

EXECUTIVE SUMMARY

Introduction

The Lewisburg Area School District has undergone a process to develop a master plan to address all school facilities in the district. The master plan identifies the needs for each facility and prioritizes the order of projects necessary to improve all Lewisburg Area schools to 21st Century standards. DeJONG, an educational facilities planning firm, was contracted to facilitate the planning process to create a district-wide facilities master plan with community engagement, and to assist the Board of School Directors to make the appropriate decisions to provide the best education possible for students in the Lewisburg Area.

The following diagram describes the planning process. Beginning in August/Early September 2009, the District assembled a facilities committee and DeJONG conducted a Board Work Session to introduce the planning process.

After data collection, a Background Report was created and the district facilities were toured. This data was presented to the participants at Community Dialogue #1, who helped to determine the educational framework for the District. Based on that input, facility options were developed and were presented at Community Dialogue #2 for input. These results helped to shape the final recommendations of the Facility Master Plan.

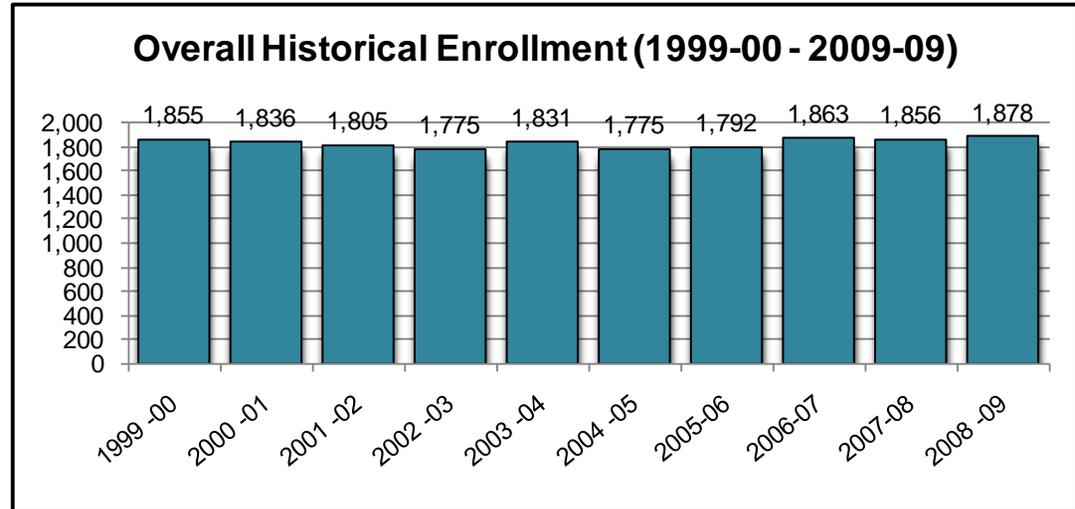


Background Report

Background information for the school district was collected to serve as reference material and help guide the planning process. This included demographics, enrollment, student achievement, and facilities data.

