

PETERS TOWNSHIP SCHOOL DISTRICT  
2017 DISTRICT-WIDE FACILITY STUDY

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PETERS TOWNSHIP SCHOOL DISTRICT  
613 E. MCMURRAY RD  
MCMURRAY, PA 15317



MAY 10, 2017



**WMF**

**WEBER MURPHY FOX**  
ARCHITECTURE INTERIORS CONSTRUCTION MANAGEMENT  
LAND PLANNING & DEVELOPMENT HISTORIC PRESERVATION



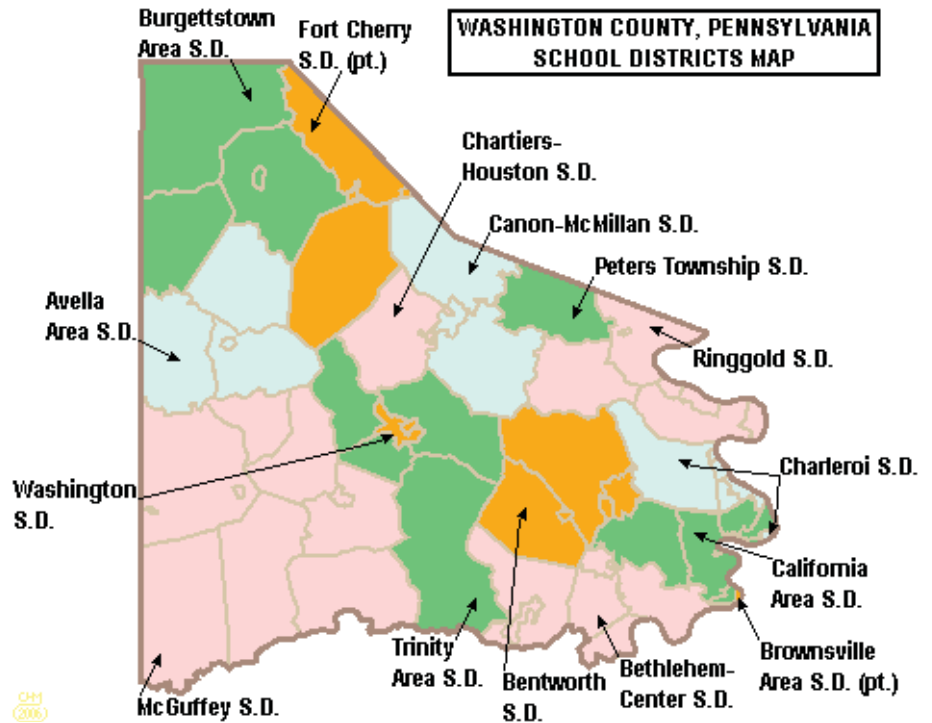
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# OVERVIEW

## FOREWORD

Throughout 2016, the Peters Township School District went through a phased process of analyzing their school facilities and investigating options available to them with respect to modernizing their High School. The scope of this analysis was considerably more detailed than the typical Pa. Dept. of Education District-wide facility study. This document, then, is a summary of the work undertaken and is assembled as a document available to the public containing the basic information required to be adopted by the Board as a prerequisite to the submission of PlanCon Part A and B.



The extended detail which is the basis for this summary is available as noted

## OVERVIEW

Peters Township School District is a large, suburban, public school district located in Peters Township, Washington County, Pennsylvania and encompasses an area of 19.5 square miles.

## BOUNDARIES PETERS TOWNSHIP SCHOOL DISTRICT



Per the 2000 federal census Peters Township School District had a population of 17,566 and the number of students enrolled was 3,588. By 2010, the District's population increased to 21,213 people and the number of students enrolled was 4,506. The educational attainment levels for the School District population (25 years old and over) were 95.9% high school graduates and 56.1% college graduates.

The township is a mixture of commercial and residential development and is an affluent municipality.

