



Crabtree, Rohrbaugh & Associates

WILLIAMSPORT AREA SCHOOL DISTRICT

DISTRICT WIDE FACILITY STUDY

**SCHOOL BOARD MEETING
January 18, 2022**



FACILITY STUDY OVERVIEW

- Building Capacities
- Projected Enrollment
- Educational & Functional Deficiencies
- Existing Facility Conditions
- Cost to Upgrade
- Construction Options

SCHEDULE & NEXT STEPS



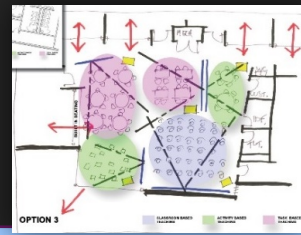
Define Goals



Information Gathering



Analyze Data



Determine Needs



Develop Options



Recommendations

Administration
 School Board
 Public
 Guiding Principles

Existing Documents
 Building Surveys
 Educational Program
 Enrollment Data
 Budget Constraints

Educational Adequacy
 Determine Existing Capacities
 Facility Condition Assessment
 Enrollment Projections

Educational Improvements
 Capacity Needs
 Infrastructure Improvements
 Safety & Security
 Prioritization

Facility Improvement Options
 District Organizational Options
 Develop Costs

Final Report & Presentations
 Public Engagement
 District Decision
 Evaluation - Guiding Principles

Initiated Study in Fall 2019

- 8 CORE GROUP MEETINGS
- 5 STEERING COMMITTEE MEETINGS
- 4 SCHOOL BOARD UPDATES

Facility and Environment

- Our schools will be welcoming, modern, bright, comfortable and motivating environments that inspire students, staff and community pride.

Cost

- Our schools will use taxpayer dollars efficiently in the planning and development of projects, contained by the financial restraints of our community.

Learning Environment

- Our schools will offer flexible, safe, and innovative 21st century learning environments that foster effective learning, creativity for all students and are inclusive of all abilities and cultures.
- Our schools will cultivate enrichment of students through the arts, athletics, career and technical education (CTE), and science technology engineering and mathematics (STEM) opportunities.

Preparing Students for the Future

- Our schools will incorporate the latest technology to advance our students' education and prepare them for a successful future as productive, global citizens.

Safety and Security

- Our schools will increase safety and security measure for students and staff as a recognized high priority for the school community.

Capacity

- Our schools will deliver an equitable and consistent educational experience through optimal class sizes and building configurations across all grade levels.

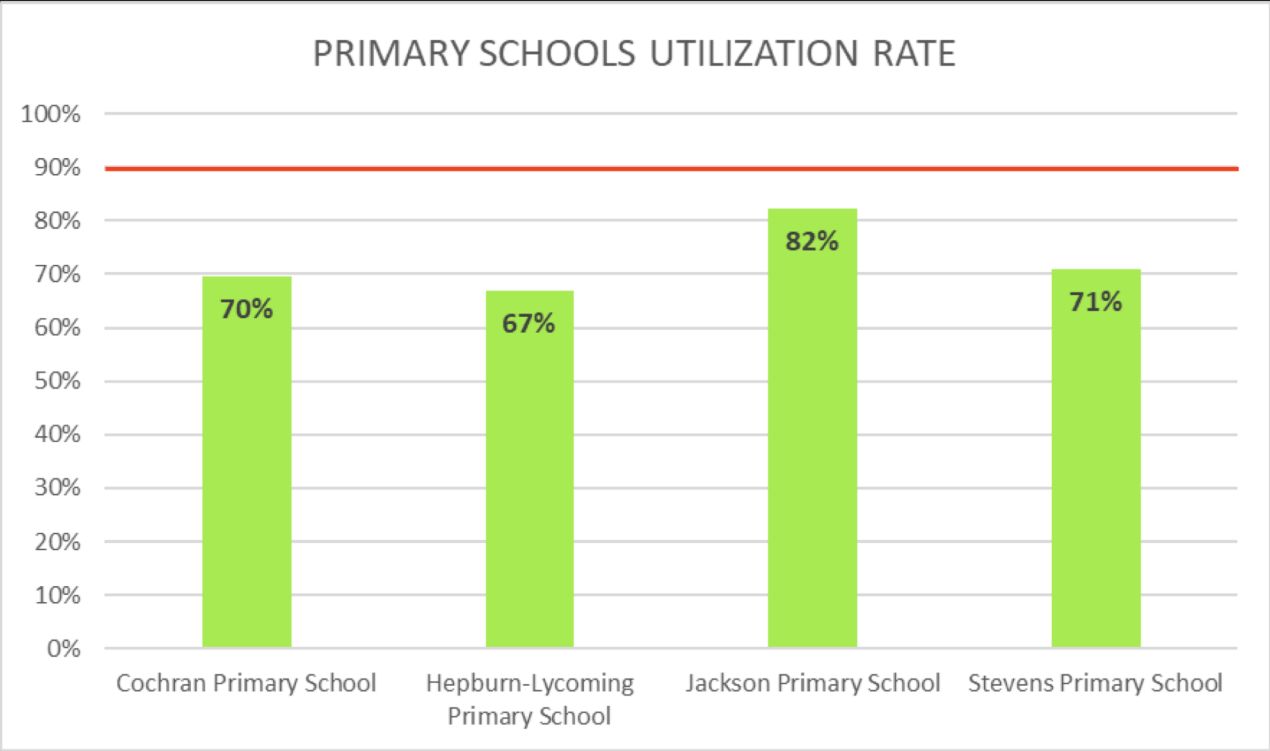
Community

- Our schools will be accessible to the community and invite involvement that encourages family and neighborhood connections.

BUILDING CAPACITIES

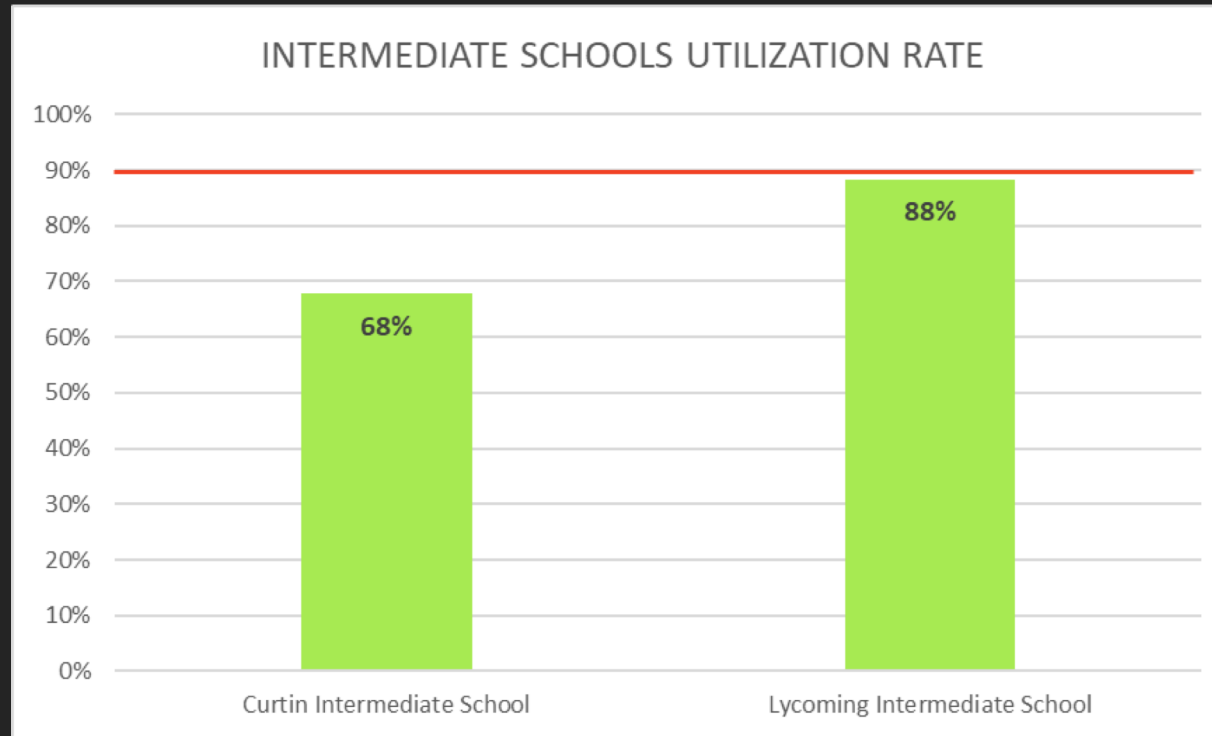
Primary Schools Capacities

PRIMARY SCHOOLS	PDE	DISTRICT	90% Utilization	Enrollment
Cochran	700	606	545	422
Hepburn-Lycoming	500	432	389	289
Jackson	675	582	524	479
Stevens	425	368	331	261
TOTAL	2,300	1,988	1,789	1,451



