



## **BASE LINE for Cost Reference**

### **EXISTING SCHOOLS**

1. Fairview ES
2. Fishing Creek ES
3. Highland ES
4. Hillside ES
5. Lower Allen ES
6. Newberry ES
7. Red Mill ES
8. Rossmoyne ES
9. Washington Heights ES
10. Allen MS
11. Crossroads MS
12. New Cumberland MS
13. Cedar Cliff HS
14. Red Land HS

### **CONSTRUCTION**

\$4.3 - \$4.8 million  
\$7.8 - \$8.7 million  
\$5.0 - \$5.7 million  
\$700,000 – \$870,000  
\$5.1 - \$5.7 million  
\$6.7 - \$7.4 million  
\$6.3 - \$7.1 million  
\$4.2 - \$4.6 million  
\$5.0 - \$5.7 million  
\$17.5 - \$20.0 million  
\$11.7 – \$14.3 million  
\$13.6 – \$15.6 million  
\$12.1 – \$14.7 million  
\$13.5 – \$16.5 million

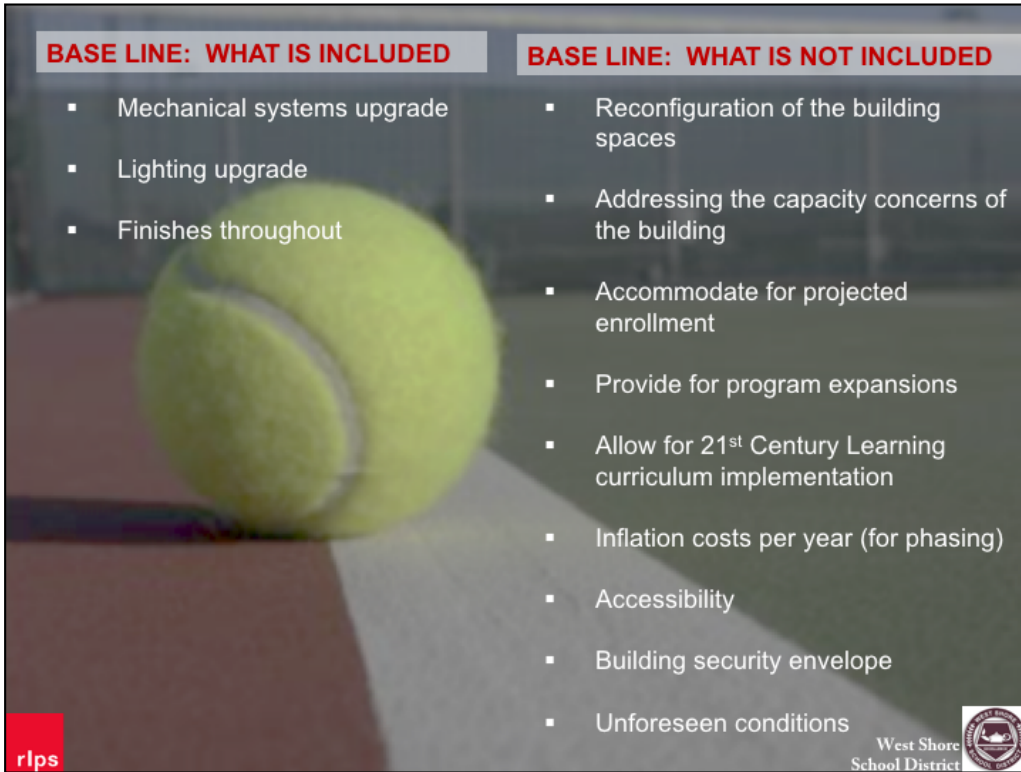
### **TOTAL PROJECT COSTS**

**\$140,300,000 - \$162,800,000\***




\* Costs do not include inflation  
per year for phasing

The District received emails with questions about the baseline seeking to understand what is and is not included. There were also some questions about the baseline being an option. The baseline was one of the original options developed by the Committee and presented to the Board on January 12, 2017. It was eliminated by the Board, because despite the substantial costs, it fails to accomplish many of the goals for these projects.



