BETHEL PARK SCHOOL DISTRICT

FACILITIES MASTER PLAN

March, 2022

BOARD BRIEFING
Facilities Master Plan

Rationale for a Facilities Master Plan

1. Concerns about the condition of our **aging schools**. What should we expect to need in the next five years?
2. Concerns about the **declining enrollment**. We are down 795 students since 2011. How much extra space do we have?
3. Concerns about **inequity** in elementary class sizes. How do we balance class sizes across all five buildings?
4. Concerns about **educational quality**. What are the trends in education and what do we need to do to get us there?
5. Concerns about finances and how we should invest our tax dollars to achieve the best possible outcomes while maintaining **good stewardship of the taxpayers' investment**.

Key findings from the Feasibility Study

1. The population in the Bethel Park School District will remain relatively stable over the next 10 years. Enrollment in the schools is currently at 3,880, and there most likely be little variance in 10 yrs. Demographers' analysis of the data holds Bethel Park between 3,700 and 4,200 for the next 10 years or longer. This is down 795 over the past ten years. *How do we address the over-capacity issues we have?*
2. District school facilities (other than HS) are aging and will need major investments to their major building systems in the next 10 years.
    a. Accessibility needs to be improved.
    b. Security needs to be improved.
    c. Major systems are nearing the end of their expected life.
    d. Estimates are between $70-100 million to complete necessary renovations.

    How do we best invest these monies looking long term?
3. There is a lack of equity in the Bethel Park students' educational experience in Grades K through 4 which is related to discrepancy in class sizes, level of special education services available, availability of other student support services, and differences in physical facilities. *What investment do we make to "level the playing field?*
4. A 21st century educational curriculum needs to be implemented throughout the K-12 continuum. STEAM programs need to be integrated K-12 with collaboration and technology as integral throughout the K-12 program of study. *What changes to our facilities are necessary for this?*
5. There is unused space and unused student capacity at IMS. The building was designed as a middle school for grades 6-8. 6th graders at Neil Armstrong are housed as middle schoolers in a building integrated with elementary schoolers and runs separate schedules. *How do we maximize the middle school concept for 6th graders?*
6. The major investment needed to upgrade facilities, provide more equity and level-loading of classes in the educational experience, and implement a 21st century curriculum can be planned for and managed in a financially sustainable way beyond the immediate needs. *What are our options to address all of these issues?*

BOARD BRIEFING
Facilities Master Plan

Demographic Trends and Enrollment Analysis

POPULATION TOTALS AT EXISTING K-8 SCHOOL BUILDINGS																	
	Lincoln		Franklin		Washington		Memorial		William Penn		NAMS		IMS		Current Total	Average[2] Future Enrollment	Max[2] Enrollment thru 2027
	Number of rooms and current capacity																
K[1]	3	13	2	14	2	11	2	15	1	15					134	153	159
1st	3	19	3	22	3	16	3	25	2	16					278	305	323
2nd	3	22	3	24	3	17	3	20	2	17					283	310	332
3rd	3	16	3	19	3	17	3	22	2	25					272	307	332
4th	3	19	3	23	3	21	3	21	2	21					294	307	335
5th											14	18			252	307	354
6th											14	19			266	310	354
7th													12	28	336	310	354
8th													12	25	300	303	349
Totals	267 / 324		292 / 304		235 / 304		294 / 304		173 / 196		518 / 700		636 / 988		*K-2 = 1:20 / 3-5 = 1:24 / 6-8 = 1: 26*		

