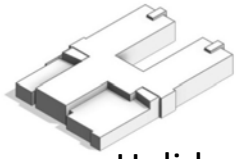
VEBH Architects:

Plum Borough School District – Master Planning Study

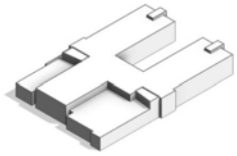
Towne Hall Meeting – 04/20/16

EXISTING CONFIGURATION

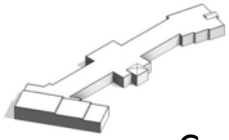
EX	K – 6	7 – 8	9 – 12



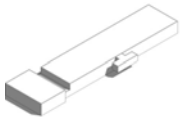
Holiday Park ES
Area: 74,271 sf / Enrollment: 649
114 sf/ student



Pivik ES
Area: 74,271 sf / Enrollment: 612
121 sf/student

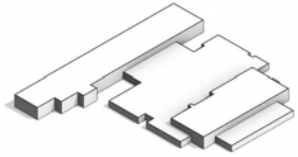


Center ES
Area: 71,504 sf / Enrollment: 474
151 sf/student

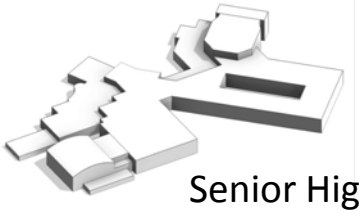


Regency ES
Area: 52,622 sf / Enrollment: 232
227 sf/student

← Located in Temporary Facility



Oblock Jr. High
Area: 121,073 sf / Enrollment: 601
201 sf/ student



Senior High
Area: 295,093 sf / Enrollment: 1269
233 sf/ student
(Includes DAO)

ENROLLMENT

Plum Borough School District

2015/16 Enrollment

BLDG	K	1	2	3	4	5	6	7	8	9	10	11	12	TOT	AVG
High School								1	1	314	319	325	309	**1269**	317
Oblock Jr. High							4	306	291					**601**	300
Holiday Park	81	83	101	92	105	77	110							**649**	93
Pivik	77	92	94	95	84	92	78							**612**	87
Center	60	70	74	72	64	62	72							**474**	68
Regency Park	27	40	45	30	33	31	26							**232**	33
TOT	**245**	**285**	**314**	**289**	**286**	**262**	**286**	**307**	**292**	**314**	**319**	**325**	**309**	**3833**	

K-12 Average: 295/grade
K-6 Average: 281/grade

1967

Four Existing Elementary Schools

601

Junior High

1269

Senior High

GRADE LEVEL GROUPING OPTIONS

	OPTION	ELEMENTARY GROUPINGS		MIDDLE SCHOOL GROUPINGS	HIGH SCHOOL GROUPING	OPTION DESCRIPITION
HIGH SCHOOL ALIGNMENT REMAINS EXISTING	A	K - 6 1967 students		7 - 8 601 students	9 - 12 1269 students	Current Alignment
	B	K - 5 1681 students		6 - 8 885 students	9 - 12 1269 students	Convert Jr. High to 6-8 Middle School
	C	K - 4 1419 students		5 + 6 / 7 - 8 1149 students (548 + 601)	9 - 12 1269 students	Convert Jr. High to 5-8 Middle School
	D	K - 3 1133 students	4 - 6 834 students	7 - 8 601 students	9 - 12 1269 students	Create Primary Centers
	E	K - 2 844 students	3 - 5 837 students	6 - 8 885 students	9 - 12 1269 students	Create Primary Centers and Middle School
JR./ SENIOR HIGH	AA *	K-6 1967 students			7 + 8 / 9 - 12 1870 students (601 + 1269)	
	DD *	K - 3 1133 students	4 - 6 834 students		7 + 8 / 9 - 12 1870 students (601 + 1269)	

* For the purpose of this analysis, the High School grade level grouping will remain unchanged

OPTION SUMMARY

OPTIONS RECOMMENDED FOR FURTHER DEVELOPMENT

Option A	(K – 6 / 7 – 8 / 9 – 12):
A1 REV	Regency Park at old Regency Park – Renovation/Addition
A2	New Regency Park at old Regency Park site (or new centrally located site)
A3	New Regency Park at new centrally located site - Redistrict
A4	Consolidate Regency Park at Center – Renovate & Expand
A5	New Elementary – close Center & Regency Park – Consolidate & Build new on new site
A6	New Elementary – close Center & Regency Park – Redistrict & Build new on new site
Option B	(K – 5 / 6 – 8 / 9 – 12):
B1	Close Regency Park & redistrict / create Middle School
B2	Close Regency Park & consolidate at Center / create Middle School
Option C	(K – 4 / 5 + 6 / 7 + 8 / 9 – 12):
C1	Close Regency Park & redistrict / create 5-8 Middle School
C2	Close Regency Park & consolidate at Center / create 5-8 Middle School
C3	Close Regency Park & consolidate with Center at new site / create 5-8 Middle School
C4	Close Regency Park & Center and redistrict / create 5-8 Middle School
Option D	(K – 3 / 4 – 6 / 7 – 8 / 9 – 12):
D1	Redistrict to create Primary Centers & renovate/expand Center into an Upper Elementary
D2	Redistrict to create Primary Centers, close Center, build new Upper Elementary in central location
Option E	(K – 2 / 3 – 5 / 6 – 8 / 9 – 12):
E1	Redistrict to create Primary Centers & renovate/expand Center into an Upper Elementary
E2	Redistrict to create Primary Centers, close Center, build new Upper Elementary in central location

K-6 (OPTION A4)

BLDG	K	1	2	3	4	5	6	TOT
Center	60	70	74	72	64	62	72	**474**
Regency Park	27	40	45	30	33	31	26	**232**

K-5 (OPTION B2)

BLDG	K	1	2	3	4	5	TOT
Center	60	70	74	72	64	62	**402**
Regency Park	27	40	45	30	33	31	**206**

K-4 (OPTION C1)

BLDG	K	1	2	3	4	TOT
Center	60	70	74	72	64	**340**
Regency Park	27	40	45	30	33	**175**