BASE LINE: WHAT IS INCLUDED	BASE LINE: WHAT IS NOT INCLUDED
<ul style="list-style-type: none"> <li>▪ Mechanical systems upgrade</li> <li>▪ Lighting upgrade</li> <li>▪ Finishes throughout</li> </ul>	<ul style="list-style-type: none"> <li>▪ Reconfiguration of the building spaces</li> <li>▪ Addressing the capacity concerns of the building</li> <li>▪ Accommodate for projected enrollment</li> <li>▪ Provide for program expansions</li> <li>▪ Allow for 21<sup>st</sup> Century Learning curriculum implementation</li> <li>▪ Inflation costs per year (for phasing)</li> <li>▪ Accessibility</li> <li>▪ Building security envelope</li> <li>▪ Unforeseen conditions</li> </ul>

rlps

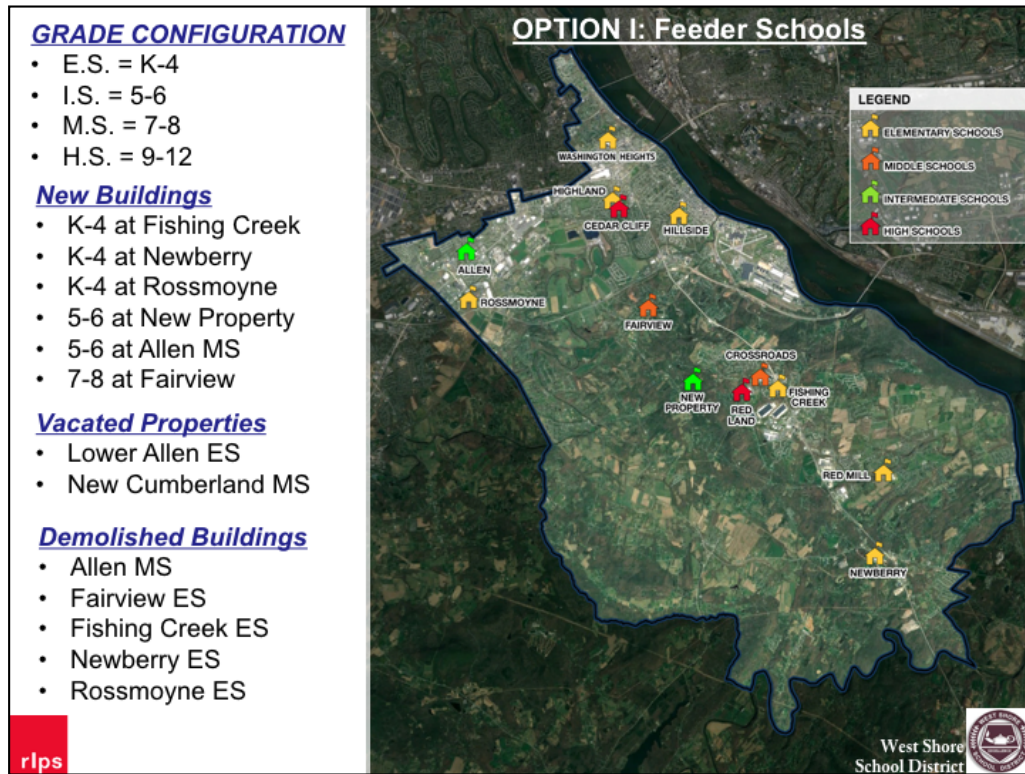
West Shore School District 

While the baseline is an excellent cost reference point for the other options, it fails to address several critical issues. Despite spending \$140-\$160 million, there are no funds to reconfigure any of the building spaces or expand facilities to address our capacity issues and account for the housing growth. There would be no opportunities for additional programs such as expanded student services, additional KAP sections or full day Kindergarten, or spaces that support 21<sup>st</sup> Century Teaching and Learning.

One message received also expressed concern with the prioritization given to accessibility. This baseline has no funding to improve accessibility. With regards to the prioritization of accessibility, the District would be legally obligated to make sure that accessibility is compliant with the law. However, there are differing requirements for existing buildings under IDEA as opposed to requirements for new buildings or major renovations. Meaning, an existing building which meets the legal requirements may not be functional or convenient with regards to accessibility.

Because there are no allocations to reconfigure any spaces, there would be no alterations to any of the building entries. Meaning that building security, the top priority identified by our students, the public, and our Committee, would not be improved to acceptable standards.

Last, when dealing with buildings that in some cases have had several renovations and additions over the course of almost 100 years of operation, there will be costs generated by unforeseen conditions. The baseline costs, do not have additional allocations built in for the costs of inflation over time or abnormal conditions that may be encountered during renovations.



One of the major questions and topics of discussion with Option 1 has been the location of the intermediate school. Multiple locations have been discussed and presented over time. On April 20, 2017, the Board approved an offer on a property and entered into negotiations to acquire 34.99 acres located at 605 Pleasant View Road. This would be the location for the new 5-6 intermediate school serving the Red Land attendance area.

