

# South Williamsport Area School District

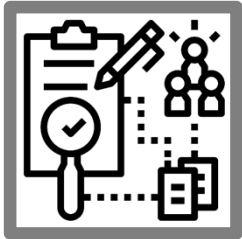
## District-wide Master Plan



Larson Design Group

## A Process that met all PDE PlanCon Requirements

The strategic planning process consisted of the following phases:



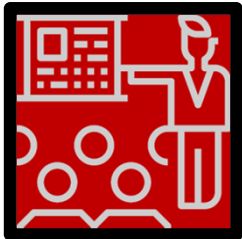
### **Phase 1: Data Collection**

A comprehensive evaluation of all facilities conditions and capacities, current and projected enrollments, and educational curriculum.



### **Phase 2: Option Generation**

The formulation of options for improvement of building utilization and implementation of 21st Century learning modalities across K12.



### **Phase 3: Master Action Plan**

The development of a master action plan for implementation of selected option(s) in accordance with all PlanCon requirements.

# Phase 1 Data Collection

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## Review of Findings

## Conclusions & Observations

### **Curriculum**

- 21st Century curriculums are demanding more technology oriented and flexible collaborative spaces than current buildings provide.
- Special programs have expanded over time.
- Buildings are not easily reconfigured for new learning paradigms.

## Conclusions & Observations

### Enrollment & Capacities

- South Williamsport Area School District student population declined from 1,577 in 1999/2000 to **1,282 currently**.
- Enrollment is estimated to remain relatively level over the next 10 years.
- District buildings can accommodate 1,795 regular and special education students. Calculations are based on practical capacity.
- District is running at a 71.9% utilization.

## Enrollment Projections (Average of All Methods)

School Year	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
2013/14	85	106	98	85	138	89	92	107	99	97	93	109	87	1,285
2014/15	98	93	104	98	90	137	91	97	103	102	107	86	117	1,323
2015/16	96	98	99	105	102	91	139	84	100	100	93	95	83	1,285
2016/17	77	94	103	94	105	94	92	139	90	92	92	93	94	1,259
2017/18	101	79	91	102	89	104	101	97	128	86	86	88	86	1,238
2018/19	97	104	84	102	101	104	102	102	92	126	95	87	91	1,287
2019/20	88	100	107	85	102	103	106	104	100	89	125	92	86	1,286
<b>October 2019</b>	<b>103</b>	<b>99</b>	<b>107</b>	<b>79</b>	<b>98</b>	<b>105</b>	<b>97</b>	<b>107</b>	<b>98</b>	<b>87</b>	<b>125</b>	<b>93</b>	<b>84</b>	<b>1,282</b>
2020/21	97	90	102	109	86	104	104	107	102	97	88	121	91	1,298
2021/22	93	100	92	104	109	87	106	106	106	98	96	85	119	1,301
2022/23	92	95	102	94	105	111	89	107	104	102	97	93	84	1,275
2023/24	94	94	98	104	94	106	113	90	106	101	101	94	91	1,286
2024/25	94	97	96	99	104	96	108	114	88	102	100	98	93	1,290
2025/26	94	97	99	98	100	106	97	110	112	85	101	97	96	1,291
2026/27	93	96	99	101	98	101	108	99	108	108	85	98	95	1,289
2027/28	94	96	98	101	101	100	103	110	97	104	107	82	96	1,289
2028/29	93	96	98	100	101	103	102	105	108	94	103	103	81	1,287

## Enrollment Projections (Average of All Methods)

School Year	ELEM	MIDDLE	INT	HIGH	HIGH	ELEM	HIGH	ELEM	HIGH	ELEM	HIGH	K-12	
	K-4	5-6	7-9	10-12	5-12	K-5	6-12	K-6	7-12	K-8	9-12	K-12	
2015/16	500	230	284	271	785	591	694	730	555	914	371	1,285	
2016/17	473	186	321	279	786	567	692	659	600	888	371	1,259	
2017/18	462	205	311	260	776	566	672	667	571	892	346	1,238	
2018/19	488	206	320	273	799	592	695	694	593	888	399	1,287	
2019/20	482	208	293	303	804	585	701	691	595	895	391	1,286	
								<b>688</b>	<b>594</b>			<b>1,282</b>	
2020/21	484	208	306	299	814	588	710	693	605	902	396	1,298	
2021/22	499	193	310	300	803	586	715	691	610	903	398	1,301	
2022/23	488	199	314	274	787	599	676	688	587	899	376	1,275	
2023/24	485	219	296	286	801	591	695	704	583	899	387	1,286	
2024/25	491	204	304	290	798	587	703	695	595	898	392	1,290	
2025/26	487	203	307	294	804	593	698	691	601	912	379	1,291	
2026/27	488	209	315	277	801	589	700	697	592	904	385	1,289	
2027/28	490	203	311	285	799	590	699	693	596	900	389	1,289	
2028/29	489	205	306	287	798	592	695	694	593	906	381	1,287	
MAX	499	219	315	303	814	599	715	704	610	912	398	1,301	
CURRENT + 15.0%	561	237	368	314	919	681	799	798	682	1,021	459	1,480	
GREATER	561	237	368	314	919	681	799	798	682	1,021	459	1,480	
2018-2029	1	- 1	- 14	14	- 1			- 0	0	18	- 18		
% Change	0.20%	-0.62%	-4.38%	5.23%	-0.13%	0.00%	0.00%	-0.04%	0.05%	2.04%	-4.55%	0.00%	

## Conclusions & Observations

### Existing Facility Conditions

- School Buildings are aging and in need of systemic remediation at an estimated project cost of **\$20,957,000**.
- Athletic facilities are outdated with inadequate support facilities with a renewal cost of **\$1,982,000**.



# Phase 2 Option Development

## Review of Process & Strategies

## Developed 11 different options that grouped into three major areas:

- 1 Upgrade all existing facilities.  
(\$23 - \$27 mil)**
- 2 Close Rommelt and/or Central Elementary and consolidate into two existing facilities.  
(\$26 - \$34 mil)**
- 3 Build a new facility and close one existing facility.  
(\$40+ mil)**

## Athletic resources grouped into two major options:

- 1** Update and repair existing facilities  
(\$2 mil)
- 2** Build new multi-sport stadium and address all other areas  
(\$4-\$7 mil)

