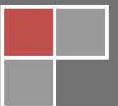




# FREEPORT AREA SCHOOL DISTRICT

FEASIBILITY STUDY



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## **AUTHORS' CREDENTIALS**

The study has been prepared by HHS DR Architects/Engineers. Over the past 72 years, HHS DR has served as the Architect for a wide range of school related projects and feasibility studies throughout the Commonwealth of Pennsylvania. The professional staff of Architects and Engineers who prepared the study was comprised of the following individuals:

Vincent Ordinario, RA, AIA, NCARB  
Victor Cawthorne, RA, NCARB



**ENROLLMENTS**

Current enrollments were provided by the District. Historic enrollments are presented by PDE as reported to them by the District. Project enrollments are calculated by PDE.

**Current 2023-24 Enrollment by Building**

	Enrollment	FTE Capacity	Excess Capacity
Buffalo Elementary (K-5)	579**	700	121
South Buffalo Elementary (K-5)	210**	450	240
Freeport Area Middle School (6 – 8)	418**	662	244
<u>Freeport Area High School (9 – 12)</u>	<u>516**</u>	980	464
<b>TOTAL</b>	<b>1,723**</b>		

**\*\* Figures account for students physically attending the school and does not account for home schoolers, cyber students, or those attending Lenape Vo-Tech for the District’s total enrollment of approximately 1,850 students.**

**Historic Enrollments**

	<u>18/19</u>	<u>19/20</u>	<u>20/21</u>	<u>21/22</u>	<u>22/23</u>	<u>23/24</u>
Elementary (K – 5)	843	858	822	830	812	858
Middle School (6 – 8)	441	447	455	444	432	429
High School (9 – 12)	<u>575</u>	<u>584</u>	<u>575</u>	<u>559</u>	<u>564</u>	<u>563</u>
<b><u>TOTAL</u></b>	<b><u>1,859</u></b>	<b><u>1,889</u></b>	<b><u>1,852</u></b>	<b><u>1,833</u></b>	<b><u>1,808</u></b>	<b><u>1,850</u></b>

**PDE Projected Enrollments**

	<u>24/25</u>	<u>25/26</u>	<u>26/27</u>	<u>27/28</u>	<u>28/29</u>	<u>29/30</u>	<u>30/31</u>	<u>31/32</u>	<u>32/33</u>
Elem. (K – 5)	910	917	948	958	940	946	898	892	873
MS (6 – 8)	427	436	425	434	461	475	524	501	516
HS (9 – 12)	<u>558</u>	<u>544</u>	<u>538</u>	<u>532</u>	<u>537</u>	<u>532</u>	<u>537</u>	<u>572</u>	<u>570</u>
<b><u>TOTAL</u></b>	<b><u>1,895</u></b>	<b><u>1,897</u></b>	<b><u>1,911</u></b>	<b><u>1,924</u></b>	<b><u>1,938</u></b>	<b><u>1,953</u></b>	<b><u>1,959</u></b>	<b><u>1,965</u></b>	<b><u>1,959</u></b>

## ENROLLMENTS

The table below shows District’s student enrollment history (as reported to PDE) from 2005-‘06 to 2009-’10. The 2010-‘11 enrollments are actual Enrollments for the 2023-’24 School Year provided by the District. The remaining years from 2011-‘12 to 2019-’20 are PDE’s projections.

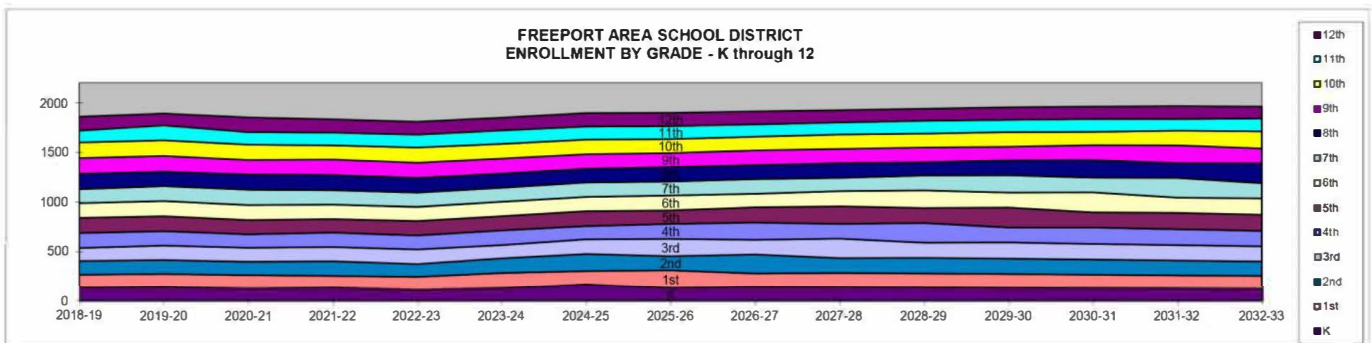
	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	TOTAL
2018-19	136	134	138	134	147	154	146	141	154	158	157	120	140	1,859
2019-20	143	135	143	143	145	149	154	149	144	160	155	151	118	1,889
2020-21	127	140	135	142	134	144	147	157	151	146	153	127	149	1,852
2021-22	136	122	149	141	146	136	145	147	152	152	145	128	134	1,833
2022-23	112	137	130	146	141	146	141	143	148	153	153	128	130	1,808
2023-24	130	160	146	132	148	142	147	139	143	149	151	134	129	1,850
2024-25	173	135	171	148	134	149	143	145	139	144	147	132	135	1,895
2025-26	134	181	144	173	150	135	150	141	145	140	142	129	133	1,897
2026-27	143	140	193	146	175	151	136	148	141	146	138	124	130	1,911
2027-28	140	149	149	196	148	176	152	134	148	142	144	121	125	1,924
2028-29	137	146	159	151	198	149	177	150	134	149	140	126	122	1,938
2029-30	134	143	156	161	153	199	150	175	150	135	147	123	127	1,953
2030-31	131	140	152	158	163	154	201	148	175	151	133	129	124	1,959
2031-32	128	137	149	154	160	164	155	198	148	177	149	116	130	1,965
2032-33	125	134	146	151	156	161	165	153	198	149	174	130	117	1,959

Data for 2023-'25 to 2032-'33 are projected.

Projections beyond 5 years are subject to error in the lower grades due to actual vs. projected births.

Projections prepared by the Pennsylvania Department of Education – (717) 787-2644

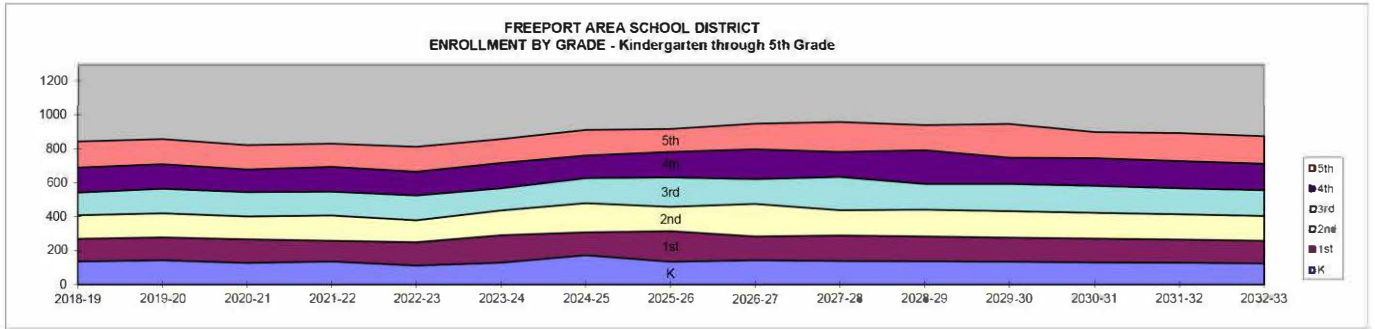
Revised: 5/2023



Projections prepared by the Pennsylvania Department of Education – (717) 787-2644

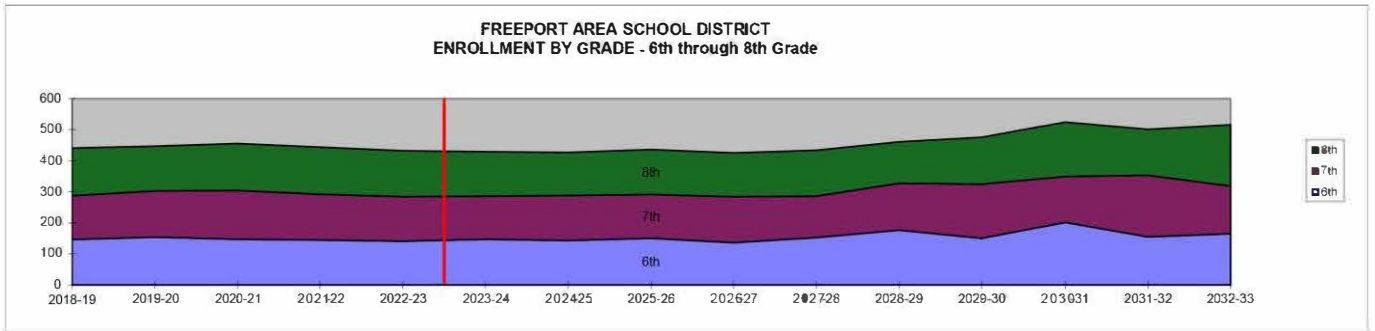
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# ENROLLMENTS



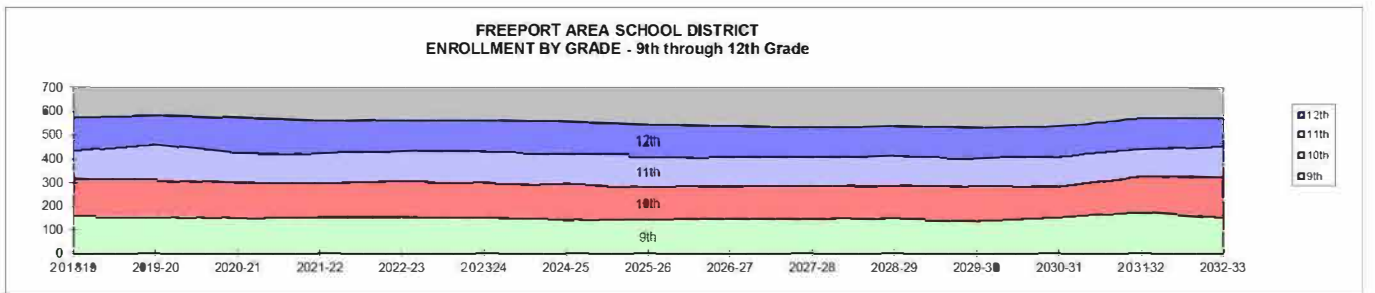
Projections prepared by the Pennsylvania Department of Education – (717) 787-2644

Revised: 5/2023



Projections prepared by the Pennsylvania Department of Education – (717) 787-2644

Revised: 5/2023



Projections prepared by the Pennsylvania Department of Education – (717) 787-2644

Revised: 5/2023

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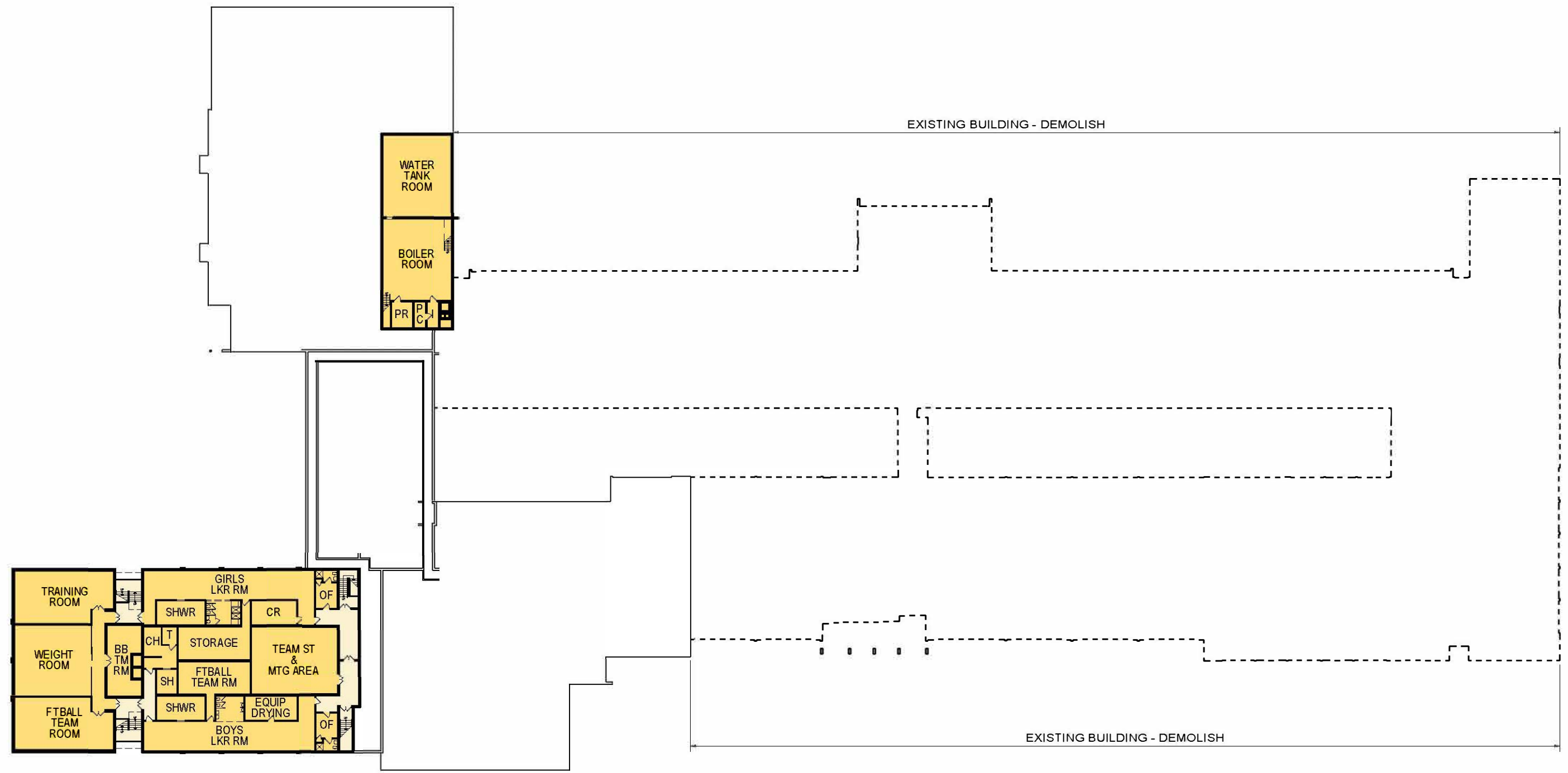
**CONSTRUCTION OPTIONS**

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**OPTION 1**

**New High School**



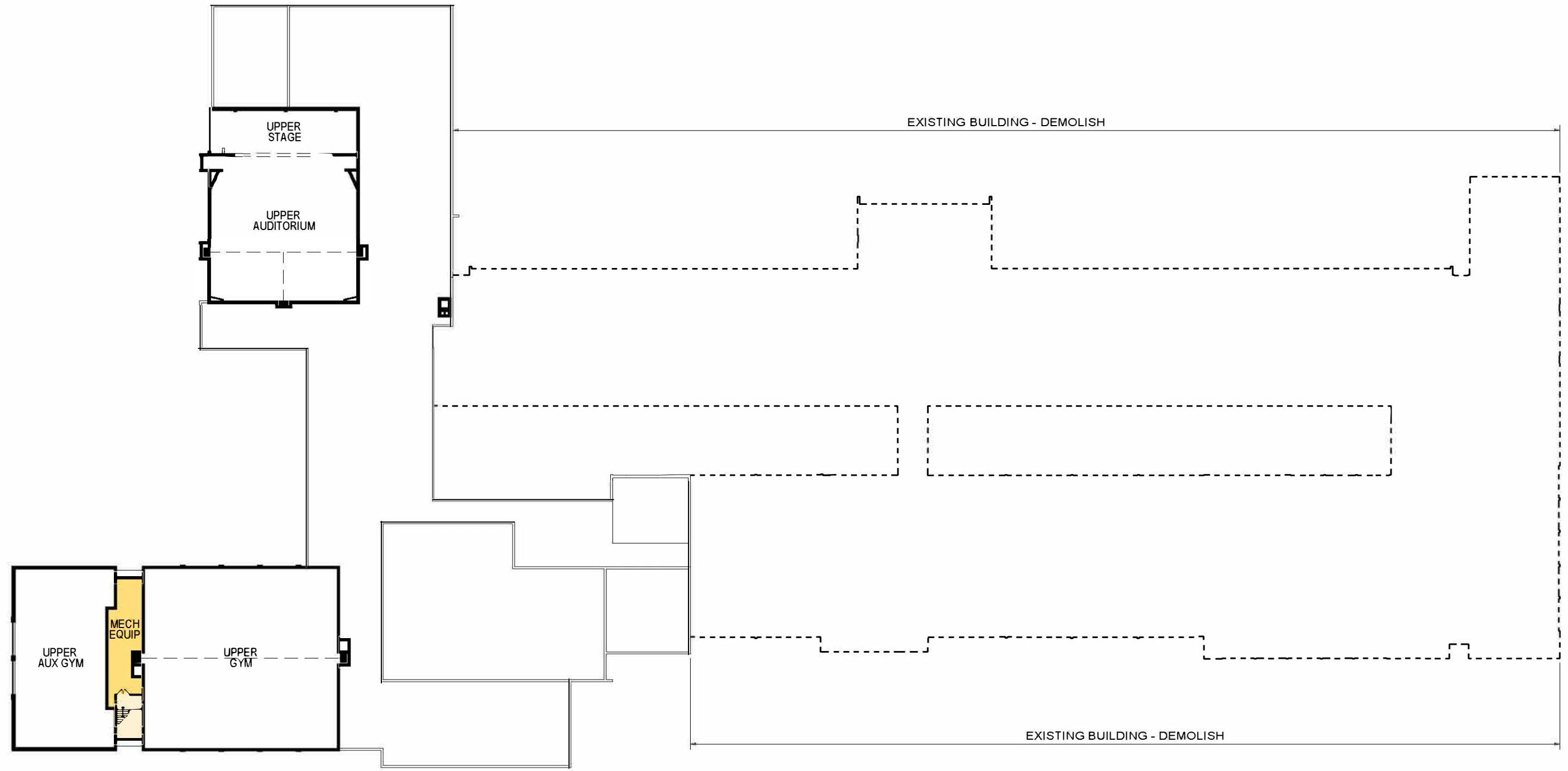


- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPPOINT ARTS & ATHLETICS**  
 BASEMENT FLOOR PLAN - OPTION 1, 2, 5A, 5B, 6A & 6B  
 SCALE 1/8"