Another question that came in through email was why the plan would demolish Allen Middle School. The Committee has developed and presented all of the options using a very conservative approach. Building a new school at this location would definitely cost more than renovations. The decision to renovate or build new would require further examination after an option is selected. Therefore the budget for this option includes a new 5-6 at Allen, but the District is very seriously considering renovations at Allen and would develop preliminary plans and concepts for renovations should Option 1 be selected moving forward.

## OPTION I - Phasing

### PHASE 1: 2019-2020

- Open 5/6 @ New Property
- Open K-4 @ Rossmoyne
- Close Lower Allen ES
- Close Fairview ES
- Crossroads MS becomes 7/8

### PHASE 2: 2020-2021

- Open 7/8 @ Fairview
- Open 5/6 @ Allen MS
- Close New Cumberland MS

### PHASE 3: 2021-2022

- Open K-4 @ Fishing Creek

### PHASE 4: 2022-2023

- Open K-4 @ Newberry

### PHASE 5: 2023-2024

- Completed renovations Cedar Cliff
- Completed renovations Red Land

### PHASE 6: 2025-2026

- Completed renovations Crossroads
- Completed renovations Red Mill

### PHASE 7: Beyond 2026

- Renovate Highland
- Renovate Washington Heights
- Renovate Hillside



\*Note: The phasing plans allow for reassessment of the schedule and direction after Phase 2 and beyond.

The phasing of the projects is an important factor in comparing the two remaining options. Factors under consideration include, the timing of changes to attendance areas, the sequencing of borrowing, the amount of funding needed for each phase, and the need to potentially perform renovations while students are in session.

The District also received some questions regarding the rapid escalation of debt and associated tax increases. The phasing presented is a highly aggressive timeline. It is important to note that the tax increases presented are based on the borrowing needed to support this timeline. While the study shows that we absolutely need to complete phases 1 & 2 in the proposed timeline, the remaining phases have some flexibility. It would be the intent of the District to reassess conditions as Phase 2 is approaching completion, but prior to authorizing any construction in additional phases. However, as shown in prior presentations the conditions at Fishing Creek and Newberry need to be addressed. The District cannot continue to defer costs for structural maintenance and the replacement of major systems.

## OPTION I - Costs

### PHASE 1

1. Build 5/6 @ New Property
2. Build K-4@ Rossmoyne
3. Soft Costs & Inflation

PHASE 1 PROJECT TOTAL:

### PHASE 1 - CONSTRUCTION

\$19.6 – \$21.4 million  
\$15.6 – \$17.2 million  
\$ 8.6 - \$ 9.5 million

\$43.8 - \$48.1 million

### PHASE 2

1. Build 7/8 @ Fairview
2. Build 5/6 @ Allen MS
3. Soft Costs & Inflation

PHASE 2 PROJECT TOTAL:

### PHASE 2 - CONSTRUCTION

\$29.8 - \$32.6 million  
\$18.9 - \$20.7 million  
\$14.7 - \$16.4 million

\$63.4 – \$69.7 million

### PHASE 3

1. Build K-4 @ Fishing Creek
2. Soft Costs & Inflation

PHASE 3 PROJECT TOTAL:

### PHASE 3 - CONSTRUCTION

\$15.6 - \$17.2 million  
\$ 5.5 - \$ 5.8 million

\$21.1 – \$23.3 million

### PHASE 4

1. Build K-4 @ Newberry
2. Soft Costs & Inflation

PHASE 4 PROJECT TOTAL:

### PHASE 4 - CONSTRUCTION

\$15.6 - \$17.2 million  
\$ 6.0 - \$ 6.7 million

\$21.6 – \$23.9 million



\* All total project costs include soft costs, inflation per year and demolition

There are two pricing factors to consider between the two options. First is the overall cost of the option. In the case of Option 1, the total is estimated at \$218-\$247 million. However, the cost of the first two phases should also be a factor since these projects provide the space needed to alleviate enrollment issues and takes some of our most inefficient and costly buildings offline. For Option I, these costs are \$107.2 - \$117.8 million.



