



Palmyra Area School District Feasibility Study

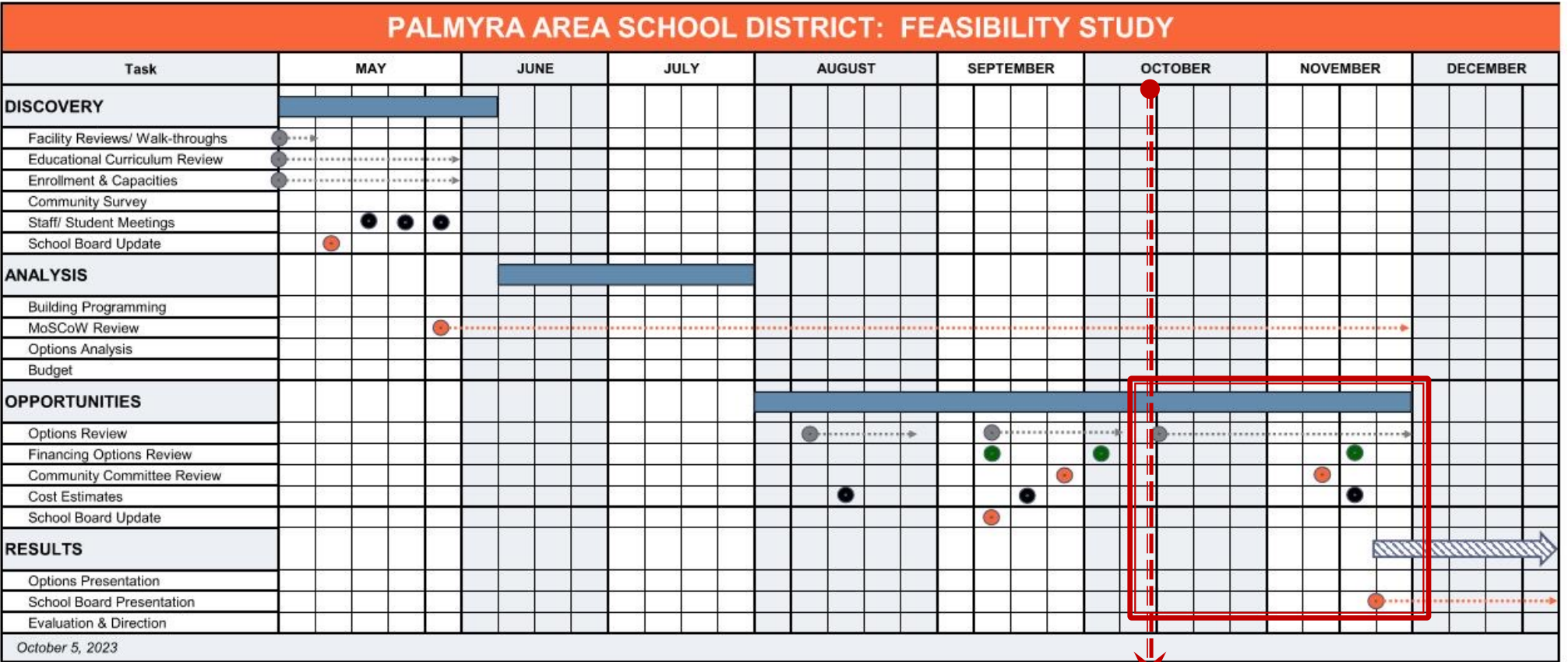
October 12, 2023

AGENDA



- I. Timeline**
- II. Review of Existing Facilities**
- III. Options**
- IV. Next Steps**

I. TIMELINE



I. PROCESS

Engagement

October 2023 – December 2023

- *October 5, 2023 – Administrative Committee Review*
- *October 12, 2023 – Board Update Presentation*
- *October/ November 2023 – Financial Review with PFM*
- ***November 14, 2023 – Public Forum***
- *December 2023 – Administrative Committee Review*
- ***Board Committee Review***

II. EXISTING FACILITIES



DATA:

- 224,685 sf
- 147sf/ student*
- *Average: 200 sf/student**

Building Condition & Capacity:

