FACILITY CAPACITY STUDY INTRODUCTION

Purpose of Study
• Increase Student Capacity

Facilities Studied – Elementary
• 5/6 Center at Bradford Heights
• New Elementary at McCausland
• Expand Beaver Creek, Bradford Heights, West Bradford

Facilities Studied – High School
• Downingtown West
• Downingtown East
Construction Limited to Capacity
- Minimal Renovation for Additions

Minimal Municipal Input
- 5/6 @ Bradford Heights = Yes
- All Other Projects = No
- Could Add Time & Costs

Budget Exclusions
- Infrastructure Upgrades
- Offsite Improvements
- Operating Costs

Authorize by Jan 2022
## SUMMARY – ELEMENTARY SCHOOLS

<table>
<thead>
<tr>
<th>OPTION</th>
<th>Added Students</th>
<th>Project Budget</th>
<th>Potential Occupancy</th>
<th>Add All Day K</th>
<th>1 thru 4/5 Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>OPTION 1</td>
<td>1,200</td>
<td>$64 M</td>
<td>Aug 2025</td>
<td>☑ No Redistrict</td>
<td>+700</td>
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<tr>
<td>OPTION 2</td>
<td>700</td>
<td>$41 M</td>
<td>Aug 2025</td>
<td>☑ Massive Redistrict</td>
<td>+200</td>
</tr>
<tr>
<td>OPTION 3</td>
<td>550</td>
<td>$71.5 M</td>
<td>Aug 2028</td>
<td>☑ Massive Redistrict</td>
<td>+50</td>
</tr>
<tr>
<td>OPTION 4</td>
<td>1,150</td>
<td>$71.5 M</td>
<td>Aug 2028</td>
<td>☑ Massive Redistrict</td>
<td>+650</td>
</tr>
</tbody>
</table>
Elementary School – Option #1

- **FUTURE**: K-4
  - McCausland

- **CONSTRUCT**: 5-6
  - 5/6 Center^1 +1,200 students

- **MAINTAIN**: K-4
  - Beaver Creek
  - West Bradford
  - Bradford Heights
  - Brandywine Wallace

- **MAINTAIN**: K-4

**Increased Student Capacity:** 1,200 students^2

**Total Project Budget:** $64,000,000^{2/3}

**Potential Occupancy Date:** August 2025^2
5/6 Grade Center – Existing Bradford Heights Elementary School Site

Existing Two-Story Elem: 600 Students

- Existing School Houses Grades K-5
- Open Space Available Between Romig Road & Existing School
  - Flattest Portion of Sloping Site
  - Adequate Space to add a Two-Story Facility for Grades 5-6
- Affords Opportunity to Correct Parking & Vehicle Circulation
  - Congested Single Entrance
  - Short Stack Space
Proposed Two-Story School: 1,200

- Construct a new school for Grades 5/6 adjacent to existing Elementary
  - Compatible Residential Style
  - Buffers Major Site Activity
  - Parking for Events
- Convert Existing School to Grades K-4
  - Enables Full Day K in all Elem. without Redistricting
  - Increases Existing Capacity
- Shorter 5/6 Bus Ride
Proposed Two-Story School: 1,200
- Preliminary Traffic Study Conducted
  - Traffic Light Recommended
  - Limited Peak Time Volume
- Reconfigure site circulation
  - Separate Bus Loop
  - Separate Parent Drop-offs
  - Long Vehicle Stack Space

Added Students = 1,200 Students
Project Budget = $64 Million
Occupancy = August 2025
Elementary School – Option #2

- **Construct**: K-5
  - McCausland + 700 students
- **Omit**: 5-6
  - 5/6 Center
- **Maintain**: K-5
  - Beaver Creek
  - West Bradford
  - Bradford Heights
  - Brandywine Wallace

- Increased Student Capacity: 700 students
- Total Project Budget: $41,000,000
- Potential Occupancy Date: August 2025
McCausland Tract – Proposed Site Concept

**New Two-Story School**
- Elementary School Feasible – Confirmed by Previous Studies
- Meets Setback Requirements
- Meets Height Requirements
- Allow 15 Month approval process
  - Requires Public Sewer Service
  - Requires Traffic Improvements

Added Students = 700 Students
Project Budget = $41 Million
Occupancy = August 2025
Elementary School – Option #3

CONSTRUCT
K-5
McCausland +700 students

OMIT
5-6
5/6 Center

ADDITION
K-5
Beaver Creek +175 students

ADDITION
K-5
West Bradford +125 students

ADDITION
K-5
Bradford Heights +150 students

CLOSE
K-5
Brandywine Wallace -600 students

Increased Student Capacity (total): 550 students
Total Project Budget: $71,500,000
Beaver Creek Elementary School – Existing Site Plan

**Existing One-Story Building**
- Meets Setback Requirements
- Meets Height Requirements
- Flood Plain Area restricts development
  - Did not recently flood
  - Modification possible
- Exceeds Allowed Impervious Surface
- Existing Cafeteria & Kitchen will not support additional capacity
Beaver Creek Elementary School – Proposed Site Plan

