

**LEWISBURG AREA SCHOOL DISTRICT
FACILITY MASTER PLAN**



***OPTIONS PACKET
OCTOBER 2009***

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Overview

The Options Packet describes facility options to address the needs of the Lewisburg Area School District. Options were developed based on the condition of existing school facilities, projected enrollment, and educational framework of the district. To help describe some of these factors, results collected from Community Dialogue #1, held at the Lewisburg Area High School in September 2009, were incorporated. Overall, the District has formulated the enclosed facility options to address the projected increase in student enrollment and the condition of the current facilities.

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



Right: Participants view a presentation at the community dialogue

Planning Assumptions

The following terms provide a description of the suggested actions incorporated within the facility options.

- **New Construction** entails building a new school facility or addition either on the same site or at a new location to meet space and square footage requirements.
- **Major Renovation** includes creating appropriate learning environments and extensive renovation to bring the building up to current codes and may include an addition. This would include replacement or upgrades to building components [Handicapped accessibility, heating/ventilation/air conditioning, roof, electrical, windows, flooring, ceiling, lighting, technology infrastructure] and interior re-configuration of space to support educational programs. This may include extensive reconfiguration of interior space. After having undergone a major renovation, an existing building would be comparable to a new building.
- **Moderate Renovation** includes creating appropriate learning environments and bringing a school building up to current codes. However, the amount of work to be completed would be less extensive than a major renovation. This could include replacement or upgrades to building components [Handicapped accessibility, heating/ventilation/air conditioning, roof, electrical, windows, flooring, ceiling, lighting, technology infrastructure] and minimal interior reconfiguration of space to support educational programs.

Construction Costs

The table below represents total project cost estimates for new or renovation of school buildings in Lewisburg. Please note that these are only planning estimates based on projected costs and are being used for comparative purposes only. Once a project is selected and designed more precise estimates can be determined. These costs include approximately 30% for soft costs for design fees, contingencies, furniture/equipment, etc. In other words these are total project costs and not just construction. The costs do NOT include purchase of sites, or sale of existing properties.

	ES	MS	HS
New	\$225	\$225	\$250
Addition	\$225	\$225	\$250
Major Reno (75%)	\$169	\$169	\$188
Moderate Reno (50%)	\$113	\$113	\$125

In recent years we have experienced a significant increase in construction costs. From 2000-2006 there were double digit increases in construction costs on an annual bases due to increases in steel, cooper, fuel, labor, etc. With the recent changes in the U.S. economy, the status of future prices is uncertain. In the short-term we may see prices less than those stated here however in the longer term it is difficult to project.

Financial Considerations

Funding school facilities and operations can be a complicated topic. The information contained in this report is to provide an understanding of the cost impacts of various facility options.

Financing School Construction

School construction projects are typically financed by selling bonds. A bond is similar to a home mortgage where the School District borrows money and pays back the money borrowed plus interest over a 20 year period of time. The State of Pennsylvania also participates in the financing of school construction projects. In Lewisburg's situation, this is likely to be approximately 18% of the overall project costs.

The cost of bonds and the corresponding tax impacts are determined by a combination of the value of property [Assessed Valuation], the amount to be borrowed, rate of interest, and the length of time the bonds are to be paid off.

Assessed Valuation

The assessed valuation is basically the value of property for tax purposes. This is based on the 2008 market value of the property. The average home in Lewisburg is assessed at approximately \$123,400.

The total assessed valuation of property in the Lewisburg Area School District has increased every year since 2003-04. As the accompanying table displays, properties in the county were reassessed in 2006-07 which resulted in the appearance of very large increase.

Phasing of Projects

Not all projects can be constructed at one time. In all likelihood, to address the entire District's needs will take 10 or more years. In this situation, all of the funds needed would not be borrowed at one time but in a series of bond sales over the period of time that projects are actually constructed. Therefore even though the following chart shows the potential tax impact of a bond sale, the actual impact is likely to be less as current bonds are being sold, value of property increases, and new taxable property is constructed. At the same time the cost of projects will increase over time due to inflation.

