

Finance and Facilities Committee

November 10, 2022



Agenda

- **Finance Committee Items**

- Board Items

- A. Approval to Advertise for Transportation Van Bid
 - B. Approval to Advertise for Maintenance Truck Bid
 - C. Approve Salt and Deicing Bid 22-39
 - D. Approve Contract for E-Rate Compliance Services

- Discussion Items

- A. Saturday Math and the Rock
 - B. 2023-2024 Budget Timeline and ACT 1 Index

Agenda

- **Facilities Committee Items**

- Board Items

- A. Approval to Advertise Act 34 Hearing for the Additions and Renovations to the Richboro Elementary School
 - B. Approval of the Capital Improvements Project Budget for Summer of 2023 Projects
 - C. Approve Amendment Schrader Group Contract

- Discussion Items

- A. Design Development Drawings for the Additions and Renovations to the Richboro Elementary School

Transportation Van Bid

- The district currently owns and operates nineteen vans.
- Six of the vans are used daily to transport students to and from school.
- The other thirteen vans are used for the following:
 - Achieve/STEAM/Emotional Support
 - Sports
- Utilization of the vans is increasing due to increasing enrollments.
- The van needing replacement was towed due to mechanical issues and needs replacement immediately.
- Supply chain issues have made it impossible to purchase new vans in a timely manner.
- Last month the Transportation Department located a used van at a local dealership, a member of a state purchasing consortium, but the van was sold prior to receiving authorization from the Board to purchase the van.
- The administration is requesting the Board to authorize the Superintendent or his designee to enter into an agreement to purchase one van from a dealership that is a member of a state purchasing consortium with subsequent ratification from the Board.

Maintenance Truck Bid

- Carpentry Specialist's 2005 F250 Ford truck with 96,000 miles will no longer pass inspection.
 - Extensive framework and body rust
- Used for winter snow removal.
- The administration is requesting authorization to issue a bid for this truck.

Approve Salt and Deicing Bid 22-39

Summary of Bids for Salt & De-icing Materials Bid #22-39
Bid Opened: October 20, 2022
2022-2023

Bidders	Total Award
BRITTON INDUSTRIES	\$ -
CARGILL, INC.	\$ -
DAVIS FEED MILL	\$ 2,589.65
EASTERN SALT COMPANY INC.	\$ -
GOVERNMENT MLO SUPPLIES	\$ -
KUHNSVILLE ASPHALT PRODUCTS	\$ -
RIVERSIDE CONSTRUCTION MATERIALS, INC.	\$ 19,200.00
SITEONE LANDSCAPE SUPPLY, LLC.	\$ 3,626.00
	\$ 25,415.65

Award dollar amount is based on estimated quantities on the attached bid tabulation sheet.

Recommendation: It is recommended that the bid for **Salt and De-icing Materials Bid # 22-39** be awarded to the vendors listed in the Total Award column for a total amount not to exceed **\$25,415.65**.

Source of Funds: General Fund- Maintenance Budget 2022-2023.

Approve E-Rate Compliance Service Contract

- Consultant to prepare documentation, forms and applications regarding the Federal Communications Commission (“FCC”) E-Rate program.

Discussion Items

- Data Analyst & Saturday Math at the Rock
- 2023-2024 Budget Timeline and ACT 1 Index

Data Analyst

- Study and analyze State and Local Math data as it relates to individual student performance and school improvement.
- What does the data tell us? Are there historical trends? How can the data be used to plan for student/school improvement?

Saturday Math at the Rock

- Saturday morning (9:00-11:00 AM) Math Intensification program for grades 3-8.
- Students referred for Math remediation support by classroom teacher.
- Referrals are based on pre-assessment screeners.
- Supplemental tutoring (National & Math Honor Societies) by high school students.
- One designated location. (CR North)
- 15 weeks (January- April) with the last 3 weeks allotted for PSSA related Math tasks.



Projected Cost

- Approximate cost for 18-25 teachers and related personnel:
 - \$53,000- \$85,000

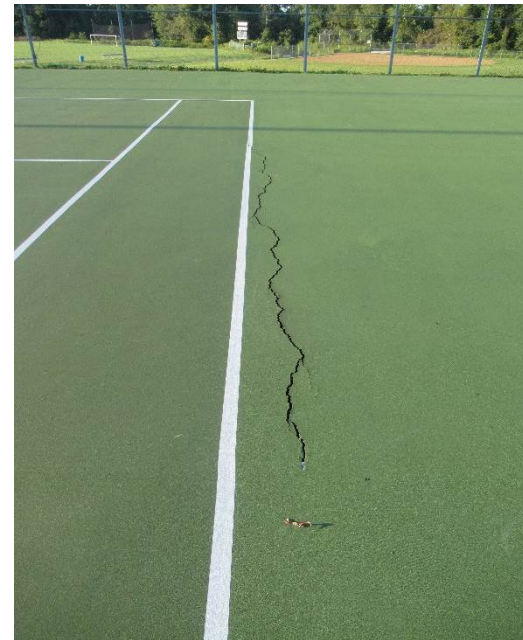
2023-2024 Budget Timeline and ACT 1 Index

COUNCIL ROCK SCHOOL DISTRICT TENTATIVE 2023-2024 BUDGET DEVELOPMENT CALENDAR



DATE	ACTION	ACT 1 REQUIRED	ADMIN. LIAISON
9/1/2022	PDE certifies Act 1 Index		R. Reinhart
11/10/2022	Finance Committee Meeting		R. Reinhart
11/17/2022	Budget "released" in Munis for entry		R. Reinhart
12/8/2022	Finance Committee Meeting		
1/19/2023	Board Meeting <i>TRACK 1: Approve Act 1 Opt Out Resolution</i>	**	
1/14/2023	Finance Committee Meeting		
1/26/2023	TRACK 1: Deadline to submit Opt Out Resolution and Real Estate Tax Report to PDE TRACK 2: Deadline to post PDE-2028 Preliminary Budget on CRSD website Department and Building Budgets Due	**	
2/5/2023	TRACK 2: Deadline to advertise Preliminary Budget Notice	**	
2/16/2023	Board Meeting TRACK 2: Approve Preliminary Budget <u>and</u> Notice of Intent to Apply for Exceptions	**	
2/23/2023	TRACK 2: Publish and post Notice of Intent to Apply for Exceptions Submit Preliminary Budget to PDE	**	
2/9/2023	Finance Committee Meeting		
3/2/2023	TRACK 2: File Exceptions with PDE	**	
3/9/2023	Finance Committee Meeting		
3/17/2023	TRACK 2: Deadline to submit primary election referendum question to Bucks County election officials	**	
4/13/2023	Finance Committee Meeting		
4/23/2023	Board Meeting Approve Proposed Final Budget	**	
4/24/2023	Publicly display Proposed Final Budget on Form PDE-2028 Submit Certification of Use to PDE	**	
5/11/2023	Finance Committee Meeting Present Final Budget		
5/22/2023	Deadline to advertise Notice of Intent to Adopt Final Budget	**	
6/22/2023	Board Meeting Approve Final Budget	**	
6/23/2023	Submit PDE-2028 to PDE	**	

- 9/1/2022: PDE certifies Act 1 Index
 - 2023-2024 Act 1 Index for: 4.10%
- 11/17/2022: Budget 'released' in Munis Financial System for entry.



Finance Committee Meeting

2022/2023 thru 2026/2027 Capital Improvement Plan

November 10, 2022

I. Facilities Improvement Project

- a. Richboro ES – Review of Design Development Documents
 - ✓ Plans, Schedule, Budget, and Permission to Advertise Act 34 Hearing

II. Capital Improvement Planning Update

- a. Distribution of 2022-2023 CIP to Board
- b. Review of Version v.11 CIP and 5-Year CIP
- c. Proposed 2022-23 (Summer 2023) Projects
- d. Budget Considerations and Schedule Review



II. Board Agenda Items

III. Upcoming Meetings/Topics

A yellow hard hat is the central focus, resting on a set of architectural blueprints. To the left of the hard hat, a measuring tape is partially visible. In the foreground, a black pencil lies on the blueprints. The background shows more rolled-up blueprints and a small black object, possibly a pencil sharpener or a small container. The entire scene is set against a plain white background.

FACILITIES IMPROVEMENT PROJECTS UPDATE

Act 34 Hearing Requirements

- Act 34 of 1973 applies to all new buildings and buildings with substantial additions.
- It is applicable for both PlanCon projects and non-reimbursable projects not involved with the PlanCon application process.
- Act 34 is applicable when a project becomes substantial enough in scope to require public meetings and further cost calculations. Maximum building construction costs, school building capacity, and aggregate building expenditures are all items examined via this process.
- PlanCon reimbursement potential is forfeited when Act 34 compliance is not adhered to **(Ongoing moratorium on PlanCon Process – No submissions accepted)**

Act 34 Hearing Purpose

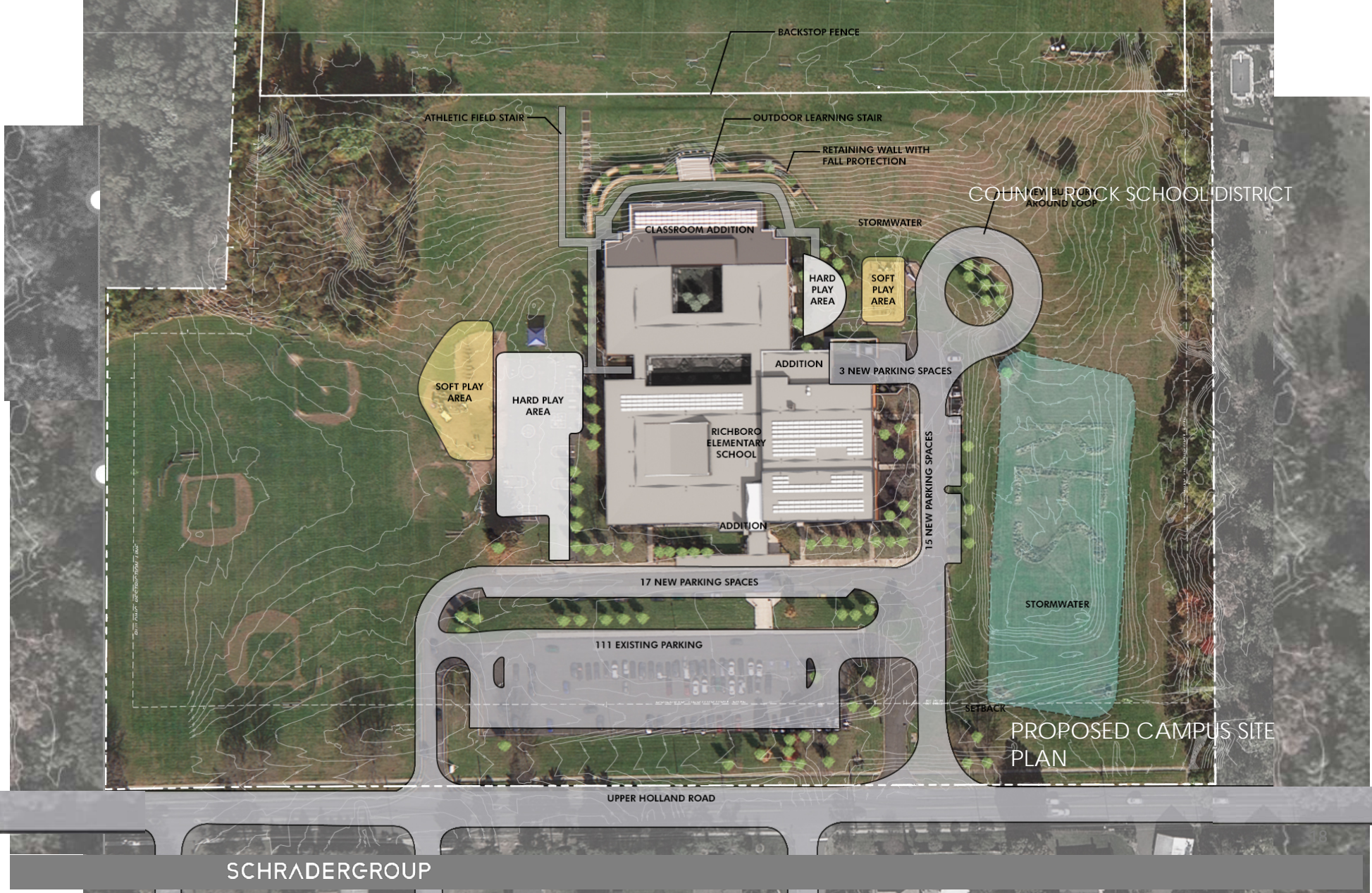
- The purpose for this Hearing is as follows:
 1. To describe the proposed additions and renovations
 2. To present estimated construction costs, total project costs, financial needs, and an estimate of local tax impact of the Project.
 3. To provide an opportunity for citizens and residents to comment and pose questions.



