

An aerial photograph of the Wilson School District campus. The image shows several large, multi-story school buildings with flat roofs, interspersed with parking lots filled with cars. To the right, there is a large red running track surrounding a green football field. The football field has "WILSON" and "BULLDOGS" written on the end zones. In the foreground, there are several tennis courts. The surrounding area includes trees, a road, and some residential houses in the upper left corner.

WILSON SCHOOL DISTRICT

WILSON HIGH SCHOOL
PERFORMING ARTS ADDITIONS &
RENOVATIONS

SCHEMATIC DESIGN BOARD PRESENTATION

MARCH 8, 2021

- **STAKEHOLDER DISCUSSION**
- **COMPLETED TASKS TO DATE**
- **SCOPE OF WORK**
- **ESTIMATED PROJECT COSTS**
- **PROJECT SCHEDULE**
- **EXAMPLES OF SPACES**
- **FIELD OPTION**
- **UPDATE ON DEBT SERVICE & BORROWING**
- **QUESTIONS/ DISCUSSION/ NEXT STEPS**

STAKEHOLDER FEEDBACK-- INTERNAL TEAM MEETINGS

Review HS team meetings and feedback loops

- Band
- Choir
- Theater
- HS Staff



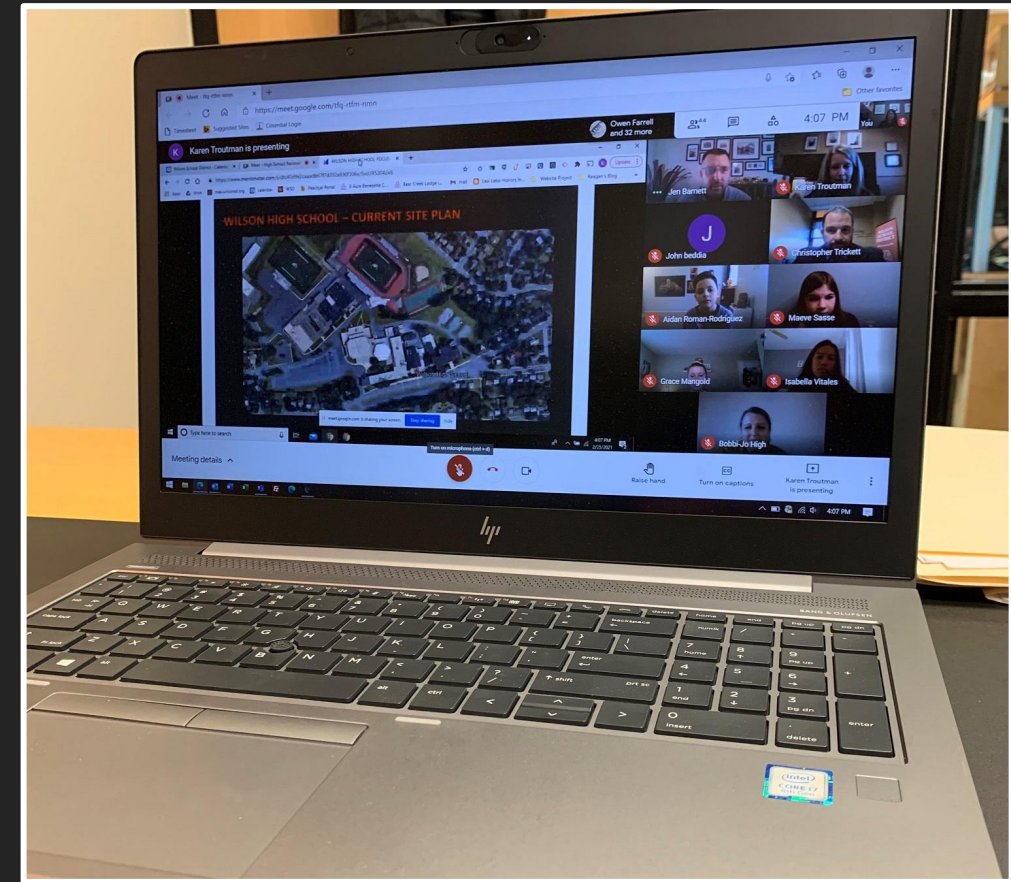
STAKEHOLDER FEEDBACK-- COMMUNITY FOCUS GROUP

Conducted Virtual Focus Group on February 25
(24 students/ 11 parents)

Key learnings:

CONCERNS:

- Disruption during construction
- Time of the project-- will I still be here when it's complete
- Cost
- Losing some of the nostalgia of the existing spaces (band room)



STAKEHOLDER FEEDBACK-- COMMUNITY FOCUS GROUP

WHAT ARE YOU LOOKING FOR IN A NEW CLASSROOM SPACE?

- Natural lighting/ windows
- Flexible seating/ open space
- Comfortable environment

WHAT DO YOU HOPE FOR IN A NEW AUDITORIUM?

- Larger stage
- Good seating
- Quality sound
- Plenty of backstage space

WHAT DO YOU HOPE FOR IN NEW BAND/ORCHESTRA/CHORUS ROOMS?

- More space
- Additional storage
- Better acoustics
- Natural lighting

STAKEHOLDER FEEDBACK-- COMMUNITY FOCUS GROUP

WHAT ONE THING WOULD YOU CHANGE ABOUT THE HIGH SCHOOL



STAKEHOLDER FEEDBACK-- COMMUNITY FOCUS GROUP

WHAT ONE WORD WOULD YOU USE TO DESCRIBE YOUR
IDEAL HIGH SCHOOL EXPERIENCE



WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

COMPLETED TASKS TO DATE:

SCHEMATIC DESIGN - INFORMATION GATHERING!

