

1 | Executive Summary

Definition of Goals

Visioning exercises are key to establishing the goals and guiding principles for projects and District as a whole. A visioning exercise occurred with the School District and Administration, who established the following parameters for their district:

1. There needs to be equity amongst all the facilities both educationally as well as in functionality.
2. The existing district administration office and its current space to be evaluated for possible repurposing as part of the options process.
3. Flexibility is essential, whether in the type of furniture, collaborative and individual work spaces (students learn differently in different environments), pods within classrooms, etc. Comfort in these spaces is key – cannot be office-like or sterile.
4. In conjunction with the previous item, maintaining proper safety and discipline, especially being such a large district, is necessary.
5. Educational spaces to be of an appropriate size, and have natural light. Currently many of the existing classrooms throughout the buildings are on the small side, and many of them either have little or no natural light. In addition, the need for additional large group spaces (80-120 students at a time) is great.
6. The functionality and locations of the existing corridor lockers are to be reviewed, taking into consideration 21st century learning, crowded corridors and what specifically needs to be stored.

Information Gathering

Crabtree, Rohrbaugh and Associates reviewed documentation provided by the District, assessed existing buildings from both an operations and educational standpoint, as well as their associated sites. Demographic information, enrollment projections and building utilization were also established. This information allows all parties to look at the District holistically, and was utilized in the analysis and options portions of the study.

Analysis

The analysis phase of the study reviewed all information gathered and identified key questions whose answers would inform the current building options. Those questions include:

1. What is the condition of our facilities?
2. How energy efficient are our facilities?
3. Are we effectively utilizing our facilities in relation to education and operations?
4. Can our facilities support 21st Century Learning?

5. How do our facilities support our community?
6. How much growth or decline can we expect and where will it be?
7. Do we have potential for growth through District merger?
8. Can our infrastructure accommodate growth plus ideal class sizes?
9. Can we accommodate a larger Pre-Kindergarten program?

Each existing building was analyzed and rated from a facility and education standpoint, and given a rating for comparison. These ratings are established based on the condition of the site, architectural and MEP systems, safety, security and educational suitability. Each of these elements have been rated from Critical to New for physical elements, and Unsatisfactory to Excellent educationally, based on the District's educational goals.

Options

After analyzing the key issues facing Wyomissing Area School District, a number of options were developed to address those issues. Each option has a different impact to the District with each of the existing facilities, overall enrollment, district guiding principles, cost and implementation.

No options presented is intended to be a final solution, but rather conceptual in nature. The options serve to facilitate the discussion of the overall buildings, as well as the relationship of elements necessary to reinforce, even enhance the educational programs. The final solution may encompass select components of one or more options. An option may be more than one project phased over time.

