

District-wide Upgrades

January 10, 2022

South Williamsport Area School District

Board of Directors Meeting



Larson Design Group

Master Planning

2019 Feasibility Study

November 2018 – November 2019

a successful feasibility study process was completed.

The strategic planning process in 2019 consisted of the following phases to meet all PDE PlanCon Requirements:



Phase 1: Data Collection

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.

Resulting Preferred Option

2019 Feasibility Study



Athletic Facilities - Existing On-site Practice Field

2019 Feasibility Study



Athletic Facilities - Off-site Field Upgrades

2019 Feasibility Study





January 2020 Board authorized McKissick Architecture to proceed with initial design of Central ES, HS, Athletic stadium

- All 3 projects would go through schematic design to confirm overall costs/timelines and scope
- Central ES would then proceed through design as first step in executing master plan
- Staff and administrative review meetings were held
- Met with BAT to review data being gathered and provide guidance on plan refinement

March 30, 2020 Board put the projects on hold (due to unknown impact of pandemic)

October 2021 Board authorized McKissick to restart Master District upgrade planning to consider potential modifications as a result of time passed.

2021 Master Planning Reboot

Charge

- Enrollment and Grade Alignment Re-Confirmation
- Elementary
 - Re-assess occupant load on building
 - Re-explore dual use fieldhouse/elementary cafeteria addition
- Secondary
 - Consider as capital improvement project with balanced focus on educational delivery.
 - Re-evaluate elements after occurrence of one-to-one computing
- Stadium Location
 - Re-evaluate upgrades to the current District stadium in lieu of new stadium project on the main campus, or Community Park
 - Re-evaluate plan to construct a track at the community park location
- Rommelt
 - Reconsider repurposing Rommelt School to accommodate stadium support, as well as District Administration offices or other non-direct instruction uses.
- HVAC System Scope
 - Evaluate alternative wholistic systems & paybacks

Our Building Advisory Team (BAT) Process

Owner-formed team

Meets Continually Throughout Project

- Collect & Analyze Facts
- Determine Needs
- Establish Goals
- Uncover & Test Concepts
- Resolve Issues Quickly as they Arise

The OWNER controls the flow of information

Builds trust with community & taxpayers

Re-assembled the Building Advisory Team (BAT) Steering Committee

- 11/02/21 - Meeting #1 Kickoff
- 11/16/21 - Meeting #2
- 11/30/21 - Meeting #3
- 12/14/21 - Meeting #4
- 01/05/22 - Meeting #5

Revisited existing conditions at HS, ES and Morgan Stadium

- 11/04/21 - Facilities Dept MEP review
- 11/04/21 - ES and HS review with Administration
- 11/09/21 - Facilities Dept Architectural Review
- 11/17/21 - Facilities Dept MEP Review
- 12/08/21 - Borough Meeting
- 12/20/21 - Structural assessment of existing stadium/topographic measurements

Enrollment Targets

Enrollment & Capacities

- SWASD student population declined from 1,577 in 1999/2000 to **1,208 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 **67.3%** utilization.
- 2028/29 was projected at 1,287 pupils (*pre-pandemic*)

Committee Recommendations

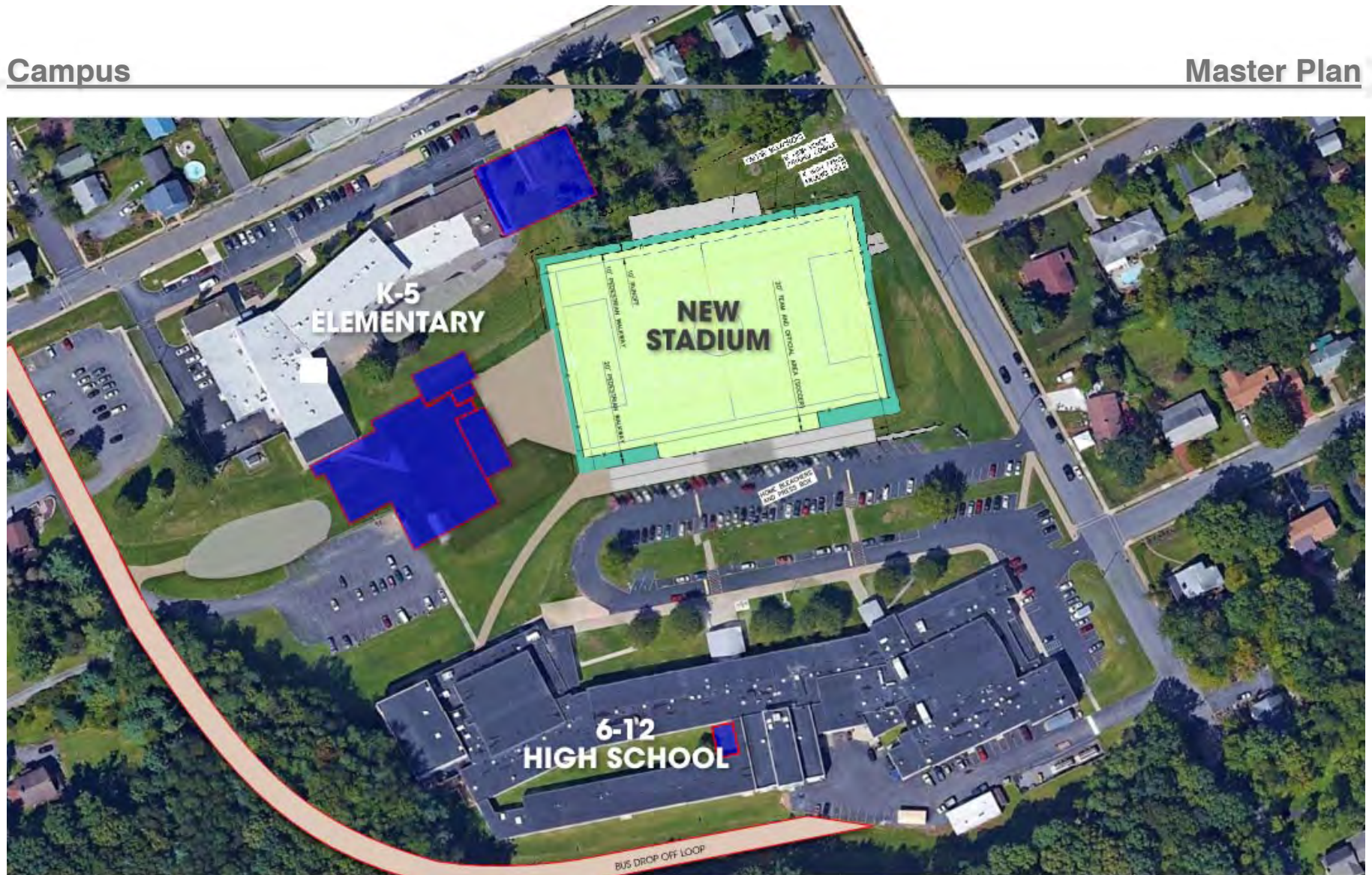
- K-5 Solution at Central desirable
- 6-12 Solution appears to work at current High School
- ES/MS-HS Heating Cooling and Ventilation Systems upgrades should provide for improved outside air and internal distribution.
- Creation of a shared HS-MS/ES facility including a support for a competition Gym should be considered. This facility should include training, locker rooms, and concession stand. If possible, these elements should be sized to support future stadium at this site.

