

# Springfield High School

Springfield School District  
Delaware County - Pennsylvania

## Master Plan Presentation

### Town Hall Meeting 5

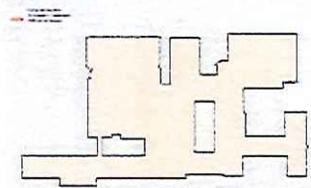
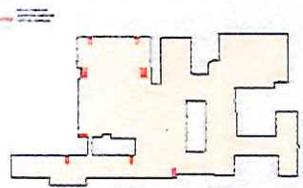
Financial Options / Cost Options / Tax Impact

February 4th, 2015

42

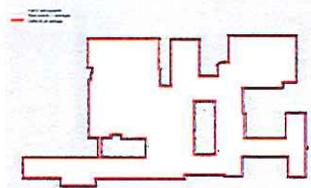
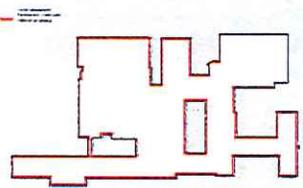
## Town Hall Meetings

- **Town Hall Meeting 1 (October 16<sup>th</sup>, 2014)**  
Repeat Presentation of May 22, 2014 Board Meeting
- **Town Hall Meeting 2 (November 13<sup>th</sup>, 2014)**  
Existing Building / Right-Sizing / Education Model
- **Town Hall Meeting 3 (December 11<sup>th</sup>, 2014)**  
Phasing / Traffic and Parking
- **Town Hall Meeting 4 (January 14<sup>th</sup>, 2015)**  
Community/ Academic / Athletics and Recreation / Sustainability
- **Town Hall Meeting 5 (February 4<sup>th</sup>, 2015)**  
Financial Options / Cost Options / Tax Impact
- **Town Hall Meeting 6 (March 19<sup>th</sup>, 2015)**  
Recap / Summary / Options for Moving Forward



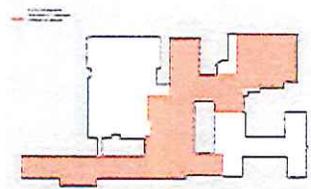
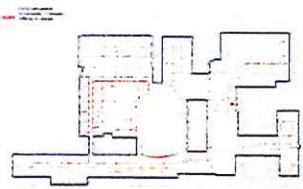
Code

Roofing



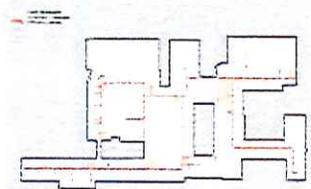
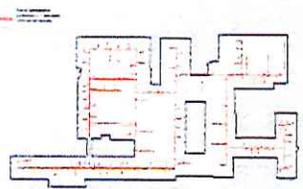
Windows