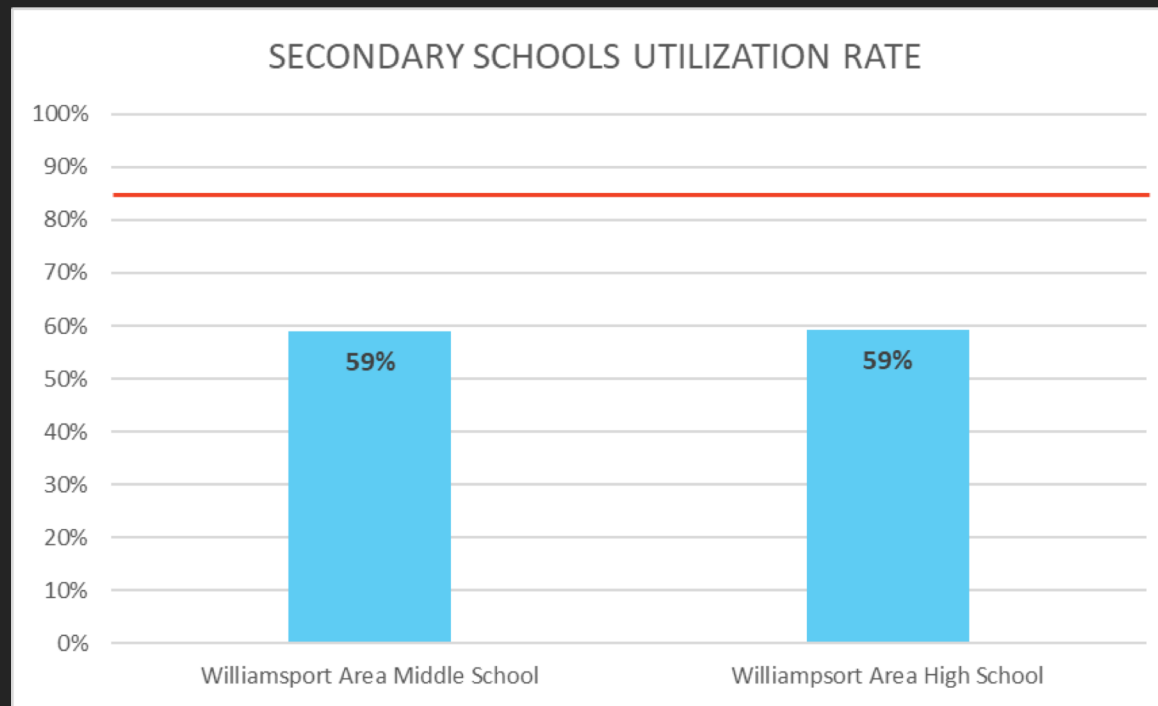
Intermediate Schools Capacities

INTERMEDIATE SCHOOLS	PDE/District	90% Utilization	Enrollment
Curtin	775	698	525
Lycoming Valley	600	540	530
TOTAL	1375	1238	1055



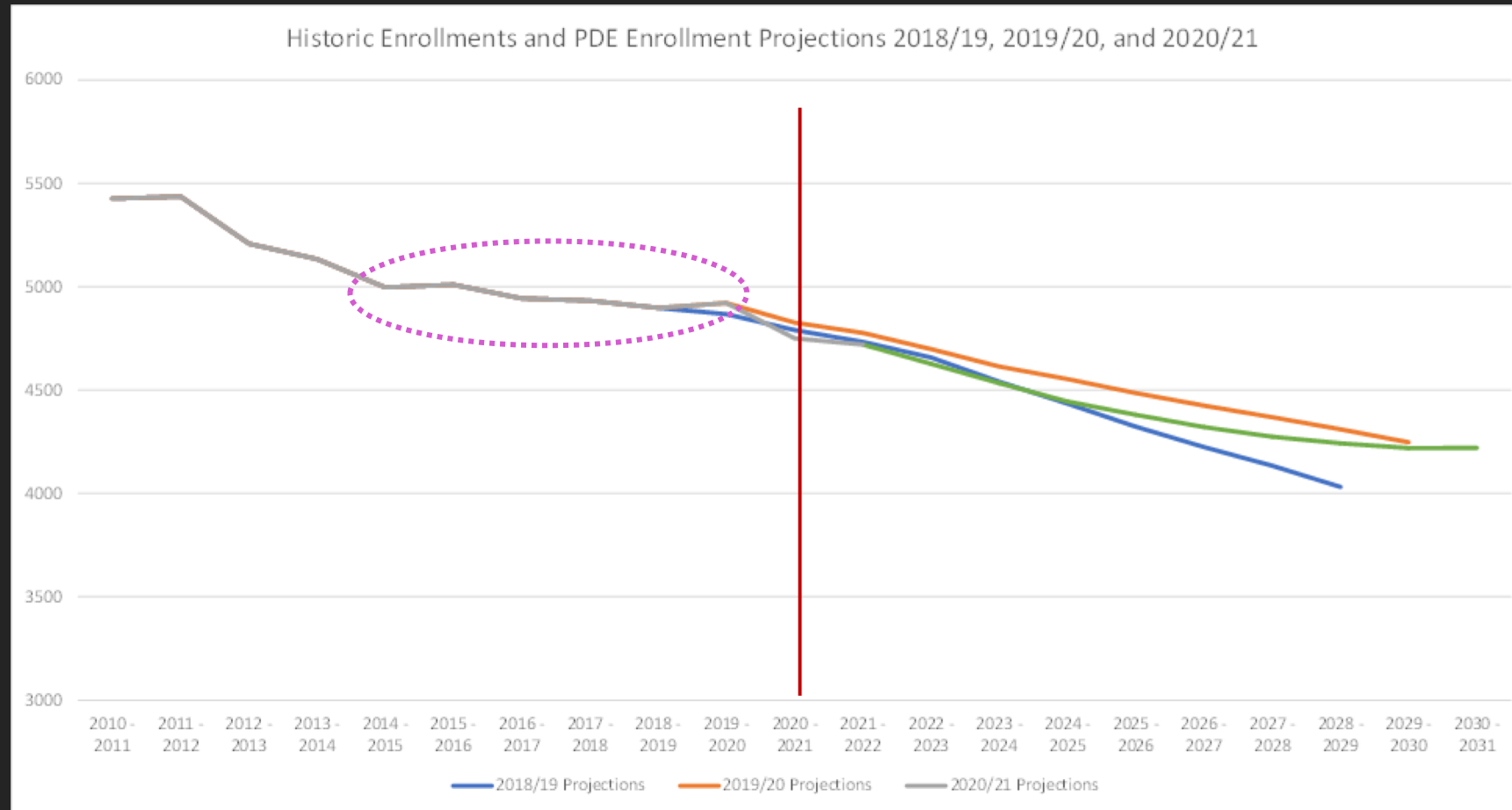
Secondary Schools Capacities

SECONDARY SCHOOLS	PDE/District	90% Utilization	Enrollment
WAMS	1261	1135	744
WAHS	2538	2284	1503
TOTAL	3799	3419	2247



PROJECTED ENROLLMENT

Enrollment Projections



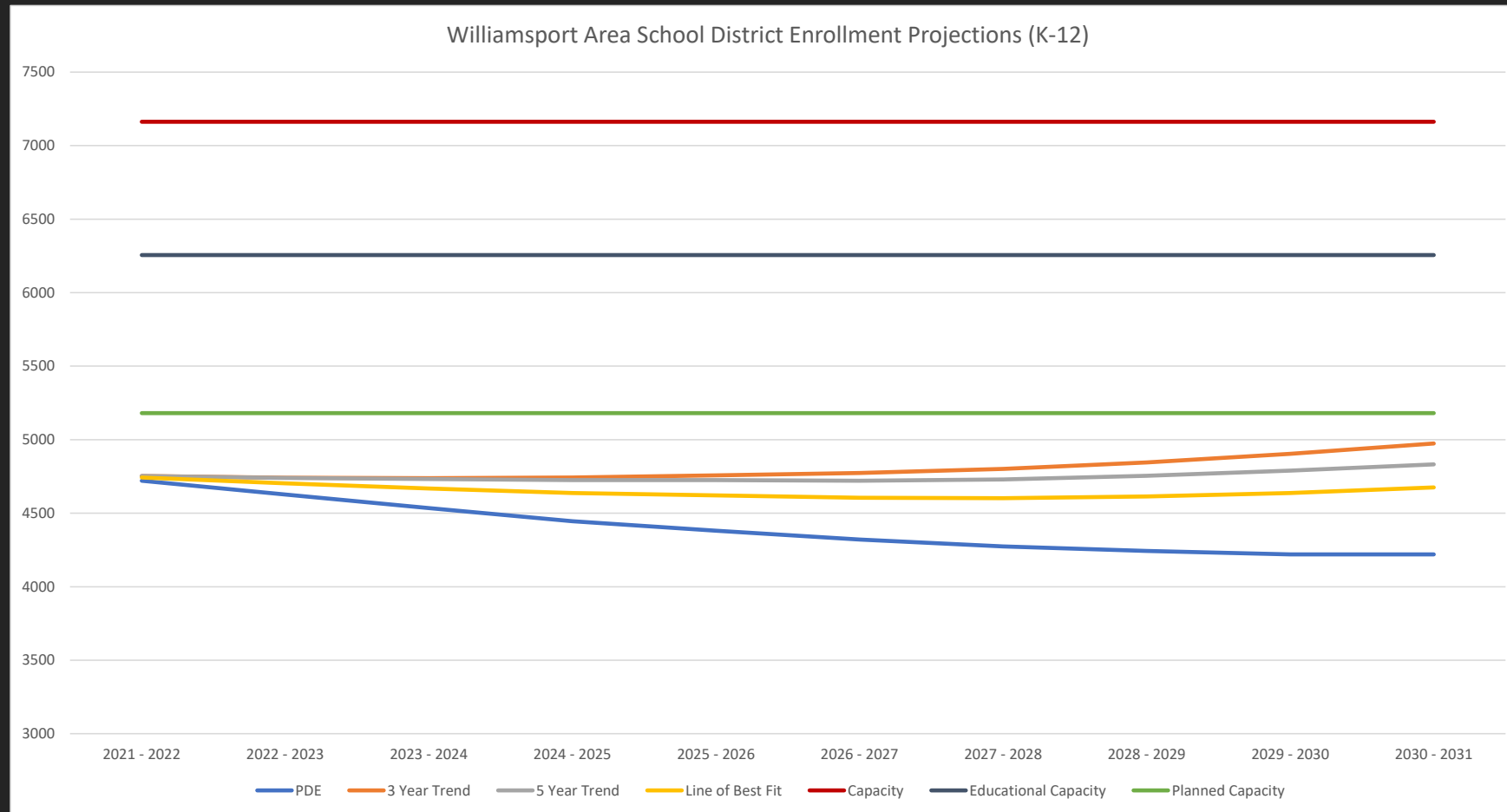
2004/05 Total Enrollment – 5933

2009/10 Total Enrollment – 5481 (8% decline)

2014/15 Total Enrollment – 5134 (6% decline)

2019/20 Total Enrollment - 4921 (4% decline)

Enrollment Projections



The Williamsport Area School District is projected to enter into a period of enrollment stability.