One Story Addition & Renovation

- Construct Addition with Classrooms & Relocated Core Spaces
- Renovate former Kitchen & Café to create a Kindergarten Suite
- Add Required Parking and Toilets
- Special Exception Hearing Required
- Obtain Impervious Surface Variance

Added Students = 175 Students

Project Budget = $11 Million

Occupancy = August 2026
West Bradford Elementary School – Existing Site Plan

Existing One-Story Building

• Meets Setback Requirements
• Meets Height Requirements
• Exceeds Allowed Impervious Surface
• Existing Gymnasium & Cafeteria will support added Students
• Existing Kitchen will not support added students
• Existing Toilet Rooms Block Corridor Extension
West Bradford Elementary School – Proposed Site Plan

One Story Addition & Renovation
- Construct Addition with Classrooms connecting two existing wings
  - Renovate former toilet space
- Renovate & Expand Existing Kitchen
- Add Required Parking and Toilets
- Special Exception Hearing Required
- Obtain Impervious Surface Variance

Added Students = 125 Students
Project Budget = $6.5 Million
Occupancy = August 2027
Bradford Heights Elementary School – Existing Site Plan

Existing Two-Story Building

- Meets Setback Requirements
- Meets Height Requirements
- Space is Available for Expansion
- Existing Shared Gym & Café will not support added students
- Existing Kitchen will support added students
- Existing stairs block expansion
- Steep slope blocks rear expansion
Bradford Heights Elementary School – Proposed Site Plan

Two Story Addition & Renovation

- Construct Two Story Addition
  - Two New Kindergarten Rooms
  - Renovate adjacent RMs for K.
  - Rebuild Displaced Stair Tower
- Add Gym at Romig Road End
  - Former Gym Space Becomes Enlarged Café/Multipurpose

Added Students = 150 Students
Project Budget = $13 Million
Occupancy = August 2028
Elementary School – Option #4

- **Construct**: K-5 (McCausland +700 students)
  - 5/6 Center

- **Omit**: 5-6

- **Addition**: K-5
  - Beaver Creek +175 students

- **Addition**: K-5
  - West Bradford +125 students

- **Addition**: K-5
  - Bradford Heights +150 students

- **Maintain**: K-5
  - Brandywine Wallace

- Increased Student Capacity (total): 1,150 students
- Total Project Budget: $71,500,000
## SUMMARY – ELEMENTARY SCHOOLS

**OPTION 1**
- **Added Students:** 1,200
- **Project Budget:** $64 M
- **Potential Occupancy:** Aug 2025
- **Add All Day K:** Yes
- **1 thru 4/5 Growth:** +700

**OPTION 2**
- **Added Students:** 700
- **Project Budget:** $41 M
- **Potential Occupancy:** Aug 2025
- **Add All Day K:** Yes
- **1 thru 4/5 Growth:** +200

**OPTION 3**
- **Added Students:** 550
- **Project Budget:** $71.5 M
- **Potential Occupancy:** Aug 2028
- **Add All Day K:** Yes
- **1 thru 4/5 Growth:** +50

**OPTION 4**
- **Added Students:** 1,150
- **Project Budget:** $71.5 M
- **Potential Occupancy:** Aug 2028
- **Add All Day K:** Yes
- **1 thru 4/5 Growth:** +650
DHS WEST – Existing First Floor Plan

Existing Courtyard

Main Gym Entry
1. Courtyard to be enclosed
2. Interior spaces to be reconfigured
3. Adjacent educational spaces to be courtyard
1. Courtyard converted to Atrium for Flexible Learning
2. Relocated Family Consumer Science Lab
3. Learning Stair – Education / Vertical Circulation
**DHS WEST** – Existing Second Floor Plan Atrium Infill

1. Existing Courtyard Below
2. Interior Spaces to be Reconfigured
3. Classroom Reconfigured for Access
DHS WEST – Proposed Second Floor Plan Atrium Infill

1. New Flexible Learning Mezzanine
2. Reconfigured Closed Learning Space
3. Classroom Reconfigured for Access

Added Students = 269 Students
Project Budget = $14.2 Mil.
Occupancy = August 2024
DHS WEST – Existing First Floor Plan

Main Gym Entry
Potential Addition
Two Story Addition

- Minimal encroachment on plaza

- Features
  1. New Classrooms
  2. New Flexible Learning Space
  3. New Elevator & Toilets
  4. Existing Academic Wing
  5. Existing Athletic Lobby
Two Story Addition

1. New Classrooms
2. New Flexible Learning Space
3. New Elevator & Toilets
4. Existing Academic Wing
5. Roof of Existing Building

*Does not maximize capacity

Added Students = 190 Students
Project Budget = $5.7 Million
Occupancy = Spring 2024
DHS WEST – Proposed First Floor Plan - Addition Option B

Two Story Addition

• Minimal encroachment on plaza

• Features
  1. New Classrooms
  2. New Small Group Instruction
  3. New Elevator & Toilets
  4. Existing Academic Wing
  5. Existing Athletic Lobby
DHS WEST – Proposed Second Floor Plan - Addition Option B

