

Finance Committee Meeting

April 11, 2019



Tonight's Agenda

- Discussion Items:
 - 2019-2020 Budget
 - Staffing Review – Ms. Taylor
 - Updates to First Draft
 - Long-Term Financial Plan Update
 - Capital Project Update – Messrs. Taylor and Stone
- Board Agenda:
 - Approve 2019-2020 Proposed Final General Fund Budget
 - Approve bids
 - Tech Ed
 - Science
 - Art
 - Approve Resolution Supporting Cyber Charter School Funding Reform



2019-2020 Budget



2019-2020 Staffing Overview

APRIL 11, 2019

FINANCE COMMITTEE MEETING

Staffing Overview

School Year	2018-2019	2019-2020
Professional Staff	848.90	847.6
Support Staff	465.35	472.55
Administrators	46.50	46
Total Staff	1360.75	1366.15

Historical Staffing Overview

School Year	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
Professional Staff	853.02	841.23	859.3*	854.01	855.50	839.60	848.50	848.9
Total Staff	1353.64	1347.03	1364.43	1366.63	1373.11	1337.40	1357.66	1360.75

2017-2018

- 4 Special Education Teachers Added
- 2 Transportation Support Staff Added
- 1 Director of Digital Media Added
- 2 Elementary Added (6/1/17 enrollment)
- 2 Elementary Tech Specialists
- 4 Bus Monitors Added
- 2 PT Clerical Aides Added (enrollment)

2018-2019

- 7 Professional Middle School Reductions included in the budget
- 4.5 Professional Middle School Reductions not included in the 18-19 budget
- 5 Support Staff Middle School Reductions
- 5.6 Special Education Teachers Added
- 5 Instructional Assistants Added (Achieve/WES)
- 1.2 Clerical Aides Added (enrollment)

Staffing Overview

2013-2014 Additions:

- 17 Speech & Language Pathologists* (Program transfer from BCIU)
- .8 Social Worker (transfer of services from Lenape Valley)
- 8 new instructional assistants (student need and Achieve)
- 2 new security positions

2015-2016 Additions:

- .4 Behavior Analyst
- .5 Autistic Support Teacher
- 2 Elementary Sections – enrollment
- Staff Nurse/Teacher Assistant – student needs
- CRAA 1 Position removed – Supervisor, Grounds
- .4 HR Assistant

2014-2015 Additions:

- 2 Cares Counselors
- 1 Math Specialist
- 2 Special Education Teachers (Achieve)
- 2 Elementary Sections
- Additional Instructional Assistants, and Staff Nurse (student needs)

2016-2017 Additions:

- 1 Administrative Reduction
- 18.3 Professional Reductions
- 16.4 Support Reductions
- 5 Teacher Assistants positions added back to Achieve
- 3 Additional Teacher Assistants added during school year
- 2 Staff Nurses added during school year

Professional Staff Overview

Added Positions:		Total	
Technology Integration Specialists High School – 2 moved from elementary to high school		0	
Elementary Sections (tentative for enrollment)		2	
ELD		.6	
HS Additions (sections of Math, German, FCS)		.6	
Middle School Reductions		Total	
Professional Staff (7 removed from 18/19 budget)		- 4.5 Additional Reductions	
School Year	2017-2018	2018-2019	Variance
Professional Staff	848.9	847.6	-1.3

Support Staff Overview

Added Positions:	Total
4 Instructional Assistants (added 1/19)	4
1 Instructional Assistant @ WES (added 9/18)	1
Clerical Support (added 10/18 enrollment)	1.2
1 Transportation Specialist (added 3/19)	1

School Year	2017-2018	2018-2019	Variance
Support Staff	465.5	471.55	7.2

Administrative Additions

Added Positions:	Total
Special Education Supervisor	1

Reduced Positions	Total
Administrator on Special Assignment	-1
Business Administrator	-.5

School Year	2018-2019	2019-2020	Variance
Administrators	46.5	46	.5

Updates to First Draft of 2019-2020 Budget

<u>REVENUE ADJUSTMENTS:</u>	\$242,379,108
FICA Reimbursement (net)	(44,080)
PSERS Reimbursement (net)	<u>(197,444)</u>
Adjusted Total Revenues	\$242,137,584
<u>EXPENDITURE ADJUSTMENTS:</u>	\$249,189,006
CREA Retirements (21)	(1,577,859)
-0.6 FTE for ELD	(48,445)
+0.4 FTE for HS Staffing	26,169
Transportation Dept Reorg	(44,603)
Department Reductions:	
Technology	(597,000)
Operations	(171,650)
Teaching & Learning	(516,610)
MBIT Tuition Reduction	(23,046)
UPenn GSE Mental Health Consortium	<u>25,000</u>
Adjusted Total Expenditures	<u>\$246,260,962</u>
REMAINING BUDGET DEFICIT	<u>(\$4,123,378)</u>

Five-Year Outlook Review

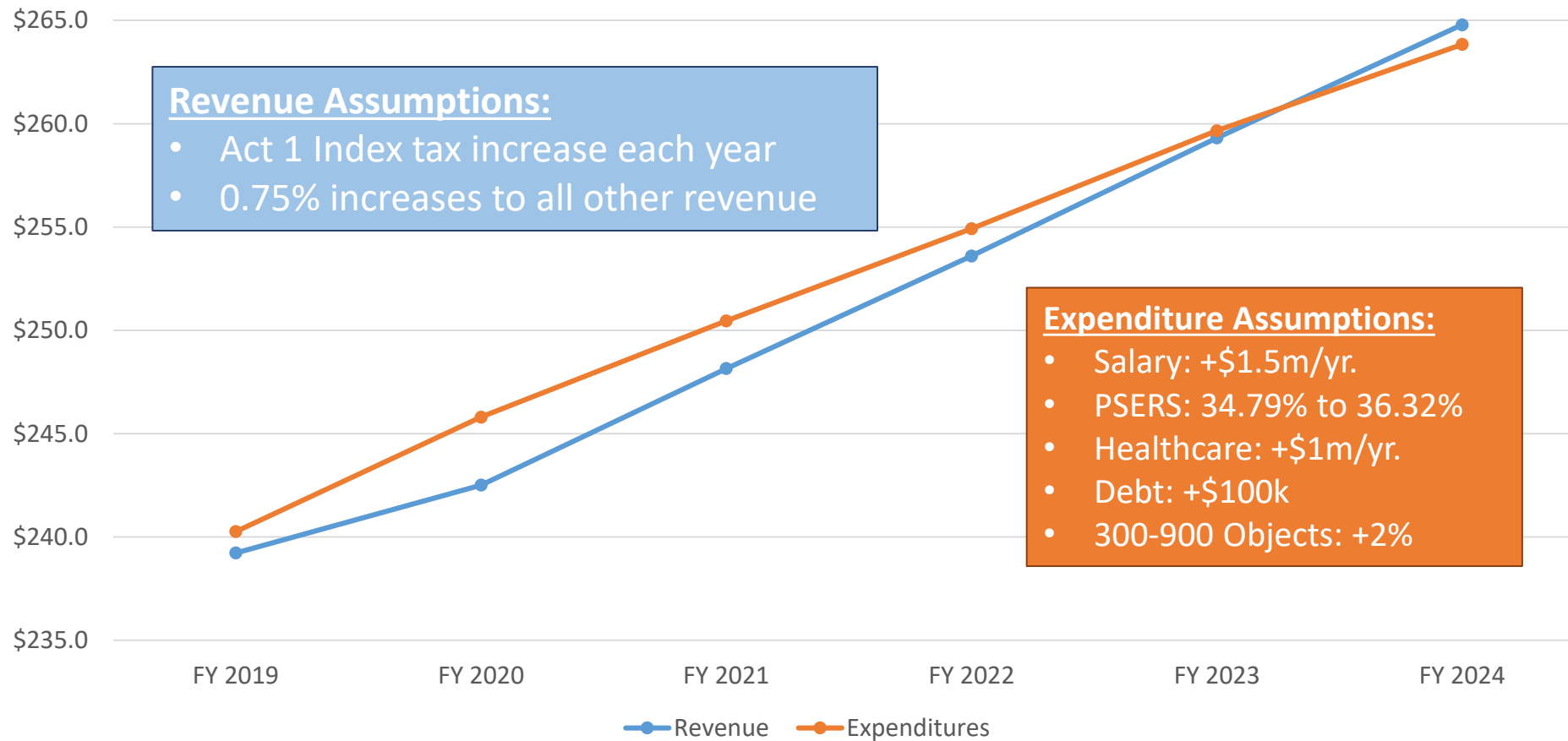
Revenues:		PROJECTION Nov. '18	FIRST DRAFT	DIFFERENCE	
	Real Estate	\$ 153,677,678	\$ 153,849,555	\$ 171,877	
	Earned Income Tax	17,650,000	17,350,000	(300,000)	
	Other Local Revenues	15,715,952	15,995,960	280,008	
				-	
	Basic Ed Subsidy	14,709,500	14,700,000	(9,500)	
	Special Education Subsidy	6,523,563	6,475,000	(48,563)	
	Transportation	1,813,500	1,700,000	(113,500)	
	Plan Con	900,000	900,000	-	
	State Property Tax Reduction Funds	5,433,824	5,433,824	-	
	State Share Social Security	4,231,732	4,232,925	1,193	
	State Share Retirement	19,740,180	19,403,241	(336,939)	
	Other State Revenues	672,762	676,762	4,000	
				-	
	Federal Revenues	1,440,000	1,440,000	-	
Total Revenues		242,508,691	242,157,267	(351,424)	-0.1%