EDUCATIONAL & FUNCTIONAL DEFICIENCIES

EDUCATIONAL AND FUNCTIONAL DEFICIENCIES

SITE



- On-Site Parent Dropoff / Pickup– Cochran, Jackson, Stevens, Curtin
- On-site Bus Loop – Curtin
- Adequate On-Site Parking – Cochran, Curtin



- Secure Vestibule Entrances - Stevens, Curtin, Lycoming Valley
- Open Classrooms - Lycoming Valley
- Science & Stem Space - Primary Schools
- Small group & Office Space for Itinerant Staff – Various Schools
- Warehouse/Maintenance building inefficient

EXISTING FACILITY CONDITIONS



- Mill & Resurface Drives & Parking – All Schools
- Play Areas (Equip/Hard Surface)– Cochran, Hepburn, Stevens, Curtin, Lycoming
- Replace windows - Cochran, Curtin, Stevens, Curtin, Lycoming Valley, WAHS
- Roofing Repair/Replacement – Hepburn, WAHS (small scope)
- Exterior Restoration (Façade & Roofing) - Stevens



- **Replace carpet – All schools**
- **Replace CR wood subfloors - Cochran, Stevens, Curtin**
- **Replace all finishes - Stevens & Curtin**
- **Replace ceilings – Various (humidity issues)**
- **Replace doors & door hardware - Various schools**
- **Food Service Equipment – All Schools (minimal scope)**



- **Replace portions or all of the HVAC systems – All Schools (humidity control)**
- **Replace Plumbing Fixtures – Various Schools**
- **Upgrade the lighting and controls – All Schools**
- **Replace the generators – All Schools**
- **Upgrade Fire Alarm – Various Schools**
- **Security/Intrusion System – Various Schools**

COST TO UPGRADE SUMMARY

ESTIMATED COST TO UPGRADE							
SUMMARY OF FACILITIES		ESTIMATED CONSTRUCTION COST					
		0-5 YEAR		5-10 YEAR		TOTAL	
		LOW	HIGH	LOW	HIGH	LOW	HIGH
COCHRAN PRIMARY SCHOOL		\$ 6,882,398	- \$ 8,947,118	\$ 707,400	- \$ 919,620	\$ 7,589,798	- \$ 9,866,738
HEPBURN-LYCOMING PRIMARY SCHOOL		\$ 1,895,225	- \$ 2,463,792	\$ 1,709,328	- \$ 2,222,126	\$ 3,604,552	- \$ 4,685,918
JACKSON PRIMARY SCHOOL		\$ 5,786,118	- \$ 7,521,954	\$ 496,000	- \$ 644,800	\$ 6,282,118	- \$ 8,166,754
STEVENS PRIMARY SCHOOL		\$ 9,103,082	- \$ 11,834,007	\$ 866,000	- \$ 1,125,800	\$ 9,969,082	- \$ 12,959,807
CURTIN INTERMEDIATE SCHOOL		\$ 7,556,465	- \$ 9,823,405	\$ 1,981,691	- \$ 2,576,198	\$ 9,538,156	- \$ 12,399,603
LYCOMING VALLEY INTERMEDIATE SCHOOL		\$ 8,822,204	- \$ 11,468,865	\$ 851,000	- \$ 1,106,300	\$ 9,673,204	- \$ 12,575,165
WILLIAMSPORT AREA MIDDLE SCHOOL		\$ 2,937,550	- \$ 3,818,815	\$ 94,880	- \$ 123,344	\$ 3,032,430	- \$ 3,942,159
WILLIAMSPORT AREA HIGH SCHOOL		\$ 13,998,625	- \$ 18,198,212	\$ 1,656,000	- \$ 2,152,800	\$ 15,654,625	- \$ 20,351,012
DISTRICT SERVICE CENTER & TAX OFFICE		\$ 428,950	- \$ 557,635	\$ -	- \$ -	\$ 428,950	- \$ 557,635
WAREHOUSE COMPLEX		\$ 1,879,490	- \$ 2,443,337	\$ 55,000	- \$ 71,500	\$ 1,934,490	- \$ 2,514,837
BALLSMILLS STADIUM		\$ 1,194,646	- \$ 1,553,040	\$ 10,000	- \$ 13,000	\$ 1,204,646	- \$ 1,566,040
TOTAL		\$ 60,484,753	- \$ 78,630,179	\$ 8,427,299	- \$ 10,955,488	\$ 68,912,052	- \$ 89,585,668

- Cost only includes construction costs for existing facility upgrades
- Does not represent total project cost for major renovation project
- Does not include educational and functional deficiencies
- Refer to Options section for comprehensive project costs

CONSTRUCTION OPTIONS

FACILITY NEEDS OVERVIEW

	MAJOR NEED	MODERATE NEED	MINOR NEED
Existing Facility Conditions	Stevens Curtin Lycoming Valley	Cochran Hepburn-Lycoming WAHS	Jackson (excluding HVAC) WAMS (excluding DOAS Units)
Educational & Functional Deficiencies	Stevens Lycoming Valley Curtin	Cochran (Site Circulation) Jackson (Site Circulation)	Cochran Hepburn-Lycoming WAMS WAHS
Existing Capacity	Lycoming Valley	Jackson Curtin	Cochran Hepburn-Lycoming Stevens WAMS WAHS

STEVENS PRIMARY OPTIONS

RENOVATIONS
NEW SCHOOL
CLOSE SCHOOL

STEVENS PRIMARY

RENOVATIONS

STEVENS PRIMARY - RENOVATIONS

- Relocate administration & Create secure vestibule
- Relocated classrooms and cafeteria from basement
- Replace Windows & Doors
- Renovate HVAC, Plumbing, & Electric Systems
- Restore exterior façade & replace roof
- Replace Interior finishes
- Reconfigure site circulation