Current	Design Capacity
706	**777** **(706 +10%)**
4 Runs / Grade 28 Homerooms 25 Students / Homeroom	**5 Runs / Grade** **35 Homerooms** **22 Students / Homeroom**
608	**669** **(608 +10%)**
4 Runs / Grade 28 Homerooms 25 Students / Homeroom	**5 Runs / Grade** **30 Homerooms** **22 Students / Homeroom**
515	**567** **(515 +10%)**
4 Runs / Grade 28 Homerooms 25 Students / Homeroom	**5 Runs / Grade** **25 Homerooms** **22 Students / Homeroom**

ENROLLMENT

A MAINTAIN CURRENT ALIGNMENT

Plum Borough School District

2015/16 Enrollment

BLDG	K	1	2	3	4	5	6	7	8	9	10	11	12	TOT	AVG
High School								1	1	314	319	325	309	**1269**	317
Oblock Jr. High							4	306	291					**601**	300
Holiday Park	81	83	101	92	105	77	110							**649**	93
Pivik	77	92	94	95	84	92	78							**612**	87
Center	60	70	74	72	64	62	72							**474**	68
Regency Park	27	40	45	30	33	31	26							**232**	33
TOT	**245**	**285**	**314**	**289**	**286**	**262**	**286**	**307**	**292**	**314**	**319**	**325**	**309**	**3833**	

1967

K-6
Elementary Schools

601

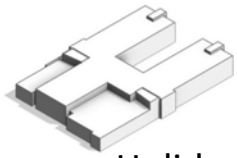
Junior
High

1269

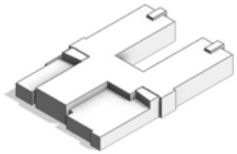
Senior
High

A – CURRENT ALIGNMENT

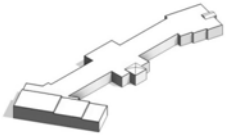
A2	K – 6	7 – 8	9 – 12 *



Holiday Park ES
Maintain –
649 Students; 114 sf/stud



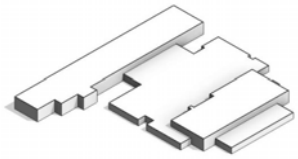
Pivik ES
Maintain –
612 Students; 114 sf/stud



Center ES
Maintain –
474 Students; 121 sf/stud

Regency Park ES
Replace –
232 Students; 150 +/- sf/stud

← **Build New Regency Park ES on old Regency Park site**



Oblock Jr. High
Maintain –
601 Students; 201 sf/stud

* For the purpose of this analysis, the High School grade level grouping will remain unchanged

Option A2 – New Elementary School

1. Construct New Regency Park Elementary School on old Regency Park Site
2. Close old Holiday Park & Demo

PROS & CONS

PROS

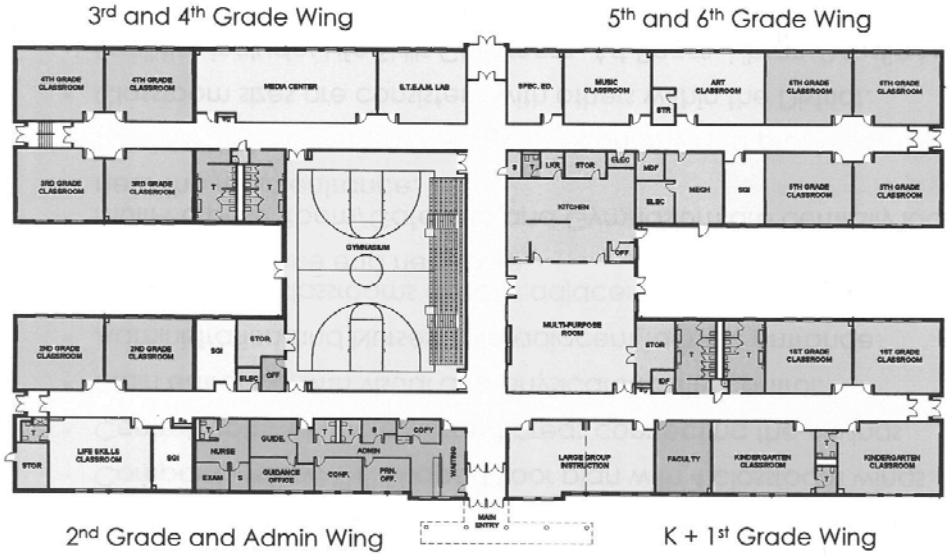
1. Already Designed
2. Fastest permanent solution for Regency Park Students
3. Maintains Regency Park neighborhood school

CONS

1. Serves small community
2. Inefficient School size – increased operational costs
3. Does not address capacity issues at Holiday Park & Pivik
4. Does not address potential for future growth on other catchment areas
5. Does not upgrade Center or Jr. High Facilities
6. Not a long range solution
7. Maintains 4 elementary schools, based on district enrollment only 3 elementary schools needed
8. A 2 run school does not make sense
9. Parity between 4 elementary schools is reduced

Option A2 – New Elementary School

Plum Borough School District
New Regency Park Elementary School **PROPOSED PROJECT DESCRIPTION**



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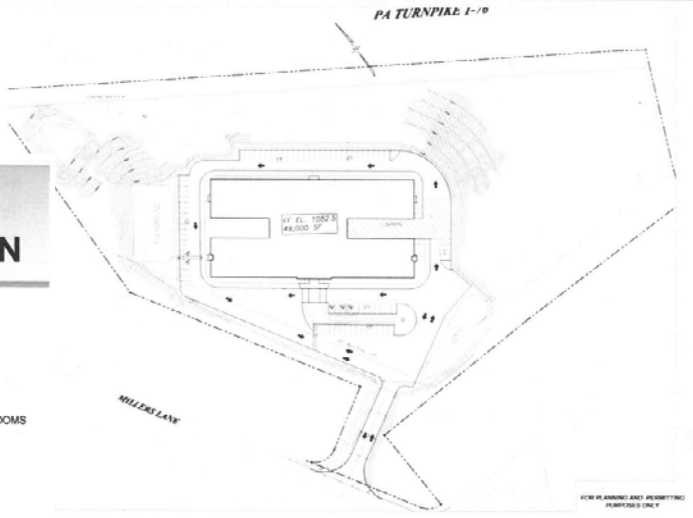
AVIATION | CIVIL | CONSTRUCTION SERVICES | DATA SYSTEMS | ENVIRONMENTAL
FACILITIES ENGINEERING | GEOSPATIAL | NETWORKS | PUBLIC SAFETY | TRANSPORTATION

