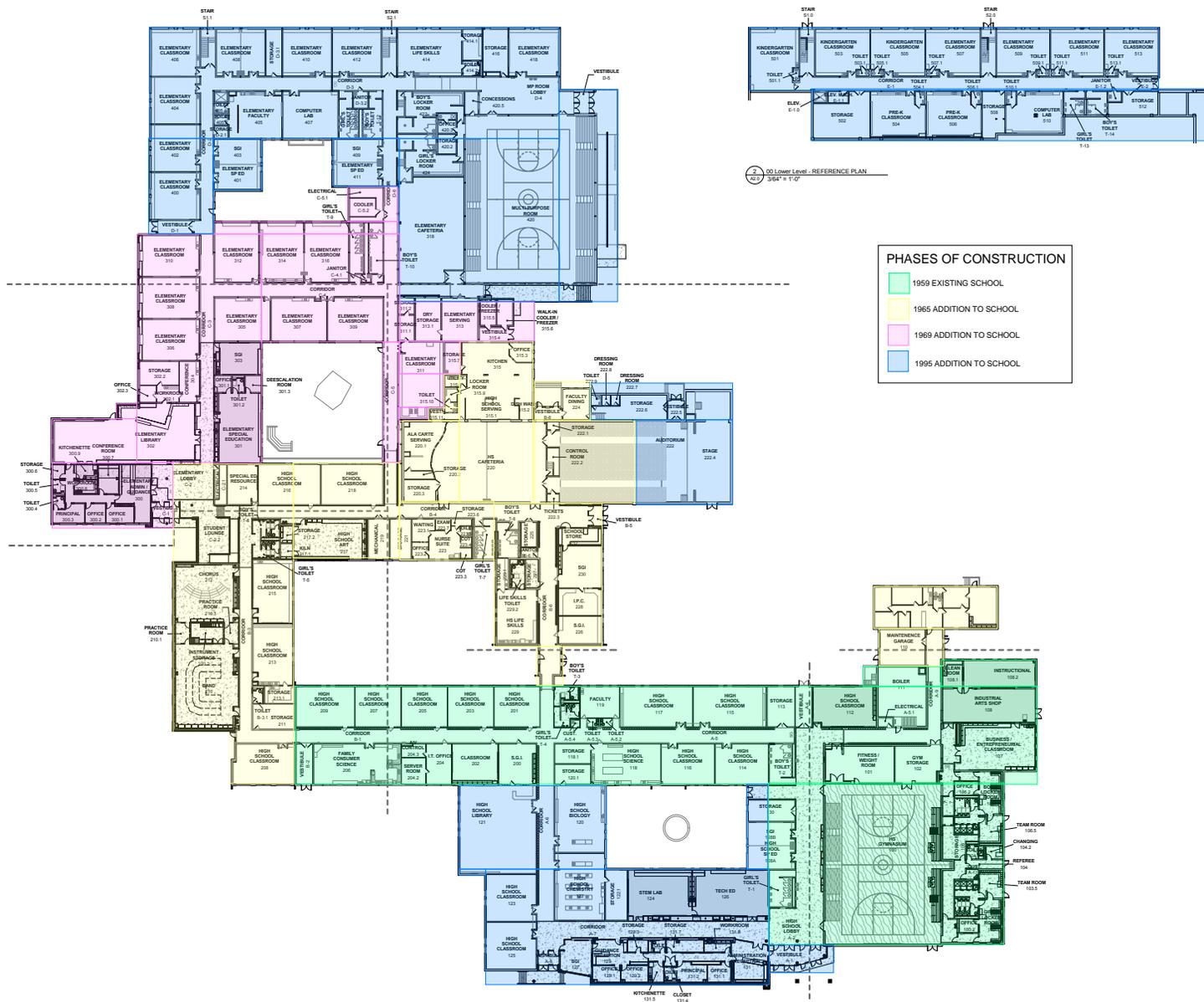


FOREST CITY REGIONAL SCHOOL DISTRICT

FACILITY PLANNING STUDY 2024

PART A: EXISTING CONDITIONS

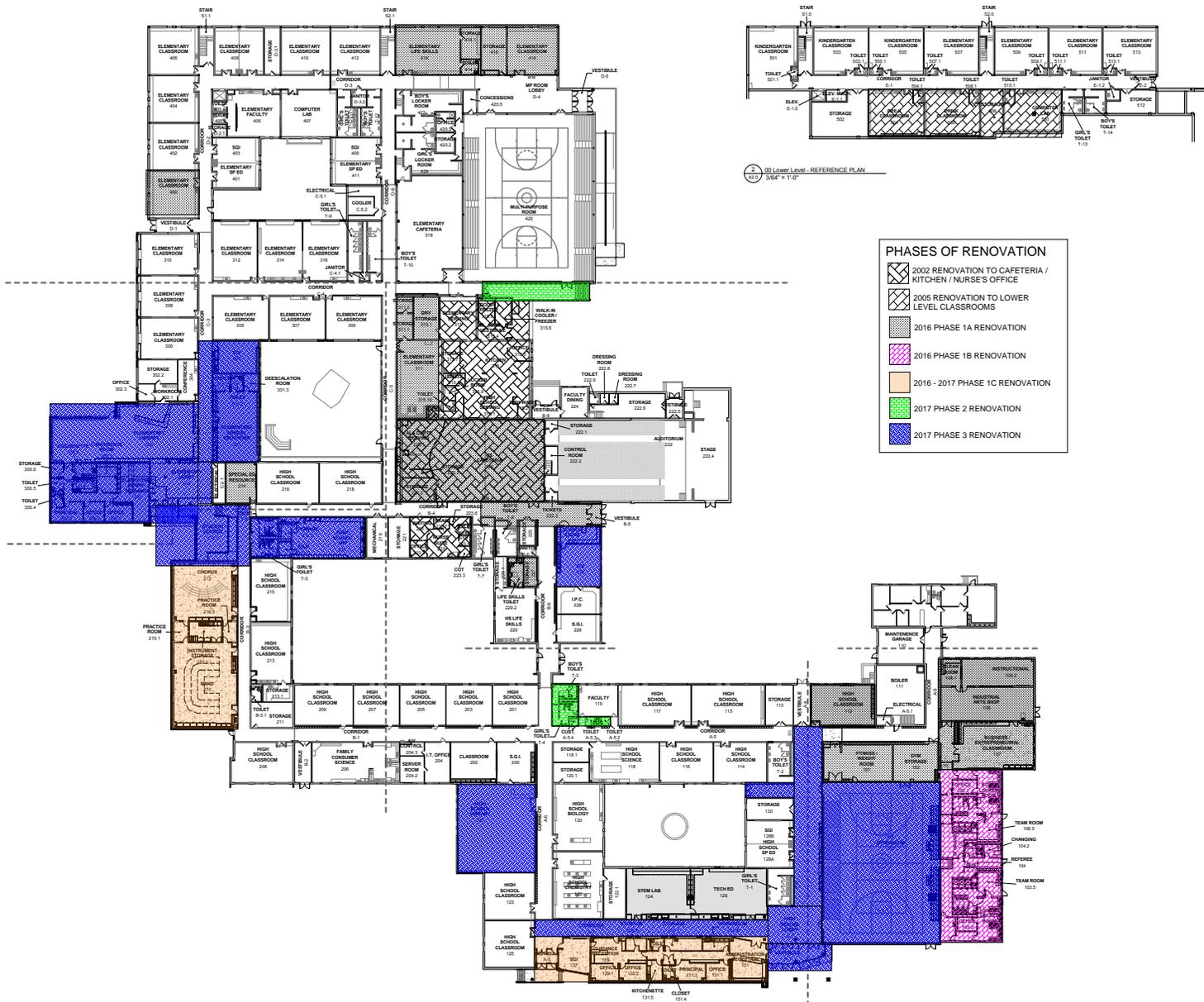


August 16, 2024

FOREST CITY REGIONAL SCHOOL DISTRICT

PHASES OF CONSTRUCTION

FOREST CITY, PENNSYLVANIA

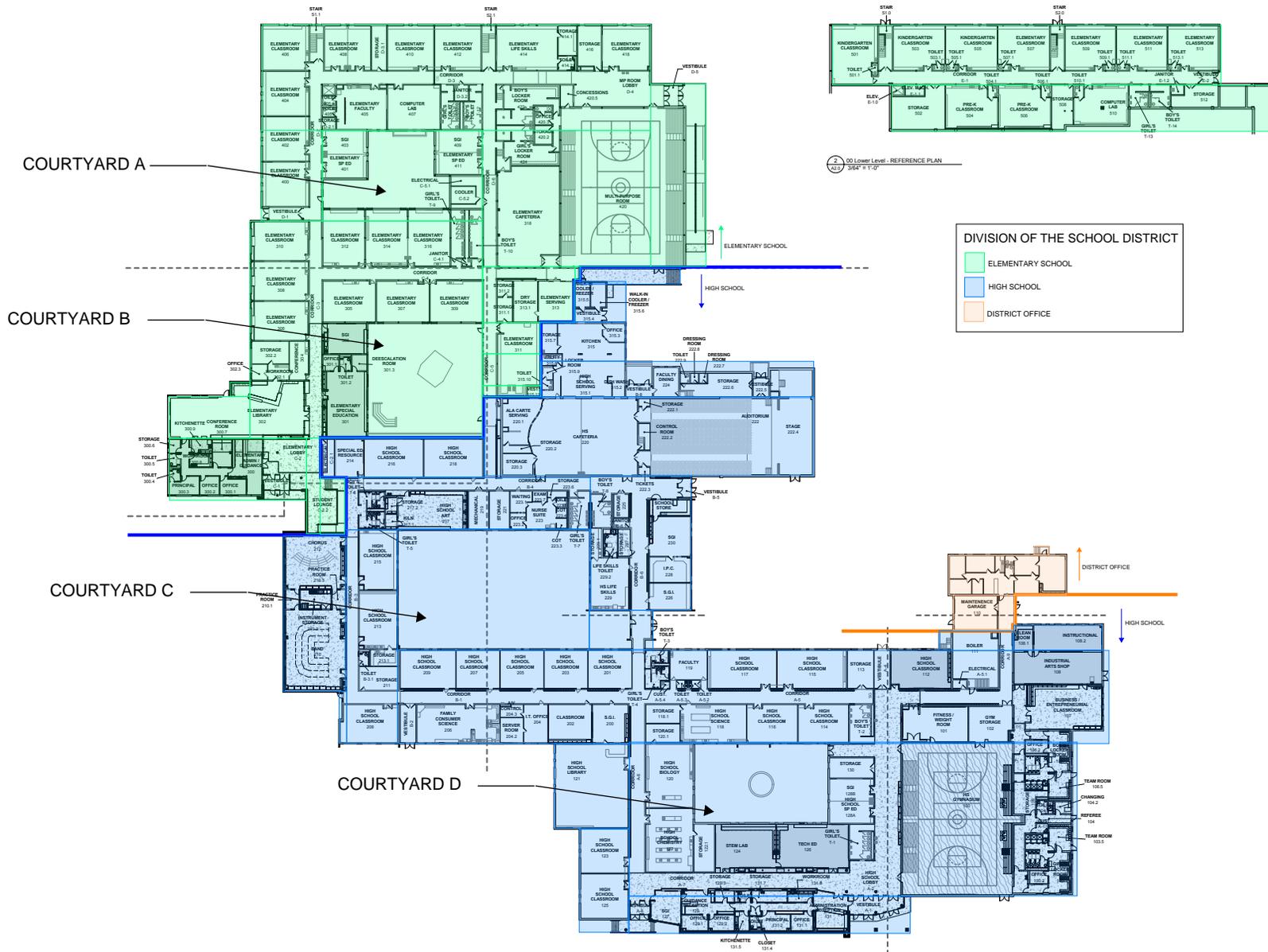


August 16, 2024

FOREST CITY REGIONAL SCHOOL DISTRICT

PHASES OF RENOVATION

FOREST CITY, PENNSYLVANIA



August 16, 2024