## OPTION I - Costs

### PHASE 5

1. Renovate Cedar Cliff
2. Renovate Red Land
3. Soft Costs & Inflation

#### **PHASE 6 PROJECT TOTAL:**

### PHASE 5 - CONSTRUCTION

\$10.3 - \$12.7 million

\$11.6 - \$14.2 million

\$ 8.7 - \$ 10.5 million

\$30.6 - \$37.4 million

### PHASE 6

1. Renovate Crossroads
2. Renovate Red Mill
3. Soft Costs & Inflation

#### **PHASE 5 PROJECT TOTAL:**

### PHASE 6 - CONSTRUCTION

\$10.6 - \$13.1 million

\$ 5.7 - \$ 6.5 million

\$ 7.2 - \$ 8.4 million

\$23.5 - \$28.0 million

### PHASE 7

1. Renovate Highland
2. Renovate Washington Heights
3. Renovate Hillside
4. Soft Costs & Inflation

#### **PHASE 7 PROJECT TOTAL:**

### PHASE 7 - CONSTRUCTION

\$4.5 - \$5.0 million

\$4.5 - \$5.0 million

\$600,000 - \$845,000

\$4.5 - \$5.4 million

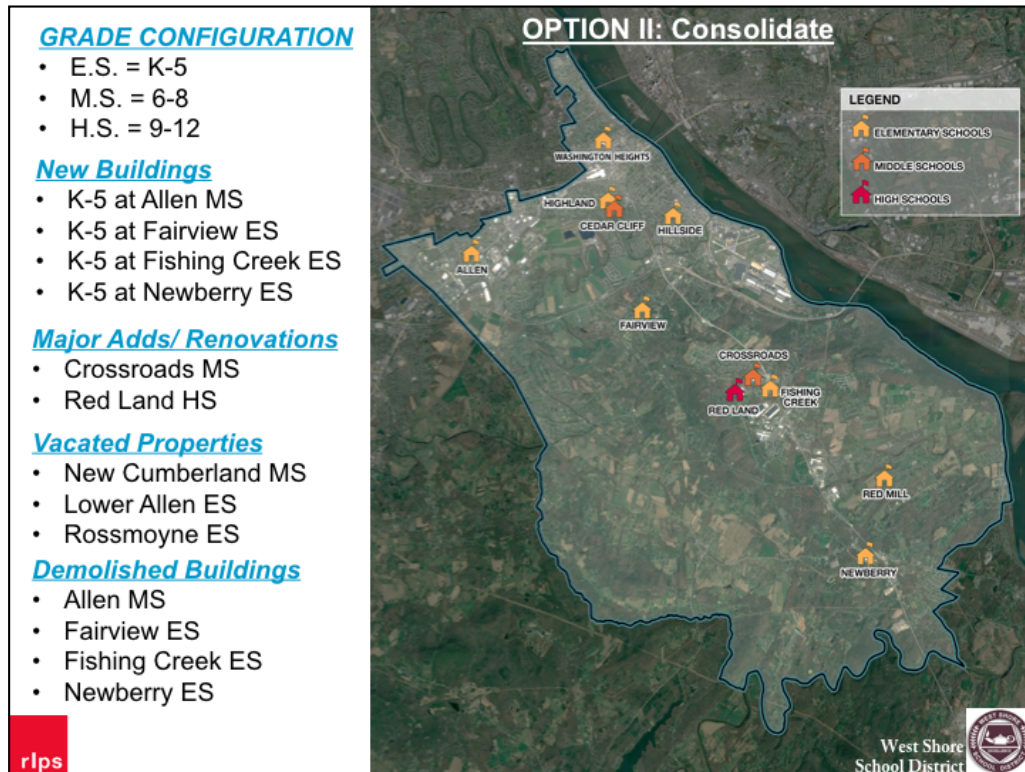
\$14.1 - \$16.2 million

#### **TOTAL PROJECT COSTS**

**\$218,300,000 - \$246,700,000\***



\* All total project costs include soft costs, inflation per year and demolition



In Option 2, the additional property at 605 Pleasant View Road would function as a part of the Red Land High School campus. The additional land provides the space needed for additional parking and field space. Reworking the site circulation around the high school and adding the needed parking could take up some of the existing practice field space.

Similar to the first option, the plan was developed with an assumption that we would need to tear down Allen to build the new K-5 facility. Renovations at Allen could be considered with this option, but are less likely to work well since the building is designed to be a middle school but would now be used for the K-5 elementary program.



