VEBH Architects:
Hopewell Area School District
December 16, 2019

Feasibility Study Board Update
Why are we here?

• 16 months ago, VEBH was hired to assess facilities and complete a feasibility study for the District

• Aging infrastructure...
  ▪ 20 years ago was last major Districtwide renovation

• Example of Work not completed during the 2000 projects, but is needed now...
  ▪ Complete window replacement
  ▪ HVAC piping replacement (was still within life cycle)
  ▪ Water distribution piping replacement (was still within life cycle)
Current Concerns

- Safety and security measures have changed
- Education has changed...how it looks, feels and is delivered
  - Additional classroom spaces (ie. Innovation / STEAM labs) in 21st Century education
- Special Education requirements have changed
  - Keeping students in school district requires additional classroom and support spaces
- Elementary enrollment concerns – continued increase at elementary; lack of classrooms to accommodate growth
- Physical building and infrastructure needs...Aging facilities
The way we learn...?
21st Century Learning

- Real world problem solving and critical thinking
- Collaboration
- Schools within Schools
- Creativity & innovation
- Global awareness & connectedness
- Parent engagement
- Rigor and interactive learning
- Strategic business partnering
21st Century Spaces

- Spaces designed to foster Collaboration & Design thinking preparing them with 21st Century skills
- Large whiteboards, flexible seating, and variety of different collaboration spaces that foster team problem solving activities
- Specialized equipment and resources to encourage and support innovation
- Power and Connectivity throughout to support student technology
- Technology rich environment supporting strategic partnering with real-world industries.
- Opportunities for secure community utilization without disruption of the school

WHAT STUDENTS WANT
Hopewell Area School District

12 / 16 / 19

VEBH Architects
Study Process Overview

Phase 1: Establish existing physical building and site conditions

• Conducted tours of each of the six buildings (both inside & outside)
  • Looked at condition of windows/doors, finishes, storage, exterior masonry, roofs, paving, code deficiencies, structural concerns, HVAC, plumbing, electrical, and communication systems, kitchens/serving lines, etc.

• Developed existing building and site utilization plans

• Developed an itemized list of deficiencies at each building – Categorized and prioritized items

Phase 2: Develop cost estimates for list of deficiencies

• Established approximate costs for general construction items, plumbing, mechanical, electrical and food service items
**Study Process Overview**

**Phase 3: Establish the educational programming needs at each school building**

- Met with administrators at each building to discuss building-by-building educational upgrades and develop options for improvements and modifications at each facility

**Phase 4: Create a plan for improvement priorities**

- Updated cost estimates to include educational programming modifications costs

- Work with administration to develop improvement priorities based on infrastructure needs and educational programming upgrades at each building

- Work with administration to develop prioritized building improvements and modifications at each building based on budgetary concerns
SUMMARY OF DISTRICT FACILITIES

K - 4

Hopewell Elementary School

Independence Elementary School

Margaret Ross Elementary School

5 - 8

Junior High School / DAO

9 - 12

High School
SUMMARY OF DISTRICT FACILITIES

Bus Garage
(at Margaret Ross Elementary)

Tony Dorsett Stadium
(at the High School)
Buildings and Student Population

**Independence Elementary School**
K-4 / 281 Students

**Hopewell Junior High School**
5-8 / 680 Students

**Margaret Ross Elementary School**
K-4 / 214 Students

**Hopewell High School**
9-12 / 604 Students

**Hopewell Elementary School**
K-4 / 387 Students
## Existing Grade Level Groupings

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### Enrollment Information

- **HES (Hopewell Elementary School):** 387
- **IES (Independence Elementary School):** 281
- **MRES (Margaret Ross Elementary School):** 214
- **Junior High:** 680
- **Senior High:** 604

**Three Existing Elementary Schools:**

- **Total:** 882
Hopewell Elementary School
3000 Kane Rd.
Aliquippa, PA 15001-4393

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<th>Date of Original Construction</th>
<th>1959</th>
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<td>Classroom and administration / entrance additions in 1998</td>
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Positive Conditions
• Pavement replacement in Spring 2019
• Access control security upgrades

General Building Notes
• Building partially sprinklered
• Building is not fully air conditioned
• Roof area = Approx. 46,650 SF
Existing Site Utilization Plan
Existing Building Utilization Plan

Play Areas

Main Entrance

Hopewell Elementary School District

VEBH Architects

12/16/19
Building Specific Issues ... Hopewell Elementary

Code / Handicapped Accessibility Issues
- Replace corridor / classroom prefabricated metal wall system (*non-rated*)
- Replace non-accessible sinks in classrooms, library, nurse, etc.
- Provide accessible access to platform in Multi-Purpose Room