Peters Township School District operates five schools:

- Bower Hill Elementary School Kindergarten through Grade 3

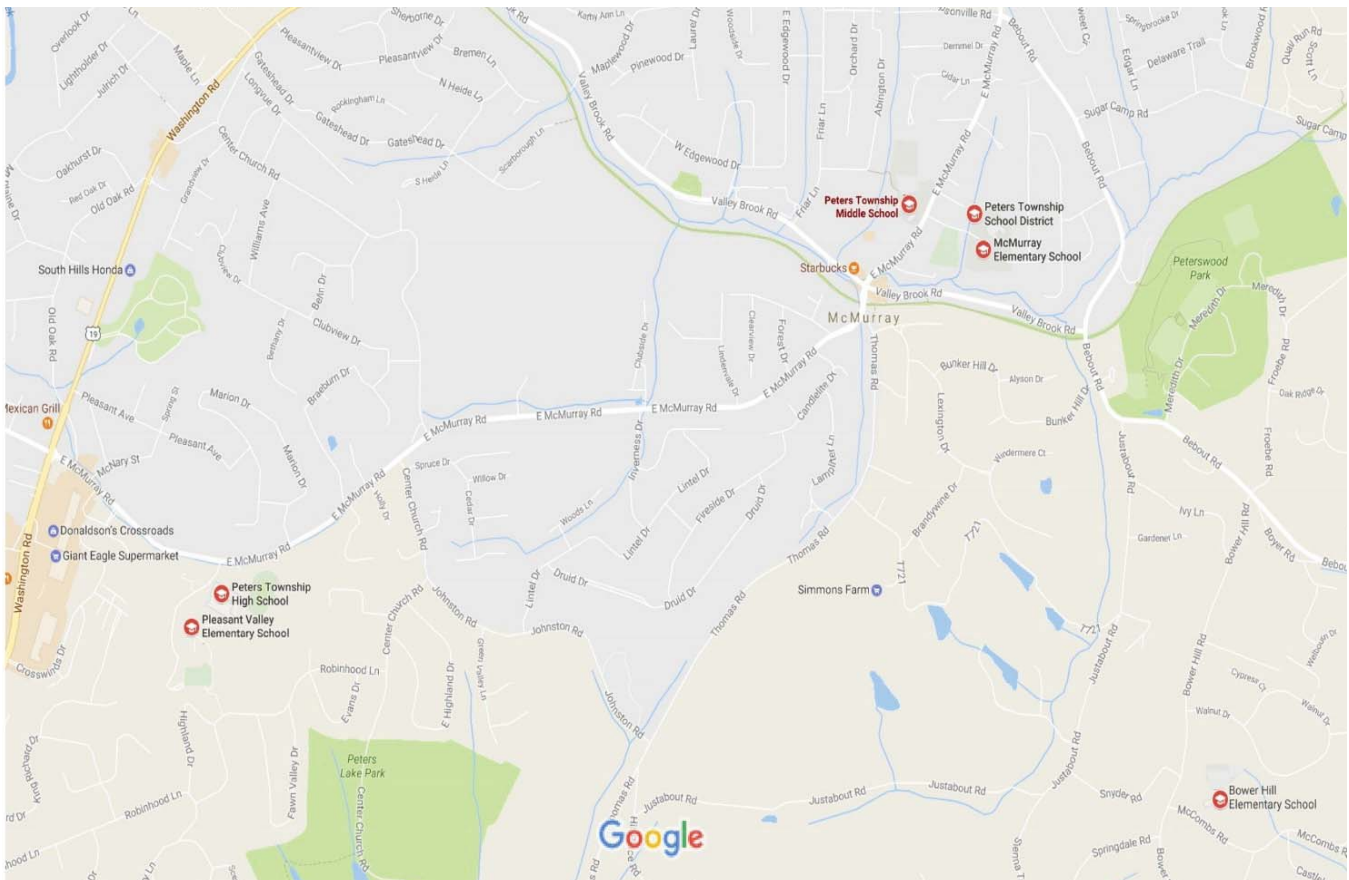
- Pleasant Valley Elementary School Kindergarten through Grade 3

- McMurray Elementary School Grades 4 – 6

- Peters Township Middle School Grades 7 – 8

- Peters Township High School Grades 9 – 12

The two primary grade schools (K-3) are located so as to reduce transportation within the township. The intermediate school (4-6) and middle school (7-8) are located adjacent to each other, and the existing High School shares a site with one of the primary grade schools.



