Crabtree, Rohrbaugh & Associates

WILLIAMSPORT AREA SCHOOL DISTRICT

DISTRICT WIDE FACILITY STUDY

STEERING COMMITTEE MEETING

December 15, 2021

AGENDA

FACILITY STUDY OPTIONS

- Stevens Primary
- Lycoming Valley Intermediate
- Curtin Intermediate

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

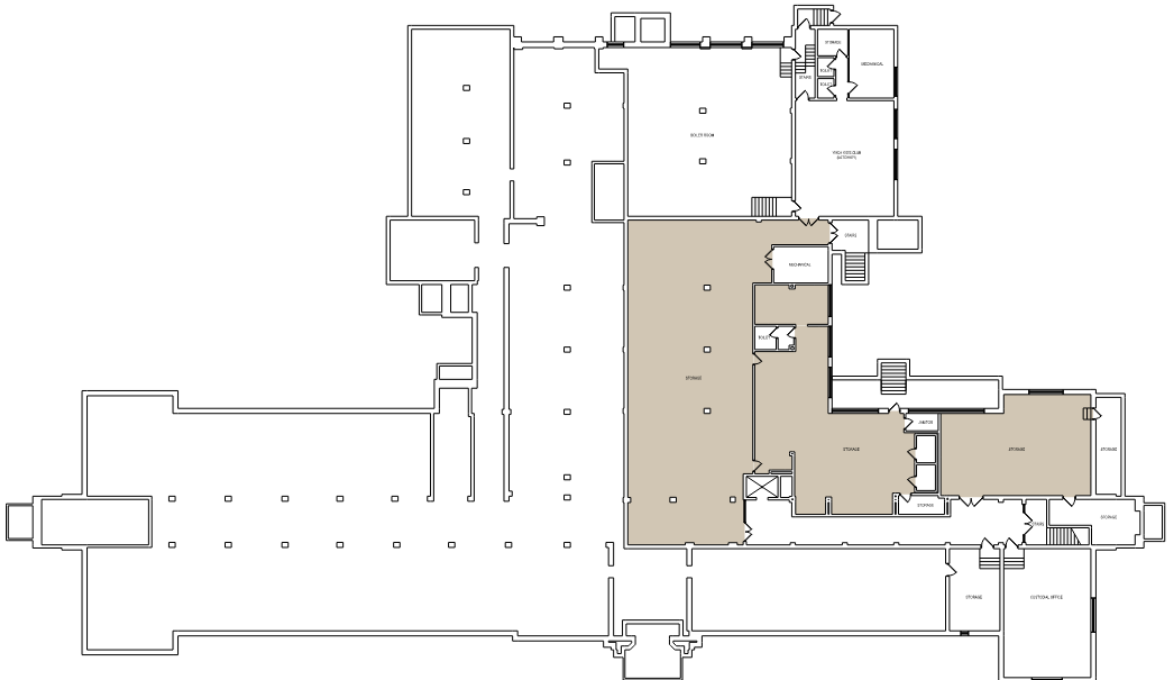
RENOVATIONS
NEW SCHOOL
CLOSE SCHOOL

STEVENS PRIMARY

RENOVATIONS

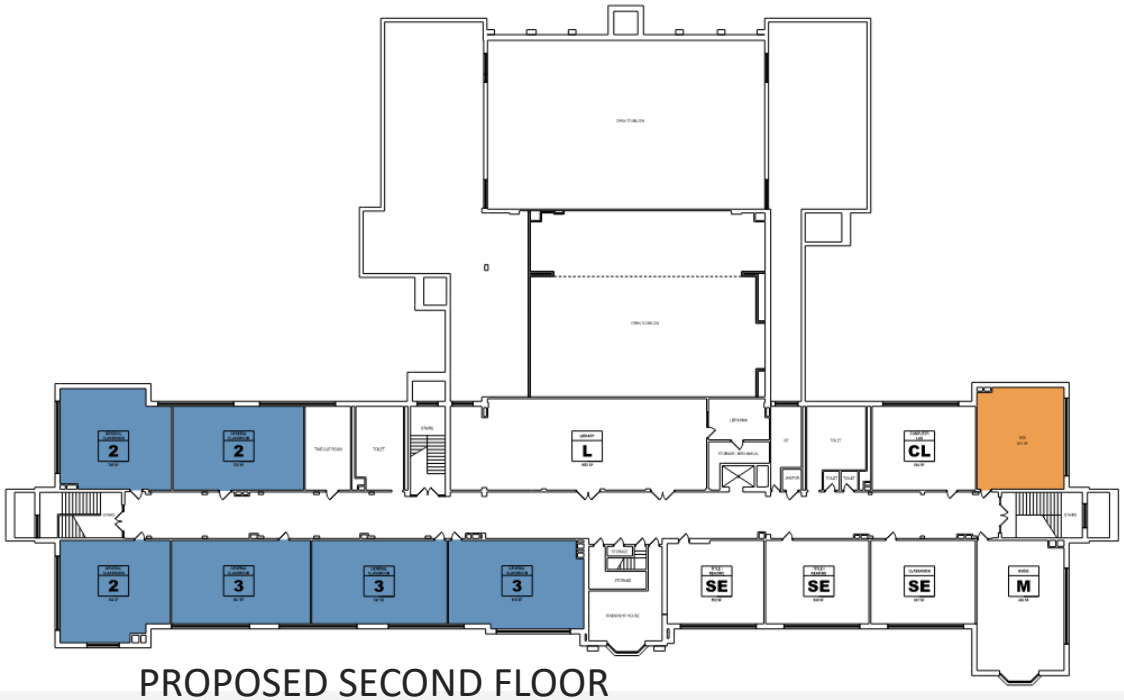
STEVENS PRIMARY - RENOVATIONS

- 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



PROPOSED GROUND FLOOR

PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

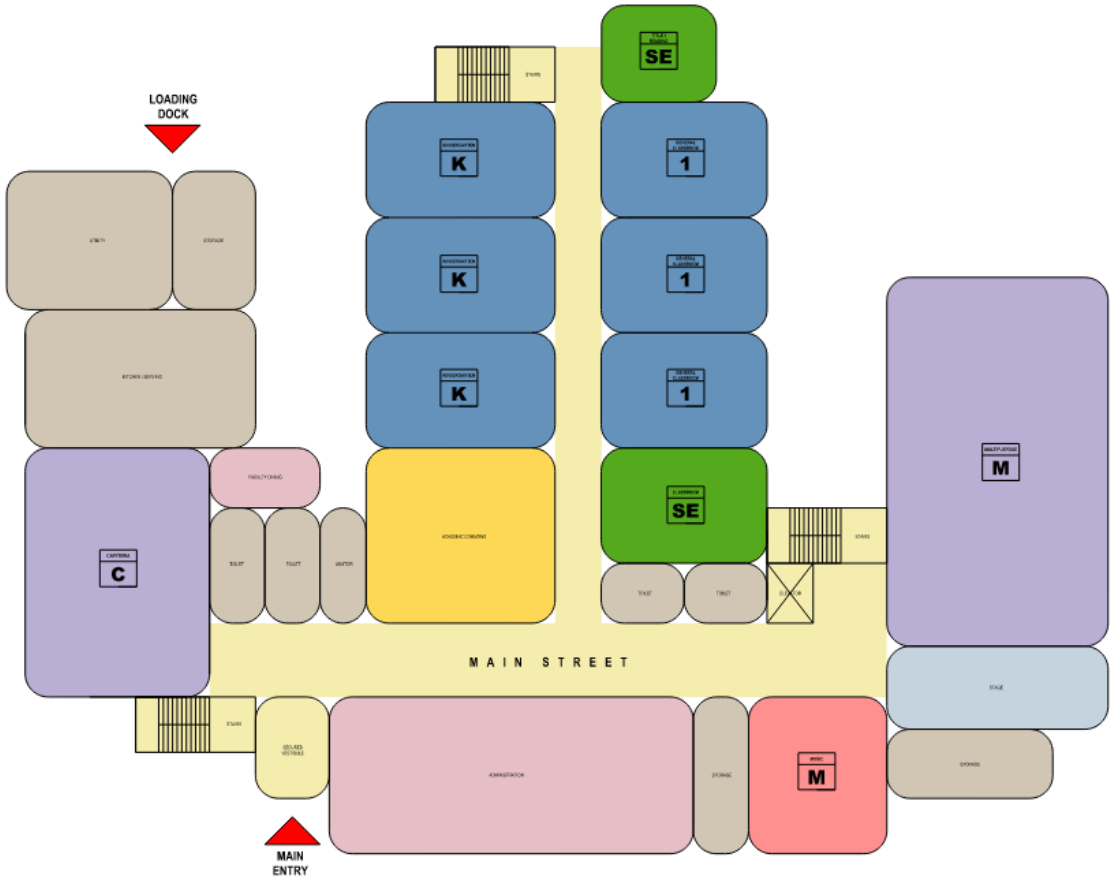
STEVENS PRIMARY - RENOVATIONS

Stevens Primary School						
Renovations & Site Improvements		COST RANGE				
Interior Renovation Construction Costs		$	12,770,998		$	14,637,292
Exterior Restoration Construction Costs		$	3,000,000		$	3,450,000
Additions Construction Costs		$	-		$	-
New Building Construction Costs		$	-		$	-
Site Construction Costs		$	1,250,000		$	1,437,500
Escalation Factors	12%	$	1,647,467		$	1,888,788
Subtotal Construction Costs		**$**	**15,668,465**		**$**	**17,963,580**
Construction Soft Costs	10.0%	$	1,566,847		$	1,796,358
Total Construction Costs		**$**	**17,235,312**		**$**	**19,759,938**
Project Soft Costs	16.0%	$	2,757,650		$	3,161,590
TOTAL PROJECT COSTS		**$**	**19,992,962**		**$**	**22,921,528**