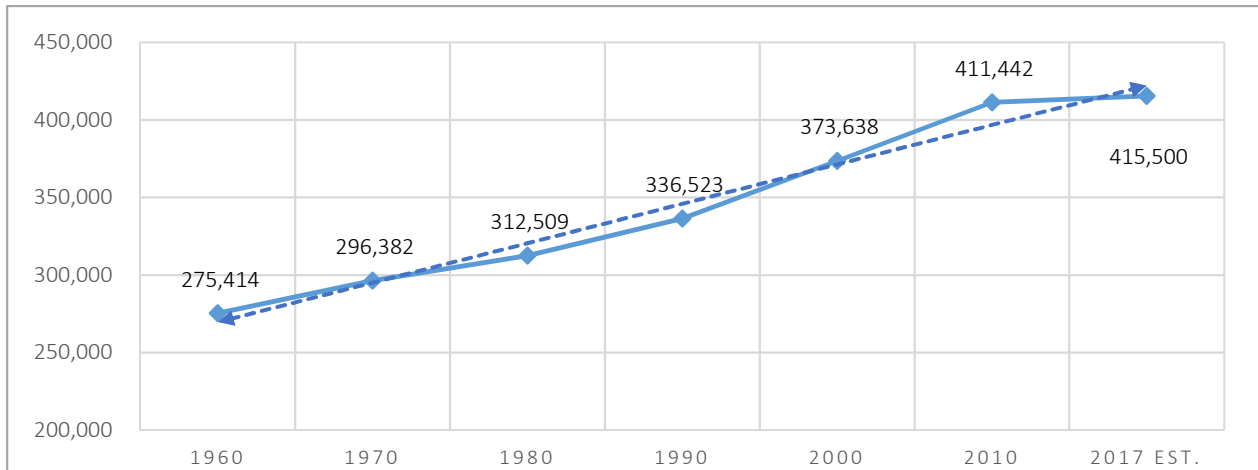
Recommendations

Option recommendations are based upon information in the gathering phase, including enrollment, facility assessments, and meetings with the District, its board, staff, students and administration. Each option is presented as a total District solution and in many instances are independent of one another. Detailed descriptions of the options can be found in Section 10 of the study.

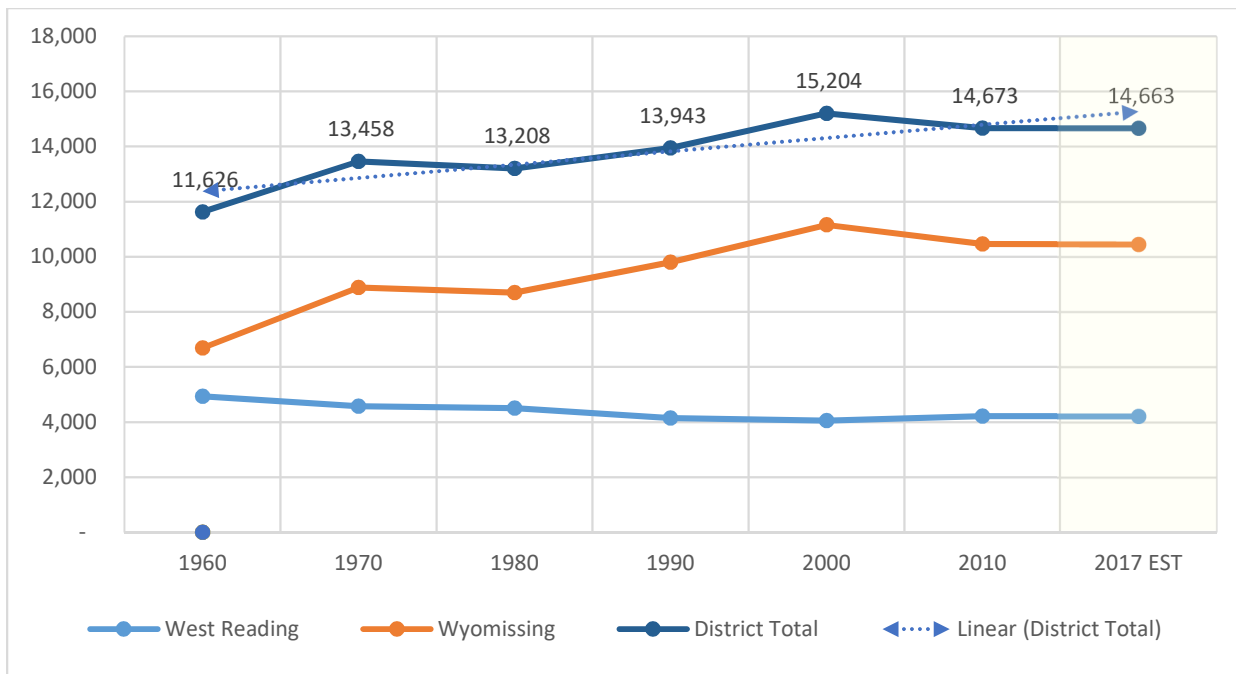
Summary of Report

Demographics

County population has consistently increased in population an average of 8.38% each decade from 1990 – 2010, with the largest increases experienced in years 2000 and 2010. Projections through 2020 and beyond indicate continued, albeit minor increases in population trends

