



# K8 Facilities Project

*October 2023 Update*



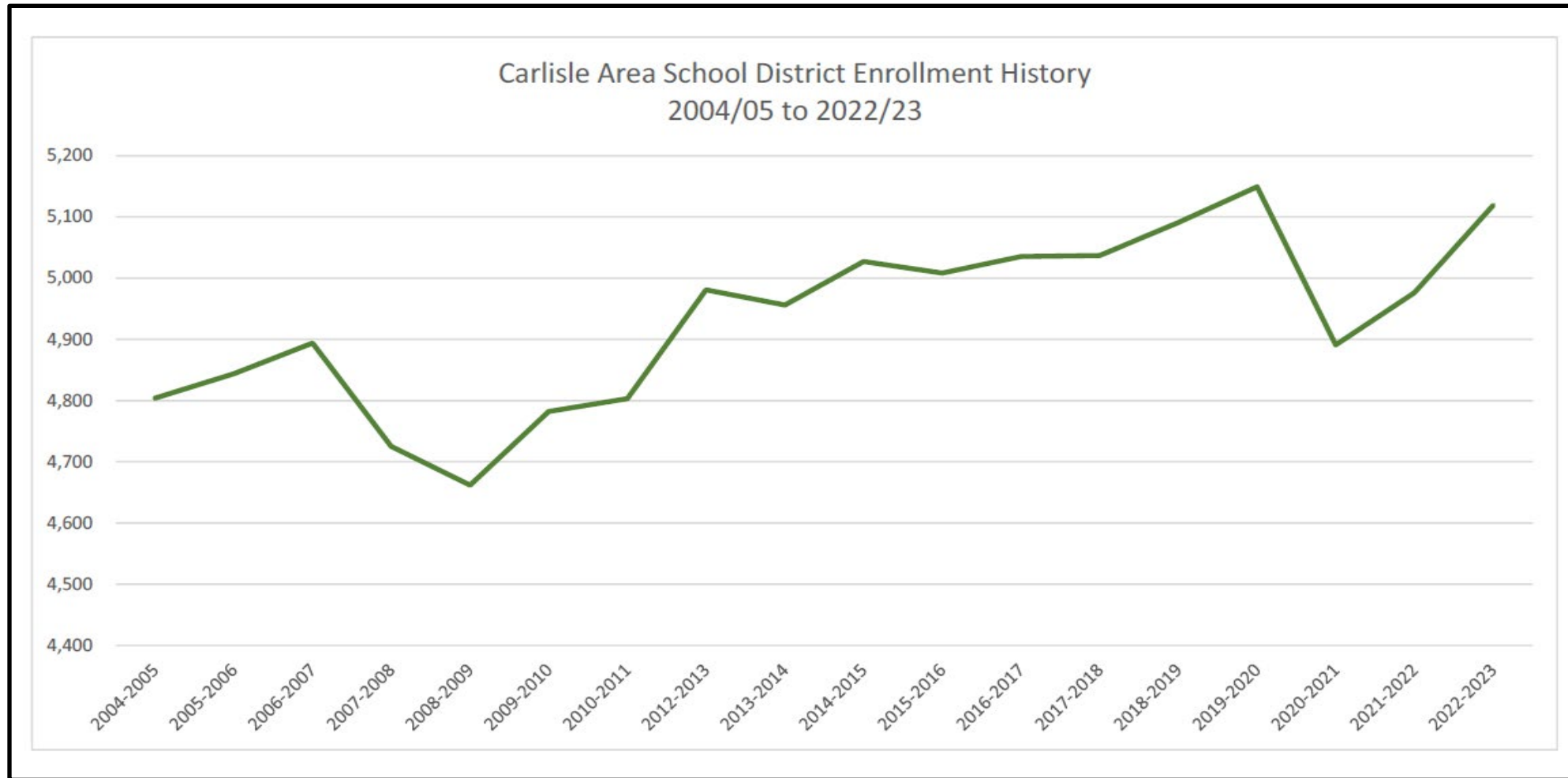


# Urgency of Project

- Increase of housing units on the north side of town (over 1,000 units)
- Projected student enrollment increases
- Unbalanced class sizes across seven elementary schools
- Multiple buildings already at capacity
- Need to more effectively and efficiently serve increasing student needs
- Aging buildings

