



Facilities Update

February 27, 2017



LOWER MERION SCHOOL DISTRICT



LOWER MERION SCHOOL DISTRICT

STRATEGIES FOR ADDRESSING GROWTH IN LMSD

When it comes to addressing Lower Merion School District's future enrollment needs, there is no such thing as a perfect option, or an easy option to achieve.

The country, state and even the township in which we live are ever-changing. This impacts the real estate market, interest rates and the priorities of elected officials.

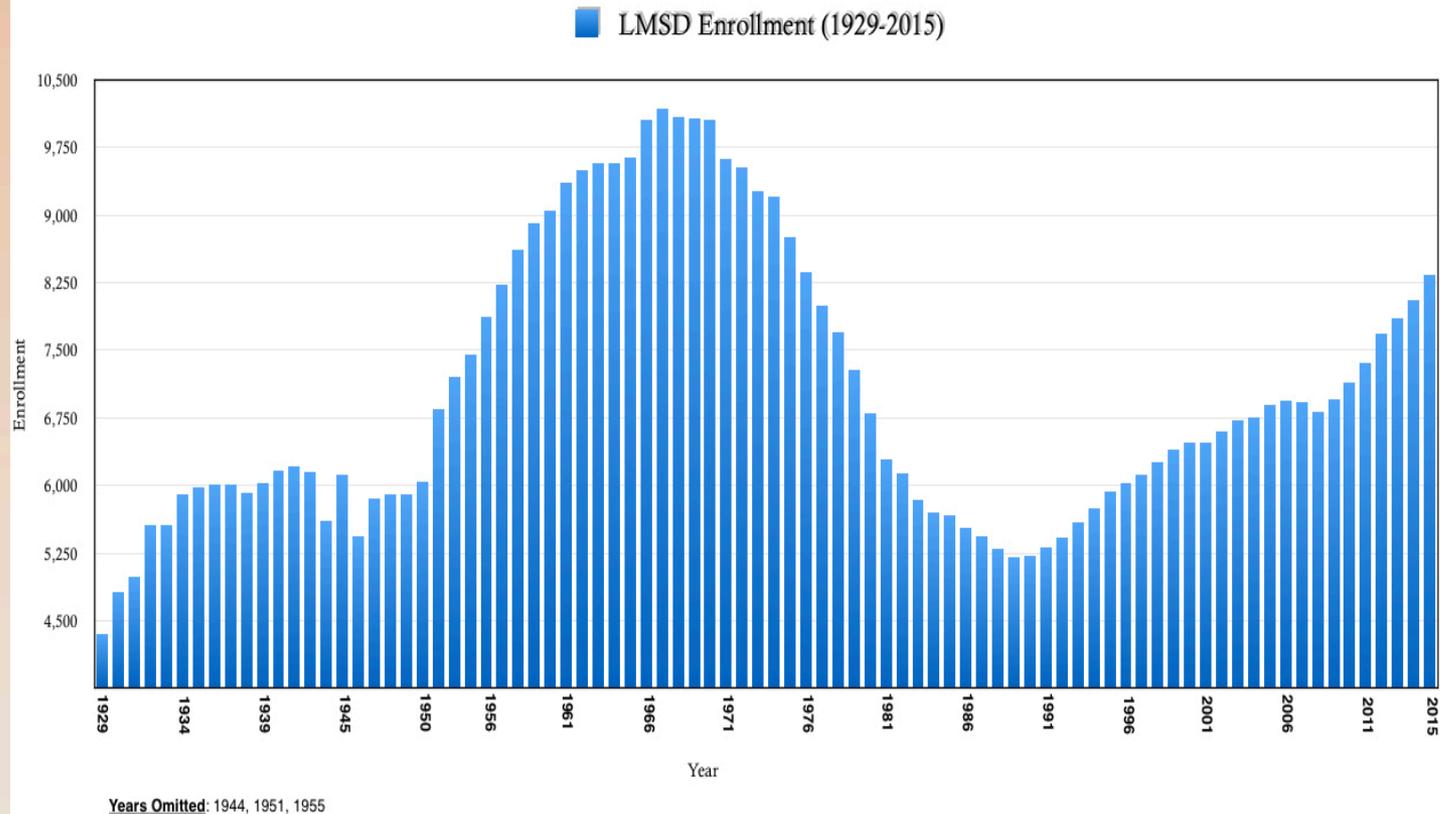
Knowing there is no "best choice" the District will be considering a combination of elementary, middle and high school options that could encompass some of the strategies outlined in this section.