# EDUCATIONAL PROGRAM

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Curriculum Development in the district is a continual and dynamic process making an effective academic program of studies available to students. Students in grades K-6 are grouped heterogeneously and participate in Response to Intervention and Instruction that provides an additional 30 minutes of literacy instruction geared to the student's individual needs daily. Students at the Middle School are provided opportunities for challenging courses with advanced options in math and biology. High School students self-select their course levels based upon career objectives.

According to the U.W. News and World Report, the Peters Township High School is ranked 14th within Pennsylvania. Students have the opportunity to take Advanced Placement coursework and exams. The AP participation rate at PTHS is 41%. The student body makeup is 50% male and 50% female, and the total minority enrollment is 4%. Over 95% of the students go on to higher education.

The Arts are an integral component in the curriculum and students have the opportunity for hands-on instruction in pottery, music, vocals, theater, and painting. Students have a chance to enter the world of media through video production, computer animation, and graphic design.

A complete discussion of the educational program and curriculum planning is available in a document titled " District Strategic Plan"

# ENROLLMENT PROJECTIONS

The Peters Township School District studied the likely changes in their enrollment using both the Department of Education Enrollment Projections as well as commissioning an in-depth analysis of probable enrollment by school. Below is the PDE enrollment projection (last completed in 2012) which shows a gradual decline in enrollment across all grade levels through 2022.

Revised: 7/2012 (2011 Enrollments)

Enrollment Projections  
Prepared by the Pennsylvania Department of Education  
(717) 787-2644

YEAR	Peters Township SD										1-01-63-650-3		Total	
	K	1	2	3	4	5	6	7	8	9	10	11		12
2007-2008	280	344	327	326	340	323	335	364	338	343	361	370	362	4413
2008-2009	307	301	346	335	330	347	339	354	365	360	338	362	360	4444
2009-2010	293	332	312	352	331	328	355	343	353	380	367	340	363	4449
2010-2011	272	316	347	311	365	337	332	373	346	400	393	371	343	4506
2011-2012	246	273	320	352	312	363	335	344	364	369	380	380	358	4396
P R O J E C T I O N S														
2012-2013	250	311	280	324	356	314	361	348	343	392	368	379	375	4401
2013-2014	227	316	319	284	327	358	312	375	347	369	391	367	374	4366
2014-2015	271	286	324	323	287	329	356	324	374	374	368	390	362	4368
2015-2016	205	342	293	328	326	289	327	370	323	403	373	367	385	4331
2016-2017	200	258	351	297	331	328	287	340	369	348	402	372	362	4245
2017-2018	196	253	264	356	300	333	326	298	339	397	347	401	367	4177
2018-2019	192	248	259	267	360	302	331	339	297	365	396	346	396	4098
2019-2020	188	243	254	262	270	362	300	344	338	320	364	395	342	3982
2020-2021	184	237	249	257	265	272	360	312	343	364	319	363	390	3915
2021-2022	180	232	243	252	260	267	270	374	311	369	363	318	358	3797

Various Grade Groupings of the Enrollment Projections

YEAR	K-4	K-5	K-6	K-7	K-8	K-9	K-12	5-8	6-8	7-8	6-9	7-9	7-12	8-12	9-12	10-12
2011-2012	1503	1866	2201	2545	2909	3278	4396	1406	1043	708	1412	1077	2195	1851	1487	1118
2016-2017	1437	1765	2052	2392	2761	3109	4245	1324	996	709	1344	1057	2193	1853	1484	1136
2021-2022	1167	1434	1704	2078	2389	2758	3797	1222	955	685	1324	1054	2093	1719	1408	1039
2011-2012 to 2021-2022																
Change	-336	-432	-497	-467	-520	-520	-599	-184	-88	-23	-88	-23	-102	-132	-79	-79
Percent	-22.4	-23.2	-22.6	-18.3	-17.9	-15.9	-13.6	-13.1	-8.4	-3.2	-6.2	-2.1	-4.6	-7.1	-5.3	-7.1