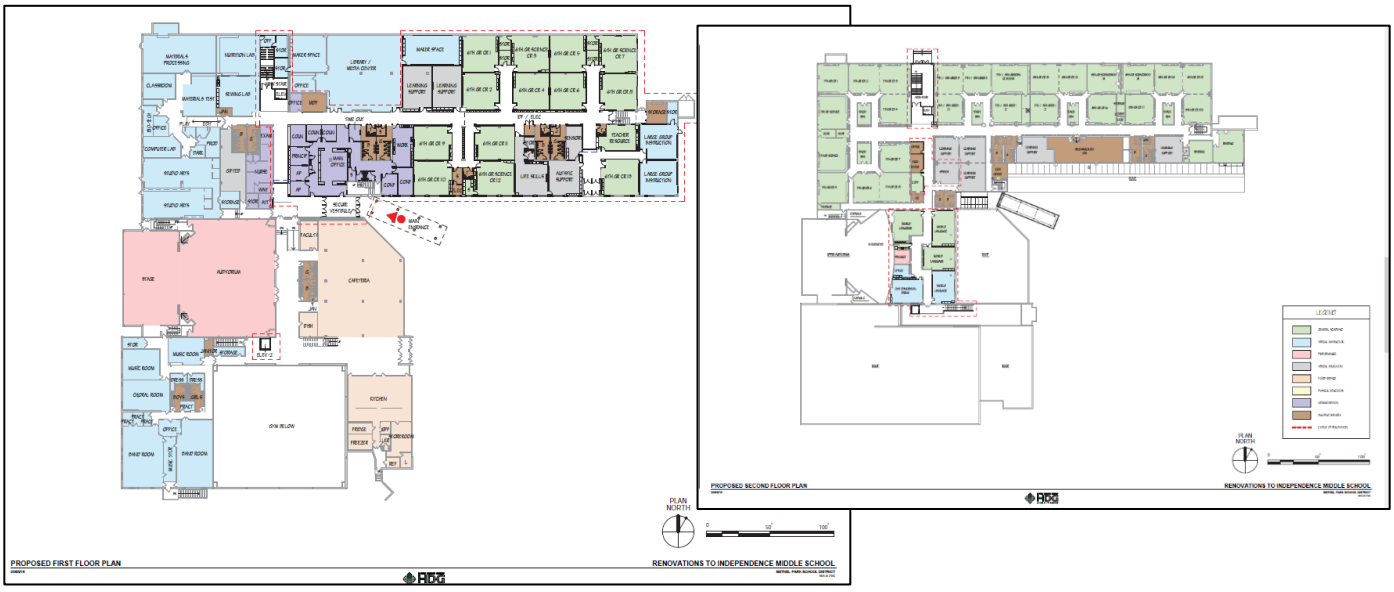
Feedback from Stakeholder Meetings:

Most common comments / responses:

1. Maintain and advance the education excellence in all the learning environments.
2. Providing adequate facilities for school staff to deliver a 21st Century education in a safe, functional, and stimulating environment for the students and the teachers.
3. Achieve more equity within the students' educational experience, especially in Grades K through 4.
4. Achieve more equity within the special education program. Equity means allocating resources as needed, sometimes in an unequal way to overcome disparities that exist in the delivery of education and services.
5. Attend to school and campus safety and security.

What are the objectives we seek?

1. Update or replace our aging school facilities.
2. Right-size the district's schools.
3. Achieve equity in class sizes across elementary classrooms.
4. Improve educational quality through facilities and infrastructure improvements in conjunction with instructional and curricular improvements.
5. Do all of this is a fiscally responsible way.



Summary of the Master Plan for the Middle School Buildings

In the Master Plan Options that HDG has recommended the recommendations for improvements to Neil Armstrong Middle School (NAMS) and Independence Middle School (IMS) are similar. NAMS and IMS have not been fully renovated in over 30 years and there are significant improvements that we recommend to continue to utilize these buildings over the long term. (Please note that some work has occurred at each building over the last 30 years including replacement of the HVAC, Lighting Retrofit, and Roofing Systems at NAMS and the Roof at IMS).

Independence Middle School:

Phase 1 - Renovating the interior of the first-floor classroom area to create a 6th grade academy, creating a secure vestibule, and providing an elevator to give access to all three floors

Summary of Financial Impact for Phase 1 Total Construction Cost: $12,000,000

Phase 2 includes replacement of windows, flooring and all finishes, replace HVAC system, lighting, fire alarm, telephone & paging system for the entire building. ADA upgrades and replacement of other building systems that will beyond their useful life in 10 years.

Summary of Financial Impact for Phase 2 Total Construction Cost: $28,000,000-$32,000,000

Neil Armstrong Middle School:

Replacement of windows, flooring, telephone & paging system, emergency power systems, miscellaneous plumbing repairs, and site paving. Construct a new addition for a secure vestibule and admin suite at the front of the building, renovating the existing admin suite, and renovating the ground floor to increase the size of the music classrooms. It also includes address ADA upgrades and replacement of other building systems that will be beyond their useful life in 10 years.