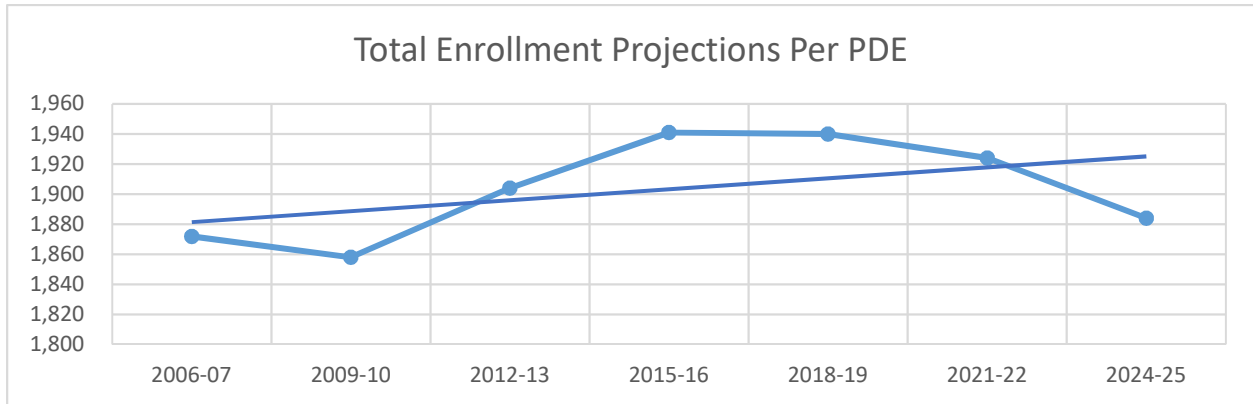


District (Local) population has also consistently increased in population an average of 5.0% each decade from 1990 – 2010. West Reading Borough has experienced consistent decreases in population up until 2000, while Wyomissing Borough has experienced moderate increases in population up until 2000, with both boroughs indicating relatively flat projections into 2020. The local population in both Boroughs is increasing at a slower rate as compared to the county