- Construction of an internal bus circulation loop should be included to improve the parent car circulation at both ES and MS/HS as well as provide additional parking.
- Construction of new all-weather stadium at HS site in conjunction with field house support spaces in new community wing should be considered. This field should be at least 220 foot in width to accommodate maximum number of sports.
- Basic life extension improvements to the current Morgan stadium should be included.
- Field upgrades at current community park location for baseball/softball and soccer fields should be budgeted.
- Construction of field & track facility including an all-weather track should be a separate project located on District owned land at community park
- The ultimate Rommelt Buildings reuse remains to be determined, which could include use for district administration in whole or in part and/or for lease by outside agencies

Resulting Concept Plans

Campus

Master Plan



PlanCon A11, A12, and A18

[illegible]

ELEMENTARY ROOM SCHEDULE FOR PROJECT BUILDING (2 OF 2)												
PROJECT NAME: South Williamson Area School District			PROJECT NAME: Central Elementary - Updated 11/30/2021						PROJECT NAME: K - 5			
PROJECT PLANNED SPACES - SCHEDULED AREA ONLY												
EXISTING												
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	TOTAL
UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT	UNIT
TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE
NO. OF SEAT	NO. OF SEAT	NO. OF SEAT	NO. OF SEAT	NO. OF SEAT	NO. OF SEAT	NO. OF SEAT	NO. OF SEAT	NO. OF SEAT	NO. OF SEAT	NO. OF SEAT	NO. OF SEAT	NO. OF SEAT
COMPUTER ROOM	XXXX				XXXX					XXXX		
COMPUTER ROOM	XXXX				XXXX					XXXX		
COMPUTER ROOM	XXXX				XXXX					XXXX		
ART ROOM	XXXX	823	1.0		823	XXXX				XXXX	823	
ART ROOM	XXXX	478	1.0		478	XXXX				XXXX	478	
ART ROOM	XXXX				XXXX					XXXX		
MUSIC ROOM	XXXX	862	1.0		862	XXXX				XXXX	862	
MUSIC ROOM	XXXX				XXXX					XXXX		
MUSIC ROOM	XXXX				XXXX					XXXX		
MUSIC ROOM	XXXX				XXXX					XXXX		
OTHER: LBI	XXXX	897	1.0		897	XXXX				XXXX		
OTHER: STEM	XXXX	1,269	1.0		1,269	XXXX				XXXX		
MULTI-PURPOSE RM	XXXX				XXXX					XXXX		
STAGE/PLATFORM	XXXX				XXXX	10,788	1.0		10,788	XXXX		
LOCKER ROOM, DRIVING	XXXX				XXXX					XXXX		
& SHOWER RM - BOYS	XXXX				XXXX					XXXX		
LOCKER ROOM, DRIVING	XXXX				XXXX	800	1.0		800	XXXX		
& SHOWER RM - GIRLS	XXXX				XXXX					XXXX		
WATATORUM	XXXX				XXXX	1,009	1.0		1,009	XXXX		
KITCHEN & STORAGE	XXXX				XXXX					XXXX		
# OF SERVINGS:	XXXX				XXXX					XXXX		
MEALS PREPARED PER	XXXX				XXXX					XXXX		
SERVING:	XXXX				XXXX	3,000	1.0		3,000	XXXX		
CAFETERIA	XXXX				XXXX					XXXX		
TO SEAT:	XXXX				XXXX	2,592	1.0		2,592	XXXX		
FACULTY DINING ROOM	XXXX				XXXX					XXXX		
FACULTY ROOM	XXXX	440	1.0		440	XXXX				XXXX		
HEALTH SUITE (NURSE)	XXXX	826	1.0		826	XXXX				XXXX		
BLOG ADMIN/GUIDANCE	XXXX				XXXX					XXXX		
TOTAL STAFF:	XXXX	2,081	1.0		2,081	XXXX				XXXX		
OTHER: Official Locker	XXXX				XXXX	213	1.0		213	XXXX		
OTHER: Training	XXXX				XXXX	280	1.0		280	XXXX		
OTHER:	XXXX				XXXX					XXXX		
OTHER:	XXXX				XXXX					XXXX		
OTHER:	XXXX				XXXX					XXXX		
OTHER:	XXXX				XXXX					XXXX		
PAGE A12 SUBTOTAL	XXXX	XXXXXX	XXXXXX		7,678	XXXXXX	XXXXXX	XXXXXX		XXXXXX		
PAGE A11 SUBTOTAL	XXXX	XXXXXX	XXXXXX		19,893	525	XXXXXX	XXXXXX	3,600	100		
BUILDING TOTAL	XXXX	XXXXXX	XXXXXX		27,571	525	XXXXXX	XXXXXX	72,282	100	49,965	

2 Regular and Special Education Instruction - Verified
3 Justified Elementary or Middle School Instruction - Verified
4 that may be recorded in a separate document
REVISED JULY 3, 2010

FORM EXPIRES 6-30-12

PLAN COM

[illegible]

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Central Elementary School, K-5