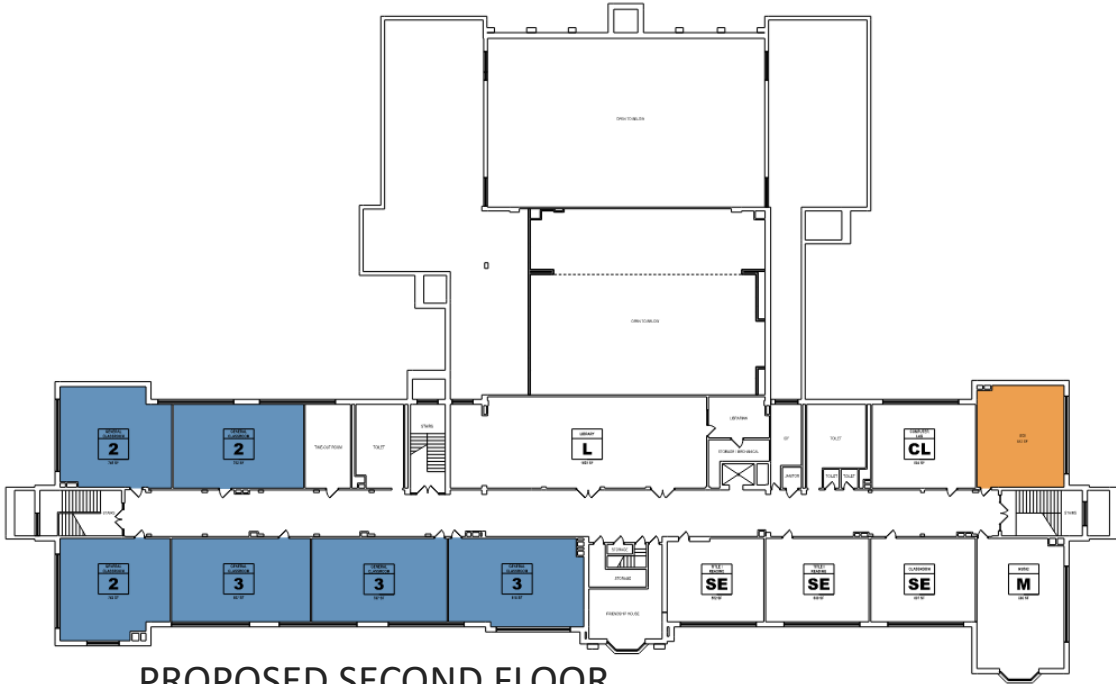
\$19.9 M - \$22.9 M Est. Project Costs



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



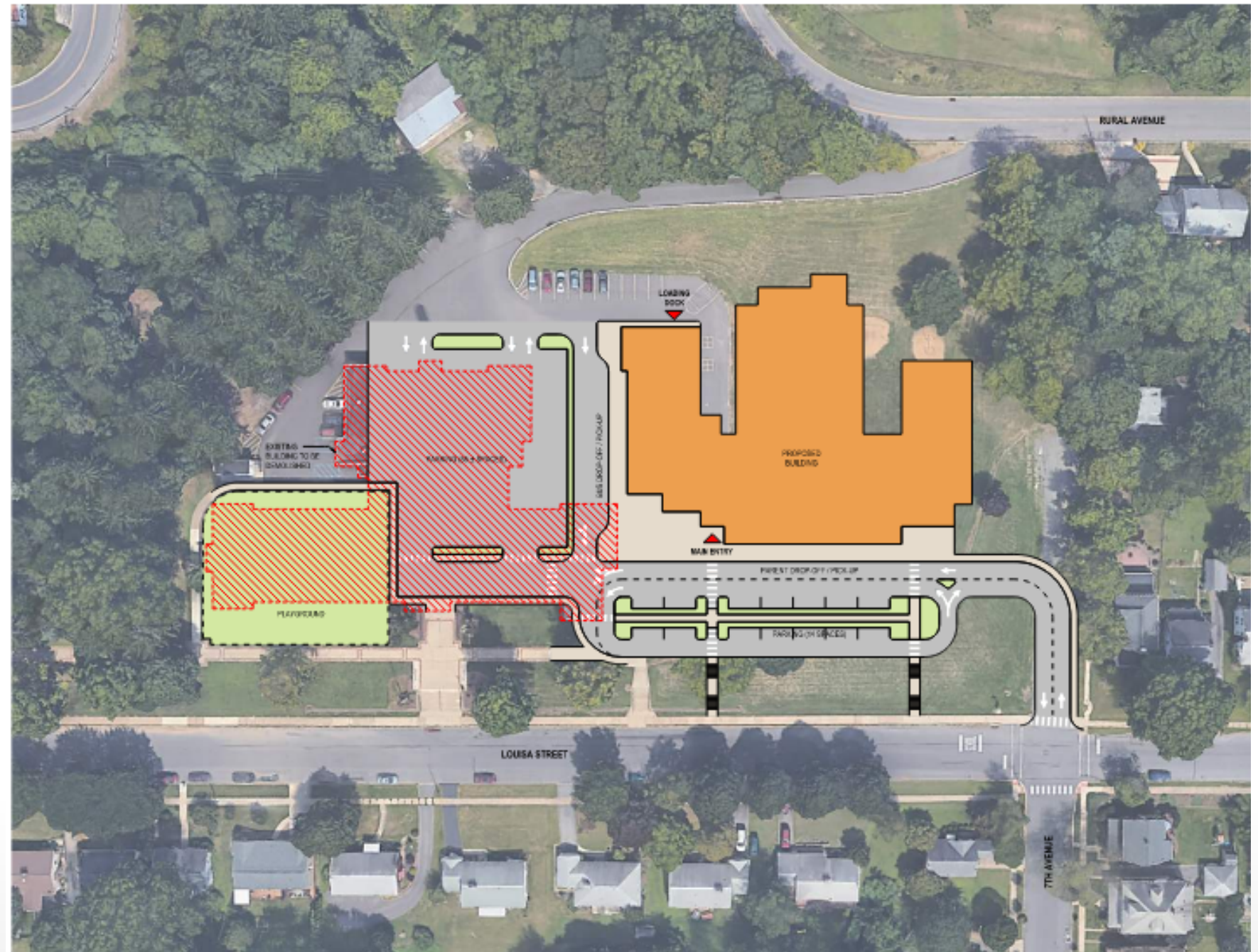
PROPOSED SECOND FLOOR

STEVENS PRIMARY

NEW SCHOOL

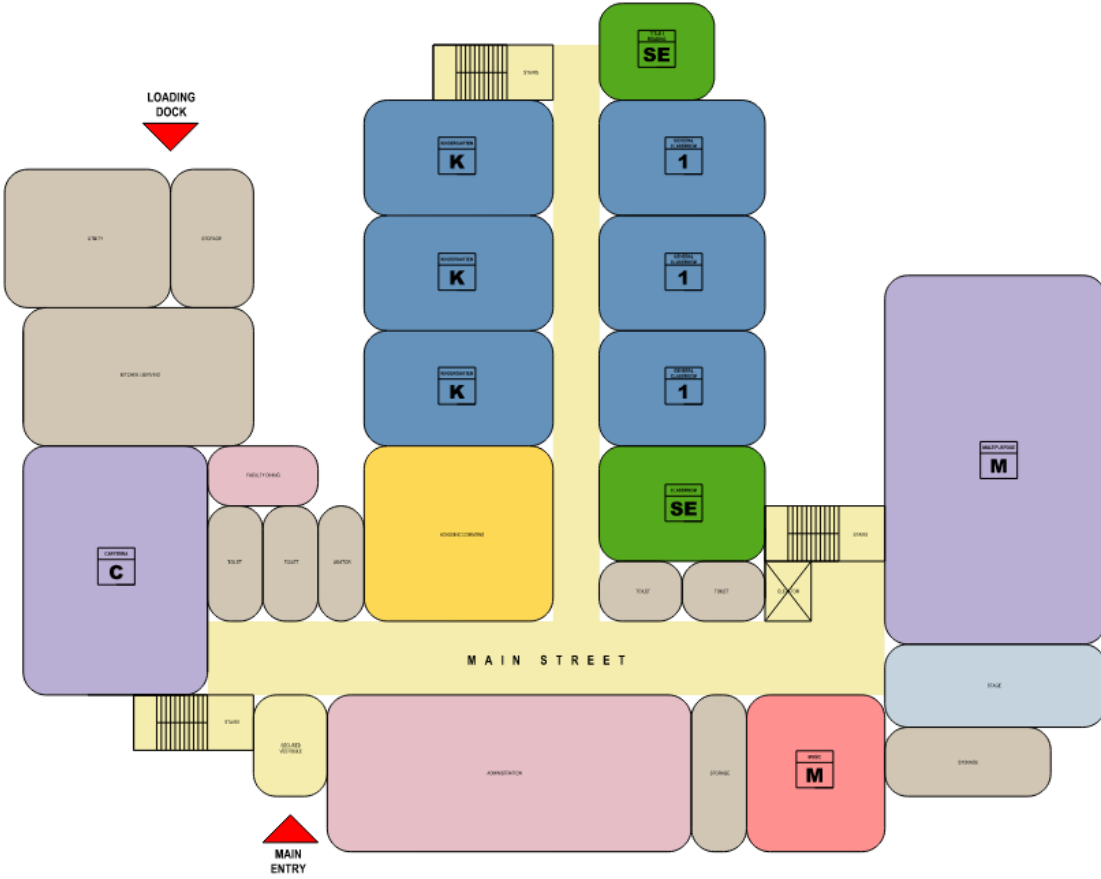
NEW STEVENS PRIMARY

- New School on existing Site
- School sized for enrollment
- New Site Circulation
- Demolish existing school

