

10 | Construction Options

Overview

Crabtree, Rohrbaugh & Associates has developed preliminary facility options for the Montoursville Area School District to assist the Board of School Directors and administration in the decision-making process regarding the future utilization of the educational buildings. Any recommendations that result in improvements to the present facilities should be structured to align with the School District’s Mission, Educational Programs, and Guiding Principles.

The district facilities needs are summarized and prioritized in the following chart.

	MAJOR NEED	MODERATE NEED	MINOR/NO NEED
Existing Building Capacity			Loyalsock Valley Elementary School Lyter Elementary School C.E. McCall Middle School Montoursville Area High School
Projected Enrollment Capacity			Loyalsock Valley Elementary School Lyter Elementary School C.E. McCall Middle School Montoursville Area High School
Educational & Functional Deficiencies	Loyalsock Valley Elementary School	Lyter Elementary School C.E. McCall Middle School	Montoursville Area High School
Existing Facility Conditions	Loyalsock Valley Elementary School	Lyter Elementary School	C.E. McCall Middle School Montoursville Area High School
Operational Efficiencies		Lyter Elementary School Loyalsock Valley Elementary School	C.E. McCall Middle School Montoursville Area High School

The options are developed to achieve the following at the Elementary Schools:

- Address existing facility needs in order to renovate and modernize the facility and to extend the useful life of the physical plant and operational systems a minimum of 20 years.
- Address the functional and educational deficiencies identified.

Option Development

The information presented in this section details various options and alternatives to meet the needs stated above. Due to cost or other limitations, options may not address every need within the district, however they have been developed to address the highest priority needs.

The facility options presented in this study are conceptual and do not represent a final solution. The options convey overall building layouts and address the key educational program requirements. Once an option is selected further development of the design and scope of work should be undertaken as part of a capital improvement project.

The probable construction costs identified are preliminary and serve to identify the approximate value of various construction options for comparison purposes. Costs are based on historical data and building construction cost information. Costs should be adjusted for inflation and market conditions from the date of this report and the costs shown do not account for unforeseen changes in market conditions. Costs are shown as a range to

represent these various factors that will influence the final costs. Should there be a significant change in scope, market conditions, or other factors, these cost ranges may be exceeded.

The Potential Total Project Costs noted in the Options Analysis include the following:

- Construction Costs - based on required site development improvements and a dollar per SF estimate for renovations, additions or new construction.
- Construction Soft Costs – include costs such as testing & inspections, permitting and review fees, project supervision and construction contingency (a predetermined amount or percentage of the contract held for unpredictable changes in the project).
- Project Soft Costs – indirect costs associated with a building construction project which include items such as design and engineering fees, financing costs, moveable furniture fixtures and equipment and reimbursable expenses.

Option 1 – Comprehensive Renovations and minor additions to Loyalsock Valley Elementary School and Mechanical, Electrical and Plumbing system upgrades to Lyter Elementary School. Maintain current grade configuration.

Loyalsock Valley Elementary School	K-4	Comprehensive Renovations & Minor Additions
Lyter Elementary School	K-4	MEP System Upgrades
C.E. McCall Middle School	5-8	Maintain
Montoursville Area High School	9-12	Maintain

Option 1 Summary

The focus of option 1 is the comprehensive renovations to Loyalsock Valley Elementary School with minor additions. The comprehensive renovations would address not only the aging facility infrastructure but would also include interior renovations to accommodate the functional and educational program needs. In this option minor additions would be constructed to Loyalsock Valley to address the secure vestibule entrance and main administrative offices including the guidance and nurse suites. Site upgrades to separate the parent drop-off/pick-up from bus traffic, along with expansion of the hard surface play area are also incorporated. This option also includes mechanical, electrical, and plumbing system upgrades to Lyter Elementary School.

The Elementary building capacities and supporting spaces would be as follows:

	LOYALSOCK VALLEY ELEMENTARY SCHOOL				LYTER ELEMENTARY SCHOOL		
	No. of Rooms	PDE Unit FTE Cap	Sub-Total		No. of Rooms	PDE Unit FTE Cap	Sub-Total
Standard Classrooms	13	25	325	Standard Classrooms	21	25	525
Unassigned Classrooms		25	0	Unassigned Classrooms	2	25	50
Learning Support Classrooms	2			Learning Support Classrooms	1		
Special Education Classrooms	1			Special Education Classrooms	1		
Small Group Instruction	1			Small Group Instruction	3		
Reading Support	1			Reading Support	1		
Computer Labs	0			Computer Labs	0		
Music Classrooms	1			Music Classrooms	1		
Art Classrooms	1			Art Classrooms	1		
STEM Classroom	1			STEM Classroom	1		
Large Group Instruction				Large Group Instruction			
Library	1			Library	1		
Gymnasium				Gymnasium			
Cafeteria				Cafeteria			
Multi-Purpose Room	1			Multi-Purpose Room	1		
PDE Building Capacity:			325	PDE Building Capacity:			575
Functional Building Capacity:		90%	293	Functional Building Capacity:		90%	518
Total 2019-20 Enrollment:			252	Total 2019-20 Enrollment:			433
Total Elementary PDE Capacity			900				
Total Elementary Functional Capacity		90%	810				
Total 2019-20 Enrollment			685				