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# Enrollment Data / Trends



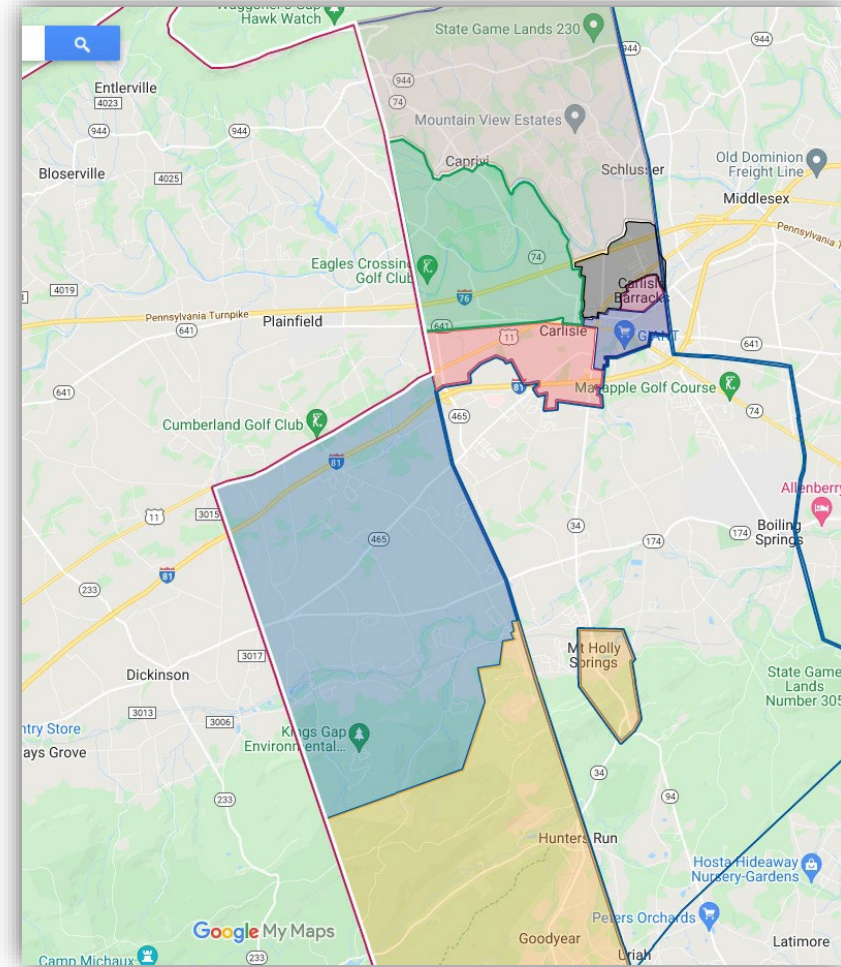
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# Enrollment Projections

Schools	Current Enrollment / Capacity	Current Occupancy Percentage	Conservative		Moderative		Average			
			5Y	10Y	5Y	10Y	5Y	Ut %	10Y	Ut %
Bellaire	397 / 425	93%	95	44	137	114	116	121%	79	112%
Crestview	546 / 550	99%	-3	-77	68	33	33	105%	-22	95%
Hamilton	370 / 450	82%	-62	-82	-20	-20	-41	73%	-51	71%
LeTort	243 / 300	81%	-73	-96	-46	-58	-60	61%	-77	55%
Mooreland	386 / 350	110%	-68	-114	-27	-51	-48	97%	-83	87%
Mt. Holly Springs	214 / 225	95%	-47	-68	-31	-38	-39	78%	-53	72%
N. Dickinson	206 / 300	69%	0	-20	11	0	6	71%	-10	65%
Lamberton MS	549 / 750	73%	17	-106	48	-30	33	78%	-68	64%
Wilson MS	577 / 750	77%	94	6	133	100	114	92%	53	84%

