

*HUNT* E|A|S

# **BELLEFONTE ASD**

## **BUILDING CONDITIONS**

### **SURVEY RESULTS**



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# PROJECT SUMMARY

**H**UNT was retained in February 2020 to perform a Buildings Conditions Survey to assess the needs of Bellefonte, Benner, Marion-Walker and Pleasant Gap Elementary Schools. The survey itself brings together the facilities assessment, the review of the previous study completed in 2019, plans and specifications of the original buildings, and meetings with administrators, faculty and maintenance staff.

With this information, HUNT will create a space utilization study and educational space planning study to map out the specific uses of each space within each building, and to point out areas that are under or over utilized.

The goal of this study is to provide data about the condition and space within each building that guides the District in its efforts for future planning of the Elementary Schools.

From all these results HUNT will then make recommendations for options for the Elementary School Project. These options will then be presented to the public for input and feedback.

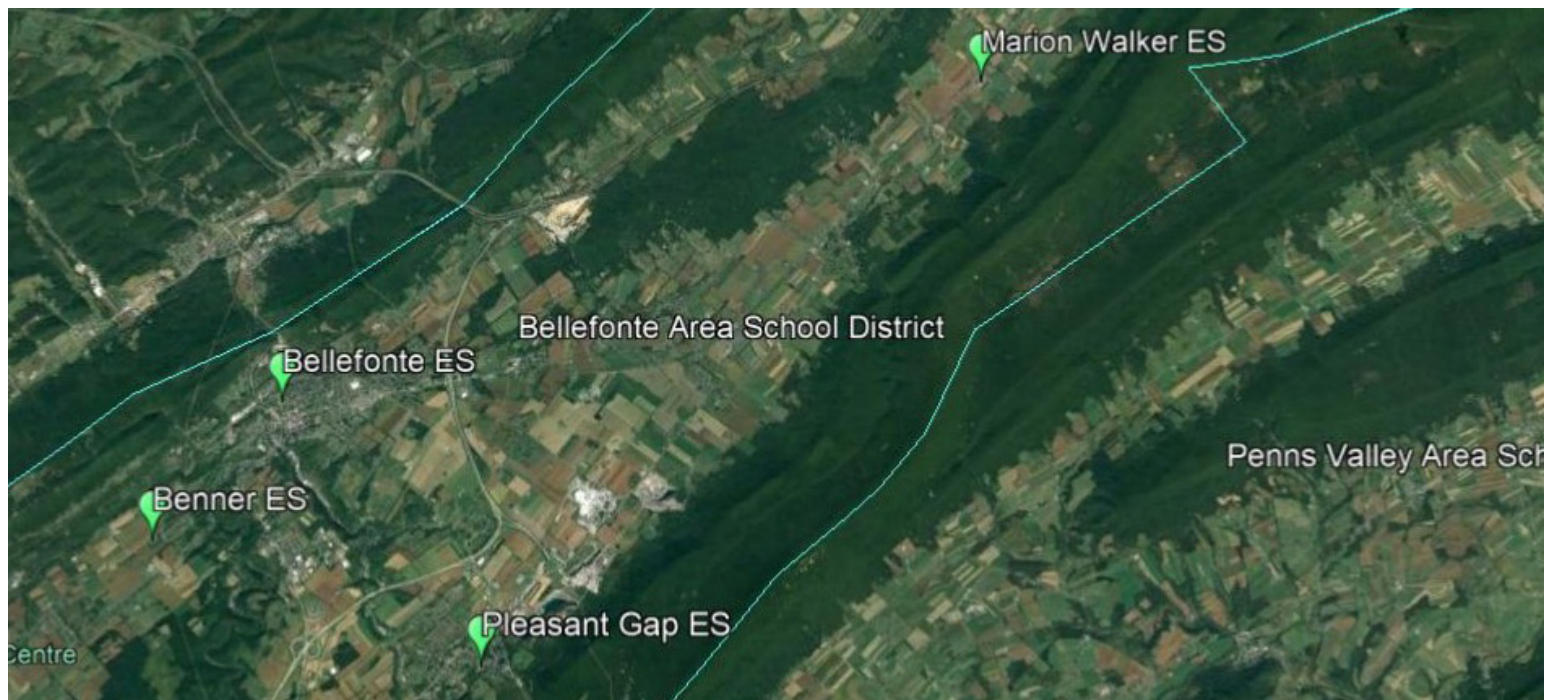
The enclosed information will review those components of the comprehensive BCS currently addressing the Facilities Assessment, Committee/Community Feedback and Educational Space Planning Options.

Please continue to check back for additions to this information as HUNT and the District continue their findings and recommendations. The enclosed information currently includes:

**Part 1:** Facilities Assessment Summaries

**Part 2:** Committee/Community Feedback Summaries

**Part 3:** Educational Space Planning Options



# FACILITIES ASSESSMENT

On March 12-13, HUNT conducted an investigation of each of the four Elementary Schools, Bellefonte, Benner, Pleasant Gap and Marion Walker.

They sent out architectural, civil engineering, mechanical engineering and electrical engineering teams to address the current conditions of each school.

The results of this assessment are categorized by: Health & Safety; Americans with Disabilities (ADA) compliance; General Building (Interior & Exterior) Repair; Site Improvements; Mechanical Systems; and Technology Upgrades.

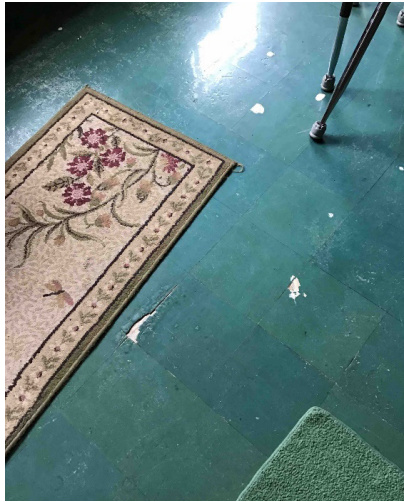


# BELLEFONTE ELEMENTARY

**Student Population:** 357

**Building Square Footage:** 86,242 SF

**Age of Building:** 1942, 1964



## Assessment Items

### HEALTH & SAFETY

- Corridor Doors are not Fire Rated

### ADA

- Toilet Rooms; aged and non-compliant
- Handrails, Stage/Balcony; non-compliant
- No Elevator for access between floors

### GENERAL BUILDING (INTERIOR & EXTERIOR)

- Auditorium Upgrades; Ceiling, Seating
- Classroom Ceiling Replacement
- Flooring over Wood Floors
- Replace Classroom Casework
- Replace Windows (Original)
- Masonry Restoration
- Roof Replacement
- Flooring Replacement

### SITE

- Asphalt Replacement
- Concrete Sidewalks and Retaining Walls
- No Accessible Route

# BELLEFONTE ELEMENTARY

**Student Population:** 357

**Building Square Footage:** 86,242 SF

**Age of Building:** 1942, 1964



## Assessment Items

### MECHANICAL

- Gym Air Handling Unit Replacement
- Unit Ventilator Replacement
- Classroom Relief Air
- Non-Ventilated Spaces Occur
- Heating/Cooling System Replacement

### ELECTRICAL

- Panel & Fire Alarm Replacement
- Lighting and Controls Upgrades
- Replace Generator

### TECHNOLOGY

- Relocate MDF/IDF to dedicated space
- Data Cabling Upgrades
- Wireless Access Points
- Security Cameras
- Classroom Displays
- Intercoms/Lockdown System



# BENNER ELEMENTARY

**Student Population:** 219

**Building Square Footage:** 28,781 SF

**Age of Building:** 1962, 1983



## Assessment Items

### HEALTH & SAFETY

- Corridor & Kitchen Doors are not Fire Rated

### ADA

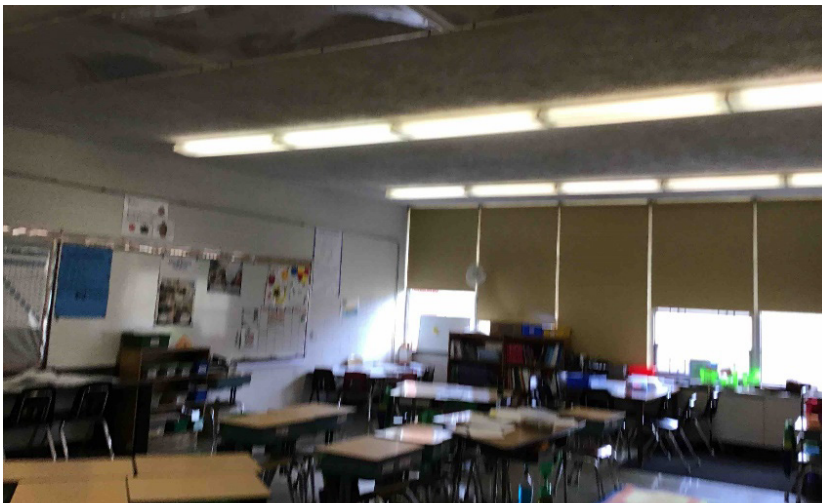
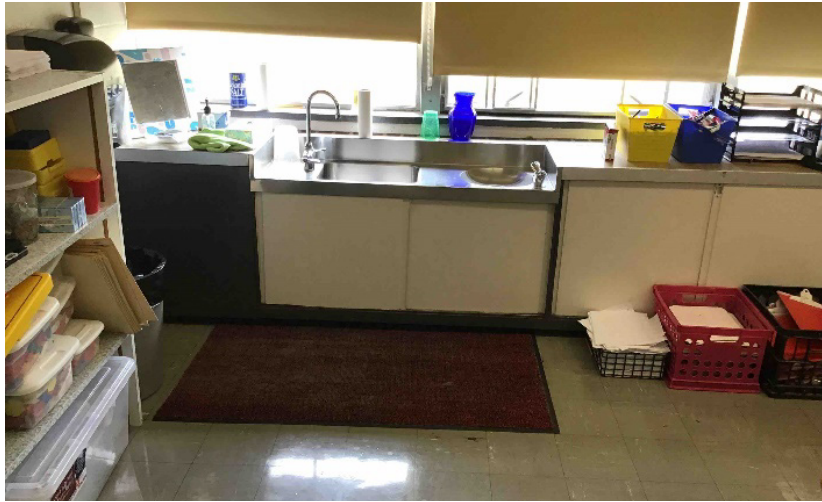
- Toilet Rooms; aged and non-compliant
- Nurse Suite; aged and non-compliant
- No ADA Access to Stage

### GENERAL BUILDING (INTERIOR & EXTERIOR)

- Flooring Replacement
- Ceiling Replacement
- Replace Classroom Casework
- Replace Exterior Doors & Windows
- Masonry Restoration
- Roof Replacement

### SITE

- Asphalt Replacement
- Concrete Sidewalks and Retaining Walls
- Playground Improvements
- Parking Lot Lighting



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# BENNER ELEMENTARY

**Student Population:** 219

**Building Square Footage:** 28,781 SF

**Age of Building:** 1962, 1983



## Assessment Items

### MECHANICAL

- Kitchen Hood Make Up Air
- Relief Air System Upgrades
- Non-Ventilated Spaces Occur
- Heating/Cooling System Replacement

### ELECTRICAL

- Panel Replacement
- Fire Alarm & Exit Lighting Devices
- Lighting and Controls Upgrades
- Replace Generator

### TECHNOLOGY

- Relocate MDF/IDF to dedicated space
- Data Cabling Upgrades
- Wireless Access Points
- Security Cameras
- Classroom Displays
- Intercoms/Lockdown System

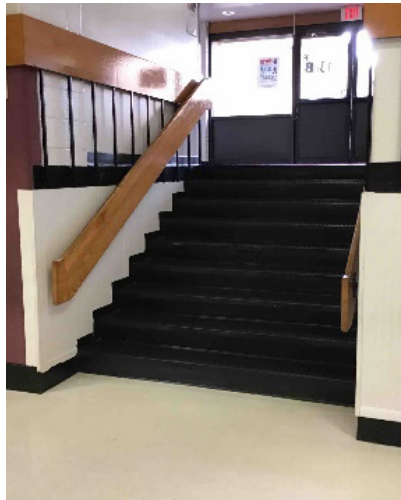
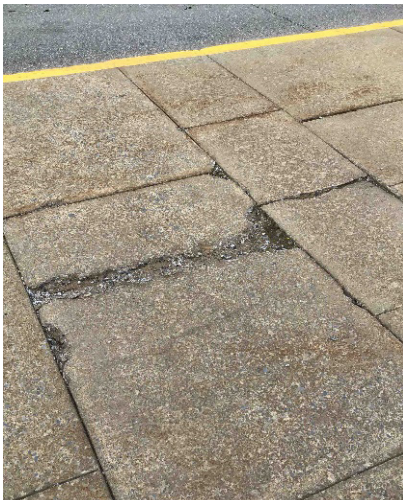


# PLEASANT GAP ELEMENTARY

**Student Population:** 209

**Building Square Footage:** 37,557 SF

**Age of Building:** 1950, 1976



## Assessment Items

### HEALTH & SAFETY

- Corridor & Kitchen Doors are not Fire Rated
- Exit Width at Means of Egress (Original Building)
- Cubbies in Means of Egress

### ADA

- Toilet Rooms; aged and non-compliant
- Drinking Fountains; non-compliant
- Handrails; non-compliant
- Library Ramp; non-compliant

### GENERAL BUILDING (INTERIOR & EXTERIOR)

- Classroom Ceiling Replacement
- Classroom Flooring (Carpet)
- Replace Classroom & Library Casework
- Replace Aged Exterior Doors, Weatherstripping
- Masonry Restoration
- Roof Replacement, Existing Wood Deck

### SITE

- Asphalt Replacement
- Concrete Sidewalks and Loading Dock
- Drainage Improvements

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# PLEASANT GAP ELEMENTARY

**Student Population:** 209

**Building Square Footage:** 37,557 SF

**Age of Building:** 1950, 1976



## Assessment Items

### MECHANICAL

- Plumbing Fixture Replacement
- Heating/Cooling System Replacement

### ELECTRICAL

- Panel Replacement
- Lighting and Controls Upgrades

### TECHNOLOGY

- Relocate MDF/IDF to dedicated space
- Data Cabling Upgrades
- Wireless Access Points
- Security Cameras
- Classroom Displays
- Intercoms/Lockdown System



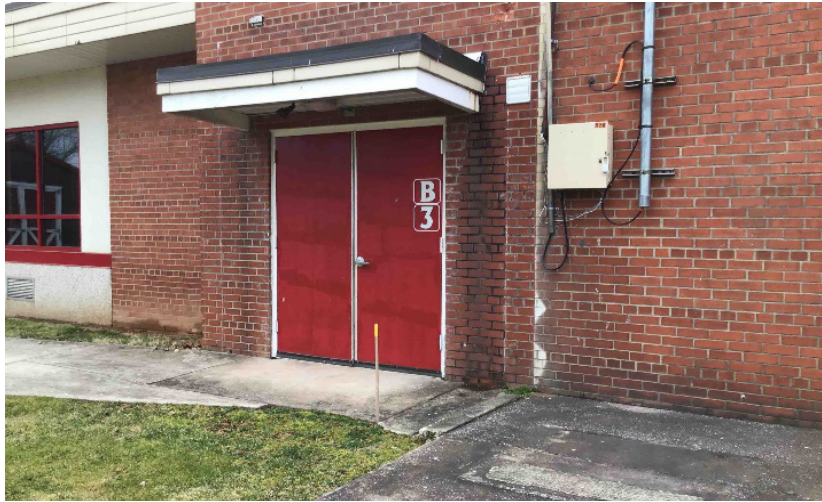
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# MARION WALKER ELEMENTARY

**Student Population:** 382

**Building Square Footage:** 51,840 SF

**Age of Building:** 1962, 2007



## Assessment Items

### HEALTH & SAFETY

- Corridor Doors are not Fire Rated (Original & Multi-Purpose Room)
- Mechanical Door Hold Opens on Doors
- Lack of Second Exit in Kitchen
- Exit Width at Means of Egress (Original Building)

### ADA

- Faculty Room; non-compliant
- Grab Bars; non-compliant

### GENERAL BUILDING (INTERIOR & EXTERIOR)

- Minor Casework Replacement
- Masonry Restoration at Original Brick and New Block
- Roof Replacement

### SITE

- Asphalt Replacement

# MARION WALKER ELEMENTARY

**Student Population:** 382

**Building Square Footage:** 51,840 SF

**Age of Building:** 1962, 2007



## Assessment Items

### MECHANICAL

- Roof Top Unit Replacement
- Ventilation Air (Temp Classrooms)
- ACM Insulation

### ELECTRICAL

- Lighting and Controls Upgrades

### TECHNOLOGY

- Relocate MDF/IDF to dedicated space
- Data Cabling Upgrades
- Wireless Access Points
- Security Cameras
- Classroom Displays
- Intercoms/Lockdown System

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# FACILITIES COMMITTEE/ COMMUNITY FEEDBACK

Upon completing the initial facilities assessment, HUNT presented these results on March 27th to the Bellefonte Facilities Committee, that represents the Elementary Building Project.