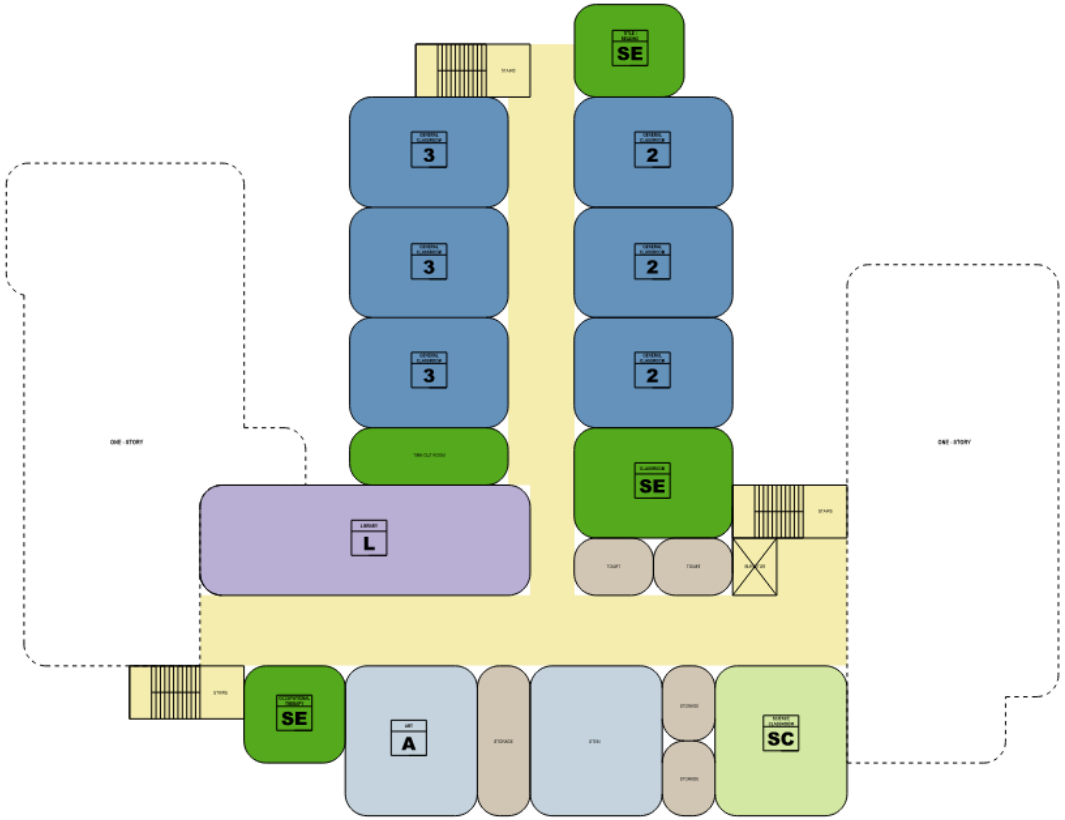
STEVENS PRIMARY

NEW SCHOOL

NEW STEVENS PRIMARY

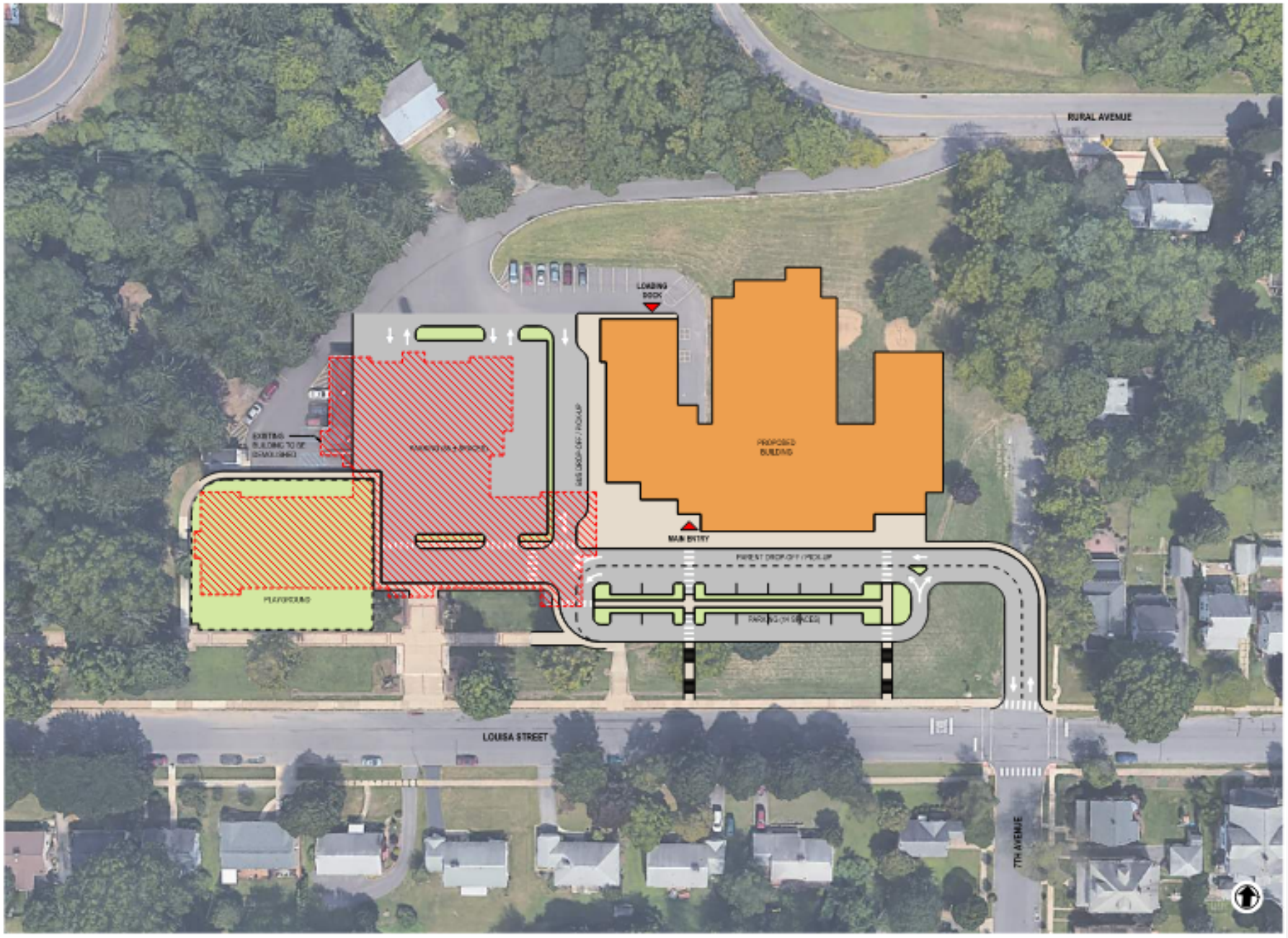


PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

NEW STEVENS PRIMARY



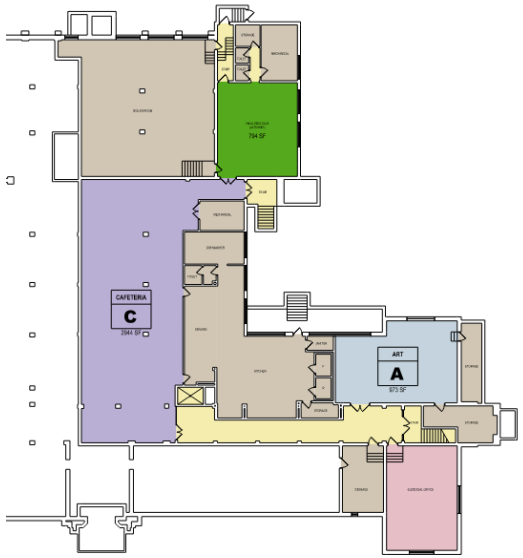
NEW STEVENS PRIMARY

Stevens Primary School					
New School on Existing Site		COST RANGE			
Renovation Construction Costs		$	-	$	-
Additions Construction Costs		$	-	$	-
New Building Construction Costs		$	10,912,000	$	12,003,200
Site Construction Costs		$	3,572,240	$	3,929,464
Escalation Factors	12%	$	1,701,898	$	1,872,088
Subtotal Construction Costs		**$**	**16,186,138**	**$**	**17,804,752**
Construction Soft Costs	10.0%	$	1,618,614	$	1,780,475
Total Construction Costs		**$**	**17,804,752**	**$**	**19,585,227**
Project Soft Costs	16.0%	$	2,848,760	$	3,133,636
TOTAL PROJECT COSTS		**$**	**20,653,512**	**$**	**22,718,864**