Assessed Valuation Lewisburg Area School District		
Year	Assessed Value	% Growth in Assessed Value
2000-01	123,182,000	
2001-02	126,133,000	2.4%
2002-03	124,193,000	-1.5%
2003-04	127,910,000	3.0%
2004-05	132,943,000	3.9%
2005-06	134,343,000	1.1%
* 2006-07	891,843,000	563.9%
2007-08	902,154,000	1.2%
2008-09	950,573,000	5.4%
2009--10	974,448,000	2.5%

**County-wide reassessment*

Possible Bonding Scenarios

The accompanying tables provide information regarding possible bond issues to raise additional funds. The table to the right shows two possible funding scenarios. The first scenario is the worst case scenario, and assumes a 20 year level bond payment at 4.5% average rate, including 18% reimbursable from the state. To raise \$10m in additional bonds would require approximately 0.52 mills. To raise \$50m would require approximately 2.63 mills.

The second funding scenario is based on previous projections prepared for the district assuming a \$50m bond with the project beginning in 2015 wrapped around existing debt (also including reimbursement from the state). In this scenario, a \$50m bond could be financed with a 1.00 mill increase.

The table below shows the tax impact of various bond amounts on home owners. Based on the first funding scenario, for a person with a home with a 2008 market value of \$123,400 the cost for a \$10m bond issue would be \$64.17 per year. For a \$50m bond issue, the cost for a person with a \$123,400 home would be \$324.54 per year. Based on the second funding scenario, for a person with a home with a 2008 market value of \$123,400 the cost for a \$50m bond issue would be \$123.40 per year.

Millage Impact Lewisburg Area School District	
Assumption of 20 year level bond payments at 4.5% average rate including 18% reimbursable from the state:	
Amount of New Bond	Estimated Additional Millage
\$10,000,000	0.52
\$25,000,000	1.32
\$50,000,000	2.63
Previous District Projection assuming a \$50m bond with the project beginning in 2015 wrapped around existing debt	
Amount of New Bond	Estimated Additional Millage
\$50,000,000	1.00
Source: Lewisburg Area School District	

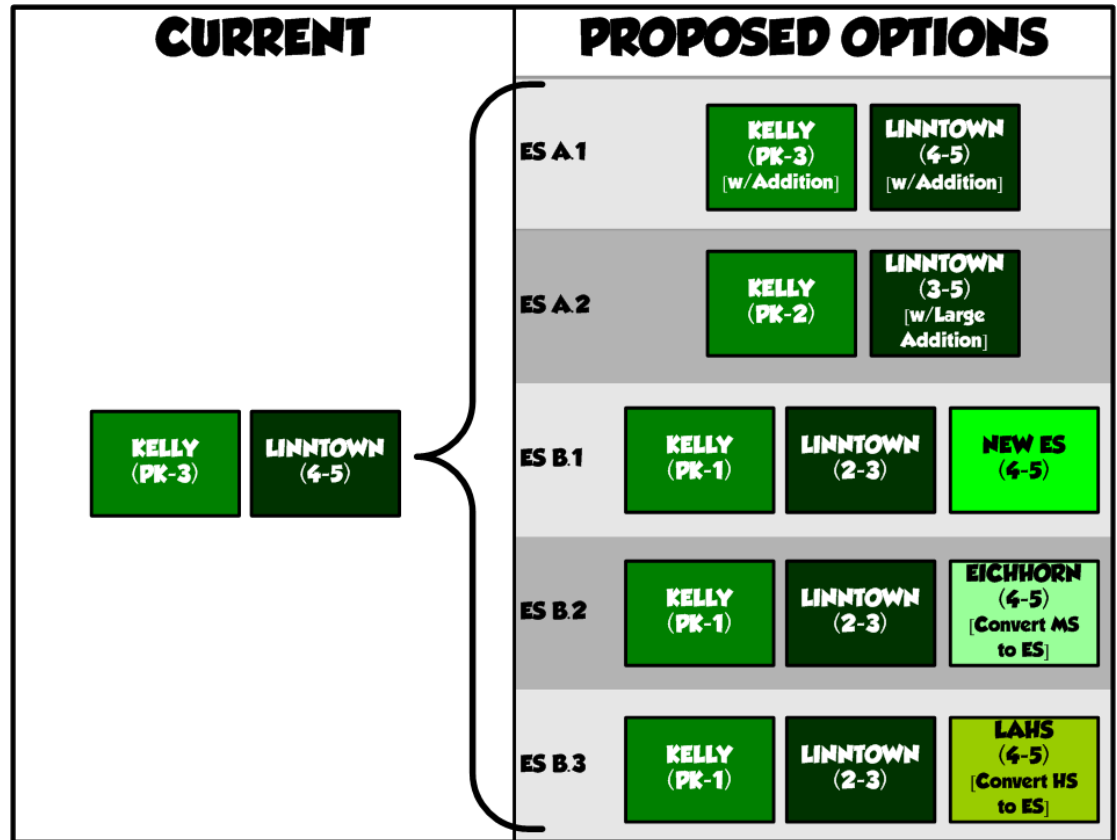
Tax Impact on Home Owner of Various Bond Amounts					
	Home Market Value in 2008	\$50,000	\$75,000	\$100,000	\$123,400
	Taxable/Assessed Value	\$50,000	\$75,000	\$100,000	\$123,400
	Bond Amount	Annual Tax Increase	Annual Tax Increase	Annual Tax Increase	Annual Tax Increase
Assumption of 20 year level bond payments at 4.5% average rate with 18% reimbursable from the state:	\$10,000	\$26.00	\$39.00	\$52.00	\$64.17
	\$25,000,000	\$66.00	\$99.00	\$132.00	\$162.89
	\$50,000,000	\$131.50	\$197.25	\$263.00	\$324.54
Previous District projection with project beginning in 2015 and wrapped around existing debt	\$50,000,000	\$50.00	\$75.00	\$100.00	\$123.40
Source: Lewisburg Area School District					