# Resulting Preferred Building Option

**Option 2B Modified**

**Kindergarten – 6<sup>th</sup> Grade at Central Elementary**

**Grades 7 -12 at the JR / SR High School**

**Close Rommelt**

# The New Campus Plan



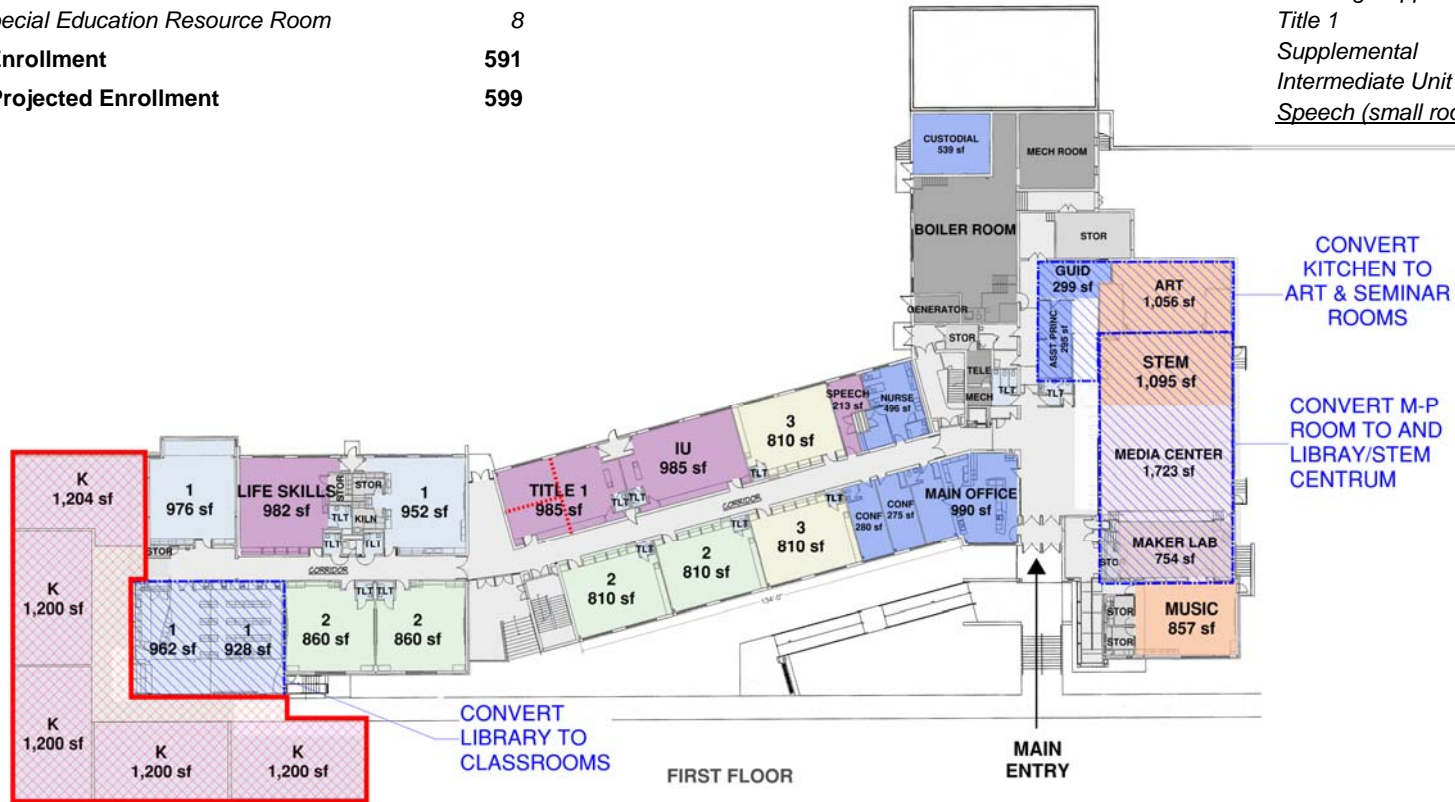


# Central Elementary School, K-6

# Plan, First Floor

<b>Practical Capacity</b>	<b>Gross FTE: 781</b>
5 Kindergarten Classrooms	100
24 1st Grade – 6th Grade Classrooms	600
4 Learning Support Classrooms	48
1 Intermediate Unit Classrooms	25
1 Special Education Resource Room	8
<b>Current Enrollment</b>	<b>591</b>
<b>Highest Projected Enrollment</b>	<b>599</b>

<b>Required Classroom Counts</b>	
Kindergarten	5
Grades 1-6	24
Life Skills	1
Learning Support (1/2 size)	4
Title 1	1
Supplemental	2
Intermediate Unit	1
Speech (small room)	1



**ADD 5 CLASSROOM KINDERGARTEN WING (6,500 SQ FT)**

CONVERT LIBRARY TO CLASSROOMS

CONVERT KITCHEN TO ART & SEMINAR ROOMS

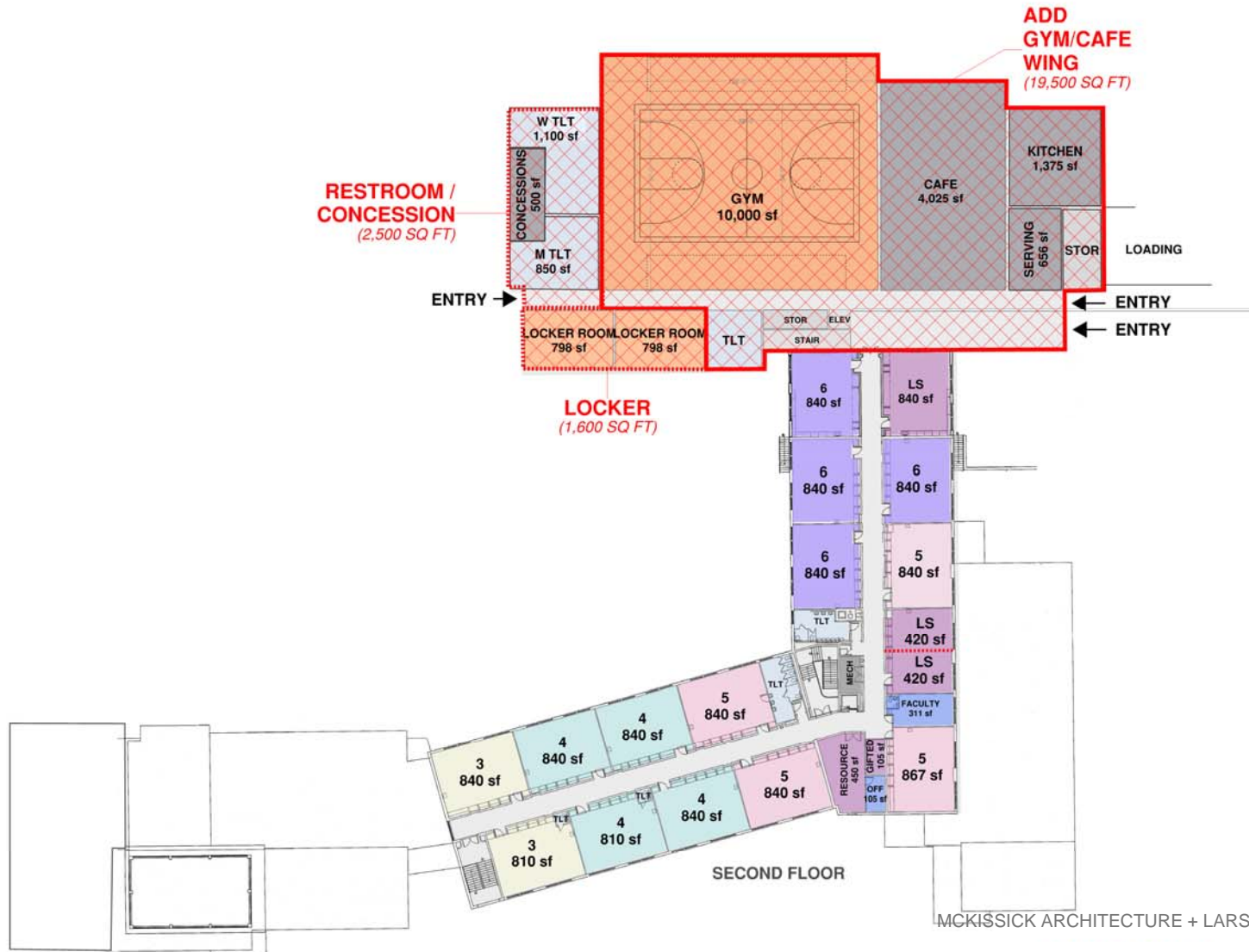
CONVERT M-P ROOM TO AND LIBRARY/STEM CENTRUM