APRIL 10, 2024

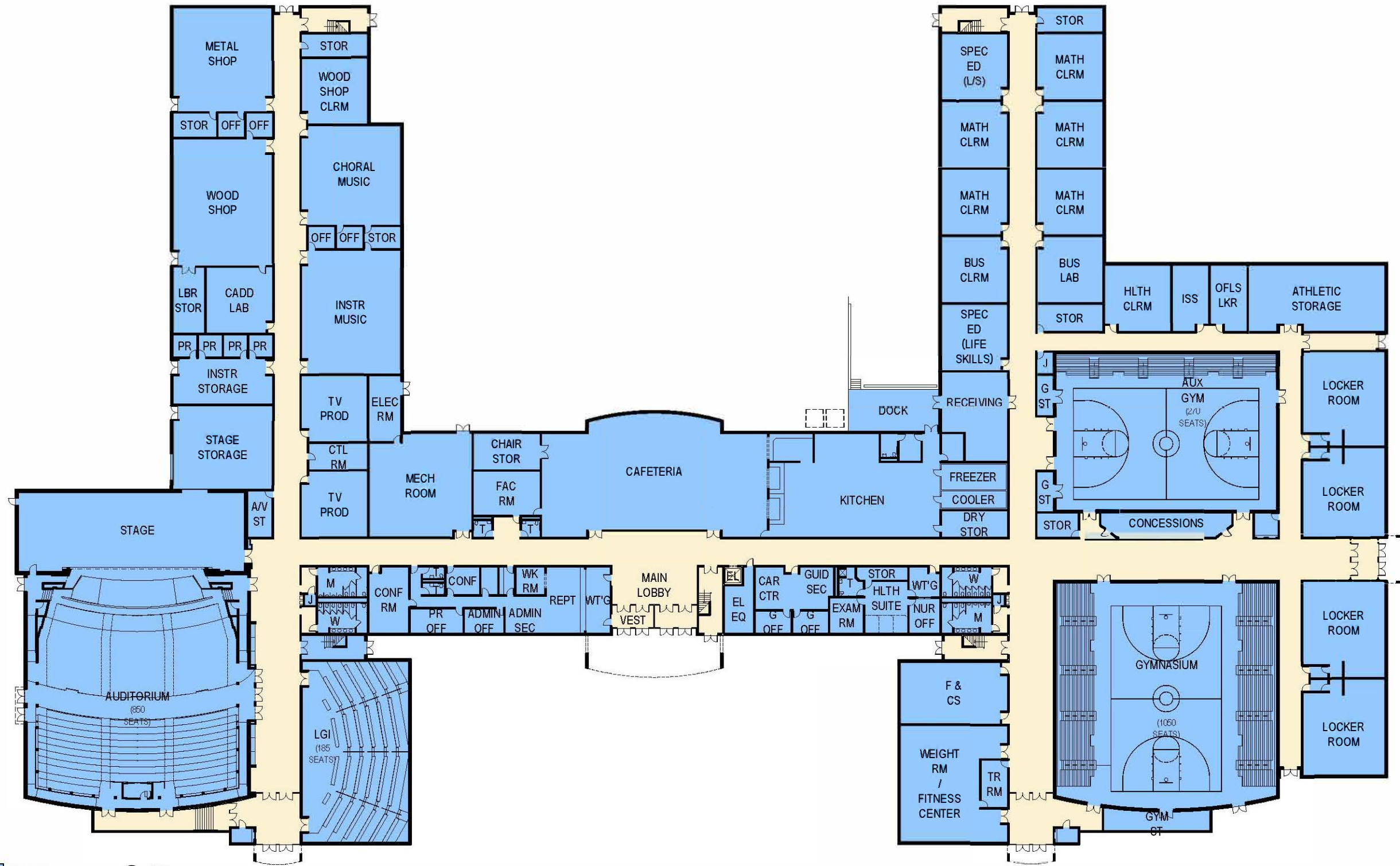




- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPORT ARTS & ATHLETICS**  
 SECOND FLOOR PLAN - OPTION 1, 2, 5A, 5B, 6A & 6B  
 SCALE 1/8" = 1'-0"

APRIL 10, 2024



- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPOINT HIGH SCHOOL**  
 FIRST FLOOR PLAN - OPTION 1  
 SCALE 1/8"

APRIL 10, 2024



■ EXISTING BUILDING  
■ RENOVATIONS (Major)  
■ RENOVATIONS (Minor)  
■ ADDITIONS  
■ CIRCULATION  
G GATE

**FREEPORT HIGH SCHOOL**  
 SECOND FLOOR PLAN - OPTION 1  
 SCALE 1/8"

APRIL 10, 2024

## **Option 1 - New High School (Overview)**

1. **New High School** - New High School (9-12) is constructed on acquired property (*TBD*).
2. **High School** - Classroom portion of the existing High School building is demolished. No work planned on the remaining portion of the building.
3. **Middle School (6-8)** - No work.
4. **South Buffalo Elementary (K-5)** - No work.
5. **Buffalo Elementary (K-5)** - No work.
6. **District Administration Office** - No work.

### **PROS**

1. High School
  - a. New building can be designed to meet the specific needs of the current High School educational program.
  - b. Utility cost savings with installation of energy efficient HVAC, Plumbing and Electrical components.

### **CONS**

1. Most expensive option.
2. Additional property will need to be acquired.
3. Outdoor athletic facilities (*football / soccer field and track*) would most likely be on a different site than the new High School building.
4. High School
  - a. Recent Boiler and Electrical Service upgrades at the High School, while necessary for the continued use of the existing building and any possible future additions, would now be oversized for the reduced building footprint proposed for what would become the Arts & Athletic building.
5. District Administration Office
  - a. Remains close to South Pike Road (*Route 356*).

**Option 1 - New High School**  
**HHS DR #4661**

**Date of Estimate**

**4/10/2024**

**Cost Estimates**

---

New High School Building	\$ 107,594,000
Demo Classroom Wings of Existing High School	\$ 1,449,000
<b>Total</b>	<b>\$ 109,043,000</b>

---

**Notes:**

- 
1. New High School - New High School (9-12) is constructed on acquired property (TBD).
  2. High School - Classroom portion of the existing High School building is demolished. No work planned on the remaining portion of the building.
  3. Middle School (6-8) - No work.
  4. South Buffalo Elementary (K-5) - No work.
  5. Buffalo Elementary (K-5) - No work.
  6. District Administration Office - No work.
  7. Land Acquisition Costs (if required) are not included.
  8. Highway Occupancy Permit (if required) is not included.
  9. Site Utility Services (if required) are not included.
  10. Paved parking and driveways are not included.

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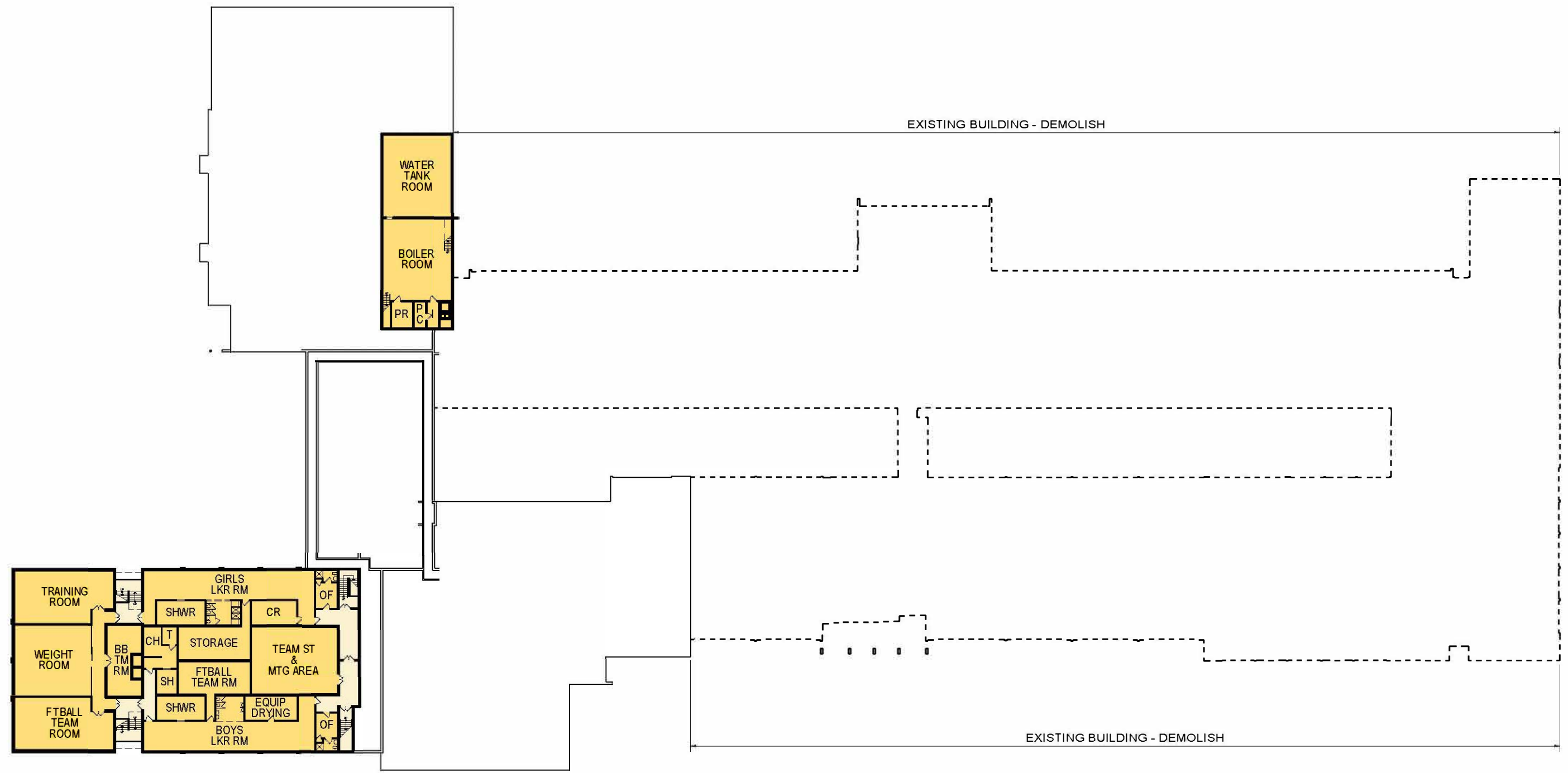
**OPTION 2**

**Add High School to existing Middle School**





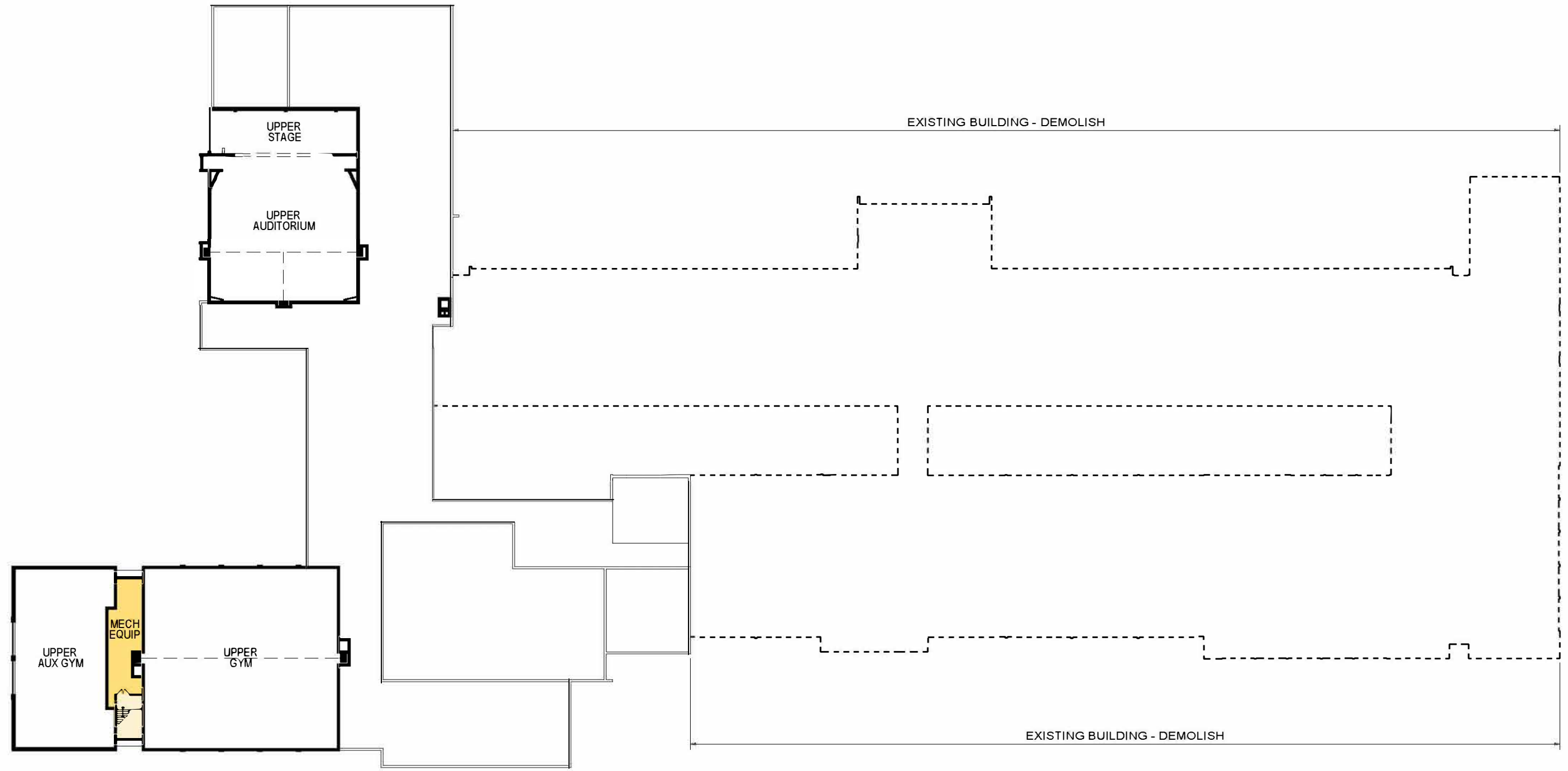




- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPPOINT ARTS & ATHLETICS**  
 BASEMENT FLOOR PLAN - OPTION 1, 2, 5A, 5B, 6A & 6B  
 SCALE 1/8" = 1'-0"

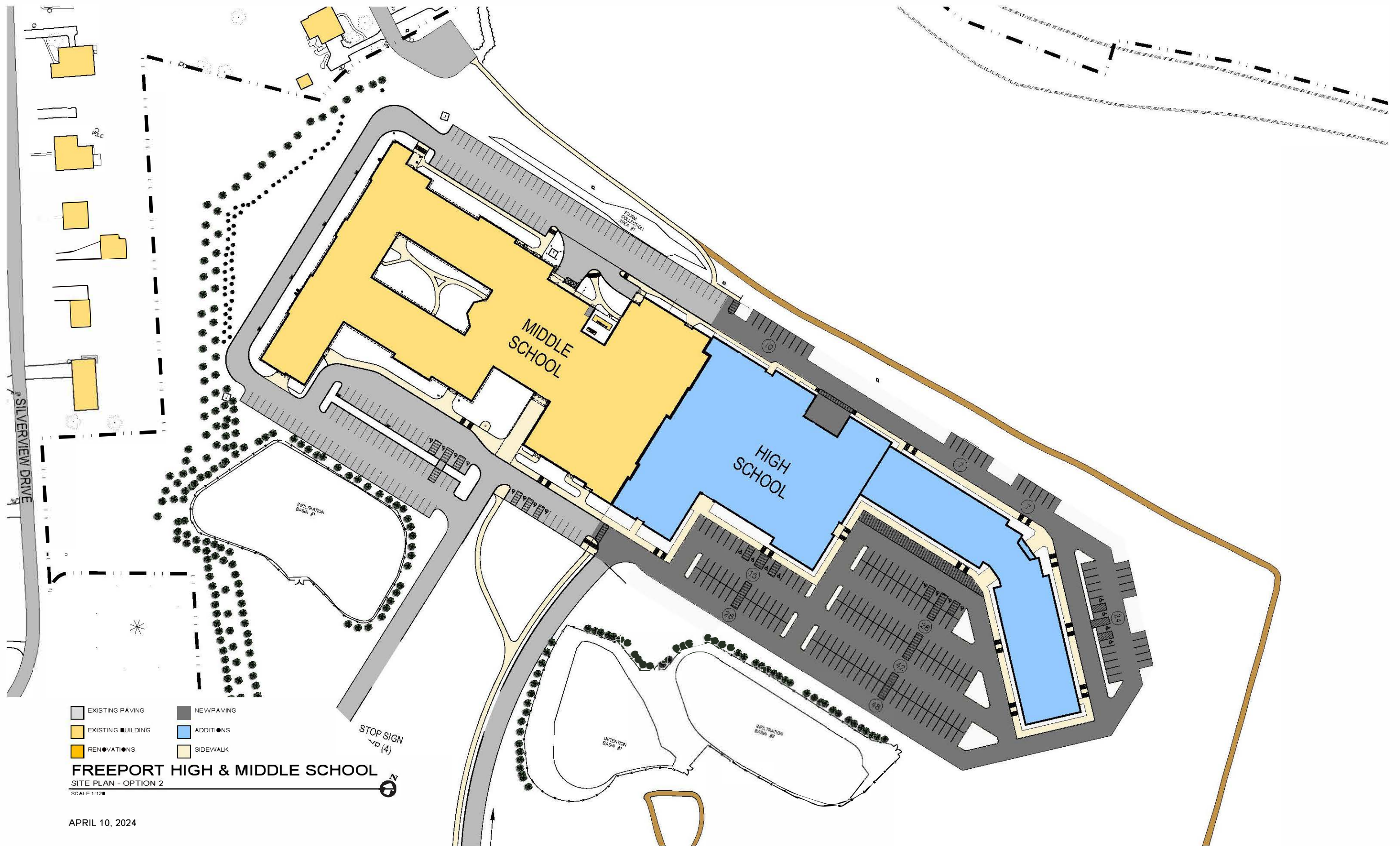
APRIL 10, 2024



- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPORT ARTS & ATHLETICS**  
 SECOND FLOOR PLAN - OPTION 1, 2, 5A, 5B, 6A & 6B  
 SCALE 1/8" = 1'-0"

APRIL 10, 2024



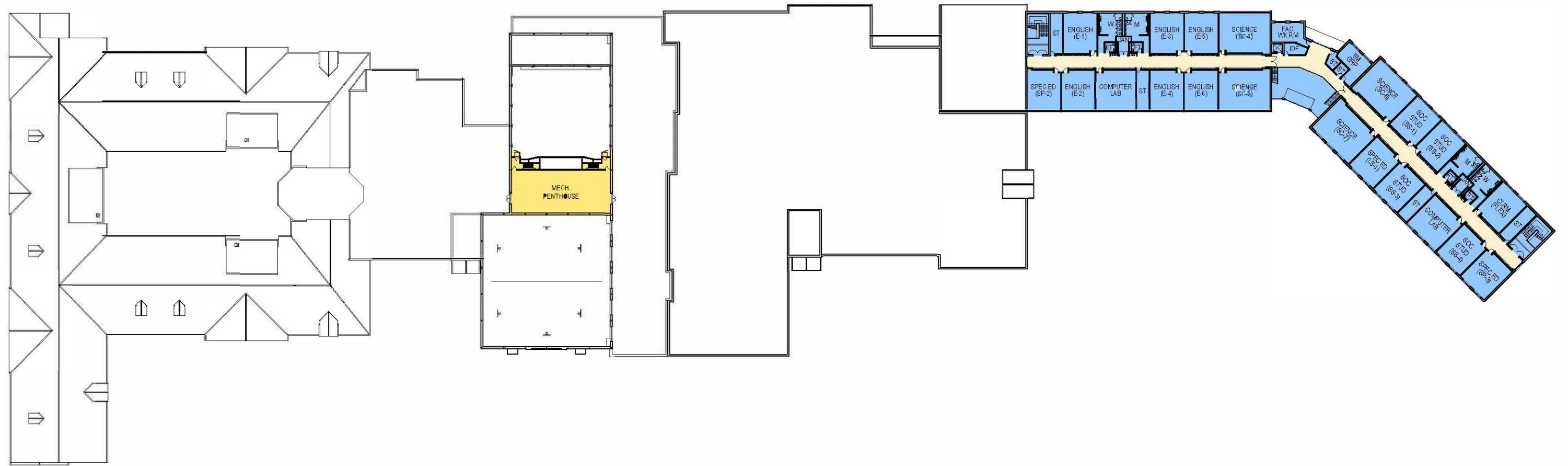




- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPORT HIGH & MIDDLE SCHOOL**  
 FIRST FLOOR PLAN - OPTION 2  
 SCALE 1/8" = 1'-0"

APRIL 10, 2024



- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPORT HIGH & MIDDLE SCHOOL**  
 SECOND FLOOR PLAN - OPTION 2  
 SCALE 1/8" = 1'-0"

APRIL 10, 2024

## **Option 2 - Add High School to existing Middle School (Overview)**

1. **High School** - Classroom portion of the existing High School building is demolished. No work planned on the remaining portion of the building.
2. **Middle School** - High School (9-12) addition is added onto the existing Middle School (6-8) building.
3. **South Buffalo Elementary (K-5)** - No work.
4. **Buffalo Elementary (K-5)** - No work.
5. **District Administration Office** - No work.

### **PROS**

1. High School / Middle School
  - a. New portion of the building can be designed to meet the specific needs of the current High School educational program.
  - b. Utility cost savings, on the additions, with installation of energy efficient HVAC, Plumbing and Electrical components.