Envelope



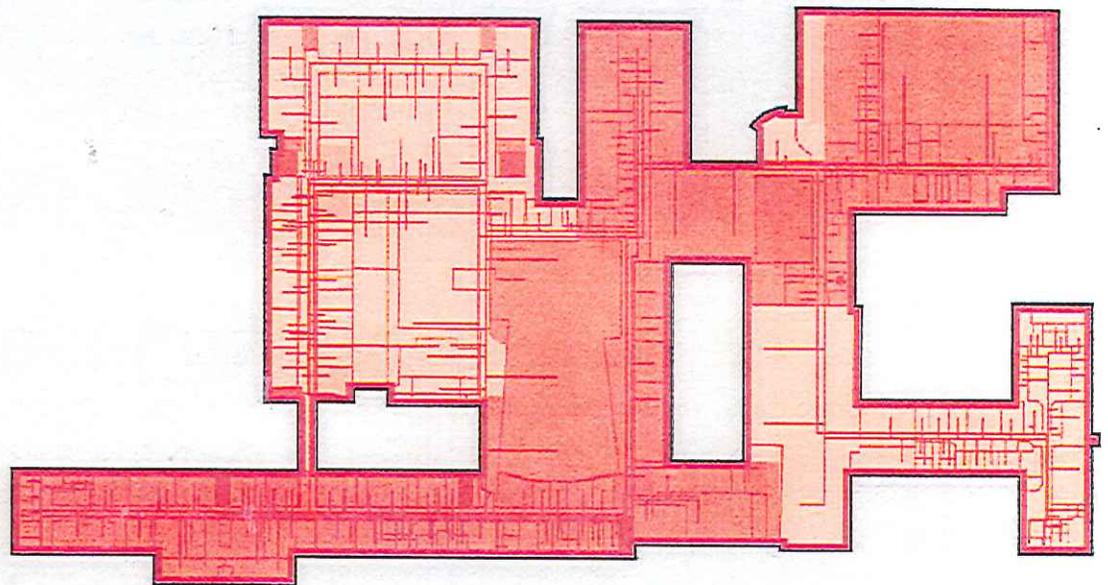
Electric

Asbestos Roof Deck



HVAC

Plumbing

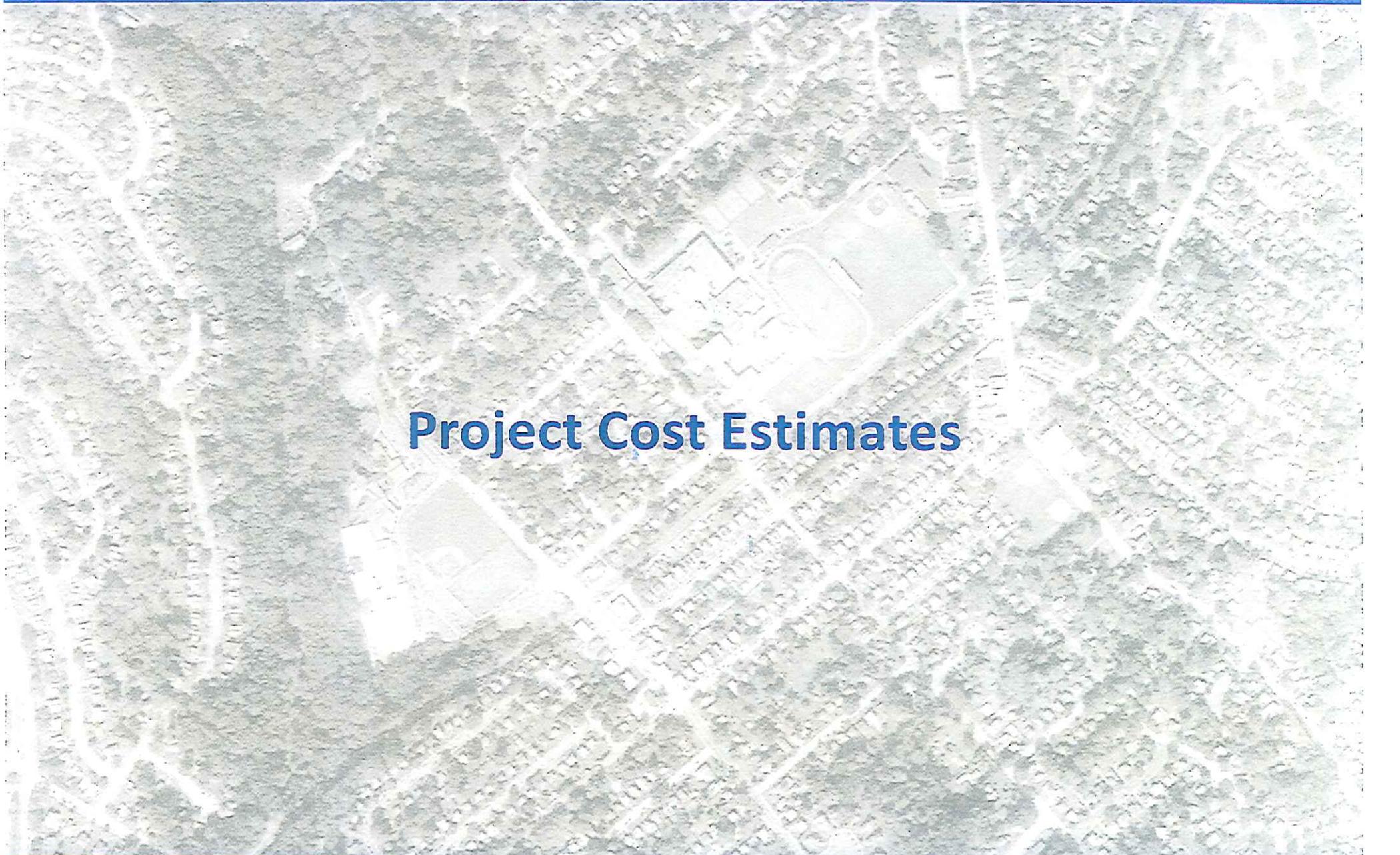


# Town Hall Meeting 5

Financial Options / Cost Options / Tax Impact

## Presentation Outline

- Capital Costs / Project Cost Estimates
- Financing
- Tax Impact
- Discussion

An aerial photograph of a residential neighborhood. The houses are arranged in a grid pattern with narrow streets. In the center of the image, there is a large, multi-story building complex, possibly a school or a community center, with a large open area in front of it. The text "Project Cost Estimates" is overlaid in the center of the image.

