

**MCKISSICK
ASSOCIATES**

August 14, 2012

Neshaminy School District

Option Refinement



***District-Wide
Facility Study
Update - Draft***

Investigation Charge

- NSD Funding challenges are forcing program reductions.
- Buildings continue to age and maintenance needs have not been addressed.
- Board has opportunity to refinance current debt at historically low rates which could yield the first \$44 million in construction without tax impact with record low interest.
- PDE construction aid in the neighborhood of \$3,800,000 dollars will be lost if Board decision to proceed does not occur before September 30, 2012 due to PlanCon Moratorium.
- Building reconfigurations may also yield additional savings for educational program enhancement.
- What is impact of the above?

Steps Taken to Date

- Elimination of the Neshaminy Middle School in 2008 reduced excess MS capacity.
- MS excess capacity remains as the 9th grade was moved to the high school in the fall of 2009.
- Elimination of 20 modular classrooms in 2009, improved district wide classroom utilization % after district subdivided rooms with permanent walls.

Evaluation Assumptions

- Normal change in room use picked up at elementary and MS schools. Class size still an issue, although rooms appear to be more fully used than in 2007.
- ½ day Kindergarten has been assumed.
- 15% excess capacity is goal at elementary and MS level.
- Other Space Issues
 - District-wide IU classrooms have increased to a total of 16 full and 9 half classrooms – *what should District's "fair share" be?*
 - District operated special education classrooms now total 37 full and 9 half classrooms

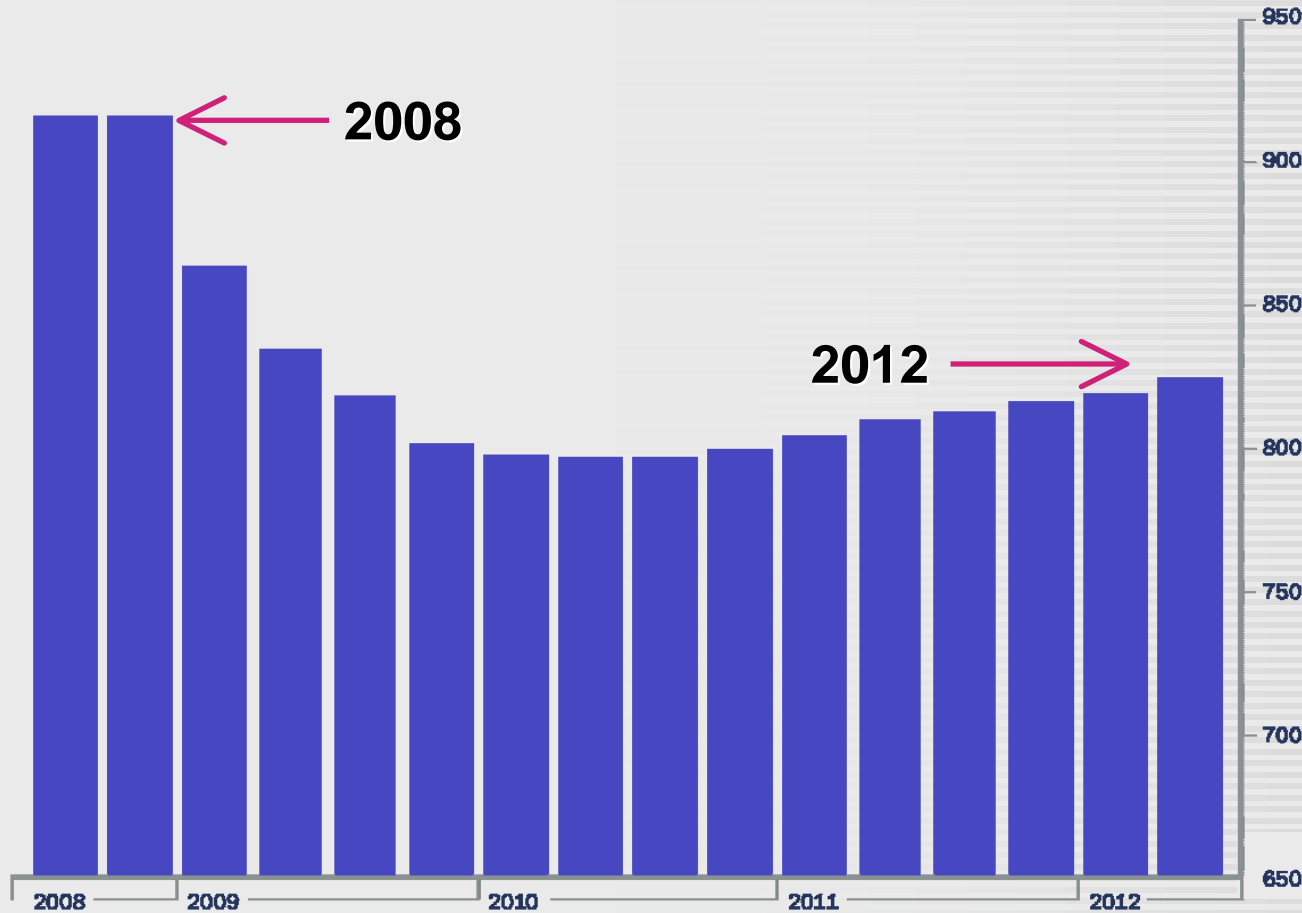
Attendance Area Assumptions

- All attendance areas can be changed.
- Current enrollment based upon May 2012 pupil locations.
- Attendance areas attempt to follow current NSD census tracks.
- 85% +/- loading of schools was targeted to insure buffer capacity at all school sites.

Points for Consideration

- PDE construction aid in the neighborhood of **\$3.8 to \$8 million dollars** will be lost temporarily and possibly permanently if decision to proceed does not occur before **September 30, 2012** due to PlanCon Moratorium.
- Given update of MA study by addendum, use of owned site, and initial prototype plan Part A submission can be achieved if decision is reached to proceed in August.
- Even if aid is resumed – high likelihood District will lose its grandfathered **43% CARF building aid rate and drop to 17.8% MVAR.**
- Board has opportunity to refinance current debt at historically low rates (now 1% lower than May RBC study which could yield a minimum of **\$44 m in construction without tax impact.**
- Favorable construction costs – but inflation is starting again.
- Building reconfiguration yields additional savings for educational program enhancement.
- Possibility of one time sale proceeds from buildings.
- Capital cost avoidance at closed buildings.

Turner Construction Cost Data




Year	Average Index	% Change
2011	812	1.6
2010	799	-4
2009	832	-8.4
2008	908	6.3
2007	854	7.7
2006	793	10.6
2005	717	9.5
2004	655	5.4
2003	621	0.3
2002	619	1
2001	613	3
2000	595	4.4
1999	570	3.8

Available Financing


**By refinancing existing debt,
\$44 million can be made available for
construction with no local tax increase.**

Presentation to:
Neshaminy School District

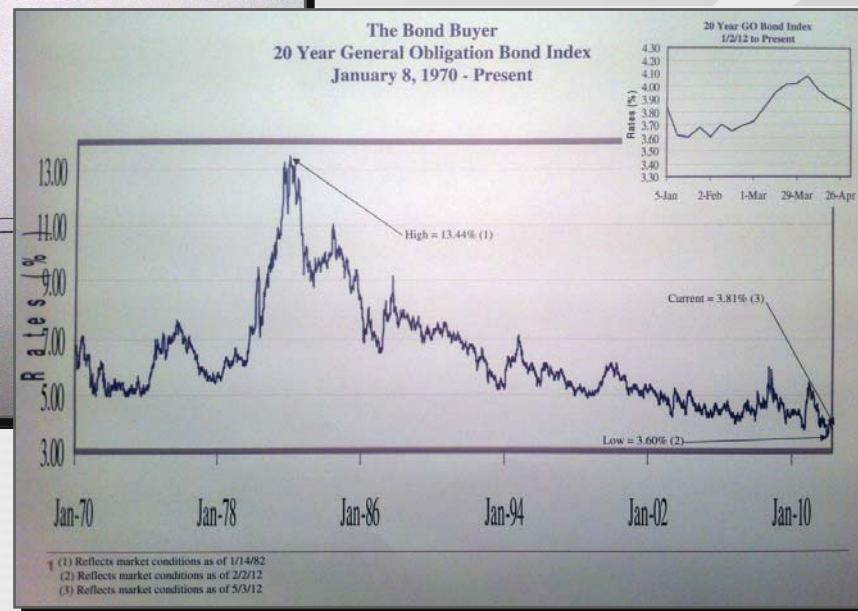
Capital Projects/Debt Restructuring & Refunding Opportunity



May 7, 2012

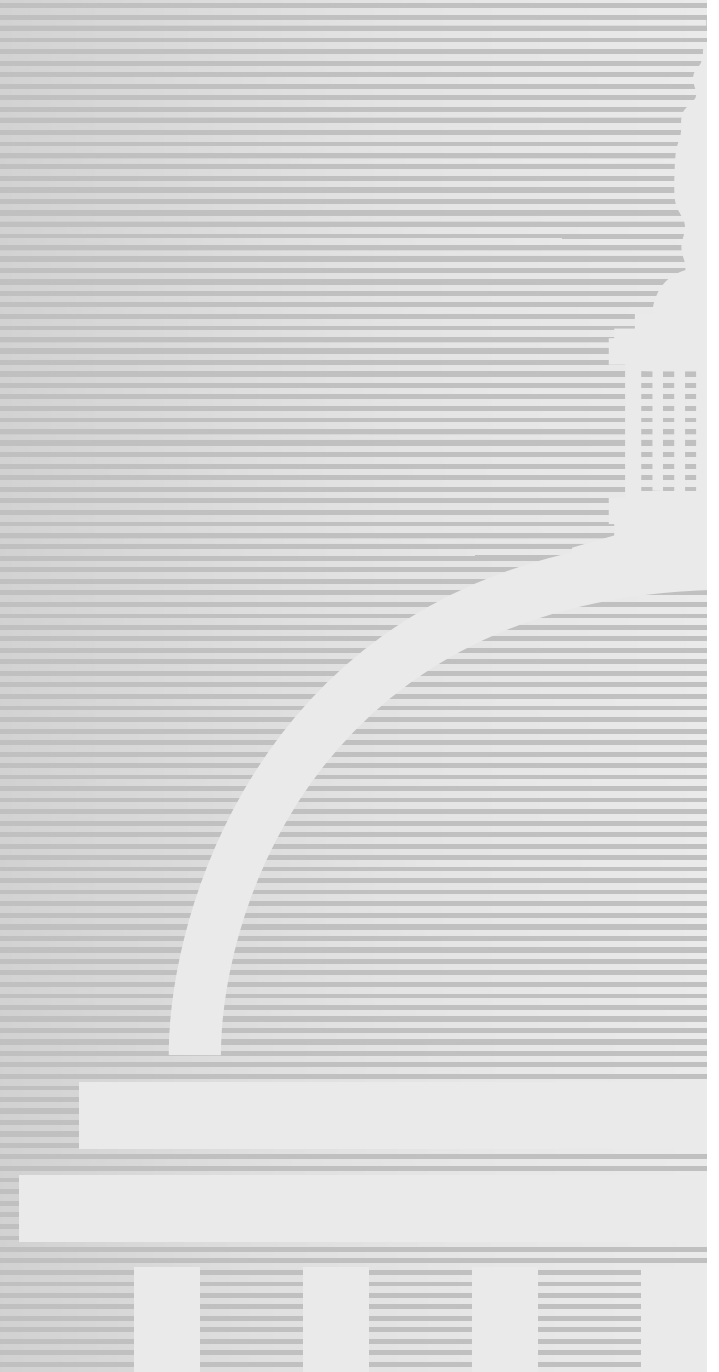


RBC Capital Markets®



District Facilities

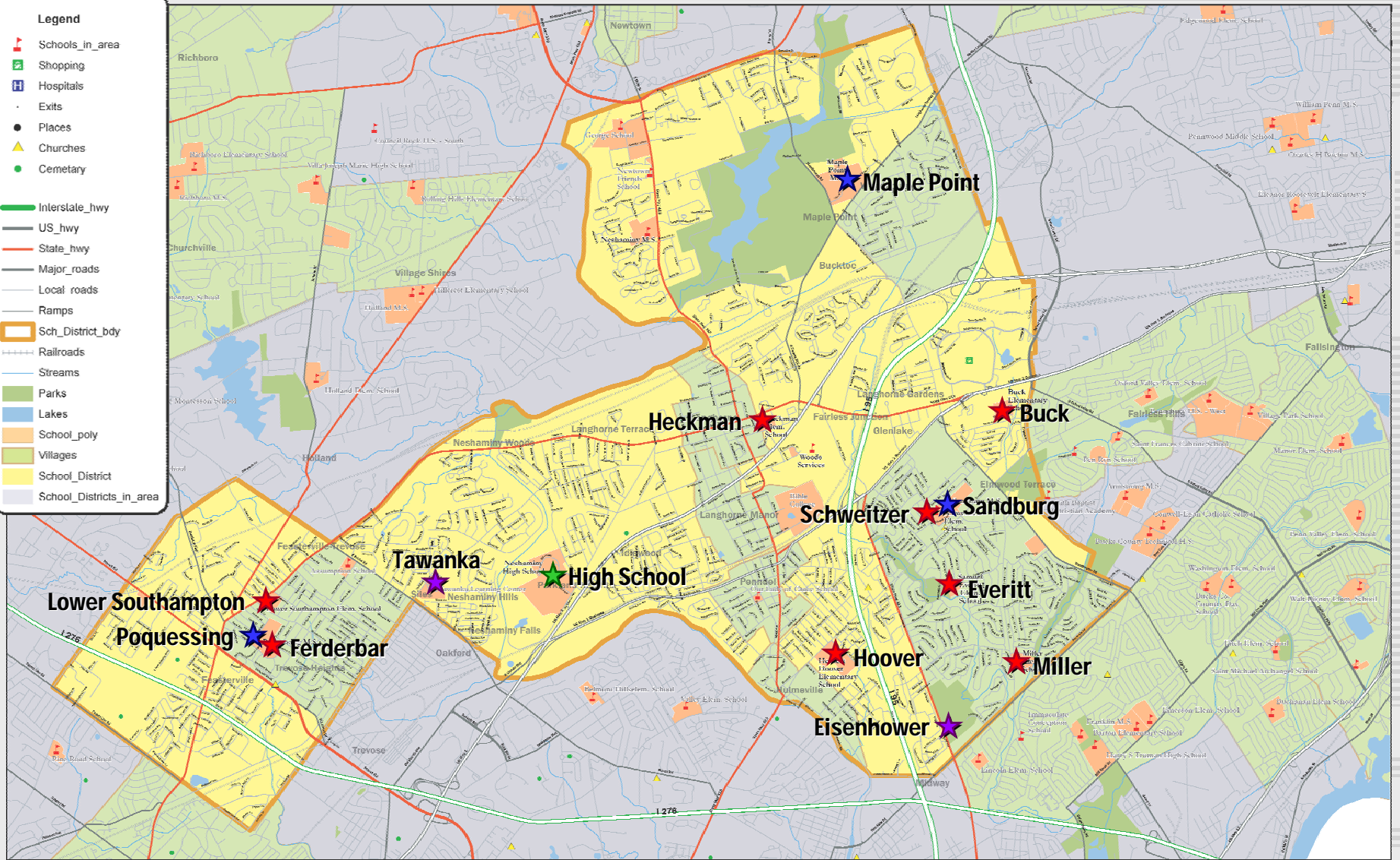
Updated Survey July 2012



District Area Map



- Legend**
- Schools_in_area
 - Shopping
 - Hospitals
 - Exits
 - Places
 - Churches
 - Cemetary
 - Interstate_hwy
 - US_hwy
 - State_hwy
 - Major_roads
 - Local_roads
 - Ramps
 - Sch_District_bdy
 - Railroads
 - Streams
 - Parks
 - Lakes
 - School_poly
 - Villages
 - School_District
 - School_Districts_in_area



