

# Shaping the Future

How RTSD is Developing a Comprehensive Long-Term Facilities Plan to Address Educational Needs at Our Schools and Buildings

*Progress and Next Steps: IES*

RTSD School Board Meeting • June 28, 2022

JOB NUMBER	REFERENCE NUMBER
018-75-P-22	2022-06-28
CONTRACTOR	DATE ISSUED
Wm. L. ...	2/2/22

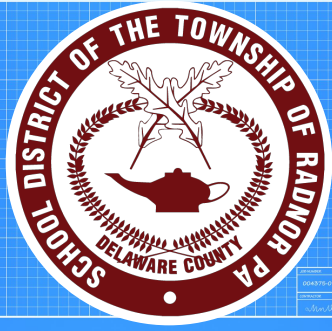


## **ACTION ITEM: AUTHORIZE THE ADMINISTRATION TO DEVELOP A TIMELINE AND PLAN TO REPLACE ITHAN ELEMENTARY SCHOOL**

### **RECOMMENDATION:**

**Based on a thorough feasibility study and community feedback, the administration is recommending to replace IES on the current grounds. The district will create a timeline for designing and building a new IES. Timeline will be presented in Aug./Sept. 2022**





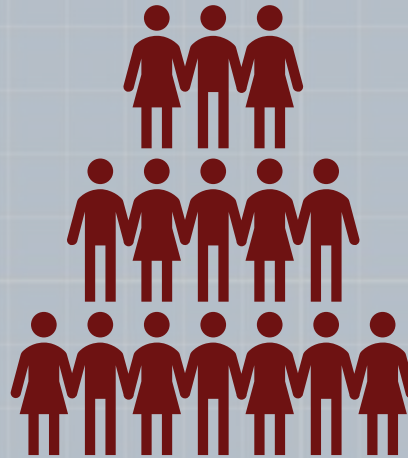
# 2020-22 District Initiative #5:

## Develop a Long-Term RTSD Facilities Plan that Supports:

### PROGRAM NEEDS

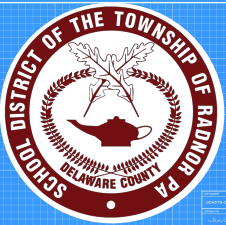


### ENROLLMENT



### BUILDING REQUIREMENTS





# The Feasibility Study Evaluated:

## ENROLLMENT



## PROGRAM NEEDS



## FACILITY & SITE NEEDS



## FINANCIAL IMPACT





# Ithan Elementary School: Roof





# Ithan Elementary School: Roof



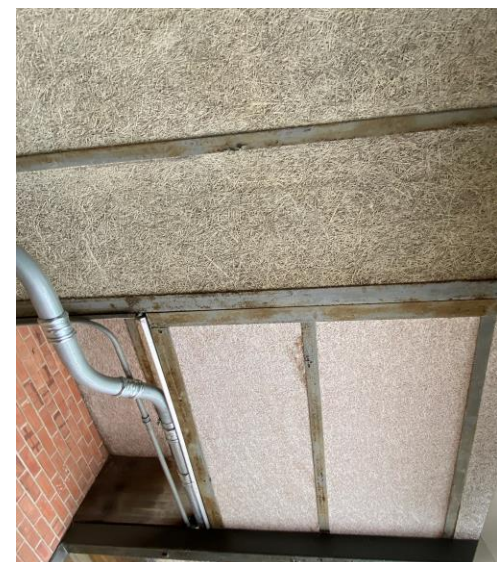
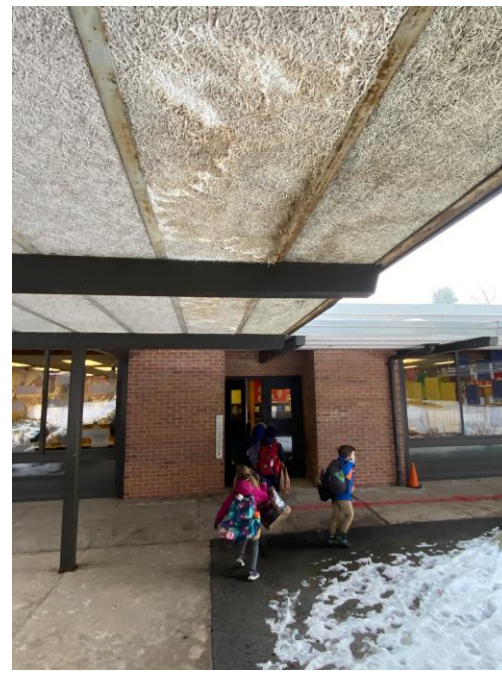