Two Story Addition

1. New Classrooms
2. New Small Group Instruction
3. New Elevator & Toilets
4. Existing Academic Wing
5. Roof of Existing Building

*Does not maximize capacity

Added Students = 180 Students
Project Budget = $5.7 Million
Occupancy = Spring 2024
DHS WEST – Existing First Floor Plan

Main Gym Entry

Potential Addition
DHS WEST – Existing First Floor Plan - Addition Option C

**Two Story Addition**

- **Existing Conditions**
  1. Existing Athletic Lobby
  2. Existing Lobby to be Reconfigured
  3. Existing Sunken Plaza
  4. Existing Entrance Plaza
  5. Existing Lawn Area
  6. Existing Parking Area
Two Story Addition

- Improved Athletic Entrance
- Features
  1. New Classrooms
  2. Shared Learning in Lobby
  3. New Elevator & Toilets
  4. New Stair
  5. New Entrance
  6. Expanded Athletic Lobby
DHS WEST – Proposed Second Floor Plan - Addition Option C

Two Story Addition

1. New Classrooms
2. Shared Learning Below
3. New Elevator & Toilets
4. New Stair
5. New Entrance Below
6. Small Group Instruction

*Maximizes capacity

Added Students = 333 Students
Project Budget = $11.5 Million
Occupancy = August 2024
Downingtown HS West – Statistics

Atrium Infill
- Increased Student Capacity = 269
- Total Project Cost = $14,225,000
- Potential Occupancy = August 2024

Addition – Option A or B
- Increased Student Capacity
  - Option A = 190 / Option B = 180
- Total Project Cost = $5,725,000
- Potential Occupancy = Spring 2024

Addition – Option C
- Increased Student Capacity = 333
- Total Project Cost = $11,500,000
- Potential Occupancy = August 2024
1. Courtyards to be Enclosed
2. Corridor to be Modified
3. Adjacent Educational Spaces
1. Courtyards converted to Atriums for Flexible Learning
2. Small Group Instruction
3. Learning Stair – Education / Vertical Circulation
1. Existing Courtyard Below
2. Corridor to be Modified
3. Adjacent Educational Spaces
DHS EAST – Proposed Second Floor Plan

1. New Flexible Learning Mezzanines
2. Open Area Below Mezzanines

Added Students = 270 Students
Project Budget = $12 Million
Occupancy = August 2024
DHS EAST – Existing First Floor Plan

Main Entry

Potential Addition
Two Story Addition

- Building Area Restricted by Driveway
- Features
  1. New Classrooms
  2. New Support Space
  3. New Flexible Learning Space
  4. New Elevator
  5. Stair for Vertical Circulation
DHS EAST – Proposed Second Floor Plan – Addition Option A

Two Story Addition

1. New Classrooms
2. New Support Space
3. New Flexible Learning Space
4. New Elevator
5. Open Area Below

*Does not maximize capacity

Added Students = 269 Students
Project Budget = $7.5 Million
Occupancy = Spring 2024
Two Story Addition

- Building Area Restricted by Driveway

- Features
  1. New Classrooms
  2. New Small Group Instruction
  3. New Stair (Code Requirement)
  4. New Elevator
  5. New Support Space
Two Story Addition

1. New Classrooms
2. New Small Group Instruction
3. New Stair (Code Requirement)
4. New Elevator
5. New Support Space

*Maximizes capacity

Added Students = 280 Students
Project Budget = $7.5 Million
Occupancy = Spring 2024
DOWNINGTOWN HS EAST – Statistics

Atrium Infill
Increased Student Capacity = 270
Total Project Cost = $12,000,000
Potential Occupancy = August 2024

Addition – Option A or B
Increased Student Capacity
Option A = 269 / Option B = 280
Total Project Cost = $7,500,000
Potential Occupancy = Spring 2024
## SUMMARY – HIGH SCHOOLS

### DOWNINGTOWN HIGH SCHOOL WEST

<table>
<thead>
<tr>
<th>Atrium</th>
<th>Max Added Students</th>
<th>Project Budget</th>
<th>Potential Occupancy</th>
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<tbody>
<tr>
<td></td>
<td>269 Students</td>
<td>$14.2 Million</td>
<td>August 2024</td>
</tr>
<tr>
<td>Option C</td>
<td>333 Students</td>
<td>$11.5 Million</td>
<td>August 2024</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>602 Students</strong></td>
<td><strong>$25.7 Million</strong></td>
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### DOWNINGTOWN HIGH SCHOOL EAST

<table>
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<tbody>
<tr>
<td></td>
<td>270 Students</td>
<td>$12 Million</td>
<td>August 2024</td>
</tr>
<tr>
<td>Option B</td>
<td>280 Students</td>
<td>$7.5 Million</td>
<td>Spring 2024</td>
</tr>
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<td><strong>Total</strong></td>
<td><strong>550 Students</strong></td>
<td><strong>$19.5 Million</strong></td>
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