- Notes:
1. Excludes students in full-time out-of-district special education, comprehensive AVTSs, charter schools, state-owned schools, consortium-operated alternative high schools, and juvenile correctional institutions.
  2. Enrollment projections beyond five years are subject to errors in the lower grades resulting from inconsistencies between actual and projected live births and should be reviewed closely.
  3. Four year old kindergarten students, if any, added to K enrollments.
  4. Elementary and secondary ungraded students were distributed among the grades. Therefore, enrollments by grade may differ from those reported by the local education agencies.

- Sources:
1. Public School Enrollment Report (ESPE) and Pennsylvania Information Management System (PIMS)
  2. Resident Live Birth file, 2010, supplied by the Division of Health Statistics, Pennsylvania Department of Health. The Department of Health specifically disclaims responsibility for any analyses, interpretations or conclusions.

The commissioned enrollment projection resulted in a similar estimate based upon three scenarios. The lowest growth scenario predicted a greater decline in enrollment and the highest growth scenario (which included significant residential development) produced an end result of maintaining approximately the current enrollment. The full results of the demographic analysis is available as a separate report.

For planning purposes, it was decided to plan for the current total enrollment of 4223 plus ten percent to allow for possible growth.

# EXISTING BUILDING CAPACITY

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## OVERVIEW

In general, all District facilities contain spaces which support the educational programs and the current enrollment. The existing High School, which is the subject of the feasibility study, is deficient in terms of the number of classrooms to support the desired program with reasonable schedule flexibility, and is missing some types of spaces desired. The best summary of the capacity of the District's facilities is contained in the following room schedules and the summary of District Owned facilities.



# EXISTING BUILDING CAPACITY | elementary building capacity

ELEMENTARY BUILDING CAPACITY											
District/CTC: Peters Township School District				Project Name: New High School				Grades: 9-12			
		SCHOOL: <u>Bower Hill Elementary</u>						SCHOOL: <u>Pleasant Valley Elementary</u>			
		PRESENT		PLANNED				PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6		
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP		
HALF-TIME KINDRGRTN	50	4	200	4	200	3	150				
FULL-TIME KINDRGRTN	25	1	25	1	25						
REG CLSRM 660+ SQ FT	25	25	625	25	625	14	350				
OTHER: _____											
BUILDING TOTAL	XX	XXXXXX	850	XXXXXX	850	XXXXXX	500	XXXXXX			
		SCHOOL: <u>McMurray Elementary</u>						SCHOOL: _____			
		PRESENT		PLANNED				PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6		
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP		
HALF-TIME KINDRGRTN	50										
FULL-TIME KINDRGRTN	25										
REG CLSRM 660+ SQ FT	25	41	1,025	41	1,025						
OTHER: _____											
BUILDING TOTAL	XX	XXXXXX	1,025	XXXXXX	1,025	XXXXXX		XXXXXX			
		SCHOOL: _____						SCHOOL: _____			
		PRESENT		PLANNED				PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6		
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP		
HALF-TIME KINDRGRTN	50										
FULL-TIME KINDRGRTN	25										
REG CLSRM 660+ SQ FT	25										
OTHER: _____											
BUILDING TOTAL	XX	XXXXXX		XXXXXX		XXXXXX		XXXXXX			
		SCHOOL: _____						SCHOOL: _____			
		PRESENT		PLANNED				PRESENT		PLANNED	
#1	#2	#3	#4	#5	#6	#3	#4	#5	#6		
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP		
HALF-TIME KINDRGRTN	50										
FULL-TIME KINDRGRTN	25										
REG CLSRM 660+ SQ FT	25										
OTHER: _____											
BUILDING TOTAL	XX	XXXXXX		XXXXXX		XXXXXX		XXXXXX			

Only kindergarten and regular classrooms 660 square feet or greater, and natatoriums should be reported. Although special education rooms and pre-school rooms may be eligible for capacity, these spaces should not be included in the room counts reported above. The following spaces do not receive reimbursable capacity and therefore should not be included in the capacities for an elementary school building: science labs, computer rooms, art rooms, music rooms, small and large group instruction rooms, and multi-purpose rooms.