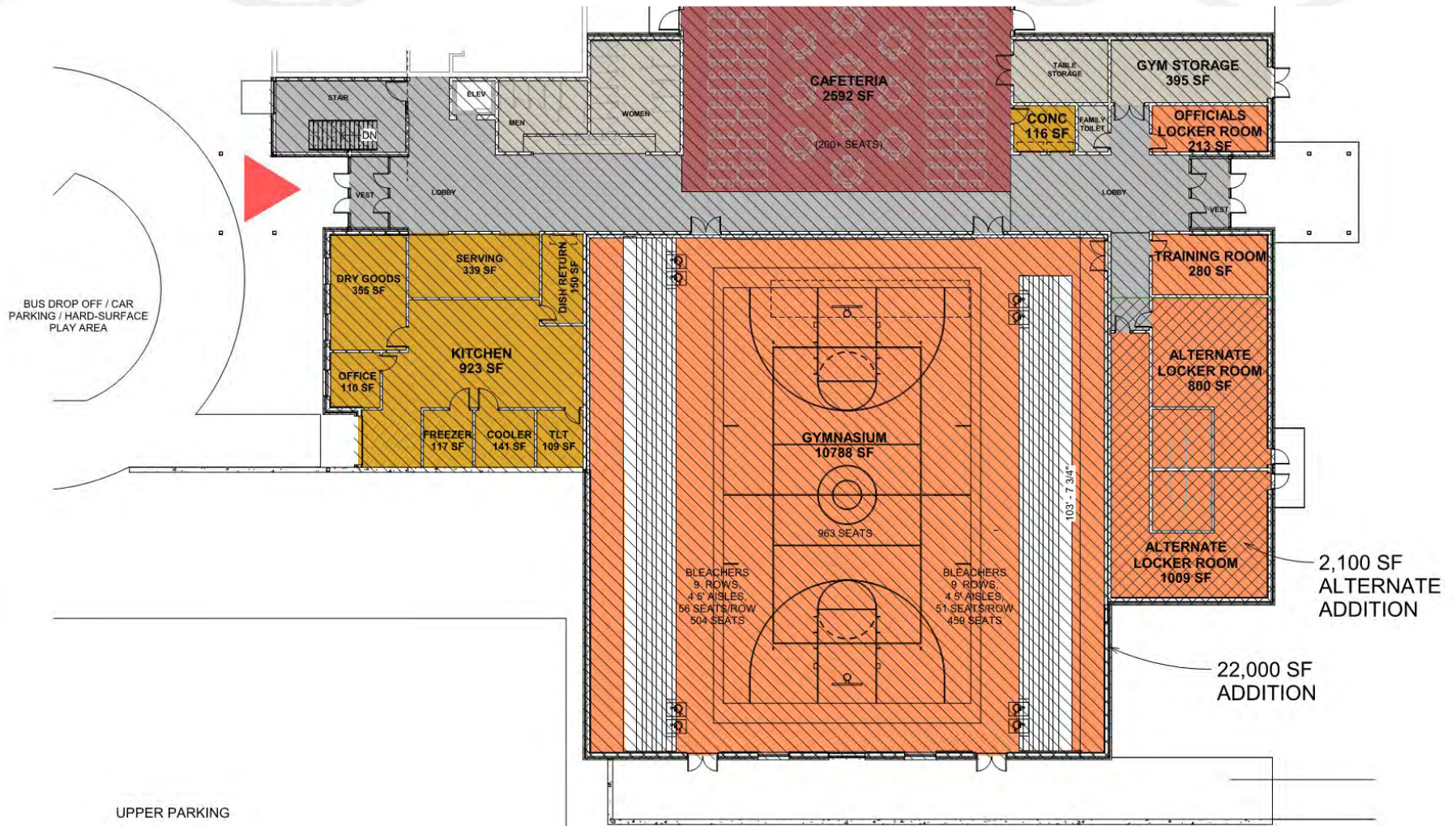
Plan, First Floor





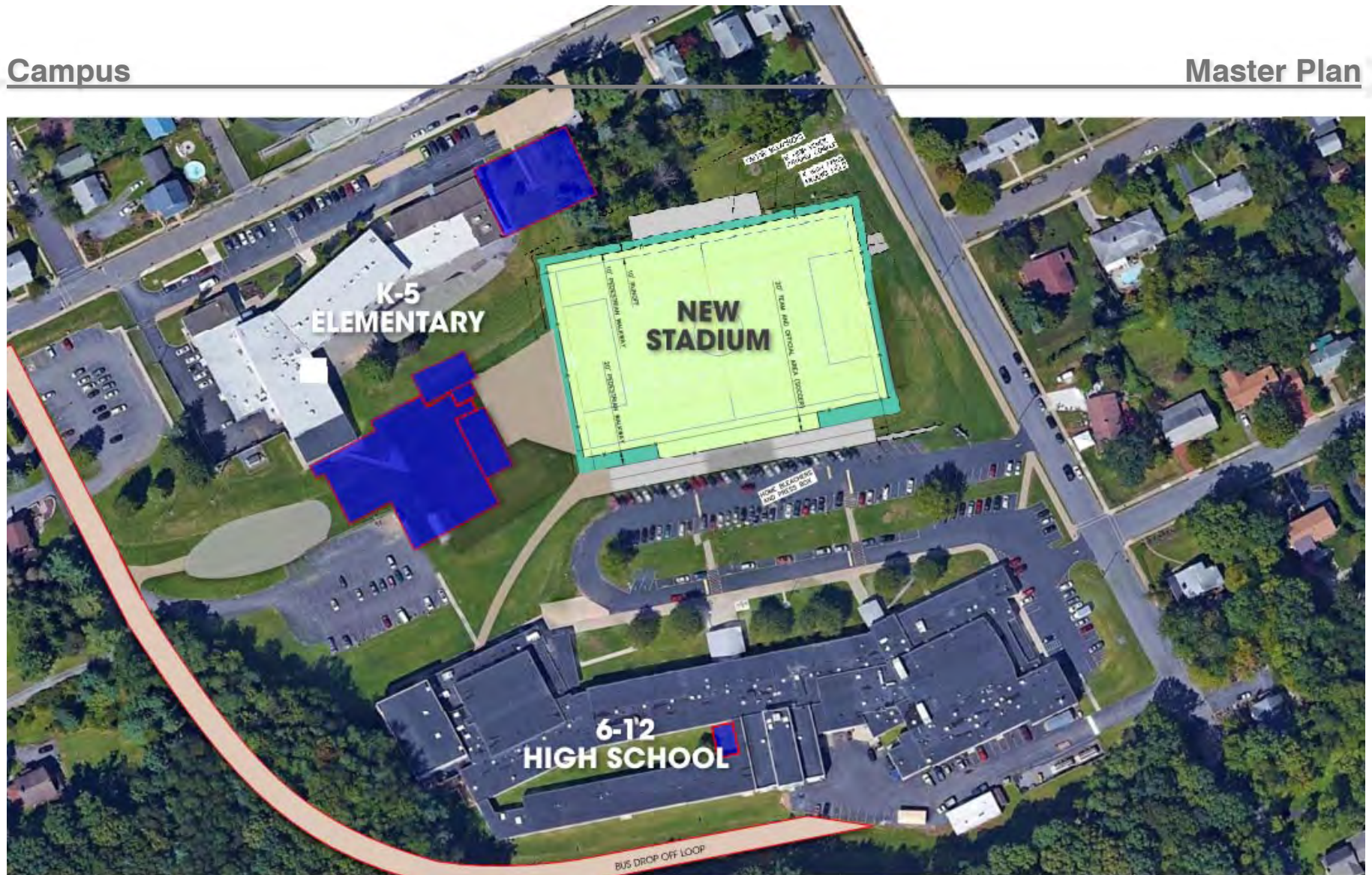
Central Elementary School, K-5

Plan, Third Floor – Community Center



Campus

Master Plan



[illegible]

SCHEDULE FOR PROJECT BUILDING (2 OF 3)											
Project Name: South Willamette Area MS/HS High School 11-30-21										Worksheet: G - 12	
PROJECT PLANNED SPACES - SCHEDULED AREA ONLY											
REVISION:											
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CUP	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CUP	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CUP	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CUP

MIDDLE/SECONDARY ROOM SCHEDULE FOR PROJECT BUILDING (3 OF 3)											
Project Name: South Willamette Area MS/HS High School 11-30-21										Worksheet: G - 12	
PROJECT PLANNED SPACES - SCHEDULED AREA ONLY											
REVISION:											
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12
NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CUP	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CUP	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CUP	NUMBER OF UNITS	TOTAL AREA SQ FT	TOTAL FTE CUP
EXISTING											
NEW											
NAME OF SPACE											
GYM 43000+ SQ FT	66	6,600	0	0	0	0	0	0	0	0	0
GYM 43000+ SQ FT	33										
2500 SQ FT AUX GYM	XXX										
1000 SQ FT ADAPT GYM	XXX										
WRESTLING ROOM	XXX	3,000	1.0	3,000	XXX						
WEIGHT ROOM	XXX	3,000	1.0	3,000	XXX						
LOCKER ROOM, DRINKING & SHOWER RM - BOYS	XXX	1,493	1.0	1,493	XXX						
LOCKER ROOM, DRINKING & SHOWER RM - GIRLS	XXX	1,782	1.0	1,782	XXX						
TEAM ROOM	XXX				XXX						
TEAM ROOM	XXX	105	1.0	105	XXX						
INSTRUCTOR'S OFFICE	XXX	86	1.0	86	XXX						
INSTRUCTOR'S OFFICE	XXX	800	1.0	800							
OTHER: TRAINING											
OTHER:											
OTHER:											
OTHER:											
SEE PAGE A13											
SEE											
KATATHONIUM	XXX				XXX						
KITCHEN & STORAGE	XXX				XXX						
# OF SERVICES:	XXX	3,348	1.0	3,348	XXX						
MEALS PREPARED FOR SERVICE	XXX				XXX						
CAFE/TERIA NO SEAT:	XXX	4,047	1.0	4,047	XXX						
FACULTY DINING ROOM	XXX	472	1.0	472	XXX						
FACULTY ROOM	XXX	263	1.0	263	XXX						
INSTR PLANNING CTR	XXX				XXX						
INSTR PLANNING CTR	XXX	361	1.0	361	XXX						
CONFERENCE ROOM	XXX				XXX						
STUDENT ACTIVITY RM	XXX				XXX						
HEALTH SUITE (NURSE)	XXX				XXX						
BLDG ADMIN/GUIDANCE	XXX	1,740	1.0	1,740	XXX						
TOTAL STAFF:		800	1.0	800							
OTHER: GUIDANCE		160	1.0	160							
OTHER: SRD		90	1.0	90							
OTHER: IT											
OTHER:											
OTHER:											
OTHER:											
PAGE A15 SUBTOTAL	XXX	XXX	XXX	30,176	66	XXX	XXX	XXX	XXX	XXX	XXX
PAGE A13 SUBTOTAL	XXX	XXX	XXX	42,156	670	XXX	XXX	XXX	XXX	XXX	XXX
PAGE A14 SUBTOTAL	XXX	XXX	XXX	10,370	180	XXX	XXX	XXX	XXX	XXX	XXX
BUILDING TOTAL	XXX	XXX	XXX	83,302	916	XXX	XXX	XXX	XXX	XXX	XXX
MS/SEC UTILIZATION (BLDG TOTAL TIMES .9)	XXX	XXX	XXX	XXX	824	XXX	XXX	XXX	XXX	XXX	XXX
REVISED JULY 1, 2010											

FORM EXPIRES 6-30-12

SCHOOL SCHEDULE ADJUSTMENTS

APPROXIMATE:

South Williamson Area School District

Project Name:

South Williamson Area MS/HS High School 11-30-21

Teacher:

6 - 12

PROJECT PLANNED SPACES - SCHEDULED AREA ONLY

	EXISTING										NEW		TOTAL
#1:	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12		
	UNIT CAP	UNIT FTE	BUNKER AREA SQ FT	OF UNITS SQ FT	TOTAL AREA SQ FT	DEBT TOTAL CAP	BUNKER TOTAL FTE	OF UNITS SQ FT	TOTAL AREA SQ FT	TOTAL FTE CAP	TOTAL FTE CAP		
SOME OF SPACE													
ELEMENTARY													
PRODUCT ROOM CAP	XOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX		
INTERMEDIATE BUDGET FOR HALF-TIME PROGRAM	-25	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX		
ADULTED ROOM CAP	XOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX		
FBI/CAP AND FACTOR	XOX	XOXOX	XOXOX	XOXOX	XOXOX	1 0000	XOXOX	XOXOX	XOXOX	1 0000	XOXOX	1 0000	
JUSTIFIED ROOM	XOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX		
MSL PER SCHOOL 660**	25												
SP ED PER SCHOOL 660**	25												
SP ED 660 SQ FT	25												
SP ED 660 SQ FT	25												
SP ED 660 SQ FT	25												
SP ED 660 SQ FT	25												
LIFE BRILLIANT(PP ED) 660 25													
IS (PP ED) 660 SQ FT	25												
SP ED RESOURCE ROOM > 400 SQ FT	**												
SP ED RESOURCE ROOM > 400 SQ FT	XOX	XOX				XOXOX	XOXOX					(MAX-CITY)	
SP ED < 401 SQ FT	XOX					XOXOX	XOXOX					XOXOX	
SP ED < 401 SQ FT	XOX					XOXOX	XOXOX					XOXOX	
ADULTED ELEMENTARY	XOX	XOXOX	XOXOX			XOXOX	XOXOX					XOXOX	
MIDDLE/SECONDARY	XOX	XOXOX	XOXOX			XOXOX	XOXOX					XOXOX	
PROJECT MS/SEC UTIL	XOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX	XOXOX		
FBI/CAP AND FACTOR	XOX	XOXOX	XOXOX	85,302	824	XOXOX	XOXOX	750		84,052	824		
JUSTIFIED MS/SEC	XOX	XOXOX	XOXOX	XOXOX	1 0000	XOXOX	XOXOX	XOXOX	1 0000	XOXOX	1 0000		
SP ED 660 SQ FT	25	660	5.0	5,300	125	XOXOX	XOXOX	XOXOX		XOXOX	824		
SP ED 660 SQ FT	25												
SP ED 660 SQ FT	25					750	1.0	750	25	3,300	125		
SP ED 660 SQ FT	25									750	25		
LIFE BRILLIANT(PP ED) 660 25													
SP ED 660 SQ FT	25	975	1.0	975	25								
SP ED RESOURCE ROOM > 400 SQ FT	**	450	1.0	450	25					975	25		
SP ED RESOURCE ROOM > 400 SQ FT	XOX	XOX				XOXOX	XOXOX			450	25		
SP ED < 401 SQ FT	XOX					XOXOX	XOXOX					(MAX-CITY)	
SP ED < 401 SQ FT	XOX					XOXOX	XOXOX					XOXOX	
ADULTED MS/SEC	XOX	XOXOX	XOXOX	85,027	992	XOXOX	XOXOX	1,500	25	85,527	1,024		

* Regular and Special Education Pre-School room must meet the requirements addressed in the Part A Instructions. Verification that the requirements will be met must be submitted with Part A.

** Justified Elementary or Middle/Secondary Capacity (Cap. 12) divided by 25. The maximum capacity that may be reported in column #12 is 25. See Part A Instructions for a more detailed explanation.

FORM EXPIRES 6-30-12

PLANCON-A18

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ROOM SCHEDULE ADJUSTMENTS													
District Name:		Grade:											
South Williamsport Area School District													
MIDDLE/SECONDARY		XXX	XXXXXX	XXXXXX	XXXXXX	XXXX	XXXXXX	XXXXXX	XXXXXX	XXXX	XXXXXX	XXXXXX	XXXXXX
PROJECT MS/SEC UTIL		XXX	XXXXXX	XXXXXX	83,302	824	XXXXXX	XXXXXX	750		84,052	824	
ENR/CAP ADJ FACTOR		XXX	XXXXXX	XXXXXX	XXXXXX	1.0000	XXXXXX	XXXXXX	XXXXXX	1.0000	XXXXXX	1.0000	
JUSTIFIED MS/SEC		XXX	XXXXXX	XXXXXX	XXXXXX	824	XXXXXX	XXXXXX	XXXXXX		XXXXXX	824	
SP ED 660+ SQ FT		25	660	5.0	3,300	125					3,300	125	
SP ED 660+ SQ FT		25					750	1.0	750	25	750	25	
SP ED 660+ SQ FT		25											
SP ED 660+ SQ FT		25											
SP ED 660+ SQ FT		25											
LIFE SKILLS (SP ED) 660		25	975	1.0	975	25					975	25	
SP ED RESOURCE ROOM > 400 SQ FT		25											
SP ED RESOURCE ROOM > 400 SQ FT		**	450	1.0	450	25					450	25	(MAX=25)
SP ED RESOURCE ROOM > 400 SQ FT		XXX				XXXX				XXXX		XXXXXX	
SP ED < 401 SQ FT		XXX				XXXX				XXXX		XXXXXX	
SP ED < 401 SQ FT		XXX				XXXX				XXXX		XXXXXX	
ADJUSTED MS/SEC		XXX	XXXXXX	XXXXXX	88,027	999	XXXXXX	XXXXXX	1,500	25	89,527	1,024	
ADJUSTED MS/SEC		XXX	XXXXXX	XXXXXX	88,027	999	XXXXXX	XXXXXX	1,500	25	89,527	1,024	

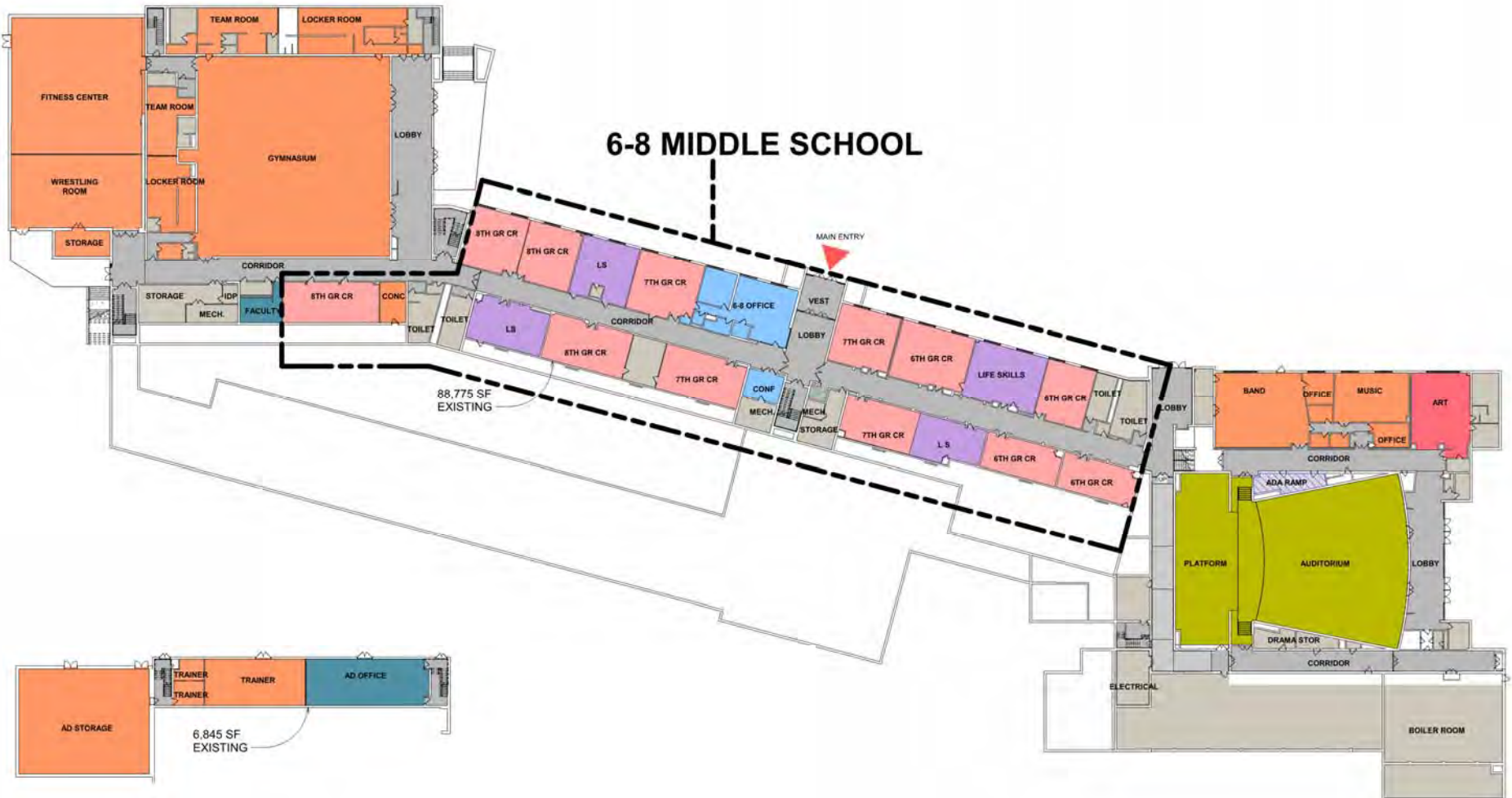
* Regular and Special Education Pre-School rooms must meet the requirements addressed in the Part A instructions. Verification that the requirements will be met must be submitted with Part A.

