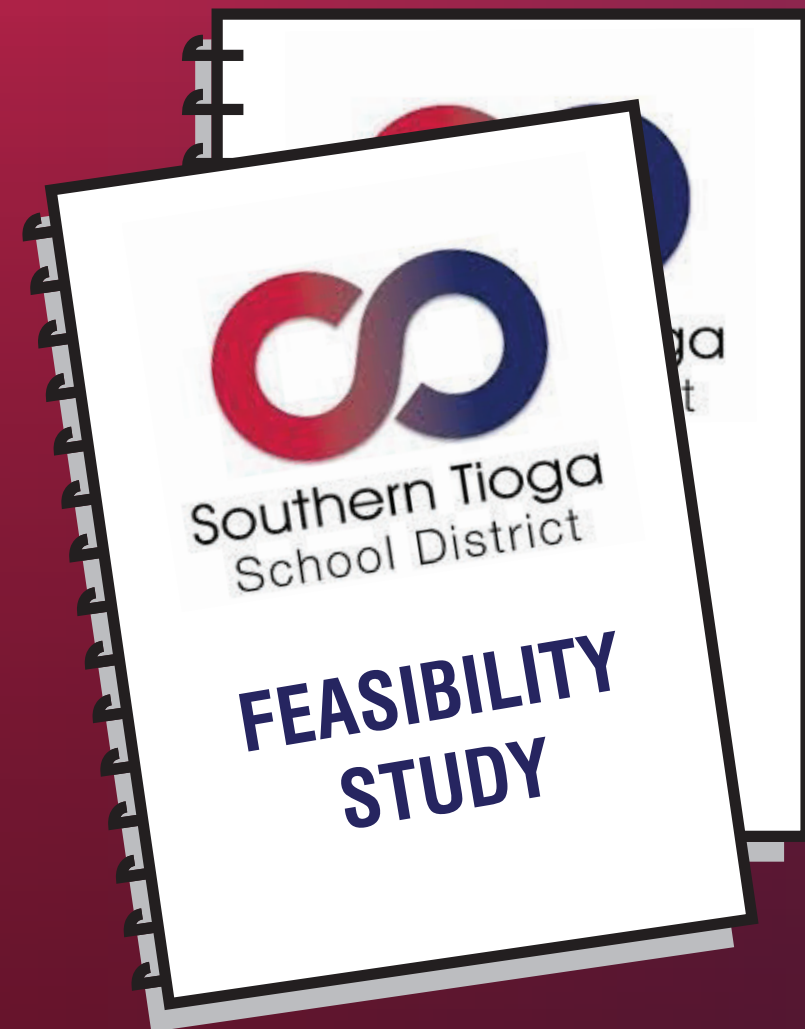




SOUTHERN TIOGA SCHOOL DISTRICT

PROJECT OPTIONS OVERVIEW • APRIL, 15 2024

ALLOY5

OPTION 1 | 5 BUILDINGS

1

**INFRASTRUCTURE
& ENVIRONMENT
IMPROVEMENTS**

\$89MM TARGET = 1A

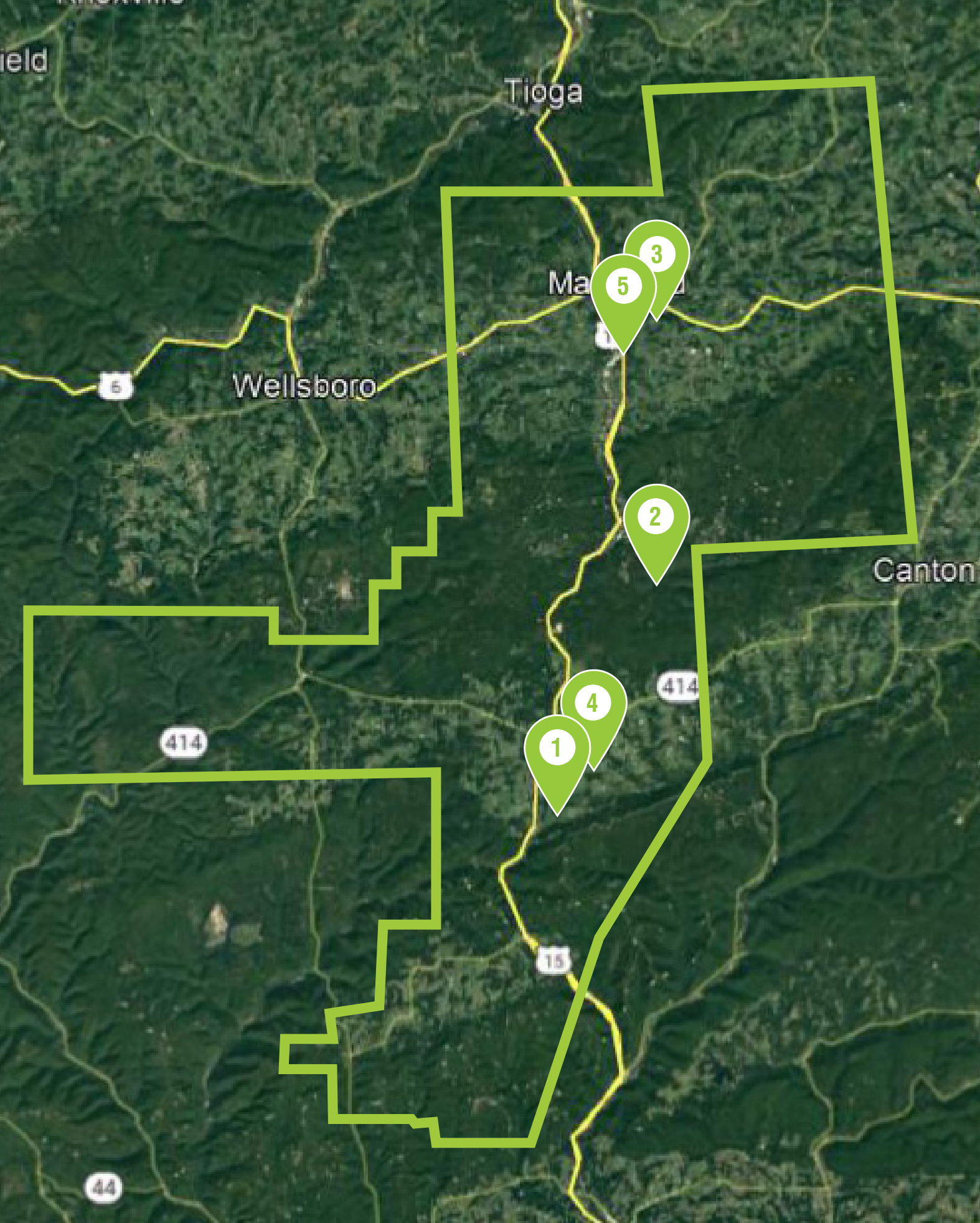
\$40MM TARGET = 1B

2

**CONDENSED
CAMPUS**

3

**SOUTHERN
TIOGA
TOGETHER**



OPTION 1B : 5 BUILDINGS

INFRASTRUCTURE & ENVIRONMENT IMPROVEMENTS - REDUCED SCOPE

ELEMENTARY SCHOOLS

- ① LIBERTY ELEMENTARY
- ② BLOSSBURG ELEMENTARY
DISTRICT ADMINISTRATIVE OFFICE
- ③ WARREN L. MILLER ELEMENTARY

JR. / SR. SCHOOLS

- ④ NORTH PENN LIBERTY SCHOOL
- ⑤ NORTH PENN MANSFIELD SCHOOL

SIMILAR TO ORIGINAL OPTION
SMALLER BUDGET = SMALLER SCOPE