REVISED JULY 1, 2010

FORM EXPIRES 06-30-12

PLANCON-C03

**above** | elementary building capacity

# EXISTING BUILDING CAPACITY | secondary building capacity

MIDDLE/SECONDARY BUILDING CAPACITY									
District/CTC: Peters Township School District			Project Name: New High School				Grades: 9 - 12		
		SCHOOL: Peters Twnshp Mid. School				SCHOOL: Peters Twnshp High School			
#1	#2	PRESENT		PLANNED		PRESENT		PLANNED	
		#3	#4	#5	#6	#3	#4	#5	#6
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
REG CLSRM 660+ SQ FT	25	22	550	22	550	39	975	47	1,175
SCIENCE CLSRM 660+ SQ FT	25	3	75	3	75	2	50	2	50
SCIENCE LAB 660+ SQ FT	20	3	60	3	60	9	180	10	200
PLANETARIUM W/CLSRM 660+ SQ FT	20								
ALTERNATIVE ED ROOM 660+ SQ FT	20								
BUSINESS CLSRM 660+ SQ FT	25					3	75	3	75
BUSINESS LAB 660+ SQ FT	20								
COMPUTER LAB 660+ SQ FT	20	3	60	3	60	4	80	4	80
TV INSTRUCTIONAL STUDIO 660+ SQ FT	20					1	20	1	20
ART CLASSROOM 660+ SQ FT	20	2	40	2	40	2	40	2	40
MUSIC CLASSROOM 660+ SQ FT	25							1	25
BAND ROOM 660+ SQ FT	25	1	25	1	25	1	25	1	25
ORCHESTRA ROOM 660+ SQ FT	25								
CHORAL ROOM 660+ SQ FT	25	1	25	1	25	1	25	1	25
FAMILY/CONSMR SCIENCE 660+ SQ FT	20	1	20	1	20				
IA/SHOP 1800+ SQ FT	20					1	20	1	20
TECH ED 1800+ SQ FT	20	2	40	2	40	1	20	1	20
VO AG SHOP W/CLSRM 660+ SQ FT	20								
DRIVER'S ED 660+ SQ FT	20								
GYM 6500-7500 SQ FT	66	1.0	66	1.0	66	1.0	66	2.0	132
AUX GYM 2500 SQ FT	33	1	33	1	33	1	33		
OTHER: Fitness	33								
OTHER: Stem Classroom	25							1	25
<b>BUILDING TOTAL</b>	XXX	XXXXXX	994	XXXXXX	994	XXXXX	1,609	XXXXX	1,912
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX	895	XXXXXX	895	XXXXX	1,448	XXXXX	1,721
		SCHOOL:				SCHOOL:			
#1	#2	PRESENT		PLANNED		PRESENT		PLANNED	
		#3	#4	#5	#6	#3	#4	#5	#6
NAME OF SPACE	UNIT FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP	NUMBER OF UNITS	TOTAL FTE CAP
REG CLSRM 660+ SQ FT	25								
SCIENCE CLSRM 660+ SQ FT	25								
SCIENCE LAB 660+ SQ FT	20								
PLANETARIUM W/CLSRM 660+ SQ FT	20								
ALTERNATIVE ED ROOM 660+ SQ FT	20								
BUSINESS CLSRM 660+ SQ FT	25								
BUSINESS LAB 660+ SQ FT	20								
COMPUTER LAB 660+ SQ FT	20								
TV INSTRUCTIONAL STUDIO 660+ SQ FT	20								
ART CLASSROOM 660+ SQ FT	20								
MUSIC CLASSROOM 660+ SQ FT	25								
BAND ROOM 660+ SQ FT	25								
ORCHESTRA ROOM 660+ SQ FT	25								
CHORAL ROOM 660+ SQ FT	25								
FAMILY/CONSMR SCIENCE 660+ SQ FT	20								
IA/SHOP 1800+ SQ FT	20								
TECH ED 1800+ SQ FT	20								
VO AG SHOP W/CLSRM 660+ SQ FT	20								
DRIVER'S ED 660+ SQ FT	20								
GYM 6500-7500 SQ FT	66								
AUX GYM 2500 SQ FT	33								
OTHER:									
OTHER:									
<b>BUILDING TOTAL</b>	XXX	XXXXXX		XXXXXX		XXXXX		XXXXX	
MS/SEC UTILIZATION (BLDG TOTAL X .9)	XXX	XXXXXX		XXXXXX		XXXXX		XXXXX	