COUNCIL ROCK SCHOOL DISTRICT

EXISTING CAMPUS SITE PLAN

17







OVERALL FRONT ELEVATION



MAIN ENTRANCE CANOPY



VIEW OF 10 CLASSROOM ADDITION

Richboro Elementary School Additions and Renovations Project

Act 34 Hearing – Design Development Budget



D'HUY Engineering, Inc.

Item	Budget	Budget w/ 5 CR Addition	Budget w/ 10 CR Addition	Comments
Construction Costs:				Updated 10/24/22 by DEI: Total Existing 61,370 SF. Total 5 CR Addition: 7,800 SF, 10 CR Addition: 12,400 SF Admin Addition: 1,085 SF + Receiving Addition: 2,600 SF (Total 3,685 SF) Canopies: 2,310 SF
General Contractor	\$ 13,287,200	\$ 13,287,200	\$ 13,287,200	Includes \$2,686,400 for GC sitework
HVAC Contractor	\$ 3,584,500	\$ 3,584,500	\$ 3,584,500	
Electrical Contractor	\$ 3,886,600	\$ 3,886,600	\$ 3,886,600	Includes \$316,600 for EC sitework
Plumbing Contractor	\$ 1,491,500	\$ 1,491,500	\$ 1,491,500	
ALTERNATES				
5 CR Addition - Based on 7,800 SF		\$ 4,101,000	\$ 5,575,400	
10 CR Addition - Based on 12,400 SF				
<i>General Contractor</i>		\$ 2,022,100	\$ 3,004,700	
<i>HVAC Contractor</i>		\$ 405,600	\$ 644,800	
<i>Electrical Contractor</i>		\$ 420,800	\$ 606,400	
<i>Plumbing Contractor</i>		\$ 202,500	\$ 269,500	
<i>CR Addition Site Work Allowance</i>		\$ 1,050,000	\$ 1,050,000	Includes \$41,700 for gravity sanitary line serving classroom addition by alternate.
Inflation Contingency	\$ -	\$ -	\$ -	Inflation Contingency included above in Estimated Hard Construction Costs.
ACE Grant Funds Remaining for Construction Costs	\$ 368,745	\$ 368,745	\$ 368,745	Amount remaining for construction from ACE Grant after soft costs
TOTAL CONSTRUCTION COSTS	\$ 22,618,545	\$ 26,719,545	\$ 28,193,945	**Based on award of Alts 1, 2, 4, 5, 6, 8A, 9, 11A, 12, 14A, 15B, 16B

Budget Continued to Next Page

Richboro Elementary School Additions and Renovations Project

Act 34 Hearing – Design Development Budget



D'HUY Engineering, Inc.

Item	Budget	Budget w/ 5 CR Addition	Budget w/ 10 CR Addition	Comments
Soft Costs				
Environmental Consultant - Element Environmental Solutions, Inc.	\$ 4,560	\$ 4,560	\$ 4,560	Hazardous Materials Investigation. Awarded to E2S - Actual Cost shown.
Geotechnical Testing - Earth Engineering, Inc.	\$ 10,000	\$ 10,000	\$ 10,000	Moved \$20K to Construction Testing based on Agreement amount. Awarded to Earth Engineering, Inc. - Actual cost shown.
Builder's Risk Insurance	\$ 30,000	\$ 30,000	\$ 30,000	
Architect fees	\$ 709,337	\$ 709,337	\$ 709,337	Fixed fee, approved 11/14/19 with SGA
Site Survey Allowance	\$ -	\$ -	\$ -	\$4,200 fee included in Architect's fee
Civil/Land Development Allowance	\$ -	\$ -	\$ -	\$102,700 fee included in Architect's fee
Civil Services - Rebidding Fee - Design	\$ 3,500	\$ 3,500	\$ 3,500	
Civil Services - Add'l Construction Administration	\$ 4,350	\$ 4,350	\$ 4,350	
Land Development Allowance for 5 & 10 CR Alts	\$ 66,000	\$ 66,000	\$ 66,000	
Architect Additional Design Fee (5 & 10 CR Alts)	\$ 252,000	\$ 252,000	\$ 252,000	Fees for redesign of SD thru Procurement for 5 & 10 CR Alts
Architect - Rebidding fee	\$ 29,000	\$ 29,000	\$ 29,000	
Architect Add'l Construction Administration	\$ 61,235	\$ 61,235	\$ 61,235	End Nov 2024. Fee shown is for 6 mo. ext./9 mo. ext. for CR Alts.
Architect Add'l Reimbursables Allowance for 5 & 10 CR Alts	\$ 7,500	\$ 7,500	\$ 7,500	
D'Huy Eng. - RPE fees	\$ 487,000	\$ 487,000	\$ 487,000	Fixed fee, approved 11/14/19
Additional Design Phase Fee (5 & 10 CR Alts)	\$ 85,000	\$ 85,000	\$ 90,000	9 months/LEED redo/Act 34
Rebidding fee	\$ 20,000	\$ 20,000	\$ 20,000	
Additional Construction Administration	\$ 275,000	\$ 275,000	\$ 275,000	End Nov 2024. Fee shown in budget column was for 6 mo. ext./9 mo. ext for CR Alts.
Legal Costs	\$ 20,000	\$ 20,000	\$ 20,000	
Approvals & Permits	\$ 300,000	\$ 300,000	\$ 300,000	
New Electrical Service	\$ 25,000	\$ 25,000	\$ 25,000	Electric service upgrades primary to secondary may be required.
New Phone Service	\$ 10,000	\$ 10,000	\$ 10,000	
New Gas Service	\$ 5,000	\$ 5,000	\$ 5,000	
Computer/Data Wire Service	\$ 5,000	\$ 5,000	\$ 5,000	
Utilities/Water/Sewer	\$ 15,000	\$ 15,000	\$ 15,000	
Construction Testing - Geo-Technology Associates, Inc.	\$ 60,000	\$ 75,000	\$ 75,000	Increased by \$15K for CR Alts.
TAB Services	\$ 25,700	\$ 35,700	\$ 35,700	Increased by \$10K for CR Alts.
Printing, etc.	\$ 10,000	\$ 10,000	\$ 10,000	
Movable fixtures and equipment	\$ 450,000	\$ 500,000	\$ 500,000	Increased by \$50K for CR Alts.
IT Equipment	\$ 350,000	\$ 400,000	\$ 400,000	Increased by \$50K for CR Alts.
Financing	\$ -	\$ -	\$ -	No Costs Included for Financing. To be part of financing package. Estimated Cost: approx. \$315,000
Design/Estimating/Inflation Contingency	\$ 510,040	\$ 282,245	\$ 2,045,425	Adjusted on 10/24/2022 to keep project budget on target
Construction Contingency	\$ 1,500,000	\$ 1,500,000	\$ 2,000,000	Adjusted on 10/24/2022 to keep project budget on target

Budget Continued to Next Page

Richboro Elementary School Additions and Renovations Project

Act 34 Hearing – Design Development Budget



D'HUY Engineering, Inc.

Item	Budget	Budget w/ 5 CR Addition	Budget w/ 10 CR Addition	Comments
Soft Costs				
Additional Soft Costs - ACE Grant Costs				
LEED Registration Costs	\$ 1,200	\$ 1,200	\$ 1,200	
LEED Design Review Fees	\$ 4,000	\$ 4,000	\$ 4,000	
LEED Design Review Fees - Addtl Review	\$ 1,500	\$ 1,500	\$ 1,500	Resubmission for 5 & 10 CR Alts
Architect - Phase 1 fees	\$ 19,078	\$ 19,078	\$ 19,078	
Metropolitan Acoustics	\$ 25,875	\$ 25,875	\$ 25,875	Acoustic analysis
MEP Consultant - Consolidated Engineers	\$ 24,000	\$ 24,000	\$ 24,000	Energy Model
Civil Consultant - Terraform Engineering	\$ 5,000	\$ 5,000	\$ 5,000	
LEED Consultant: Re:Vision Architecture	\$ 45,400	\$ 45,400	\$ 45,400	Daylight modeling
Architect - Phase 2 fees	\$ 10,390	\$ 10,390	\$ 10,390	Construction Administration Fee
MEP Consultant - Consolidated Engineers	\$ 7,000	\$ 7,000	\$ 7,000	Construction Administration Fee
Civil Consultant - Terraform Engineering	\$ 4,000	\$ 4,000	\$ 4,000	Construction Administration Fee
Metropolitan Acoustics	\$ 7,600	\$ 7,600	\$ 7,600	Construction Administration Fee
LEED Consultant: Re:Vision Architecture	\$ 13,000	\$ 13,000	\$ 13,000	Construction Administration Fee
LEED Design Fees for 5 & 10 CR Alts	\$ 10,610	\$ 10,610	\$ 10,610	
LEED Consultant Addtl Fee for 5 & 10 CR Alts	\$ 20,560	\$ 20,560	\$ 20,560	Re:Vision Architecture
LEED Commissioning / Enhanced Commissioning - The Stone House Group	-	-	-	
Design/CD Fee	\$ 21,000	\$ 21,000	\$ 21,000	Increased by \$10K for CR Alts.
Construction Administration Fee	\$ 65,000	\$ 65,000	\$ 65,000	Increased by \$16K for CR Alts.
Construction Management	\$ 82,000	\$ 82,000	\$ 82,000	LEED & ACE Grant Management
Green Power and Carbon Offsets Contract	\$ 10,000	\$ 10,000	\$ 10,000	
Construction Waste Mgmt - Revolution Recovery	\$ 75,000	\$ 75,000	\$ 75,000	Increased by \$20K for CR Alts.
ACE Grant Award	\$ (820,958)	\$ (820,958)	\$ (820,958)	
ACE Grant Funds Remaining	\$ (368,745)	\$ (368,745)	\$ (368,745)	
TOTAL SOFT COSTS	\$ 4,961,477	\$ 4,858,682	\$ 7,126,862	
TOTAL ESTIMATED PROJECT COSTS*	\$ 27,580,022	\$ 31,578,227	\$ 35,320,807	Based on June 2023 Construction Start Date
Total Budget after February 2021 Bids	\$ 21,533,114			

End of Budget

Richboro Elementary School Additions and Renovations Project

Project Schedule (Bolded Activities Require CR Attendance/Approvals/Action)



D'HUY Engineering, Inc.