ES Plan  
1st Floor

ES Plan  
2nd Floor

Central Elementary School, K-6

Plan, Second Floor



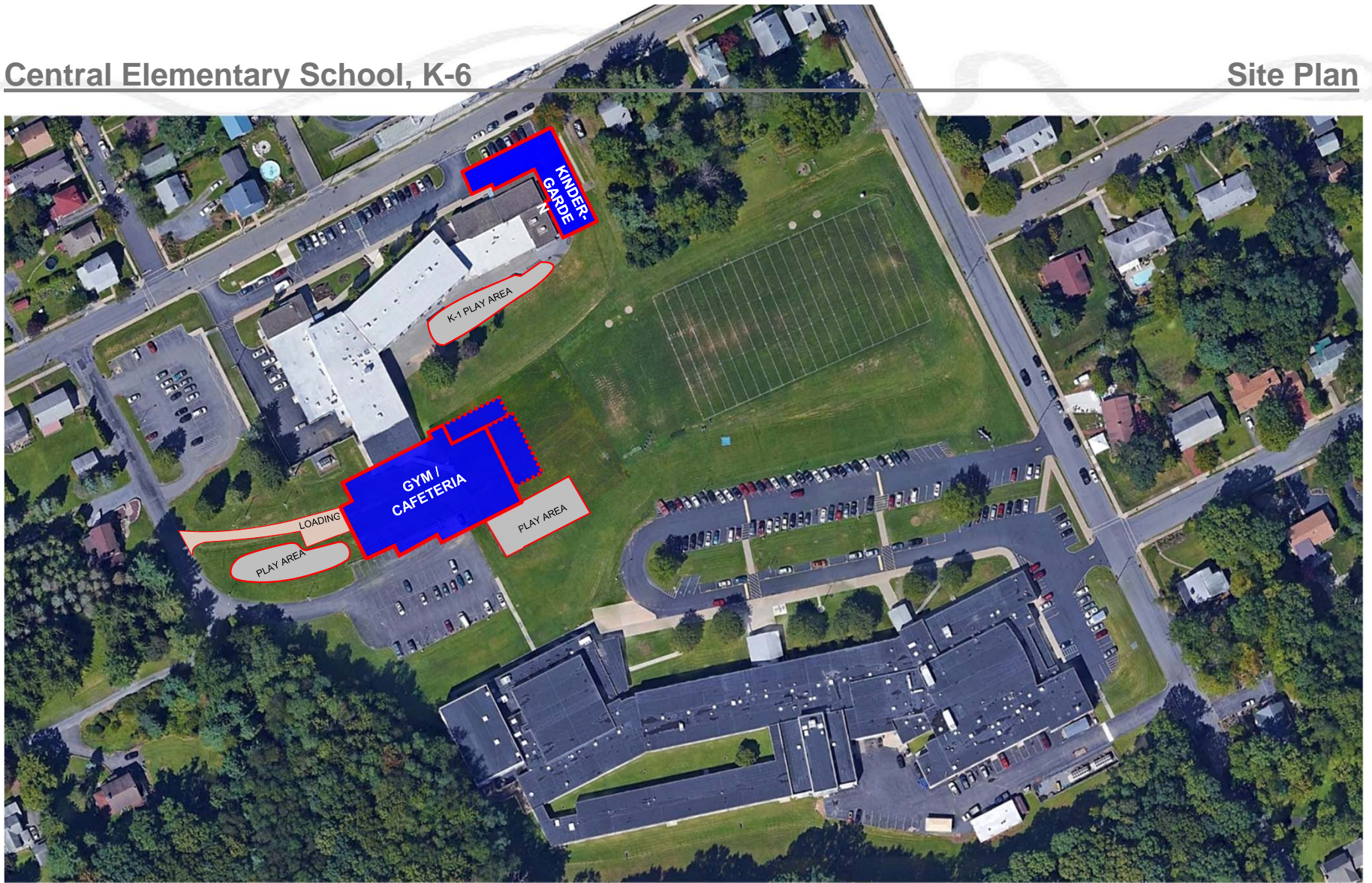
ES Plan  
1st Floor

ES Plan  
2nd Floor



# Central Elementary School, K-6

# Site Plan





