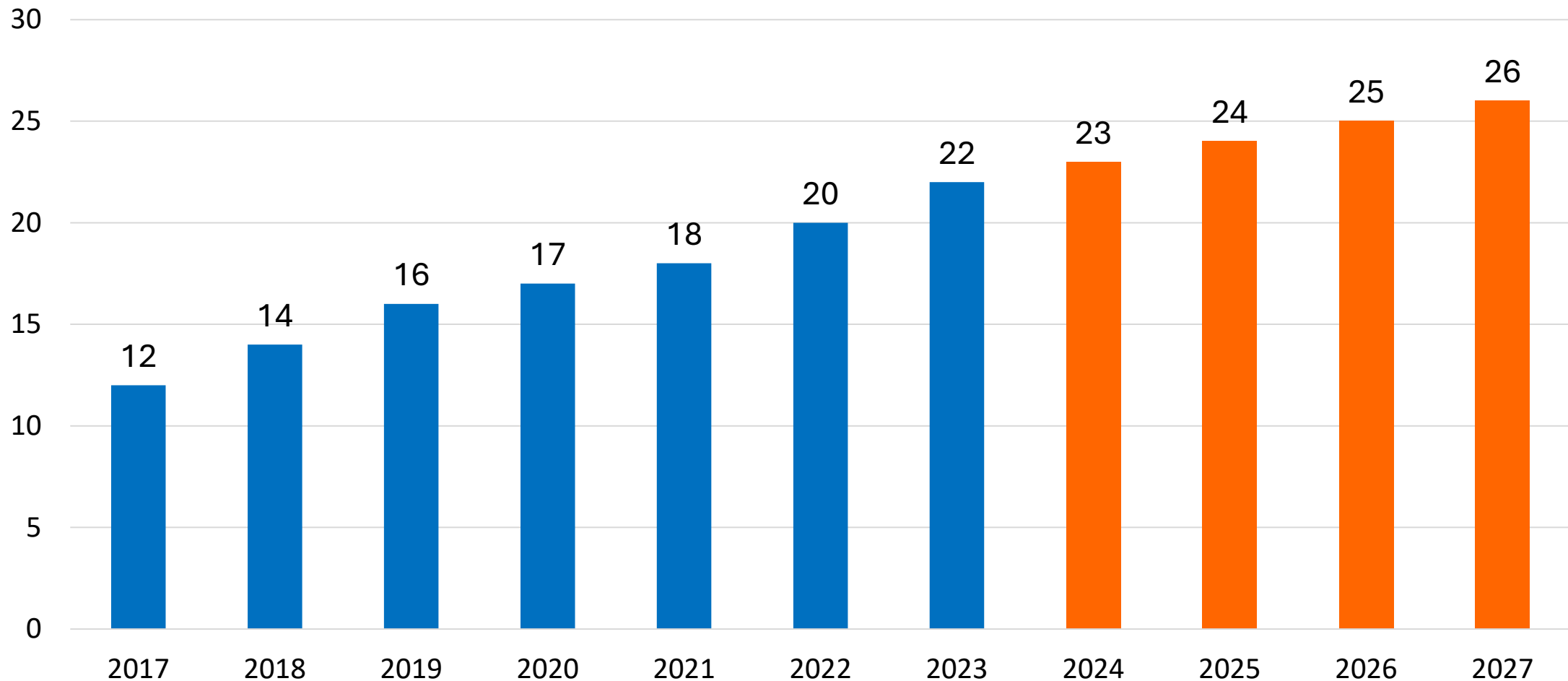
- Increased time for deeper content learning, support services, creativity and social growth
- Provides a more equitable or consistent foundational experience for students
- Create a program that is more directly aligned with developmentally appropriate practices and allows greater opportunity to apply learning in meaningful ways
- Supports T/E families
- Approximately 90% of PA school districts already offer full-day kindergarten to all students

# DRIVERS: FULL DAY KINDERGARTEN

	Full-Day Kindergarten	Half-Day Kindergarten	Projected Starting Year
Avon Grove SD	X		
Coatesville SD	X		
Great Valley SD	X		
Kennett SD	X		
Octorara SD	X		
Oxford SD	X		
Phoenixville SD	X		
Radnor SD	X		
Twin Valley SD	X		
West Chester Area SD	X		
Lower Merion SD		X	24-25
Owen J. Roberts SD		X	25-26
Spring Ford SD		X	25-26
Unionville SD		X	25-26
Downingtown Area SD		X	28-29

# DRIVERS: SPECIAL EDUCATION PROGRAMS

*Regular Education Classrooms Used for Special Education – Historic and Projected*

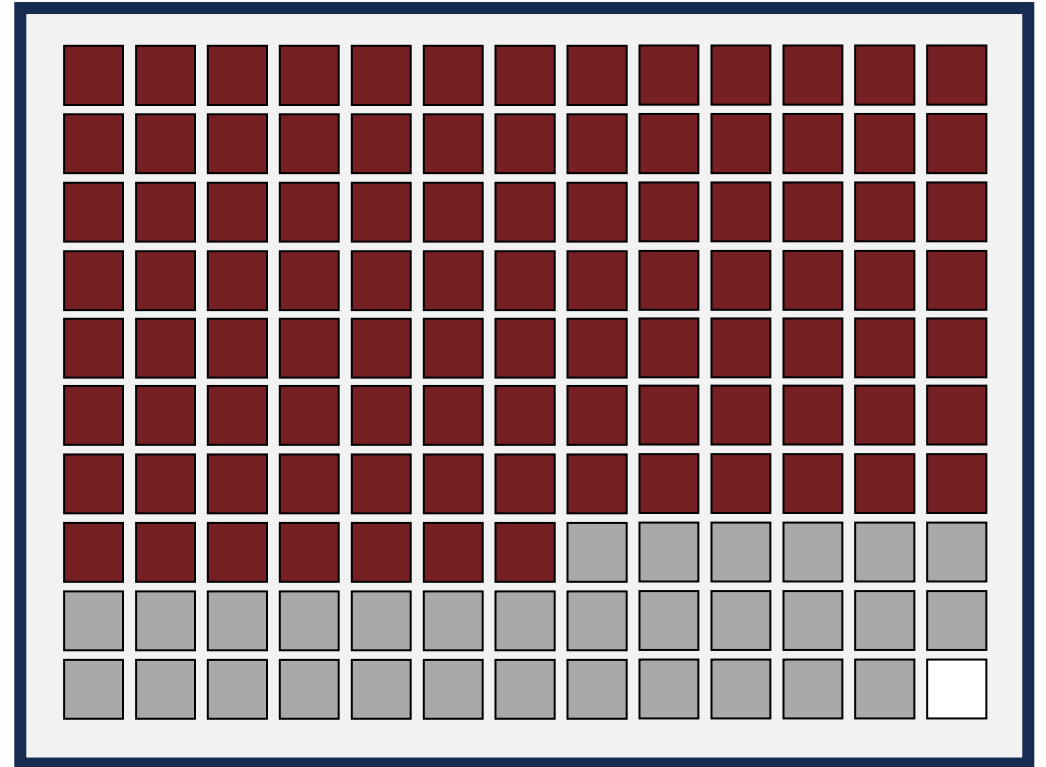




# DRIVERS: OTHER CONSIDERATIONS

- Implementation of PA Science, Technology & Engineering, and Environmental Literacy and Sustainability (STEELS) standards by 25-26 school year
- Expansion of Math Support program (presented at Oct. Education Committee)
- Increased number of students receiving English Language Development support

# CURRENT COMBINED ELEMENTARY REGULAR CLASSROOM UTILIZATION

TOTAL REGULAR  
CLASSROOMS

# ROOM UTILIZATION DRIVERS: STUDENT ENROLLMENT

- 98 regular classrooms used for core instruction
- Class sizes determined by Policy 6151:

Grade	Class Size Maximum
K	23
1	23
2	24
3	26
4	26

## *Class Size Example:*

### 78 Fourth Graders

26 26 26

(0 remaining seats)

