



PROGRESS REPORT District-Wide Facility Study

November 16, 2009

Indiana Area School District



PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

- **District-Wide Facilities Study serves as a tool to document a District's planning process**
- **Pennsylvania Department of Education's Prerequisite for a reimbursable construction project**
- **Study is being developed to assist the District with strategic planning**
- **Study should be viewed as a benchmark, providing the framework from which the District can determine a strategy best suited to meet the needs and goals of the District**

Indiana Area School District



Contents of Facility Study

1. **Executive Summary**
2. **Overview of School District**
3. **Overview of Educational Programs**
4. **Analysis of Projected Enrollment**
5. **Analysis of Each Building’s Capacity**
6. **Analysis of Each Building’s Physical Condition**
7. **Analysis of Construction Options**
8. **Summary of Buildings, Options, and Costs**
9. **Authors’ Credentials**
10. **Appendix**

2.1 Overview of School District

- *An overview of the school district that considers such factors as geography, population, wealth. Are there any distinguishing characteristics that will have an impact on facilities such as geographically separate population centers?**

**Excerpt from PDE PlanCon Part A Instructions, Attachment C;
“District-Wide Facility Study Guidelines”*

PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

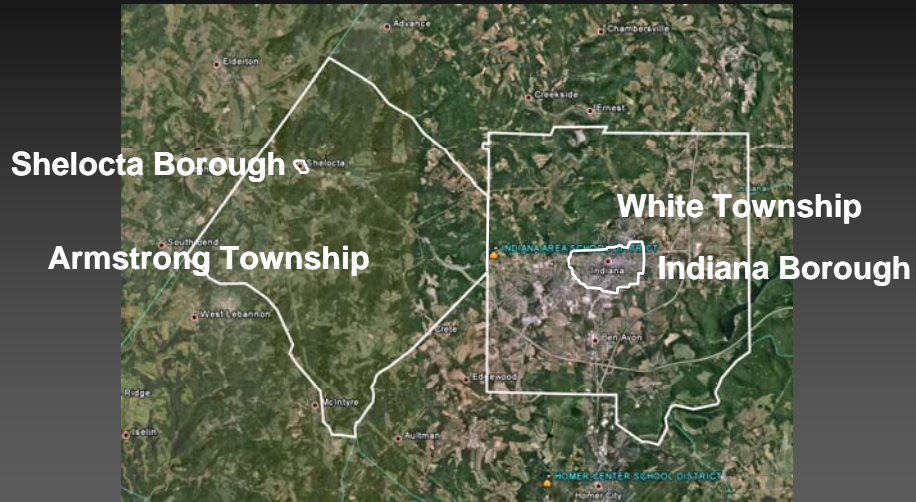


Figure 2.1 – Indiana Area School District (page 2.5)

Indiana Area School District



PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

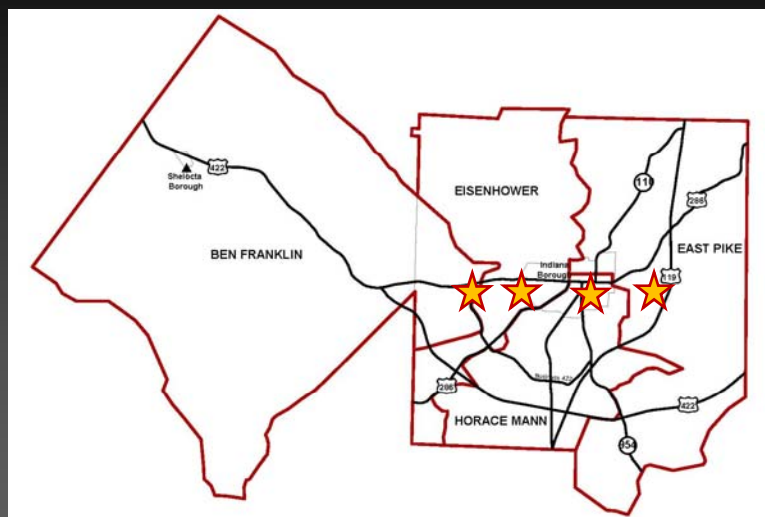


Figure 2.4 – Elementary School Attendance Areas (page 2.7)

Indiana Area School District



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SCHOOL BUILDING DATA

School	Built	Age	Last Comprehensive Work	Elapsed Time
Indiana Junior HS	1925	84 years	2006	3 years
East Pike ES	1966	43 years	1999	10 years
Indiana Senior HS	1963	46 years	1991	18 years
Horace Mann ES	1908	101 years	1985	24 years
Dwight Eisenhower ES	1955	54 years	1955	54 years
Benjamin Franklin ES	1954	55 years	1954	55 years