Plum Borough School District
New Regency Park Elementary School **PROPOSED PROJECT DESCRIPTION**



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AVIATION | CIVIL | CONSTRUCTION SERVICES | DATA SYSTEMS | ENVIRONMENTAL
FACILITIES ENGINEERING | GEOSPATIAL | NETWORKS | PUBLIC SAFETY | TRANSPORTATION

* Images from 8/26/15 Act 34 Hearing Booklet

Option A2 – New Elementary School

1. Construct New Regency Park Elementary School on old Regency Park Site
2. Close old Holiday Park & Demo *

PROJECT STATISTICS

CAPACITY

232 students existing x 10% = 255 Students Design Capacity

- Avg 36 students/grade
- 2 Homerooms/Grade
- Avg 18 students/ homeroom
- 14 Homerooms

BUILDING AREA

New Building (approx.)	49,000 sf	192 sf/student

ANTICIPATED COSTS

Act 34 Total Project Costs **$13,653,995**

(From 8/26/15 Act 34 Hearing Booklet)

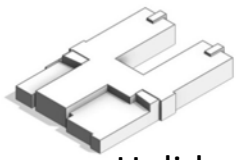
Option Cost Range:

$12,971,300 – $14,336,700

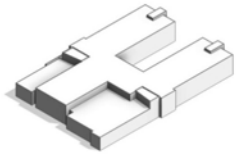
* Applies to all options, costs are not shown

A – CURRENT ALIGNMENT

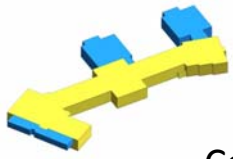
A4	K – 6	7 – 8	9 – 12 *



Holiday Park ES
Maintain –
649 Students; 114 sf/stud



Pivik ES
Maintain –
612 Students; 121 sf/stud

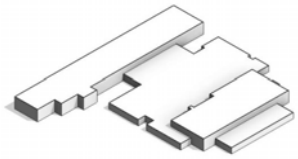


Center ES
Expand –
706 Students; 150 +/- sf/stud

Expand/Renovate Center Elementary to accommodate Regency Park students

Regency Park ES
Abandon/Raze

Close Regency Park – Demo old Holiday Park – Consolidate with Center

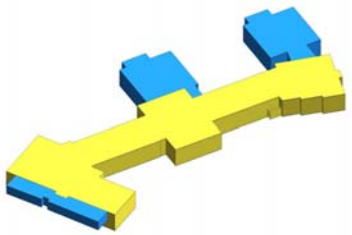


Oblock Jr. High
Maintain –
601 Students; 201 sf/stud

* For the purpose of this analysis, the High School grade level grouping will remain unchanged

Option A4 - Center Additions

1. Consolidate New Regency Park at Center – Renovations & Additions
2. Close old Holiday Park & Demo



PROS & CONS

PROS

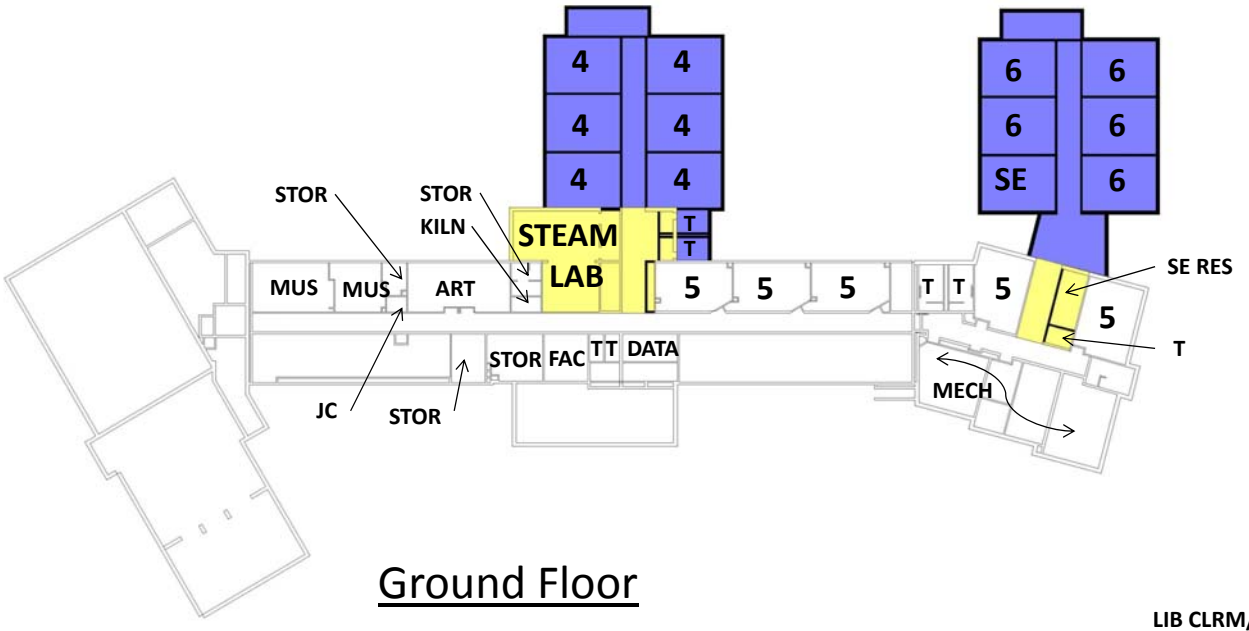
1. Consolidate Elementary to 3 schools
2. Operational Costs Savings
3. Relatively quick permanent solution for Regency Park students
4. Additions to Centre can be completed with minor disruption