The Committee then provided comments and feedback to the assessment results, as well as voiced their issues and wants for each building.

The Facilities Committee consists of board members, administrators, various building faculty and community members that represent each elementary school.

HUNT also researched multiple records of previous committee and community feedback that were gathered during meetings regarding the previous study in 2017. The following summary is feedback from the previous study and new data that HUNT has collected.



# BELLEFONTE ELEMENTARY

**Student Population:** 357

**Building Square Footage:** 86,242 SF

**Age of Building:** 1942, 1964



## Educational/Equity Upgrades

- Improved classroom design. Larger classrooms, updated
- Small meeting rooms, special eds, specials, and collaboration
- Energy efficiency, natural lighting
- Plan for future technology
- Teacher collaboration spaces
- Windows that open for better air flow
- Updated color scheme geared towards kids
- Bigger classrooms.
- STEM, green screen, maker spaces
- New Flooring
- New windows
- Climate control
- Art room improvements

## Committee & Community Comments

- Staff and community likes the historic nature and character of the building, but knows that it needs major updates
- Central Location is a positive

## Needed Building Improvements

- Overheated at the beginning and end of each year, no air conditioning
- Old/outdated Furniture
- Lack of Storage
- No humidity control
- No Elevator
- Flooring in poor condition
- More bathrooms for K-2, more restrooms throughout
- Rooms for each specialists
- Cubbies/lockers for students
- Maintaining small class sizes
- Limited gym space
- No outdoor learning areas
- Inadequate parking
- No recycling space
- Library is very small
- Floors in poor condition

# BENNER ELEMENTARY

**Student Population:** 219

**Building Square Footage:** 28,781 SF

**Age of Building:** 1962, 1983

## Educational/Equity Upgrades

- Improved classroom design
- A full gymnasium
- Small meeting rooms, special ed spaces needed
- Energy efficiency
- Plan for future technology
- Teacher collaboration spaces
- Larger staff lunch room
- Windows that open for better air flow
- Chrome book charging stations
- Updated color scheme geared towards kids
- Art Room, improvements
- Bigger classrooms, or smaller classroom sizes
- STEM improvements, flexible, collaborative spaces

## Committee & Community Comments

- Community is happy with the location within their community
- Small school atmosphere, preferred, better learning environment
- Good outdoor space for activities
- Promethium boards and Wi-Fi are updated and satisfactory
- Large classroom size other than trailers
- Community prefers appropriately sized elementary building, not one large building
- Multiple references to this school being the center of the community



## Needed Building Improvements

- Overheated at the beginning and end of each year
- HVAC issues
- Old/outdated Furniture
- Lack of Storage
- No humidity control
- No small group space
- Lack of restrooms – student and faculty
- Air quality in the trailers
- Water quality
- Technology not in every room
- Sink in every classroom – preparation
- Cubbies/lockers for students inadequate
- Maintaining small class sizes
- Inadequate staff and visitor parking
- Bus traffic issues
- Roof Leaking
- Floor Drain issues
- Trailers (temp classrooms) for 20 years
- Trailers beyond life expectancy; poor air quality, no sinks
- Shared rooms for art, music, IT and single gym/auditorium/cafeteria is a scheduling challenge

# PLEASANT GAP ELEMENTARY

**Student Population:** 209

**Building Square Footage:** 37,557 SF

**Age of Building:** 1950, 1976

## Educational/Equity Upgrades

- Improved classroom design. Larger classrooms, updated
- Small meeting rooms, collaboration
- Energy efficiency, natural lighting
- Climate control
- A full gymnasium
- Security improvements
- Technology upgrades
- STEM improvements, flexible, collaborative

## Committee & Community Comments

- Small school atmosphere preferred
- Good outdoor space for activities; well used by the community
- Center of the community



## Needed Building Improvements

- HVAC needs, climate control , etc.
- Old/outdated Furniture
- Lack of Storage in classrooms, storage in hallways
- No small group space
- Lack of restrooms – student and faculty
- Single gym/auditorium/cafeteria is a scheduling challenge
- Band, orchestra, speech, emotional support, gifted/enrichment must share space
- Students access guidance and nurse through administrative offices
- Hooks for coats; need lockers
- Need to be able to observe rooms without opening doors
- Library space is not appropriate
- Need better safety features to protect from forced entries
- Inadequate visitor parking
- Small classroom sizes
- Congested access points
- Noise issues between smaller special ed spaces

# MARION WALKER ELEMENTARY

**Student Population:** 382

**Building Square Footage:** 51,840 SF

**Age of Building:** 1962, 2007

## Educational/Equity Upgrades

- Safety and security improvements
- Media center
- STEM flexible, collaboration space
- Energy efficiency upgrades

## Committee & Community Comments

- Small school atmosphere, center of community
- Good outdoor space for activities
- Main office space well-designed; close to nurse
- Community understands that they are the most updated elementary school, but there are upgrades to the infrastructure that are still needed over the next 20 years
- Separate bus lane reduces congestion and adds to safety
- Office view of parking & entry



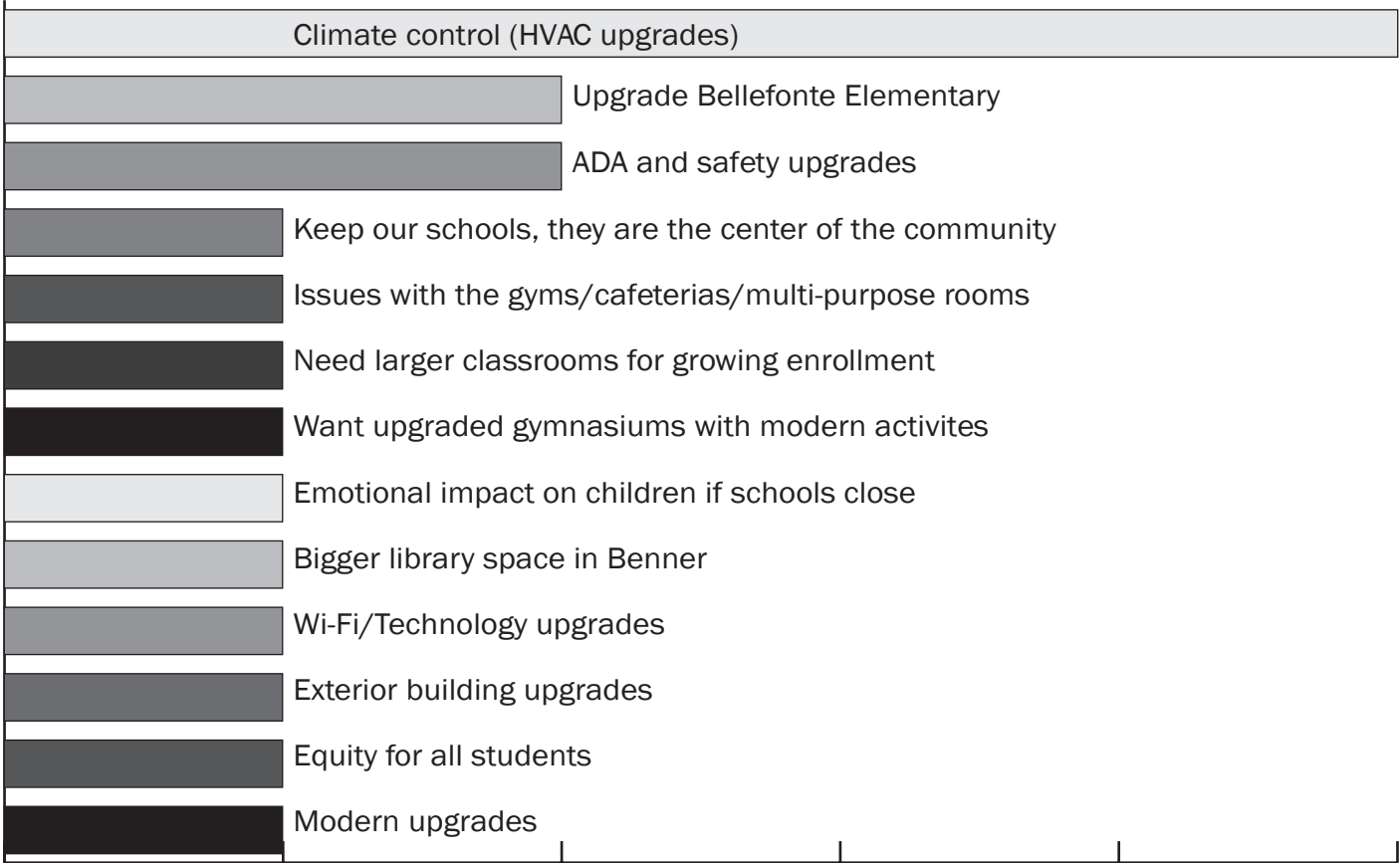
## Needed Building Improvements

- Gym/auditorium/cafeteria is noisy and a scheduling challenge
- Classrooms need additional spaces for small group and essential special ed activities
- Library needs separate media, book and research space; concrete amphitheater is not well-used
- Poor ventilation/smells in some rooms
- Lack of storage
- Congestion in original building hallways
- Trailers (temporary classrooms) are inadequate

# OPTIONS FOR UPGRADES & EQUITY

After review of the condition assessment and community feedback for each of the four Elementary buildings; we are presenting the following options. It is important to note that HUNT reviewed all previous committee and community feedback, and gathered additional current feedback from the community.

The additional feedback we received is broken down below into common keynote highlights of the comments received. We received comments that address the following:



Our overview of the community feedback, both previous and current, includes a major concern with HVAC and climate control within the buildings, concern with the age and condition of Bellefonte Elementary, equity within all four buildings, and the four schools are considered the center of their respective communities. This drives us to explore data on the current utilization of these buildings, and ways they can be upgraded to address items based on the condition, community input, and educational space needs. The following Options (1 & 2) summarize the data. It is our goal to provide the District with this data to determine how this option to maintain all four buildings fits within their financial plan, and to determine a direction moving forward to explore additional options for consolidation as needed.

# BELLEFONTE ASD

## OPTION ONE

### Option 1 (Shown and incorporated into Year 1)

1. Upgrade all four existing facilities and systems with recommended Health & Safety, ADA, General Building & Site Renovations.

#### Efficiencies:

- Cost savings to only upgrade the life of the building, facilities, and systems, when compared to Option 2.
- Considers the community's strong feelings of neighborhood, small school environment.

#### Deficiencies:

- Option does not include Educational Space upgrades to improve physical configuration of spaces.
- No Operational Saving

**TBD:** Costs for a sprinkler system need to be considered throughout all four buildings. Refer to the summary below. Current cost included varies per building. Refer to the Option 2 Educational Space Highlights for more information.



# BELLEFONTE ELEMENTARY

**Student Population:** 357

**Building Square Footage:** 86,242 SF

**Age of Building:** 1942, 1964

If major renovation and space reconfiguration occurs to over 50% of the building, it is recommended per code that a sprinkler system is installed to avoid costs associated with fire separation.

The following is a summary of replacing corridor doors for fire ratings vs. adding sprinkler system.

## Sprinkler Systems \$388,809

- **Pros:** Will allow for more than 50% renovation and will allow major updates and space changes to take place without adding cost for fire walls and barriers.
- **Cons:** Does not include other door modifications that may be needed, add \$150,000 to replace classroom locksets and outdated glazing.

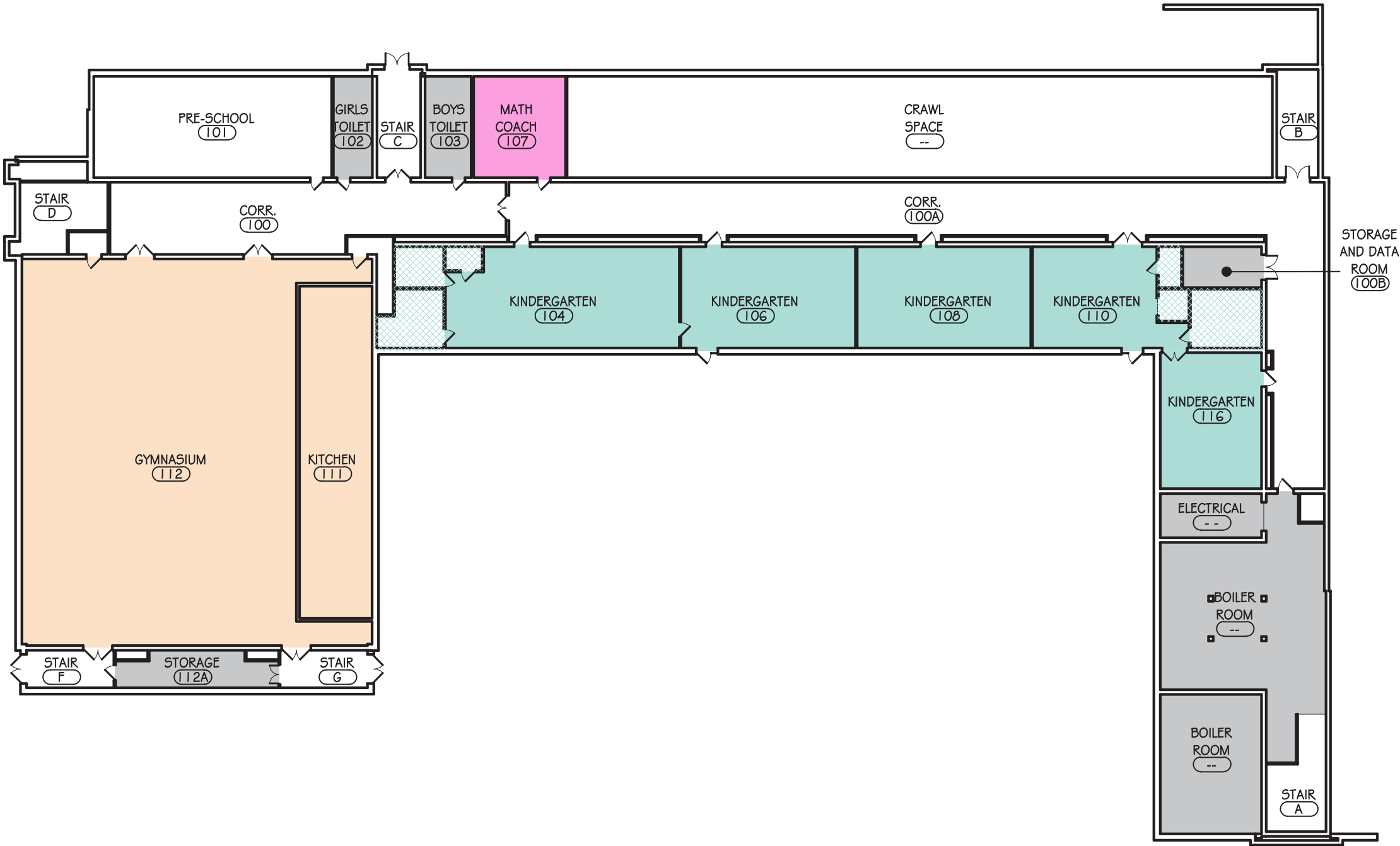


## Fire Rated Doors \$336,000

- **Pros:** Includes cost for new locksets and glazing.