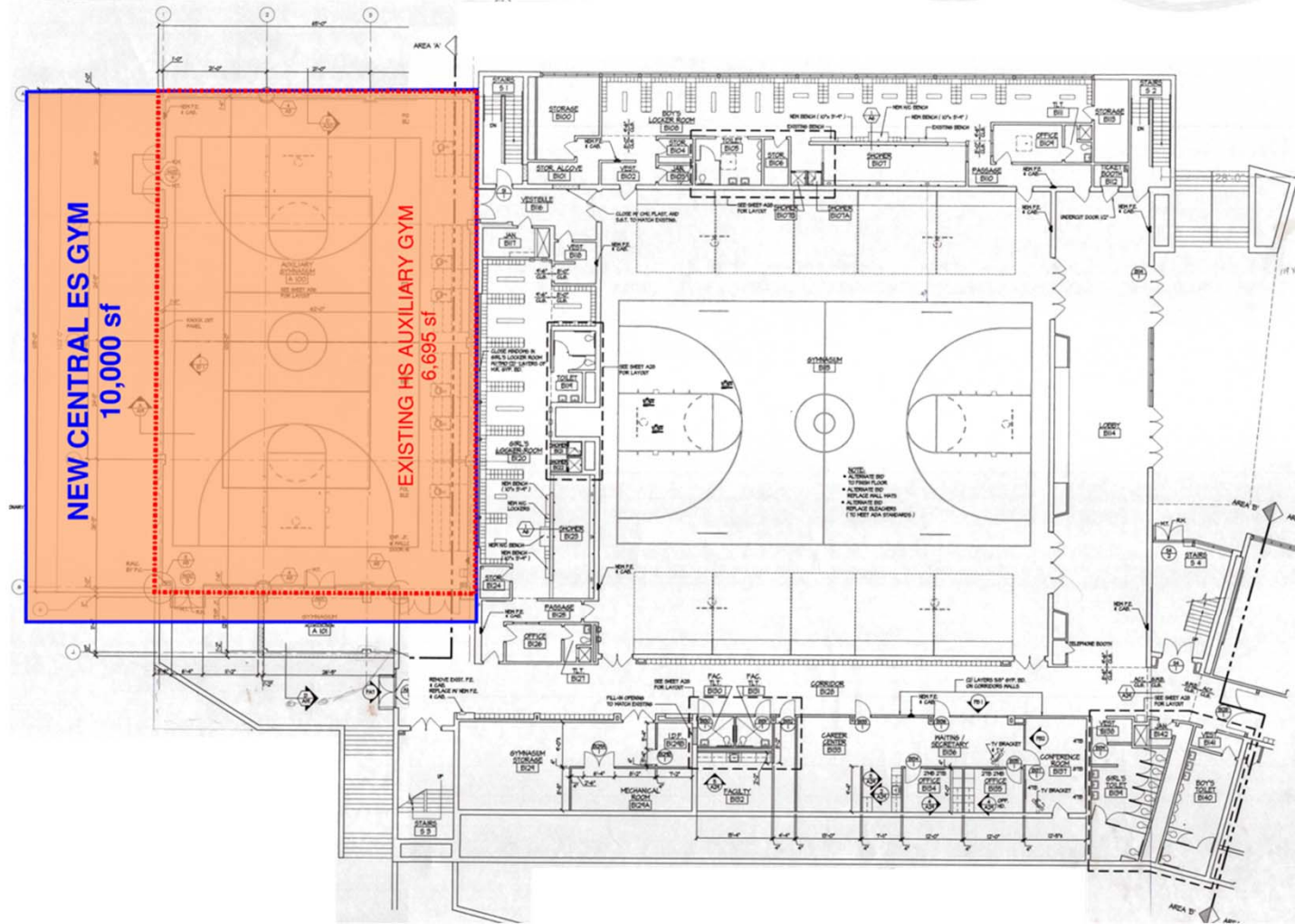
# Central Elementary: Competition Gym Analysis vs. Existing Multipurpose Room



GROUND FLOOR PLAN - UNIT 'A'

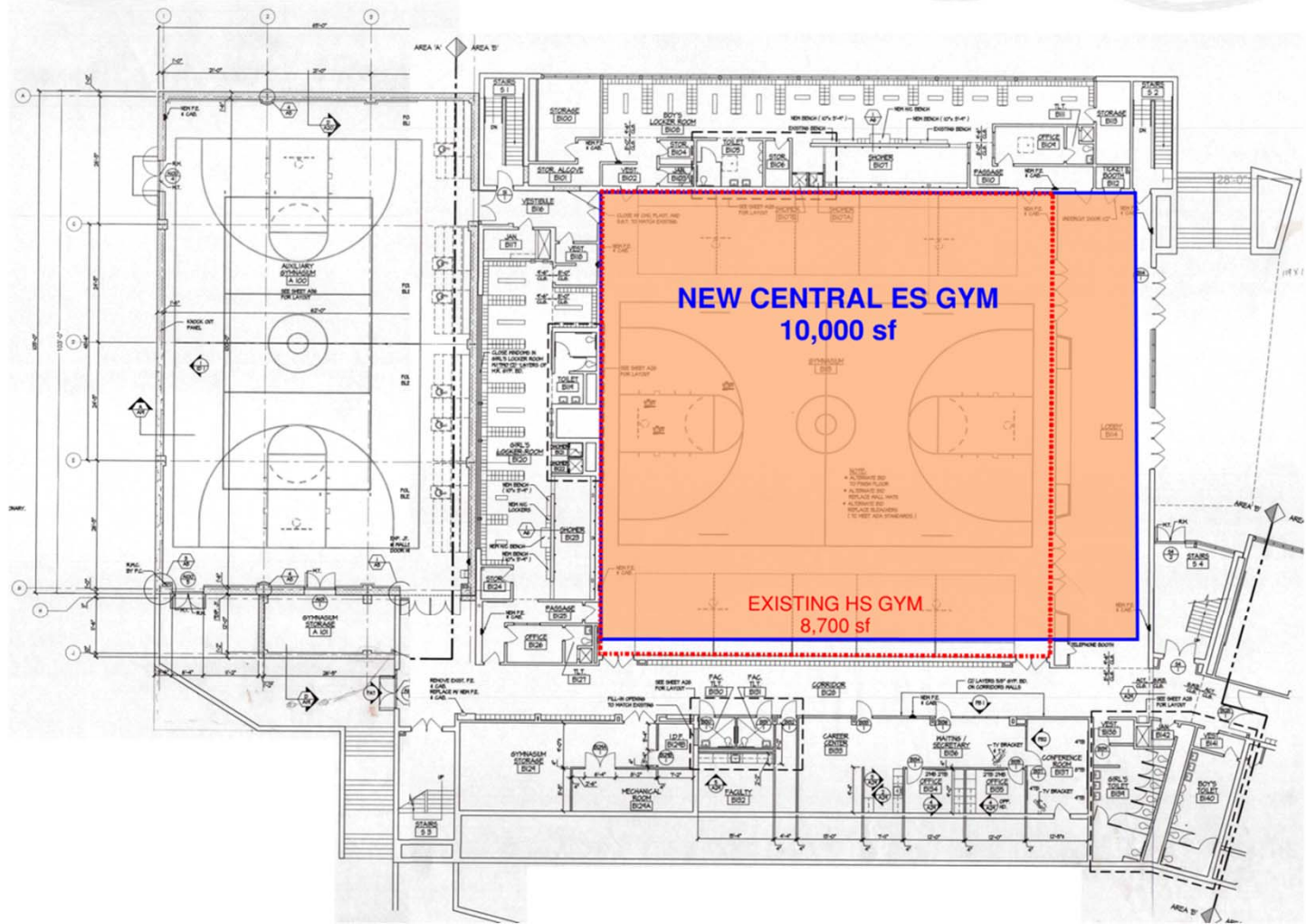
# Central Elementary: Competition Gym Analysis