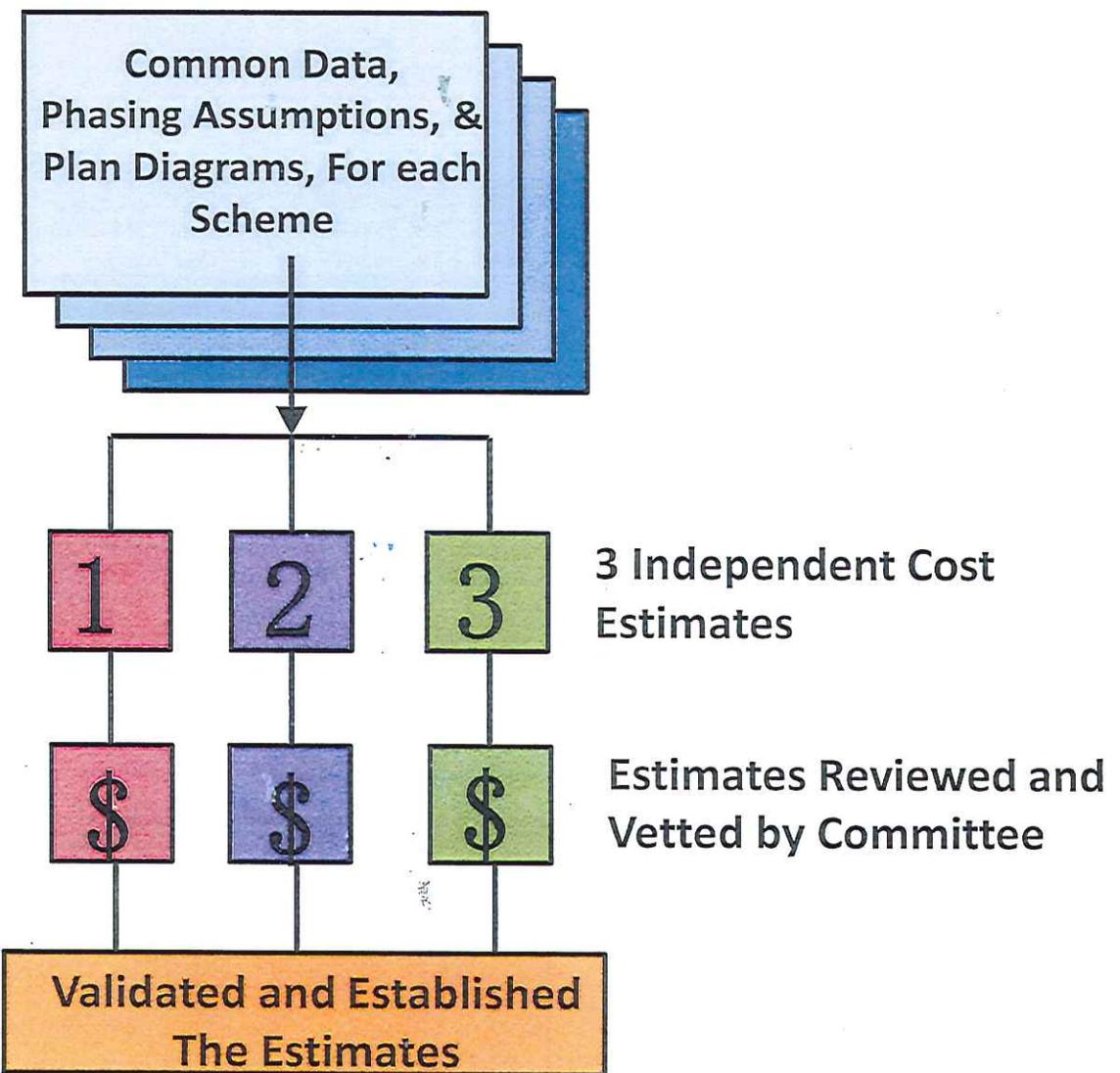
**Project Cost Estimates**

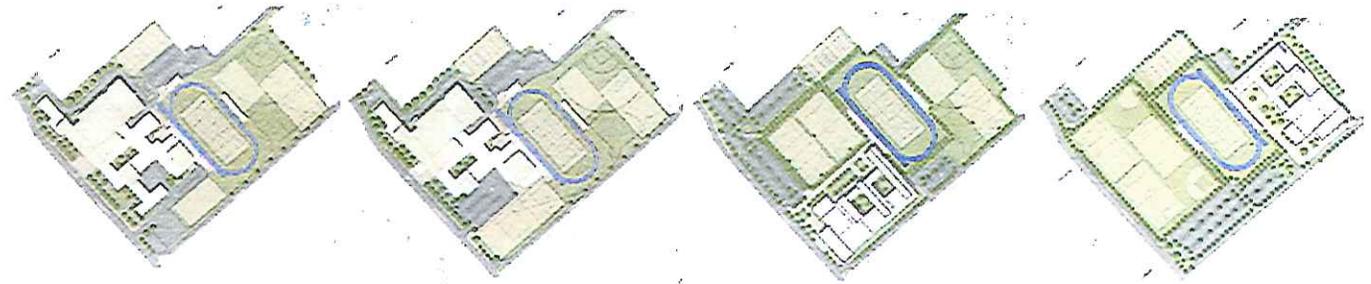


## Four Options Compared

### Detailed Review for Phasing / Cost

- Maintain Existing Building – (Service Life Extension)
- Renovate Existing Building
- Leamy Ave. New Building
- Saxer Ave. New Building





Update By Don / Bob

	Maintain Exstg	Renovate Exstg	New Leamy Ave.	New Saxer Ave.
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**COSTS**

