Agenda

Study Team
Study Process Overview
Methodology
Overview of the School District
Enrollments and Capacities
Building Evaluations
Building Operations Analysis
Summary of Options
Budget Summary and Comparison
Study Team

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Dr. Shelby Stewman, Demographer, Stewman Demographics
Study Process Overview

Step 1  Information Gathering
Step 2  Facility Assessments
Step 3  Program Assessments
Step 4  Administration Input
Step 5  Assessments of Facility Conditions
Step 6  Develop Improvement Options
Step 7  Develop Budget
Step 8  Complete Report
Step 9  Community Input
Study Process
Overview

Step 10     Final Plan and Financing Determination
Step 11     Conduct Closing Hearings – IF ANY
Step 12     Closing Determination – IF ANY
Step 13     Select Implementation Plan
Step 14     Complete Designs
Step 15     Complete Construction
GOAL

Develop a comprehensive Facility Study to determine future plans for the District’s Primary and Elementary schools.

SOURCES OF INFORMATION

- Study Team investigation and research.
- Interviews with District Administrators.
- Evaluations of buildings and sites by Architects and Engineers from HHSDR.
- Demographic study - analyzed shifts in births, levels of in-migration and rate of new housing construction.
METHODODOLOGY

**Pennsylvania Department of Education (PDE)** guidelines for facility studies are utilized.

Building Evaluations follow PDE standards and guidelines for determining building capacities, educational programs and condition of major components. Prevailing standards, regulations and codes were utilized to evaluate building components.

Demographic analysis was conducted by Stewman Demographics. Enrollment projections were compared with PDE projections.

Proposed building reconfiguration scenarios for the future are presented in conceptual and programmatic form.

The financial impact of building reconfiguration was prepared using current market conditions to prepare estimated construction costs.
Overview of the School District

OVERVIEW

- Shaler Area educated 4,611 students in 2013-2014.
- The District covers a land area of just over 14 square miles and is home to 39,285 residents.
- The District is a member of Allegheny Intermediate Unit 3.
- High School students attend AW Beattie Career Center to participate in career and technical education.

EXISTING BUILDINGS

The District operates five K-3 Primary Schools, one grades 4-6 Elementary School, one 7-8 Middle School and one 9-12 High School.

The Primary and Elementary schools vary from fair to poor physical condition. They are small and restrictive in terms of providing adequate educational programs to meet current standards and requirements. Excess space also exists in several schools.

The High School and Middle School are in good condition, and are not the focus of the study.

The Buildings and Grounds Maintenance and Stadium facilities were also evaluated for future plans.
Enrollments and Capacities

SHALER AREA SCHOOL DISTRICT
ENROLLMENT BY GRADE - K through 3

Current K-3 enrollment = 1,338

SHALER AREA SCHOOL DISTRICT
ENROLLMENT BY GRADE - 4 through 6

Current 4-6 enrollment = 1,018
Enrollments and Capacities

SHALER AREA SCHOOL DISTRICT
ENROLLMENT BY GRADE - 7 through 8

Current 7-8 enrollment = 722

SHALER AREA SCHOOL DISTRICT
ENROLLMENT BY GRADE - 9 through 12

Current 9-12 enrollment = 1,533
Enrollments and Capacities

### K - 3 Primary Schools

<table>
<thead>
<tr>
<th></th>
<th>2014 PDE Capacity</th>
<th>2013 / 2014 Enrollment</th>
<th>Stewman 2023 Projected Enrollment</th>
<th>2020-2021 PDE</th>
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<tbody>
<tr>
<td>Reserve</td>
<td>275</td>
<td>214</td>
<td>234</td>
<td></td>
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<tr>
<td>Jeffery</td>
<td>250</td>
<td>202</td>
<td>217</td>
<td></td>
</tr>
<tr>
<td>Rogers</td>
<td>250</td>
<td>192</td>
<td>243</td>
<td></td>
</tr>
<tr>
<td>Marzolf</td>
<td>450</td>
<td>349</td>
<td>395</td>
<td></td>
</tr>
<tr>
<td>Burchfield</td>
<td>500</td>
<td>381</td>
<td>431</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,725</strong></td>
<td><strong>1,338</strong></td>
<td><strong>1,520</strong></td>
<td><strong>1,519</strong></td>
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### 4 - 6 Elementary Schools