Preliminary Project Schedule

Activity	Start Date	Finish Date
Schematic Design Phase	11MAY22	29JUL22
Design Development	01AUG22	28OCT22
Construction Documents	31OCT22	27JAN23
Land Development - Utilities (Water/Sewer)	13SEP22	24FEB23
✓ Planning Commission Meeting (7:00PM) Approved	-----	13SEP22
✓ Zoning Hearing Board Meeting (6:00PM) Approved	-----	24OCT22
Review Design Development Docs at Finance Meeting		10NOV22
✓ Board of Supervisors Meeting (7:00PM)	-----	16NOV22
Board Approval of Act 34 Advertisement	-----	17NOV22
CRSD Advertise for Act 34 Hearing (20 Day Requirement)	21NOV22	11DEC22
Act 34 Hearing – Prior to Finance Committee Meeting (6:30PM)	-----	15DEC22
Advertisement, Bidding and Contracts	02JAN23	02FEB23
Review Bid Results – Finance Committee	-----	09FEB23
Board Approval of Bids - Contracts	-----	16FEB23
Notice to Proceed – Submittals, Order Materials	-----	20FEB23
CRSD Moves RES to Former Richboro Middle School	19JUN23	30JUN23
Construction Phase (18 Months)	04JUL23	01DEC24

Act 34 Hearing Schedule (For Board Discussion)
For Board Discussion

RICHBORO ELEMENTARY SCHOOL ADDITIONS AND RENOVATIONS Proposed Act 34 Schedule	
DATE	ACTIVITY
10NOV22	Present Design Development Drawings at Finance Committee Meeting
17NOV22	Board approval of the Act 34 Hearing/Advertisement
21NOV22	Council Rock School District Advertises for the Act 34 Hearing
15DEC22	Act 34 Hearing before Finance Committee Meeting (6:30pm)
15JAN23	30 Day Public Comment Period

Overview of the 2023-2027 Version v.11 Capital Improvement Plan



Capital Improvement Planning (CIP)

What is it?

- A detailed description of physical conditions within each building.
- The Plan is focused on the next 5 years – but dynamic, so it can be adapted based on economic or other conditions and is reviewed and updated annually for completeness, relevance and accuracy.
- The Plan rates and prioritizes each condition according to major facility criteria, such as: **safety, educational impact**, warranties, life cycle & operational, economic impact and other relevant factors.
- Each condition is given an estimated cost and organized by category of work.
- Prioritized conditions are grouped and integrated by individual building and Districtwide for review and recommendation.



Capital Improvement Planning (CIP)

The Purpose?

Establish a long range Capital Plan, by building, for the Council Rock School District through review and documentation of:

- District's Established & Future Curriculum
- District's Enrollments
- Available Space
- Health, Safety & Welfare of Students/Faculty
- Financial Impact & Funding Options
- Condition of Existing Facilities



Capital Improvement Planning (CIP)

The Benefits?

- **Provides an accurate and current “Conditions of Facilities”** document for both short and long term facility maintenance and improvement, **resulting in relatively few “surprises”**.
- The Plan assists in determining whether new construction, additions or renovations are the most economic/cost effective solutions for the District’s future needs.
- CIP provides an organized manner to create an annual facility maintenance and improvement budget.
- CIP provides the basis and alignment for long term budgeting and funding sources.

Purpose of Capital Improvement Planning

How?

Evaluate and prioritize capital needs of all educational facilities based on specific criteria established in conjunction with administration, maintenance and grounds staff utilizing:

- Questionnaires
- Conditions Survey of Buildings
- Priority Matrix
- Cost Analysis
- Sharing of Annual Updates with Principals for Feedback

The Plan - General Parameters

The Capital Improvement Plan is based on some of the following parameters:

- The report does not include items that are considered regular maintenance items (typically items with estimated cost below \$10,000) unless they are a part of a much larger project when aggregated.
- The majority of the cost estimates and work recommendations are prepared from written plans and site observations (no investigative probes or testing were performed).
- Prior to budgeting or performing any work on any facility a detailed material take-off and review of scope should be performed by qualified personnel. In some cases, physical investigations should be performed.

The Plan - General Parameters (Continued)

The Capital Improvement Plan is based on some of the following parameters:

- Any district information such as environmental issues, radon, lead, asbestos, etc., which may be included in the plan
- The entries in the Logic Matrix ***are designed to reduce subjectivity***, however, it is anticipated that the items may change after continued review by the Administration and Board of School Directors.
- As work is completed and/or as additional items are identified in the future, the data will be updated to reflect a current situation at any time. ***The Plan must be defined, yet flexible, but most important, accurate and current.***

The Capital Improvement Plan

Introductory Sections

- **Tab 1** Executive Summary

- **Tab 2** Logic Matrix

 - Priority Indexing

 - Factors Affecting Priority Ratings

 - List of Categories of Work

- **Tab 3-23**

 - General Building Information (SF, Age,
Site and Building Size)

 - Site Review

 - Interior/Exterior and MEP Components

to be addressed

Items

The Capital Improvement Plan

Logic Matrix

Each Capital Improvement item is rated based on the following criteria (Tab 2):

- **Safety**
- **Educational Impact**
- Physical Conditions
- Domino Effect
- Economic Impact
- Age
- Original Life Expectancy

The Capital Improvement Plan

Logic Matrix (Continued)

The Recommendations are assigned a Priority Index based on the degree of need. Ranges are as follows (Tab 2):

- | | |
|--------|--|
| ▪ 9,10 | Critical - Should be addressed immediately |
| ▪ 7,8 | Serious - Should be addressed promptly |
| ▪ 5,6 | Necessary - Should be budgeted for |
| <hr/> | |
| ▪ 3,4 | Suggested to improve operations |
| ▪ 2 | Not presently essential-will likely need attention in future |
| ▪ 1 | Provide handicapped accessibility |
| ▪ 0 | Contingency, misc. and unidentified items |



TAB 2

CAPITAL IMPROVEMENT PLAN

LOGIC MATRIX FOR ASSIGNING PRIORITIES

RATING	PARAMETERS						
	SAFETY	EDUCATIONAL IMPACT	PHYSICAL CONDITIONS	DOMINO EFFECT	ECONOMIC IMPACT	AGE	ORIG. LIFE EXPECTANCY
5	UNSAFE NEEDS IMMEDIATE ATTENTION	CRITICAL WILL CAUSE SCHOOL TO BE CLOSED	CRITICAL NEEDS IMMEDIATE ATTENTION	GREATLY IMPACTS OTHER ELEMENTS	IMMEDIATE ACTION SAVES MUCH LATER	OVER 20 YEARS	LESS THAN 5 YEARS
4	NOT UNSAFE BUT NEEDS IMMEDIATE ATTENTION	SERIOUS DISRUPTION	VERY POOR ADDRESS PROMPTLY	MODERATE IMPACT TO OTHER ELEMENTS	PROMPT ACTION SAVES MUCH LATER	10 - 20 YEARS	5 - 10 YEARS
3	NEEDS PROMPT ATTENTION	MODERATE DISRUPTION	POOR SHOULD BE BUDGETED		PROMPT ACTION SAVES MODERATELY	5 - 10 YEARS	10 - 15 YEARS
2	SAFE BUT SHOULD BE BUDGETED	SLIGHT DISRUPTION	ACCEPTABLE COULD BE IMPROVED	SLIGHT IMPACT TO OTHER ELEMENTS	ACTION IN 3 YEARS SAVES MUCH	3 - 5 YEARS	15 - 20 YEARS
1	SAFE BUT WILL NEED WORK IN FUTURE	MINOR DISRUPTION TO SMALL GROUP	GOOD - WILL NEED WORK IN FUTURE		LITTLE SAVINGS	1 - 3 YEARS	20 - 30 YEARS
0	NO SAFETY HAZARD	NO DISRUPTION	EXCELLENT	NO IMPACT ON OTHER ELEMENTS	NO SIGNIFICANT IMPACT	LESS THAN 1 YEAR	OVER 30 YEARS
IMPORTANCE FACTORS	5	5	3	3	2	1	

$$\text{PRIORITY} = ((S \times 5) + (EI \times 5) + (PC \times 3) + (DE \times 3) + (EC \times 2) + AG + LE) / 10$$

The Capital Improvement Plan

General Building Information

Building background information is provided for each facility including ancillary buildings. Information includes, but is not limited to the following (Tabs 3 through 23):

- Address
- History of Construction
- Building and Site Size
- Grade Level and Enrollment Information
- Gymnasium and Stadium Capacities for MS's and HS's
- Energy Source
- Floor and Site Plans
- Representative Photos of Renewal Projects
- High Schools Include Key Plans for Athletic Fields

Added: Middle School Key Plans



TAB 3 through TAB 23



THE CAPITAL IMPROVEMENT PLAN

Recommendations (Prioritized by School and by Priority)

Although each item could be addressed individually, it is more cost effective and practical to combine items of work (Tab 24/25):

- All costs have been increased by 10% to reflect the annual construction cost increases, including increase in demand for construction services, shortage of labor, combined with the challenge in supply chain distributions
- New items contained in this section are identified by '2022' in the first column
- TAB 24 includes the priority order ranking by school
- TAB 25 includes the by priority order ranking by priority

THE CAPITAL IMPROVEMENT PLAN

Newly Added Items of Greater Expense, *Including but not limited to:*

Churchville ES

- ✓ Playground Upgrades
\$40,150

Goodnoe ES

- ✓ Playground Upgrades
\$120,435

Hillcrest ES

- ✓ Playground Upgrades
\$156,450

Holland ES

- ✓ Playground Upgrades
\$202,060

M.M. Welch ES

- ✓ Playground Upgrades
\$119,155

Newtown ES

- ✓ Playground Upgrades
\$344,785

Richboro ES

- ✓ Playground Upgrades
\$369,555

Rolling Hills ES

- ✓ Playground Upgrades
\$7,320

Sol Feinstone ES

- ✓ Playground Upgrades
\$7,655

Wrightstown ES

- ✓ Playground Upgrades
\$225,071

Total Playground Upgrades – All Elementary Schools

- ✓ **\$1,592,636**



THE CAPITAL IMPROVEMENT PLAN

Summary of Educational Facilities (The Analysis Process)

*After determining the total value of the needed repairs for each facility, a **Summary of Facility Project Cost Comparisons** is prepared. The summary provides some of the following comparison data for each facility (Tab 26):*

- Size (square feet)
- Building history
- Estimated renovation cost per sq. ft. (building only)
- Estimated replacement cost (building only)
- Estimated Capital Improvements cost
- Estimated asbestos environmental remediation
- Total Capital Improvements including environmental remediation
- Total Capital Improvements as a percentage of renovations
- Estimated project budget

*Note: Summary includes an estimated 30% Fees and Contingencies but **excludes Land Development, Site Work, Environmental Studies, etc. which account for potential additional costs.** The estimates are based on square foot costs, lump sum, and historical data.*



THE CAPITAL IMPROVEMENTS PLAN

Summary of Educational Facilities (The Analysis Process)

Some considerations when evaluating the Summary of Educational Facility Project Cost Comparisons include (Tab 26):

- The Table is for discussion purposes only. It provides a general comparison between various project cost factors used to evaluate decisions regarding individual improvements, renovations and replacement.
- **If the percentage of Total Capital Improvements as a percentage of Total Renovations is approximately 60%, consider total renovations.**
- A total renovations project can be performed as a reimbursable project through the PDE PlanCon process.
- Additional programming requirements, site improvements, environmental studies, zoning, approvals, permits, etc. must be considered for a total renovations project.
- **The total replacement square foot cost has been increased from \$300/SF to \$360/SF based on current construction costs.**