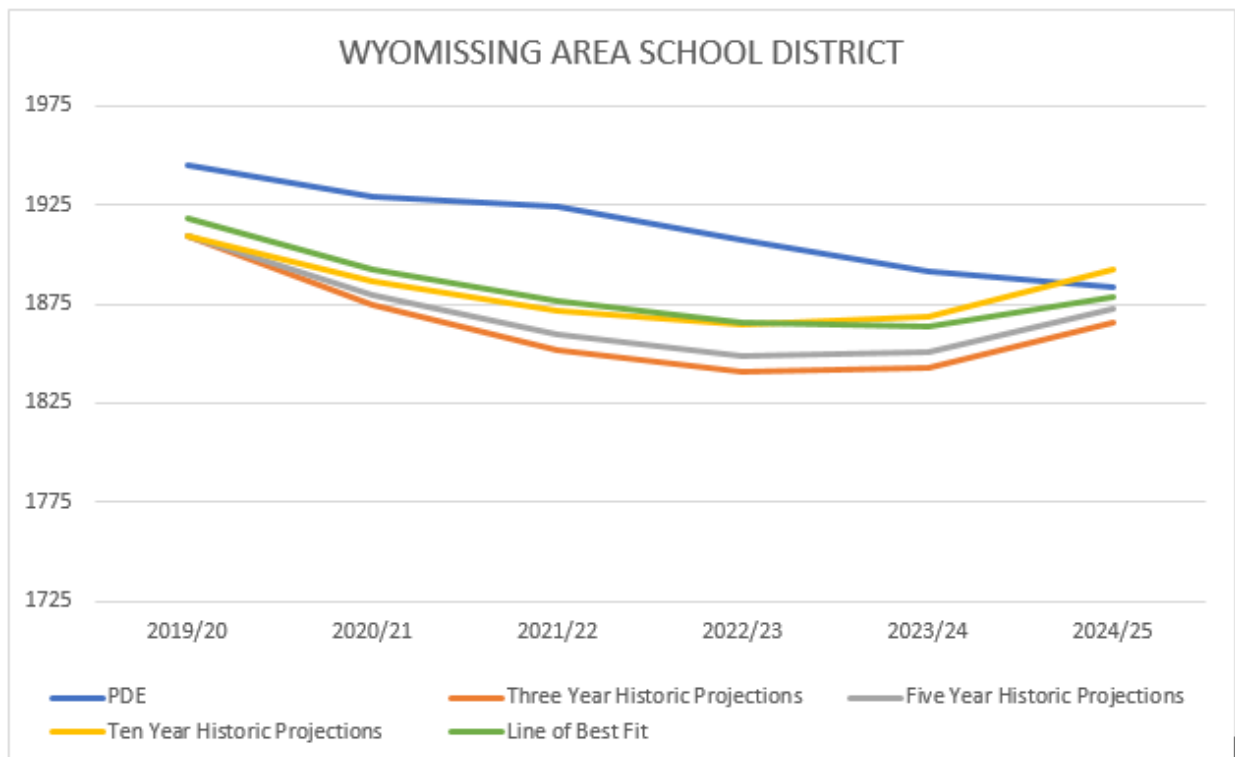


Demographics (cont)

Student enrollment has experienced a District Wide increase of 68 students, or 3.6% increase, from 2006 to 2018. The K-4 student population has experienced consistent growth in enrollment of approximately 3%, while the 5-6 and 7-12 student population have both experienced consistent flat or decline in enrollment, from 2006 to 2018



PDE's projections differ from the historic based trends method. Given the recent decline in live births in the municipalities within the district since 2004, it may be reliable to apply a consistent historic rate to determine projected enrollment. This method utilizes historic enrollment trends throughout the District and results in a slightly higher total enrollment compared to the PDE projections, which may provide a more predictable enrollment for planning purposes.



Benchmark Analysis

Comparing information against regional averages allows the district to quantify targeted metrics. The metric that is relevant in these facilities assessments are the current and future Utilization of Space. Both PDE and District capacities were evaluated to determine the utilization of each facility.

Wyomissing Area School District

EDUCATIONAL BUILDING CAPACITY | Assessed October 2019

	Elementary Education				Elementary Education				Secondary Education		
	Wyomissing Hills Elem. Center (K to 4th Grade)				West Reading Elem. Center (5th - 6th Grade)				Wyomissing Area Jr/Sr HS (7th - 8th / 9th - 12th Grade)		
	No. of Rooms	PDE Unit FTE Cap	DISTRICT Capacity Goals		No. of Rooms	PDE Unit FTE Cap	DISTRICT Capacity Goals		No. of Rooms	PDE Unit FTE Cap	DISTRICT Capacity Goals
Types of Educational Spaces											
Pre-Kindergarten Classrooms	0	0	15	1	0	15	0	0	15		
Kindergarten Classrooms (1/2 Day)	0	50	36	0	50	36	0	50	36		
Kindergarten Classrooms (Full Day)	7	25	20	0	25	20	0	25	20		
Standard Classrooms	27	25	22	16	25	22	39	25	22		
Learning Support / Special Education	6	0	15	5	0	15	8	0	15		
Computer Labs	1	0	0	1	0	0	3	20	20		
Music Classrooms	1	0	0	1	0	0	0	25	25		
Art Classrooms	1	0	0	1	0	0	2	20	20		
Science Classrooms	0	0	0	0	0	0	4	25	22		
Science Labs	0	0	0	0	0	0	7	20	20		
Gymnasium	1	0	0	1	0	0	2	66	66		
Auxiliary Gymnasium	0	0	0	0	0	0	1	33	33		
Large Group Instruction	0	0	0	0	0	0	0	0	0		
Small Group Instruction	0	0	0	0	0	0	3	0	0		
Business Classroom	0	0	0	0	0	0	0	25	22		
Business Labs	0	0	0	0	0	0	1	20	20		
Driver's Education Classroom	0	0	0	0	0	0	0	20	20		
Band Room	0	0	0	0	0	0	1	25	25		
Orchestra Room	0	0	0	0	0	0	1	25	25		
Choral Room	0	0	0	0	0	0	1	25	25		
Family Consumer Science Room	0	0	0	0	0	0	1	20	20		
Tech Ed / CTE Classroom	0	0	0	0	0	0	2	20	20		
Total Elementary Capacity: 850 824				Total Elementary Capacity: 400 442				Total Jr/Sr High School Capacity: 1472 1463			
Total 2019-20 Enrollment: 708 708				Total 2019-20 Enrollment: 299 299				Total 2019-20 Enrollment: 915 915			
Building Capacity: 83% 86%				Building Capacity: 75% 68%				Building Capacity: 62% 63%			