Capacity and Enrollment



Enrollment

PDE Birth Rate Projections

<u>YEAR</u>	<u>K</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>Total</u>
2006-2007	484	710	583	643	662	685	704	717	796	744	823	833	795	9179
2007-2008	461	704	641	604	656	666	702	749	738	737	754	804	796	9012
2008-2009	427	723	616	646	636	685	694	726	764	659	752	732	777	8837
2009-2010	449	630	655	635	669	617	711	704	701	708	708	745	734	8666
2010-2011	489	653	594	653	635	673	644	726	728	724	693	671	704	8587
P R O J E C T I O N S														
2011-2012	499	726	592	605	671	639	698	666	735	688	740	673	649	8581
2012-2013	465	740	658	603	621	675	663	721	674	694	703	719	651	8587
2013-2014	476	691	671	670	619	625	700	685	730	637	709	683	696	8592
2014-2015	394	706	626	683	688	623	648	723	693	690	651	689	661	8475
2015-2016	391	585	640	637	702	693	646	670	732	655	705	632	667	8355
2016-2017	388	580	530	651	654	707	719	668	678	691	669	685	611	8231
2017-2018	384	575	526	539	669	658	733	743	676	640	706	650	663	8162
2018-2019	381	571	521	535	554	673	682	757	752	639	654	686	629	8034
2019-2020	378	566	518	530	550	558	698	705	766	710	653	635	664	7931
2020-2021	375	561	513	527	544	554	579	721	714	724	725	634	614	7785

Enrollment

Average of All Projection Methods

SCHOOL YR	K	1	2	3	4	5	6	7	8	9	10	11	12	TOTAL
2007/08	484	710	583	643	662	685	704	717	796	744	823	833	795	9,179
2008/09	461	704	641	604	656	666	702	749	738	737	754	804	796	9,012
2009/10	427	723	616	646	636	685	694	726	764	659	752	732	777	8,837
2010/11	449	630	655	635	669	617	711	704	701	708	708	745	734	8,666
2011/12	489	653	594	653	635	673	644	726	728	724	693	671	704	8,587
2012/13	499	726	592	605	671	639	698	666	735	688	740	673	649	8,581
2013/14	465	740	658	603	621	675	663	721	674	694	703	719	651	8,587
2014/15	431	713	673	669	618	624	701	684	731	642	707	682	695	8,569
2015/16	428	685	648	685	686	621	648	723	692	695	655	686	660	8,511
2016/17	442	633	623	659	703	690	645	669	732	658	709	636	664	8,461
2017/18	439	655	576	633	675	707	716	665	677	696	672	688	614	8,412
2018/19	436	649	595	586	650	679	733	739	674	643	710	652	665	8,409
2019/20	432	645	590	605	601	653	704	757	748	641	656	689	630	8,351
2020/21	429	640	586	600	621	604	678	727	766	710	654	636	667	8,318
2021/22	426	635	582	596	615	624	627	699	736	728	724	634	615	8,243

Enrollment Projections

- MA has not revisited housing development planning or in works, but would question its use in the current economy and as such have excluded it from the projection model.
- Overall Enrollment Picture
 - MA 2012 projections are showing **8,569** K-12 in 2014-15 and **5,843** K-8
 - PDE projections indicate **7,785** pupils in K-12 for 2020-21 and **5,058** in K-8
 - MA current projections (*using actual birth rates*) for 2020-21 show a total of pupils a further decline to **8,318** K-12 pupils and **5,651** pupils in K-8
- To be conservative the higher MA enrollment figures have been used for this evaluation.

Building Utilization

- After adjusting for current room uses on a half day K-8 district-wide basis we are seeing a NSD practical K-8 capacity of **9,520** vs. **5,795** current enrollment (May 2012), or a **60.9% utilization rate**.
- Excluding all special education, remedial program and IU uses – NSD capacity is **8,447** for a utilization rate of **68.6%**



	SANDBURG	POQUESSING	MAPLE POINT	SCHWEITZER	HOOVER	HECKMAN	BUCK	EVERITT	FERDERBAR	MILLER	SOUTHAMPTON	TOTAL
REGULAR EDUCATION	1,139	1,148	1,607	487	796	591	515	443	640	487	594	8,447
SPECIAL EDUCATION	105	75	397	116	104	15	56	56		149		1,073
TOTAL CAPACITY	1,244	1,223	2,004	603	900	606	571	499	640	636	594	9,520

Classroom Size Assumptions – NSD Magic #'s

- Kindergarten $\frac{1}{2}$ day x 2 = 44 pupils
 - First Grade = 24 pupils
 - Second Grade = 25 pupils
 - Third Grade = 26 pupils
 - Fourth Grade = 29 pupils
 - Fifth Grade = 29 pupils
 - Sixth Grade = 35 pupils classroom/24 specials
 - Seventh Grade = 35 pupils classroom/24 specials
 - Eighth Grade = 35 pupils classroom/24 specials
- (Specials = Art/Music, Tech Ed, Science, HE)

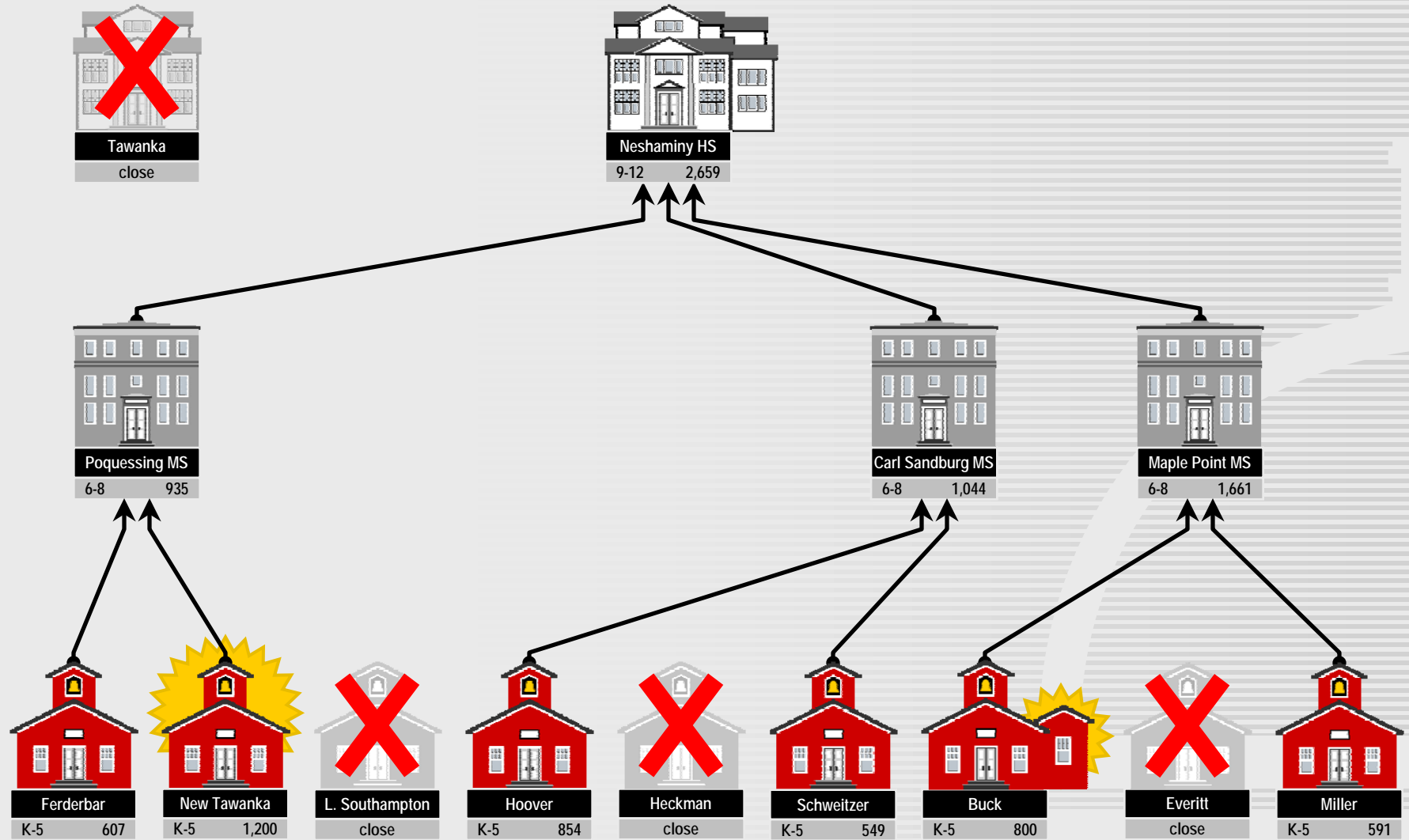
Special Education Classroom Capacities

- Full size rooms used for full time SE:
 - PDE capacity: 25
 - District practical capacity: 12
- Full size rooms used for the SE's pull-out program:
 - PDE capacity: 25
 - District practical capacity: 12
- Subdivided classrooms used for SE pull-out are considered SE resource rooms:
 - PDE capacity: 0-25
 - District practical capacity: 0

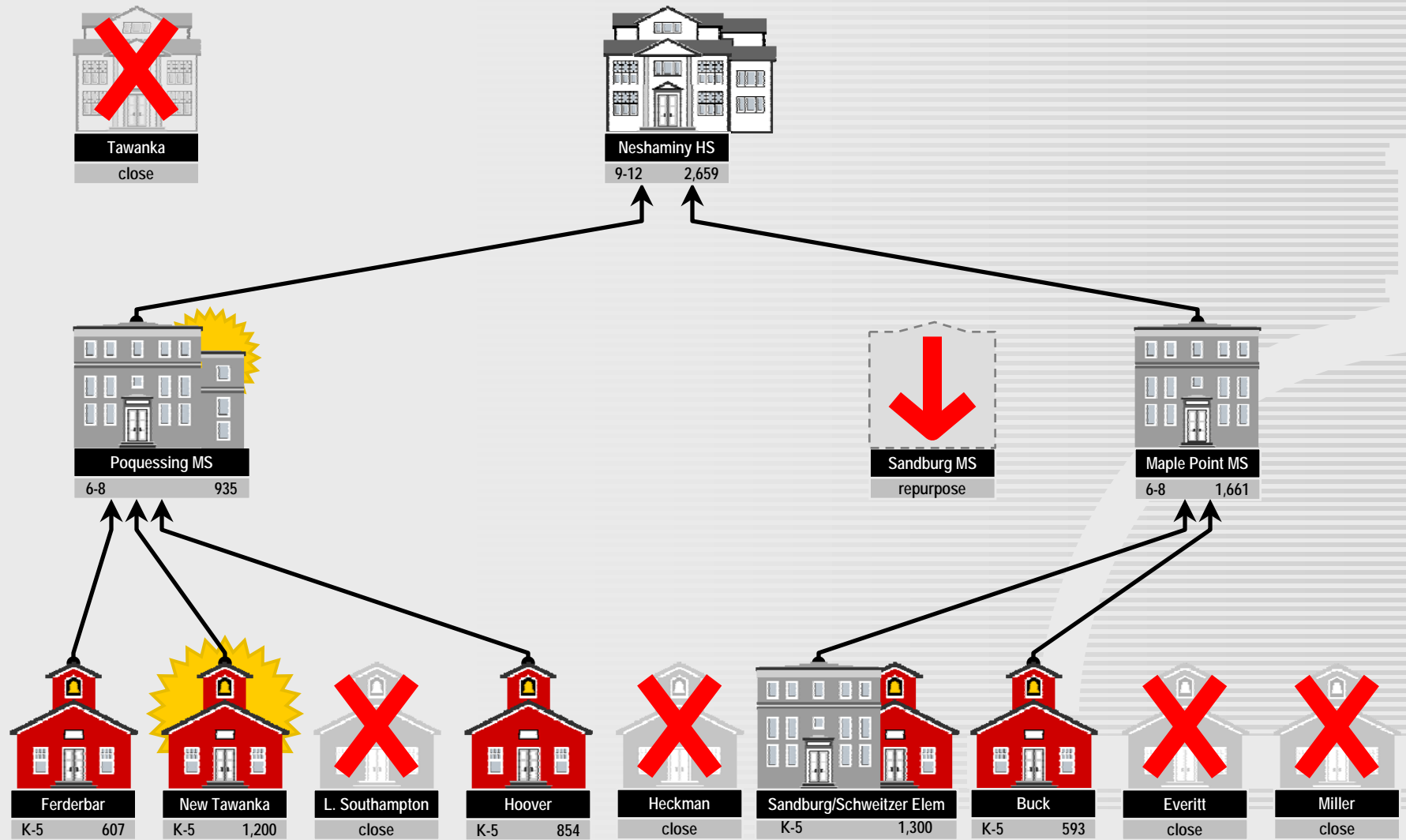
Final Options



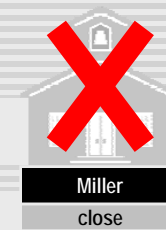
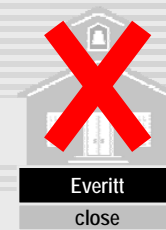
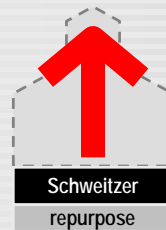
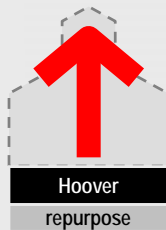
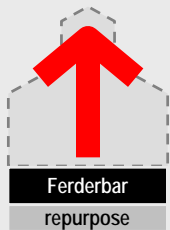
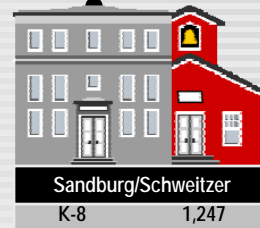
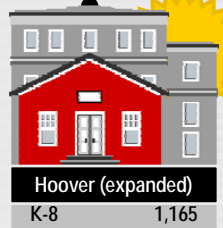
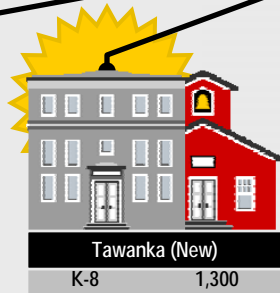
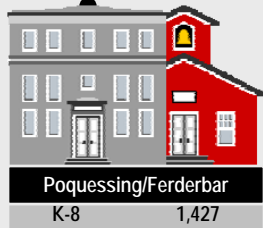
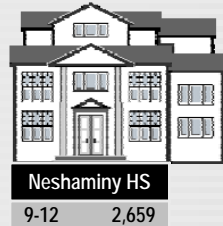
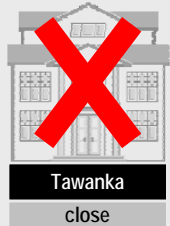
Option #1