SUMMARY OF EDUCATIONAL FACILITY PROJECT COST COMPARISONS (2022-2023)

Building (1)	Size (S.F.) (2)	Building History (3)	Renovation @ \$200/SF +30% Fees & Cont (4)	Replacement @ \$360/SF +30% Fees & Cont (5)	Capital Improvements +30% Fees & Cont (6)	Asbestos Abatement (7)	Total Cap Improv Including Asbestos (8)	Total Cap Improv as % of Renovations (9)	Estimated Budget
Council Rock North High School	370,560	Built 1970 Add & Reno 2002 & 2006 & NOC 2016	\$96,345,600	\$173,422,080	\$7,973,562	\$555,840	\$8,529,402	8%	\$8,529,402
Council Rock South High School	364,097	Built 2002	\$94,665,220	\$170,397,396	\$9,326,399	\$0	\$9,326,399	10%	
Holland Middle School	184,500	Built 1975 Add & Reno 2018	\$47,970,000	\$86,346,000	\$586,086	\$80,000	\$666,086	1%	
Wrightstown Middle School	196,486	New Building Completed 2018 Existing Building Demolished in 2019	\$51,086,360	\$91,955,448	\$50,050	\$0	\$50,050	0%	
Wrightstown Richboro Middle School	88,824	Built 1963	\$23,094,240	\$41,569,632	\$37,594,097	\$266,472	\$37,860,569	163%	\$37,860,569
Churchville ES	81,742	Built 1959 Major Add & Demo 2010	\$21,252,920	\$38,255,256	\$915,047	\$0	\$915,047	4%	
Goodnoe ES	97,775	Built 1963 Major Add & Reno 2015	\$25,421,500	\$45,758,700			\$4,962	2%	
Hillcrest ES	65,025	Built 1989 Major Add & Reno 2022	\$16,906,500	\$30,431,700			\$3,385	1%	
Holland ES	72,000	Built 1965 Major Add & Reno 2013	\$18,720,000	\$33,696,000			\$9,344	3%	
Maureen M. Welch ES	96,800	Built 2000	\$25,168,000	\$45,302,400			\$942	111%	\$27,931,942
Newtown ES	83,000	Built 1994 Add & Reno 1995	\$21,580,000	\$38,844,000			\$91,529	157%	\$33,991,529
Richboro ES	62,180	Built 1989 Reno Planned 2023	\$16,166,800	\$29,100,240	\$480,422	\$0	\$480,422	3%	\$480,422
Rolling Hills ES	71,570	Built 1971 Major Add & Reno 2020	\$18,608,200	\$33,494,760	\$52,416	\$0	\$52,416	0%	\$52,416
Sol Feinstone ES	78,488	Built 1951 Add & Reno 1969 & 1989 Reno in Progress	\$20,406,880	\$36,732,384	\$9,952	\$0	\$9,952	0%	\$9,952
Wrightstown ES	52,217	Built 1958/1964 Major Add and Reno 2019	\$13,576,420	\$24,437,556	\$364,092	\$0	\$364,092	3%	\$364,092
	1,965,264	N/A	\$510,968,640	\$919,743,552	\$120,533,282	\$1,002,312	\$121,535,594	N/A	\$121,535,594

RES exceeds
100% but
held at 3%
based on
planned bid
and reno in
2023

SFES exceeds
100% but
held at 0%
based on
current
renovation
project

NES has reached
26-year
milestone.
Consider for
reno in 2028

RMS will be carried
until final use is
determined
(after 2025)

MMWES has reached
the 21-year
milestone. Consider
for reno in 2030

The Capital Improvement Plan

MASTER PLANNING

...the first of two Schedules includes the Gantt Schedule timelines outlining the 5-year master planning (includes, but is not limited to capital improvements, district storage, future of former RMS, facility improvements, etc. (Tab 27)

...the second of two Schedules includes the Project Timelines outlining the 5-year facilities improvements plan as reviewed with the Board of School Directors on April 25, 2019. (Tab 27)

(Reformatted to spreadsheet format)

TAB 27 – Gantt Master Plan

COUNCIL ROCK SCHOOL DISTRICT																						
PROJECT TIMELINE - 5 YEAR MASTER PLANNING																						
10/24/2014 (Updated October 2022) Version 1.11																						
Activity ID	Activity		June 2018	January 2019	June 2019	January 2020	June 2020	January 2021	June 2021	January 2022	June 2022	January 2023	June 2023	January 2024	June 2024	January 2025	June 2025	January 2026	June 2026	January 2027		
1.1	Develop District Storage Options	LSAC Eliminated Storage				STORAGE BY KVK UNTIL 6-30-25															DEVELOP LONG-TERM STORAGE PLAN FOR MID 2025	
1.2	Design, Bid, Build New Newtown MS		complete																			
1.3	Complete Demolition and Site Restoration at Newtown MS				complete																	
1.4	Design, Bid, Renovations and Additions to Holland MS		complete																			
1.5	Implement Redistricting Plan						complete															
1.6	Design, Bid, Renovations and Additions to Wrightstown Elementary School				complete																	
1.7	Design, Bid, Build Renovations and Additions to Rolling Hills Elementary School						complete															
1.8	Design, Bid, Build the Council Rock STAR Center								complete													
1.9	Design, Bid, Build the CRHS South Synthetic Turf Field (Stadium Master Plan)									complete												
1.10	Design, Bid, CRHS North Synthetic Turf and Track Surface Replacement							complete														
1.11	Design, Bid, Build Renovations and Additions to Sol Feinstone Elementary School					SOL FEINSTONE ES DSIGN / APPRVLs		BID / REBID AWARD		PHASED CONSTRUCTION 6-30-21 thru 10-30-24												
1.12	Design, Bid, Renovations to Hillcrest Elementary School										complete											
1.13	Design, Bid, Renovations to Richboro Elementary School					HILLCREST ES DESIGN / APPROVALS			BID AND REJECTED (APPRVD SFES, HCES, TURF)		PLANNED RE-BID/AWARD 6-30-22 thru 2-23-23		PLANNED CONST 6-15-23 thru 12-30-24									
1.14	Use of Former Richboro Middle School as a Swing School During Planned Renovations			WRIGHTSTOWN ELEMENTARY		ROLLING HILLS ELEMENTARY		ACHIEVE-SLOAN- TWILIGHT PROGRAMS		HILLCREST ELEMENTARY SCHOOL		VACATED 2022-2023		RICHBORO ELEMENTARY SCHOOL		CHANCELLOR CENTER JAN 2025 - JULY 2025						
1.15	Board Action on Future of Former Richboro Middle School Facility																	STATUS OF FORMER RMS TO BE DETERMINED				
1.16	Capital Projects (Summer Work)	complete		complete		complete		complete		complete		10-1-22 to 8-30-23		10-1-23 to 8-30-24		10-1-24 to 8-30-25		10-1-25 to 8-30-26				
1.17	Status of Current Sloan, Achieve, and Twilight Program Facility - Construct STAR Center	LSAC LEASE EXPIRED 11-30-20 (USED FORMER RMS 12-1-20 to 7-1-21)									complete											
1.18	Master Plan Review	complete		complete		complete		complete		complete		10-1-22 to 11-1-22		10-1-23 to 11-1-23		10-1-24 to 11-1-24		10-1-25 to 11-1-25		10-1-26 to 11-1-26		
Footnotes:																						
1. Timelines reflected above are based on Board discussions and approvals from the April 2019 and April 2020 Board Meetings.																						
2. Newtown ES & MM Welch ES renovation projects should be considered additions to the plan.																						
</																						

Note: All estimated project costs are based on current pricing, bid climate and projected to 2023. Budgets are not projected beyond 2023. Budgets to be updated annually based on economic conditions.

**Council Rock School District
Facilities Improvement Plan**
Updated OCTOBER 2022



Building	Existing Grade Structure	Scope of Work	Proposed Grade Structure	Estimated Project Cost (2022-23)	Timeline	Comments	Building Age at Proposed Const.	Phasing Implementation
Richboro ES	K-6	Total Renovations and Additions (Similar to HCES)	K-6	5 Classroom	July 2022 Feb 2023	Design/Bid	35	Students to vacate and occupy former RMS for one year project duration
				\$31,600,000				
				10 Classroom	June 2023 Dec 2024	Construction		
				\$35,300,000				
Richboro MS	N/A	Demolition (assumed)	N/A	\$2,000,000	June 2024 Jan 2025	Design/Bid	63	Schedule is based on assumed demolition including abatement of remaining environmental issues and site restoration
					July 2025 Nov 2025	Construction		
Newtown ES*	K-6	Total Renovations and Additions (Similar to HCES/RES)	K-6	\$30,000,000	Nov 2026 Dec 2027	Design/Bid	35	The former RMS is not a viable option for a swing school. Provide temp modulars in early spring for phasing
					Mar 2028 Aug 2030	Construction		
MM Welch ES*	K-6	Total Renovations and Additions (Similar to HCES/RES)	K-6	\$33,000,000	Nov 2028 Dec 2029	Design/Bid	31	The former RMS is not a viable option for a swing school. Provide temp modulars in early spring for phasing
					Mar 2030 Aug 2032	Construction		
CRHS North	9-12	New Construction on Current Site or Total Renovations	9-12	\$TBD	TBD	TBD	31 (2032)	Assumes replacement of infrastructure, new finishes and site restoration - no major physical changes. Includes temporary modular classrooms
CRHS South	9-12	Total Renovations	9-12	\$TBD	TBD	TBD	31 (2032)	Assumes replacement of infrastructure, new finishes and site restoration - no major physical changes. Includes temporary modular classrooms
Total Plan Cost				\$TBD	Based on current pricing and cost projections to 2023 only.			



Sol Feinstone Elementary School

Start: May 2021 **Complete:** October 2024

Budget: \$31.5M

Award: \$31.6M (including value added alts & cont)



Hillcrest Elementary School

Start: May 2021 **Completed:** September 2022

Budget: \$22.9M

Award: \$21.1M (including value added alts & cont)



Richboro Elementary School

Start: May 2023 **Complete:** December 2024

Budget: BB \$27.6M, 5 CR \$31.6M, 10 CR \$35.3M

Award: Anticipated for March 2023

DISTRICT WIDE ROOF STATUS REPORT

A roof survey was performed for all buildings on all roof surfaces. No investigative probes, infrared testing or environmental studies were performed. The report provides some of the following comparative data for each facility (Tab 28):

- Size (square feet) by Area on keyed roof plans
- Year roof system was installed
- Manufacturer
- Roof Type
- Installer
- Warranty date
- Term
- Condition



Goodhue Elementary School – Roof Plan (2017)

The roofing needs are included in TAB 24/25 - Recommendations and prioritized accordingly

DISTRICT WIDE ROOF STATUS REPORT

Key Roofing Notes for 2022-2023:

- **Richboro ES roof is due for replacement**

Note: the roof is removed from the CIP based on the planned renovations in 2023. If the FIP is delayed for any reason, the roof replacement will need to be added back into the CIP.

- **Newtown ES roof is due for replacement**

Note: efforts should be made to extend the life of the roof through 2027 and include the replacement in a possible 2028 NES renovations project. If the FIP is delayed for any reason, the roof replacement will need to be added back into the CIP.

- **Former Richboro MS roof is due for replacement**

Note: the roof is being serviced in the spring and fall in an effort to maintain through the use of the building as a swing school. If the use of the building continues past July of 2025 the replacement will need to be added back into the CIP.

