



Penn Cambria School District: Existing Conditions

Presentation Team:

CORE Architects, LLC

Ryan M. Pierce, AIA

Principal-in-Charge

David W. Nitchkey

Principal/Project Manager

HF Lenz Engineering

John Weiland, PE

Principal – Engineering (MEPS)

Colliers Engineering

Justin Thornton, PE

Discipline Leader – Site/Civil Engineering





Our Team:

CORE Architects

- Architecture
- Lead SMPS Visioning Process
- Options Development
- Project Management

H.F. Lenz Company

- Structural Evaluation
- Mechanical/Plumbing Evaluation
- Electrical/Technology Evaluation

Colliers Engineering/Design

- Site(s) Evaluation





Summary of the Process:

Phase I - Existing Conditions Evaluation (Where Are You Now?)

- Evaluate and Document Existing Conditions of Your Facilities
- Identify Issues/Problems/Challenges
- Document Conditions/Issues/Problems in Facilities **Existing Condition Report**

Phase II – Visioning (Where do You Want to Go?)

- Interview District Stakeholders
- Conduct Knowledge Base Workshops
- Develop Ideal Space Program/Site Master Plan / Compare to Existing Facilities
- Identify YOUR STRATEGIC GOALS – that will define success for the Project

Phase III – Options/Cost/Prioritization (How are You Going to Get There?)

- Based on Your Vision, Develop Options that will explore the potential for:
 - Expansion / Consolidation / Grade Restructuring / Redistricting
 - Renovations and Additions and Asset Protection
 - New Construction and Site Master Planning
- Identify Costs/Budgets for Various Options
- Evaluate / Compare / Pro-Con Analyze / Prioritize Options
- Issue Recommendation(s)
- Issue Final Report



What have we done?

■ **On-site Investigation:**

- Toured ALL District Buildings
- Talked to Building Maintenance Staff
- Talked to District Facilities Staff

■ **Identified Issues/Problems Related to:**

- Building Envelope Conditions
- Building MEP Systems/Equipment
- Student Capacity/Space Utilization
- Functionality – Educational Program Delivery
- Site Access, Circulation, Drainage, Paving, Etc.

■ **Documented Findings:**

- Written Narratives on Issues
- Photographic Record of Investigation
- Categorized Issues by Urgency to Address
- Preparing Final Report/Presentation





Tonight's Agenda:

- Review Current/Projected Demographics
- Summary Review of Each Building
- Final Overview of District Facilities
- Questions and Answers





District Summary:

District Overview 2022-23:

■ **District Currently Operates Five Educational Buildings:**

■ Pre-Primary School (PK-K)	94 Students
■ Primary School (1-2)	185 Students
■ Intermediate School (3-4)	213 Students
■ Middle School (5-8)	479 Students
■ High School (9-12)	574 Students

■ **All Buildings are Currently Under Capacity** (by calculated Standards)

■ **Four Building Transitions – Not Ideal**

■ **Inefficient Use of Educational Resources**

■ **Redundant Administrative Resources Required**

■ **All Buildings Require Updating of Systems and Finishes**

■ **Overall Maintenance-Quality of Buildings is Good**



Demographic Analysis:

Demographics:

School	Grades	2022	2027	Change	%
Pre-Primary School	PK-K	94	107	+13	(+14%)
Primary School	1-2	185	180	-5	(-3%)
Intermediate School	3-4	213	167	-46	(-22%)
Middle School	5-8	479	398	-81	(-17%)
High School	9-12	574	522	-52	(-9%)
Total Students:		1,545	1,374	-171	(-11%)

- **Projected Decline of (171) Students (-11%)**
- **Largest Declines Projected at Middle/High Schools**
- **This is Reflected in Current/Projected K-4 Population**
- **District should proceed with assumption of **10% Decline**, then stabilization of Student Population**
- **Based on Data, District is a Candidate for Consolidation**



Utilization Analysis:

Current Utilization (2022-23):

School	Grades	Current	Capacity	Delta	%
Pre-Primary School	PK-K	94	180	+86	(+47%)
Primary School	1-2	185	240	+55	(+23%)
Intermediate School	3-4	213	300	+87	(+29%)
Middle School	5-8	479	650	+171	(+26%)
High School	9-12	574	750	+176	(+23%)
Totals:		1,545	2,120	+575	(+27%)

