

Lower Merion School District



Enrollment Expansion Phase II - 2015

Board Meeting

November 16, 2015

Enrollment Expansion Project Concepts – Phase II

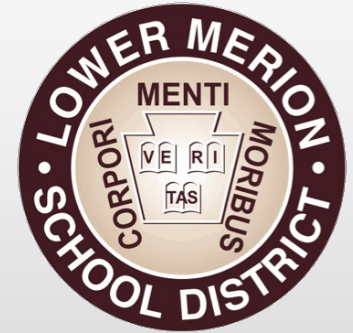


Tonight's Topics

- Enrollment Projections (Revised)
- Cost of Building New Classrooms
- Immediate Needs
- Recommendation:
 - ✓ Implement Strategies to get through 2016-17
 - ✓ Spend Time to Develop a Deliberate Plan

UPDATED for 2015-16

Lower Merion School District Enrollment Study



Lower Merion School District Board of Directors
November 16, 2015

*Prepared by the Montgomery County Planning
Commission*

Findings From the Study in April

The Lower Merion School District is one of the top public school districts in Pennsylvania and the Philadelphia region. It is a magnet for families looking for quality education, highly regarded municipal services, and a very accessible location to downtown Philadelphia and other employment centers.

Three Identifiable Factors for Recent Growth:

1. A major shift in the amount of families choosing private school versus public school
2. More public school students are originating out of existing multifamily developments (apartment rentals)
3. Home sales have increased and generated more incoming students over outgoing students

Conclusions in April

- Growth will continue – there are too many new students in the district for a sudden turnaround
- Current trends are also expected to continue, but there are additional growth pressures ahead – new construction and the popularity of multifamily apartment rentals
- Under the recommended scenario:
 - The district grows by another 1,250 students over the next 10 years
 - Growth hits the High Schools the hardest – 1,000 students added
 - Middle Schools also increase by 300 students
 - Elementary Schools have almost peaked and will start declining again – 50 students lower over 10 years
 - Not all buildings affected equally
- Growth does peak, this is not an infinite scale of increase

Original Opt. 2 Projections vs. 2015-16 Actual Enrollment

Year	District Total	K-5	6-8	9-12
2015-16 (Actual)	8,341	3,830	1,843	2,668
2015-16 (Original Proj. – Option 2)	8,298	3,754	1,876	2,668
Difference	+43	+76	-33	0
Percent	+0.5%	+2.0%	-1.8%	--

- The overall difference was underestimated, but still relatively close
- However, the Elementary School level was further underestimated and partly counterbalanced by an overestimated Middle School level.

Individual Buildings

Original Opt. 2 Projections vs. 2015-16 Actual Enrollment

Year	Belmont Hills ES	Cynwyd ES	Gladwyne ES	Merion ES	Penn Valley ES	Penn Wynne ES
2015-16 (Actual)	491	559	741	614	705	720
2015-16 (Original Proj. – Option 2)	472	542	735	600	700	704
Difference	+19	+17	+6	+14	+5	+16

Year	Bala Cynwyd MS	Welsh Valley MS	Harrington HS	Lower Merion HS
2015-16 (Actual)	866	977	1,225	1,443
2015-16 (Original Proj. – Option 2)	884	992	1,223	1,445
Difference	-18	-15	+2	-2

- Each elementary school was underestimated, but the biggest gaps were still under 20 students.
- The bigger problem is that much of the underestimated counts came at the youngest grade levels, KG & 1st Grade

Progression Rates

Rates for the last 6 years

School Year	Birth-K*	K-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12
2010-11	0.706	1.350	1.041	1.044	1.036	1.026	1.046	1.039	1.025	1.086	1.030	1.036	1.050
2011-10	0.684	1.423	1.053	1.046	1.044	1.051	1.031	1.027	1.027	1.087	1.009	1.024	1.004
2012-11	0.774	1.458	1.050	1.029	1.028	1.044	1.050	1.051	1.037	1.093	1.010	1.020	1.006
2013-14	0.784	1.438	1.023	1.042	1.023	1.014	1.017	1.051	1.013	1.050	1.032	1.014	1.010
2014-15	0.811	1.383	1.044	1.071	1.031	1.036	1.037	1.002	0.997	1.068	0.993	0.991	1.017
2015-16	0.856	1.480	1.042	1.030	1.032	1.041	1.023	1.002	1.013	1.077	1.009	1.030	1.015

Average rates used for different models

School Year	Birth-K*	K-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12
Original 6 Year Avg.	0.741	1.421	1.044	1.044	1.032	1.035	1.032	1.033	1.022	1.076	1.017	1.015	1.016
Updated 2015 6 Year Avg.	0.769	1.422	1.042	1.044	1.032	1.035	1.034	1.029	1.019	1.077	1.014	1.019	1.017
Updated 2015 3 Year Avg.	0.817	1.434	1.037	1.048	1.029	1.030	1.026	1.018	1.008	1.065	1.012	1.011	1.014

The 3 Year Average Progression Rates provide a more realistic expectation of what to expect going forward, especially at the youngest grade levels.

Original Projections Compared to Updated Models

Year	Original April Proj	Updated 6 Yr Prog Proj	Updated 3 Yr Prog Proj
2015-16 (actual)	8,341	8,341	8,341
2016-17	8,468	8,555	8,546
2017-18	8,713	8,814	8,805
2018-19	8,891	9,017	9,010
2019-20	8,994	9,153	9,153
2020-21	9,141	9,337	9,349
2021-22	9,251	9,500	9,531
2022-23	9,341	9,632	9,691
2023-24	9,338	9,660	9,759
2024-25	9,301	9,665	9,810
Total Change 2015-2024	960	1,324	1,469

The 3 Year Progression Projection Model is strongly recommended for planning purposes.