** All projected costs based on 2016 estimates*



LOWER MERION SCHOOL DISTRICT

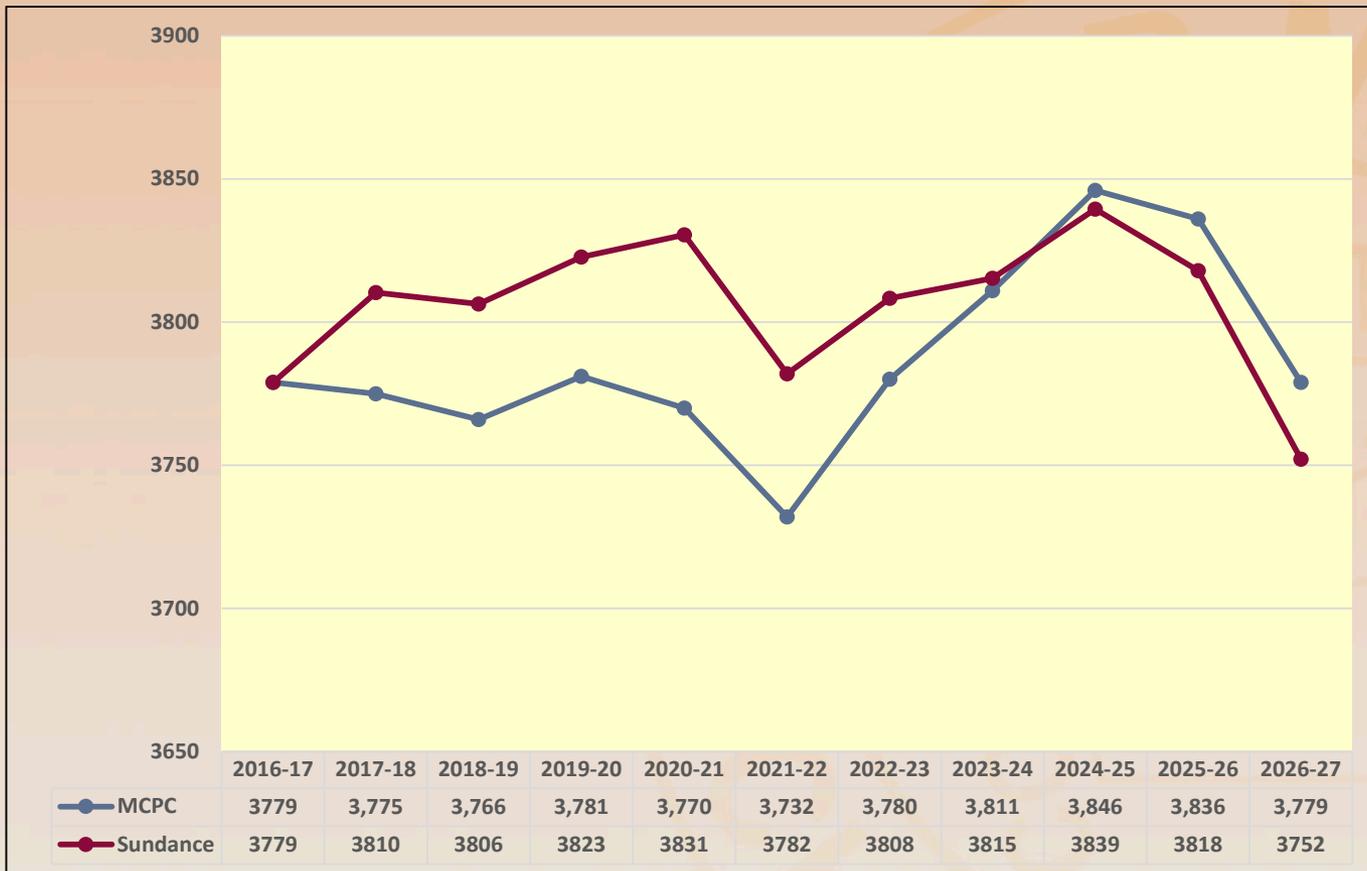
LMSD Enrollment 1929-2015





LOWER MERION SCHOOL DISTRICT

Elementary School Projections





LOWER MERION SCHOOL DISTRICT

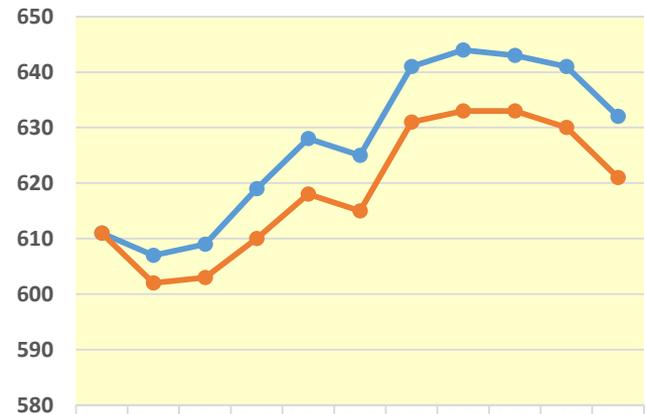
Variation in Projections

GES Comparison



● MCPC	731	716	729	742	730	711	703	720	726	724	713
● Sundance	731	722	740	758	750	736	727	745	751	749	737