\$40MM DISTRIBUTED AT SAME PERCENTAGE

1B

INFRASTRUCTURE & ENVIRONMENT IMPROVEMENTS

Liberty ES	\$ 7,648,387
Blossburg ES	\$11,517,889
Warren L. Miller ES	\$ 898,735
North Penn-Liberty HS	\$ 7,321,807
North Penn-Mansfield HS	\$11,652,665
<i>Probable Project Cost</i>	<i>\$39,037,485</i>
Construction Contingency - 5%	\$ 1,951,874
Allowance: <i>(Furniture, Fixtures, + Equip)</i>	\$ 0
TOTAL <i>Soft costs are included in project cost</i> <i>Illustrates a 55% scope reduction to decrease overall cost to \$40 MM target</i>	\$40,989,359

\$

\$41MM

PROBABLE COST

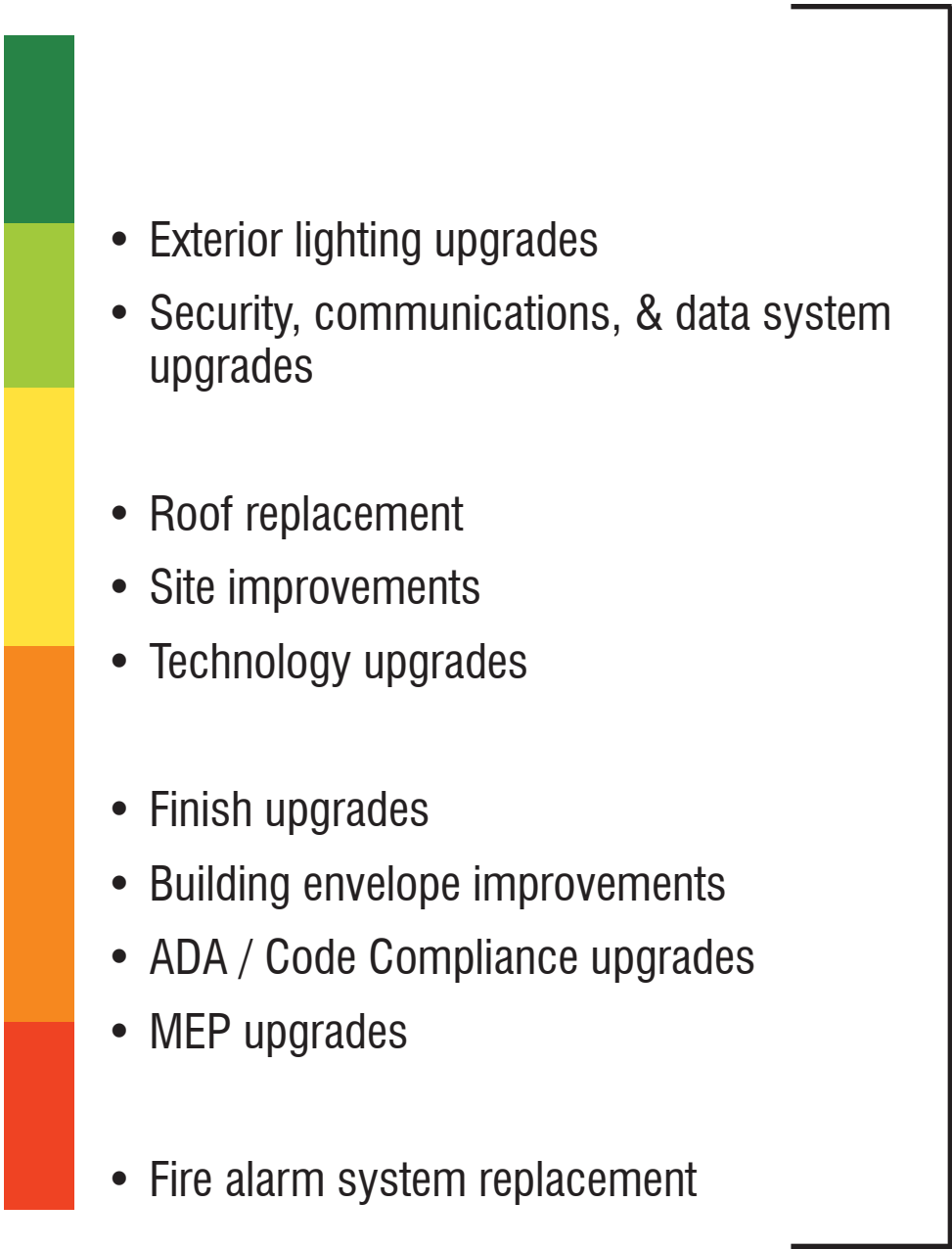
Escalation (5%):
2026 Bid Year: \$43MM
2027 Bid Year: \$45MM
2028 Bid Year: \$47MM