- Overall structure in good condition
- Mechanical, electrical, plumbing systems need replaced
- General non-repetitive maintenance issues need addressed
- Roof needs replaced (out of warranty)
- Capacity does not meet enrollment needs
- Special education capacity does not meet needs
- Electives do not have available space for educating
- Athletic and competition gym areas inadequate

Building Condition & Capacity:

- No available flexible large group or small group instruction spaces
- No available office space for administration, counseling or student support
- Cafeteria undersized for student enrollment
- Campus circulation challenges
- Maintenance building inadequate
- Inadequate space for District Office staff
- Overall building at full capacity; no room for program or enrollment growth

II. EXISTING FACILITIES



DATA:

- 173,400 sf
- 133sf/ student*
- *Average: 170 sf/student*

Middle School

Building Condition & Capacity:

- Overall structure in good condition
- Updated mechanical systems & finishes in strategic areas
- Roof needs replaced (out of warranty)
- Special education capacity does not meet needs
- No available flexible large group or small group instruction spaces
- Program needs include space for science, technology, STEM and robotics

Building Condition & Capacity:

- No available flexible large group or small group instruction spaces
- Maintenance storage and closet space needed
- Inadequate office space available for counseling, administration and student services
- Overall building at full capacity; no room for program or enrollment growth

II. EXISTING FACILITIES



DATA:

- 51,198 sf
- 122sf/ student*
- *Average: 150 sf/student**

Forge Road

Building Condition & Capacity:

- Overall structure in good condition
- Updated mechanical systems & finishes in strategic areas
- Roof needs replaced (out of warranty)
- Special education capacity does not meet needs
- No separate gym (gym & cafeteria in one space)
- No available flexible large group or small group instruction spaces
- Building lacks maintenance storage and closets



DATA:

- 103,426 sf
- 123sf/ student*
- *Average: 150 sf/student**

Lingle Avenue

Building Condition & Capacity:

- Overall structure in good condition & well-maintained
- Mechanical systems will need updated in the next 10 years
- Kindergarten classrooms are not all used by district; potential additional capacity with reorganization
- No available flexible large group or small group instruction spaces available
- Special education classes areas are needed

II. EXISTING FACILITIES



DATA:

- 51,974 sf
- 131sf/ student*
- *Average: 150 sf/student**

Northside

Building Condition & Capacity:

- Overall structure in good condition
- Updated mechanical systems & finishes in strategic areas
- Roof needs replaced (out of warranty)
- Special education capacity does not meet needs
- No separate gym (gym & cafeteria in one space)
- No available flexible large group or small group instruction spaces
- Building lacks maintenance storage and closets



DATA:

- 72,660 sf
- 130sf/ student*
- *Average: 150 sf/student**

Pine Street

Building Condition & Capacity:

- Overall structure in good condition & well-maintained
- Mechanical, electrical, plumbing systems need replaced
- Classrooms are all not used by district; potential additional capacity with reorganization
- No available flexible large group or small group instruction spaces available
- Special education classes areas are needed
- General classrooms are smallest in the district

II. EXISTING FACILITIES

Palmyra Area School District - Existing Building Summary															
BUILDING NAME	Year Built/ Renovations	Building Data				Capacity				2023 Enrollment			Future Enrollment		
		SITE (acres)	Total Building (SF)	Scheduled Area (SF)	Scheduled Area Grossing Factor	PDE Capacity	District Planned Capacity	Total Area (SF) per Student	Scheduled Area (SF) per Student	APRIL 2023 ENROLLMENT	AVAILABLE PDE CAPACITY	AVAILABLE DISTRICT CAPACITY	HIGHEST PROJECTED ENROLLMENT	AVAILABLE PDE CAPACITY	AVAILABLE DISTRICT CAPACITY
ELEMENTARY BUILDINGS		<i>Utilization Factor</i>				100%	100%								
Forge Road Elementary	1958, 1990, 2020	12	51,198	32,383	1.58	420	418	122	77	351	69	67			
Lingle Avenue Elementary	2010	21.2	103,426	60,031	1.72	840	840	123	71	606	234	234			
Northside Elementary	1967, 1990, 2020	12.9	51,974	29,444	1.77	396	396	131	74	232	164	164			
Pine Street Elementary	1965, 2004	10	72,660	39,726	1.83	560	506	130	71	359	201	147			
TOTALS										1,548	668	612	1494	722	666
SECONDARY BUILDINGS		<i>Utilization Factor</i>				85%	85%								
Palmyra Area Middle School	1936, 1957, 1981, 1997, 2017?	8	173,400	96,400	1.80	1,308	1,308	133	74	821	487	487	824	484	
Palmyra Area High School	1972, 1996, 2006	40	224,685	130,535	1.72	1,530	1,693	147	85	1,172	358	521	1,255	275	
District Office (@ HS)	2006	(w/ HS)	(w/ HS)												
GRAND TOTALS	DISTRICT TOTALS	104.1	677,343	388,519						3,541			3,573		
		ACRES	SF	SF						ENROLLMENT			PROJECTED		