MES Comparison

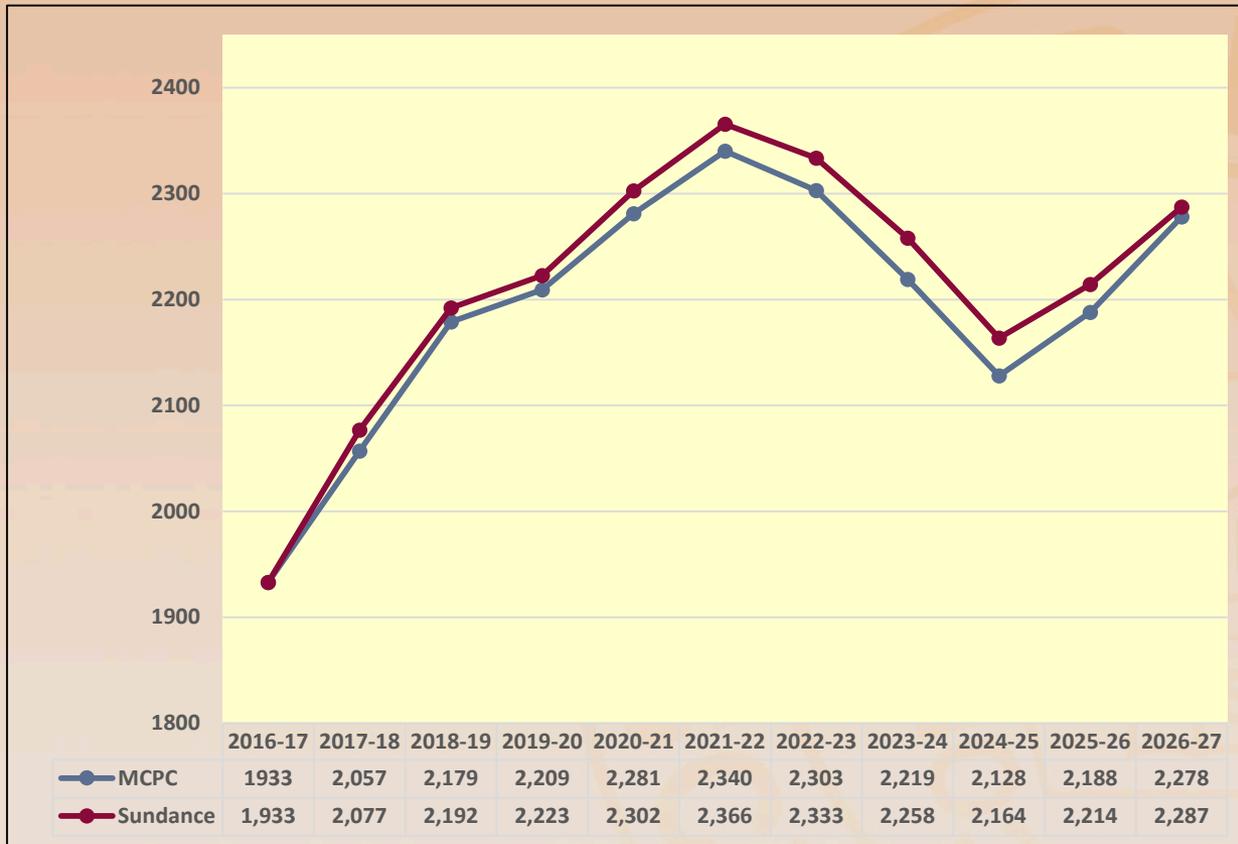


● MCPC	611	607	609	619	628	625	641	644	643	641	632
● Sundance	611	602	603	610	618	615	631	633	633	630	621