Option 1 Costs

Loyalsock Valley Elementary School				July 7, 2020	
Comprehensive Renovations & Minor Additions		COST RANGE			
Renovation Construction Costs	39,120 SF	\$ 5,115,180		\$	5,626,698
Additions Construction Costs	1,500 SF	\$ 366,750		\$	403,425
Site Construction Costs		\$ 759,000		\$	834,900
Escalation & Contingency	10%	\$ 639,695		\$	703,665
Subtotal Construction Costs		\$ 6,880,625		\$	7,568,688
Construction Soft Costs	10.0%	\$ 688,063		\$	756,869
Total Construction Costs		\$ 7,568,688		\$	8,325,557
Project Soft Costs	16.0%	\$ 1,210,990		\$	1,332,089
TOTAL PROJECT COSTS		\$ 8,779,678		\$	9,657,646

Lyter Elementary School				July 7, 2020	
Mechanical/Electrical/Plumbing Upgrades		COST RANGE			
Renovation Construction Costs	70,270 SF	\$ 4,005,390		\$	4,405,929
Additions Construction Costs		\$ -		\$	-
Site Construction Costs		\$ -		\$	-
Escalation & Contingency	10%	\$ 410,552		\$	451,608
Subtotal Construction Costs		\$ 4,415,942		\$	4,857,537
Construction Soft Costs	10.0%	\$ 441,594		\$	485,754
Total Construction Costs		\$ 4,857,537		\$	5,343,290
Project Soft Costs	16.0%	\$ 777,206		\$	854,926
TOTAL PROJECT COSTS		\$ 5,634,743		\$	6,198,217

TOTAL OPTION 1 COSTS	\$ 14,414,421	-	\$ 15,855,863
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Option 1 Analysis

Pros

- Lower construction costs.
- Maintains neighborhood schools.

Cons

- Does not address all educational functional needs at Loyalsock Valley Elementary School.
- Does not address all existing facility conditions or educational/functional deficiencies at Lyter Elementary School.
- Lack of equity and shared resources among grade levels.
- Not as operationally efficient as other Options.

Option 2 – Comprehensive renovations and major additions to Loyalsock Valley Elementary School and Mechanical, Electrical and Plumbing system upgrades to Lyter Elementary School. Maintain current grade configuration.

Loyalsock Valley Elementary School	K-4	Comprehensive Renovations & Major Additions
Lyter Elementary School	K-4	MEP System Upgrades
C.E. McCall Middle School	5-8	Maintain
Montoursville Area High School	9-12	Maintain

Option 2 Summary

This option is similar to option 1 in focus and incorporates comprehensive renovations to Loyalsock Valley Elementary School. Instead of minor additions to only include the administration area and entrance, this option incorporates major additions to meet all needs at the school and incorporates a separate gymnasium, a new properly sized kitchen, and public restroom facilities. Site upgrades to separate the parent drop-off/pick-up from bus traffic, along with expansion of the hard surface play area are also incorporated. This option also includes mechanical, electrical, and plumbing system upgrades to Lyter Elementary School.

The Elementary building capacities and supporting spaces would be as follows:

	LOYALSOCK VALLEY ELEMENTARY SCHOOL				LYTER ELEMENTARY SCHOOL		
	No. of Rooms	PDE Unit FTE Cap	Sub-Total		No. of Rooms	PDE Unit FTE Cap	Sub-Total
Standard Classrooms	14	25	350	Standard Classrooms	21	25	525
Unassigned Classrooms		25	0	Unassigned Classrooms	2	25	50
Learning Support Classrooms	2			Learning Support Classrooms	1		
Special Education Classrooms	1			Special Education Classrooms	1		
Small Group Instruction	2			Small Group Instruction	3		
Reading Support	1			Reading Support	1		
Computer Labs	0			Computer Labs	0		
Music Classrooms	1			Music Classrooms	1		
Art Classrooms	1			Art Classrooms	1		
STEM Classroom	1			STEM Classroom	1		
Large Group Instruction				Large Group Instruction			
Library	1			Library	1		
Gymnasium	1			Gymnasium			
Cafeteria	1			Cafeteria			
Multi-Purpose Room	0			Multi-Purpose Room	1		
PDE Building Capacity:			350	PDE Building Capacity:			575
Functional Building Capacity:			90% 315	Functional Building Capacity:			90% 518
Total 2019-20 Enrollment:			252	Total 2019-20 Enrollment:			433
Total Elementary PDE Capacity			925				
Total Elementary Functional Capacity			90% 833				
Total 2019-20 Enrollment			685				

Option 2 Costs

Loyalsock Valley Elementary School				July 7, 2020	
Comprehensive Renovations & Major Additions		COST RANGE			
Renovation Construction Costs	39,120 SF	\$ 5,077,380		\$ 5,585,118	
Additions Construction Costs	12,500 SF	\$ 3,056,250		\$ 3,361,875	
Site Construction Costs		\$ 1,027,000		\$ 1,129,700	
Escalation & Contingency	10%	\$ 938,965		\$ 1,032,861	
Subtotal Construction Costs		\$ 10,099,595		\$ 11,109,554	
Construction Soft Costs	10.0%	\$ 1,009,959		\$ 1,110,955	
Total Construction Costs		\$ 11,109,554		\$ 12,220,509	
Project Soft Costs	16.0%	\$ 1,777,529		\$ 1,955,282	
TOTAL PROJECT COSTS		\$ 12,887,083		\$ 14,175,791	