STEVENS PRIMARY

CLOSE SCHOOL

CLOSE STEVENS
EXISTING CAPACITY



GROUND FLOOR

FIRST FLOOR

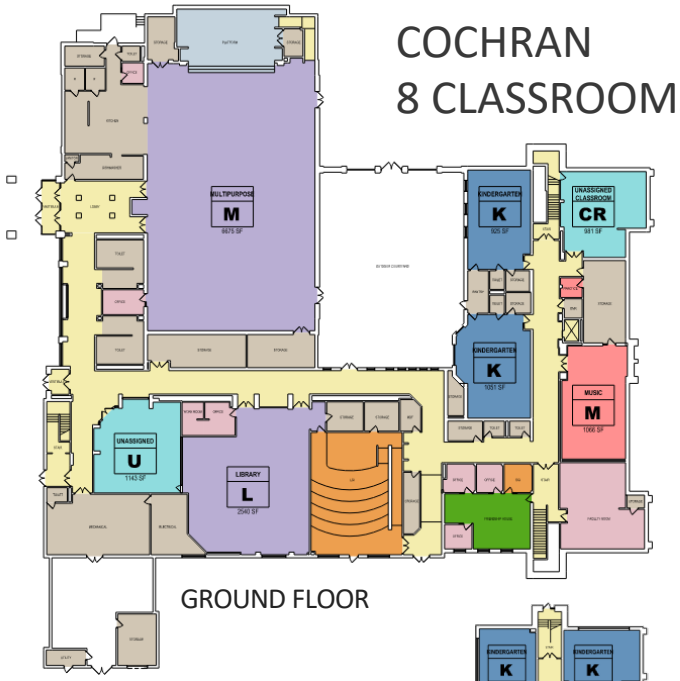
SECOND FLOOR

STEVENS PRIMARY
12 GENERAL CLASSROOMS
1 SPECIAL EDUCATION CLASSROOM
13 TOTAL CLASSROOMS

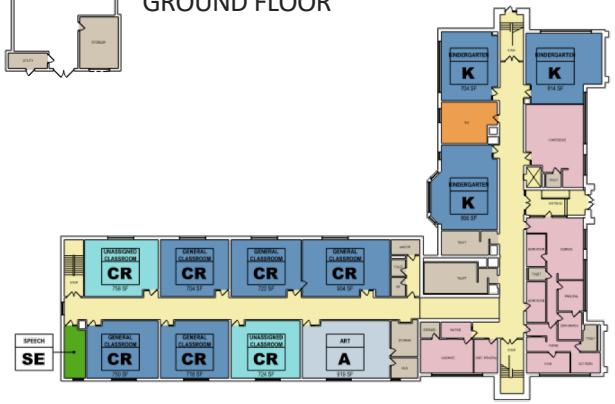
CURRENT ENROLLMENT = 261 Students

CLOSE STEVENS
EXISTING CAPACITY

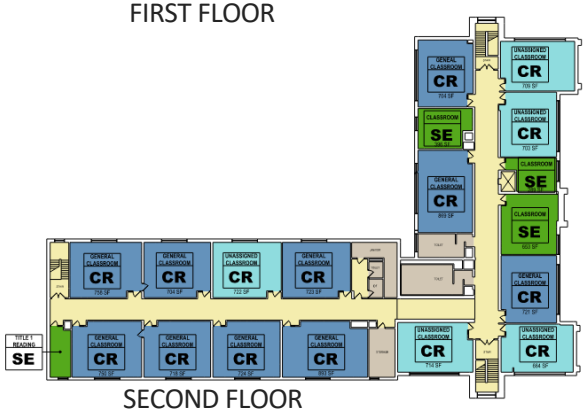
COCHRAN
8 CLASSROOMS



GROUND FLOOR



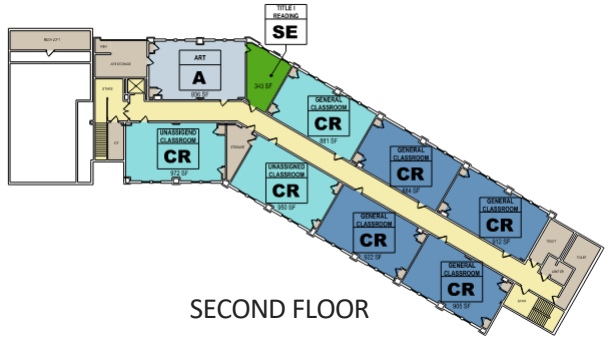
FIRST FLOOR



SECOND FLOOR

HEPBURN-LYCOMING
4 CLASSROOMS

FIRST FLOOR



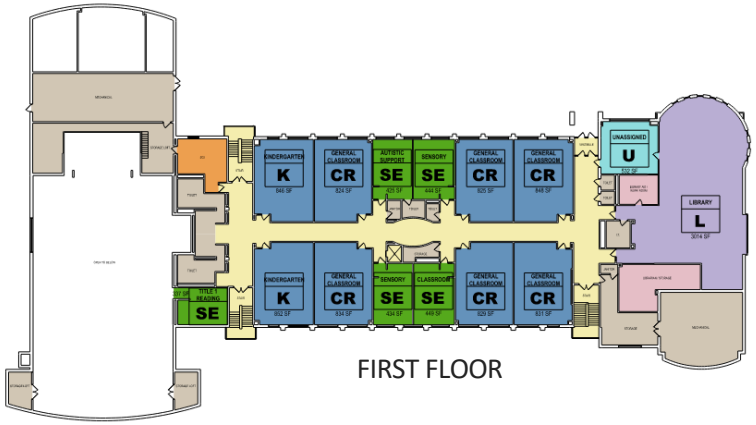
SECOND FLOOR

UNASSIGNED CLASSROOM **CR**