Elementary School Options

Enrollment at the elementary levels (Grades PK – 5) has been gradually increasing and is projected to continue to increase. The current elementary school facilities, Kelly ES (Grades PK-3) and Linntown (Grades 4-5), are nearing capacity, and more space for children in these grades will be needed in the near future.

As the diagram to the right indicates, five options have been developed to address increasing capacity at the elementary level. Two of these options (the “A” Options) utilize additions to the current elementary schools to increase capacity. The other three options (the “B” Options) propose adding a third elementary school facility, either by building a new elementary school, or converting another district facility into an elementary school.

- **Option A.1:** Additions to Kelly ES and Linntown ES
- **Option A.2:** Addition to Linntown ES and change of grade configuration to move all 3rd graders to Linntown
- **Option B.1:** Build a new elementary school in the district to house two grade levels
- **Option B.2:** Convert Eichhorn MS to an elementary school to house Grades 4-5
- **Option B.3:** Convert Lewisburg Area HS to an elementary school to house Grades 4-5



The following pages describe these options in further detail.

The table below details the actions required to implement each elementary school option, and the approximate cost of each option. To implement Options A.1 or A.2 would require additions to existing elementary school facilities and cost approximately \$3.5-4.5 million. Option B.1 would require the construction of a new 60,000 ft² elementary school in the District, and would cost approximately \$13-14 million. Option B.2 would require converting Eichhorn MS to an elementary school, which would not require any facilities cost. And Option B.3 would require the conversion of Lewisburg Area HS into an elementary, a moderate renovation of 60,000 ft² for an approximate cost of \$6-7M.