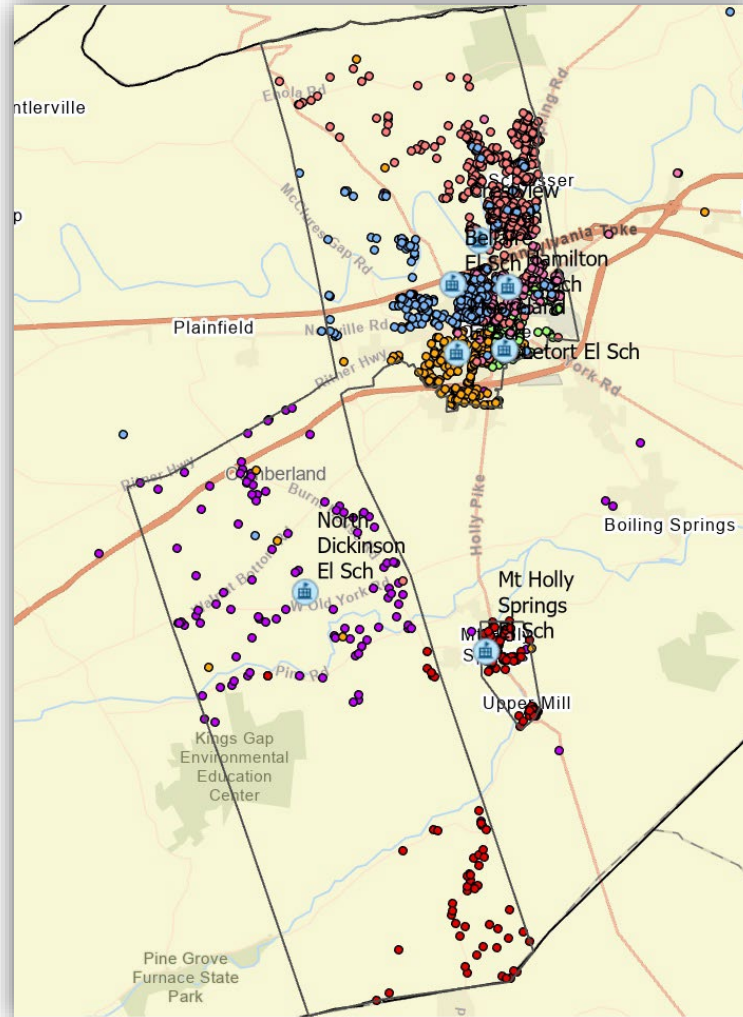
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# District Shape / Complexity



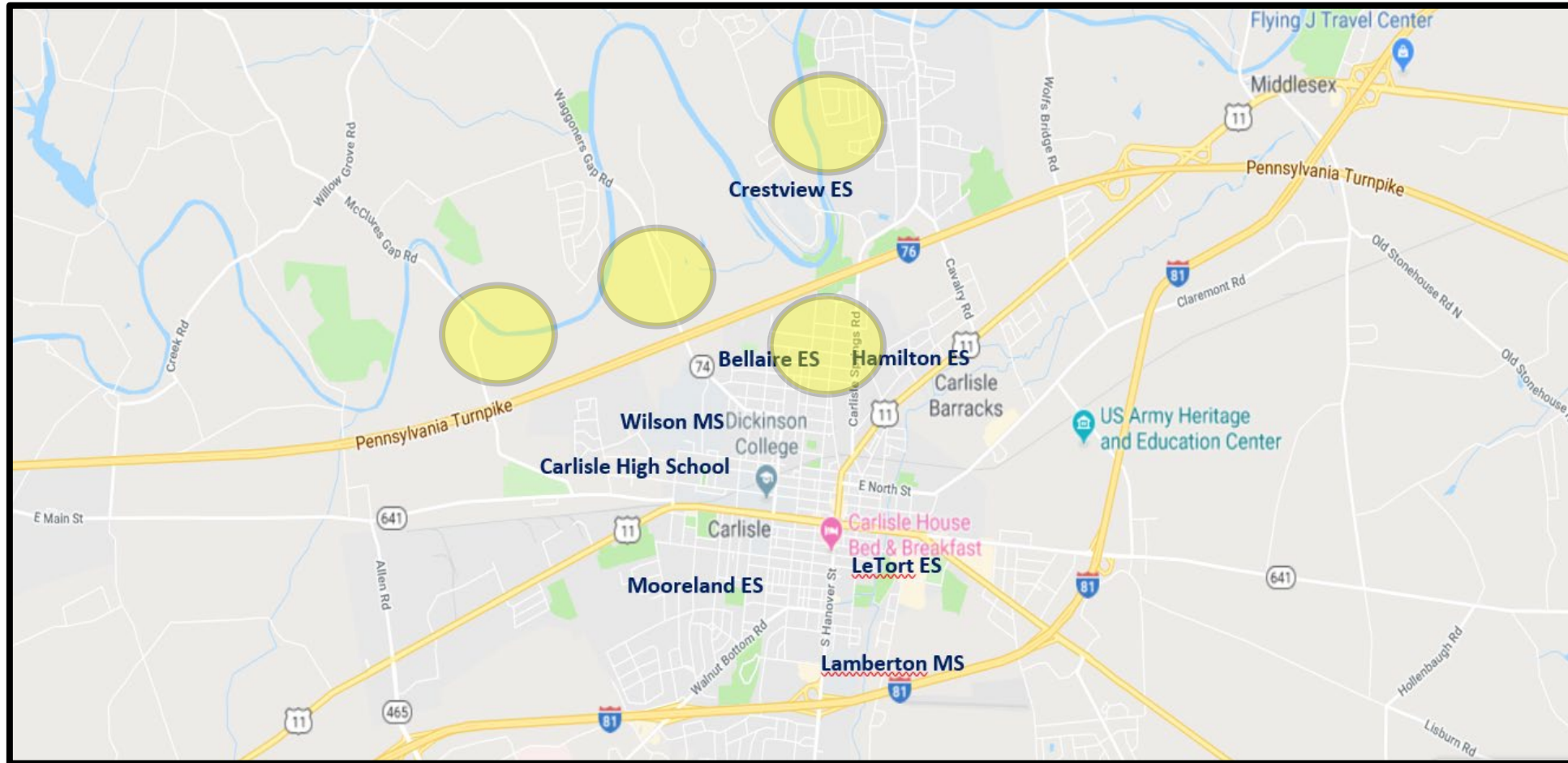
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# District Shape / Population