Estimated Project Cost Range (2013 cost)	\$76M — \$92M	\$101M — \$123M	\$103M — \$125M	\$99M — \$121M
Estimated Project Cost Range (est. 2021 cost)	\$95M — \$117M	\$127M — \$155M	\$130M — \$158M	\$125M — \$153M

**PHASING/SCHEDULE**

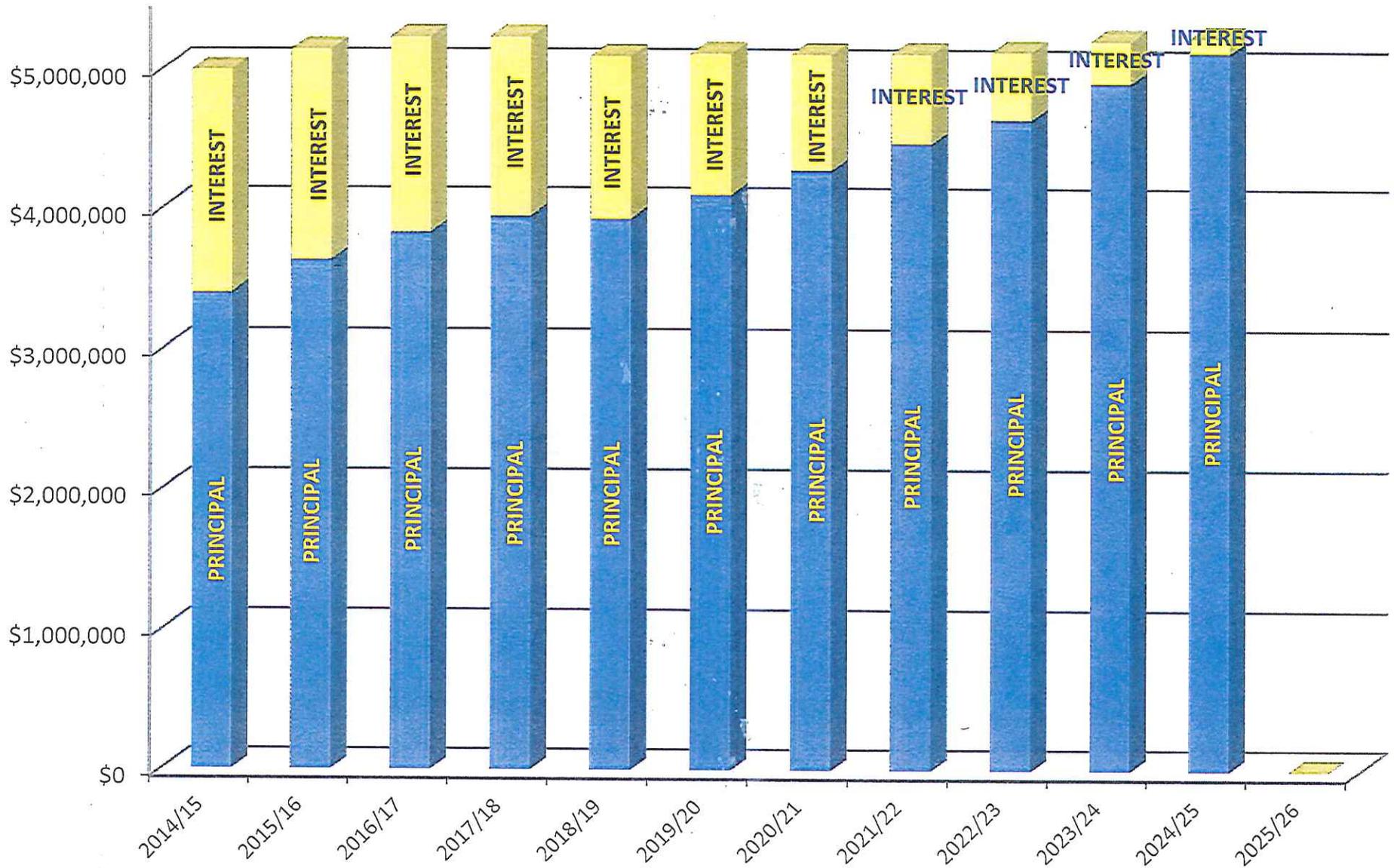
Estimated Base Construction Duration	3.2 yrs. (38 months)	3.25 yrs. (39 months)	3.25 yrs. (39 months)	1.75 yrs. (21 months)
Estimated Overall Project Duration (incl. phasing)	3.7 yrs. (44 months)	4.7 yrs. (56 months)	5 yrs. (60 months)	3 yrs. (36 months)