## OPTION II - Phasing

### PHASE 1: 2019-2020

- Renovate Red Land
- Convert Cedar Cliff to 6-8
- Close New Cumberland MS

### PHASE 2: 2020-2021

- Build/ Renovate Crossroads
- Build K-5 @ Fairview
- Close Allen MS

### PHASE 3: 2021-2022

- Build K-5 @ Allen MS
- Close Lower Allen ES

### PHASE 4: 2022-2023

- Build K-5 @ Newberry
- Close Rossmoyne ES

### PHASE 5: 2023-2024

- Build K-5 @ Fishing Creek

### PHASE 6: 2024-2025

- Renovate Cedar Cliff
- Renovate Red Mill

### PHASE 7: Beyond 2025

- Renovate Highland
- Renovate Washington Heights
- Renovate Hillside



\*Note: The phasing plans allow for reassessment of the schedule and direction after Phase 2 and beyond.

As mentioned in Option 1, the phasing and the impact on taxes, as well as instruction, is important. The amount of renovations needed at Red Land and Crossroads will require both of these schools to operate through construction periods. Timing the expansion of Crossroads is also a challenge, because the classroom spaces on the second floor must be vacated while the library wing expansion is constructed.

## OPTION II - Costs

### PHASE 1

1. Renovate Red Land
2. Soft Costs & Inflation

#### PHASE 1 PROJECT TOTAL:

### PHASE 1 - CONSTRUCTION

\$49.2 - \$55.3million  
\$11.7 - \$13.1 million

\$60.9 - \$68.4 million

### PHASE 2

1. Build/ Renovate Crossroads
2. Build K-5 @ Fairview
3. Soft Costs & Inflation

#### PHASE 2 PROJECT TOTAL:

### PHASE 2 - CONSTRUCTION

\$18.6 - \$21.6 million  
\$16.5 - \$18.2 million  
\$10.0 - \$11.3 million

\$45.1 - \$51.1 million

### PHASE 3

1. Build K-5 @ Allen MS
2. Soft Costs & Inflation

#### PHASE 3 PROJECT TOTAL:

### PHASE 3 - CONSTRUCTION

\$16.8 - \$20.2 million  
\$ 6.6 - \$ 7.9 million

\$23.4 - \$28.1 million

### PHASE 4

1. Build K-5 @ Newberry
2. Soft Costs & Inflation

#### PHASE 4 PROJECT TOTAL:

### PHASE 4 - CONSTRUCTION

\$16.3 - \$17.9 million  
\$ 6.1 - \$ 7.9 million

\$22.4 - \$25.8 million



\* All total project costs include soft costs, inflation per year and demolition

For Option 2, the total cost is estimated at \$213-\$242 million. However, the cost of the first two phases should also be a factor since these projects provide the space needed to alleviate enrollment issues and takes some of our most inefficient and costly buildings offline. For Option 2, these costs are \$106 - \$119.5 million.

## OPTION II - Costs

### PHASE 5

1. Build K-5 @ Fishing Creek
2. Soft Costs & Inflation

#### **PHASE 5 PROJECT TOTAL:**

### PHASE 5 - CONSTRUCTION

\$16.3 - \$17.9 million  
\$ 7.1 - \$ 7.9 million

\$23.4 - \$25.8 million

### PHASE 6

1. Renovate Cedar Cliff
2. Renovate Red Mill
3. Soft Costs & Inflation

#### **PHASE 6 PROJECT TOTAL:**

### PHASE 6 - CONSTRUCTION

\$10.3 - \$12.7 million  
\$ 5.7 - \$ 6.5 million  
\$ 7.1 - \$ 8.3 million

\$23.1 - \$27.5 million

### PHASE 7

1. Renovate Highland
2. Renovate Washington Heights
3. Renovate Hillside
4. Soft Costs & Inflation

#### **PHASE 7 PROJECT TOTAL:**

### PHASE 7 - CONSTRUCTION

\$4.5 - \$5.0 million  
\$4.5 - \$5.0 million  
\$ 600,000 - \$845,000  
\$4.2 - \$5.4 million

\$14.1 - \$16.2 million

### **TOTAL PROJECT COSTS**

**\$212,600,000 - \$242,100,000\***



\* All total project costs include soft costs, inflation per year and demolition

## Current Property Taxes

District	County	16-17 Mill Rates
Cumberland Valley	Cumberland	9.28
South Middleton	Cumberland	9.55
WSSD	Cumberland	10.92
Shippensburg	Cumberland	11.09
East Pennsboro	Cumberland	11.84
Mechanicsburg	Cumberland	12.80
Carlisle	Cumberland	13.64
Big Spring	Cumberland	13.70
WSSD	York	13.82
Camp Hill	Cumberland	15.49
Northern	York	16.48
Southern York	York	18.46
Southwestern	York	18.85
Central York	York	18.92
Hanover	York	21.36
Spring Grove	York	21.54
Dover	York	21.93
Southeastern	York	22.25
Red Lion	York	22.28
York Suburban	York	22.41
Eastern York	York	22.43
Dallastown	York	22.93
West York	York	23.47
Northeastern	York	26.09
York City	York	33.74