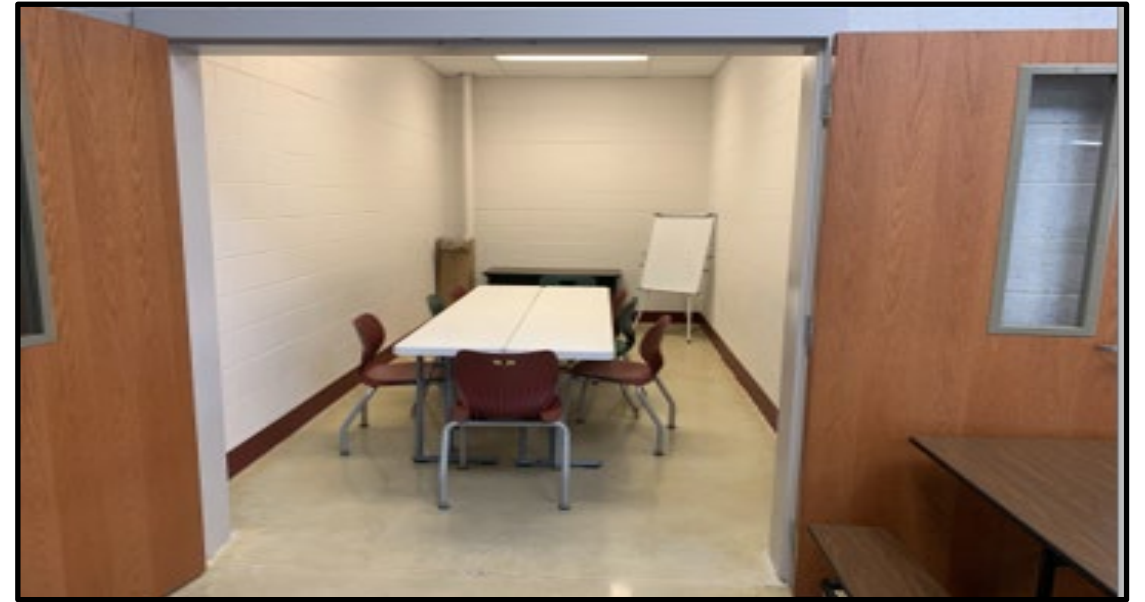
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# New Housing Developments



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# Building Usage Images



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# Class Size Imbalance

Grade Level	School Year	Smallest Class Size	Largest Class Size
K	18-19	15	27
K	19-20	18	27
K	20-21	15	20
K	21-22	13	26
K	22-23	15	24
1	18-19	17	23
1	19-20	13	28
1	20-21	14	21
1	21-22	15	24
1	22-23	17	23

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# Class Size Imbalance

Grade Level	School Year	Smallest Class Size	Largest Class Size
2	18-19	16	25
2	19-20	15	25
2	20-21	11	26
2	21-22	16	21
2	22-23	16	24
3	18-19	13	29
3	19-20	15	27
3	20-21	12	20
3	21-22	15	26
3	22-23	19	24

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# Class Size Imbalance

Grade Level	School Year	Smallest Class Size	Largest Class Size
4	18-19	15	27
4	19-20	13	27
4	20-21	13	25
4	21-22	15	25
4	22-23	15	24
5	18-19	15	24
5	19-20	16	26
5	20-21	14	23
5	21-22	14	28
5	22-23	15	26

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# Class Size Imbalance – 2023-2024