Lyter Elementary School				July 7, 2020	
Mechanical/Electrical/Plumbing Upgrades		COST RANGE			
Renovation Construction Costs	70,270 SF	\$ 4,005,390		\$ 4,405,929	
Additions Construction Costs		\$ -		\$ -	
Site Construction Costs		\$ -		\$ -	
Escalation & Contingency	10%	\$ 410,552		\$ 451,608	
Subtotal Construction Costs		\$ 4,415,942		\$ 4,857,537	
Construction Soft Costs	10.0%	\$ 441,594		\$ 485,754	
Total Construction Costs		\$ 4,857,537		\$ 5,343,290	
Project Soft Costs	16.0%	\$ 777,206		\$ 854,926	
TOTAL PROJECT COSTS		\$ 5,634,743		\$ 6,198,217	

TOTAL OPTION 2 COSTS	\$ 18,521,825	-	\$ 20,374,008
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Option 2 Analysis

Pros

- Meets all educational and functional needs at Loyalsock Valley Elementary School.
- Maintains existing neighborhood schools.

Cons

- Does not address all existing condition or educational and functional deficiencies at Lyter Elementary School.
- Not as operationally efficient as other Options.
- Lack of equity and shared resources among grade levels.

Option 3 – Close Loyalsock Valley Elementary School and consolidate to Lyter Elementary School. Comprehensive Renovations and Additions to Lyter Elementary School. Maintain current grade configuration.

Loyalsock Valley Elementary School		Close
Lyter Elementary School	K-4	Additions & Comprehensive Renovations
C.E. McCall Middle School	5-8	Maintain
Montoursville Area High School	9-12	Maintain

Option 3 Summary

This is an option to consolidate the Elementary School student body at one location. To accomplish this, the larger elementary school (Lyter) is retained and the smaller Elementary School (Loyalsock) is closed. Additions for the additional students are constructed at Lyter Elementary School and include general classrooms, special education classrooms and other support spaces. In this option, Lyter also undergoes a comprehensive renovation to address all aging facility infrastructure along with the educational and functional deficiencies identified. Site upgrades for additional parking and on-site parent drop-off/pick-up are included.

The Elementary building capacities and supporting spaces would be as follows:

LYTER ELEMENTARY SCHOOL K-4			
	No. of Rooms	PDE Unit FTE Cap	Sub-Total
Standard Classrooms	32	25	800
Unassigned Classrooms	0	25	0
Learning Support Classrooms	4		
Special Education Classrooms	2		
Small Group Instruction	5		
Reading Support	1		
Computer Labs	0		
Music Classrooms	1		
Art Classrooms	1		
STEM Classroom	1		
Large Group Instruction			
Library	1		
Gymnasium			
Cafeteria			
Multi-Purpose Room	1		
PDE Building Capacity:			800
Functional Building Capacity:		90%	720
Total 2019-20 Enrollment:			685

Option 3 Costs

Lyter Elementary School		July 7, 2020		
Additions & Comprehensive Renovations		COST RANGE		
Renovation Construction Costs	70,270 SF	\$ 4,916,820		\$ 5,408,502
Additions Construction Costs	21,400 SF	\$ 4,804,300		\$ 5,284,730
Site Construction Costs		\$ 1,000,000		\$ 1,100,000
Escalation & Contingency	10%	\$ 1,098,915		\$ 1,208,806
Subtotal Construction Costs		\$ 11,820,035		\$ 13,002,038
Construction Soft Costs	10.0%	\$ 1,182,003		\$ 1,300,204
Total Construction Costs		\$ 13,002,038		\$ 14,302,242
Project Soft Costs	16.0%	\$ 2,080,326		\$ 2,288,359
TOTAL PROJECT COSTS		\$ 15,082,364		\$ 16,590,601
TOTAL OPTION 3 COSTS		\$ 15,082,364	-	\$ 16,590,601

Option 3 Analysis

Pros

- Lower construction costs.
- Equity and shared resources among grade levels.
- Consolidates district to three buildings creating operational savings.

Cons

- Large number of students on a condensed site.
- Increase in transportation time for some Elementary students.
- Loss of one neighborhood school.

Option 4 – Close Loyalsock Valley Elementary School, convert Lyter Elementary School to district wide K-2 Primary School with comprehensive renovations and construct additions to C.E. McCall Middle school for grades 3-4.