CONS

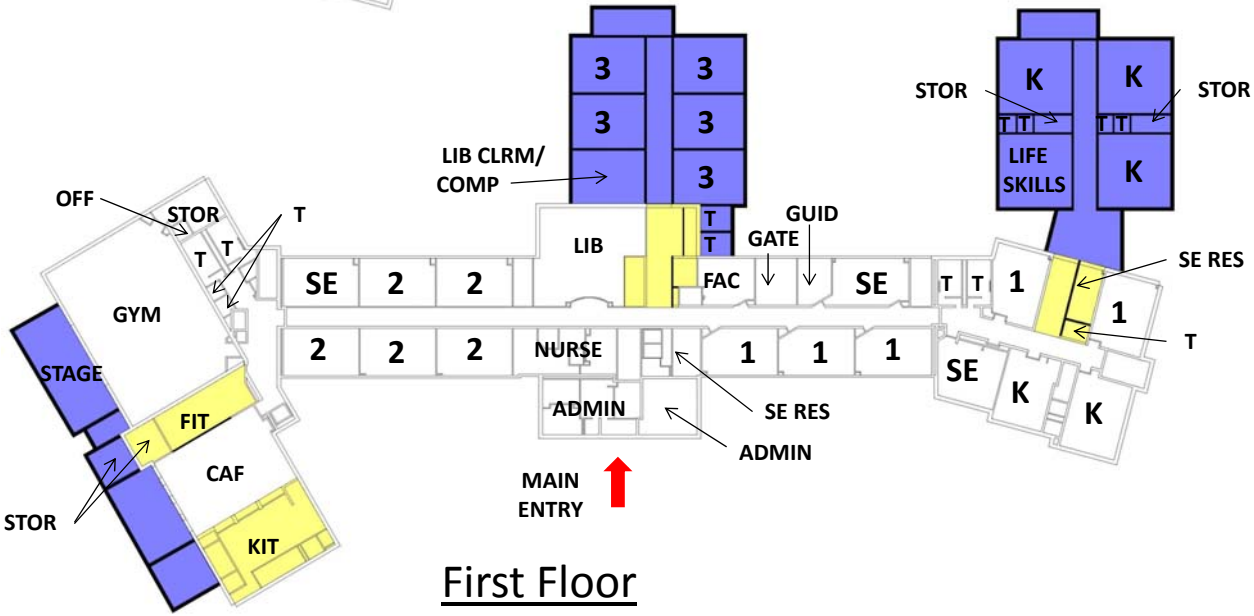
1. Center site is relatively small
2. Does not address capacity issues at Holiday Park & Pivik
3. Does not address potential for future growth
4. Does not upgrade Center or Jr. High Facilities

Option A4 - Center Additions

	Additions	35,620 sf
	Renovations	9,565 sf



Ground Floor



First Floor

Center Elementary (K-6)

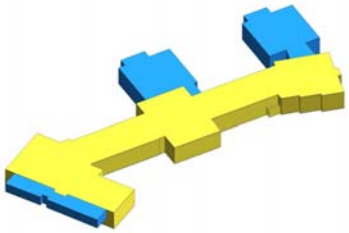
Option A4
(CENTER ADDITIONS)

Site Plan

Center Elementary (K-5)

Option A4 - Center Additions

1. Consolidate New Regency Park at Center – Renovations & Additions
2. Close old Holiday Park & Demo *



PROJECT STATISTICS

CAPACITY

706 students existing x 10% = 777 Students Design Capacity

- Avg 111 students/grade
- 5 Homerooms/Grade
- Avg 22 students/ homeroom
- 35 Homerooms

BUILDING AREA

Existing Building	74,570 sf	
Additions	35,620 sf	
TOTAL	110,190 sf	142 sf/student

ANTICIPATED COSTS

Renovation Costs	9,565 sf x $120 /sf =	$1,147,800
Additions Cost	35,620 sf x $200/sf =	$7,124,000
Site Cost Allowance		$650,000
Subtotal Construction Costs		$8,921,800
Project Costs	(+ 20% Soft Costs)	**$10,706,160**

Option Cost Range:

$10,170,800 – $11,241,500

* Applies to all options, costs are not shown

ENROLLMENT

B CONVERT JR. HIGH TO 6-8 MIDDLE SCHOOL

Plum Borough School District

2015/16 Enrollment

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1681

K-5
Elementary Schools

885

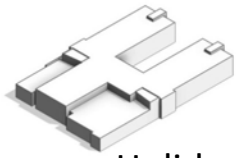
6-8
Middle School

1269

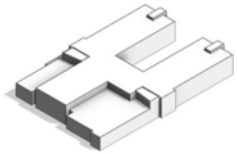
Senior
High

B – CONVERT JR. HIGH TO 6 – 8 MIDDLE SCHOOL

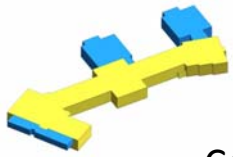
B2	K – 5	6 – 8	9 – 12 *



Holiday Park ES
Maintain & Realign –
539 Students; 138 sf/stud

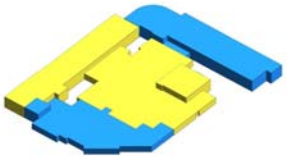


Pivik ES
Maintain & Realign –
534 Students; 139 sf/stud



Center ES
Expand & Realign –
608 Students; 150 +/- sf/stud

Regency Park ES
(Old Holiday Park)
Abandon/Raze



Oblock Middle School
Expand /Renovate –
885 Students; 200 +/- sf/stud

Expand / Renovate to create Middle School

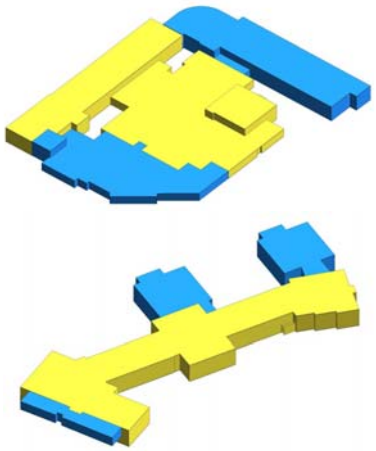
Expand/Renovate to consolidate with Regency Park

Close Regency Park – Demo old Holiday Park – Consolidate with Center

* For the purpose of this analysis, the High School grade level grouping will remain unchanged

Option B2 – 6-8 Middle School

1. Create 6-8 Middle School – Renovations & Additions
2. Consolidate New Regency Park at Center – Renovations & Additions
3. Create K-5 Elementary Alignment at Center, Holiday Park & Pivik
4. Close old Holiday Park & Demo