### **CONS**

1. Does not allow for the School District's borrowing capacity to be phased with the construction, like Options 3A and 3B.
2. High School
  - a. Recent Boiler and Electrical Service upgrades at the High School, while necessary for the continued use of the existing building and any possible future additions, would now be oversized for the reduced building footprint proposed for what would become the Arts & Athletic building.
3. High School / Middle School
  - a. One (1) Gymnasium for Grade levels (6-12).
4. District Administration Office
  - a. Remains close to South Pike Road (*Route 356*).

**Option 2 - Add High School to existing Middle School  
HHS DR #4661**

**Date of Estimate**

**4/10/2024**

**Cost Estimates**

---

Demo Classroom Wings of Existing High School	\$ 1,449,000
High School Addition to the existing Middle School	\$ 72,004,000
Paved parking and driveways	\$ 3,310,000

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<b>Total</b>	<b>\$ 75,314,000</b>
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**Notes:**

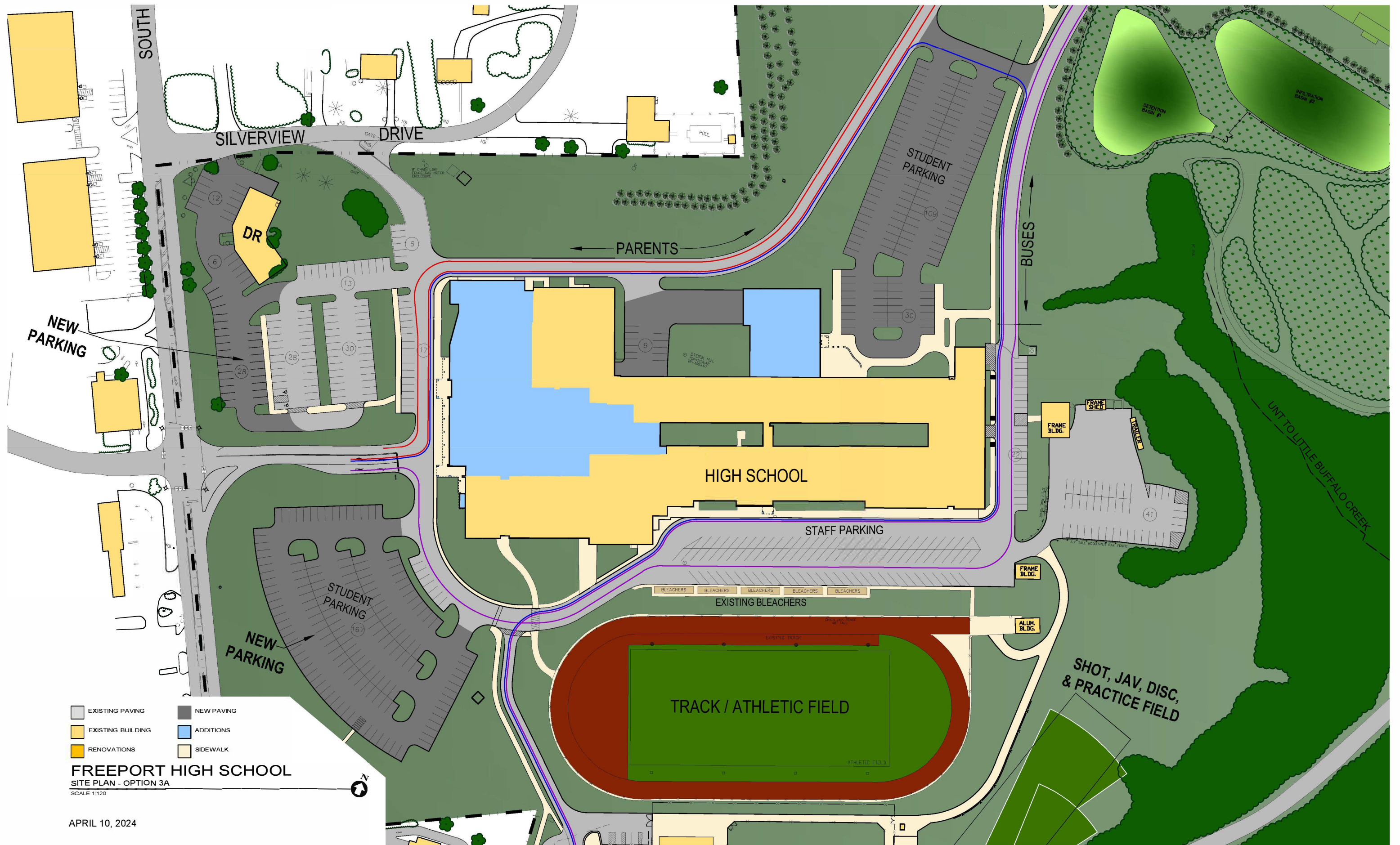
- 
1. High School - Classroom portion of the existing High School building is demolished. No work planned on the remaining portion of the building.
  2. Middle School - High School (9-12) addition is added onto the existing Middle School (6-8) building.
  3. South Buffalo Elementary (K-5) - No work.
  4. Buffalo Elementary (K-5) – No work.
  5. District Administration Office - No work.



---

**OPTION 3A**

**Additions & Alterations to existing High School**



- EXISTING PAVING
- EXISTING BUILDING
- RENOVATIONS
- NEW PAVING
- ADDITIONS
- SIDEWALK

**FREEPOINT HIGH SCHOOL**  
 SITE PLAN - OPTION 3A  
 SCALE 1:120

APRIL 10, 2024





HIGH SCHOOL OFFICE

DISTRICT ADMINISTRATION OFFICE

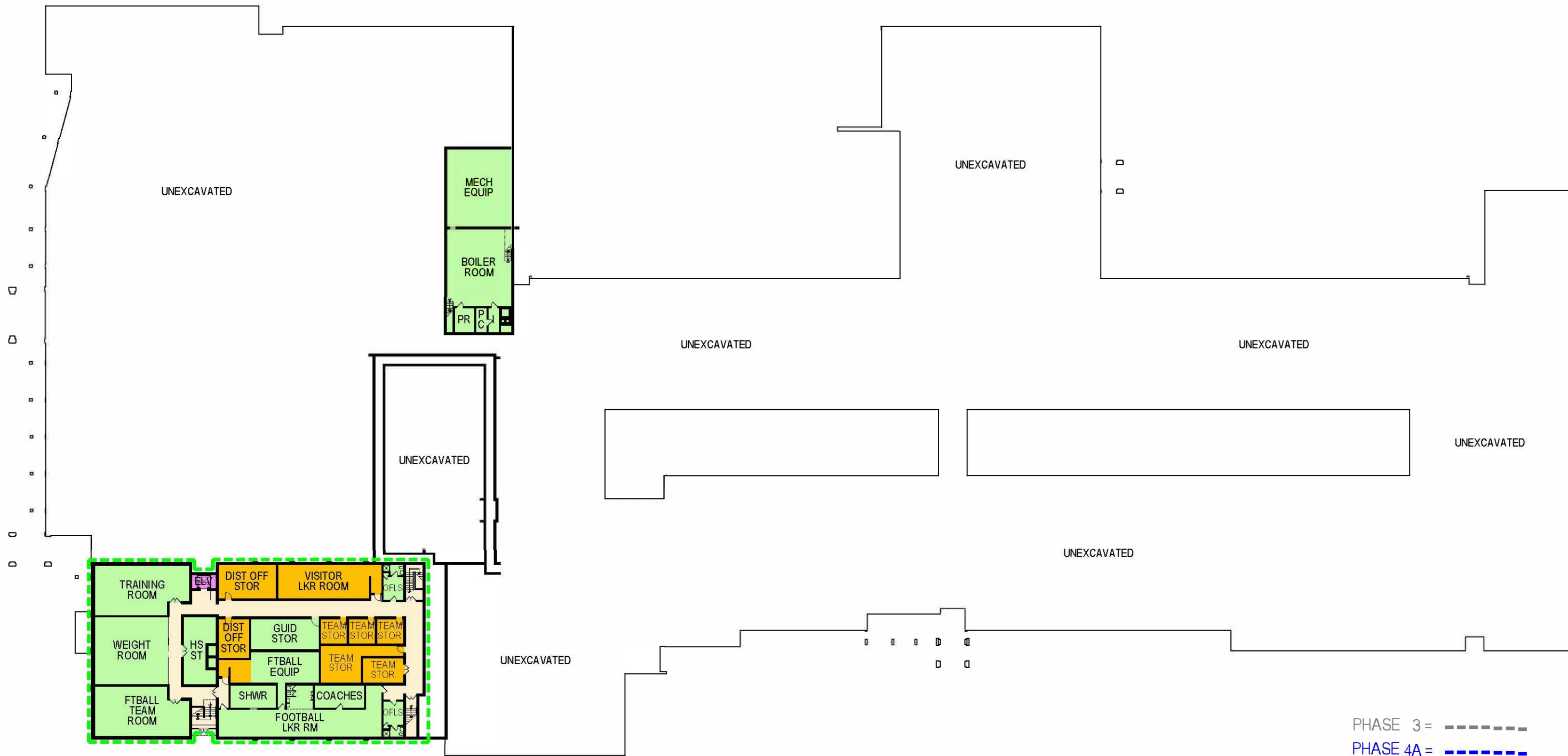
- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

- PHASE 3 = - - - - -
- PHASE 4A = - - - - -
- PHASE 4B = - - - - -
- PHASE 4C = - - - - -

**FREEPORT HIGH SCHOOL**  
FIRST FLOOR PLAN - OPTION 3A

SCALE 1/8" = 1'-0"

APRIL 10, 2024



PHASE 3 = - - - - -  
 PHASE 4A = - - - - -  
 PHASE 4B = - - - - -  
 PHASE 4C = - - - - -

- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION

**FREEPORT HIGH SCHOOL**  
 BASEMENT FLOOR PLAN - OPTION 3A  
 SCALE 1/8"



APRIL 10, 2024





PHASE 3 = - - - - -  
 PHASE 4A = - - - - -  
 PHASE 4B = - - - - -  
 PHASE 4C = - - - - -

■ EXISTING BUILDING  
 ■ RENOVATIONS (Major)  
 ■ RENOVATIONS (Minor)  
 ■ ADDITIONS  
 ■ CIRCULATION

**FREEPORT HIGH SCHOOL**  
 SECOND FLOOR PLAN - OPTION 3A  
 SCALE 1/8" = 1'-0"

APRIL 10, 2024



**FREEPORT AREA HIGH SCHOOL**

**WEST SIDE VIEW**







**FREEPORT AREA HIGH SCHOOL**

**FRONT ENTRANCE**







FREEPORT AREA HIGH SCHOOL

FRONT ENTRANCE







FREEPORT AREA HIGH SCHOOL

SOUTH ENTRANCE







**FREEPORT AREA HIGH SCHOOL**

**ENTRANCE LOBBY**







FREEPORT AREA HIGH SCHOOL

AUDITORIUM







FREEPORT AREA HIGH SCHOOL

GYMNASIUM







FREEPORT AREA HIGH SCHOOL

CAFETERIA







FREEPORT AREA HIGH SCHOOL

MEDIA CENTER ENTRANCE







**FREEPORT AREA HIGH SCHOOL**

**MEDIA CENTER**







FREEPORT AREA HIGH SCHOOL

TYPICAL CLASSROOM / TYPICAL SCIENCE ROOM







FREEPORT AREA HIGH SCHOOL

FITNESS ROOM



## **Option 3A - Additions & Renovations to existing High School (Overview)**

1. **High School** – Additions & renovations to the existing High School (9-12) building.
  - a. Additions include, but not limited to:
    - i. Auditorium
    - i. Cafeteria / Kitchen
    - ii. Gymnasium
    - iii. Media Center
    - iv. High School Office / Health Suite
    - v. Second Gymnasium
2. **Middle School (6-8)** - No work.
3. **South Buffalo Elementary (K-5)** - No work.
4. **Buffalo Elementary (K-5)** - No work.
5. **District Administration Office** - Demolished

### **PROS**

1. Cost within the School District's current borrowing capacity if borrowing is addressed in Phases.
2. High School
  - a. Increases on-site parking by 361 spaces.
  - b. Improvements to site circulation.
  - c. New Boilers and Electrical Service sized to accommodate the additions and renovations shown.
  - d. Utility cost savings with installation of energy efficient HVAC, Plumbing and Electrical components.
  - e. Additions and major renovations can be designed meet the specific needs of the current High School educational program.
  - f. New floor, wall, and ceiling finishes in the existing portion of the building.
3. District Administration Offices
  - a. Moved into the renovated High School building– away from South Pike Road (*Route 356*).

### **CONS**

1. High School
  - a. Phased construction will be required.

**Option 3A - Additions & Alterations to Existing High School  
HHS DR #4661**

**Date of Estimate**

**4/10/2024**

**Cost Estimates**

---

<b>Phase 1:</b> New Electrical Service & Emergency Generator (Right Electric) Mezzanine (Fred L. Burns, Inc.)	\$ 738,210 \$ 232,500
<b>Phase 2:</b> New Boilers (East West Manufacturing & Supply Co., Inc.)	\$ 831,000
<b>Phase 3:</b> New Cafeteria Addition & Alterations New Cafeteria Parking Lot New North Student Parking Lot	\$ 9,353,000
<b>Phase 4:</b> Remaining Additions & Alterations and Parking Lots	\$ 69,488,000
 <b>Subphase 4A:</b> Build 14 to 16 temporary classrooms in the existing auditorium, cafeteria, & kitchen. Renovate classrooms and science rooms in rotation of 14 to 16 rooms over 9 to 12 months.	 \$ 22,451,000
 <b>Subphase 4B:</b> Build temporary offices, guidance & nurse suite in the existing cafeteria & kitchen. Build new auditorium, second gym, high school offices, nurse suite, & media center.	 \$ 30,733,000
 <b>Subphase 4C:</b> Demo existing DAO building Build district offices, team rooms & fitness room. Renovate existing gym & basement level rooms. New South Student Parking Lot New Northwest Parking Lot	 \$ 16,304,000
 <b>Total</b>	 <b>\$ 80,642,710</b>

**Notes:**

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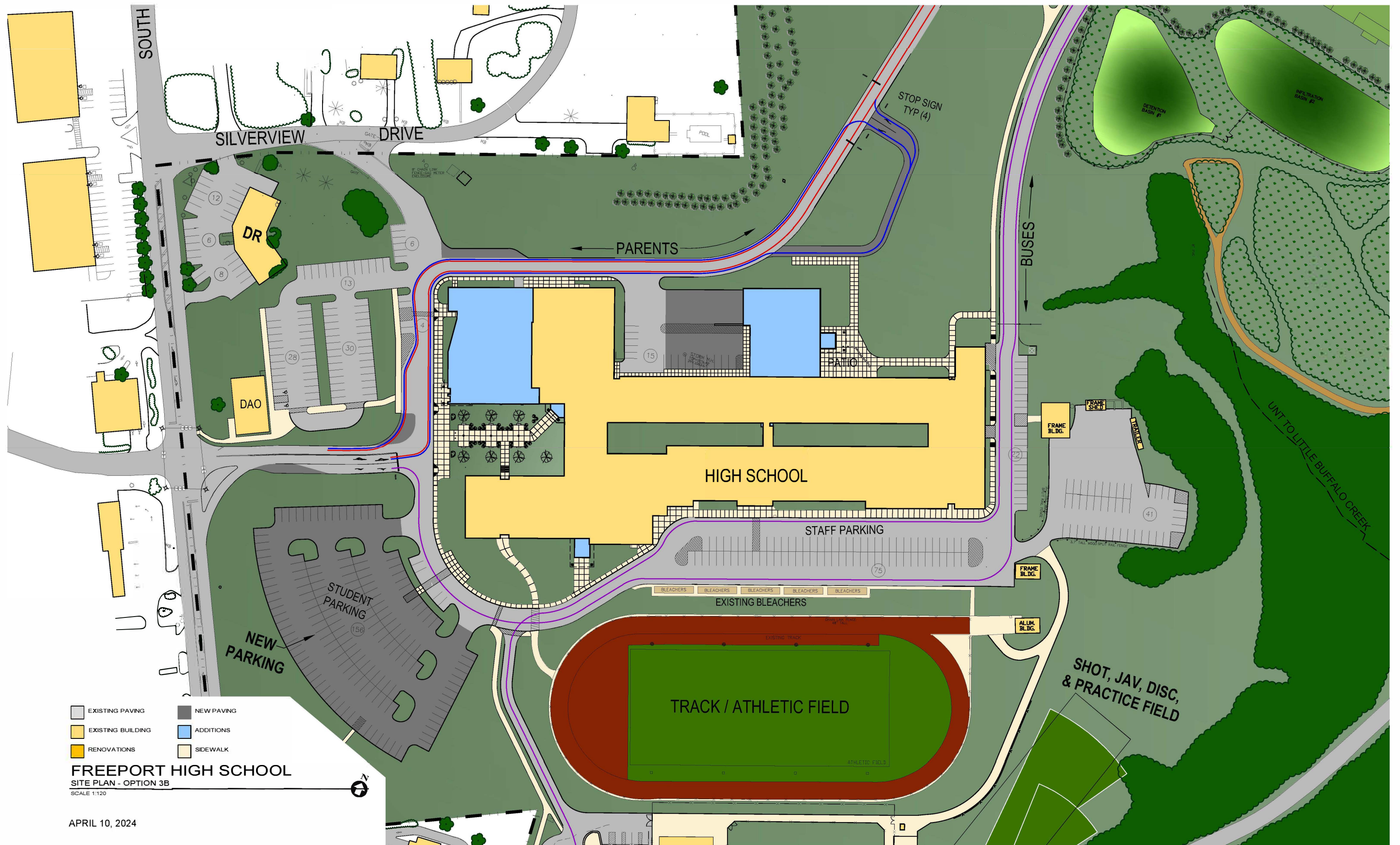
1. High School – Additions & renovations to the existing High School (9-12) building.
2. Middle School (6-8) - No work.
3. South Buffalo Elementary (K-5) - No work.
4. Buffalo Elementary (K-5) - No work.
5. District Administration Office - Demolished.