REVISED JULY 1, 2010

FORM EXPIRES 6-30-12

PLANCON-A08

**above** | secondary building capacity

# EXISTING BUILDING CAPACITY | summary of district owned

SUMMARY OF OWNED BUILDINGS AND LAND										
District/CTC: Peters Township School District					Project Name: New High School			Grades: 9-12		
PRESENT					PLANNED					
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
NAME OF BUILDING OR SITE (INCLUDING DAO AND VACANT LAND) OWNED BY SCHOOL DISTRICT/CTC	CONSTRUCTION AND/OR RENOVATION DATES (BID OPENING DATES)	SITE SIZE (ACRES)	GRADE LEVELS	BUILDING FTE	CONVERSION / DISPOSITION AND PLANNED COMPLETION DATE BASED ON OPTION CHOSEN	SITE SIZE (ACRES)	GRADE LEVELS	PLANNED BUILDING FTE	PDE PROJECTED GRADE LEVEL ENROLLMENT 10 YEARS INTO THE FUTURE	FTE MINUS ENROLLMENT (#9 - #10)
Bower Hill Elementary School	1999, 2007	18	K-3	850	Maintain	18	K-3	850	XXXXXXXXXX	XXXXXXXXXX
Pleasant Valley Elementary School	1963, 1993	81*	K-3	500	Maintain	81*	K-3	500	XXXXXXXXXX	XXXXXXXXXX
* Shared Property of Pleasant Valley ES and Peters Township HS										
Subtotal	XXXXXXXXXX	XXX	XXXX	1,350	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,350	907	443
McMurray Elementary School	1993	23.5**	4-6	1,025	Maintain;	23.5**	4-6	1,025	XXXXXXXXXX	XXXXXXXXXX
** Shared Property of McMurray ES and Maintenance Facility										
Subtotal	XXXXXXXXXX	XXX	XXXX	1,025	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	1,025	797	228
Peters Township Middle School	1998, 2008	18***	7-8	895	Maintain	18****	7-8	895	XXXXXXXXXX	XXXXXXXXXX
Peters Township High School	1968,1982,2000	81*	9-12	1,403	Possible Discontinued Use	81*			XXXXXXXXXX	XXXXXXXXXX
Potential new High School Facility					Completion Date TBD	96***	9-12	1,721	XXXXXXXXXX	XXXXXXXXXX
* Shared Property of Pleasant Valley ES and Peters Township HS										
**** Shared Property of PTMS and District Admin Office										
Subtotal	XXXXXXXXXX	XXX	XXXX	2,298	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	2,616	2,093	523
District Administration Offices	1948,1954,1983	18***	DAO		Maintain	18****	DAO		XXXXXXXXXX	XXXXXXXXXX
Maintenance and Transportation Fac.	2003	23.5**			Maintain	23.5**			XXXXXXXXXX	XXXXXXXXXX
Elm Grove (fields/site of former Elem)	NA	18			Maintain	18			XXXXXXXXXX	XXXXXXXXXX
** Shared Property of McMurray ES and Maintenance Facility										
**** Shared Property of PTMS and District Admin Office										
Subtotal	XXXXXXXXXX	XXX	XXXX		XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX		XXXXXXXXXX	XXXXXXXXXX
<b>TOTAL</b>	XXXXXXXXXX	XXX	XXXX	4,673	XXXXXXXXXXXXXXXXXXXXXXXXXX	XXX	XXXX	4,991	3,797	1,194