Option #2



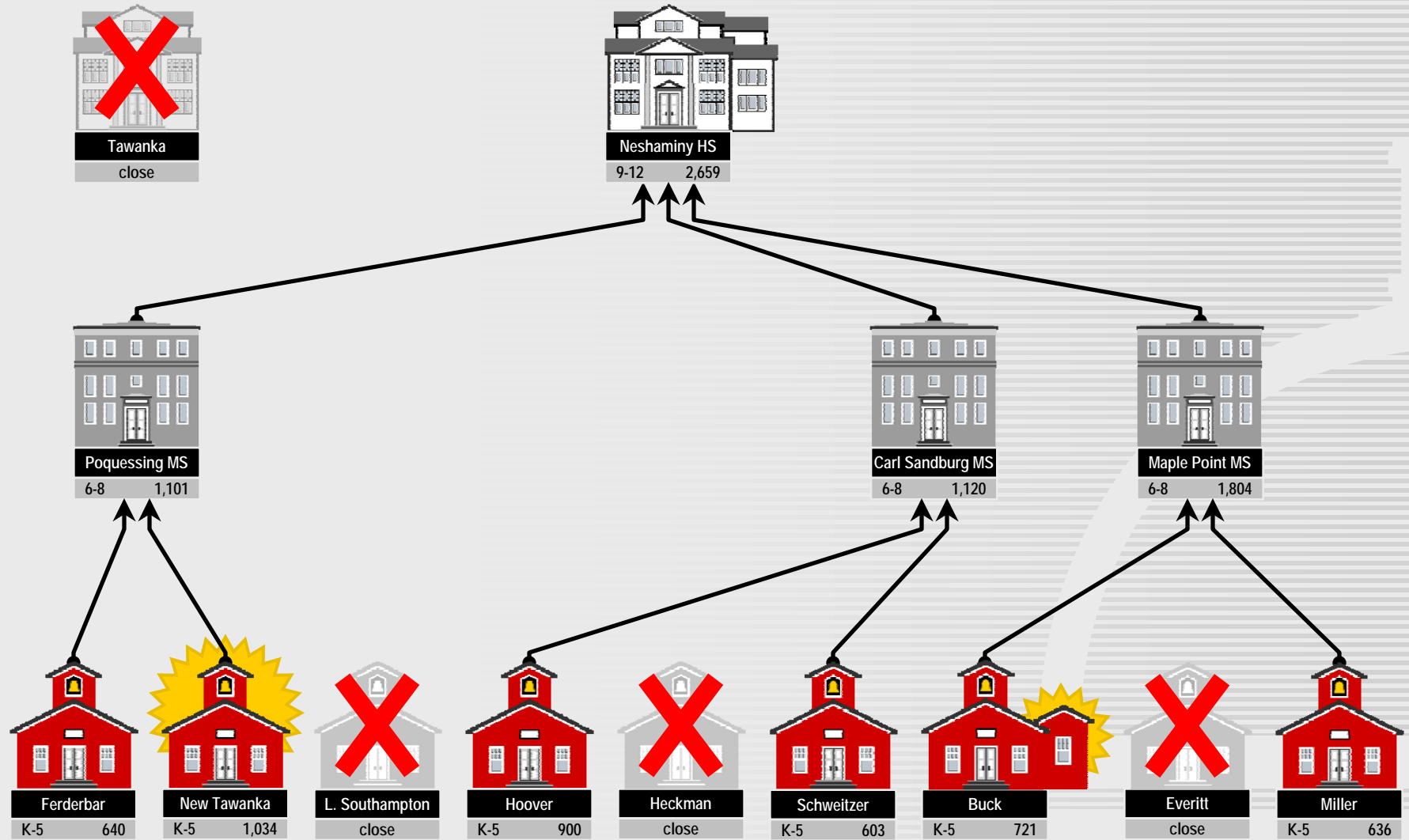
Option #3



Option #1

- *New Tawanka K-5 Elementary*
- *Closure of Everitt & Southampton Elementaries*
- *Closure of Heckman Elementary*
- *Expansion at Buck Elementary*

Option #1



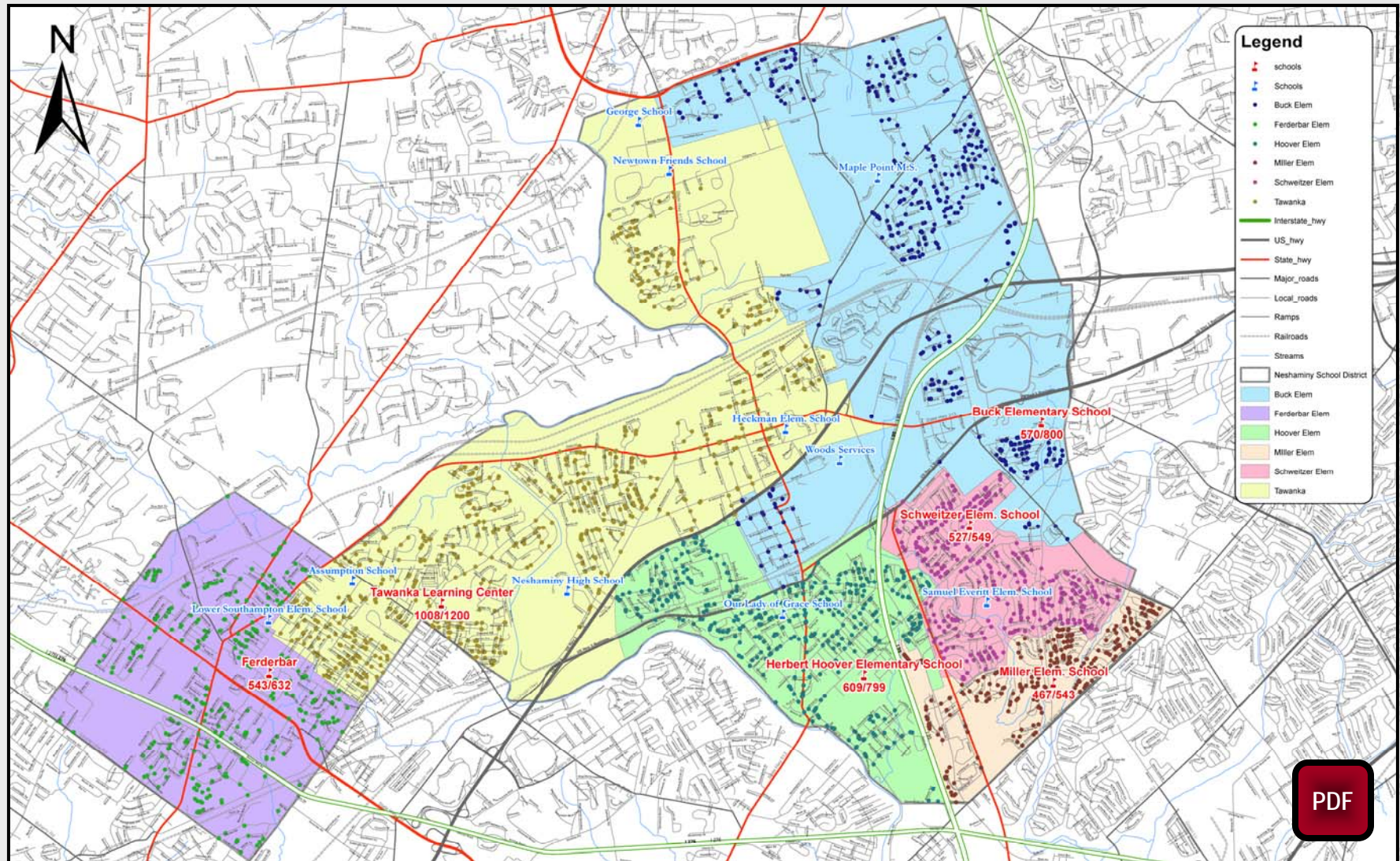
Option #1: Description

- Reduces number of schools in operation from 12 to 10
- Maintains current K-5, 6-8, 9-12 grade level structure
- Closes 3 elementary schools:
 - Samuel Everitt
 - Lower Southampton
 - Oliver Heckman
- Constructs a new Tawanka Elementary for grades K-5
- Constructs minor addition to Pearl Buck for K-5
- Installs air-conditioning at selected sites
- Other capital upgrades to be selected

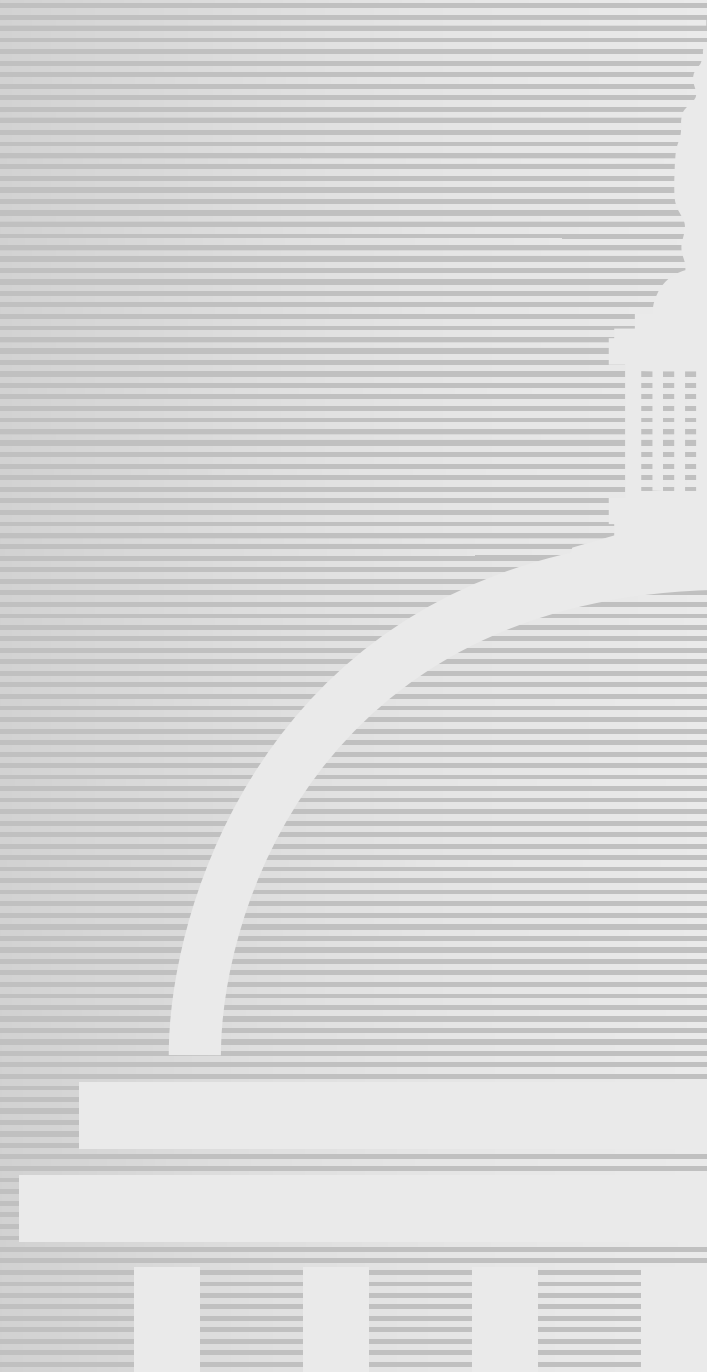


Option #1

Attendance Boundaries



***New K-5 School at the
Tawanka Site***



Proposed New Tawanka Elementary School

- PDE Capacity of 1,375 students
 - Regular Education: 1,200 students
 - Special Education: 175 students
- 44 regular classrooms
- 124,400 SF
- 3 story construction
 - Smaller site footprint
 - Permits continued use of current Tawanka school throughout construction – maintain IU as leasee
- Uses prototype developed for Wake County North Carolina (*itself based on Haverford Township's Manoa Elementary School*)

Prototype Room Schedule

Grade K-5 Elementary

ROOM	UNIT CAP	UNIT AREA	UNITS	AREA	CAPACITY
Library		3,600	1	3,600	
Kindergarten (1/2 day)	50	1,250	4	5,000	200
Regular Classrooms	25	850	40	34,000	1,000
Computer		1,250	2	2,500	
Art		1,250	2	2,500	
Music		1,250	2	2,500	
Multi-Purpose		6,500	1	6,500	
Stage/Platform		1,800	1	1,800	
Locker Room/Showers		500	2	1,000	
Kitchen & Storage		4,000	1	4,000	
Cafeteria		4,800	1	4,800	
Faculty Room		600	2	1,200	
Health Suite		850	1	850	
Building Administration		1,650	1	1,650	
TOTAL				73,700	1,200