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<th>2014 PDE Capacity</th>
<th>2013 / 2014 Enrollment</th>
<th>Stewman 2023 Projected Enrollment</th>
<th>2020-2021 PDE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shaler Area ES</td>
<td>1,125</td>
<td>1,018</td>
<td>1,161</td>
<td>1,110</td>
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</table>
Building Evaluations

All Primary and Elementary Schools (unless specifically noted)

1. Site - Replace
   a. Asphalt
   b. Storm Inlets
   c. Concrete curbs / walks
   d. Reserve - wood timber retaining wall
   e. Rogers - concrete retaining wall

2. Structure
   a. Brick repointing for all buildings
   b. Jeffrey and Shaler Elementary window lintel damage
   c. Marzolf - basement leak in janitorial room
   f. Burchfield - foundation leaks
   g. Burchfield, Shaler Elementary - canopy columns are rusting

3. Roofs
   a. 1991, 1996 - Shaler Elementary (adhered and stone ballast EPDM; both warranties have expired).
   b. 1998 - Reserve & Jeffrey (warranty expired) - Burchfield (metal pitched roof in good condition, gutters are poor; adhered EPDM warranty expires 2017).
   c. 2002 - Rogers, Marzolf (adhered EPDM warranty expires 2022).
Building Evaluations

All Primary and Elementary Schools (unless specifically noted)

4. Windows
   a. All buildings (except Rogers) have 1987 aluminum windows with porcelain-coated steel panels, and phenolic insulation in poor condition.

5. Exterior Doors / Frames
   a. Most exterior doors and hardware are in poor condition (except Shaler Area Elementary).
   b. Need access control hardware.
   c. Need laminated safety glass at entrances.

6. Interior Doors
   a. Most wood doors and hardware in poor condition (except Shaler Area Elementary).
   b. Need classroom security hardware.
All Primary and Elementary Schools (unless specifically noted)

7. Interior Spaces
   a. Floors are poor except terrazzo areas.
   b. Rogers, Marzolf & Burchfield have dead-end corridors to be addressed.
   c. Acoustical tile ceilings are discolored and sagging.
   d. Replace cabinets adjacent to unit ventilators.
   e. Replace Corridor lockers.
   f. Replace Chalkboards.
   g. Replace Library furniture.
   h. Impact cushions and acoustical control needed in Multi-Purpose rooms.
   i. Kitchens are small and inefficient, and equipment is old.
   j. Rest Rooms are not ADA-compliant.
   k. Offices all undersized with no storage (except Shaler Area Elementary).
All Primary and Elementary Schools (unless specifically noted)

8. HVAC
   a. Replace heating and ventilating system and controls (except Shaler Area Elementary).
   b. Replace temperature control systems.
   c. Include Air Conditioning.

9. Plumbing
   a. Provide new low-flow fixtures, and hands-free faucets / flush valves.
   b. Hydro clean sanitary lines.
   c. Replace water piping and thermostatic control valves at point of use.
   d. Replace domestic hot water heater and storage tanks.
Building Evaluations

All Primary and Elementary Schools (unless specifically noted)

10. Electrical
   a. Update interior Lighting.
   b. Replace exterior Lighting.
   c. Additional power needed throughout all buildings.
   d. Replace Fire Alarm system - Jeffery, Burchfield (4 different systems / panels).
   e. Replace Emergency lighting.
   f. Replace Data Cabling.
   g. Update Classroom technology equipment.
   h. Update Telecommunications systems.
   i. Update Security Cameras

11. Security Entrances
   a. Need secure visitor entrance vestibules (except Shaler Area Elementary).
   b. Need employee card access control system.
Building Evaluations

All Primary and Elementary Schools (unless specifically noted)

12. ADA
   a. Restroom upgrades.
   b. Classroom entries.
   c. Elevator controls.
   d. Provide access to Rogers lower level classrooms.
   e. Area of Refuge needed for all non-grade level exists.
   f. Signage.

13. Code Compliance
   a. Renovations or additions need to comply with the current Pennsylvania Uniform Construction Code.
   b. An accessible path must be provided to all renovated areas.

14. Asbestos
   a. Present in VAT, pipe insulation, boiler breaching, & plaster in limited quantities.

15. Overall Condition
   a. Fair – Burchfield.
   b. Fair to Poor – Reserve, Jeffery, Rogers, & Marzolf.
   c. Shaler Elementary - interior fair to good, exterior fair to poor.
Building Evaluations

Buildings and Grounds Maintenance Facility

1. Located in the flood plain.
2. Lack of available storage on site.
3. Code compliant / no asbestos.
4. Good condition