Loyalsock Valley Elementary School		Close
Lyter Elementary School	K-2	MEP System Upgrades & Minor Renovations
C.E. McCall Middle School	3-8	Additions & Minor Renovations
Montoursville Area High School	9-12	Maintain

Option 4 Summary

This is one of three options that reorganizes the grade groupings to better align with the educational program of the district by creating a Primary Elementary grade grouping for grades K-2 and an Intermediate grade grouping for grades 3-5. To accomplish this, this option incorporates additions at C.E. McCall Middle School for grades 3-4. The addition is located adjacent to the existing and 5th grade classroom wing to incorporate this grade into the Intermediate School grade grouping. The addition is designed to create a ‘school within a school’ concept and primarily keeps grades 3-5 in their own area of the building, with students only needing to access the Middle School for Gym, Library and the Stage. The addition includes general classrooms, special education classrooms, Art, Music, STEM, a separate entrance with central office administrative suite, and associated support space. The addition also incorporates a new cafeteria dedicated for grades 3-5 and is located adjacent to the Middle School kitchen so the existing kitchen can serve both schools. Vehicular circulation would include a bus loop off Willow Street and Parent drop-off/pick-up and visitor parking off Fairview Drive. Site improvements would also accommodate outdoor play areas for the 3-5 grade levels. In this option, Lyter Elementary would be converted to a K-2 Primary School and undergo comprehensive renovations to address aging facility infrastructure and educational and functional deficiencies (including the incorporation of classroom toilets for grades K-1). Additions would not be needed at Lyter. In this option Loyalsock Valley Elementary School would be closed.

The Elementary building capacities and supporting spaces would be as follows:

	LYTER ELEMENTARY SCHOOL K-2				C.E. McCALL GRADES 3-4		
	No. of Rooms	PDE Unit FTE Cap	Sub-Total		No. of Rooms	PDE Unit FTE Cap	Sub-Total
Standard Classrooms	22	25	550	Standard Classrooms	12	25	300
Unassigned Classrooms		25	0	Unassigned Classrooms	0	25	0
Learning Support Classrooms	3			Learning Support Classrooms	2		
Special Education Classrooms	1			Special Education Classrooms	1		
Small Group Instruction	2			Small Group Instruction	2		
Reading Support	1			Reading Support	1		
STEM Classroom	1			STEM Classroom	1		
Computer Labs	0			Computer Labs	0		
Music Classrooms	1			Music Classrooms	1		
Art Classrooms	1			Art Classrooms	1		
Large Group Instruction				Large Group Instruction			
Library	1			Library	Use Existing Middle School		
Gymnasium				Gymnasium	Use Existing Middle School		
Cafeteria				Cafeteria	1		
Multi-Purpose Room	1			Multi-Purpose Room			
PDE Building Capacity:			550	PDE Building Capacity:			300
Functional Building Capacity:			90% 495	Functional Building Capacity:			90% 270
Total 2019-20 Enrollment:			416	Total 2019-20 Enrollment:			269
Total Elementary PDE Capacity			850				
Total Elementary Functional Capacity			90% 765				
Total 2019-20 Enrollment			685				

Option 4 Costs

C.E. McCall Middle School				July 7, 2020	
Additions for Grades 3-4		COST RANGE			
Renovation Construction Costs	1,200 SF	\$ 302,400		\$ 332,640	
Additions Construction Costs	40,500 SF	\$ 9,092,250		\$ 10,001,475	
Site Construction Costs		\$ 1,250,000		\$ 1,375,000	
Escalation & Contingency	10%	\$ 1,091,077		\$ 1,200,184	
Subtotal Construction Costs		\$ 11,735,727		\$ 12,909,299	
Construction Soft Costs	10.0%	\$ 1,173,573		\$ 1,290,930	
Total Construction Costs		\$ 12,909,299		\$ 14,200,229	
Project Soft Costs	16.0%	\$ 2,065,488		\$ 2,272,037	
TOTAL PROJECT COSTS		\$ 14,974,787		\$ 16,472,266	

Lyter Elementary School				July 7, 2020	
Comprehensive Renovations		COST RANGE			
Renovation Construction Costs	70,270 SF	\$ 4,835,680		\$ 5,319,248	
Additions Construction Costs	00 SF	\$ -		\$ -	
Site Construction Costs		\$ 200,000		\$ 220,000	
Escalation & Contingency	10%	\$ 516,157		\$ 567,773	
Subtotal Construction Costs		\$ 5,551,837		\$ 6,107,021	
Construction Soft Costs	10.0%	\$ 555,184		\$ 610,702	
Total Construction Costs		\$ 6,107,021		\$ 6,717,723	
Project Soft Costs	16.0%	\$ 977,123		\$ 1,074,836	
TOTAL PROJECT COSTS		\$ 7,084,144		\$ 7,792,559	

TOTAL OPTION 4 COSTS	\$ 22,058,931	-	\$ 24,264,825
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Option 4 Analysis

Pros

- Grade groupings align with educational program and goals.
- Incorporates 5th grade into an appropriate Elementary grade grouping.
- Equity and shared resources among grade levels.
- Consolidates district to three buildings creating operational savings.

Cons

- 3rd and 4th grades located at Middle School.
- Increase in transportation time for some Elementary students.
- Loss of one neighborhood school.

Option 5 – Close Lyter Elementary School, convert Loyalsock Valley Elementary School to district wide K-2 Primary School with comprehensive renovations and major additions, and construct additions to C.E. McCall Middle school for grades 3-4.