# Ithan Elementary School: Bathrooms





# Ithan Elementary School: Ceilings & Awnings





# Ithaca Elementary School: Concrete and Paving





# Ithan Elementary School: Brickwork

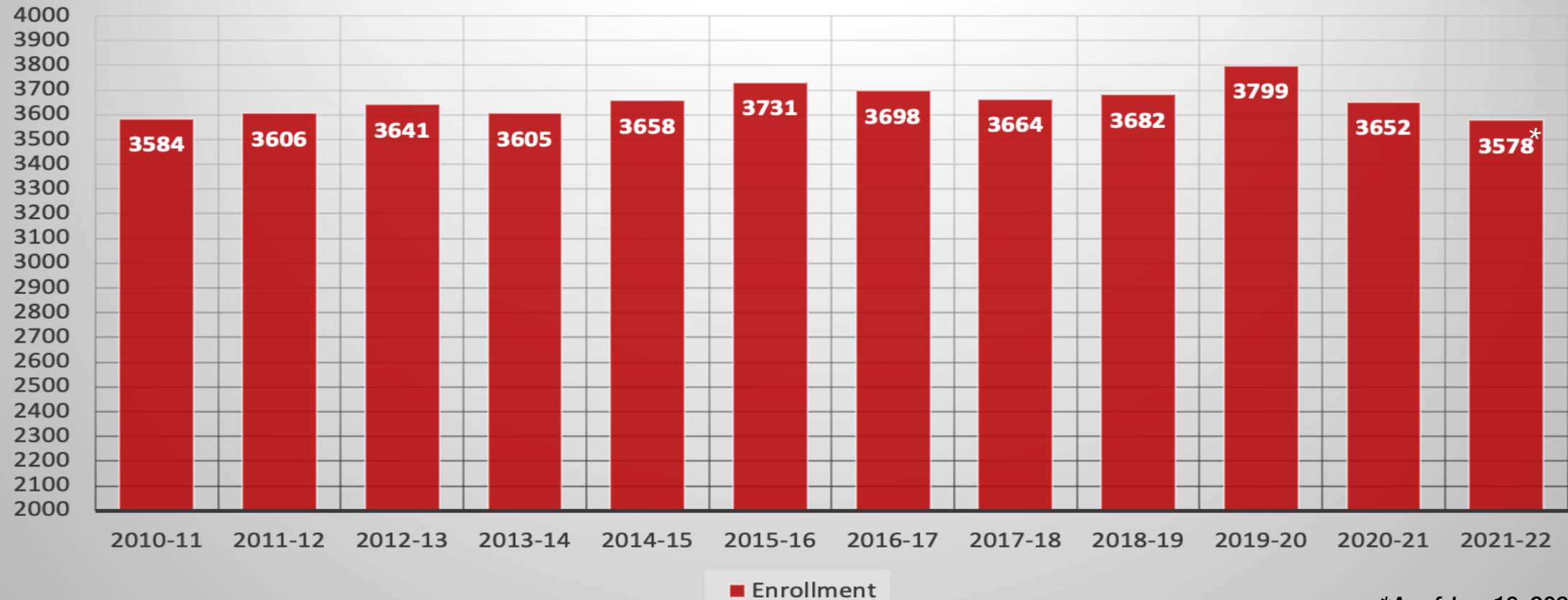




# Enrollment Considerations: Total Enrollment By Year Since 2010-11

10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22
3584	3606	3641	3605	3658	3731	3698	3664	3682	3799	3652	3578*