Square Foot/ Student Guidelines

Elementary School

- Average: 130-150 sf
- PASD: 122 - 131 sf

Middle School

- Average: 150-170 sf
- PASD: 133 sf

High School

- Average: 185-200 sf
- PASD: 147 sf

III. OPTIONS

**MAINTENANCE &
REPAIRS**

**OPTION 1:
MAINTAIN GRADES**

**OPTION 2:
CLUSTER GRADES**

**OPTION 3:
NEW HIGH SCHOOL**

OPTION: *MAINTENANCE/ REPAIRS*

Grade Alignment
Opportunities/ Challenges

➤ K-5 Elementary Schools

- Forge Rd ES: 1-5
- Lingle Ave ES: K-5
- Northside ES: 1-5
- Pine Street ES: 1-5

➤ 6-8 Middle School

➤ 9-12 High School

➤ District Office



OPPORTUNITIES

- Maintains grade alignment
- Address mechanical, electrical systems at HS
- Address mechanical, electrical systems at Pine St, Lingle Ave
- Address roofing systems at all schools

CHALLENGES

- Does not address capacity K-12
- Does not address enrollment K-12
- Does not address special education K-12
- Does not address program needs K-12
- Does not address athletic needs K-12
- Does not address unequal distribution of resources
- Does not address stadium needs

MAINTENANCE/ REPAIRS OPTION

Description of Work
Inflation through 2027

Palmyra HS:

- Mechanical system replacement
- Lighting & ceiling replacement
- EPDM roof replacement
- Painting throughout

Palmyra MS:

- EPDM roof replacement

Forge Road ES:

- EPDM roof replacement

Miscellaneous:

- No Work

Lingle Avenue ES:

- Mechanical system replacement
- Lighting & ceiling replacement
- EPDM roof replacement
- Painting throughout

Northside ES:

- EPDM roof replacement

Pine Street ES:

- Mechanical system replacement
- Lighting & ceiling replacement
- EPDM roof replacement
- Painting throughout

Estimate Range

Low: \$62,870,000



High: \$72,850,000

OPTION 1a,b,c: MAINTAIN GRADES

Grade Alignment
Opportunities/ Challenges

➤ K-5 Elementary Schools

- Forge Rd ES: 1-5
- Lingle Ave ES: K-5
- Northside ES: 1-5
- Pine Street ES: 1-5

➤ 6-8 Middle School

- Stadium/ Field House Renovations

➤ 9-12 High School

- Additions & Renovations

➤ District Office

- Relocated



OPPORTUNITIES

- Maintains grade alignment
- Address HS capacity and program challenges
- Address gym athletics at HS
- Maintains all 6 district buildings

- 1c: Address gyms/ equity at ES

CHALLENGES

- Maintains bus transfers
- Does not address capacity at MS or ES
- Does not address enrollment K-8
- Does not address special education K-8
- Does not address program needs K-8
- Does not address unequal distribution of resources at ES

OPTION 1a: MAINTAIN GRADES

Description of Work
Inflation through 2027

Palmyra HS:

- Gym/ Athletics/ classroom additions
- 50% of building full renovation
- Mechanical system replacement
- Lighting & ceiling replacement
- EPDM roof replacement
- Painting throughout