Building Construction / Site
- Repair portions of roof (* small portion needs replaced entirely *)
- Replace classroom wing windows (original to building – 1959)
- Interior door replacement (*classroom wing doors are original to the building*)
- Replace outdated chalkboards with marker boards
- Rodent control

Food Service Equipment has reached /exceeded the end of functional life
- Last equipment replacement was part of 1998 renovations (*20+ years*)
- Non-compliant fire suppression system
Building Specific Issues ... Hopewell Elementary

Mechanical / Electrical / Plumbing Issues

• Plumbing infrastructure has reached end of functional life
  - Water service entrance, valves, and piping
  - Water distribution piping is original to the building (life expectancy is 50 years)
  - Sanitary and storm piping is original to the building
  - Secondary (emergency) roof drainage

• HVAC equipment has reached beyond the end of functional life
  - Classroom unit ventilators, rooftop equipment
  - Pneumatic temperature control system is beyond expected life and difficult to maintain

• Electrical Equipment has reached end of functional life
  - Power distribution, lighting, intercom system, public address system, etc.
  - Fire alarm system is obsolete
Costing Maintenance and Modernization

Category A – End of Life / Warm, Safe, Dry – Status Quo
- Classroom Security door hardware upgrades
- Roof repairs
- Window replacement
- Fire alarm system
- Public Address system
- Full-building Air Conditioning / HVAC replacement

Category B – Infrastructure Modernization / Upgrades
- Plancon-type upgrades to take District through next 20 years
  - Classroom and corridor finishes / cabinetry
  - Fire protection (sprinklers)
  - Plumbing fixture upgrades
  - Lighting and control upgrades
  - Classroom communication / technology

Category C – “Right Size” (additions and space reconfiguration)
- Additions required for student capacity
- Major spacial reconfiguration
  - Security
  - 21st century educational enhancements
Upgrades Necessary for 21st Century Education

**Elementary Upgrades:**
- Gymnasium not shared with cafeteria (losing approx. 3 hours of Gym / Staffing time because of lunch)
- Space for student collaboration / LGI
- Small group pull-out spaces for instruction
- Special Education (Life Skills) support spaces (ie Sensory spaces, restrooms, etc).
- Maker Space / Innovation / Steam space
- Student project display / storage
- 1 to 1 student devices
- Need updated teacher technology (ie laptops)
- Professional development space needed
- Upper Elementary concept needed for grades 3-4-5 / 4-5-6
- Kindergarten rooms with restrooms
- Currently have multiple shared staffing positions – Music, Art and Librarian
- Air conditioning throughout building
- Storage
Upgrades Necessary for 21st Century Education

Junior High Upgrades:

- Space for student collaboration / LGI
- Small group pull-out spaces
- Special Education (Life Skills) support spaces (ie Sensory spaces, restrooms, etc)
- Library to be more of a Media Center...more of a resource space
- Maker Space / Innovation / Steam space grouped together for shared resources
- Reconfigured Art rooms
- Student project display / storage
- Music rooms are too small for current music program
- More gym space; fitness area is currently too small and not ADA accessible
- 1 to 1 student devices
- Air conditioning throughout building
Upgrades Necessary for 21st Century Education

High School Upgrades:

- Tech Ed / Maker Space
- Fitness / PE Center
- Updated music spaces Library to be more of a Media Center...more of a resource space
- Space for student collaboration / LGI
- Life Skills / Special Ed support spaces
- 1 to 1 student devices
- Classroom technology is not consistent throughout building
- Updated performance space / auditorium (A/V, lighting)
- Professional development space
- Counselor offices need to be closer to student body
- Principal office access is only through office – no direct access
- Air conditioning throughout building
Concepts Utilized When Creating Physical Building Options

• Enrollment analysis

• Grade level shifting for short term pressure relief at elementary level
  • 4th Grade move to Junior High building to create Upper Elementary “School within a School” –
    Encourages grade level groupings supporting learners developmentally

• Educational / Physical needs (program improvements)
  • Special Education
  • Innovation / Stream spaces
  • Collaborative spaces
  • Physical Education

• Building closures and / or consolidation
  • What is the most efficient and effective use of resources to support student learning?
Potential Considerations for Consolidation...

- Independence is underutilized

- Doing one project vs. three may be a better use of funds

- Consolidating may eliminate inequities...
  - Class size, programs/offerings, conditions, etc.

- Consolidating may eliminate need for traveling & underutilized teachers
  - Increase in time teachers are able to work with students

- Consolidating may eliminate need for ongoing redistricting

- Consolidating provides opportunity for safer/more consistent security
Potential Concerns for Consolidation...