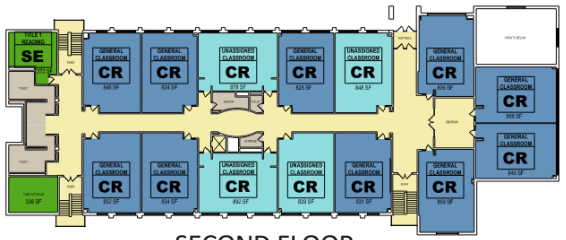
17 TOTAL AVAILABLE CLASSROOMS

JACKSON
5 CLASSROOMS

GROUND FLOOR

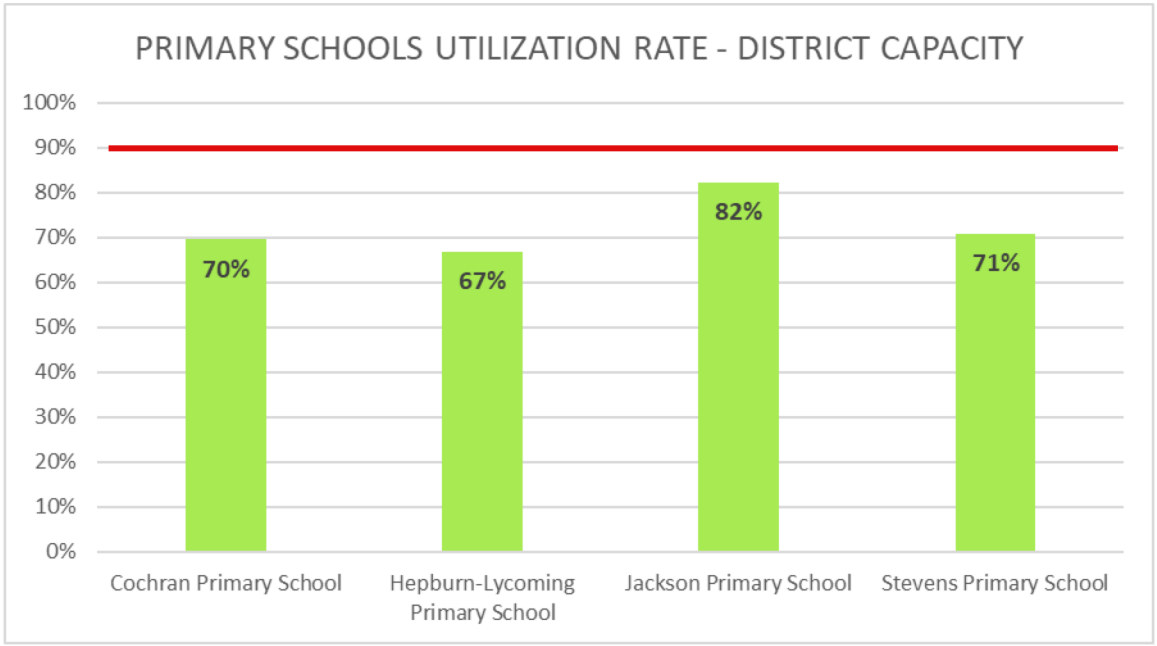


FIRST FLOOR



SECOND FLOOR

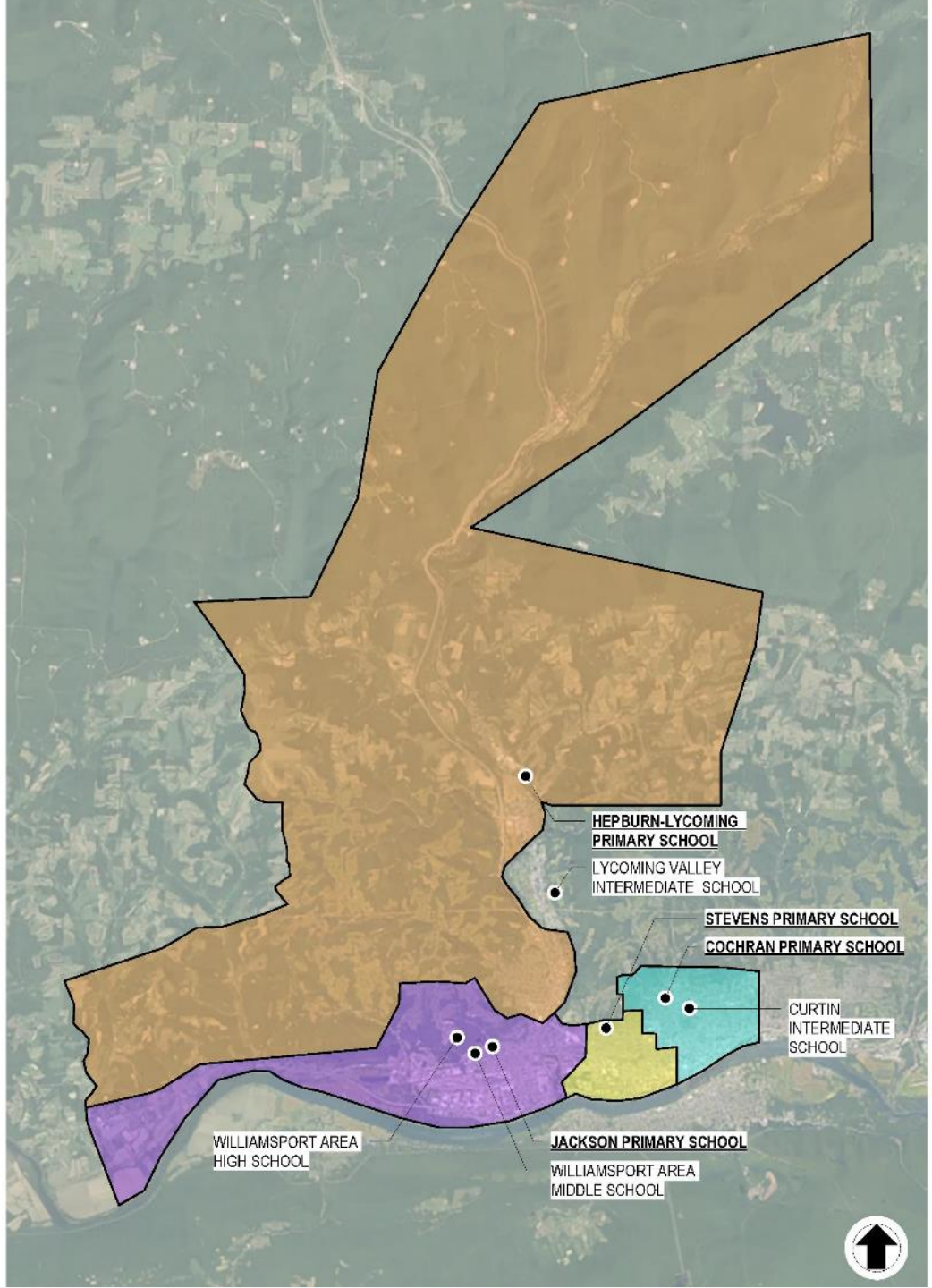
CLOSE STEVENS
EXISTING CAPACITY



PRIMARY SCHOOLS	PDE	DISTRICT
Cochran	700	606
Hepburn-Lycoming	500	432
Jackson	675	582
Total Capacity	**1,875**	**1,620**
Total Primary Enrollment	1,451	1,451
Total Building Utilization	77%	90%

CLOSE STEVENS

EXISTING ATTENDANCE BOUNDARIES



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 programing 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