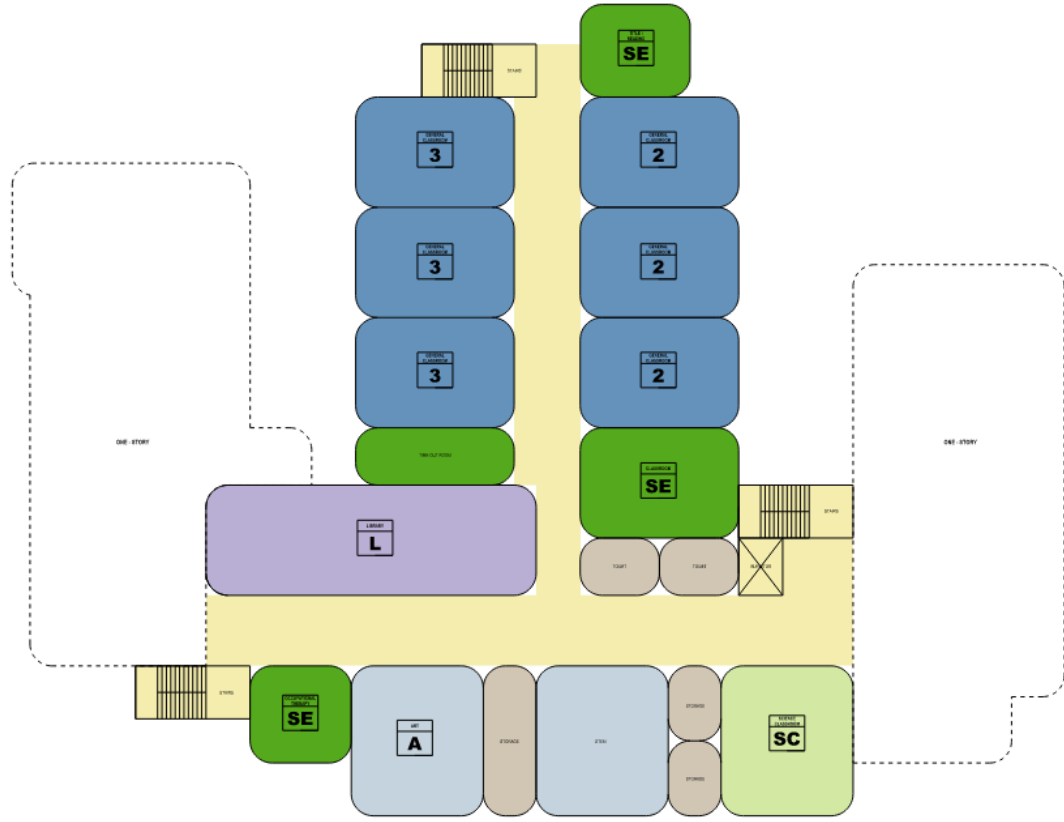


NEW STEVENS PRIMARY

\$26.1 M - \$28.7 M Est. Project Costs



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

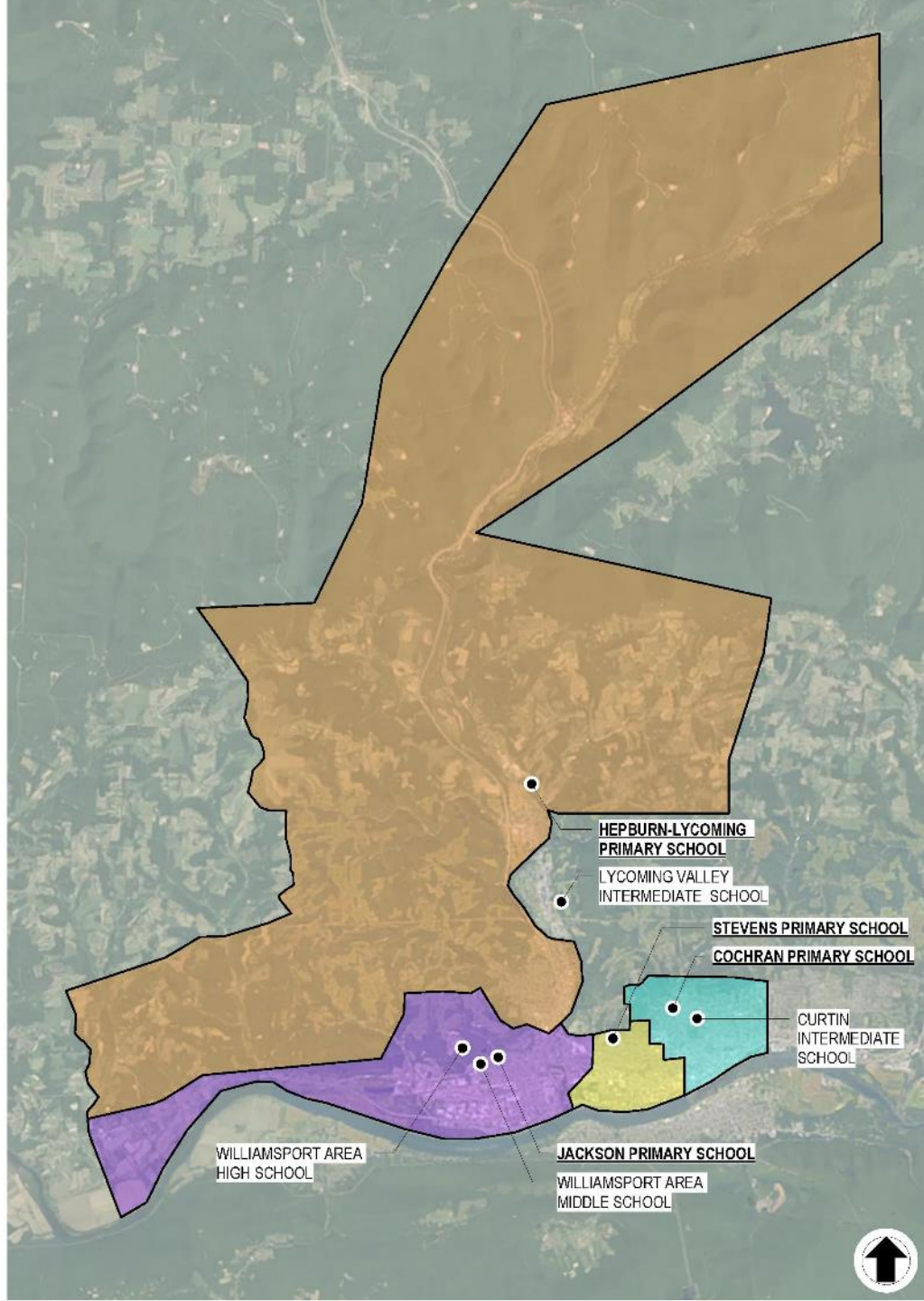
STEVENS PRIMARY

CLOSE SCHOOL

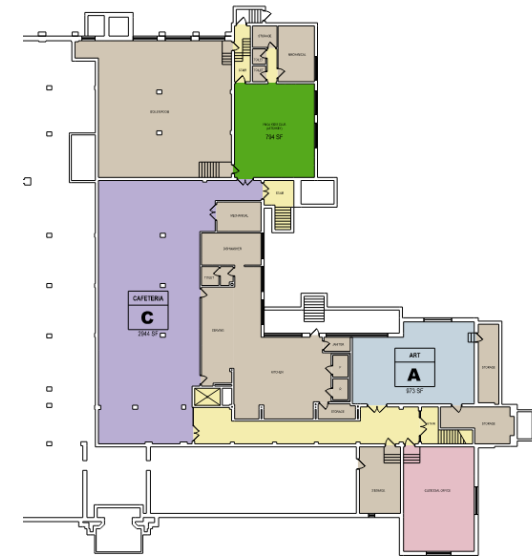
CLOSE STEVENS

EXISTING ATTENDANCE BOUNDARIES

- Stevens' students to Cochran and Jackson
- Revise attendance boundaries to balance Primary School capacities