ROOM	UNIT CAP	UNIT AREA	UNITS	AREA	CAPACITY
Special Education	25	850	6	5,100	150
Special Education Resource	25	401	1	401	25
Kindergarten 1/2 Day Deduct	-25		4		-100
TOTAL				79,201	1,275

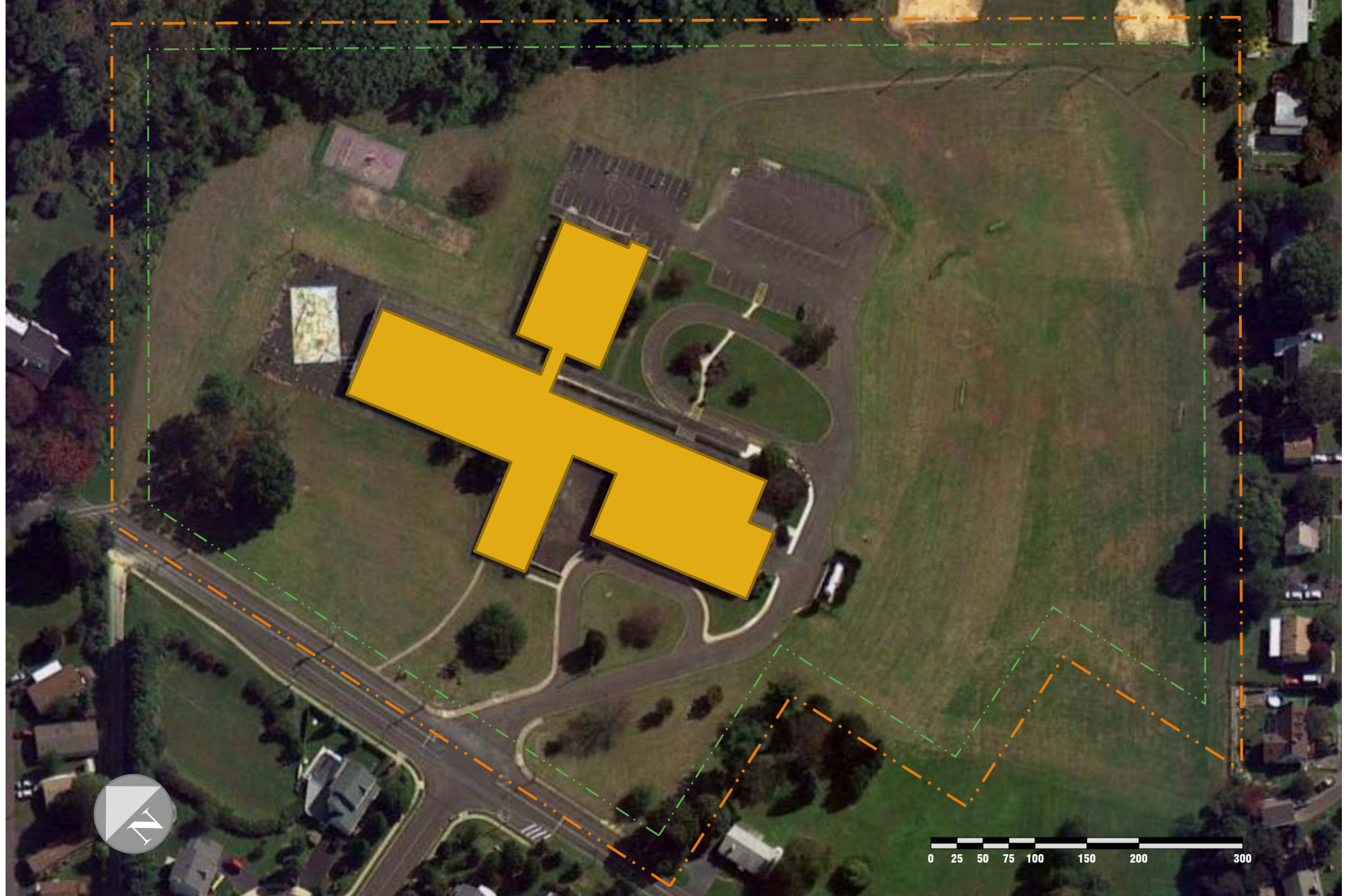
MCKISSICK ASSOCIATES ARCHITECTS

Existing Tawanka School & Site



Existing Tawanka School & Site

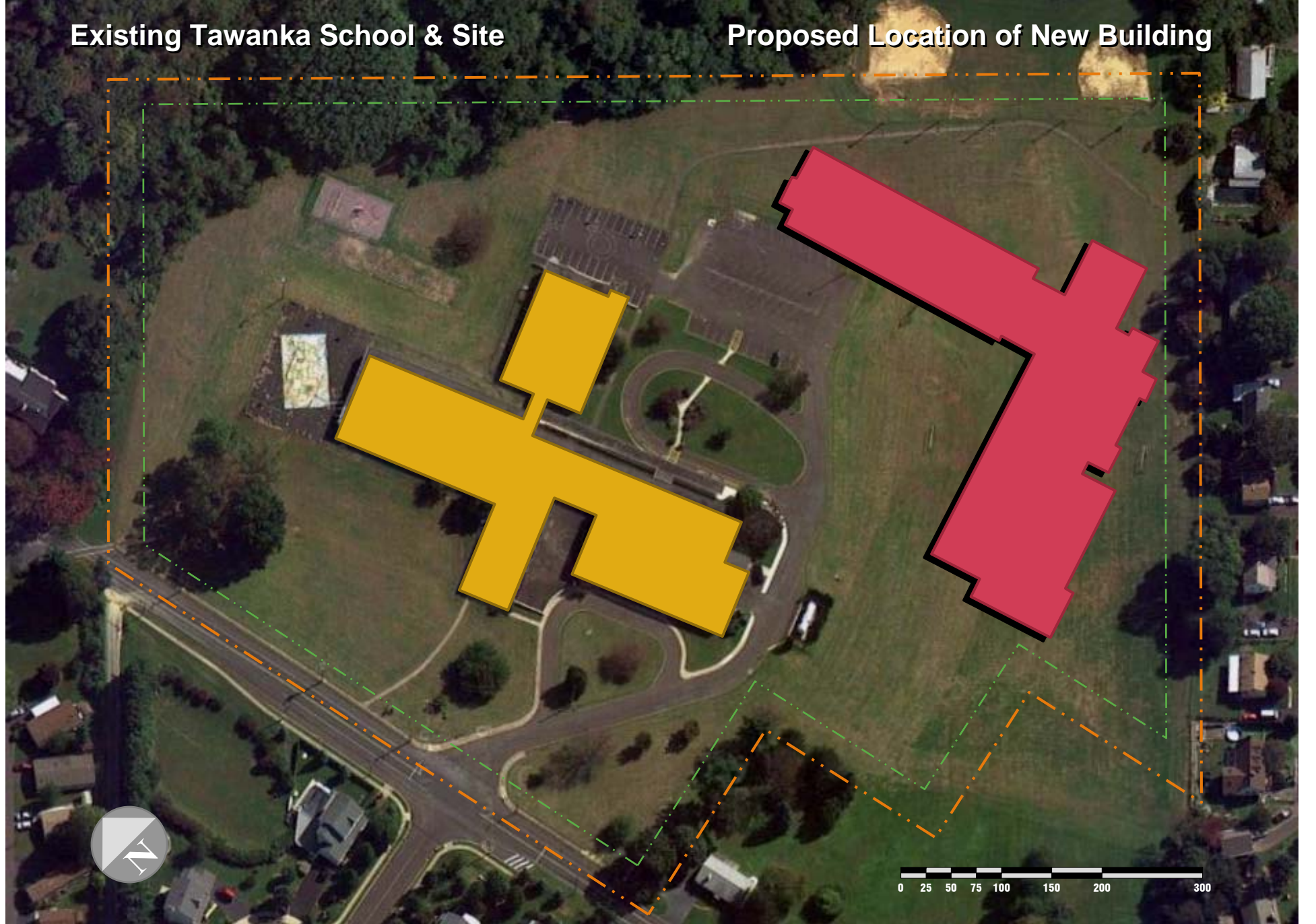
Property Line & Building



MCKISSICK ASSOCIATES ARCHITECTS

Existing Tawanka School & Site

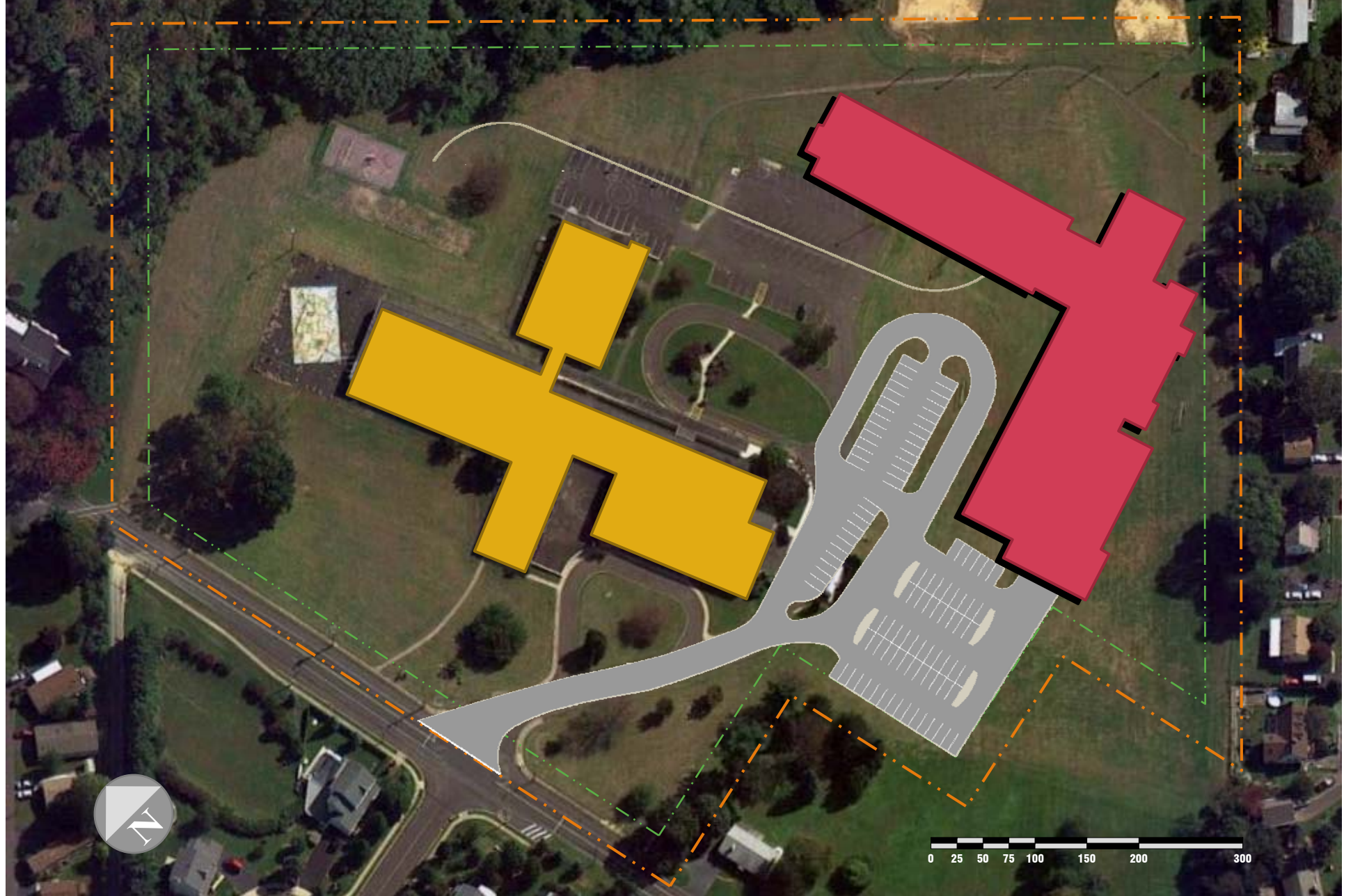