IMPROVEMENTS LIFESPAN = 20 YEARS
BUILDINGS LIFESPAN = <20 YEARS



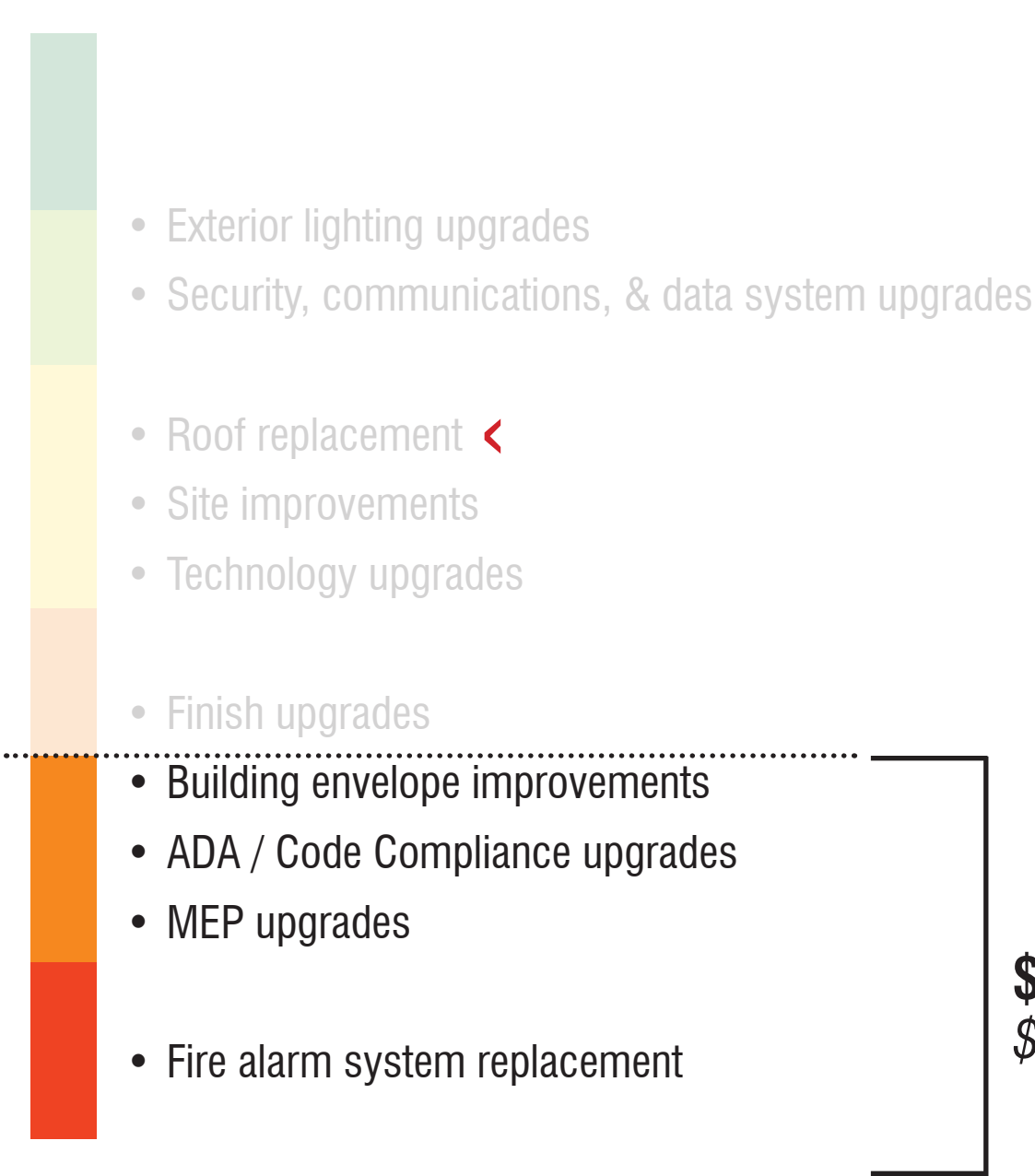
LIBERTY ELEMENTARY SCHOOL

SCOPE OF WORK - 1A



\$89MM TOTAL
\$16.2MM NET

SCOPE OF WORK - 1B



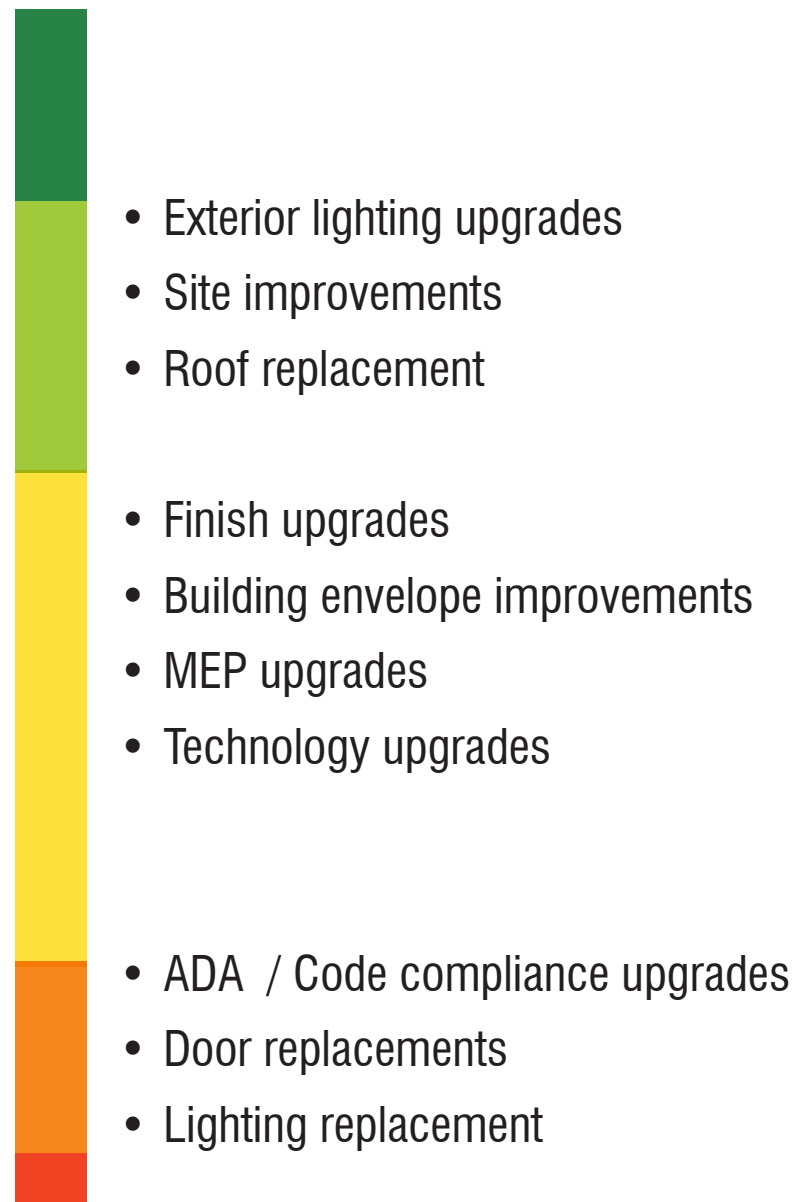
\$40MM TOTAL
\$7.6MM NET

2021 BUILDING EVALUATION DATA

Identifies critical building elements deferred from scope of work

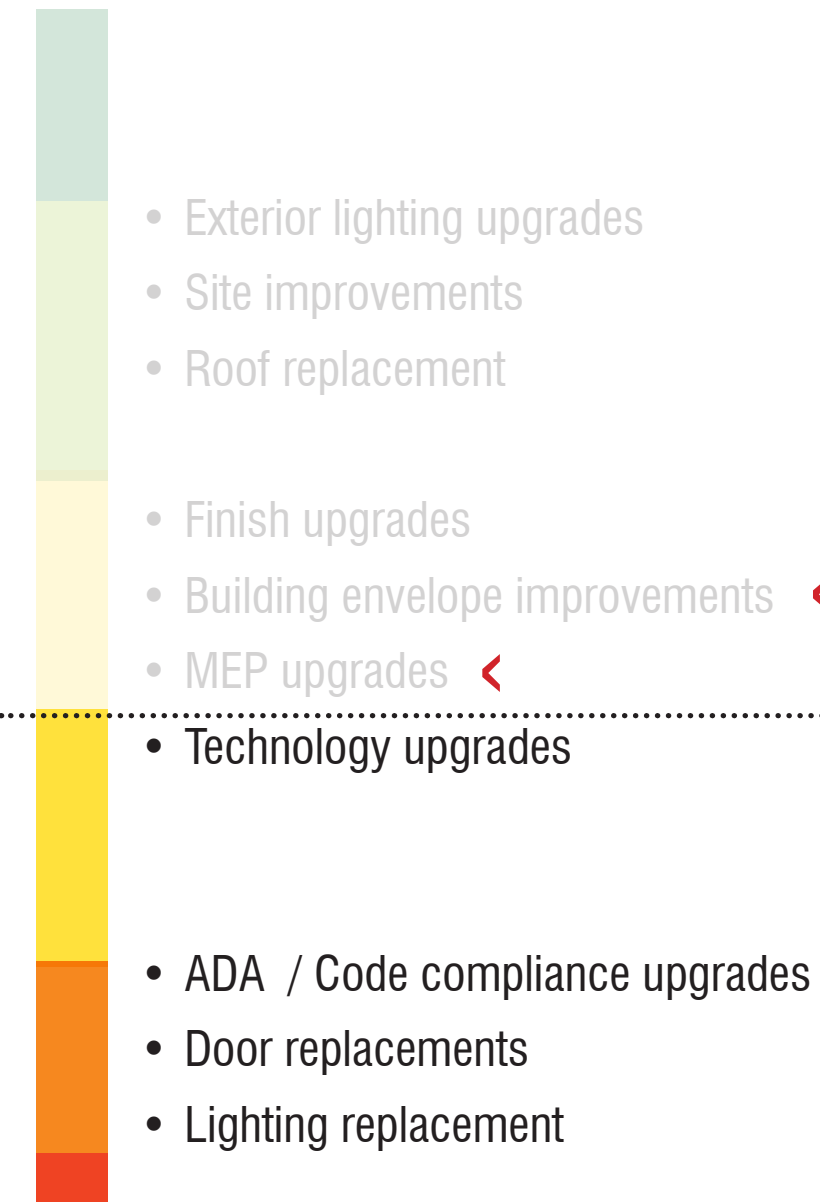
2 BLOSSBURG ELEMENTARY SCHOOL

SCOPE OF WORK - 1A



\$89MM TOTAL
\$25MM NET

SCOPE OF WORK - 1B



\$40MM TOTAL
\$11.5MM NET

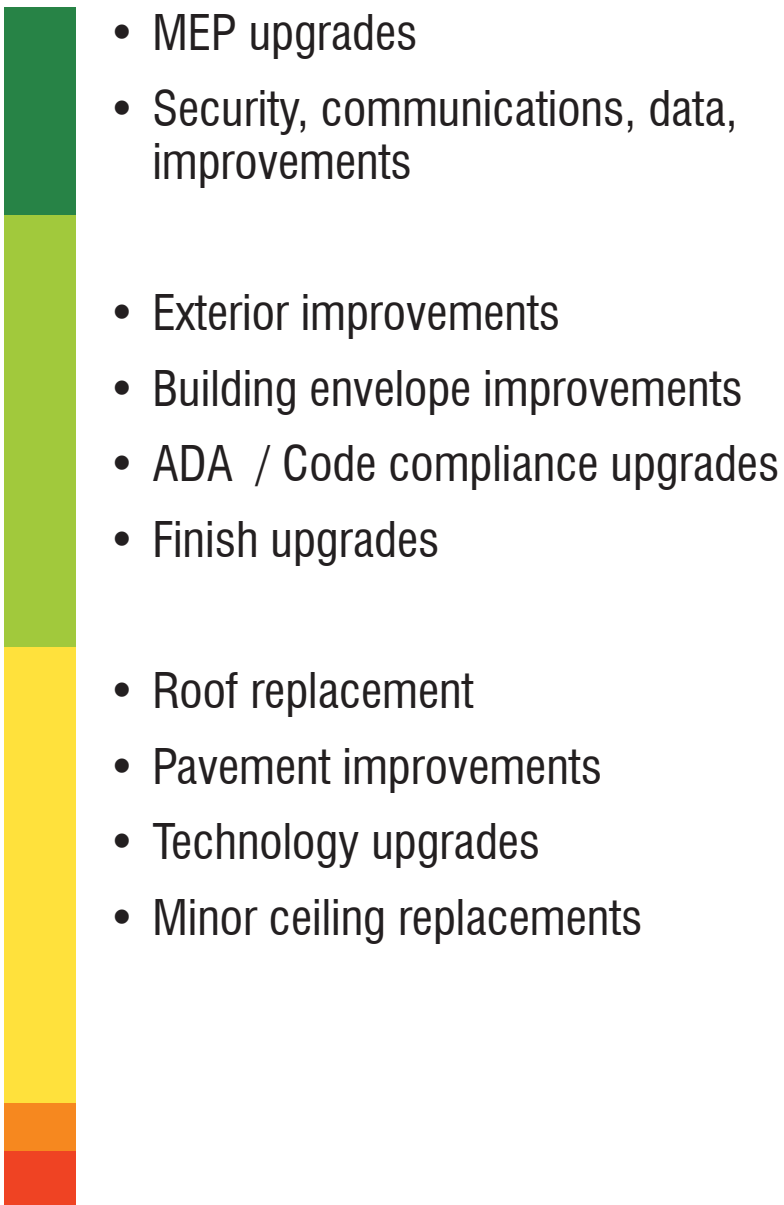
2021 BUILDING EVALUATION DATA

< Identifies critical building elements deferred from scope of work

3

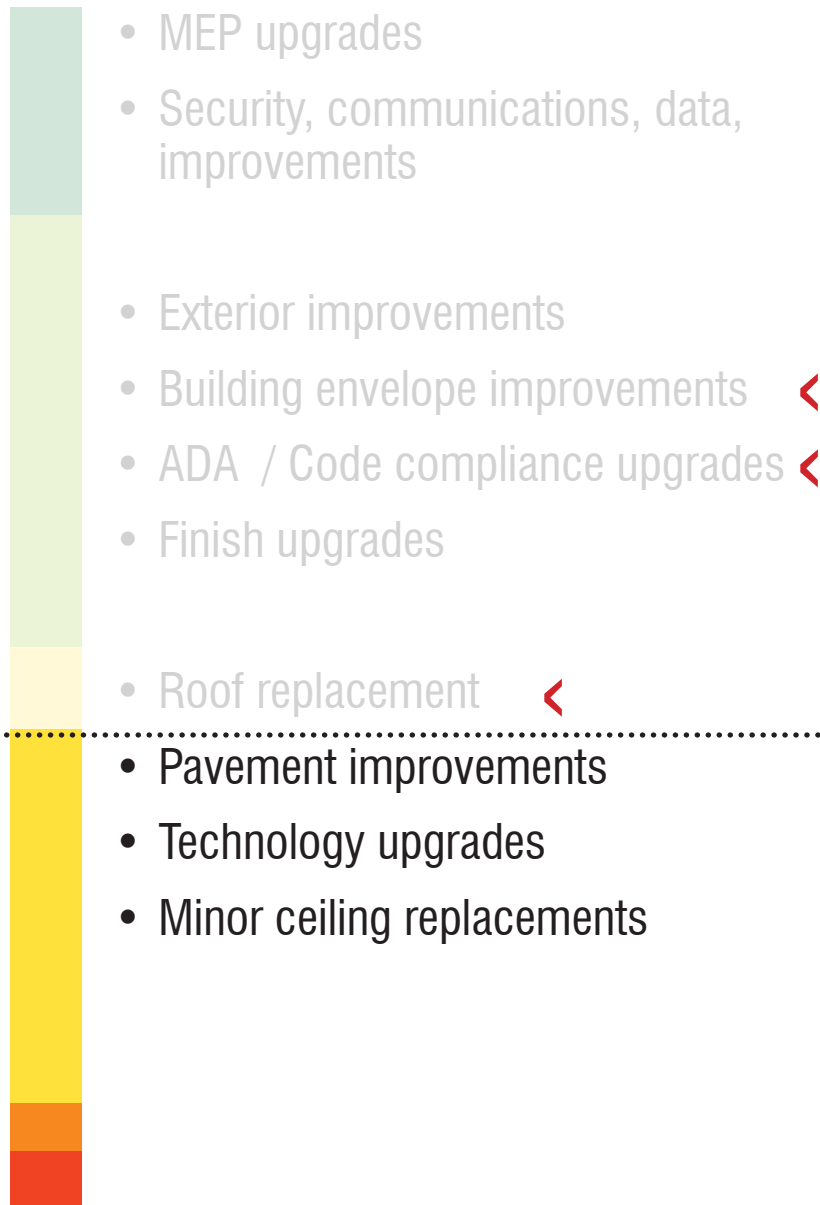
WARREN L. MILLER ELEMENTARY SCHOOL

SCOPE OF WORK - 1A



\$89MM TOTAL
\$1.9MM NET

SCOPE OF WORK - 1B



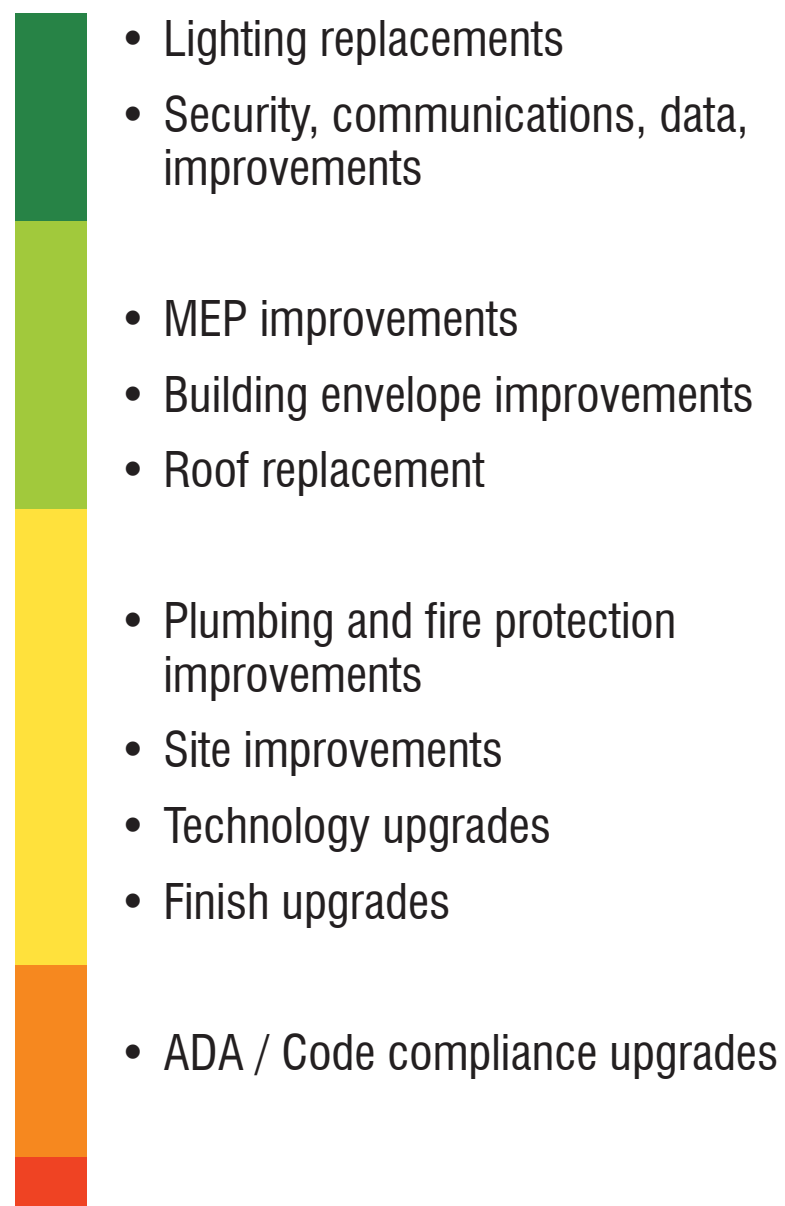
\$40MM TOTAL
\$897K NET