* Building capacity with PDE utilization and capacity adjustment factors

Space utilization analysis indicates that the district currently has only 2% excess PDE capacity and no excess District capacity at the K-4 elementary level. The 5-6 elementary level has 10% excess PDE capacity and 17% excess District capacity. The Junior/Senior High school level has 23% excess PDE capacity and 22% excess District capacity. As enrollment continues to increase at the lower elementary level, the K-4 facility may become over utilized. The 5-6 and 7-12 buildings may also experience increased enrollment, but currently have adequate capacity to accommodate future enrollment increases.

Facility Assessments

The Pa Department of Education requires that each District Facility Study identify items that are required to bring District buildings up to current construction standards. It should be noted that existing conditions that would not comply with current Codes are frequently grandfathered by the local Code Authority and would need to be upgraded to current Codes during a major construction project or due to the need for replacement. Other critical issues which we evaluate include life safety and building code compliance, handicap accessibility (ADA), energy efficiency, structural systems and aesthetics.

Included in this report is a matrix which analyzes each building's physical condition including the projected useful life of each building's major architectural and building systems components, whether the building is accessible, structurally sound, energy efficient, ADA and building code compliant. Site investigations were conducted to evaluate various site, architectural, plumbing, heating, air conditioning, ventilation, electrical power and special systems at each building.

Below is an excerpt of the building assessment matrix contained within this report:



Wyomissing Area School District
Wyomissing Hills Elementary Center

SCALE	DESCRIPTION	FCI %	TIMELINE
5 NEW	New or like-new condition; Reevaluate in 8 - 10 years	91% - 100%	8-10 YRS.
4 GOOD	Minimal wear for age, no issues	61% - 90%	6-8 YRS.
3 FAIR	Average wear for age, approaching end of lifecycle	31% - 60%	4-6 YRS.
2 POOR	Worn from use or age, end of expected lifecycle	16% - 30%	2-4 YRS.
1 CRITICAL	Extremely worn or damaged, replace as soon as possible	0% - 15%	< 2 YRS.

FACILITY CONDITION INDEX (FCI) Assessed July 2019							ESTIMATED CONSTRUCTION COST		
Site	5	4	3	2	1	NA	Comments & Recommendations	Low	to High
1 Perimeter Fencing & Gates				•			Fencing/posts at play areas is showing signs of disrepair. Fencing should be repaired/replaced as required.		
2 Athletic/Play Fields			•				Play fields are in fair to good condition. Consider reseeding/restoring grass play areas		
3 Athletic Field Structures, Scoreboards						•	none		
4 On-Site Sidewalks			•				Concrete sidewalk cracking is evident; overall in fair to good condition. Damaged concrete walkways should be removed and replaced		
5 Play Equipment			•				Play equipment is in good condition; Replace basketball backstops and hoops; Consider replacing soft surface play material.		
6 Paving			•				Paved driveways and walkways show signs of wear and deterioration, with cracking and spalling. Ponding may occur in suppressed areas. Parking lot(s) should be milled/overlaid.		
7 Striping, Markings, Speed Bumps			•				Stripes and markings are faded and difficult to read. Parking lot(s) should receive new paint/striping		
8 Curbing				•			Curbing shows signs of deterioration and cracking. Paint is faded and difficult to see. Damaged curbing should be removed and replaced. Curbs should be repainted.		
9 Site Drainage / Runoff				•			The south-west classroom wing has areas of ponding water and soft/soggy soils. Areas of foundation walls show signs of water infiltration and undermining. The current grading and storm water system is not appropriate for the current condition and should be addressed		
10 On-Site Signage						•	None; consider additional marquee sign. Directional signage should be considered throughout the site		
11 Exterior Furniture, Bike Racks, Storage			•				Tables located at central courtyard are in good condition. Consider replacement of soft surface material.		
12 Retaining Walls, Site Walls					•		Brick walls located around the kindergarten play area are in severe disrepair. Brick walls located at the rear of the school are also cracked and damaged.		
13 Freestanding Walkway Canopies					•		Replace EIFS canopy/entrance area		
Subtotal								\$522,390.00	\$643,710.00