## Enrollment Trend 2010 - 2021



\*As of Jan. 10, 2022



## Enrollment Considerations: Total Enrollment By Year Since 2010-11

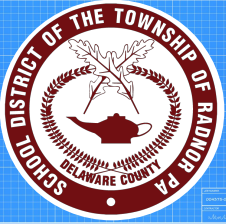
As of January 10, 2022

RTSD Elementary Enrollment													
School Year	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	Totals
IES Enrollment	438	420	425	431	436	439	430	425	435	509	470	470	5328
RES Enrollment	532	558	543	563	582	593	593	589	625	659	595	582	7014
WES Enrollment	573	591	634	602	581	577	597	576	578	573	537	547	6966
<b>TOTAL SY Enrollment</b>	1543	1569	1602	1596	1599	1609	1620	1590	1638	1741	1602	1599	

## Enrollment Considerations: Current School Year as of Jan. 10, 2022

School	Enrollment
Radnor High School	1,160
Radnor Middle School	819
Ithan Elementary School	470
Radnor Elementary School	582
Wayne Elementary School	547
<b>TOTAL</b>	<b>3,578</b>





# Elementary Enrollment & Capacity

Image From Draft of  
Feasibility Study Prepared  
by Breslin Architects

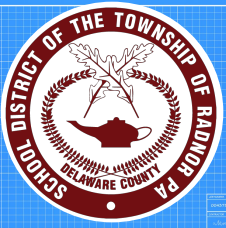
ELEMENTARY SCHOOLS (K-5)	CURRENT PDE CAPACITY	PRACTICAL CAPACITY	ACTUAL ENROLL- MENTS	DECISIONINSITE PROJECTIONS	PDE PROJECTIONS		CAPACITY DIFFERENCE (Note 4)
			12/6/2021	10 yr max	2024/2025	2029/2030	
ITHAN	600	520	471				
WAYNE	775	620	547				
RADNOR	725	580	580				
<b>TOTALS</b>	<b>2,100</b>	<b>1,720</b>	<b>1,598</b>	<b>1,716</b>	<b>1,839</b>	<b>1,627</b>	<b>-119</b>
	Note 1,2	Note 3		2026/2027	(5 year)	(10 year)	

## NOTES:

1. The PDE Capacity does not include Temporary Classrooms, Special Education Classrooms, or ESOL Classrooms
2. The PDE capacity is based on 25 students per classroom.
3. The Practical Capacity is a class size of 20 for the Elementary buildings.
4. The Capacity Difference is the highest projected enrollment (in this case PDE) compared to the Practical Capacity and is expressed as either a positive number representing available student capacity or a negative number representing a deficit of capacity in the 10-year period.

PDE: Pennsylvania  
Department of Education  
ESOL: English as a Second  
Language





# Building Assessment Narrative & Scorecard

## Three of Our Buildings are in “Good” to “Excellent” Condition



Radnor High School (*Built 1956*)



Radnor Middle School (*Built 2007*)



Radnor Elementary School (*Built 2001*)

## Three of Our Buildings are in “Fair” to “Critical” Condition



Wayne Elementary School (*Built 1971*)



Ithan Elementary School (*Built 1963*)



Administration Building (*Built 1900*)



# Building Assessment: Ithan Elementary School

Category  
S = SITE  
B = BUILDING  
ADA = ACCESSIBILITY

Condition  
1 = Excellent Condition - Does not need to be addressed in the next 10 years  
2 = Very Good Condition - Does not need to be addressed in the next 5 years  
3 = Good Condition - Satisfactory for now, but should be budgeted for within the next 5 years