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**OPTION 3B**

**Additions & Alterations to existing High School**

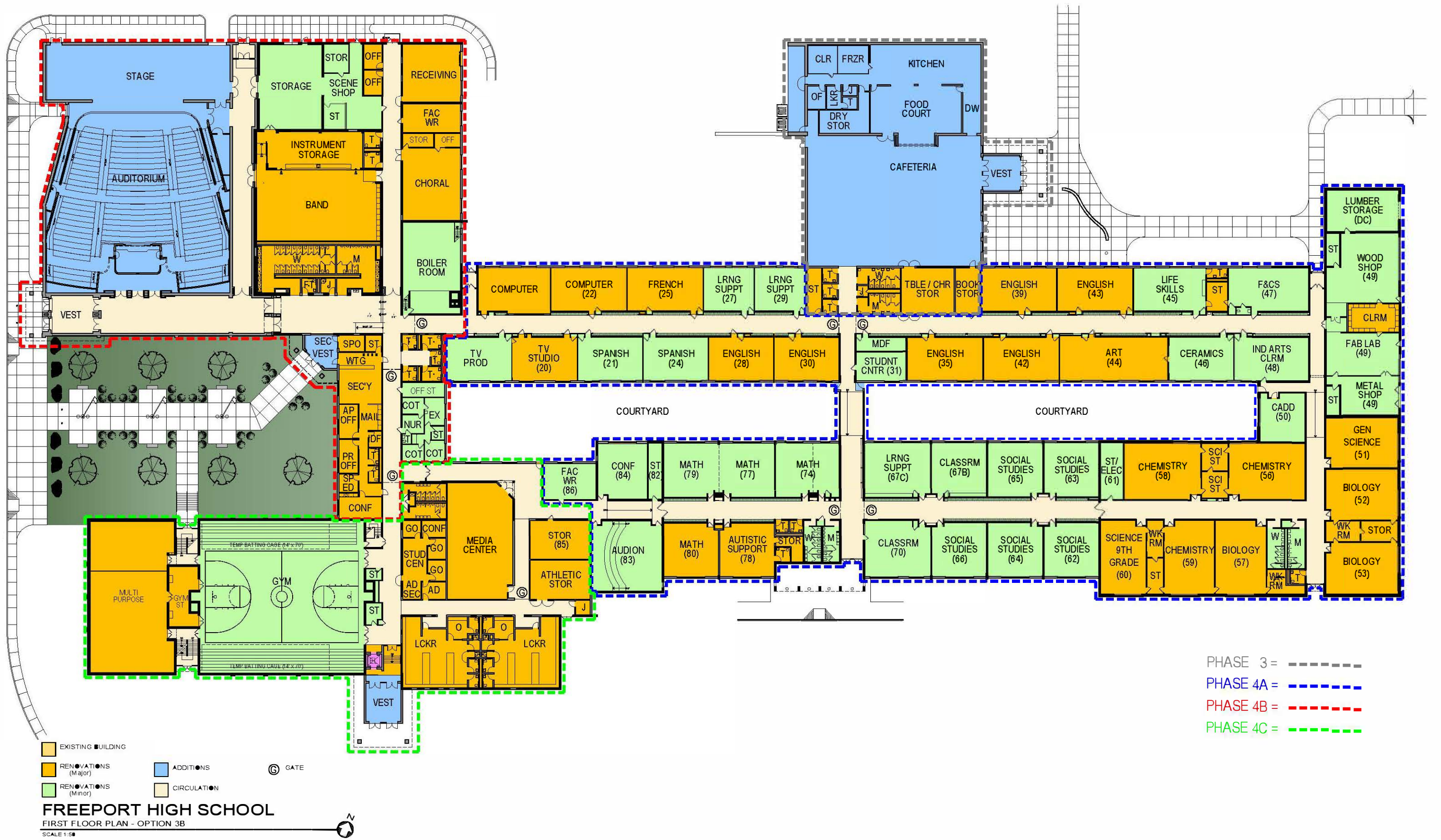


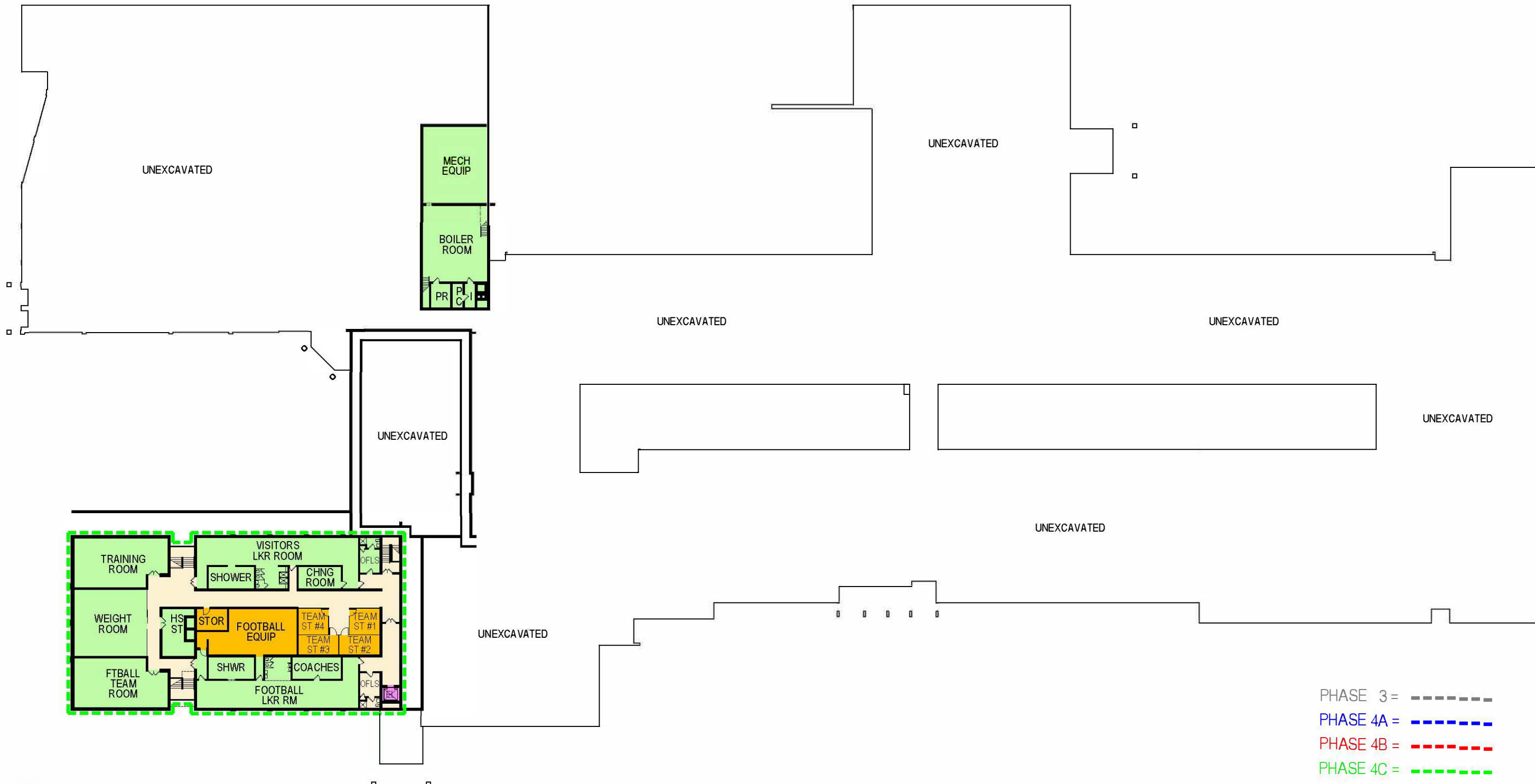


**FREEPPOINT HIGH SCHOOL**  
 SITE PLAN - OPTION 3B  
 SCALE 1:120

APRIL 10, 2024







- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION

- PHASE 3 =
- PHASE 4A =
- PHASE 4B =
- PHASE 4C =

**FREEPORT HIGH SCHOOL**  
 BASEMENT FLOOR PLAN - OPTION 3B  
 SCALE 1/8"



APRIL 10, 2024





**FREEPORT HIGH SCHOOL**

SECOND FLOOR PLAN - OPTION 3B  
SCALE 1/8"



APRIL 10, 2024

### **Option 3B - Additions & Renovations to existing High School (Overview)**

1. **High School** – Additions & Renovations to the existing High School (9-12) building.
  - a. Additions
    - i. Cafeteria / Kitchen
    - ii. Auditorium
2. **Middle School (6-8)** - No work.
3. **South Buffalo Elementary (K-5)** - No work.
4. **Buffalo Elementary (K-5)** - No work.
5. **District Administration Office** - No work.

#### **PROS**

1. Cost within the School District's current borrowing capacity if borrowing is addressed in Phases.
2. High School
  - a. Increases on-site parking by 166 spaces.
  - b. Improvements to site circulation.
  - c. New Boilers and Electrical Service sized to accommodate additions and renovations shown.
  - d. Utility cost savings with installation of energy efficient HVAC, Plumbing and Electrical components.
  - e. Additions and major renovations can be designed to meet the specific needs of the current High School educational program.
  - f. New floor, wall, and ceiling finishes in the existing portion of the building.

#### **CONS**

1. High School
  - a. Phased construction will be required.
2. District Administration Office
  - a. Remains close to South Pike Road (*Route 356*).

**Option 3B - Additions & Alterations to Existing High School  
HHS DR #4661**

**Date of Estimate**

**4/10/2024**

**Cost Estimates**

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<b>Phase 1: New Electrical Service &amp; Emergency Generator (Right Electric)</b>	<b>\$ 738,210</b>
Mezzanine (Fred L. Burns, Inc.)	<b>\$ 232,500</b>
<b>Phase 2: New Boilers (East West Manufacturing &amp; Supply Co., Inc.)</b>	<b>\$ 831,000</b>
<b>Phase 3: New Cafeteria Addition &amp; Alterations</b>	<b>\$ 11,727,000</b>
New Parent Drop-Off Loop	
New Cafeteria Parking Lot	
New Silverview Drive Right Turn Lane	
New Main Intersection Right Turn Lane	
New Front Entrance Extended Right Turn Lane	
New South Student Parking Lot	
<b>Phase 4: Remaining Additions &amp; Alterations and Parking Lots</b>	<b>\$ 57,757,000</b>
<b>Subphase 4A:</b>	<b>\$ 24,595,000</b>
Build 14 to 16 temporary classrooms in the existing auditorium, cafeteria, & kitchen.	
Renovate classrooms and science rooms in rotation of 14 to 16 rooms over 9 to 12 months.	
<b>Subphase 4B:</b>	<b>\$ 18,410,000</b>
Build temporary high school offices, guidance & nurse suite in the existing cafeteria & kitchen.	
Renovate existing high school offices, guidance & nurse suite area.	
Build new auditorium, and security vestibule.	
Build band room, instrument storage, restrooms, choral room, and receiving room.	
<b>Subphase 4C:</b>	<b>\$ 14,752,000</b>
Build media center & team rooms.	
Renovate existing auxiliary gym, main gym & basement level rooms	
Build new security vestibule and new elevator.	
<b>Total</b>	<b>\$ 71,285,710</b>

**Notes:**

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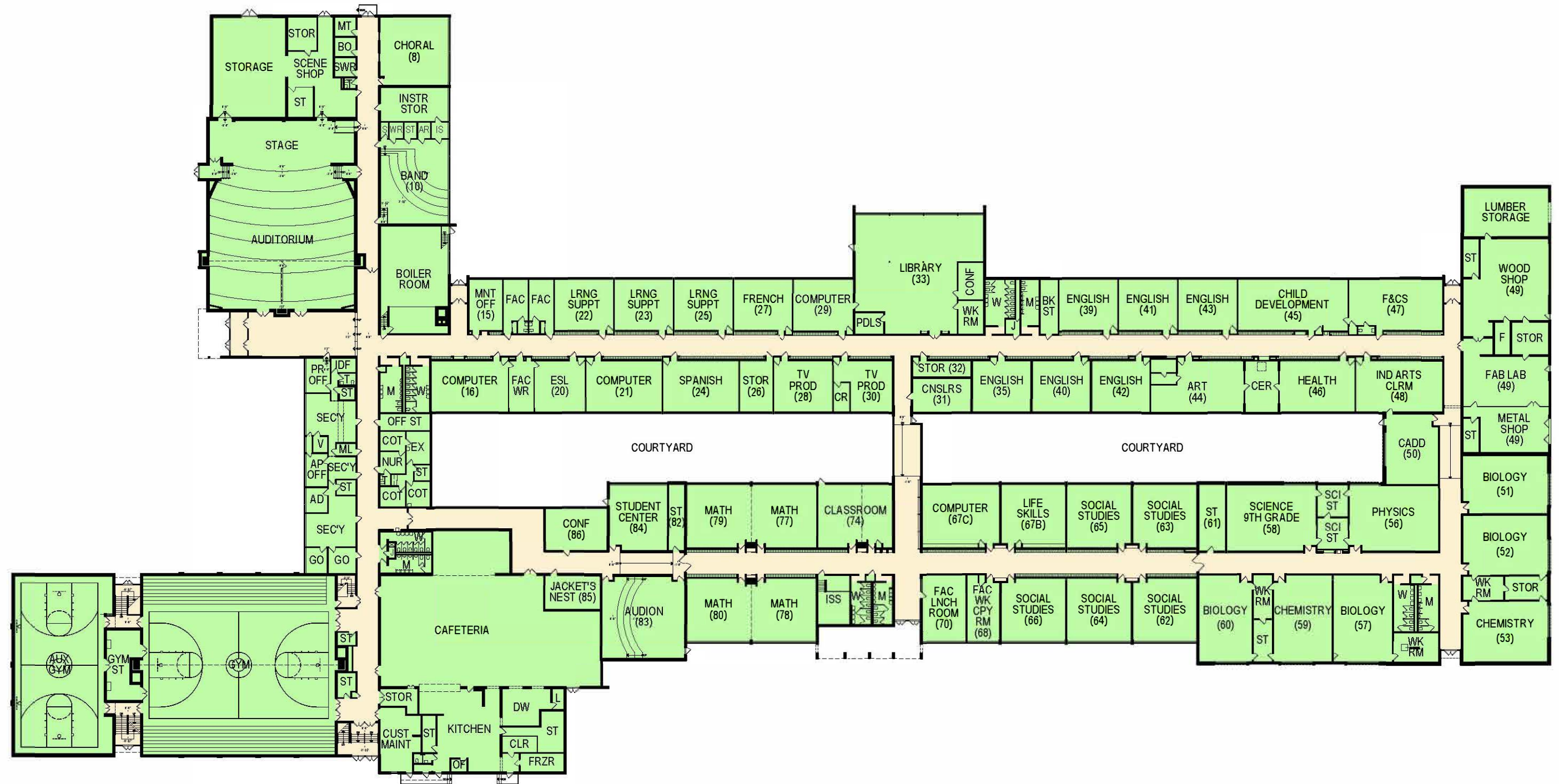
1. High School – Additions & renovations to the existing High School (9-12) building.
2. Middle School (6-8) - No work.
3. South Buffalo Elementary (K-5) - No work.
4. Buffalo Elementary (K-5) - No work.
5. District Administration Office - No work.

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**OPTION 4**

**Renovate existing High School**



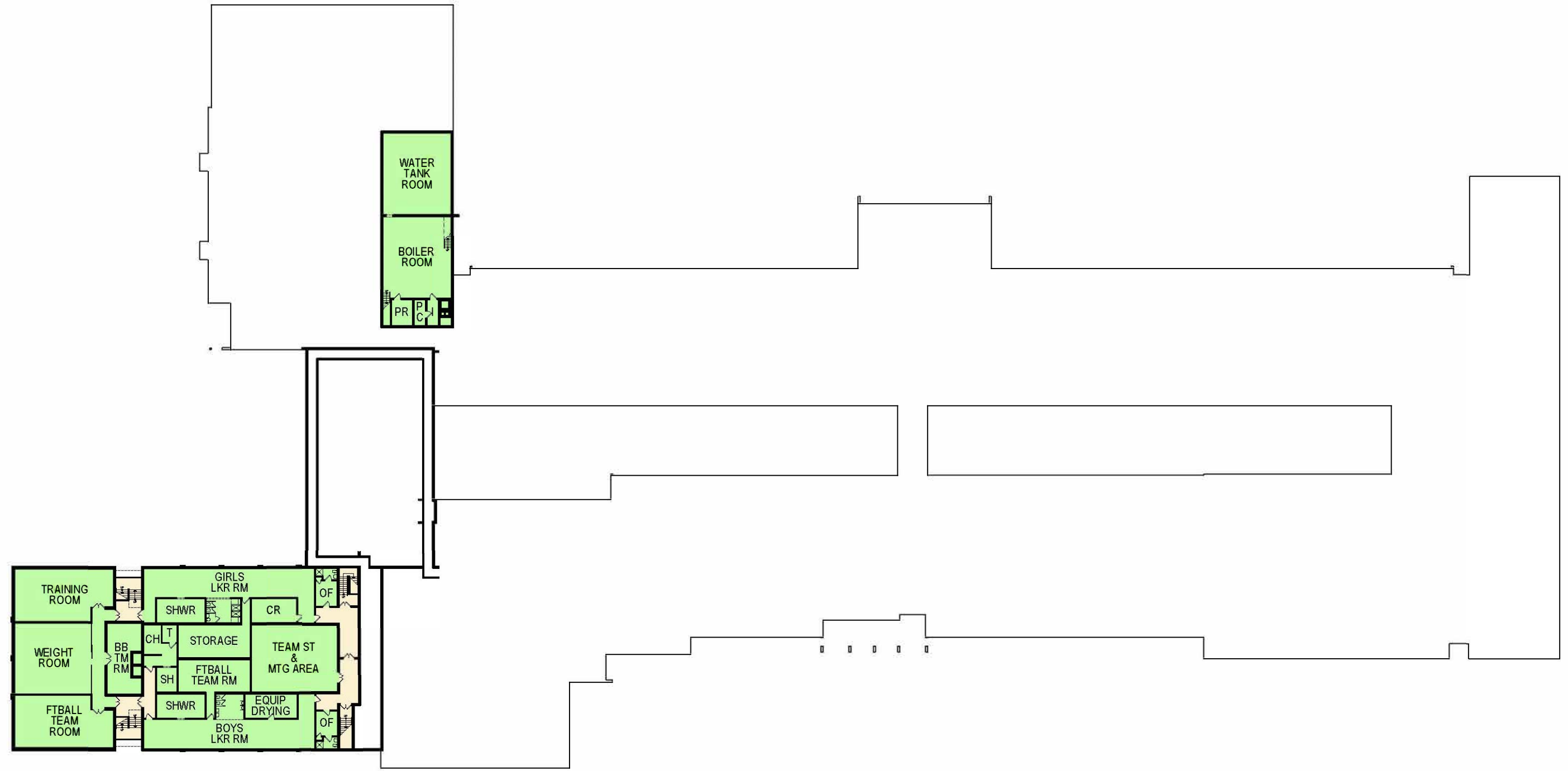


- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION

**FREEPORT HIGH SCHOOL**  
 FIRST FLOOR PLAN - OPTION 4  
 SCALE 1/8"



APRIL 10, 2024

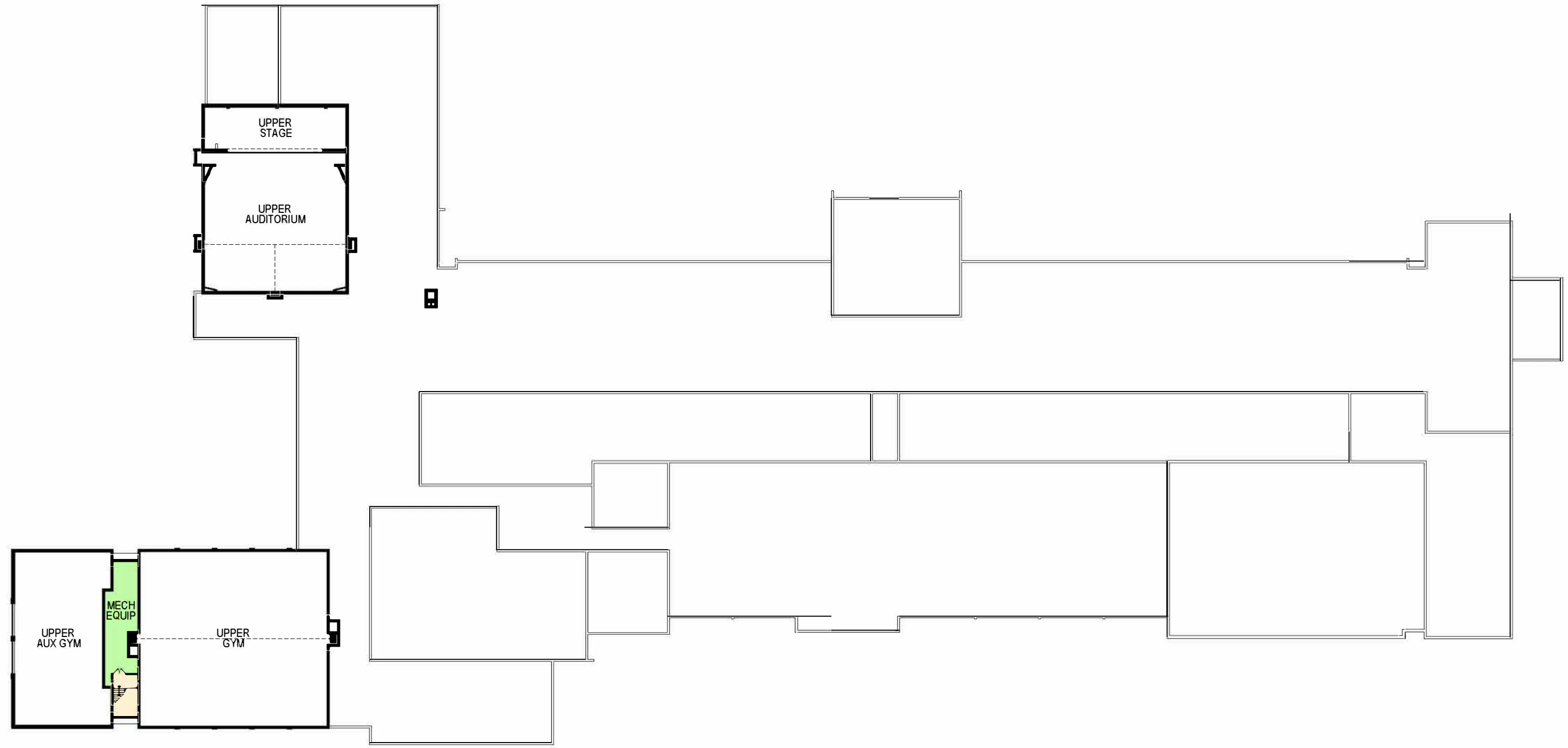


- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION

**FREEPOINT HIGH SCHOOL**  
 BASEMENT FLOOR PLAN - OPTION 4  
 SCALE 1/8"



APRIL 4, 2024



- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION

**FREEPORT HIGH SCHOOL**  
 SECOND FLOOR PLAN - OPTION 4  
 SCALE 1/8"



APRIL 10, 2024

## **Option 4 - Renovate existing High School (Overview)**

1. **High School (9-12)** - Existing building to be fully renovated as-is.
2. **Middle School (6-8)** - No work.
3. **South Buffalo Elementary (K-5)** - No work.
4. **Buffalo Elementary (K-5)** - No work.
5. **District Administration Office** - No work.