2021 BUILDING EVALUATION DATA

< Identifies critical building elements deferred from scope of work

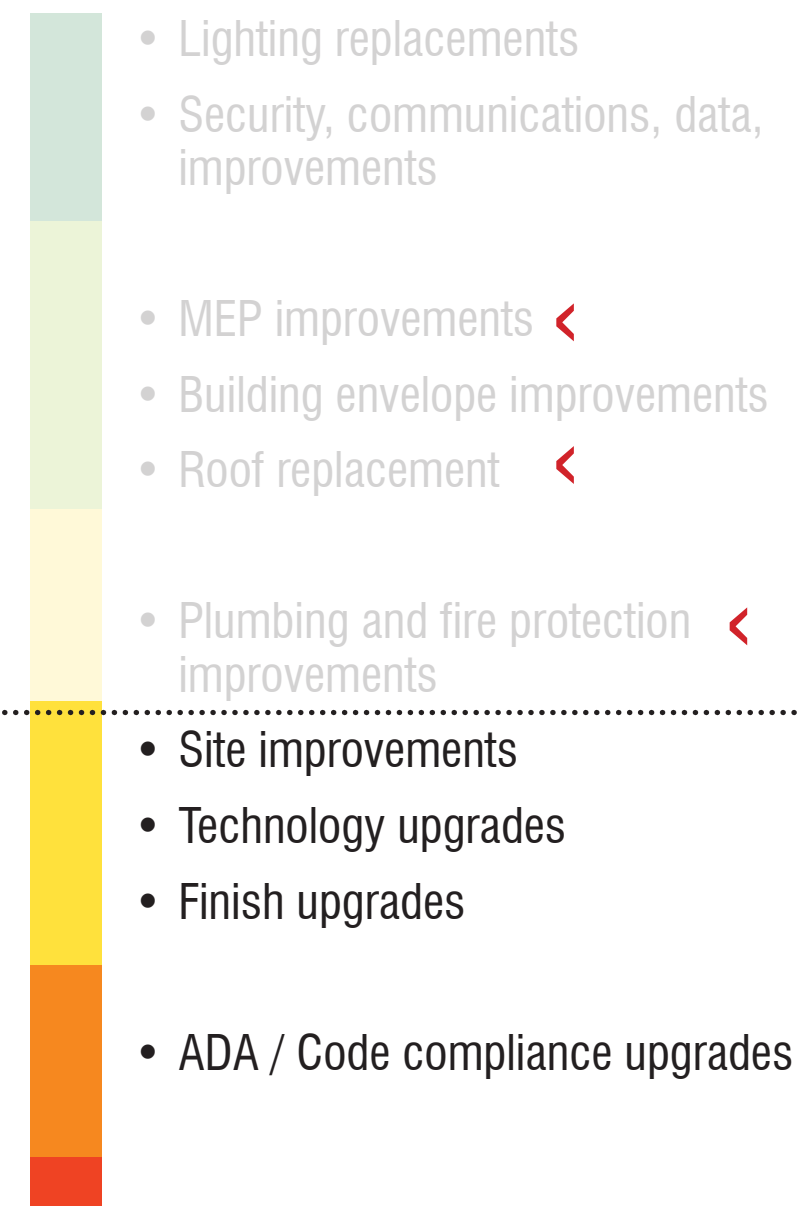
4 NORTH PENN - LIBERTY HIGH SCHOOL

SCOPE OF WORK - 1A



\$89MM TOTAL
\$15.9MM NET

SCOPE OF WORK - 1B



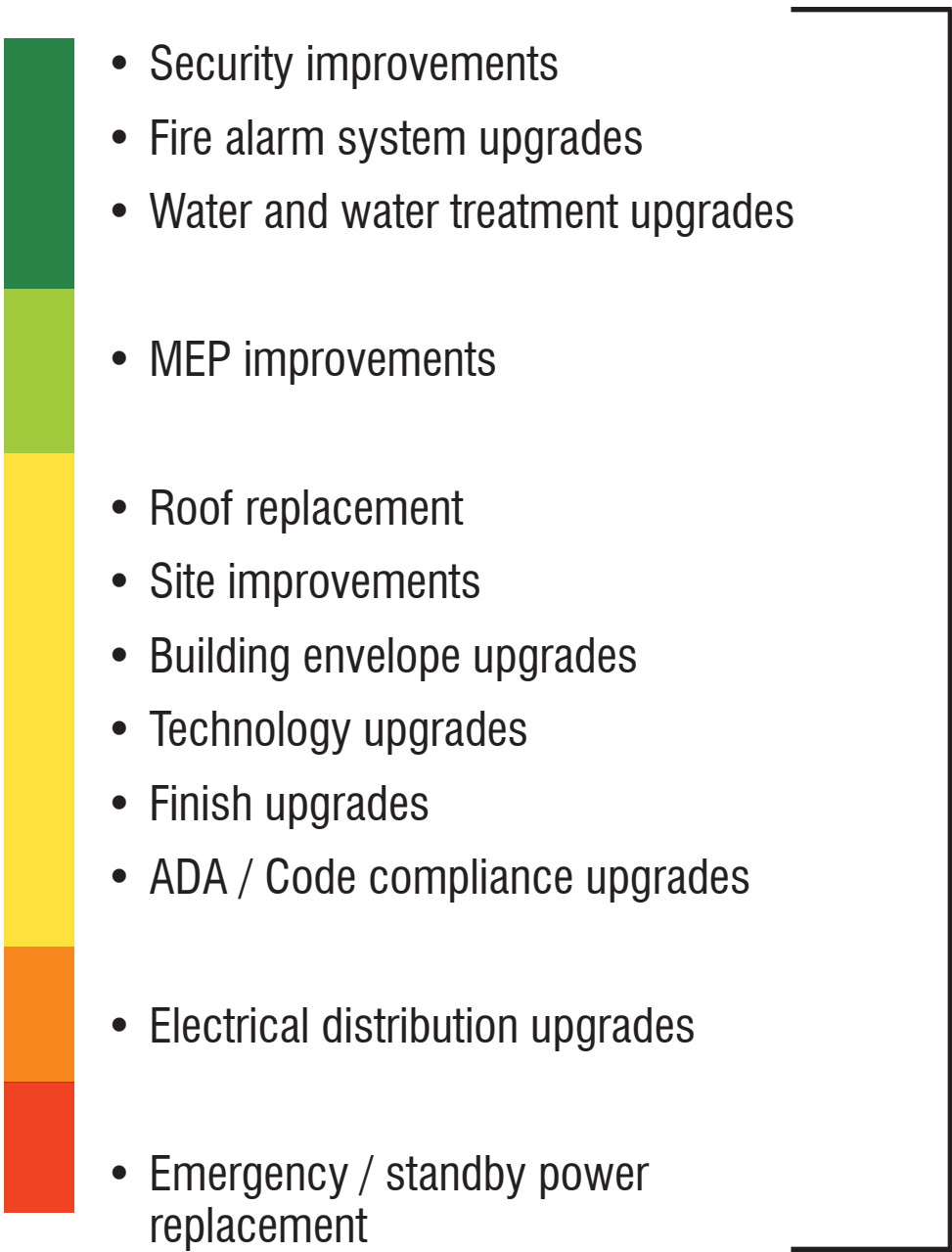
\$40MM TOTAL
\$7.3MM NET

2021 BUILDING EVALUATION DATA

*STSD implemented Esser Funds MEP upgrades

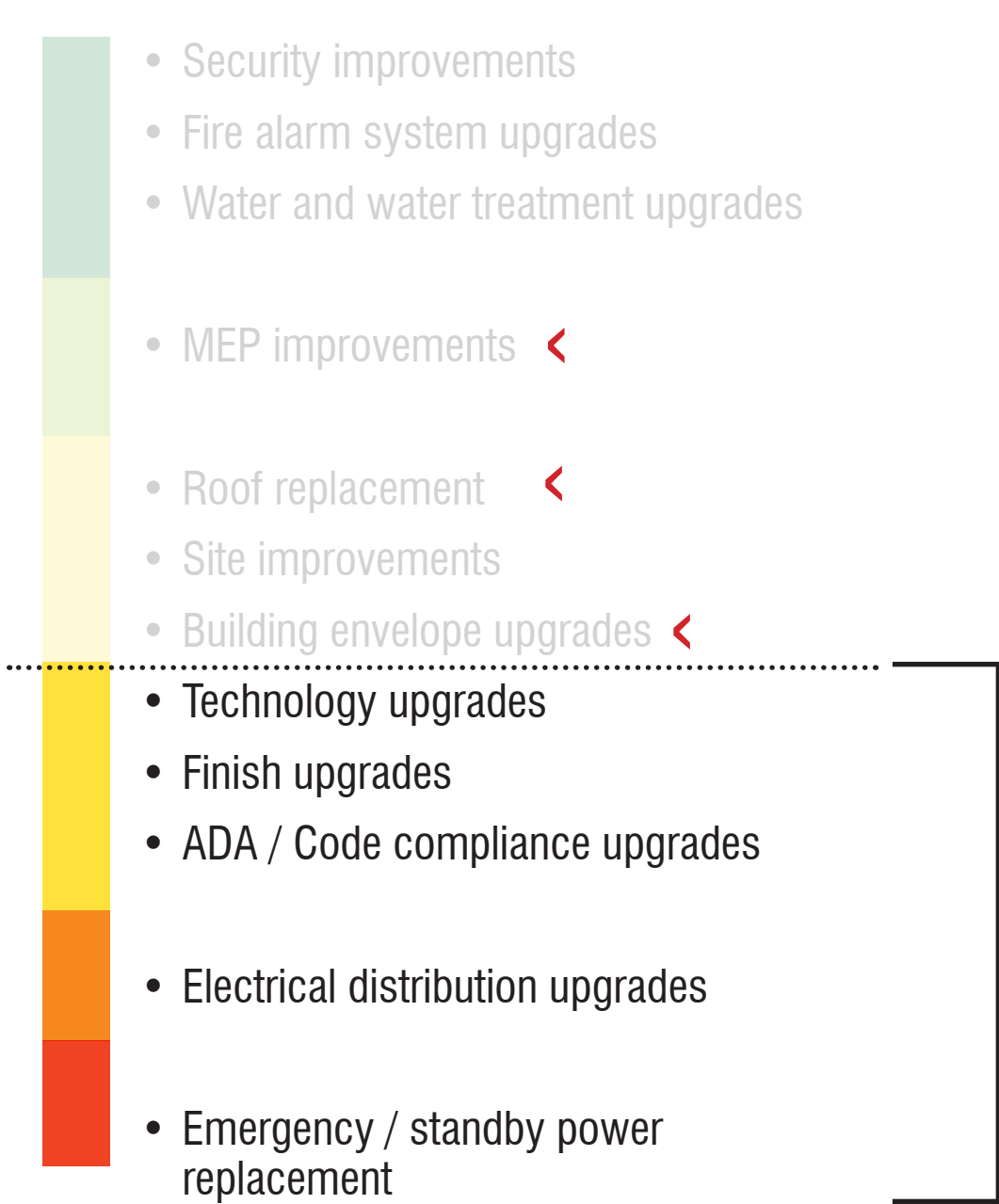
< Identifies critical building elements deferred from scope of work

SCOPE OF WORK - 1A



\$89MM TOTAL
\$25.3MM NET

SCOPE OF WORK - 1B



\$40MM TOTAL
\$11.6MM NET

OPTION 1B - DISCUSSION POINTS

- Defers cost + defers maintenance.
- Future/deferred repairs subject to inflation + increased scope.
- Repairs have compatible lifespan for financing, but the building lifespan is not increased by same amount due to high percentage of deferred repairs.