FOREST CITY REGIONAL SCHOOL DISTRICT

DIVISION OF THE SCHOOL DISTRICT

FOREST CITY, PENNSYLVANIA



PART B: BUILDING EVALUATION



IMPROVEMENTS SUMMARY

Forest City Regional School District

September 10, 2024



FINAL

Summary Recommendations and Cost				
Building	Anticipated Replacement			Building Total
	Short Term	Mid Term	Long Term	
Site / Paving	\$375,000	\$275,000	\$475,000	\$1,125,000
Forest City Regional Elementary School	\$1,126,700	\$278,750	\$396,750	\$1,802,200
Forest City Regional High School	\$1,296,300	\$1,341,750	\$844,750	\$3,482,800
SUBTOTAL	\$2,423,000	\$1,620,500	\$1,241,500	\$6,410,000
	4%	8%	12%	
Escalation	\$96,920	\$129,640	\$148,980	\$375,540
Subtotal	\$2,519,920	\$1,750,140	\$1,390,480	\$6,785,540
Soft Costs	12%	\$302,390	\$210,017	\$679,265
TOTAL	\$2,822,310	\$1,960,157	\$1,557,338	\$7,464,805

(The soft cost percentage includes Architectural and Engineering fees at 8.5% and 3.5% for other project related costs as necessary)