Proposed Location of New Building



MCKISSICK ASSOCIATES ARCHITECTS

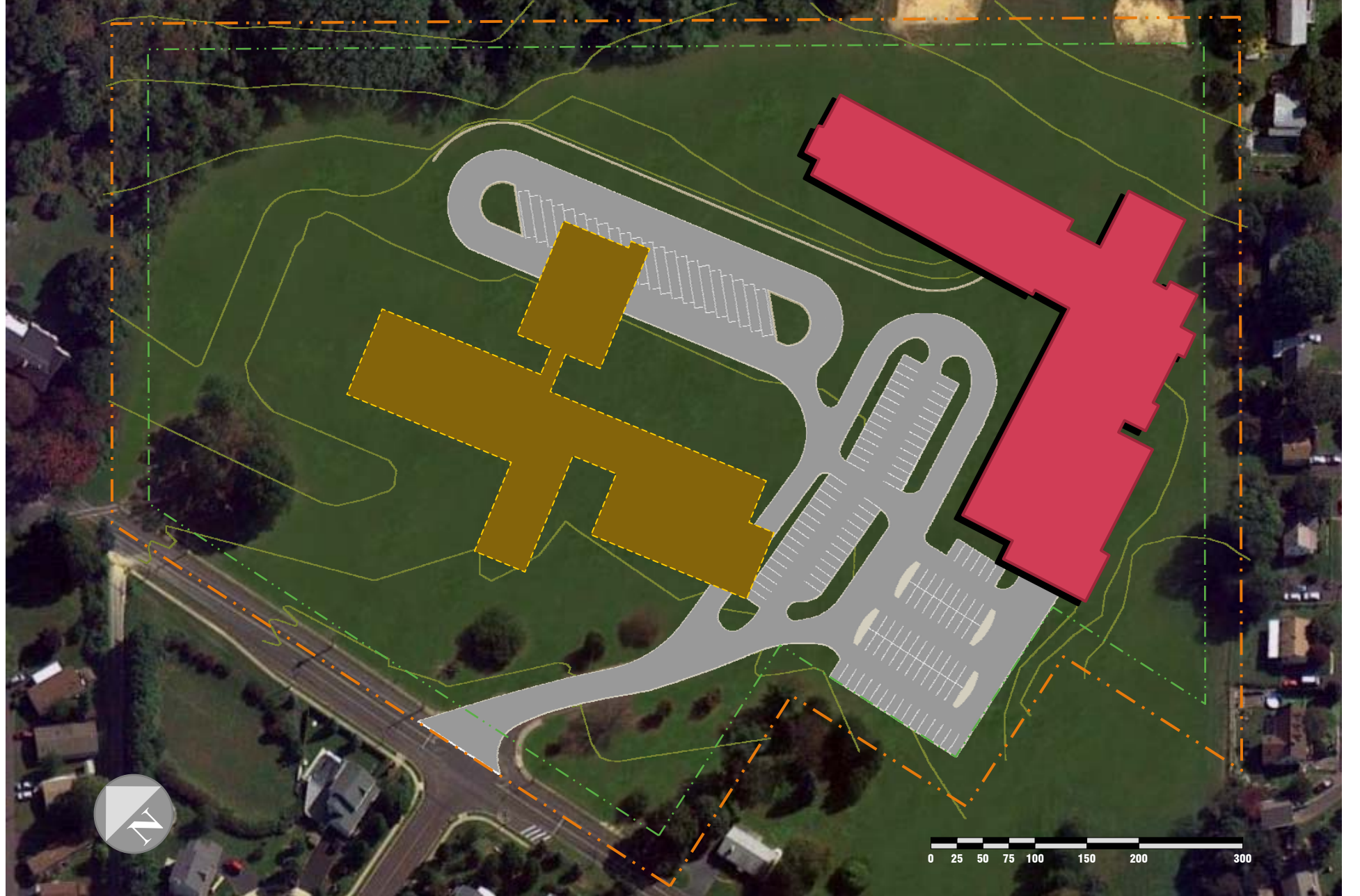
Existing Tawanka School & Site

Circulation During Transition



MCKISSICK ASSOCIATES ARCHITECTS

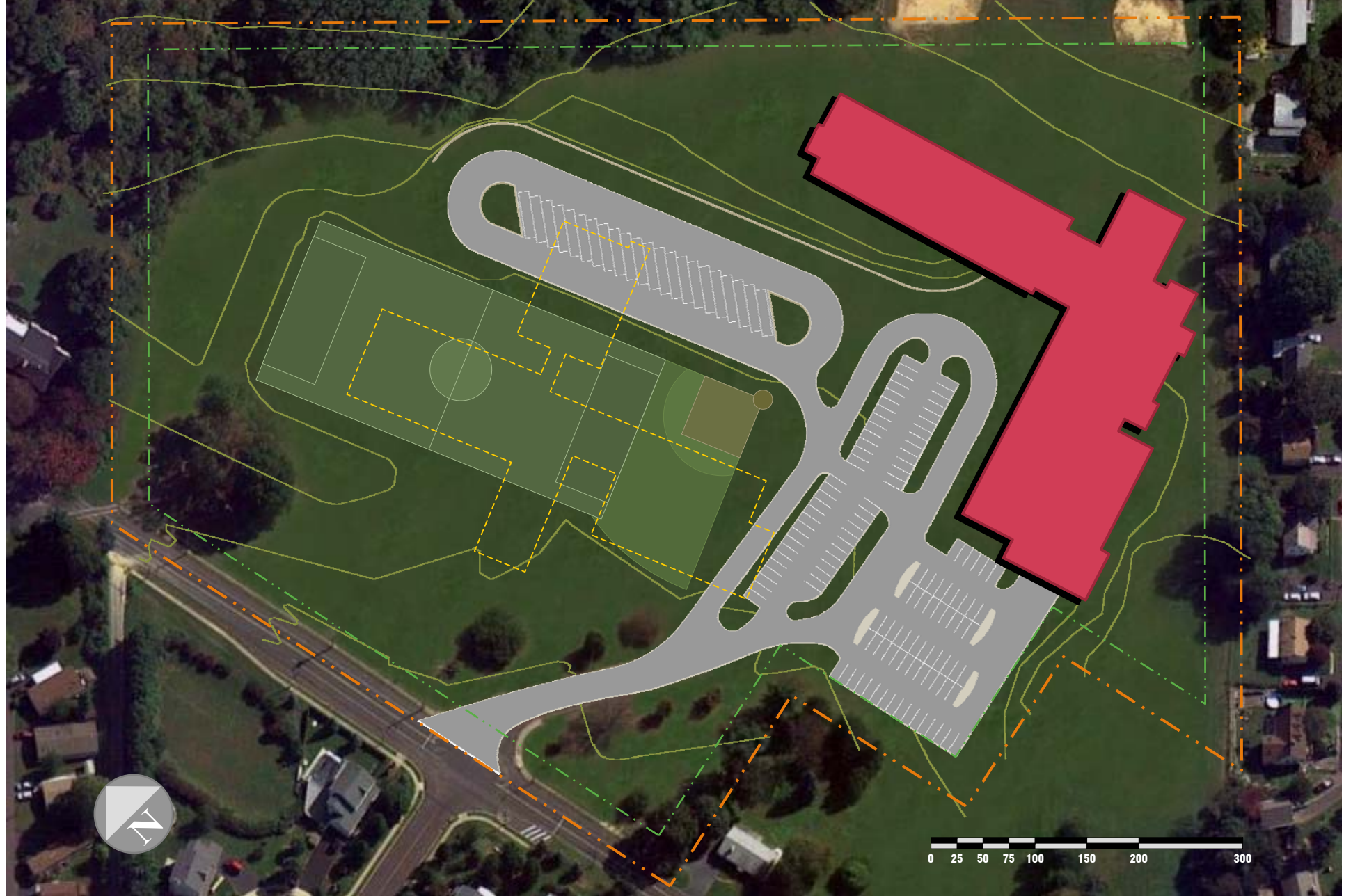
Proposed New Tawanka School & Site Demolition of Old Building + Add'l Parking



MCKISSICK ASSOCIATES ARCHITECTS

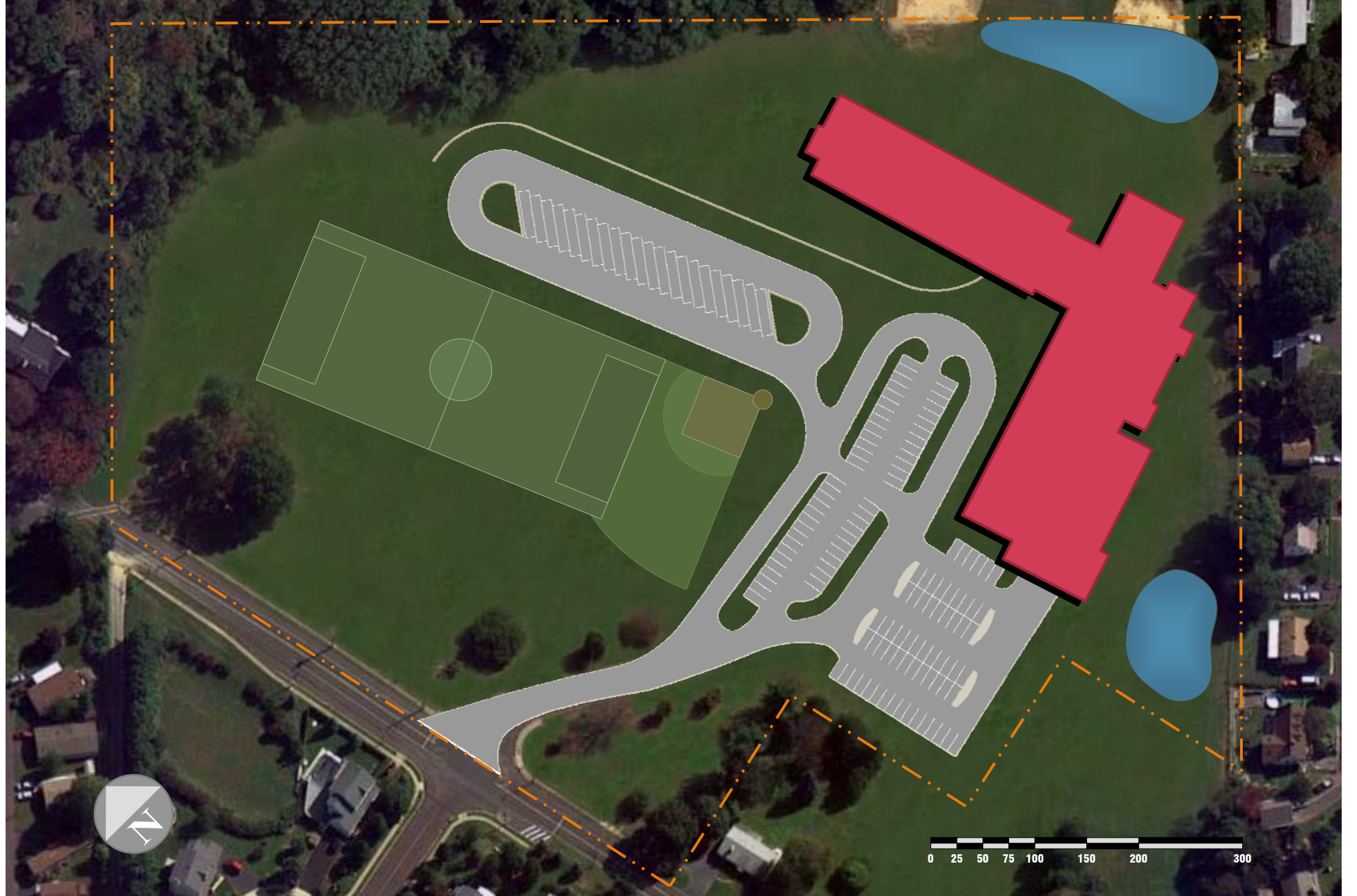
Proposed New Tawanka School & Site

Sports Fields (with regrading)



