HALIFAX ELEMENTARY SCHOOL FEASIBILITY STUDY
PUBLIC UPDATE #2 - JANUARY 24, 2017
TEAM

KCBA – Arch /Interior /Structural Design

Snyder Hoffman Associates – MEP Engineering

K&W Engineers – Civil Engineering

Landmark Commercial Realty – Real Estate

Graphic Icons by The Noun Project – www.thenounproject.com
BUILDING ASSESSMENT REVIEW
Existing Elementary Schools
Halifax Area School District

Halifax Elementary School (Grades 2-5) = 315 Students

Enders-Fisherville Elementary School (Grades K-1) = 160 Students
Enders-Fisherville ES (Grades K-1)

- The building (1958) is 58 years old many of its systems are at the end of their functional lifespan
- Uncertainty about the septic / well
- Uncertainty electrical service
- Code + Safety issues
- $31,218.43 recent cost events
- Probable sale - $269,950 - $404,925
- Student Capacity = 200 students
- Lacks SGI’s / LGI’s / Dedicated Science

Building Analysis – Assessment Summary
Halifax Area School District
Halifax ES (Grades 2-5)

- Halifax Elementary School (1968) is 48 years old and many of its systems are at the end of their functional lifespan
- HVAC fair condition/10 years of life
- Parking + Bus safety issues
- Code + Safety issues
- $87,245.55 recent cost events
- Probable sale - $556,250 - $834,375
- Student Capacity = 400 students
- Lacks SGI’s / LGI’s / Dedicated Science

Building Analysis - Assessment Summary
Halifax Area School District
Halifax ES (Grades 2-5)

- Halifax Elementary School (1968) is 48 years old and many of its systems are at the end of their functional lifespan
- HVAC fair condition/10 years of life
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- $87,245.55 recent cost events
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Building Analysis – Recent Incidents
Halifax Area School District
Capacities/ Program / Budgets Review
### Halifax Area School District

**Program 600 Students (Grades K-5)**

#### Program Details

- **Grades:** K-5
- **Building Analysis:**
  - **Kindergarten:**
  - **First Grade:**
  - **Second Grade:**
  - **Third Grade:**
  - **Fourth Grade:**
  - **Fifth Grade:**
- **Student Capacity (K-5):** 600
- **Additional Educational Spaces:**
  - **Art and Music Center:**
  - **Technology Center:**
- **School Amenities:**
  - **Library:**
  - **Office:**
  - **Kitchen:**
- **School Administration:**
  - **Reception:**
  - **Conference Room:**
  - **Office (Principal and Assistant Principal):**
  - **Guidance Office:**
  - **Special Education Office:**
  - **Workroom:**
  - **Storage:**
  - **Nurse Suite:**

#### Building Diagram

- **Program 600 Students (Grades K-5):**
  - **Fifth Grade:**
  - **Fourth Grade:**
  - **Third Grade:**
  - **Second Grade:**
  - **First Grade:**
  - **Kindergarten:**
- **Pre-K (Offsite):** 24 Classrooms = 600 Student Capacity (K-5)

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#### Academic Center

<table>
<thead>
<tr>
<th>Program</th>
<th>No.</th>
<th>NDF</th>
<th>Total</th>
<th>Capacity</th>
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</thead>
<tbody>
<tr>
<td>Kindergarten</td>
<td>4</td>
<td>950</td>
<td>3,800</td>
<td>25</td>
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<tr>
<td>First Grade</td>
<td>4</td>
<td>950</td>
<td>3,800</td>
<td>25</td>
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<td>Second Grade</td>
<td>4</td>
<td>950</td>
<td>3,800</td>
<td>25</td>
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<td>Third Grade</td>
<td>4</td>
<td>875</td>
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<tr>
<td>Fourth Grade</td>
<td>4</td>
<td>875</td>
<td>3,500</td>
<td>25</td>
</tr>
<tr>
<td>Fifth Grade</td>
<td>4</td>
<td>875</td>
<td>3,500</td>
<td>25</td>
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<tr>
<td>Title One Classroom</td>
<td>2</td>
<td>440</td>
<td>1,220</td>
<td>0</td>
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<td>Special Education Classrooms</td>
<td>1</td>
<td>440</td>
<td>440</td>
<td>0</td>
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<tr>
<td>Small Group Instruction</td>
<td>6</td>
<td>640</td>
<td>3,840</td>
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<td>Full-Time Autism Support Classroom</td>
<td>1</td>
<td>950</td>
<td>950</td>
<td>0</td>
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**Total:** 34