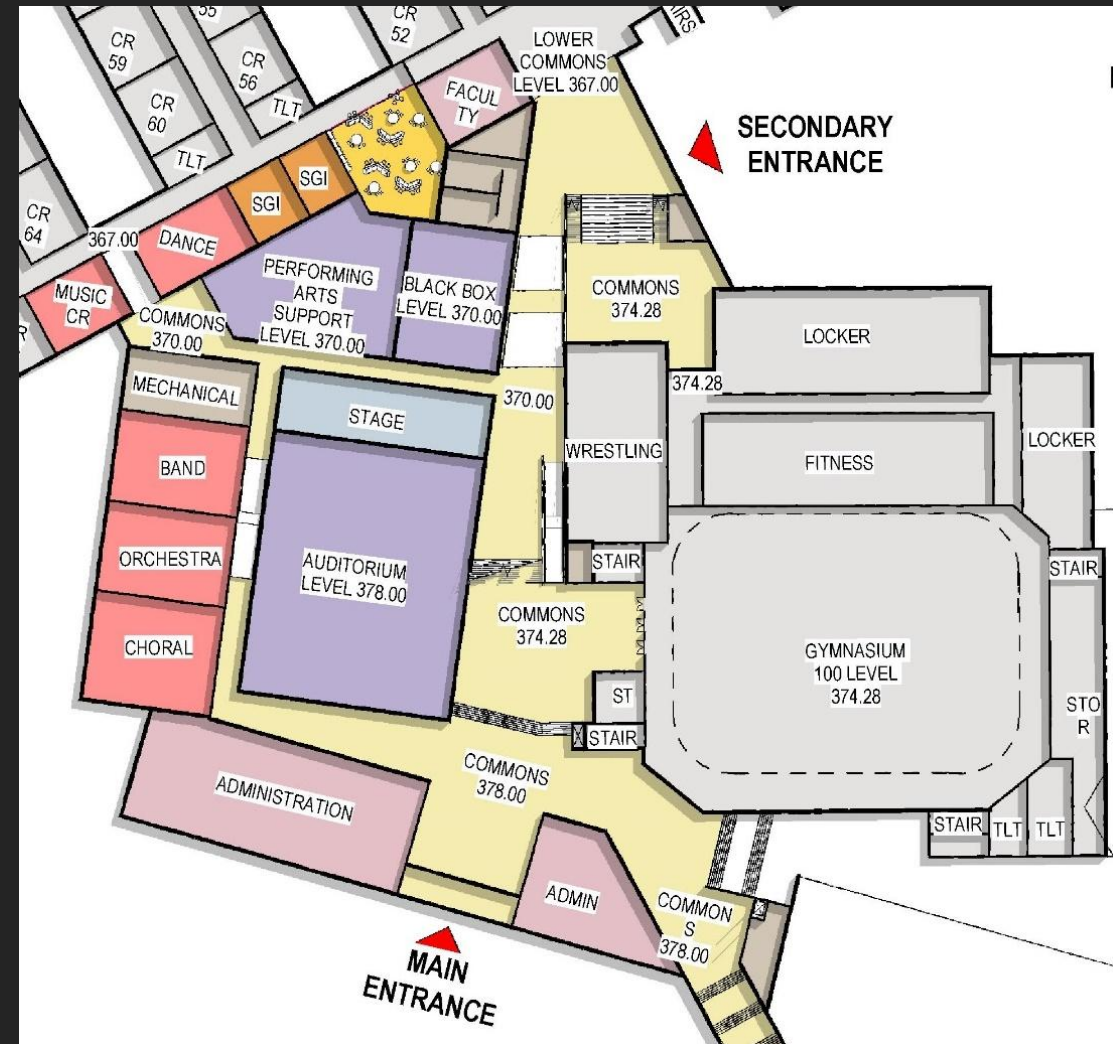
- 1. Conducting bi-weekly meetings with district administrative team.**
- 2. Performed building survey to verify existing building components and input into Revit.**
- 3. Civil engineers currently performing site survey to identify correct floor elevations as well as accurately identify buildings' locations.**
- 4. Began design coordination meetings with consultants, engineers & district.**
- 5. Conducted first round of faculty/staff meetings with performing arts and food service with consultants.**
- 6. Scheduled geotechnical & ground-penetrating radar work for this week.**
- 7. Currently transferring schematic design of proposed floor plan additions into Revit.**
- 8. Solidifying educational programming needs/goals**
- 9. Conducted virtual focus group survey with community members.**

WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

SCOPE OF WORK: BUILDING ADDITIONS

Performing Arts Addition:

- Provides updated facilities to meet the educational needs of the performing arts department, as identified in the feasibility study.
- Connects upper & lower buildings to address safety & student movement concerns
- Consolidates admin., guidance, nurse, performing arts and food service spaces.