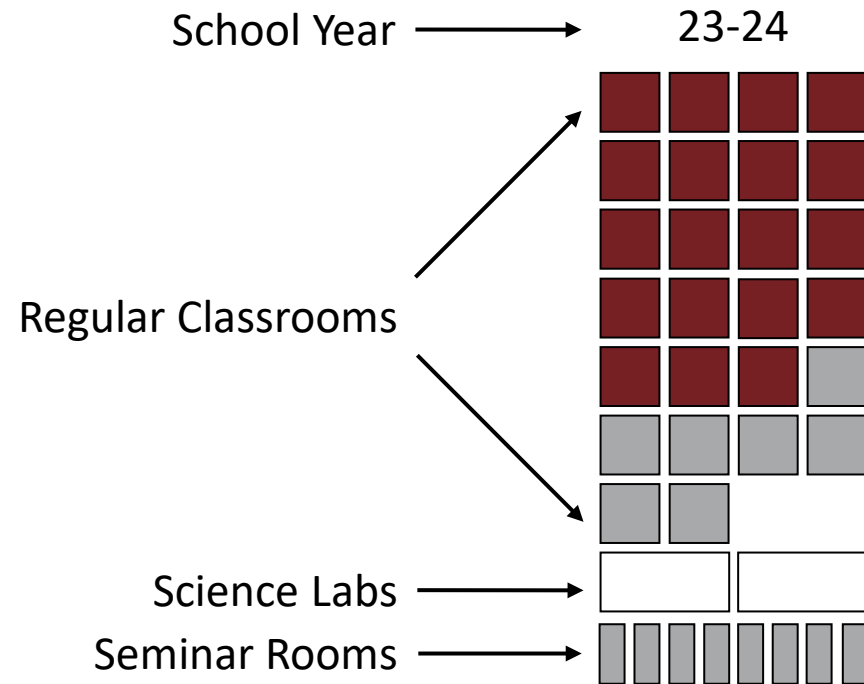
### 79 Fourth Graders

20 20 20 19

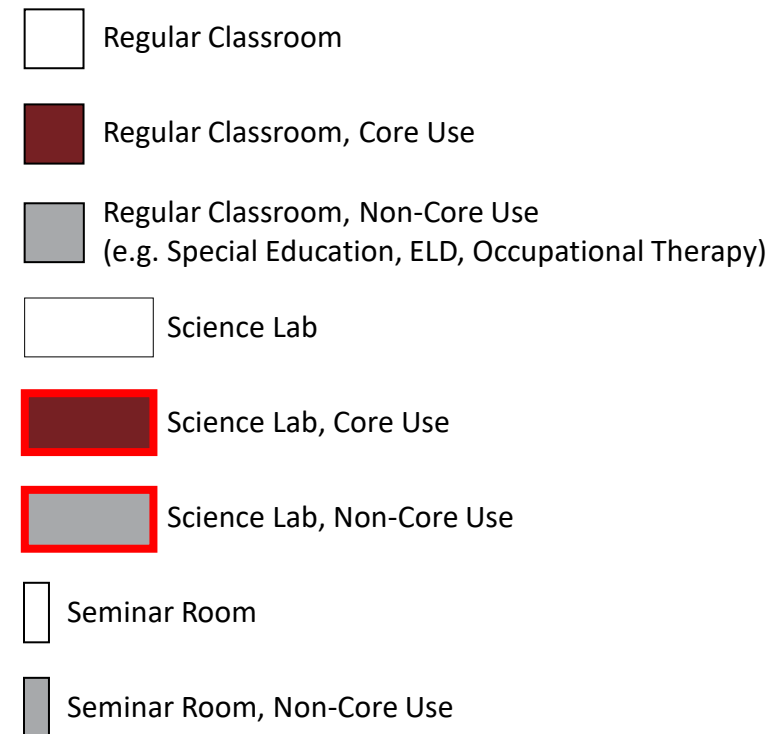
(25 remaining seats)