## Capital Improvement Plan - Ithan Elementary School Radnor Township School District District Wide Feasibility Study



885 Clyde Road

Install water fountains to be ADA compliant with bottle fillers	ADA	1	EA	\$ 2,500.00	\$
Upgrade gang toilet rooms near gym to be ADA accessible	ADA	240	SF	\$ 330.00	\$ 109,290.00
Provide ADA signage throughout building	ADA	200	EA	\$ 150.00	\$ 41,400.00
Remove and replace classroom sinks and cabinets with ADA compliant units	ADA	408	LF	\$ 450.00	\$ 253,368.00
Replace single toilets to be ADA compliant	ADA	8	EA	\$ 20,000.00	\$ 220,800.00
Re-caulk windows, doors, sills, and expansion joints	B	63,500	SF	\$ 0.23	\$ 20,154.90
Replace original windows with thermal performance units	B	13,300	SF	\$ 50.00	\$ 917,700.00
Repair, repoint, and clean exterior failed brick	B	63,500	SF	\$ 10.00	\$ 876,300.00
Steel outrigger cleaning, preparation, and painting at exterior canopies	B	93	EA	\$ 100.00	\$ 12,834.00
Replace roof	B	73,843	SF	\$ 35.00	\$ 3,566,616.90
Repaint hollow metal door frames	B	192	EA	\$ 205.00	\$ 54,316.80
Repaint CMU wall surfaces	B	63,500	SF	\$ 1.70	\$ 148,971.00
Replace all doors in existing frames	B	225	# of Leaves	\$ 450.00	\$ 139,725.00
Replace tectum deck on exterior soffit	B	8,115	SF	\$ 25.00	\$ 279,967.50
Replace wood gym floor	B	3,150	SF	\$ 26.00	\$ 113,000.00
Nurse renovations	B	3,800	SF	\$ 190.00	\$

25	ITHAN ES	Replace gym/care rooftop heat recovery unit in-kind	H	1	LS	\$ 200,000.00	\$ 276,000.00	2	
26	ITHAN ES	Repair/re-insulate and jacket rooftop ductwork	H	1	LS	\$ 60,000.00	\$ 82,800.00	5	
27	ITHAN ES	Replace 50 Hp VFD for heat pump water loop	H	1	LS	\$ 10,000.00	\$ 13,800.00	3	



# BUILDING ASSESSMENT SCORECARD

Image From Draft of Feasibility Study Prepared by Breslin Architects

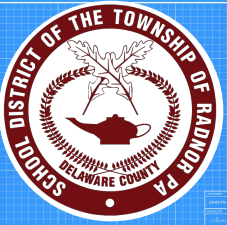
FORM NUMBER	REFERENCE NUMBER
DD4375-012A	0126-36
CONTRACTOR	DATE ISSUED
W. H. H. H.	6/10/11

		BUILDING						
		DISTRICT ADMIN. BUILDING	ITHAN ELEMENTARY SCHOOL	WAYNE ELEMENTARY SCHOOL	RADNOR ELEMENTARY SCHOOL	RADNOR MIDDLE SCHOOL	RADNOR HIGH SCHOOL	
	SITE ACREAGE	2.5 acres	55 acres	19.6 acres	12 acres	12.5 acres	76.2 acres	
	BUILDING SQ. FOOTAGE	30,504 sq. ft.	59,200 sq. ft.	93,028 sq. ft.	92,761 sq. ft.	194,822 sq. ft.	280,000 sq. ft.	
	YEAR BUILT	1900	1963	1971	2001	2007	1956	
	ADDITION (A) RENOV. (R)	-	2016 (R)	2016 (R)	-	-	1964 (A); 1970 (A); 1997 (R); 2021 (AR)	
EXISTING CONDITIONS	BUILDING	BUILDING ENVELOPE	4	5	3	2	1	2
		SECURITY	4	4	3	2	1	2
		INTERIOR FINISHES	3	3	2	2	1	2
		MECHANICAL, ELEC. & PLUMBING SYS.	4	4	4	2	2	3
		FIRE SAFETY	3	3	3	2	1	2
		ADA	5	5	4	2	1	1
		FOOD SERVICE	-	3	3	2	1	2
		ASBESTOS	TBD	TBD	TBD	-	-	TBD
	SITE	PAVING	2	3	3	2	3	2
		PLAYGRNDS/FIELDS	-	3	3	3	2	3
		LIGHTING	2	3	3	2	2	2
		PARKING ACCESS	3	3	2	2	3	3
		COMMENTS		Annex Building & Temporary Classrooms in poor condition				Current Project is addressing select deficiencies