Loyalsock Valley Elementary School	K-2	Comprehensive Renovations & Major Additions
Lyter Elementary School		Close
C.E. McCall Middle School	3-8	Additions & Minor Renovations
Montoursville Area High School	9-12	Maintain

Option 5 Summary

Option 5 is similar to option 4 for grades 3-5. In option 5 Loyalsock Valley Elementary School would be converted to a K-2 Primary School and Lyter Elementary School would be closed. To accommodate the entire K-2 student body, additions would be needed at Loyalsock Valley. The additions would include the common spaces incorporated in Option 2 (secure entrance, administrative suite, gymnasium, kitchen, and public restrooms) along with additional classroom and support space needed to support the entire K-2 student body. Loyalsock would also undergo comprehensive renovations to address all existing needs.

The Elementary building capacities and supporting spaces would be as follows:

LOYALSOCK VALLEY ELEMENTARY SCHOOL K-2				C.E. McCALL GRADES 3-4			
	No. of Rooms	PDE Unit FTE Cap	Sub-Total		No. of Rooms	PDE Unit FTE Cap	Sub-Total
Standard Classrooms	22	25	550	Standard Classrooms	12	25	300
Unassigned Classrooms	0	25	0	Unassigned Classrooms	0	25	0
Learning Support Classrooms	3			Learning Support Classrooms	2		
Special Education Classrooms	1			Special Education Classrooms	1		
Small Group Instruction	2			Small Group Instruction	2		
Reading Support	1			Reading Support	1		
STEM Classroom	1			STEM Classroom	1		
Computer Labs	0			Computer Labs	0		
Music Classrooms	1			Music Classrooms	1		
Art Classrooms	1			Art Classrooms	1		
Large Group Instruction				Large Group Instruction			
Library	1			Library	Use Existing Middle School		
Gymnasium	1			Gymnasium	Use Existing Middle School		
Cafeteria	1			Cafeteria	1		
Multi-Purpose Room				Multi-Purpose Room			
PDE Building Capacity:			550	PDE Building Capacity:			300
Functional Building Capacity:			90% 495	Functional Building Capacity:			90% 270
Total 2019-20 Enrollment:			416	Total 2019-20 Enrollment:			269
Total Elementary PDE Capacity			850				
Total Elementary Functional Capacity			90% 765				
Total 2019-20 Enrollment			685				

Option 5 Costs

C.E. McCall Middle School				July 7, 2020	
Additions for Grades 3-4		COST RANGE			
Renovation Construction Costs	1,200 SF	\$ 302,400		\$ 332,640	
Additions Construction Costs	40,500 SF	\$ 9,092,250		\$ 10,001,475	
Site Construction Costs		\$ 1,250,000		\$ 1,375,000	
Escalation & Contingency	10%	\$ 1,091,077		\$ 1,200,184	
Subtotal Construction Costs		\$ 11,735,727		\$ 12,909,299	
Construction Soft Costs	10.0%	\$ 1,173,573		\$ 1,290,930	
Total Construction Costs		\$ 12,909,299		\$ 14,200,229	
Project Soft Costs	16.0%	\$ 2,065,488		\$ 2,272,037	
TOTAL PROJECT COSTS		\$ 14,974,787		\$ 16,472,266	

Loyalsock Valley Elementary School				July 7, 2020	
Comprehensive Renovations & Major Additions		COST RANGE			
Renovation Construction Costs	40,920 SF	\$ 5,363,580		\$ 5,899,938	
Additions Construction Costs	27,500 SF	\$ 6,173,750		\$ 6,791,125	
Site Construction Costs		\$ 1,275,500		\$ 1,403,050	
Escalation & Contingency	10%	\$ 1,313,315		\$ 1,444,647	
Subtotal Construction Costs		\$ 14,126,145		\$ 15,538,760	
Construction Soft Costs	10.0%	\$ 1,412,615		\$ 1,553,876	
Total Construction Costs		\$ 15,538,760		\$ 17,092,636	
Project Soft Costs	16.0%	\$ 2,486,202		\$ 2,734,822	
TOTAL PROJECT COSTS		\$ 18,024,961		\$ 19,827,457	

TOTAL OPTION 5 COSTS	\$ 32,999,748	-	\$ 36,299,723
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Option 5 Analysis

Pros

- Grade groupings align with educational program and goals.
- Incorporates 5th grade into an appropriate Elementary grade grouping.
- Equity and shared resources among grade levels.
- Consolidates district to three buildings creating operational savings.

Cons

- 3rd and 4th grades located at Middle School.
- Increase in transportation time for some Elementary students.
- Loss of one neighborhood school.

Option 6 – Convert Loyalsock Valley Elementary School to district wide 3-4 Intermediate School and Lyter Elementary School to district wide K-2 Primary School. Comprehensive renovations and major additions to Loyalsock Valley Elementary School and comprehensive renovations to Lyter Elementary School.