Summary of Financial Impact Total Construction Cost: $21,000,000
Annual Financing Cost: $1,000,000

Master Plan Options for Final Consideration for K-8

(1) *(Option 8 in Feasibility Study)* Construct a new K-2 primary center. Renovate Neil Armstrong Middle School to house 3-5 grade and move 3rd and 4th grade over to NAMS. Renovate Independence Middle School and move 6th grade back to IMS. Close all five elementary schools. There are two site locations for this new building: on the property at NAMS or on the property at Franklin.

Advantages:

- Renovation costs associated with updating the five elementary schools would be eliminated.
- Staffing costs for the District will be reduced due to consolidation into one primary center.
- The New K-2 Primary Center would better establish equity among students and level class sizes.
- Future full-time Kindergarten could be designed into the plans for the building.
- Similar developmental ranges of student groups in each building (physical & cognitive)
- Common planning spaces & time for grade level teachers; increased opportunities for sharing expertise
- Building-wide focus on early literacy and numeracy skills in a K-2 only building
- Dedicated intervention time to foundational skills for K-2 and 3-5 buildings
- Pull all Title 1 funds to lower grade levels to get all students on level by 3rd grade
- Curricular consistency when all teachers are in the same space each day.
- More personal atmosphere when the buildings are designed with the students in mind
- Special Education

Disadvantages:

- A substantial building addition will be required at NAMS to support adding the third-grade population. The five elementary school buildings currently provide recreational space for after-hours activities through the use of the playfields, gymnasiums, and multi-purpose rooms that would be eliminated if buildings are closed and sold.
- A new District-Wide K-2 Elementary Center will have a large initial cost.
- Students transition to 4 different buildings in their K-12 experience
- Less opportunities for academic acceleration (grade level)
- Libraries would have limited Lexile offerings
- Purchasing multiple sets of robotic and digital fabrication tools for makerspaces/media centers

Summary of Financial Impact:

- Total Construction Cost: $47,000,000 (Cost includes a building addition to add 3rd grade at NAMS. Add an additional $1 million in costs for option 8C - choosing the Franklin site.)
- Annual Financing Cost (total debt service): $3,100,000
- Conceptual Cost Savings: $3,250,000 to $3,500,000 annually
- Net Costs to Operating Budget: Savings of $150,000 to $400,000 annually

(2) *(Option 9 in Feasibility Study)* Construct a new K-3 elementary center. Renovate Neil Armstrong Middle School as needed by the facility study and move 4th grade over to NAMS. Renovate Independence Middle School and move 6th grade back to IMS. Close all five elementary schools. There is one site location recommended for this new building on the property at NAMS.

Advantages

- Renovation costs associated with updating the five elementary schools would be eliminated.
- Staffing costs for the District will be reduced due to the consolidation into one primary center
- The New K-3 Elementary Center would better establish equity among students and level loading in class sizes.
- Future full-time Kindergarten could be designed into the plans for the building.
- No other building additions would be required at NAMS or IMS to support the new grade configurations.
- Combined resources for more and higher-quality curricular offerings
- Common planning time for grade level teachers; increased opportunities for sharing expertise
- Opportunities for academic acceleration up to grade 3
- Curricular consistency & continuity
- More personal atmosphere

Disadvantages:

- The five elementary school buildings currently provide recreational space for after-hours activities through the use of the playfields, gymnasiums, and multi-purpose rooms that would be eliminated if buildings are closed and sold.
- A new District-Wide K-3 Elementary Center will have a large initial cost.
- Students transition to 4 different buildings in their K-12 experience
- Purchasing multiple sets of robotic and digital fabrication tools for makerspaces/media centers
- Libraries would have limited Lexile offerings

Summary of Financial Impact:

- Total Construction Cost: $43,000,000
- Annual Financing Cost (total debt service): $2,750,000
- Conceptual Cost Savings: $3,250,000 to $3,500,000 annually
- Net Costs to Operating Budget: Savings of $500,000 to $750,000 annually

(3) *(Option 12added to Feasibility Study)* Construct a new K-5 elementary center. Close NAMS and all five elementary buildings. Renovate Independence Middle School and move 6th grade back to IMS. There is one site locations for this new building: on the property at NAMS.