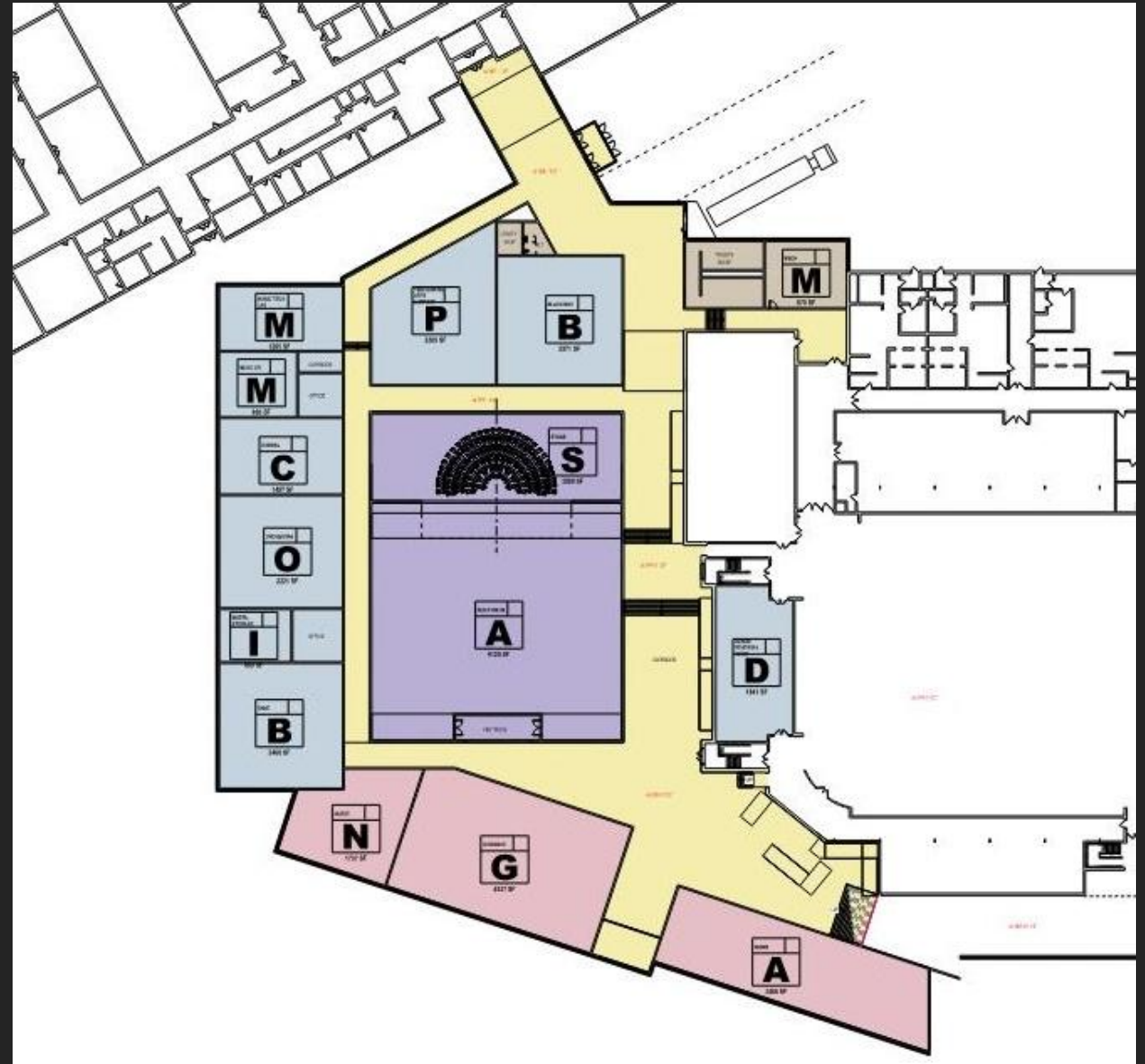
FEASIBILITY STUDY CONCEPT

WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

SCOPE OF WORK: BUILDING ADDITIONS

Performing Arts Addition:

- Auditorium & Stage
- H.S. Admin/Guidance/Nurse
- Band Room
- Choral Room
- Orchestra Room
- Black Box Theatre
- Support Spaces (storage, dressing rooms, corridors, etc.)
- Music Classroom
- Music Tech Lab