Site
(F C R S D)

Forest City Regional School District

September 10, 2024



Recommendations and Cost					
Evaluated System		Anticipated Replacement			Detailed Information
System / Subsystem	Component	Short Term	Mid Term	Long Term	Comments
Site Construction					
Administration Parking Lot					
	Base Repair (Base Course/2A) - 20% of Area	\$290,000			
	Mill and Resurface - Entire Area				
	Concrete Sidewalk Replacement including Gravel Subbase				
	Stair Repairs & Center Handrails on Exterior Stairs				
Elementary Parking Lot					
	Spot Base Repairs & Seal Coat	\$20,000			
Elementary Driveway					
	Remove & Replace Pavement at Driveway Entrance	\$15,000			
	Regrade & Stabilize Swale on East Side of Drive				
Elementary Playground					
	Handicap Access Walk	\$50,000			
40 Car Expansion of High School Parking Lot & Improved Circulation, Seal Coat Existing Lot				\$280,000	
Soccer / Softball Field					
	Regrading & Drainage Improvements, Topsoil & Seeding		\$200,000		
	Bleachers		\$50,000		
	Handicap Parking & Improved Access Walk		\$25,000		
Baseball Field					
	Drainage Improvements			\$80,000	
	Fine Grade & Pave Parking Lot			\$115,000	
Site Total		\$375,000	\$275,000	\$475,000	\$1,125,000

Forest City Regional Elementary School (FCRES)

Forest City Regional School District

September 10, 2024



Recommendations and Cost					
Evaluated System		Anticipated Replacement			Detailed Information
System / Subsystem	Component	Short Term	Mid Term	Long Term	Comments
General Construction					
Interior					
	Classroom 504 - French Drain	\$15,000			Water Damage
	Gym			\$200,000	Replace bleachers (insurance?)
	(2) Courtyards A & B			\$75,000	Courtyard upgrade cost will vary depending on the number of courtyards improved and the level of the improvements. The extent of pavement / hard surface, landscaping, furniture and shade structures will determine the final costs. The cost range is projected at \$40,000 to \$150,000. We included \$75,000 in the cost
	Cosmetic upgrade to classrooms			\$50,000	The Classrooms are well maintained and for the most part in good condition. There are some minor finish work and casework that should be repaired but they do not require a full upgrade. A full upgrade would include new floor, wall and ceiling finishes. Also, with the ceiling new LED lighting would be installed. The cost included in the summary is intended to cover the minimal scope. Full scope would be in the \$25,000 per classroom
	Cosmetic upgrade to corridors			\$35,000	Similar to the classrooms, the corridors are well maintained. Minimal work is projected and included in the report.
Exterior					
	Metal panel			\$25,000	Refinish rusted metal panels
	Exterior masonry repair		\$20,000		Repair deteriorating mortar and brick
FCRES Subtotal		\$15,000	\$20,000	\$385,000	\$420,000
FCRES MEP Subtotal		\$1,111,700	\$278,750	\$11,750	\$1,402,200
FCRES Total		\$1,126,700	\$298,750	\$396,750	\$1,822,200

Forest City Regional Elementary School
(F C R E S)

Forest City Regional School District

September 10, 2024



Recommendations and Cost					
Evaluated System		Anticipated Replacement			Detailed Information
System / Subsystem	Component	Short Term	Mid Term	Long Term	Comments
Mechanical Const.					
HVAC					
	Add Air-conditioning	\$700,000			Add AC to all instructional rooms that do not currently have it (phased approach). Increase comfort for students and faculty year round. (Note: Will likely require electrical
	Upgrade Building Automation System (BAS) - Pre 2016 Equipment	\$363,500			Current system includes old outdated controllers on a dedicated LAN. Replace outdated equipment (phased approach over next three summers) and migrate system to main LAN. Will provide increased functionality,
	Upgrade Building Automation System (BAS) - Post 2016 Equipment		\$253,000		Current system includes newer but discontinued controllers on a dedicated LAN. Replace outdated equipment and migrate system to main LAN. Will
Plumbing Const.					
	N/A				
Electrical Const.					
Power					
	Faculty Break Room 405			\$3,000	Additional receptacles/circuits needed for microwaves and
	Panelboard - Corridor C-4	\$6,000			An existing Westinghouse panel located in the corridor is missing it's lockable cover, and is currently covered in plywood. Replacement is recommended. (1 panel)
	Panelboards - Cooler C-5.2		\$12,000		GPI found several panelboards throughout the building that are original Westinghouse panels. Due to age, parts are becoming scarce. Replacement is recommended. (2
	Mechanical Systems Power	\$42,200			Additional power/electrical infrastructure will be required to support adding air conditioning to spaces without AC. Includes (2)-480V, 3 Phase. 225Amp panelboards with
Security					
	Security Cameras (existing)		\$13,750		Existing Vicon security cameras are nearing their end of life. Currently they are 6-7 years old and coming out of supported life. Existing cabling can remain and be reused. Approximately 110 cameras throughout entire building.
	Security Cameras (new)			\$8,750	Some areas need additional security cameras. It was noted approximately 10 additional cameras would cover deficient areas throughout the entire building. This cost includes 5 cameras with 150ft of CAT6 cable terminated
FCRES MEP Subtotal		\$1,111,700	\$278,750	\$11,750	\$1,402,200