The Capital Improvement Plan

Summary of Completed Projects

This section of the plan records a history of the completed Capital Improvement Projects. Information contained in the Summary includes the following (Tab 29):

- Project name and number
- Estimated construction budget
- Final construction budget based on bids
- Variance between estimated budget and final budget
- Contract amount
- Change Orders
- Final construction cost
- Contractor contact information
- Substantial completion/warranty date

The Capital Improvement Plan

Miscellaneous Building Information

This section of the plan includes miscellaneous building information. Information contained in this section includes the following (Tab 30):

- (Tab 30a) Summary of District Properties
- (Tab 30b) Fuel Oil Tank History
- (Tab 30c) Emergency Generation Systems
- (Tab 30d) Summary of Chillers
- (Tab 30e) Summary of Boilers
- (Tab 30f) Summary of Elevators/Lifts
- (Tab 30g) Summary of Asphalt Paving
- (Tab 30h) Summary of Classroom HVAC Systems

The Capital Improvement Plan

Projected 5-Year Capital Improvement Projects, Budget and Non-renewal Projects

This section of the plan includes the Projected 5-Year Capital Improvement Projects and Budget. Additionally, this section includes a non-renewal projects list and budget. A further description is as follows (Tab 31):

- Projected 5-Year Capital Improvement Projects and Budget
- Each project includes the estimated current cost
- Each project includes the estimated cost for the proposed year that the work is scheduled to be performed (Compounded annually, based on the current inflationary factor).
- The budget includes construction costs, A/E fees, design contingencies, and total estimated project costs.
- A listing of non-renewal projects. Each item includes a description, estimated construction cost, and representative photograph pages.

TAB 31 - DRAFT 5-Year Master Capital Improvement Plan 2023-2027




The Capital Improvement Plan

Projected 5-Year Capital Improvement Projects, Budget and Non-renewal Projects

This section of the plan includes the Projected 5-Year Capital Improvement Projects and Budget. Additionally, this section includes a non-renewal projects list and budget. A further description is as follows (Tab 31):



Indicates deferred projects from previous year(s)

COUNCIL ROCK SCHOOL DISTRICT								 D'HUY Engineering, Inc. Est. 1976
FIVE (5) YEAR CAPITAL IMPROVEMENT PROJECTS BUDGET PROJECTION (2022/23-2027/28)								
Years 2 through 5 will be compounded automatically by the inflation factor in cell I5								
FIRST		Assumes RES vacates the former RMS by 31DEC24	Version 7.1					
DRAFT		Summer 2023 Budget: \$7,700,000			Inflation Factor (%)		5.00%	
OPT 1		(\$3M Budget+\$4.7 Bond) To be confirmed by CRSD						
FIVE YEAR CAPITAL IMPROVEMENTS PROJECTS PROJECTION - SUMMARY OF PROJECTS AND FINANCES								
1-Oct-22								
ITEM #	SCHOOL ID	EXPENSES AND FINANCING	ORIG. PLANNED YEAR OF CONST.	2022 - 2023 (Summer 2023)	2023 - 2024 (Summer 2024)	2024 - 2025 (Summer 2025)	2025 - 2026 (Summer 2026)	2026 - 2027 (Summer 2027)
	CONSTRUCTION PROJECTS & EXPENSES							
1.0	CRHSN	Prepare, repair and recoat precast concrete bleachers at Walt Snyder Stadium (includes \$25,000 repair allowance). Number all seating individually in coordination with the athletic director	2023	\$ 495,000	\$ 519,750	\$ 545,738	\$ 573,024	\$ 601,676
1.1	CRHSN	Replace existing HID sports lighting at Walt Snyder Stadium with Musco LED poletop luminaire (reuse existing poles)	2024	\$ 375,375	\$ 394,144	\$ 413,851	\$ 434,543	\$ 456,271
1.2	CRHSS	Replace tennis and basketball courts in same location. Courts require total replacement including the addition of subsurface drainage and additional subbase materials. The project was teamed with the synthetic turf field project but rejected.	2021	\$ 1,732,500	\$ 1,819,125	\$ 1,910,081	\$ 2,005,585	\$ 2,105,865
1.3	ALL ES's	Address playground improvements outlined in the T&M Playground Inspection Report dated 19AUG22. Includes 10% allowance for select site improvements that are excluded from the playground report.	2023	\$ 1,751,899	\$ 1,839,494	\$ 1,931,469	\$ 2,028,042	\$ 2,129,444
1.4	CES GES CRHSS MMWES HES	CES mill and overlay asphalt sidewalk accessing Hill Avenue (east side), reconfigure loading dock curbing and parking lot maintenance, GES parking lot maintenance, CRHSS parking lot maintenance, MMWES parking lot maintenance, HES parking lot maintenance and paving adjacent to YMCA (Excludes TFR and CC which are listed as separate line items) + \$25,000 allowance for geotechnical services, if needed.	2022	\$ 927,542	\$ 973,919	\$ 1,022,615	\$ 1,073,746	\$ 1,127,433
1.5	CRHSN CRHSS MMWES NES	Select concrete sidewalk repairs/replacement (Allowance).	2022	\$ 440,241	\$ 462,253	\$ 485,366	\$ 509,634	\$ 535,116
1.6	ALL	Unplanned/Unforeseen projects		\$ 75,000				

FIVE YEAR CAPITAL IMPROVEMENTS PROJECTS PROJECTION - SUMMARY OF PROJECTS AND FINANCES								
1-Oct-22								
ITEM #	SCHOOL ID	EXPENSES AND FINANCING	ORIG. PLANNED YEAR OF CONST.	2022 - 2023 (Summer 2023)	2023 - 2024 (Summer 2024)	2024 - 2025 (Summer 2025)	2025 - 2026 (Summer 2026)	2026 - 2027 (Summer 2027)
	CONSTRUCTION PROJECTS & EXPENSES							
1.0	CRHSN	Prepare, repair and recoat precast concrete bleachers at Walt Snyder Stadium (includes \$25,000 repair allowance). Number all seating individually in coordination with the athletic director	2023	\$ 495,000	\$ 519,750	\$ 545,738	\$ 573,024	\$ 601,676
1.1	CRHSN	Replace existing HID sports lighting at Walt Snyder Stadium with Musco LED poletop luminaire (reuse existing poles)	2024	\$ 375,375	\$ 394,144	\$ 413,851	\$ 434,543	\$ 456,271
1.2	CRHSS	Replace tennis and basketball courts in same location. Courts require total replacement including the addition of subsurface drainage and additional subbase materials. The project was teamed with the synthetic turf field project but rejected.	2021	\$ 1,732,500	\$ 1,819,125	\$ 1,910,081	\$ 2,005,585	\$ 2,105,865
1.3	ALL ES's	Address playground improvements outlined in the T&M Playground Inspection Report dated 19AUG22. Includes 10% allowance for select site improvements that are excluded from the playgroud report.	2023	\$ 1,751,899	\$ 1,839,494	\$ 1,931,469	\$ 2,028,042	\$ 2,129,444
1.4	CES GES CRHSS MMWES HES	CES mill and overlay asphalt sidewalk accessing Hill Avenue (east side), reconfigure loading dock curbing and parking lot maintenance, GES parking lot maintenance, CRHSS parking lot maintenance, MMWES parking lot maintenance, HES parking lot maintenance and paving adjacent to YMCA (Excludes TFR and CC which are listed as separate line items) + \$25,000 allowance for geothechincal services, if needed.	2022	\$ 927,542	\$ 973,919	\$ 1,022,615	\$ 1,073,746	\$ 1,127,433
1.5	CRHSN CRHSS MMWES NES	Select concrete sidewalk repairs/replacement (Allowance).	2022	\$ 440,241	\$ 462,253	\$ 485,366	\$ 509,634	\$ 535,116
1.6	ALL	Unplanned/Unforeseen projects		\$ 75,000				
a	TOTAL CONSTRUCTION COSTS			\$ 5,797,557	\$ 4,829,337	\$ 3,525,984	\$ 4,414,497	\$ 7,910,089
	SOFT COSTS (PROFESSIONAL FEES & CONTINGENCIES)							
b	A/E Fees, Permits, Contingencies (25%)			\$ 1,449,389	\$ 1,207,334	\$ 881,496	\$ 1,103,624	\$ 1,977,522
c	Design Contingency (5%)			\$ 289,878	\$ 241,467	\$ 176,299	\$ 220,725	\$ 395,504
d	TOTAL SOFT COSTS			\$ 1,739,267	\$ 1,448,801	\$ 1,057,795	\$ 1,324,349	\$ 2,373,027
e	TOTAL PROJECT COST (EXCLUDING FINANCING)			\$ 7,536,824	\$ 6,278,139	\$ 4,583,779	\$ 5,738,847	\$ 10,283,116
f	DEFERRED PROJECT COSTS (Included in TOTAL PROJECT COSTS above)			\$ 3,100,283	\$ 4,829,337	\$ 2,418,031	\$ 3,358,779	\$ 7,835,089
g	CRSD BUDGET BY YEAR			\$ 7,700,000	\$ 6,100,000	\$ 5,000,000	\$ 7,800,000	\$ 3,000,000
				(\$100,000)	+\$200,000	(\$400,000)	(\$2,000,000)	+\$7,300,000

ITEM #	SCHOOL ID	EXPENSES AND FINANCING	ORIG. PLANNED YEAR OF CONST.	2022 - 2023 (Summer 2023)	2023 - 2024 (Summer 2024)	2024 - 2025 (Summer 2025)	2025 - 2026 (Summer 2026)	2026 - 2027 (Summer 2027)
	CONSTRUCTION PROJECTS & EXPENSES							
2.0	CES	Add metal panels at cafeteria clerestory to address water infiltration at the existing brick veneer surrounding the cafeteria	2022	\$ 254,800	\$ 267,540	\$ 280,917	\$ 294,963	\$ 309,711
2.1	CC	Add foundation drainage, replace chain link fencing at select areas including retaining wall at southern property line, repair concrete areaways and perform parking lot maintenance Project scheduled for 2024/25 to align with HVAC scope, Interior Improvements and Emergency Generator Projects. Consider relocating select CC staff to the former RMS in winter of 2024/2025 to limit impact on staff and to reduce construction costs vs. second shift requirements and working in an occupied building.	2021	\$ 1,642,047	\$ 1,724,149	\$ 1,810,357	\$ 1,900,875	\$ 1,995,918
2.2	CC	Replace HVAC systems and controls Project scheduled for 2024/25 to align with Foundation Repairs, Interior Improvements and Emergency Generator Projects. Consider relocating select CC staff to the former RMS in winter of 2024/25 to limit impact on staff and to reduce construction costs vs. second shift requirements and working in an occupied building.	2023	\$ 2,050,125	\$ 2,152,631	\$ 2,260,263	\$ 2,373,276	\$ 2,491,940
2.3	CC	Interior Finish Repairs: plaster soffits, ceilings, walls, etc., carpet in board room, addition of carpet to superintendent's office area and misc. wood floor restoration Project scheduled for 2024/25 to align with HVAC scope, Foundation Improvements and Emergency Generator Projects. Consider relocating select CC staff to the former RMS in winter of 2024/25 to limit impact on staff and to reduce construction costs vs. second shift requirements and working in an occupied building.	2022	\$ 293,032	\$ 307,684	\$ 323,068	\$ 339,221	\$ 356,182
2.4	CC	Add emergency generator & transfer switch Project scheduled for 2024/25 to align with HVAC scope, Foundation Improvements and Interior Improvements Projects. Consider relocating select CC staff to the former RMS in winter of 2024/25 to limit impact on staff and to reduce construction costs vs. second shift requirements and working in an occupied building.	2022	\$ 331,865	\$ 348,458	\$ 365,881	\$ 384,175	\$ 403,384