SCHEMATIC DESIGN CONCEPT

WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

SCOPE OF WORK: BUILDING ADDITIONS



Performing Arts Addition: Front Entry Design

WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

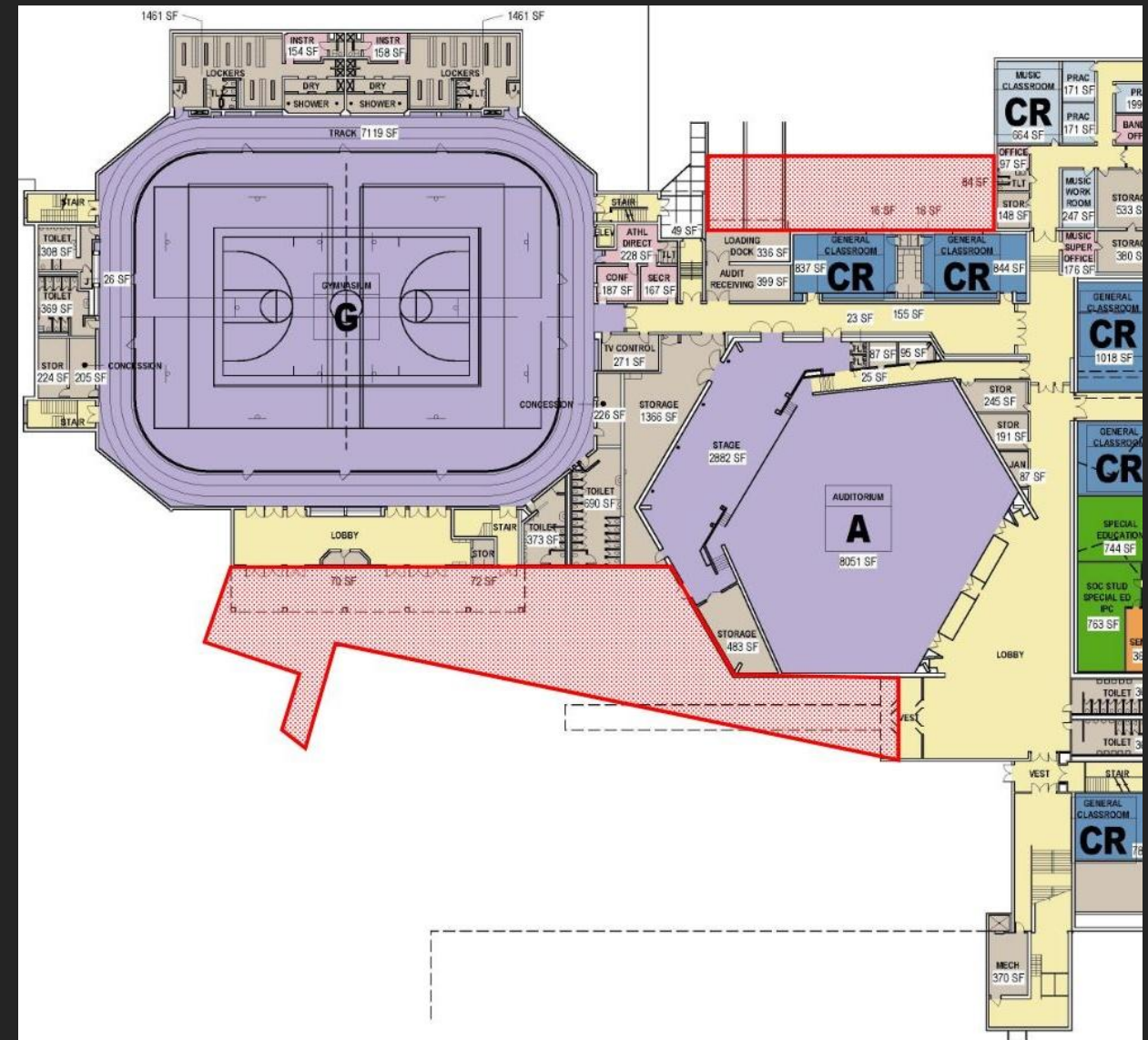
SCOPE OF WORK: BUILDING ADDITIONS

Kitchen Addition

- Expand existing space as shown.

Corridor Addition

- Continued connection from performing arts addition.

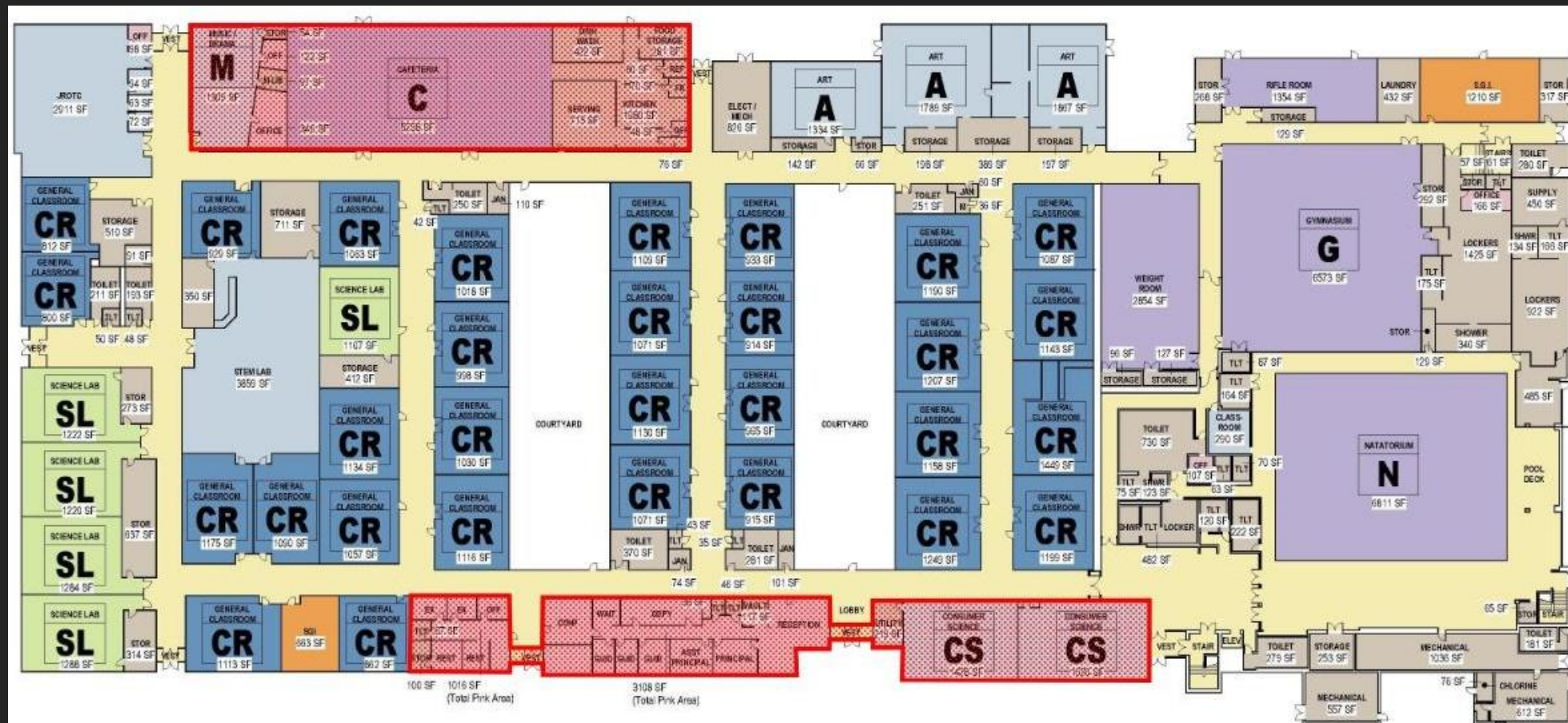


WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

SCOPE OF WORK: BUILDING RENOVATIONS

1. Lower Building

- Re-purpose existing music classroom, cafeteria & kitchen spaces.
- Re-purpose existing administration & consumer science rooms.
- HVAC system, lighting and exterior window replacement.