PROS & CONS

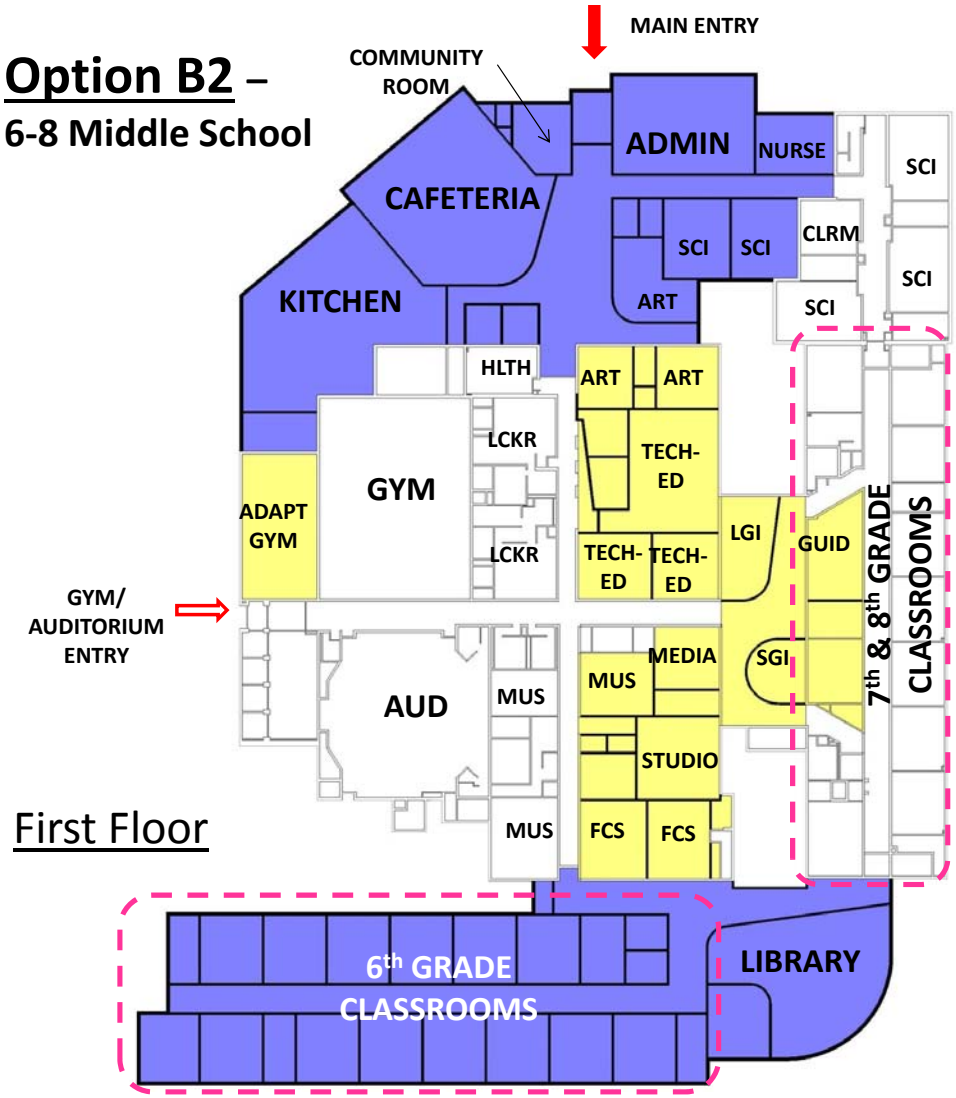
PROS

1. Reduces enrollment pressure at Holiday Park & Pivik
2. Educational opportunities for enrichment at 6th Grade
3. Opportunity to rethink 7th & 8th grade educational program
4. Opportunities to enhance 21st century educational opportunities at Middle School

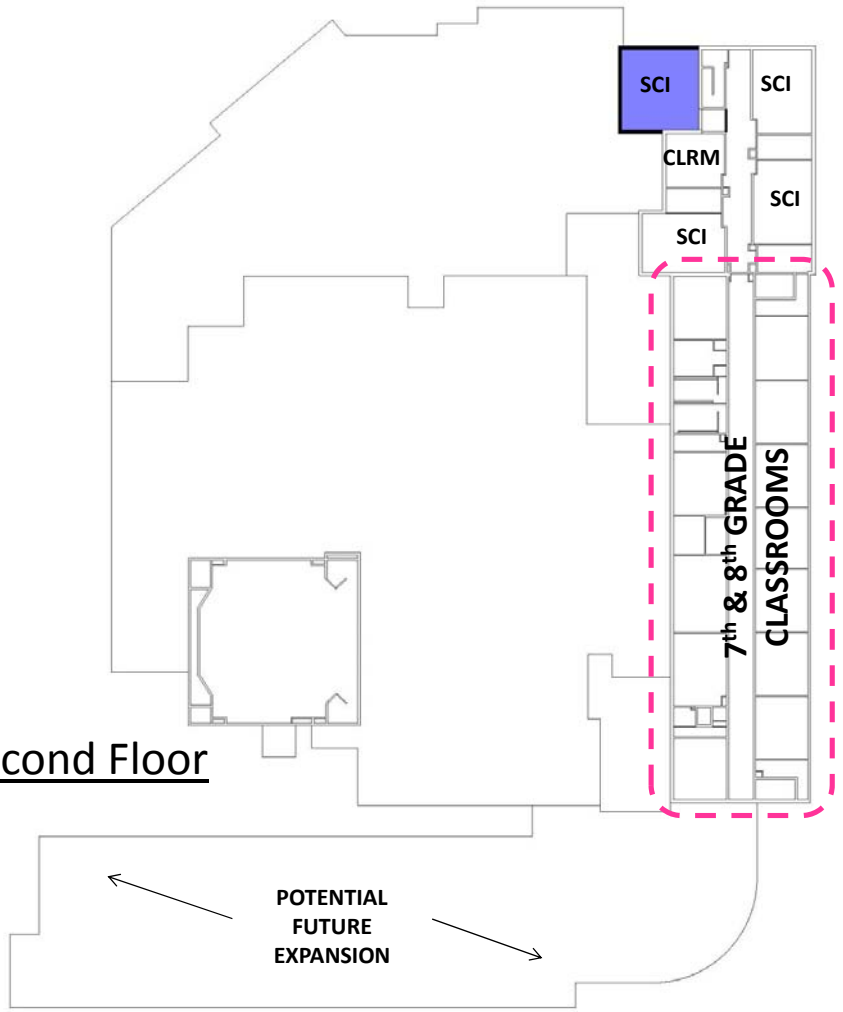
CONS

1. Center site is relatively small
2. Displace Jr. High Track & Field
3. Teacher certifications are not well aligned with grade groupings
4. Requires two construction projects
5. Long duration of construction before permanent solution for Regency park students can be finalized
6. Does not address comprehensive upgrades at Center or Oblock