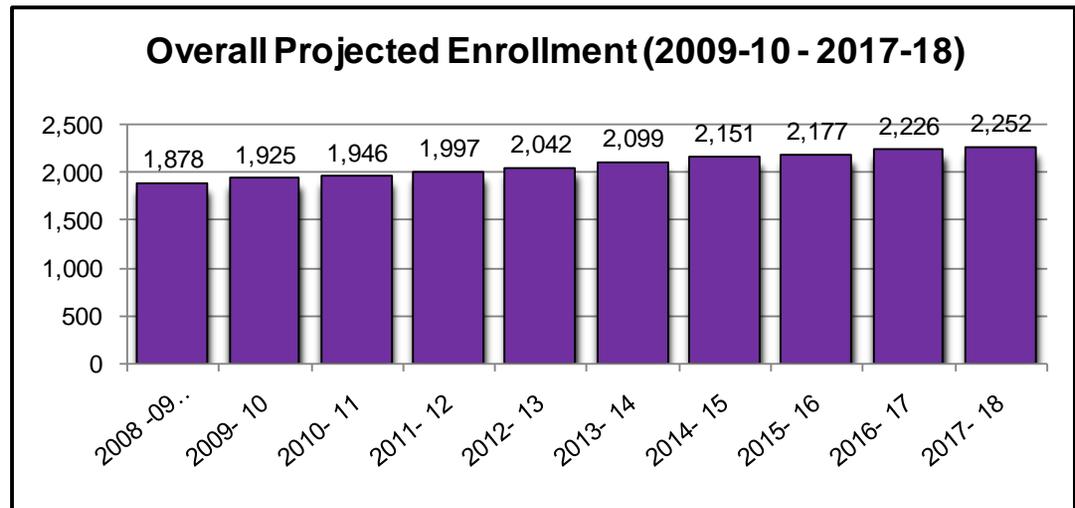
Historical Enrollment

As the accompanying chart displays, enrollment in the Lewisburg Area School District has slightly increased over the last ten years. Enrollment gradually declined between the 1999-00 and 2002-03 school years, and then began increasing.



Projected Enrollment

Enrollment is projected to increase by approximately 374 students over the next 10 years. Much of this increase is projected at the lower grade levels, which will then work itself through the upper grades.



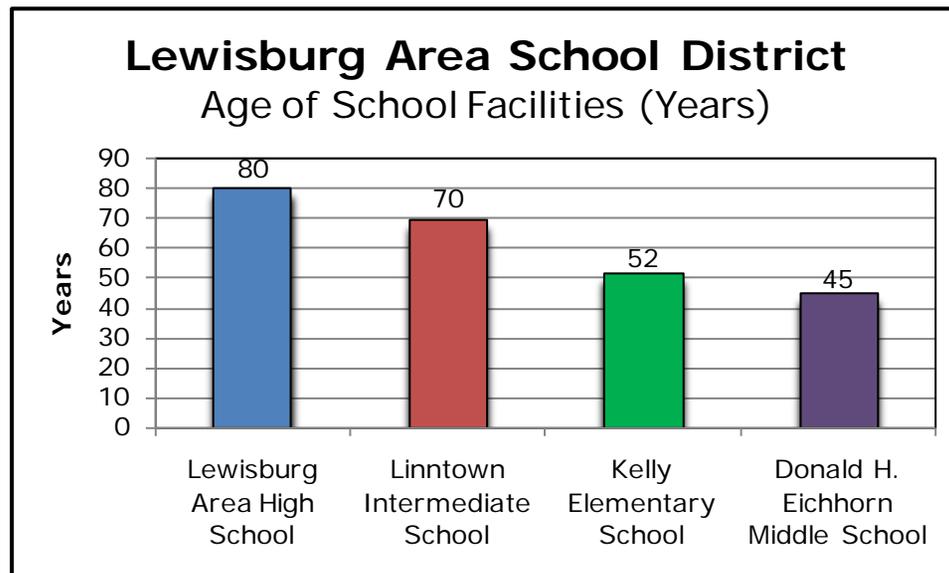
Facilities Data

The Lewisburg Area School District is comprised of the four schools. As the following table describes, each of the schools was constructed at least 45 years ago, although they have all had subsequent renovations and/or additions.

DISTRICT FACILITIES SUMMARY

School Name	Grade Configuration	Original Date of Construction	Dates of Renovations, Additions, Phases	Current Enrollment (2008-09)	Square Footage	Acres	Number of Modulars
Kelly Elementary School	K-3	1957	1993	577	74,414	14.5	2
Linntown Intermediate School	4-5	1939	1982, 1993	281	47,000	6.5	0
Donald H. Eichhorn Middle School	6-8	1964	1968, 1993	416	103,000	11.4	0
Lewisburg Area High School	9-12	1929	1945, 1982, 1998	604	120,000	7	0

Source: Lewisburg Area School District



Community Dialogue #1

Lewisburg Area School District held a community dialogue on September 22nd, 2009 at Lewisburg Area High School to discuss the facility master planning process and gather input from the community regarding preferences for school facilities and programs. Approximately 90 people attended and participated in the dialogue. Participants worked individually on questionnaires, and in groups of 6-8 people to discuss the same questions, listen to each other's opinions, and try to reach consensus on a group questionnaire. Members of the District's facilities helped to moderate discussions for each of the groups. Staff from DeJONG, Inc. helped to facilitate the community dialogue.