# BELLEFONTE ELEMENTARY

## EXISTING FLOORPLAN - GROUND FLOOR



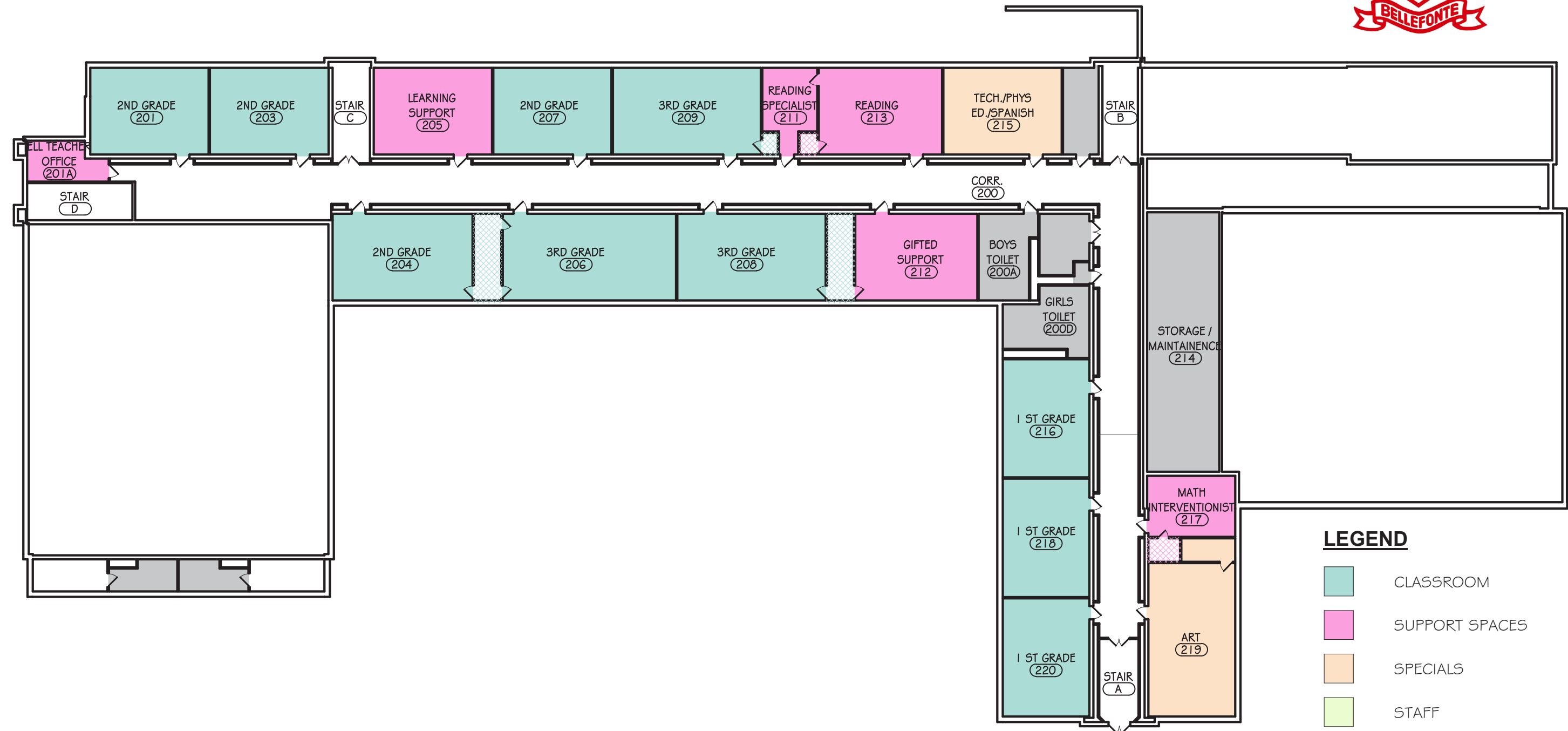
1 GROUND FLOOR EXISTING PROGRAMMING  
1/32" = 1'-0"

**LEGEND**

- CLASSROOM
- SUPPORT SPACES
- SPECIALS
- STAFF
- STORAGE / UTILITY
- CORR. / STAIRS

# BELLEFONTE ELEMENTARY

## EXISTING FLOORPLAN - FIRST FLOOR



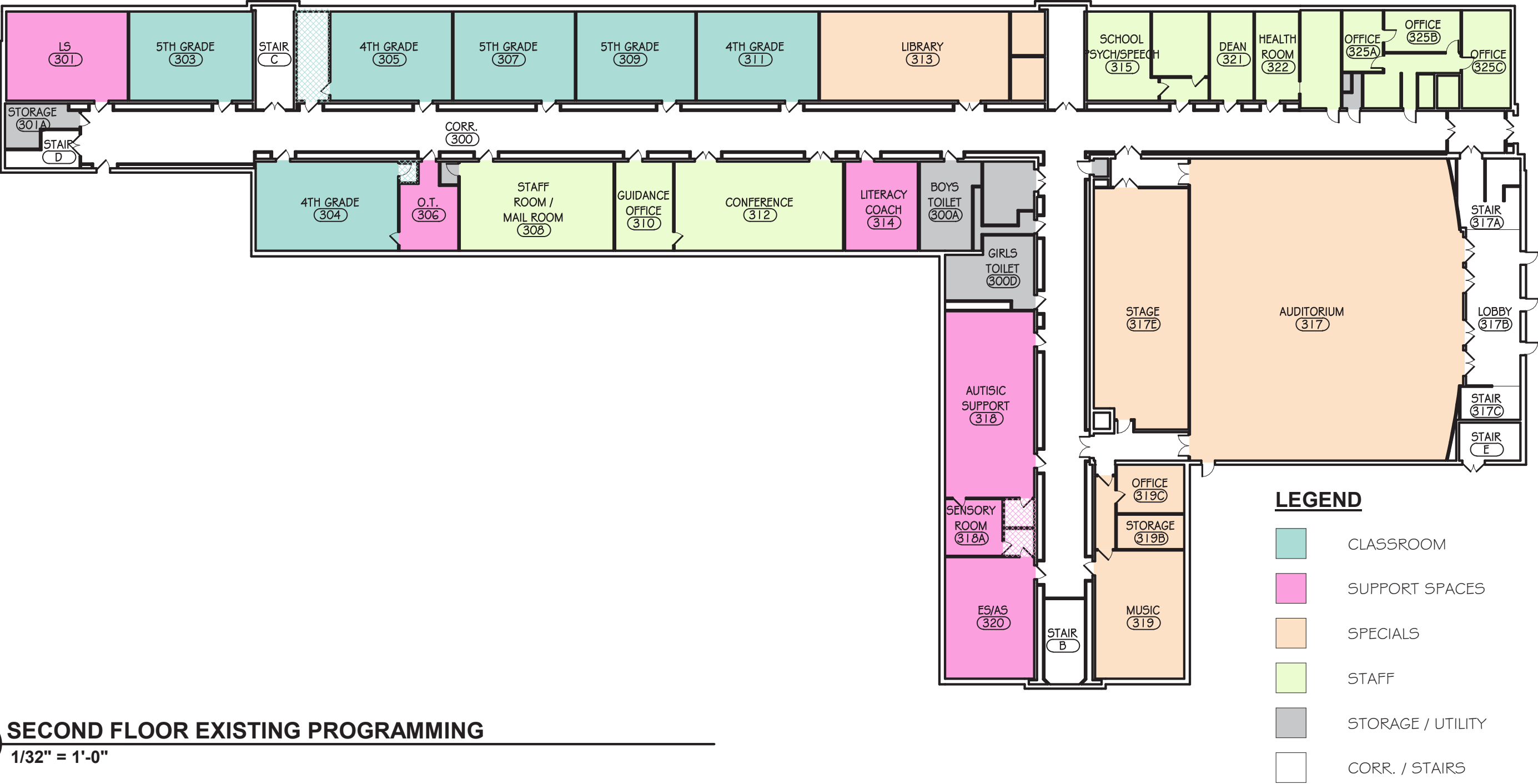
**LEGEND**

- CLASSROOM
- SUPPORT SPACES
- SPECIALS
- STAFF
- STORAGE / UTILITY
- CORR. / STAIRS

1 FIRST FLOOR EXISTING PROGRAMMING  
1/32" = 1'-0"

# BELLEFONTE ELEMENTARY

## EXISTING FLOORPLAN - SECOND FLOOR



1 SECOND FLOOR EXISTING PROGRAMMING  
1/32" = 1'-0"

# BENNER ELEMENTARY

**Student Population:** 219

**Building Square Footage:** 28,781 SF

**Age of Building:** 1962, 1983

If major renovation and space reconfiguration occurs to over 50% of the building, it is recommended per code that a sprinkler system is installed to avoid costs associated with fire separation.

The following is a summary of replacing corridor doors for fire ratings vs. adding sprinkler system.

## Sprinkler Systems \$129,515

- **Pros:** Will allow for more than 50% renovation and will allow major updates and space changes to take place without adding cost for fire walls and barriers.
- **Cons:** Does not include other door modifications that may be needed, add \$30,000 to replace classroom locksets and outdated glazing.



## Fire Rated Doors \$135,000

- **Pros:** Includes cost for new locksets and glazing.

# BENNER ELEMENTARY

## EXISTING FLOORPLAN



**1** **EXISTING SPACE PROGRAMMING**  
1/32" = 1'-0"

**LEGEND**

CLASSROOM
SUPPORT SPACES
SPECIALS
STAFF
STORAGE / UTILITY
CORR. / STAIRS

# PLEASANT GAP ELEMENTARY

**Student Population:** 209

**Building Square Footage:** 37,557 SF

**Age of Building:** 1950, 1976

If major renovation and space reconfiguration occurs to over 50% of the building, it is recommended per code that a sprinkler system is installed to avoid costs associated with fire separation.

The following is a summary of replacing corridor doors for fire ratings vs. adding sprinkler system.

## Sprinkler Systems \$169,007

- **Pros:** Will allow for more than 50% renovation and will allow major updates and space changes to take place without adding cost for fire walls and barriers.
- **Cons:** Does not include other door modifications that may be needed, add \$30,000 to replace classroom locksets and outdated glazing.
- **Cons:** Additional cost will need to be included for replacing doors that swing out into the means of egress, Cost = \$35,000.



## Fire Rated Doors \$172,000

- **Pros:** Includes cost for new locksets, glazing, and modifying doors at means of egress.

# PLEASANT GAP ELEMENTARY

## EXISTING FLOORPLAN



**LEGEND**

- CLASSROOM
- SUPPORT SPACES
- SPECIALS
- STAFF
- STORAGE / UTILITY
- CORR. / STAIRS

1 FIRST FLOOR EXISTING PROGRAMMING  
1/32" = 1'-0"

# MARION WALKER ELEMENTARY

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**Student Population:** 382

**Building Square Footage:** 51,840 SF

**Age of Building:** 1962, 2007

If major renovation and space reconfiguration occurs to over 50% of the building, it is recommended per code that a sprinkler system is installed to avoid costs associated with fire separation.

The following is a summary of replacing corridor doors for fire ratings vs. adding sprinkler system.

## Sprinkler Systems

- Not determined to be needed throughout the building



## Fire Rated Doors \$120,000

- **Pros:** The Original Building needs to be addressed for doors swinging into the means of egress, these doors are also not fire rated. Regardless of a sprinkler, these doors will need to be replaced.

# MARION WALKER ELEMENTARY

## EXISTING FLOORPLAN



1 FIRST FLOOR EXISTING PROGRAMMING  
1/32" = 1'-0"

## Project Builder

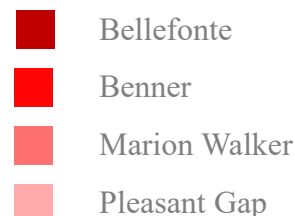
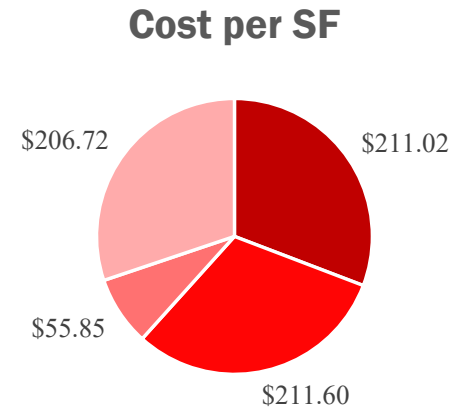
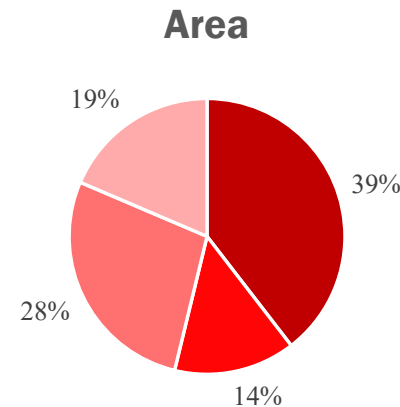


Bellefonte Area School District  
318 North Allegheny Street  
Bellefonte, PA 16823

Building	Priority1	Priority2	Priority3	Maint	Subtotal	Dsgn Cont	Inflation	Const	Const Cost	Incidentals	TotalAmt
1 Bellefonte Elementary	\$14,176,279	\$0	\$0	\$0	\$14,176,279	\$708,809	\$446,519	\$1,533,123	\$16,864,730	\$3,372,897	\$20,237,627
SUB-TOTAL	\$14,176,279	\$0	\$0	\$0	\$14,176,279	\$708,809	\$446,519	\$1,533,123	\$16,864,730	\$3,372,897	\$20,237,627
1 Benner Elementary	\$5,119,535	\$0	\$0	\$0	\$5,119,535	\$255,975	\$161,241	\$553,655	\$6,090,406	\$1,218,055	\$7,308,461
SUB-TOTAL	\$5,119,535	\$0	\$0	\$0	\$5,119,535	\$255,975	\$161,241	\$553,655	\$6,090,406	\$1,218,055	\$7,308,461
1 Marion-Walker Elementary	\$2,622,150	\$0	\$0	\$0	\$2,622,150	\$131,106	\$82,581	\$283,566	\$3,119,403	\$623,858	\$3,743,261
SUB-TOTAL	\$2,622,150	\$0	\$0	\$0	\$2,622,150	\$131,106	\$82,581	\$283,566	\$3,119,403	\$623,858	\$3,743,261
1 Pleasant Gap Elementary	\$6,526,063	\$0	\$0	\$0	\$6,526,063	\$326,301	\$205,552	\$705,772	\$7,763,688	\$1,552,706	\$9,316,394
SUB-TOTAL	\$6,526,063	\$0	\$0	\$0	\$6,526,063	\$326,301	\$205,552	\$705,772	\$7,763,688	\$1,552,706	\$9,316,394
GRAND TOTAL	\$28,444,027	\$0	\$0	\$0	\$28,444,027	\$1,422,191	\$895,893	\$3,076,116	\$33,838,227	\$6,767,516	\$40,605,743

## Option 1

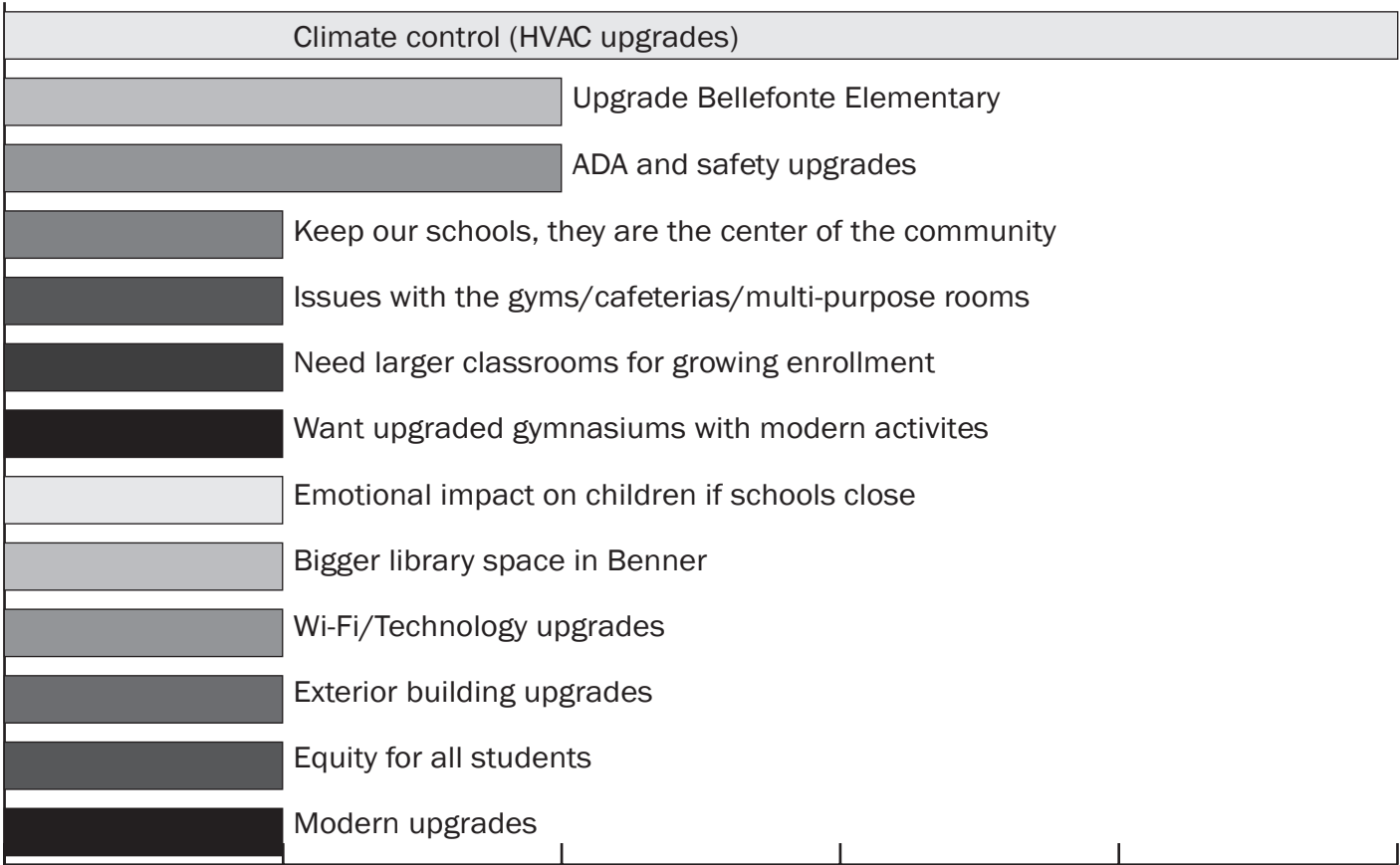
	Bellefonte	Benner	Marion Walker	Pleasant Gap	Total
Cost	\$16,864,730	\$6,090,406	\$3,119,403	\$7,763,688	\$33,838,227
Area (SF)	79,921	28,782	55,856	37,557	202,116
Cost per SF	\$211.02	\$211.60	\$55.85	\$206.72	\$167.42



# OPTIONS FOR UPGRADES & EQUITY

After review of the condition assessment and community feedback for each of the four Elementary buildings; we are presenting the following options. It is important to note that HUNT reviewed all previous committee and community feedback, and gathered additional current feedback from the community.