- **PK-4 Capacity = 20 Students/Classroom x Number of Classrooms**
- **5-12 Capacity = 25 Students/Classroom x Number of Classrooms**
- **Current Student Population is 27% under Facility Capacity**
- **Largest Delta is in Pre-Primary, otherwise consistent across Bldgs**
- **Based on Data, District is a Candidate for Consolidation**



Utilization Analysis:

Projected Utilization (2026-27):

School	Grades	Current	Capacity	Delta	%
Pre-Primary School	PK-K	107	180	+73	(+40%)
Primary School	1-2	180	240	+60	(+25%)
Intermediate School	3-4	167	300	+133	(+44%)
Middle School	5-8	398	650	+252	(+39%)
High School	9-12	522	750	+228	(+30%)
Totals:		1,374	2,120	+746	(+35%)

- **Projected Student Population is 35% under Facility Capacity**
- **Delta Increase is Largest in Intermediate and Middle Schools**
- **Based on Data, the District is a Candidate for Consolidation**



Utilization Analysis:

Other Factors to Consider caused by Under-Utilization:

- **Excess Operating Costs**
- **Maintenance Costs**
- **Excess Transportation Costs**
- **Excess Staff-Related Costs**
- **Lost Programs/Student Opportunities due to Over-Extended Financial Resources**
- **Shorter Reach of Capital Projects Dollars (spread over more buildings)**
- **Too Many Transitions – Impact on Learning and Student Adjustment**

Penn Cambria School District – Existing Conditions Report

Cresson, PA



High School (1955/1992):

Summary:

- **1955 – New Secondary School**
- **1992 Additions and Renovations**
- **Original Ribbon Window System was replaced with Brick Infill and Punched Window Openings in 1992**
- **Original and Infill Exterior Brick Masonry are in Good Condition**
- **Most Roofing Replaced in March 2004 with Several Areas Updated in 2017**
- **Interior Finishes Updated in 1992, Well Maintained, but are Aged**
- **Windows are at the End of Lifecycle and are Being Replaced**
- **Building is Under-Capacity**
- **Consider/Evaluate the Building's Role in Potential District-wide Grade Restructuring and Consolidation plan**





High School (1955/1992):

High Priority:

- **Improve Visitor, Staff, and Student Access Control**
- **Elim. Water/Snow Infiltration at Outside Air Damp.**
- **Add Code-Compliant Ventilation to Wrestling Rm**
- **Repair Roof Leaks at Piping Portals**
- **Replace Corroded Domestic Water Piping**
- **Survey Fire Detection and Notification System**
- **Continue Window Replacement Program**

Medium Priority

- **Update Lighting and Finishes Throughout**
- **Replace Building HVAC Control System**
- **Replace Coal Fired Boiler w/Gas Boiler System**
- **Replace Main Electrical Switchgear and Panels**
- **Replace Outdated Emergency Generator**

Low Priority

- **Add AC to Remaining Areas not covered by VRF**
- **Replace Packaged Unit Ventilators or Upgrade to Alternative HVAC system**



Penn Cambria School District – Existing Conditions Report

Cresson, PA



High School (1955):



Penn Cambria School District – Existing Conditions Report

Cresson, PA



High School Athletic Fields (1992):

Football Field & Track:

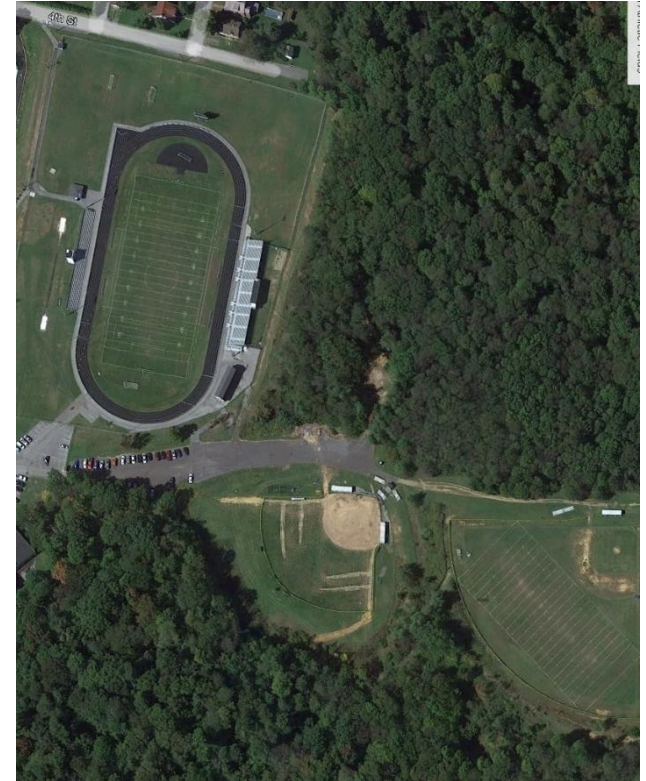
- **Natural Grass Football Field (1992).**
- **SE/NW Field Orientation is Not Ideal**
- **Drainage Issues**
- **Running Track is in Good Condition**
- **Original (1955) Ticket Booth, Concessions and Press Box are Aged.**
- **Access Issues at Aluminum Bleachers**
- **Minor Safety Issues with Perimeter Fence**