ELEMENTARY SCHOOL OPTIONS						
"A" Options - Two Elementary Schools	A.1: ADDITIONS AT BOTH		Action	SF	Cost/SF	Approx. Cost [Range]
	Linntown (4-5)	Addition, Relocate Admin.	5,000	\$225	\$1,125,000	
		Moderate Reno.	5,000	\$113	\$565,000	
	Kelly (PK-3)	Addition	10,000	\$225	\$2,250,000	
	Total Estimated Cost				\$3,940,000	\$3.5-4.5 M
	A.2: ADDITION AT LINNTOWN		Action	SF	Cost/SF	Approx. Cost [Range]
	Linntown (3-5)	Addition, Relocate Admin.	15,000	\$225	\$3,375,000	
		Moderate Reno.	5,000	\$113	\$565,000	
	Kelly (PK-2)	No Action	0	\$0	\$0	
	Total Estimated Cost				\$3,940,000	\$3.5-4.5 M
"B" Options - Three Elementary Schools	B.1: NEW ELEMENTARY		Action	SF	Cost/SF	Approx. Cost [Range]
	Linntown	No Action	0	\$0	\$0	
	Kelly	No Action	0	\$0	\$0	
	New	Build New	60,000	\$225	\$13,500,000	
	Total Estimated Cost				\$13,500,000	\$13-14 M
	B.2: CONVERT MS TO 4-5		Action	SF	Cost/SF	Approx. Cost [Range]
	Linntown (2-3)	No Action	0	\$0	\$0	
	Kelly (PK-1)	No Action	0	\$0	\$0	
	Eichhorn (4-5)	No Action	0	\$0	\$0	
	Total Estimated Cost				\$0	\$0
B.3: CONVERT HS TO 4-5		Action	SF	Cost/SF	Approx. Cost [Range]	
Linntown (2-3)	No Action	0	\$0	\$0		
Kelly (PK-1)	No Action	0	\$0	\$0		
Lewisburg Area HS (4-5)	Moderate Reno.*	60,000	\$113	\$6,780,000		
Total Estimated Cost				\$6,780,000	\$6-7 M	

*Moderate Renovation in Option B.3 would not renovate the entire building

Elementary School Options Observations

To assist in considering the impact of these options, a list of observations has been compiled.

Option A.1: Additions to Kelly ES and Linntown ES

- Kelly is currently the largest elementary
- Administration could be moved from Linntown
- Kelly could grow to over 700 students and contain four grade levels plus Pre-K

Option A.2: Addition to Linntown ES and change of grade configuration to move all 3rd graders to Linntown

- Kelly is currently the largest elementary
- Administration could be moved from Linntown
- Kelly becomes a Pre-K – 2 School with no renovations needed
- This allows room for expansion of the Pre-K Program and increased enrollment
- Linntown becomes a 3-5 school providing more equal distribution between buildings

Option B.1: Build a new elementary school in the district to house two grade levels

- Long-term solution
- Keeps all kids at the same grade levels in the same schools
- Doesn't use Kelly well (maybe put central office in Kelly?)
- More costly than addition option
- Provides plenty of room for future enrollment and program increases

Option B.2: Convert Eichhorn MS to an elementary school to house Grades 4-5

- Administration could be moved from Linntown
- More costly than addition option
- Provides plenty of room for future enrollment and program increases
- Creates the need to build a new MS or renovate current HS to MS

Option B.3: Convert Lewisburg Area HS to an elementary school to house Grades 4-5

- Would maintain the current high school location for a new grade configuration
- Keeps a school in the borough
- Hazardous waste, busy road
- Moderate renovation needed
- Could move central office to the building as well

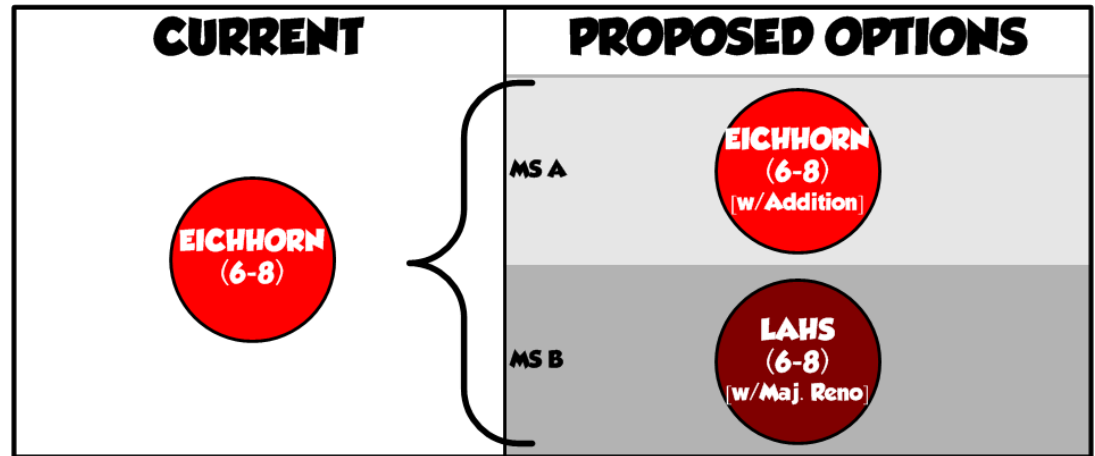
Middle School Options

Enrollment at the middle school level (Grades 6 – 8) has been gradually increasing and is projected to continue to increase. The current middle school, Eichhorn MS, is at capacity, and more space for children in Grades 6 - 8 will be needed in the near future.