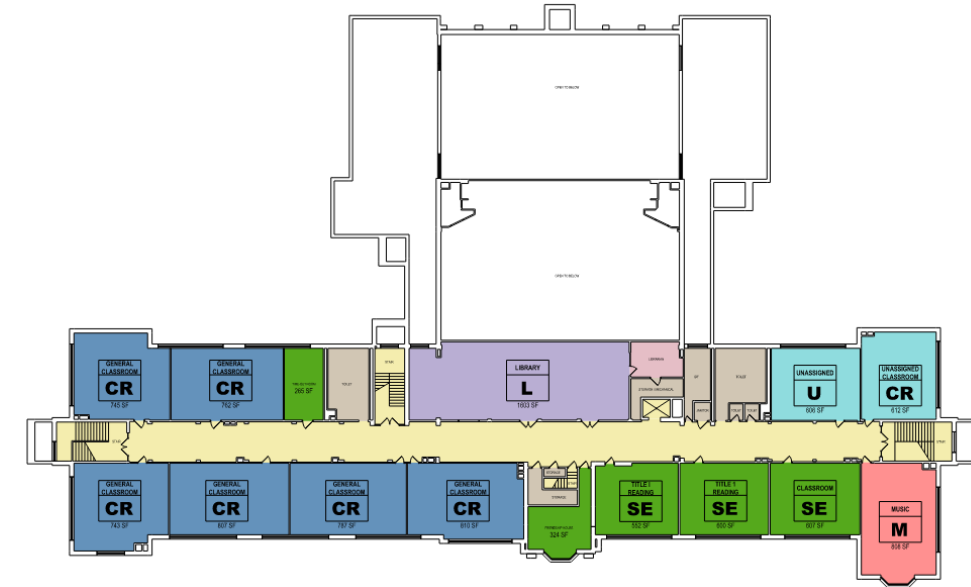
CLOSE STEVENS EXISTING CAPACITY



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

STEVENS PRIMARY

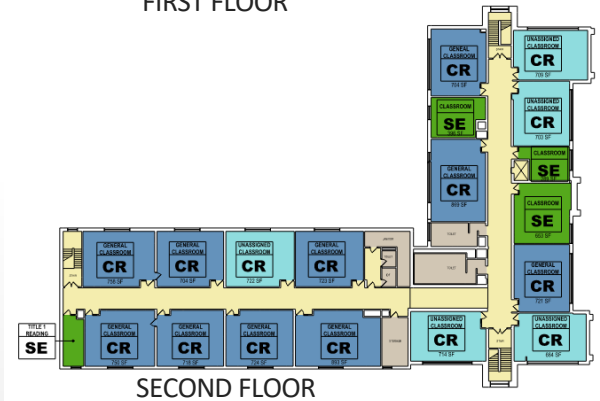
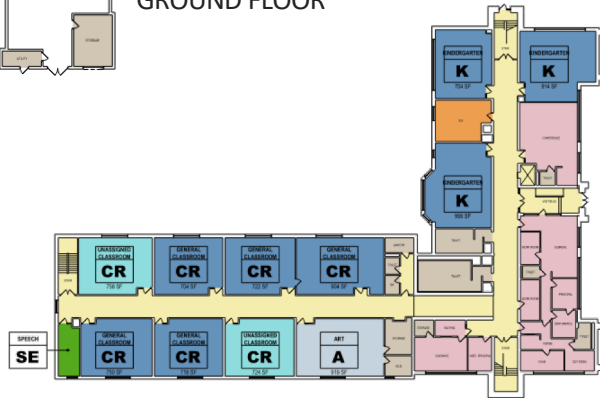
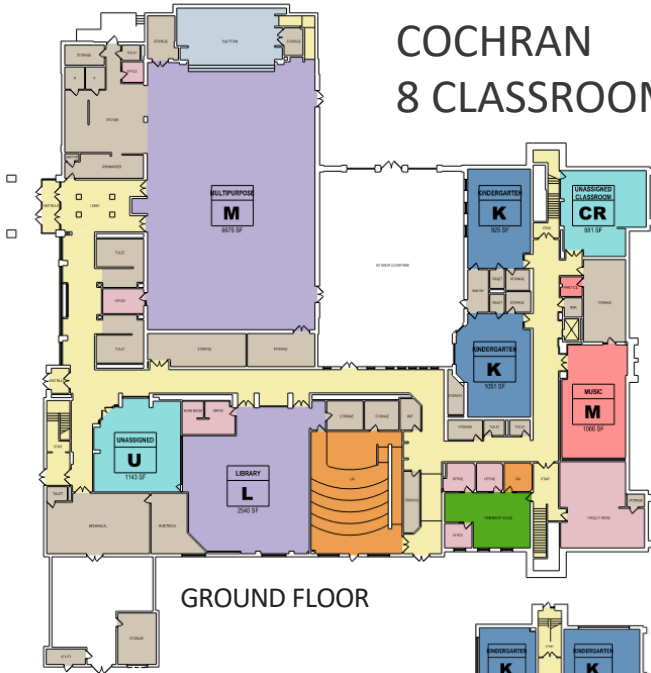
12 GENERAL CLASSROOMS

1 SPECIAL EDUCATION CLASSROOM

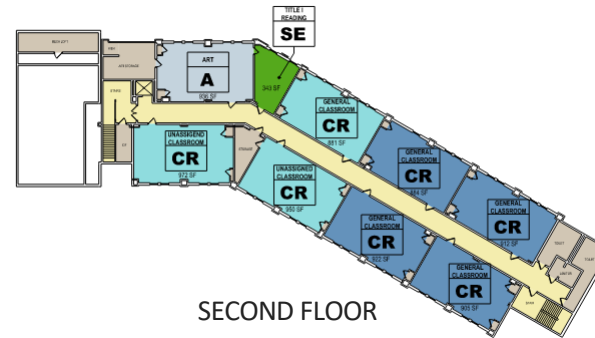
13 TOTAL CLASSROOMS

CURRENT ENROLLMENT = 261 Students

COCHRAN 8 CLASSROOMS



HEPBURN-LYCOMING 4 CLASSROOMS

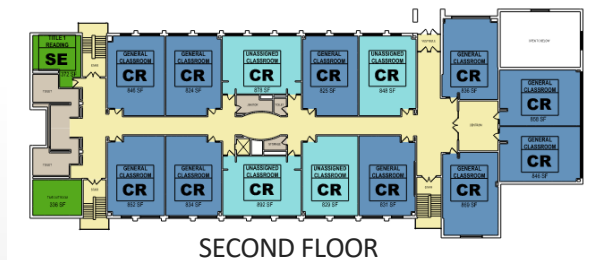
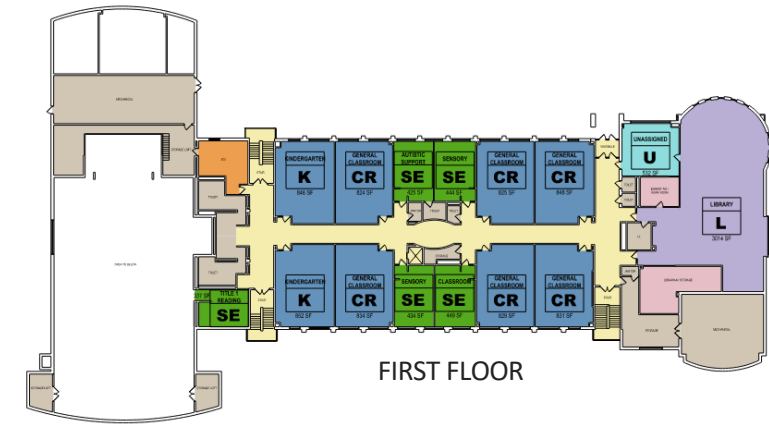


UNASSIGNED CLASSROOM
CR

17 TOTAL AVAILABLE CLASSROOMS

CLOSE STEVENS EXISTING CAPACITY

JACKSON 5 CLASSROOMS

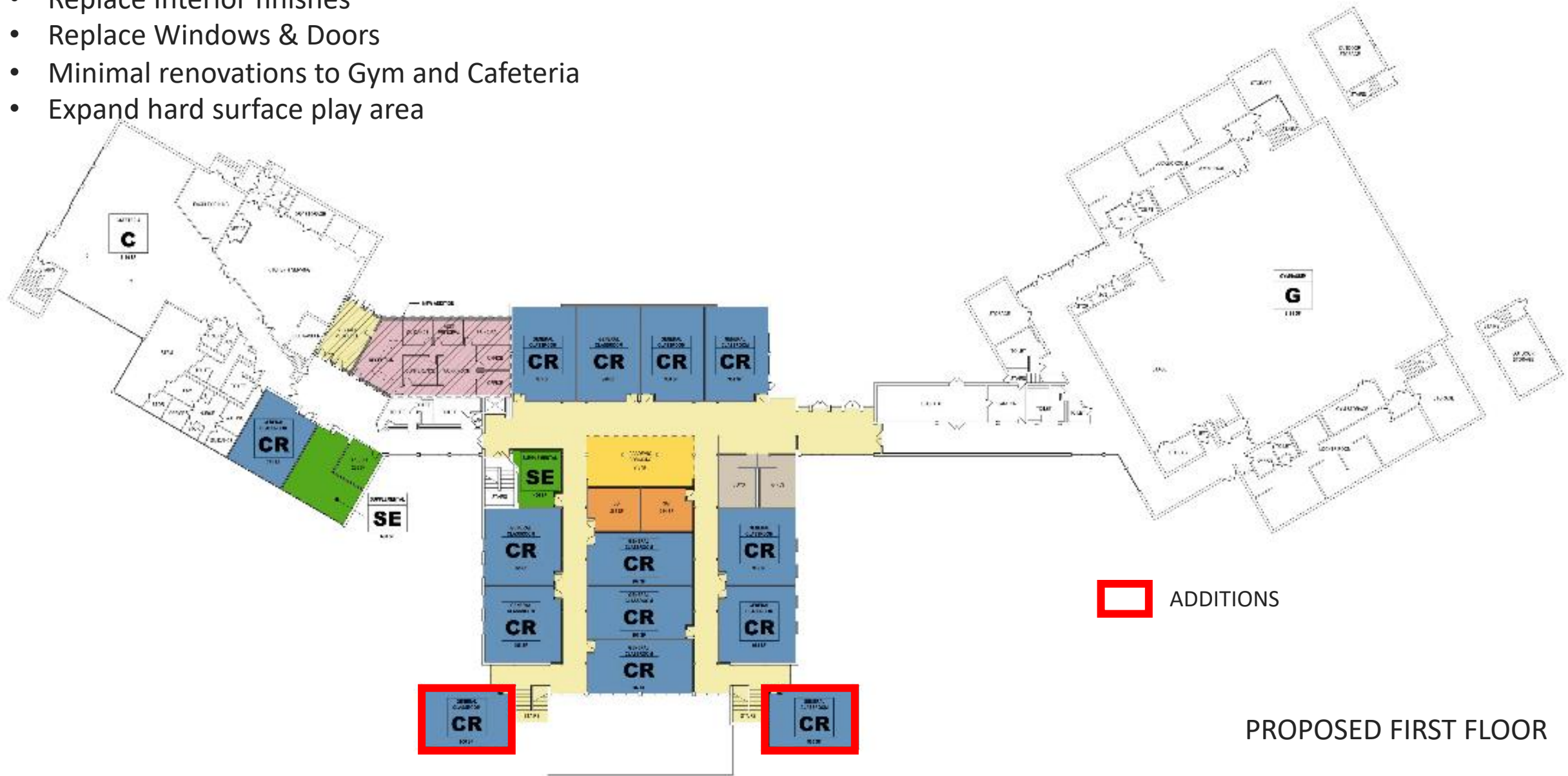



LYCOMING VALLEY INTERMEDIATE

RENOVATIONS & ADDITIONS

LYCOMING VALLEY INTERMEDIATE RENOVATIONS & ADDITIONS

- Relocate administration & create secure vestibule
- Enclose Classrooms and add classrooms to meet student enrollment
- Renovate HVAC, Plumbing, & Electric Systems
- Replace Interior finishes
- Replace Windows & Doors
- Minimal renovations to Gym and Cafeteria
- Expand hard surface play area