Baseball Field:

- **Dugouts are in Good Condition**
- **Perimeter Fence Requires Some Repairs**
- **Drainage Issues**
- **No Lighting/Restrooms/Concessions Nearby**
- **Gravel Access Road is Overgrown and Eroded**

Softball Field

- **Dugouts are in Good Condition**
- **Perimeter Fence is in Good Condition**
- **There is Noticeable Ponding on the Field**
- **No Lighting/Restrooms/Concessions Nearby**



Penn Cambria School District – Existing Conditions Report

Cresson, PA



High School Athletic Fields



Penn Cambria School District – Existing Conditions Report

Cresson, PA



Middle School (1961/2000):

Summary:

- **3-Story Classroom Addition Added in 1974**
- **The Original Ribbon Window System was Replaced with New Brick Infill and Punched Window Openings in 2000**
- **Roofing Dates to 1997**
- **Exterior Brick Masonry and Infill Brick Masonry appear to be in Good Condition,**
- **Water Infiltration behind the Brick Veneer and through the Windowsills at 1974 Addition (Immediate Priority)**
- **Interior Finishes were updated in 2000 and have been Well Maintained, but are Showing Their Age**
- **Windows are Nearing the End of their Lifecycle and Should be Replaced**
- **Consider/Evaluate the Building's Role in Potential District-wide Grade Restructuring and Consolidation plan**



Penn Cambria School District – Existing Conditions Report

Cresson, PA



Middle School (1961/2000):

High Priority:

- Replace Fire Alarm System
- Improve Access Control
- Repair Leaks around Windows
- Repair Roof Leaks at Piping Portals
- Replace Water Service Backflow Preventer
- Replace Corroded Domestic Water Piping
- Replace Boiler Room Sump Pumps
- Replace Windows and Exterior Doors

Medium Priority

- Update Lighting and Finishes Throughout
- Replace Main Electrical Switchgear
- Replace HVAC System and HVAC Controls

Low Priority

- Add Air Conditioning

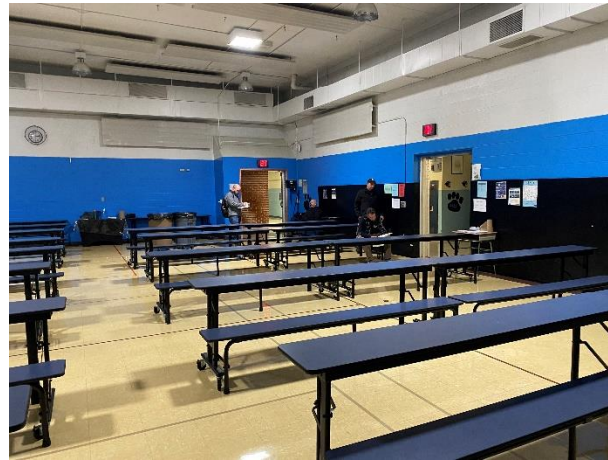


Penn Cambria School District – Existing Conditions Report

Cresson, PA



Middle School (1961):





Intermediate School (1960/2000):

Summary:

- **4-Classroom Addition in 2000**
- **The Original Ribbon Window System was Replaced with New Brick Infill and Punched Window Openings in 2000**
- **Roofing Dates to November 2002**
- **Brick Masonry Appears to be in Good Condition**
- **Interior Finishes were updated in 2000 and have been Well Maintained, but are Showing Their Age**
- **Windows are Nearing the End of their Lifecycle and Should be Replaced**
- **Consider/Evaluate the Building's Role in Potential District-wide Grade Restructuring and Consolidation plan**