# SAMPLE ELEMENTARY SCHOOL

*Available Inventory*  
26 Regular Classrooms  
2 Science Labs  
8 Seminar Rooms



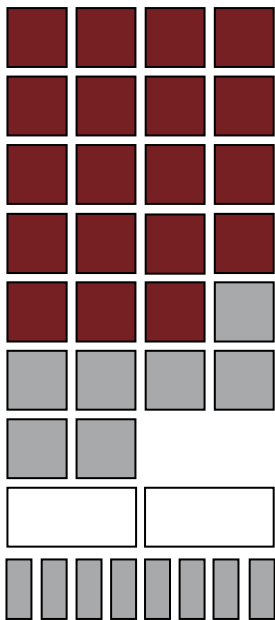
## Key



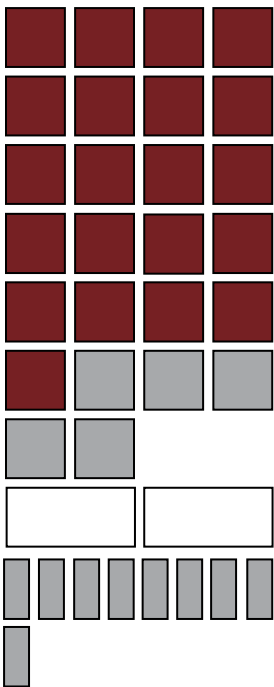
# BEAUMONT ELEMENTARY SCHOOL

Current Inventory  
26 Regular Classrooms  
2 Science Labs  
8/9 Seminar Rooms

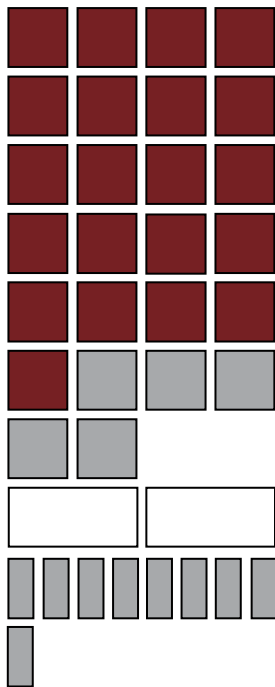
23-24



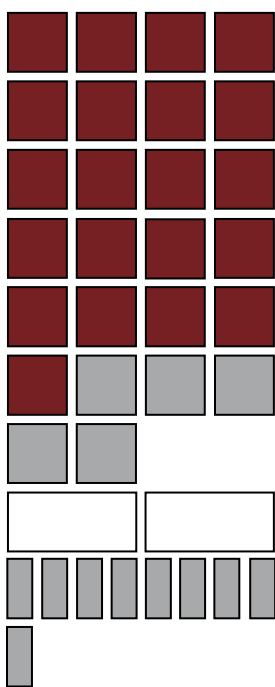
24-25



25-26



26-27



Regular Classroom, Core Use



Regular Classroom, Non-Core Use



Science Lab, Core Use



Science Lab, Non-Core Use

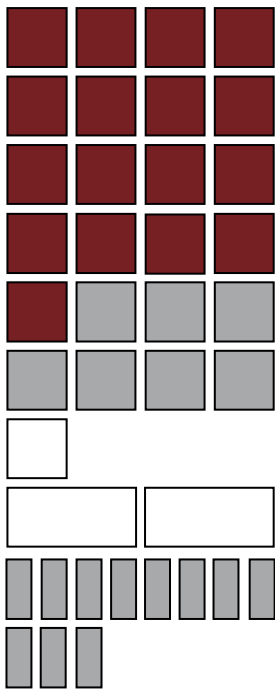


Seminar Room, Non-Core Use

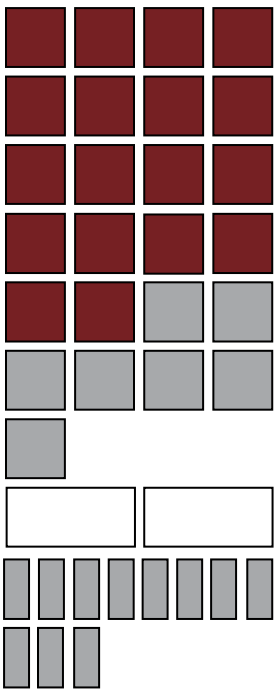
# DEVON ELEMENTARY SCHOOL

Current Inventory  
25 Regular Classrooms  
2 Science Labs  
11 Seminar Rooms

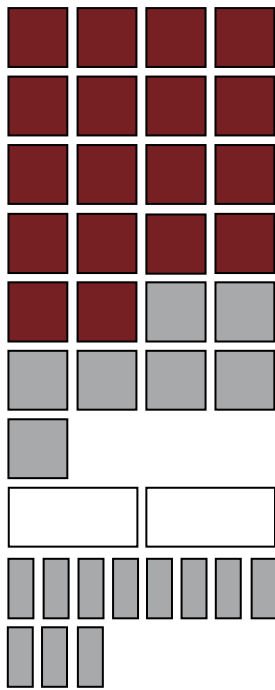
23-24



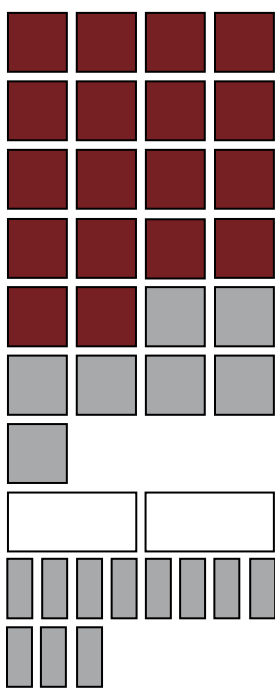
24-25



25-26

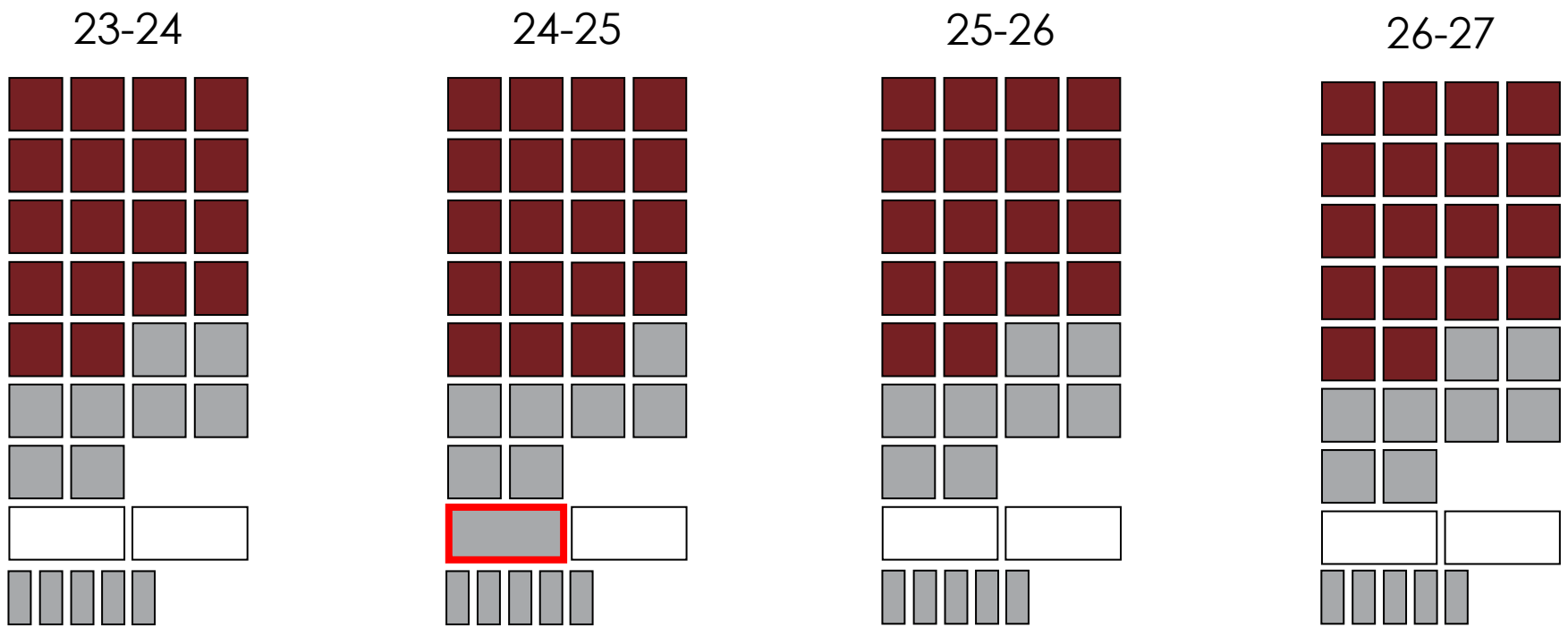


26-27



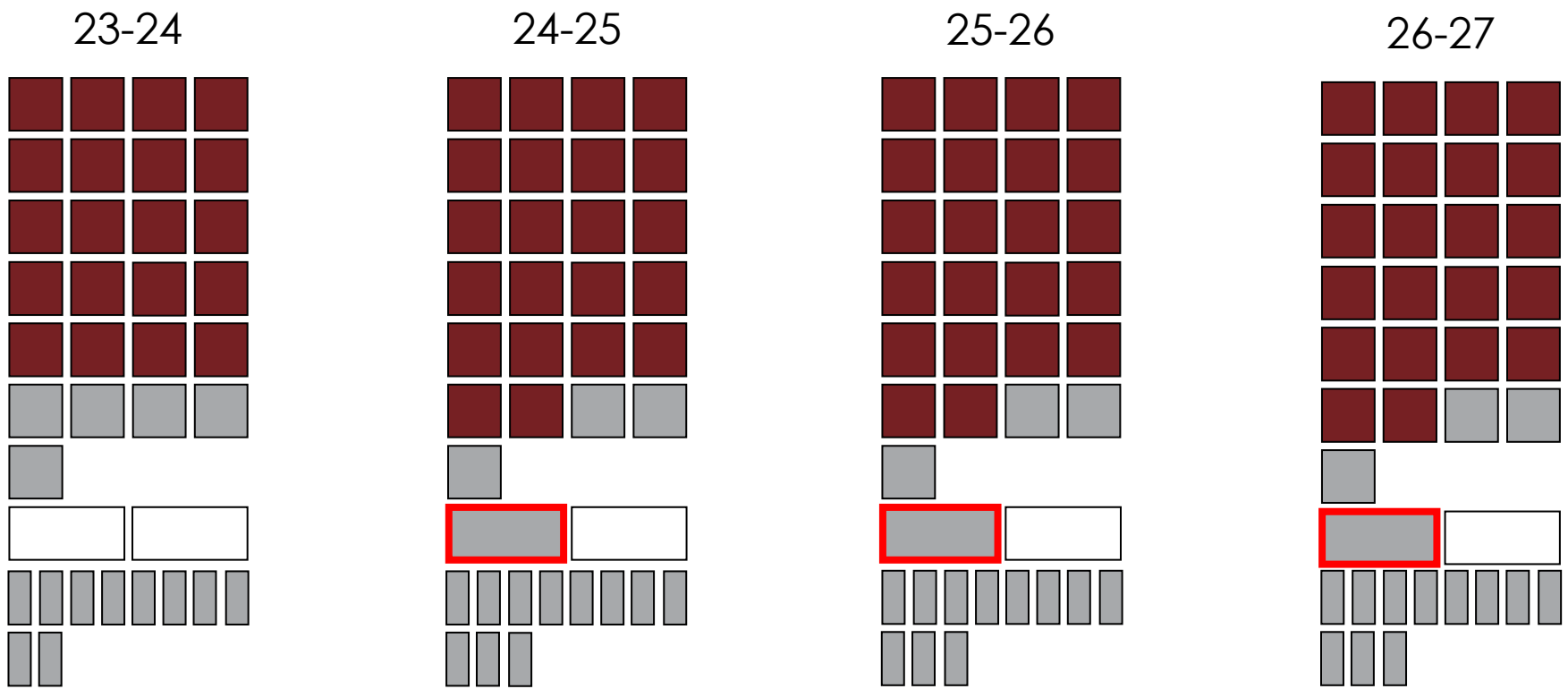
# HILLSIDE ELEMENTARY SCHOOL

Current Inventory  
26 Regular Classrooms  
2 Science Labs  
5 Seminar Rooms



# NEW EAGLE ELEMENTARY SCHOOL

Current Inventory  
25 Regular Classrooms  
2 Science Labs  
10/11 Seminar Rooms

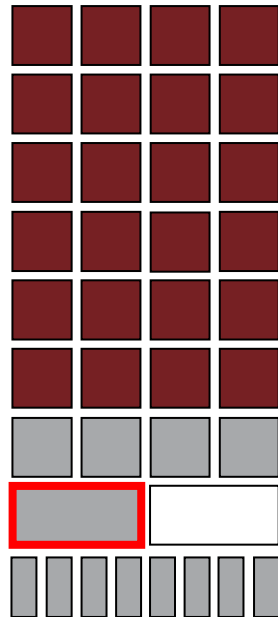




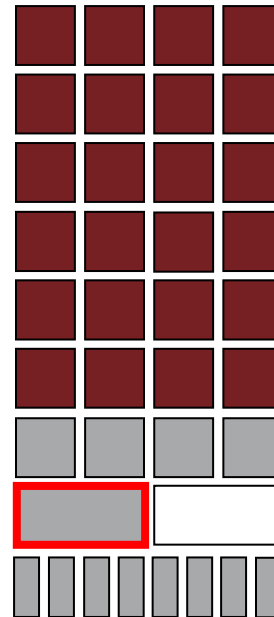
# VALLEY FORGE ELEMENTARY SCHOOL

*Current Inventory*  
28 Regular Classrooms  
2 Science Labs  
8 Seminar Rooms

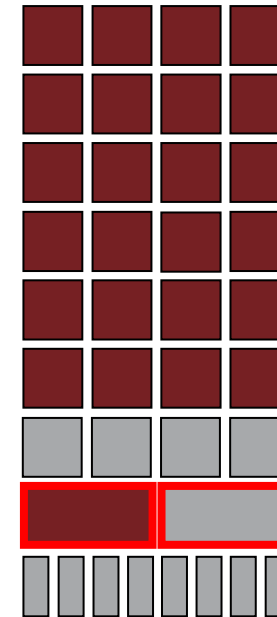
23-24



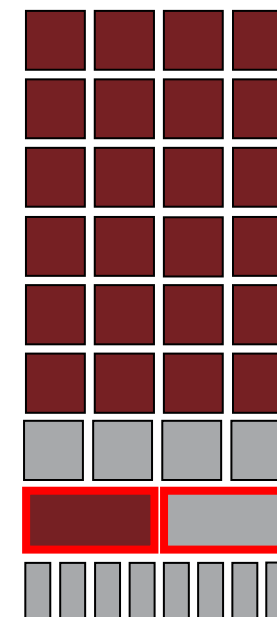
24-25



25-26



26-27



Regular Classroom, Core Use



Regular Classroom, Non-Core Use



Science Lab, Core Use



Science Lab, Non-Core Use



Seminar Room, Non-Core Use

# PROJECTED IMPACT OF FULL DAY KINDERGARTEN

- Average cohort survival from Kindergarten to First Grade annually since 2018 has been 1.293
- Applying this to the 23-24 half-day Kindergarten enrollment of 373 would result in a projected 23-24 full-day Kindergarten enrollment of 481 (assuming full-day K would be similar to grade 1 enrollment)
- This would result in 15 additional classrooms

**BES**

**3**

**DES**

**2**

**HES**

**3**

**NES**

**3**

**VFE**

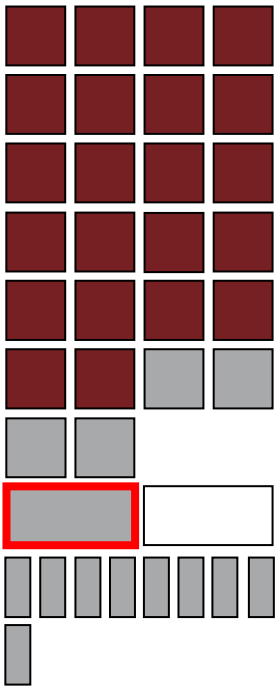
**4**

# RESPONSE TO FACILITIES NEEDS: REDISTRICTING

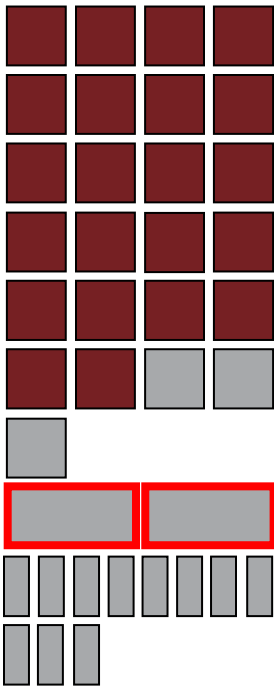
(HYPOTHETICAL 24-25 W/ BALANCED REDISTRICTING)

Note: This is NOT a proposed redistricting plan. This is for illustrative purposes only.