### **PROS**

1. Cost within the School District's current borrowing capacity.
2. New Boilers and Electrical Service sized to accommodate renovations shown and future expansion.
3. Utility cost savings with installation of energy efficient HVAC, Plumbing and Electrical components.
4. New floor, wall, and ceiling finishes throughout the building.

### **CONS**

1. High School
  - a. Does not address site circulation deficiencies, additional parking, or other site improvements.
  - b. Existing room and programming deficiencies would not be addressed.
  - c. Only Auditorium available for swing space for classroom renovations that would need to take place during the school year. Construction schedule would be longer than what would be required for Options 3A or 3B.
2. District Administration Office
  - a. Remains close to South Pike Road (*Route 356*).



**Option 4 - Renovate Existing High School  
HHS DR #4661**

**Date of Estimate**

**4/10/2024**

**Cost Estimates**

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Renovate Existing High School as-is		\$	55,357,000
Less New Electrical Service & Emergency Generator	Right Electric	\$	(738,210)
Less New Mezzanine	Fred L. Burns	\$	(232,500)
Less New Boilers	East West Mfr.	\$	(831,000)
<b>Total</b>		<b>\$</b>	<b>53,555,290</b>

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**Notes:**

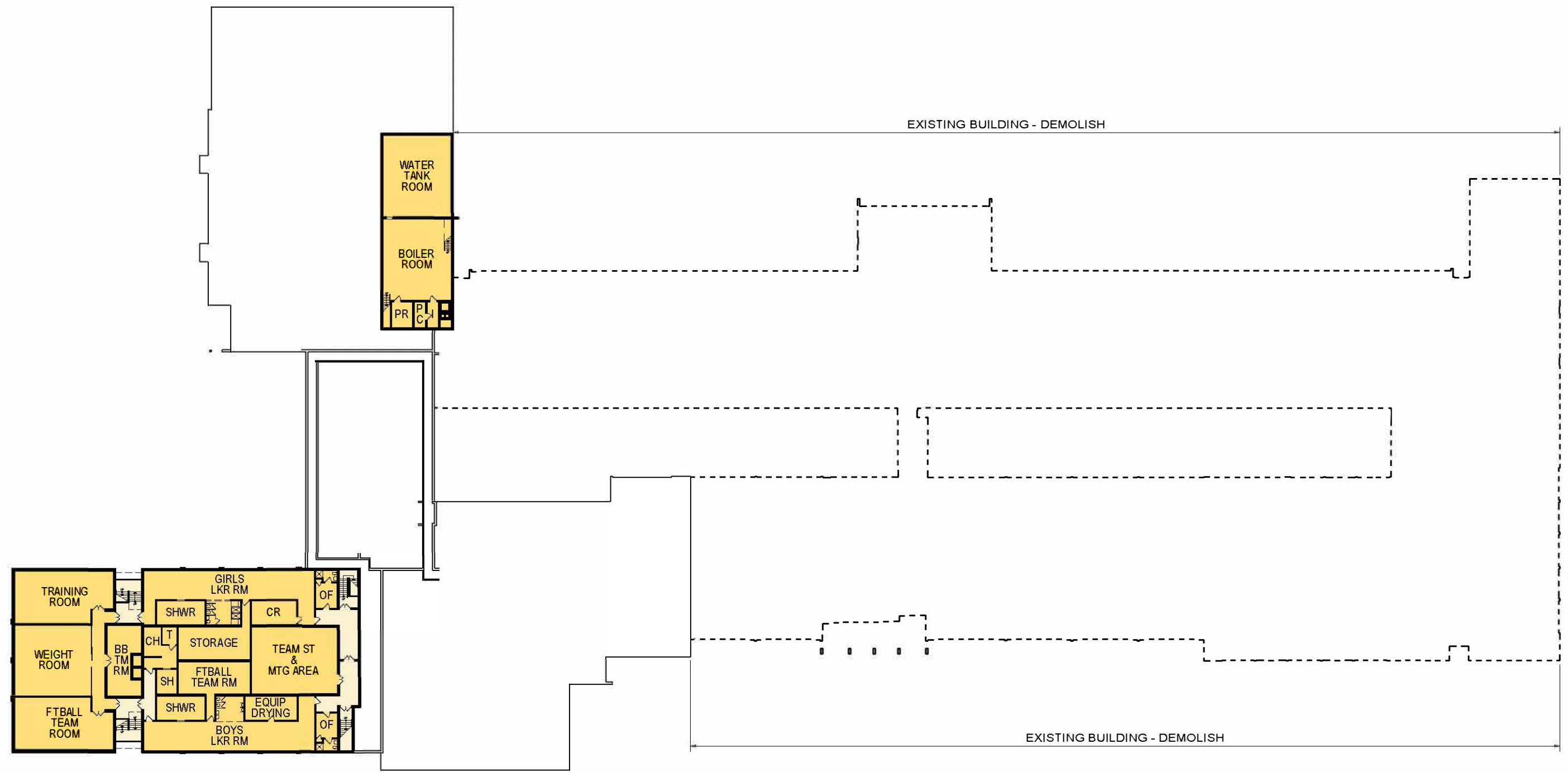
- 
1. Existing building to be fully renovated as-is. No new additions or sitework.
  2. Middle School (6-8) - No work.
  3. South Buffalo Elementary (K-5) - No work.
  4. Buffalo Elementary (K-5) - No work.
  5. District Administration Office - No work.

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**OPTION 5A**

**Four (4) Buildings to Three (3) Buildings**



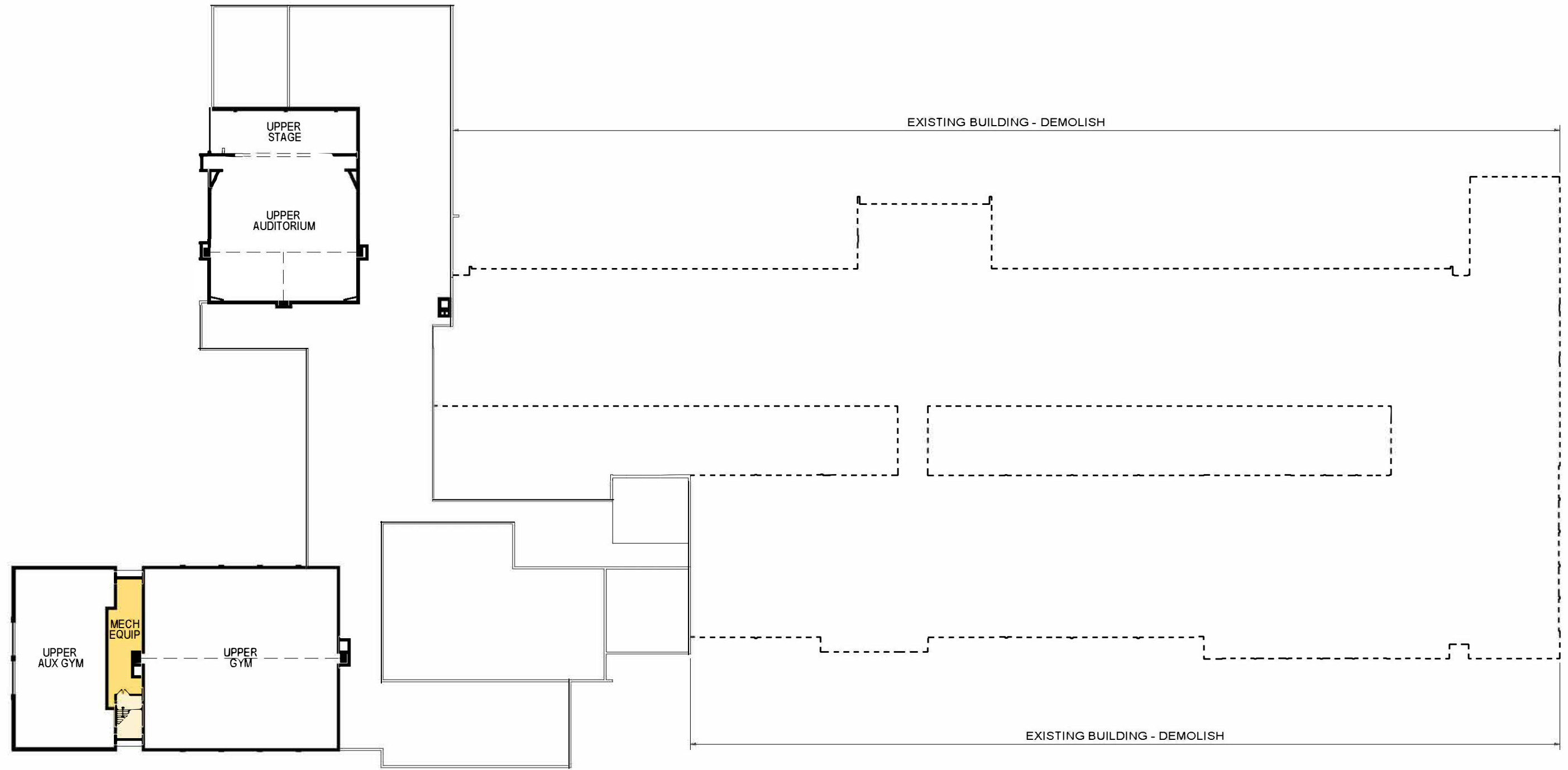


EXISTING BUILDING  
 RENOVATIONS (Major)  
 RENOVATIONS (Minor)  
 ADDITIONS  
 CIRCULATION  
G GATE

**FREEPPOINT ARTS & ATHLETICS**  
 BASEMENT FLOOR PLAN - OPTION 1, 2, 5A, 5B, 6A & 6B  
 SCALE 1/8"

APRIL 10, 2024

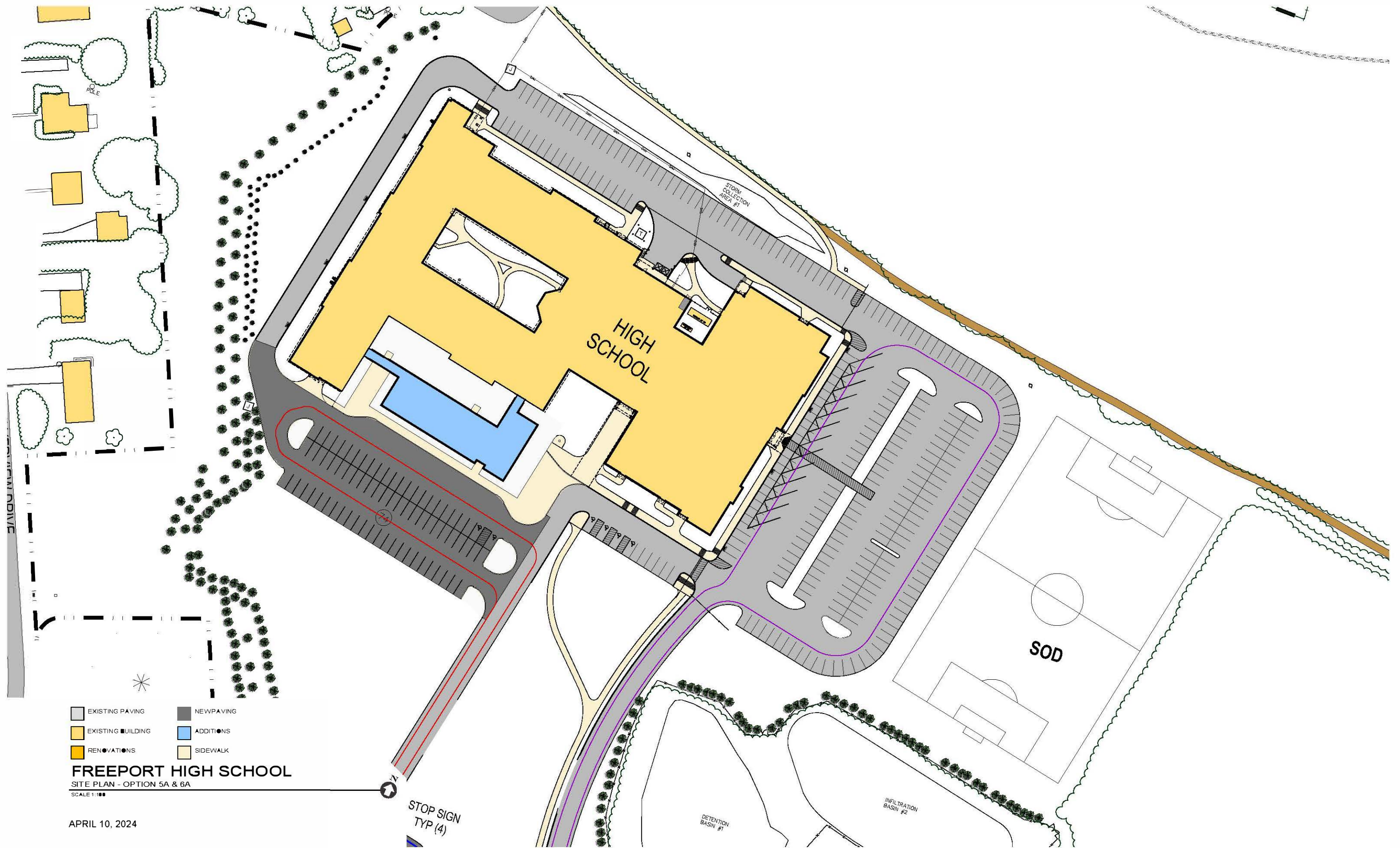




- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPORT ARTS & ATHLETICS**  
 SECOND FLOOR PLAN - OPTION 1, 2, 5A, 5B, 6A & 6B  
 SCALE 1/8" = 1'-0"

APRIL 10, 2024



- EXISTING PAVING
- EXISTING BUILDING
- RENOVATIONS
- NEWPAVING
- ADDITIONS
- SIDEWALK

**FREEPORT HIGH SCHOOL**  
 SITE PLAN - OPTION 5A & 6A  
 SCALE 1"=40'

APRIL 10, 2024





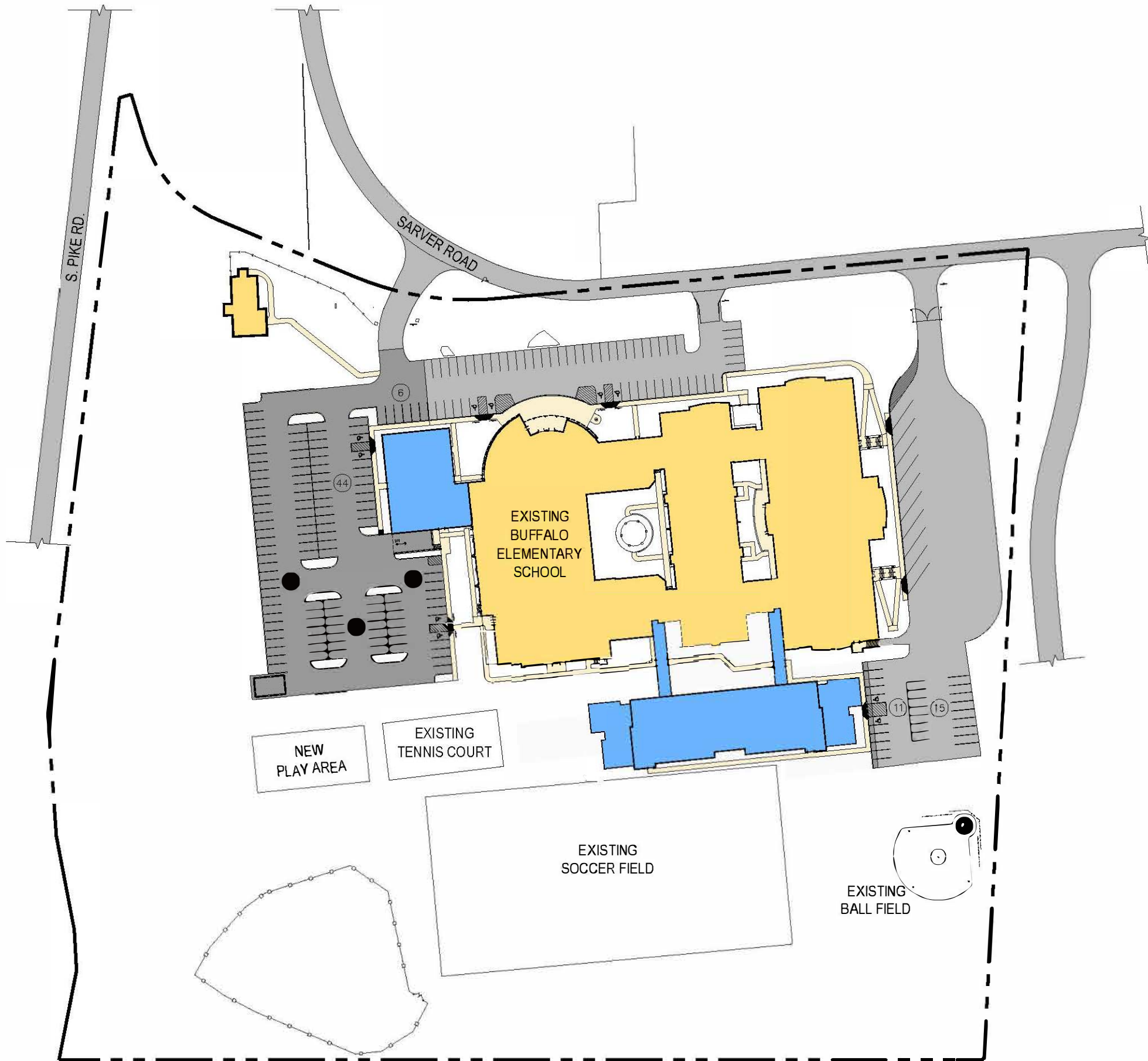
- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPOINT HIGH SCHOOL**  
 FIRST FLOOR PLAN - OPTION 5A & 6A  
 SCALE 1:80