Miscellaneous:

- Buck Swank Stadium improvements
- Turf on HS softball field
- Relocate district office
- Maintenance building expansion

Palmyra MS:

- No Work

Lingle Avenue ES:

- No Work

Pine Street ES:

- No Work

Forge Road ES:

- No Work

Northside ES:

- No Work

Estimate Range

Low: \$97,210,000



High: \$123,000,000

OPTION 1b: MAINTAIN GRADES

Description of Work
Inflation through 2027

Palmyra HS:

- Gym/ Athletics/ classroom additions
- 50% of building full renovation
- Mechanical system replacement
- Lighting & ceiling replacement
- EPDM roof replacement
- Painting throughout

Miscellaneous:

- Buck Swank Stadium improvements
- Turf on HS softball field
- Relocate district office
- Maintenance building expansion

Palmyra MS:

- No Work

Lingle Avenue ES:

- No Work

Pine Street ES:

- Mechanical system replacement
- Lighting & ceiling replacement
- EPDM roof replacement
- Painting throughout

Forge Road ES:

- No Work

Northside ES:

- No Work

Estimate Range

Low: \$108,600,000  High: \$136,850,000

OPTION 1c: MAINTAIN GRADES

Description of Work
Inflation through 2027

Palmyra HS (9-12):

- Gym/ Athletics/ classroom additions
- 50% of building full renovation
- Mechanical system replacement
- Lighting & ceiling replacement
- EPDM roof replacement
- Painting throughout

Miscellaneous:

- Buck Swank Stadium improvements
- Turf on HS softball field
- Relocate district office
- Maintenance building expansion

Palmyra MS (6-8):

- No Work

Lingle Avenue ES (K-5):

- No Work

Pine Street ES (1-5):

- Mechanical system replacement
- Lighting & ceiling replacement
- EPDM roof replacement
- Painting throughout

Forge Road ES (1-5):

- Gym/ lobby addition
- Renovations at connection to addition
- EPDM roof replacement

Northside ES (1-5):

- Gym/ lobby addition
- Renovations at connection to addition
- EPDM roof replacement

Estimate Range

Low: \$129,220,000  High: \$161,210,000

OPTION 2: CLUSTER GRADES

Grade Alignment
Opportunities/ Challenges

➤ K-5 Elementary Schools

- Lingle Ave ES: K-1
- Pine Street ES: 2-3

➤ 4-6 Intermediate School

- *Locate @ Northside w/ Additions*

➤ 7-8 Middle School

- *Stadium/ Field House Renov.*

➤ 9-12 High School

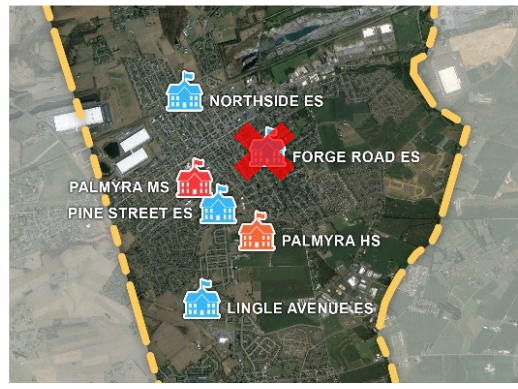
- *Additions & Renovations*

➤ District Office

- *Relocated*

➤ Alternate Use ✖

- *Forge Rd for D.O.*



OPPORTUNITIES

- Address MS capacity and program challenges
- Address HS capacity and program challenges
- Provide flexible learning environments K-12
- Address future enrollment needs K-12

CHALLENGES

- Potential bussing transfers
- Additional transitions between grades
- Aging facilities at Pine St. and Lingle Ave.
- Roof replacement as Capital Projects at Middle School, Pine St, Lingle Ave.