The additional feedback we received is broken down below into common keynote highlights of the comments received. We received comments that address the following:



Our overview of the community feedback, both previous and current, includes a major concern with HVAC and climate control within the buildings, concern with the age and condition of Bellefonte Elementary, equity within all four buildings, and the four schools are considered the center of their respective communities. This drives us to explore data on the current utilization of these buildings, and ways they can be upgraded to address items based on the condition, community input, and educational space needs. The following Options (1 & 2) summarize the data. It is our goal to provide the District with this data to determine how this option to maintain all four buildings fits within their financial plan, and to determine a direction moving forward to explore additional options for consolidation as needed.

# BELLEFONTE ASD

## OPTION TWO

**Option 2 (Shown and incorporated into Year 2, overall cost for Option 2 includes Years 1 & 2)**

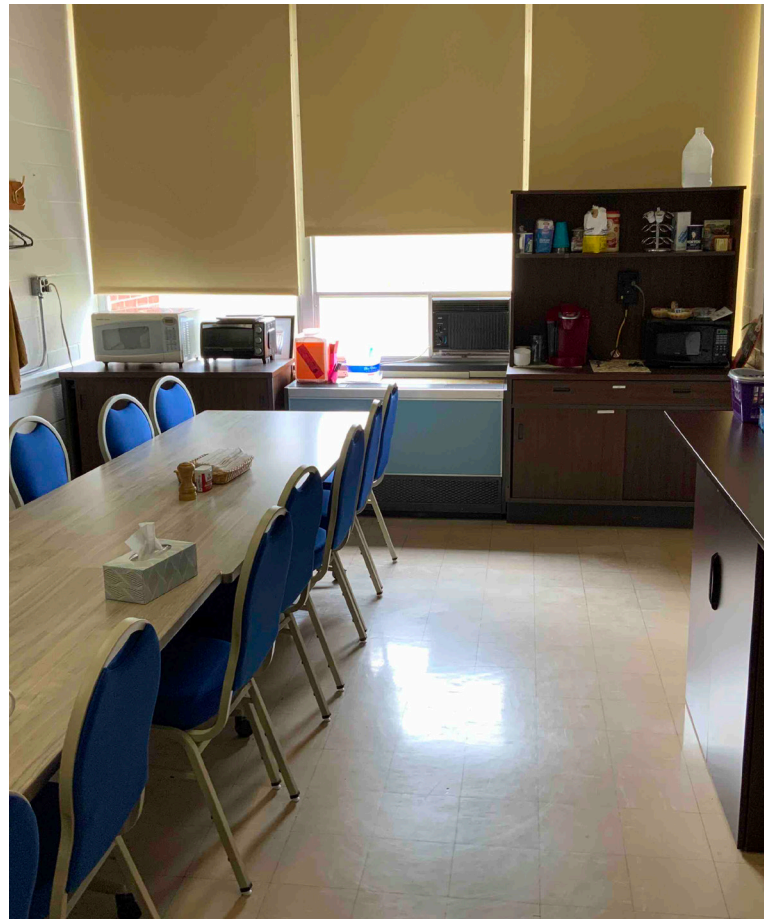
1. Upgrade all four existing facilities and systems with recommended Health & Safety, ADA, General Building & Site Renovations.
2. Reconfigure and renovate buildings to meet the educational space needs and provide equity throughout the four buildings to remain.

### **Efficiencies:**

- Considers the community's strong feelings of neighborhood, small school environment.
- Considers equity in systems, facilities, amenities, and spaces throughout the four Elementary Buildings.

### **Deficiencies:**

- No Operational Saving



# BELLEFONTE ELEMENTARY

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**Student Population:** 357

**Building Square Footage:** 86,242 SF

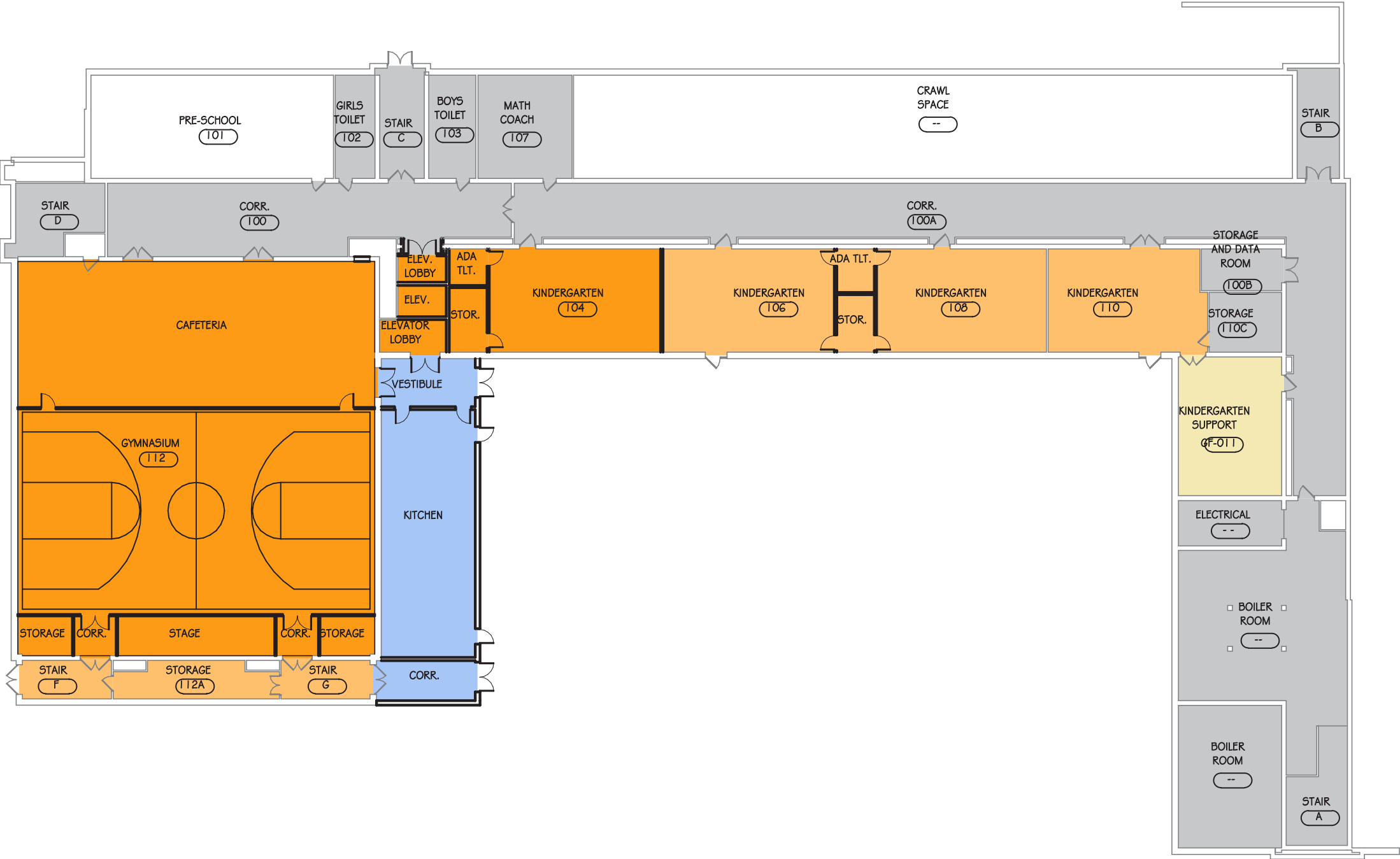
**Age of Building:** 1942, 1964

## Educational Space Planning Highlights

- **Elevator** added, with ADA site access directly from the ground floor to the Elevator.
- Kitchen/Gym/Multi-purpose room – Incorporate additional storage into an addition with Kitchen and Gym storage to free up the space for multiple and flexible uses. (Locate the addition adjacent to the additions/renovations needed for the Elevator)
- Multi-purpose Room – With the proposed renovation/re-purposing of the Auditorium, it is recommended that a portion of the existing Multi-purpose Room is renovated into a stage.
- Library – Additional Storage Needed. **Library space** is included in renovations to the Auditorium (Renovate existing Library space into Classrooms)
- Art and Music – Existing spaces are not designed for either curriculum and/or are undersized. **Art** and **Music space** is included in renovations to the Auditorium (Renovate existing Art and Music space into Classrooms)
- Multiple Classrooms throughout at 660 SF; Relocate faculty room and conference rooms that take up entire classrooms, to main office support spaces that will be included as part of the renovated Auditorium. Renovate classroom wings and shift walls to make small **classrooms larger** with an approximate 800 SF target size.
- **Auditorium Renovations:** Program; Mail Room, Conference room, Faculty room, Art, Music, and Library/Maker Space/STEM. This will provide additional space to modify Classroom walls throughout the building to increase typical Classroom square footage.
- Costs for corridor door replacements and a new Fire Sprinkler system are included based on the level of renovation needed and size of the building.

# BELLEFONTE ELEMENTARY

## OPTION 2 FLOORPLAN - GROUND FLOOR



### ADDITIONS & RENOVATIONS LEGEND

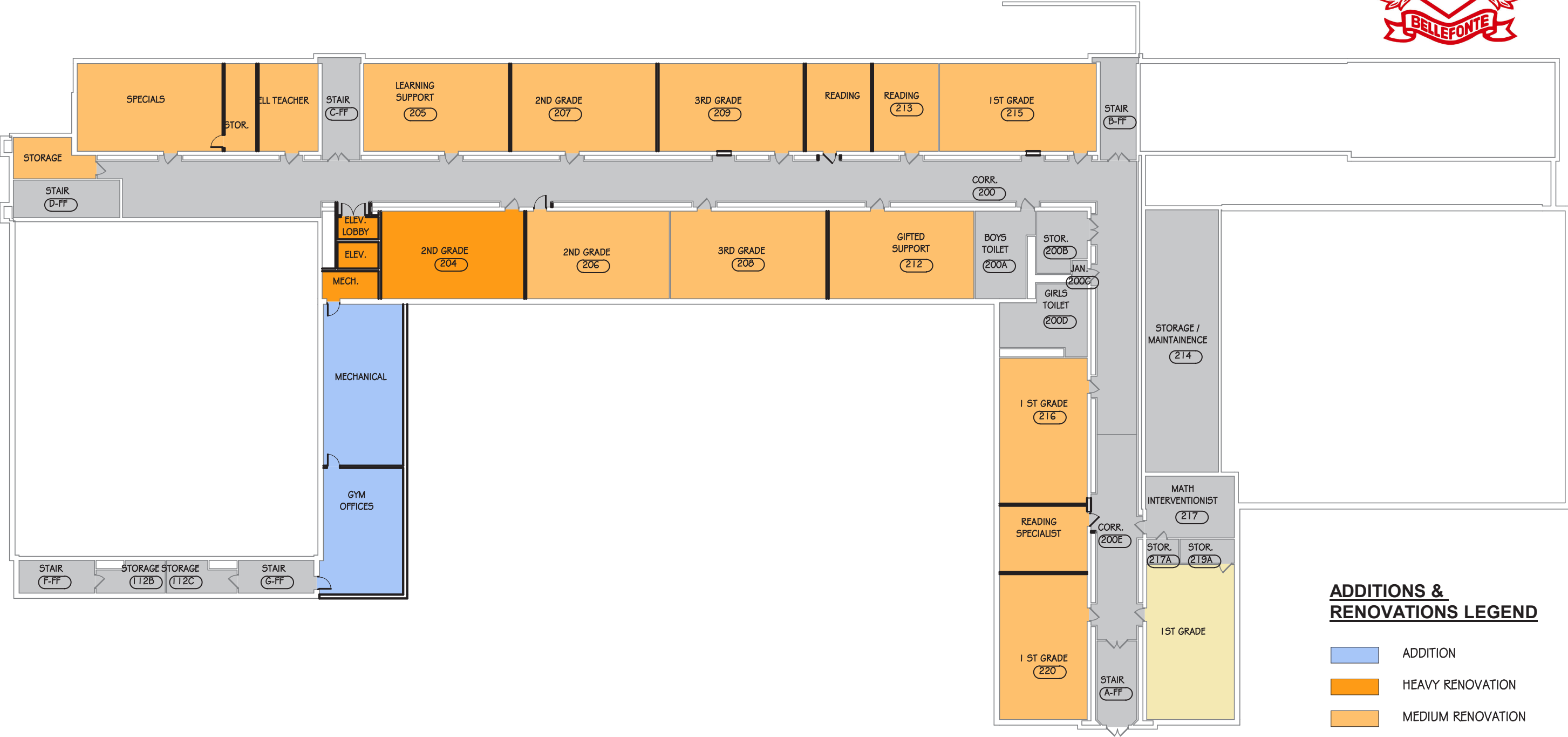
- ADDITION
- HEAVY RENOVATION
- MEDIUM RENOVATION
- LIGHT RENOVATION
- EXISTING

1 GROUND FLOOR ADDITIONS & ALTERATIONS 1/32 SCALE  
1/32" = 1'-0"

ROOM ASSIGNMENTS TAKE INTO ACCOUNT THE 2020/2021 SCHOOL YEAR CLASSROOM COUNTS

# BELLEFONTE ELEMENTARY

## OPTION 2 FLOORPLAN - FIRST FLOOR



**ADDITIONS & RENOVATIONS LEGEND**

- ADDITION
- HEAVY RENOVATION
- MEDIUM RENOVATION
- LIGHT RENOVATION
- EXISTING

**1 FIRST FLOOR ADDITIONS & ALTERATIONS 1/32 SCALE**  
1/32" = 1'-0"

ROOM ASSIGNMENTS TAKE INTO ACCOUNT THE 2020/2021 SCHOOL YEAR CLASSROOM COUNTS

# BELLEFONTE ELEMENTARY

## OPTION 2 FLOORPLAN - SECOND FLOOR



**ADDITIONS & RENOVATIONS LEGEND**

- ADDITION
- HEAVY RENOVATION
- MEDIUM RENOVATION
- LIGHT RENOVATION
- EXISTING

**1 SECOND FLOOR ADDITIONS & ALTERATIONS 1/32 SCALE**  
1/32" = 1'-0"

ROOM ASSIGNMENTS TAKE INTO ACCOUNT THE 2020/2021 SCHOOL YEAR CLASSROOM COUNTS

# BENNER ELEMENTARY

---

**Student Population:** 219

**Building Square Footage:** 28,781 SF

**Age of Building:** 1962, 1983



## Educational Space Planning Highlights

- Gym/Multipurpose room; Provide addition for a new **Gym** (2,000 SF). Include a **PE Office** in program (current PE office is on the stage)
- Main Office needed; Renovate and add on to area near the existing Health Office. Include a **secure entrance**, main office, principal, guidance, mail room, conference room, and renovated health office.
- Existing Conference Room and **Faculty Room to be renovated** and updated in the current location.
- Art Room- The existing **Art Room** is not designed for this curriculum. It is recommended that a new Art Room is programmed into the expansion/addition.
- Music Room- The existing **Music Room** is not designed for this curriculum. It is recommended that the existing Music Room is renovated in the current location.
- Temporary Trailers to be replaced with a permanent addition of Classrooms/Spaces. Program to include **updated Library/Maker/STEM space**, 2 Classrooms and 1 Support space.
- Lack of space for Special Education. The existing Art Room will be renovated into a flexible **special education suite**.
- Based on the minimal level of space reconfiguration needed in the existing building, costs for a Fire Sprinkler system are not included. Costs for replacing corridor doors in the existing building are included.