APRIL 10, 2024





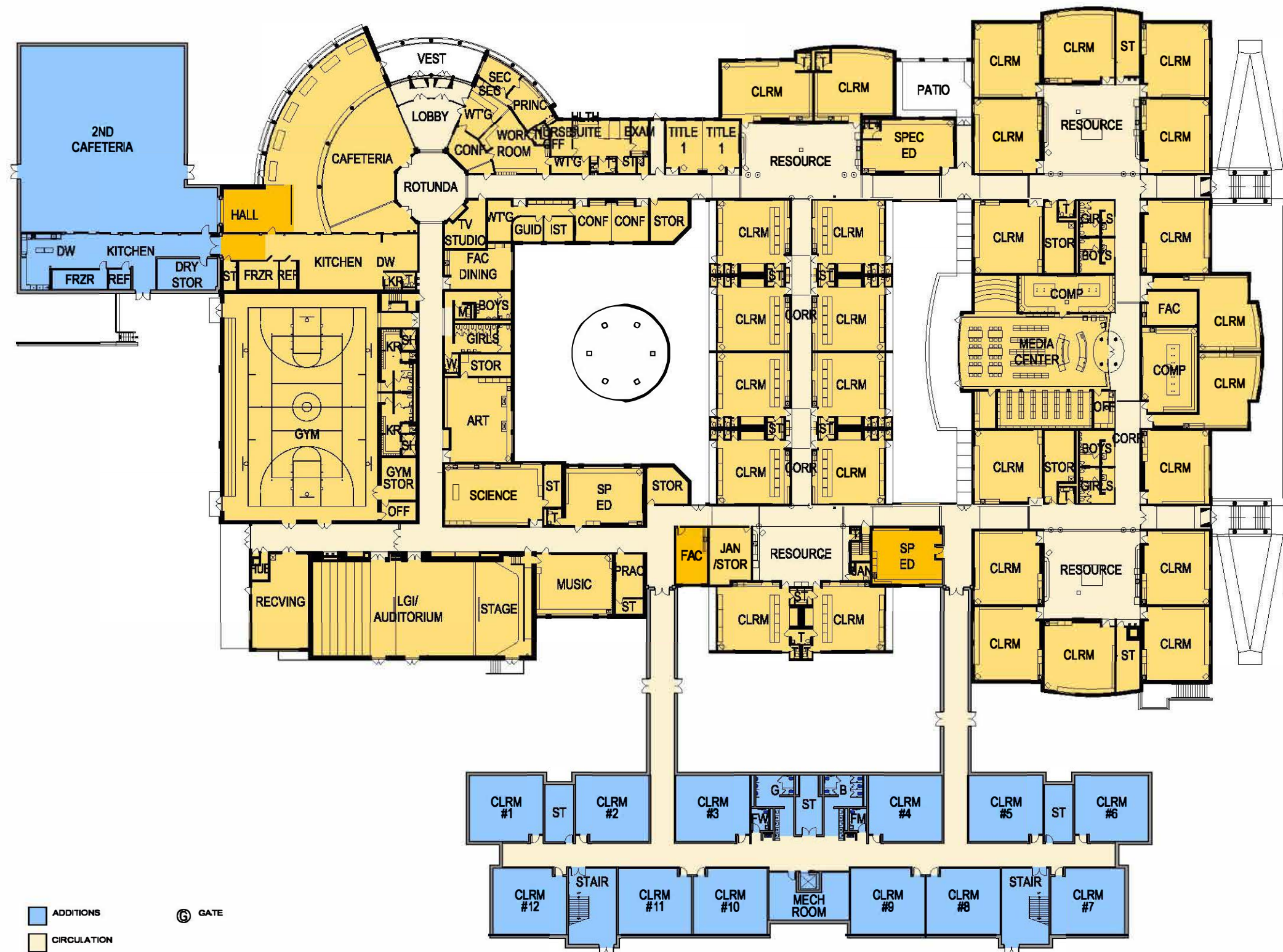


- |                   |           |
|-------------------|-----------|
| EXISTING PAVING   | NEWPAVING |
| EXISTING BUILDING | ADDITIONS |
| RENOVATIONS       | SIDEWALK  |

**BUFFALO ELEMENTARY SCHOOL**  
 SITE PLAN - OPTION 5A  
 SCALE 1:12

APRIL 10, 2024





- EXISTING BUILDING
- RENOVATIONS (Major)
- ADDITIONS
- RENOVATIONS (Minor)
- CIRCULATION
- GATE

**BUFFALO ELEMENTARY SCHOOL**  
 FIRST FLOOR PLAN - OPTION 5A  
 SCALE 1:50

APRIL 10, 2024





- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**BUFFALO ELEMENTARY SCHOOL**  
 SECOND FLOOR PLAN - OPTION 5A  
 SCALE 1:50

APRIL 10, 2024

## **Option 5A - (4) Buildings to (3) Buildings (Overview)**

1. **High School** - Classroom portion of the existing High School building is demolished. No work planned on the remaining portion of the building.
2. **Middle School** - High School (9-12) program relocated to the existing Middle School building with an addition.
  - a. Addition
    - i. (5) Science Classrooms
    - ii. Gang Toilet Rooms.
3. **South Buffalo Elementary** - Middle School (6-8) program relocated to the existing South Buffalo Elementary School building with select renovations.
  - a. Renovations
    - i. Create Tech Education space.
    - ii. Create Science Classroom space.
    - iii. Add lockers in (3) areas of the building.
4. **Buffalo Elementary** - South Buffalo Elementary (K-5) program added into Buffalo Elementary School (K-5) with additions.
  - a. Additions include, but are not limited to:
    - i. Expanded Cafeteria / Kitchen
    - ii. (20) Classrooms
    - iii. Gang Toilet Rooms
    - iv. Mechanical Room
5. **District Administration Office** - No work.

### **PROS**

1. Cost within the School District's current borrowing capacity.

### **CONS**

1. High School
  - a. Recent Boiler and Electrical Service upgrades at the High School, while necessary for the continued use of the existing building and any possible future additions, would now be oversized for the reduced building footprint proposed for what would become the Arts & Athletic building.
2. When High School is moved to the Middle School:
  - a. Kitchen / Cafeteria sized reduced by 1,600 sf (8,360 sf → 6,764 sf).
  - b. The following spaces will be undersized.
    - i. Band Room
    - ii. Instrument Storage
    - iii. Wood Shop
    - iv. Choral Room
    - v. Fitness Room
  - c. Less Stage Storage and no Scene Shop for the Auditorium.

- d. The following programs would not have rooms.
  - i. Fabrication Lab
  - ii. Tech Education Classroom
- 3. When Middle School is moved to South Buffalo:
  - a. Average usable classroom size will be reduced by 110 sf (855 sf → 745 sf) due to elementary student wardrobe units.
- 4. District Administration Office
  - a. Remains close to South Pike Road (*Route 356*).
- 5. Student busing impacts may increase transportation costs.

**Cost Estimates**

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Demo Classroom Wings of Existing High School	\$	1,449,000
High School program relocated to Middle School	\$	6,883,000
Middle School program relocated to South Buffalo ES	\$	2,293,000
South Buffalo ES program added into Buffalo ES with additions	\$	25,677,000
<hr/>		
<b>Total</b>	<b>\$</b>	<b>36,302,000</b>

**Notes:**

- 
1. High School - Classroom portion of the existing High School building is demolished. No work planned on the remaining portion of the building.
  2. Middle School - High School (9-12) program relocated to the existing Middle School building with an addition.
  3. South Buffalo Elementary - Middle School (6-8) program relocated to the existing South Buffalo Elementary School building with select renovations.
  4. Buffalo Elementary - South Buffalo Elementary (K-5) program added into Buffalo Elementary School (K-5) with additions.
  5. District Administration Office - No work.

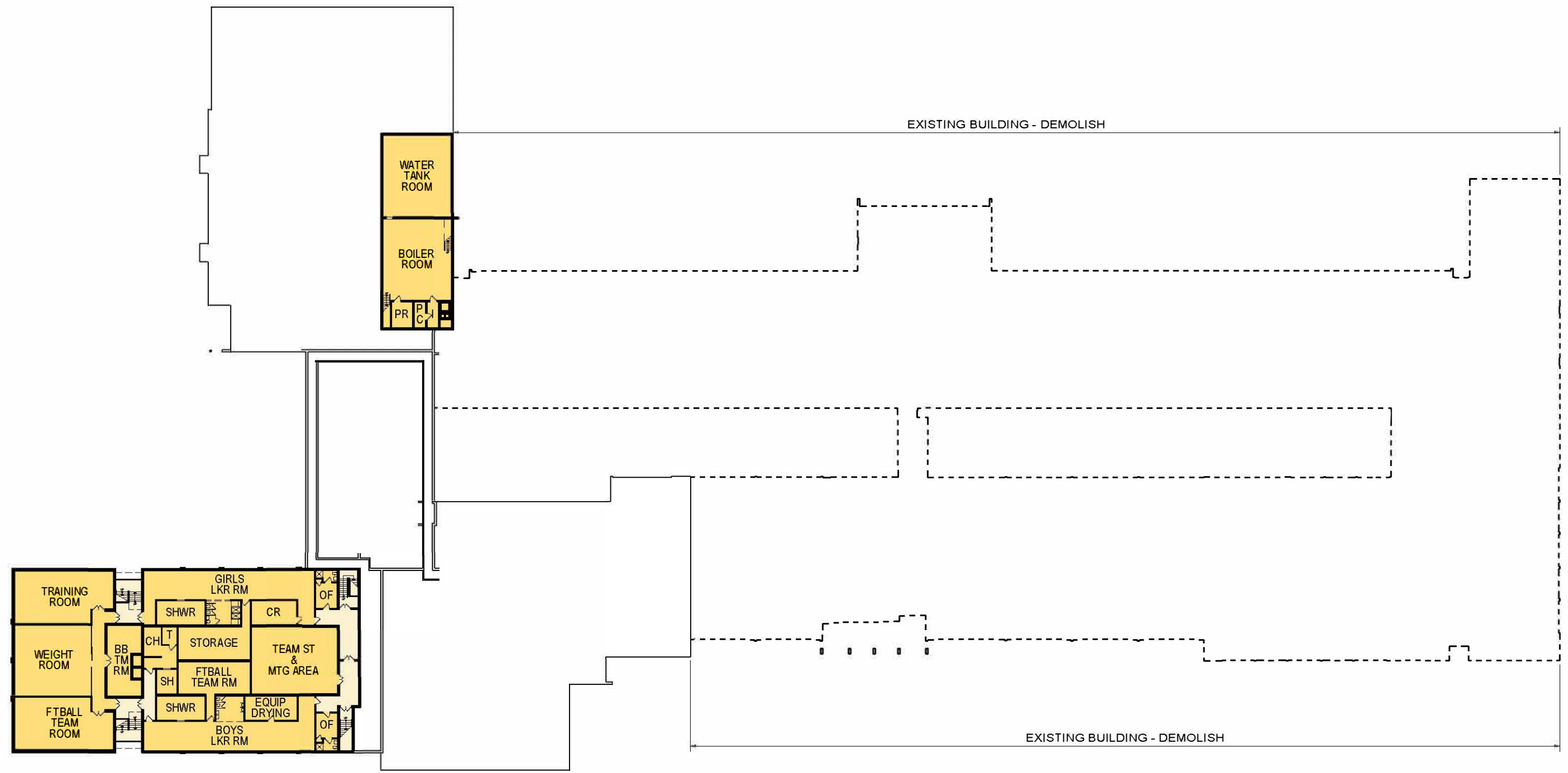


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**OPTION 5B**

**Four (4) Buildings to Three (3) Buildings**

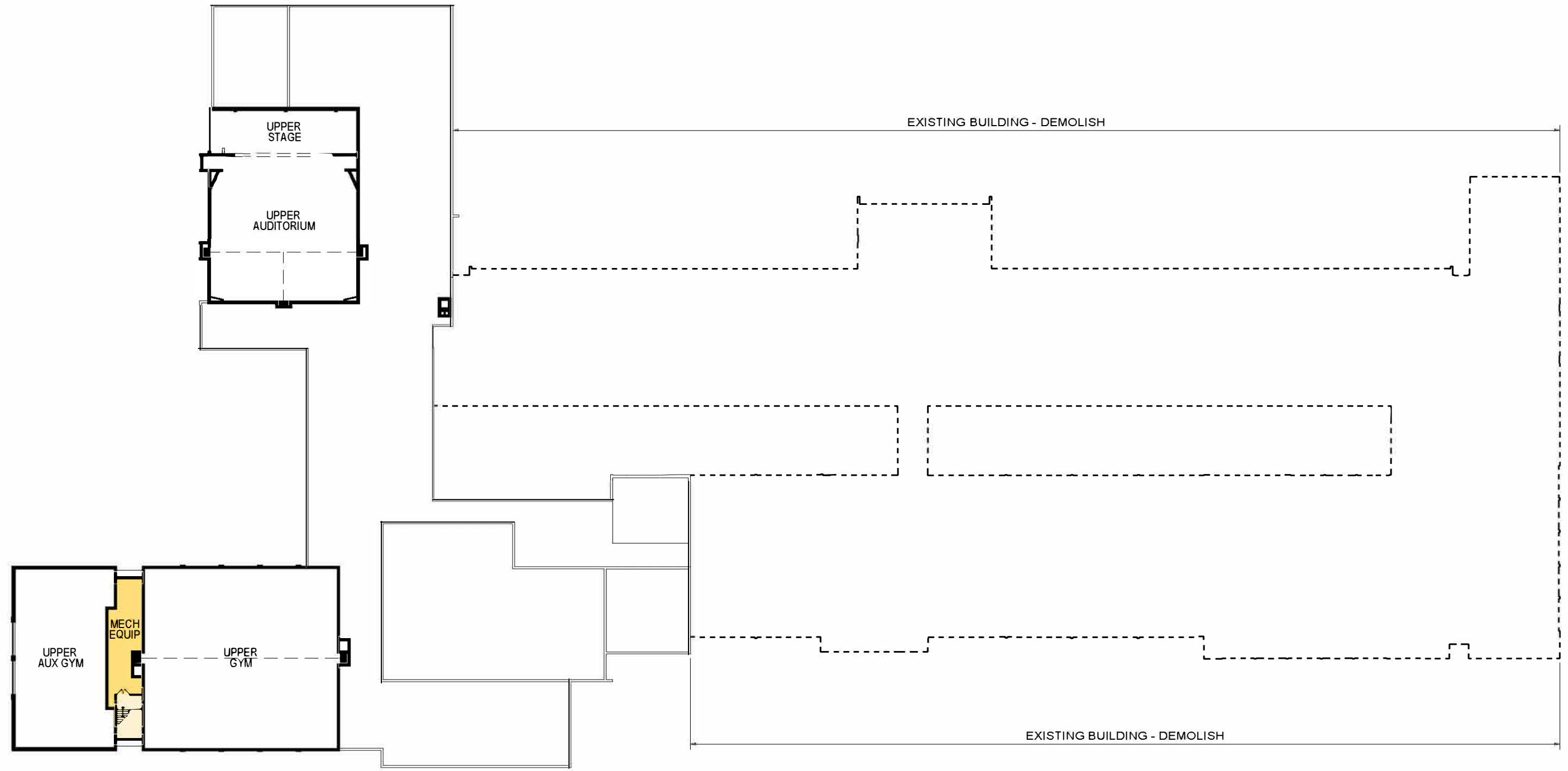




- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPPOINT ARTS & ATHLETICS**  
 BASEMENT FLOOR PLAN - OPTION 1, 2, 5A, 5B, 6A & 6B  
 SCALE 1/8" = 1'-0"

APRIL 10, 2024



- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPORT ARTS & ATHLETICS**  
 SECOND FLOOR PLAN - OPTION 1, 2, 5A, 5B, 6A & 6B  
 SCALE 1/8" = 1'-0"

APRIL 10, 2024





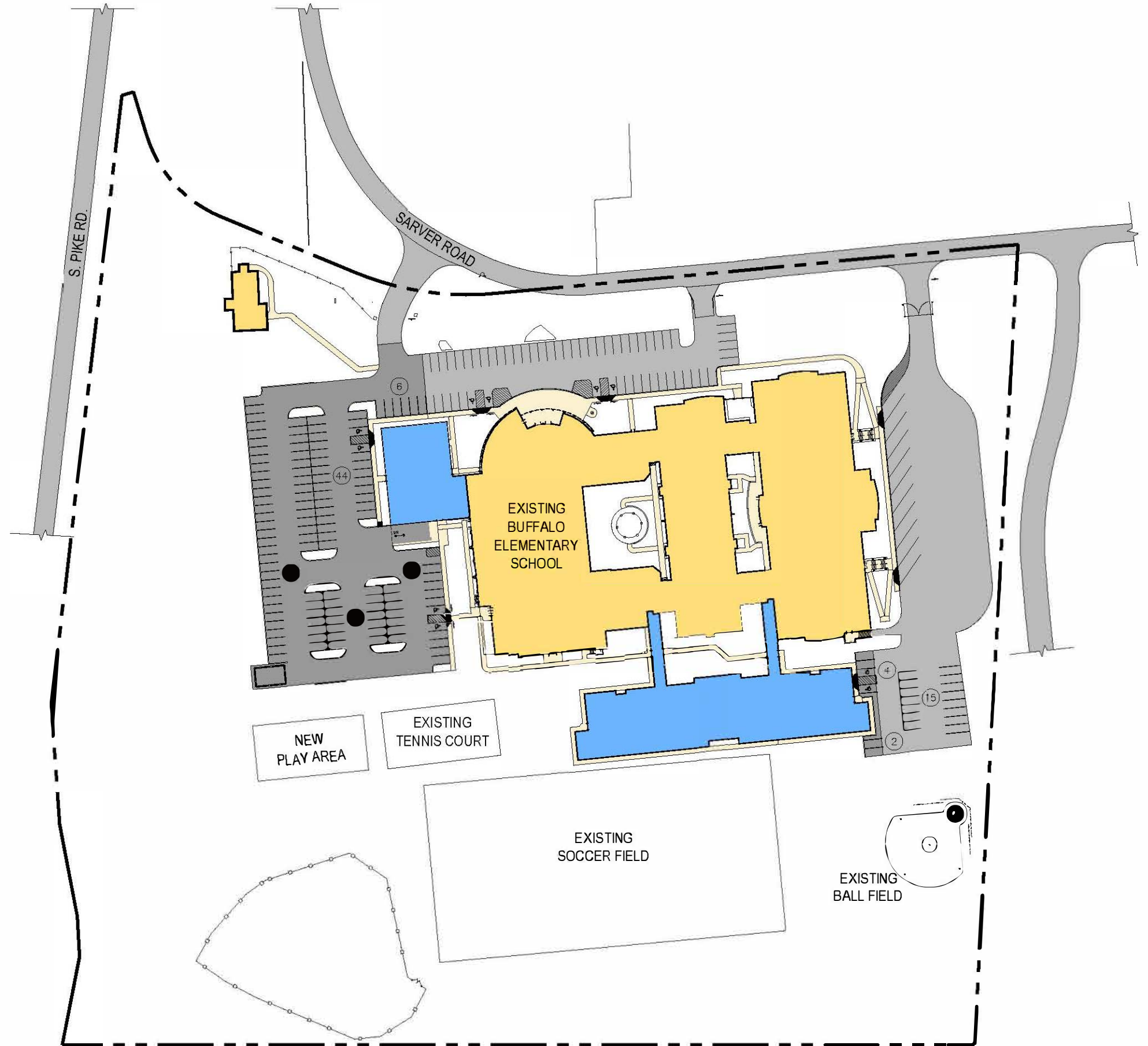
- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPORT HIGH SCHOOL**  
 FIRST FLOOR PLAN - OPTION 5B & 6B  
 SCALE 1/8"

APRIL 10, 2024







- |                   |           |
|-------------------|-----------|
| EXISTING PAVING   | NEWPAVING |
| EXISTING BUILDING | ADDITIONS |
| RENOVATIONS       | SIDEWALK  |

**BUFFALO ELEMENTARY SCHOOL**

SITE PLAN - OPTION 5B

SCALE 1:12

APRIL 10, 2024





## **Option 5B - (4) Buildings to (3) Buildings (Overview)**

1. **High School** - Classroom portion of the existing High School building is demolished. No work planned on the remaining portion of building.
2. **Middle School** - High School (9-12) program relocated to the existing Middle School building.
3. **South Buffalo Elementary** - Middle School (6-8) program relocated to the existing South Buffalo Elementary School building with select renovations.
  - a. Renovations
    - i. Create Tech Education space.
    - ii. Create Science Classroom space.
    - iii. Add lockers in (3) areas of the building.
4. **Buffalo Elementary** - South Buffalo Elementary (K-5) program added into Buffalo Elementary School (K-5) with additions.
  - a. Additions include, but are not limited to:
    - i. Expanded Cafeteria / Kitchen
    - ii. (14) Classrooms
    - iii. Gang Toilet Rooms
    - iv. Mechanical Room
5. **District Administration Office** - No work.

### **PROS**

1. Cost within the School District's current borrowing capacity.

### **CONS**

1. High School
  - a. Recent Boiler and Electrical Service upgrades at the High School, while necessary for the continued use of the existing building and any possible future additions, would now be oversized for the reduced building footprint proposed for what would become the Arts & Athletic building.
2. When High School is moved to the Middle School:
  - a. Kitchen / Cafeteria sized reduced by 1,600 sf (8,360 sf → 6,764 sf).
  - b. The following spaces will be undersized.
    - i. Band Room
    - ii. Instrument Storage
    - iii. Wood Shop
    - iv. Choral Room
    - v. Fitness Room
  - c. Less Stage Storage and no Scene Shop for the Auditorium.
  - d. The following programs would not have rooms.
    - i. Five (5) Science Rooms
    - ii. Fabrication Lab
    - iii. Tech Education Classroom

3. When Middle School is moved to South Buffalo:
  - a. Average usable classroom size will be reduced by 110 sf (855 sf → 745 sf) due to elementary student wardrobe units.
4. Buffalo Elementary
  - a. No capacity for increase in student enrollment.
5. District Administration Office
  - a. Remains close to South Pike Road (*Route 356*).
6. Student busing impacts may increase transportation costs.