OPTION 2: CLUSTER GRADES

Description of Work
Inflation through 2027

Palmyra HS (9-12):

- Classroom additions
- 50% of building full renovations
- 50% of building light renovations
- Mechanical system replacement
- Lighting & ceiling replacement
- EPDM roof replacement
- Painting throughout

Miscellaneous:

- Buck Swank Stadium improvements
- Turf on HS softball field
- Relocate district office
- Maintenance building expansion

Palmyra MS (7-8):

- No Work

Lingle Avenue ES (K-1):

- No Work

Pine Street ES (2-3):

- No Work

Forge Road ES:

- No Work
- Building not used for education

**Potential District Office location*

Northside IS (4-6):

- Additions/ renovations to accommodate 4th – 6th grades
- Full renovations at common areas
- Light renovations throughout
- EPDM roof replacement

Estimate Range

Low: \$144,520,000  High: \$177,950,000

OPTION 3: NEW HIGH SCHOOL

Grade Alignment
Opportunities/ Challenges

➤ K-3 Elementary Schools

- Lingle Ave ES: K-3
- Pine Street ES: K-3

➤ 4-5 Intermediate School

- Locate @ existing MS

➤ 6-8 Middle School

- Locate @ existing HS

➤ 9-12 High School ★

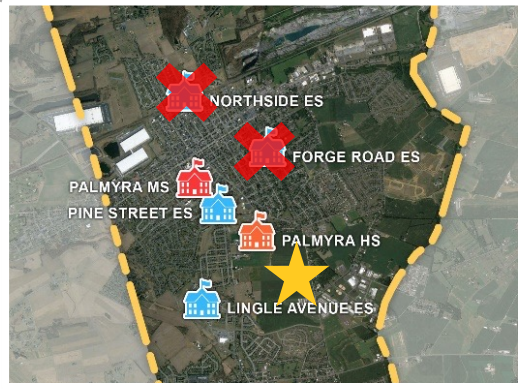
- New Building on new site
- Include acreage for stadium

➤ District Office

- Relocate

➤ Alternate Use ✘

- Forge Road
- Northside



OPPORTUNITIES

- Address MS capacity and program challenges
- Address HS capacity and program challenges
- Provide flexible learning environments K-12
- Address needs for competition gym/ athletics
- Address future enrollment needs K-12
- Secondary campus maintenance building efficiencies
- Potential transportation benefits

CHALLENGES

- Site acquisition for new HS building
- Additional transitions between grades
- Aging facilities at Pine St. and Lingle Ave.
- Roof replacement as Capital Projects at Middle School, Pine St, Lingle Ave.

OPTION 3: *NEW HIGH SCHOOL*

Description of Work
Inflation through 2027

Palmyra HS (9-12):

- New property
- New High School
- New campus (sites/ fields)
- Maintenance facilities

Palmyra IS* (4-5):

- No Work
- Move student to existing MS
- Reorganize/ cluster elementary grades

Forge Road ES:

- No Work
- Building not used for education

Palmyra MS (6-8):

- No Work
- Move students to existing HS

Lingle Avenue ES (K-3):

- No Work
- Reorganize/ cluster elementary grades

Northside ES

- No Work
- Building not used for education


Miscellaneous:

- No Work

Pine Street ES (K-3):

- No Work
- Reorganize/ cluster elementary grades

Estimate Range

Low: \$156,780,000  High: \$179,590,000

Options Matrix

	Repair	Option 1c: Maintain	Option 2: Cluster	Option 3: New HS
ENROLLMENT/ CAPACITY				
Meet future enrollment (9-12)		✓	✓	✓
Meet future enrollment (6-8)			✓	✓
Meet future enrollment (K-5)			✓	✓
TEACHING SPACES				
Provide general/ special ed needs (HS)		✓	✓	✓
Provide general/ special ed needs (MS)			✓	✓
Provide general/ special ed needs (ES)				
Provide STEM/ electives needs (HS)			✓	✓
Provide STEM/ electives needs (MS)			✓	✓
Provide STEM needs (ES)				
GENERAL BUILDINGS				
Provide new gym/ athletic spaces (HS)		✓		✓
Update building systems throughout	✓	✓		
Replace roofing systems throughout	✓			
Provide additional maintenance facilities		✓	✓	✓
Provide administrative office needs		✓	✓	✓

IV. NEXT STEPS

Engagement
October 2023 – December 2023

- *October 5, 2023 – Administrative Committee Review*
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