Loyalsock Valley Elementary School	3-4	Comprehensive Renovations & Major Additions
Lyter Elementary School	K-2	MEP System Upgrades & Minor Renovations
C.E. McCall Middle School	5-8	Maintain
Montoursville Area High School	9-12	Maintain

Option 6 Summary

Option 6 is another option that joins grades K-2 in one building and grades 3-4 in another. In Option 6 this is achieved by converting Lyter Elementary School to a K-2 Primary School and Loyalsock Valley to a 2-4 Intermediate School. Similar to Option 4, Lyter Elementary would undergo comprehensive renovations to address aging facility infrastructure and educational and functional deficiencies (including the incorporation of classroom toilets for grades K-1). Similar to Option 2, Loyalsock Valley would undergo comprehensive renovations and additions.

The Elementary building capacities and supporting spaces would be as follows:

LYTER ELEMENTARY SCHOOL K-2				LOYALSOCK VALLEY ES 3-4			
	No. of Rooms	PDE Unit FTE Cap	Sub-Total		No. of Rooms	PDE Unit FTE Cap	Sub-Total
Standard Classrooms	22	25	550	Standard Classrooms	12	25	300
Unassigned Classrooms	0	25	0	Unassigned Classrooms	0	25	0
Learning Support Classrooms	3			Learning Support Classrooms	2		
Special Education Classrooms	1			Special Education Classrooms	1		
Small Group Instruction	2			Small Group Instruction	2		
Reading Support	1			Reading Support	1		
STEM Classroom	1			Computer Labs	0		
Computer Labs	0			Music Classrooms	1		
Music Classrooms	1			Art Classrooms	1		
Art Classrooms	1			STEM Classroom	1		
Large Group Instruction				Large Group Instruction			
Library	1			Library	1		
Gymnasium				Gymnasium	1		
Cafeteria				Cafeteria			
Multi-Purpose Room	1			Multi-Purpose Room	1		
PDE Building Capacity:			550	PDE Building Capacity:			300
Functional Building Capacity:		90%	495	Functional Building Capacity:		90%	270
Total 2019-20 Grades K-2 Enrollment:			416	Total 2019-20 Grades 3-4 Enrollment:			269
Total Elementary PDE Capacity			850				
Total Elementary Functional Capacity		90%	765				
Total 2019-20 Enrollment			685				

Option 6 Costs

Loyalsock Valley Elementary School				July 7, 2020	
Comprehensive Renovations & Major Additions		COST RANGE			
Renovation Construction Costs	39,120 SF	\$	5,077,380		\$ 5,585,118
Additions Construction Costs	12,500 SF	\$	2,806,250		\$ 3,086,875
Site Construction Costs		\$	1,027,000		\$ 1,129,700
Escalation & Contingency	10%	\$	913,340		\$ 1,004,674
Subtotal Construction Costs		\$	9,823,970		\$ 10,806,367
Construction Soft Costs	10.0%	\$	982,397		\$ 1,080,637
Total Construction Costs		\$	10,806,367		\$ 11,887,003
Project Soft Costs	16.0%	\$	1,729,019		\$ 1,901,921
TOTAL PROJECT COSTS		\$	12,535,385		\$ 13,788,924

Lyter Elementary School				July 7, 2020	
Comprehensive Renovations		COST RANGE			
Renovation Construction Costs	70,270 SF	\$	4,835,680		\$ 5,319,248
Additions Construction Costs		\$	-		\$ -
Site Construction Costs		\$	200,000		\$ 220,000
Escalation & Contingency	10%	\$	516,157		\$ 567,773
Subtotal Construction Costs		\$	5,551,837		\$ 6,107,021
Construction Soft Costs	10.0%	\$	555,184		\$ 610,702
Total Construction Costs		\$	6,107,021		\$ 6,717,723
Project Soft Costs	16.0%	\$	977,123		\$ 1,074,836
TOTAL PROJECT COSTS		\$	7,084,144		\$ 7,792,559

TOTAL OPTION 6 COSTS	\$ 19,619,529	-	\$ 21,581,482
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Option 6 Analysis

Pros

- Grade groupings align with educational program and goals.
- Equity and shared resources among grade levels.
- Maintains neighborhood schools.

Cons

- Increase in transportation time for all Elementary students.
- Increased building transitions for Elementary students.
- Transportation difficult for parents with multiple students in district.

Option 7 – Close Loyalsock Valley Elementary School and Lyter Elementary School. Construct new K-4 Elementary School at C.E. McCall Middle School site. Maintain current grade configuration.

Loyalsock Valley Elementary School		Close
Lyter Elementary School		Close
New Elementary School	K-4	New Building
C.E. McCall Middle School	5-8	Maintain
Montoursville Area High School	9-12	Maintain

Option 7 Summary

In this option, a new Elementary school for grades K-4 is constructed on the existing C.E. McCall Middle School site in the location of the existing soccer fields. Loyalsock Valley Elementary School and Lyter Elementary School would be closed.