- Will result in more inequality between school environments.
- Does not address inequality of individual schools academic offerings.
- Building elements currently in good shape + not within the \$40 MM scope may need to be addressed by the time this work is underway/complete.

SUMMARY | 2 OPTIONS

1A

INFRASTRUCTURE & ACADEMIC IMPROVEMENTS

- ✓ Addresses all infrastructure improvements
- ✓ 20 year lifespan after full improvements on all buildings
- ✓ Environment equity across district
- ✗ Varying academic opportunities at each school
- ✗ Same building maintenance
- ✗ Same operational costs
- ✗ Upfront construction cost

457,657 ACADEMIC SF

Probable Project Cost:
\$89mm

1B

INFRASTRUCTURE & ACADEMIC IMPROVEMENTS

- ✗ Addresses about 45% of infrastructure improvements
- ✗ 20 year lifespan on improvements, building lifespan less than 20 years
- ✗ Environment inequity to remain
- ✗ Varying academic opportunities at each school
- ✗ Increased building maintenance
- ✗ Same operational costs
- ✗ Deferred construction cost

457,657 ACADEMIC SF

Probable Project Cost:
\$41mm

OPTION 1A / 1B / 2 - SUMMARY

1A

INFRASTRUCTURE & ACADEMIC IMPROVEMENTS

✓

Addresses all infrastructure improvements

✓

20 year lifespan after full improvements on all buildings

✓

Environment equity across district

✗

Varying academic opportunities at each school

✗

Same building maintenance

✗

Same operational costs

✗

Upfront construction cost

457,657 ACADEMIC SF

Probable Project Cost:

\$89mm

1B

INFRASTRUCTURE & ACADEMIC IMPROVEMENTS

✗

Addresses about 45% of infrastructure improvements

✗

20 year lifespan on improvements, building lifespan less than 20 years

✗

Environment inequity to remain

✗

Varying academic opportunities at each school

✗

Increased building maintenance

✗

Same operational costs

✗