# vs. Existing High School Aux Gym



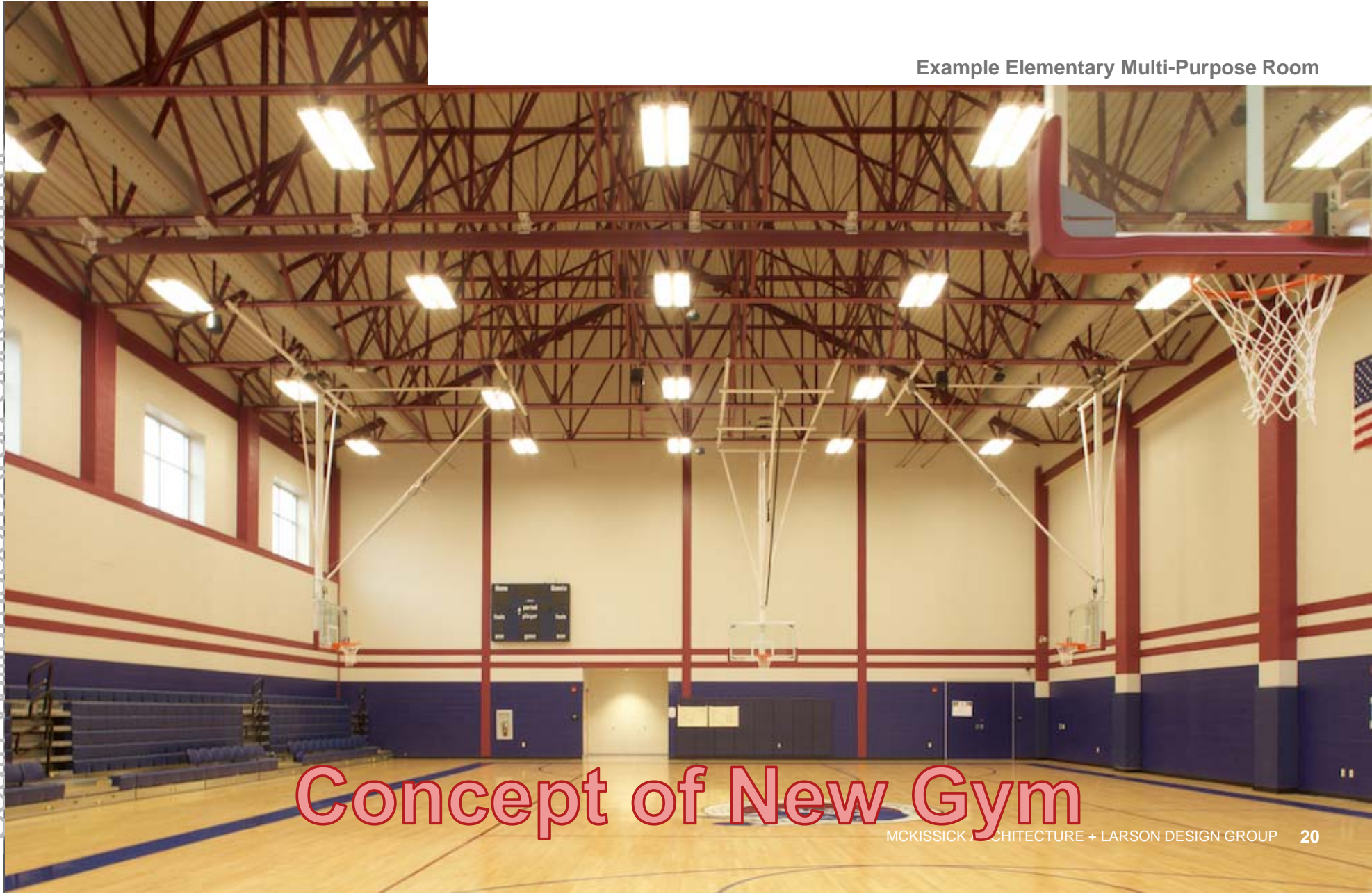
# Central Elementary: Competition Gym Analysis