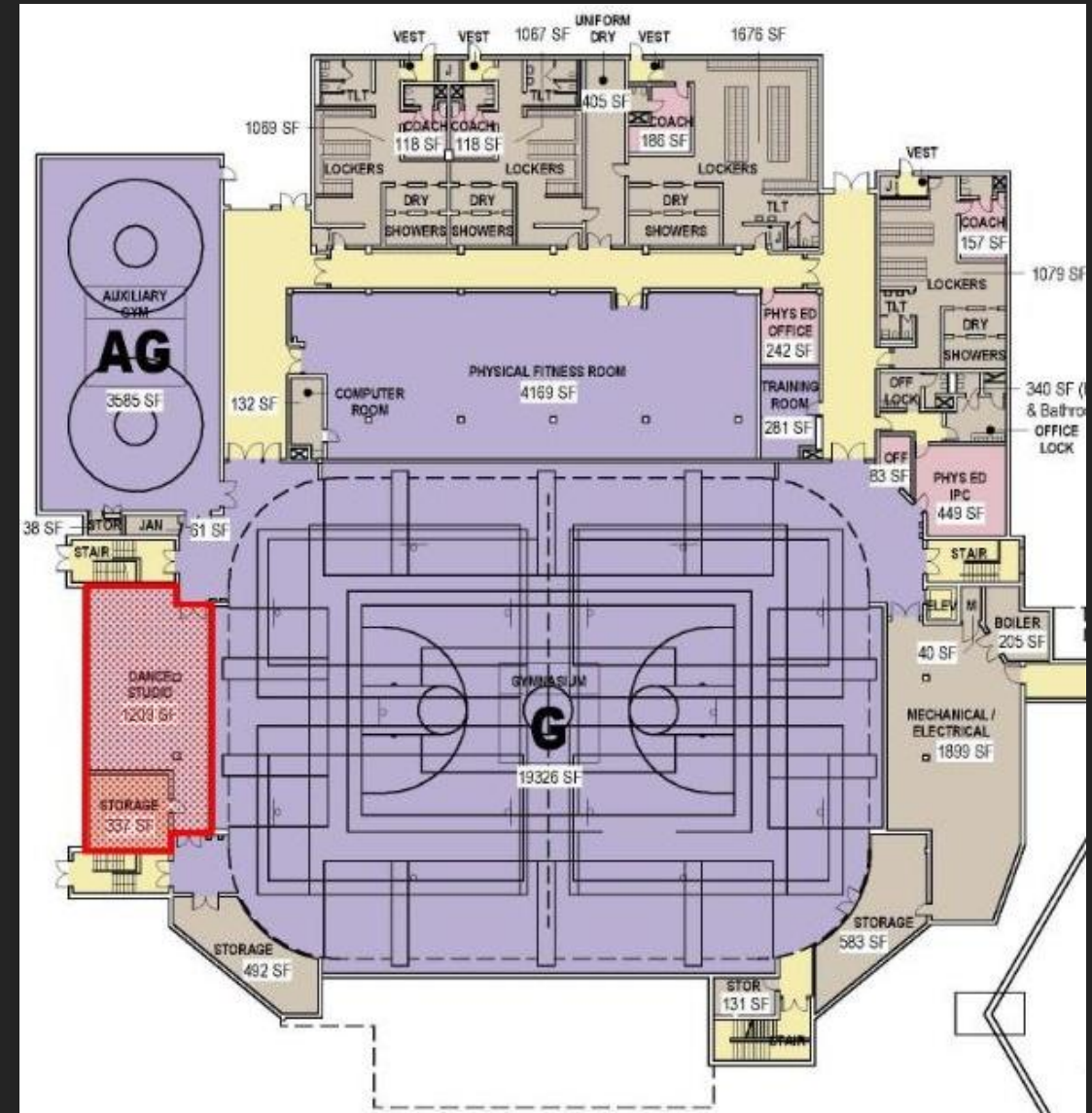


WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

SCOPE OF WORK: BUILDING RENOVATIONS

2. Upper Building 100 Level

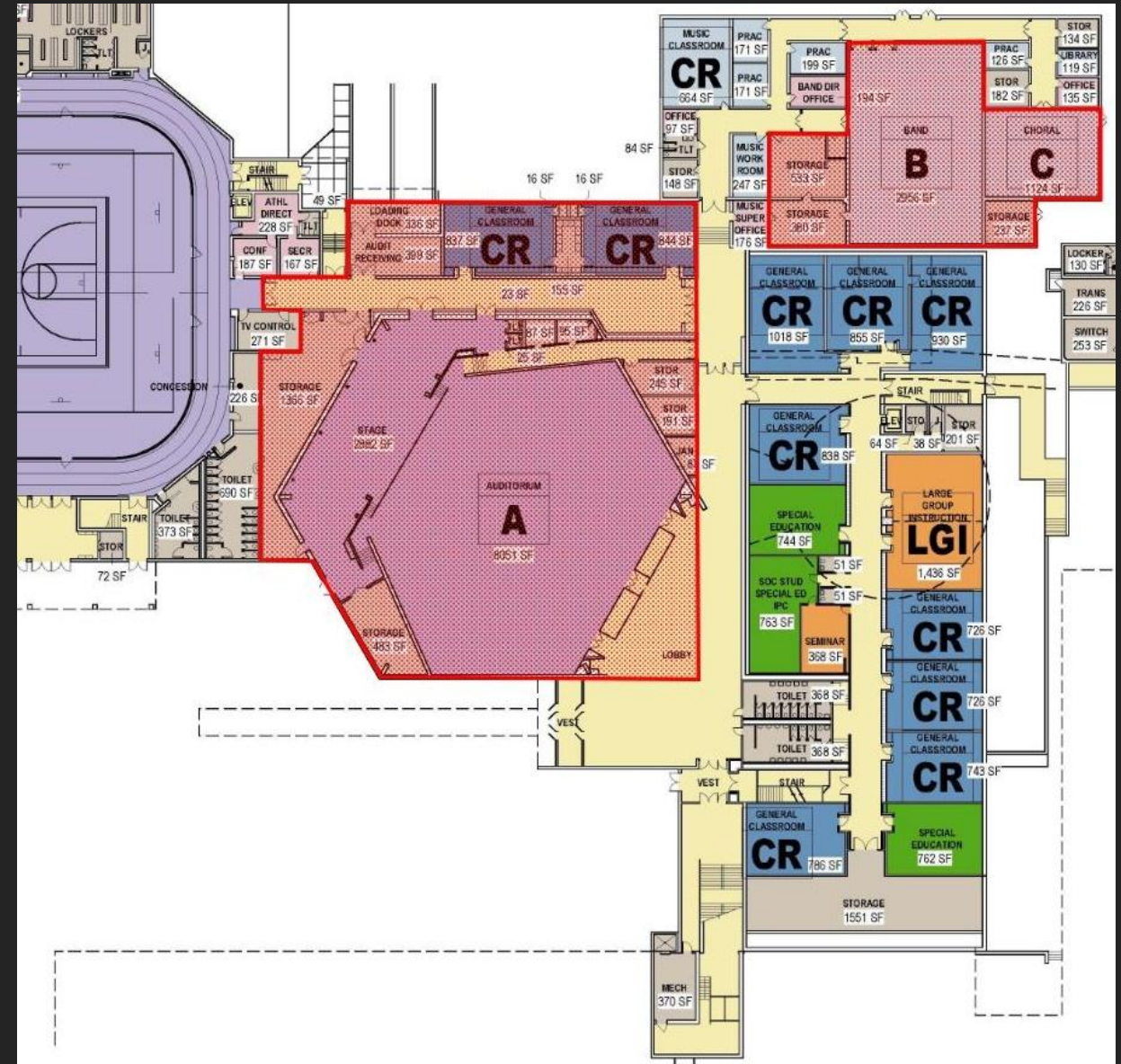
- Expand existing dance studio



SCOPE OF WORK: BUILDING RENOVATIONS

3. Upper Building 200 Level

- **Conversion of existing classrooms to kitchen/food court.**
- **Conversion of existing auditorium/stage/storage into cafeteria.**
- **Re-purpose existing music spaces.**



WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

SCOPE OF WORK: BUILDING RENOVATIONS

4. Upper Building 400 Level

- Conversion of existing school admin. to library support and learning commons.
- Re-purpose existing nurse and guidance areas.



WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

ESTIMATED PROJECT COSTS:

1. BUILDING ADDITIONS (construction only):

• Auditorium/Stage	\$3,570,000
• Performing Arts/Admin	\$10,208,600
• Kitchen (including new food service equipment)	\$1,611,500
• Sitework	<u>\$1,500,000</u>

SUBTOTAL \$16,890,100

WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