- **Bussing from western side of District** “I don’t want my child on the bus for hours”
- “We don’t want to lose our small neighborhood schools”
- **How do you rate the school conditions against the need to act?** “Why do we need to do anything”
- “What happens to closed buildings?”
- “Impact on fields/greenspace”
- “I don’t want my 4th grader with 8th graders”
- “Independence Elementary is only community building out in this area. It’s used for all sorts of township/community activities”
- “If you consolidate at the Jr. High/Margaret Ross site will there be enough parking?”
- **Costs of Renovations vs. New**
Options For Consideration
### OPTION 1
RENOVATE AND “RIGHT-SIZE” ALL SCHOOLS; MAINTAIN GRADE LEVEL GROUPINGS

- Renovate and “right-size” all Elementary Schools
  - Renovate Junior High School
  - Renovate High School

### OPTION 2
RELEIVE ENROLLMENT PRESSURE AT THE ELEMENTARY LEVEL – MOVE 4th GRADE UP

- Move 4th Grade to Junior High building (Upper Elementary school within a school)
  - Renovate and “right-size” all Elementary Schools
    - Renovate Junior High building
    - Renovate High School
    - Move District Admin to HS

### OPTION 3
CONSOLIDATE TO TWO ELEMENTARY SCHOOLS / RELIEVE ENROLLMENT PRESSURE AT THE ELEMENTARY LEVEL - MOVE 4th GRADE UP

- Move 4th Grade to Junior High building (Upper Elementary school within a school)
  - Close Hopewell Elementary
  - Renovate / “right-size” Margaret Ross
    - Renovate Independence
    - Renovate Junior High building
    - Renovate High School
    - Move District Admin to HS

### OPTION 4
K-3 ADDITION TO JR HIGH; INDY REMAINS AN ELEM BLDG; DAO MOVES TO DISTRICT EDUCATION CENTER AT MARGARET ROSS

- Move 4th Grade to Junior High building (Upper Elementary school within a school)
  - Close Hopewell Elementary
  - Close Margaret Ross as an Elementary bldg; Becomes District Education Center
  - Renovate Independence
  - Additions and renovations to Junior High School
  - Renovate High School

### OPTION 5
DISTRICTWIDE K-3 SCHOOL AT JUNIOR HIGH BUILDING (“SCHOOL WITHIN A SCHOOL”)

- Close all Elementary Schools
  - Move 4th Grade to Junior High building (Upper Elementary school within a school)
  - Margaret Ross becomes District Education Center
  - K-3 Primary Center building addition to Junior High building
  - Renovate Junior High building
  - Renovate High School

### OPTION 6
DISTRICTWIDE K-3 SCHOOL AT KANE ROAD

- Move 4th Grade to Junior High building (Upper Elementary school within a school)
  - Close all Elementary Schools
  - New K-3 Primary Center building on Kane Road fields
  - Renovate Junior High building
  - Renovate High School

### OPTION 7
CONSOLIDATE TO TWO ELEMENTARY SCHOOLS / GRADE LEVEL SHIFTING TO JUNIOR HIGH

- Close Hopewell Elementary
- Renovate Indy for Grades K-2
  - Additions and renovations (“right-sizing”) to Margaret Ross for Grades K-2
    - Move 4th Grade to Junior High building (school within a school)
    - Grade Level 3 addition to Junior High building (Elementary school within a school with grades 4 and 5)
    - Renovate Junior High building
      - Renovate High School

### OPTION 8
KINDER CENTER AT MR; MOVE GRADES 1-3, 4, TO JUNIOR HIGH

- Close Hopewell Elementary
  - Close Independence Elementary
  - Margaret Ross becomes Kindergarten Center
  - Move 4th Grade to Junior High building (Upper Elementary school within a school)
  - Grade Levels 1-3 addition to Junior High building (Elementary school within a school)
  - Renovate Junior High building
  - Renovate High School

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**Total Project Cost Range for Options = $66.8 m to $81.2m**

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Hopewell Area School District  
12 / 16 / 19  
VEBH Architects
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### OPTION 5
**DISTRICTWIDE K-3 SCHOOL AT JUNIOR HIGH BUILDING (“SCHOOL WITHIN A SCHOOL”)**

- Close all Elementary Schools
- Move 4th Grade to Junior High building (Upper Elementary school within a school)
- Margaret Ross becomes District Education Center (District offices including Admin, Business, Transportation, Buildings & Grounds, YMCA, Pre-K programming, District storage)
- K-3 Primary Center building addition to Junior High building
  - Renovate Junior High building
  - Renovate High School