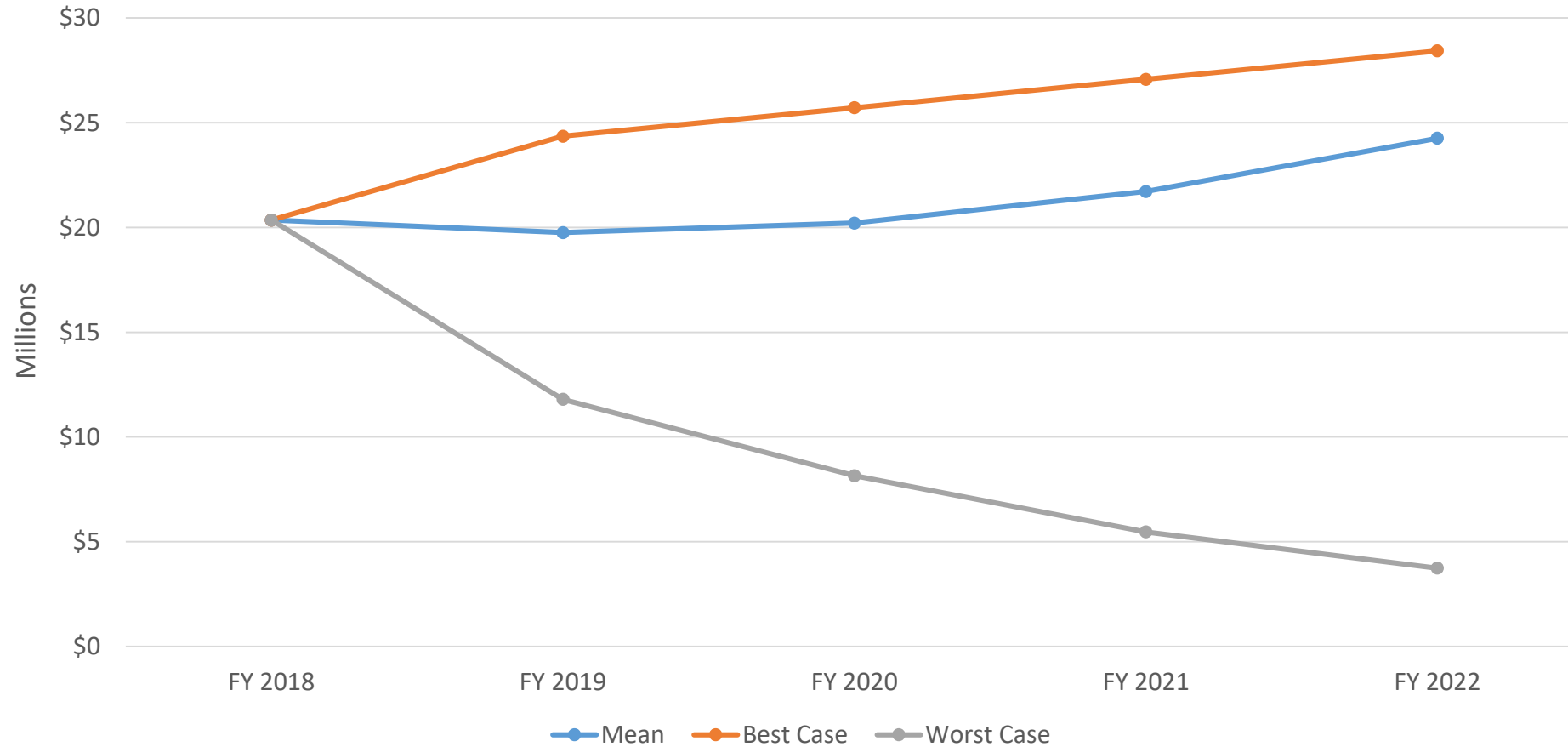
Five-Year Outlook Review

Appropriations:		PROJECTION Nov. '18	FIRST DRAFT	DIFFERENCE	
	Salaries and Wages	\$ 113,481,919	\$ 115,530,909	\$ 2,048,990	
Employee Benefits:					
	Healthcare	24,641,971	22,565,135	(2,076,836)	
	Dental	1,570,112	1,593,435	23,323	
	Vision	107,731	108,862	1,131	
	Life	142,290	171,991	29,701	
	Disability	101,707	102,312	605	
	Retirement	39,480,360	38,806,210	(674,150)	
	FICA	8,463,464	8,474,839	11,375	
	W/C	624,151	632,890	8,739	
	Tuition Reim.	100,000	100,000	-	
	Unemployment	280,133	288,417	8,284	
	Other	133,335	233,000	99,665	
Total Employee Benefits		75,645,254	73,077,091	(2,568,163)	
	300-900 Objects	38,598,482	39,295,158	696,676	
	Debt Service	18,666,401	18,666,401	-	
		246,392,056	246,569,559	177,503	0.1%
Revenues over (under) Expenditures		(3,883,365)	(4,412,292)	(528,927)	

Five-Year Outlook Review – Revenue & Expenditures



Five-Year Outlook Review – Fund Balance



2019-2020 Budget Timeline

Date	Description	Liaison
4/11/2019	Finance Committee Meeting <ul style="list-style-type: none">Preliminary Budget Staffing	C. Taylor B. Stone
4/25/2019	Budget Forum (prior to Board Meeting)	R. Fraser B. Stone
4/25/2019	Board Meeting <ul style="list-style-type: none">Approve Proposed Final Budget	B. Stone
5/9/2019	Finance Committee Meeting <ul style="list-style-type: none">Final Budget Update	B. Stone
5/30/2019	Board Meeting <ul style="list-style-type: none">Approve Final Budget	B. Stone

Capital Project Update



AGENDA

- **Review of 5-Year Master Plan Recommendations**
- **Facilities 5-Year Master Plan Details**
 - ✓ CRHS North and South Synthetic Turf Multi-Purpose Fields
 - ✓ ACHIEVE-Sloan-Twilight Facility
 - ✓ Sol Feinstone Elementary School Renovations
 - ✓ Hillcrest Elementary School Renovations
 - ✓ Richboro Elementary School Renovations
- **Summary of Proposed Project Options, Schedules and Budgets**
- **Financing Considerations**

SUMMARY OF PROPOSED MASTER PLAN

PROJECTS, SCOPE AND MILESTONE SCHEDULE



FACILITY and SCOPE	START DATE	FINISH DATE
CRHS North and South Synthetic Turf Multi-Purpose Fields <ul style="list-style-type: none"> Two (2) options presented New field at CRHS South including lighting, adjacent to athletics wing is recommended (Option 2) Resurface CRHS North including 'D' area, all-weather surface at track and select alternates 	01MAY19	15OCT20
ACHIEVE-Sloan-Twilight Facility <ul style="list-style-type: none"> Four (4) options presented New building at former RMS site is recommended (Option 4) 	01MAY19	31JUL21
Sol Feinstone Elementary School Additions and Renovations <ul style="list-style-type: none"> Presented at 04APR19 FACCOT Meeting Reviewed renovations versus new construction Renovations recommended based on budgetary constraints 	01MAY19	15AUG23
Hillcrest Elementary School Renovations <ul style="list-style-type: none"> Two (2) options presented New MEP systems/infrastructure, ceilings and minor finishes is recommended (Option 2) 	02JAN20	15AUG22
Richboro Elementary School Renovations <ul style="list-style-type: none"> Same as Hillcrest ES – see above 	02JAN21	15AUG23

CRHS South/North Synthetic Turf Multi-Purpose Fields



CRHS South Synthetic Turf Multi-Purpose Field

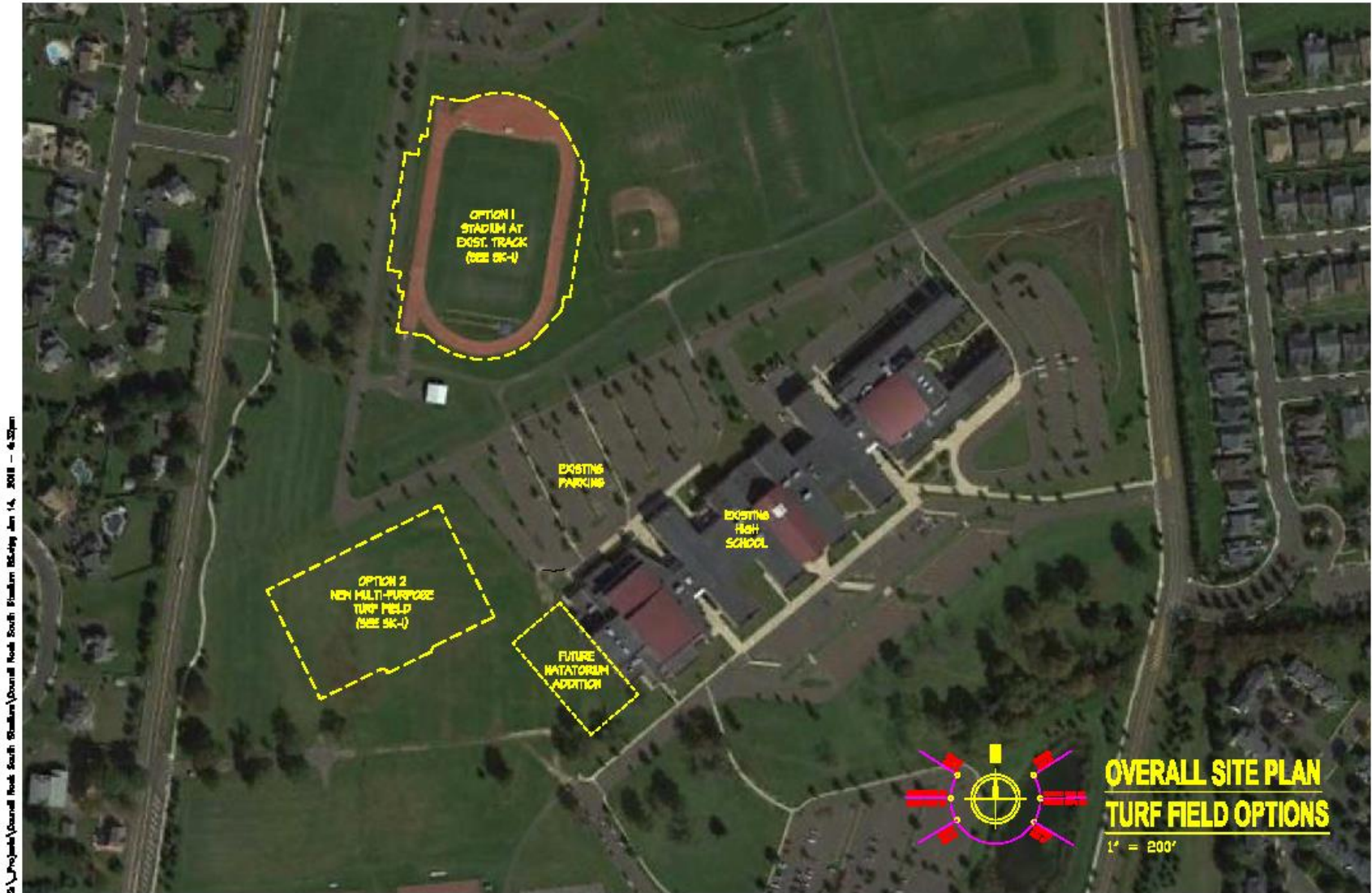


Considerations for Turf:

- Previously presented and discussed at the 01NOV18 Facilities Committee Meeting. Reference 01NOV18 Facilities Committee YouTube recording for additional details.
- Two Options were considered:
 - ✓ **Option 1** - Multi-Purpose Field at Existing Track Area
 - ✓ **Option 2** - Multi-Purpose Field adjacent to Athletics
- Option 2 - **Multi-Purpose Field adjacent to the Athletics** is the preferred option based on functionality and cost.