**Student Capacity (K-5):** 600

**Additional Educational Spaces:**

- **Art and Music Center:**
- **Technology Center:**

---

**School Administration:**

- **Reception:**
- **Conference Room:**
- **Office (Principal and Assistant Principal):**
- **Guidance Office:**
- **Special Education Office:**
- **Workroom:**
- **Storage:**
- **Nurse Suite:**

**Total:** 9

---

**Additional Educational Spaces:**

- **Art and Music Center:**
- **Technology Center:**

---

**Building Analysis – Program Halifax Area School District**
Recommended ES Capacity is 85% or 22 Students / Classroom
**Recommended Capacity is 85% or 22 Students / Classroom**

<table>
<thead>
<tr>
<th>Grade</th>
<th>Current Enrollment</th>
<th>3 Classrooms/Grade</th>
<th>4 Classrooms/Grade</th>
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</thead>
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<tr>
<td>Kindergarten</td>
<td>82 students</td>
<td>27 students</td>
<td>21 students</td>
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<tr>
<td>First</td>
<td>78 students</td>
<td>26 students</td>
<td>20 students</td>
</tr>
<tr>
<td>Second</td>
<td>72 students</td>
<td>24 students</td>
<td>18 students</td>
</tr>
<tr>
<td>Third</td>
<td>88 students</td>
<td>29 students</td>
<td>22 students</td>
</tr>
<tr>
<td>Fourth</td>
<td>80 students</td>
<td>27 students</td>
<td>20 students</td>
</tr>
<tr>
<td>Fifth</td>
<td>75 students</td>
<td>25 students</td>
<td>19 students</td>
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</table>

475 students | 26/classroom | 20/classroom

Building Analysis – Capacity
Halifax Area School District
Recommended Capacity for an Elementary School is **85%**

**Halifax ES (Grades 2-5)**
- Student Capacity = 400 students
- 2015/2016 Enrollment = 315 students
- Capacity Available = **85 students**

**Enders ES (Grades K-1)**
- Student Capacity = 200 students
- 2015/2016 Enrollment = 160 students
- Capacity Available = **40 students**
Renovate Enders ES (K-1) = $7.3 M
Renovate Halifax ES (2-5) = $13.5 M
**Total Both Projects = $20.8 M**

Expand Enders ES (K-5) = $23.7 M
Expand Halifax ES (K-5) = $19.5 M

**New Building (Halifax Site) (K-5) = $23.8 M**
Renovate Enders ES (K-1) = $7.3 M
Renovate Halifax ES (2-5) = $13.5 M
Total Both Projects = $20.8 M

Expand Enders ES (K-5) = $23.7 M
Expand Halifax ES (K-5) = $19.5 M

New Building (Halifax Site) (K-5) = $23.8 M
New Building (Enders Site) (K-5) = $?M
OUTCOMES + NEXT STEPS
• Favorable responses to Build New + Renovate concepts at Halifax ES Site

• Questions regarding future growth of Halifax region

• Desire to review available capacity at Middle School

• Requests to Study Build New Concept at Enders-Fisherville ES Site
• Favorable responses to Build New + Renovate concepts at Halifax ES Site

• Questions regarding future growth of Halifax region

• Desire to review available capacity at Middle School

• Requests to Study Build New Concept at Enders-Fisherville ES Site
1045 additional residents projected from 2010 to 2040
1045 additional residents projected from 2010 to 2040

Largest capacity to add residents is in Halifax Township
**Tri-County Regional Planning Commission Population Projections**