Recommendation

- Given the results of the 2015-16 tenth day enrollment figures, the district should use the updated projection figures and apply a 3 year progression rate to the model.
- In terms of planning, these are safer projections because they reflect the high growth rates of the youngest classes in recent years.
- However, it's clear that the LMSD is continuing to grow at historic levels and these projections should not be viewed as absolute limits – there are no guarantees. Contingency plans are recommended.

As Always...

- Demographic factors outlined in this study should be monitored annually in order to be on top of any unexpected changes as well as confirmations. Another comprehensive study is suggested in two years given the dynamics of the LMSD.

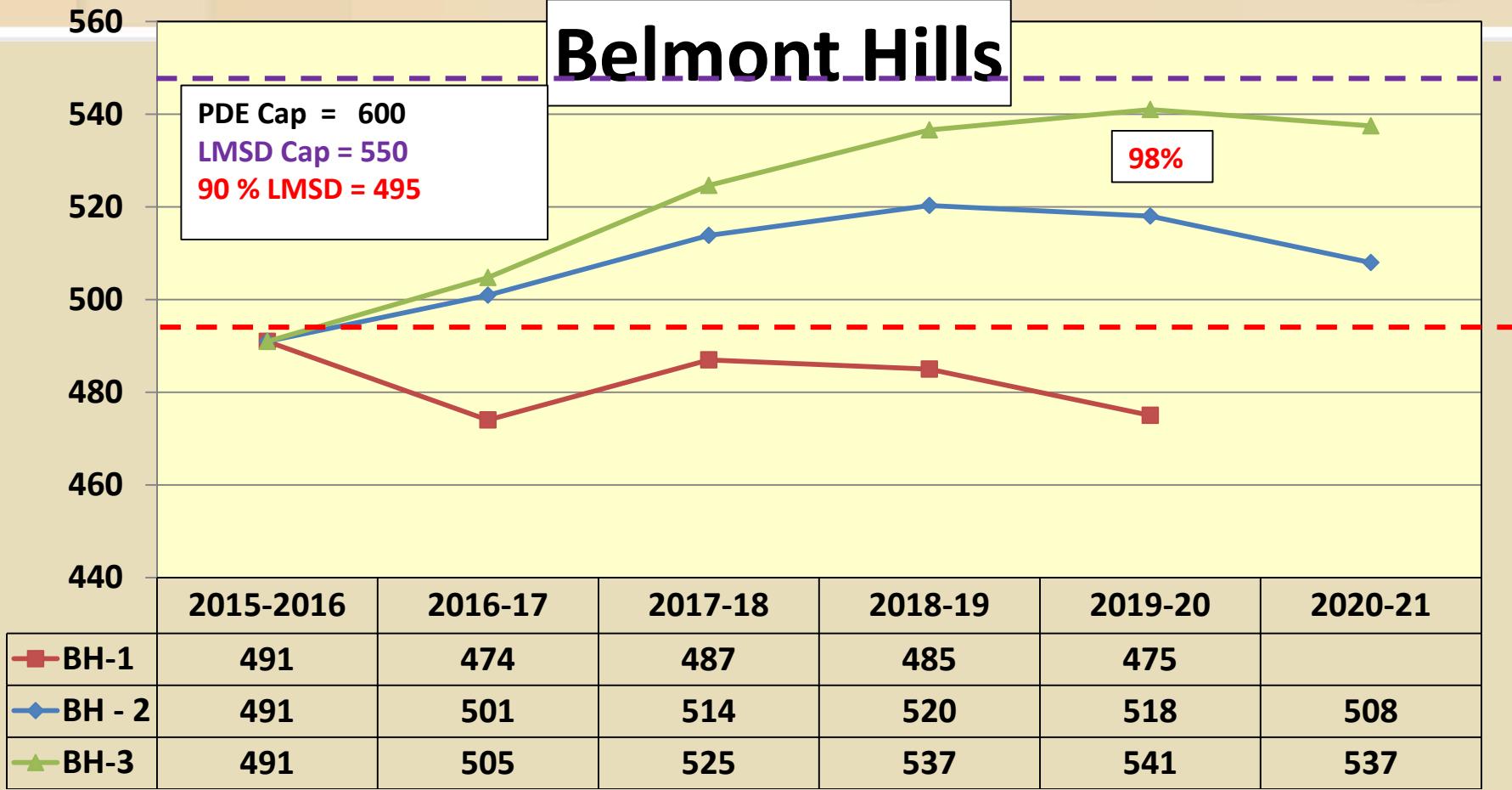
Comparison of Enrollment Projections



Belmont Hills

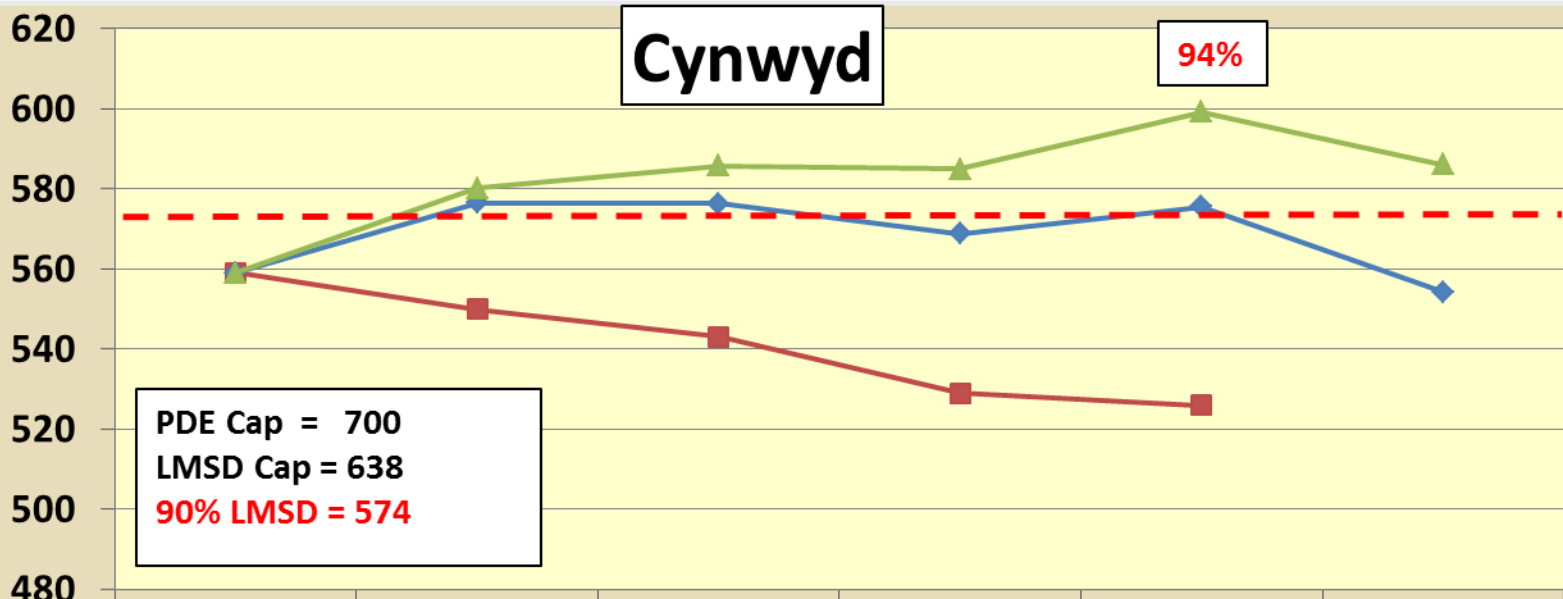
PDE Cap = 600
 LMSD Cap = 550
 90 % LMSD = 495

98%



-1 = April 2015 Projection (with 2015 10th Day Enrollment)
 -2 = Updated Projection – 6 Year Average
 -3 = Updated Projection – 3 Year Average

Comparison of Enrollment Projections



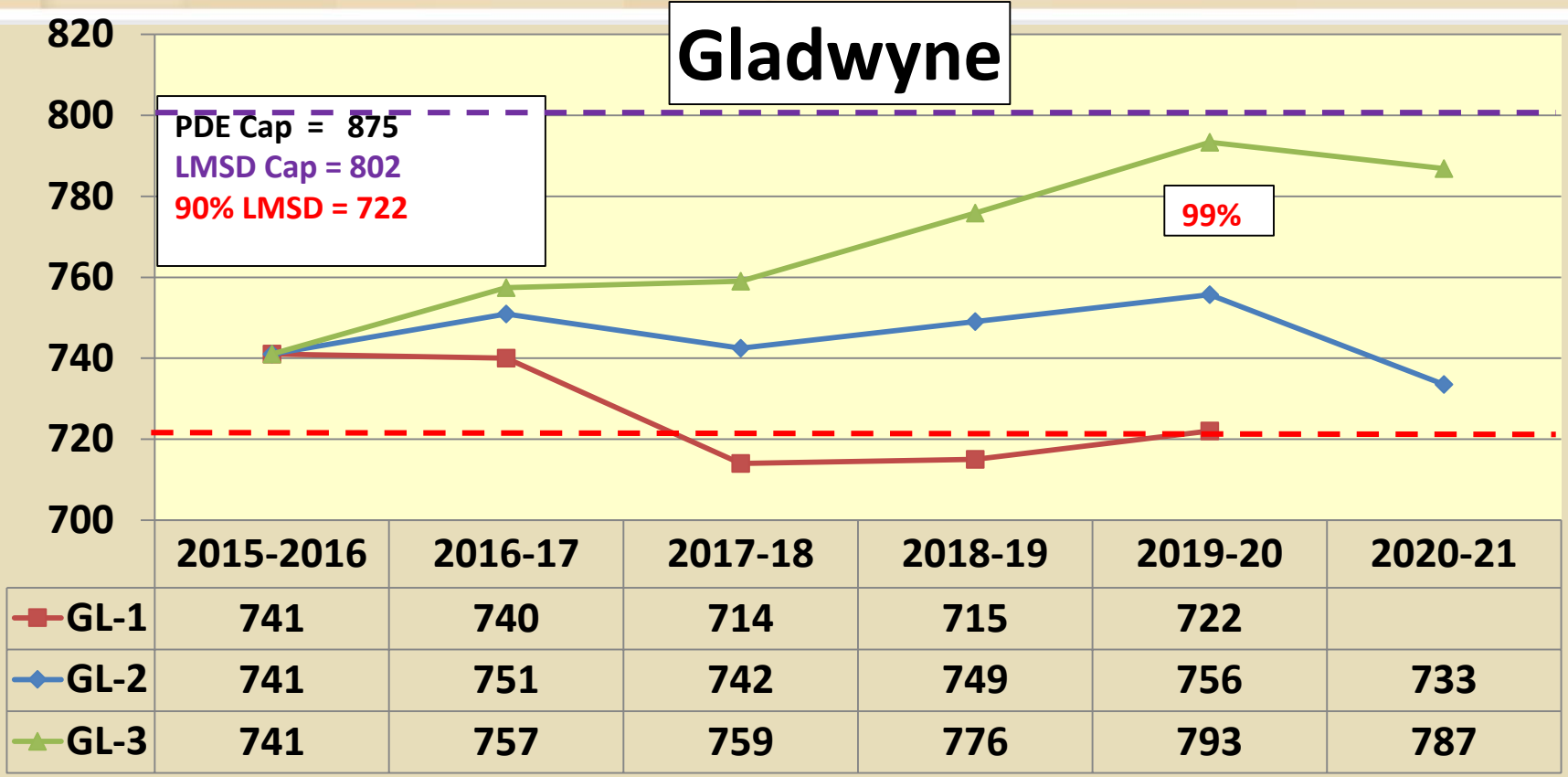
	2015-2016	2016-17	2017-18	2018-19	2019-20	2020-21
■ CN-1	559	550	543	529	526	
◆ CN-2	559	577	576	569	576	554
▲ CN-3	559	580	586	585	599	586