**ACTIONS TO BE TAKEN IN THE FUTURE IF PROJECTIONS COME TRUE  
AND THE DISTRICT EXPERIENCES EXCESS OR INSUFFICIENT CAPACITY  
(FTE MINUS PROJECTED ENROLLMENT (Col. 11) > + or - 300)**

**CHECK IF APPLICABLE:**

- EXPAND PROGRAMS OR COURSE OFFERINGS
- PROVIDE SPACE FOR USE BY COMMUNITY GROUPS OR SERVICE AGENCIES
- OFFER FULL-TIME KINDERGARTEN OR PRE-SCHOOL
- REDUCE CLASS SIZE
- CLOSE SCHOOL(S)
- OTHER (DESCRIBE) : \_\_\_\_\_

REVISED JULY 1, 2007

FORM EXPIRES 06-30-09

PLANCON-C05

**above | summary of district owned**

# ANALYSIS OF BUILDING CONDITION

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Appendix 'A' contains an analysis of each of the District's existing schools and includes an estimate of cost to bring the buildings up to current standards.

Appendix 'B' contains the results of the Energy Portfolio Surveys for each of the District's existing schools.

# ANALYSIS OF CONSTRUCTION OPTIONS HIGH SCHOOL

A separate feasibility study was conducted during 2016 which compared three basic options for the Peter Township School District with respect to the High School. There is an abundance of information used in the analysis of the options available as a separate feasibility study, including a detailed building program, several optional designs, detailed cost estimates, and a draft Educational Specification.

The information below is a summary of the findings.

## OPTION 1 – CAPITAL MAINTENANCE TO EXISTING HIGH SCHOOL

As presented in the Building analysis (Appendix 'A') the construction cost to complete the Capital Maintenance work items is estimated to be **\$13,547,650** with a total project cost estimated to be **\$16,257,180**.

## OPTION 2 – RENOVATION OF THE EXISTING HIGH SCHOOL

Appendix 'C' contains a conceptual site plan, floor plans and cost estimates for the renovations and additions to the existing High School. The construction cost is estimated to be **\$62,600,000** with a total project cost estimated to be **\$77,700,000**.

## OPTION 3 – NEW HIGH SCHOOL

Appendix 'D' illustrates a conceptual plan for a new high school. The budget for a new High School, located on the proposed site is estimated to have a construction cost of **\$80,412,000** with a total project cost of **\$96,990,430** which includes an allowance of \$6,247,200 for the acquisition of the site.

Option 1 – has the advantage of being the least cost, but does nothing to address some of the shortcomings of the existing facility relative to the desired educational program.

Option 2 – addresses most of the desired program changes, but still leaves a congested site and represents less long term value.

Option 3 – addresses all of the District's desired program needs and provides a new site with adequate space for safe circulations. The resulting facility requires 20,000 square feet less space and is more efficient in terms of operation and maintenance.

**It was the X]fYW]cb' of the school board to move forward with the investigation of a new High School.**

# AUTHOR'S CREDENTIALS

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As noted in the “foreword”, this report represents a compilation and summary of individual reports prepared and studied by the Board of Directors over the past several years.

The compilation was done under the direction of D. Richard Fox who is a Pennsylvania registered Architect with nearly fifty years of experience planning, designing, and constructing public schools in Pennsylvania. Other Principals and Project Architects from the firms of Hayes Design Group and Weber, Murphy, Fox, Inc. contributed materials to the various reports from which the summary was compiled.

On the following pages we have included the appendices references elsewhere in this document.



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