Option B2 –
6-8 Middle School



First Floor



Second Floor

	Additions	64,335 sf
	Renovations	26,880 sf

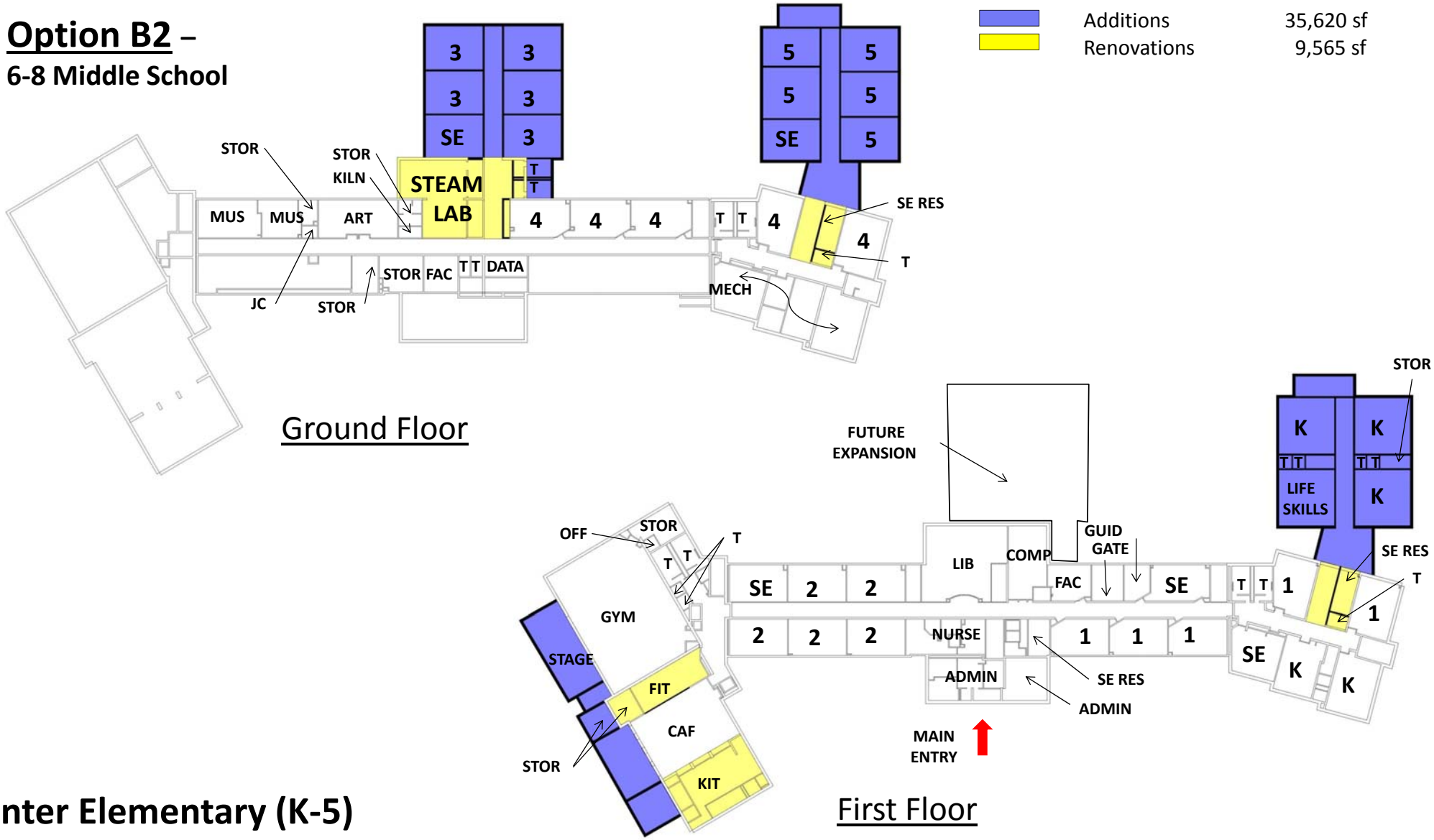
Oblock Middle School (6-8)

Option B2 – 6-8 Middle School

Site Plan

Oblock Middle School (6-8)

Option B2 –
6-8 Middle School



Center Elementary (K-5)

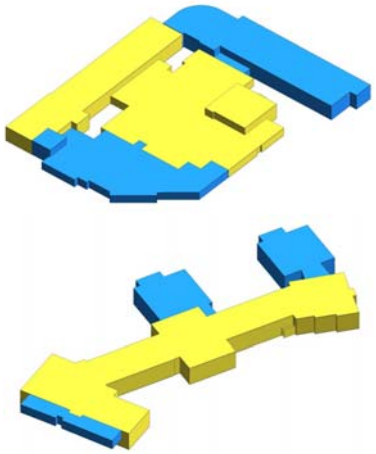
Option B2 –
6-8 Middle School

Site Plan

Center Elementary (K-5)

Option B2 – 6-8 Middle School

1. Create 6-8 Middle School – Renovations & Additions
2. Consolidate New Regency Park at Center – Renovations & Additions
3. Create K-5 Elementary Alignment at Center, Holiday Park & Pivik*
4. Close old Holiday Park & Demo**



Option Cost Range:

$27,426,100 - $30,313,100

PROJECT STATISTICS

MS CAPACITY

885 students existing x 10% = 974 Students Design Capacity

- Avg 325 students/Grade
- 13 Homerooms/Grade
- Avg 25 students/ Homeroom
- 39 Homerooms