Forest City Regional High School
(FCRHS)

Forest City Regional School District

September 10, 2024



Recommendations and Cost					
Evaluated System		Anticipated Replacement			Detailed Information
System / Subsystem	Component	Short Term	Mid Term	Long Term	Comments
General Construction					
Interior	Auditorium		\$600,000		Front curtain track, projector screen, house & theatrical lighting, water damage / leaking below grade along plan
	Control Room		\$4,000		Replace flooring
	Drama Storage			\$10,000	Replace ACT
	Cafeteria	\$1,500			Replace missing & damaged vinyl wall base, Ala Carte underutilized
	Kitchen		\$250,000		Dishwasher & Steamers function but is past useful lifespan, replace missing and damaged wall base
	Locker Rooms / Toilet Rooms		\$75,000		Address tile failure issue
	(2) Courtyards C & D			\$75,000	Courtyard upgrade cost will vary depending on the number of courtyards improved and the level of the improvements. The extent of pavement / hard surface, landscaping, furniture and shade structures will determine the final costs. The cost range is projected at \$40,000 to \$150,000. We included \$75,000 in the cost
	Library -121			\$200,000	The vision for the library is to create a new modern space that promotes learning and digital opportunities for the students. Work areas will vary from individual to small / mid size groups. In addition the space could be configured for faculty instruction and board meetings. Costs will vary based on final design and technology included. Budget number included will vary
	Classroom 213		\$10,000		Replace flooring
	Gym 100			\$125,000	Basket height adjustment, includes replacement.
	Classroom 206 (former FCS)			\$75,000	More efficient storage
	Vestibule B-8 Entry doors are too small		\$40,000		Principal noted the door is used for building loading and unloading.
	Cosmetic upgrade to classrooms			\$70,000	The Classrooms are well maintained and for the most part, in good condition. There are some minor finish work and casework that should be repaired but they do not require a full upgrade. A full upgrade would include new floor, wall and ceiling finishes. Also, with the ceiling new LED lighting would be installed. The cost included in the summary is intended to cover the minimal scope. Full scope would be in the \$25,000 per
	Cosmetic upgrade to corridors			\$30,000	Similar to the classrooms, the corridors are well maintained. Minimal work is projected and included in
Exterior					
	Exterior masonry repairs		\$20,000		
	Exterior auditorium wall		\$8,000		Efflorescence - water leaking into auditorium?
	Vestibule 222.5		\$5,000		Rusted railing
	Vestibule 222.5		\$10,000		Cracked concrete
FCRHS Subtotal		\$1,500	\$1,022,000	\$585,000	\$1,608,500
FCRHS MEP Subtotal		\$1,294,800	\$319,750	\$259,750	\$1,874,300
FCRHS Total		\$1,296,300	\$1,341,750	\$844,750	\$3,482,800

Forest City Regional High School
(FCRHS)