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<td>BERRYSBURG BOROUGH</td>
<td>484</td>
<td>691</td>
<td>908</td>
<td>1134</td>
<td>1334</td>
<td>384</td>
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<td>CONEWAGO TOWNSHIP</td>
<td>1,124</td>
<td>2,471</td>
<td>2,832</td>
<td>2,847</td>
<td>2,997</td>
<td>3,223</td>
<td>567.9%</td>
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<td>DAPLPHIN BOROUGH</td>
<td>996</td>
<td>901</td>
<td>845</td>
<td>773</td>
<td>791</td>
<td>803</td>
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<td>DERRY TOWNSHIP</td>
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<td>18,115</td>
<td>18,408</td>
<td>21,273</td>
<td>24,679</td>
<td>26,007</td>
<td>2,946.3%</td>
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<td>5,574</td>
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<td>8,322</td>
<td>9,512</td>
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<td>ELIZABETHVALE BOROUGH</td>
<td>5,295</td>
<td>6,699</td>
<td>7,500</td>
<td>8,191</td>
<td>8,590</td>
<td>8,990</td>
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<td>4,468</td>
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<td>907</td>
<td>909</td>
<td>911</td>
<td>875</td>
<td>841</td>
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<td>2,943</td>
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<td>986</td>
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<td>1,105</td>
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<td>7,947</td>
<td>9,295</td>
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<td>1,728</td>
<td>1,941</td>
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<td>JEFFERSON TOWNSHIP</td>
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<td>165</td>
<td>174</td>
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<td>8,268</td>
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<td>2,181</td>
<td>1,986</td>
<td>1,937</td>
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<td>1,777</td>
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<td>1,618</td>
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<td>662</td>
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<td>2,770</td>
<td>2,729</td>
<td>2,562</td>
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<td>1,649</td>
<td>1,559</td>
<td>1,570</td>
<td>1,561</td>
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<td>1,729</td>
<td>3,006</td>
<td>2,791</td>
<td>3,454</td>
<td>3,028</td>
<td>3,051</td>
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<td>PAXTON BOROUGH</td>
<td>332</td>
<td>355</td>
<td>341</td>
<td>304</td>
<td>324</td>
<td>307</td>
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<td>PERRY TOWNSHIP</td>
<td>259</td>
<td>289</td>
<td>259</td>
<td>182</td>
<td>239</td>
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<td>RUSH TOWNSHIP</td>
<td>160</td>
<td>212</td>
<td>201</td>
<td>180</td>
<td>231</td>
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<td>RUSH BOROUGH</td>
<td>8,683</td>
<td>8,046</td>
<td>8,682</td>
<td>8,705</td>
<td>9,064</td>
<td>9,645</td>
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<td>STEELTON BOROUGH</td>
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<td>5,858</td>
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<td>WAYNE BOROUGH</td>
<td>513</td>
<td>699</td>
<td>847</td>
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<td>1,341</td>
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<td>TOTAL - DAUPHIN</td>
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<td>232,337</td>
<td>237,813</td>
<td>251,798</td>
<td>268,100</td>
<td>279,506</td>
<td>10.7%</td>
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**Halifax School District**

1045 additional residents projected from 2010 to 2040

**Halifax Borough**

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<td>Halifax Borough</td>
<td>30</td>
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<td>+3.6%</td>
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30 additional residents

**Halifax Township**

473 additional residents

**Jackson Township**

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<td>Jackson Township</td>
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<td>+14.3%</td>
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278 additional residents

**Wayne Township**

264 additional residents
Halifax School District
1045 additional residents projected from 2010 to 2040

Halifax Borough | +3.6%
30 additional residents

Halifax Township | +13.6%
473 additional residents

Jackson Township | +14.3%
278 additional residents

Wayne Township | +19.7%
264 additional residents
Enders-Fisherville ES (Grades K-1)

Enders ES Bus Riders:
- Halifax Twp - 85 students
- Jackson Twp - 30 students
- Wayne Twp - 22 students
- Halifax Boro - 23 students

Halifax ES (Grades 2-5)

Halifax ES Bus Riders -
- Halifax Twp - 145 students
- Jackson Twp - 75 students
- Wayne Twp - 48 students
- Halifax Boro - 39 students

Halifax District (Grades K-5)

Halifax District ES Bus Riders
- Halifax Twp - 230 students
- Jackson Twp - 105 students
- Wayne Twp - 70 students
- Halifax Boro - 62 students

Total ES Enrollment = 475 Students
*8 Students walk to school
Enrollment data 09/19/2016

New Building (Halifax Site) (K-5) = $23.8 M

*Total = 467 Students
Bus data 10/11/2016

Elementary School - Bus Riders by Municipality
Halifax Area School District

Halifax Area School District
"Prepared, Engaged & Responsible Citizens"

kcb Architects
Enders-Fisherville ES (Grades K-1)

Enders ES Bus Riders:
- Halifax Twp - 85 students
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- Halifax Boro - 23 students

Halifax ES (Grades 2-5)

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Halifax District (Grades K-5)

Halifax District ES Bus Riders:
- Halifax Twp - 230 students
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*Total = 467 Students

New Building (Halifax Site) (K-5) = $23.8 M

Total ES Enrollment = 475 Students

*8 Students walk to school
• Favorable responses to Build New + Renovate concepts at Halifax ES Site

• Questions regarding future growth of Halifax region

• Desire to review available capacity at Middle School

• Requests to Study Build New Concept at Enders-Fisherville ES Site
• Capacity of MS/HS at completion of renovation and construction project: 85-90% utilization rate. Note: 2007-2008 study concluded adding 5th grade to MS would require additional classrooms.