# BENNER ELEMENTARY

## OPTION 2 FLOORPLAN



**ADDITIONS & RENOVATIONS LEGEND**

- ADDITION
- HEAVY RENOVATION
- MEDIUM RENOVATION
- LIGHT RENOVATION
- EXISTING

**1 ADDITIONS AND ALTERATIONS PLAN**  
1/32" = 1'-0"  
ROOM ASSIGNMENTS TAKE INTO ACCOUNT THE 2020/2021 SCHOOL YEAR CLASSROOM COUNTS

# PLEASANT GAP ELEMENTARY

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**Student Population:** 209

**Building Square Footage:** 37,557 SF

**Age of Building:** 1950, 1976

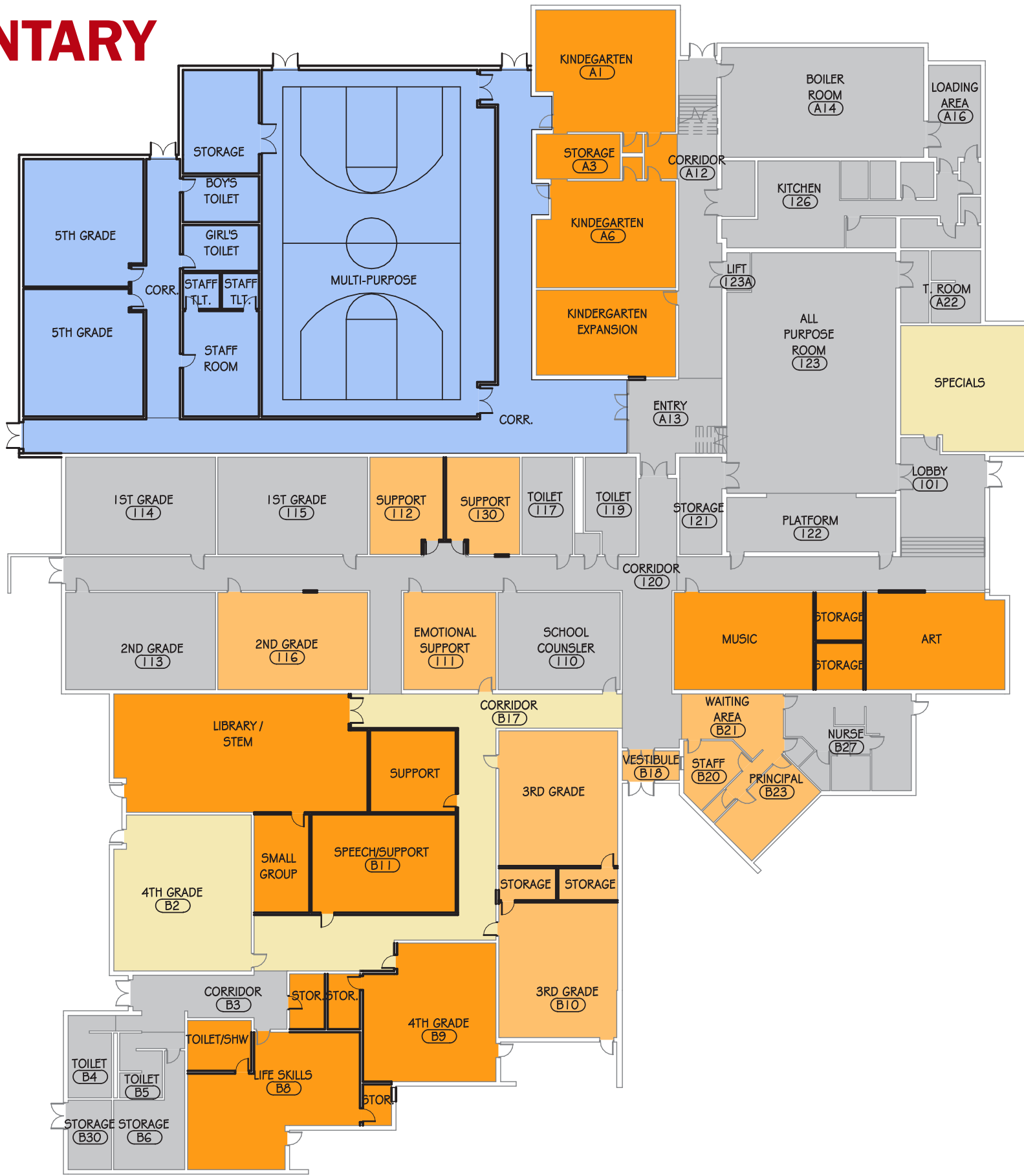


## Educational Space Planning Highlights

- Gym/Multipurpose room – Provide addition for a **new Gym** (2,000 SF).
- Kindergarten Classrooms – Provide a new staff room in the expansion/addition and use the existing Faculty Room space to expand/**renovate the Kindergarten Classrooms** and provide adequate ADA Toilet Rooms, storage, and cubbies.
- Art and Music Rooms – The existing spaces are a shared space that is not designed for either curriculum. It is recommended that the existing space, plus the adjacent reading room, is renovated into new separate **Art and Music** spaces.
- **Enclose the open Library Space** and renovate into Library/Maker Space/STEM, with small group instructions. This is in an area that is currently a small Classroom. One Classroom to be programmed into the addition. Provide adjacent renovations for 2 Special/Support spaces.
- Classroom sizes- One area adjacent to the Library currently has small **Classrooms** and it is recommended that these spaces are **expanded and renovated** from 3 Classrooms down to 2 appropriately sized Classrooms. One Classroom to be programmed into the addition.
- Provide **secure entrance** renovations.
- Based on the level of space reconfiguration needed in the existing building, costs for a Fire Sprinkler system are included.

# PLEASANT GAP ELEMENTARY

## OPTION 2 FLOORPLAN



### ADDITIONS & RENOVATIONS LEGEND

- ADDITION
- HEAVY RENOVATION
- MEDIUM RENOVATION
- LIGHT RENOVATION
- EXISTING

1 ADDITIONS & RENOVATIONS PLAN  
1/32" = 1'-0"  
ROOM ASSIGNMENTS TAKE INTO ACCOUNT THE 2020/2021 SCHOOL YEAR CLASSROOM COUNTS

# MARION WALKER ELEMENTARY

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**Student Population:** 382

**Building Square Footage:** 51,840 SF

**Age of Building:** 1962, 2007

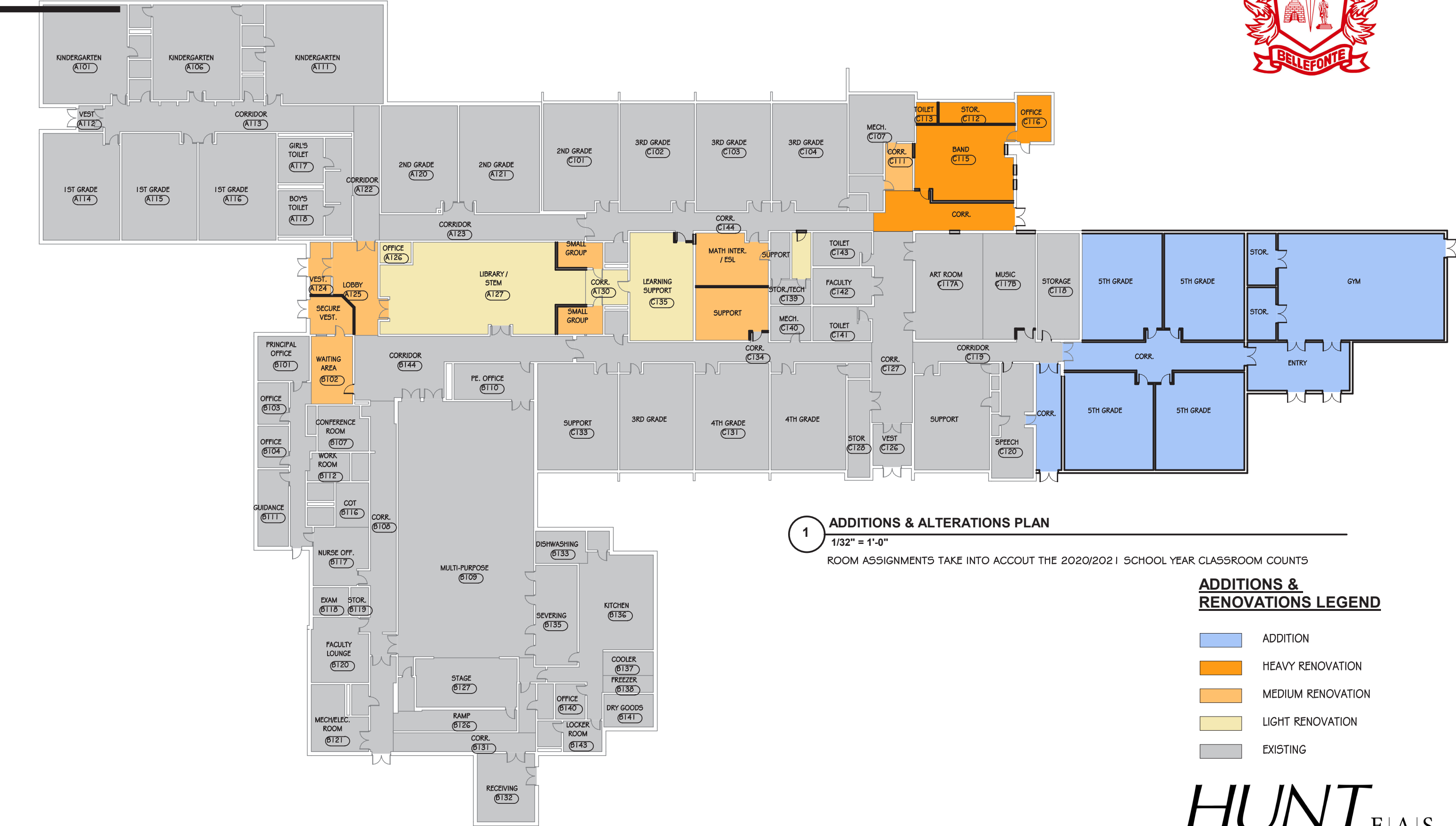


## Educational Space Planning Highlights

- Temporary Trailers to be replaced with a **permanent addition of Classrooms/Spaces**. Program to include 4 Classroom spaces. Provide reconfiguration to the 4th and 5th grade wing to provide efficient spread of support spaces.
- Renovate corridors that are not compliant for **proper exit width**. This will affect the current band room, Math intervention office, and ESL office. Provide renovations in this area to provide the exiting requirements per code, and to reconfigure adjacent space.
- Renovate portion of Library into **Maker Space/STEM**.
- Provide **secure entrance** renovations.
- Provide a **Multi-purpose room** in the Addition to provide equity. Based on SF per student, this building also needs additional space to provide enhanced functionality to the Gym/Cafeteria/Multi-Purpose Room needs.
- Based on the minimal level of space reconfiguration needed in the existing building, costs for a Fire Sprinkler system are not included. Costs for replacing corridor doors in the existing building are included.

# MARION WALKER ELEMENTARY

## OPTION 2 FLOORPLAN



# BUILDING USE COMPARISON

## Existing Break Down

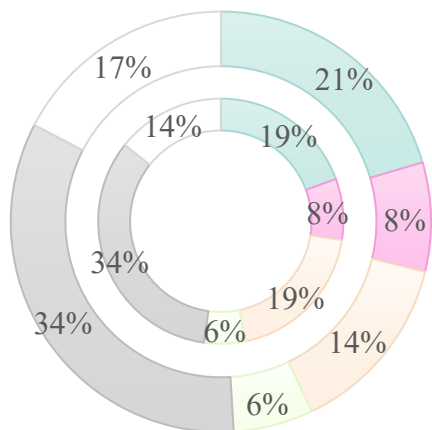
	Bellefonte ES	Benner ES	Marion Walker ES	Pleasant Gap ES
Classrooms	15,509	10,858	16,505	9,722
Support Spaces	6,446	899	3,941	3,338
Specials	15,407	4,963	8,581	6,819
<i>Subtotal</i>	<i>37,362</i>	<i>16,720</i>	<i>29,027</i>	<i>19,879</i>
Admin/Staff	4,350	2,304	3,235	2,616
Storage	3,849	1,062	2,351	893
Utility	5,195	1,518	5,793	3,053
Corridors/Stairs	17,747	4,484	10,237	6,915
<i>Subtotal</i>	<i>31,141</i>	<i>9,368</i>	<i>21,616</i>	<i>13,477</i>
<b>Net Area</b>	<b>68,503</b>	<b>26,088</b>	<b>50,643</b>	<b>33,356</b>
Gross Area	79,921	28,782	55,856	37,557
Unusable Space	11,418	2,694	5,213	4,201

## Proposed Break Down

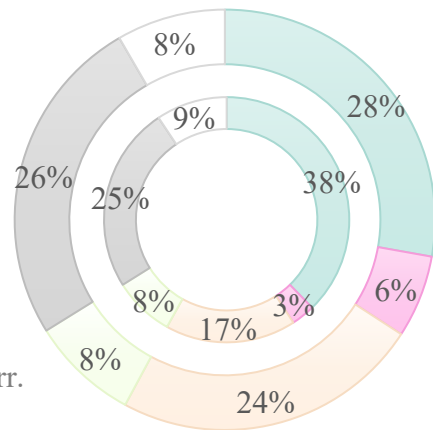
	Bellefonte ES	Benner ES	Marion Walker ES	Pleasant Gap ES
Classrooms	17,591	11,260	17,646	11,293
Support Spaces	7,207	2,572	3,946	3,451
Specials	12,098	9,598	11,090	11,759
<i>Subtotal</i>	<i>36,896</i>	<i>23,430</i>	<i>32,682</i>	<i>26,503</i>
Admin/Staff	5,287	3,358	3,235	2,498
Storage	3,813	1,900	1,799	1,981
Utility	6,252	2,244	5,733	4,697
Corridors/Stairs	18,833	6,170	11,349	9,081
<i>Subtotal</i>	<i>34,185</i>	<i>13,672</i>	<i>22,116</i>	<i>18,257</i>
<b>Net Area</b>	<b>71,081</b>	<b>37,102</b>	<b>54,798</b>	<b>44,760</b>
Gross Area	86,035	40,490	60,166	48,352
Unusable Space	14,954	3,388	5,368	3,592