Deferred construction cost

457,657 ACADEMIC SF

Probable Project Cost:

\$41mm

2

CONDENSED CAMPUS

✓

Equitable academic buildings

✓

Less buildings to maintain

✓

Operating cost savings

✓

Consolidated K-5 buildings

✓

New consolidated 6-12 construction

✓

Improved transportation

✓

Improved indoor athletics

✗

Outdoor athletic and field challenges

✗

Upfront construction costs

372,133 ACADEMIC SF

Probable Project Cost:

\$89.2mm

OPTION 1A - IMPROVES EXISTING CONDITIONS / EXTENDS BUILDINGS LIFESPAN

OPTION 1B - IMPROVES 45% OF EXISTING CONDITIONS / DEFERS 55% OF BUILDING MAINTENANCE

OPTION 2 - LOWERS DISTRICT OPERATING COSTS / INCREASES STUDENT ACADEMIC OFFERINGS

OPTION 1A / 1B / 2 - SUMMARY

1. DUPLICATED COST CONCERNS:

SOFT COSTS CAN BE 10-12% OF CONSTRUCTION COST, PURSUING MULTIPLE CONCEPT OPTIONS TO BIDDING WOULD RESULT IN A LOSS OF RESOURCES FOR DISTRICT + COMMUNITY.