Indiana Area School District



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SCHOOL BUILDING DATA (page 2.8)

School	Grade Structure	2007-08 Population	Approximate Building Area (SF)	Area (SF) per Student
Benjamin Franklin ES	K-6	437	52,000	119.0
Dwight Eisenhower ES	K-6	279	38,700	138.7
East Pike ES	K-6	383	64,700*	168.9*
Horace Mann ES	K-6	280	46,000	164.3
<i>ES AVERAGE</i>		<i>344.8</i>	<i>50,350</i>	<i>146.0</i>
Indiana Junior HS	7-9	692	182,000	263.0
Indiana Senior HS	10-12	843	209,600	248.6

*Area excludes District Administration Office

Indiana Area School District



PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

SCHOOL BUILDING DATA (page 2.8)

School	Grade Structure	11/2009		Area (SF) per Student
		Population (2 yr change)	Approximate Building Area (SF)	
Benjamin Franklin ES	K-6	479 (+10%)	52,000	108.6
Dwight Eisenhower ES	K-6	301 (+8%)	38,700	128.6
East Pike ES	K-6	397 (+4%)	64,700*	163.0*
Horace Mann ES	K-6	287 (+2%)	46,000	160.3
ES AVERAGE		366.0	50,350	137.6
Indiana Junior HS	7-9	670 (-3%)	182,000	271.6
Indiana Senior HS	10-12	719 (-15%)	209,600	291.5

*Area excludes District Administration Office

Indiana Area School District



PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

Reference Data (page 2.8)

School Type	No. of Students	Building Size (SF)	Area (SF) per Student
<i>National Medians</i>			
Elementary Schools	700	80,500	115.4
Middle Schools	900	120,000	136.0
High Schools	1,500	225,000	155.0
<i>Low Quartile</i>			
Elementary Schools	550	65,000	100.0
Middle Schools	700	90,000	120.2
High Schools	900	150,000	138.3
<i>High Quartile</i>			
Elementary Schools	800	92,100	139.2
Middle Schools	1,106	154,350	153.0
High Schools	2,000	300,000	181.7

Indiana Area School District



PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

4.1 Analysis of Projected Enrollment

- *An analysis of projected enrollment. What is the likely enrollment for each grade structure? Are projections five to ten years into the future reasonable and reliable? Is there a predictable growth potential in certain areas of the district? It is not sufficient to base construction plans on PDE's "current enrollment plus 10 percent." The "10 percent rule" is to be used solely for reimbursement. **

**Excerpt from PDE PlanCon Part A Instructions, Attachment C; "District-Wide Facility Study Guidelines"*

PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

Past Student Population (page 4.1)					Ave. Grade	Ave. Grade	Ave. Grade
	Total	K-6	7-9	10-12	K-6	7-12	K12
1987-88	3,660	1,842	827	991	263.1	303.0	281.5
1991-92	3,803	2,052	938	813	293.1	291.8	292.5
1995-96	3,755	1,832	988	935	261.7	320.5	288.8
1999-00	3,491	1,679	919	893	239.9	302.0	268.5
2003-04	3,233	1,544	865	824	220.6	281.5	248.7
PDE Enrollment Projections					Ave. Grade	Ave. Grade	Ave. Grade
	Total	K-6	7-9	10-12	K-6	7-12	K12
2007-08	2,914	1,384	681	849	197.7	255.0	224.2
2012-13*	2,648	1,422	591	635	203.1	204.3	203.7
2017-18	2,764	1,543	634	587	220.4	203.5	212.6

**projected lowest year*

PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

Current PDE Enrollment Projection					Ave. Grade	Ave. Grade	Ave. Grade
	Total	K-6	7-9	10-12	K-6	7-12	K12
2009-10	2,804	1,358	680	766	194.0	226.7	255.3

Actual Enrollment (November 2009)					Ave. Grade	Ave. Grade	Ave. Grade
	Total	K-6	7-9	10-12	K-6	7-12	K12
2009-10	2,853	1,464	670	719	209.1	223.3	239.7
	+49	+106	-10	-47			

Projection/Actual Analysis

	Total	K-6	7-9	10-12
	+2%	+8%	-1%	-6%

Indiana Area School District



PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

COMPARISON OF PAST PROJECTIONS AND ACTUAL ENROLLMENT
(page 4.2)