## Proposed vs Existing

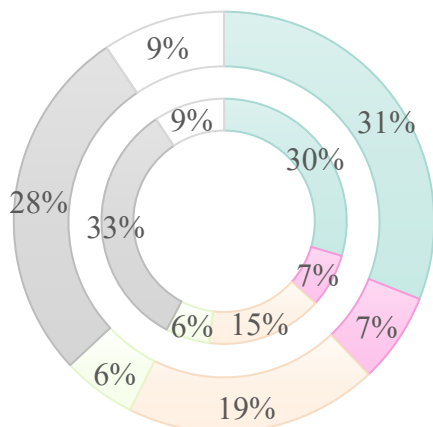
### Bellefonte Elementary



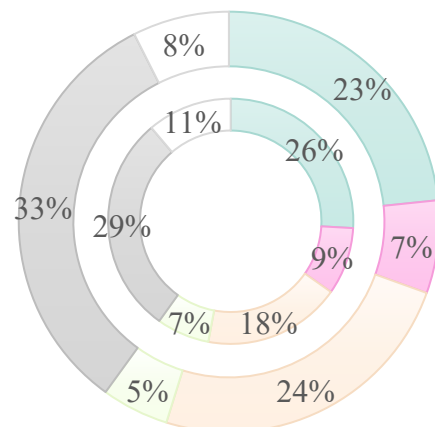
### Benner Elementary



### Marion Walker Elementary



### Pleasant Gap Elementary

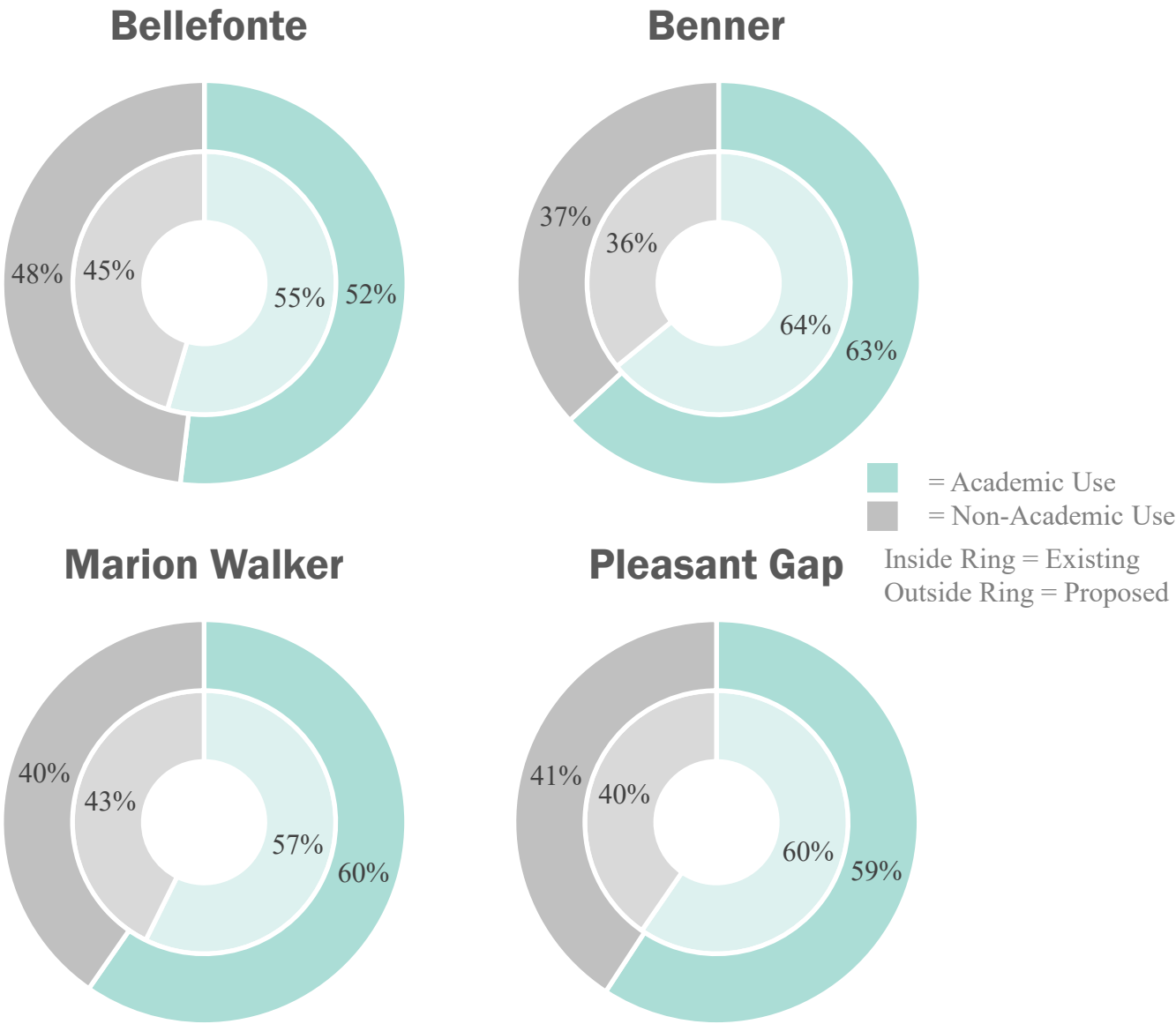


# ACADEMIC USE COMPARISON

Existing	Bellefonte	Benner	Marion Walker	Pleasant Gap	Average SF per Student
Total Student Count	377	219	382	209	
Total Academic SF	37,362	16,720	29,027	19,879	
SF per Student	99.10	76.35	75.99	95.11	86.6

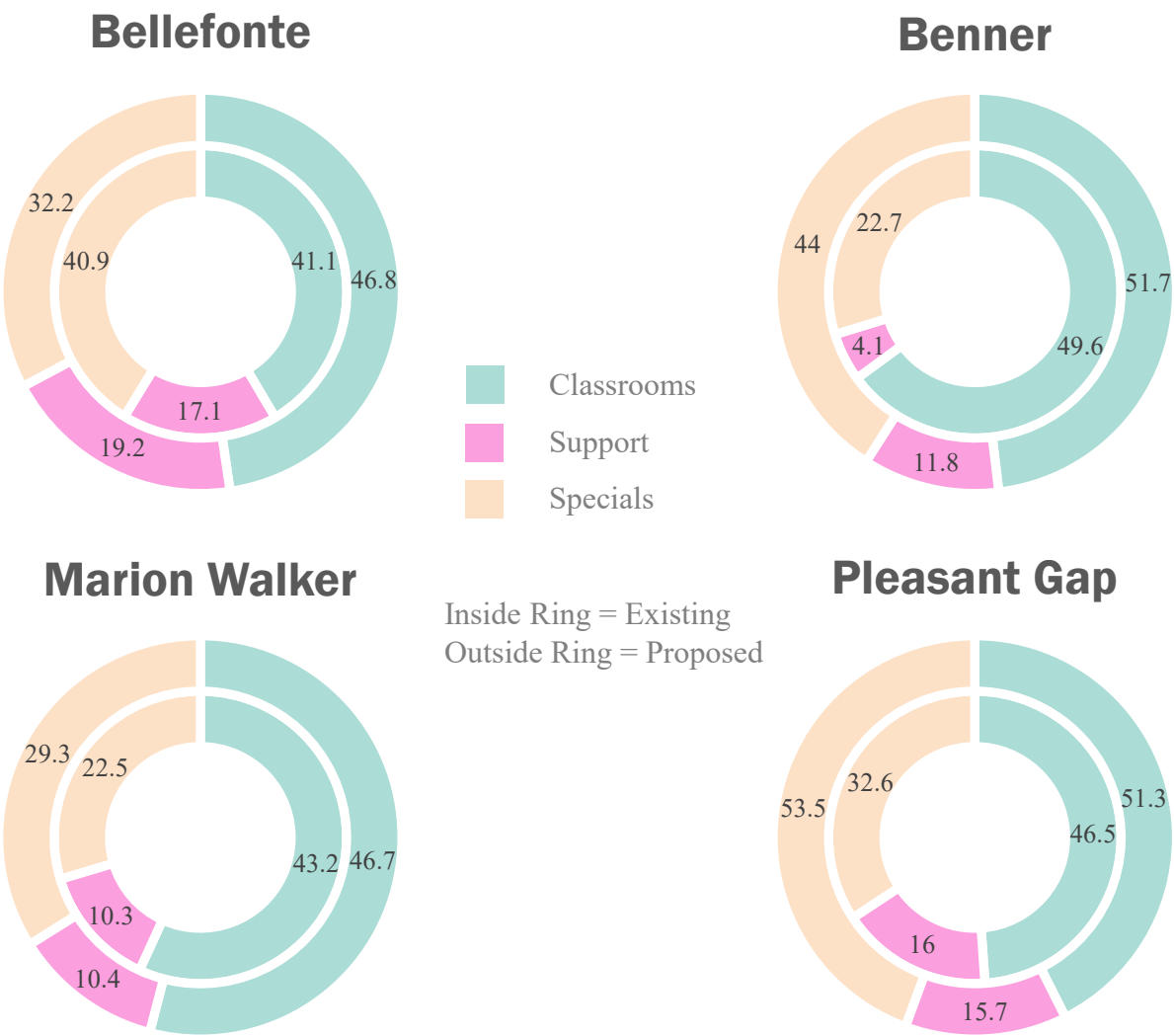
Proposed	Bellefonte	Benner	Marion Walker	Pleasant Gap	Average SF per Student
Total Student Count	376	218	378	220	
Total Academic SF	36,896	23,430	32,682	26,503	
SF per Student	98.13	107.48	86.46	120.47	103.1



# ACADEMIC USE COMPARISON

## Square Feet per Academic Space

	Bellefonte	Benner	Marion Walker	Pleasant Gap	Average SF per Student
<b>Classrooms</b>					
Total SF	17,591	11,260	17,646	11,293	
SF per Student	46.8	51.7	46.7	51.3	49.1
<b>Support</b>					
Total SF	7,207	2,572	3,946	3,451	
SF per Student	19.2	11.8	10.4	15.7	14.3
<b>Specials</b>					
Total SF	12,098	9,598	11,090	11,759	
SF per Student	32.2	44.0	29.3	53.5	39.7
Total Student Count	376	218	378	220	
Total Academic SF	36,896	23,430	32,682	26,503	
SF per Student	98.13	107.48	86.46	120.47	103.1



# ENROLLMENT AND CAPACITY

Existing Configuration with 2019/2020 Student Data

	Bellefonte		Benner		Marion Walker		Pleasant Gap		Average SF per Student per Grade
<b>Kindergarten</b>	1073		904		926		805		
	834		1070		920		921		
	831								
	633				1303				
Total SF   # of Students	3371	67	1974	35	3149	55	1726	41	
SF per Student	50.3		56.4		57.3		42.1		51.5
<b>First Grade</b>	660		932		907		817		
	660		904		890		817		
	660				914				
Total SF   # of Students	1,980	49	1,836	34	2,711	66	1,634	35	
SF per Student	40.4		54.0		41.1		46.7		45.5
<b>Second Grade</b>	660		932		901		817		
	664		932		952		817		
	781				881				
	660				875				
Total SF   # of Students	2765	75	1864	41	3609	72	1634	41	
SF per Student	36.9		45.5		50.1		39.9		43.1
<b>Third Grade</b>	968		728		882		1177		
	829		728		865		887		
	827								
Total SF   # of Students	2624	58	1456	33	1747	54	2064	32	
SF per Student	45.2		44.1		32.4		64.5		46.6
<b>Fourth Grade</b>	660		932		875		1009		
	660		932		875				
	774				864				
					940				
Total SF   # of Students	2094	54	1864	33	3554	76	1009	27	
SF per Student	38.8		56.5		46.8		37.4		44.8
<b>Fifth Grade</b>	646		932		876		865		
	660		932		859		790		
	671								
Total SF   # of Students	1977	54	1864	43	1735	59	1655	33	
SF per Student	36.6		43.3		29.4		50.2		39.9
Average per Student per Building	41.4		50.0		42.8		46.8		Capacity (SF/Student),
Total Student Count		357		219		382		209	Recommended =
Total CL SF	14,811	348,494	10,858	255,482	16,505	388,353	9,722	228,753	38.6, PDE Req. =
Total CL Count	20	17,4247	12	12,7741	18	19,4176	11	11,4376	30.0

Indicates Total CL SF / 42.5 SF per Student = Max number of students

# ENROLLMENT AND CAPACITY

Proposed Renovations and 2020/2021 Student Data

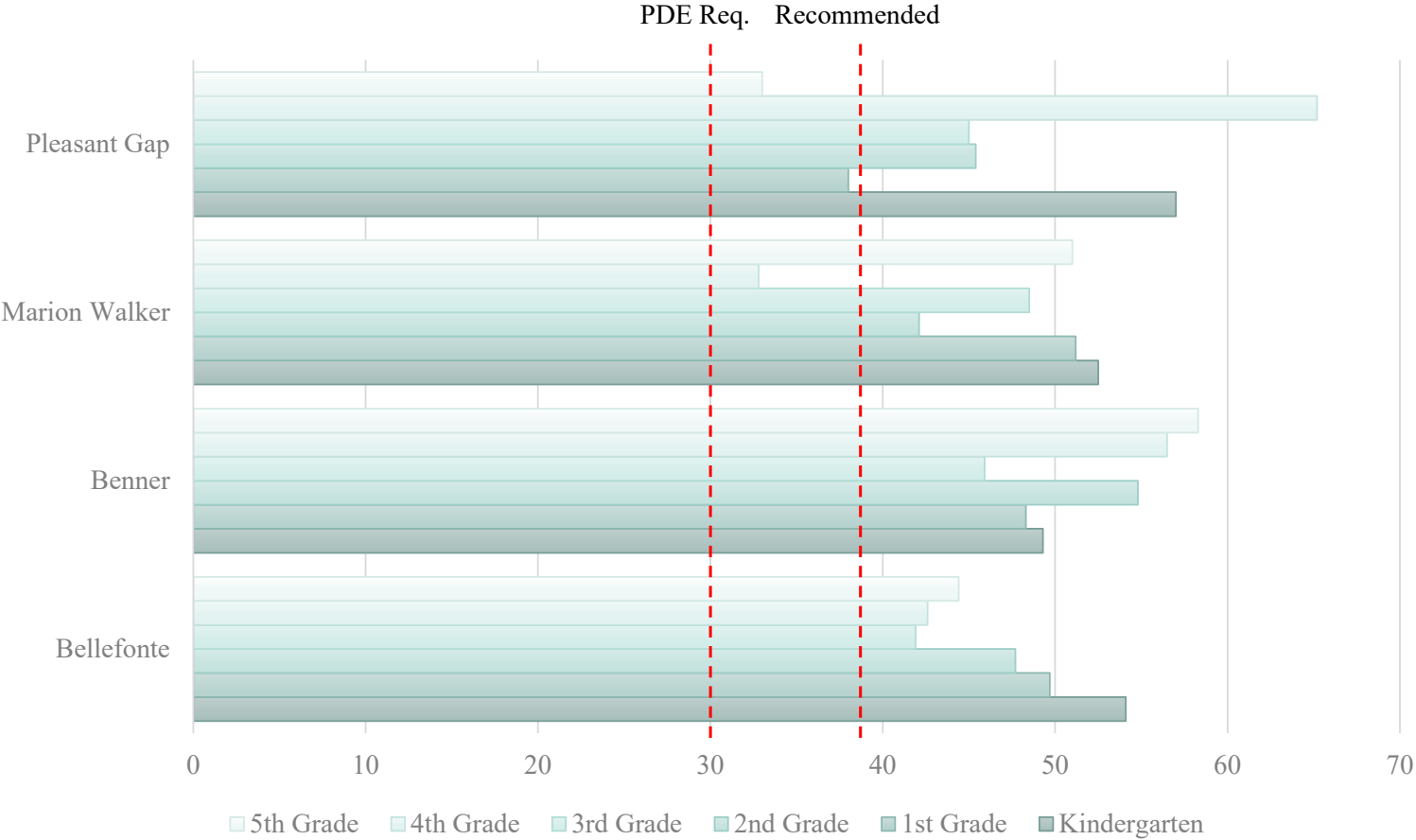
	Bellefonte		Benner		Marion Walker		Pleasant Gap		Average SF per Student per Grade
<b>Kindergarten</b>	803		904		926		805		
	803		1070		920		921		
	794				1303		670		
	733								
	651								
Total SF   # of Students	3784	70	1974	40	3149	60	2396	42	
SF per Student	54.1		49.4		52.5		57.0		53.2
<b>First Grade</b>	866		932		907		817		
	803		904		890		817		
	803				914				
	856								
Total SF   # of Students	3,328	67	1,836	38	2,711	53	1,634	43	
SF per Student	49.7		48.3		51.2		38.0		46.8
<b>Second Grade</b>	790		931		901		817		
	790		931		952		817		
	803				881				
Total SF   # of Students	2383	50	1862	34	2734	65	1634	36	
SF per Student	47.7		54.8		42.1		45.4		47.5
<b>Third Grade</b>	862		931		875		898		
	803		931		875		900		
	803				882				
	803				858				
Total SF   # of Students	3271	78	1862	41	3490	72	1798	40	
SF per Student	41.9		45.4		48.5		45.0		45.2
<b>Fourth Grade</b>	774		931		864		974		
	803		931		876		1177		
	806								
Total SF   # of Students	2383	56	1862	33	1740	53	2151	33	
SF per Student	42.6		56.4		32.8		65.2		49.2
<b>Fifth Grade</b>	803		932		947		858		
	803		932		947				
	836				964				
					964				
Total SF   # of Students	2442	55	1864	32	3822	75	858	26	
SF per Student	44.4		58.3		51.0		33.0		46.7
Average per Student per Building	46.7		52.1		46.3		47.3		Capacity (SF/Student),
Total Student Count	376		218		378		220		Recommended =
Total CL SF	17,591	413.906	11,260	264.941	17,646	415.2	10,471	246.376	38.6, PDE Req. =
Total CL Count	22	20.6953	12	13.2471	19	20.76	12	12.3188	30.0

Indicates Total CL SF / 850 SF per Classroom = Ideal Classroom Count

# CLASSROOM BREAKDOWN

Capacity Calculation	Area (SF)	Students	SF/Student
Recommended	850	22	38.6
PDE Requirement	660	22	30.0