As the diagram to the right indicates, two options have been developed to address increasing capacity at the middle school level. One of these options (Option A) utilizes an addition to the current middle school to increase capacity. Option B proposes converting the existing Lewisburg Area High School into a middle school through a major renovation.

- **Option A:** Addition to Eichhorn MS
- **Option B:** Convert Lewisburg Area HS into a MS through a major renovation

The following pages describe these options in further detail.



The table below details the actions required to implement each middle school option, and the approximate cost of each option. To implement Option A would require a 15,000 ft² addition to the existing middle school facility and cost approximately \$3-5 million. Option B would require the major renovation of 100,000 ft² of the existing Lewisburg Area High School, and would cost approximately \$18-20 million.

MIDDLE SCHOOL OPTIONS						
"A" Option: Existing MS	A: ADD TO EXISTING		Action	SF	Cost/SF	Approx. Cost [Range]
	Eichhorn MS (6-8)	Addition		15,000	\$225	\$3,375,000
	Total Estimated Cost					\$3,375,000
"B" Option - Convert HS to MS	B: CONVERT HS TO MS		Action	SF	Cost/SF	Approx. Cost [Range]
		Existing (1990's Addition)			\$0	\$0
	Lewisburg Area HS (6-8)	Reno		100,000	\$188	\$18,800,000
		Addition		0	\$0	\$0
	Total Estimated Cost					\$18,800,000

Middle School Options Observations

To assist in considering the impact of these options, a list of observations has been compiled.

Option A: Addition to Eichhorn MS

- Keeps MS at current location
- MS is configured as a MS, named after founder of the MS movement
- People like the building
- Has good athletic and support space
- Adequate parking
- Low maintenance cost to operate
- Renovations to this building could be done later

Option B: Convert Lewisburg Area HS into a MS through a major renovation

- Is not be ideal from a MS perspective
- Building not organized on MS concepts
- Get auditorium
- Less impact on parking
- Keeps a school downtown
- Limited site
- Limited athletic fields
- Security
- Hazardous waste, busy road
- Major renovations would be needed making it a costly project
- Probably could not build a new high school and do a major renovation of the old high school at the same time due to costs
- Really not a good option for a middle school

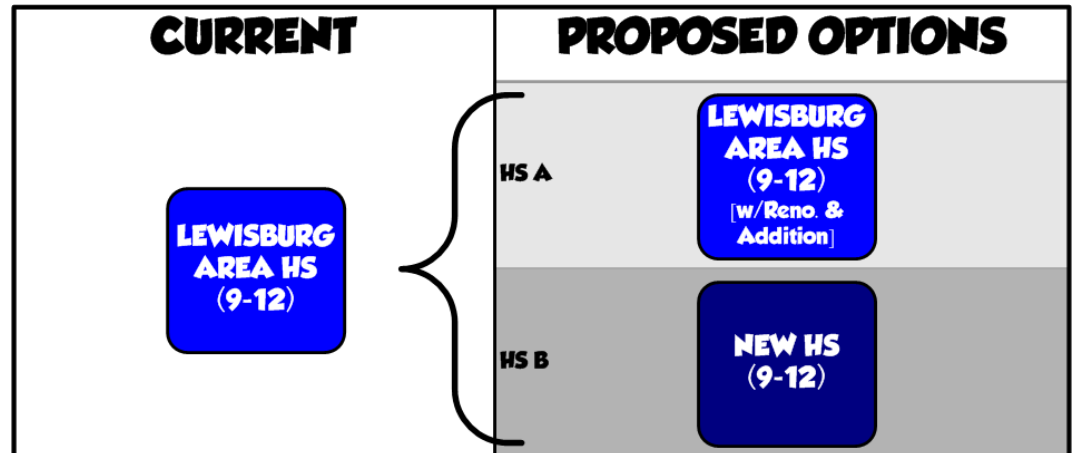
High School Options

Enrollment at the high school level (Grades 9 – 12) has been gradually increasing and is projected to continue to increase. The current high school facility, Lewisburg Area High School, is nearing capacity, and more space for children in these grades will be needed in the near future. Additionally, Lewisburg Area HS is considered to be in the worst condition of all district facilities.