MS BUILDING AREA

Existing Building	121,073 sf	
Additions	64,335 sf	
TOTAL	185,408 sf	190 sf/student

MS ANTICIPATED COSTS ***

Renovation Costs	26,880 sf x $120 /sf =	$3,225,600
Additions Cost	64,335 sf x $200 /sf =	$12,867,000
Site Cost Allowance		$850,000
Subtotal Construction Costs		$16,942,600
Project Costs	(+ 20% Soft Costs)	**$20,331,120**

ES CAPACITY

608 students existing x 10% = 669 Students Design Capacity

- Avg 112 students/Grade
- 5 Homerooms/Grade
- Avg 22 students/ Homeroom
- 30 Homerooms

ES BUILDING AREA

Existing Building	74,570 sf	
Additions	27,410 sf	
TOTAL	101,980 sf	152 sf/student

MS ANTICIPATED COSTS***

Renovation Costs	8,195 sf x $120 /sf =	$983,400
Additions Cost	27,410 sf x $200/sf =	$5,482,000
Site Cost Allowance		$650,000
Subtotal Construction Costs		$7,115,400
Project Costs	(+ 20% Soft Costs)	**$8,538,480**

* Additional classroom toilets not considered
** Applies to all options, costs are not shown
*** Costs for Comprehensive upgrades if required not included

ENROLLMENT

C CONVERT JR. HIGH TO 5-8 MIDDLE SCHOOL

Plum Borough School District

2015/16 Enrollment

BLDG	K	1	2	3	4	5	6	7	8	9	10	11	12	TOT	AVG
High School								1	1	314	319	325	309	**1269**	317
Oblock Jr. High							4	306	291					**601**	300
Holiday Park	81	83	101	92	105	77	110							**649**	93
Pivik	77	92	94	95	84	92	78							**612**	87
Center	60	70	74	72	64	62	72							**474**	68
Regency Park	27	40	45	30	33	31	26							**232**	33
TOT	**245**	**285**	**314**	**289**	**286**	**262**	**286**	**307**	**292**	**314**	**319**	**325**	**309**	**3833**	

1419

K-4
Elementary Schools

1149

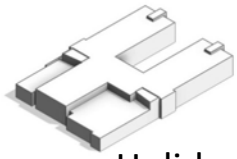
5-8
Middle School

1269

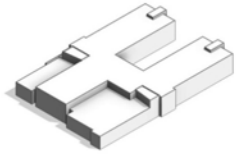
Senior
High

C – CONVERT JR. HIGH TO 5 – 8 MIDDLE SCHOOL

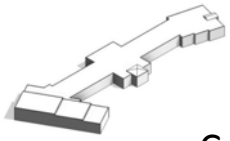
C1	K – 4	5+6 / 7+8	9 – 12 *



Holiday Park ES
Maintain & Realign –
520 Students; 143 sf/stud

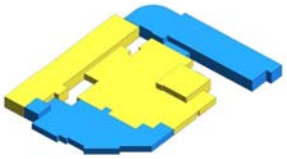


Pivik ES
Maintain & Realign –
500 Students; 149 sf/stud



Center ES
Maintain & Realign –
398 Students; 180 sf/stud

Regency Park ES
Abandon/Raze



Oblock Middle School
Expand & Realign –
1147 (548+599) Students;
200 +/- sf/stud

5th & 6th grades move to MS
Redistrict to absorb Regency Park

Close Regency Park – Demo old Holiday Park – Redistrict students

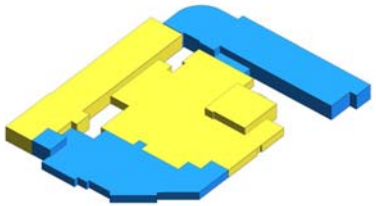
Expand / Renovate Oblock to create Middle School
OR
Build NEW at centrally located site

- REDISTRICT -

* For the purpose of this analysis, the High School grade level grouping will remain unchanged

Option C1 – 5-8 Middle School

1. Create 5-8 Middle School – Renovations & Additions



2. Create K-4 Elementary Alignment at Center, Holiday Park & Pivik (Minor Redistricting)
3. Close old Holiday Park & Demo