Ratings: Scale 1 through 5

1	Excellent Condition - Does not need to be addressed in the next 10 years
2	Good Condition - Does not need to be addressed in the next 5 years
3	Fair Condition - Satisfactory for now, but should be budgeted for within the next 5 years
4	Poor Condition - Should be addressed within the next 3 years for repair or replacement
5	Critical Condition - Should be addressed immediately





# 10-Year Capital Plan Needs: Costs for Maintenance and Repairs Only

<b>A. Ithan Elementary School</b>	<b>\$</b>	<b>16,329,864 *</b>
<b>B. Radnor Elementary School</b>	<b>\$</b>	<b>6,802,693</b>
<b>C. Wayne Elementary School</b>	<b>\$</b>	<b>9,980,846</b>
<b>D. Radnor Middle School</b>	<b>\$</b>	<b>8,665,126</b>
<b>E. Radnor High School</b>	<b>\$</b>	<b>34,392,421</b>
<b>F. District Administration Office</b>	<b>\$</b>	<b>4,415,605</b>
<b>TOTAL:</b>	<b>\$</b>	<b>80,586,555</b>

\* Includes \$2,787,131 of remedial work to the Annex and Modular Buildings.





# FEASIBILITY STUDY OPTIONS

- District held community meetings on March 3 at RES, March 7 at IES and March 16 WES to share results of the feasibility study and receive feedback
- Steering Committee and Architect reviewed scenarios in detail for each building
- Developed Construction Options to summarize potential solutions for buildings most in need



ITHAN ELEMENTARY BUILDING ASSESSMENT SUMMARY

EXISTING CONDITIONS

BUILDING	Site Acreage	55 acres
	Building Sq. Footage	59,200 sq. ft.
	Year Built	1963
	Addition	2016
	Building Envelope	4
	Security	4
	Interior Finishes	3
	MEP	4
	Fire Safety	3
	ADA	5
	Food Service	3
	Asbestos	TBD
SITE	Paving	3
	Playgrounds / Fields	3
	Lighting	3
	Parking access	3
	Comments	Annex Building and Temporary Classrooms are in poor condition

Community Feedback

Strengths from Community Feedback

- Scale feels made for elementary children
- Feels like a neighborhood school
- Small school size
- Community atmosphere
- Outside courtyard / greenspace / land
- Highly desirable area to reside
- Highly ranked school






















Areas of Need from Community Feedback

- Difficult to walk to school
- Accessibility challenges
- Security concerns / open classrooms
- Limited size and space / limitations to programs
- Traffic flow / site circulation
- The “bones of the building” are in poor condition
- Concerns with meeting enrollment needs