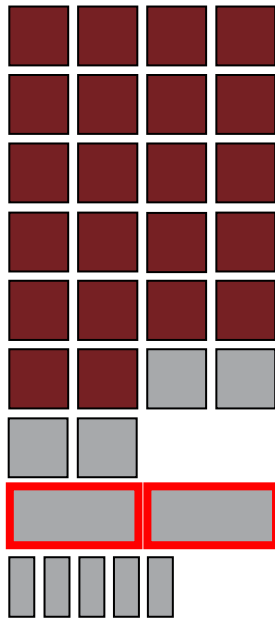
BES



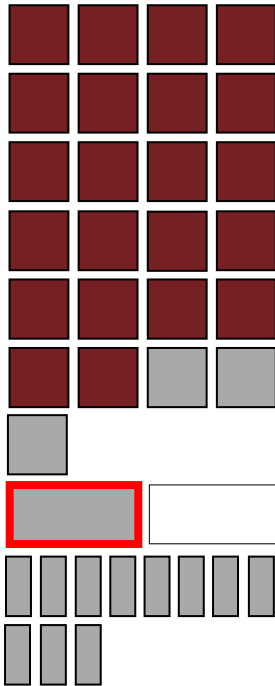
DES



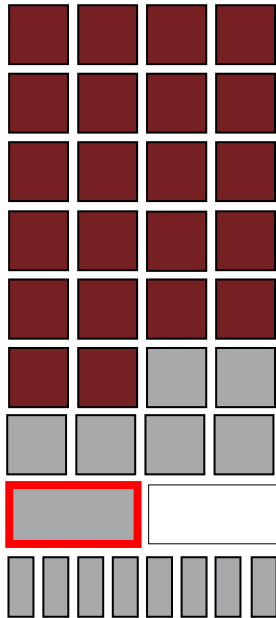
HES



NES



VFE



Regular Classroom, Core Use



Regular Classroom, Non-Core Use



Science Lab, Core Use



Science Lab, Non-Core Use

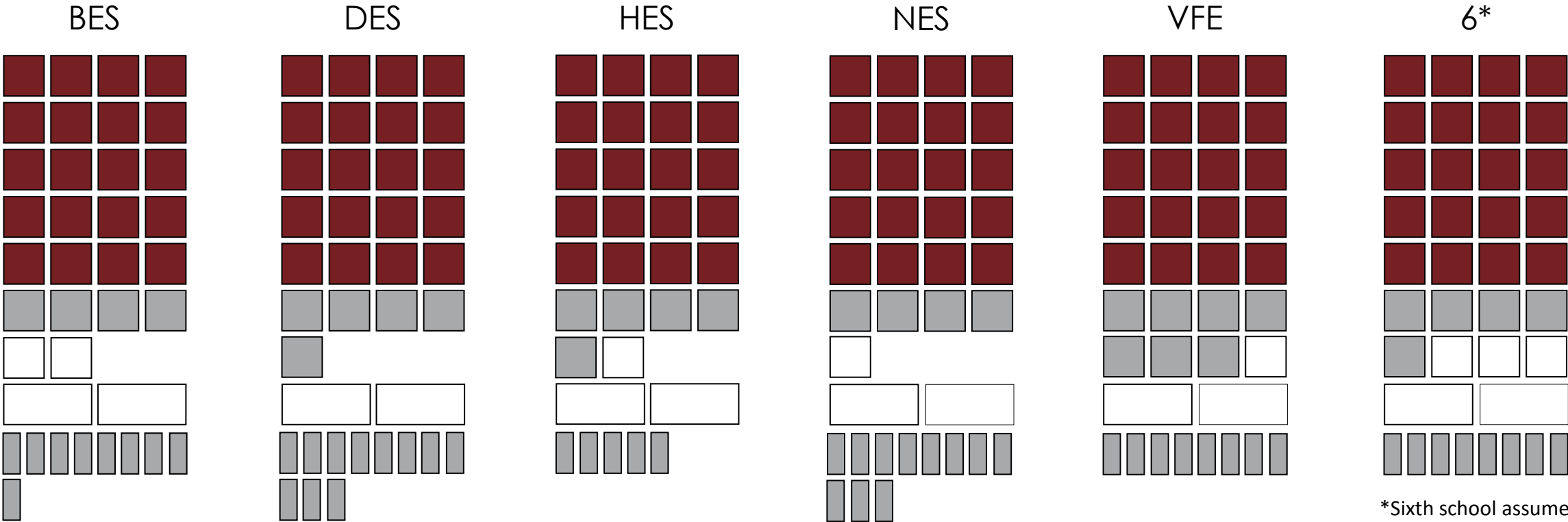


Seminar Room, Non-Core Use

# RESPONSE TO FACILITIES NEEDS: 6 SCHOOLS AND FULL DAY K

(HYPOTHETICAL 24-25 W/ BALANCED REDISTRICTING)

Note: This is NOT a proposed redistricting plan. This is for illustrative purposes only.



\*Sixth school assumes  
28 regular classrooms,  
2 science labs,  
8 seminar rooms

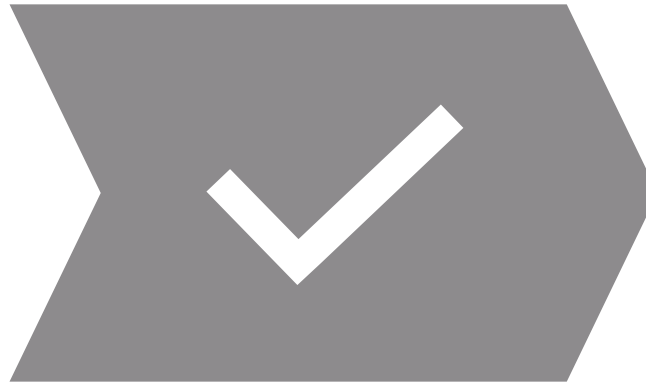
# RESPONSE TO FACILITIES NEEDS

## Exhausted First



- Monitor Enrollment and Maintain Status Quo
- Maximize Footprint
- Add on / Expand Current Facilities

## Implemented



- Redistrict

## Under Discussion



- Build a New School

# RESPONSE TO FACILITIES NEEDS: ADD ON/EXPAND CURRENT FACILITIES

- The schools are not designed for significantly larger enrollments (cafeteria, gym, library, parking, pickup/drop off, art, music, etc.)
- Modular classrooms typically used for temporary needs and still require time and expense
- Enrollments have historically fluctuated across the attendance areas
- Affects the parity of educational experience across the schools
- Creates the risk of added expenses and still eventually needing an additional school
- Does not address full-day kindergarten

# ADVANTAGES OF SIXTH K-4 SCHOOL

- Additional space for full-day kindergarten implementation
- Further opportunities to individualize instruction and address student needs at a deeper level
- Less frequent redistricting
- Shorter average bus routes
- Will help to decompress traffic at the five existing elementary schools
- Elimination of Hillside split
- More spaces for small group meetings, special projects, and new initiatives

# ALTERNATIVE TO BUILDING SIXTH K-4 SCHOOL

- Continue to use spaces in schools such as science labs, music rooms and large group rooms as needed with programmatic tradeoffs
- Continue “double utilization” of gyms and libraries
- Continue interrupted language arts blocks of instruction
- Redistrict for 2025 and cyclically redistrict every 3-5 years
- Continue to NOT have full-day kindergarten



# DISTRICT-OWNED PROPERTY



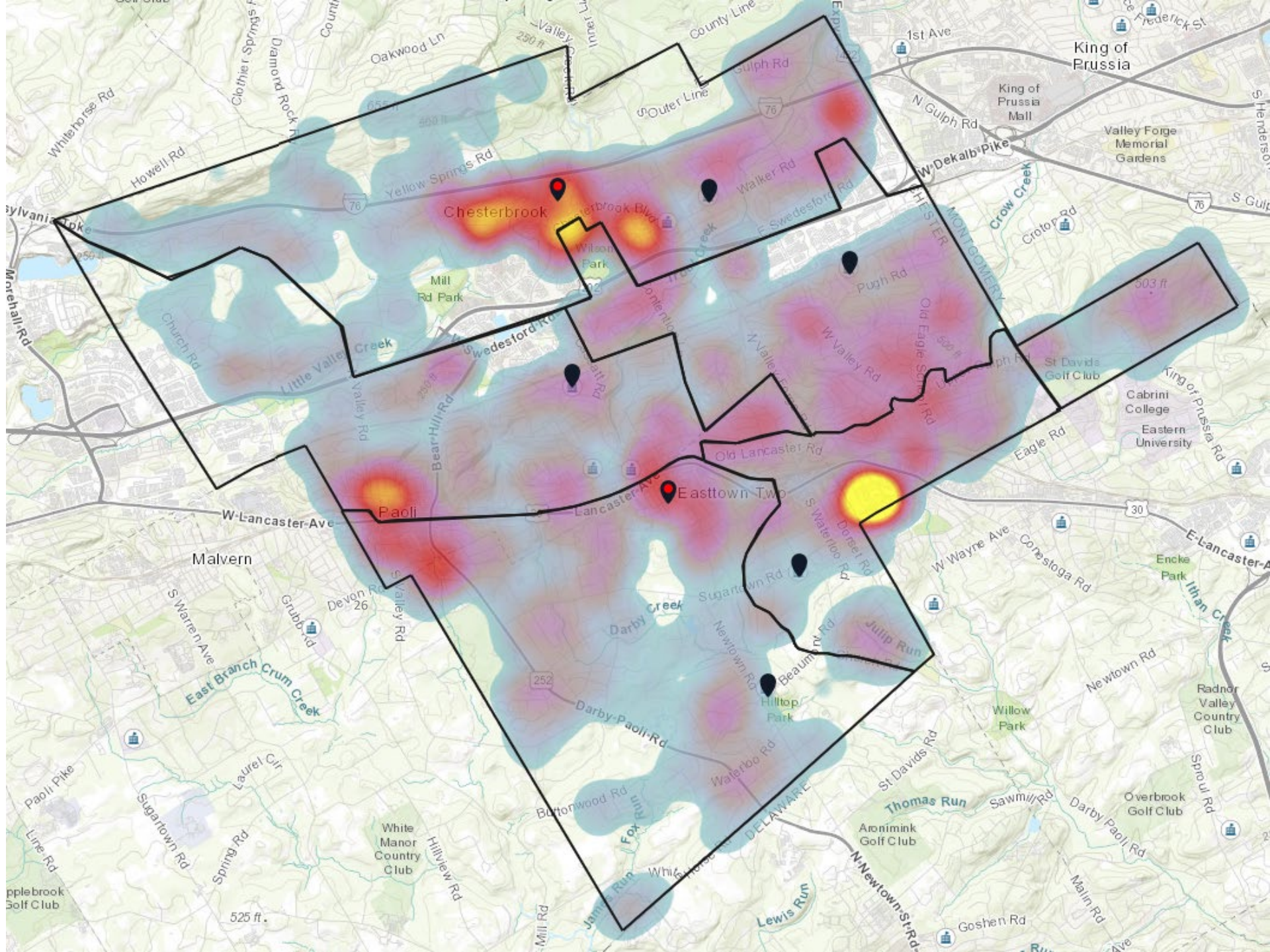
# First Avenue, Berwyn



# Jefferson Lane, Chesterbrook



# Elementary Student Population



## Existing Elementary School

## Potential School Site



# FIRST AVENUE SITE CONSIDERATIONS



First Avenue, Berwyn

- Formerly housed an elementary school
- Flat space
- Access via First Avenue and Bridge Avenue
- 8.5 acres
- Less ideal location with consideration to population
- Would lose playing fields close to middle school and high school