• Instructional Space: (5) additional classrooms are needed: (4) fifth grade classrooms; (1) learning support classroom.

• Media Center: Not currently equipped to accommodate a 5th grade collection. Concern: Space and layout.

• Playground for recess - pros and cons.

• Lockers: Limited space to add lockers-in hall or in locker rooms. Concern: Placement will cause safety issues & additional costs.

• Classroom storage for 5th grade. Concern: additional cabinetry (4) classrooms.

• Restrooms: one gang bathroom (male & female) in middle school wing.

• Cafeteria: would be at capacity during middle school lunches.
  - MS Lunch #1: 5th and 6th 152/180
  - MS Lunch #2: 7th and 8th 164/180
• **Allied Arts**: (Art, Music, Physical Education, Health, Technology Education, and Digital Applications) currently have full schedules. *Concern*: Loss of team planning, loss of individual planning, and/or decrease course offerings.

• **Transfer** special education teacher and aide from elementary school to middle school.

• **Reorganize counseling program. Options**: K-4; 5-8; 9-12. *Concern*: limiting services at secondary level.

• **Transportation**: May need to increase # of buses to keep routes under an hour one way.

• **Fifth graders receive Library instruction**. *Concern*: Increase travel time; decrease instructional time if District Librarian must travel between two schools.
• Favorable responses to Build New + Renovate concepts at Halifax ES Site

• Questions regarding future growth of Halifax region

• Desire to review available capacity at Middle School

• Requests to Study Build New Concept at Enders-Fisherville ES Site
Building Analysis – Programmatic Diagram
Halifax Area School District
Building Analysis – Programmatic Diagram

Halifax Area School District

Fifth Grade

Fourth Grade

3rd Grade

2nd Grade

1st Grade

Kindergarten

Pre-K (Offsite)

24 Classrooms = 600 Student Capacity (K-5)

Administration | Library

Gym | Cafeteria | Auditorium

Art | Music | STEM

Autism | Title 1 | Special Education

Halifax Area School District

‘Respectful, Engaged & Responsible Citizens’
24 Classrooms = 600 Student Capacity (K-5) with Current Program - 65,100 SF

Second Floor Plan
(1,2,4,5)

First Floor Plan
(K,3,4)

Building Analysis – Probable Cost Diagram
Halifax Area School District
### New Elementary School Halifax Site (Grades K-5) – Reduced Program

- **Probable Cost = $23.8 Million**
- New school with a student capacity of 600 to include Kindergarten students through 5th grade.
- Music and Art rooms are included as well as a classroom for science and STEM exploration.
- A shared gymnasium and cafeteria space is included.
- Properly sized and adequately available special education instruction rooms are included in the new school facility.
- This represents a modern, safe, and efficient school facility to meet the needs of 21st Century Elementary School standards and curriculum.
- Pre-K Offsite

---

#### Area of Work

<table>
<thead>
<tr>
<th>Description</th>
<th>Square Feet</th>
<th>Cost/ft²</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed New Construction</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New School</td>
<td>65,100</td>
<td>$235</td>
<td>$16,098,500</td>
</tr>
<tr>
<td>Site work + demolition (15%)</td>
<td></td>
<td></td>
<td>$2,924,725</td>
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<tr>
<td>On-Lot Sewer Disposal (60%)</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Three Phase Electric</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Water Supply, Treatment + Tank</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Flow Pump + Tank</td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Sub Total</td>
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<td></td>
<td>$17,023,275</td>
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</tbody>
</table>

**Total Construction Cost = $18,473,939**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost/ft²</th>
<th>Total Cost</th>
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</thead>
<tbody>
<tr>
<td>Construction Contingency - 10%</td>
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<td>$1,847,294</td>
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<tr>
<td>Soft Costs - 15% (Fees, Permits, etc.)</td>
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<td>$2,770,541</td>
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<tr>
<td>Budget PESC</td>
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<td>$700,000</td>
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<tr>
<td>Land Acquisition Cost</td>
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<td>$0</td>
</tr>
</tbody>
</table>

**Total Project Cost = $25,277,172**

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**Summary of Option**

- New school with a student capacity of 600 to include Kindergarten students through 5th grade.
- Music and art rooms are included as well as a classroom for science and STEM exploration. A shared gymnasium and cafeteria space is included. Properly sized and adequately available special education instruction rooms are included in the new school facility.
- This represents a modern, safe, and efficient school facility to meet the needs of 21st Century Elementary School standards and curriculum.