LOWER MERION SCHOOL DISTRICT

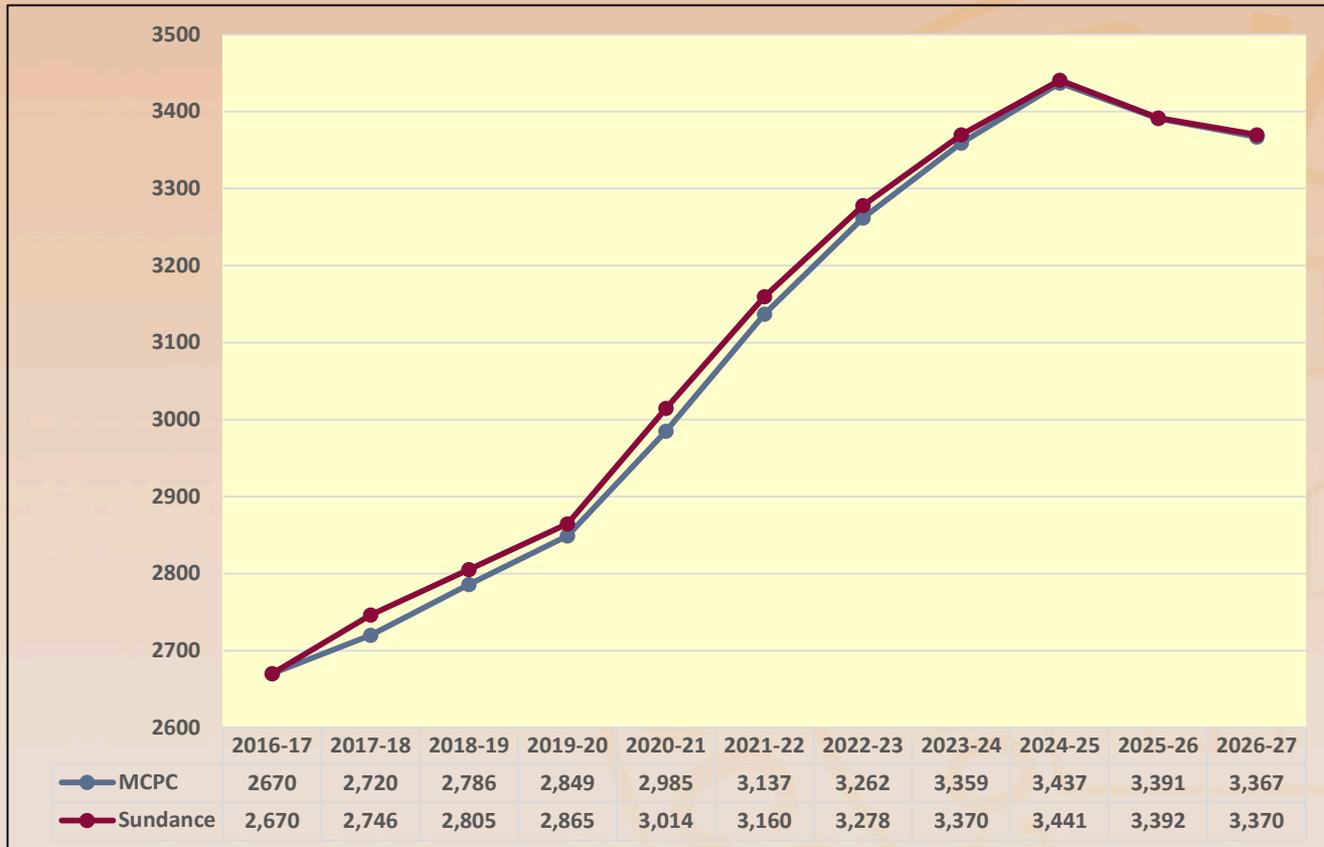
Middle School Projections





LOWER MERION SCHOOL DISTRICT

High School Projections



BALA CYNWYD MIDDLE SCHOOL



General Overview:

The 2014-15 room utilization update is based on a discussion with the Bala Cynwyd Middle School Principal, Mr. Jason Potten.

The number of classrooms that receive building capacity (shown in grey) for Bala Cynwyd Middle School has changed since the study was prepared in 2012. Based on the recommendations in the 2012 District-wide Facility Study, additional capacity was added to the building as part of a construction project. Rooms receiving capacity increased by a seven (7) rooms in the 2015 Existing Capacity analysis as follows:

- Room 017A: 2012 – locker room; 2015 – Health Classroom (1 room capacity increase)
- Room 022A: 2012 – locker room; 2015 – Health Classroom (1 room capacity increase)
- Room 100: 2012 – LGI; 2015 – 2 Computer Labs (2 room capacity increase)
- Room 115: 2012 – Special Ed; 2015 – Classroom (1 room capacity increase)
- Room 120: 2012 – Health Classroom; 2015 – Special Education (1 room capacity decrease)
- Room 126/127: 2012 – counted as 1 Band; 2015 – counted as 2 bands based on classroom square footage (1 room capacity increase)
- Room 202: 2012 – Computer Lab; 2015 – Administration (1 room capacity decrease)