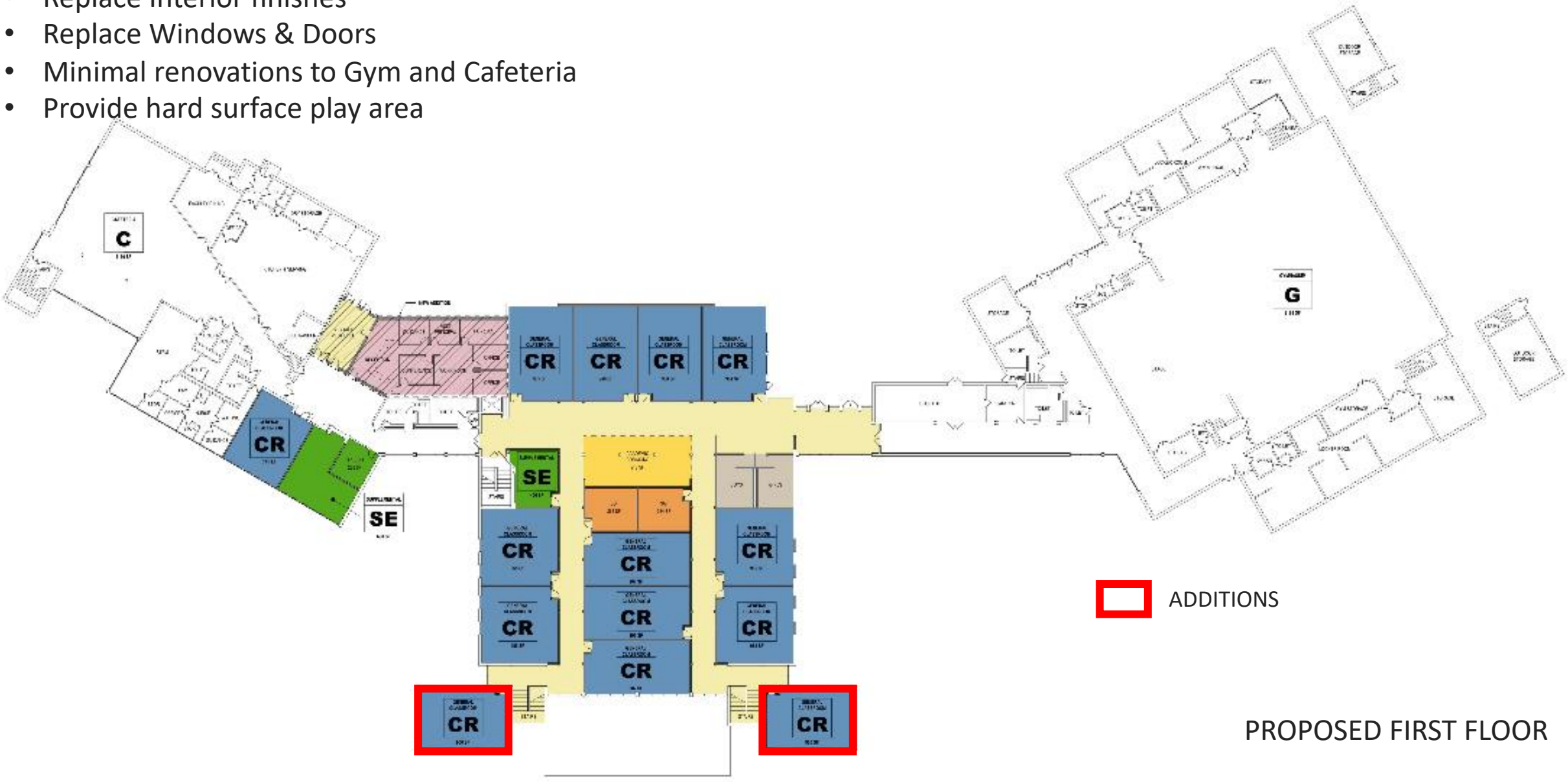
If board votes to permanently close Stevens Elementary school Superintendent's office submits required paperwork to the Pennsylvania Department of Education.

LYCOMING VALLEY INTERMEDIATE

RENOVATIONS & ADDITIONS

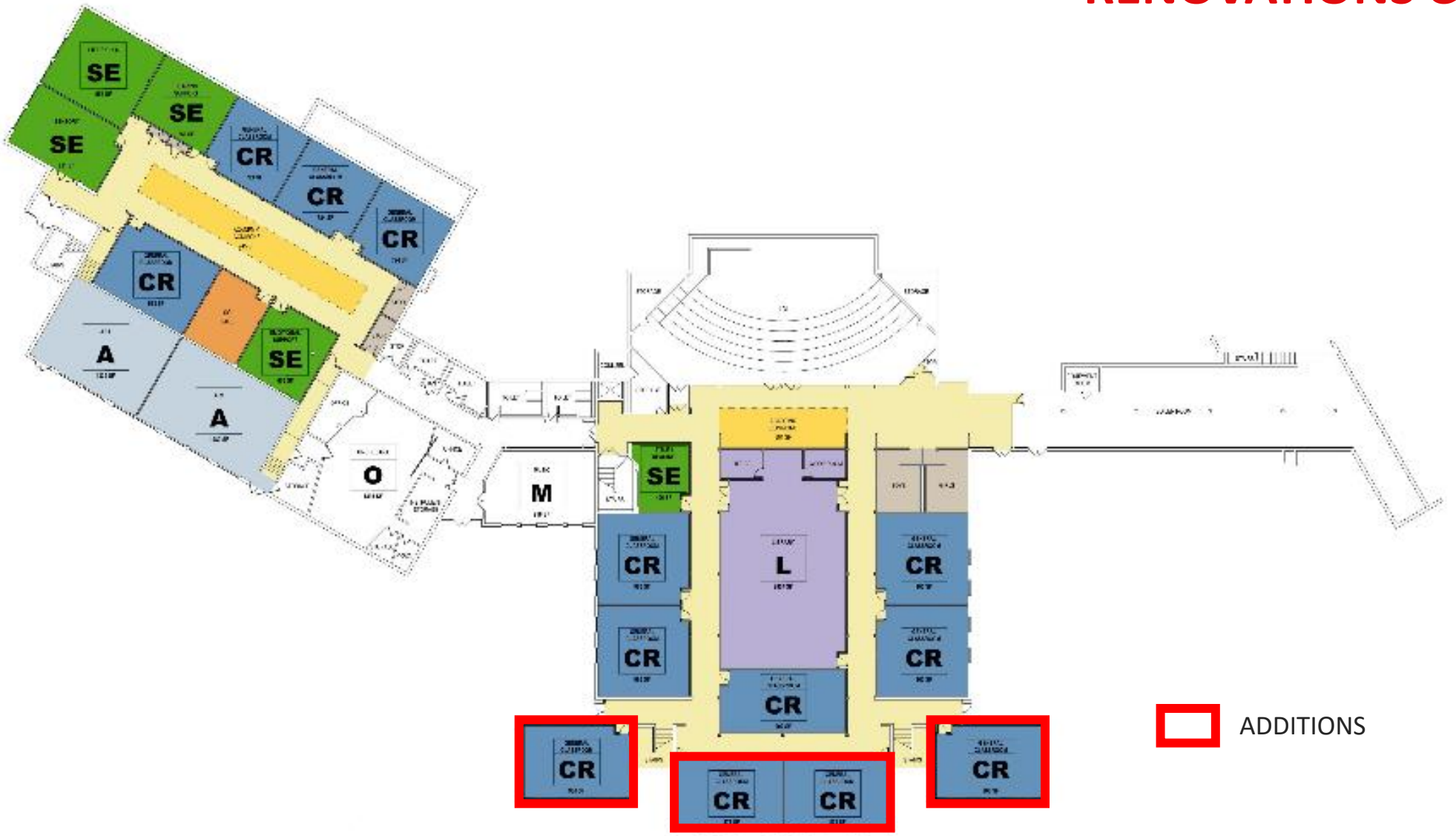
LYCOMING VALLEY INTERMEDIATE RENOVATIONS & ADDITIONS

- 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
- Provide hard surface play area