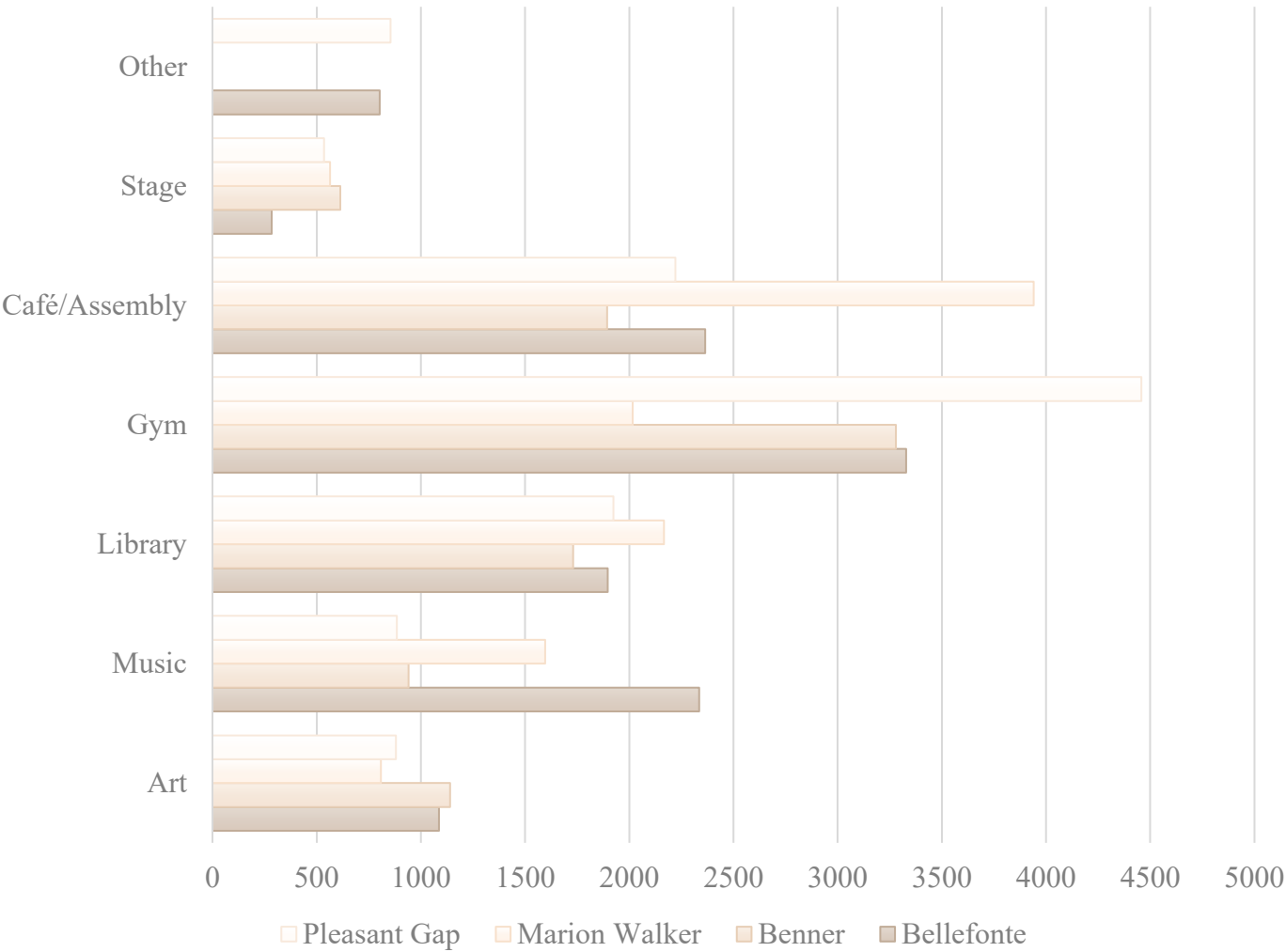
Area per Student in Classrooms



# SPECIALS BREAKDOWN

	Bellefonte	Benner	Marion Walker	Pleasant Gap
Art	1086	1140	808	880
Music	2335	941	1596	885
Library	1896	1731	2166	1924
Gym	3329	3280	2016	4458
Cafeteria/Assembly	2365	1893	3940	2222
Stage	284	613	564	535
Other Multipurpose	803			855
<b>Total</b>	12098	9598	11090	11759
SF per Student	32.18	44.03	29.34	53.45

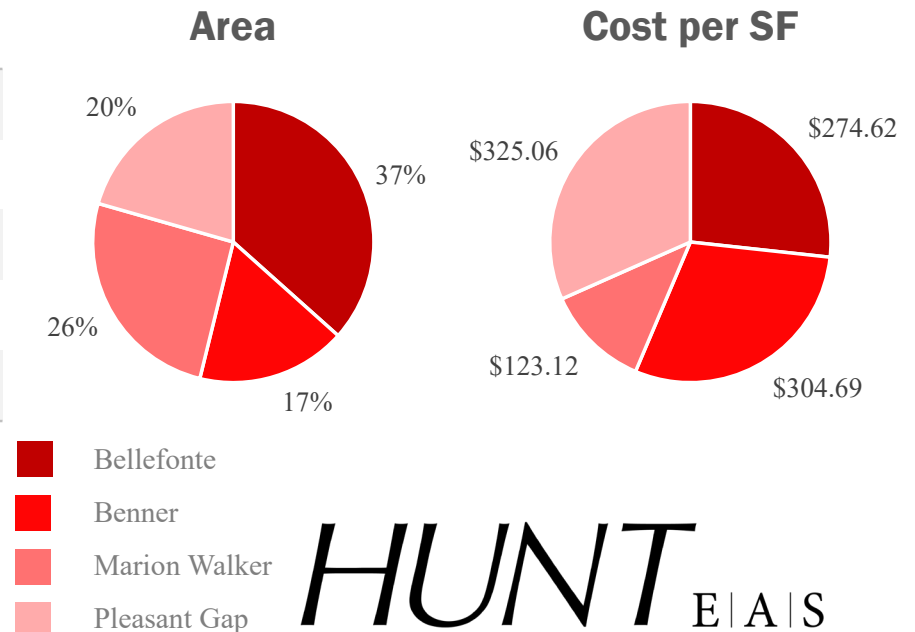
Square Foot per Space



<b>Building</b>	<b>Priority1</b>	<b>Priority2</b>	<b>Priority3</b>	<b>Maint</b>	<b>Subtotal</b>	<b>Dsgn Cont</b>	<b>Inflation</b>	<b>Const</b>	<b>Const Cost</b>	<b>Incidentals</b>	<b>TotalAmt</b>
1 Bellefonte Elementary	\$14,176,279	\$0	\$0	\$0	\$14,176,279	\$708,809	\$446,519	\$1,533,123	\$16,864,730	\$3,372,897	\$20,237,627
2 Bellefonte Elementary	\$5,518,750	\$0	\$0	\$0	\$5,518,750	\$275,937	\$352,892	\$614,755	\$6,762,334	\$1,352,466	\$8,114,800
SUB-TOTAL	\$19,695,029	\$0	\$0	\$0	\$19,695,029	\$984,746	\$799,411	\$2,147,878	\$23,627,064	\$4,725,363	\$28,352,427
1 Benner Elementary	\$5,119,535	\$0	\$0	\$0	\$5,119,535	\$255,975	\$161,241	\$553,655	\$6,090,406	\$1,218,055	\$7,308,461
2 Benner Elementary	\$5,097,900	\$0	\$0	\$0	\$5,097,900	\$254,895	\$325,980	\$567,876	\$6,246,651	\$1,249,329	\$7,495,980
SUB-TOTAL	\$10,217,435	\$0	\$0	\$0	\$10,217,435	\$510,870	\$487,221	\$1,121,531	\$12,337,057	\$2,467,384	\$14,804,441
1 Marion-Walker Elementary	\$2,622,150	\$0	\$0	\$0	\$2,622,150	\$131,106	\$82,581	\$283,566	\$3,119,403	\$623,858	\$3,743,261
2 Marion-Walker Elementary	\$3,499,550	\$0	\$0	\$0	\$3,499,550	\$174,977	\$223,775	\$389,829	\$4,288,131	\$857,624	\$5,145,755
SUB-TOTAL	\$6,121,700	\$0	\$0	\$0	\$6,121,700	\$306,083	\$306,356	\$673,395	\$7,407,534	\$1,481,482	\$8,889,016
1 Pleasant Gap Elementary	\$6,526,063	\$0	\$0	\$0	\$6,526,063	\$326,301	\$205,552	\$705,772	\$7,763,688	\$1,552,706	\$9,316,394
2 Pleasant Gap Elementary	\$6,491,050	\$0	\$0	\$0	\$6,491,050	\$324,552	\$415,066	\$723,065	\$7,953,733	\$1,590,744	\$9,544,477
SUB-TOTAL	\$13,017,113	\$0	\$0	\$0	\$13,017,113	\$650,853	\$620,618	\$1,428,837	\$15,717,421	\$3,143,450	\$18,860,871
GRAND TOTAL	\$49,051,277	\$0	\$0	\$0	\$49,051,277	\$2,452,552	\$2,213,606	\$5,371,641	\$59,089,076	\$11,817,679	\$70,906,755

## Option 2

	Bellefonte	Benner	Marion Walker	Pleasant Gap	Total
Cost from Option 1	\$16,864,730	\$6,090,406	\$3,119,403	\$7,763,688	\$33,838,227
Cost for upgrades	\$6,762,334	\$6,246,651	\$4,288,131	\$7,953,733	\$25,250,849
<b>Total Cost</b>	<b>\$23,627,064</b>	<b>\$12,337,057</b>	<b>\$7,407,534</b>	<b>\$15,717,421</b>	<b>\$59,089,076</b>
Area (SF)	86,035	40,490	60,166	48,352	235,043
Cost per SF	\$274.62	\$304.69	\$123.12	\$325.06	\$251.40



# BELLEFONTE ASD

## OPTION THREE

### Option 3

1. Close Bellefonte ES
2. Marion Walker, Pleasant Gap and Benner to remain K-5.
3. New Building (NEB) to house Bellefonte Enrollment, K-5, 376 Students, Approx. 63,000 SF.

### Efficiencies:

- Low impact to transportation.
- Reduction of long-term maintenance costs for Older Bellefonte ES Building. The cost to build new to replace Bellefonte ES is equal to or less than the cost of renovations to upgrade the existing outdated building.
- Bellefonte ES is the most appealing building for redevelopment/reuse.

### Deficiencies:

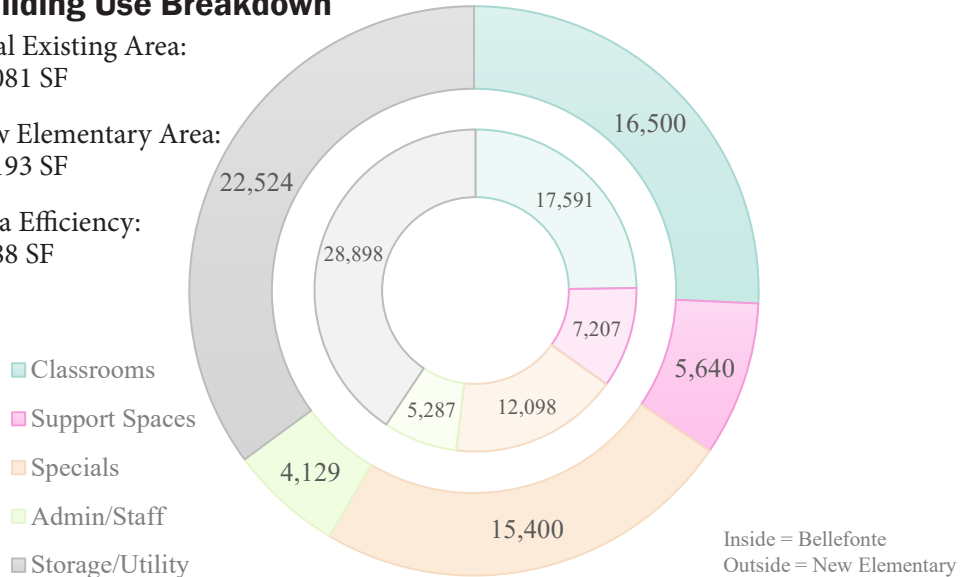
- Non-Efficient SF: Ideal Elementary School houses 5 Classrooms per grade level at Approx 600 students, this makes Cafeteria (200 per lunch period), Gym, and support spaces efficient.
- Could add 2 additional Sections from Benner ES to maximize efficiency.
- Minimal Staffing or Operational Savings

### Building Use Breakdown

Total Existing Area:  
71,081 SF

New Elementary Area:  
64,193 SF

Area Efficiency:  
6,888 SF

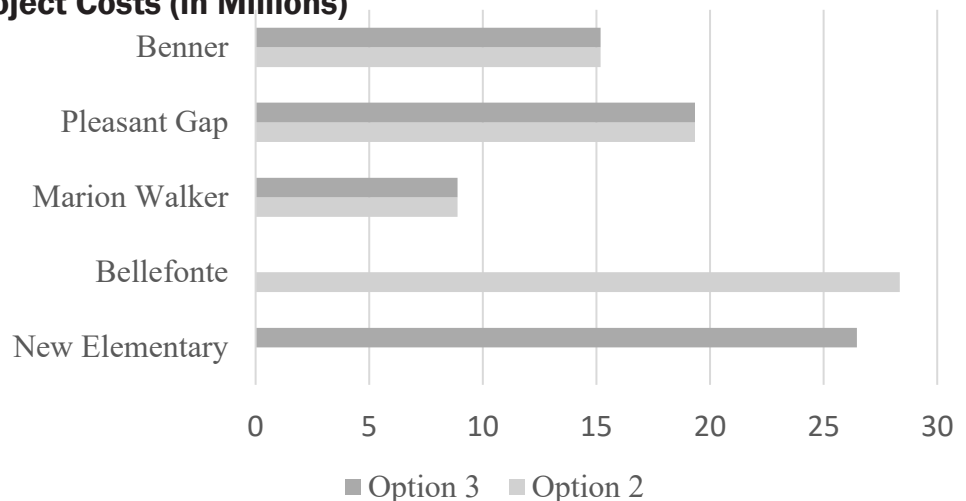


### Elementary Grade Breakdown for NEB

	Student Count	Classroom Count	Classroom Area (SF)	SF per Student
Kindergarten	70	3	3000	42.9
First Grade	67	3	2700	40.3
Second Grade	50	2	1800	36.0
Third Grade	78	4	3600	46.2
Fourth Grade	56	3	2700	48.2
Fifth Grade	55	3	2700	49.1

OVERALL AREA PER STUDENT = 170.73 SF

### Project Costs (in Millions)



**Option 2 Renovation & Additions Project Estimate:**  
\$70.9 Million

**Option 3 Project Estimate:** \$70.5 Million  
**Savings:** \$.4 Million

**Current Maintenance, Operation & Utility Costs:** \$445,475

**Estimated Option 3 Costs:**  
\$420,688  
**Savings:** \$24,787

# BELLEFONTE ASD

## OPTION FOUR

### Option 4

1. Close Bellefonte ES & Benner ES
2. Marion Walker ES and Pleasant Gap ES to remain, K-5.
3. New Building (NEB) houses enrollment from closed schools, K-5, 594 Students, Approx. 80,000SF.

### Efficiencies:

- Efficient SF: Ideal size (approx. 600 Students), efficient use of Cafeteria, Gym and Support Spaces
- Provides Staffing and Operational Savings
- Low impact to transportation (Benner students already transported close to district center)
- Reduction of long-term maintenance costs for 2 older buildings.

### Deficiencies:

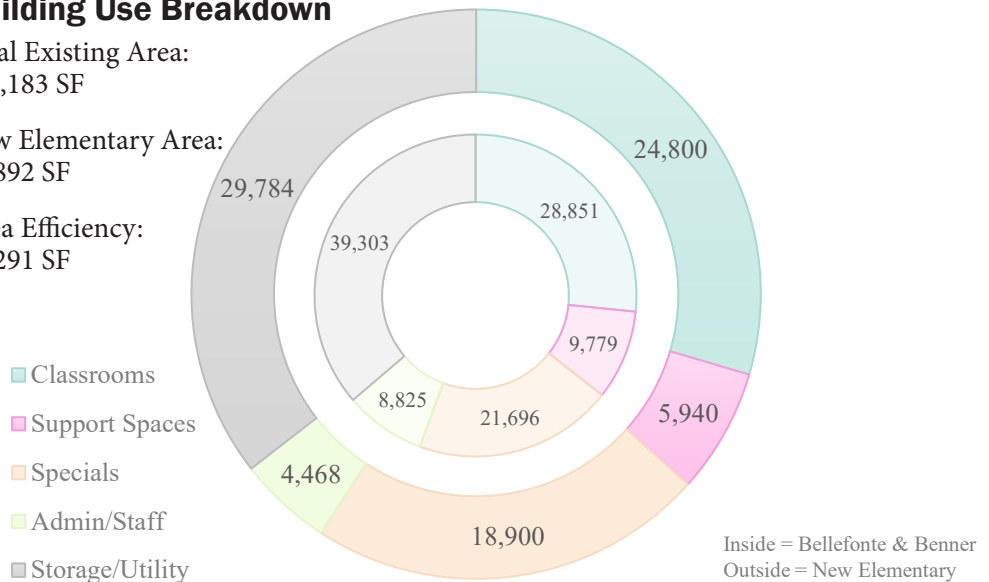
- Benner ES not as appealing for redevelopment or reuse. Reuse for District Administration could be considered.