ESTIMATED PROJECT COSTS (CONT'D):

2. BUILDING RENOVATIONS (construction only):

• Selective Demolition	\$172,425
• Lower Building	
• Convert spaces to classrooms & music support	\$1,257,525
• HVAC replacement	\$4,332,600
• Lighting replacement	\$367,500
• Exterior window replacement	\$275,000
• Upper Building Level 100	\$38,500
• Upper Building Level 200	
• Kitchen/food court & cafeteria	\$3,510,500
• Convert spaces to F & CS	\$599,500
• Upper Building Level 400	<u>\$682,550</u>

SUBTOTAL \$11,236,100

WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

ESTIMATED PROJECT COSTS (CONT'D):

3.	SUBTOTAL FROM BUILDING ADDITIONS	\$16,890,100
4.	SUBTOTAL FROM BUILDING RENOVATIONS	\$11,236,100
5.	SOFT COSTS	<u>\$5,785,230</u>
	• (contingencies, testing, inspections, reg. agency fees)	
	• (escalation, engineering fees, printing, FF&E)	
TOTAL ESTIMATED PROJECT COSTS		\$33,911,430

WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

ESTIMATED PROJECT COSTS (CONT'D):

1. Facility Condition Index Items

SCALE		TIMELINE
NEW		8-10 YRS.
GOOD		6-8 YRS.
FAIR		4-6 YRS.
POOR		2-4 YRS.
CRITICAL		< 2 YRS.