As the diagram to the right indicates, two options have been developed to address the issues at the high school level. One of these utilizes a renovation and addition to the current high school. The other option utilizes constructing a new high school facility on a new site..

- **Option A:** Major renovation and addition to Lewisburg Area High School
- **Option B:** Build a new high school on a new site

The following pages describe these options in further detail.



The table below details the actions required to implement each high school option, and the approximate cost of each option. To implement Option A would require renovating 100,000 ft² and adding approximately 40,00 ft², and cost approximately \$28-32 million. Option B would require the construction of a new 160,000 ft² high school for approximately \$40-45 million.

Additionally, several possible athletics facilities may be needed in the district. As described in the table, the cost of a competition-size swimming pool would be approximately \$6 million. The addition of a 2,500 seat athletics stadium, 2-3 ball fields, and 2-3 other fields would be approximately \$5-7 million.

HIGH SCHOOL OPTIONS						
"A" Option Existing HS	A. RENOVATE EXISTING		Action	SF	Cost/SF	Cost [Range]
	Lewisburg Area HS (9-12)	Existing (1998 Add.)	20,000	\$0	\$0	
		Reno	100,000	\$188	\$18,800,000	
		Addition	40,000	\$250	\$10,000,000	
	Total Estimated Cost				\$28,800,000	\$28 - 32M
"B" Option New HS	B. BUILD NEW		Action	SF	Cost/SF	Cost
	New High School (9-12)	Build New	160,000	\$250	\$40,000,000	
	Total Estimated Cost				\$40,000,000	\$40 - 45M
POSSIBLE ADD-ONS (at Newman Property [205 Acres])		Pool (25Mx25Y)	15,000	\$400	\$6,000,000	\$6M
		Athletics Stadium (2,500 Seats)				
		2-3 Baseball/Softball Fields				
		2-3 Other Fields				\$5-7M

High School Options Observations

To assist in considering the impact of these options, a list of observations has been compiled.

Option A: Major renovation and addition to Lewisburg Area High School

- Bringing all systems up to code
- A/C building
- Some reconfiguration of space – enlarge smaller classrooms, changing use of some spaces
- Infrastructure issues may be costly to repair and upgrade
- Where to build 40,000 SF?
- Loss of only athletic field with addition
- Parking issues
- Keeps HS downtown
- Still need athletic and support spaces in other locations
- Does not include a pool
- Hazardous materials transported near school
- Route 15 heavily traveled
- More kids can walk to school
- Could build some additions off site (i.e. performing arts)
- Part of addition needs competition addition
- Need a new gym capable of hosting varsity events