		2024/2025 to limit impact on staff and to reduce construction costs vs. second shift requirements and working in an occupied building.						
2.2	CC	Replace HVAC systems and controls Project scheduled for 2024/25 to align with Foundation Repairs, Interior Improvements and Emergency Generator Projects. Consider relocating select CC staff to the former RMS in winter of 2024/25 to limit impact on staff and to reduce construction costs vs. second shift requirements and working in an occupied building.	2023	\$ 2,050,125	\$ 2,152,631	\$ 2,260,263	\$ 2,373,276	\$ 2,491,940
2.3	CC	Interior Finish Repairs: plaster soffits, ceilings, walls, etc., carpet in board room, addition of carpet to superintendent's office area and misc. wood floor restoration Project scheduled for 2024/25 to align with HVAC scope, Foundation Improvements and Emergency Generator Projects. Consider relocating select CC staff to the former RMS in winter of 2024/25 to limit impact on staff and to reduce construction costs vs. second shift requirements and working in an occupied building.	2022	\$ 293,032	\$ 307,684	\$ 323,068	\$ 339,221	\$ 356,182
2.4	CC	Add emergency generator & transfer switch Project scheduled for 2024/25 to align with HVAC scope, Foundation Improvements and Interior Improvements Projects. Consider relocating select CC staff to the former RMS in winter of 2024/25 to limit impact on staff and to reduce construction costs vs. second shift requirements and working in an occupied building.	2022	\$ 331,865	\$ 348,458	\$ 365,881	\$ 384,175	\$ 403,384
2.5	CC	Repair spalling concrete at underside of the elevated slab at the employee building entry. Address corroded reinforcing and concrete repairs at select areas. Requires the removal of the HVAC equipment to gain access to the elevated slab. Team with the HVAC system replacement.	2021	\$ 27,500	\$ 28,875	\$ 30,319	\$ 31,835	\$ 33,426
2.6	ALL	Unplanned/Unforeseen projects			\$ 75,000			
a	TOTAL CONSTRUCTION COSTS			\$ 5,797,557	\$ 4,829,337	\$ 3,525,984	\$ 4,414,497	\$ 7,910,089
	SOFT COSTS (PROFESSIONAL FEES & CONTINGENCIES)							
b	A/E Fees, Permits, Contingencies (25%)			\$ 1,449,389	\$ 1,207,334	\$ 881,496	\$ 1,103,624	\$ 1,977,522
c	Design Contingency (5%)			\$ 289,878	\$ 241,467	\$ 176,299	\$ 220,725	\$ 395,504
d	TOTAL SOFT COSTS			\$ 1,739,267	\$ 1,448,801	\$ 1,057,795	\$ 1,324,349	\$ 2,373,027
e	TOTAL PROJECT COST (EXCLUDING FINANCING)			\$ 7,536,824	\$ 6,278,139	\$ 4,583,779	\$ 5,738,847	\$ 10,283,116
f	DEFERRED PROJECT COSTS (Included in TOTAL PROJECT COSTS above)			\$ 3,100,283	\$ 4,829,337	\$ 2,418,031	\$ 3,358,779	\$ 7,835,089
g	CRSD BUDGET BY YEAR			\$ 7,700,000	\$ 6,100,000	\$ 5,000,000	\$ 7,800,000	\$ 3,000,000
				(\$100,000)	+\$200,000	(\$400,000)	(\$2,000,000)	+\$7,300,000

ITEM #	SCHOOL ID	EXPENSES AND FINANCING	ORIG. PLANNED YEAR OF CONST.	2022 - 2023 (Summer 2023)	2023 - 2024 (Summer 2024)	2024 - 2025 (Summer 2025)	2025 - 2026 (Summer 2026)	2026 - 2027 (Summer 2027)
	CONSTRUCTION PROJECTS & EXPENSES							
3.0	CRHSS CRHSN CES GES HES MMWES	Paint Allowance (approx. 25% of interior)	2023	\$ 956,863	\$ 1,004,706	\$ 1,054,941	\$ 1,107,689	\$ 1,163,073
3.1	CRHSS	Replace carpet at Auditorium, Offices, Labs and Music Rooms (Allowance)	2024	\$ 319,572	\$ 335,551	\$ 352,328	\$ 369,945	\$ 388,442
3.2	CRHSS	Install new all-weather track surface and striping (includes allowance for minimal base asphalt repairs)	2026	\$ 385,000	\$ 404,250	\$ 424,463	\$ 445,686	\$ 467,970
3.3	CRHSS	Replace Auditorium Sound System	2025	\$ 619,946	\$ 650,943	\$ 683,490	\$ 717,665	\$ 753,548
3.4	CRHSN	Add dedicated boiler to support natatorium (will eliminate the need to operate a primary building boiler year round resulting in energy savings) Increased by \$50,150 to address BMS control and programming costs	2021	\$ 165,000	\$ 173,250	\$ 181,913	\$ 191,008	\$ 200,559
3.5	TFR	Parking lot maintenance and restriping including paving and repair allowance	2023	\$ 66,000	\$ 69,300	\$ 72,765	\$ 76,403	\$ 80,223
3.6	TFR	Roof repairs and coating project (10-year warranty) - Buildings A, B and C included	2023	\$ 220,000	\$ 231,000	\$ 242,550	\$ 254,678	\$ 267,411
3.7	TFR	Add emergency generator, transfer switch, etc. to power Buildings A, B and C and central refrigerator/freezer unit (includes allowance to wire and replace select fixtures/outlets with appointed normal-emergency power	2023	\$ 231,000	\$ 242,550	\$ 254,678	\$ 267,411	\$ 280,782
3.8	TFR	Replace single glazed steel framed window units at Building A (Alternate bid for Buildings B and C) includes allowance for window treatment and probable abatement of asbestos containing window glazings	2023	\$ 95,865	\$ 100,658	\$ 105,691	\$ 110,976	\$ 116,525
3.9	TFR	Perform masonry repairs and apply an elastomeric coating to Buildings A, B and C	2023	\$ 99,325	\$ 104,291	\$ 109,506	\$ 114,981	\$ 120,730
3.10	TFR	Replace exterior doors & hardware at Buildings A, B and C	2023	\$ 23,100	\$ 24,255	\$ 25,468	\$ 26,741	\$ 28,078
3.11	TFR	Replace select concrete sidewalks (allowance)	2023	\$ 16,500	\$ 17,325	\$ 18,191	\$ 19,101	\$ 20,056
3.12	ALL	Unplanned/Unforeseen projects				\$ 75,000		
a	TOTAL CONSTRUCTION COSTS			\$ 5,797,557	\$ 4,829,337	\$ 3,525,984	\$ 4,414,497	\$ 7,910,089
	SOFT COSTS (PROFESSIONAL FEES & CONTINGENCIES)							
b	A/E Fees, Permits, Contingencies (25%)			\$ 1,449,389	\$ 1,207,334	\$ 881,496	\$ 1,103,624	\$ 1,977,522
c	Design Contingency (5%)			\$ 289,878	\$ 241,467	\$ 176,299	\$ 220,725	\$ 395,504

3.0	CRHSN CES GES HES MMWES	Paint Allowance (approx. 25% of interior)	2023	\$ 956,863	\$ 1,004,706	\$ 1,054,941	\$ 1,107,689	\$ 1,163,073
3.1	CRHSS	Replace carpet at Auditorium, Offices, Labs and Music Rooms (Allowance)	2024	\$ 319,572	\$ 335,551	\$ 352,328	\$ 369,945	\$ 388,442
3.2	CRHSS	Install new all-weather track surface and striping (includes allowance for minimal base asphalt repairs)	2026	\$ 385,000	\$ 404,250	\$ 424,463	\$ 445,686	\$ 467,970
3.3	CRHSS	Replace Auditorium Sound System	2025	\$ 619,946	\$ 650,943	\$ 683,490	\$ 717,665	\$ 753,548
3.4	CRHSN	Add dedicated boiler to support natatorium (will eliminate the need to operate a primary building boiler year round resulting in energy savings) Increased by \$50,150 to address BMS control and programming costs	2021	\$ 165,000	\$ 173,250	\$ 181,913	\$ 191,008	\$ 200,559
3.5	TFR	Parking lot maintenance and restriping including paving and repair allowance	2023	\$ 66,000	\$ 69,300	\$ 72,765	\$ 76,403	\$ 80,223
3.6	TFR	Roof repairs and coating project (10-year warranty) - Buildings A, B and C included	2023	\$ 220,000	\$ 231,000	\$ 242,550	\$ 254,678	\$ 267,411
3.7	TFR	Add emergency generator, transfer switch, etc. to power Buildings A, B and C and central refrigerator/freezer unit (includes allowance to wire and replace select fixtures/outlets with appointed normal-emergency power	2023	\$ 231,000	\$ 242,550	\$ 254,678	\$ 267,411	\$ 280,782
3.8	TFR	Replace single glazed steel framed window units at Building A (Alternate bid for Buildings B and C) includes allowance for window treatment and probable abatement of asbestos containing window glazings	2023	\$ 95,865	\$ 100,658	\$ 105,691	\$ 110,976	\$ 116,525
3.9	TFR	Perform masonry repairs and apply an elastomeric coating to Buildings A, B and C	2023	\$ 99,325	\$ 104,291	\$ 109,506	\$ 114,981	\$ 120,730
3.10	TFR	Replace exterior doors & hardware at Buildings A, B and C	2023	\$ 23,100	\$ 24,255	\$ 25,468	\$ 26,741	\$ 28,078
3.11	TFR	Replace select concrete sidewalks (allowance)	2023	\$ 16,500	\$ 17,325	\$ 18,191	\$ 19,101	\$ 20,056
3.12	ALL	Unplanned/Unforeseen projects				\$ 75,000		
a	TOTAL CONSTRUCTION COSTS			\$ 5,797,557	\$ 4,829,337	\$ 3,525,984	\$ 4,414,497	\$ 7,910,089
	SOFT COSTS (PROFESSIONAL FEES & CONTINGENCIES)							
b	A/E Fees, Permits, Contingencies (25%)			\$ 1,449,389	\$ 1,207,334	\$ 881,496	\$ 1,103,624	\$ 1,977,522
c	Design Contingency (5%)			\$ 289,878	\$ 241,467	\$ 176,299	\$ 220,725	\$ 395,504
d	TOTAL SOFT COSTS			\$ 1,739,267	\$ 1,448,801	\$ 1,057,795	\$ 1,324,349	\$ 2,373,027
e	TOTAL PROJECT COST (EXCLUDING FINANCING)			\$ 7,536,824	\$ 6,278,139	\$ 4,583,779	\$ 5,738,847	\$ 10,283,116
f	DEFERRED PROJECT COSTS (Included in TOTAL PROJECT COSTS above)			\$ 3,100,283	\$ 4,829,337	\$ 2,418,031	\$ 3,358,779	\$ 7,835,089
g	CRSD BUDGET BY YEAR			\$ 7,700,000	\$ 6,100,000	\$ 5,000,000	\$ 7,800,000	\$ 3,000,000
				(\$100,000)	+\$200,000	(\$400,000)	(\$2,000,000)	+\$7,300,000