Facility Options / Estimated Costs

Crabtree, Rohrbaugh & Associates has developed these preliminary facility options and recommendations for the School District facilities, to assist the Wyomissing Area School District Board of Directors and administration in the decision-making process regarding the future utilization of the educational buildings.

As such, this report should be viewed as a starting point, or benchmark; providing a framework from which decisions regarding prioritized facility upgrades can be made. Any recommendations that result in upgrades to the present facilities should be structured to align with the School District's Mission, Beliefs and Educational Programs.

The information presented outlines various options that the Wyomissing Area School District can take to address the facility needs at the K-4 and Junior/Senior High School buildings, and other facility needs at other district buildings.

Below is an excerpt of the Options Analysis contained within this report:

Summary of Construction Options																
MAINTENANCE PLAN																
FACILITY	GRADE CONFIG.	EXIST. SQ. FT.	CURRENT ENROLL.	CURRENT CAPACITY		CURRENT UTILIZATION		PROJECTED ENROLL. **	PROPOSED SCOPE	SF OF NEW CONSTR.	PLANNED CAPACITY		REVISED UTILIZATION		COST TO MEET CURRENT CONSTRUCTION STANDARDS***	
				PDE	DISTRICT	PDE	DISTRICT				PDE	DISTRICT	PDE	DISTRICT		
Wyomissing Hills Elementary Center	K-4	88,800	708	850	824	83%	86%	769	Maint. Renov.	-	850	824	90%	93%	\$ 5,583,590	to \$ 6,912,429
West Reading Elementary Center	5-6	65,750	299	400	442	75%	68%	299	Maint. Renov.	-	400	442	75%	68%	\$ 739,716	to \$ 898,278
Wyomissing Area Junior/Senior High School	7-12	211,042	915	* 1472	* 1463	62%	63%	866	Maint. Renov.	-	* 1472	* 1463	59%	59%	\$ 9,388,605	to \$ 11,607,243
District Admin Building	-	11,000	-	-	-	-	-	-	N/A	-	-	-	-	-	\$ -	to \$ -
Total District	-	376,592	1,922	2,722	2,729	73.4%	72.0%	1934		-	2722	2,729	74.7%	73.4%	\$ 15,711,911	to \$ 19,417,950
PDE recommends 85% Utilization for Educational facilities * .9 utilization per PDE ** Projected Enrollment from 10-Year Historic Projections to 2027/28 ***includes soft costs																
OPTION 1 Maintain existing district configuration - Alterations and Additions to Wyomissing Area Junior/Senior High School																
FACILITY	GRADE CONFIG.	EXIST. SQ. FT.	CURRENT ENROLL.	CURRENT CAPACITY		CURRENT UTILIZATION		PROJECTED ENROLL. **	PROPOSED SCOPE	SF OF NEW CONSTR.	PLANNED CAPACITY		REVISED UTILIZATION		COST FOR ALTERATIONS/ADDITIONS TO WYOMISSING AREA JR/SR HIGH SCHOOL***	
				PDE	DISTRICT	PDE	DISTRICT				PDE	DISTRICT	PDE	DISTRICT		
Wyomissing Hills Elementary Center	K-4	88,800	708	850	824	83%	86%	769	N/A	-	850	824	90%	93%	\$ -	to \$ -
West Reading Elementary Center	5-6	65,750	299	400	442	75%	68%	299	N/A	-	400	442	75%	68%	\$ -	to \$ -
Wyomissing Area Junior/Senior High School	7-12	211,042	915	* 1472	* 1463	62%	63%	866	Alts/Additions	4,250	* 1472	* 1463	59%	59%	\$ 11,624,370	to \$ 13,191,415
District Admin Building	-	11,000	-	-	-	-	-	-	N/A	-	-	-	-	-	\$ -	to \$ -
Total District	-	376,592	1,922	2,722	2,729	73.4%	72.0%	1934		4,250	2722	2,729	74.7%	73.4%	\$ 11,624,370	to \$ 13,191,415