Summary of Community Dialogue #1 Results:

- Respondents preferred elementary schools size: 300 – 500 students
- Respondents preferred class size:
 - Kelly ES (Grades PK-3) = 16 – 19 students
 - Linntown IS (Grades 4-5) = 18 – 21 students
- Respondents prefer the District offer Pre-K to all students who want it, paid for by a combination of State and Local funds and tuition for those who can afford it
- Respondents were divided between preference for building additions at the two elementary schools or adding a third school. But respondents overwhelmingly preferred to not split grade levels instead of offering multiple K-5 buildings
- Preferred amenities for each grade level:

Elementary (Grades PK – 5)	Parent/Volunteer/Resource Room, Multipurpose Room, Playground
Middle (Grades 6 – 8)	Band Room, Large Group Instruction, Auditorium, Outdoor Athletic Facilities
High (Grades 9 – 12)	Band Room, Performing Arts Center, Large Group Instruction, Auditorium, Athletic Facilities, Multi-Sport Complex
All Grade Levels	Art Room, Cafeteria, Library/Media Center, Gymnasium, Conf. Rooms

- Respondents preferred high school athletic facilities to be located at the high school instead of distributed throughout the community
- Respondents rated the condition of existing school facilities:

Kelly Elementary School	Good
Linntown Intermediate School	Good
Eichhorn Middle School	Good
Lewisburg Area High School	Poor

- Respondents believe Lewisburg Area High School is in worse condition compared to other surrounding high schools
- Respondents preferred to build a new high school on a new site instead of renovate and add-on to the current high school

Facility Options

Facility options were developed for the elementary, middle, and high school levels.

Elementary School Options

Option	Description	Approx. Cost
Option A.1	Additions to Kelly ES and Linntown ES	\$3.5-4.5M
Option A.2	Addition to Linntown ES and change of grade configuration to move all 3 rd graders to Linntown	\$3.5-4.5M
Option B.1	Build a new elementary school in the district to house two grade levels	\$13-14M
Option B.2	Convert Eichhorn MS to an elementary school to house Grades 4-5	\$0
Option B.3	Convert Lewisburg Area HS to an elementary school to house Grades 4-5	\$6-7M

Middle School Options

Option	Description	Approx. Cost
Option A	An addition at Eichhorn Middle School	\$3-5M
Option B	Convert Lewisburg Area HS into a MS through major renovation	\$18-20M

High School Options

Option	Description	Approx. Cost
Option A	Major renovation and addition to Lewisburg Area High School	\$28-32M
Option B	Build a new high school on a new site	\$40-45M

Community Dialogue #2

Lewisburg Area School District held the second community dialogue for its facility master planning process on October 27nd, 2009 at Lewisburg Area High School. Approximately 135 people attended and participated in the dialogue to discuss school facility options. Participants worked individually on questionnaires, and in groups of 6-8 people to discuss the same questions, listen to each other's opinions, and try to reach consensus on a group questionnaire. Members of the District's facilities helped to moderate discussions for each of the groups. Staff from DeJONG, Inc. helped to facilitate the community dialogue.



Summary of Community Dialogue #2 Results:

- **Elementary School Options –**
 - Participants rated the two 2-school options highly, and the 3-school options as low
 - Comments indicated that participants want the district to have a clear plan for the future
- **Middle School Options –**
 - Participants favored adding on two Eichhorn MS instead of converting Lewisburg Area HS to a middle school
 - Many participants recognized that Eichhorn was one of the first schools built on the middle school concept and believe it still works well
- **High School Options –**
 - Participants favored building a new high school on a new site instead of a major renovation and addition at the existing high school
 - Comments indicated a desire for something that benefits Lewisburg to be placed on the current high school site, whether as another district use or a community use
- **Other Results –**
 - A large majority of participants indicated that improving the learning environment should be the most important factor for deciding among facilities options
 - Participants indicated a desire for the high school to be addressed first, followed by the elementary schools and lastly the middle school
 - A large majority of participants indicated that they would support a tax increase to pay for capital improvement projects. The most favored increase would be between 1.5 and 2 mills.