** Justified Elementary or Middle/Secondary Capacity (Col. 12) divided by 25. The maximum capacity that may be reported in column #12 is 25. See Part A instructions for a more detailed explanation.

REVISED JULY 1, 2010 FORM EXPIRES 6-30-12 PLANCON-A18

South Williamsport Area Jr/Sr HS, 6-12

Plans, First Floor



South Williamsport Area Jr/Sr HS, 6-12

Plans, Second Floor





South Williamsport Area Jr/Sr HS, 6-12

Commons Images



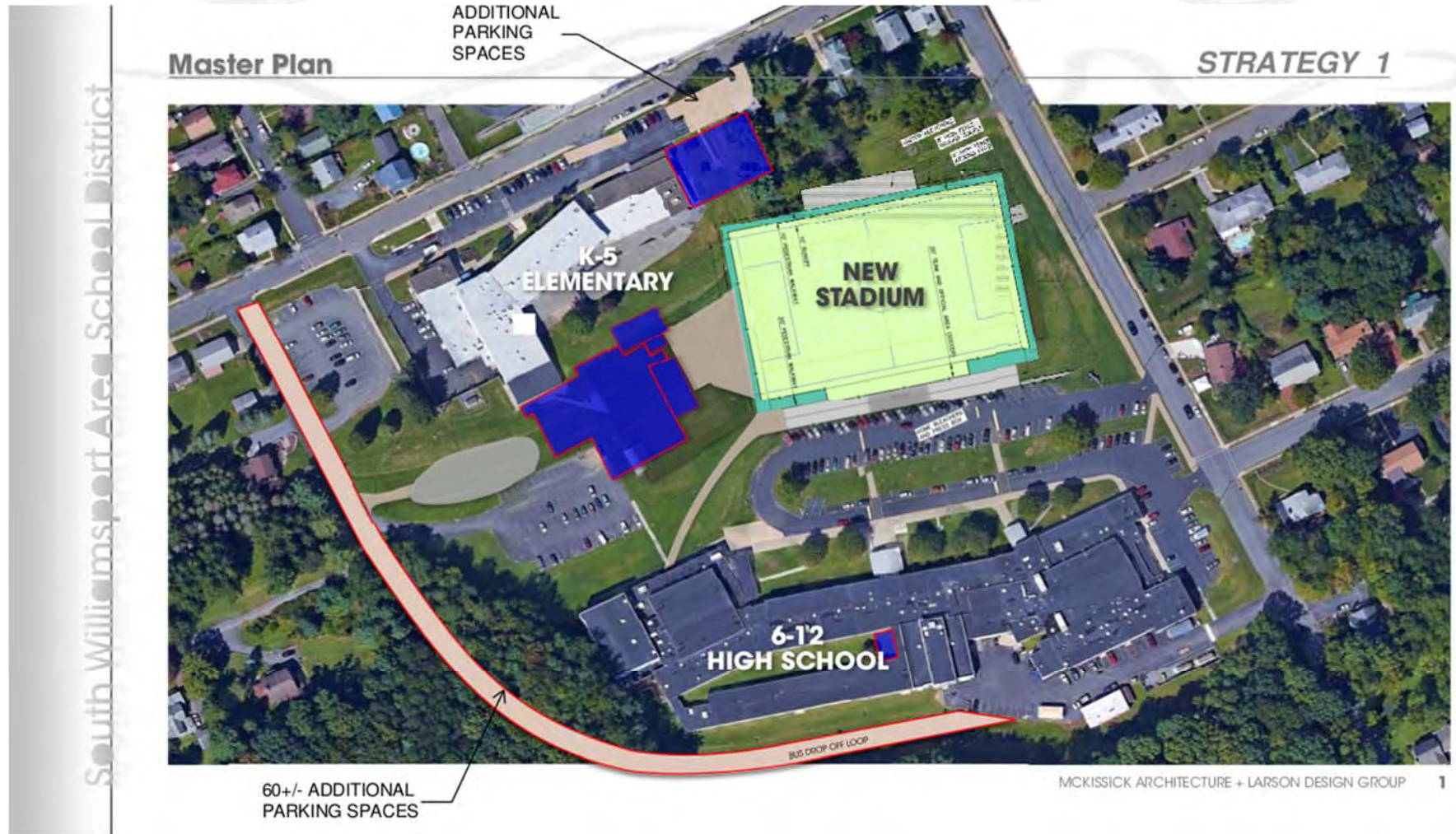


South Williamsport Area Jr/Sr HS, 6-12

Commons Images

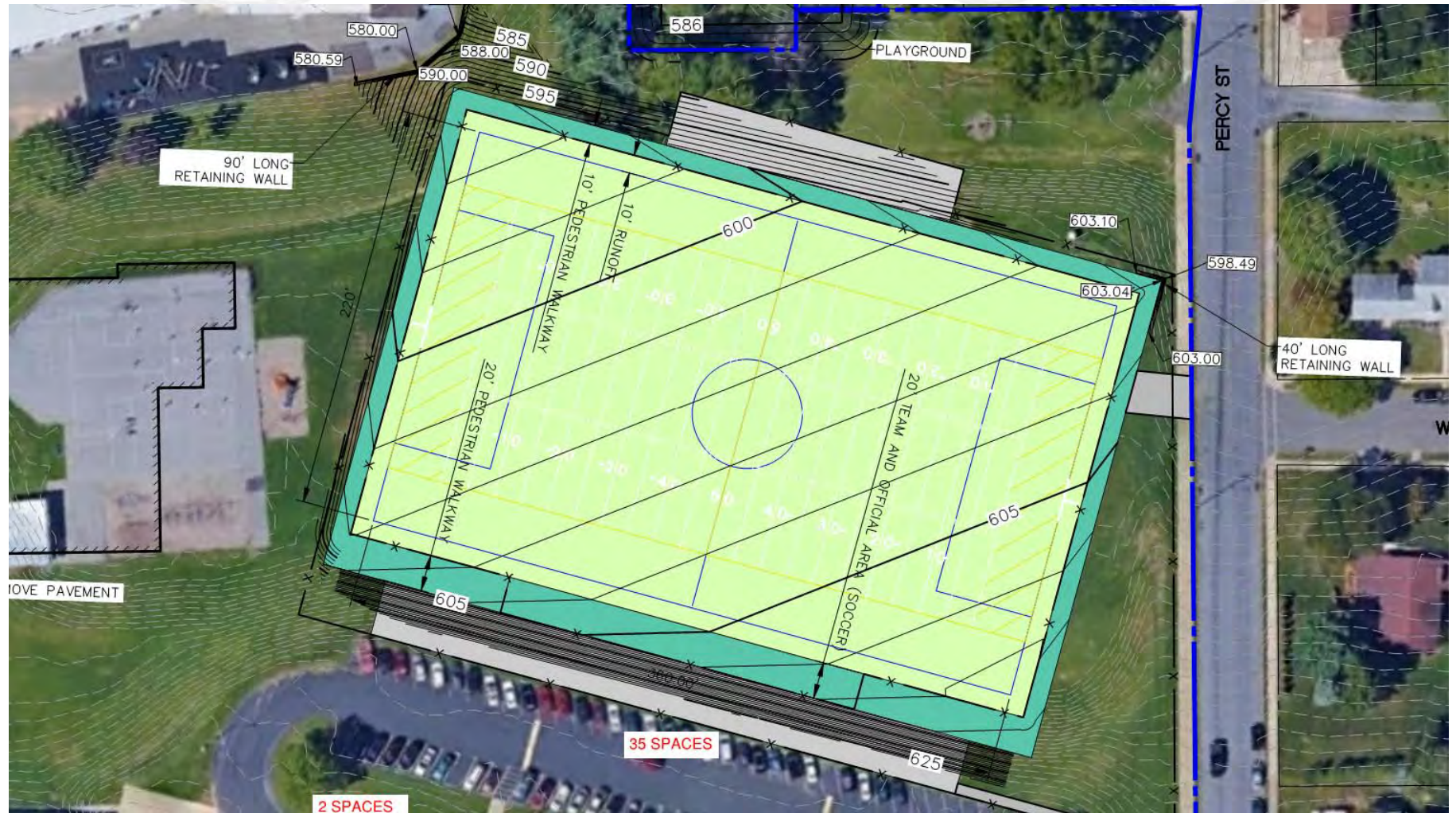


Athletics



Stadium

Strategy 1



Stadium

Strategy 1