PROPOSED FIRST FLOOR

LYCOMING VALLEY INTERMEDIATE
RENOVATIONS & ADDITIONS



PROPOSED GROUND FLOOR

LYCOMING VALLEY INTERMEDIATE RENOVATIONS & ADDITIONS

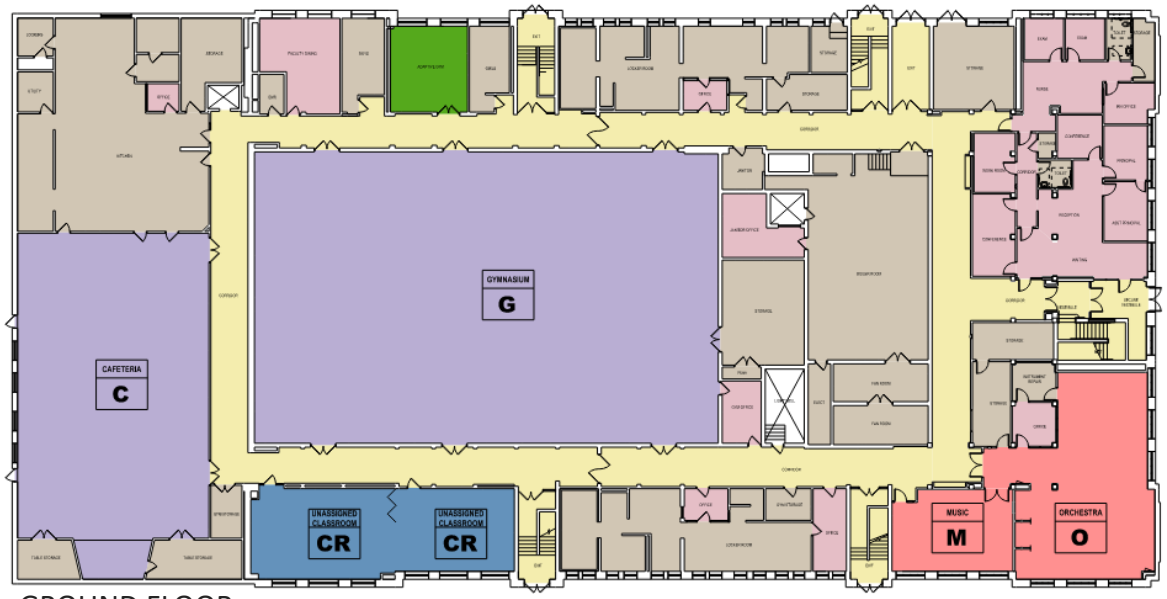
Lycoming Intermediate School						
Additions & Renovations		COST RANGE				
Renovation Construction Costs		$	19,245,972		$	21,170,569
Additions Construction Costs		$	2,078,000		$	2,285,800
New Building Construction Costs		$	-		$	-
Site Construction Costs		$	1,500,000		$	1,650,000
Escalation Factors	12%	$	2,681,817		$	2,949,998
Subtotal Construction Costs		**$**	**25,505,789**		**$**	**28,056,368**
Construction Soft Costs	10.0%	$	2,550,579		$	2,805,637
Total Construction Costs		**$**	**28,056,368**		**$**	**30,862,004**
Project Soft Costs	16.0%	$	4,489,019		$	4,937,921
TOTAL PROJECT COSTS		**$**	**32,545,386**		**$**	**35,799,925**