KEY

Ratings	Scale 1 - 5
1	Excellent Condition – Does not need to be addressed in next 10 years
2	Good Condition – Does not need to be addressed in next 5 years
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4	Poor Condition – Should be addressed within the next 3 years for repair or replacement
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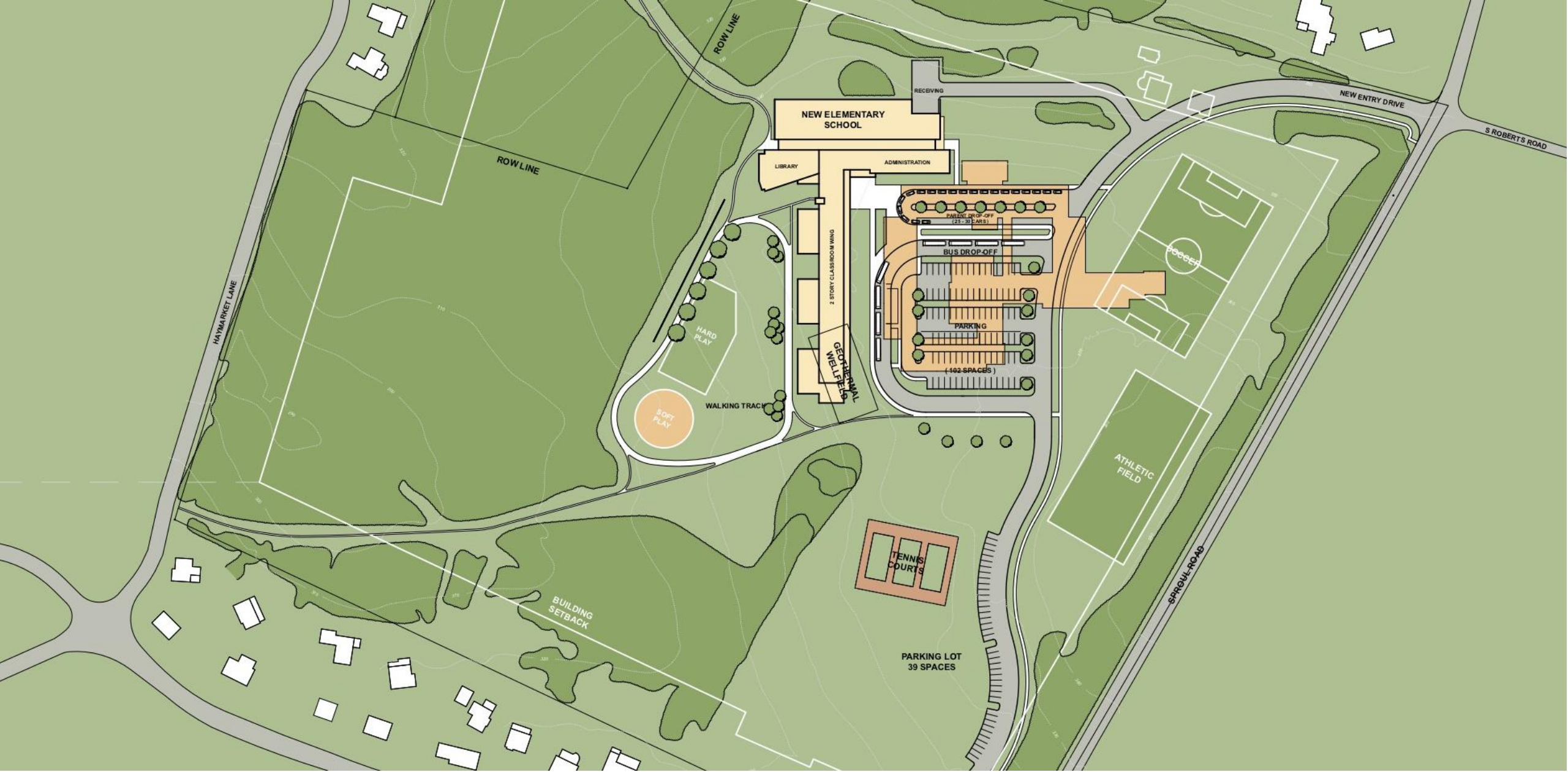
ITHAN ELEMENTARY OPTIONS FOR ADDRESSING AREAS OF NEED												
PROGRAMMING	Feasibility Study Areas		IES Option 1		IES Option 2		IES Option 3		IES Option 4			
			The 10-Year Capital Plan includes funds to address areas of IES that require repair and replacement only		Option 2 provides an addition/renovation and site improvements to IES		Option 3 replaces IES with a new state-of-the-art facility that engages the natural setting (next to existing IES)		Option 4 replaces IES with a new state-of-the-art facility in the existing footprint of IES			
	Enrollment											
	Enrollment projections and capacity are addressed through expansion of the facilities											
	Program Needs											
Space is addressed to accommodate all classroom needs, special area programs, small group and meeting rooms, and large group gatherings												
FACILITY / SITE	Facility Needs											
	Facility needs are addressed including the building envelop, security, ADA compliance, fire safety, interior finishes, and food service											
	Site Needs											
	Site needs are addressed including site circulation, parking, paving, and playground areas											
COST	Estimated Costs		\$16,329,864		\$29,539,563		\$57,556,000		\$55,556,000 *			
	Each option includes financial implications based on the scope of each potential project		Cost addresses only items that require repair over next 10 years		Cost addresses only the addition and improvement to site circulation		Cost addresses enrollment implications, program needs, facility needs, and site needs		Cost addresses enrollment implications, program needs, facility needs, and site needs * Cost does not include relocation costs during construction			
OTHER	Challenges and Considerations		The repair and replacement plan does not address any program needs, long-term facility needs, or long-term site efficiencies.		The addition / renovation would happen while school was in session.  Does not address important long-term facility needs such as ADA, security, interior finishes, etc.		The construction of the new building (next to existing) would need to occur while students attend in the current building.  Requires redistricting of student population		The construction of the new building would require students to attend school offsite (unknown location and costs)  Requires redistricting of student population.			
KEY			Does not meet the needs outlined in the Facilities Study				Partially addresses the needs outlined in the Facilities Study				Meets all needs outlined in the Facilities Study	
20												