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Comparison of Enrollment Projections

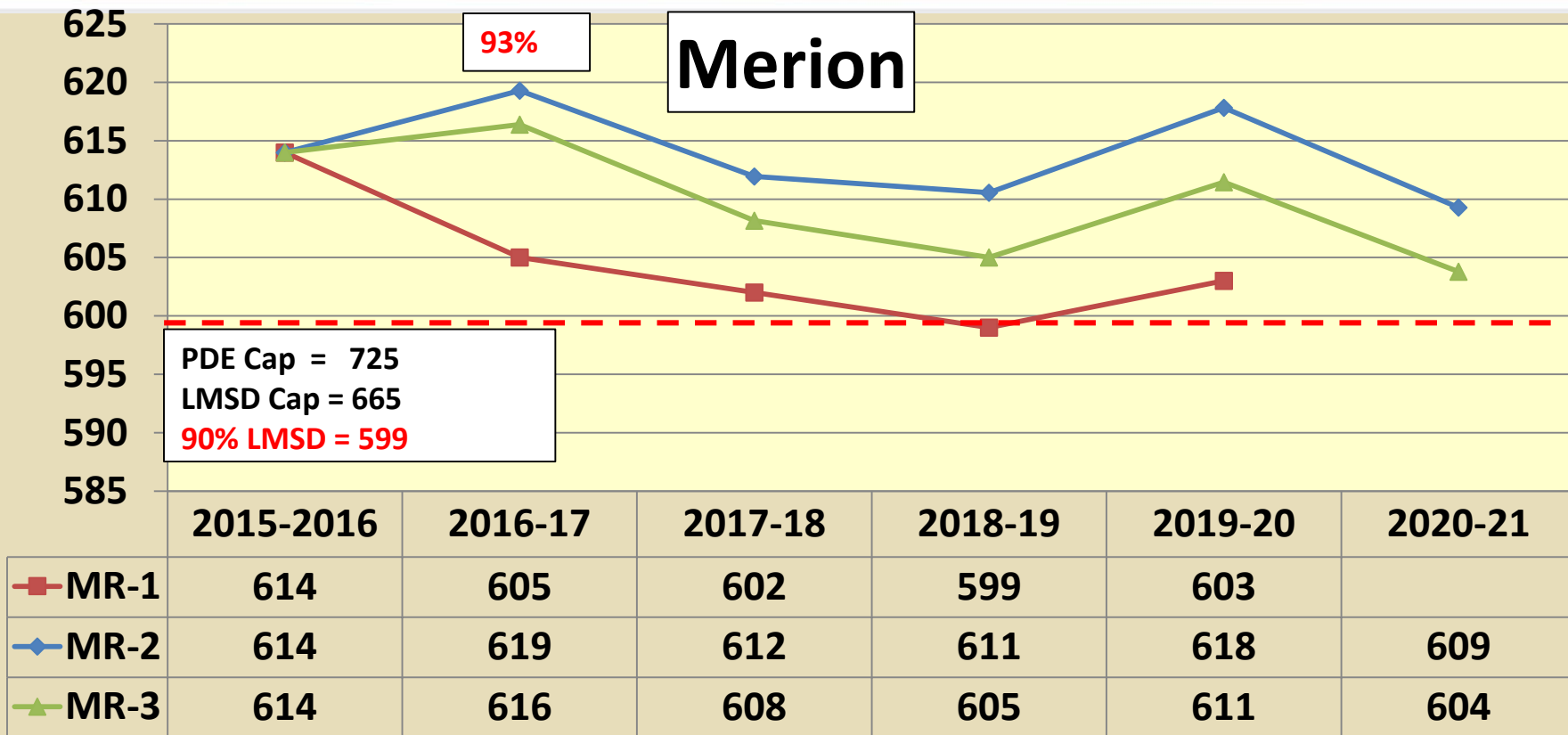


Gladwyne



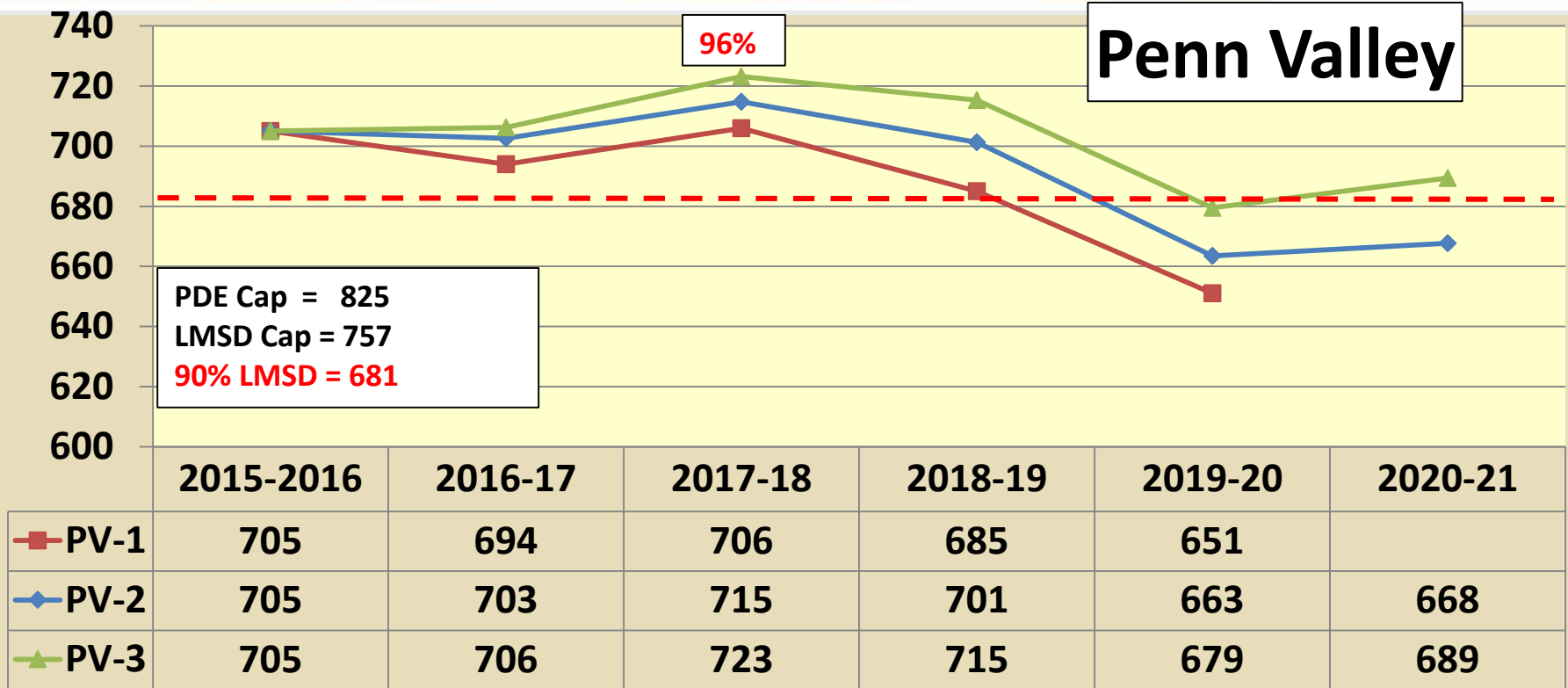
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Comparison