CRHS South Synthetic Turf Multi-Purpose Field Discussions
Overall Site Plan (Two optional locations):



D:\Projects\Council Rock South Stadium\Council Rock South Stadium 10-14-16.dwg Jan 14, 2018 - 4:32pm

COUNCIL ROCK SCHOOL DISTRICT
COUNCIL ROCK
HIGH SCHOOL SOUTH
ATHLETIC FIELDS STUDY

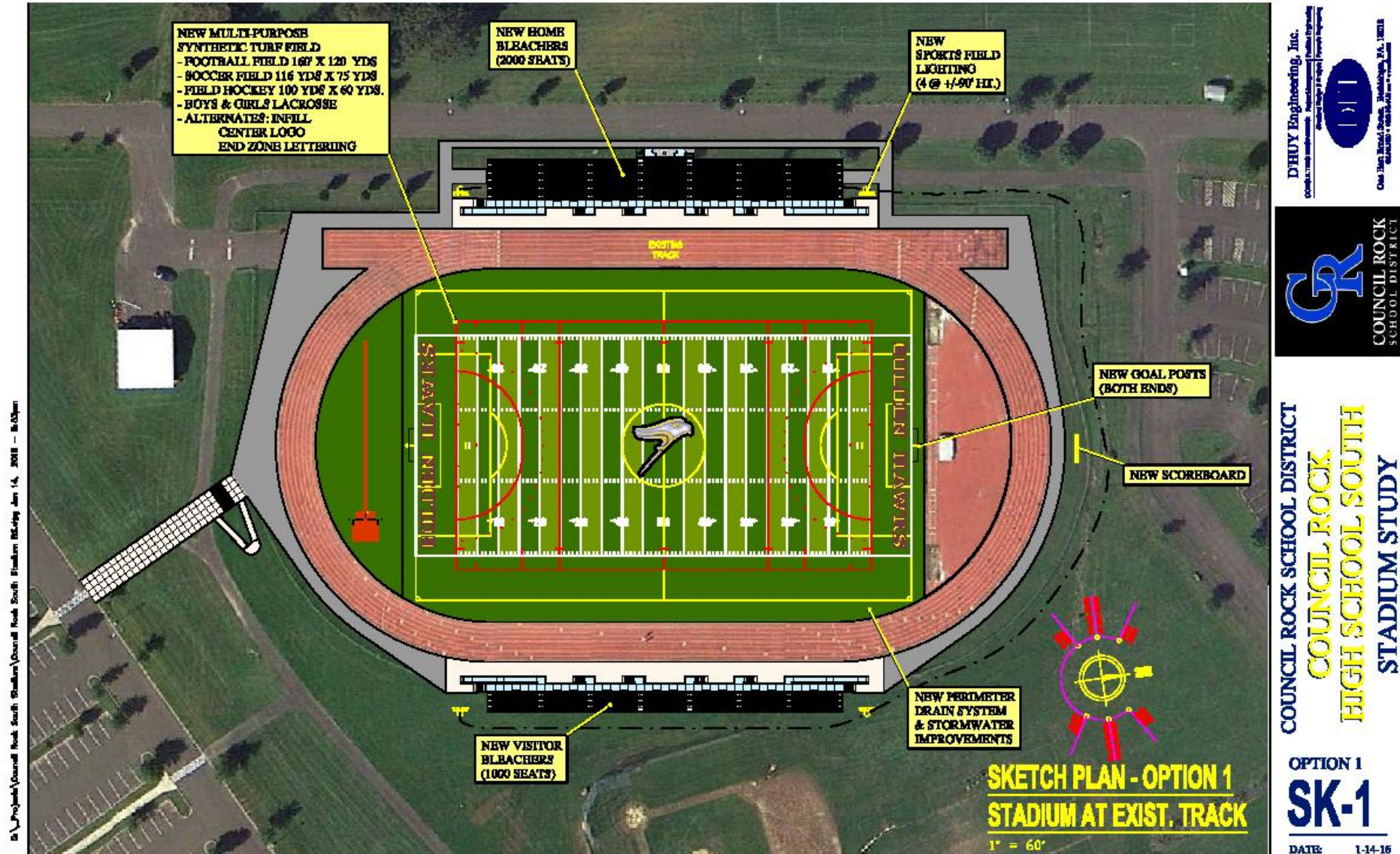
OVERALL SITE
OS-1
DATE: 1-14-16

DHUY Engineering, Inc.
Civil, Mechanical, Electrical, Plumbing, Fire Protection
Surveying, Engineering, Construction Management
One East Main Street, Suite 200, Doylestown, PA 18901
610-341-1111
www.dhuyengineering.com

COUNCIL ROCK SCHOOL DISTRICT

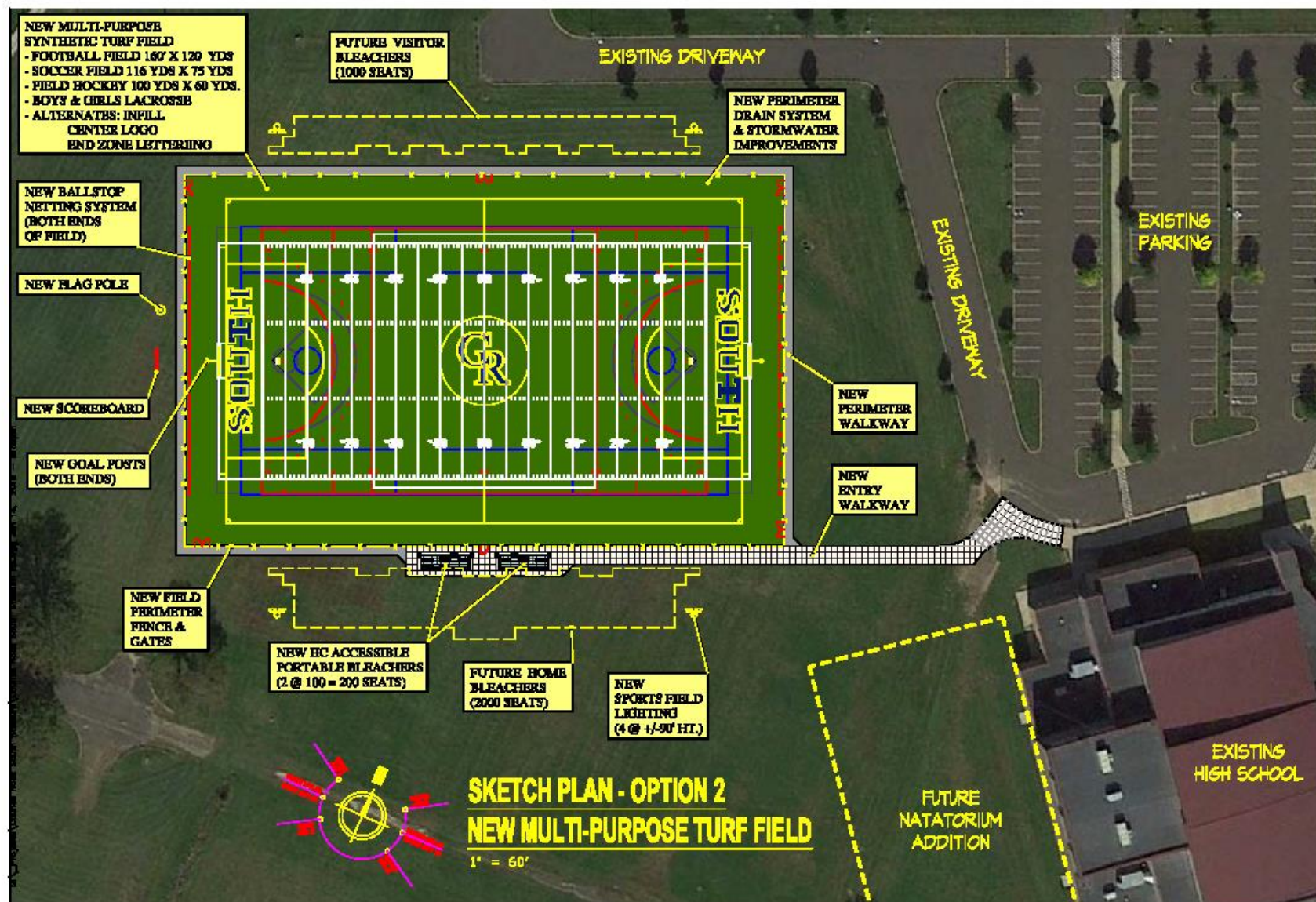
CRHS South Synthetic Turf Multi-Purpose Field Discussions

Option 1 – Stadium at Existing Track:



CRHS South Synthetic Turf Multi-Purpose Field Discussions

Option 2 – New Multi-Purpose Turf Field Adjacent to Athletics:



DTUHY Engineering, Inc.
 10000 N. 19th Avenue, Suite 100 | Portland, OR 97229 | Phone: 503.255.1234
 Fax: 503.255.1235 | Email: info@dtuhy.com | Website: www.dtuhy.com



**COUNCIL ROCK SCHOOL DISTRICT
COUNCIL ROCK
HIGH SCHOOL SOUTH
STADIUM STUDY**

OPTION 2
SK-2
DATE: 1-14-15

CRHS South Synthetic Turf Multi-Purpose Field Discussions

Estimate of Probable Costs:



OPTION 1 – STADIUM AT EXISTING TRACK

Site Preparation and Utilities	\$ 652,204
Paving and Concrete	\$ 316,094
Synthetic Turf	\$ 610,363
Miscellaneous (Bleachers, Goals, Lighting, Electrical, Etc.)	\$ 1,840,104
Fees and Contingencies	\$ 693,892
TOTAL ESTIMATED PROJECT COST	\$ 4,112,657

CRHS South Synthetic Turf Multi-Purpose Field Discussions

Estimate of Probable Costs:



OPTION 1B – STADIUM AT EXISTING TRACK (Potential Phase I Project)

Possible **Deducts** for Potential Future Work:

- ✓ Bituminous Paving
- ✓ Concrete Walks and Stairs
- ✓ Concrete Ramps

- ✓ Chain Link Fencing
- ✓ Bleachers (3,000)
- ✓ Press Box

**TOTAL ESTIMATED
PROJECT COST**

\$ 2,410,173

**Deduction from
Original Option 1 Project**

~(\$ 1,702,484)

CRHS South Synthetic Turf Multi-Purpose Field Discussions

Estimate of Probable Costs:



OPTION 2 – MULTI-PURPOSE FIELD ADJACENT TO ATHLETICS

Site Preparation and Utilities

\$ 706,284

Paving and Concrete

\$ 178,398

Synthetic Turf

\$ 586,876

Miscellaneous (Bleachers, Goals,
Lighting, Electrical, Etc.)

\$ 833,481

Fees and Contingencies

\$ 389,023

**TOTAL ESTIMATED
PROJECT COST**

\$ 2,694,062

CRHS South Synthetic Turf Multi-Purpose Field Discussions

Estimate of Probable Costs:



OPTION 2B – MULTI-PURPOSE FIELD ADJACENT TO ATHLETICS
(Potential Phase I Project)

Possible **Deducts** for Potential Future Work:

- ✓ Concrete Pad for Bleachers
- ✓ Bleachers (200 Seats)

**TOTAL ESTIMATED
PROJECT COST**

\$ 2,536,776

**Deduction from
Original Option 2 Project**

~(\$ 157,286)

CRHS South Synthetic Turf Multi-Purpose Field

Recommendation:

Option 2 – Adjacent to Athletics

Reasons include, but are not limited to:

- Allows for construction without impact to existing track and natural grass field
- Allows for future stadium master plan at new location
- Proposed location convenient to toilet rooms in existing building
- Proposed location provides convenient access from building

CRHS South Synthetic Turf Multi-Purpose Field Discussions

Estimate of Probable Costs:



SUMMARY OF OPTIONS, COSTS AND SCOPE

	OPTION 1	OPTION 1B	OPTION 2	OPTION 2B
OPTIONS	STADIUM	STADIUM (turf and lighting only)	ADJACENT TO ATHLETICS	ADJACENT TO ATHLETICS (turf and lighting only)
EST. PROJECT COST	\$ 4,112,657	\$ 2,410,173	\$ 2,694,062	\$ 2,536,776
SCOPE AND ESTIMATED SAVINGS TO PHASE OPTIONS	Includes bleachers for 3,000 seats, press box, lighting, ADA access, fencing, scoreboard, electric, etc.	(\$ 1,702,484) SAVINGS COMPARED to OPTION 1 <i>(Project removes bleachers, press box, fencing, walks & ramps)</i>	Includes movable bleachers for 200, lighting, scoreboard, electric, etc.	(\$ 157,286) SAVINGS COMPARED to OPTION 2 <i>(Project removes bleachers and associated concrete pad)</i>

CRHS South Synthetic Turf Multi-Purpose Field



Schedule Considerations:

- The general schedule for approvals and construction is as follows:

CRHS SOUTH AND NORTH SYNTHETIC TURF PROJECTS			
M I L E S T O N E S C H E D U L E			
ACTIVITY	START DATE	FINISH DATE	COMMENTS
CRSD Board Approval	-----	25APR19	
Field Investigations	01MAY19	31JUL19	
Design/Document/Approvals	01AUG19	31JAN20	Allow 6 months for BCCD and Land Development Approvals
Bid/Board Review/Contracts	31JAN20	01MAR20	Award in MAR20 to allow for procurement of products
Const. (Turf Replacement - North)	30JUN20	30AUG20	3 months for replacement
Const. (New Field - South)	15APR20	15OCT20	6 months for new field const.

NOTE: The replacement of the turf surface at CRHS North should be included as a part of the CRHS South for potential material cost savings associated with inclusion in a larger project.

CRHS South Synthetic Turf Multi-Purpose Field



CRHS North Turf Maintenance:

- The maintenance of the CRHS North Turf (Walt Snyder Stadium) must also be considered. The work originally planned for the summer of 2019 was postponed to the summer of 2020 due to budgetary constraints (Reference the 01OCT18 FACCOM Meeting which centered on Capital Improvements Planning).

CRHS NORTH - SYNTHETIC TURF FIELD MAINTENANCE		
School ID	PROJECT	DEFERRED TO 2020 (Due to budgetary constraints)
CRHSN	Turf Replacement at Walt Snyder Stadium	\$ 843,648
CRHSN	Pave 'D' Area of Track when Resurfacing	\$ 197,466
CRHSN	Replace Synthetic Track and Resurface	\$ 329,109
Subtotal		\$ 1,370,223
Fees and Contingencies		\$ 479,578
Total Project Costs – Walt Snyder Stadium		\$ 1,849,801

NOTE: The project scope and costs to replace the turf surface at CRHS North and other preventative maintenance costs excludes the other work needed throughout the district in 2020. The cost of work deferred to 2020 is \$5,907,228 plus fees and contingencies. The proposed scope above will include bid alternates for Sound System and Scoreboard Replacement.

CRHS South Synthetic Turf Multi-Purpose Field CRHS North Walt Snyder Stadium Maintenance Projects





CRHS SOUTH + CRHS NORTH PROJECT BUDGET			
School ID	PROJECT	ESTIMATED PROJ. COST	COMMENTS
CRHSS	Option 2 – Multi-Purpose Field adjacent to Athletics	\$ 2,700,000	Not to Exceed Capital-Bond
Total Capital-Bond Projects		\$2,700,000	
CRHSN	Turf Replacement at Walt Snyder Stadium	\$1,138,924	CIP Project Capital Reserve
CRHSN	Pave 'D' Area of Track when Resurfacing	\$ 266,579	CIP Project Capital Reserve
CRHSN	Replace Synthetic Track and Resurface	\$ 444,297	CIP Project Capital Reserve
Total Capital Reserve Projects (Walt Snyder Stadium)		\$1,849,800	
TOTAL CRHS NORTH AND SOUTH PROJECT COSTS		\$ 4,549,800	

** Estimated project costs include fees and contingencies*

ACHIEVE-Sloan-Twilight Facilities Plan

Repurposing Options for Former Richboro Middle School
ACHIEVE - Sloan and Twilight Programs
SUMMARY OF BUILDING CONSIDERATIONS
March 2019

 <p>Note: Target program area for current programs is 25,000 SF. Excludes potential for future growth for MS programs.</p>	OPTION 1	OPTION 2	OPTION 3	OPTION 4
	Partial Demolition and Total Renovations ACHIEVE-Sloan-Twilight	Replacement of MEP Infrastructure, Ceiling Systems and Minor Program Adjustments	Demolish Existing Building Construct New at Same Footprint	Former RMS to Remain Construct New at Soccer Fields (Township Review Required)
Key Program Space Needs Addressed				
Estimated Program Space	26,000 SF (Includes new boiler room) plus future expansion of approx. 12,000 SF (total 37,000 SF)	88,824 SF with minimal partition changes or cosmetic upgrades	26,000 SF	26,000 SF
ACHIEVE Core Academic programs	yes	fit into existing spaces	yes	yes
ACHIEVE Teacher/Admin spaces	yes	fit into existing spaces	yes	yes
ACHIEVE Dining/Recreation spaces (shared with Sloan)	yes	fit into existing spaces	yes	yes
Sloan Core Academic programs	yes	fit into existing spaces	yes	yes
Sloan Library	yes	fit into existing spaces	yes	yes
Sloan Administration Area	yes	fit into existing spaces	yes	yes
Sloan Dining/Recreation spaces	yes	fit into existing spaces	yes	yes
Twilight Classrooms space	yes	fit into existing spaces	yes	yes
Twilight Administrative space	yes	fit into existing spaces	yes	yes
Secure Vestibule	yes	yes	yes	yes
Gymnasium	no	yes	no	no
Complete Serving Kitchen	no	yes	no	no
Scope Items				
Mechanical, Electrical and Plumbing Systems	all new	all new	all new	all new
New Exterior Door and Window Systems	yes	no	all new	all new
Exterior Masonry Repairs	yes	no	all new	all new
Environmental Remediation	yes	partially	all new	all new
All New Interior Finishes	yes	no	all new	all new
All New Interior Doors - ADA Compliant	yes	no	all new	all new
Renovated/New Toilet Rooms - ADA Compliant	yes	partially	all new	all new
Program Design Principles and Program Needs	yes	fit into existing spaces	all new	all new
Parking Lot Mill and Overlay	yes	yes	all new	all new
Floor Plan Layout Inefficiencies addressed	yes	no	all new	all new
ADA Compliance	yes	partially	all new	all new
Estimate of Probable Project Cost				
2020	\$12,748,185	\$19,317,688	\$14,594,414	\$13,273,000
2021	\$13,258,112	\$20,090,396	\$15,178,190	\$13,803,920
2022	\$13,788,437	\$20,894,011	\$15,785,318	\$14,356,077