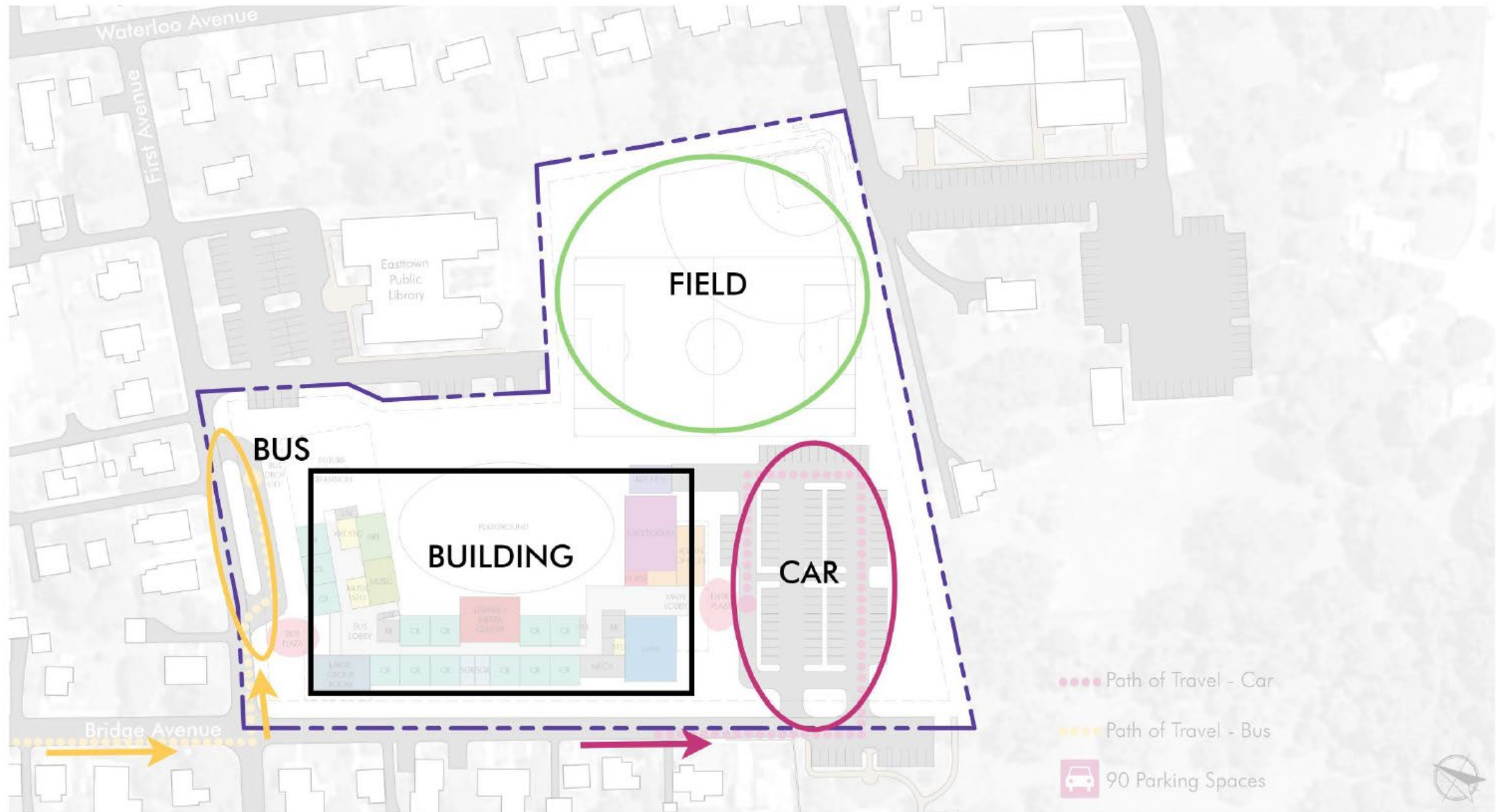


# FIRST AVENUE SITE EXISTING CONDITIONS

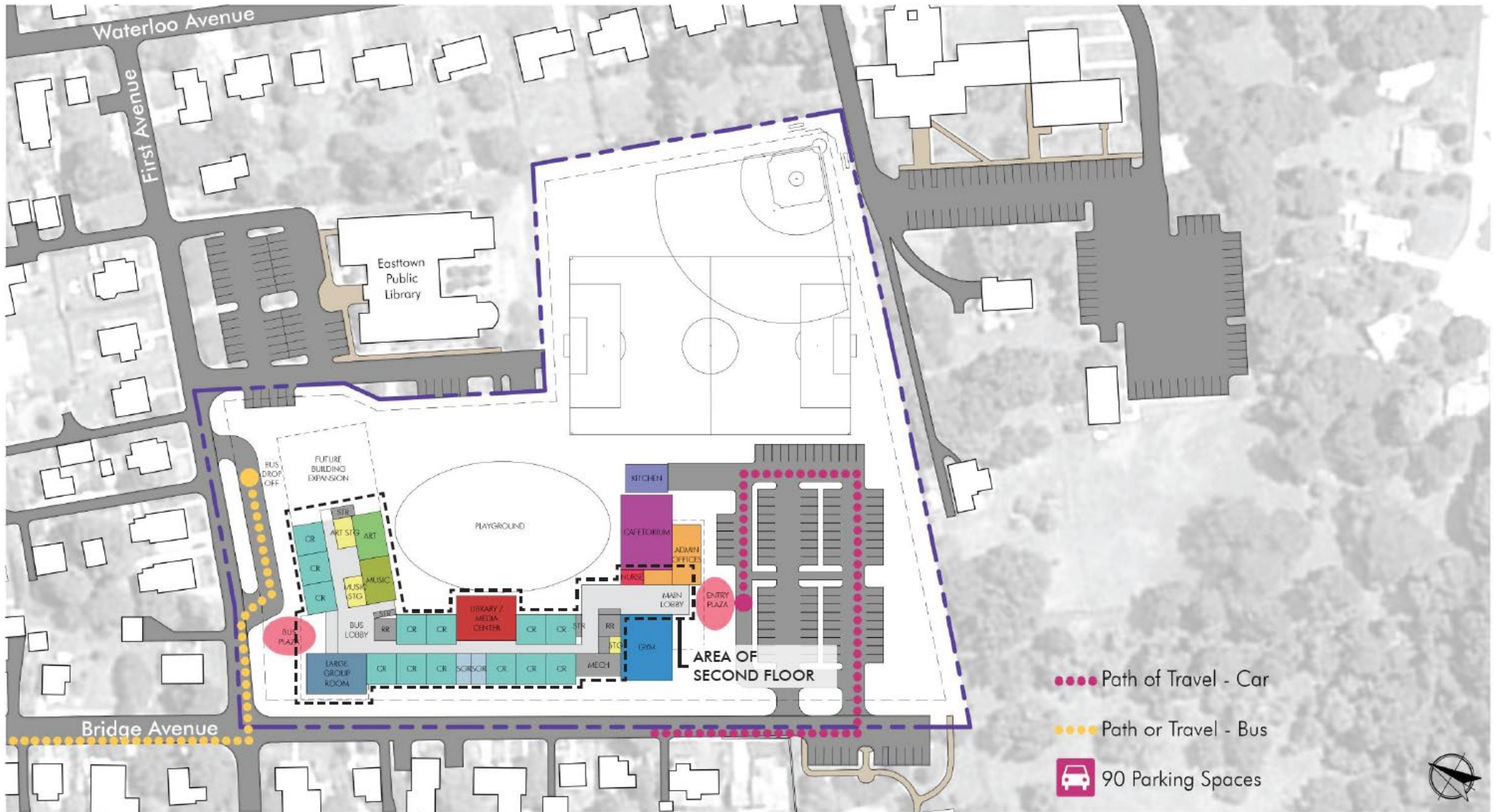




# FIRST AVENUE SITE EXAMPLE



# FIRST AVENUE SITE EXAMPLE





# JEFFERSON LANE SITE CONSIDERATIONS

- Granted to TESD for the expressed purpose of building an elementary school
- 15.4 acres
- Good location with consideration to population
- More challenging topography
- Access via Jefferson Lane
- Greenfield (no existing infrastructure)