Forest City Regional School District

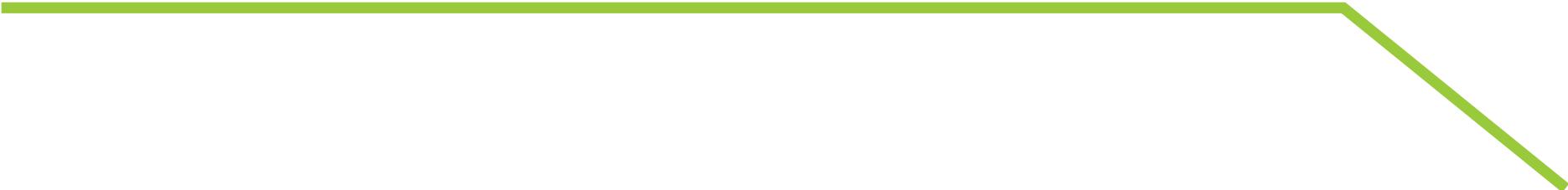
September 10, 2024



Recommendations and Cost

Recommendations and Cost					
Evaluated System		Anticipated Replacement			Detailed Information
System / Subsystem	Component	Short Term	Mid Term	Long Term	Comments
Mechanical Const.					
	HVAC Add AC to Areas Without	\$600,000			Add AC to all instructional rooms that do not currently have it (phased approach over next three summers). Increase comfort for students and faculty year round. (Note: Will likely require electrical service upgrades.)
	Upgrade Building Automation System (BAS) - Pre 2016 Equipment	\$363,500			Current system includes old outdated controllers on a dedicated LAN. Replace outdated equipment (phased approach over next three summers) and migrate system to main LAN. Will provide increased functionality, reliability and maintainability.
	Upgrade Building Automation System (BAS) - Post 2016 Equipment		\$253,000		Current system includes newer but discontinued controllers on a dedicated LAN. Replace outdated equipment and migrate system to main LAN. Will provide increased functionality, reliability and maintainability.
	Replace Boilers	\$240,000			The boilers are nearing the end of their expected life. Replace for reliability and modest efficiency gains (3-5% reduced energy)
	Add Exhaust Fan in 108.2	\$3,500			The laser engraving machine in industrial arts classroom is using a temporary fan with flexible ducts to exhaust smoke and odors from the machine. Install a permanent fan and ducts.
Plumbing Const.					
	Domestic Hot Water Replace Water Heater	\$25,000			The central storage water heater is nearing the end of its expected life. Replace for reliability (at the same time as the boilers).
Electrical Const.					
Power					
	Classroom 112, 114, 116-118, 200-205, 207, 209			\$26,000	These spaces are original building and have limited quantity of receptacles. It is recommended additional receptacles be installed.
	Panelboards Fitness Weight Room 101 Elec Closet		\$12,000		GPI found several panelboards throughout the building that are original Westinghouse panels. Due to age, parts are becoming scarce. Replacement is recommended. (2 panels)
	Panelboards Storage 113		\$18,000		GPI found several panelboards throughout the building that are original Westinghouse panels. Due to age, parts are becoming scarce. Replacement is recommended. (3 panels)
	Panelboards Kitchen 315		\$18,000		GPI found several panelboards throughout the building that are original Westinghouse panels. Due to age, parts are becoming scarce. Replacement is recommended. (3 panels)
	Emergency Generator Mechanical Rm 219		\$5,000		The existing emergency generator in Rm 219 has been abandoned in place. GPI recommends removal of the equipment to make space for future equipment.
	Mechanical Systems Power	\$62,800			Additional power/electrical infrastructure will be required to support adding air conditioning to spaces without AC. Includes (2)-480V, 3 Phase. 225Amp panelboards with 400ft of 225Amp feeder.
Lighting					
	Auditorium Seating Lighting			\$75,000	Existing lighting in auditorium is older incandescent. GPI recommends replacement of existing lighting with new LED fixtures for energy savings and increased performance.
	Auditorium Stage Lighting			\$110,000	The existing stage lighting are incandescent fixtures. It was noted there are issues getting the correct color lamps to come on and remain on during a performance. Lighting controls are original to the auditorium. GPI recommends replacement of existing lighting with new LED fixtures and replacement of controls with new digital DMX lighting controls.
	Auditorium Stage Lighting & Seating Lighting Controls			\$40,000	Lighting controls are original to the auditorium. The existing stage lighting controls are older, analog dimmer panels. It was noted there are issues getting the correct color lamps to come on and remain on during a performance. GPI recommends replacement of controls with new digital DMX lighting controls to match new LED Lighting.
Security					
	Security Cameras (existing)		\$13,750		Existing Vicon security cameras are nearing their end of life. Currently they are 6-7 years old and coming out of supported life. Existing cabling can remain and be reused. Approximately 110 cameras throughout entire building. This cost assumes half are in this portion of the building.
	Security Cameras (new)			\$8,750	Some areas need additional security cameras. It was noted approximately 10 additional cameras would cover deficient areas throughout the entire building. This cost includes 5 cameras with 150ft of CAT6 cable terminated at nearest data rack.
FCRHS MEP Subtotal		\$1,294,800	\$319,750	\$259,750	\$1,874,300