ITEM #	SCHOOL ID	EXPENSES AND FINANCING	ORIG. PLANNED YEAR OF CONST.	2022 - 2023 (Summer 2023)	2023 - 2024 (Summer 2024)	2024 - 2025 (Summer 2025)	2025 - 2026 (Summer 2026)	2026 - 2027 (Summer 2027)
	CONSTRUCTION PROJECTS & EXPENSES							
4.0	CRHSS	Provide safety netting at end zones of the multi-purpose field - primary soccer field and lacrosse (see item 12 on the key plan included in Tab 4 of the CIP). Provide safety netting at the end zones of the natural grass football field (see item 4 on the key plan included in Tab 4 of the CIP)	2026	\$ 99,446	\$ 104,418	\$ 109,639	\$ 115,121	\$ 120,877
4.1	CRHSN	Replace four (4) walk-in freezer boxes at kitchen - team with the kitchen replacement project	2025	\$ 254,678	\$ 267,412	\$ 280,782	\$ 294,822	\$ 309,563
4.2	CRHSN	Upgrade kitchen equipment - team with the walk-in-freezer replacement (Assumes in-kind replacement, does not assume new kitchen design and layout which will impact underground utilites and MEP systems). Team with the walk-in-freezer replacement project	2023	\$ 910,702	\$ 956,237	\$ 1,004,049	\$ 1,054,251	\$ 1,106,964
4.3	CRHSN	Replace wood gym floor system with new recessed gym floor system (includes allowance for assumed asbestos containing felts and mastic beneath existing wood floor system)	2025	\$ 643,500	\$ 675,675	\$ 709,459	\$ 744,932	\$ 782,178
4.4	HMS	Replace wood gym floor system with new recessed gym floor system (includes allowance for assumed asbestos containing felts and mastic beneath existing wood floor system)	2026	\$ 389,235	\$ 408,697	\$ 429,132	\$ 450,588	\$ 473,118
4.6	CRHSN	Address storm drainage issues based on ongoing study from summer of 2022 - During heavy rain events moisture is observed at the terrazzo floor adjacent to Auditorium, stormwater back-up at second floor level flooding corridor and select closet spaces, stormwater backup at exterior which displaces manhole covers. The original design collects water at the lowest level and is pumped from a bilge pump to the stormwater system but is not able to handle the volume (Allowance)	2025	\$ 900,000	\$ 945,000	\$ 992,250	\$ 1,041,863	\$ 1,093,956
4.7	CRHSS	Repair remaining terrazzo floor based on finding from 2022 corridor floor replacement - Allowance	2026	\$ 100,000	\$ 105,000	\$ 110,250	\$ 115,763	\$ 121,551
4.8	CRHSS	Install new floor finishes at areas of exposed stained concrete floors - Lobby at Main Entry, Gymnasium, Auditorium and Library (Assumes Quartz Tile Flooring, consider alternate for terrazzo - adjust estimate accordingly)	2025	\$ 192,560	\$ 202,188	\$ 212,297	\$ 222,912	\$ 234,058

4.3	CRHSN	floor system (includes allowance for assumed asbestos containing felts and mastic beneath existing wood floor system)	2025	\$ 643,500	\$ 675,675	\$ 709,459	\$ 744,932	\$ 782,178
4.4	HMS	Replace wood gym floor system with new recessed gym floor system (includes allowance for assumed asbestos containing felts and mastic beneath existing wood floor system)	2026	\$ 389,235	\$ 408,697	\$ 429,132	\$ 450,588	\$ 473,118
4.6	CRHSN	Address storm drainage issues based on ongoing study from summer of 2022 - During heavy rain events moisture is observed at the terrazzo floor adjacent to Auditorium, stormwater back-up at second floor level flooding corridor and select closet spaces, stormwater backup at exterior which displaces manhole covers. The original design collects water at the lowest level and is pumped from a bilge pump to the stormwater system but is not able to handle the volume (Allowance)	2025	\$ 900,000	\$ 945,000	\$ 992,250	\$ 1,041,863	\$ 1,093,956
4.7	CRHSS	Repair remaining terrazzo floor based on finding from 2022 corridor floor replacement - Allowance	2026	\$ 100,000	\$ 105,000	\$ 110,250	\$ 115,763	\$ 121,551
4.8	CRHSS	Install new floor finishes at areas of exposed stained concrete floors - Lobby at Main Entry, Gymnasium, Auditorium and Library (Assumes Quartz Tile Flooring, consider alternate for terrazzo - adjust estimate accordingly)	2025	\$ 192,560	\$ 202,188	\$ 212,297	\$ 222,912	\$ 234,058
4.9	CC	Perform exterior painting of wood components including, but not limited to: window trim and sills, fascias, soffits, bell tower, etc. In addition, paint other exterior components such as cast and exterior metals, downspout boots, railings, etc. (Includes \$10,000 allowance for replacement of select areas of damaged wood)	2026	\$ 231,000	\$ 242,550	\$ 254,678	\$ 267,411	\$ 280,782
4.10	SAIL	Replace asphalt-fiberglass shingles (includes plywood replacement allowance)	2026	\$ 27,500	\$ 28,875	\$ 30,319	\$ 31,835	\$ 33,426
4.11	ALL	Unplanned/Unforeseen projects					\$ 75,000	
a	TOTAL CONSTRUCTION COSTS			\$ 5,797,557	\$ 4,829,337	\$ 3,525,984	\$ 4,414,497	\$ 7,910,089
	SOFT COSTS (PROFESSIONAL FEES & CONTINGENCIES)							
b	A/E Fees, Permits, Contingencies (25%)			\$ 1,449,389	\$ 1,207,334	\$ 881,496	\$ 1,103,624	\$ 1,977,522
c	Design Contingency (5%)			\$ 289,878	\$ 241,467	\$ 176,299	\$ 220,725	\$ 395,504
d	TOTAL SOFT COSTS			\$ 1,739,267	\$ 1,448,801	\$ 1,057,795	\$ 1,324,349	\$ 2,373,027
e	TOTAL PROJECT COST (EXCLUDING FINANCING)			\$ 7,536,824	\$ 6,278,139	\$ 4,583,779	\$ 5,738,847	\$ 10,283,116
f	DEFERRED PROJECT COSTS (Included in TOTAL PROJECT COSTS above)			\$ 3,100,283	\$ 4,829,337	\$ 2,418,031	\$ 3,358,779	\$ 7,835,089
g	CRSD BUDGET BY YEAR			\$ 7,700,000	\$ 6,100,000	\$ 5,000,000	\$ 7,800,000	\$ 3,000,000
				(\$100,000)	+\$200,000	(\$400,000)	(\$2,000,000)	+\$7,300,000

ITEM #	SCHOOL ID	EXPENSES AND FINANCING	ORIG. PLANNED YEAR OF CONST.	2022 - 2023 (Summer 2023)	2023 - 2024 (Summer 2024)	2024 - 2025 (Summer 2025)	2025 - 2026 (Summer 2026)	2026 - 2027 (Summer 2027)
		CONSTRUCTION PROJECTS & EXPENSES						
5.0	CRHSN	Perform complete renovations to the Auditorium including paint, floor finishes, seating and lighting	2025	\$ 927,026	\$ 973,377	\$ 1,022,046	\$ 1,073,148	\$ 1,126,806
5.2	CRHSS	Replace the Auditorium sound system and building clock system throughout	2024	\$ 1,084,907	\$ 1,139,152	\$ 1,196,110	\$ 1,255,915	\$ 1,318,711
5.4	CRHSS	Refinish exterior aluminum skinned metal panels at main entrance, Gymnasium and Auxiliary Gymnasium entrance (perform with other CRHSS exterior improvements)	2026	\$ 110,000	\$ 115,500	\$ 121,275	\$ 127,339	\$ 133,706
5.5	CRHSS	Clean existing ground and split face CMU - consider elastomeric coating at main entrance (perform with other CRHSS exterior improvements)	2026	\$ 88,000	\$ 92,400	\$ 97,020	\$ 101,871	\$ 106,965
5.6	CRHSS	Replace existing translucent wall panels at clerestory areas (perform with other CRHSS exterior improvements)	2026	\$ 104,500	\$ 109,725	\$ 115,211	\$ 120,972	\$ 127,020
5.7	CRHSS	Prepare and paint two (2) galvanized canopies including sealing steel penetrations at CMU wall (perform with other CRHSS exterior improvements)	2026	\$ 13,200	\$ 13,860	\$ 14,553	\$ 15,281	\$ 16,045
5.8	CRHSS	Remove and recaulk exterior window systems and control joints (perform with other CRHSS exterior improvements)	2026	\$ 116,239	\$ 122,051	\$ 128,153	\$ 134,561	\$ 141,289
5.11	MMWES	Replace HVAC systems and controls (excludes RTU 1, 2, 3, 4, 5 and 6 replaced in 2019). This item can be removed from the plan if the complete renovations project is considered on or before 2030)	2026	\$ 4,002,075	\$ 4,202,179	\$ 4,412,288	\$ 4,632,902	\$ 4,864,547
	ALL	Unplanned/Unforeseen projects						\$ 75,000
a	TOTAL CONSTRUCTION COSTS			\$ 5,797,557	\$ 4,829,337	\$ 3,525,984	\$ 4,414,497	\$ 7,910,089
	SOFT COSTS (PROFESSIONAL FEES & CONTINGENCIES)							
b	A/E Fees, Permits, Contingencies (25%)			\$ 1,449,389	\$ 1,207,334	\$ 881,496	\$ 1,103,624	\$ 1,977,522
c	Design Contingency (5%)			\$ 289,878	\$ 241,467	\$ 176,299	\$ 220,725	\$ 395,504
d	TOTAL SOFT COSTS			\$ 1,739,267	\$ 1,448,801	\$ 1,057,795	\$ 1,324,349	\$ 2,373,027
e	TOTAL PROJECT COST (EXCLUDING FINANCING)			\$ 7,536,824	\$ 6,278,139	\$ 4,583,779	\$ 5,738,847	\$ 10,283,116
f	DEFERRED PROJECT COSTS (Included in TOTAL PROJECT COSTS above)			\$ 3,100,283	\$ 4,829,337	\$ 2,418,031	\$ 3,358,779	\$ 7,835,089
g	CRSD BUDGET BY YEAR			\$ 7,700,000	\$ 6,100,000	\$ 5,000,000	\$ 7,800,000	\$ 3,000,000
				(\$100,000)	+\$200,000	(\$400,000)	(\$2,000,000)	+\$7,300,000

CIP Budgeting Formula and 5-Year Budget Analysis



Capital Renewal Planning Formula and Considerations

Capital Renewal Planning - Recommended Guidelines and Cost Allocations:

APPA Formula:

Annual budget allocation for routine maintenance and capital renewal is in the range of **2% to 4%** of the aggregate Current Replacement Value (CRV) - **excluding major infrastructure, additions, renovations, non-renewal projects, etc.**

Footnotes:

1) **Association of Physical Plant Administrators**, Now known as **APPA**, Leadership in Educational Facilities. APPA uses **National Center for Educational Statistics**.

2) The **National Center for Education Statistics** (NCES) is the part of the United States Department of Education's Institute of Education Sciences (IES) that collects, analyzes, and publishes statistics on education and public school district finance information in the United States.

3) Percentage recognition (Intentionally reduced by CRSD)



Capital Renewal Planning Formula and Considerations

Capital Renewal Planning – APPA Recommended Guidelines and Cost Allocations:

APPA Formula (Continued):

(a) Routine Maintenance =	.5% to 1.5% (CRV)
(b) Capital Renewal =	1.5% to 2.5%
(CRV)	

Recurring annual budget guideline =

(a) + (b) = 2.0% to 4.0% Current Replacement Value
(CRV)

APPA - Routine Maintenance =	\$ 1.95M to \$ 5.85M
APPA - Capital Renewal =	\$ 5.85M to \$ 9.75M
Total budget	\$ 7.80M to \$15.6M



Capital Renewal Planning Formula and Considerations

Capital Renewal Planning - Recommended Guidelines and Cost Allocations:

APPA Formula (Continued):

When a backlog of deferred maintenance has been allowed to accumulate, spending must exceed the recommended budget until the backlog has been eliminated.