Jefferson Lane, Chesterbrook

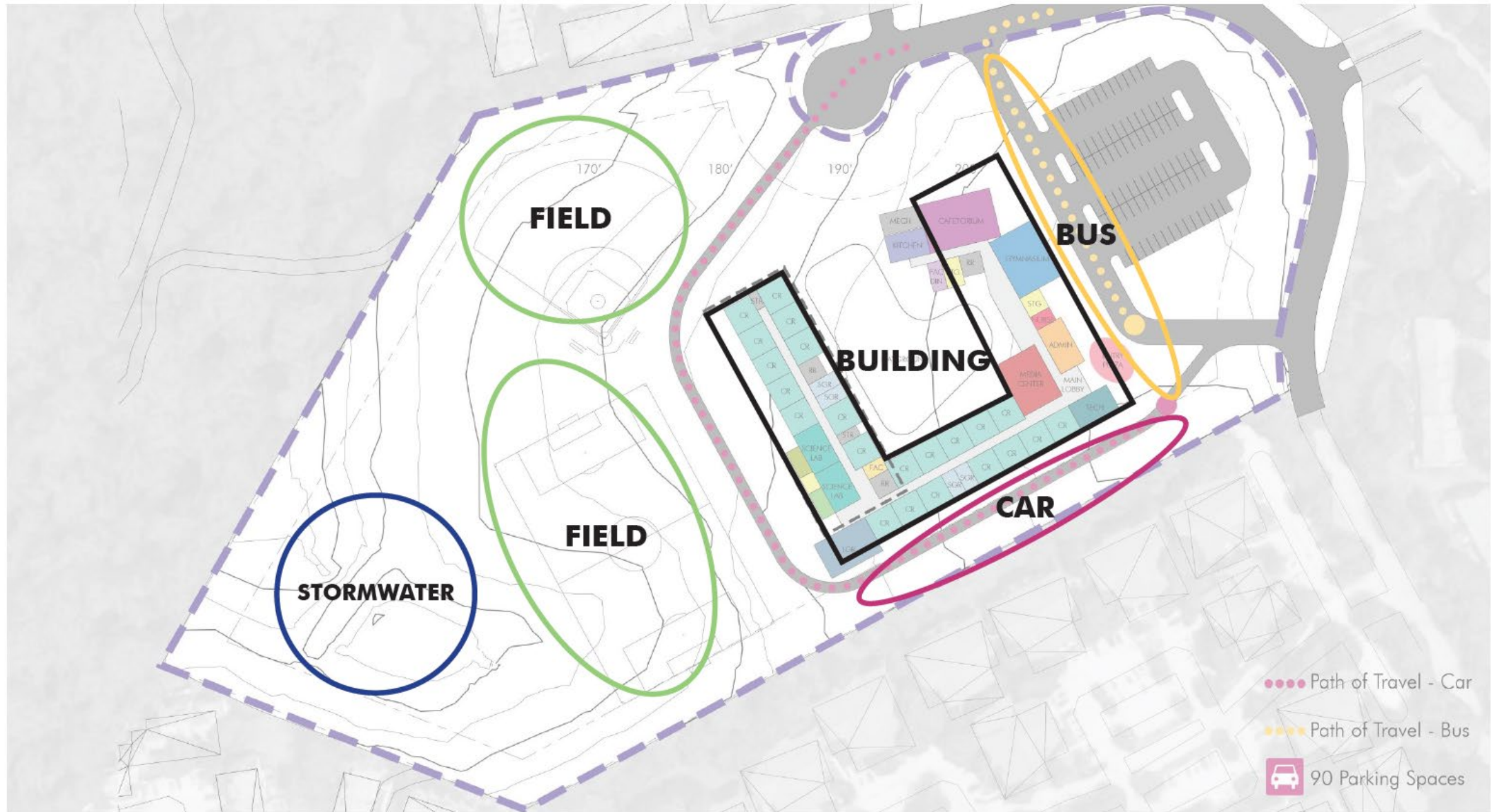


# JEFFERSON LANE SITE EXISTING CONDITIONS

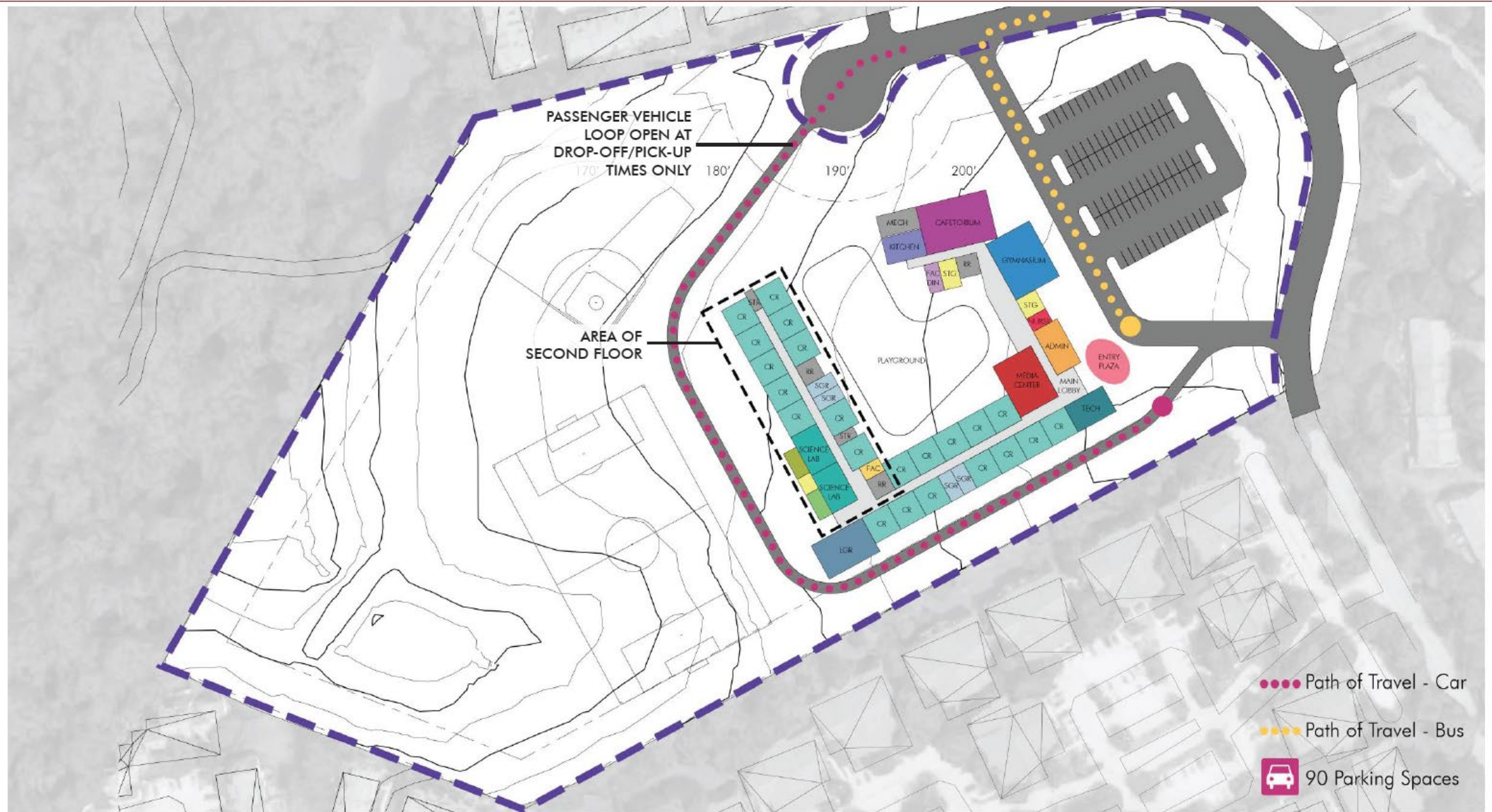




# JEFFERSON LANE SITE EXAMPLE



# JEFFERSON LANE SITE EXAMPLE





# ADAPTIVE REUSE EVALUATION

## *Establish Parameters*

- Approximately 15+ acres
- One building could be adapted to accommodate approximately 80,000 SF school
- Total project cost comparable to cost of construction on District-owned site
- No more than three stories
- Good location with consideration to population
- Entire site or edge property preferred
- Neighborhood adjacency

## *Evaluate Properties*

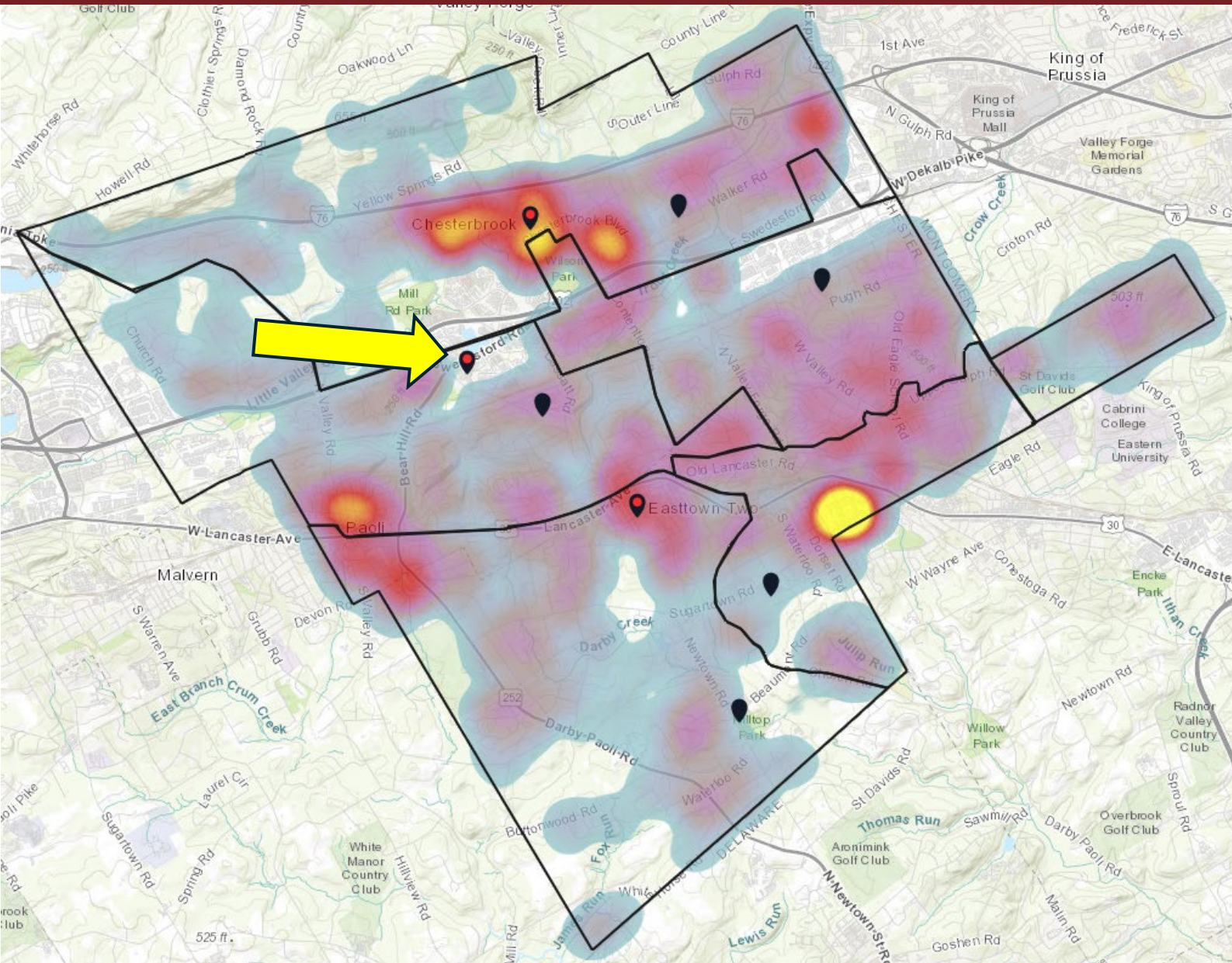
Vista Realty Partners identified 18 properties that satisfied some/most parameters