- Room 210: 2012 – Auxiliary Gym; 2015 – 2 Classrooms (2 room capacity increase)
- Room 228A/228B: 2012 – LGI/SGI; 2015 – Classroom (1 room capacity increase)
- Room 302: 2012 – Computer Lab; 2015 – Classroom (no capacity change)

This snapshot is from the 2015 report and is currently being updated

2012 District-wide Facility Study:

Existing Capacity	# of Clrms	PDE	LMSD
Classrooms 6-8	32	800	800
Science Classrooms	7	175	175
Science Labs	0	20	0
Special Education	3	0	0
Spec. Ed. - undersized	6	0	0
Computer Labs	3	60	0
Computer Lab-Library	1	0*	0
TV Studio	1	0	0
Art Classroom	2	40	0
Music Classroom	1	25	0
Band/Orchestra Room	1	25	0
Choral Room	2	50	0
Family Consumer Sci	2	40	0
Tech Ed > 1800 sf	0	0	0
Tech Ed < 1800 sf	2	0	0
Gym 6500-7500 sf	1	66	0
Auxiliary Gym >2500 sf	1	33	0
Fitness Room < 2500 sf	1	0	0
Building Capacity	52	1314	975
Classroom not identified	1		
Building Capacity Total	53		
Utilization Factor		90%	85%
Functional Building Capacity		1183	829
*PDE does not give capacity to a computer lab that is not accessible to the corridor			
2011-12 10-day Enrollment:			865 students
2018-19 Highest Projected Enrollment:			1,032 students



PDE capacity formula has not changed since 1973

2016-17 District-wide Facility Study – Building Capacity
Using LMSD Middle School Room Capacity Guidelines:

Bala Cynwyd MS (BCMS) 2016-17 Capacity	Number of clrms	PDE students per clrm	PDE Capacity	LMSD Capacity
Classrooms: Grades 6-8	36	25	900	900
Special Education >660 sf	6	0	0	0
Gifted <660 sf (undersized)	1	0	0	0
Science Classroom	0	25	0	0
Science Lab	9	20	180	180
Computer Lab	3	20	60	0
Computer Lab-Library	1	0*	0*	0
TV Studio (undersized)	1	20	0	0
Art Classroom	2	20	40	0
Music Classroom	1	25	25	0
Instrumental Music Room	2	25	50	0
Choral Room	2	25	50	0
Family Consumer Science	2	20	40	0
Tech Ed > 1800 sf	0	20	0	0
Tech Ed < 1800 sf	3	0	0	0
Gym 6500-7500 sf	1	66	66	0
Auxiliary Gym >2500 sf	1	33	33	0
Auxiliary Gym <2500 sf	0	0	0	0
Building Capacity Total	59		1,444	1,080
Utilization Factor			85%	85%
LMSD Optimum Capacity			1,227	918

Sundance Enrollment Projections November 12, 2016

2020-21 Highest Projected Enrollment:	1175
2020-21 BCMS Utilization Factor:	128%
Number of students over capacity	257

*PDE does not give capacity to a computer lab that is not accessible from a corridor.

Capacity Study
 Under Final
 Review



LOWER MERION SCHOOL DISTRICT

Capacity Considerations

Class Size

Programs such as Team Teaching

Special Needs of Students

Unanticipated Growth

Current Site Plan and Building Configuration

Budget



LOWER MERION SCHOOL DISTRICT

New Multi-Family Developments

- Currently, approximately 626 students reside in existing multi-family developments with 20+ units. This number has increased from approximately 249 students in 2006.
- MCPC and Sundance demographers did not agree on everything; but not dramatically discrepant on outcome.
 - New construction is an area of divergence (multiplier).
 - Similar universe of new developments/units (2017-2020)
 - 235.3 public school age students from these units (Sundance)
 - 69.4 public school age students from these units (MCPC)
- 844 total new students during same time period (2017-2020)
 - Therefore, between 8.3 and 28 percent of the projected student growth solely attributable to new multi-family developments.



LOWER MERION SCHOOL DISTRICT

STRATEGY 1: Elementary School “Neighborhood Stabilization”

Build on to existing elementary schools and maintain current feeder patterns.

Advantages:

- Maintains existing feeder patterns
- Does not require elementary school redistricting
- Controlled (phased) roll-out based on need
- District already owns property

Challenges:

- Results in large elementary schools (particularly at Penn Wynne and Gladwyne)
- Direct impact on neighborhoods (parking, traffic, etc.)
- Numerous site restrictions

Other Considerations:

- Does not address middle school or high school capacity concerns
- Could create size imbalances among and between schools
- Could still require redistricting if one school grows too large to meet capacity needs after expansion
- Possible greater dependency on modular classrooms
- Projected Costs: \$30-35M*

LMSD Current ES Boundaries with Current Student Counts





LOWER MERION SCHOOL DISTRICT

STRATEGY 2: Additional (7th) 500-Student Elementary School

Build an additional elementary school at the former St. Justin's property

Advantages:

- Reduces construction needs at other elementary schools
- Provides greater control in accommodating future enrollment increases
- District already owns St. Justin's property

Challenges:

- Significant redistricting required
- Heightens impact on Welsh Valley neighborhood
- Would require costly parking solution

Other Considerations:

- Does not address middle or high school capacity concerns
- Could create size imbalances among and between schools
- Would likely require referendum
- Projected Costs: \$46-50M*

LMSD Current ES Boundaries with Current Student Counts





LOWER MERION SCHOOL DISTRICT

STRATEGY 3: New (3rd) 5-8 Middle School

Build an additional middle school (for around 1,000 students) and reconfigure grades at middle level to 5-8 and elementary level to K-4

Advantages:

- Maintains existing elementary boundaries
- Relieves expansion needs at elementary schools
- Relieves long-term expansion needs at Welsh Valley and Bala Cynwyd MS

Challenges:

- Significant middle school redistricting required
- Few suitable sites available in the Township
- Cost of site acquisition, demolition, construction

Other Considerations:

- Neighborhood reaction to new school in community
- Would likely require voter referendum
- Requires immediate modular acquisition at existing middle schools to handle current capacity issues and tabling of expansion plans for Penn Wynne
- Requires reconsideration of middle school programs
- Does not address high school capacity concerns
- Projected Costs: \$100-103M* (includes estimated land acquisition costs)