Advantages

- Renovation costs associated with updating the five elementary schools and NAMS would be eliminated.
- Significant staffing costs for the District will be reduced due to the consolidation into one K-5 center
- The New K-5 Elementary Center would better establish equity among students and level loading in class sizes.
- Future full-time Kindergarten could be designed into the plans for the building.
- No other building additions would be required at NAMS or IMS to support the new grade configurations.
- The IMS / high school location provides an opportunity for synergy among the 3 buildings.
- Streamlined scheduling for music department
- Combined resources for more and higher-quality curricular offerings
- Common planning time for grade level teachers; increased opportunities for sharing expertise
- Shared staffing to increase related services (counseling, OT, PT)
- Students transition to 3 different buildings in their K-12 experience
- Opportunities for academic acceleration up to grade 5
- Sharing of robotics and digital fabrication tools in makerspaces/media centers
- Libraries would have vast Lexile offerings
- Curricular consistency & continuity

Disadvantages:

- The five elementary school buildings currently provide recreational space for after-hours activities through the use of the playfields, gymnasiums, and multi-purpose rooms that would be eliminated if buildings are closed and sold.
- A new District-Wide K-5 Elementary Center will have a large initial cost.
- Loss of instructional time due to increased transition time
- Less personal atmosphere
- Decreased individual attention for students
- Sheer size and volume of materials needed in shared spaces (libraries, labs, etc.) in order to accommodate a broad range of students (step stools, heights of water fountains, etc)
- Priority of "middle shelf"/high traffic eye space for shared centers/locations

Summary of Financial Impact:

- Total Construction Cost: $97,000,000
- Annual Financing Cost (total debt service): $6,274,000
- Conceptual Cost Savings: $3,250,000 to $3,500,000 annually
- Net Costs to Operating Budget: $2,500,000 to $3,000,000 additional

Necessary Criteria	K-2 Option	K-3 Option	K-5 option
Right-size the capacity	✓	✓	✓
Program consistency	✓ -	✓	✓
Aging facilities	✓	✓	✓
Educational Opportunities	✓ -	✓	✓ +
Cost effectiveness	**0**	✓	**X**

Other Considerations for the Master Plan:

1. All Day Kindergarten requires at least 8 additional classrooms. This will work only if we build a new Elementary Center.
2. If NAMS is the site for new Elementary / Primary Center, bus runs will be reduced from 7 campuses to two campuses, but still requires three runs and more drivers. This will allow for flexibility in school start times and faster runs.
3. Administration provided evidence under separate cover on the efficacy of primary centers versus elementary centers. This will be most helpful in making a final choice.
4. Dr. Jansante has prepared an analysis of the impact of the decision on the recreation department's use of our facilities. Suffice it to say, if we plan for a full-size gym and auxiliary gym in the new building and leave one elementary building with a gym in the system in some capacity, there would be minimal disruption to the shared use of facilities.
5. Related to number 4 above is the possibility of keeping Franklin as the new home of central administration and locate the facilities department there, too. We keep a gym in the district and we have a sellable property on Church Road.
6. The goal for STEAM programming in K-12 in better achieved with a new building designed and equipped for this.
7. There are additional capital projects that are worthy of attention and need to be considered in this plan. Specifically: (1) paving and site work at the bus garage; (2) add restroom and storage facilities to the high school campus near the practice fields; (3) support the necessary renovations at our career and technical school, Steel Center.