# vs. Existing High School Gym





Example Elementary Multi-Purpose Room



# Concept of New Gym



High School, 7-12

Site Plan/First Floor





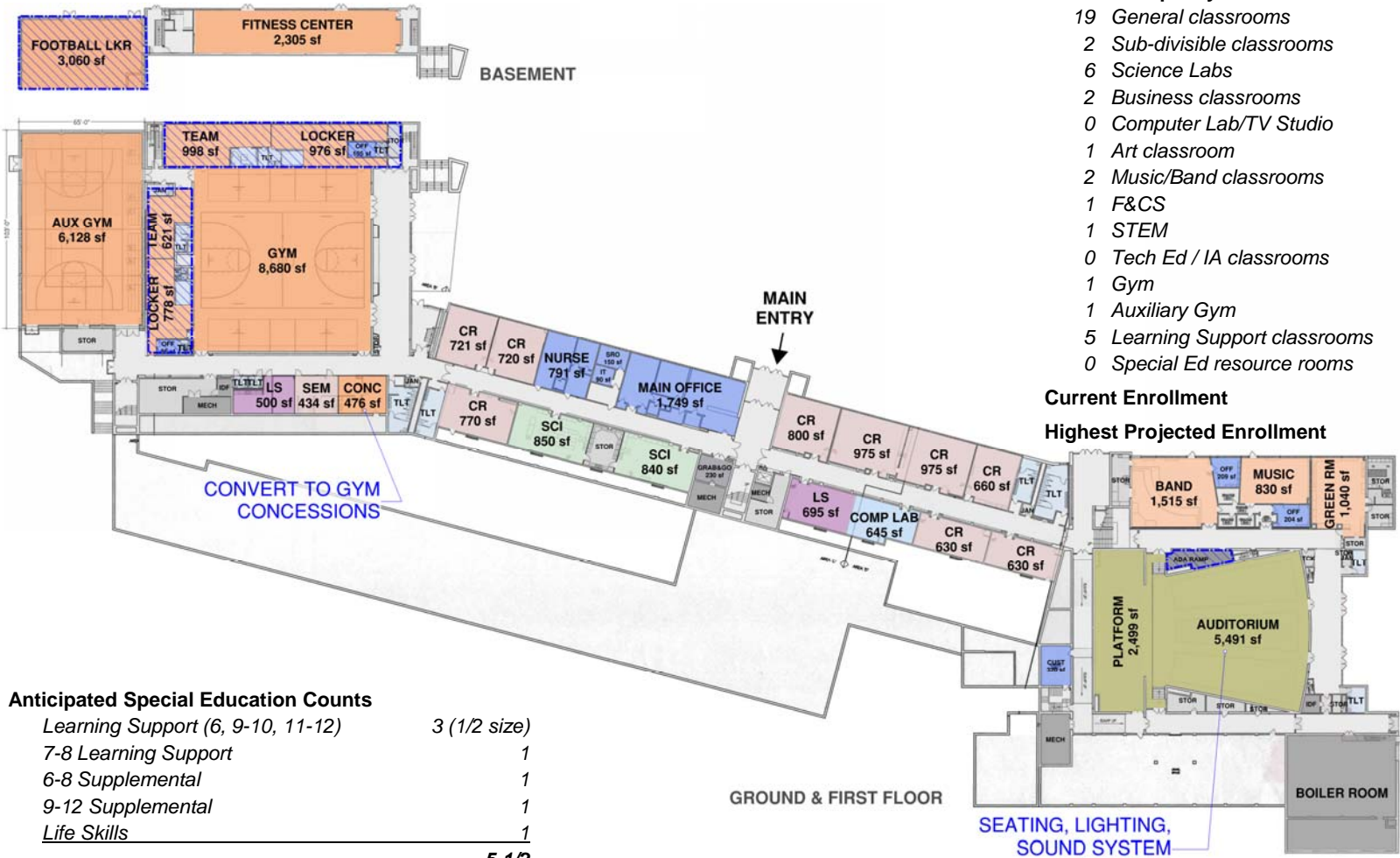
# New Stadium

# Plan



# South Williamsport Area Jr/Sr HS, 7-12

# Plans, First Floor



Practical Capacity		Gross FTE: 930 / 90%: 837
19	General classrooms	475
2	Sub-divisible classrooms	50
6	Science Labs	120
2	Business classrooms	50
0	Computer Lab/TV Studio	0
1	Art classroom	20
2	Music/Band classrooms	50
1	F&CS	20
1	STEM	25
0	Tech Ed / IA classrooms	0
1	Gym	30
1	Auxiliary Gym	30
5	Learning Support classrooms	60
0	Special Ed resource rooms	0

<b>Current Enrollment</b>	<b>691</b>
<b>Highest Projected Enrollment</b>	<b>715</b>

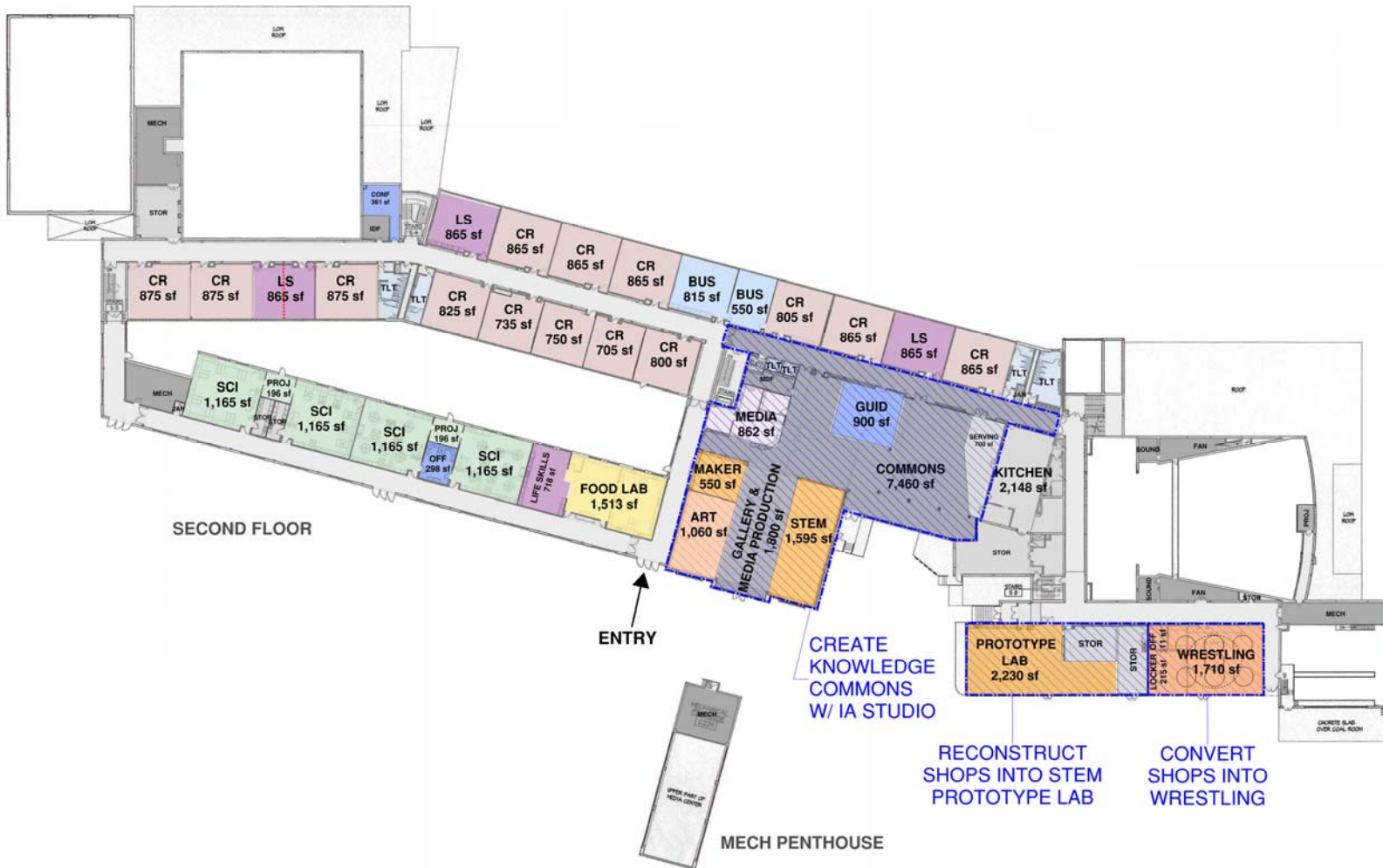
Anticipated Special Education Counts	
Learning Support (6, 9-10, 11-12)	3 (1/2 size)
7-8 Learning Support	1
6-8 Supplemental	1
9-12 Supplemental	1
Life Skills	1
<b>Total</b>	<b>5 1/2</b>