**TEMPORARY SPACE**

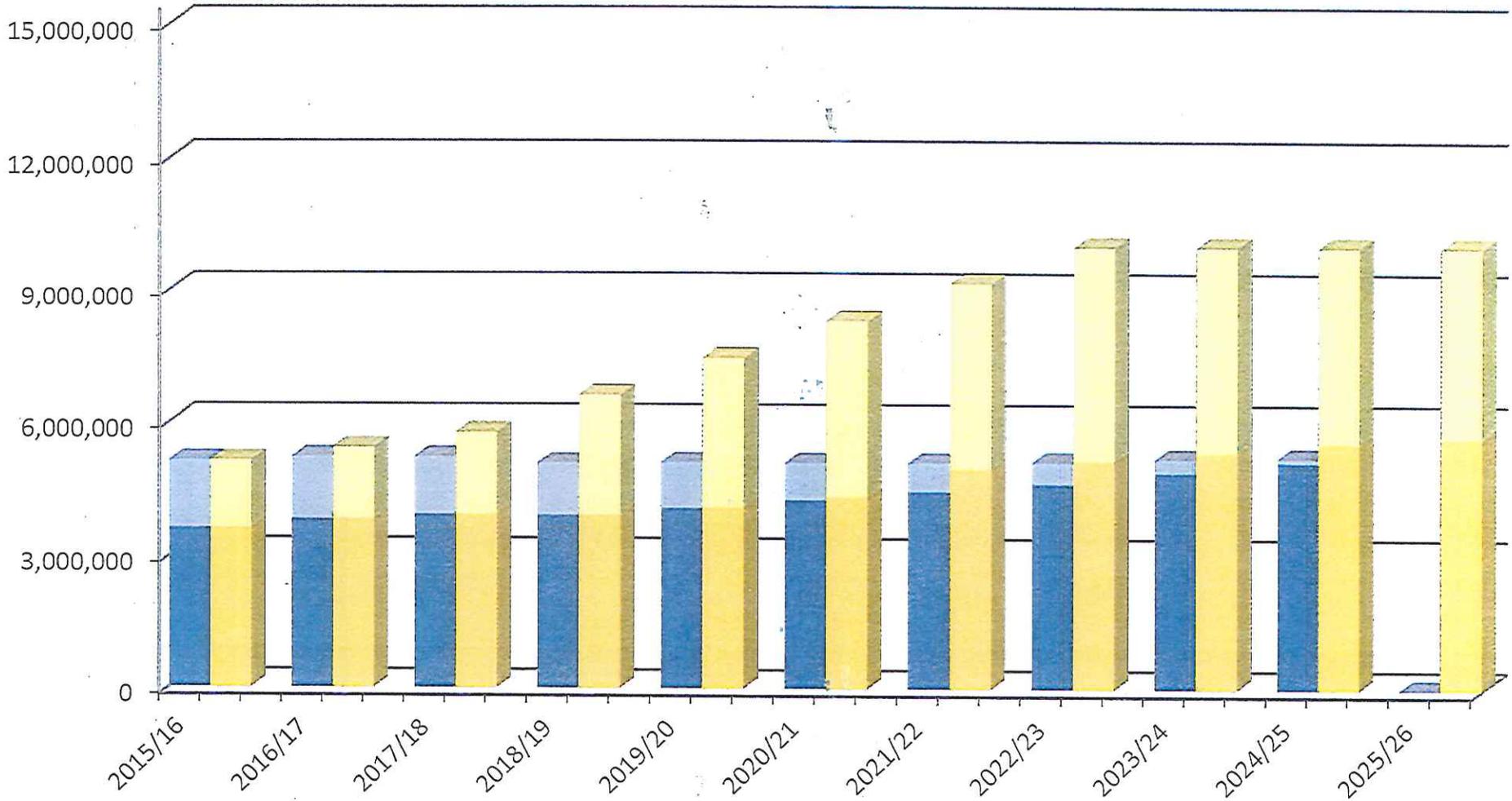
Temporary Classrooms, etc. required	Yes	Yes	No	No
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An aerial photograph of a city grid, showing a dense network of streets and buildings. A large stadium is visible in the lower-left quadrant, and another large stadium is visible in the upper-right quadrant. The text "Project Financing Strategy" is overlaid in the center of the image.