Repurposing Options for Former Richboro Middle School ACHIEVE - Sloan and Twilight Programs SUMMARY OF BUILDING CONSIDERATIONS - BUDGET March 2019				
 Note: Target program area for current programs is 25,000 SF. Excludes potential for future growth for MS programs.	OPTION 1	OPTION 2	OPTION 3	OPTION 4
	Partial Demolition and Total Renovations ACHIEVE-Sloan-Twilight	Replacement of MEP Infrastructure, Ceiling Systems and Minor Program Adjustments	Demolish Existing Building Construct New at Same Footprint	Former RMS to Remain Construct New at Soccer Fields
Estimate of Probable Project Cost				
Estimated Program Space	26,000 SF (Includes new boiler room) plus future expansion of approx. 12,000 SF (total 37,000 SF)	88,824 SF with minimal partition changes or cosmetic upgrades	26,000 SF	26,000 SF
Existing Square Footage	25,000	88,824	0	0
New Square Footage	1,000	0	26,000	26,000
Total Square Footage	26,000	88,824	26,000	26,000
Renovations \$190/SF	\$4,750,000	\$0	\$0	\$0
New Construction \$285			\$7,410,000	\$7,410,000
Mechanical Room Addition LS	\$300,000	Not Applicable	\$300,000	\$300,000
Central Mechanical Plant Upgrades	Included in SF Cost	\$1,500,000	Included in SF Cost	Included in SF Cost
HVAC Equipment Replacement \$40/SF	Included in SF Cost	\$3,552,960	Included in SF Cost	Included in SF Cost
Electrical Switchgear Replacement	Included in SF Cost	\$400,000	Included in SF Cost	Included in SF Cost
Lighting/Low Volt/Safety/CIGs \$65/SF x 37,000 SF	Included in SF Cost	\$5,773,560	Not Applicable	Not Applicable
Toilet Room Renovations - ADA	Included in SF Cost	\$400,000	Included in SF Cost	Included in SF Cost
Environmental Allowance	\$266,472	\$133,240	\$266,472	\$0
Demolition Allowance	\$750,000	Not Applicable	\$1,250,000	\$0
Masonry Façade Restoration Allowance	\$400,000	\$0	Not Applicable	Not Applicable
Site Restoration Allowance (assoc. with demo)	\$100,000	\$0	\$0	\$0
Roof Replacement Allowance	\$1,000,000	\$1,600,000	Included in SF Cost	Included in SF Cost
Site Improvements (excludes off-site improvements)	\$1,500,000	\$1,500,000	\$2,000,000	\$2,500,000
Total Construction Cost	\$9,066,472	\$14,859,760	\$11,226,472	\$10,210,000
Soft Costs				
Fees and Contingencies (25%)	\$2,266,618	\$3,714,940	\$2,806,618	\$2,552,500
Design Contingency (5%)	\$453,324	\$742,988	\$561,324	\$510,500
Total Estimate of Probable Project Cost/Year				
Option 1 - for current cost see 2020 (includes inflationary costs)	\$11,786,414			
2020	\$12,748,185	\$19,317,688	\$14,594,414	\$13,273,000
Tentative Construction Period 2021	\$13,258,112	\$20,090,396	\$15,178,190	\$13,803,920
2022	\$13,788,437	\$20,894,011	\$15,785,318	\$14,356,077

Former Richboro Middle School Repurposing Considerations Sloan-ACHIEVE-Twilight Programs

- ACHIEVE PROGRAM
- SLOAN PROGRAM
- TWILIGHT PROGRAM
- BUILDING SUPPORT
- CIRCULATION

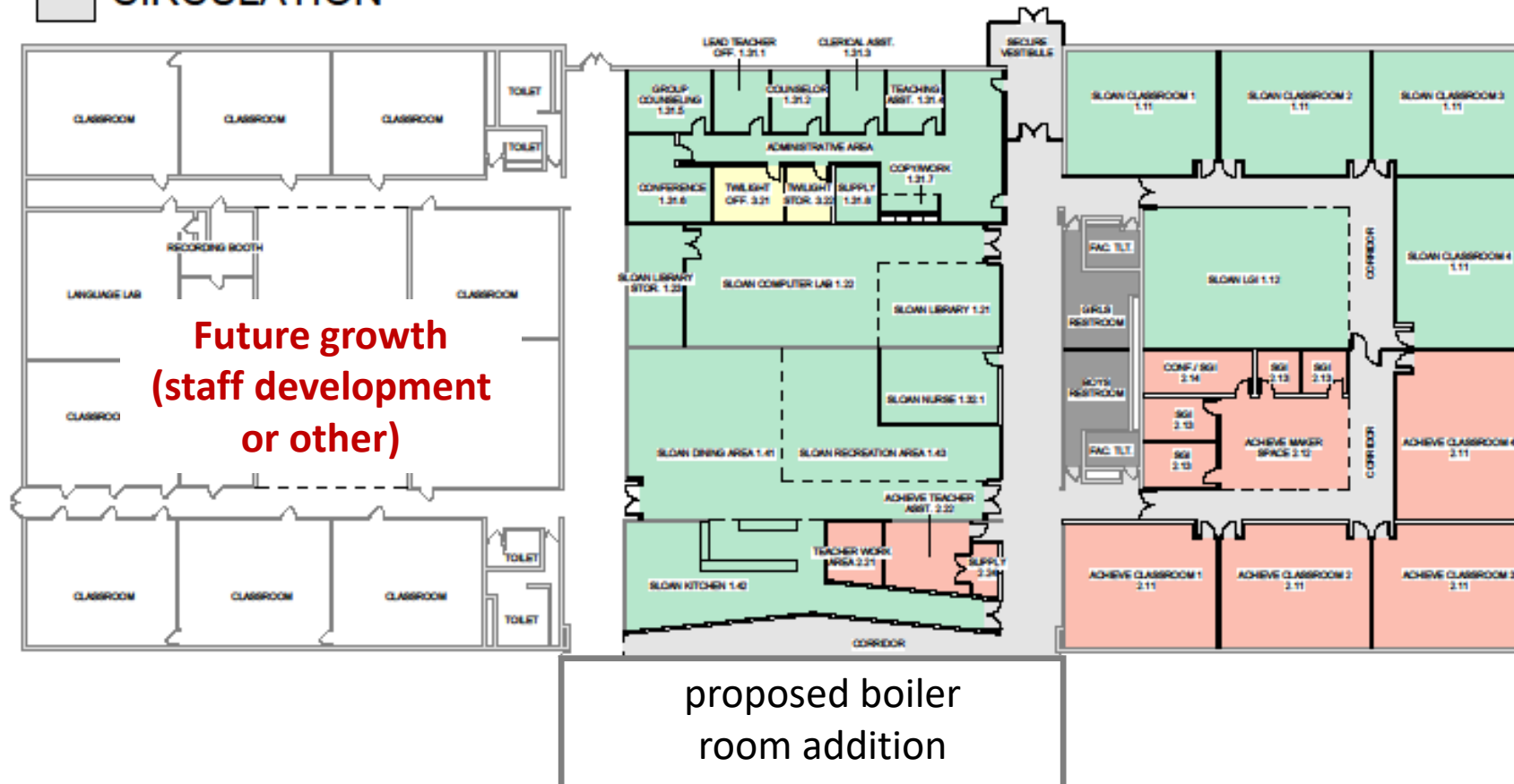
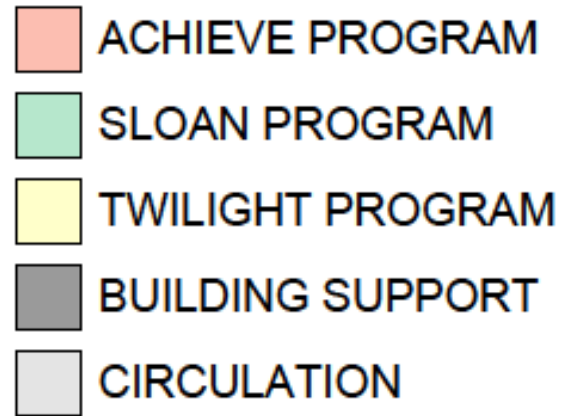
Option 1 allows for future renovations of this portion for staff development or other programs



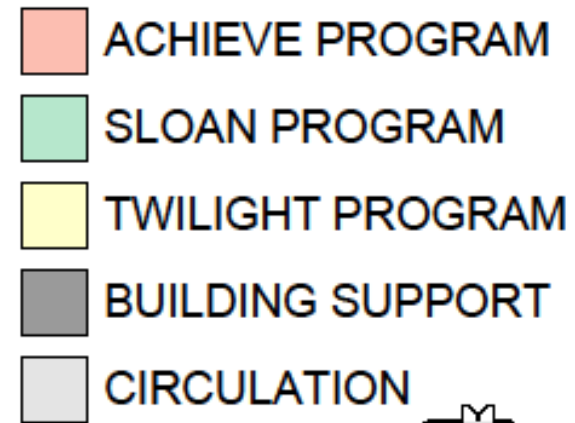
Option 1 removes this portion of the building

Option 2 maintains all existing square footage (no major work to finishes)

Former Richboro Middle School
Repurposing Considerations
Sloan-ACHIEVE-Twilight Programs
Option 1 – Partial Demolition



Former Richboro Middle School
Repurposing Considerations
Sloan-ACHIEVE-Twilight Programs
Option 3 + 4 New Building





option 4
(new)

option 1
(renovations)

option 3
(new)

potential
parking
expansion

**Former Richboro Middle School
Repurposing Considerations
Sloan-ACHIEVE-Twilight Programs
Option 3 + 4 New Building**

ACHIEVE-Sloan-Twilight Facility

Recommendation:

Option 4 – New building (RMS to remain in use)

Reasons include, but are not limited to:

- RE/MAX unable to locate viable alternative location
- Allows for continued use of the former RMS for ongoing renovations to Hillcrest, Richboro and Newtown Elementary School
- Allows district to address uncertainty relative to LSAC lease
- Allows for long term flexibility of the former RMS facility and site


- **Cost considerations include, but are not limited to the following:**

✓ Increased project cost for Option 4 (new) vs. Option 1 (reno)	\$545,808
✓ Utilize former RMS as temporary HCES (eliminate temp mods)	(\$900,000)
✓ Utilize former RMS as temporary RES (eliminate temp mods)	(\$900,000)
✓ LSAC first year lease savings	<u>(\$287,000)</u>
<i>Subtotal</i>	<i>(\$1,541,192)</i>
✓ Est. savings to renovate HCES/RES as non-phased projects	<u>(\$600,000)</u>
Total Estimated Savings Associated with Option 4	(\$2,141,192)

Hillcrest and Richboro Elementary School Renovations Plan

**Hillcrest and Richboro Elementary School Renovations
SUMMARY OF RENOVATION OPTIONS - CONSIDERATIONS**


March 2019

	OPTION 1	OPTION 2
	Complete Renovations (Assumes phased construction, occupied building and the use of temporary modular classrooms)	Replacement of MEP Infrastructure, Ceiling Systems and Minor Finishes
Note: The building square footage for each school is: 62,180 SF		
Key Program Space Needs Addressed		
Estimated Program Space	Budget numbers apply to each project (each share identical footprint and building needs)	Budget numbers apply to each project (each share identical footprint and building needs)
Core Academic Programs	yes	fit into existing spaces
Teacher/Administrative Spaces	yes	fit into existing spaces
Common Space Renovations (Café, Gym, Library)	yes	limited
Secure Vestibule	yes	yes
Complete Serving Kitchen	yes	yes
Corridor Renovations	yes	limited
Classroom Renovations	yes	limited
Scope Items		
Mechanical, Electrical and Plumbing Systems	all new	all new
New Exterior Door and Window Systems	yes	yes
Exterior Masonry Repairs	yes	limited
Environmental Remediation	not applicable	not applicable
Replace Cameras, Projectors and Sound System	yes	yes
All New Interior Finishes	yes	limited
All New Interior Doors - ADA Compliant	yes	yes
All New Casework	yes	limited
All New Visual Display Boards	yes	limited - teaching walls
Replace Classroom Floors	yes	yes
Renovated/New Toilet Rooms - ADA Compliant	yes	yes
Program Design Principles and Program Needs	yes	fit into existing spaces
Parking Lot Mill and Overlay	yes	limited
Floor Plan Layout Inefficiencies addressed	yes	no
Roof Replacement	yes	yes
ADA Compliance	yes	yes
Estimate of Probable Project Cost		
Year 2018	\$23,028,460	\$20,411,625
Year 2019	\$23,949,598	\$21,228,090
Year 2020	\$24,907,582	\$22,077,214
Year 2021	\$25,903,886	\$22,960,302
Year 2022	\$26,940,041	\$23,878,714
See Budget Summary (Tab 2) for alternative budget considerations		

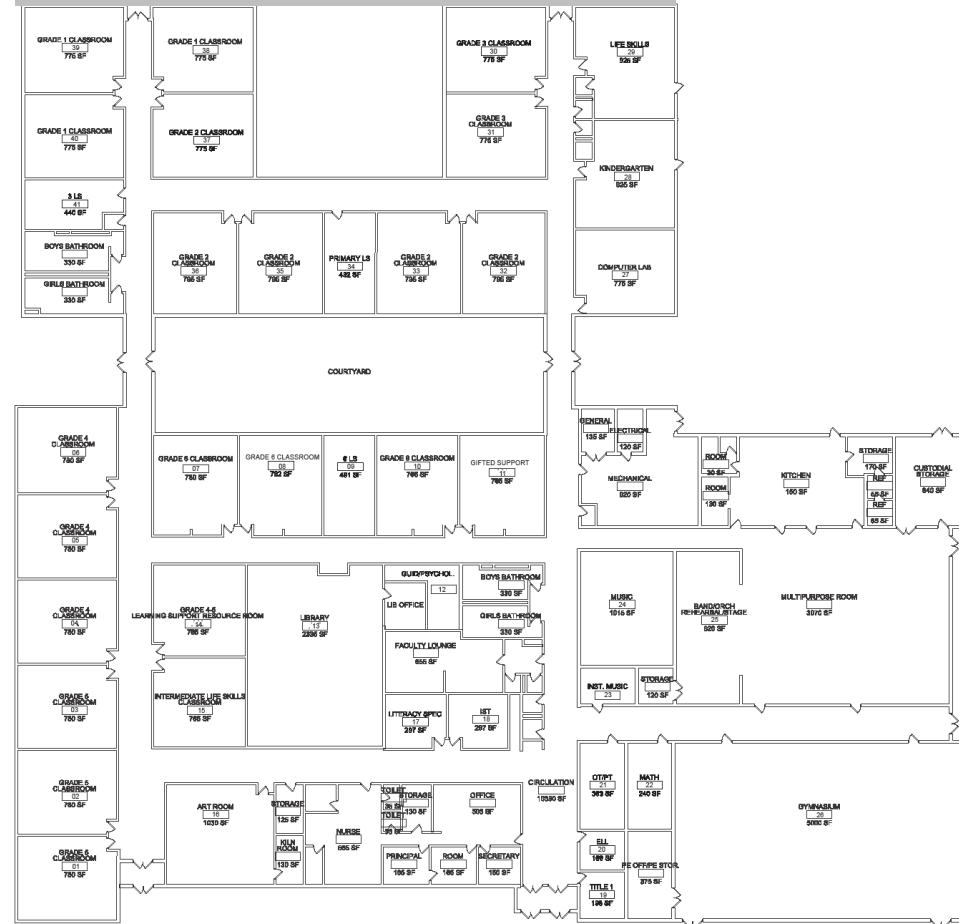
Hillcrest and Richboro Elementary School Renovations

SUMMARY OF RENOVATION OPTIONS - BUDGET

March 2019

	OPTION 1	OPTION 2	Projected Savings Between Options A and Option B (per project, combined and when considering non-phased construction)	
	Complete Renovations (Assumes phased construction, occupied building and the use of temporary modular classrooms)	Replacement of MEP Infrastructure, Ceiling Systems and Minor Finishes (Assumes phased construction, occupied building and the use of temporary modular classrooms)		
Note: The building square footage for each school is: 62,180 SF				
Estimate of Probable Project Cost				
Estimated Program Space SF	62,180	62,180		
Existing Square Footage	62,180	62,180		
New Square Footage	3,000	3,000		
Total Square Footage	65,180	65,180		
Renovations \$190/SF	\$11,814,200	not applicable		
Minimal Renovations \$30/SF (paint, casework, doors)	not applicable	\$1,865,400		
New Construction \$300/SF (displaced programs only)	\$900,000	not applicable		
Temporary Modular Classroom Allowance	\$900,000	\$900,000		
Mechanical Room Addition LS	\$400,000	\$400,000		
Central Mechanical Plant Upgrades	Included in SF Cost	\$1,500,000		
HVAC Equipment Replacement \$40/SF	Included in SF Cost	\$2,487,200		
Kitchen Equipment	Included in SF Cost	\$350,000		
Electrical Switchgear Replacement	Included in SF Cost	\$400,000		
Lighting/Low Volt/Safety/Clgs \$65/SF	Included in SF Cost	\$4,041,700		
Cameras, Projectors Sound System	included in SF Cost/Soft Costs	included in SF Cost/Soft Costs		
Toilet Room Renovations - ADA	Included in SF Cost	\$500,000		
Replace Classroom Floors	Included in SF Cost	\$410,000		
New Exterior Window Systems and Entries	Included in SF Cost	\$600,000		
Visual Display Board Allowance	Included in SF Cost	\$75,000		
Environmental Allowance	\$100,000	\$100,000		
Masonry Façade Restoration Allowance	included in SF Cost	\$0		
Roof Replacement Allowance	\$2,100,000	\$2,100,000		
Site Improvements (excludes off-site improvements)	\$1,500,000	\$600,000		
Total Construction Cost	\$17,714,200	\$16,329,300		
Soft Costs				
Fees and Contingencies (25%)	\$4,428,550	\$4,082,325		
Design Contingency (5%)	\$885,710	\$0		
Total Estimate of Probable Project Cost/Year				
2018	\$23,028,460	\$20,411,625		
2019	\$23,949,598	\$21,228,090		
2020	\$24,907,582	\$22,077,214		
HCES CONSTRUCTION 2021	\$25,903,886	\$22,960,302	\$2,943,583	Combined Savings
RES CONSTRUCTION 2022	\$26,940,041	\$23,878,714	\$3,061,327	\$6,004,910
Utilize Former RMS as Swing School - Elim. Mods	(\$900,000)	(\$900,000)	(\$900,000)	
NON-PHASED HCES CONSTRUCTION 2021	\$25,003,886	\$22,060,302	\$3,843,583	Combined Savings
NON-PHASED RES CONSTRUCTION 2022	\$26,040,041	\$22,978,714	\$3,961,327	\$7,804,910

Hillcrest and Richboro Elementary Schools Existing Floor Plan Reference Purposes



Hillcrest and Richboro Elementary Schools Renovations

Recommendation:

Option 2 – New MEP, Ceilings, Minor Finishes

Reasons include, but are not limited to:

- Accomplishes educational programming goals while being fiscally responsible
- Building footprint on single elevation with minimal ADA challenges
- Building includes more efficient floor plan layout than pre-1980's bldgs.
- Project will replace all MEP equipment including new energy efficient HVAC systems with AC/Heat, ceilings, LED lighting, select casework, visual display boards, new security and technology, kitchen equipment, exterior windows, roof replacement and minor site improvements
- Project does not include new floors in corridors, exterior improvements, programming changes, additions, major site changes or off-site improvements
- Reduces two-year phased project in occupied building to one-year non-phased project in unoccupied building.
- Attractive bid package to contractors, increasing bidders and encouraging competition.
- **Cost considerations include, but are not limited to the following:**
 - ✓ Utilize former RMS as temporary HCES/RES (eliminate temp mods) (\$1,800,000)
 - ✓ Savings associated with modified Scope of work for HCES/RES (\$6,004,910)
 - ✓ Savings associated with non-phased construction (\$600,000)
 - Total Estimated Savings Associated with Option 2 (Combined) (\$8,404,910)**

Sol Feinstone Elementary School Renovations

Recommendation:

Option 1 – Sol Feinstone Additions and Renovations

Reasons include, but are not limited to:

- Cost of Renovations vs. New construction (new > \$6M over renovations)
- Sustainable finishes
- New energy efficient HVAC systems – Propane ILO oil fired
- Programming improvements including 5 CR addition and addition of displaced spaces
- Separation of bus and parent circulation will be addressed

5-Year Master Plan



5-Year Outlook & Budget (Facility Improvements)

		2018				2019				2020				2021				2022				2023				2024				2025							
PROJECT/ACTIVITY	COMMENTS	MAY JUN	JUL AUG	SEP OCT	NOV DEC	JAN FEB	MAR APR	MAY JUN	JUL AUG	SEP OCT	NOV DEC	JAN FEB	MAR APR	MAY JUN	JUL AUG	SEP OCT	NOV DEC	JAN FEB	MAR APR	MAY JUN	JUL AUG	SEP OCT	NOV DEC	JAN FEB	MAR APR	MAY JUN	JUL AUG	SEP OCT	NOV DEC	JAN FEB	MAR APR	MAY JUN	JUL AUG	SEP OCT	NOV DEC		
Capital Improvements Planning <i>(Plan Presented Oct annually)</i>	Annual Review and Summer Projects	2017-18 CIP Construction		Oct	CIP Design Approval 2d		2018-19 CIP Construction		Oct	CIP Design Approval 3d		2019-20 CIP Construction		Oct	CIP Design Approval 4d		2020-21 CIP Construction		Oct	CIP Design Approval 5d		2021-22 CIP Construction		Oct	CIP Design Approval 6d		2022-23 CIP Construction		Oct	CIP Design Approval 7d		2023-24 CIP Construction		Oct	2024-25 CIP Construction		
		TOTAL PROJ: \$4,700,000					TOTAL PROJ: \$1,500					TOTAL PROJ: \$1,700					TOTAL PROJ: \$1,700					TOTAL PROJ: \$1,700					TOTAL PROJ: \$1,700					TOTAL PROJ: \$1,700			TOTAL PROJ: \$1,700		
Newtown Middle School New Construction	Work in progress	Newtown MS Detention Unit Construction		Aug-19																																	
Holland Middle School Additions and Renovations	Work in progress	Holland MS		Aug-18																																	
Wrightstown Elementary School Renovations and Additions (L20K) <i>Includes 5 CR Addition and Gym</i>	10 years since original construction Based on 2020 construction start date	May-18		Wrightstown ES Construction Phase		Jul-19																															
Rolling Hills Elementary School Renovations	10 years since original construction Based on 2020 construction start date	Rolling Hills ES Design Approval 3rd Phase		May-19		Rolling Hills ES Construction Phase		Jul-20																													
ACHIEVE/Slown Facility Renovations to RHE building	Currently leasing LMAC building Based on 2020 construction start date	Dec-18		ACHIEVE/Slown Design Approval 3rd Phase		May-20		ACHIEVE/Slown Construction Phase		Jul-21																											
Sid Perkins Elementary School Renovations (Temp mods required)	11 and 11 years since original construction Based on 2020 construction start date	Jan-18		Sid Perkins ES Design Approval 3rd Phase		May-20		Sid Perkins ES Construction Phase		Aug-22																											
Milford Elementary School Renovations (Temp mods required)	12 years since original construction Based on 2021 construction start date	Dec-19		Milford ES Design Approval 3rd Phase		May-21		Milford ES Construction Phase		Aug-23																											
Wilburns Elementary School Renovations (Temp mods required)	13 years since original construction Based on 2021 construction start date	Dec-20		Wilburns ES Design Approval 3rd Phase		May-22		Wilburns ES Construction Phase		Aug-24																											
Newtown Elementary School Renovations (Temp mods required)	14 years since original construction Based on 2022 construction start date	Dec-21		Newtown ES Design Approval 3rd Phase		May-23		Newtown ES Construction Phase		Aug-25																											


- Plan has been reviewed and evaluated by Administrative Team and PFM.
- Prepared with the intent to be a starting point (financial evaluation). Plan the Work!
- **Current Plan assumes a 25APR19 approval of design teams for SFES, ACHIEVE-Sloan-Twilight and CRHS North and South Synthetic Turf Projects in order to commence with construction in 2020.**

Master Capital Planning - 10-Year Facilities Improvements
Outlook and Budget (Version 5.0)

10-Jul-18

Proposed Master Plan

PROJECT/ACTIVITY	COMMENTS	2018				2019										
		MAY JUN	JUL AUG	SEP OCT	NOV DEC	JAN FEB	MAR APR	MAY JUN	JUL AUG	SEP OCT	NOV DEC	JAN FEB	MAR APR	MAY JUN		
Capital Improvements Planning (Plan Presented Oct annually)	Annual Review and Summer Projects	2017-18 CIP Construction		Oct	CIP Design-Approval-Bid			2018-19 CIP Construction		Oct	CIP Design-Approval-Bid			2019-20 CIP Construction		
		TOTAL PROJ. \$4,700,000						TOTAL PROJ. \$ TBD						TOTAL PROJ. \$ TBD		
Newtown Middle School New Construction	Work in progress	Newtown MS Demolition-Site Restoration								Aug-19						
Holland Middle School Additions and Renovations	Work in progress	Holland MS		Aug-18												
Wrightstown Elementary School Renovations and Additions (1958) Includes 5-CR Addition and Gym	60 years since original construction Based on 2018 construction start date	May-18		Wrightstown ES Construction Phase						Jul-19						
		TOTAL PROJ. \$18,194,622														
Rolling Hills Elementary School Renovations	48 years since original construction Based on 2019 construction start date	Rolling Hills ES Design-Approval-Bid Phase						May-19		Rolling Hills ES Construction Phase						
								TOTAL PROJ. \$23,000,000								
ACHIEVE/Sloan Facility Renovations to RMS building	Currently leasing LSAC building Based on 2020 construction start date					Dec-18	May - 19		ACHIEVE/Sloan Design-Approval-Bid Phase						May-20	
														TOTAL PROJ. \$12,748,180		
Sol Feinstone Elementary School Renovations (Temp mods required)	51 and 31 years since original construction Based on 2020 construction start date					Dec-18	May - 19		Sol Feinstone ES Design-Approval-Bid Phase						May-20	
														TOTAL PROJ. \$27,978,430		
Hillcrest Elementary School Renovations (Temp mods required)	32 years since original construction Based on 2021 construction start date										Dec-19	Hillcrest ES Design-Approval-Bid Phase				
Richboro Elementary School Renovations (Temp mods required)	33 years since original construction Based on 2022 construction start date															
Newtown Elementary School Renovations (Temp mods required)	34 years since original construction Based on 2023 construction start date															
NES TBD																



**ACHIEVE-Sloan-Twilight
and
Sol Feinstone Elementary School
project start dates moved
to May 2019 start date
Latest possible start date**



ACHIEVE-Sloan-Twilight
and
Sol Feinstone Elementary School
project start dates moved
to May 2019 start date
Latest possible start date

Proposed 5-Year Master Plan
Summary of Projects, Schedule and Costs



SCHOOL & PROJECT TYPE	DESIGN START DATE	CONST START DATE	CONST END DATE	USE OF RMS AS TEMPORARY SCHOOL	YEARS BETWEEN RENO.	EST. OF PROBABLE COST
CRHS South Turf North Turf-Track (Option 2 Adjacent to Athletics Wing)	May 2019	Apr 2020 Jun 2020	Oct 2020 Aug 2020	Not Applicable Not Applicable	Not Applicable 11 Yrs. (turf)	\$2.7M (Bonds) \$1.9M (Capital Reserves)
ACHIEVE-Sloan-Twilight Bldg. (Option 4 - New)	July 2019	July 2020	July 2021	Assumes use of RMS site for program (Saves ~\$2.1M)	N/A	\$13.8M
Sol Feinstone ES Renovations (Includes 5 CR's)	May 2019	Oct 2020	August 2023	NO (Temp CR's Req'd)	31 Years-49 Years	\$30.0M
Hillcrest ES Renovations (Opt. 2 – mod. scope)	January 2020	May 2021	August 2022	YES (Saves ~\$4.2M)	32 Years	\$23.0M
Richboro ES Renovations (Opt. 2 – mod. scope)	January 2021	May 2022	August 2023	YES (Saves ~\$4.2M)	33 Years	\$23.9M
Newtown ES Renovations	TBD	TBD	TBD	TBD	Minimum 29 Years	TBD

Capital Project Financing - Parameters

- Next five years (2024-25)
 - +\$100,000 in annual debt service
 - Use of \$300,000 of fund balance
- Use of capitalized interest

Fiscal Year	Budget	Payment	Difference
2018-2019	\$18,566,401	\$18,594,860	\$(28,459)
2019-2020	18,666,401	18,662,003	4,398
2020-2021	18,766,401	19,066,401	(300,000)
2021-2022	18,866,401	19,166,401	(300,000)
2022-2023	18,966,401	19,266,401	(300,000)
2023-2024	19,006,401	19,366,401	(300,000)