Date of Projection	Recent Enrollment*	Current Enrollment**	5 Year Projection	5 Year Actual	5 Year Variance	10 Year Projection	10 Year Actual	10 Year Variance
5/92	3,660	3,803	4,074	3,772	-7.4%	4,344	3,329	-23.4%
6/94	3,615	3,817	3,769	3,593	-4.7%	3,728	3,233	-13.3%
11/96	3,803	3,755	3,251	3,342	+2.8%	2,715	3,046	+12.2%
1/02	3,772	3,342	2,737	3,046	+11.3%	2,340	2,668†	+14.0%

*Actual enrollment 4 years prior to Date of Projection

**Most current actual enrollment at Date of Projection

†Based on 3rd year of 10 year projection from PDE Enrollment Projections dated 1/2009

Indiana Area School District



6.0.1 Analysis of Each Building’s Physical Condition

- *An analysis of each building's physical condition. What is the condition and projected useful life of each building's major components (heating, HVAC, plumbing etc.)? Are there code violations? Is the building accessible? Is the building structurally sound? Is the building energy efficient? What will it cost to upgrade each building to current standards?**

**Excerpt from PDE PlanCon Part A Instructions, Attachment C; "District-Wide Facility Study Guidelines"*

FACILITY CONDITION INDEXES

<u>Building Name</u>	<u>Facility Condition Index</u>	
Indiana Area Junior High School	16.8	Excellent
East Pike Elementary School	26.5	Good
Indiana Area Senior High School	49.8	Moderate
Ben Franklin Elementary School	59.0	Moderate/Fair
Dwight Eisenhower Elementary School	60.6	Moderate/Fair
Horace Mann Elementary School	78.5	Fair/Poor

Facility Condition Index Key

- 0-20 = Excellent – General Maintenance Only
- 20-40 = Good – Minor Repairs/Upgrades
- 40-60 = Moderate – Moderate Repairs/Upgrades
- 60-80 = Fair – Major Repairs/Upgrades
- 80-100 = Poor – Major Repairs/Upgrades or Replacement

3.0.1 Overview of Educational Programs

- *An overview of the school district's educational program that highlights any special facility needs. Are there instructional practices or planned curriculums that will require special design features?**

**Excerpt from PDE PlanCon Part A Instructions, Attachment C; "District-Wide Facility Study Guidelines"*

KEY PROGRAM CONSIDERATIONS - Benjamin Franklin ES

- **Revise Traffic Flow**
- **Accessibility – 4/5/6 classroom wing, basement rooms, stage**
- **Undersized Classrooms (80%)**
- **Small Life Skills Room**
- **Basement Art Room**
- **Lack of Music Storage**
- **Small Computer Labs**
- **Small Multipurpose Room, Cafeteria, Kitchen (serving)**
- **Small Main/Nurse/Guidance offices**
- **Add LGI**

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KEY PROGRAM CONSIDERATIONS - Dwight Eisenhower ES

- Small Site – limited parking and playgrounds
- Relocate Main Office
- Accessibility – stage
- Replace Modular Classrooms (4)
- Undersized Kindergarten Room
- Small Speech, ESL, and OT/PT rooms
- Small Computer Lab
- Small Multipurpose Room and Kitchen (serving)
- Small Main/Nurse offices – no itinerate or conference space
- Small Faculty Room
- Lack of Building Storage
- Add LGI

Indiana Area School District



PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

KEY PROGRAM CONSIDERATIONS - East Pike ES

- Relocate Main Office
- Small Reading and ESL rooms
- Lack of Music Storage
- Lack of Multipurpose Room Storage
- Small Kitchen (serving)
- Add LGI

Indiana Area School District



PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

KEY PROGRAM CONSIDERATIONS - Horace Mann ES

- Small Site – limited parking and playgrounds
- Relocate Main Office
- Accessibility – accessible route to all floors, stage
- Small Learning Support, Speech, and ESL rooms
- Add Life Skills Room
- Lack of Art and Music Storage
- Small Multipurpose Room and Kitchen (serving)
- Small Main/Nurse/Guidance offices – no Itinerate or conference space
- Add LGI

Indiana Area School District



PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

KEY PROGRAM CONSIDERATIONS - Indiana Junior HS

- Add additional PE teaching station

Indiana Area School District



PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

KEY PROGRAM CONSIDERATIONS - Indiana Senior HS

- Limited Site – site access, traffic separation, and limited parking
- Small Math Classroom, add Health Classroom
- Lack of Resource rooms – math, SS, English, and FL
- Small Biology rooms and Physics Classroom, lack of Chemistry Storage, remove Observatory
- Lack of Business Storage
- Small Video Production Studio
- Accessibility – stage, toilet rooms
- Add Food Court
- Modify Concessions Area, expand AD Office
- Small Main/Nurse/Guidance offices
- Small Faculty Room