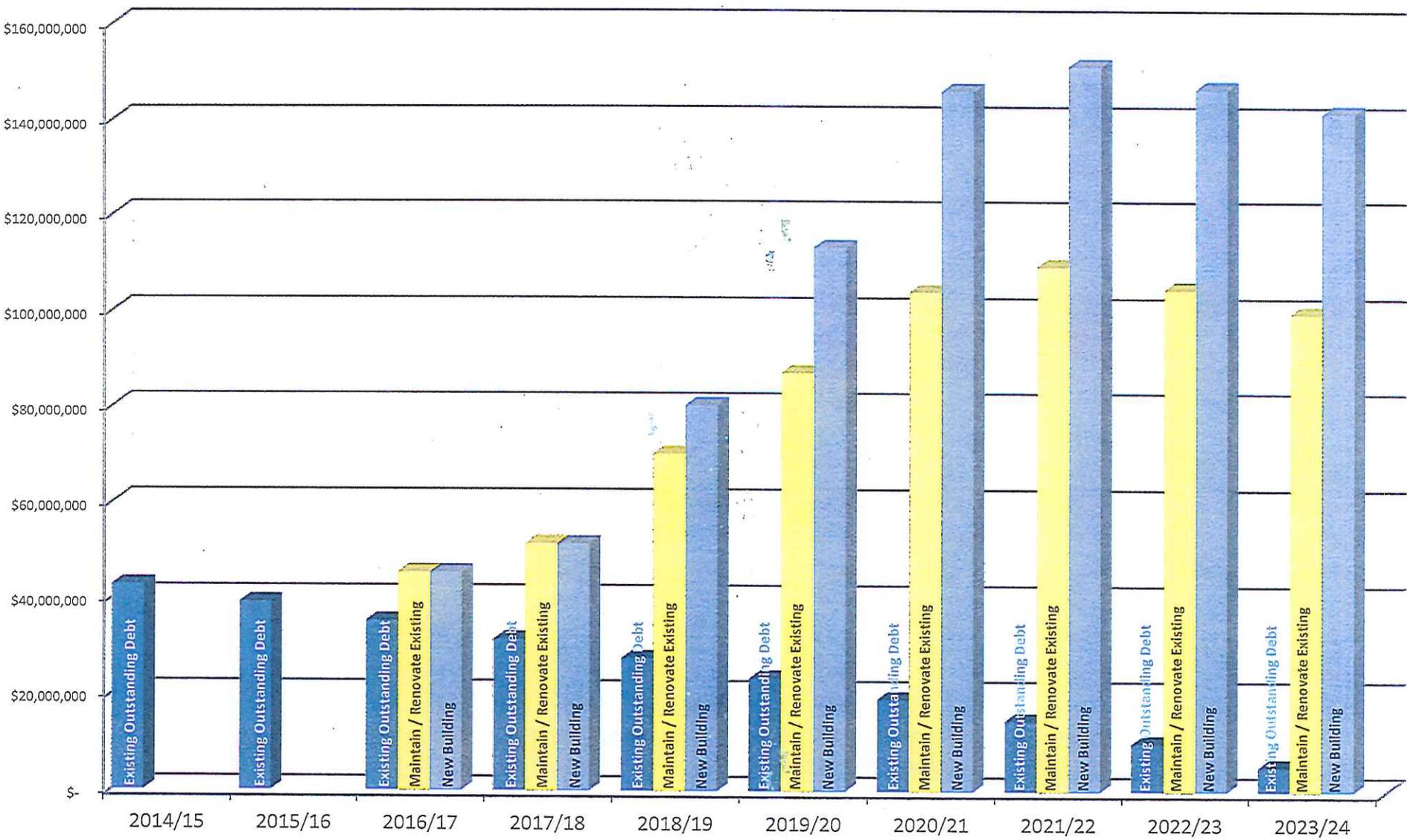
# Project Financing Strategy



- Annual Debt Service - Principal
- Annual Debt Service - Interest
- Projected Debt Service - Principal
- Projected Debt Service - Interest