Grade Level	Smallest Class Size	Largest Class Size
K	15 (LeTort)	23 (Bellaire)
1	14 (ND)	24 (Crestview)
2	17 (Mt. Holly)	26 (Crestview)
3	17 (Mt. Holly)	26 (Crestview)
4	17 (Bellaire)	25 (ND)
5	16 (ND)	26 (Crestview)

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# K-8 Project and Committee

- Administrative discussions over many years
- Decision Insight projections
- Crabtree-Rohrbaugh and Associates, Architect
- Collaboration with Boroughs and Townships
- Summer 2023 – Committee of 95 participants
  - Community members
  - CASD Faculty, Staff, Administration
  - Parents/Families
  - Borough representatives
  - School Board members

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# Committee Vision and Priorities



## Tier 1

- Help us to balance class sizes throughout the district
- Promote equity and diversity throughout the district
- Maximize educational programming that we can offer in schools, including Head Start/PreK, music/art, tech, etc.
- Maximize placement of our staff in our schools so every student has the same access to excellent programs
- Support number of students receiving services; special education, PT, speech, etc.

## Tier 2

- Plan for our current enrollment, as well as future enrollments
- Provide parity among schools – all updated and provide adequate space and consistent programming
- Minimize the number of transitions in which students move buildings

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# Committee Vision and Priorities



## Tier 3

- Provide options for our students to walk or bike to school, in addition to bus
- Be manageable, financially within state tax limitation
- Provide environmentally sustainable options
- Minimize travel time for staff between buildings
- Reduce maintenance costs on aging buildings

## Tier 4

- Consider renovations completed within the last few years, rather than starting over
- Provide more elementary school space in the northern part of the district
- Consider land use options within the district
- Provide access to daycare
- Positively impact property values

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# Status Quo vs. Opportunity for Change



- Maintaining status quo is an option, but with significant cost
- LeTort and Mt. Holly Springs will need significant renovations
- LeTort and Mt. Holly Springs have been more costly to maintain
- Would still require multiple additions and/or modulars
- Neutral effect on programming
- Does not address middle level growth

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# LeTort - Cost of Maintaining

- Plumbing concerns, fixtures, drain and sewer lines are in declining condition
- Windows and sills are older and do not meet efficiency standards (*lost energy*)
- Limited electrical outlets causing problems with adding technology or electrical items
- Boiler concerns and the unit may need replaced in the next several years
- Classroom unit vents coils consistently leak due to age of equipment and finding parts can be difficult, which leads to custom fabrication
- Pump motors to HVAC are aging and seals need to be replaced
- Building entrances need replaced, wood is starting to rot around the frames

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# Mt. Holly Springs - Cost of Maintaining



- Roof concerns, especially the need to replace drains
- Plumbing concerns, fixtures, drain and sewer lines are in declining condition
- Windows and sills are older and do not meet efficiency standards (*lost energy*)
- HVAC piping throughout building would need replaced as the current condition is declining

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# Challenges of the Status Quo Model



- Maintains inefficiencies
- Does not advance programming
- Balancing the District requires transporting large quantities of students to the south / significant redistricting
- Long bus rides
- Increased bus fleet as more students require transportation
- Requires multiple projects over a long period of time  
(*occupied, phased projects*)
- LeTort and Mt. Holly Springs are uniquely challenging projects due to land constraints and age of buildings

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# LeTort - Elementary Renovation Costs

New Building Area	10,000 Square Feet	
Renovation Area	37,138 Square Feet	
Estimated Cost Range	\$16,036,271 (Low)	\$17,639,898 (High)

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# LeTort - New Building Costs

New Building Area	50,000 Square Feet	
Renovation Area	NA	
Estimated Cost Range	\$20,259,205 (Low)	\$22,285,126 (High)

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# Mt. Holly Springs – Renovation Costs

New Building Area	10,000 Square Feet	
Renovation Area	53,225 Square Feet	
Estimated Cost Range	\$19,970,987 (Low)	\$21,968,085 (High)

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# Mt. Holly Springs – New Building Costs

New Building Area	63,000 Square Feet	
Renovation Area	NA	
Estimated Total Project	\$24,410,744	\$26,851,818

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# Summary of Renovations / New Build Costs

Mt. Holly Springs (Add/Reno)	\$19,970,987	\$21,968,085
Mt. Holly Springs (New Build)	\$24,410,744	\$26,851,818
LeTort (Add/Reno)	\$16,036,271	\$17,639,898
LeTort (New Build)	\$20,259,205	\$22,285,126

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# Explored Multiple Models

1.

Reconfigure existing elementary schools  
→ two become grades K-1  
→ two become grades 2-3  
→ two become grades 4-5

Close one elementary school

2.