Indiana Area School District



PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

PROGRAM CONSIDERATIONS

<u>School</u>	<u>Approximate Building Area (SF)</u>	<u>Additional Area (SF)</u>	
Indiana Junior HS	182,000	4,800	+2.6%
Indiana Senior HS	209,600	16,600	+7.9%
East Pike ES	64,700*	5,300	+8.2%
Benjamin Franklin ES	52,000	15,500	+29.9%
Horace Mann ES	46,000	18,300	+39.8%
Dwight Eisenhower ES	38,700	24,100	+49.6%

*Area excludes District Administration Office

Indiana Area School District



5.1 Analysis of Each Building's Capacity

- *An analysis of each building's capacity as it relates to the educational program. One must ask not only how many students can a building house, but if each building provides the types of educational spaces dictated by the educational program. Factors such as the length of the school day, number of classes per day, grade alignments, size of particular rooms and adequacy of those rooms will affect capacity. **

**Excerpt from PDE PlanCon Part A Instructions, Attachment C;
"District-Wide Facility Study Guidelines"*

Option Development – Current Grade Alignment

1. **Update Current Buildings**
 - **Condition Upgrades Only**
2. **Update Current Buildings**
 - **Condition Upgrades + Program Considerations**
3. **Reduce Number of Elementary Schools?**
 - **(multiple options)**

Option Development - Modify Grade Alignment?

PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

“Hard Costs”
Bricks and Mortar



“Soft Costs”
Expenses, Fees, Equipment, Asbestos,
Permits & etc.



“Project Contingency”



= TOTAL PROJECT COST

Central Cambria School District



PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

CONDITION UPGRADES – OPINION OF PROBABLE COSTS

Building Name Existing Area	Total Project Cost Range Hard Cost Range	Cost Per SF
Junior HS 182,000 SF	\$190,000 - \$360,000 \$150,000 - \$280,000	\$1 - \$2
East Pike ES 75,700 SF	\$960,000 - \$1,460,000 \$750,000 - \$1,140,000	\$10 - \$15
Senior HS 209,600 SF	\$10,560,000 - \$14,780,000 \$8,250,000 - \$11,550,000	\$39 - \$55
Eisenhower ES 38,700 SF	\$3,070,000 - \$4,440,000 \$2,400,000 - \$3,470,000	\$62 - \$90
Ben Franklin ES 52,000 SF	\$4,440,000 - \$6,050,000 \$3,470,000 - \$4,730,000	\$67 - \$91
Horace Mann ES 46,000 SF	\$3,870,000 - \$8,780,000 \$3,020,000 - \$6,860,000	\$66 - \$149
District Schools 604,000 SF	\$23,090,000 - \$35,870,000 \$18,040,000 - \$28,030,000	\$30 - \$46

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PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

+ PROGRAM CONSIDERATIONS – OPINION OF PROB. COSTS

Building Name Addition/Renovation SF	Total Project Cost Range Hard Cost Range	
Junior HS 4,800 SF / 0 SF	\$1,440,000 - \$1,900,000 \$1,130,000 - \$1,480,000	+2.6%
Senior HS 16,600 SF / 12,600 SF	\$16,930,000 - \$22,560,000 \$13,230,000 - \$17,630,000	+7.9%
East Pike ES 5,300 SF / 2,400 SF	\$2,740,000 - \$3,620,000 \$2,140,000 - \$2,830,000	+8.2%
Ben Franklin ES 15,500 SF / 10,700 SF	\$10,210,000 - \$13,100,000 \$7,980,000 - \$10,240,000	+29.9%
Horace Mann ES 18,300 SF / 6,400 SF	\$9,700,000 - \$15,900,000 \$7,570,000 - \$12,420,000	+39.8%
Eisenhower ES 24,100 SF / 6,300 SF	\$10,390,000 - \$13,400,000 \$8,120,000 - \$10,470,000	+49.6%
District Schools 84,600 SF / 38,400 SF	\$51,410,000 - \$70,480,000 \$40,170,000 - \$55,070,000	

Indiana Area School District



PROGRESS REPORT – DISTRICT-WIDE FACILITY STUDY

Next Steps

- **Develop and Report on Options – Cost, Timeline, Reimbursement, Operational Impact, Pros & Cons**
- **Test/Refine/Adjust Options**
- **Compile all information collected/developed to date in a DRAFT Study**
- **Review Draft Study with Board**
- **Adjust and Refine**
- **Finalize Study**

Indiana Area School District