LOWER MERION SCHOOL DISTRICT

STRATEGY 4: Conversion of Bala Cynwyd and Welsh Valley to 5-8 Middle Schools *Expand capacity at Bala Cynwyd, Welsh Valley and reconfigure grades at middle level to 5-8 and elementary level to K-4.*

Advantages:

- Maintains existing elementary boundaries
- Controlled (phased) roll-out
- Relieves expansion needs at elementary schools

Challenges:

- Significant site challenges at both schools with 1600+ students
- Middle schools almost same size as high schools on smaller sites
- Impact on neighborhoods would be significant

Other Considerations:

- Would likely require voter referendum
- Requires interim modular acquisition at BCMS to handle current capacity issues; would result in tabling of elementary (Penn Wynne) expansion plans
- Requires reconsideration of middle school programs
- Does not address high school capacity concerns
- Projected Costs: \$52-54M*



LOWER MERION SCHOOL DISTRICT

STRATEGY 5: Redistricting of Elementary Schools, Expanded Capacity at Some Schools

Redistrict elementary attendance areas to shift students from schools with greatest capacity concerns/site restrictions (currently Penn Wynne) to sites with greater capacity and site flexibility. Expand as necessary (would likely require construction at five schools).

Advantages:

- Reduces impact at Penn Wynne
- Relieves expansion needs at some elementary schools
- Results in more balanced elementary populations

Challenges:

- Heightened site challenges at certain schools
- Does not relieve increases at Gladwyne, Belmont Hills or Cynwyd
- Need to increase capacity of core spaces (auditorium, cafeteria, etc.) in addition to adding classroom space
- Larger elementary schools
- Would require a number of concurrent projects

Other Considerations:

- Does not address middle and high school capacity concerns
- Possible greater dependency on modular classrooms
- Would result in tabling of elementary (Penn Wynne) expansion plans
- Projected Costs: \$27-30M*



LOWER MERION SCHOOL DISTRICT

STRATEGY 6: Expand Middle Schools

Expand middle school capacity at Bala Cynwyd & Welsh Valley and maintain current grade configurations

Advantages:

- Maintains school feeder patterns
- Addresses middle school capacity issues

Challenges:

- Site challenges on BCMS campus
- Direct impact on densely populated neighborhood

Other Considerations:

- Does not address elementary and high school capacity concerns
- Requires creative planning to align facilities with programming
- Projected Costs: \$17-19M*



LOWER MERION SCHOOL DISTRICT

STRATEGY 7: Kindergarten Center

Build a new kindergarten center at former St. Justin's property and shift kindergarten students from elementary schools to the new center.

Advantages:

- Minimal disruption to educational program
- Alleviates some current elementary school capacity issues
- District already owns site
- Maintains existing elementary boundaries (for the time being)

Challenges:

- Heightens impact on Welsh Valley neighborhood
- Would require costly parking solution
- May not free up enough capacity at elementary schools
- Would require costly transportation solution

Other Considerations:

- Does not address middle school capacity concerns
- Could create size imbalances among and between schools
- Could still require elementary redistricting if any school grows too large to meet (Gr 1-5) capacity needs
- Projected Costs: \$19-21M*



LOWER MERION SCHOOL DISTRICT

STRATEGY 8: High School Expansion

Build permanent classroom addition at Harriton High School

Advantages:

- Maintains existing feeder patterns
- Does not require high school redistricting
- Maintains existing programs and class size levels
- Location of classrooms would cause minimal disruption during construction

Challenges:

- Increases impervious surface and parking requirements on Harriton campus
- High school enrollment trends difficult to predict in long-term

Other Considerations:

- Could still require high school redistricting if one school grows too large to meet capacity needs after expansion
- Scheduling options could be explored to reduce some needs for additional classroom space
- Projected Costs: \$8.5M - \$12.5M based on two possible configurations of permanent options (+ any elementary and middle school solution)