Intermediate School (1960/2000):

High Priority:

- **Replace Roof**
- **Improve Access Control**
- **Replace Windows**
- **Survey Fire Alarm System**

Medium Priority

- **Replace HVAC System and Controls**
- **Update Lighting and Finishes Throughout**

Low Priority

- **Add Air Conditioning**
- **Replace Domestic Hot Water Heaters**

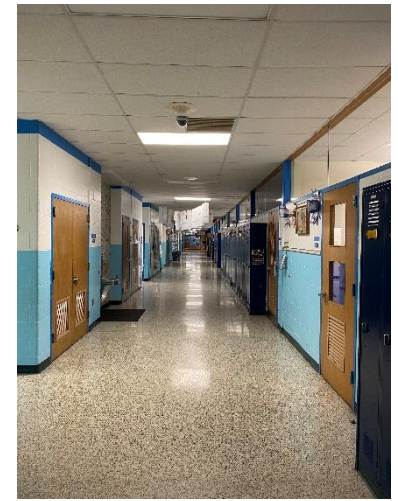


Penn Cambria School District – Existing Conditions Report

Cresson, PA



Intermediate School (1960/2000):

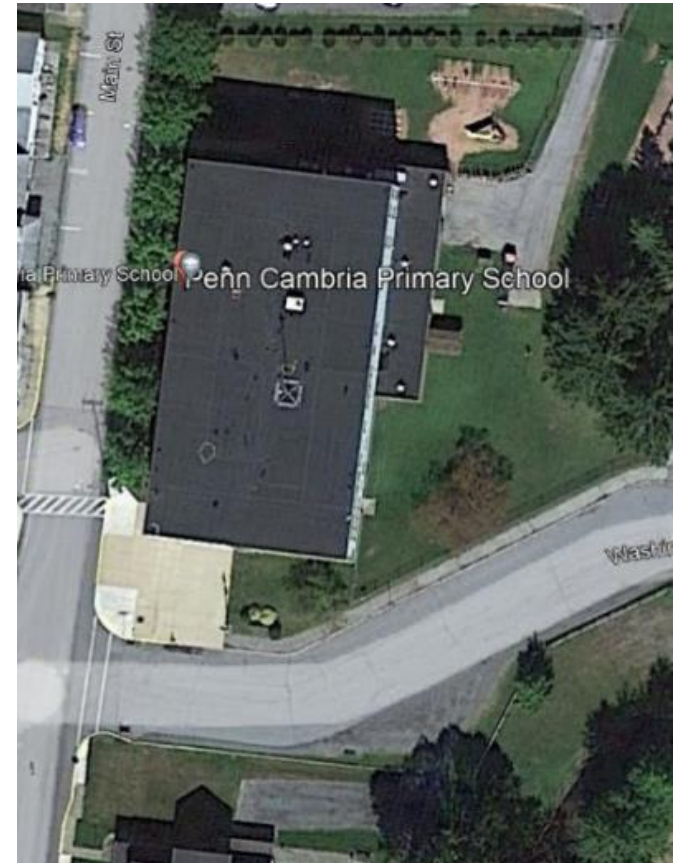




Primary School (1977):

Summary:

- **Original Locker Rooms and Utility Rooms Occupy the 1-story Area**
- **Roofing Dates to 1986**
- **The Metal Panel and Masonry Exterior is Stained from Weathering, and is in Fair condition**
- **Interior Finishes are Mainly Original and have been well maintained, but are Old**
- **Windows are at the End of Their Lifecycle and Should be Replaced**
- **Consider/Evaluate the Building's Role in Potential District-wide Grade Restructuring and Consolidation plan**





Primary School (1977):

High Priority:

- **Upgrade Exterior Lighting for Safety**
- **Improve Access Control**
- **Survey Fire Alarm System**
- **Replace Roof**

Medium Priority

- **Replace HVAC System and Controls**
- **Replace Domestic Hot Water Heater**
- **Replace Main Electrical Switchgear**
- **Replace Emergency Generator**

Low Priority

- **Included in Above**



Penn Cambria School District – Existing Conditions Report

Cresson, PA



Primary School (1977):





Pre-Primary School (1978/1993):

Summary:

- **The 1-Story wing was Expanded in 1993 for District Administration/IT**
- **Grades PK-K and Special Education Offices Occupy the 2-Story Portion of the Building**
- **Roofing Dates to 2002**
- **Precast Concrete and Masonry Exterior is Stained from Weathering, but is in Generally Good Condition**
- **Interior Finishes are Mainly Original, but are Old**
- **Windows are Nearing the End of Their Lifecycle and Should be Replaced**
- **Consider/Evaluate the Building's Role in Potential District-wide Grade Restructuring and Consolidation plan**



Penn Cambria School District – Existing Conditions Report

Cresson, PA



Pre-Primary School (1978/1993):

High Priority:

- **Replace Roof**
- **Improve Access Control**
- **Survey Fire Alarm System**

Medium Priority

- **Replace Original Main Electrical Switchgear**
- **Replace Emergency Generator**
- **Upgrade Lighting and Finishes Throughout**

Low Priority

- **Replace HVAC System and Controls**

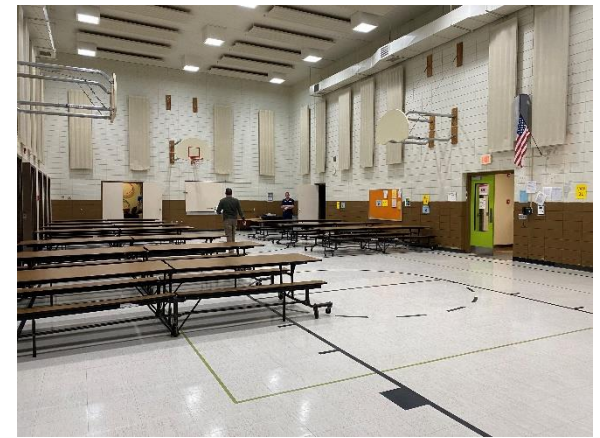
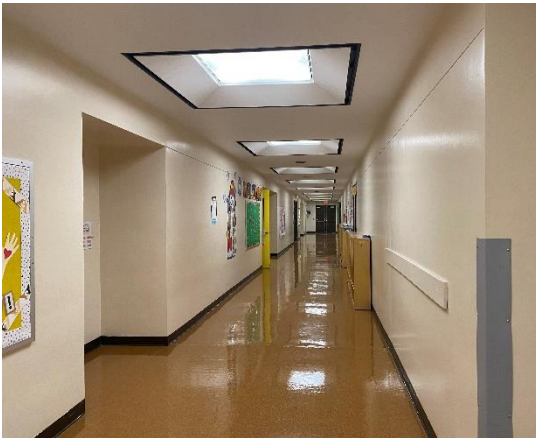


Penn Cambria School District – Existing Conditions Report

Cresson, PA



Pre-Primary School & District Administration (1978/1993):





Summary:

The District currently operates 5 school buildings, with original facilities dating back between 1955-1978:

- The District is challenged with **delivering a 21st century educational curriculum** in facilities designed for mid-20th century Educational Facilities
- Across the District, **All Buildings** require various levels of exterior and interior aesthetic upgrades and operational improvements as necessary to create **vibrant next generation educational facilities**
- Each building's **mechanical, electrical, plumbing, fire protection, and technology systems** will require extensive levels of improvement, with a common goal of establishing consistency, learning-inducing indoor environments, and operational efficiency across the District



Summary:

- District should evaluate necessary **safety and security upgrades** across the District to maintain nurturing learning environments, utilizing a balanced approach between necessary restrictions and an open atmosphere for encouraged collaborations
- All of the District's Buildings are significantly under capacity, and currently Students are subjected to FOUR grade transitions. The District should strongly investigate and consider a **Consolidation Program** to reduce the number of buildings and grade transitions.
- The District will need to consider and evaluate each building's role in a potential district-wide **Grade Restructuring and Consolidation Plan**



Next Steps:

Phase I - Existing Conditions Analysis – Complete

(You Know Where You Are Now)

Phase II – Visioning (Mid-February----Mid-April 2023)

Knowledge Base Workshops:

- Schedule Knowledge Base Workshops
- Identify Stakeholders
- Conduct Knowledge Base Workshops and Collate Data

Strategic Goals:

- Identify Draft Strategic Goals from Knowledge Base Data
- Review Strategic Goals with Board and Obtain Buy-in
- Finalize Strategic Goals

Penn Cambria School District – Feasibility Study

Cresson, PA



Questions?



Pre-Primary School



Intermediate School



Middle School



Primary School