PDE recommends 85% Utilization for Educational facilities * .9 utilization per PDE ** Projected Enrollment from 10-Year Historic Projections to 2027/28 ***includes soft costs																
OPTION 2 Maintain existing district configuration - Alterations and Additions to Wyomissing Hills Elementary Center																
FACILITY	GRADE CONFIG.	EXIST. SQ. FT.	CURRENT ENROLL.	CURRENT CAPACITY		CURRENT UTILIZATION		PROJECTED ENROLL. **	PROPOSED SCOPE	SF OF NEW CONSTR.	PLANNED CAPACITY		REVISED UTILIZATION		COST FOR ALTERATIONS/ADDITIONS TO WYOMISSING HILLS ELEM CENTER***	
				PDE	DISTRICT	PDE	DISTRICT				PDE	DISTRICT	PDE	DISTRICT		
Wyomissing Hills Elementary Center	K-4	88,800	708	850	824	83%	86%	769	Alts/Additions	15,800	900	898	85%	86%	\$ 9,466,160	to \$ 10,529,253
West Reading Elementary Center	5-6	65,750	299	400	442	75%	68%	299	N/A	-	425	449	70%	67%	\$ -	to \$ -
Wyomissing Area Junior/Senior High School	7-12	211,042	915	* 1472	* 1463	62%	63%	866	N/A	-	* 1472	* 1463	59%	59%	\$ -	to \$ -
District Admin Building	-	11,000	-	-	-	-	-	-	N/A	-	-	-	-	-	\$ -	to \$ -
Total District	-	376,592	1,922	2,722	2,729	73.4%	72.0%	1934		15,800	2797	2,810	71.5%	70.4%	\$ 9,466,160	to \$ 10,529,253
PDE recommends 85% Utilization for Educational facilities * .9 utilization per PDE ** Projected Enrollment from 10-Year Historic Projections to 2027/28 ***includes soft costs																

Summary

The information contained within this district wide feasibility study has been developed to:

- Address the present and foreseeable projected student enrollment.
- Identify and address existing facility needs at all district owned buildings 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.
- Provide preliminary construction and projecting cost information as a means of budgeting for any major project, designed to address the school district's facility needs in a prioritized and structured approach.

Short - Term Life-Cycle Renewal & Capital Improvements

The short-term improvements are not intended to be 20 – 25 year comprehensive building upgrades or expansion projects, rather address program enhancements or the more urgent, or critical needs of a facility; typically driven by deferred maintenance, equipment failure, non-conformance with current building codes and changes in technology.

Long – Term Facility Renewal & Master Plan options

The long-term improvements are intended to be 20 – 25 year comprehensive building renovation and addition projects to provide capacity to each building as well as program support spaces. Each facility will need to be further evaluated for site impacts such as play area reconfiguration and meet current zoning and stormwater management requirements. Renovations will include building and accessibility upgrades and also improvements to meet current building codes and ordinances.

Summary of Options:

Options are listed in Section 10 of this study. These options include maintenance scope for all three educational facilities, as well as selective renovations and additions to the Wyomissing Hills Educational Center and Wyomissing Area Junior/Senior High School. Upon review of current and project enrollments at the Wyomissing Area School District, none of the options require a change in District grade alignment.