Capital Investment Projections and Estimated Impact

Project	Total Cost	Impact on Budget in years 1-5
IMS Renovation	$45,000,000	$1,450,000 (20 yrs.)
Neil Armstrong	$21,000,000	$711,000 (20 yrs.)
K-2 Building (incl NAMS addition)	$50,000,000	$2,000,000 (20 yrs.) Estimated savings of $50,000 - $200,000
K-3 Building	$47,000,000	$1,700,000 (20 yrs.) Estimated savings of $250,000 - $500,000
K-5 Building	$97,000,000	$6,274,000 (20 yrs.) Estimated savings of $300,000 - $550,000
Land acquisition	$1.6 – 2 million	$2,000,000 (CFB)
Steel Center renovation	$7.3 million	$150,000
Bus garage parking lot restoration	$2.2 million	$2,200,000 (CFB)
Restrooms, storage & concessions at HS practice field	$150,000	$150,000 (CFB)
TOTAL	124,250,000 - $172,650,000	$8,361,000 -- $12,224,000 *(potential HR and facility savings not included)*

Bethel Park School District – Proposed Facility Improvements	
Timeline of Important Milestones	**Optimal timeframe**
1. Pre-plan and hold a series of community meetings about the preferred options from the Feasibility Study. Board can receive feedback via public comment or emailed comments.	October, 2021 (*Completed*)
2. Identify the preferred option in the Hayes Design Group Feasibility Study. Approve the Master Plan as a part of the Strategic Plan.	March, 2022
3. If the preferred option involves an Elementary Center (or Primary Center), the Board needs to commit to an architect.	+2 months
IMS – PHASE 1	
1. Approve the design and scope for the IMS Phase 1 renovations. 2. Commit to CM after confirming project is either GESA or other. 3. Put the construction documents for IMS Phase 1 out to bid. 4. Complete first round of financing. 5. Award contracts or GMP on IMS Phase 1. Construction begins. 6. Construction wraps-up on IMS renovations Phase 1 7. Sixth grade is moved to IMS.	January, 2022 February, 2022 March, 2022 March 2022 April, 2022 Fall, 2022 Dependent on other projects
IMS – PHASE 2	
1. Commit to Architect for Phase 2 IMS Renovations 2. Commit to CM after confirming project is either GESA or other? 3. Approve the design and scope for the IMS Phase 2 renovations. 4. Put the construction documents for IMS Phase 2 out to bid. 5. Award contracts/GMP on IMS Phase 2 renovations. 6. Construction begins, and then proceeds in a phased manner. 7. Construction wraps-up on IMS renovations Phase 2	January, 2022 Completed August, 2022 September, 2022 Fall, 2022 Winter 2022/Spring 2023 Spring 2024
ELEMENTARY CENTER	
1. Commit to an architect for the Elementary Center project. 2. Approve the design for the Elementary Center construction project. 3. Complete second round of borrowing. 4. Put the construction documents for Elementary Center out to bid. 5. Award bids on the Elementary Center project. Construction begins. 6. Construction concludes on the Elementary Center project. 7. Operations are moved from elementary schools to the new Center. 8. Elementary schools are closed, cleared and listed for sale. 9. Close on the sale of the existing elementary schools.	Spring, 2022 + ~12-14 months October, 2022 +~1-2 months +~1-2 months + ~24-28 months ~ December, 2025 ~January, 2026 ~2026
NAMS	
1. Commit to an architect for the NAMS renovations. 2. Approve design for NAMS renovations. Put the project out to bid. 3. Award bids on the NAMS renovations. Construction begins 4. Construction concludes on the NAMS renovations. 5. Fourth (and third?) grade students are moved to NAMS.	January, 2023 + ~6 months + ~1 month + ~12 months Depends on other projects
MISCELLANEOUS PROJECTS	
1. Approve design of Bus Garage Paving and put project out to bid. 2. Award bids on the Bus Garage Paving. Construction begins. 3. Construction concludes on the Bus Garage Paving project.	Spring, 2022 Spring, 2022 + ~3-6 months
1. Commit to Restroom/Concession Stand at Turf Fields at HS 2. Approve the design of Restroom/Concession Stand and bid. 3. Restroom/Concession Stand at Turf Fields completed	June, 2022 Fall/Winter 2022-2023 Summer-Fall, 2023

1. Commit to Bus Garage Building renovations. 2. Approve design of Bus Garage Bldg. and put project out to bid. 3. Award bids on the Bus Garage Bldg. Construction begins. 4. Construction concludes on the Bus Garage Bldg. project.	Fall/Winter, 2023 Winter/Spring, 2024 Spring, 2024 + ~3-6 months
1. Commit to Baseball And Softball Field Upgrades & Turfing. 2. Add restrooms at Purkey Field	2024 2026