Community Building with Stadium Support

Strategy 1

Stadium
Support



Fieldhouse at Central Elementary

Images



Fieldhouse at Central Elementary

Images



Fieldhouse at Central Elementary

Images



Fieldhouse at Central Elementary

Images



Fieldhouse at Central Elementary

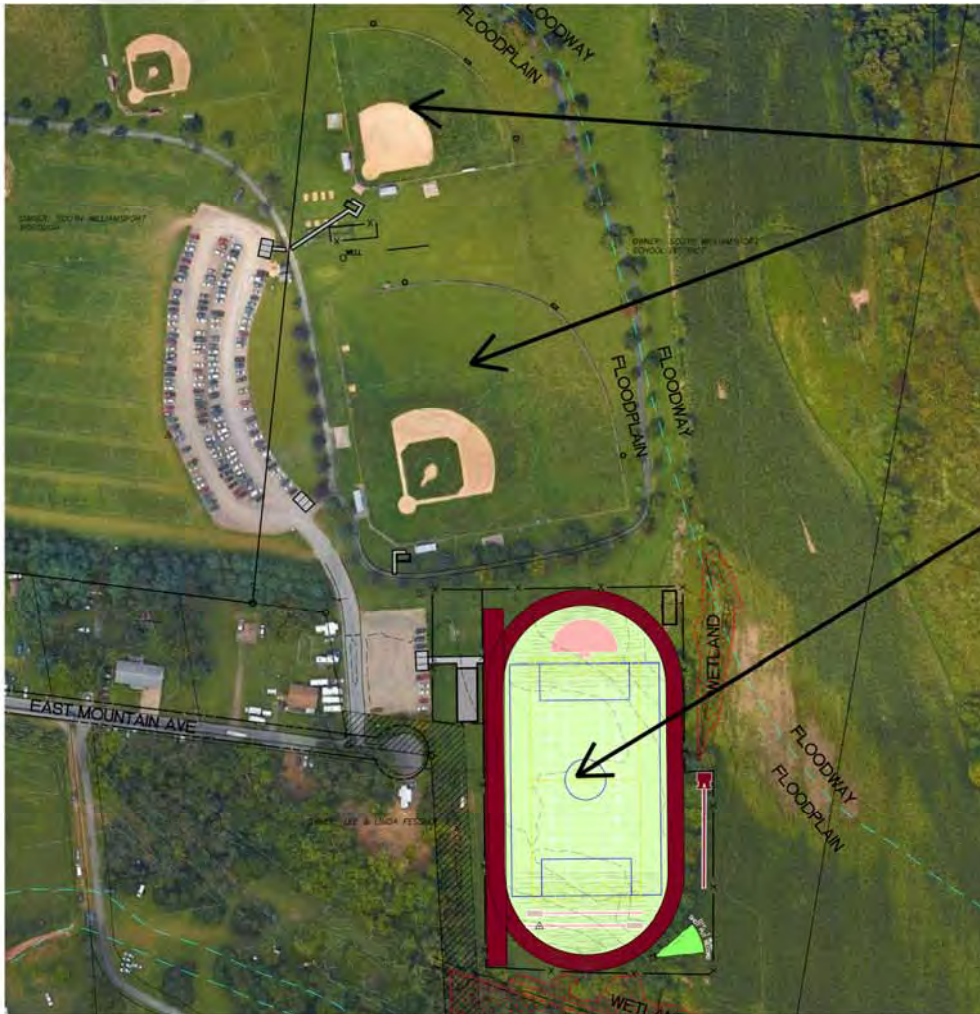
Images



Athletics

Off-site Fields

2019



BASEBALL \ SOFTBALL FIELD IMPROVEMENTS

- ELECTRICITY & WATER EXTENSION
- SCOREBOARDS
- GENERAL SITE IMPROVEMENTS

FUTURE TRACK \ SOCCER FIELD FACILITY

- 6 LANE TRACK WITH 220' GRASS SOCCER FIELD
- CENTERED ON CURRENT DISTRICT PROPERTY
- \$1,590,000 ESTIMATED COST (2019)