FCI COMPONENTS					
SCALE	ITEM DESCRIPTION	CONSTRUCTION ESTIMATE			COMMENTS
x	new food service equipment	\$950,000	-	\$1,050,000	addressed in bldg addition
x	replacement of existing theatrical lighting & controls	\$75,000	-	\$100,000	addressed in bldg addition
x	replacement of existing stage equipment	\$350,000	-	\$400,000	addressed in bldg addition
x	repair/replacement of sections of paving, curbing, speed bumps & associated striping	\$218,350	-	\$243,500	
x	repair/replace portions of existing concrete stairs that have pulled away from the building	\$10,000	-	\$15,000	
	replace existing, non-ADA compliant railings & ramp in upper building	\$25,000	-	\$35,000	
	select sidewalk repair	\$12,000	-	\$15,000	
	refinish existing steel columns on upper building, replace wood soffits underneath canopies on lower building	\$5,000	-	\$7,500	
	replace roof on upper building	\$2,700,000	-	\$2,900,000	handled separately
	replace existing exterior hollow metal doors in lower building	\$35,000	-	\$40,000	
x	replace existing exterior windows throughout	\$1,250,090	-	\$1,500,000	in lower building ONLY
	repair damaged/outdated wall finishes throughout	\$50,000	-	\$75,000	
	repair/replace existing floor finishes as needed	\$320,000	-	\$360,000	
	select casework replacement, primarily in upper building	\$185,000	-	\$215,000	
	select interior door & hardware replacement, primarily in upper building	\$75,000	-	\$100,000	
	repair existing gym bleachers	\$30,000	-	\$40,000	
x	replace existing lighting & control with LED's throughout	\$1,800,000	-	\$1,850,000	in lower building ONLY
	repair deteriorated areas of exterior concrete wall at DAO	\$5,000	-	\$7,500	
	replace existing interior signage in DAO building	\$1,500	-	\$2,000	
	replace existing stair railings in DAO building	\$30,000	-	\$40,000	
	replace majority of existing doors & frames in DAO building	\$37,500	-	\$50,000	
	cleaning of exterior surface at DAO building	\$7,500	-	\$10,000	
	replace existing toilet partitions in select areas	\$33,000	-	\$38,000	
	replace existing interior lighting & controls in DAO building	\$175,000	-	\$200,000	
x	replace existing HVAC system in lower building	\$4,500,000	-	\$4,800,000	
	HVAC upgrades in natatorium	\$450,000	-	\$550,000	handled separately
	replace sound system in gymnasium	\$40,000	-	\$60,000	
	select repointing/cleaning of brick on upper building	\$40,000	-	\$50,000	
x	replace existing water heaters in DAO building	\$20,000	-	\$30,000	
	replace existing chalkboards w/markerboards	\$45,000	-	\$55,000	
TOTAL:		\$12,099,940	-	\$13,288,500	
TOTAL:		\$5,358,350	-	\$5,763,500	

WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

EXAMPLES OF SPACES:



BLACK BOX

WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

EXAMPLES OF SPACES:



AUDITORIUM

WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

EXAMPLES OF SPACES:



BAND / CHORAL ROOM

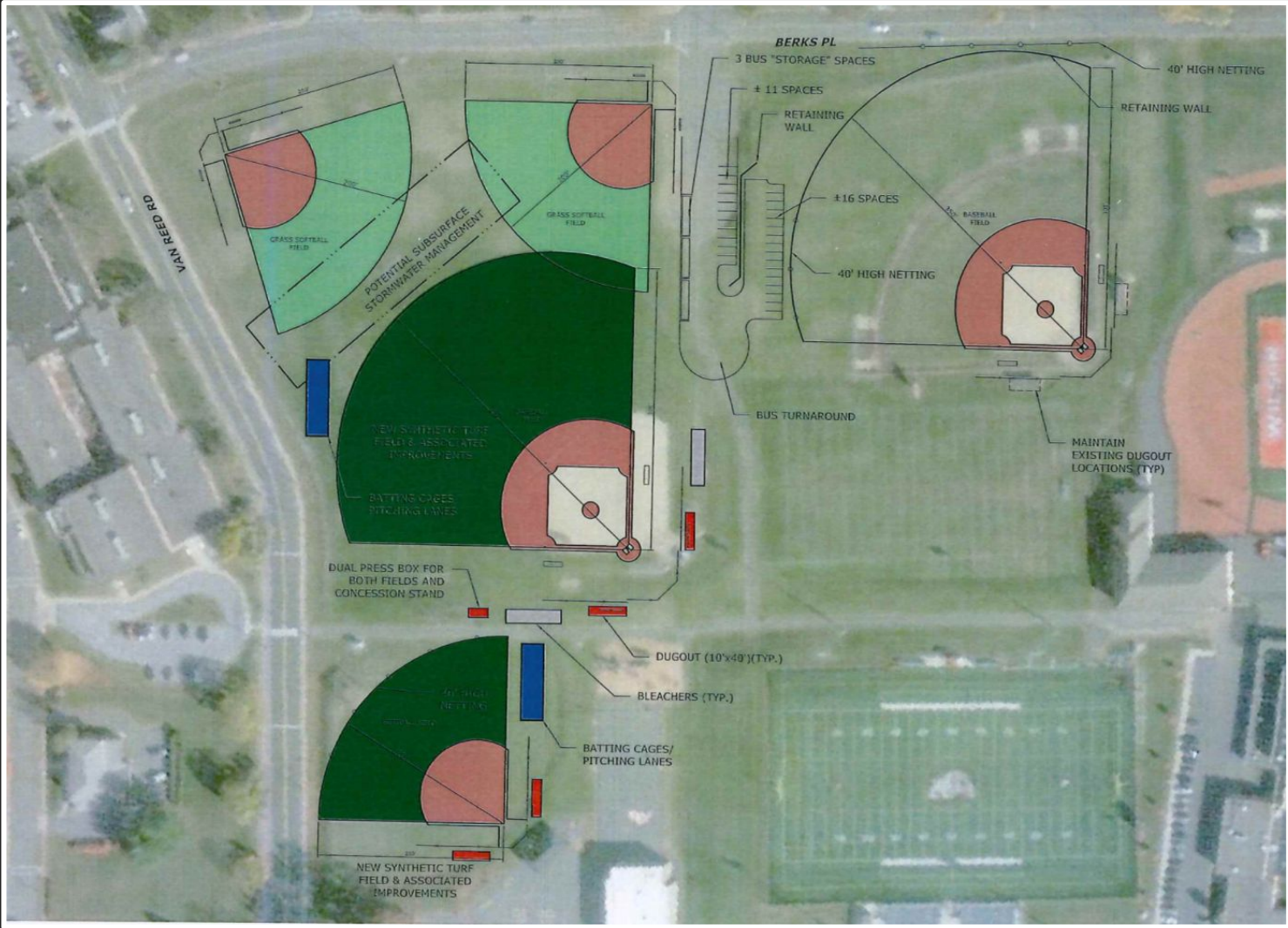
WILSON H.S. PERFORMING ARTS ADDITION & RENOVATIONS:

EXAMPLES OF SPACES:



CAFETERIA

HIGH SCHOOL FIELD PROJECT OPTION



Site Plan

470 Friendship Road, Suite 100
Harrisburg, PA 17111
(717) 635-2835 / fax (717) 635-2836
www.kandwengineers.com

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS

CLIENT:	Wilson School District	PROJECT NO.:	P18078
PROJECT NAME:	New Baseball / Softball Fields	PREPARED BY:	JAS
DESCRIPTION:	Synthetic Turf Fields / Grass Softball and Baseball Option 5	DATE PREPARED:	18-Mar-20

E&S CONTROLS	Quantity	Unit Measure	x	Unit Price	= \$
Site E&S Controls	1	LS	x	\$50,000.00	= \$50,000.00
E&S Controls Total					\$50,000.00

SITE DEMOLITION	Quantity	Unit Measure	x	Unit Price	= \$
Site Demolition	1	LS	x	\$20,000.00	= \$20,000.00
Site Demolition Total					\$20,000.00

EARTHWORK AND EXCAVATION	Quantity	Unit Measure	x	Unit Price	= \$
Lump Sum	1	LS	x	\$150,000.00	= \$150,000.00
Retaining wall at Berks Place	830	SF	x	\$50.00	= \$41,500.00
Retaining wall behind synthetic turf softball field	425	SF	x	\$50.00	= \$21,250.00
Retaining wall between parking areas	675	SF	x	\$50.00	= \$33,750.00
Earthwork and Excavation Total					\$246,500.00

STRUCTURES / PAVEMENT / ASSOC. IMPRVMT	Quantity	du	x	Unit Price	= \$
Standard Duty Paving (2", 4", 6")	2410	S.Y.	x	\$40.00	= \$96,400.00
New Water and Sewer to Concession Building	1	LS	x	\$40,000.00	= \$40,000.00
Walking path (bituminous)	480	S.Y.	x	\$25.00	= \$12,000.00
Site Signage (Stop, HCPD, Etc.)	3	EA	x	\$300.00	= \$900.00
Pavement Markings (4" Wide Acrylic)	1200	L.F.	x	\$0.55	= \$660.00
HCPD Logos, Etc.	2	EA	x	\$100.00	= \$200.00
Dual press box / concessions stand (8' x 16')	1	L.S.	x	\$80,000.00	= \$80,000.00
Structures/Pavement and Associated Improvements Total					\$230,160.00

STORMWATER MANAGEMENT	Quantity	Unit Measure	x	Unit Price	= \$
Subsurface Stormwater Management (pipes)	1	LS	x	\$450,000.00	= \$450,000.00
Misc SWM (Inlets and Pipes)	1	LS	x	\$75,000.00	= \$75,000.00
Fields Inlets	10	EA	x	\$3,000.00	= \$30,000.00
Infiltration / Water Quality BMP	1	EA	x	\$50,000.00	= \$50,000.00
Stormwater Management Total					\$605,000.00

BATTING CAGES / BULLPENS	Quantity	Unit Measure	x	Unit Price	= \$
Pitching Machines (2 each at baseball & softball)	4	EA	x	\$3,200.00	= \$12,800.00
Netting systems for cages	4	EA	x	\$7,000.00	= \$28,000.00
Turf for cages	6400	SF	x	\$3.00	= \$19,200.00
Bulpen (pitching lanes)	4	EA	x	\$7,500.00	= \$30,000.00
Batting Cages / Bullpens Total					\$90,000.00

Cost Estimate

UPDATE ON DEBT SERVICE & BORROWING

RBC CAPITAL MARKETS & FINANCIAL SOLUTIONS REVIEW OF FINANCING OPTIONS

○

1. Existing total debt service \$72.8MM; maturing in FY 2027-28
2. Annual debt service payments (run rate) currently \$10.9MM
3. Additional borrowing capacity approximately \$170MM
4. Current low interest rates
5. New borrowing of \$40MM and short restructure of existing debt--approx. 11 years; current run rate maintained
6. Total scope of potential projects between \$40MM - \$110MM--approx. 23 years; current run rate maintained
7. Favorable debt rating maintained
8. Level of debt, run rate, and term comparable to other districts of similar size

Next Steps - March 15 Board Agenda

1. We plan to have an agenda item on March 15 for the board to authorize moving to the Design Development phase of the High School Project.
2. Full board discussion regarding the high school field project. Determine if this item will be added to the March 15th board agenda.



Questions and Discussion