Build new Kindergarten Center for all students to attend, district-wide  
Convert elementaries to grades 1-5

Close one elementary school.

3.

Build new Kindergarten Center for all students to attend, district-wide  
Convert elementaries to grades 1-5

Close two elementary schools

4.

Build a new school for grades 4-5  
Convert elementaries to grades K-3

Close two elementary schools

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# Explored Multiple Models

5.

Build a new school for grades 4-5  
Convert one elementary to grades 4-5  
Convert elementaries to grades K-3

Close two elementary schools

6.

Build a new school for grades 7-8  
Convert middle schools to grades 4-6  
Convert elementaries to grades K-3

Close two elementary schools

7.

Build a new school for grades 7-8  
Add a 9<sup>th</sup> Grade Academy to the building  
Convert middle schools to grades 4-6  
Convert elementaries to grades K-3  
Convert high school to grades 10-12

Close two elementary schools

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# Additional Models Evolved from Committee Discussions

8.

Build a new school for grades 5-6  
Convert one elementary to grades 5-6  
Convert elementaries to grades K-4  
Convert middle schools to grades 7-8

Close one elementary school

9.

Build a new school for grades 4-6  
Convert one elementary to grades 4-6  
Convert elementaries to grades K-3  
Convert middle schools to grades 7-8

Close one or two elementary schools

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# Narrowed to Two Promising Models

6.

Build a new school for grades 7-8  
Convert middle schools to grades 4-6  
Convert elementaries to grades K-3

Close two elementary schools

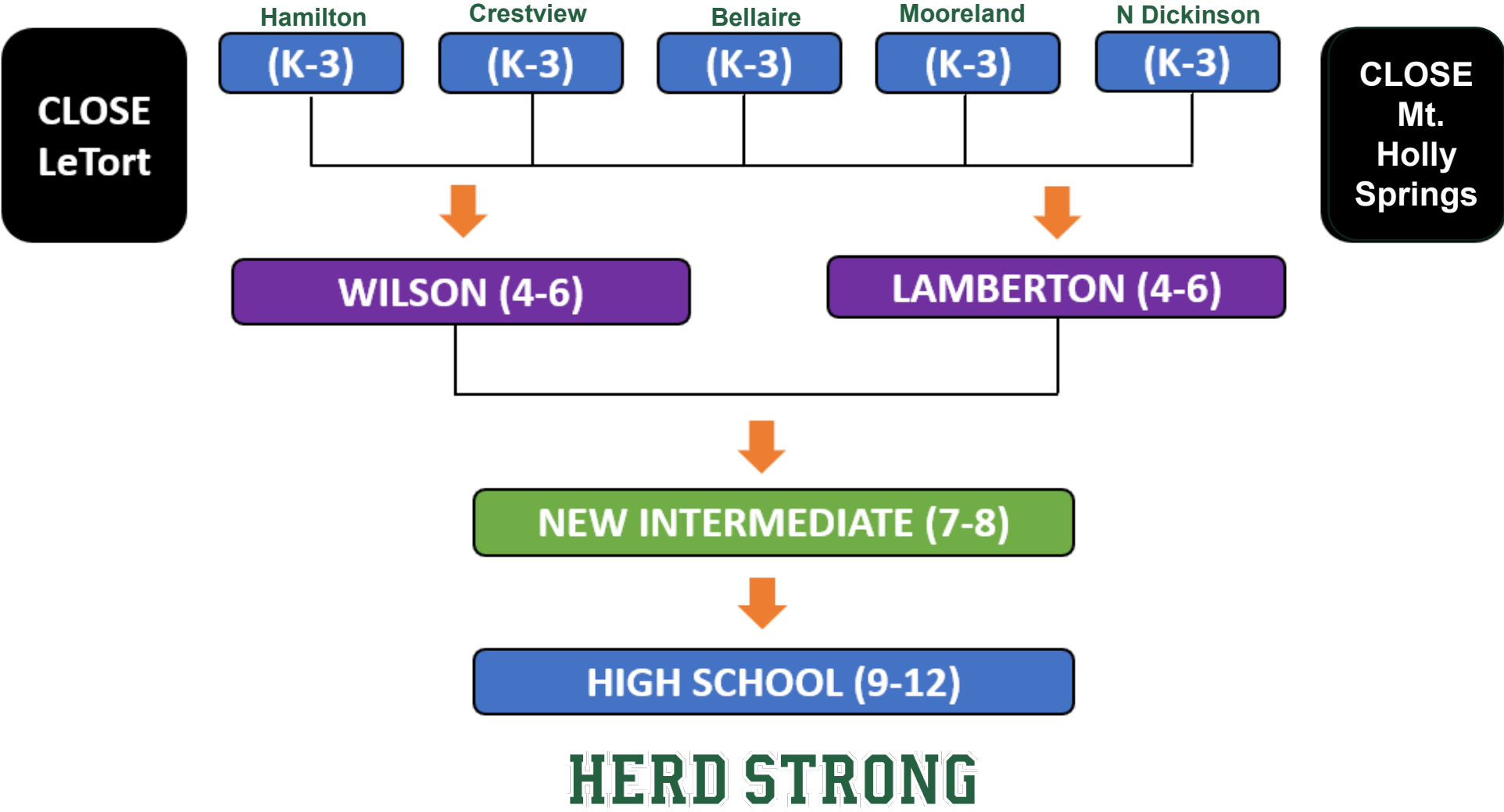
9.