The Elementary building capacity and supporting spaces would be as follows:

	NEW ELEMENTARY SCHOOL K-4		
	No. of Rooms	PDE Unit FTE Cap	Sub-Total
Standard Classrooms	32	25	800
Unassigned Classrooms	0	25	0
Learning Support Classrooms	4		
Special Education Classrooms	2		
Small Group Instruction	5		
Reading Support	1		
Computer Labs	0		
Music Classrooms	1		
Art Classrooms	1		
STEM Classroom	1		
Large Group Instruction			
Library	1		
Gymnasium	1		
Cafeteria	1		
Multi-Purpose Room			
PDE Building Capacity:			800
Functional Building Capacity:		90%	720
Total 2019-20 Enrollment:			685

Option 7 Costs

New Elementary School			July 7, 2020	
New Construction		COST RANGE		
New Construction Costs	98,500 SF	\$ 18,715,000		\$ 20,586,500
Site Construction Costs		\$ 1,750,000		\$ 1,925,000
Escalation & Contingency	10%	\$ 2,097,663		\$ 2,307,429
Subtotal Construction Costs		\$ 22,562,663		\$ 24,818,929
Construction Soft Costs	10.0%	\$ 2,256,266		\$ 2,481,893
Total Construction Costs		\$ 24,818,929		\$ 27,300,822
Project Soft Costs	16.0%	\$ 3,971,029		\$ 4,368,131
TOTAL PROJECT COSTS		\$ 28,789,957		\$ 31,668,953
TOTAL OPTION 7 COSTS		\$ 28,789,957	-	\$ 31,668,953

Option 7 Analysis

Pros

- Eliminates infrastructure of older schools.
- Equity and shared resources among grade levels.
- Consolidates district to three buildings creating operational savings.

Cons

- Higher construction cost.
- Increase in transportation time for some Elementary students.
- Loss of two neighborhood schools.
- Eliminates soccer fields.

Summary of Construction Options

Analysis narrative of all options (to be finalized after school board and public presentations of Options).

OPTION 1	Comprehensive Renovations and minor additions to Loyalsock Valley Elementary School and Mechanical, Electrical and Plumbing system upgrades to Lyter Elementary School. Maintain current grade configuration.										
FACILITY	EXST. GRADE CONFIG.	EXISTING AREA	EXIST. FUNC. CAPACITY	CURRENT ENROLL.	PROPOSED SCOPE	PROP. GRADE	SF OF NEW CONSTR.	TOTAL NET SF	ELEM. PLAN. FUNC. CAP.	SEC. PLAN. FUNC. CAP.	TOTAL ESTIMATED COST RANGE
Loyalsock Valley Elementary School	K-4	40,920	293	252	Renov. & Minor Additions	K-4	1,500	42,420	293		\$ 8,748,025 - \$ 9,622,828
Lyter Elementary School	K-4	70,270	518	433	MEP Upgrades	K-4		70,270	518		\$ 5,634,743 - \$ 6,198,217
C.E. McCall Middle School	5-8	146,500	802	643	Maintain	5-8		146,500		802	
Montoursville Area High School	9-12	208,173	924	610	Maintain	9-12		208,173		924	
Total District		465,863	2,537	1,938			1,500	467,363	811	1,726	\$ 14,382,768 - \$ 15,821,045

OPTION 2	Comprehensive renovations and major additions to Loyalsock Valley Elementary School and Mechanical, Electrical and Plumbing system upgrades to Lyter Elementary School. Maintain current grade configuration.										
FACILITY	EXST. GRADE CONFIG.	EXISTING AREA	EXIST. FUNC. CAPACITY	CURRENT ENROLL.	PROPOSED SCOPE	PROP. GRADE	SF OF NEW CONSTR.	TOTAL NET SF	ELEM. PLAN. FUNC. CAP.	SEC. PLAN. FUNC. CAP.	TOTAL ESTIMATED COST RANGE
Loyalsock Valley Elementary School	K-4	40,920	293	252	Renov. & Major Additions	K-4	12,500	53,420	315		\$ 12,535,385 - \$ 13,788,924
Lyter Elementary School	K-4	70,270	518	433	MEP Upgrades	K-4		70,270	518		\$ 5,634,743 - \$ 6,198,217
C.E. McCall Middle School	5-8	146,500	802	643	Maintain	5-8		146,500		802	
Montoursville Area High School	9-12	208,173	924	610	Maintain	9-12		208,173		924	
Total District		465,863	2,537	1,938			12,500	478,363	833	1,726	\$ 18,170,128 - \$ 19,987,141

OPTION 3	Close Loyalsock Valley Elementary School and consolidate to Lyter Elementary School. Comprehensive Renovations and Additions to Lyter Elementary School. Maintain current grade configuration.										
FACILITY	EXST. GRADE CONFIG.	EXISTING AREA	EXIST. FUNC. CAPACITY	CURRENT ENROLL.	PROPOSED SCOPE	PROP. GRADE	SF OF NEW CONSTR.	TOTAL NET SF	ELEM. PLAN. FUNC. CAP.	SEC. PLAN. FUNC. CAP.	TOTAL ESTIMATED COST RANGE
Loyalsock Valley Elementary School	K-4	40,920	293	252	Close						
Lyter Elementary School	K-4	70,270	518	433	Renovations & Additions	K-4	21,400	91,670	720		\$ 15,082,364 - \$ 16,590,601
C.E. McCall Middle School	5-8	146,500	802	643	Maintain	5-8		146,500		802	
Montoursville Area High School	9-12	208,173	924	610	Maintain	9-12		208,173		924	
Total District		465,863	2,537	1,938			21,400	446,343	720	1,726	\$ 15,082,364 - \$ 16,590,601