of Enrollment Projections



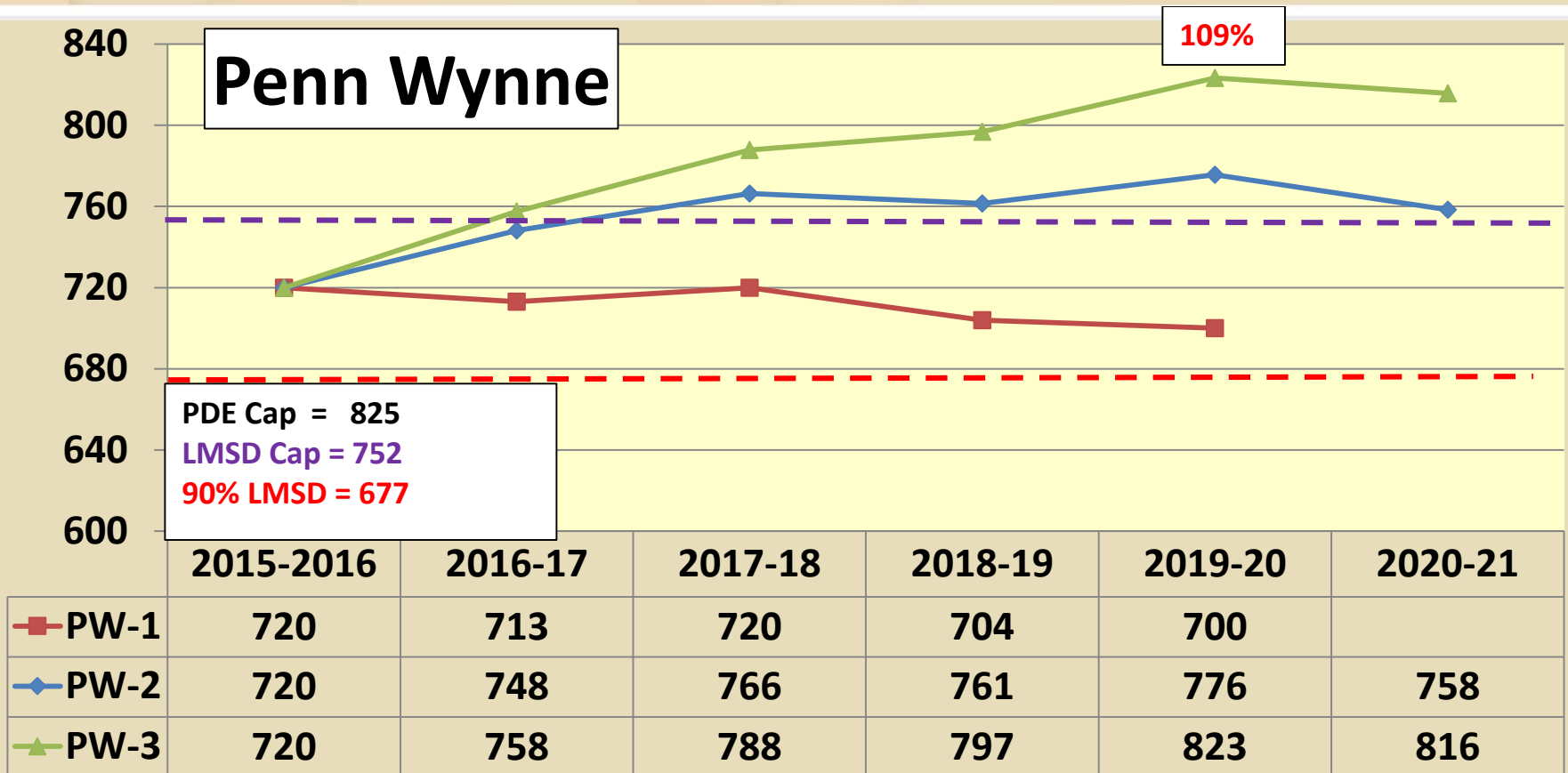
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Enrollment Expansion Project Concepts – Phase II



How Many Classrooms Do We Need?