**Cost Estimates**

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Demo Classroom Wings of Existing High School	\$	1,449,000
High School program relocated to Middle School	\$	422,000
Middle School program relocated to South Buffalo ES with select renovations	\$	2,293,000
South Buffalo ES program added into Buffalo ES with additions	\$	18,924,000
<hr/>		
<b>Total</b>	<b>\$</b>	<b>23,088,000</b>

**Notes:**

- 
1. High School - Classroom portion of the existing High School building is demolished. No work planned on the remaining portion of building.
  2. Middle School - High School (9-12) program relocated to the existing Middle School building.
  3. South Buffalo Elementary - Middle School (6-8) program relocated to the existing South Buffalo Elementary School building with select renovations.
  4. Buffalo Elementary - South Buffalo Elementary (K-5) program added into Buffalo Elementary School (K-5) with additions.
  5. District Administration Office - No work.

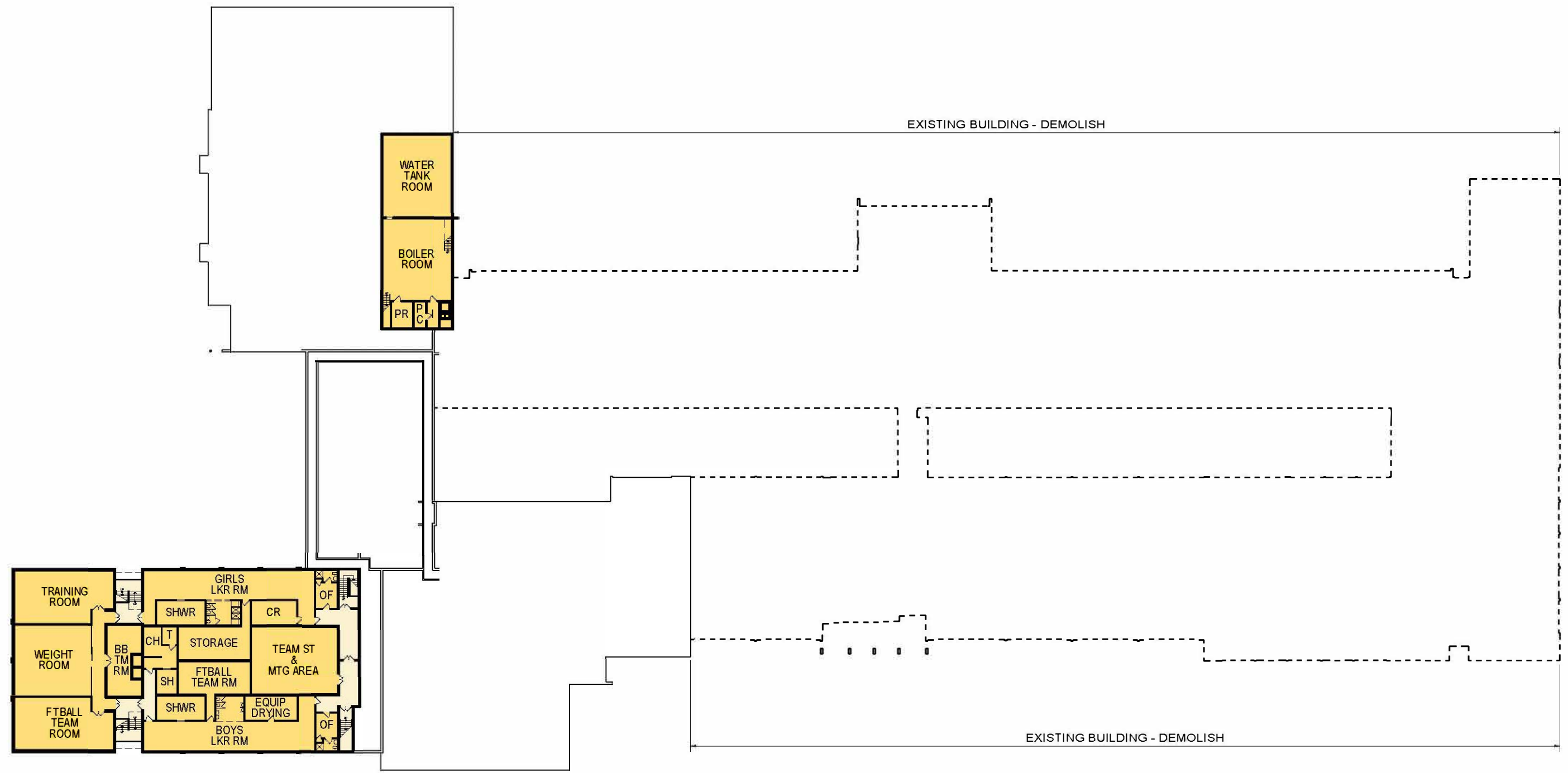
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**OPTION 6A**

**Vacant Building Retrofit**



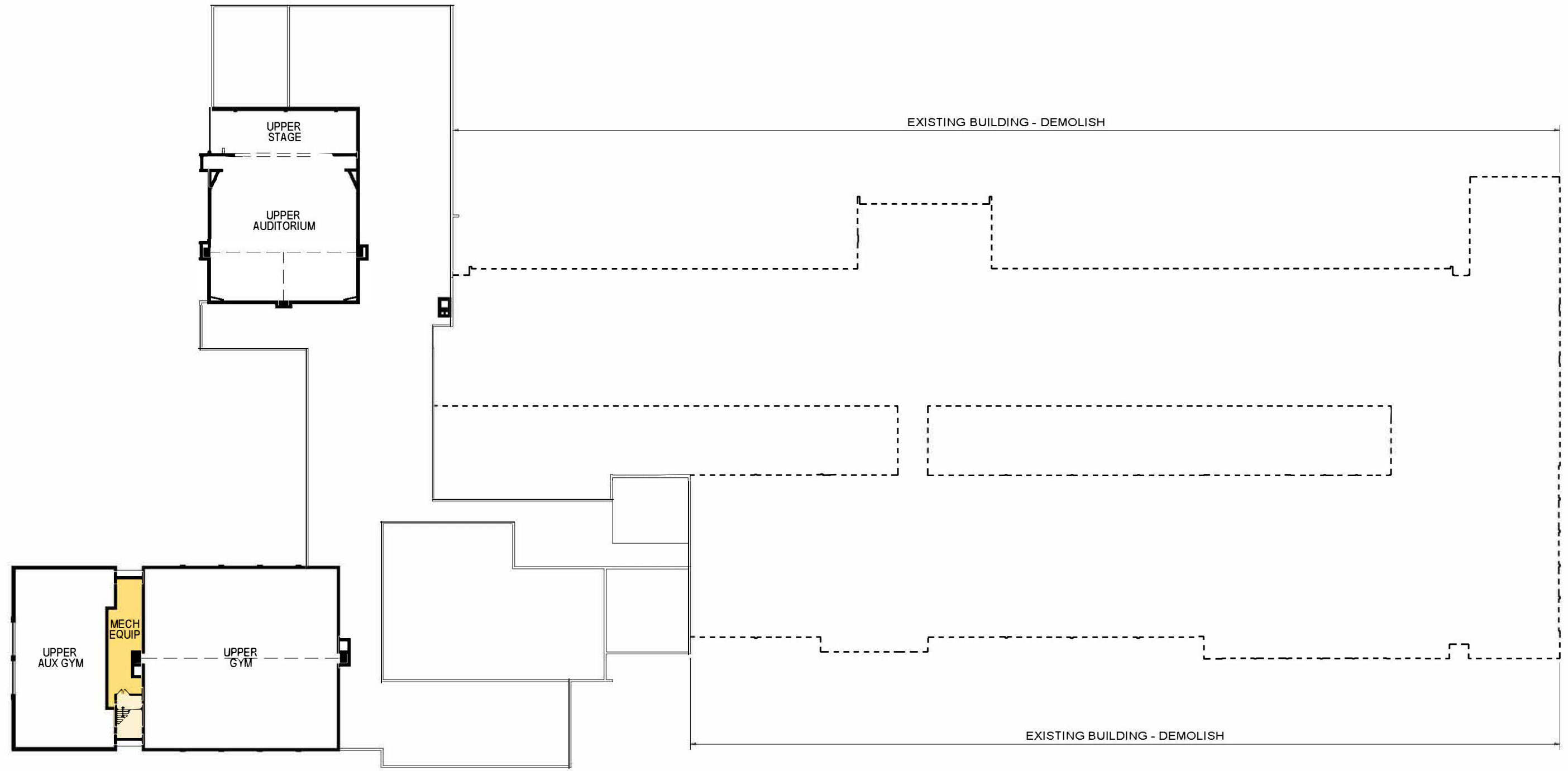




- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPORT ARTS & ATHLETICS**  
 BASEMENT FLOOR PLAN - OPTION 1, 2, 5A, 5B, 6A & 6B  
 SCALE 1/8" = 1'-0"

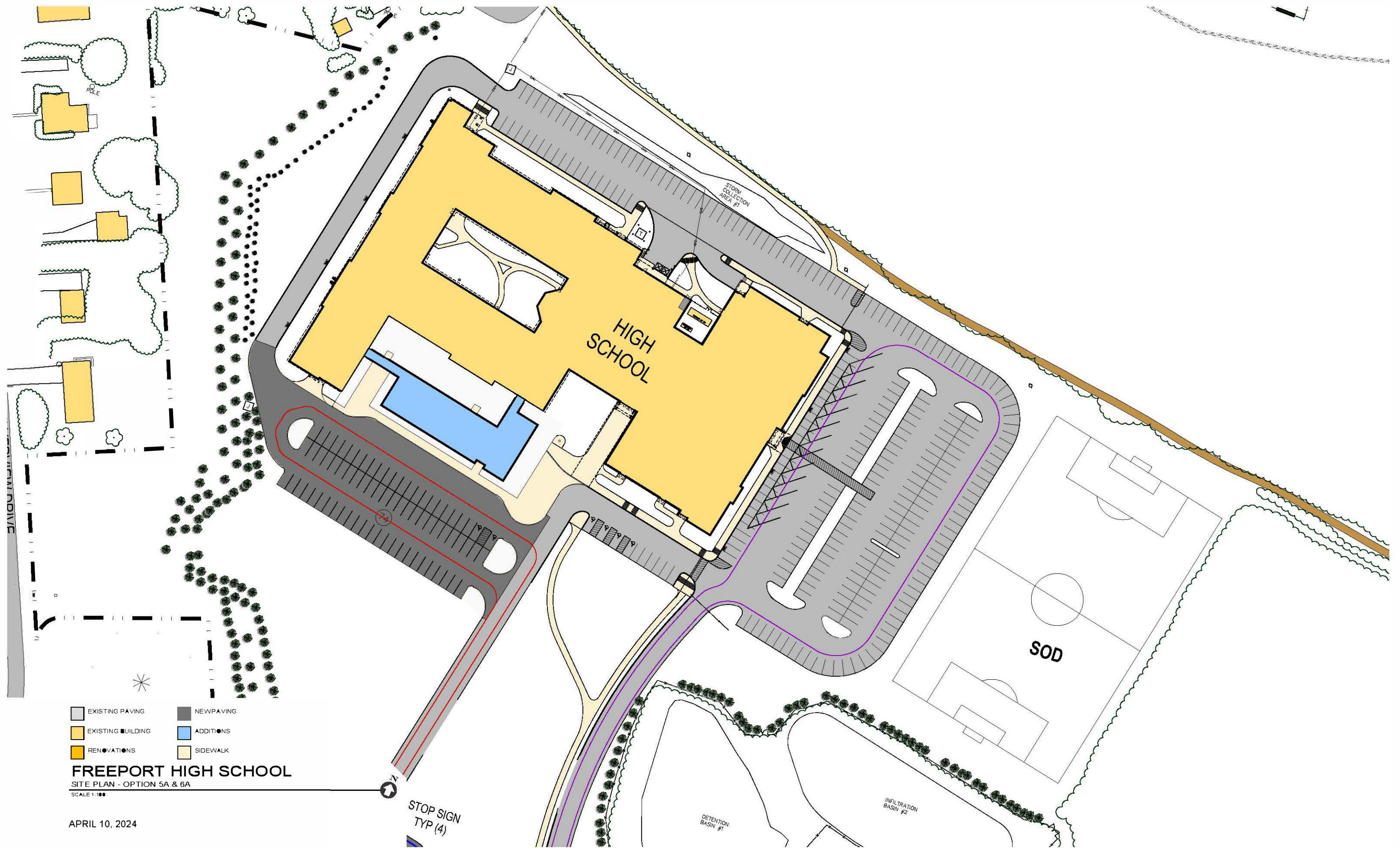
APRIL 10, 2024



- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPORT ARTS & ATHLETICS**  
 SECOND FLOOR PLAN - OPTION 1, 2, 5A, 5B, 6A & 6B  
 SCALE 1/8" = 1'-0"

APRIL 4, 2024



- EXISTING PAVING
- EXISTING BUILDING
- RENOVATIONS
- NEWPAVING
- ADDITIONS
- SIDEWALK

**FREEPORT HIGH SCHOOL**  
 SITE PLAN - OPTION 5A & 6A  
 SCALE 1"=40'

APRIL 10, 2024





- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPORT HIGH SCHOOL**  
 FIRST FLOOR PLAN - OPTION 5A & 6A  
 SCALE 1/80



APRIL 10, 2024

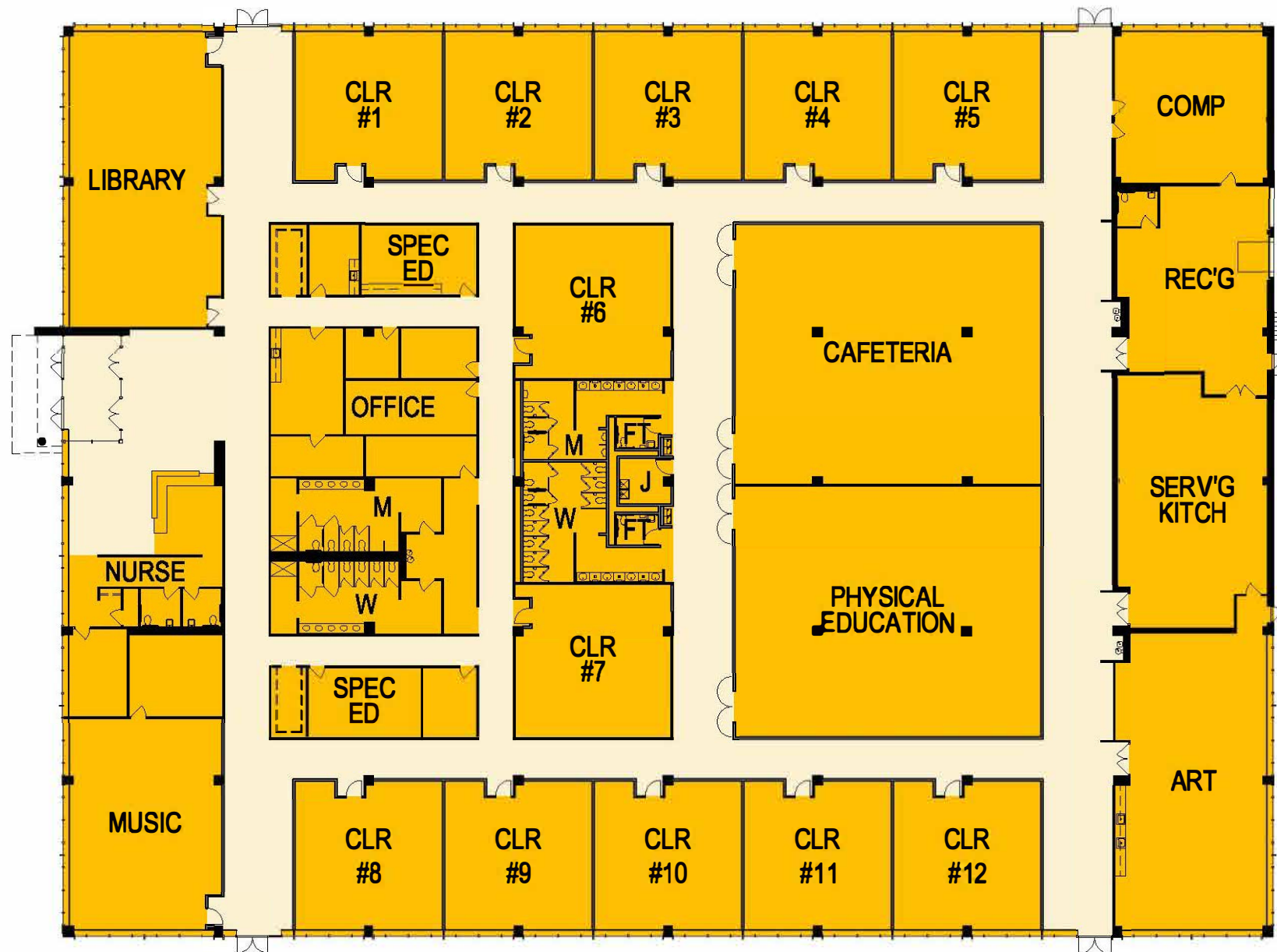




EXISTING BUILDING  
 RENOVATIONS (Major)  
 RENOVATIONS (Minor)  
 ADDITIONS  
 CIRCULATION  
 GATE

**FREEPORT MIDDLE SCHOOL**  
 FIRST FLOOR PLAN - OPTION 5A, 5B, 6A & 6B  
 SCALE 1/4"

APRIL 10, 2024



EXISTING BUILDING  
 RENOVATIONS (Major)  
 RENOVATIONS (Minor)  
 ADDITIONS  
 CIRCULATION  
 GATE

**ELEMENTARY SCHOOL**  
 FIRST FLOOR PLAN - OPTION 6A & 6B  
 SCALE 1:50

APRIL 10, 2024



## **Option 6A - Vacant Building Retrofit (Overview)**

1. **High School** - Classroom portion of the existing High School building is demolished. No work planned on the remaining portion of the building.
2. **Middle School** - High School (9-12) program relocated to the existing Middle School building with an addition.
  - a. Addition
    - i. (5) Science Classrooms
    - ii. Gang Toilet Rooms.
3. **South Buffalo Elementary** - Middle School (6-8) program relocated to the existing South Buffalo Elementary School building with select renovations.
  - a. Renovations
    - i. Create Tech Education space.
    - ii. Create Science Classroom space.
    - iii. Add lockers in (3) areas of the building.
4. **Vacant Building** - South Buffalo Elementary (K-5) program relocated to a nearby vacant building with renovations.
  - a. Renovate to provide the following spaces
    - i. (12) Classrooms
    - ii. Art Room
    - iii. Physical Education Room
    - iv. Music Room
    - v. Computer Room
    - vi. Library
    - vii. Cafeteria
    - viii. Receiving
    - ix. New Gang Toilet Rooms sized for increased occupant load
    - x. Office
    - xi. Health Suite
5. **Buffalo Elementary** - No work.
6. **District Administration Office** - No work.

### **PROS**

1. Cost within the School District's current borrowing capacity.

### **CONS**

1. High School
  - a. Recent Boiler and Electrical Service upgrades at the High School, while necessary for the continued use of the existing building and any possible future additions, would now be oversized for the reduced building footprint proposed for what would become the Arts & Athletic building.

2. High School is moved to the Middle School:
  - a. Kitchen / Cafeteria sized reduced by 1,600 sf (8,360 sf → 6,764 sf).
  - b. The following spaces will be undersized.
    - i. Band Room
    - ii. Instrument Storage
    - iii. Wood Shop
    - iv. Choral Room
    - v. Fitness Room
  - c. Less Stage Storage and no Scene Shop for the Auditorium.
  - d. The following programs would not have rooms.
    - i. Fabrication Lab
    - ii. Tech Education Classroom
3. Middle School is moved to South Buffalo:
  - a. Average usable classroom size will be reduced by 110 sf (855 sf → 745 sf) due to elementary student wardrobe units.
4. South Buffalo is moved to Vacant Building:
  - a. Physical Education
    - i. Ceiling height (*bottom of steel*) would only be about 13' high.
    - ii. Multiple columns in middle of room due to 30' structural column spacing.
  - b. Kitchen (*Serving Only*)
    - i. Lunches would have to be satellited in - no food prep on-site.
  - c. One (1) additional building in the School District that will incur utility costs and will need to be maintained.
5. District Administration Office
  - a. Remains close to South Pike Road (*Route 356*).
6. Student busing impacts may increase transportation costs.