### Building Use Breakdown

Total Existing Area:  
108,183 SF

New Elementary Area:  
83,892 SF

Area Efficiency:  
24,291 SF

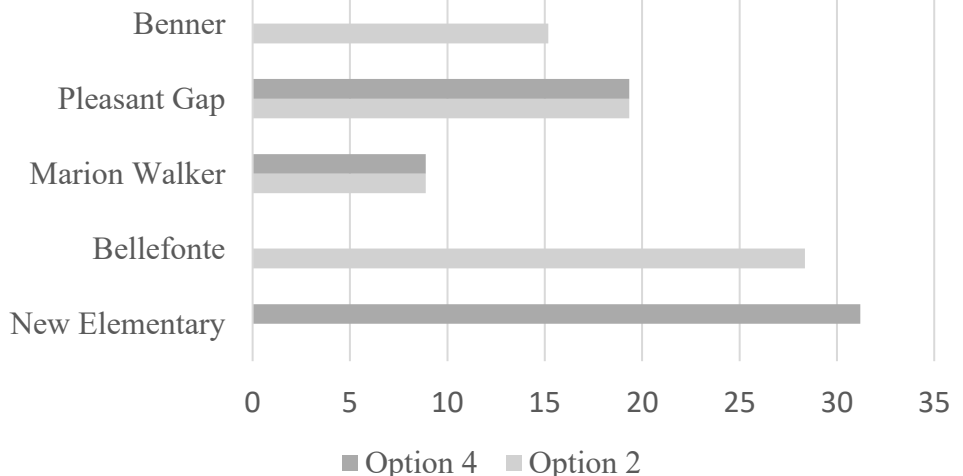


### Elementary Grade Breakdown for NEB

	Student Count	Classroom Count	Classroom Area (SF)	SF per Student
Kindergarten	110	5	5000	45.5
First Grade	105	5	4500	42.9
Second Grade	84	4	3600	42.9
Third Grade	119	5	4500	37.8
Fourth Grade	89	4	3600	40.4
Fifth Grade	87	4	3600	41.4

OVERALL AREA PER STUDENT = 141.23 SF

### Project Costs (in Millions)



**Option 2 Renovation & Additions Project Estimate:**  
\$70.9 Million

**Option 4 Project Estimate:** \$60.2 Million  
**Savings:** \$10.7 Million

**Current Maintenance, Operation & Utility Costs:** \$445,475

**Estimated Option 4 Costs:**  
\$384,061

**Savings:** \$61,414

# BELLEFONTE ASD

## OPTION FIVE

### Option 5

1. Close Bellefonte ES, Benner ES, & Pleasant Gap ES
2. Marion Walker ES to remain, K-5.
3. New building (NEB) to house all students from closed schools, K-5, 814 Students, Approx. 115,000 SF.

### Efficiencies:

- Provides Staffing and Operational Savings
- Reduction of long-term maintenance costs for 3 older buildings

### Deficiencies:

- Non-Efficient SF: Ideal size (approx. 600 Students), efficient use of Cafeteria, Gym and Support Spaces
- High impact to transportation.
- Three remaining buildings with varying attributes related to redevelopment/reuse. Consider District Administration relocation.

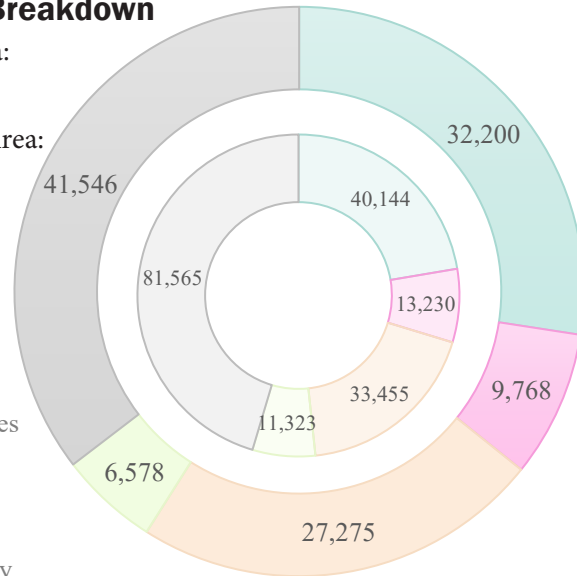
### Building Use Breakdown

Total Existing Area:  
162,981 SF

New Elementary Area:  
117,367 SF

Area Efficiency:  
45,614 SF

- Classrooms
- Support Spaces
- Specials
- Admin/Staff
- Storage/Utility



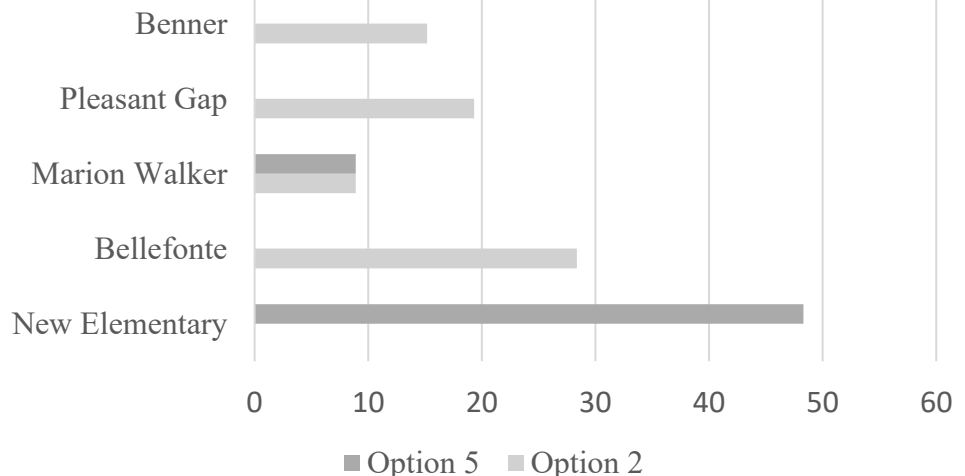
Inside = Bellefonte, Benner & Pleasant Gap  
Outside = New Elementary

### Elementary Grade Breakdown for NEB

	Student Count	Classroom Count	Classroom Area (SF)	SF per Student
Kindergarten	152	7	7000	46.1
First Grade	148	6	5400	36.5
Second Grade	120	5	4500	37.5
Third Grade	159	7	6300	39.6
Fourth Grade	122	5	4500	36.9
Fifth Grade	113	5	4500	39.8

OVERALL AREA PER STUDENT = 141.23 SF

### Project Costs (in Millions)



**Option 2 Renovation & Additions Project Estimate:**  
\$70.9 Million

**Option 5 Project Estimate:** \$58.4 Million  
**Savings:** \$12.5 Million

**Current Maintenance, Operation & Utility Costs:** \$445,475

**Estimated Option 5 Costs:**  
\$355,349

**Savings:** \$90,126

# BELLEFONTE ASD

## OPTION SIX

### Option 6

1. Close Bellefonte ES, Benner ES, & Pleasant Gap ES
2. Marion Walker ES to remain, K-5, Increase Enrollment and Provide Addition, 595 Students, Approx. SF of Addition; 25,000SF.

a. Includes additional sitework for septic system upgrades, playground relocation, and additional parking needs.

### Efficiencies:

- Efficient SF: Ideal size for both schools (approx. 600 Students), efficient use of Cafeteria, Gym and Support Spaces
- Provides Staffing and Operational Savings
- Reduction of long-term maintenance costs for 3 older buildings

### Deficiencies:

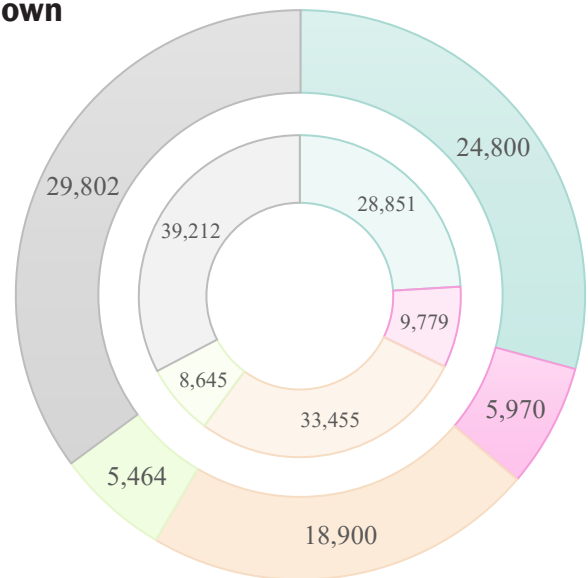
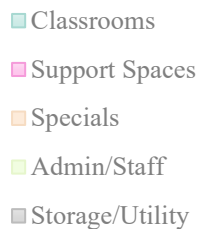
- Redistricting needed and high impact to transportation.
- Three remaining buildings with varying attributes related to redevelopment/reuse. Consider as District Administration relocation.

### Building Use Breakdown

Total Existing Area:  
108,183 SF

New Elementary Area:  
84,936 SF

Area Efficiency:  
23,247 SF



Inside = Bellefonte & Benner  
Outside = New Elementary

Total Existing Area:  
99,558 SF

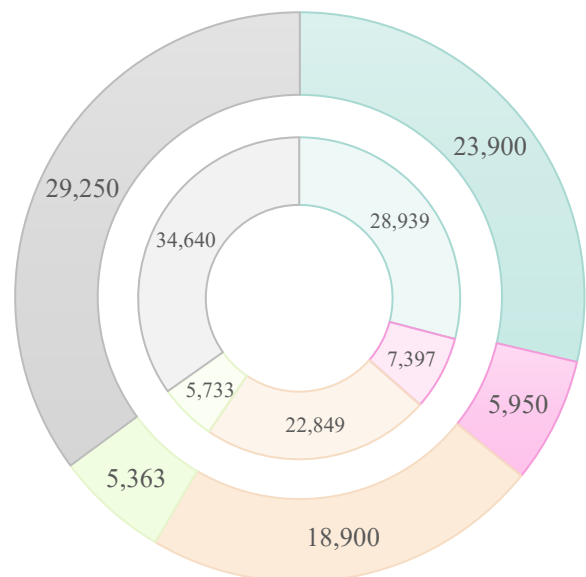
New Elementary Area:  
83,363 SF

Area Efficiency:  
16,195 SF

Current Marion Walker Building Area:  
54,798 SF

Added Building Area:  
28,565 SF

Total New Building Area:  
83,363 SF



Inside = Marion Walker & Pleasant Gap  
Outside = Proposed Marion Walker

OVERALL AREA PER STUDENT AT BELLEFONTE = 142.27 SF

OVERALL AREA PER STUDENT AT MARION WALKER = 140.11 SF

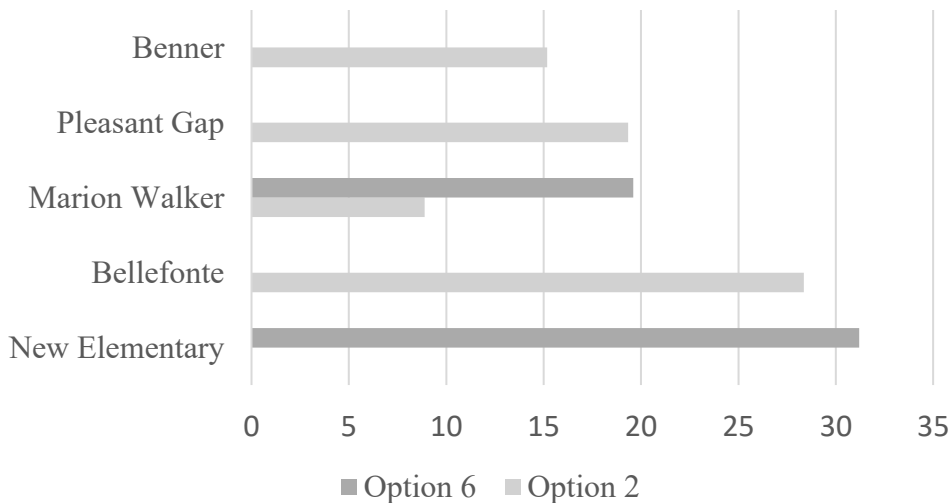
# BELLEFONTE ASD

## OPTION SIX

### Elementary Grade Breakdown for NEB

	Student Count		Classroom Count		Classroom Area (SF)		SF per Student	
	NE	MW	NE	MW	NE	MW	NE	MW
Kindergarten	106	106	5	5	5000	5000	47.2	47.2
First Grade	101	100	5	4	4500	3600	44.6	36.0
Second Grade	93	92	4	4	3600	3600	38.7	39.1
Third Grade	116	115	5	5	4500	4500	38.8	39.1
Fourth Grade	87	88	4	4	3600	3600	41.4	40.9
Fifth Grade	94	94	4	4	3600	3600	38.3	38.3

### Project Costs (in Millions)



**Option 2 Renovation & Additions Project Estimate: \$70.9 Million**

**Option 6 Project Estimate: \$52.2 Million Savings: \$18.7 Million**

**Current Maintenance, Operation & Utility Costs: \$445,475**

**Estimated Option 6 Costs: \$321,450**

**Savings: \$124,025**

# BELLEFONTE ASD

# OPTION BUDGETS

OPTION / FACILITY	Estimated Time to Implement from Auth. (Year)	Upgrades (BCS Items)	Renovations, Additions or New Construction	Total additions and alterations	Total Project Const. Cost Incl. (Additional inflation, & incidentals)
<b>Upgrade Existing (1 &amp; 2) - total</b>		<b>\$33,838,227</b>	<b>\$25,250,849</b>	<b>\$59,089,076</b>	<b>\$70,906,891</b>
Bellefonte ES (Grades K-5)	2	\$16,864,730	\$6,762,334	\$23,627,064	\$28,352,477
Benner ES (Grades K-5)	3	\$6,090,406	\$6,246,651	\$12,337,057	\$14,804,468
Pleasant Gap ES (Grades K-5)	3	\$7,763,688	\$7,953,733	\$15,717,421	\$18,860,905
Marion Walker ES (Grades K-5)	2	\$3,119,403	\$4,288,131	\$7,407,534	\$8,889,041
<b>Option 3 - total</b>		<b>\$16,973,497</b>	<b>\$40,538,515</b>	<b>\$57,512,012</b>	<b>\$70,517,549</b>
Bellefonte ES (Closed)	3				\$0
Benner ES (Grades K-5)	3	\$6,090,406	\$6,246,651	\$12,337,057	\$15,174,580
Pleasant Gap ES (Grades K-5)	3	\$7,763,688	\$7,953,733	\$15,717,421	\$19,332,428
Marion Walker ES (Grades K-5)	2	\$3,119,403	\$4,288,131	\$7,407,534	\$8,889,041
NEB, NEW ES (Grades K-5, 63,000 SF)	3		\$22,050,000	\$22,050,000	\$27,121,500
<b>Option 4 - total</b>		<b>\$10,883,091</b>	<b>\$38,241,864</b>	<b>\$49,124,955</b>	<b>\$60,201,469</b>
Bellefonte ES (Closed)	3				\$0
Benner ES (Closed)	3				\$0
Pleasant Gap ES (Grades K-5)	3	\$7,763,688	\$7,953,733	\$15,717,421	\$19,332,428
Marion Walker ES (Grades K-5)	2	\$3,119,403	\$4,288,131	\$7,407,534	\$8,889,041
NEB, NEW ES (Grades K-5, 80,000 SF)	3		\$26,000,000	\$26,000,000	\$31,980,000
<b>Option 5 - total</b>		<b>\$3,119,403</b>	<b>\$44,538,131</b>	<b>\$47,657,534</b>	<b>\$58,396,541</b>
Bellefonte ES (Closed)	3				\$0
Benner ES (Closed)	3				\$0
Pleasant Gap ES (Closed)	3				\$0
Marion Walker ES (Grades K-5)	2	\$3,119,403	\$4,288,131	\$7,407,534	\$8,889,041
NEB, NEW ES (Grades K-5, 115,000 SF)	3		\$40,250,000	\$40,250,000	\$49,507,500
<b>Option 6 - total</b>		<b>\$3,119,403</b>	<b>\$39,738,131</b>	<b>\$42,857,534</b>	<b>\$52,209,041</b>
Bellefonte ES (Closed)	3				\$0
Benner ES (Closed)	3				\$0
Pleasant Gap ES (Closed)	3				\$0
Marion Walker ES (Grades K-5, 25,000 SF)	2	\$3,119,403	\$13,738,131	\$16,857,534	\$20,229,041
NEB, NEW ES (Grades K-5, 80,000 SF)	3		\$26,000,000	\$26,000,000	\$31,980,000

# BELLEFONTE ASD

## OPTIONS SUMMARY

Options	1	2	3	4	5	6
Total Project Cost	\$33.8	\$70.9	\$70.5	\$60.2	\$58.4	\$52.2
Savings compared to Option 2	--	--	\$0.4	\$10.7	\$12.5	\$18.7
Total Building Area (SF)	202,116	235,043	213,201	192,410	177,533	168,298
Average Cost per Square Foot	\$167.23	\$301.64	\$330.67	\$312.87	\$328.95	\$310.16
Total Maintenance, Operation & Utility Costs	\$445,475	\$445,475	\$420,688	\$384,061	\$355,349	\$321,450
Savings compared to Option 2	--	--	\$24,787	\$61,414	\$90,126	\$124,025