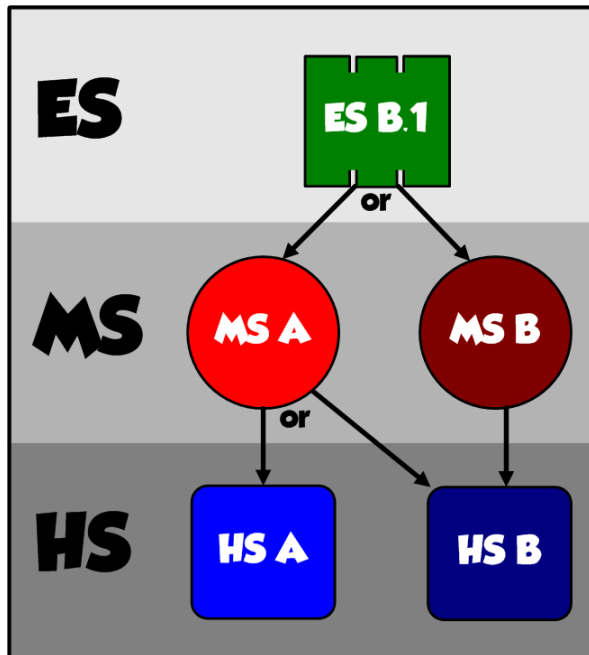
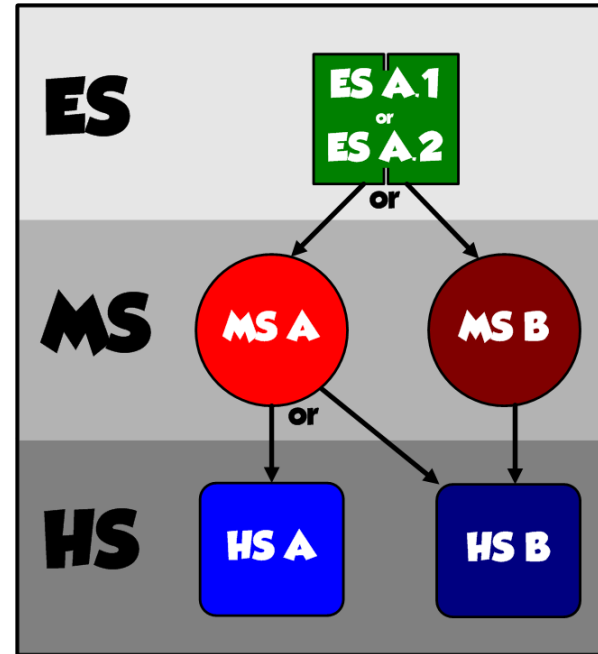
Option B: Build a new high school on a new site

- Located on Newman Property – 205 acres owned by the District
- Totally new HS
- Would create a stable HS facility for several decades
- Chance to design to meet our current and future needs
- Campus effect – school, athletic facilities in activities in same location
- Can incorporate more energy efficient designs
- Field maintenance at one location
- Adequate parking, bus drop off, and traffic flow
- Allows for future expansion
- Cost more money
- Need to decide what to do with the old high school
- Impact on Kelly Township and the neighborhood
- Extra costs associated with cutting in roads and utilities

Impact of Facilities Options on Other Options

As shown in the diagram to the right, Elementary School Options A.1 and A.2 would not impact the Middle School or High School Options. By adding on to one or both of the existing elementary schools, either middle school option (utilizing the existing middle school or moving the middle school to the current high school site) could be selected.

This diagram also shows that Middle School Option A would allow for either High School Option, but Middle School Option B would require use of the current high school facility, and thus could only be implemented with High School Option B (A new HS on a new site).

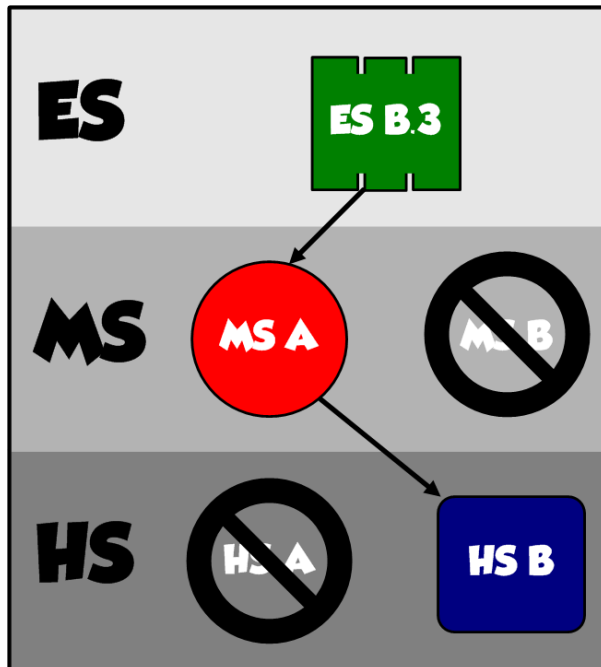
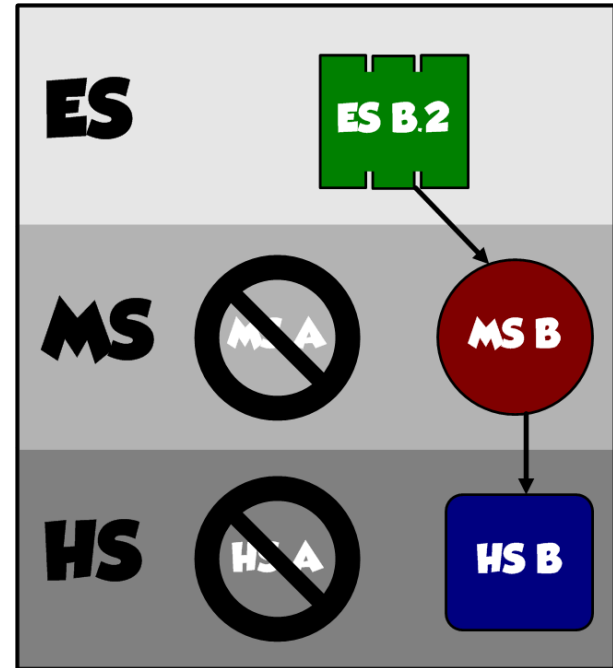