Sources of Funds & Obligations

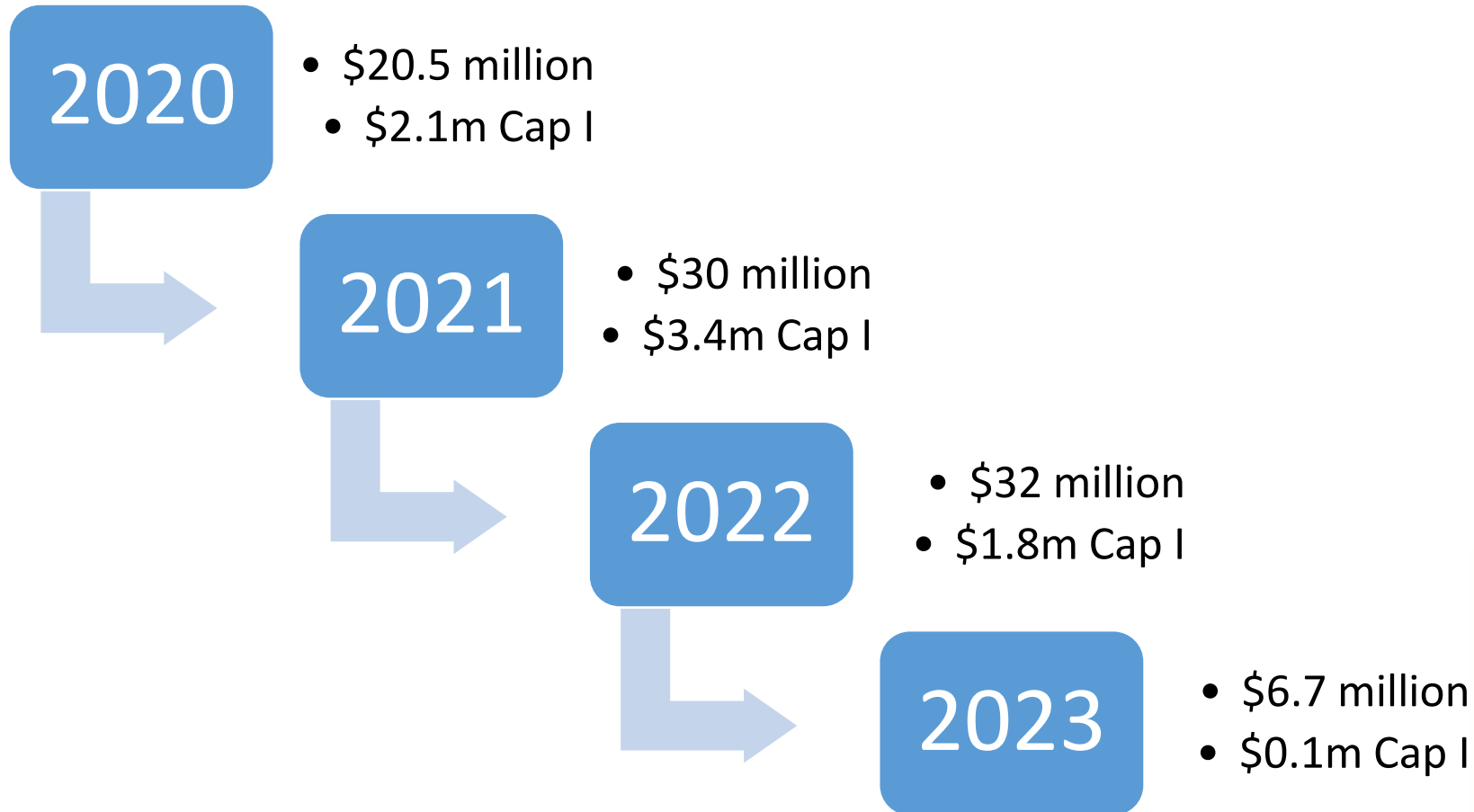
Source	Amount
Bonds of 2018	\$22.98M
Bonds of 2019	18.43M
Escrow Releases	5.32M
"Turf the Rocks"	0.19M
TOTAL	\$46.92M

Project	Remaining Obligation
Holland MS	\$2.00M
Newtown MS	1.20M
Wrightstown ES	8.71M
Rolling Hills ES	23.93M
TOTAL	\$35.84M

AVAILABLE FUTURE FUNDING = \$11.08M

* Data as of 2/28/2019

Financing Plan for Recommended Projects

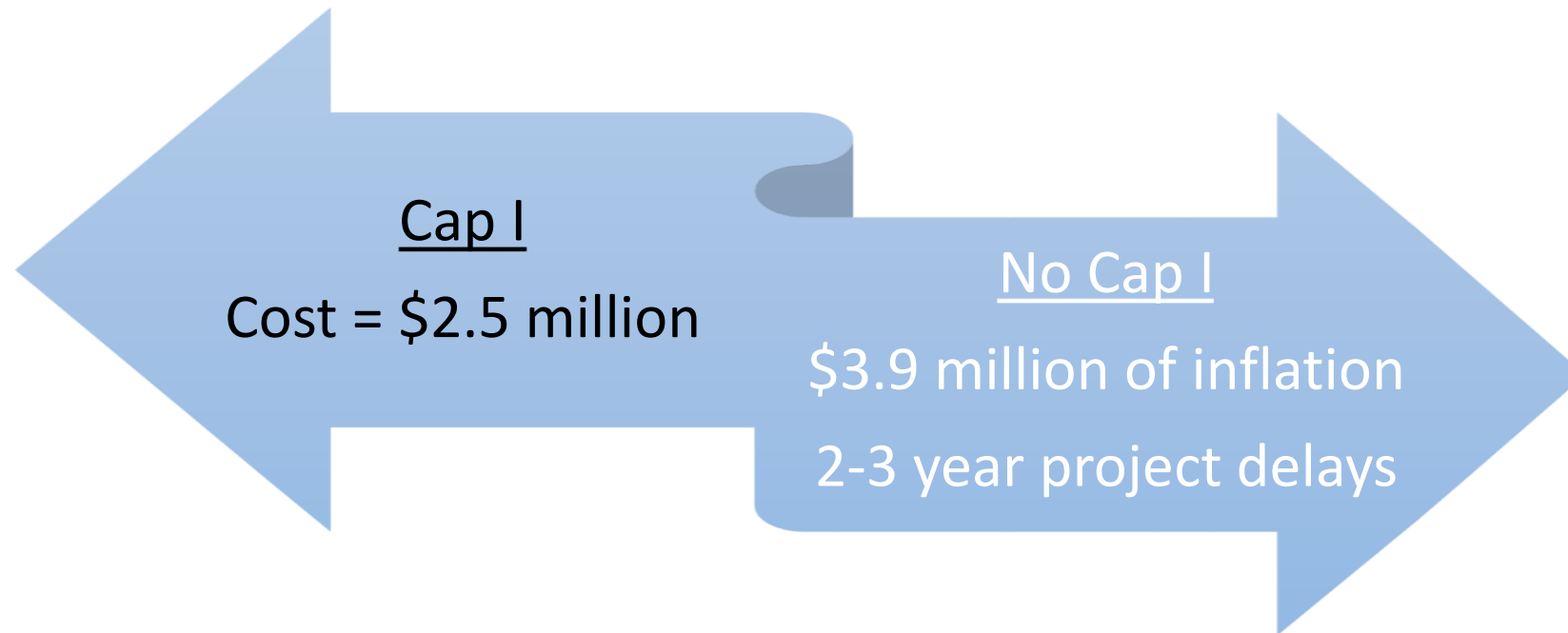


Capitalized Interest

- Acceptable tool to meet financing parameters
- Proceeds of bond issue set aside to pay future interest expense
- Used to meet schedule and/or budgetary constraints

Year	Total Borrowing	Capitalized Interest	Issuance Costs	Construction Deposit
2020	\$20,500,000	\$2,117,176	\$410,000	\$17,972,824
2021	\$30,000,000	\$3,426,883	\$600,000	\$25,973,117
2022	\$32,000,000	\$1,804,148	\$640,000	\$29,555,852
2023	\$6,700,000	\$94,893	\$134,000	\$6,471,007
TOTAL	\$89,200,000	\$7,443,100	\$1,784,000	\$79,972,800

Cost/Benefit of Cap I



Questions and Comments



PlanCon Moratorium Impact

- No new projects eligible for state reimbursement
- CR = 7% reimbursement rate
- Estimated value of recommended projects = **\$3.2-\$6.2 million**
- *CR continues to complete and submit paperwork if moratorium is retroactively lifted*

MBIT Update

- Capital Improvements ***Estimate*** = \$9.14M
- Proposed work
 - Roof repairs
 - HVAC unit replacement
 - Concrete and asphalt repairs
 - School safety upgrades
 - Lintel repairs?
 - Welding lab expansion?

MBIT Update

- CRSD Share of ***Estimated*** Costs = \$2.86M
 - 32.38% per Articles of Agreement
 - STEB market value of property
- Financing options

Cash	MBAVTS Authority	CRSD Bond
<ul style="list-style-type: none">• No interest cost• Depletes CR fund balance• Detracts from CR summer project work• Still obligated if other member(s) do not pay	<ul style="list-style-type: none">• Revenue bond• Built into operating budget (GF impact)• Paid over longer term• Higher interest costs	<ul style="list-style-type: none">• General obligation bond• Increases debt service OR requires add'l borrowing• Lesser interest costs• Defers CR capital improvements

April 25 Board Agenda Items



April 25 Board Agenda Items

- Approve 2019-2020 Proposed Final General Fund Budget
 - Act 1 requirement – 30 days prior to Final Budget adoption
 - Work is not finished
- Approve Supplies & Equipment Bids
 - Technology Education
 - Science
 - Visual Arts
- Approve Resolution Supporting Cyber Charter Funding Reform



Cyber Charter Funding

Fiscal Year	Reg Ed Tuition to Cyber Charters	Spec Ed Tuition to Cyber Charters	TOTAL Cyber Charter Tuition
2014-15	\$362,826	\$334,717	\$697,544
2015-16	\$287,862	\$323,623	\$611,305
2016-17	\$285,228	\$277,139	\$526,367
2017-18	\$281,181	\$222,947	\$504,128
2018-19 *	\$342,715	\$171,545	\$514,260

* As of April 9, 2019