PART C: DESIGN CONCEPTS





August 16, 2024

FOREST CITY REGIONAL SCHOOL DISTRICT
MIDDLE SCHOOL COURTYARD RENOVATION
FOREST CITY, PENNSYLVANIA

bda architects
architecture + design



August 16, 2024

FOREST CITY REGIONAL SCHOOL DISTRICT
HIGH SCHOOL COURTYARD RENOVATION
FOREST CITY, PENNSYLVANIA

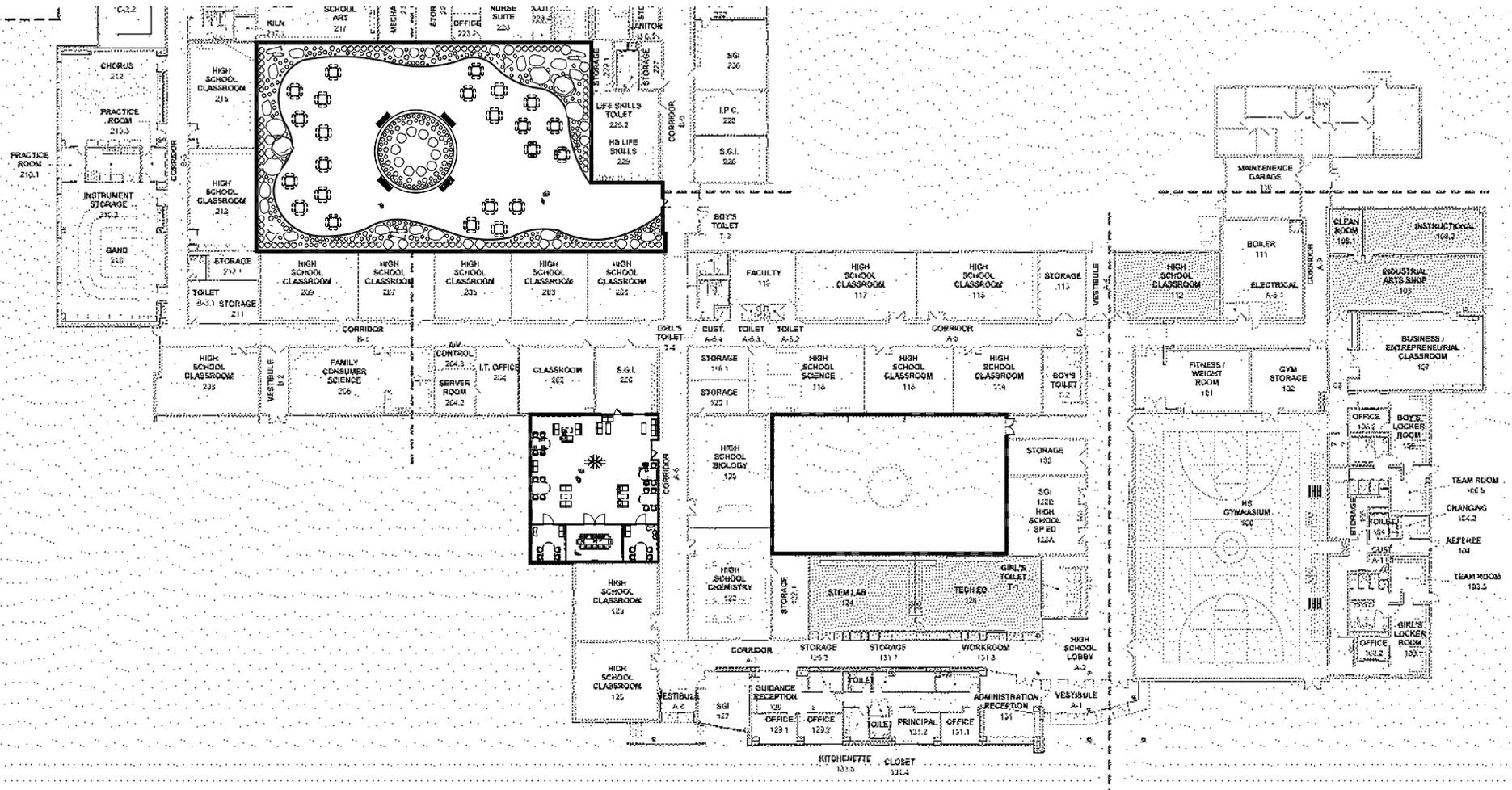
bda architects
architecture + design



August 16, 2024

FOREST CITY REGIONAL SCHOOL DISTRICT
HIGH SCHOOL LIBRARY FOCUS BOOTHS RENOVATION