School	HPE	No. of CR Needed*	No. of CR Needed**
Belmont Hills	541	2	2
Cynwyd	599	1	1
Gladwyne	793	3	1
Merion	616	1	1
Penn Valley	723	2	1
Penn Wynne	823	6	4

***Based on Achieving 90% of the LMSD Capacity**

****Based on Class Size Guidelines**

Required Classrooms Based on 90% LMSD Capacity



YEAR	BH	CN	GL	MR	PV	PW
2016-17	1	1	2	1	2	4
2017-18	2	1	2	1	3	5
2018-19	2	1	3	1	3	6
2019-20	2	1	3	1	1	6
2020-21	2	1	3	1	2	6

Required Classrooms Based on Class Size Guidelines*



YEAR	BH	CN	GL	MR	PV	PW
2016-17	0	0	0	0	1	1
2017-18	2	1	0	0	1	4
2018-19	2	1	0	0	1	3
2019-20	2	1	1	0	0	3
2020-21	2	1	1	0	0	3

***Class Size Guidelines: Kind. = 20**
Grades 1,2 = 22
Grade 3 = 23
Grades 4,5 = 25

Enrollment Expansion Project Concepts – Phase II



Penn Wynne Elementary School Options:

- ✓ Option 1: Add new permanent CR's (4) in one location on two floors w/ temp. CR's (4)
- ✓ Option 2: Add new permanent CR's (4) in two locations w/ temp. CR's (4)

Gladwyne Elementary School Options:

- ✓ Option 1: Convert Library to CR's (2) and add new library w/ cafeteria expansion
- ✓ Option 2: Relocate Library, add CR's (4) and cafeteria expansion w/ swing CR's (4)
- ✓ Option 3: Provide new temp. CR's (4) for long term use

Merion Elementary School Options:

- ✓ Option 1: Add new permanent CR's (4)
- ✓ Option 2: Provide new temp. CR's (4) for long term use

Penn Valley Elementary School Options:

- ✓ Option 1: Add new permanent CR's (2)
- ✓ Option 2: Provide new temp. CR's (2) for long term use
- ✓ Option 3: No additional classrooms

Enrollment Expansion Project Concepts – Phase II



Belmont Hills Elementary School Option:

- ✓ **Option 1: Add new permanent CR's (2) stacked at corridor end**

Cynwyd Elementary School Option:

- ✓ **Option 1: Use of internal space for added CR's at Atrium**
- ✓ **Option 2: No additional classrooms**

Welsh Valley Middle School Options:

- ✓ **Option 1: Add new permanent CR's (4) at end of A Building (two floors)**
- ✓ **Option 2: Add new permanent CR's (4) over recent construction at G Bldg.**
- ✓ **Option 3: Use temp. CR's (4) (lease)**

New Kindergarten Center Options:

- ✓ **Option 1: New Kindergarten Center at Former Church Site**
- ✓ **Option 2: New Kindergarten Center at Former Church Site w/ Bus Parking**

Option Comparisons



School/Option	No. of CR's	Cost	\$K/CR	Comments
PWES Option 1	4 Perm w/ Temps	\$5.56M	\$1,389K	
PWES Option 2	4 Perm w/ Temps – Struct.	\$6.26M	\$1,564K	To \$8.30M & \$2,074K
GLS Option 1	2 Perm, Core	\$4.77M	\$2,387K	
GLS Option 2	4 Perm, Core w/ Temps	\$9.85M	\$2,464K	
GLS Option 3	4 Temp	\$1.55M	\$386K	
MRES Option 1	4 Perm	\$3.51M	\$876K	
MRES Option 2	4 Temp	\$1.55M	\$385K	
PVES Option 1	2 Perm	\$2.52M	\$1,258K	
PVES Option 2	2 Temp	\$1.45M	\$725K	
BHES Option 1	2 Perm	\$2.52M	\$1,258K	
CWES Option 1	2 Perm (Inside)	\$1.60M	\$800K	
WVMS Option 1	4 Perm (G Bldg.) w/ Temps	\$3.39M	\$848K	
WVMS Option 2	4 Perm (A Bldg.)	\$2.95M	\$736K	
WVMS Option 3	4 Temp	\$0.58M	\$144K	
KC Option 1	New w/ Sitework	\$16.3M	\$1,019K	
KC Option 2	New w/ Sitework & Buses	\$17.2M	\$1,075K	



Summary Cost of Options

For Additional Classrooms at 6 Elementary Schools and Welsh Valley:

	No. of CR's	Total Cost	Cost Per CR \$K/CR
Low	18	\$12.68M	\$705K
High	22	\$31.69M	\$1,441K



Summary Cost of Options

**To Build a Kindergarten Center (16 CR):
\$16.3M – 17.2M**

	No. of CR's	Total Cost	Cost Per CR \$K/CR
Low	16	\$16.3M	\$1,019K
High	16	\$17.2M	\$1,075K



Timeline to Respond

- **Rapid and Unexpected Rate of Growth**
- **Near Term Plan**
 - ✓ **Strategies for 2016-2017**
- **Long Term Plan**
 - ✓ **Detailed Review of Alternatives**
 - ✓ **Develop In-Depth Plan**
 - ✓ **Present to Community for Review and Comment**

Required for 2016-17



- **Additional Classrooms at Penn Wynne - Install Temporary Classrooms Summer 2016**
- **Review Requirement for Permanent Additions – Proposed Plan by April 2016 for Construction Start June 2017**
- **Consider Alternate Strategies**