Recommendations

It is recommended that the Lewisburg Area School District facility master plan include the following projects:

Elementary School Level

1. Construct an addition to Linntown Intermediate or to both Linntown Intermediate and Kelly Elementary to accommodate increasing student enrollment.

The projected enrollment indicates that the Lewisburg Area School District will need additional space at the elementary level. There are two possible solutions that have been reviewed:

- A. Addition to Linntown Intermediate. With this option, the 3rd grade would be moved to Linntown and an addition be constructed.
- B. Addition to Kelly Elementary and Linntown Intermediate. With this option, the grade configuration would remain as it is and additions would be added to both schools.

To provide the space needed at the elementary level it is also recommended that the central office be relocated. Currently the central office is using approximately four classrooms at the Linntown Intermediate School. Relocating the central office to another location will reduce the size of the addition required at Linntown Intermediate School.

Middle School Level

2. Construct an addition to Eichhorn Middle School to accommodate increasing student enrollment.

The capacity of Eichhorn Middle School will need to be expanded to meet the projected enrollment. This building was designed as one of the first middle schools in the United States and serves it function well. There is sufficient area on the site to support an addition.

High School Level

3. Construct a new High School to accommodate increasing student enrollment and to provide adequate spaces and site to meet the needs of a comprehensive high school.

The analysis of the current high school indicates that there is a need for additional high school space and a more adequate site to support the various high school programs. It is proposed that a new high school be constructed on the Newman property that is owned by the District.

District Level

4. Relocate the Central Administrative Offices to provide additional room for elementary students at Linntown Intermediate School.

Currently there are approximately four classrooms at Linntown Intermediate School which are housing the District's administrative offices. The space that the administration is occupying is needed for elementary children. There are a variety of possible solutions to housing these offices. These include:

- A. Constructing new space at another location
- B. Leasing or renting office space
- C. Possibly using a portion of the existing high school depending on its re-use.

5. Re-use of the existing High School building and site.

The existing high school is located in a key location in central Lewisburg. Even though the site may not be large enough to support the high school along with its additions, parking, and playfields, it has potential for redevelopment. The redevelopment could range from creating a new urban landscape with mixed uses such as residential, retail, office or government services. Or it might be used by the university, community uses, green spaces or some combination of uses.

Timeline:

The following timeline suggests the order in which projects should be started, including the overall phases for each project:

Lewisburg Area School District Facility Master Plan						
Suggested Time Line						
	2010	2011	2012	2013	2014	2015
Linntown/Kelly Addition						
Hire Architect	█					
Feasibility Study	█					
Design	█					
Construction		█				
Occupancy			█			
Eichhorn Middle School Addition						
Hire Architect		█				
Design			█			
Construction				█		
Occupancy					█	
New High School						
Educational Specifications	█					
Hire Architect	█					
Bond Election		█				
Design		█				
Construction			█	█		
Occupancy					█	
Re-use of Existing High School						
Conduct Reuse Study	█					
Formulate Reuse Plan		█				
Convert to Alternate Use						█
Central Administrative Office						
Feasibility Study	█					
Construct/Move Offices		█				

To implement this plan, the Board of School Directors will need to authorize the administration to seek professional services needed to further refine the plan.

There are several additional studies which should be considered.

1. Elementary Feasibility Study. Two options have emerged at the elementary level. To further refine these options an architectural firm should be hired to conduct a feasibility study to determine the best use of the sites and the most cost effective solution.
2. High School Educational Specifications. High school specifications define the program and space requirements for a new high school. This will help define 21st Century learning environments to make sure the design of the building will support the future needs of the District at the high school level. This process should provide for extensive staff and additional community input. An educational facility planner should be retained to assist the District in this process.
3. Re-use of the Existing High School. The current high school building and site have significant potential for re-use. It is suggested that the city, university and other community organizations be involved in a study to determine the future use of this site. Outside consultants should be considered to assist in this process.
4. Financial Analysis. The District will need financial advisors, legal counsel and other specialist in order to implement the proposed projects.

The input of the community was important in the development of this plan. As future decisions need to be made and as projects are designed and implemented, ongoing community engagement should be encouraged. Ongoing communication between the District and the community will help to build trust, support for the plan and create greater community pride in the results.