2011

SOUTH WILLIAMSPORT A

CKARCHITECTURE
Phone 717 228 8810 Fax 717 228 8822 www.mckissickarchitecture.com

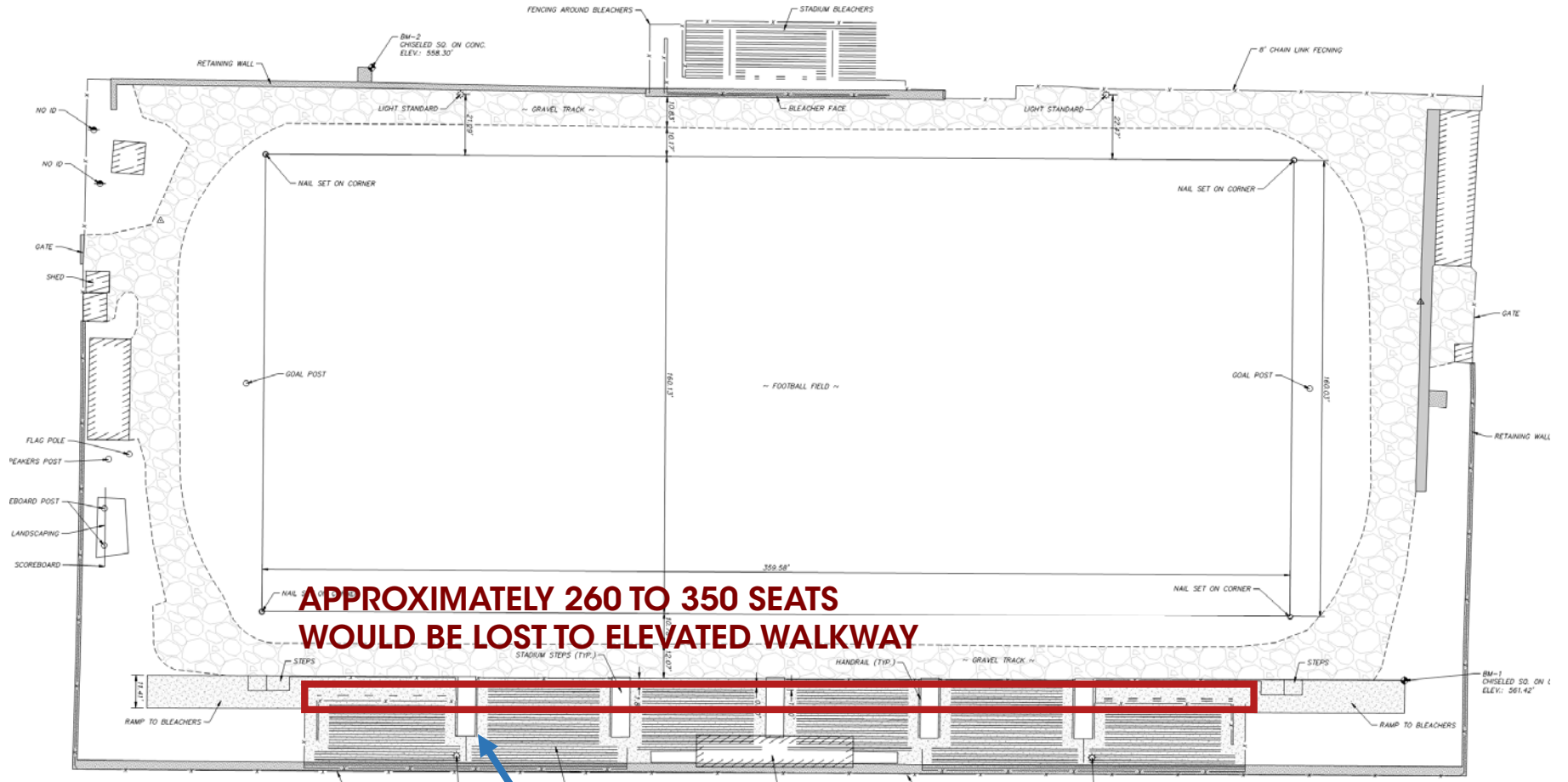


Morgan Stadium Improvements



Athletics

Morgan Stadium Improvements & Future Track



**APPROXIMATELY 260 TO 350 SEATS
WOULD BE LOST TO ELEVATED WALKWAY**

**POTENTIAL TO RECOVER ADDITIONAL SEATS AT THESE STAIR
LOCATIONS IF WALKWAY AND STAIR MODIFICATIONS ARE MADE**

HVAC System Scope

HVAC System Scope

Synopsis

In general, prior 2020 work scope identified and included most of the necessary work albeit several adjustments to reflect recent SWASD upgrades.

Design team is recommending pipe testing be conducted at HS and ES to determine if partial or full piping replacement is warranted

ES/MS-HS Heating Cooling and Ventilation Systems System Upgrades should provide for improved outside air and internal distribution. See attached summary.

Additional costs are projected Expanded HVAC solution.
Additional Costs are up to \$6,056,000.

● Elementary	\$1,620,000
● MS/HS	\$4,436,000

Available CARES funds of \$ 3.2 million are available to offset nearly 1/2 of total additional costs.

HVAC System Scope

Option 1 Central ES

Mechanical/Plumbing

- Replace existing classroom unit ventilators with new classroom
- Service existing fan coil units in common areas. Replace if nee
- Clean all ductwork.
- Reuse existing chiller as is. Chilled water pumps to remain new VFDs will be provided for pumps.
- Replace boilers with modular condensing boilers.
- Replace all existing hot water pumps in kind.
- Add an additional fan coil unit in the high humidity corridor area.
- Replace all existing roof top equipment in kind. (Exhaust fans, packaged Rtus)
- Connect all equipment to Trane Tracer Ensemble controls system. (hardwired)
- New Construction areas will be served by a new separate VAV system. This system with be zoned for individual classroom and integrated in the campus controls system.
- Obtain a piping integrity test to determine amount of water piping that needs replaced. 20-30 yr. life. This has the potential to significantly impact the HVAC and Plumbing budgets for this building.

Architectural

- Paint and cabinet modifications around new classroom ventilators
- Modifications to ceilings in corridor spaces where new Fan Coils are being installed.
- Patching walls where water piping is replaced.

HVAC System Scope

Option 1 Jr/Sr HS

Mechanical/Plumbing

- Replace existing classroom unit ventilators with new classroom
- Service existing fan coil units in common areas. Replace if nee
- Replace existing chilled water coils in gym and auxiliary gym u
- Clean all ductwork.
- Reuse existing chiller as is. Chilled water pumps to remain new VFDs will be provided for pumps.
- Replace boilers with modular condensing boilers.
- Replace all existing hot water pumps in kind.
- Service fan coil units in both gyms and cafeteria and switch water coils to DX coils.
- Connect all equipment to Trane Tracer Ensemble controls system. (hardwired)
- New Construction areas will be served by a new separate VAV system. This system with be zoned for individual classroom and integrated in the campus controls system.
- Obtain a piping integrity test to determine amount of water piping that needs replaced. This has the potential to significantly impact the HVAC and Plumbing budgets for this building.

Architectural

- Paint and cabinet modifications around new classroom ventilators
- Modifications to ceilings in corridor spaces where new Fan Coils are being installed.
- Patching walls where water piping is replaced.

HVAC System Scope

Option 1 Pros & Cons

Pros

- Least expensive first cost option.
- This option requires least amount of architectural renovation

Cons

- Poor air distribution with unit ventilators.
- Acoustical - Fan noise still present in classrooms.
- Highest ongoing energy cost - does not permit energy recovery systems in most areas.

HVAC System Scope

Option 2 Central ES

Mechanical/Plumbing

- Remove all unit ventilators and install 4-pipe fan coil units zone by zone
 - Fan coils are to be ducted with high supply and low return
- Service existing fan coil units in common areas. Replace if needed.
- Clean all ductwork.
- Install new rooftop units with energy recovery to provide additional OA to the fan coil units.
- Reuse existing chiller as is. Chilled water pumps to remain new VFDs will be provided for pumps.
- Replace boilers with modular condensing boilers.
- Replace all existing hot water pumps in kind.
- Add an additional fan coil unit in the high humidity corridor area.
- Replace all existing exhaust fans
- Connect all equipment to Trane Tracer Ensemble controls system. (hardwired)
- New Construction areas will be served by a new separate VAV system. This system will be zoned for individual classroom and integrated in the campus controls system.
- Obtain a piping integrity test to determine amount of water piping that needs replaced.

HVAC System Scope

Option 2 Central ES

Architectural

- Paint, patch walls, and cabinet modifications where unit venti
- Modifications to ceilings in corridor spaces where new Fan C
- New drop ceilings in classrooms
- Patch walls where water piping is replaced.
- Build bulkheads and chases for ductwork

Electrical

- New lighting in classrooms and anywhere ceilings are replaced.

Structural

- Reinforcement where needed for rooftop equipment

HVAC System Scope

Option 2 Jr/Sr HS

Mechanical/Plumbing

- Remove all unit ventilators and install 4-pipe fan coil units zoned per classroom.
 - Fan coils are to be ducted with high supply and low return in classrooms.
- Service existing fan coil units in common areas. Replace if needed.
- Replace existing chilled water coils in gym and auxiliary gym units with DX coils.
- Clean all ductwork.
- Reuse existing chiller as is. Chilled water pumps to remain new VFDs will be provided for pumps.
- Replace boilers with modular condensing boilers.
- Replace all existing hot water pumps in kind.
- Service fan coil units in both gyms and cafeteria and switch water coils to DX coils.
- Connect all equipment to Trane Tracer Ensemble controls system. (hardwired)
- New Construction areas will be served by a new separate VAV system. This system will be zoned for individual classroom and integrated in the campus controls system.
- Obtain a piping integrity test to determine amount of water piping that needs replaced.

HVAC System Scope

Option 2 Jr/Sr HS

Architectural

- Paint, patch walls, and cabinet modifications where unit ventilators have been removed.
- Modifications to ceilings in corridor spaces where new Fan Coils are being installed.
- New drop ceilings & new lighting in classrooms
- Patch walls where water piping is replaced.
- Build bulkheads and chases for ductwork

Electrical

- New lighting in classrooms and anywhere ceilings are replaced.

Structural

- Reinforcement where needed for rooftop equipment

HVAC System Scope

Option 2 Pros & Cons

Pros

- Better air distribution than unit ventilators.
- Reduced fan noise.
- Provides additional usable floor space in existing classrooms.
- This system will reuse the existing chillers.
- Familiar system as fan coil units are currently being used within both schools in common areas.
- Standalone DX Coils can be used for spaces such as the gym and cafeteria for controllability after hours.
- More energy efficient than Option 1

Cons

- Substantial plenum space needed for additional units above the ceiling.
- This system will require tearing out ceilings and possibly modifications to walls above ceilings or installation of bulkhead drops for the routing of additional ductwork.
- More expensive than Option 1.