### Common Themes:

- Property is too small
- Building on property is too large
- Property has multiple buildings
- Building is too close to another corporate building on a separate property



# 1200 WEST SWEDESFORD ROAD





# SWEDESFORD ROAD SITE CONSIDERATIONS



- 15.2 acres
- One existing building approximately 86K SF
- Good location with consideration to population
- Flat topography
- Access via Swedesford Road
- Property is adjacent to residential properties
- Existing building dimensions compatible with elementary classroom layout



# SWEDESFORD ROAD EXISTING CONDITIONS





# SWEDESFORD ROAD SITE CONSIDERATIONS



- Originally intended to have two buildings instead of one
- Addition of second building would make property prohibitively expensive
- Would have likely failed to meet parameter of total cost comparable to cost of construction on District-owned site

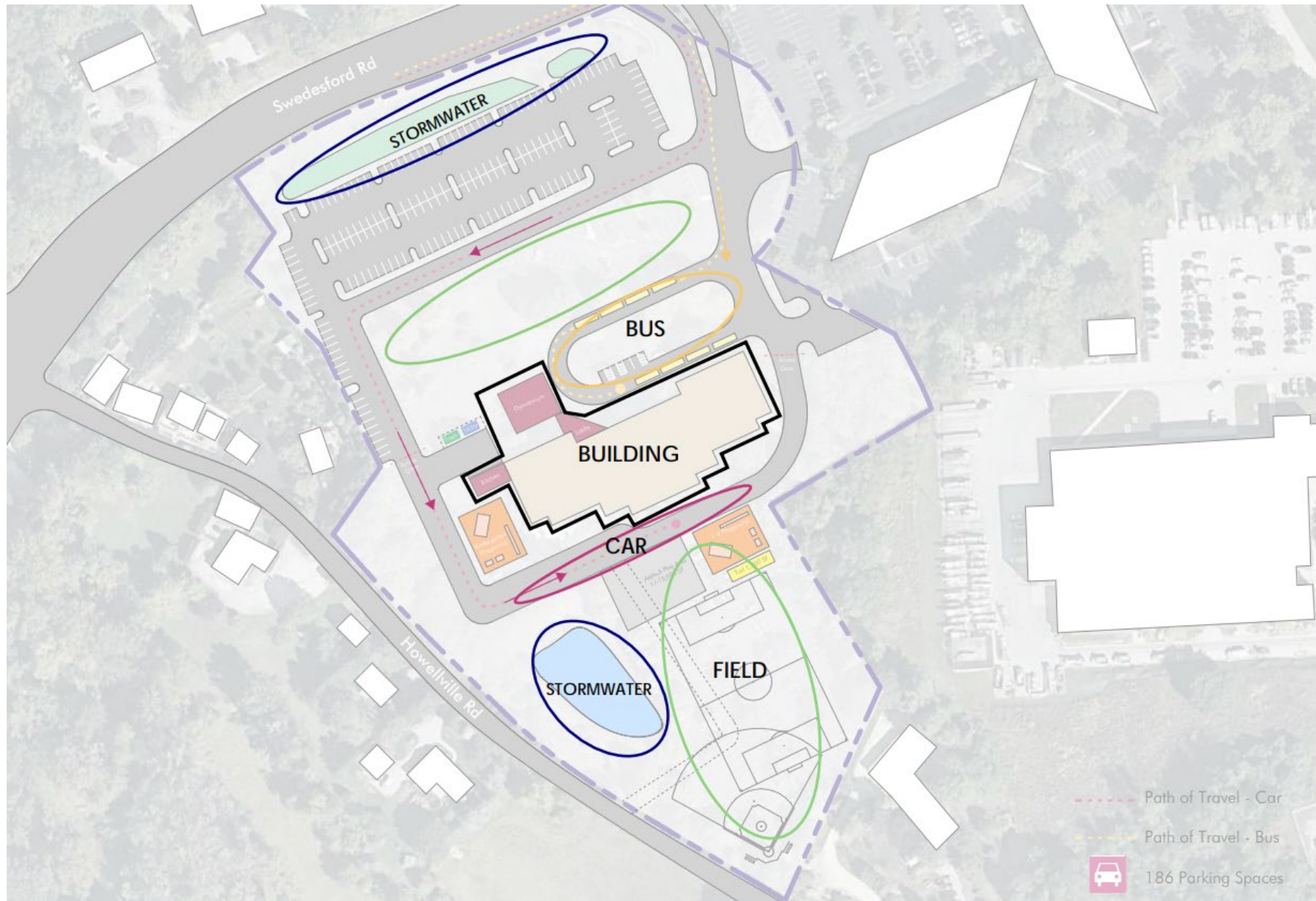
# SWEDESFORD ROAD SITE CONSIDERATIONS



- Suitable for adaptive reuse with some new construction in the form of an addition (Gym, Cafeteria Kitchen)
- Likely to have some amount of additional space available on third floor for future District needs

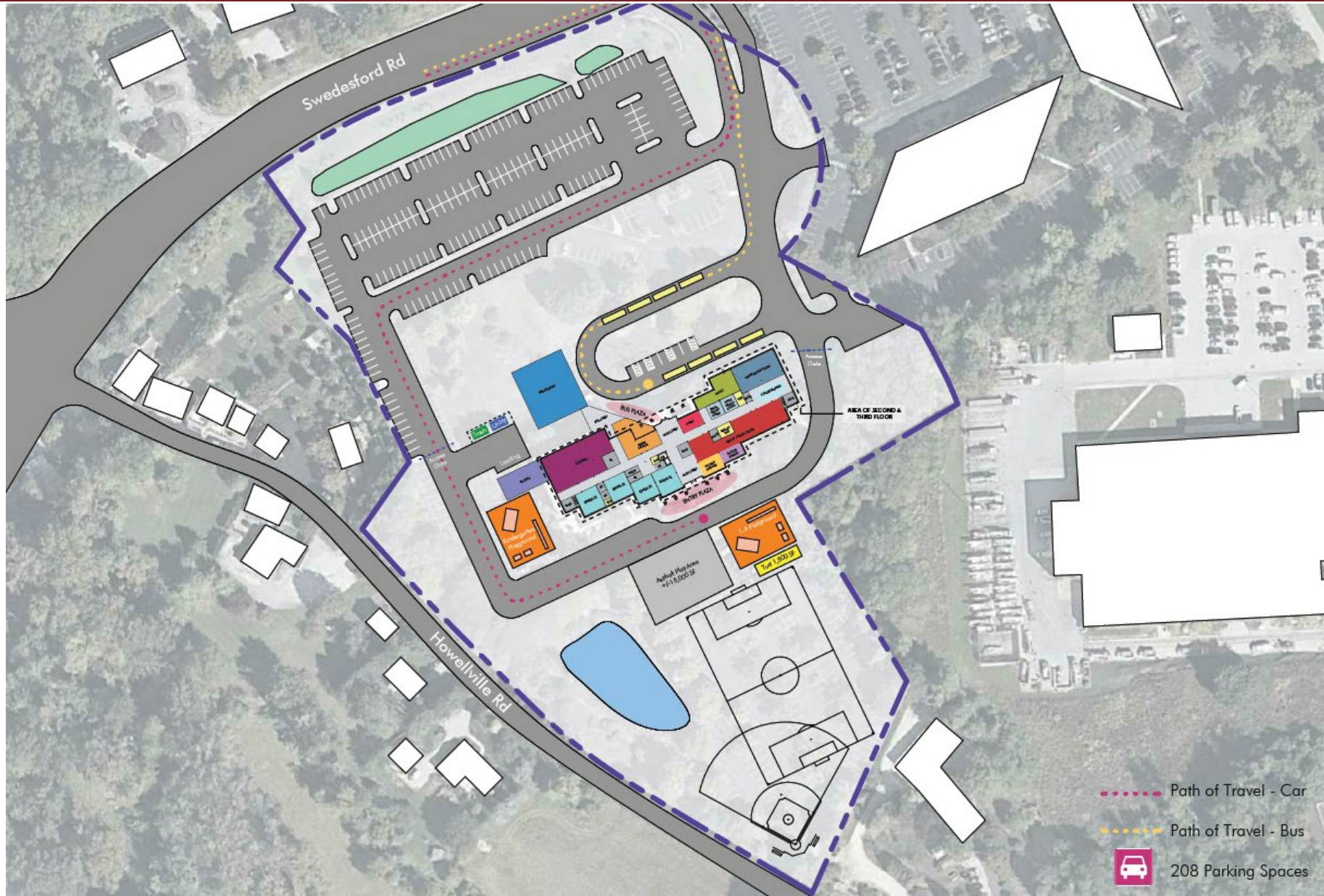


# SWEDESFORD ROAD SITE EXAMPLE





# SWEDESFORD ROAD SITE EXAMPLE



# BENEFITS OF ADAPTIVE REUSE



## **Environmental**

Reduced embodied carbon as a result of minimizing transportation, installation, maintenance, and disposal of building material



## **Community**

Preservation of open space and athletic fields used by community on existing District-owned land



## **Timeline**

Potentially shorter project timeline as compared to construction of a new building on existing District-owned land

# AGREEMENT OF SALE

- \$15.95M purchase price
- 2% deposit paid by District within 3 days of signing Agreement
- 60-day period for due diligence
- District can terminate agreement within 60-day Due Diligence Period
  - Deposit fully refundable if due diligence reveals property is unusable as an elementary school
  - Deposit refundable minus \$100k for any other reason
- Closing date within 30 days after expiration of Due Diligence Period

*January 2024*  
*Execution of Agreement*

*60 Days*  
*Due Diligence Period*

*30 Days*  
*Closing Date*

# PROPERTY VALUATION: MARKET ANALYSIS

## Property Specifications for Valuation:

- 15 Acres +/-
- 86,622 SF existing building
- Development site for 80,000 SF +/- building