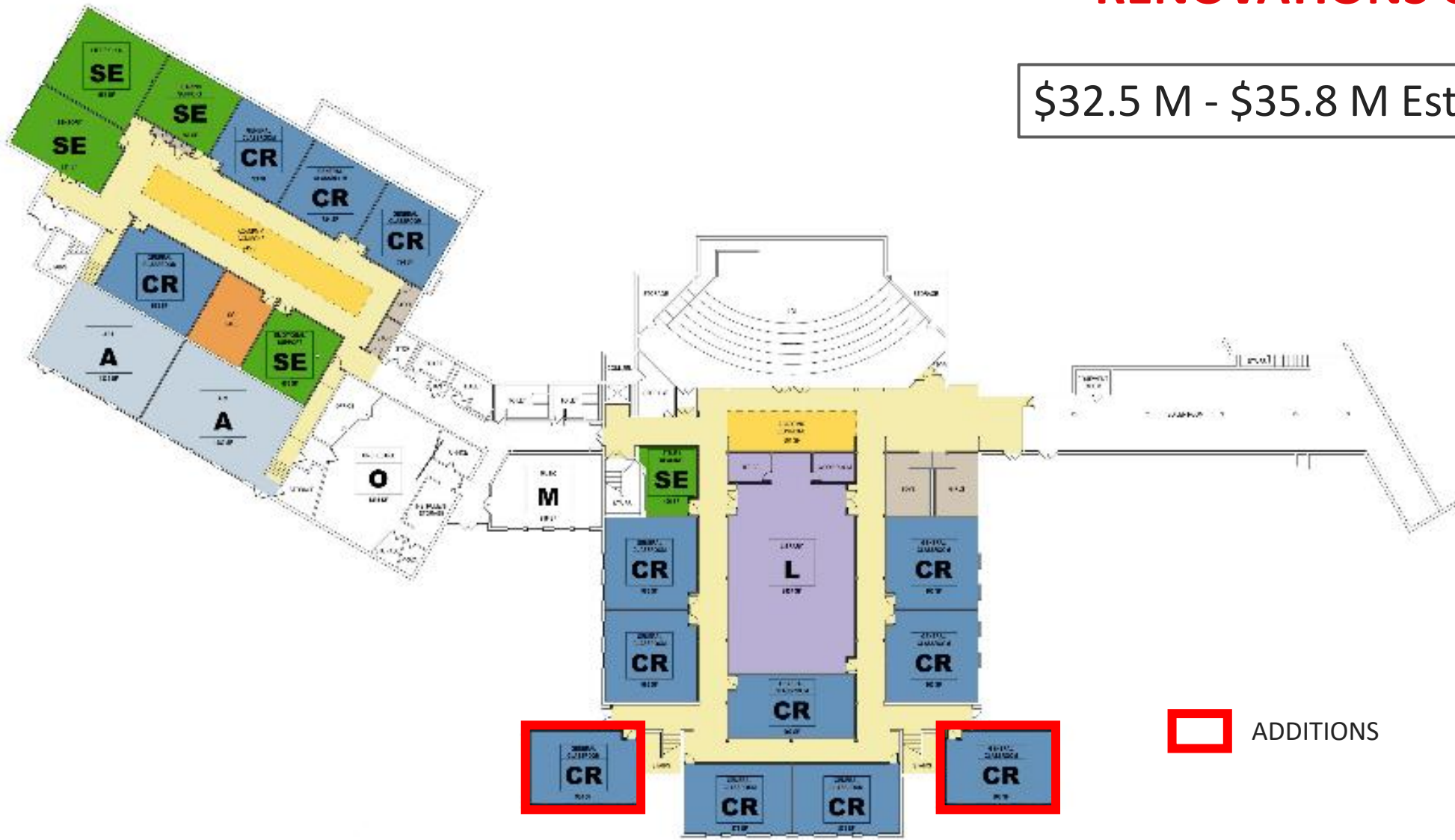


 ADDITIONS

PROPOSED FIRST FLOOR

LYCOMING VALLEY INTERMEDIATE RENOVATIONS & ADDITIONS

\$32.5 M - \$35.8 M Est. Project Costs



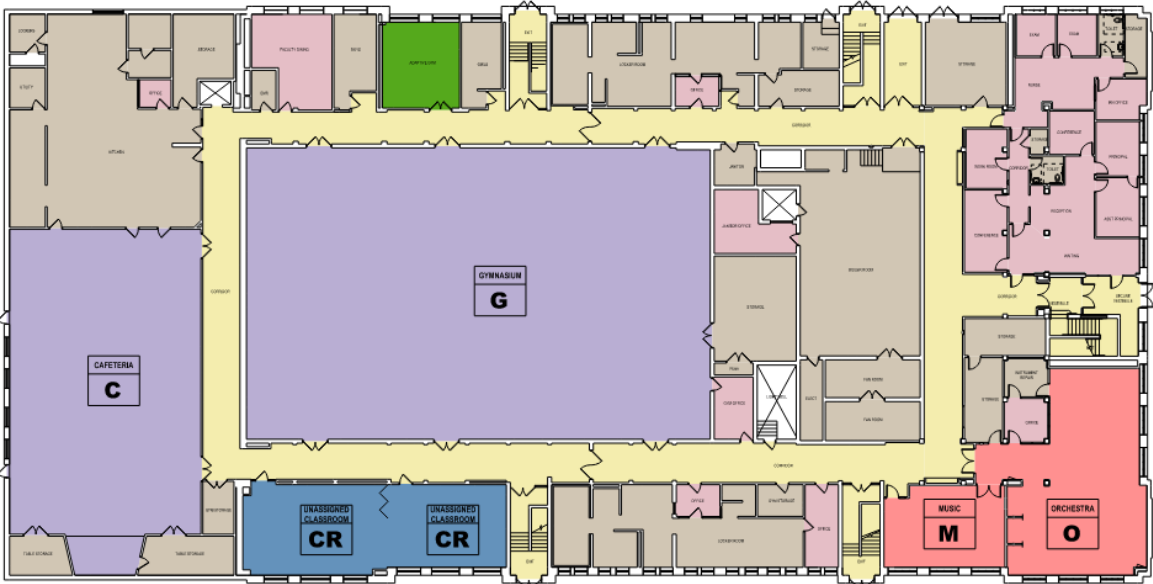
PROPOSED GROUND FLOOR

CURTIN INTERMEDIATE

RENOVATIONS

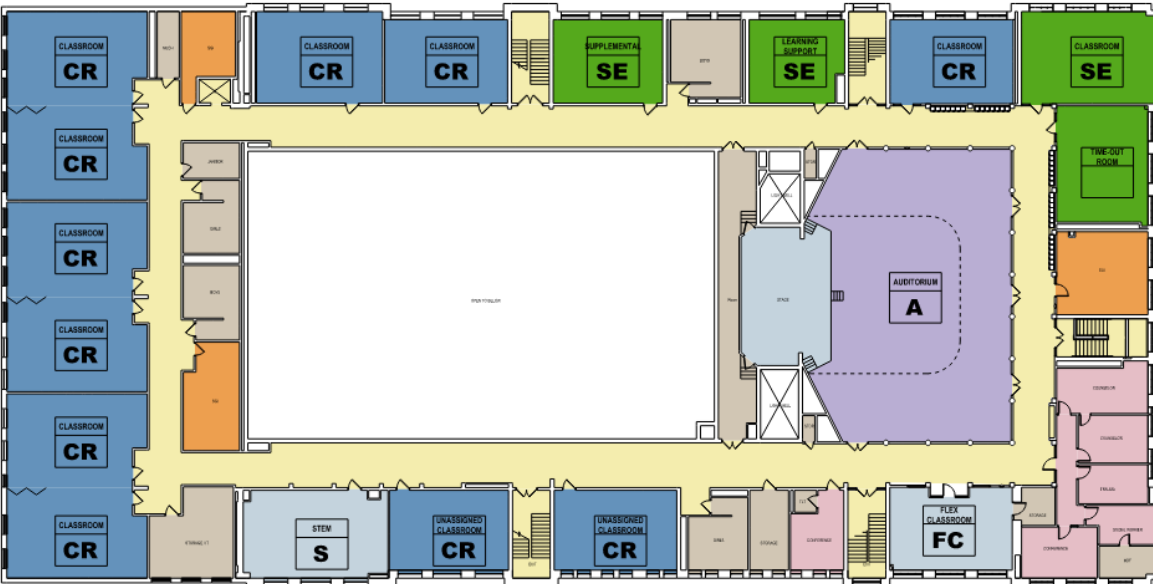
CURTIN INTERMEDIATE RENOVATIONS

- Renovate HVAC, Plumbing, & Electric Systems
- Replace Interior finishes
- Replace Windows & Doors
- Replace kitchen and stage equipment
- Provide hard surface play area
- Reconfigure Site Circulation (on-site parking and pick-up/drop-off)