CURTIN INTERMEDIATE

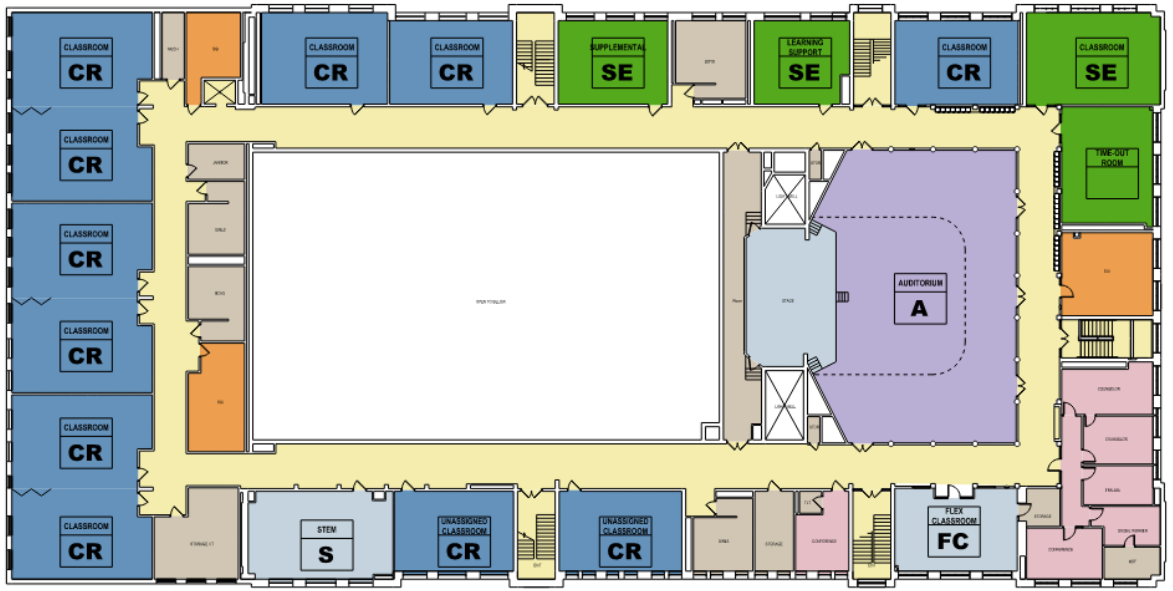
RENOVATIONS

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



FIRST FLOOR

SECOND FLOOR

CURTIN INTERMEDIATE RENOVATIONS

Curtin Intermediate School						
Comprehensive Renovations & Site Work		COST RANGE				
Renovation Construction Costs		$	16,332,050		$	17,965,255
Additions Construction Costs		$	-		$	-
New Building Construction Costs		$	-		$	-
Site Construction Costs		$	2,000,000		$	2,200,000
Escalation Factors	12%	$	2,154,016		$	2,369,417
Subtotal Construction Costs		**$**	**20,486,066**		**$**	**22,534,672**
Construction Soft Costs	10.0%	$	2,048,607		$	2,253,467
Total Construction Costs		**$**	**22,534,672**		**$**	**24,788,139**
Project Soft Costs	16.0%	$	3,605,548		$	3,966,102
TOTAL PROJECT COSTS		**$**	**26,140,220**		**$**	**28,754,242**

*Excludes Current Renovation areas

SUMMARY

OPTION 1	**Renovations to Stevens Primary**, Renovations to Cochran Primary, Renovations to Curtin Intermediate and Renovations & Additions to Lycoming Valley Intermediate

FACILITY	EXST. GRADE CONFIG.	EXISTING AREA	EXISTING PDE CAPACITY	CURRENT ENROLL.	PROJECTED ENROLL.	PROPOSED SCOPE	PROP. GRADE CONFIG.	SF OF NEW CONSTR	TOTAL SF	PLANNED PDE CAPACITY	TOTAL ESTIMATED COST LOW RANGE	TOTAL ESTIMATED COST HIGH RANGE
Cochran Primary School	K-3	78,247	700			Maintain	K-3	-	78,247	700	$ -	$ -
Hepburn-Lycoming Primary School	K-3	54,593	500			Maintain	K-3	-	54,593	500	$ -	$ -
Jackson Primary School	K-3	88,500	675			Maintain	K-3	-	88,500	675	$ -	$ -
Stevens Elementary School	K-3	57,222	425			**Renovations**	K-3	-	57,222	425	$ 19,992,962	$ 22,921,528
Curtin Intermediate School	4-6	112,974	775			**Renovations**	4-6	-	112,974	775	$ 26,140,220	$ 28,754,242
Lycoming Valley Intermediate School	4-6	116,285	600			**Renovations & Additions**	4-6	8,000	124,285	675	$ 32,545,386	$ 35,799,925
Williamsport Area Middle School	7-8	98,489	1261			Maintain	7-8	-	98,489	1261	$ -	$ -
Williamsport Area High School	9-12	539,554	2538			Maintain	9-12	-	539,554	2538	$ -	$ -
Total District		***1,145,864***	***7,474***	***-***	***-***			***8,000***	***1,153,864***	***7,549***	***78,678,568***	***87,475,695***

OPTION 2	**New Stevens Primary**, Renovations to Cochran Primary, Renovations to Curtin Intermediate and Renovations & Additions to Lycoming Valley Intermediate

FACILITY	EXST. GRADE CONFIG.	EXISTING AREA	EXISTING PDE CAPACITY	CURRENT ENROLL.	PROJECTED ENROLL.	PROPOSED SCOPE	PROP. GRADE CONFIG.	SF OF NEW CONSTR	TOTAL SF	PLANNED PDE CAPACITY	TOTAL ESTIMATED COST LOW RANGE	TOTAL ESTIMATED COST HIGH RANGE
Cochran Primary School	K-3	78,247	700			Maintain	K-3	-	78,247	700	$ -	$ -
Hepburn-Lycoming Primary School	K-3	54,593	500			Maintain	K-3	-	54,593	500	$ -	$ -
Jackson Primary School	K-3	88,500	675			Maintain	K-3	-	88,500	675	$ -	$ -
Stevens Elementary School	K-3	57,222	425			**New School**	K-3	49,600	49,600	425	$ 20,653,512	$ 22,718,864
Curtin Intermediate School	4-6	112,974	775			**Renovations**	4-6	-	112,974	775	$ 26,140,220	$ 28,754,242
Lycoming Valley Intermediate School	4-6	116,285	600			**Renovations & Additions**	4-6	8,000	124,285	675	$ 32,545,386	$ 35,799,925
Williamsport Area Middle School	7-8	98,489	1261			Maintain	7-8	-	98,489	1261	$ -	$ -
Williamsport Area High School	9-12	539,554	2538			Maintain	9-12	-	539,554	2538	$ -	$ -
Total District		***1,145,864***	***7,474***	***-***	***-***			***57,600***	***1,146,242***	***7,549***	***79,339,119***	***87,273,030***

OPTION 3	**Close Stevens Primary**, Renovations to Curtin Intermediate and Renovations & Additions to Lycoming Valley Intermediate

FACILITY	EXST. GRADE CONFIG.	EXISTING AREA	EXISTING PDE CAPACITY	CURRENT ENROLL.	PROJECTED ENROLL.	PROPOSED SCOPE	PROP. GRADE CONFIG.	SF OF NEW CONSTR	TOTAL SF	PLANNED PDE CAPACITY	TOTAL ESTIMATED COST LOW RANGE	TOTAL ESTIMATED COST HIGH RANGE
Cochran Primary School	K-3	78,247	700			Maintain	K-3	-	78,247	700	$ -	$ -
Hepburn-Lycoming Primary School	K-3	54,593	500			Maintain	K-3	-	54,593	500	$ -	$ -
Jackson Primary School	K-3	88,500	675			Maintain	K-3	-	88,500	675	$ -	$ -
Stevens Elementary School	K-3	57,222	425			**Close**		-	-	-	$ -	$ -
Curtin Intermediate School	4-6	112,974	775			**Renovations**	4-6	-	112,974	775	$ 26,140,220	$ 28,754,242
Lycoming Valley Intermediate School	4-6	116,285	600			**Renovations & Additions**	4-6	8,000	124,285	675	$ 32,545,386	$ 35,799,925
Williamsport Area Middle School	7-8	98,489	1,261			Maintain	7-8	-	98,489	1261	$ -	$ -
Williamsport Area High School	9-12	539,554	2,538			Maintain	9-12	-	539,554	2538	$ -	$ -
Total District		***1,145,864***	***7,474***	***-***	***-***			***8,000***	***1,096,642***	***7,124***	***58,685,606***	***64,554,167***

Crabtree, Rohrbaugh & Associates
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