Improvements to the Wyomissing Area High School focuses on upgrading the older sections of the facility, and improving the quality of the building infrastructure to meet District standards, as well as expanding support spaces. The grade alignment, capacities and percentage of utilization for the educational facility shall all be maintained in this option. Improvements to this facility provides updated classroom spaces, upgrades the Kitchen/Cafeteria size and location to support the student population, and provides educational spaces required for 21st Century Education.

Improvements to the Wyomissing Hills Educational Center focuses on increasing educational capacity at the school, as well as expanding support spaces. Improvements to this facility enhances the utilization percentage of the facility, provides adequate classroom spaces for each grade level, upgrades the Kitchen/Cafeteria size and location to support the student population, and provides educational spaces required for 21st Century Education.

Maintenance | Status Quo

The maintenance option for the School District would include construction to upgrade all of the District facilities to current construction standards. The prices associated with this option are solely from the purpose of maintaining each facility as they current operate and replacing components in-kind. This option does not include the additional area or expansion of current systems or educational spaces to meet educational or capacity needs. The building capacities and percentage of utilization shall all be maintained in all District buildings.

Estimated Project Cost: \$15,711,911 - \$19,417,950

Option 1 | Limited Renovations & Additions to Wyomissing Area Junior/Senior High School

This option for the School District would only include improvements to the existing facility and educational components of the Wyomissing Area Junior/Senior High School, as they currently stand. The scope of this work is focused on the original 1938 and 1992 portions of the building, and would include select renovations and upgrades to the infrastructure of the building. Improvements to curriculum, including Special Education, Technology/Media Center and additions/expansion to Cafeteria/Kitchen support areas would be included in this option. The building capacities and percentage of utilization shall be maintained in all District buildings.

Estimated Project Cost: \$11,624,370 - \$13,191,415

Option 2 | Limited Renovations & Additions to Wyomissing Hills Elementary Center

This option for the School District would only include improvements to the existing facility and educational components of the Wyomissing Hills Elementary Center School, as well as additions to meet current and future enrollment and utilization at the facility. The scope of this work would include select renovations and upgrades to the infrastructure of the building. Improvements to the educational spaces would include PreK, Kindergarten and 1-2 grade level classroom additions, inclusion of Collaborative Learning Areas within grade groupings, improved classroom adjacencies for K-2 and 3-4 grade levels, improved Special Education classroom size and location, and additional support classrooms dedicated for STEAM and Maker Space. Additions to Cafeteria/Kitchen support areas would be included in this option. These additions reduce the overall utilization percentage of the facility, provides adequate classroom spaces for each grade level, improves the Kitchen/Cafeteria size and location to support the student population, and provides educational spaces required for 21st Century Education (refer to Facilities Condition Index of the Elementary School for more information). The building capacity and percentage of utilization for the Wyomissing Hills Elementary Center is improved in this option.

Estimated Project Cost: \$9,466,160 – \$10,529,253

Option 3 | Limited Renovations & Additions to Wyomissing Hills Elementary Center and Wyomissing Area Junior/Senior High School

This option for the School District would include systemic renovations and select additions to both Wyomissing Hills Elementary Center and Wyomissing Area Junior/Senior High School. The scope of this option is indicated in both Options 1 and 2. A benefit of this option is that the District may realize a cost savings with combining the two projects as a combined bid.

Estimated Project Cost: \$21,090,530 - \$23,720,668

Option 4 | Limited Renovations & Additions to Wyomissing Hills Elementary Center and Wyomissing Area Junior/Senior High School; Maintenance/Upgrades to West Reading Elementary Center

This option for the School District would include select renovations and additions to both Wyomissing Hills Elementary Center and Wyomissing Area Junior/Senior High School, as well as maintenance upgrades to the West Reading Elementary Center. The scope of this option is indicated in Option 3 as well as the facility upgrades to West Reading Elementary Center listed in the Maintenance option. A benefit of this option is that the District may realize a cost savings with combining the three projects as a combined bid, as well as improvements to key infrastructure and educational deficiencies to all facilities as identified by the District.

Estimated Project Cost: \$21,830,246 - \$24,618,946