	2020 - 2021	2021 - 2022
Current annual debt service payment	\$5,111,155	\$5,116,155
New capacity – Reduced building maintenance/custodial costs (64,550 less square feet @ \$7.50/foot (\$6.65 current costs))	\$484,125	\$484,125
New capacity – Reduced building utility costs (64,550 less square feet @ \$1.50/foot (\$1.33 current costs))	\$96,825	\$96,825
New capacity – Act 1 annual millage increase for debt service (Annual accrual of Act 1 Percentage for debt service and savings from prior year debt refundings)	\$3,353,890	\$3,913,067
Projected increased annual debt service capacity	\$9,045,995	\$9,610,172



Total Debt Outstanding

	New Building	Existing Building Maintain/Renovate
Total square footage	206,000	270,548
Operating & maintenance per square foot (2014-15 projected \$)	\$6.66	\$6.66
Utility costs per square foot (Based on prior 4 year average)	\$1.33	\$1.33
Total operating and utility costs per square foot		\$7.99
Total projected operating costs	\$1,645,940	\$2,161,680
Projected reduced annual operating costs – based on 2014-15 costs	\$515,740	
Projected annual savings in 2020-21 based on 2% inflation growth	\$580,810	
Projected savings per square foot	\$2.82	

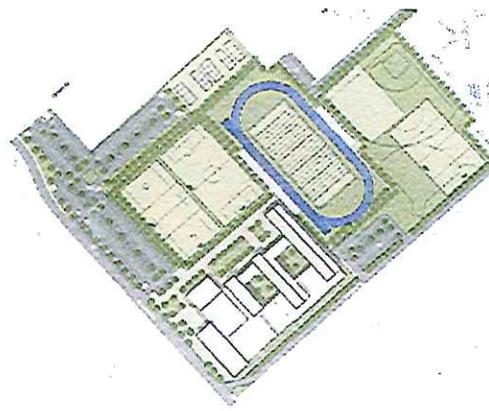
	Maintain Existing Building	Renovate Existing	New Leamy Ave.	New Saxer Ave.
<b>Total New Principal</b>	\$100,000,000	\$134,000,000	\$137,000,000	\$132,000,000
<b>Type of Debt Amortization Term</b>	Wrap Around Fixed & Variable 20-30 years			
<b>Projected required phased in millage increases through 6/30/2023 – 9 years</b>	1.62 mills	2.60 mills	2.69 mills	2.52 mills
<b>Projected tax increase for current median assessed value of \$146,050</b>	\$255	\$415	\$425	\$398
<b>Projected tax increase per \$100,000 of assessed value</b>	\$178	\$283	\$291	\$273