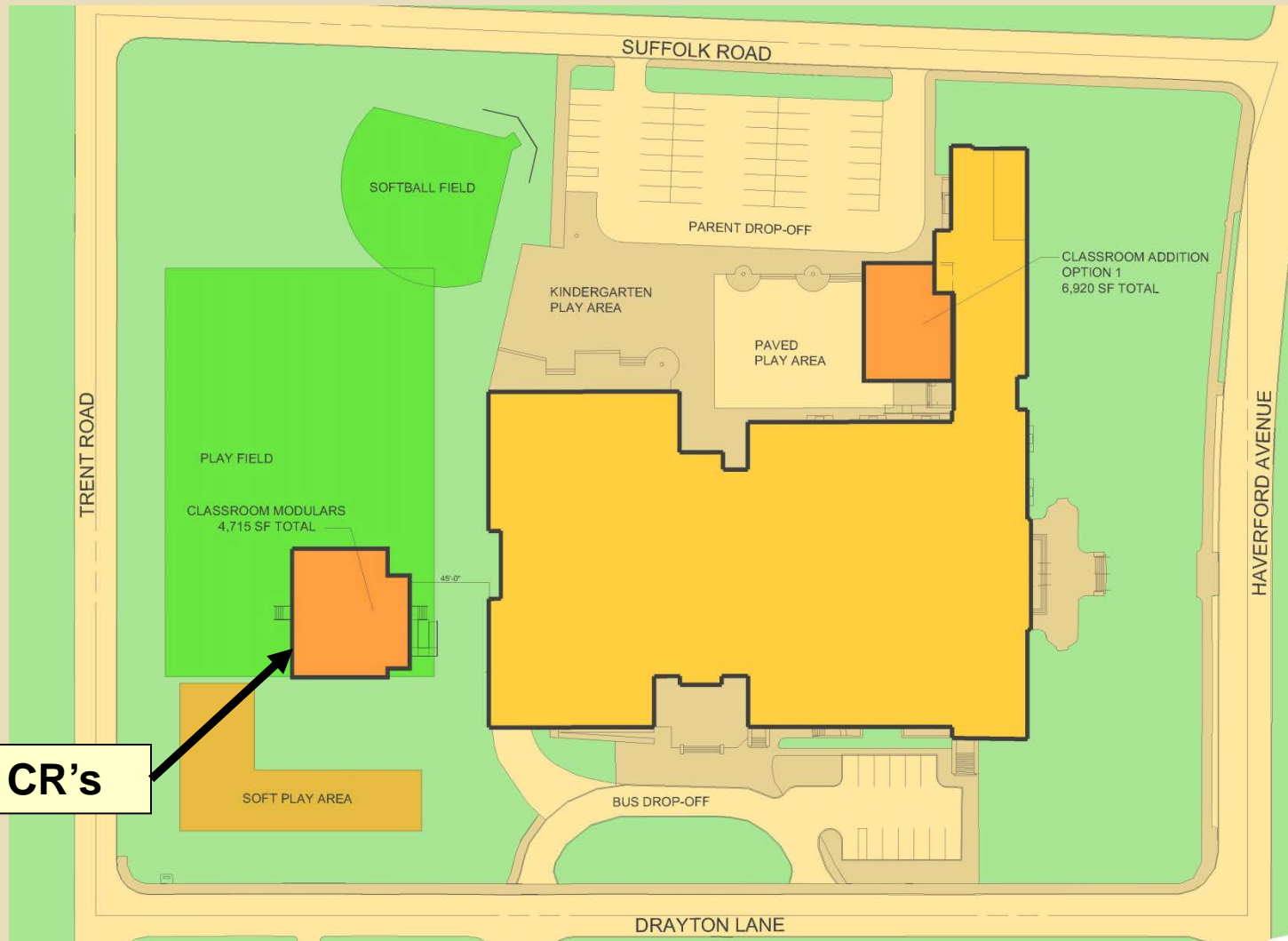


Concepts for PW

Penn Wynne Elementary School Options:

- ✓ **Option 1: Add new permanent CR's (4) in one location on two floors w/ temp. CR's (4)**
- ✓ **Option 2: Add new permanent CR's (4) in two locations w/ temp. CR's (4)**

PW Option 1 Perm CR (4) Site



Temp CR's

Enrollment Expansion Project Concepts – Phase II



Penn Wynne ES – Option 1: Add perm. CR's (4) at one location (2 fl.) including temp. CR's (4)