	Market Analysis Valuation	Agreement of Sale Valuation
Price per SF: Existing Building	\$191	\$161
Total Price: Existing Building	\$16,560,088	\$13,950,000
Price per SF: Buildable Land	\$40	\$25
Total Price: Buildable Land	\$3,200,000	\$2,000,000
<b>Total Price: Existing Building + Buildable Land</b>	<b>\$19,760,088</b>	<b>\$15,950,000</b>
<i>Difference Between Market Analysis and Agreement of Sale Valuations</i>		<i>\$3,810,088</i>

# PROPERTY VALUATION: COMPARABLE SALES

Property	Sale Date	Square Foot	Total Price	Price per SF
1055 Westlakes Drive, Berwyn	10/2021	121,128	\$38,630,000	\$318
1205 Westlakes Drive, Berwyn	10/2021	136,367	\$40,520,000	\$297
1235 Westlakes Drive, Berwyn	10/2021	136,541	\$39,430,000	\$288
460 N Gulph Road, King of Prussia	8/2023	90,000	\$24,500,000	\$272
1400 Atwater Drive, Malvern	11/2022	304,950	\$82,000,000	\$269
1000 Westlakes Drive, Berwyn	10/2021	62,468	\$16,420,000	\$262
1018 W 9 <sup>th</sup> Ave, King of Prussia	1/2023	73,646	\$13,432,099	\$182
1016 W 9 <sup>th</sup> Ave, King of Prussia	1/2023	82,173	\$14,587,907	\$177
680 E Swedesford Road, Wayne	1/2023	102,260	\$16,920,322	\$165
650 E Swedesford Road, Wayne	1/2023	101,627	\$16,579,687	\$163
<b>1200 W Swedesford Road, Berwyn</b>	<b>TBD</b>	<b>86,622</b>	<b>\$15,950,000</b>	<b>\$161 + \$25</b>

# ADAPTIVE REUSE COST CONSIDERATIONS



## PROPERTY

Purchase price of the property

+



## RENOVATION

Estimated costs of renovating existing building and grounds into a school

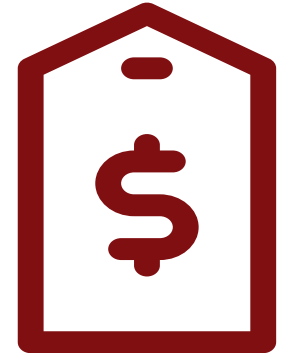
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## ADDITIONS

Estimated costs of building large-area additions such as a gym and cafeteria

=



## TOTAL COST

Total estimated cost of renovating, building additions and buying the property



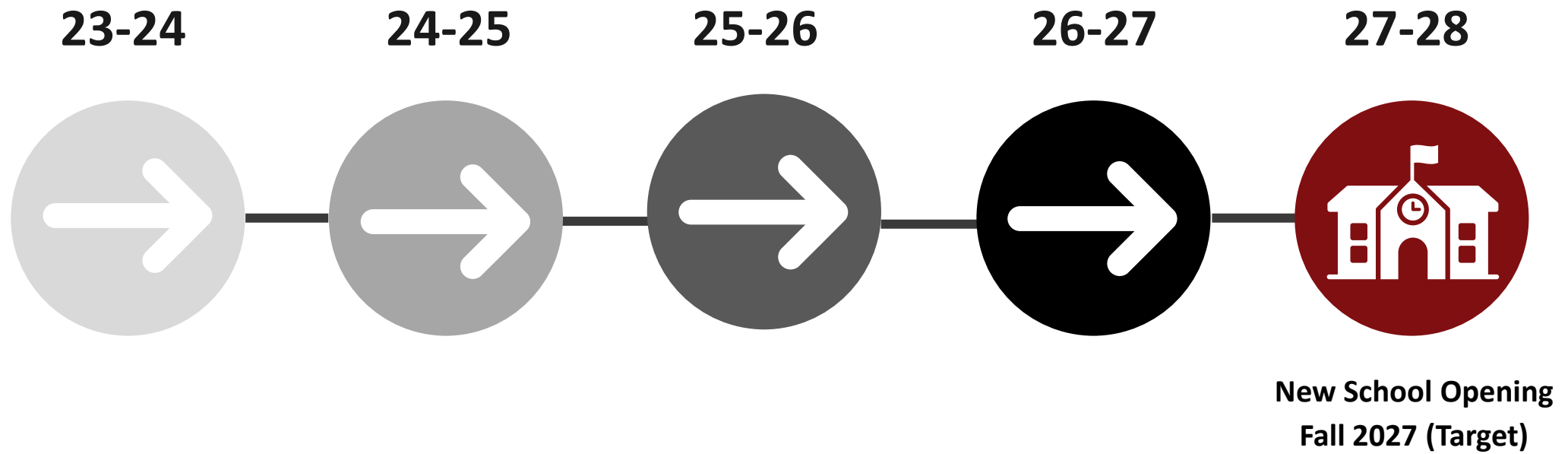
# PROJECTED PRELIMINARY BUDGET COMPARISON

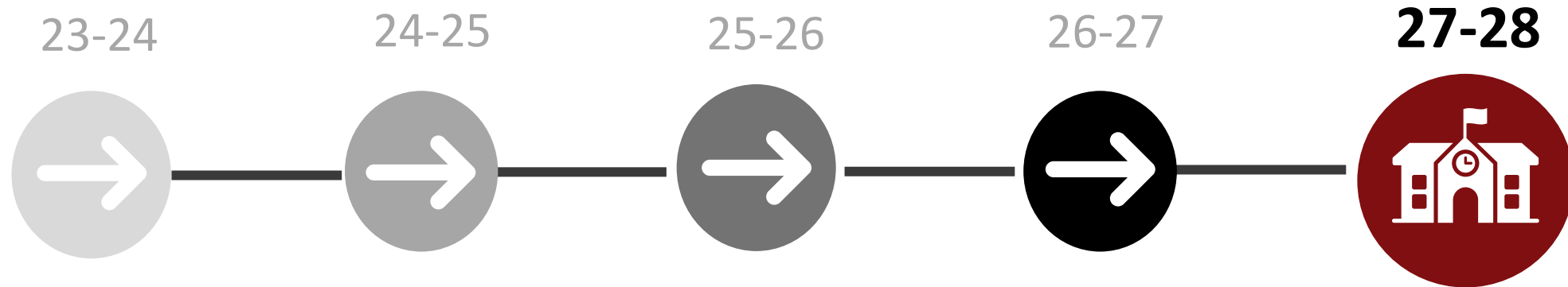
	First Avenue	Jefferson Lane	Swedesford Road
<b>Construction</b>			
Land Acquisition	-	-	\$15,950,000
Adaptive Reuse	-	-	\$24,375,000
New Construction	\$38,000,000	\$38,000,000	\$4,750,000
Other Construction Costs*	\$10,798,750	\$13,004,800	\$8,510,022
<b>Professional Services</b>	\$4,566,919	\$4,710,312	\$3,847,500
<b>Furniture, Fixtures, Equipment</b>	\$4,050,000	\$4,050,000	\$4,050,000
<b>Permits, Fees, Regulatory</b>	\$738,900	\$738,900	\$678,900
<b>Project Contingency</b>	\$2,907,728	\$3,025,201	\$2,310,571
<b>TOTAL</b>	<b>\$61,062,297</b>	<b>\$63,529,213</b>	<b>\$64,471,993</b>

\*Other Construction Costs include site construction, parking, stormwater, grass fields, playgrounds, construction contingency, annual index cost escalation



# TIMELINE





**27-28**

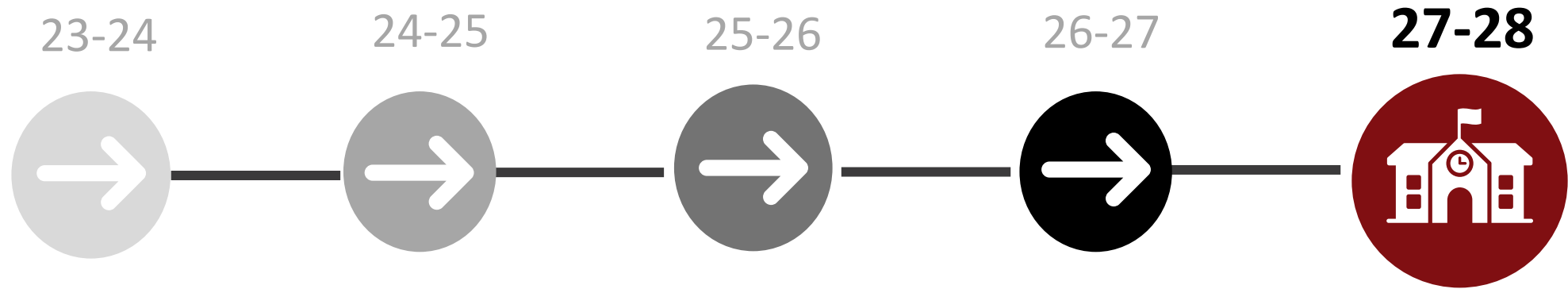
## Capital and Operating Cost Estimates for New Elementary School

**\* Construction/Renovation School** **\$64.5M**

**\*\*Annual Operating Costs** **\$8M**

\* Includes estimations for the following costs: construction; professional services; furniture, fixtures and equipment; permits, fees and regulatory approvals; cost escalation and contingencies for 1200 Swedesford Rd.

\*\*Estimated operating costs based on current staffing and building level costs



**27-28**

## Annual Operating Cost Estimates for New Elementary School

Debt Service \$4.5M

+

Building Operating Cost \$8M

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**\$12.5M**

# FINANCIAL STRATEGIES

- Increase the Capital Contribution from the Operating (General Fund) Budget
- Budget the Capital Contribution as part of the anticipated spending in the Operating (General Fund) Budget
- Use any operating surpluses realized at fiscal year-end to increase the Capital Contribution
- Once the New Elementary school is in operation, use a portion of the Capital Contribution for the new school's operating expenses
- Maintain the Capital Contribution at an amount sufficient to fund future capital projects and reduce future borrowing

# TIMELINE