**Cost Estimates**

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Demo Classroom Wings of Existing High School	\$	1,449,000
High School program relocated to Middle School with an addition	\$	6,883,000
Middle School program relocated to South Buffalo ES with select renovations	\$	2,293,000
South Buffalo ES program relocated to nearby vacant building with renovations	\$	17,824,000
<hr/>		
<b>Total</b>	<b>\$</b>	<b>28,449,000</b>

**Notes:**

- 
1. High School - Classroom portion of the existing High School building is demolished. No work planned on the remaining portion of the building.
  2. Middle School - High School (9-12) program relocated to the existing Middle School building with an addition.
  3. South Buffalo Elementary - Middle School (6-8) program relocated to the existing South Buffalo Elementary School building with select renovations.
  4. Vacant Building - South Buffalo Elementary (K-5) program relocated to a nearby vacant building with renovations.
  5. Buffalo Elementary - No work.
  6. District Administration Office - No work.
  7. Does not include any sitework at the vacant building location, if needed (i.e., paving, concrete curb and sidewalk repairs, etc.)

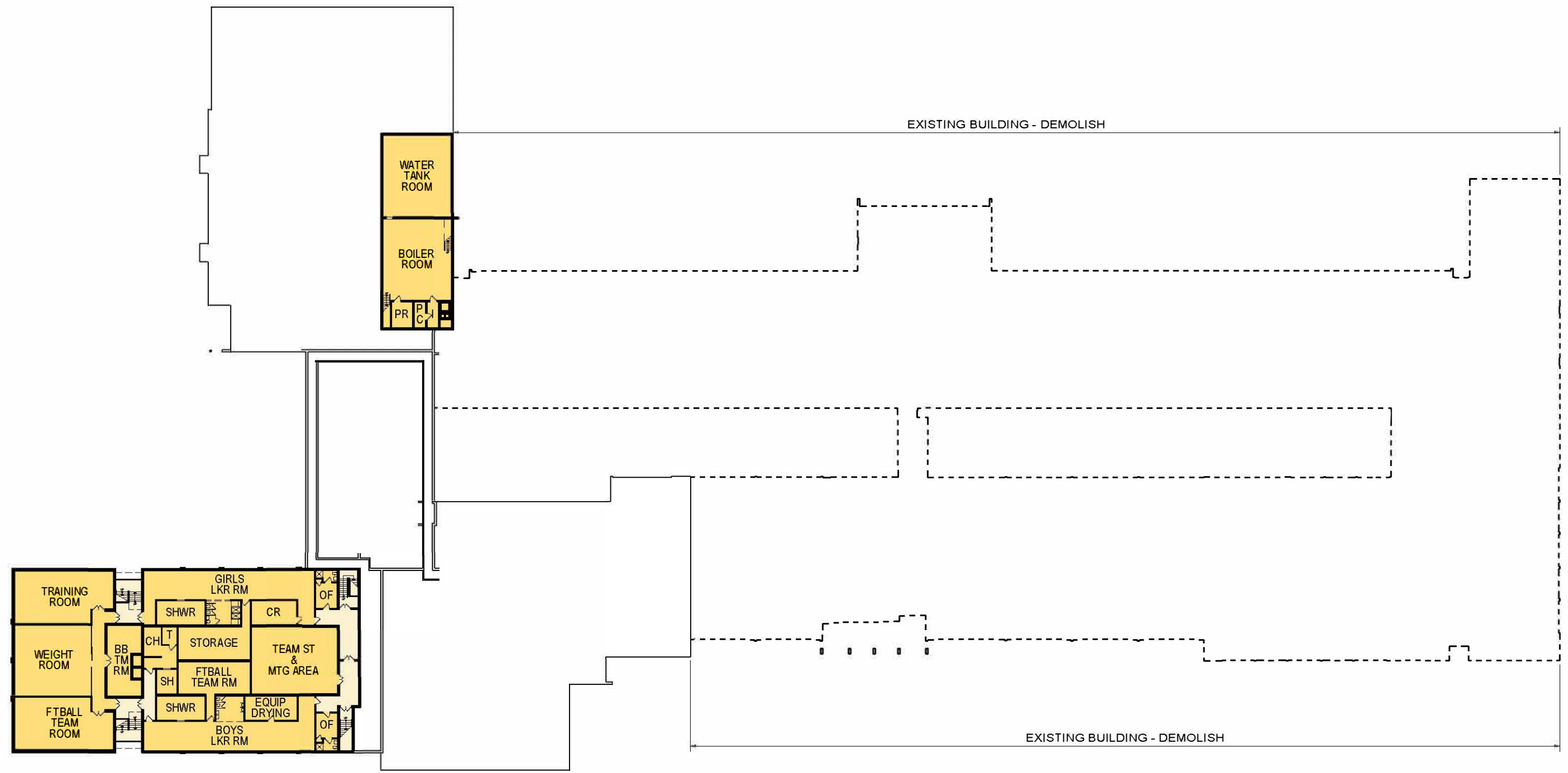


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**OPTION 6B**

**Vacant Building Retrofit**



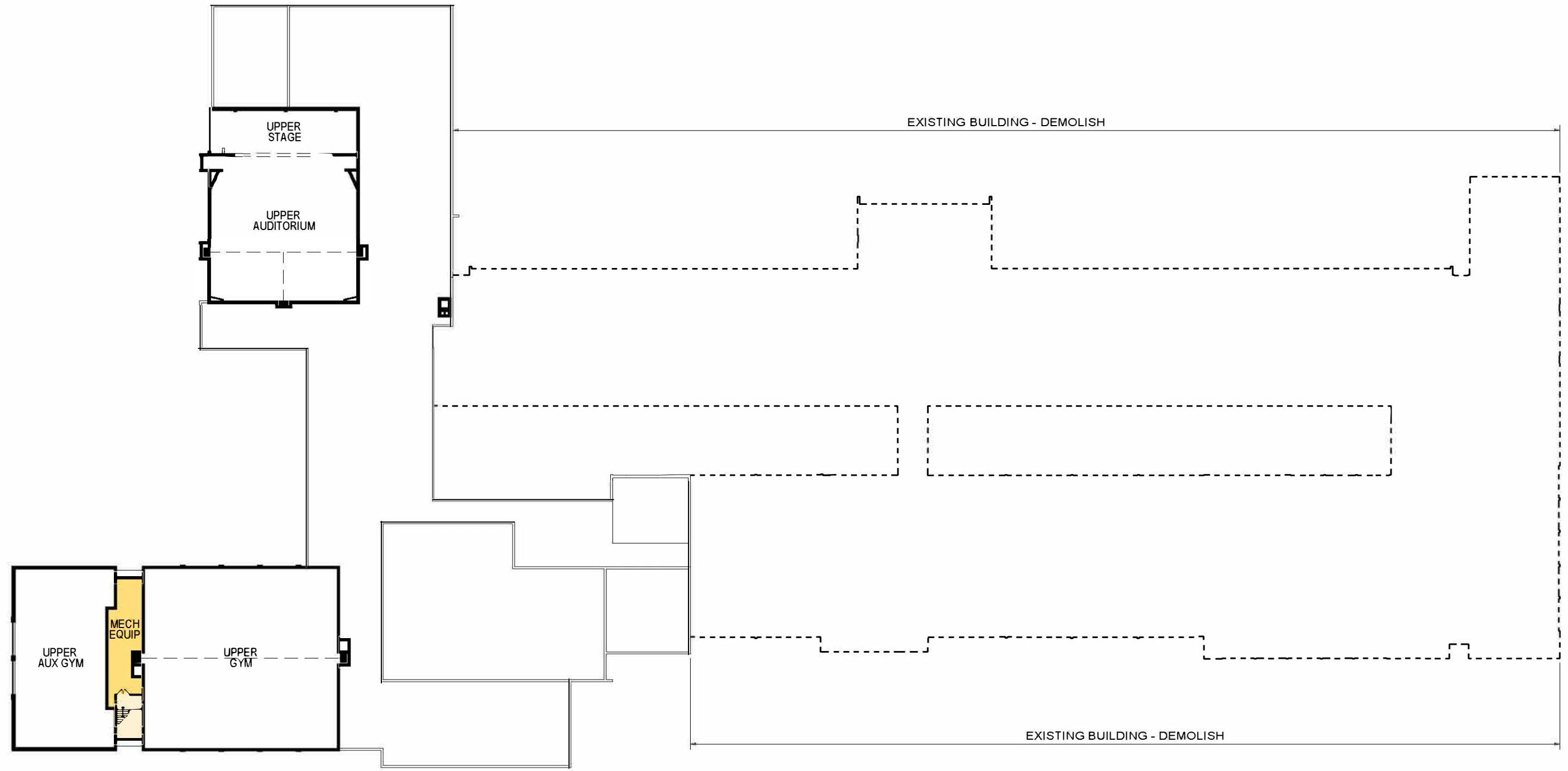


- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPPOINT ARTS & ATHLETICS**  
 BASEMENT FLOOR PLAN - OPTION 1, 2, 5A, 5B, 6A & 6B  
 SCALE 1/8" = 1'-0"

APRIL 10, 2024





- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

**FREEPORT ARTS & ATHLETICS**  
 SECOND FLOOR PLAN - OPTION 1, 2, 5A, 5B, 6A & 6B  
 SCALE 1/8" = 1'-0"

APRIL 10, 2024



- EXISTING BUILDING
- RENOVATIONS (Major)
- RENOVATIONS (Minor)
- ADDITIONS
- CIRCULATION
- GATE

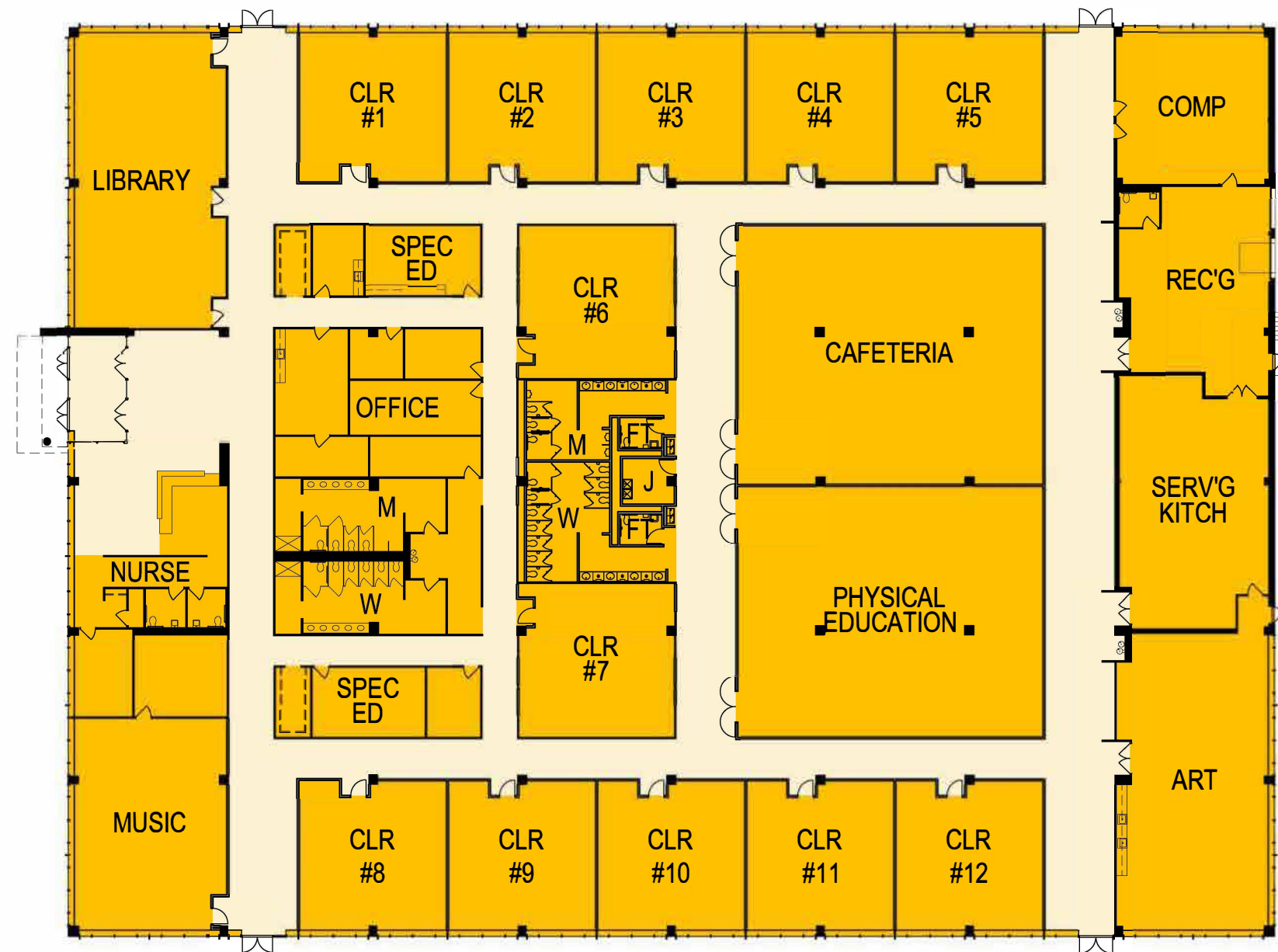
**FREEPORT HIGH SCHOOL**  
 FIRST FLOOR PLAN - OPTION 5B & 6B  
 SCALE 1/8"

APRIL 10, 2024









EXISTING BUILDING  
 RENOVATIONS (Major)  
 RENOVATIONS (Minor)  
 ADDITIONS  
 CIRCULATION  
 GATE

**ELEMENTARY SCHOOL**  
 FIRST FLOOR PLAN - OPTION 6A & 6B  
 SCALE 1:50

APRIL 10, 2024

## **Option 6B - Vacant Building Retrofit (Overview)**

1. **High School** - Classroom portion of the existing High School building is demolished. No work planned on the remaining portion of the building.
2. **Middle School** - High School (9-12) program relocated to the existing Middle School building.
3. **South Buffalo Elementary** - Middle School (6-8) program relocated to the existing South Buffalo Elementary School building with select renovations.
  - a. Renovations
    - i. Create Tech Education space.
    - ii. Create Science Classroom space.
    - iii. Add lockers in (3) areas of the building.
4. **Vacant Building** - South Buffalo Elementary (K-5) program relocated to a nearby vacant building with renovations.
  - a. Renovate to provide the following spaces
    - i. (12) Classrooms
    - ii. Art Room
    - iii. Physical Education Room
    - iv. Music Room
    - v. Computer Room
    - vi. Library
    - vii. Cafeteria
    - viii. Receiving
    - ix. New Gang Toilet Rooms sized for increased occupant load
    - x. Office
    - xi. Health Suite
5. **Buffalo Elementary** - No work.
6. **District Administration Office** - No work.

### **PROS**

1. Cost within the School District's current borrowing capacity.

### **CONS**

1. High School
  - a. Recent Boiler and Electrical Service upgrades at the High School, while necessary for the continued use of the existing building and any possible future additions, would now be oversized for the reduced building footprint proposed for what would become the Arts & Athletic building.

2. High School is moved to the Middle School:
  - a. Kitchen / Cafeteria sized reduced by 1,600 sf (8,360 sf → 6,764 sf).
  - b. The following spaces will be undersized.
    - i. Band Room
    - ii. Instrument Storage
    - iii. Wood Shop
    - iv. Choral Room
    - v. Fitness Room
  - c. Less Stage Storage and no Scene Shop for the Auditorium.
  - d. The following programs would not have rooms.
    - i. Five (5) Science Rooms
    - ii. Fabrication Lab
    - iii. Tech Education Classroom
3. Middle School is moved to South Buffalo:
  - a. Average usable classroom size will be reduced by 110 sf (855 sf → 745 sf) due to elementary student wardrobe units.
4. South Buffalo is moved to Vacant Building:
  - a. Physical Education
    - i. Ceiling height (*bottom of steel*) would only be about 13' high.
    - ii. Multiple columns in middle of room due to 30' structural column spacing.
  - b. Kitchen (*Serving Only*)
    - i. Lunches would have to be satellited in - no food prep on-site.
  - c. One (1) additional building in the School District that will incur utility costs and will need to be maintained.
5. District Administration Office
  - a. Remains close to South Pike Road (*Route 356*).
6. Student busing impacts may increase transportation costs.



**Cost Estimates**

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Demo Classroom Wings of Existing High School	\$	1,449,000
High School program relocated to Middle School	\$	422,000
Middle School program relocated to South Buffalo ES with select renovations	\$	2,293,000
South Buffalo ES program relocated to nearby vacant building with renovations	\$	17,824,000
<hr/>		
<b>Total</b>	<b>\$</b>	<b>21,988,000</b>

**Notes:**

- 
1. High School - Classroom portion of the existing High School building is demolished. No work planned on the remaining portion of building.
  2. Middle School - High School (9-12) program relocated to the existing Middle School building.
  3. South Buffalo Elementary - Middle School (6-8) program relocated to the existing South Buffalo Elementary School building with select renovations.
  4. Vacant Building - South Buffalo Elementary (K-5) program relocated to a nearby vacant building with renovations.
  5. Buffalo Elementary - No work.
  6. District Administration Office - No work.
  7. Does not include any sitework at the vacant building location, if needed (i.e., paving, concrete curb and sidewalk repairs, etc.)

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**SUMMARY OF COST ESTIMATES**

**Summary of Cost Estimates**

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Option 1 - New High School	\$ 109,043,000
Option 2 - Add High School to existing Middle School	\$ 75,314,000
Option 3A - Additions & Alterations to Existing High School (more new additions)	\$ 80,642,710
Option 3B - Additions & Alterations to Existing High School	\$ 71,285,710
Option 4 - Renovate Existing High School	\$ 53,555,290
Option 5A - (4) Buildings to (3) Buildings (more new additions)	\$ 36,302,000
Option 5B - (4) Buildings to (3) Buildings	\$ 23,088,000
Option 6A - Vacant Building Retrofit (more additions)	\$ 28,449,000
Option 6B - Vacant Building Retrofit	\$ 21,988,000



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**APPENDIX**



# ENROLLMENT PROJECTION MODEL

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## Overview

The enrollment projection model used by the Pennsylvania Department of Education (PDE) is designed as a combination of a Grade Progression model and a modified Enrollment Rate model. Projection models of this nature are based on the concept that students progress routinely from one grade to another and that any internal policies and external factors that influenced grade progression in the past will continue to influence the progression of students from grade to grade in the future.

The PDE model uses enrollment data reported annually by all local education agencies (LEA) to the Data Quality Office in the Pennsylvania Information Management System (PIMS) during the October 1 Enrollment Collection. Resident live birth data is provided by the Pennsylvania Department of Health. Grade progression is determined by calculating retention rates for grades 2 through 12 using the most recent five years of enrollment data. Enrollment rates for kindergarten are determined by births five years earlier and for first grade from births six years earlier. These rates are evaluated to determine if a pattern is discernable, or if any retention rates are unusual. If a pattern is found, the pattern is continued in making the projections. Unusual retention rates are discarded, and the average of the remaining rates is used in making the projections. Non-graded elementary and secondary students are prorated across grades before retention rates are calculated. Because of that proration, the number of students shown in various grades will differ from the number of students reported. The total number of students may also differ slightly.

## Basic Limitations

### Internal policy changes that can affect the accuracy of projections:

- how old a child must be before being admitted into kindergarten and first grade
- when and how a student is evaluated for special education services
- how many students the area vocational-technical school is to receive
- who provides full-time special education programs
- scholastic retention and acceleration

## **External factors that can affect the accuracy of projections:**

- the opening or closing of a non-public school
- a significant increase or decrease in new home building
- a shift in migration patterns

## **Other Considerations**

- Enrollment projections for school districts with less than 1,000 students tend to be less reliable.
- Actual live birth data for the most recent year are added annually. However, enrollment projections beyond five years are subject to errors in the lower grades resulting from inconsistencies between actual and projected live births and should be reviewed closely.