2. BIDDING RESPONSE CONCERNS:

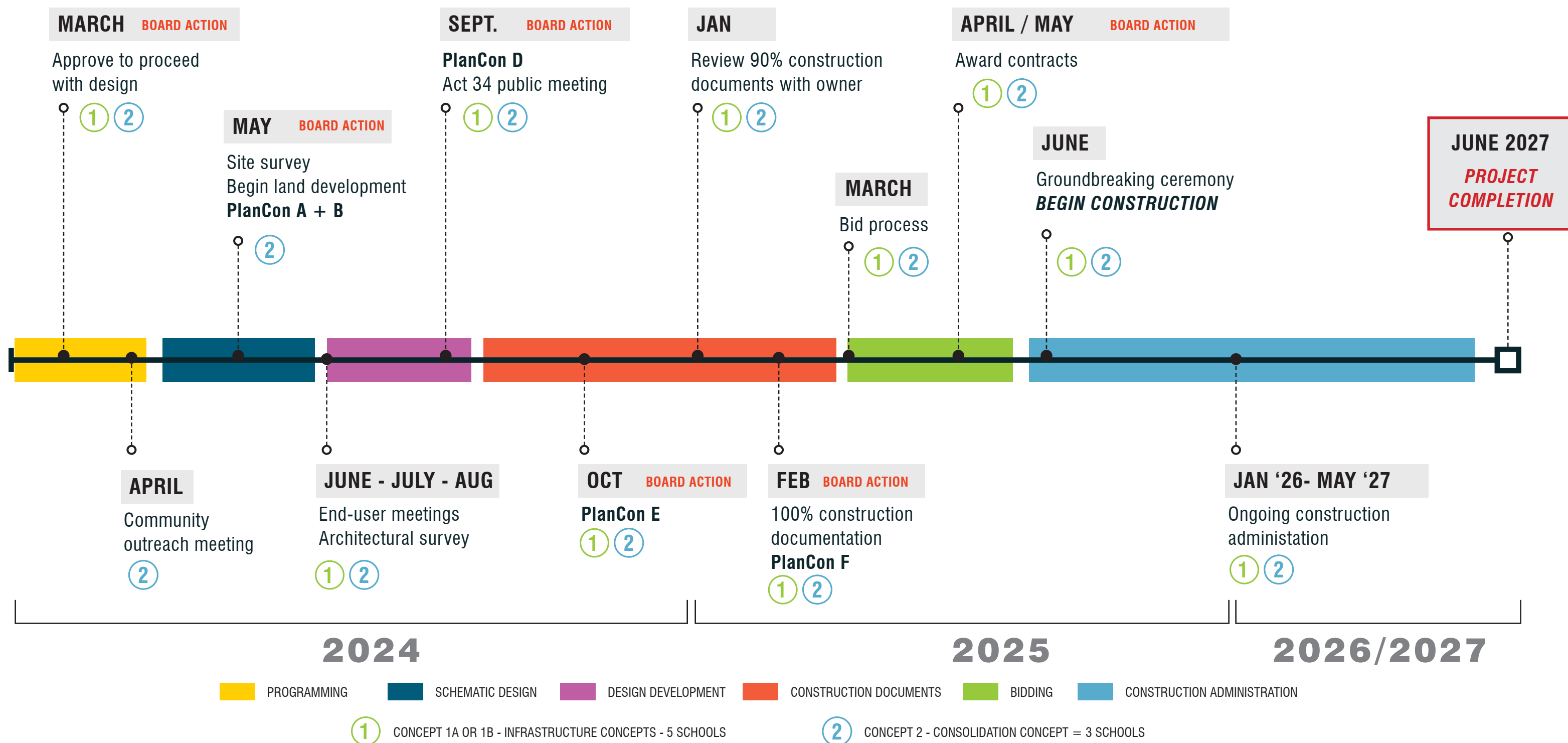
MULTIPLE/DIFFERENT PROJECTS BID AT THE SAME TIME WOULD BE CAUSE FOR CONCERN BY THE BIDDING ENTITIES AND COULD RESULT IN HIGHER COST AND/OR LACK OF BIDDING FOR THE DISTRICT.

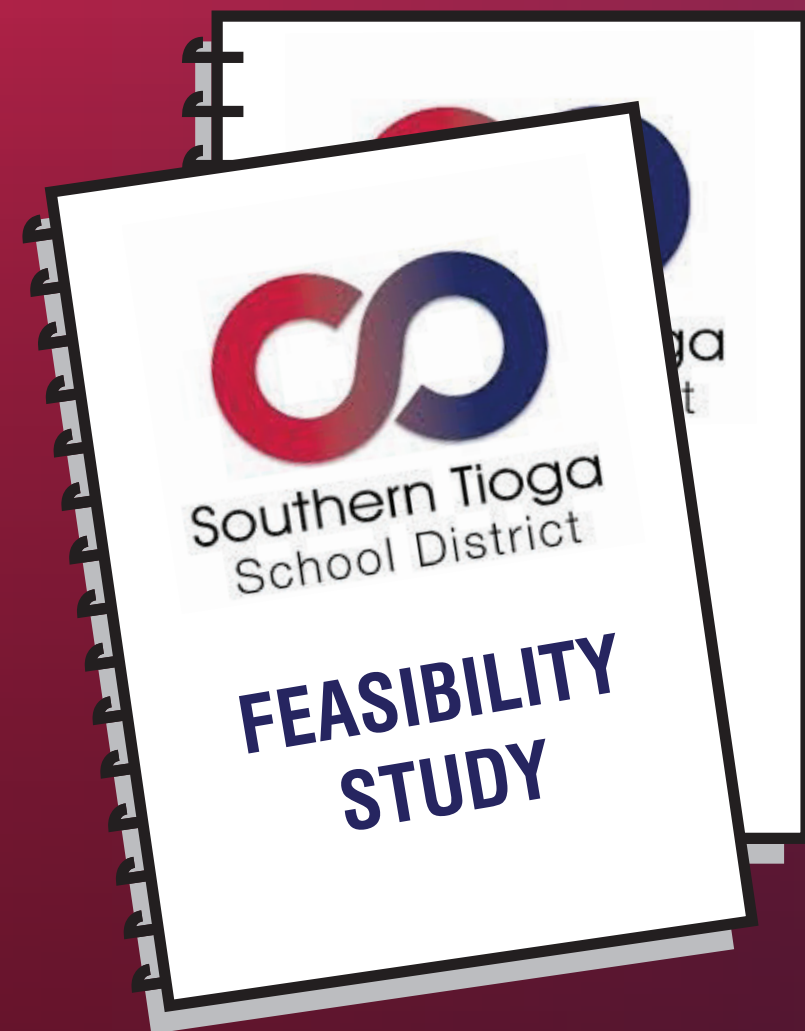
3. TIMELINE EXTENSION CONCERNS:

TIMELINES FOR BOTH PROJECTS WOULD BE INCREASED, CAUSING DELAY IN ACTION + COST INCREASES FOR THE DISTRICT + COMMUNITY.

TENATIVE TIMELINE - SINGLE CONCEPT

TIMELINE DATES SHOWN TO BE UPDATED PER BOARD DECISIONS TO INITIATE PROJECTS + PATHWAYS/CONCEPTS CHOSEN





QUESTIONS



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