SEATING, LIGHTING, SOUND SYSTEM UPGRADES

HS Plan  
1st Floor

HS Plan  
2nd Floor





HS Plan  
1st Floor

HS Plan  
2nd Floor



# Concept of Learning Commons

South Williamsport Area School District





Example 1961 High School Conversion









# Concept of Design Lab



Master Plan

Site Plan



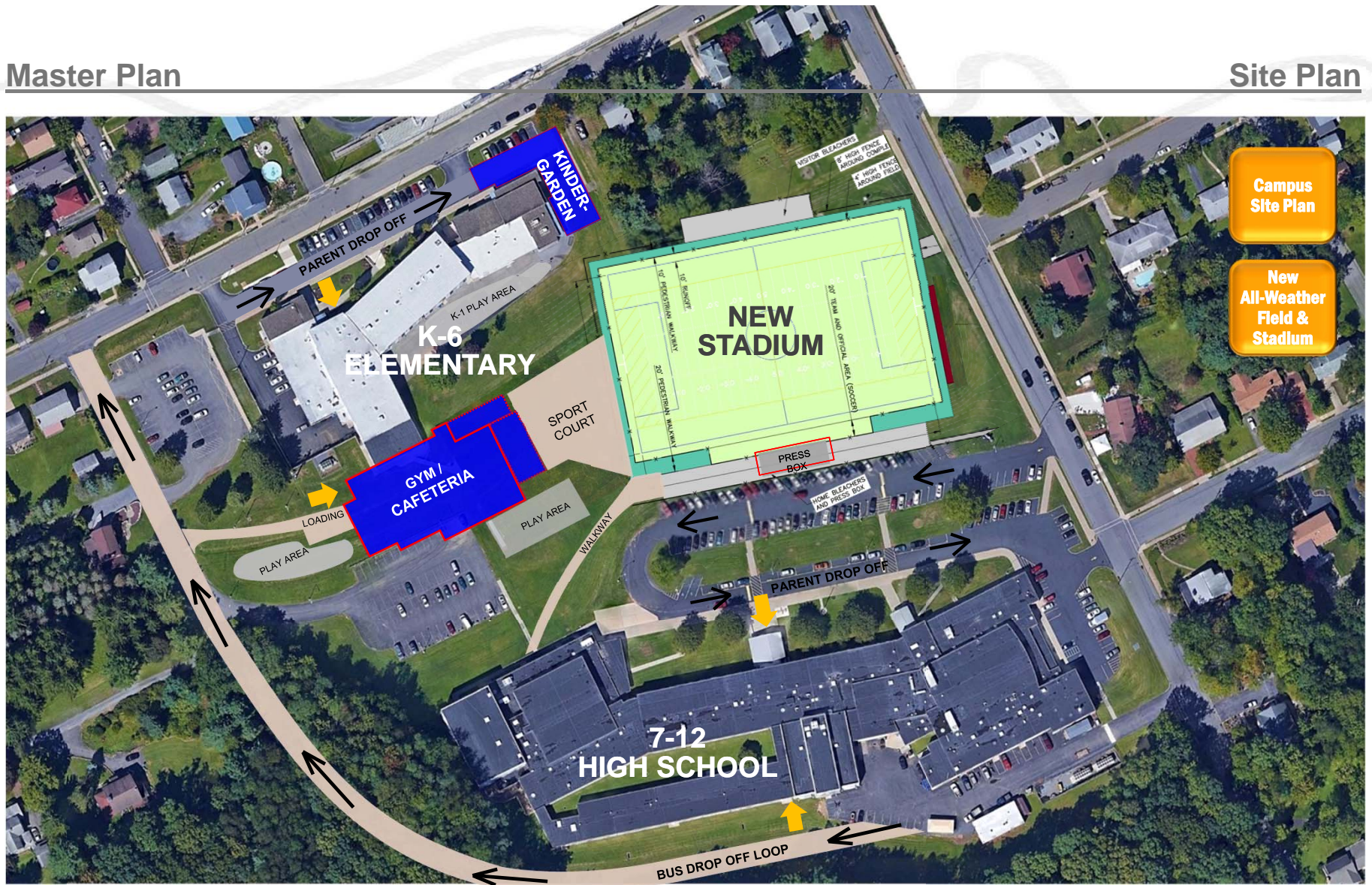
Campus Site Plan

New All-Weather Field & Stadium



Master Plan

Site Plan



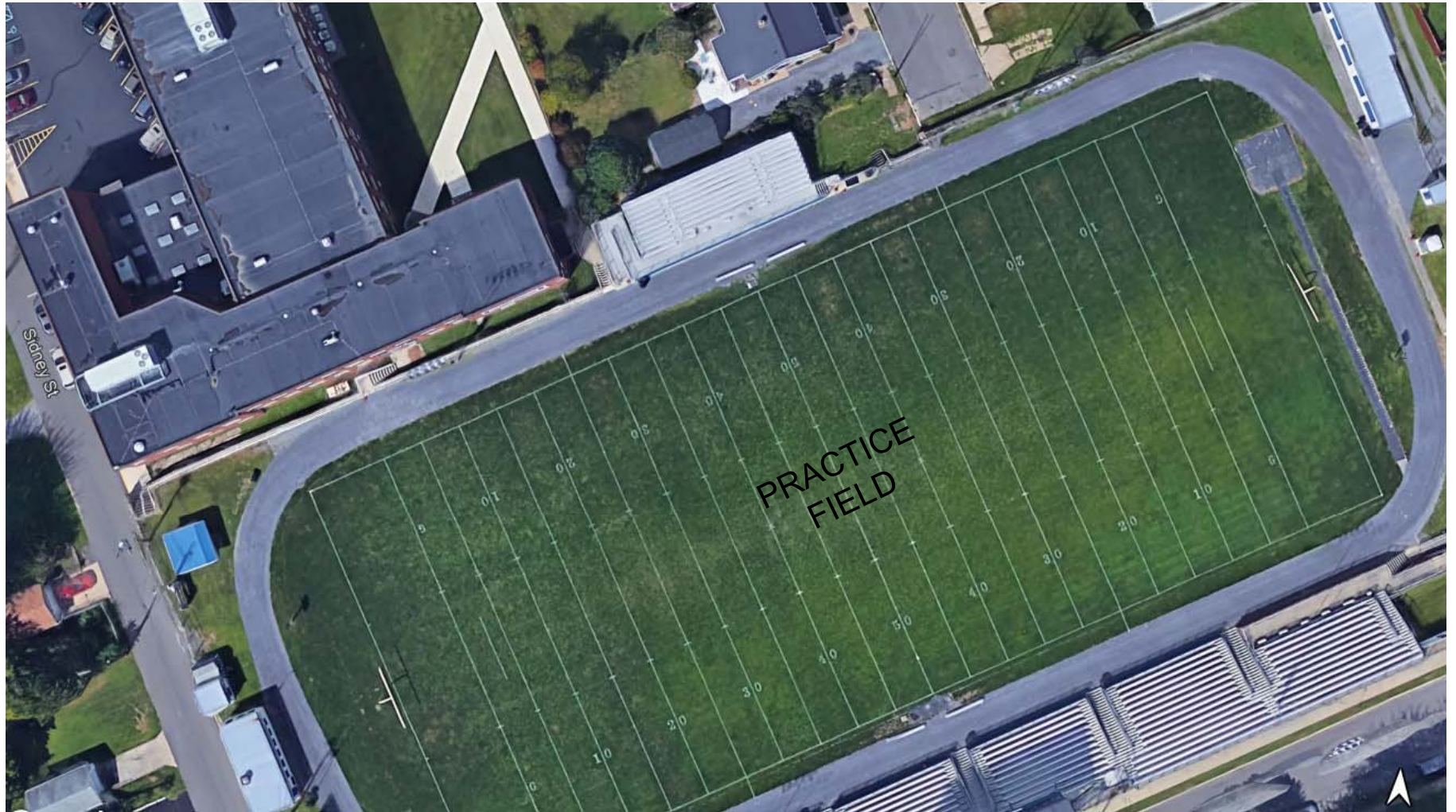
Campus Site Plan

New All-Weather Field & Stadium



**Athletic Facilities**

**Existing On-site Practice Field**





Athletic Facilities

Off-site Field Upgrades







# Implementation Costs

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## Option 2B Modified

**Project Costs**

**Central Elementary**

<b>Central ES Construction Cost Summary</b>	<b>Renovation</b>	<b>New Construction</b>	<b>Total</b>
<b>Site</b>	\$ 323,375	\$ 471,773	\$ 795,148
<b>New Construction</b>	\$ -	\$ 6,675,947	\$ 6,675,947
<b>Architectural</b>	\$ 1,602,371	\$ -	\$ 1,602,371
<b>Mechanical, Electrical, Plumbing</b>	\$ 1,825,349	\$ -	\$ 1,825,349
<b>Building Codes</b>	\$ 136,210	\$ -	\$ 136,210
<b>Educational Upgrades</b>	\$ 1,063,283	\$ -	\$ 1,063,283
<b>Total Construction Cost</b>	<b>\$ 4,950,588</b>	<b>\$ 7,147,720</b>	<b>\$ 12,098,308</b>

<b>Central ES Project Cost Summary</b>	<b>Renovation</b>	<b>New Construction</b>	<b>Total</b>
<b>Total Construction Cost</b>	\$ 4,950,588	\$ 7,147,720	\$ 12,098,308
<b>Furnishings Allowance @ 4%</b>	\$ 198,024	\$ 285,909	\$ 483,932
<b>Project Related Costs @ 17%</b>	\$ 841,600	\$ 1,215,112	\$ 2,056,712
<b>Total Project Cost</b>	<b>\$ 5,990,211</b>	<b>\$ 8,648,741</b>	<b>\$ 14,638,952</b>

<b>Technology Upgrades (Included in Above) Phone, PA, Data, Security</b>	<b>\$ 209,400</b>
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**Project Costs**

**Central Elementary**

<b>Central ES Additional Scope Items For Consideration</b>			
Replace Lighting with LED (original building)	46,210.0 SF	\$ 4.50 / SF	\$ 207,945
Replace Lighting with LED (1998 building)	7,130.0 SF	\$ 4.50 / SF	\$ 32,085
Replace Lighting with LED (2001 building)	2,500.0 SF	\$ 4.50 / SF	\$ 11,250
<b>Construction Cost</b>			<b>\$ 251,280</b>