**Recommended Time Frame**

As directed by the district.
New Elementary School Enders Site (Grades K-5) – Reduced Program

- **Probable Cost = $24.6 Million**
- New school with a student capacity of 600 to include Kindergarten students through 5th grade.
- Music and Art rooms are included as well as a classroom for science and STEM exploration.
- A shared gymnasium and cafeteria space is included.
- Properly sized and adequately available special education instruction rooms are included in the new school facility.
- This represents a modern, safe, and efficient school facility to meet the needs of 21st Century Elementary School standards and curriculum.

**Low Infrastructure Budget**

- On-Lot Sewer Disposal System (soil requirements)
- Three-Phase Electric (one mile @ $15k per 1/10 mile)
- Water Supply, Treatment + Tank
- Fire Pump + Tank
- Local Reviews = less construction schedule impact

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**Building Analysis – Probable Cost Scenario**

Halifax Area School District
New Elementary School Enders Site (Grades K-5) – Reduced Program

- **Probable Cost = $24.7 Million**
- New school with a student capacity of 600 to include Kindergarten students through 5th grade.
- Music and Art rooms are included as well as a classroom for science and STEM exploration.
- A shared gymnasium and cafeteria space is included.
- Properly sized and adequately available special education instruction rooms are included in the new school facility.
- This represents a modern, safe, and efficient school facility to meet the needs of 21st Century Elementary School standards and curriculum.
- **Pre-K Offsite**

### Medium Infrastructure Budget

- Package Treatment System (requires stream access + easements)
- Three-Phase Electric (one mile @ $15k per 1/10 mile)
- Water Supply, Treatment + Tank
- Fire Pump + Tank
- Extended Design Schedule (12 – 18 months)
- Requires Consultant to report to PaDEP

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Building Analysis – Probable Cost Scenario

Halifax Area School District
New Elementary School Enders Site (Grades K-5) – Reduced Program

**Probable Cost = $24.8 Million**

- New school with a student capacity of 600 to include Kindergarten students through 5th grade.
- Music and Art rooms are included as well as a classroom for science and STEM exploration.
- A shared gymnasium and cafeteria space is included.
- Properly sized and adequately available special education instruction rooms are included in the new school facility.
- This represents a modern, safe, and efficient school facility to meet the needs of 21st Century Elementary School standards and curriculum.
- Pre-K Offsite

### High Infrastructure Budget

- Package Treatment System (drip irrigation field if no access to stream)
- Three-Phase Electric (one mile @ $15k per 1/10 mile)
- Water Supply, Treatment + Tank
- Fire Pump + Tank
- Extended Design Schedule (12 – 18 months)
- Requires Consultant to report to PaDEP
New Elementary School Alternate Site (Grades K-5) – Reduced Program

- **Probable Cost = $23.7 Million**
- New school with a student capacity of 600 to include Kindergarten students through 5th grade.
- Music and Art rooms are included as well as a classroom for science and STEM exploration.
- A shared gymnasium and cafeteria space is included.
- Properly sized and adequately available special education instruction rooms are included in the new school facility.
- This represents a modern, safe, and efficient school facility to meet the needs of 21st Century Elementary School standards and curriculum.
- Pre-K Offsite

**Land Acquisition**
- Site should have access to utilities
- Requires purchase of land – holding $500,000 in budget

**Building Analysis – Probable Cost Scenario**

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**Halifax Area School District**

**Prepared, Engaged & Responsible Citizens**
A) New K-5 Elementary School Alternate Site
   • Probable Cost = $23.7 Million

B) New K-5 Elementary School Halifax Site
   • Probable Cost = $23.8 Million

C) New K-5 Elementary School Enders Site – Low Infrastructure
   • Probable Cost = $24.6 Million

D) New K-5 Elementary School Enders Site – Medium Infrastructure
   • Probable Cost = $24.7 Million

E) New K-5 Elementary School Enders Site – High Infrastructure
   • Probable Cost = $24.8 Million
Expand Halifax ES (K-5) = $19.5 M

New Building (Halifax ES Site) (K-5) = $23.8 M
New Building (Enders Site) (K-5) = $24.8 M
New Building (Alternate Site) (K-5) = $23.7 M
Expand Halifax ES (K-5) = $19.5 M

New Building (Halifax ES Site) (K-5) = $23.8 M
New Building (Enders Site) (K-5) = $24.8 M
New Building (Alternate Site) (K-5) = $23.7 M

Building Analysis – Design Schedule Impact
Halifax Area School District
Next Steps / Process

1. Expand Halifax ES or Build New ES?
2. Site Selection, if needed?
3. Proceed with Schematic Design + Community Engagement