PROS & CONS

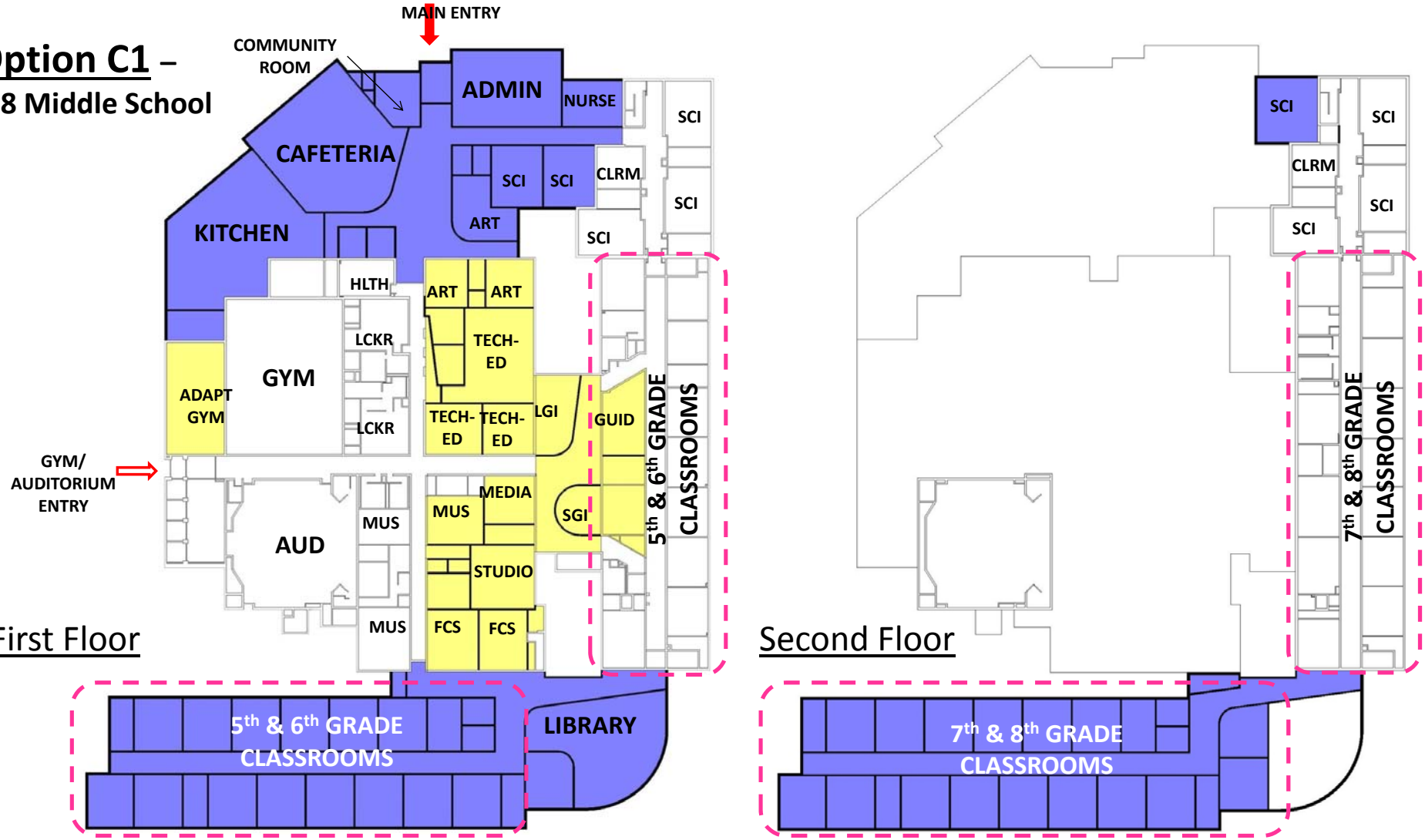
PROS

1. Reduces enrollment pressure at Holiday Park & Pivik
2. 5-8 grade grouping supports future teacher certifications
3. Educational opportunities for enrichment at 5th & 6th Grades
4. Opportunity to rethink 7th & 8th grade educational program
5. Opportunities to enhance 21st century educational opportunities at Middle School
6. Only one project required

CONS

1. Displace Jr. High Track & Field
2. Minor redistricting required to absorb Regency Park K-4 into Center, Holiday Park & Regency Park
3. Relatively long duration of construction before permanent solution for Regency Park students can be finalized
4. Does not address comprehensive upgrades at Center or Oblock

Option C1 –
5-8 Middle School



Oblock Middle School (5-8)

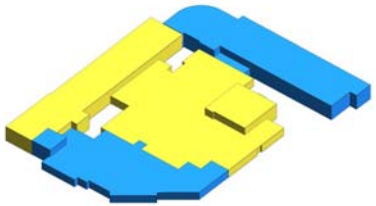
	Additions	91,175 sf
	Renovations	26,880 sf

Option C1 – 5-8 Middle School

Site Plan

Oblock Middle School (5-8)

Option C1 – 5-8 Middle School



1. Create 5-8 Middle School – Renovations & Additions
2. Create K-4 Elementary Alignment at Center, Holiday Park & Pivik (Minor redistricting)*
3. Close old Holiday Park & Demo**

Option Cost Range:

$25,434,100 – $28,111,400

PROJECT STATISTICS

CAPACITY

1147 students existing x 10% = 1262 Students Design Capacity

- Avg 315 students/Grade
- 13 Homerooms/Grade
- Avg 24 students/ Homeroom
- 52 Homerooms

BUILDING AREA

Existing Building	121,073 sf	
Additions	91,175 sf	
TOTAL	212,248 sf	168 sf/student

ANTICIPATED COSTS***

Renovation Costs	26,880 sf x $120 /sf =	$3,225,600
Additions Cost	91,175 sf x $200 /sf =	$18,235,000
Site Cost Allowance		$850,000
Subtotal Construction Costs		$22,310,600
Project Costs	(+ 20% Soft Costs)	**$26,772,720**

* Additional classroom toilets not considered
** Applies to all options, costs are not shown
*** Costs for Comprehensive upgrades if required not included

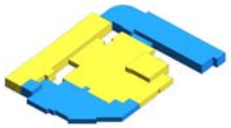
OPTION RECOMMENDATIONS

1

Option C1 – 5-8 Middle School

(K – 4 / 5 – 8 / 9 – 12)

1. Create 5-8 Middle School – Renovations & Additions
2. Create K-4 Elementary Alignment at Center, Holiday Park & Pivik
3. Close old Holiday Park & Demo



$25,434,100 – $28,111,400 *

2

Option A2 – New Elementary School

(K – 6 / 7 – 8 / 9 – 12)

1. Construct New Regency Park Elementary School on old Regency Park Site
2. Close old Holiday Park & Demo

$12,971,300 – $14,336,700

Option A4 – Center Additions

(K – 6 / 7 – 8 / 9 – 12)

1. Consolidate New Regency Park at Center – Renovations & Additions
2. Close old Holiday Park & Demo

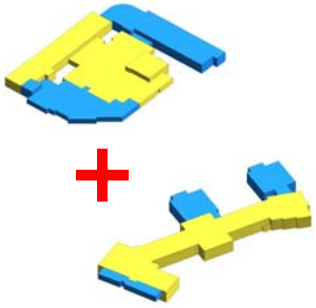
$10,170,800 – $11,241,500 **

3

Option B2 – 6-8 Middle School

(K – 5 / 6 – 8 / 9 – 12)

1. Create 6-8 Middle School – Renovations & Additions
2. Consolidate New Regency Park at Center – Renovations & Additions
3. Create K-5 Elementary Alignment at Center, Holiday Park & Pivik
4. Close old Holiday Park & Demo



$27,426,100 – $30,313,100 ***

* $4-6 Million in additional upgrades to the existing facility may be considered as part of the project

** $2-4 Million in additional upgrades to the existing facility may be considered as part of the project

*** $6 - 10 Million in additional upgrades to the existing facility may be considered as part of the project (two buildings)

NEXT STEPS

1. Identify Additional Options for further development – TONIGHT
2. Refine educational program, conceptual designs, and costs – OVER NEXT TWO WEEKS
3. Present Final Report to Board – MAY 10, 2016
4. Board Select Option – MAY 31, 2016

Thank you for your participation...