Master Budgeting Update

Conclusions & Observations

Existing Facility Conditions (adjusted for current costs)

- School Buildings are aging and in need of systemic remediation at an estimated project cost of **\$24,899,000**.
- Athletic facilities are outdated with inadequate support facilities with a renewal cost of **\$2,355,000**

K-5 Summary

Costs

	Quantity	Unit Cost	Sub-Total
Central ES Construction Cost Summary			
	Renovation	New Construction	Total
Site	\$ 363,375	\$ 1,010,967	\$ 1,374,342
New Construction	\$ -	\$ 6,576,550	\$ 6,576,550
Architectural	\$ 1,307,934	\$ -	\$ 1,307,934
Mechanical, Electrical, Plumbing	\$ 1,825,349	\$ -	\$ 1,825,349
Building Codes	\$ 76,210	\$ -	\$ 76,210
Educational Upgrades	\$ 1,487,405	\$ -	\$ 1,487,405
Total Construction Cost	\$ 5,060,273	\$ 7,587,517	\$ 12,647,790

Central ES Project Cost Summary			
	Renovation	New Construction	Total
Total Construction Cost	\$ 5,060,273	\$ 7,587,517	\$ 12,647,790
Furnishings Allowance @ 4%	\$ 202,411	\$ 303,501	\$ 505,912
Land Purchase Allowance	1	\$ 150,000	\$ 150,000
Project Related Costs @ 17%	\$ 860,246	\$ 1,289,878	\$ 2,150,124
Total Project Cost	\$ 6,122,931	\$ 9,330,895	\$ 15,453,825

Inflation Adjustment			
From 3/2020 to 9/2021	\$ 15,453,825	2.53% =	\$ 390,982
From 10/2021 to 9/2022	\$ 15,844,807	12.50% =	\$ 1,980,601
Total ES Project Cost Updated			\$ 17,825,408

6-12 Summary

Costs

	Quantity	Unit Cost	Sub-Total
HS Construction Cost Summary	Renovation	New Construction	Total
Site	\$ 400,820	\$ -	\$ 400,820
New Construction	\$ -	\$ 375,000	\$ 375,000
Architectural	\$ 5,000,308	\$ -	\$ 5,000,308
Mechanical, Electrical, Plumbing	\$ 3,986,221	\$ -	\$ 3,986,221
Building Codes	\$ 368,486	\$ -	\$ 368,486
Educational Upgrades	\$ 2,823,172	\$ -	\$ 2,823,172
Total Construction Cost	\$ 12,579,007	\$ 375,000	\$ 12,954,007

HS Project Cost Summary	Renovation	New Construction	Total
Total Construction Cost	\$ 12,579,007	\$ 375,000	\$ 12,954,007
Furnishings Allowance @ 4%	\$ 503,160	\$ 18,750	\$ 521,910
Project Related Costs @ 17%	\$ 2,138,431	\$ 63,750	\$ 2,202,181
Total Project Cost	\$ 15,220,599	\$ 457,500	\$ 15,678,099

Inflation Adjustment				
From 3/2020 to 9/2021	\$ 15,678,099	2.53%	=	\$ 396,656
From 10/2021 to 9/2022	\$ 16,074,754	12.50%	=	\$ 2,009,344
Total MS/HS Project Cost Updated				\$ 18,084,099

Design Adjustments

with 15.03% inflation

Design Adjustments (with 15.03% inflation)
January 10, 2022

Sports Aspect

New Stadium **\$ 3,555,000**

- without Track at High School Site

Track only at Community Park **\$ 2,111,250**

- with Ballfield Upgrades (no lighting)

Combined Cost **\$ 5,666,250**

Initial Budget target1/2020

Elementary School	\$ 14,639,000
Site Loop	\$ 439,000
High School	\$ 13,813,000
Athletics	\$ 3,523,000
TOTAL	\$ 32,400,000

Progress Budget**At 4/6/20 Stop**

ES	\$ 16,358,000
■ Full Size competition gym and separate cafeteria as well as fieldhouse	
Site Loop	\$ 458,700
HS	\$ 14,886,000
Sports	\$ 3,523,000
TOTAL	\$ 35,226,000

Design Adjustments with 15.03% inflation**1/2022****Design Adjustments (with 15.03% inflation)**
January 10, 2022**Elementary School** **\$ 17,825,000**

- Site Loop included in above

High School **\$ 18,085,000****Expanded HVAC Solution Additional Costs**

- offset in part by Federal CARES funding

Elementary **\$ 1,620,000****Middle School / High School** **\$ 4,436,000**

Design Adjustments

with 15.03% inflation

Design Adjustments (with 15.03% inflation)
January 10, 2022

Sports Aspect

New Stadium \$ 3,555,000

- without Track at High School Site

Track only at Community Park \$ 2,111,250

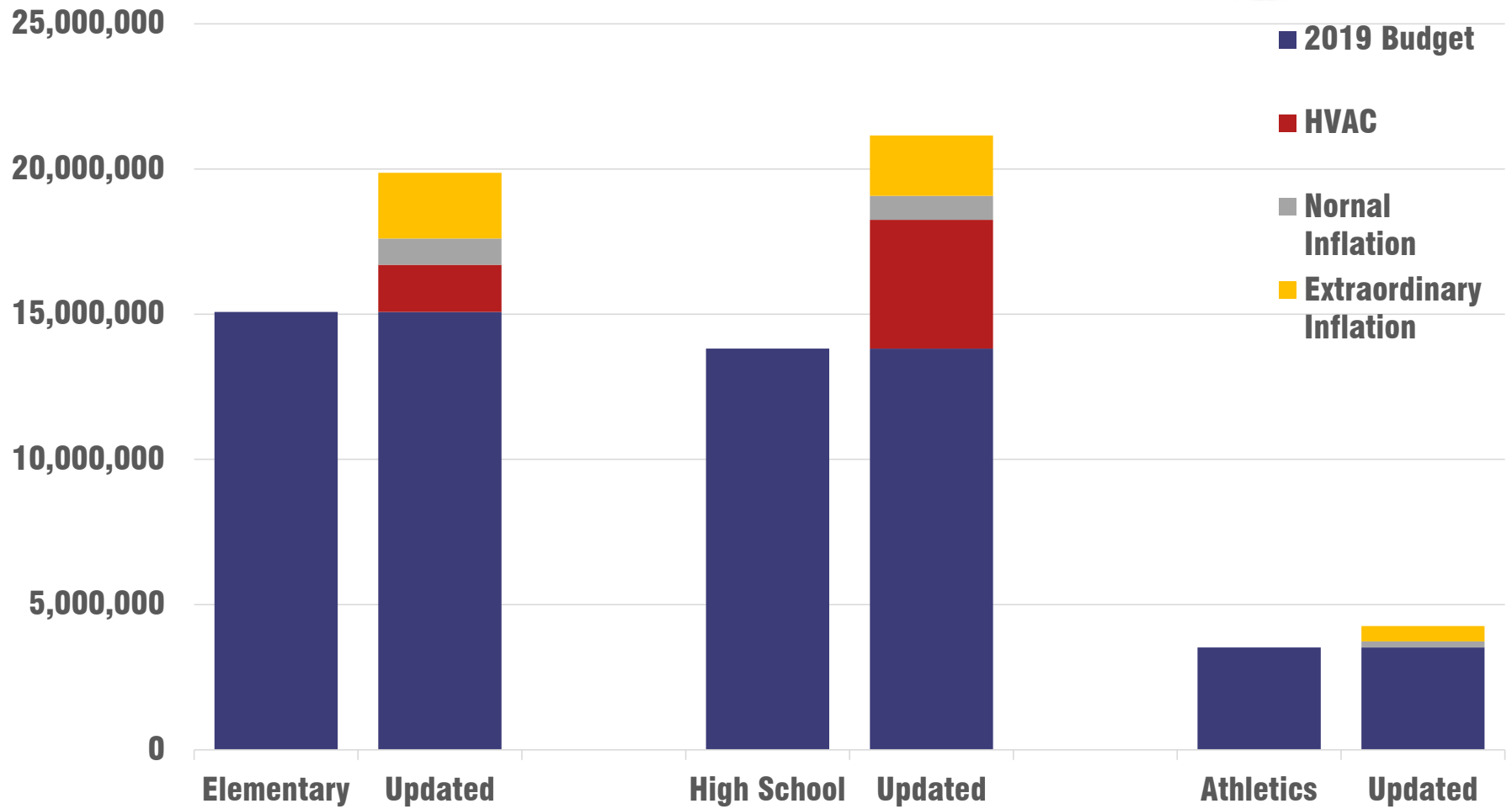
- with Ballfield Upgrades (no lighting)

Combined Cost \$ 5,666,250

Total Range \$ 41,966,000 to \$ 47,632,500

2022 Design Adjustments

Including Refined Scope/Inflation



QUESTIONS & DISCUSSION

South Williamsport Area School District

MISSICK ASSOCIATES
ARCHITECTURE



Larson Design Group