### OPTION 7
**CONSOLIDATE TO TWO ELEMENTARY SCHOOLS / GRADE LEVEL SHIFTING TO JUNIOR HIGH**

- Close Hopewell Elementary
- Renovate Indy for Grades K-2
- Additions and renovations (“right-sizing”) to Margaret Ross for Grades K-2
- Move 4th Grade to Junior High building (school within a school)
- Grade Level 3 addition to Junior High building (Elementary school within a school with grades 4 and 5)
  - Renovate Junior High building
  - Renovate High School

### POSSIBLE TOTAL PROJECT COST

**Phase 1:** $52.1 M  
**Phase 2:** $12.3 M

### POSSIBLE TOTAL PROJECT COST

**Phase 1:** $56.2 M  
**Phase 2:** $12.3 M

*(Total Project Cost is Construction cost at each building + 20% Soft Costs)*
OPTION 5: New Districtwide K-3 Elementary Building

- Close Hopewell Elementary -
- Close Independence Elementary -
- Close Margaret Ross as an elementary building – Becomes District Education Center –
- K-3 Primary Center building addition to Junior High building -
- Renovate Junior High building -
- Renovate High School -
Margaret Ross as District Education Center (DEC) - Site Plan
Margaret Ross as District Education Center (DEC) - Floor Plan
K-3 Building Addition to JH Building - Site Plan
K-3 Building Addition to J H Building - Floor Plan

(Second Floor similar)
Option 5: New District-wide K-3 Elementary Building

Educational Benefits

- Students in K-3 would be in designated Primary Center and grades 4-6 would be designated as Elementary School
- All K-3 districtwide will have access to the same opportunities
- Full-time access to the library/media center
- Full-time access to school counselor and principal
- Full-time access to K-3 technology, Music, Art, Physical Education, and Library instruction
- Room for indoor recess during inclement weather (no shared “gym-a-cafetorium”)
- Options for enrichment and acceleration for students who need instruction beyond their grade level.
- More equitable class sizes across same grade levels
- Ongoing collaboration for educators to meet across their grade level teams
- Daily access to special education, support teachers, and student services teachers for teaming and planning.
- One centralized Parent Teacher Organization
- Ability to enhance mentor programs with students (older students buddy with elementary students)
OPTION 7:  
Consolidate to Two Elementary Schools/Grade Level Shifting To Junior High Building  
- Close Hopewell Elementary -  
- Renovate Indy for Grades K-2 -  
  - Additions and renovations ("right-sizing") to Margaret Ross for Grades K-2 –  
  - Move 4th Grade to Junior High building (school within a school) -  
  - Grade Level 3 addition to Junior High building (Elementary school within a school with grades 4 and 5) -  
    - Renovate Junior High building -  
    - Renovate High School -
Margaret Ross (K-2) - Site Plan

OPTION 7

VEBH Architects
Margaret Ross (K-2) - Floor Plan
Junior High Building - Site Plan
Option 7: Consolidate to Two Elementary Schools / Grade Level Shifting To Junior High Building

Educational Benefits

• Students in K-2 would be in designated Primary centers and grades 3-5 will be designated as our Elementary school

• Student Districting:
  • Independence Elementary would remain open and all students in Independence and Raccoon Townships would attend Independence
  • All students currently attending Margaret Ross would remain
  • Students currently attending Hopewell Elementary would be split between Independence and Margaret Ross

• Increased collaboration for educators to meet with grade level teams from current ability to collaborate (half a grade level would be at each building).

• Lessens bus ride for K-2 students living in remote areas of Independence and Raccoon Townships.

• PSSA tested grade levels are clustered together; Primary Centers would not have PSSA testing. This will be less disruptive to primary buildings each spring.
Next steps...

- **Board Meeting focused on 4th Grade Level shift**
  - Monday, January 13, 2020 @ 7pm

- **Parent Meetings focused on 4th Grade Level shift**
  - January 21, 2020 (tentative) and / or January 23, 2020 @ 6pm (location TBD)

- **K-4 parent letter explaining 4th Grade Level shift** – sent January 14

- **Voluntary faculty meetings focused on 4th Grade Level shift for grades K-8**
  - January 14 and January 15 (time TBD)

- **Voluntary faculty meetings focused on Feasibility Study Options and 4th Grade Level shift for grades 9-12 Staff**
  - January 30 @ 2:30-3pm (Auditorium)

- **Voluntary faculty meetings focused on Feasibility Study Options and 4th Grade Level shift for grades K-8 Staff**
  - January 31 @ 2-3pm during Act 80 Day (Auditorium)

- **Board Meetings focused on Options 5 and 7**
  - January 27 @ 7pm (location TBD)
  - February 10 @ 7pm (location TBD)

- **Community Meetings to gain stakeholder feedback**
  - February 5 @ 6pm (location TBD)
  - February 19 @ 6pm (location TBD)
Thank You!