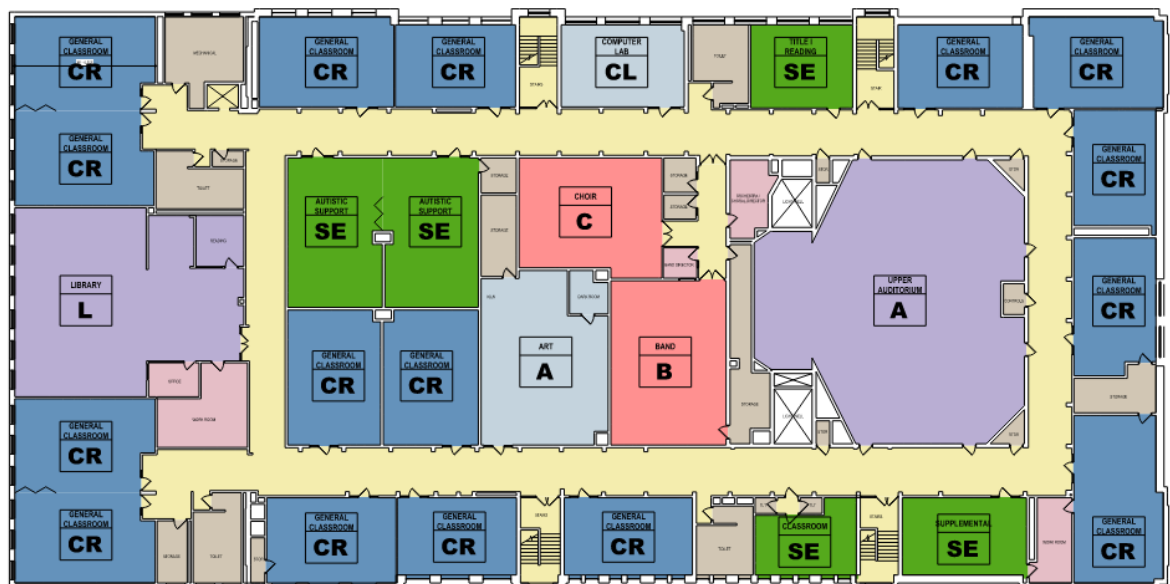


GROUND FLOOR

\$26.1 M - \$28.7 M Est. Project Costs



FIRST FLOOR



SECOND FLOOR

MISCELLANEOUS PROJECTS

WAHS ATHLETIC FACILITIES

WASD WAREHOUSE

MAINTENANCE BUILDING

- New pre-engineered building on WAMS Campus
- Reduce building to less than half the size of existing Warehouse
- Majority of material storage moves to schools
- \$3.7 to \$4.0 estimated total costs

WAHS ATHLETIC FACILITIES

- Upgrade home stadium bleachers
- Renovate Field House
- Upgrade Tennis Courts
- \$2.1 to \$2.5 estimated project costs

SUMMARY OF OPTIONS

OPTION 1

- **Renovations to Stevens Primary**
- Lycoming Valley Intermediate Add/Reno
- Curtin Intermediate Reno
- WAHS Athletic Facility Upgrades
- WASD Maintenance Building

\$84.5 M - \$94.0 M

OPTION 2

- **New Primary School**
- Lycoming Valley Intermediate Add/Reno
- Curtin Intermediate Reno
- WAHS Athletic Facility Upgrades
- WASD Maintenance Building

\$85.2 M - \$93.9 M

OPTION 3

- **Close Stevens Primary**
- Lycoming Valley Intermediate Add/Reno
- Curtin Intermediate Reno
- WAHS Athletic Facility Upgrades
- WASD Maintenance Building

\$64.5 M - \$71.2 M

OPTION 1	Renovations to Stevens Primary, Renovations to Cochran Primary, Renovations to Curtin Intermediate and Renovations & Additions to Lycoming Valley Intermediate										
FACILITY	EXIST. GRADE CONFIG.	EXISTING AREA	EXIST. PDE CAPACITY	CURRENT ENROLL.	PROPOSED SCOPE	PROP. GRADE CONFIG.	SF OF NEW CONSTR.	TOTAL SF	PLANNED PDE CAPACITY	TOTAL PROJECT COST ESTIMATE RANGE OF COSTS	
Cochran Primary	K-3	78,247	700	422	Maintain	K-3	-	78,247	700	\$ -	\$ -
Hepburn-Lycoming Primary	K-3	54,593	500	289	Maintain	K-3	-	54,593	500	\$ -	\$ -
Jackson Primary	K-3	88,500	675	479	Maintain	K-3	-	88,500	675	\$ -	\$ -
Stevens Primary	K-3	57,222	425	261	Renovations	K-3	-	57,222	425	\$ 19,992,962	\$ 22,921,528
Curtin Intermediate	4-6	112,974	775	525	Renovations	4-6	-	112,974	775	\$ 26,140,220	\$ 28,754,242
Lycoming Valley Intermediate	4-6	116,285	600	530	Renovations & Additions	4-6	8,000	124,285	675	\$ 32,545,386	\$ 35,799,925
Williamsport Area Middle School	7-8	98,489	1261	744	Maintain	7-8	-	98,489	1261	\$ -	\$ -
Williamsport Area High School	9-12	539,554	2538	1503	Stadium Upgrades	9-12	-	539,554	2538	\$ 2,150,005	\$ 2,540,192
WASD Service Center & Tax Office	-	37,860	-	-	Maintain	-	-	37,860	-	\$ -	\$ -
Warehouse & Bus Garage	-	62,572	-	-	New Maintenance Bldg.	-	14,000	52,112	-	\$ 3,707,418	\$ 4,078,160
Balls Mills Soccer Complex	-	-	-	-	Maintain	-	-	-	-	\$ -	\$ -
Total District		1,246,296	7,474	4,753			8,000	1,243,836	7,549	\$ 84,535,991	\$ 94,094,046

OPTION 2	New Stevens Primary, Renovations to Cochran Primary, Renovations to Curtin Intermediate and Renovations & Additions to Lycoming Valley Intermediate										
FACILITY	EXIST. GRADE CONFIG.	EXISTING AREA	EXISTING PDE CAPACITY	CURRENT ENROLL.	PROPOSED SCOPE	PROP. GRADE CONFIG.	SF OF NEW CONSTR.	TOTAL SF	PLANNED PDE CAPACITY	TOTAL PROJECT COST ESTIMATE RANGE OF COSTS	
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Jackson Primary	K-3	88,500	675	479	Maintain	K-3	-	88,500	675	\$ -	\$ -
Stevens Primary	K-3	57,222	425	261	New School	K-3	49,600	49,600	425	\$ 20,653,512	\$ 22,718,864
Curtin Intermediate	4-6	112,974	775	525	Renovations	4-6	-	112,974	775	\$ 26,140,220	\$ 28,754,242
Lycoming Valley Intermediate	4-6	116,285	600	530	Renovations & Additions	4-6	8,000	124,285	675	\$ 32,545,386	\$ 35,799,925
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Warehouse & Bus Garage	-	62,572	-	-	New Maintenance Bldg.	-	14,000	52,112	-	\$ 3,707,418	\$ 4,078,160
Balls Mills Soccer Complex	-	-	-	-	Maintain	-	-	-	-	\$ -	\$ -
Total District		1,246,296	7,474	4,753			57,600	1,236,214	7,549	\$ 85,196,542	\$ 93,891,382

OPTION 3	Close Stevens Primary, Renovations to Curtin Intermediate and Renovations & Additions to Lycoming Valley Intermediate										
FACILITY	EXIST. GRADE CONFIG.	EXISTING AREA	EXISTING PDE CAPACITY	CURRENT ENROLL.	PROPOSED SCOPE	PROP. GRADE CONFIG.	SF OF NEW CONSTR.	TOTAL SF	PLANNED PDE CAPACITY	TOTAL PROJECT COST ESTIMATE RANGE OF COSTS	
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Jackson Primary	K-3	88,500	675	479	Maintain	K-3	-	88,500	675	\$ -	\$ -
Stevens Primary	K-3	57,222	425	261	Close	-	-	-	-	\$ -	\$ -
Curtin Intermediate	4-6	112,974	775	525	Renovations	4-6	-	112,974	775	\$ 26,140,220	\$ 28,754,242
Lycoming Valley Intermediate	4-6	116,285	600	530	Renovations & Additions	4-6	8,000	124,285	675	\$ 32,545,386	\$ 35,799,925
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Williamsport Area High School	9-12	539,554	2,538	1503	Stadium Upgrades	9-12	-	539,554	2538	\$ 2,150,005	\$ 2,540,192
WASD Service Center & Tax Office	-	37,860	-	-	Maintain	-	-	37,860	-	\$ -	\$ -
Warehouse & Bus Garage	-	62,572	-	-	New Maintenance Bldg.	-	14,000	52,112	-	\$ 3,707,418	\$ 4,078,160
Balls Mills Soccer Complex	-	-	-	-	Maintain	-	-	-	-	\$ -	\$ -
Total District		1,246,296	7,474	4,753			8,000	1,186,614	7,124	\$ 64,543,030	\$ 71,172,518

SCHEDULE & NEXT STEPS

PROJECT SCHEDULE

SAMPLE TIMELINE

Design Phase: 10-12 Months

Construction Phase: 18 – 24 Months

ESSERS III Deadline for Expenditure of Funds: September 2024

2022												2023												2024											
JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
DESIGN PHASE - 10 MONTHS												BIDDING	CONSTRUCTION -18 MONTHS																						

ESSERS III
Deadline

Closing a School: 4-5 month process

**CLOSE STEVENS
SAMPLE TIMELINE**

February 1, 2022 Public Board Meeting

Motion to set February 17, 2022 as date of an official public hearing to examine the merits of permanently closing Stevens Elementary School effective for the school year 2022-2023.

February 17, 2022, Public Hearing

Information regarding the merits of closing Stevens Elementary school, district finances, district building wide feasibility study, and district educational programming will be discussed.

Presentation from school district administration and CRA will be provided.

May 17, 2022 Public Board Meeting

Motion to permanently close Stevens Elementary School on the agenda for discussion and final decision.

DATE OF DECISION

May 18, 2022 Notifications to employees

Official notice to any employee that is currently working in a position that would be eliminated due to school closing. (preliminary data suggest this will not be needed due to transfers)

May 25, 2022 Notification to PDE

If board votes to permanently close Stevens Elementary school Superintendent's office submits required paperwork to the Pennsylvania Department of Education.





Crabtree, Rohrbaugh & Associates
www.cra-architects.com