Build a new school for grades 4-6  
Convert one elementary to grades 4-6  
Convert elementaries to grades K-3  
Convert middle schools to grades 7-8

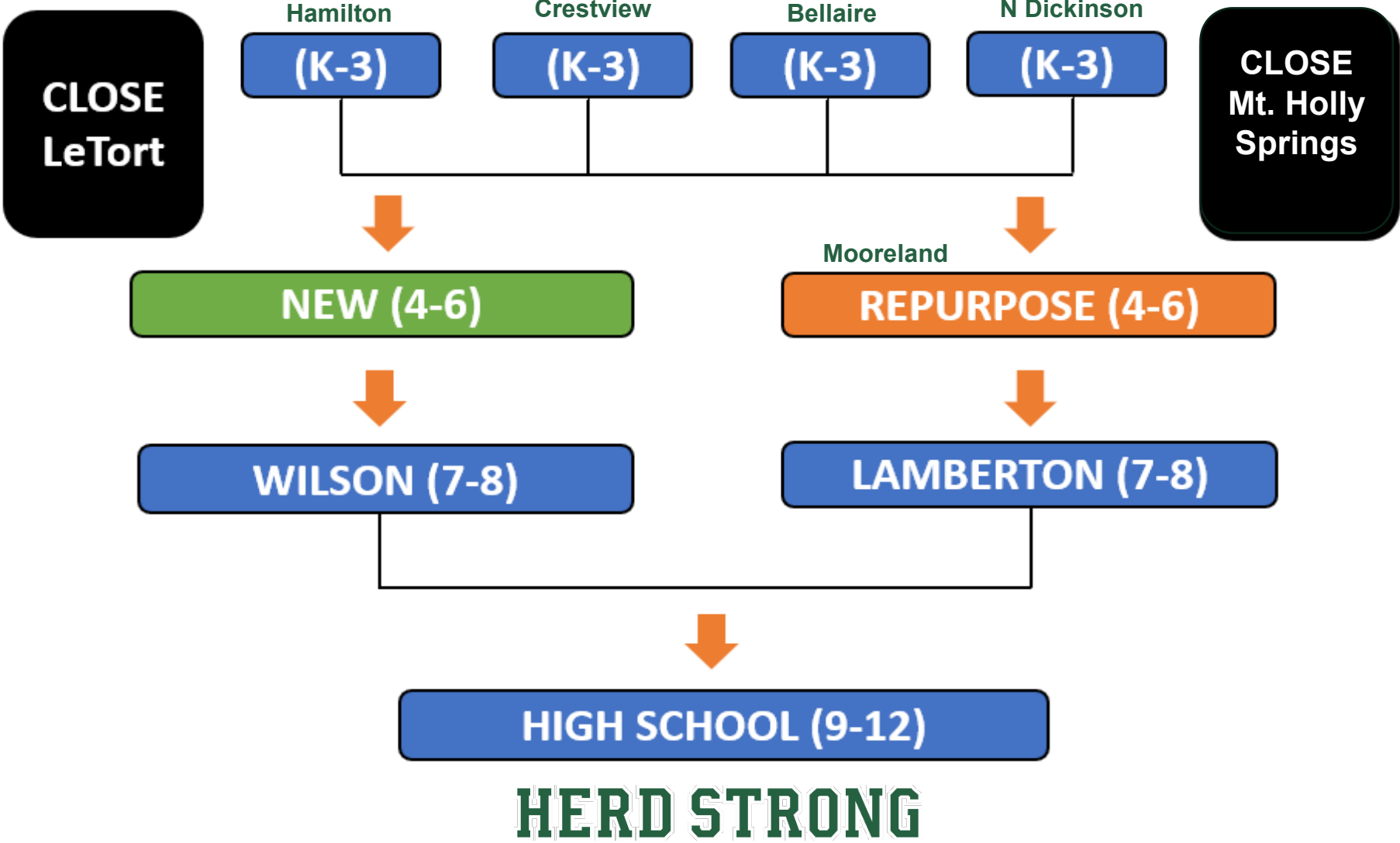
Close one or two elementary schools

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# Model 6 – District Organization