Maintain Existing



Renovate Existing



New Leamy



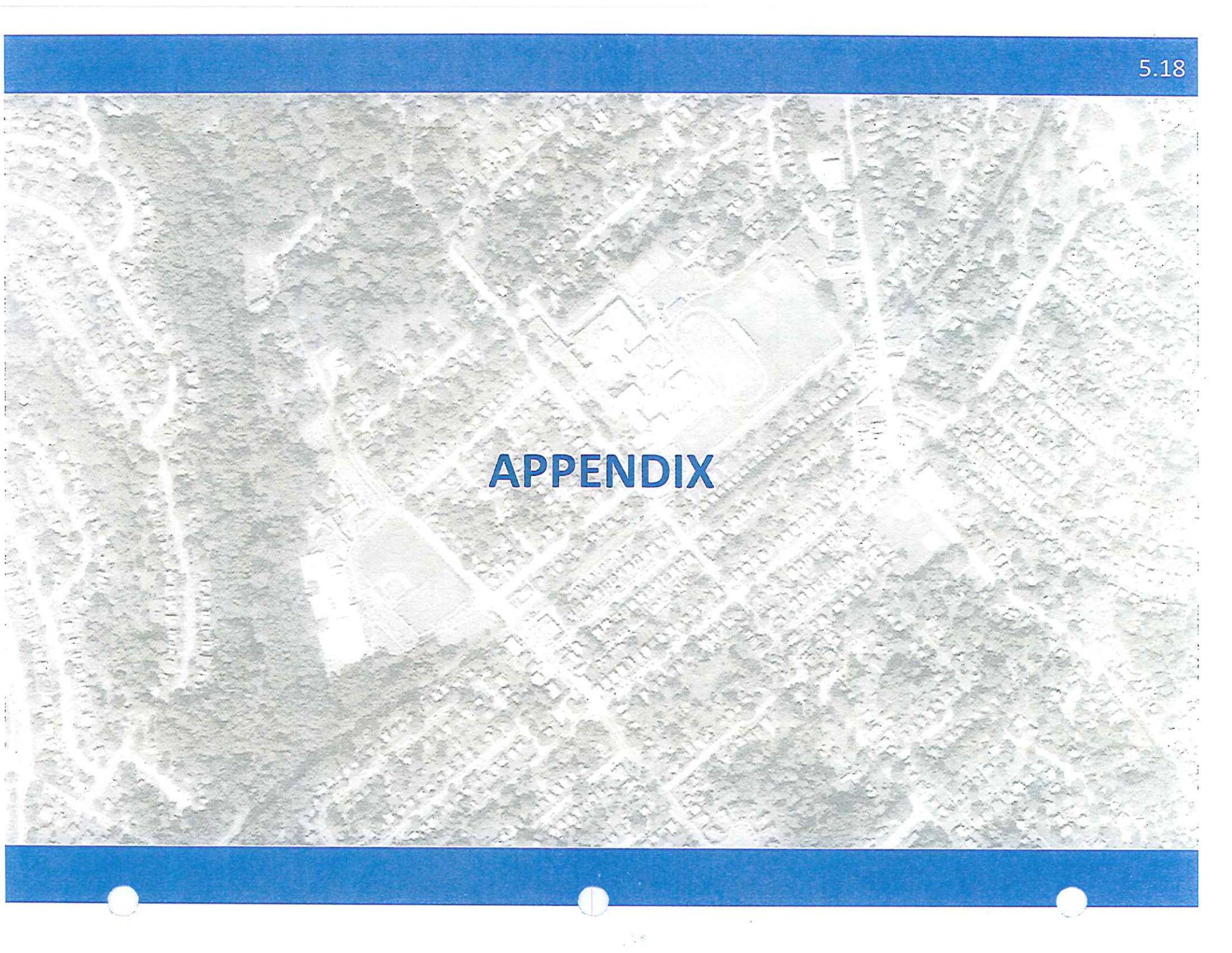
New Saxer

## Discussion

# Town Hall Meetings

- **Town Hall Meeting 1** (insert date)  
Repeat Presentation of May 22, 2014 Board Meeting
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**APPENDIX**



SSD: SHS Masterplan Budgets  
Summary of Main Scope Items

	Maintain Existing	Renovate Existing	Leamy Avenue	Saxer Avenue
<b>Site Acquisition</b>				
1 Rolling Road Acquisition				X
<b>Site Preparation</b>				
1 Demolish Existing High School	na	na	x	x
2 Demolish -Construct/Reno District Admin Offices @ ETR Site	not included	x	x	x
3 Demolish Existing Blue Gym - Replacement	not included	x	na	na
4 Site Utilities and Traffic Improvements	not included	x	x	x
5 District Maintenance Building	not included	x	x	x
6 New Turf Field and Track, Bleacher Renovation	not included	x	x	x
7 Renovate/Restoration Tennis Courts	x	x	x	x
8 New ADA - Main Entrance	x	x	na	na
9 Misc Site Improvements - Walks/walls/landscaping	x	x	x	x
10 Replacement of Dropoff Canopies	not included	x	x	x

SSD: SHS Masterplan Budgets  
Summary of Main Scope Items

	Maintain Existing	Renovate Existing	Leamy Avenue	Saxer Avenue
<b>Construction</b>				
<i>Existing High School</i>	264,430	267,990	206,400	206,400
1 Create Swing Space for Classrooms @ District Admin/Temp Circulation	x	x	na	na
2 Complete exterior skin replacement	x	x	na	na
a. New roof and structural substrate	x	x	na	na
b. New window and door systems	x	x	na	na
c. Masonry Restoration throughout.	x	x	na	na
d. In conjunction with b and c above – new sealants, everywhere	x	x	na	na
3 Complete abatement of all known issues	x	x	x	x
4 New Mechanical Systems, including a new building automation system	x	x	na	na
4a New Geothermal Well Field	not included	x	na	na
5 Limited plumbing system replacement, provide allowance for	x	x	na	na
6 New/enhanced electrical distribution	x	x	na	na
7 All SLEP items identified as “Green” to be included	x	x	na	na
8 New ADA compliant Main Entrance	x	x	na	na
9 Interior finishes	x	x	na	na
10 Access controls	x	x	na	na
11 Landscaping – gut and replant (considered overgrown now)	x	x	na	na
12 Auditorium overhaul (not suited for the 50-year window, seating, sound,	x	x	na	na
12 Sprinkler System Install	not included	x	na	na

**SSD: SHS Masterplan Budgets  
Summary of Main Scope Items**

	Maintain Existing	Renovate Existing	Leamy Avenue	Saxer Avenue
<b>Professional Fees</b>				
	X	X	X	X
<b>Furnishings and Equipment</b>				
1 Furniture	X	X	X	X
2 IT Equipment	X	X	X	X
3 Movers/Move Mgmt	X	X	X	X
<b>Owner Direct Costs</b>				
1 Contingency	X	X	X	X
2 Project Management	X	X	X	X