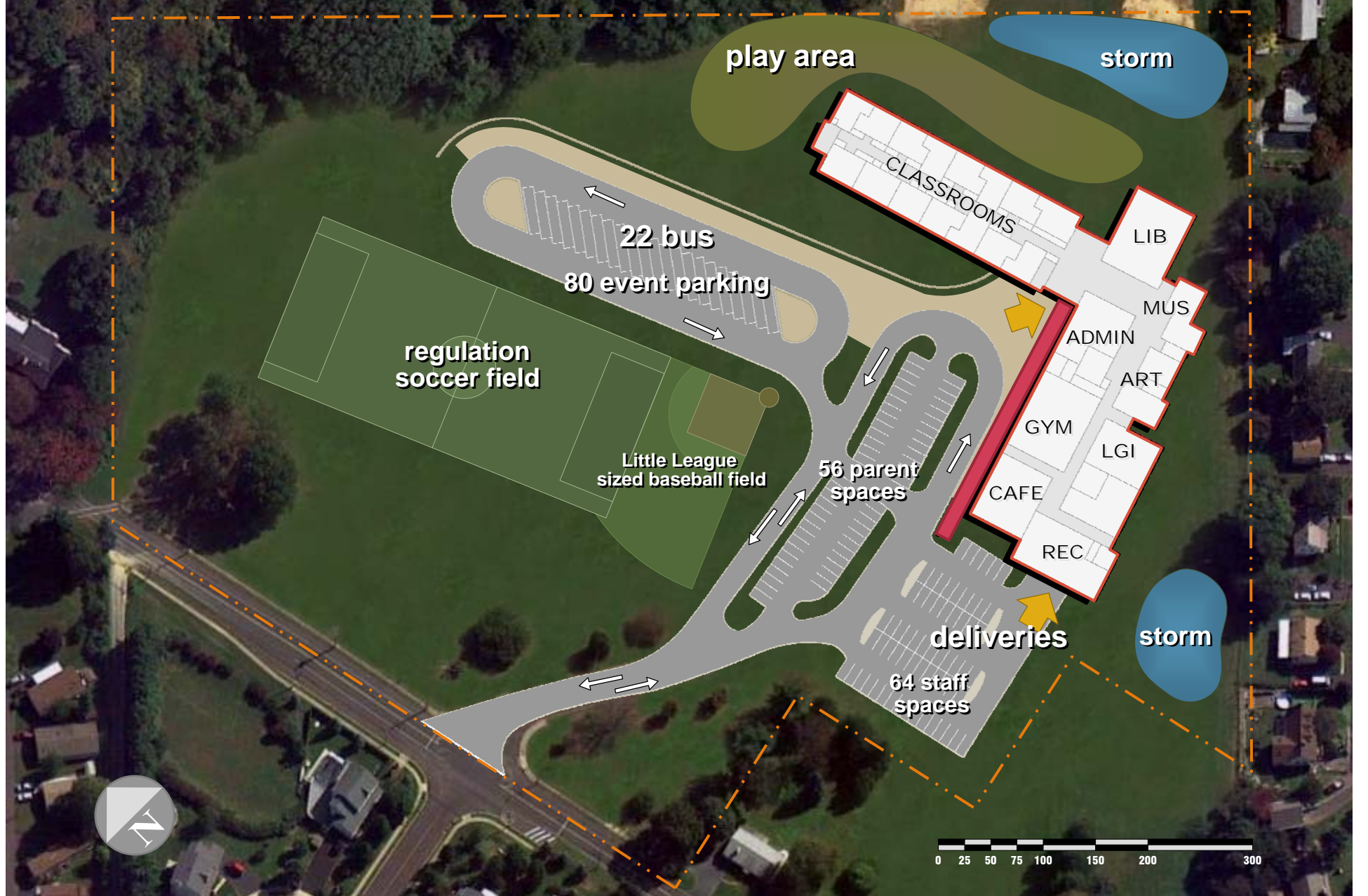
Proposed New Tawanka School & Site

New Tawanka Site Configuration



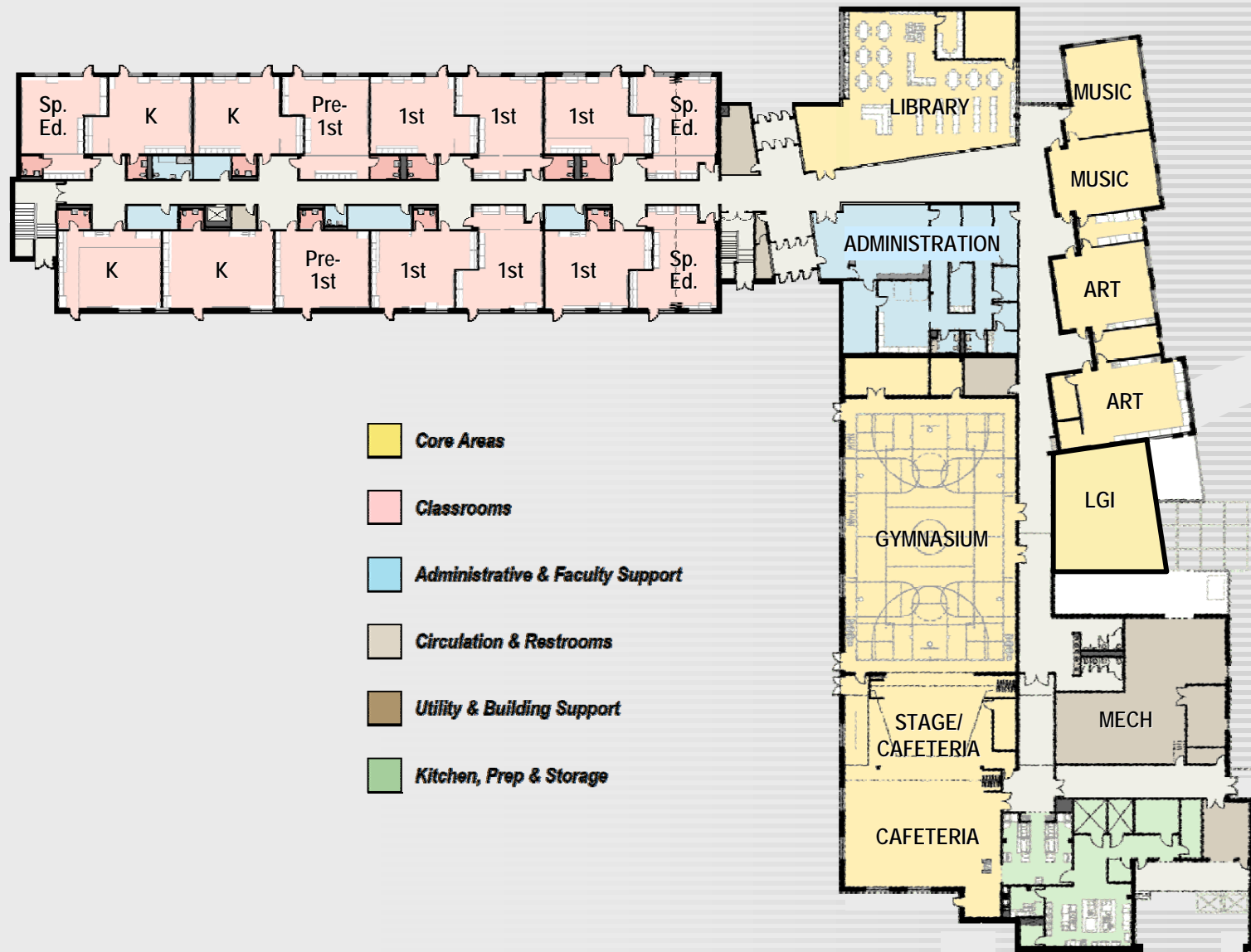
Hypothetical New Tawanka School & Site

Ground Level Floor Plan



Prototype: Ground Floor

North Carolina 2011 / 1,200 pupils



Prototype: Floor Plan

North Carolina 2011 / 1,200 pupils



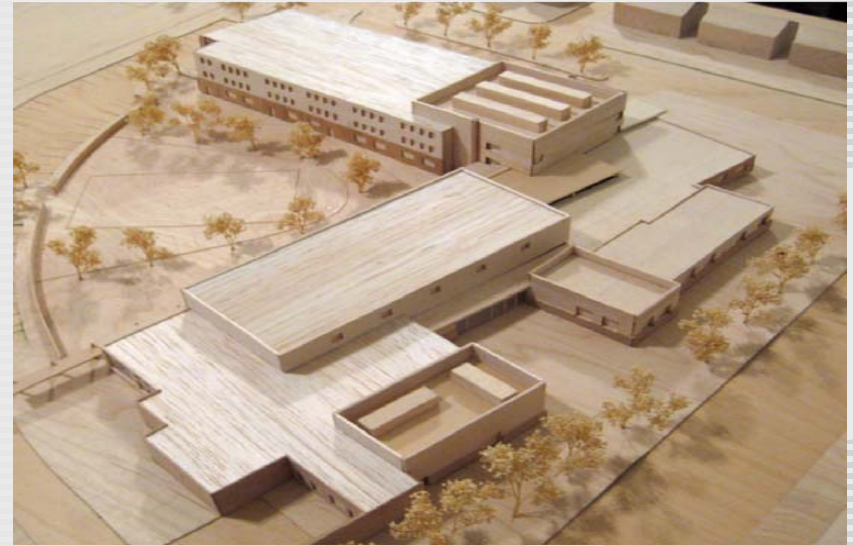
Prototype: Floor Plan

North Carolina 2011 / 1200 pupils



Prototype Photographs

Manoa Elementary 2009



Prototype Photographs

Manoa Elementary 2009



Prototype Photographs

Manoa Elementary 2009



Hypothetical Timeline for New Tawanka School

- **Board Direction to Conceptual Design** **August 28, 2012**
- Approve and Submit Part A to PDE September 11, 2012
- **PDE Deadline** **October 1, 2012**
- Public Act 34 Hearing November 2012

2013

- Complete Design April 2013
- Bidding May 2013

2014

- Construction June 2013 - August 2014
- Completion August 2014 (January 2015)
- **Restructure District for Savings** **August 2014 (January 2015)**

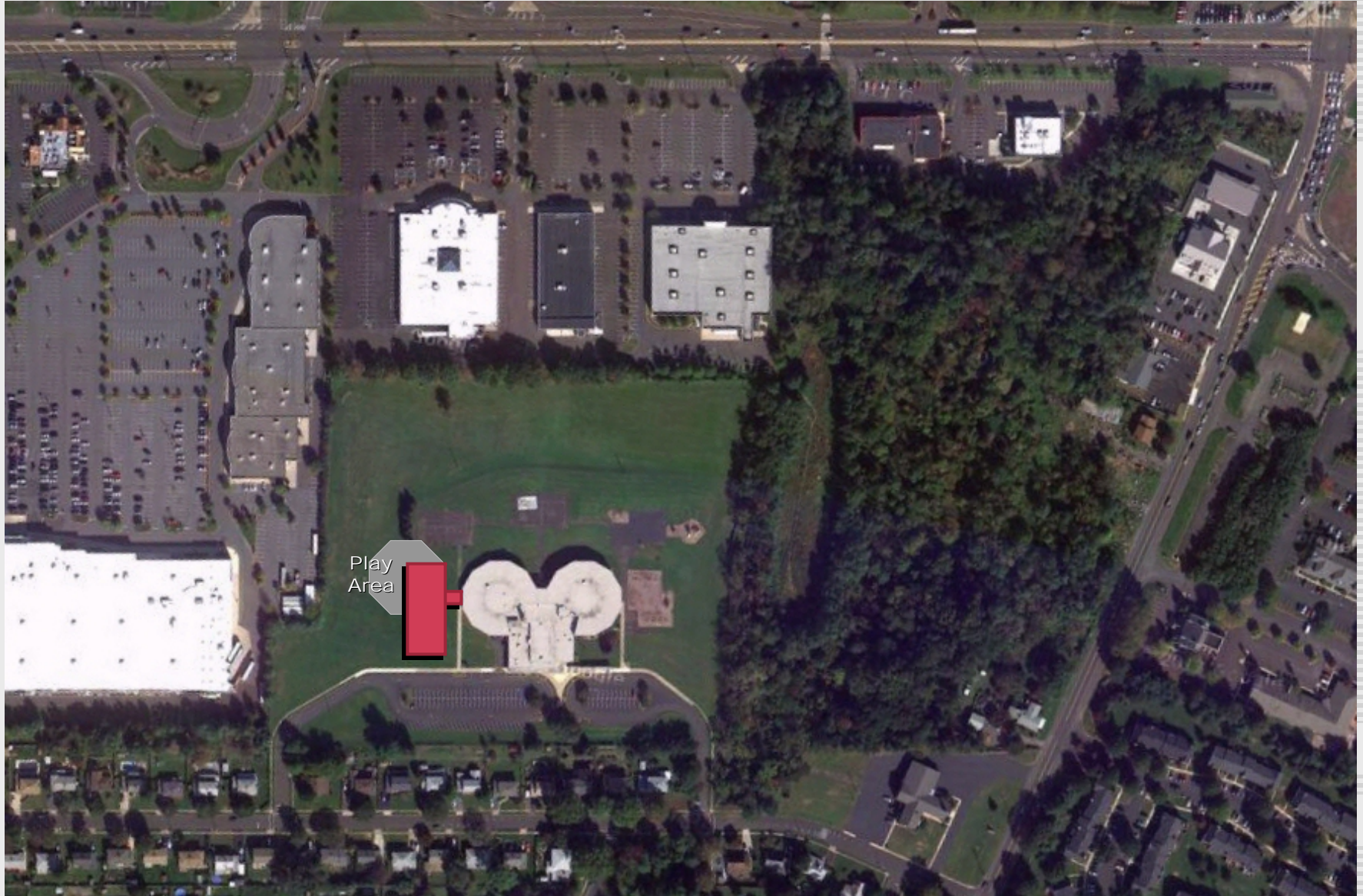
Buck Elementary

Expansion

- Completed practical capacity of 721 pupils
- 33 classrooms
 - 22 existing classrooms
 - 3 existing IU rooms
 - 6 additional kindergarten classrooms
- 8,000 SF addition
- Expansion of parking lot 40 + spaces
- No PlanCon aid being sought
- Limited renovations as required to support new addition only

Buck Elementary

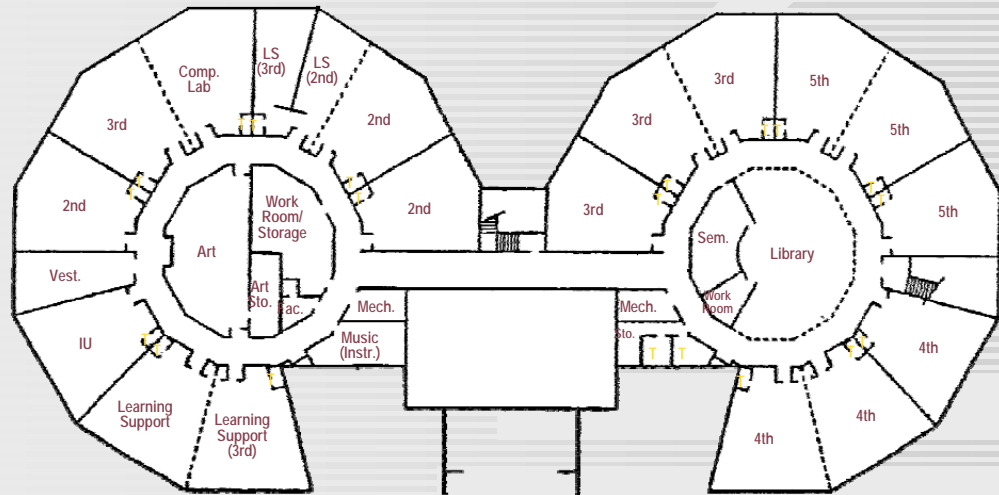
Existing Site



Buck Elementary



First Floor



Second Floor

Option #1: Scope

Option #1	Practical Capacity	Existing SF	Remaining SF	New SF	Total SF
Pearl S. Buck Elementary	721	63,548	63,548	8,058	71,606
Oliver Heckman Elementary	CLOSE	54,200	0	0	0
Herbert Hoover Elementary	900	76,924	76,924	0	76,924
Lower Southampton Elementary	CLOSE	55,596	0	0	0
Joseph E. Ferderbar Elementary	640	52,296	52,296	0	52,296
Samuel Everitt Elementary	CLOSE	43,146	0	0	0
Walter Miller Elementary	636	56,344	56,344	0	56,344
Albert Schweitzer Elementary	603	66,310	66,310	0	66,310
New Central Elementary School	1,034	0	0	124,410	124,410
Maple Point Middle School	1,804	249,115	249,115	0	249,115
Carl Sandburg Middle School	1,120	146,146	146,146	0	146,146
Poquessing Middle School	1,101	124,189	124,189	0	124,189
Neshaminy High School	2,659	423,064	423,064	0	423,064
Tawanka Learning Center	CLOSE	48,780	0	0	0
Summary	11,217	1,459,658	1,257,936	132,468	1,390,404



Option #1: Costs

Option #1	Practical Capacity	Site Costs	Deferred Maintenance & AC	Educational Renovations	New Costs	Related Costs	Total Cost (2013 Costs)	Estimated State Aid (after MVAR)	Local Effort
Pearl S. Buck Elementary	721	\$ 200,870	\$ 635,480		\$ 1,772,760	\$ 573,352	\$ 3,182,462		\$ 3,182,462
Oliver Heckman Elementary	CLOSE								
Herbert Hoover Elementary	900								
Lower Southampton Elementary	CLOSE								
Joseph E. Ferderbar Elementary	640								
Samuel Everitt Elementary	CLOSE								
Walter Miller Elementary	636								
Albert Schweitzer Elementary	603								
New Central Elementary School	1,034	\$ 3,500,290			\$ 23,015,850	\$ 5,038,067	\$ 31,554,207	\$ 3,775,659	\$ 27,778,547
Maple Point Middle School	1,804								
Carl Sandburg Middle School	1,120								
Poquessing Middle School	1,101								
Neshaminy High School	2,659								
Tawanka Learning Center	CLOSE								
Summary	11,217	\$ 3,701,160	\$ 635,480		\$ 24,788,610	\$ 5,611,419	\$ 34,736,669	\$ 3,775,659	\$ 30,961,009

Option #1: Summary

Option Capacity (K-8)	8,558
Enrollment Projections 2014/15 (K-8)	5,843
Excess / Deficit Capacity	2,715
% SF Building Area Reduction	4.74%
Total Cost	\$ 34,736,669
Estimated State Aid (after application of CARF)	\$ 3,775,659
Local Effort	\$ 30,961,009

Possible additional 4th building closure in 2020 timeframe or sooner?