Project Related (Soft) Cost	\$ 251,280 @ 17 %		\$ 42,718
<b>Total Project Cost</b>			<b>\$ 293,998</b>
<b>Ballpark Annual Debt Service on Additional Alternates</b>			<b>\$ 16,758</b>

**Project Costs**

**High School**

<b>HS Construction Cost Summary</b>	<b>Renovation</b>	<b>New Construction</b>	<b>Total</b>
<b>Site</b>	\$ 358,320	\$ -	\$ 358,320
<b>New Construction</b>	\$ -	\$ -	\$ -
<b>Architectural</b>	\$ 3,943,173	\$ -	\$ 3,943,173
<b>Mechanical, Electrical, Plumbing</b>	\$ 3,871,221	\$ -	\$ 3,871,221
<b>Building Codes</b>	\$ 248,486	\$ -	\$ 248,486
<b>Educational Upgrades</b>	\$ 2,655,675	\$ -	\$ 2,655,675
<b>Total Construction Cost</b>	<b>\$ 11,076,875</b>	<b>\$ -</b>	<b>\$ 11,076,875</b>

<b>HS Project Cost Summary</b>	<b>Renovation</b>	<b>New Construction</b>	<b>Total</b>
<b>Total Construction Cost</b>	\$ 11,076,875	\$ -	\$ 11,076,875
<b>Furnishings Allowance @ 4%</b>	\$ 443,075	\$ -	\$ 443,075
<b>Project Related Costs @ 17%</b>	\$ 1,883,069	\$ -	\$ 1,883,069
<b>Total Project Cost</b>	<b>\$ 13,403,018</b>	<b>\$ -</b>	<b>\$ 13,403,018</b>

<b>Technology Upgrades (Included in Above) Phone, PA, Data, Security</b>	<b>\$ 333,201</b>
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**Project Costs**

**High School**

<b>Additional Scope Items For Consideration</b>			
Original Replace Lighting - LED Conversion	111,262.0 SF	\$ 4.50 / SF	\$ 500,679
2001 Building Replace Lighting - LED Conversion	24,400.0 SF	\$ 4.50 / SF	\$ 109,800
			<b>\$ 610,479</b>
Project Related Costs at 17%	\$ 610,479 @ 17 %		\$ 103,781
			<b>\$ 714,260</b>
<b>Ballpark Annual Debt Service on Additional Alternates</b>			<b>\$ 40,713</b>

Project Costs

Athletics

Stadium

• Total Construction Cost	\$2,910,880
• <u>Soft Costs</u>	\$407,523
<b>Total Project Cost</b>	<b>\$3,318,403</b>

Existing Fields

• Total Construction Cost	\$92,575
• <u>Soft Costs</u>	\$12,961
<b>Total Project Cost</b>	<b>\$105,536</b>

Existing Stadium Maintenance

• Total Construction Cost	\$86,900
• <u>Soft Costs</u>	\$12,166
<b>Total Project Cost</b>	<b>\$99,066</b>

## South Williamsport Area School District

We want to hear your ideas, thoughts, and suggestions on this project.

Grab a card. Write down what you think. Drop it in the basket or mail it later.