Note: Deferred work increased to \$ 21,541,519

Based on the APPA formula, CRSD should be appropriating **\$8.0M to \$16.0M annually** towards Routine Maintenance and Capital Improvements Projects. $(2,026,473 \text{ SF} \times \$200.00 \times 2\% - 4\% \text{ minimally})$.



Capital Renewal Planning Formula and Considerations

Capital Renewal Planning – CRSD Formula and Cost Allocations for Board Consideration:

CRSD Formula:

Recommends appropriating **\$4.0M to \$8.0M annually** towards Capital Improvement Projects.
(*2,026,473 SF x \$200.00 x 1% - 2% minimally)

Note: the formula recommends exclusion of Fees and Contingencies (25-30%) however, they are included in the CRSD formula due to financial constraints.

**Square footage includes 10 ES, 2 MS, RMS, 2 HS's and STAR Center) Excludes all ancillary buildings.*

The minimum CIP allocations have increased based on the increased square footage resulting from expanded SFES and HCES



Capital Renewal Planning History and Considerations

Considerations include, but are not limited to:

- ✓ CIP budget should exclude Non-Renewal projects such as security enhancements, master planning type projects, educational programming, furniture, fixtures and equipment, etc.
- ✓ Plan should be developed with Capital Renewal/CIP/Major Maintenance type projects such as paving restoration, sidewalk repairs, roof reconditioning, masonry restoration, equipment replacement, finishes, field repairs, fencing, etc.
- ✓ Plan should be dynamic and updated annually to reflect actual conditions and budget.



Avoid deferred maintenance at all costs



D'HUY Engineering, Inc.

Deferred Maintenance



Considerations:

- ✓ The bigger the deferred maintenance number gets, the harder it is going to be to maintain the facility at a serviceable level. **As shown on 5-Year Plan**
- ✓ Deferred maintenance can risk unplanned school closings resulting from failed equipment, failed utilities, environmental issues, etc.
- ✓ Deferred maintenance costs can add significant costs to work scheduled through a Capital Improvement Plan
- ✓ Some formulas suggest that for every \$1 of deferred maintenance costs, \$2-4 will be needed later in Capital Costs.

Capital Renewal Planning Formula and Considerations

Capital Renewal Planning: Summary

1. Consider committing to a \$4.0 - 4.5M Annual CIP Budget (after addressing deferred work) to maintain all facilities including those recently renovated and expanded, projects currently under construction and planned projects including SFES and RES.
2. The commitment of an annual budget of \$3.0M over the next 5 years coupled with the bond of ~\$20.0M will allow the District to address the CIP and majority of the deferred projects as currently projected through the year 2027.
3. The budget for the upcoming 2023 CIP projects is \$7.7M
4. The request for the approval of a total project budget in the amount of \$7.7M will be included on the 17NOV22 Board agenda. The final approval of the actual bids will follow on or around MARCH of 2023.



Seeking approval at the 17NOV22 Board Meeting so that physical investigations can commence due to potential weather concerns and to allow for an early bid phase



The Capital Improvement Plan

Summary of Projected 5-Year Capital Improvements Projects

1 Year for Capital Improvements Project	2 Total Estimated Construction Cost	3 Total Soft Costs (Design Contingency, A/E Fees, Permits, Construction Contingency)	4 Total Estimated Project Cost (Including Projects Deferred from Prior Years)	5 Total of Deferred Projects (Included in column 4)
2022 - 2023 (Summer 2023)	\$ 5,797,557	\$ 1,739,267	\$ 7,536,824	\$ 3,100,283
2023 - 2024 (Summer 2024)	\$ 4,829,337	\$ 1,448,801	\$ 6,278,139	\$ 4,829,337
2024 - 20235 (Summer 2025)	\$ 3,525,984	\$ 1,057,795	\$ 4,583,779	\$ 2,418,031
2025 - 2026 (Summer 2026)	\$ 4,414,497	\$ 1,324,349	\$ 5,738,847	\$ 3,358,779
2026 - 2027 (Summer 2027)	\$ 7,910,089	\$ 2,373,027	\$ 10,283,116	\$ 7,835,089
TOTALS (5-Years)	\$ 26,477,464	\$ 7,943,239	\$ 34,420,703	\$ 21,541,519



Capital Renewal Planning Formula and Considerations

Capital Renewal Planning:

Allocation of CIP and Bond Funds (Year 2 of 5)

YEAR	CAPITAL FUNDS INCLUDED IN DISTRICT BUDGET	BOND ALLOCATION	TOTAL CAPITAL FUNDS + BOND	TOTAL ESTIMATED PLANNED CIP PROJECT COST	ADJUSTMENTS TO ANNUAL BOND ALLOCATION
2022	\$ 2,000,000.00	\$ 5,400,000.00	\$ 7,400,000.00	\$ 5,400,000.00	\$ (2,000,000.00)
2023	\$ 3,000,000.00	\$ 4,700,000.00	\$ 7,700,000.00	\$ 7,600,000.00	\$ (100,000.00)
2024	\$ 3,000,000.00	\$ 3,100,000.00	\$ 6,100,000.00	\$ 6,300,000.00	\$ 200,000.00
2025	\$ 3,000,000.00	\$ 2,000,000.00	\$ 5,000,000.00	\$ 4,600,000.00	\$ (400,000.00)
2026	\$ 3,000,000.00	\$ 4,800,000.00	\$ 7,800,000.00	\$ 5,800,000.00	\$ (2,000,000.00)
2027	\$ 3,000,000.00	\$ -	\$ 3,000,000.00	\$ 10,300,000.00	\$ 7,300,000.00
TOTAL	\$ 17,000,000.00	\$ 20,000,000.00	\$ 37,000,000.00	\$ 40,000,000.00	\$3,000,000 Adjustment Required in 2027



Proposed 2022-23 CIP (Summer 2023)



Proposed Capital Improvement Projects – 2022-2023

Capital Improvement Projects (Summer 2023) – Budget Dependent

Proposed Projects for Summer 2023

School	Description	Est. Const. Cost
CRHSN	Walt Snyder Stadium Repair and Coating Project	\$495,000
CRHSN	Walt Snyder Stadium Sports Field Lighting Replacement	\$375,375
CRHSS	Tennis and Basketball Court Replacement Project	\$1,732,500
ALL ES's	Playground Improvement Project	\$1,751,899
CES, GES, CRHSS, MMWES, HES	Paving Repairs and Maintenance Project	\$927,542
CRHSN, CRHSS, MMWES, NES	Concrete Sidewalk Repairs	\$440,241
ALL	Unplanned Projects Allowance	\$75,000
	Total Estimated Construction Cost	\$5,797,557
	Total Soft Costs (Engineering Fees, Permits, Design and Construction Contingencies, Etc.)	\$1,739,267
	Total Estimated Project Cost	\$7,536,824



D'HUY Engineering, Inc.

Proposed Capital Improvement Projects – 2022-2023



Capital Improvement Projects (Summer 2023) – Budget Dependent

Proposed Projects for 2024/2025

(Consider Design Approval for 2023 Due to Procurement Challenges)

School	Description	Est. Const. Cost
CC	Combine Bid Package	\$4,486,797
	✓ Foundation Drainage (Gain 2 Office Spaces)	
	✓ Repair Areaways with Foundation Work	
	✓ Perform Parking Lot Maintenance with Repairs from Foundation Project	
	✓ Replace HVAC System and Controls	
	✓ Perform Interior Repairs (Plaster, Floors, Etc.)	
	✓ Add Emergency Generator	
	Total Estimated Construction Cost	\$4,486,797
	Total Soft Costs (Engineering Fees, Permits, Design and Construction Contingencies, Etc.)	\$1,346,039
	Total Estimated Project Cost	\$5,832,836

- Emergency Generator: Currently 52 weeks for delivery
- HVAC Equipment: Currently 45 weeks for delivery
- Allows District to procure equipment and commence upon completion of RES

Proposed Capital Improvement Projects – 2022-2023



Capital Improvement Projects (Summer 2023) – Budget Dependent

Proposed Projects for 2024/2025

(Consider Design Approval for 2023 Due to Procurement Challenges)

Activity ID	Activity Description	Date
1	Board Approval of Design Phase	17NOV22
2	Programming with CRSD, Schematic Design, and Equipment Selection	01DEC22 – 15JUN23
3	Field Surveys, Final Programming and Equipment Selections	16JUN23 – 02JAN24
4	Advertise to Bid, Bidding, Mandatory Prebid Meeting, Receive Bids, and Award	03JAN24 – 01APR24
5	Approve Submittals, Schedule, Administrative Task	02APR24 – 01MAY24
6	Contractor Order and Procure Equipment	02MAY24 – 01JAN25
7	Vacate CC to Former RMS (Coordinate with RES Project)	Holiday Break 2024
8	Construction Activities	02JAN25 – 15JUL25
9	Occupy Chancellor Center	16JUL25-15AUG25

2022-2023 CIP NEXT STEPS and SCHEDULE

Item	Action Item	Date	Meeting
1	Distribute the Annual CIP v.11 (2022-2023) and Review the Plan	10NOV22	Finance Committee Meeting
2	CRSD Board Approval of 2023 Project Budget	17NOV22	CRSD Board Meeting
3	DEI Design Team commences with Project Surveys, Programming, Documentation, Bidding, Evaluation with Owner, and Bid Recommendation	18NOV22-28FEB23	D'Huy Engineering
4	DEI Reviews Bid Results with CRSD	02MAR23	Facilities Committee Meeting
5	CRSD Board Approves Bids	16MAR23	CRSD Board Meeting
6	Process Submittals, Schedules, Procure Materials, Permits, Etc.	17MAR23-16JUN23	
7	Construction Activities	19JUN23 – 18AUG23	



Board Agenda Items (17NOV22)



Board Agenda Items

November 17, 2022

1. **Act 34 Hearing Advertisement**

- ✓ Approval to Advertise the Act 34 Public Hearing for the Richboro ES Project

2. **Capital Improvement Plan Budget Approval**

- ✓ Approval of Overall Project Budget of \$7.7M
- ✓ Design Phase Service will Commence in November 2022
- ✓ Board Approval of Actual Bids Received will Occur in March 2023
- ✓ *Possible Board Approval of CIP for 2024/2025
(To address procurement issues)

BUDGET: Maintenance

Meetings and Topics include, but may not be limited to:

MEETING DATE	PROBABLE TOPICS
10NOV22 (Finance)	<ul style="list-style-type: none">✓ Review of Design Development Docs, Budget, and Schedule✓ Review of Act 34 Requirements✓ Review of 2023 CIP Projects
16NOV22 (Northampton)	<ul style="list-style-type: none">✓ Board of Supervisors Meeting – RES Project Approval
17NOV22 (Board)	<ul style="list-style-type: none">✓ Approval to Advertise Act 34 Hearing✓ Approval of 2023 Budget
15DEC22 (Special Mtg.)	<ul style="list-style-type: none">✓ Act 34 Hearing for RES Project
09FEB23 (Finance)	<ul style="list-style-type: none">✓ Review RES Bid Results and Recommendations
16FEB23 (Board)	<ul style="list-style-type: none">✓ Review RES Bid Results and Recommendations for Approval

Note: Dates and Topics are Subject to Change



Thank you!



D'HUY Engineering, Inc.