Option #1: Savings

Estimated Annual Gross Debt Service ****	\$ 2,229,193
Annual Debt Service above zero cost \$44 m refinancing *****	\$ -
Ave Annual O&M Cost Reduction *	\$ (217,416)
Estimated Minimal Support Staff Savings **	\$ (793,132)
Estimated Teaching Staff Savings **	\$ (880,328)
Total Annual Savings	\$ (1,890,876)
Year One 2014-15 NSD Budget Impact (debt less savings)	\$ (1,890,876)
Annual Savings adjusted 10 years inflation @ 3% per year ***	\$ (2,467,164)
Resulting 20 Year Local Tax Impact with Inflation	\$ (49,343,277)
One Time Sale Income from Closed Buildings @ \$20 SF	\$ (3,058,840)
Avoided Long Term Capital Upgrade Costs for Closed Buildings	\$ (18,859,114)



Option #1

ADVANTAGES

1. Least expensive construction option
2. Maintains current grade level structure – minimal disruption of attendance areas
3. Reduces overall area in operation – closes 3 school sites
4. Provides for ongoing indirect operational savings
5. Can utilize existing Tawanka site & meet PlanCon drop dead date

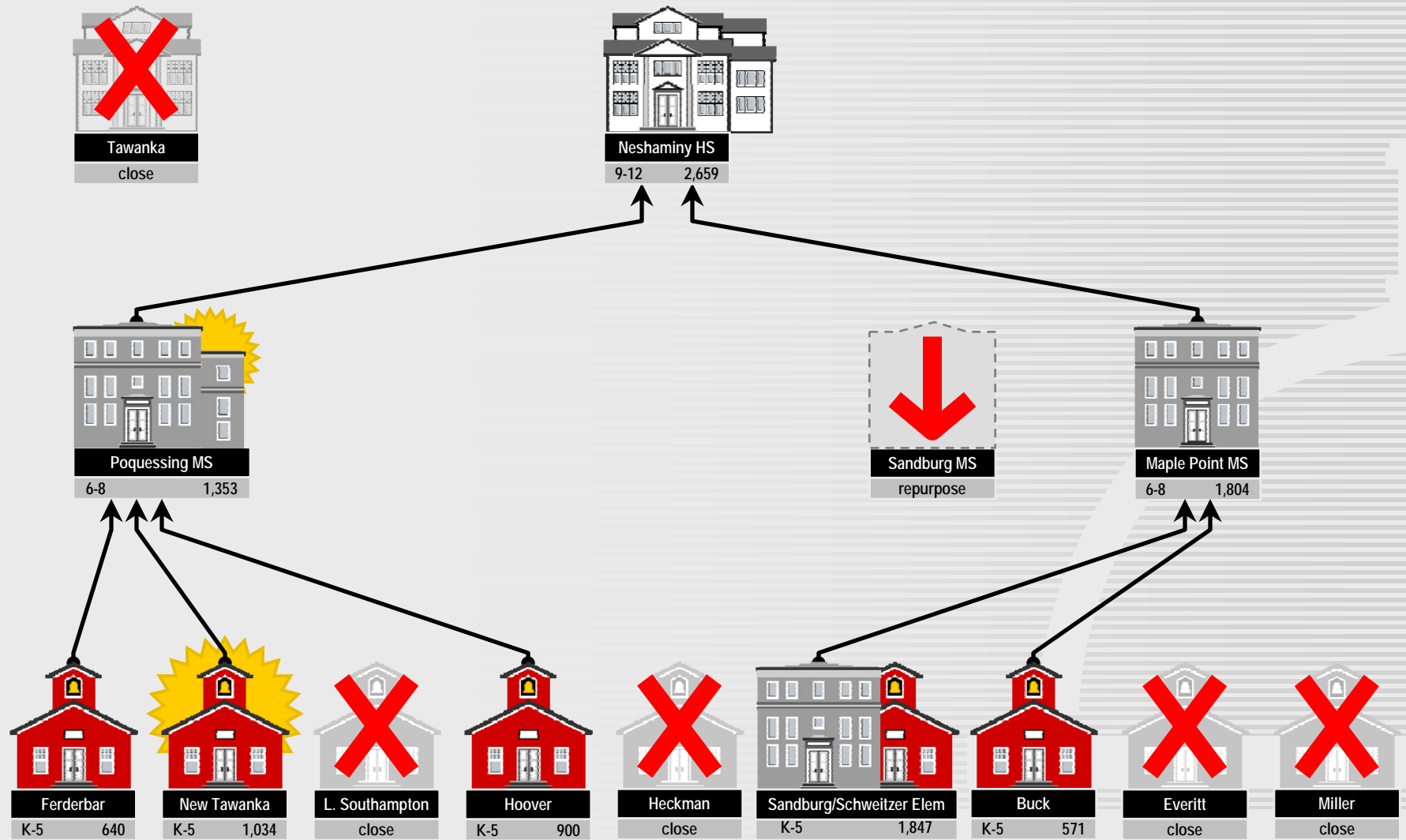
DISADVANTAGES

1. Does not provide for the maximum possible operational cost reduction
2. Not as flexible relative to future enrollment decreases (but possible 4th building closure?)
3. Does not address all open NSD capital projects (*but \$14 million buffer will be available*)

Option #2

- *New Tawanka K-5 Elementary*
- *Closure of Everitt & Southampton Elementaries*
- *Closure of Heckman & Miller Elementaries*
- *Conversion of Sandburg Middle (with Schweitzer) to an Elementary*
- *Expansion of Poquessing Middle School*

Option #2

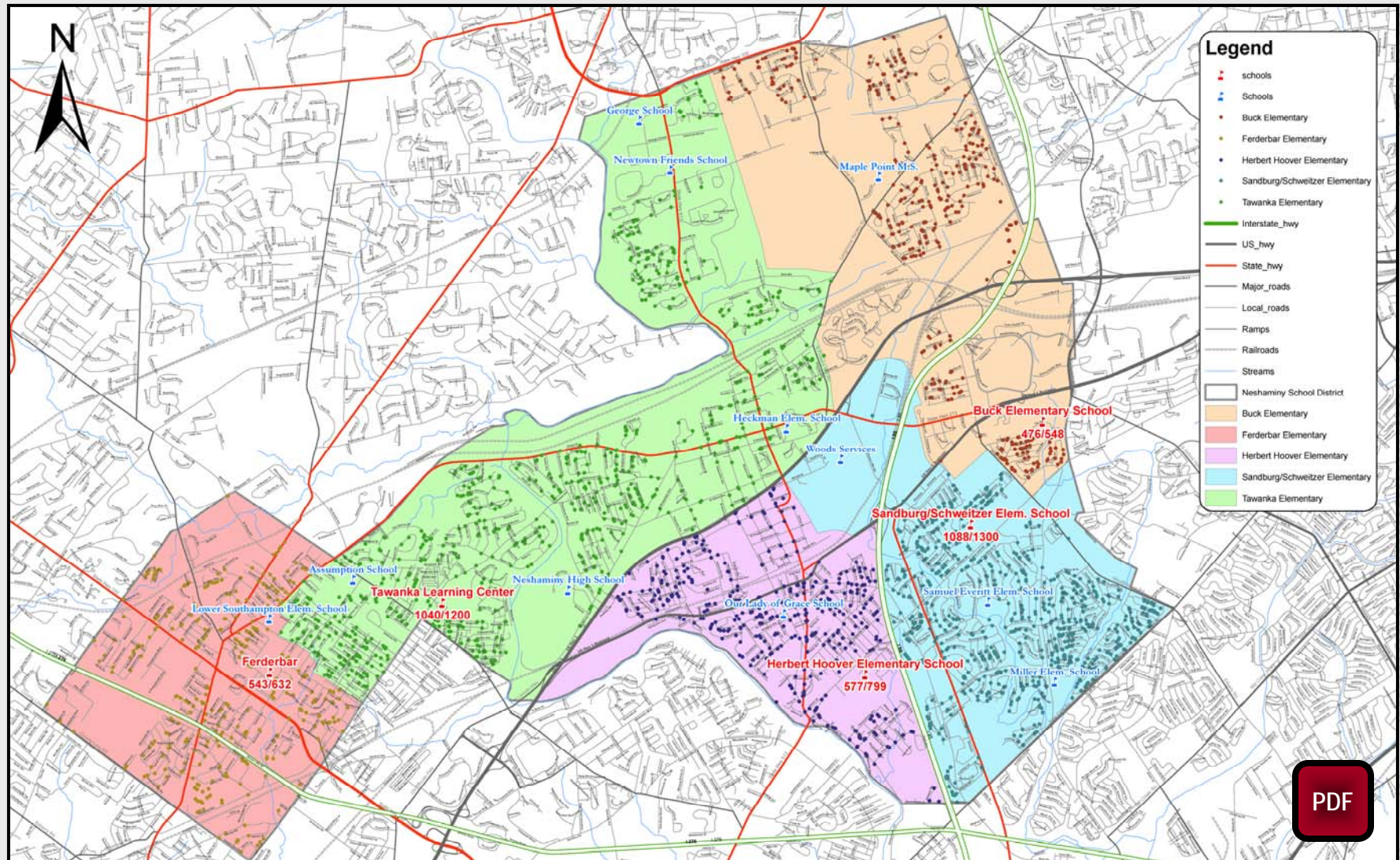


Option #2: Description

- Reduces number of school sites in operation from 12 to 9
- Reduces middle schools in operation from 3 to 2
- Maintains current K-5, 6-8, 9-12 grade level structure
- Closes 4 elementary schools:
 - Samuel Everitt
 - Lower Southampton
 - Oliver Heckman
 - Miller
- Constructs a new Tawanka Elementary for grades K-5
- Converts Sandburg/Schweitzer into a K-2 primary and 3-5 intermediate elementary center for grades K-5

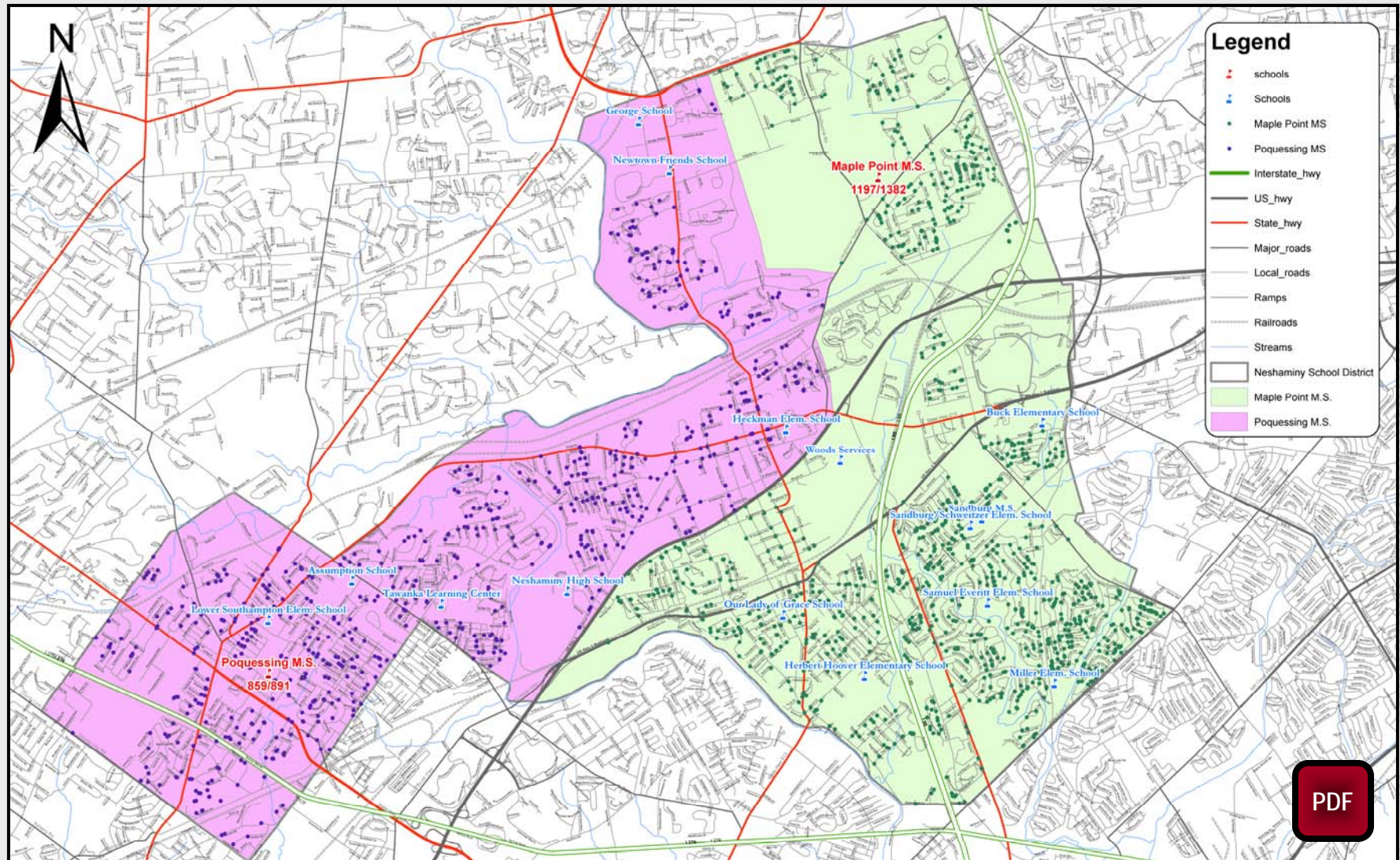
Option #2

Elementary School Attendance Boundaries



Option #2

Middle School Attendance Boundaries



Sandburg/Schweitzer Elem/Middle

Existing Site



Sandburg/Schweitzer School



Poquessing/Ferderbar Elem/Middle

Existing Site



Poquessing Middle School



Poquessing Middle School

Second Floor



Ferderbar Elementary



Option #2: Scope

Option #2	Practical Capacity	Existing SF	Remaining SF	New SF	Total SF
Pearl S. Buck Elementary	571	63,548	63,548	0	63,548
Oliver Heckman Elementary	CLOSE	54,200	0	0	0
Herbert Hoover Elementary	900	76,924	76,924	0	76,924
Lower Southampton Elementary	CLOSE	55,596	0	0	0
Joseph E. Ferderbar Elementary	640	52,296	52,296	0	52,296
Samuel Everitt Elementary	CLOSE	43,146	0	0	0
Walter Miller Elementary	CLOSE	56,344	0	0	0
Schweitzer/Sandburg ES	1,847	212,456	212,456	0	212,456
New Central Elementary School	1,034	0	0	124,410	124,410
Maple Point Middle School	1,804	249,115	249,115	0	249,115
Poquessing Middle School	1,353	124,189	124,189	5,372	129,561
Neshaminy High School	2,659	423,064	423,064	0	423,064
Tawanka Learning Center	CLOSE	48,780	0	0	0
Summary	10,807	1,459,658	1,201,592	129,782	1,331,374