OPTION 4	Close Loyalsock Valley Elementary School, convert Lyter Elementary School to district wide K-2 Primary School and construct additions at C.E. McCall Middle school for grades 3-4. Comprehensive Renovations to Lyter Elementary School.										
FACILITY	EXST. GRADE CONFIG.	EXISTING AREA	EXIST. FUNC. CAPACITY	CURRENT ENROLL.	PROPOSED SCOPE	PROP. GRADE	SF OF NEW CONSTR.	TOTAL NET SF	ELEM. PLAN. FUNC. CAP.	SEC. PLAN. FUNC. CAP.	TOTAL ESTIMATED COST RANGE
Loyalsock Valley Elementary School	K-4	40,920	293	252	Close						
Lyter Elementary School	K-4	70,270	518	433	Renovations	K-2		70,270	495		\$ 7,084,144 - \$ 7,792,559
C.E. McCall Middle School	5-8	146,500	802	643	Additions & Minor Renov.	3-8	40,500	187,000	270	802	\$ 14,974,787 - \$ 16,472,266
Montoursville Area High School	9-12	208,173	924	610	Maintain	9-12		208,173		924	
Total District		465,863	2,537	1,938			40,500	465,443	765	1,726	\$ 22,058,931 - \$ 24,264,825

OPTION 5	Close Lyter Elementary School, convert Loyalsock Valley Elementary School to district wide K-2 Primary School, and construct additions at C.E. McCall Middle school for grades 3-4. Additions and Comprehensive Renovations to Loyalsock Valley Elementary School.										
FACILITY	EXST. GRADE CONFIG.	EXISTING AREA	EXIST. FUNC. CAPACITY	CURRENT ENROLL.	PROPOSED SCOPE	PROP. GRADE	SF OF NEW CONSTR.	TOTAL NET SF	ELEM. PLAN. FUNC. CAP.	SEC. PLAN. FUNC. CAP.	TOTAL ESTIMATED COST RANGE
Loyalsock Valley Elementary School	K-4	40,920	293	252	Renov. & Major Additions	K-2		40,920	495		\$ 18,024,961 - \$ 19,827,457
Lyter Elementary School	K-4	70,270	518	433	Close						
C.E. McCall Middle School	5-8	146,500	802	643	Additions & Minor Renov.	3-8	40,500	187,000	270	802	\$ 14,974,787 - \$ 16,472,266
Montoursville Area High School	9-12	208,173	924	610	Maintain	9-12		208,173		924	
Total District		465,863	2,537	1,938			40,500	436,093	765	1,726	\$ 32,999,748 - \$ 36,299,723

OPTION 6	Convert Loyalsock Valley Elementary School to district wide 3-4 Intermediate School and Lyter Elementary School to district wide K-2 Primary School. Comprehensive renovations and major additions to Loyalsock Valley Elementary School and Comprehensive Renovations to Lyter Elementary School.										
FACILITY	EXST. GRADE CONFIG.	EXISTING AREA	EXIST. FUNC. CAPACITY	CURRENT ENROLL.	PROPOSED SCOPE	PROP. GRADE	SF OF NEW CONSTR.	TOTAL NET SF	ELEM. PLAN. FUNC. CAP.	SEC. PLAN. FUNC. CAP.	TOTAL ESTIMATED COST RANGE
Loyalsock Valley Elementary School	K-4	40,920	293	252	Renov. & Major Additions	3-4	12,500	53,420	270		\$ 12,535,385 - \$ 13,788,924
Lyter Elementary School	K-4	70,270	518	433	Renovations	K-2		70,270	495		\$ 7,084,144 - \$ 7,792,559
C.E. McCall Middle School	5-8	146,500	802	643	Maintain	5-8		146,500		802	
Montoursville Area High School	9-12	208,173	924	610	Maintain	9-12		208,173		924	
Total District		465,863	2,537	1,938			12,500	478,363	765	1,726	\$ 19,619,529 - \$ 21,581,482

OPTION 7	Close Loyalsock Valley Elementary School and Lyter Elementary School. Construct new K-4 Elementary School at C.E. McCall Middle School site. Maintain current grade configuration.										
FACILITY	EXST. GRADE CONFIG.	EXISTING AREA	EXIST. FUNC. CAPACITY	CURRENT ENROLL.	PROPOSED SCOPE	PROP. GRADE	SF OF NEW CONSTR.	TOTAL SF	ELEM. PLAN. FUNC. CAP.	SEC. PLAN. FUNC. CAP.	TOTAL ESTIMATED COST RANGE
New Elementary School					New Construction	K-4	98,500	98,500	720		\$ 28,789,957 - \$ 31,668,953
Loyalsock Valley Elementary School	K-4	40,920	293	252	Close						
Lyter Elementary School	K-4	70,270	518	433	Close						
C.E. McCall Middle School	5-8	146,500	802	643	Maintain	5-8		146,500		802	
Montoursville Area High School	9-12	208,173	924	610	Maintain	9-12		208,173		924	
Total District		465,863	2,537	1,938			98,500	453,173	720	1,726	\$ 28,789,957 - \$ 31,668,953