# Model 9 – District Organization





# Strengths of Both Models

- Provide a long-term solution to enrollment growth
- Provide a financially-sustainable solution to our challenges
- Help to align our programs, respond to student needs, and increase efficiency
- Provide more balanced class sizes
- Allow for CASD students to come together at an earlier age (*with half of their graduating class by 4<sup>th</sup> grade*)
- Close two buildings; introducing the opportunity to rethink the use of the property or sell the property

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# Challenges of Both Models

- Redistricting (*moving attendance boundaries*) cannot be avoided (*including the status quo model*)
- Additional staffing will be necessary (*including the status quo model*)
- Separating K-5 into two levels (*K-3 and 4-6*) may require additional resources/services to meet the unique needs of those levels

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# Model 6 - Strengths/Challenges

## Strengths

- Brings all 7<sup>th</sup> and 8<sup>th</sup> grade students together earlier on a single campus
- Allows construction to occur while not disrupting existing schools
- Maintains elementary sites in highly populated areas of the district
- Provides all students in grades 4-6 with a consistent experience
- Improves efficiency of the K-3 buildings by reducing the elementary to five buildings

## Challenges

- Five K-3 buildings is more efficient than seven; but still requires splitting some staff across multiple buildings
- Need to redesign certain middle school rooms (tech-ed, family-consumer science). However, this also introduces new opportunities for students.

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# Model 9 - Strengths/Challenges



## Strengths

- Responds to middle school growth by eliminating grade 6
- Introduces future programming into additional space created at middle school buildings
- Improves efficiency of the K-3 buildings by reducing the elementary to four buildings

## Challenges

- Contingent on conservative enrollment
- Would still require additional space at the elementary schools on the northern side of the district
- Limited room for expansion at Crestview and Hamilton
- Potential underutilization of space in Lamberton and Wilson as a grade level is removed from each building
- Students would experience different 4-6 facilities (*one new building and one renovated building*)
- Renovation to one elementary school would be required while school is in session, causing some disruption
- Would likely be more expensive

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# Financial Impact / Feasibility Study

<b>Status Quo</b> Multi-year Interruptions → Redistrict	<b>Model 6</b> One project → Redistrict	<b>Model 9</b> Multi-year Interruptions → Redistrict
<ul style="list-style-type: none"><li>• Renovate LeTort</li><li>• Renovate Mt. Holly Springs <i>(Projected low enrollment)</i></li><li>• Renovate/Add to Mooreland</li><li>• Expand Bellaire</li><li>• Modulars at Crestview</li><li>• Modulars at Hamilton</li><li>• Gym/Cafeteria Modifications</li><li>• Additions at middle schools to maintain program</li></ul>	<ul style="list-style-type: none"><li>• New 7-8 Building</li></ul>	<ul style="list-style-type: none"><li>• New 4-6 Building</li><li>• Converted 4-6 Building <i>(Mooreland)</i></li><li>• Expand Bellaire</li><li>OR</li><li>• Rebuild LeTort</li></ul>
Potentially Most Expensive with No Programmatic Gain	\$88 - \$94 million	\$89 - \$95+ million (for the grades 4-6 projects)

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# CASD – Current Debt / Bond Information

Bond	Purpose	Original Amount	Payoff Date	Outstanding Balance (principal + interest)
Series of 2016	Hamilton Elementary renovations	\$3,000,000	2027	\$1,208,150
* Series of 2017	Refinance Series of 2011 for middle school renovations	\$25,915,000 \$5,231,826 Plan-Con Reimbursement	2027	\$20,176,750
Series of 2019	Refinance Series of 2015B for Crestview Elementary renovations	\$3,220,000	2028	\$2,825,050

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# Community Forums

October 17, 6 p.m. at Wilson Middle School

October 24, 5 p.m. at Lamberton Middle School

October 30, 9 a.m. – virtual meetings

October 30, 5 p.m. – virtual meetings

[www.carliseschools.org/exploringK8](http://www.carliseschools.org/exploringK8) includes link to register

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