Option #2: Costs

Option #2	Practical Capacity	Site Costs	Deferred Maintenance & AC	Educational Renovations	New Costs	Related Costs	Total Cost (2013 Costs)	Estimated State Aid (after MVAR)	Local Effort
Pearl S. Buck Elementary	571								
Oliver Heckman Elementary	CLOSE								
Herbert Hoover Elementary	900								
Lower Southampton Elementary	CLOSE								
Joseph E. Ferderbar Elementary	640								
Samuel Everitt Elementary	CLOSE								
Walter Miller Elementary	CLOSE								
Schweitzer/Sandburg ES	1,847		\$ 15,802,596			\$ 3,002,493	\$ 18,805,089	\$ 4,271,090	\$ 14,533,999
New Central Elementary School	1,034	\$ 3,500,290			\$ 23,015,850	\$ 5,038,067	\$ 31,554,207	\$ 3,775,659	\$ 27,778,547
Maple Point Middle School	2,004								
Poquessing Middle School	1,223	\$ 80,580	\$ 310,473		\$ 1,181,840	\$ 345,643	\$ 1,918,536		\$ 1,918,536
Neshaminy High School	2,659								
Tawanka Learning Center	CLOSE								
Summary	10,878	\$ 3,580,870	\$ 16,113,068		\$ 24,197,690	\$ 3,002,493	\$ 52,277,831	\$ 8,046,749	\$ 44,231,082



Option #2: Summary

Option Capacity (K-8)	8,148
Enrollment Projections 2014/15 (K-8)	5,843
Excess / Deficit Capacity	2,305
% SF Building Area Reduction	8.79%
Total Cost	\$ 52,277,831
Estimated State Aid (after application of CARF)	\$ 8,046,749
Local Effort	\$ 44,231,082



Option #2: Savings

Estimated Annual Gross Debt Service ****	\$ 3,184,638
Annual Debt Service above zero cost \$44 m refinancing *****	\$ 596,004
Ave Annual O&M Cost Reduction *	\$ (432,088)
Estimated Minimal Support Staff Savings **	\$ (1,446,864)
Estimated Teaching Staff Savings **	\$ (732,820)
Total Annual Savings	\$ (2,611,772)
Year One 2014-15 NSD Budget Impact (debt less savings)	\$ (2,015,769)
Annual Savings adjusted 10 years inflation @ 3% per year ***	\$ (3,407,771)
Resulting 20 Year Local Tax Impact with Inflation	\$ (68,155,414)
One Time Sale Income from Closed Buildings @ \$20 SF	\$ (4,185,720)
Avoided Long Term Capital Upgrade Costs for Closed Buildings	\$ (22,831,999)

Option #2

ADVANTAGES

- 1. Savings from reduction in middle school operations from 3 to 2**
- 2. Greatest reduction in total building area operated – closes 4 school sites**
- 3. Maintains current grade level structure**

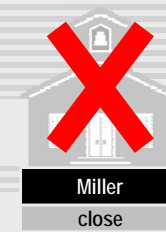
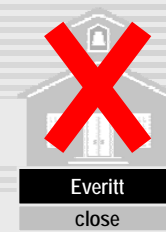
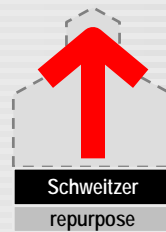
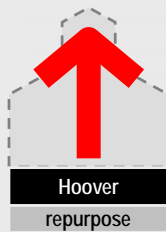
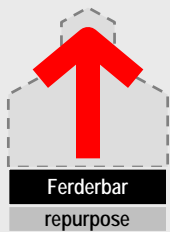
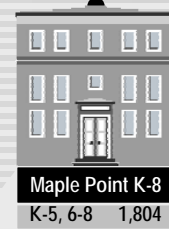
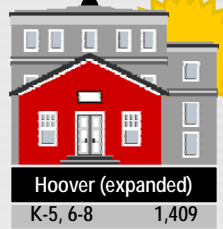
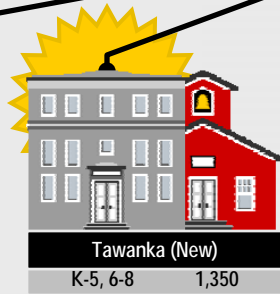
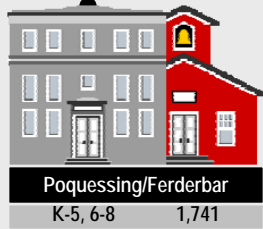
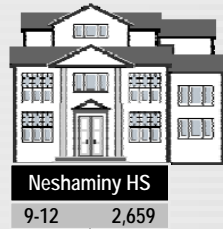
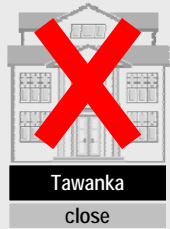
DISADVANTAGES

- 1. Moderate disruption**
- 2. Large student bodies – necessitating sub-group configuration of K-2 / 3-5 at Sandburg**
- 3. Requires small addition at the Poquessing Middle School**

Option #3

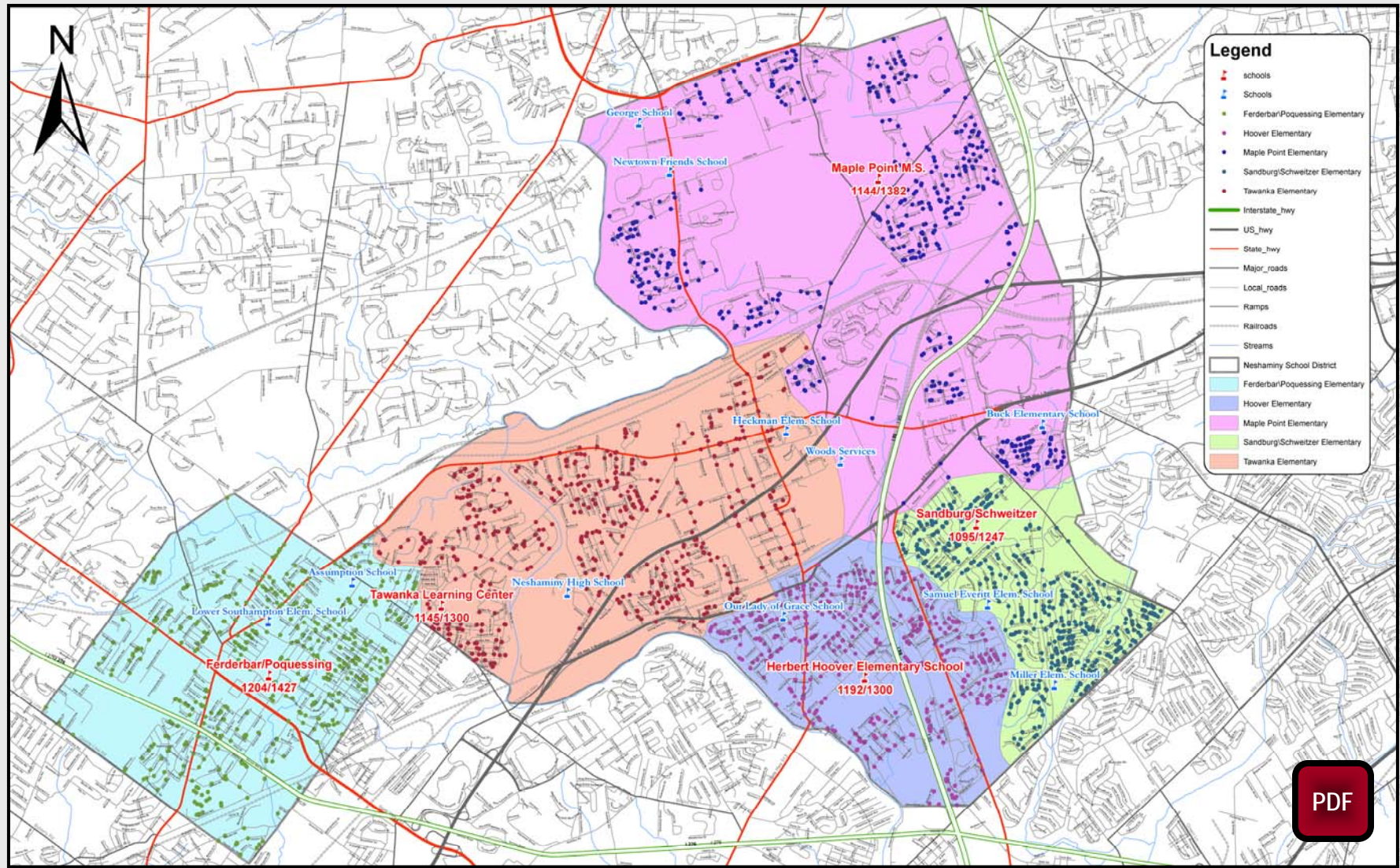
- *New Tawanka K-8 Elementary*
- *Closure of Everitt & Southampton Elementaries*
- *Closure of Buck, Heckman & Miller Elementaries*
- *Conversion and Expansion of Hoover Elementary as a Middle School*
- *Conversion of Middle Schools (& Paired Elementaries) to K-8 Schools*

Option #3



Option #3

Attendance Boundaries



Option #3: Description

- Reduces number of school sites in operation from 12 to 7
- Restructures district grade levels to K-8, 9-12
- Constructs a new 1,350 student Tawanka K-8 School
- Converts Hoover Elementary to a K-8 school and constructs an addition for grades 6-8
 - Separate Café
 - MS Gym
 - Library
 - Administration
- Converts Maple Point Middle to a K-8 school
- Maintains Schweitzer/Sandburg and Ferderbar/Poquessing as K-8 centers

Hoover K-5, 6-8

Conversion & Expansion

- Completed capacity of 1,409 pupils
- 57,000 SF addition
- New 2 story addition to house grades 6-8
- 19 new classrooms
 - 32 existing classrooms
 - 4 existing IU rooms
- PlanCon aid being sought – full renovation scope included

Hoover Elementary

Existing Site



Hoover Elementary



Option #3: Scope

Option #3	Practical Capacity	Existing SF	Remaining SF	New SF	Total SF
Pearl S. Buck Elementary	CLOSE	63,548	0	0	0
Oliver Heckman Elementary	CLOSE	54,200	0	0	0
Herbert Hoover K-8	1,409	76,924	76,924	57,195	134,119
Lower Southampton Elementary	CLOSE	55,596	0	0	0
Joseph E. Ferderbar Elementary	Merge	0	0	0	0
Samuel Everitt Elementary	CLOSE	43,146	0	0	0
Walter Miller Elementary	CLOSE	56,344	0	0	0
Albert Schweitzer Elementary	Merge	0	0	0	0
New Central K-8	1,350	0	0	155,788	155,788
Maple Point K-8	1,804	249,115	249,115	0	249,115
Sandburg K-8	1,787	212,456	212,456	0	212,456
Poquessing K-8	1,741	177,585	177,585	0	177,585
Neshaminy High School	2,659	423,064	423,064	0	423,064
Tawanka Learning Center	CLOSE	48,780	0	0	0
Summary	10,749	1,460,758	1,139,144	212,983	1,352,127



Option #3: Costs

Option #3	Practical Capacity	Site Costs	Deferred Maintenance & AC	Educational Renovations	New Costs	Related Costs	Total Cost (2013 Costs)	Estimated State Aid (after MVAR)	Local Effort
Pearl S. Buck Elementary	CLOSE								
Oliver Heckman Elementary	CLOSE								
Herbert Hoover K-8	1,409	\$ 1,857,925	\$ 6,307,759		\$ 10,867,050	\$ 4,182,443	\$ 23,215,177	\$ 4,487,290	\$ 18,727,887
Lower Southampton Elementary	CLOSE								
Joseph E. Ferderbar Elementary	Merge								
Samuel Everitt Elementary	CLOSE								
Walter Miller Elementary	CLOSE								
Albert Schweitzer Elementary	Merge								
New Central K-8	1,350	\$ 4,320,960			\$ 28,820,780	\$ 6,296,931	\$ 39,438,671	\$ 4,198,616	\$ 35,240,055
Maple Point K-8	1,804								
Sandburg K-8	1,787		\$ 6,631,254			\$ 1,326,251	\$ 7,957,505		\$ 7,957,505
Poquessing K-8	1,741								
Neshaminy High School	2,659								
Tawanka Learning Center	CLOSE								
Summary	10,749	\$ 6,178,885	\$ 12,939,013		\$ 39,687,830	\$ 4,182,443	\$ 70,611,352	\$ 8,685,905	\$ 61,925,447



Option #3: Summary

Option Capacity (K-8)	8,473
Enrollment Projections 2014/15 (K-8)	5,843
Excess / Deficit	2,630
% SF Reduction	7.44%
Total Cost	\$ 70,611,352
Estimated State Aid (after application of MVAR)	\$ 8,685,905
Local Effort	\$ 61,925,447



Option #3: Savings

Estimated Annual Gross Debt Service ****	\$ 4,458,632
Annual Debt Service above zero cost \$44 m refinancing *****	\$ 1,290,632
Ave Annual O&M Cost Reduction *	\$ (396,789)
Estimated Minimal Support Staff Savings **	\$ (2,493,042)
Estimated Teaching Staff Savings **	\$ (1,129,808)
Total Annual Savings	\$ (4,019,639)
Year One 2014-15 NSD Budget Impact (debt less savings)	\$ (2,729,007)
Annual Savings adjusted 10 years inflation @ 3% per year ***	\$ (5,244,718)
Resulting 20 Year Local Tax Impact with Inflation	\$(104,894,354)
One Time Sale Income from Closed Buildings @ \$20 SF	\$ (7,912,186)
Avoided Long Term Capital Upgrade Costs for Closed Buildings	\$ (22,831,999)

Option #3

ADVANTAGES

- 1. Greatest indirect operational savings**
- 2. Closes 5 school sites**
- 3. Creates consistency in K-5 & 6-8 centers**
- 4. All building upgrades addressed through closure or renovation (except Federbar)**

DISADVANTAGES

- 1. Highest first cost of implementation**
- 2. Greatest disruption of attendance areas**
- 3. Large average student bodies will necessitate internal reconfigurations to create schools within each school**

Next Steps

- Board selects option of interest – August 28th
- ASAP
 - Authorize McKissick Associates to work with administration to prepare PlanCon submission materials
 - MA to complete refinement of addenda to 2007-09 study to include energy modeling
 - Prepare educational specification (*Neshaminy School District with McKissick Associates*)
 - MA prepares concept building and site plans
- Approve revised study and Part A/B Plancon submission at September 15 Board meeting (**to insure meeting October 1st deadline for PlanCon A**)
- Refine schematic plans after Part A deadline met

**MCKISSICK
ASSOCIATES**

August 14, 2012

Neshaminy School District

Option Refinement



***District-Wide
Facility Study
Update - Draft***