LOWER MERION SCHOOL DISTRICT

Plan for Discussion and Dialogue

- **Bala Cynwyd Middle School Expansion of 12 Classrooms and Cafeteria**
- **Welsh Valley Middle School Cafeteria Expansion**
- **Penn Wynne Elementary School Expansion**
- **Arnold Field**
- **Harrilton High School Expansion**



LOWER MERION SCHOOL DISTRICT

Financial Plan

- **Issue Bonds in Three Phases of \$10,000,000 Each**
- **One Option – “Tight Wrap” financing strategy**
- **\$15,000,000 – Committed Capital Fund Balance**
- **Resulting in \$45,000,000 for Construction**



LOWER MERION SCHOOL DISTRICT

Construction Costs

Project	Cost Est.
BCMS Expansion - 12 Classrooms and Cafeteria	11,000,000
WVMS Cafeteria Expansion	1,000,000
PWES Expansion (Option 1)	9,500,000
LMHS Athl Facilities (Arnold Field)	8,000,000
HHS Lab Expansion	<u>12,500,000</u>
Total	42,000,000
Total with PWES Option 2	47,000,000



LOWER MERION SCHOOL DISTRICT

Construction Schedule

Project	Start	Finish
BCMS Expansion - 12 Classrooms and Cafeteria	Mar 2018	Jul 2019
WVMS Cafeteria Expansion	Mar 2018	Aug 2018
PWES Expansion	Jan 2019	Mar 2020
LMHS Athl. Facilities (Arnold Field)*	Jul 2019	Mar 2020
HHS Expansion	Jun 2019	Aug 2020



Unintended Consequences

- **The Demographers agree that our Elementary Enrollment has peaked. What if they are wrong?**
- **There is significant divergence on the impact of new housing construction. What if the enrollment exceeds even the larger estimate?**
- **Legislative Unfunded mandates are always changing**
- **Additional Students will result in Additional Busses**



History of Properties Considered and Evaluated

Conshohocken State Rd., Conshohocken, PA
B St. and River Rd., King of Prussia, PA
Swedeland Rd., King of Prussia, PA
7 Parcels, Matsonford Rd., Conshohocken, PA
Portland Rd., West Conshohocken, PA
Union Ave., Bala Cynwyd, PA
Montgomery Ave., Penn Valley, PA
Mill Creek Rd., Gladwyne, PA

Rock Hill Rd., Bala Cynwyd, PA
Bala Plaza, Bala Cynwyd, PA
West Lancaster Ave., Bryn Mawr, PA
Bala Ave., Bala Cynwyd, PA
Bala Ave., Bala Cynwyd, PA
Balligomingo Rd., West Conshohocken, PA
West Hunting Park Ave., Philadelphia, PA
N. 59th St., Philadelphia, PA
N. 59th St., Philadelphia, PA

City Line Center, Phila. & Upper Darby, PA
Righters Ferry Rd., Bala Cynwyd, PA
Winding Way, Philadelphia, PA
City Ave. , Bala Cynwyd, PA
Haverford Ave., Wynnewood, PA
City Avenue Shopping Center, Phila., PA
Rock Hill Road, Bala Cynwyd, PA
St. Charles Seminary

Union Ave., Bala Cynwyd, PA
Lancaster Ave., Wynnewood, PA
Stout Rd., Philadelphia, PA
Monument Ave., Philadelphia, PA
Ridge Ave., Manayunk, PA
Township Rd., Upper Darby, PA
City Ave., Havertown PA
Woodbine Ave., Belmont Hills, PA
Belmont Ave., Philadelphia, PA
Lancaster Ave., Philadelphia, PA

Bala Ave., Bala Cynwyd, PA
Belmont Ave., Bala Cynwyd, PA
Flatrock, Rd., Manayunk, PA
Righters Ferry Rd., Bala Cynwyd, PA
Rock Hill Rd., Bala Cynwyd, PA
Jefferson St. and 50th St., Phila., PA
Jefferson St. and 50th St., Phila., PA
Jefferson St. and 49th St., Phila., PA
Jefferson St. and Girard Ave.,
Philadelphia, PA
Belmont Ave., Philadelphia, PA
City Ave., Upper Darby, PA

In evaluating the above properties, among the issues identified are: zoning, logistics, size, development already in progress and other concerns.