As shown in the diagram to the left, Elementary School Option B.1 would not impact the Middle School or High School Options. By building a new elementary school, in addition to the two existing elementary schools, either middle school option (utilizing the existing middle school or moving the middle school to the current high school site) could be selected.

This diagram also shows that Middle School Option A would allow for either High School Option, but Middle School Option B would require use of the current high school facility, and thus could only be implemented with High School Option B (A new HS on a new site).

As shown in the diagram to the right, Elementary School Option B.2, which would require the conversion of Eichhorn MS into an elementary facility, would not allow for Middle School Option A to also be implemented, which would utilize an addition at the at Eichhorn MS. Instead, only Middle School Option B could be implemented, which requires moving the middle school students out of Eichhorn MS and into the existing high school.

Since Middle School Option B also requires moving the middle school students into Lewisburg Area High School, the only high school option that can also be implemented is Option B, which utilizes a new high school built on a new site.



As shown in the diagram to the left, Elementary School Option B.3, which would require the conversion of Lewisburg Area HS into an elementary facility, would not allow for Middle School Options B.1 or B.2 to also be implemented, both of which would require converting Lewisburg Area HS into a middle school facility. Instead, only MS A could be implemented, which would utilize an addition at Eichhorn Middle School.

Since ES Option B.3 would require utilizing Lewisburg Area High School for elementary students, High School Option A would no longer be viable because it requires renovating and expanding Lewisburg Area HS for high school students. The only useable high school option would be Option B, which utilizes a new high school built on a new site.

Summary of Overall Facilities Options Costs

The following table displays the possible costs of all scenarios based on the facilities options:

	Scenario 1		Scenario 2		Scenario 3		Scenario 4		Scenario 5		Scenario 6		Scenario 7		Scenario 8		Scenario 9		Scenario 10		Scenario 11	
	Option	Appr. Cost (\$M)	Option	Appr. Cost (\$M)	Option	Appr. Cost (\$M)	Option	Appr. Cost (\$M)	Option	Appr. Cost (\$M)	Option	Appr. Cost (\$M)	Option	Appr. Cost (\$M)	Option	Appr. Cost (\$M)	Option	Appr. Cost (\$M)	Option	Appr. Cost (\$M)	Option	Appr. Cost (\$M)
Elementary	ES A.1	3.94	ES A.1	3.94	ES A.1	3.94	ES A.2	3.94	ES A.2	3.94	ES A.2	3.94	ES B.1	13.5	ES B.1	13.5	ES B.1	13.5	ES B.2	0	ES B.3	6.78
Middle	MS A	3.38	MS A	3.38	MS B	18.8	MS A	3.38	MS A	3.38	MS B	18.8	MS A	3.38	MS A	3.38	MS B	18.8	MS B	18.8	MS A	3.38
High	HS A	28.8	HS B	40	HS B	40	HS A	28.8	HS B	40	HS B	40	HS A	28.8	HS B	40	HS B	40	HS B	40	HS B	40
Total Appr. Cost (in Millions):	\$36.1		\$47.3		\$62.7		\$36.1		\$47.3		\$62.7		\$45.7		\$56.9		\$72.3		\$58.8		\$50.2	