FOREST CITY, PENNSYLVANIA

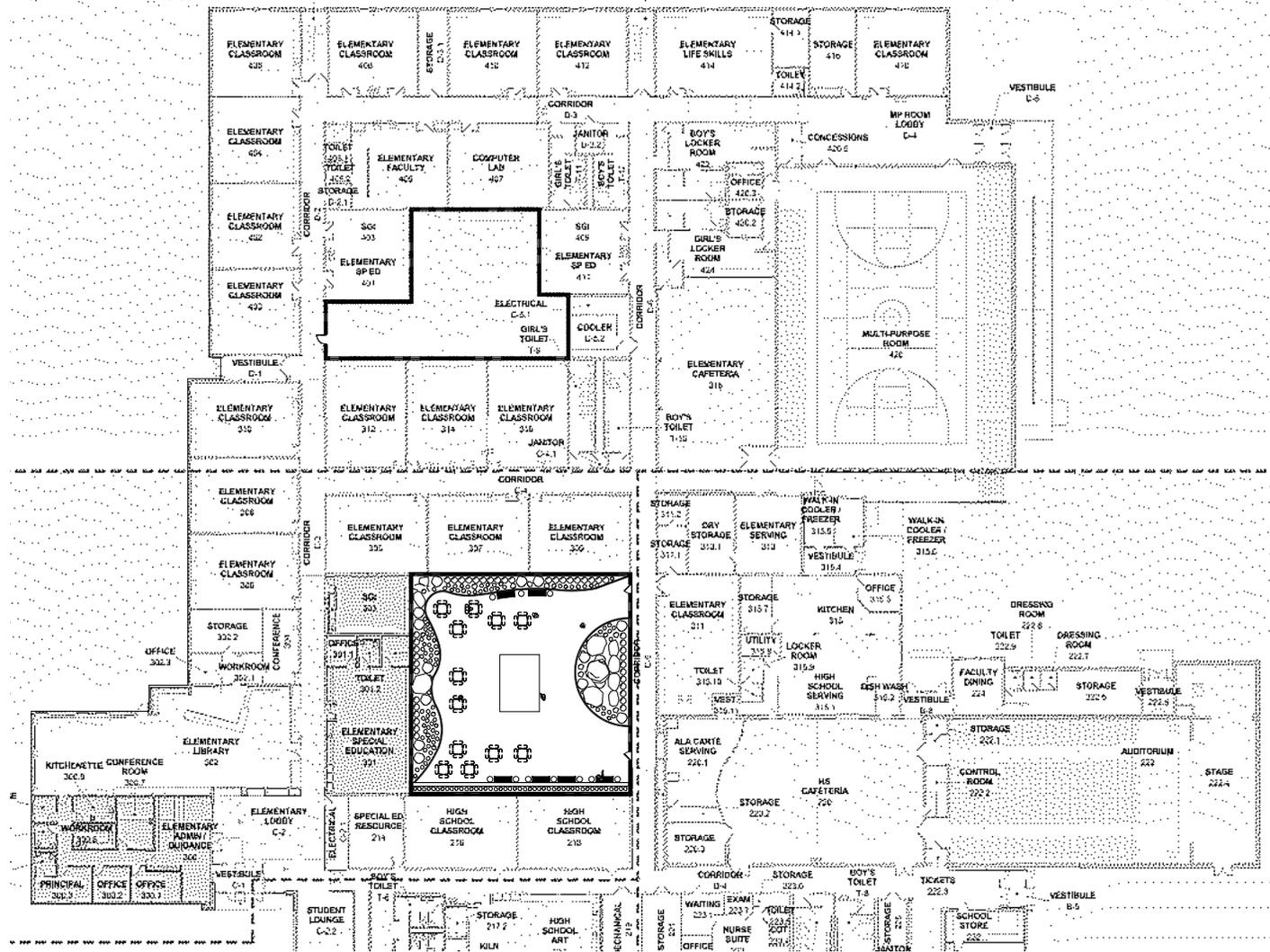
bda architects
architecture + design



1 OVERALL - FLOOR PLAN - AREA A
 (RES-1) 1/8" = 1'-0"

August 16, 2024

FOREST CITY REGIONAL SCHOOL DISTRICT
RENDERED OVERALL FLOOR PLAN - AREA A
FOREST CITY, PENNSYLVANIA



1 OVERALL - FLOOR PLAN - AREA B
1/8" = 1'-0"

August 16, 2024

FOREST CITY REGIONAL SCHOOL DISTRICT

RENDERED OVERALL FLOOR PLAN - AREA B

FOREST CITY, PENNSYLVANIA