Temporary Classroom Installation: Summer 2016

Design/Permit Schedule: 9 months

Bid/Award Schedule: 2 months

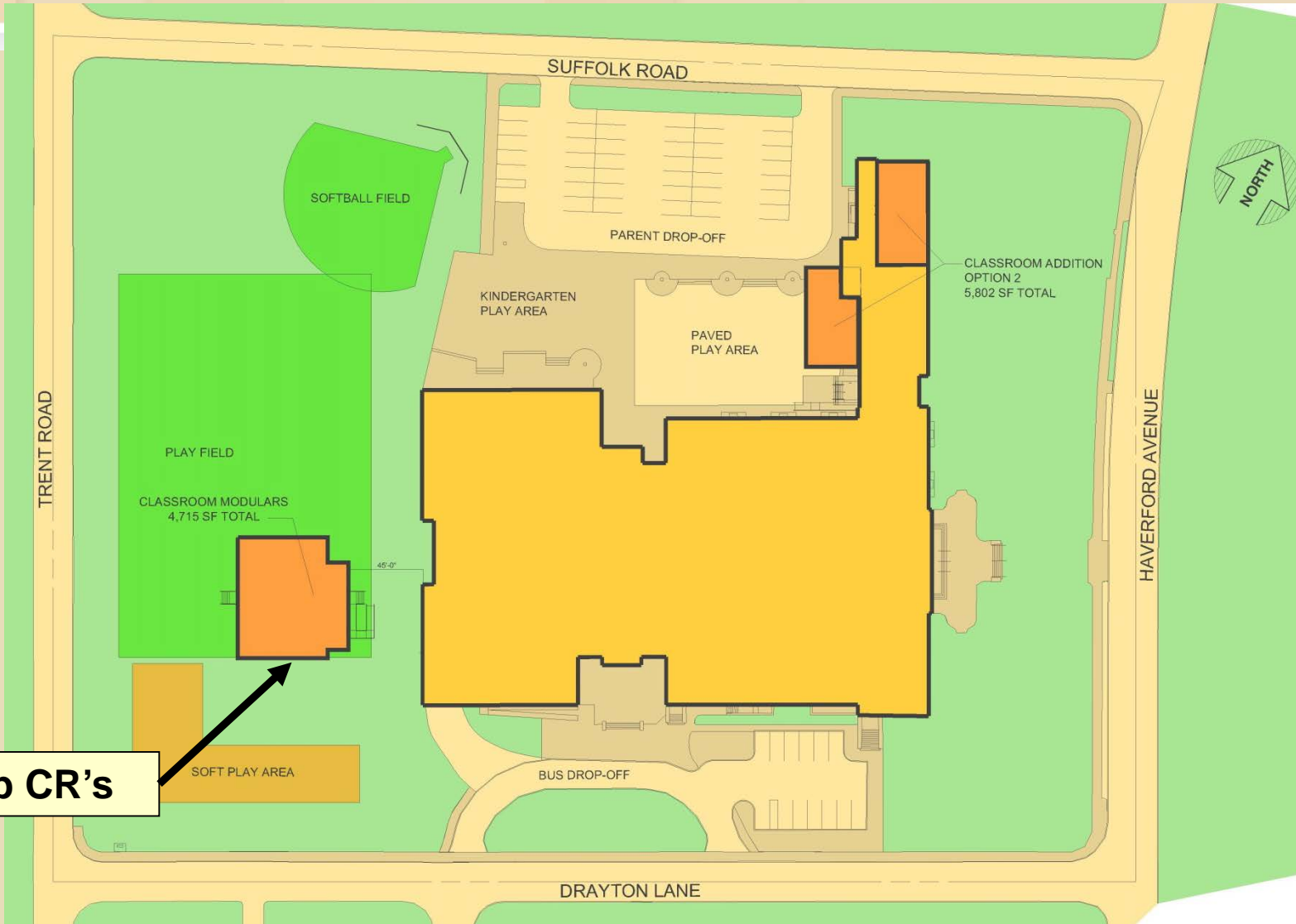
Construction Schedule: 9 months

Estimate of Costs:	\$3,960,000	Construction Cost
	\$1,595,000	Soft Cost
	\$5,555,000	Project Cost

\$1,389K/CR

Pros	Cons
Lowest cost option at PW per CR	Requires Twp. approval
	Will require zoning variance/other relief for impervious surface
	Requires Additional Core Space

PW Option 2 Perm CR (4) Site



Temp CR's

Enrollment Expansion Project Concepts – Phase II



Penn Wynne ES – Option 2: Add perm. CR's (4) at two locations including temp. CR's (4)

Temporary Classroom Installation: Summer 2016

Design/Permit Schedule: 9 months

Bid/Award Schedule: 2 months

Construction Schedule: 12 months

Estimate of Costs:	\$4,512,000 - \$6,352,000	Construction Cost
	\$1,745,000 - \$1,945,000	Soft Cost
	\$6,257,000 - \$8,297,000	Project Cost

\$1,564K - \$2,074K /CR

Pros	Cons
	Requires Twp. App./Zoning Var.
	Difficult construction
	Requires swing space for 2 CR
	Potential unforeseen cost (range)

Alternate Near Term Strategies



- **Give Up Art/Music Rooms**
- **N+1**
- **Implement a Partner School Policy**

The "Seats Available" Analysis (Belmont Hills)



Class Size Guideline		20	22	22	23	25	25		22
YEAR		KDG	1	2	3	4	5	TOTAL	Classroom Net
2016-17	No. of Students	73	86	98	92	81	75	505	
	No. of Classrooms	2	4	5	4	4	3	22	0
	Seats Remaining	11	6	17	4	23	3	64	
2017-18	No. of Students	47	114	92	98	93	82	525	
	No. of Classrooms	2	5	4	5	4	4	24	-2
	Seats Remaining	16	1	0	22	11	22	72	
2018-19	No. of Students	55	73	122	92	99	95	537	
	No. of Classrooms	2	4	6	4	4	4	24	-2
	Seats Remaining	8	19	16	4	5	9	61	
2019-20	No. of Students	59	86	79	122	93	101	541	
	No. of Classrooms	2	4	4	6	4	4	24	-2
	Seats Remaining	4	6	13	22	11	3	59	
2020-21	No. of Students	58	91	92	79	123	95	537	
	No. of Classrooms	2	4	5	4	5	4	24	-2
	Seats Remaining	5	1	23	17	7	9	62	

The "Seats Available" Analysis (District Summary)



YEAR	BH	CN	GL	MR	PV	PW	Total
2016-17	64	67	52	77	63	49	372
2017-18	72	83	81	61	72	92	461
2018-19	61	83	64	89	77	61	435
2019-20	59	69	73	82	65	38	386
2020-21	62	81	81	90	55	46	415

Partner School Concept



- **After Initial Registration Period in Spring, No Additional Sections Created**
- **If No Space Available in Home School, Student is Assigned to Nearby School with Space**
- **Consideration for Siblings/Right of Return**
- **Requires Public Awareness Campaign**
- **Transportation Adjustments**



Recommendations

- **Proceed with Plan for Temporary Classrooms at PW – Install Summer 2016**
- **Proceed with Plans for Permanent Addition at PW**
- **Develop a Policy to Implement Partner School Concept**