This graphic shows the current taxes in comparison with surrounding districts. The District received several questions and comments on property taxes. One of the questions received inquired about the disparity between the taxes for York County residents and those for Cumberland County residents. The District cannot control the distribution of the taxes to equalize the two counties. This is largely due to the fact that counties have control over re-assessment, and in West Shore, there are two separate and independent counties.

School districts levy taxes based on millage rates. A rate of 1 mil equates to \$1.00 in taxes paid for each \$1,000 of assessed property value. A historical review of District mil rates showed that the rates differed by municipality as recently as 2000-2001. At that time the rates in several municipalities in Cumberland County were well over 100 mil and as high as 160.4 mil in New Cumberland Borough.

Beginning with the 2001-2002 school year standard county mil rates were established. The Tax Equalization Division (TED), formerly the State Tax Equalization Board (STEB), dictates the distribution of millage increases between York and Cumberland Counties based on assessed property values and Market Value Aid Ratio (MVAR). Tax increases are always required to stay within the Act 1 Index, so while one county may receive an increase to the index, the District is never able to apply the full increase in both counties because of the equalization.

## Property Tax Comparison

District	County	Mill Rate
Cumberland Valley	Cumberland	9.28
South Middleton	Cumberland	9.55
WSSD	Cumberland	10.92
Shippensburg	Cumberland	11.09
East Pennsboro	Cumberland	11.84
WSSD 2021-2022	Cumberland	12.60
Mechanicsburg	Cumberland	12.80
Carlisle	Cumberland	13.64
Big Spring	Cumberland	13.70
WSSD 2026-2027	Cumberland	14.53
Camp Hill	Cumberland	15.49
WSSD	York	13.82
WSSD 2021-2022	York	15.94
Northern	York	16.48
WSSD 2026-2027	York	18.39
Southern York	York	18.46
Southwestern	York	18.85
Central York	York	18.92
Hanover	York	21.36
Spring Grove	York	21.54
Dover	York	21.93
Southeastern	York	22.25
Red Lion	York	22.28
York Suburban	York	22.41
Eastern York	York	22.43
Dallastown	York	22.93
West York	York	23.47
Northeastern	York	26.09
York City	York	33.74



This table shows the tax rates from *District News* in relation to the current taxes in surrounding Districts.

In the latest *District News*, we published what an increase to the base index in each of the next 10 years would look like. It does not mean that is what will happen. In an effort to be transparent, the District wanted to disclose those increases and acknowledge that these rates could be a very real possibility.

Each year of continued growth in property values, Earned Income Tax, and potential increases in state funding lessens the burden on taxpayers. The existing budget and debt schedule can support a portion of the projects in phases 1 & 2. The most severe impact on taxes occurs with the borrowing needed to support the projects in phase 3 and beyond. An important notation is that there are no assumptions for growth included in the tax rates released in the presentations and publications.

As shown in prior presentations, even if the entire burden for funding the projects falls on the taxpayers and the increases are put in place, every other District in York and Cumberland Counties could freeze their tax rates for the entire 10 year period and West Shore would still have some of the lowest taxes in York County. Although the increases are significant, West Shore would still not have the highest taxes in Cumberland County.

The options within the Feasibility Study are designed to serve as a roadmap for the next 30 years. We know that conditions can change over time. Therefore both options have some flexibility, while still addressing the most pressing needs. Should the financial environment change, the District can continue with the schedule as presented or make adjustments as needed.

The Board and the Administration have made commitments to excellence in education, as well the long term financial stability of the District. We are optimistic that the plans resulting from our Feasibility Study will provide excellent learning environments to all students, while staying true to our goals of fiscal responsibility.



## XII.

### NEXT STEPS

- ❖ Questions and comments about the Feasibility Study can be emailed to [feasibility@wssd.k12.pa.us](mailto:feasibility@wssd.k12.pa.us)
- ❖ The Feasibility Committee will meet on April 26<sup>th</sup>
- ❖ A recommendation from the committee will be made public on Friday, April 28, 2017
- ❖ Final option selection to occur during the School Board meeting on May 11, 2017