**POTENTIAL OPTION 2 –  
ITHAM ELEMENTARY SCHOOL ADDITION/RENOVATION**





**POTENTIAL OPTION 3 –  
ITHAN ELEMENTARY SCHOOL NEW CONSTRUCTION NEXT TO EXISTING BUILDING**





**POTENTIAL OPTION 4 –  
ITHAN ELEMENTARY SCHOOL NEW CONSTRUCTION IN EXISTING BUILDING FOOTPRINT**



# **PUBLIC FEEDBACK (CONSTRUCTION/RENOVATION OPTIONS COMMUNITY MEETING): ITHAN ELEMENTARY SCHOOL**

## **Opportunities:**

- If a new building is constructed, it could be designed and placed in a way which would take advantage of the new location on the property
- There could possibly be a two-story classroom section to maximize the beauty of the landscape while enhancing the curriculum goals
- There could be a single-story level for shared spaces: offices, cafeteria, meeting rooms, etc., and the second-story section would be for classrooms
- Lower level would have direct access to outdoors
- Once the current building is demolished, the space could be used for walking trails, additional playing fields, and more community usage

## **Challenges:**

- Requirements of property setbacks and property lines, tree lines
- Location restrictions because not all of the acreage is suitable for building
- Timing of decision making: As time goes on, financial considerations must be addressed, such as inflation and rising building costs
- Timing: Areas in need will continue to deteriorate causing the cost of renovation/replacement to increase



# **OTHER BUILDING NEEDS & PLAN TO ADDRESS**

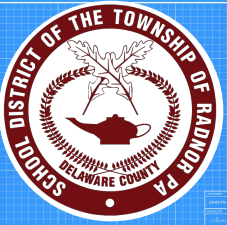
## **Administration Building**

**Steering Committee will continue to meet to develop options for District Office.**

## **Wayne Elementary School & Other Buildings**

**Needs at WES and other buildings will be addressed in the development of a long-term facilities plan.**





# Our Action Plan

## February 2022

Share Feasibility Study at Facilities Committee Meeting

## April-May 2022

- Provide Follow-Up on Feedback
- Respond to Community Feedback
- Develop Options

**July-January 2023** Develop Long-Term Facilities/Capital Plan

## March 2022

Share Feasibility Study with Staff and Community and Gather Feedback

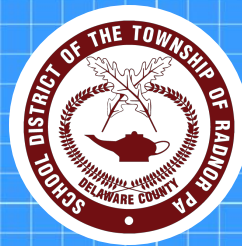
## June 2022

- Approve Feasibility Study
- Administrative Recommendations for Potential Construction Options

## August/Sept. 2022

- Draft timeline for building a new IES to be presented

# THANK YOU



JOB NUMBER	REFERENCE NUMBER
004375-012A	<i>011111</i>
CONTRACTOR	DATE ISSUED
<i>Wmth</i>	<i>2/22/11</i>